



2020 Residential Real Estate Statistics

Your Elevations Real Estate agent is the **comprehensive source** for real estate services and information all along the Northern Colorado Front Range



Northern Colorado Real Estate Statistics

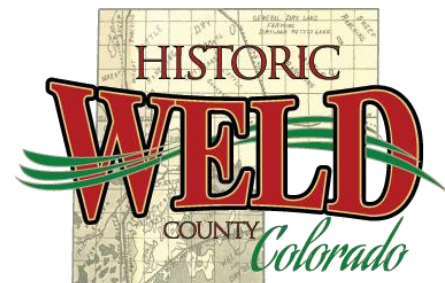


This book is published annually to provide accurate residential real estate information for northern Larimer and Weld county and the major communities within those boundaries.

Unless otherwise noted, the data for this book was derived from the local Multiple Listing Service (MLS), IRES. It includes information about houses that were listed and sold through the MLS. Much of the data is presented using USPS Zip codes associated with a specific municipality or county.

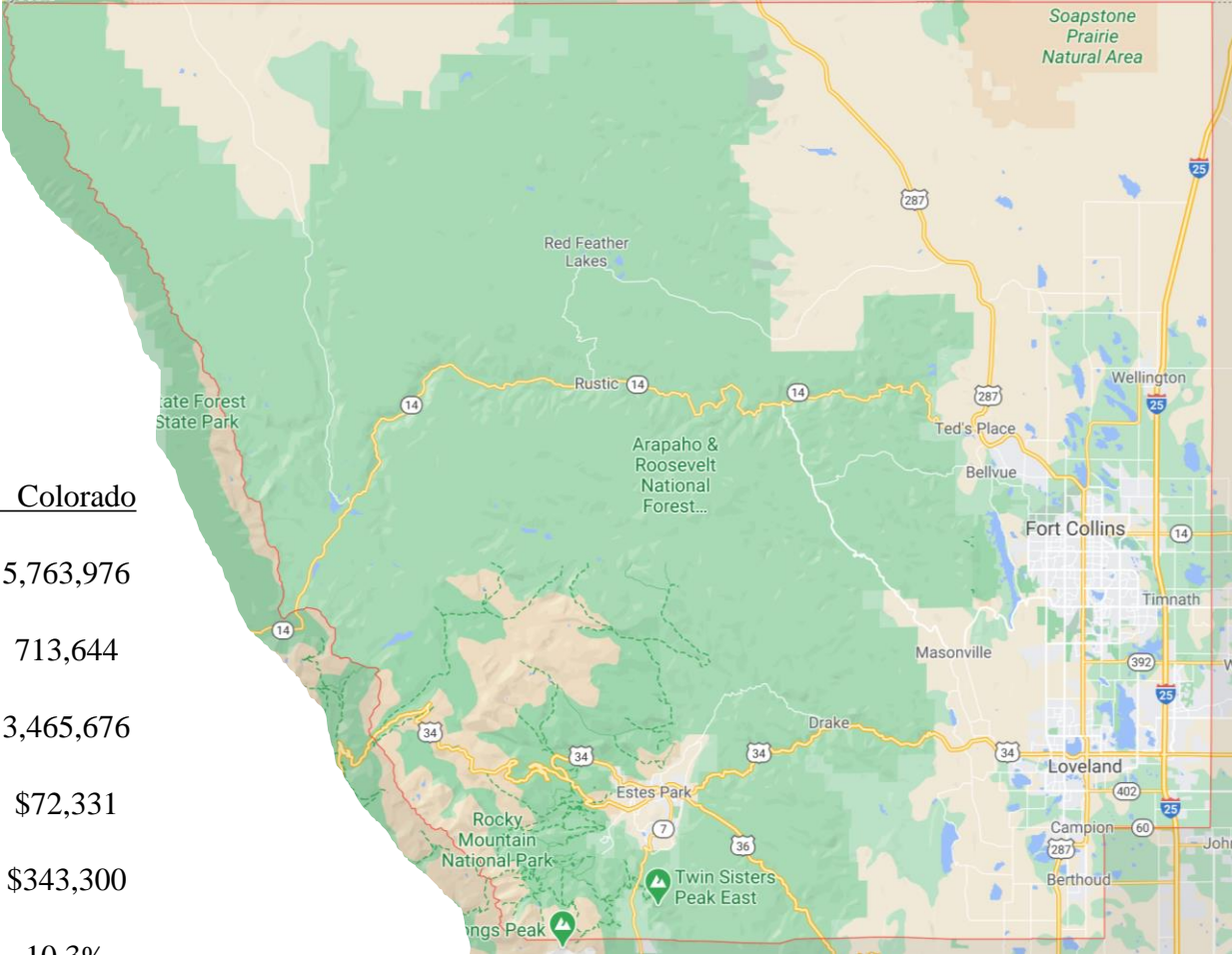
As you read this information, you'll note that greater Fort Collins-Loveland-Greeley is a thriving regional metropolitan area with small and medium-sized communities sprinkled between the three largest cities.

Northern Colorado (NoCo, as it is known locally) is home to Colorado State University and University of Northern Colorado, several community colleges, a diverse economic employment infrastructure, a highly skilled and educated labor force, outstanding climate with a quality of life difficult to match anywhere else in the country. We hope you enjoy the information presented as you consider making NoCo your home!

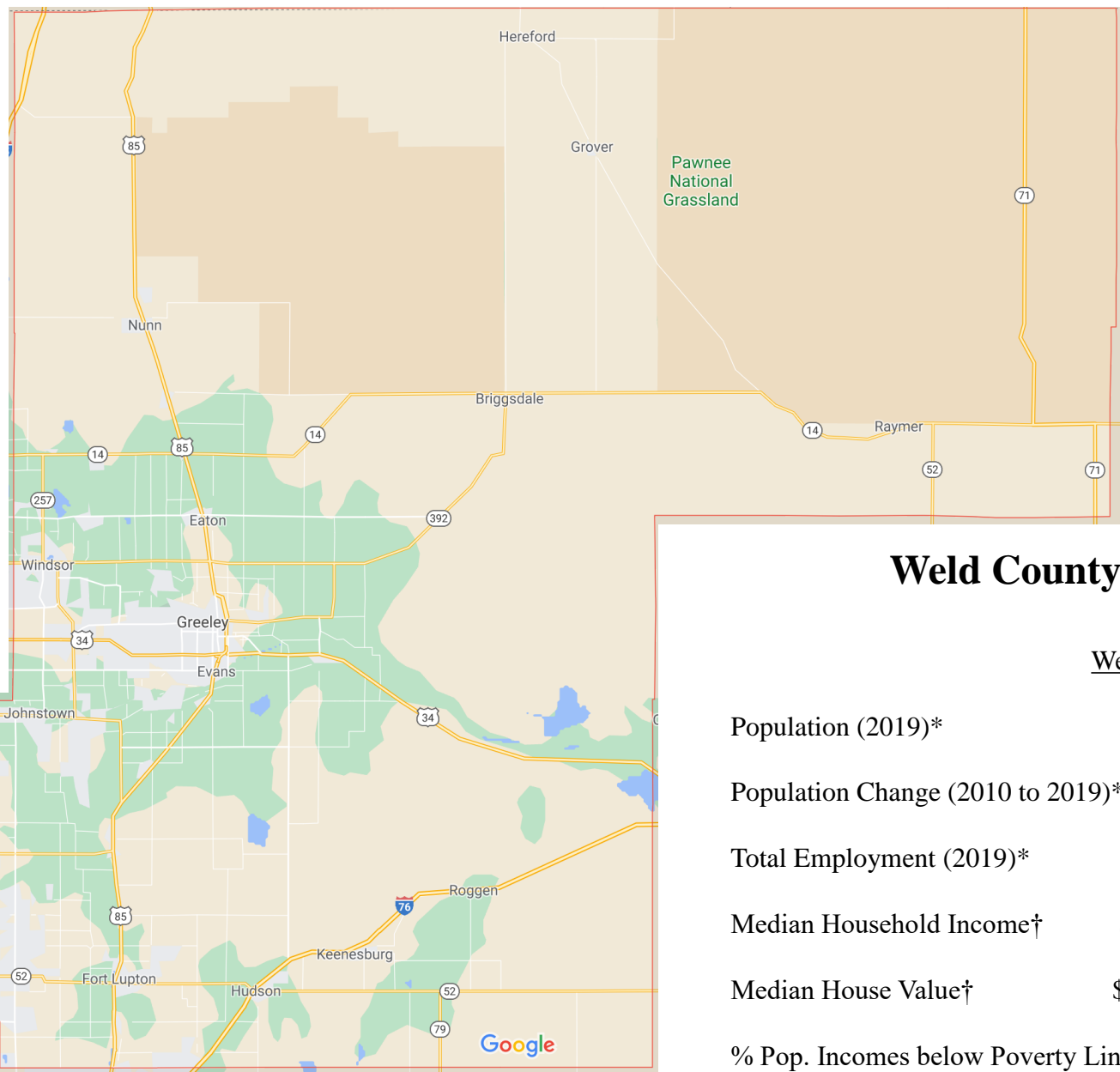
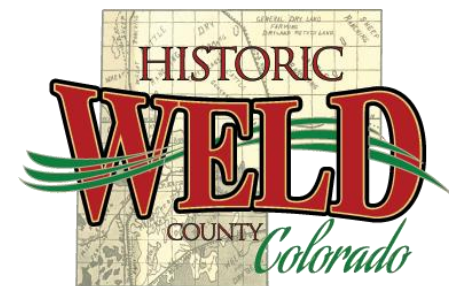


Larimer County Quick Facts

	<u>Larimer County</u>	<u>Colorado</u>
Population (2019)*	356,938	5,763,976
Population Change (2010 to 2019)*	56,406	713,644
Total Employment (2019)*	213,782	3,465,676
Med. Household Income†	\$71,881	\$72,331
Med. House Value†	\$363,800	\$343,300
% Pop. Incomes below Poverty Line†	11.6%	10.3%
% Pop Born in Colorado†	40.0%	42.4%



* Source: State Demography Office
† Source: U.S. Census Bureau, 2015-2019 American Community Survey



Weld County Quick Facts

	Weld County	Colorado
Population (2019)*	323,763	5,763,976
Population Change (2010 to 2019)*	69,533	713,644
Total Employment (2019)*	147,090	3,465,676
Median Household Income†	\$74,150	\$72,331
Median House Value†	\$299,000	\$343,300
% Pop. Incomes below Poverty Line†	10.0%	10.3%
% Population Born in Colorado†	53.2%	42.4%

* Source: State Demography Office

† Source: U.S. Census Bureau, 2015-2019 American Community Survey

Larimer County

Front Range Communities



Community Quick Facts	Fort Collins	Larimer County	Colorado
Population (2019)*	170,318	356,938	5,763,976
Population Change (2010 to 2019)*	25,343	56,406	713,644
Total Employment (2019)*	105,072	213,782	3,465,676
Median Household Income†	\$65,866	\$71,881	\$72,331



Community Quick Facts	Loveland	Larimer County	Colorado
Population (2019)*	77,553	356,938	5,763,976
Population Change (2010 to 2019)*	10,545	56,406	713,644
Total Employment (2019)*	45,455	213,782	3,465,676
Median Household Income†	\$68,592	\$71,881	\$72,331



Community Quick Facts	Wellington	Larimer County	Colorado
Population (2019)*	10,177	356,938	5,763,976
Population Change (2010 to 2019)*	3,881	56,406	713,644
Total Employment (2019)*	1,491	213,782	3,465,676
Median Household Income†	\$91,566	\$71,881	\$72,331



Community Quick Facts	Berthoud	Larimer County	Colorado
Population (2019)*	8,939	356,938	5,763,976
Population Change (2010 to 2019)*	3,830	56,406	713,644
Total Employment (2019)*	4,227	213,782	3,465,676
Median Household Income†	\$78,393	\$71,881	\$72,331

* Source: State Demography Office

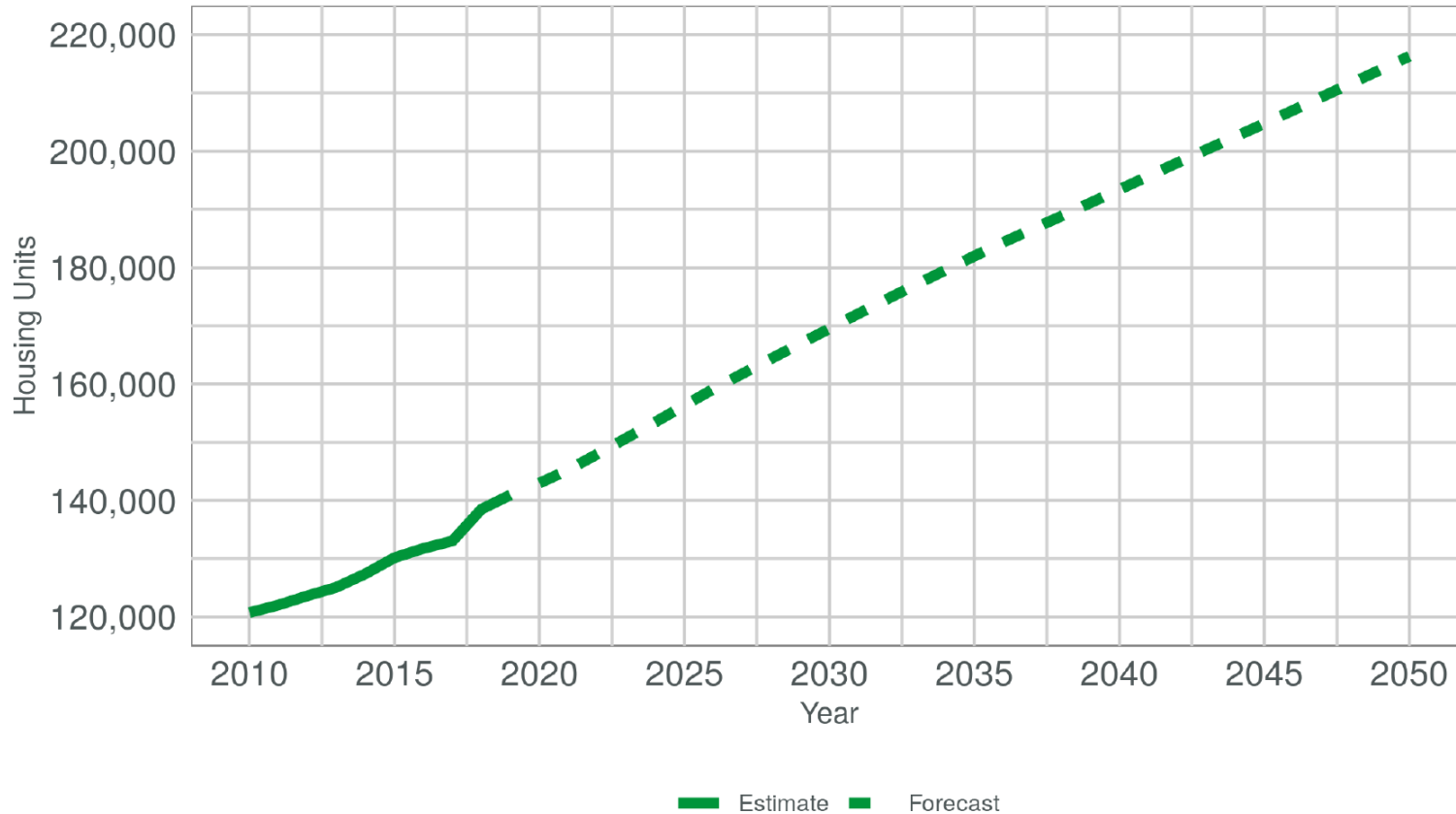
† Source: U.S. Census Bureau, 2015-2019 American Community Survey

Larimer County Household Growth



Total Household Projection: 2010-2050

Larimer County



This chart from the State Demography Office predicts a continuous steady increase in household formation. Increasing demand for housing is likely to remain a component of Northern Colorado Real Estate for the foreseeable future.

North Weld County

Front Range Communities



Community Quick Facts	Greeley	Weld County	Colorado
Population (2019)*	108,633	323,763	5,763,976
Population Change (2010 to 2019)*	15,466	69,533	713,644
Total Employment (2019)*	51,659	147,090	3,465,676
Median Household Income†	\$57,586	\$74,150	\$72,331



Community Quick Facts	Windsor	Weld County	Colorado
Population (2019)*	31,815	323,763	5,763,976
Population Change (2010 to 2019)*	12,894	69,533	713,644
Total Employment (2019)*	10,446	147,090	3,465,676
Median Household Income†	\$99,732	\$74,150	\$72,331



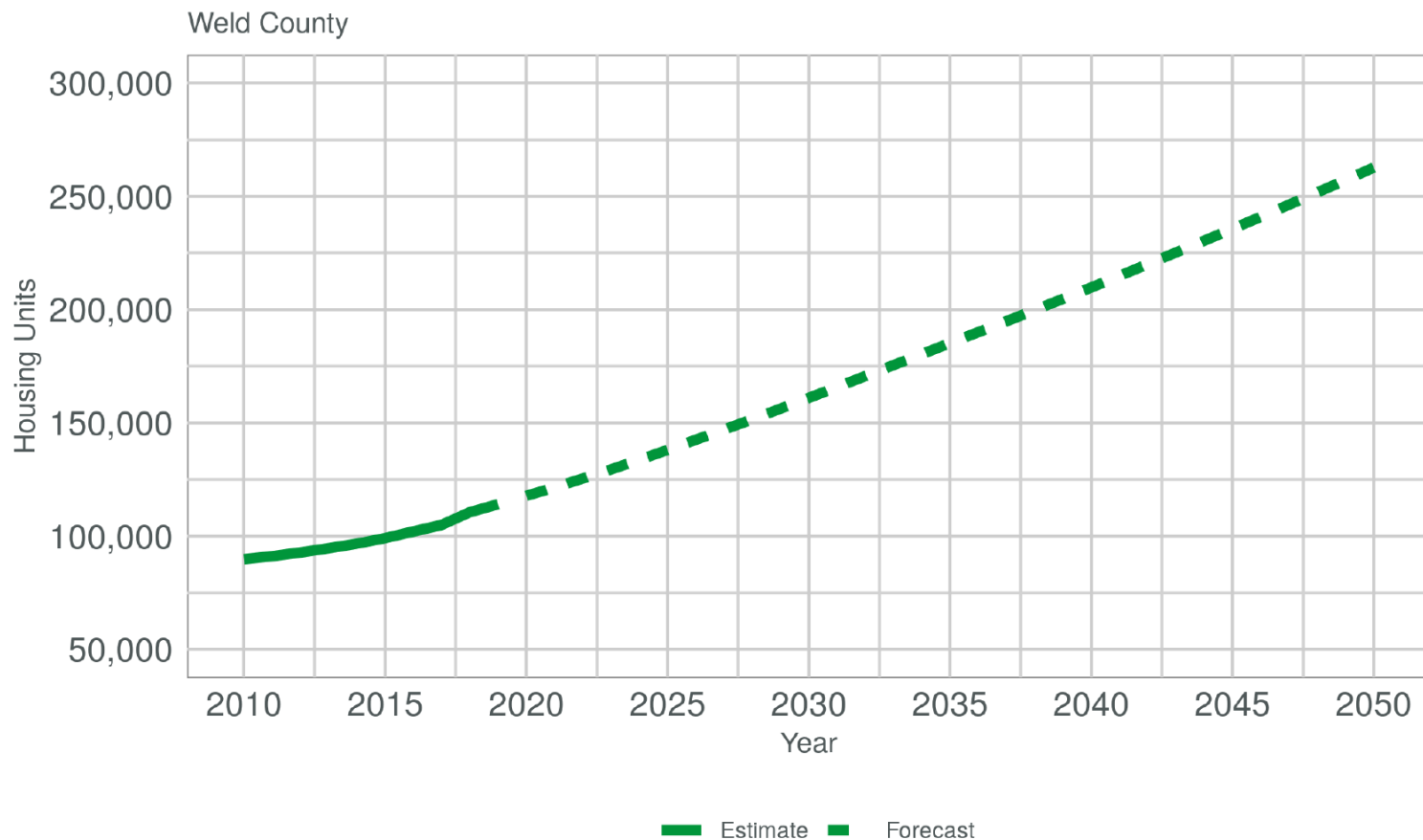
Community Quick Facts	Johnstown	Weld County	Colorado
Population (2019)*	15,106	323,763	5,763,976
Population Change (2010 to 2019)*	5,010	69,533	713,644
Total Employment (2019)*	3,344	147,090	3,465,676
Median Household Income†	\$100,025	\$74,150	\$72,331

* Source: State Demography Office

† Source: U.S. Census Bureau, 2015-2019 American Community Survey

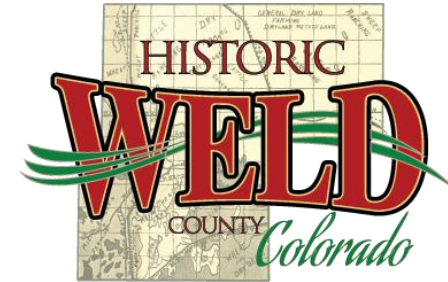
Weld County Household Growth

Total Household Projection: 2010-2050



This chart from the State Demography Office predicts a continuous steady increase in household formation. Increasing demand for housing is likely to remain a component of Northern Colorado Real Estate for the foreseeable future.

Major Employers Public & Private



<u>COMPANY</u>	<u>JOBS</u>
Colorado State University	7491
UCHealth	5500
Poudre School District-R1	3752
Thompson School District-R2J	3615
UCHealth Poudre Valley Hospital	2569
City of Fort Collins	2400
Broadcom Inc.	1747
Woodward Inc.	1712
Larimer County	1639
UCHealth Medical Center of the Rockies	1621
Columbine Health Systems	1150
Otter Products LLC	1000
Front Range Community College	900
Hewlett Packard Enterprise	900
City of Loveland	836
Qualfon	800
Hach Co.	800

<u>COMPANY</u>	<u>JOBS</u>
JBS USA	1953
Select Energy Services LLC	2007
Aurora Organic Dairy	2003
Noble Energy Inc.	2000
Banner Health Western Region - Corporate	1995
TTEC Holdings Inc.	1984
Vestas Blades America Inc.	1979
Aims Community College	1967
Anadarko Petroleum Corp.	1960
A&W Water Service Inc.	1954
Leprino Foods	1950
State Farm	1922
Halliburton Energy Services Inc.	1919
Banner Health North Colorado Medical Center	1904
University of Northern Colorado	1889
City of Greeley	1886
City of Brighton	1876
Town of Erie	1874
Weld County School District 6 (Greeley-Evans)	1870
Weld County	1861

Northern Colorado Front Range Housing Prices

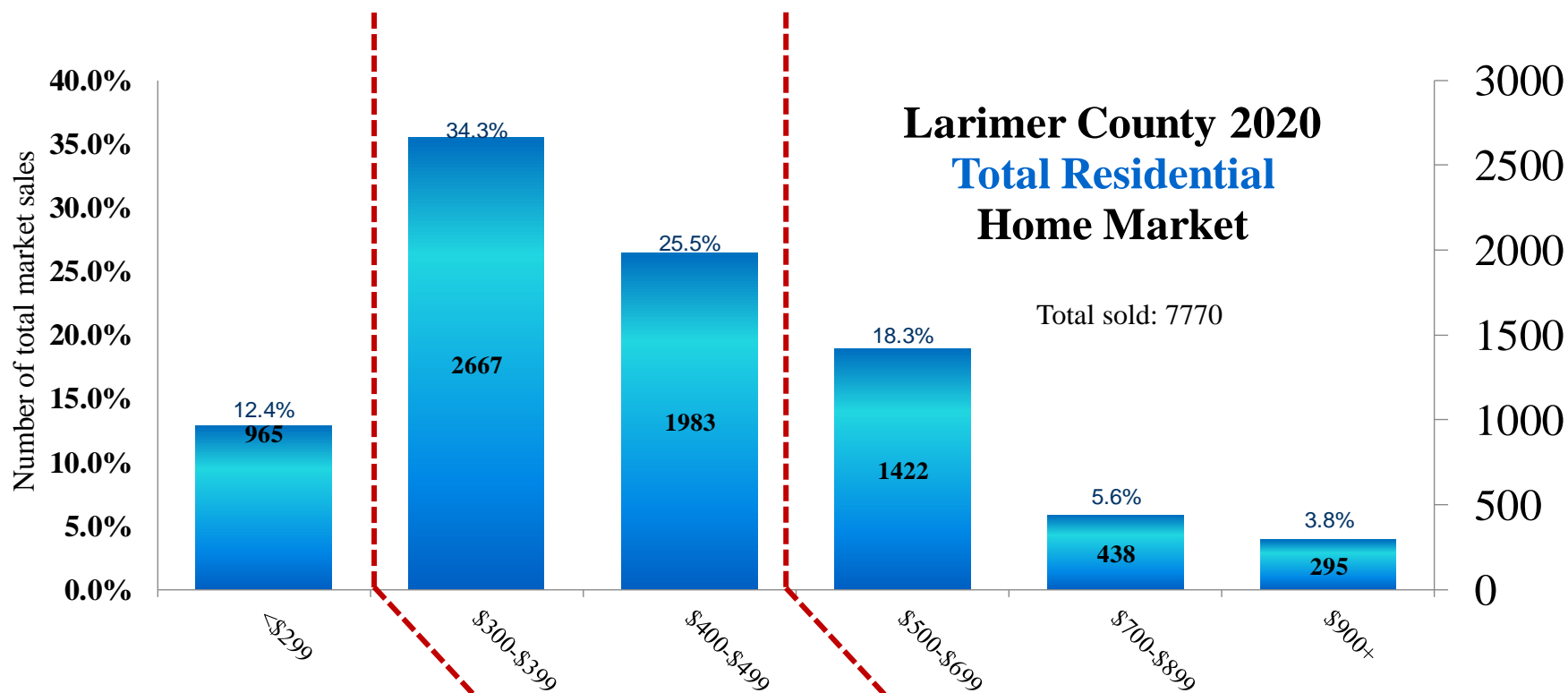
Median sales price of homes sold in 2020

Includes all **detached** homes for immediate locale (city zip codes).

Condominiums and townhomes are excluded.



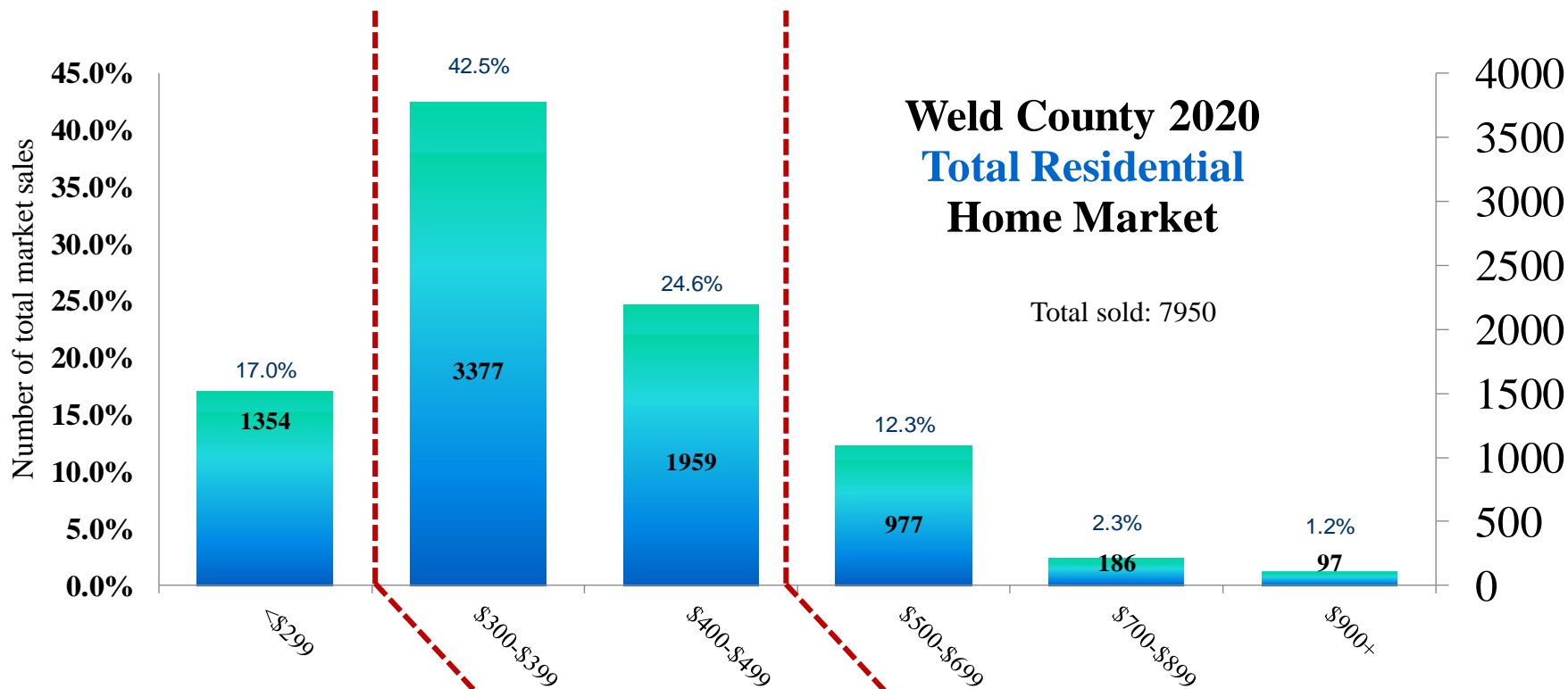
Larimer County Total Homes Sold by Price Band



Nearly 60% of sales were between \$300-\$499

This chart shows the percent of market share each price band has in the total residential market including condos, townhomes, and single family detached homes.

Weld County Total Homes Sold by Price Band

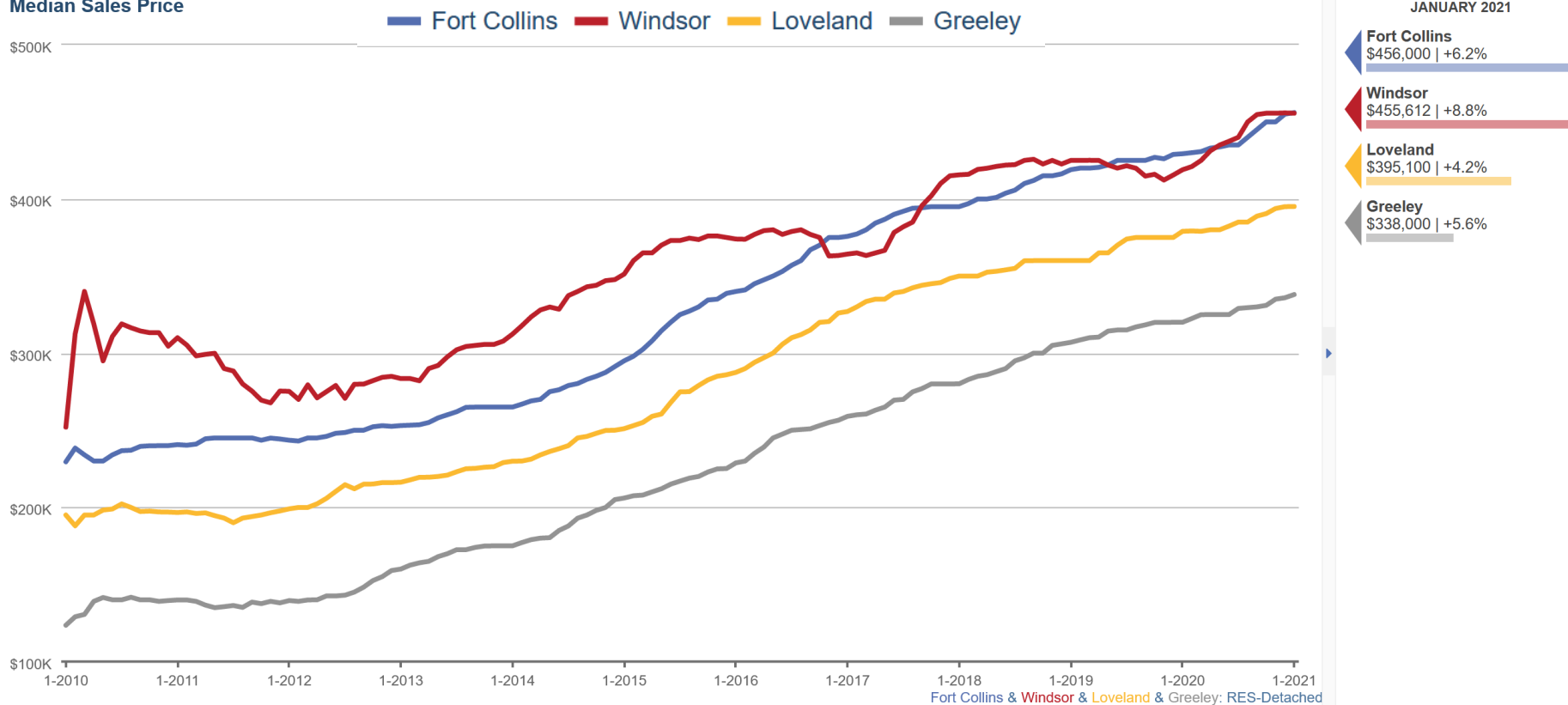


Over 67% of sales were between \$300-\$499

This chart shows the percent of market share each price band has in the total residential market including condos, townhomes, and single family detached homes.

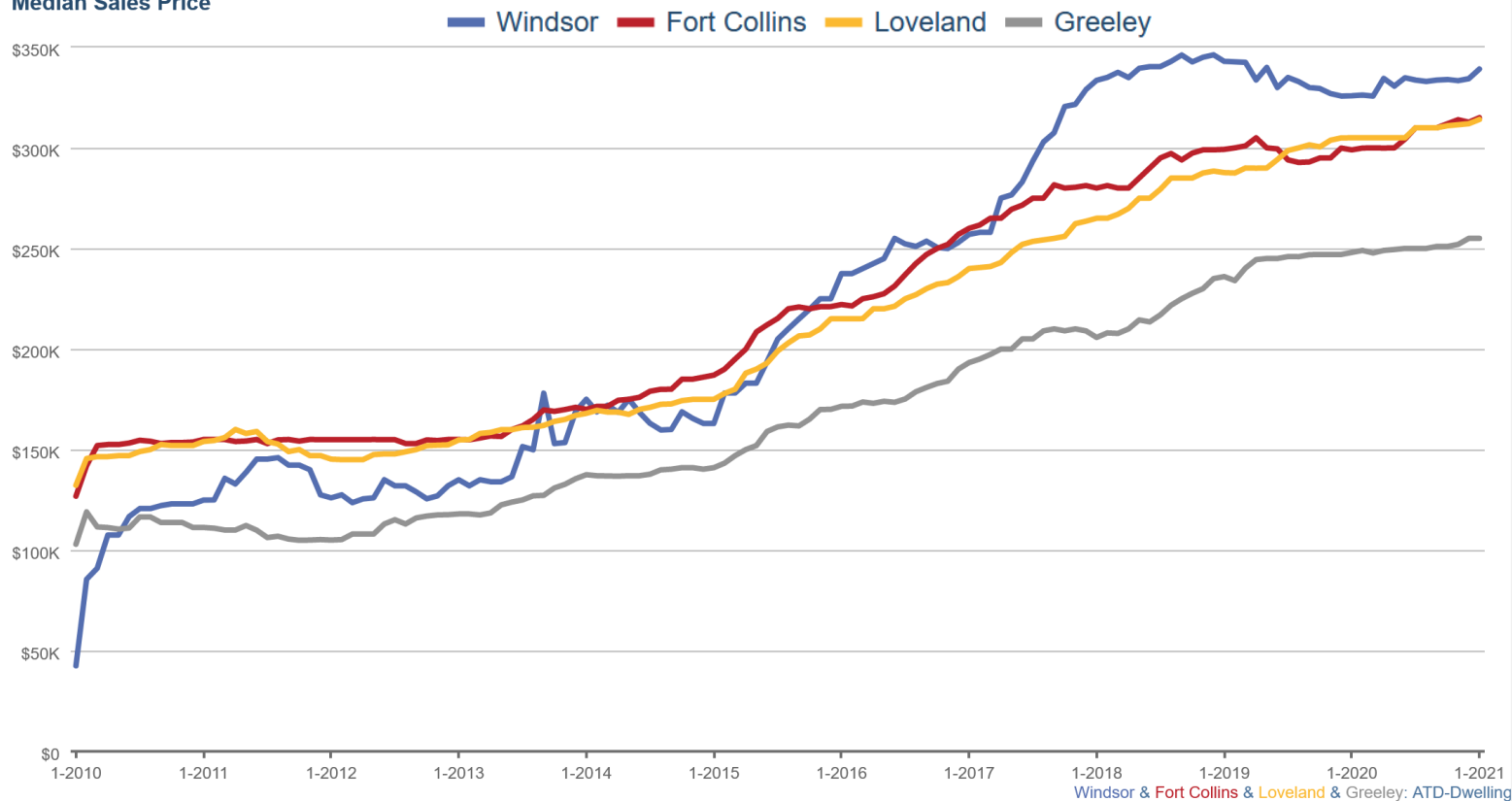
Tri-Cities Area Single Family Homes Median Sales Price

Median Sales Price



Tri-Cities Area Condo/Town Homes Median Sales Price

Median Sales Price



JANUARY 2021

Windsor
\$339,166 | +4.1%

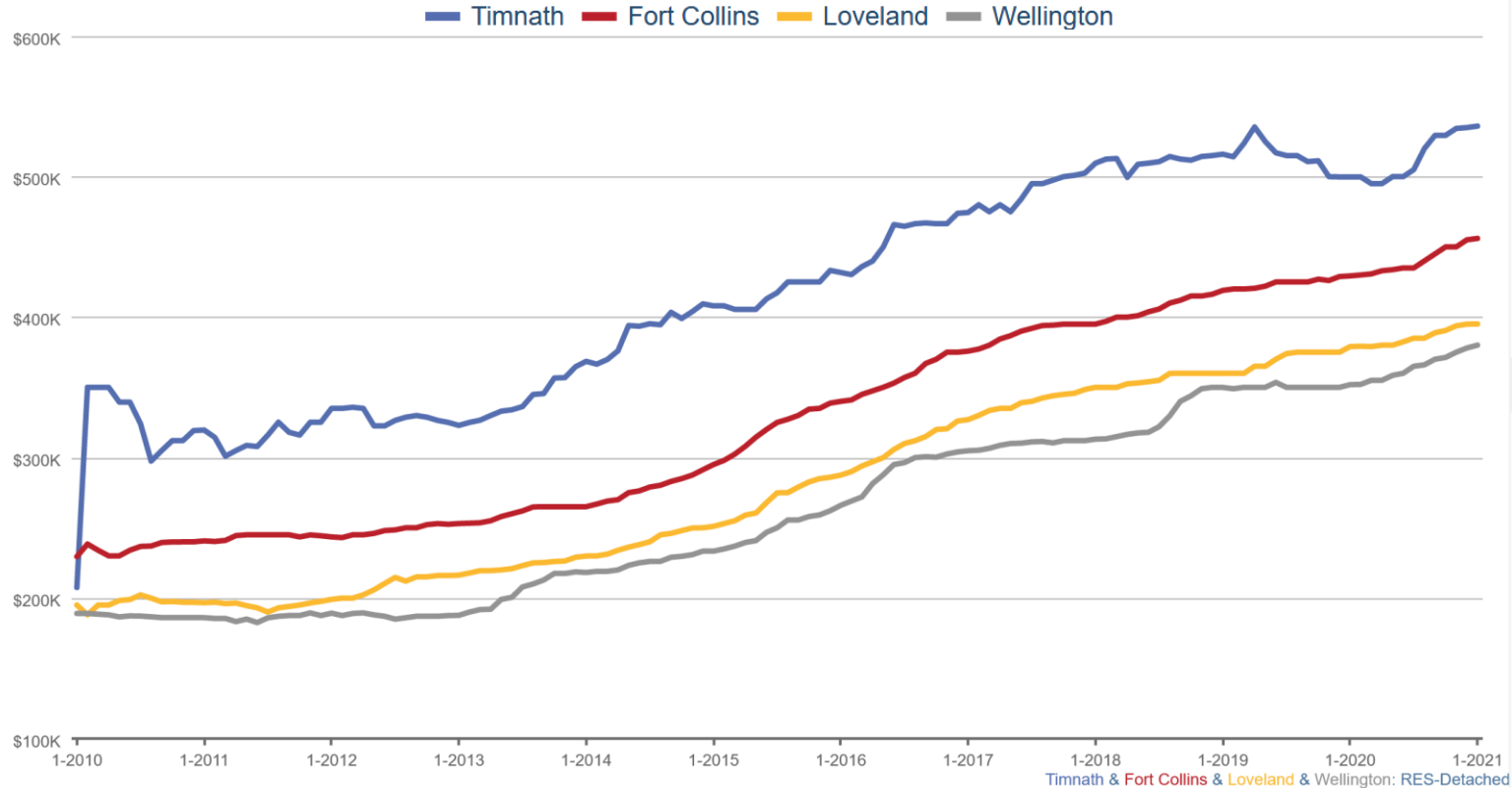
Fort Collins
\$315,000 | +5.4%

Loveland
\$314,125 | +3.0%

Greeley
\$255,000 | +2.8%

Northern Larimer County 2020 Single Family Homes Median Sales Price

Median Sales Price



JANUARY 2021

Timnath
\$535,963 | +7.2%

Fort Collins
\$456,000 | +6.2%

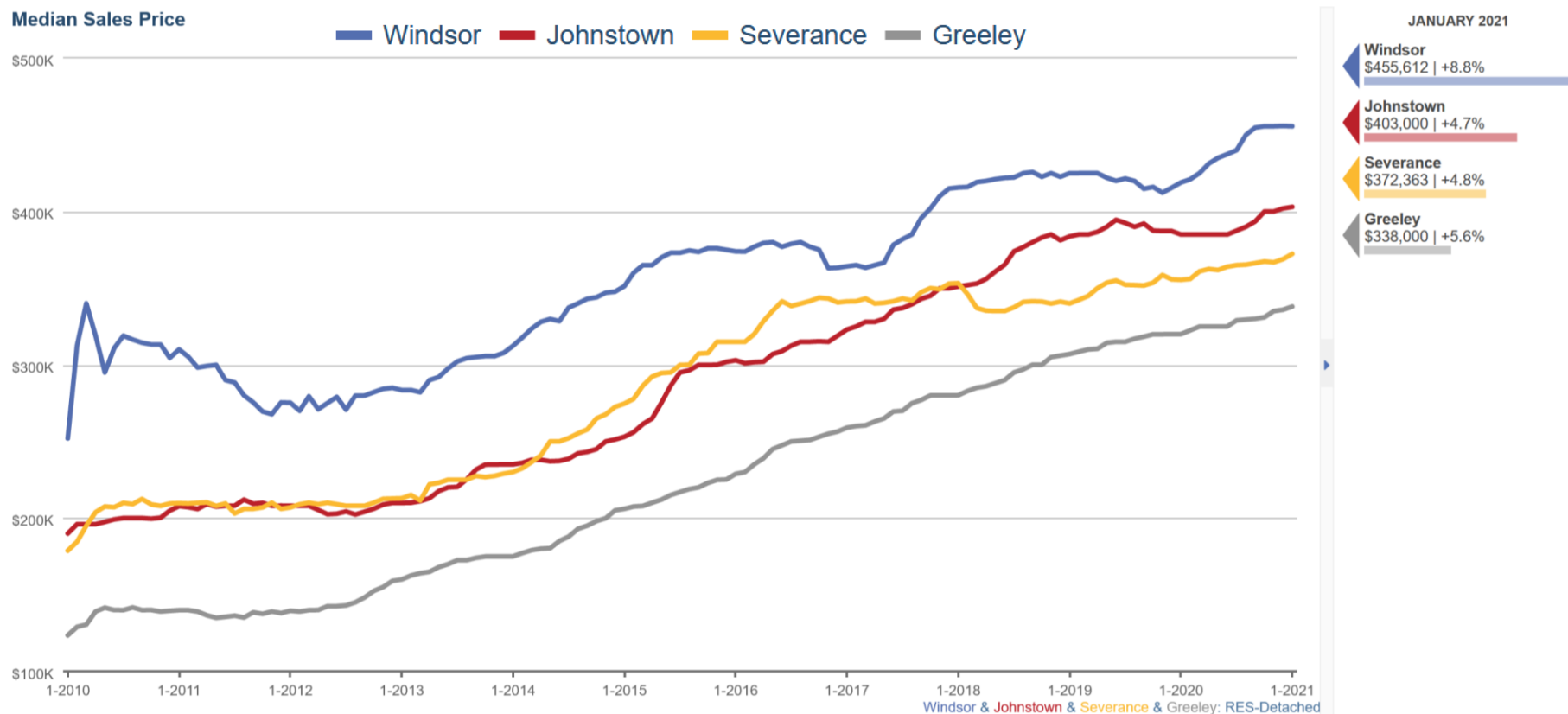
Loveland
\$395,100 | +4.2%

Wellington
\$380,000 | +8.0%

Northern Weld County 2020

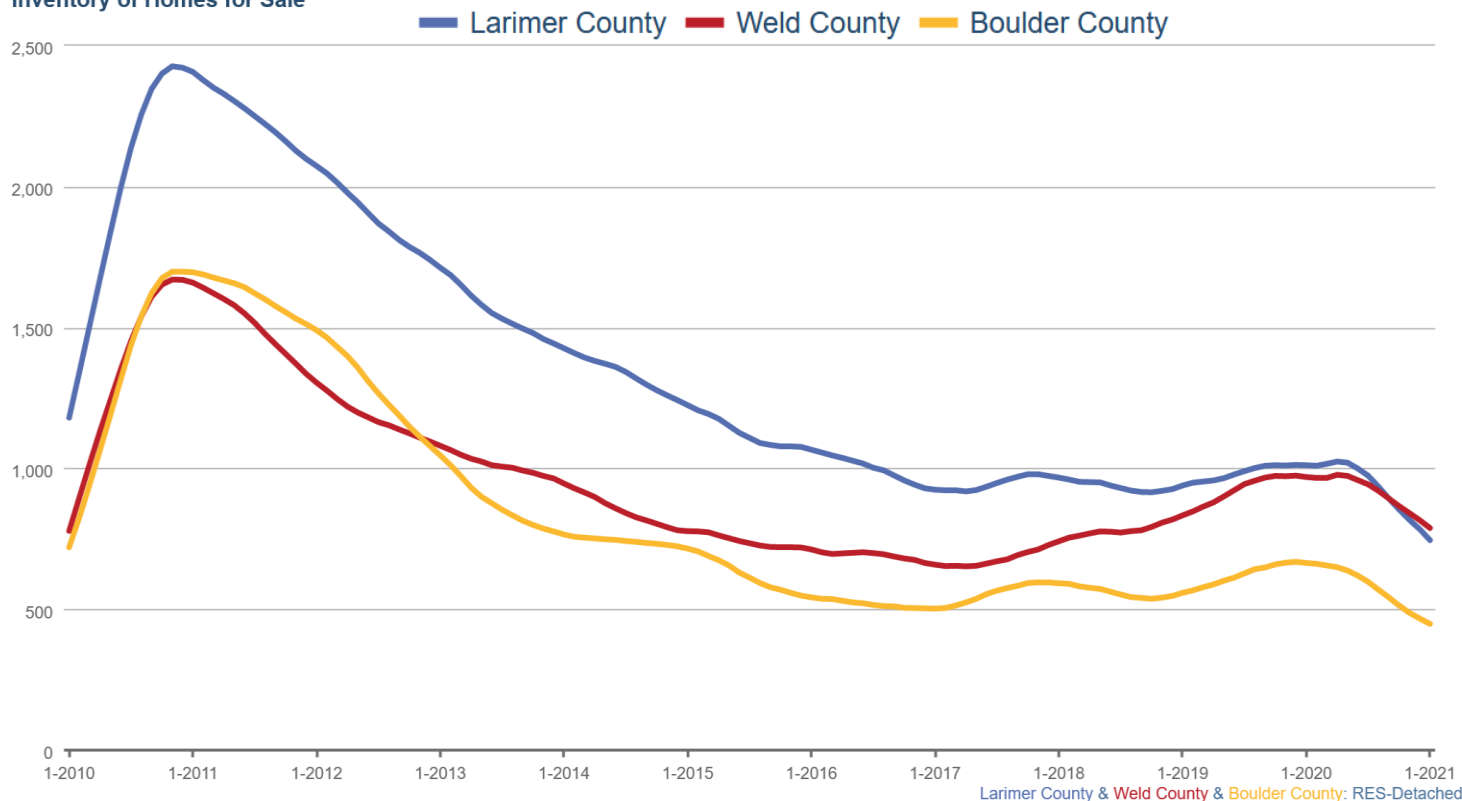
Single Family Homes

Median Sales Price

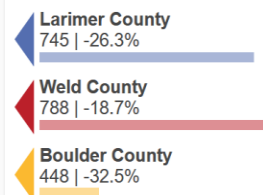


Northern Colorado Inventory of Homes For Sale

Inventory of Homes for Sale



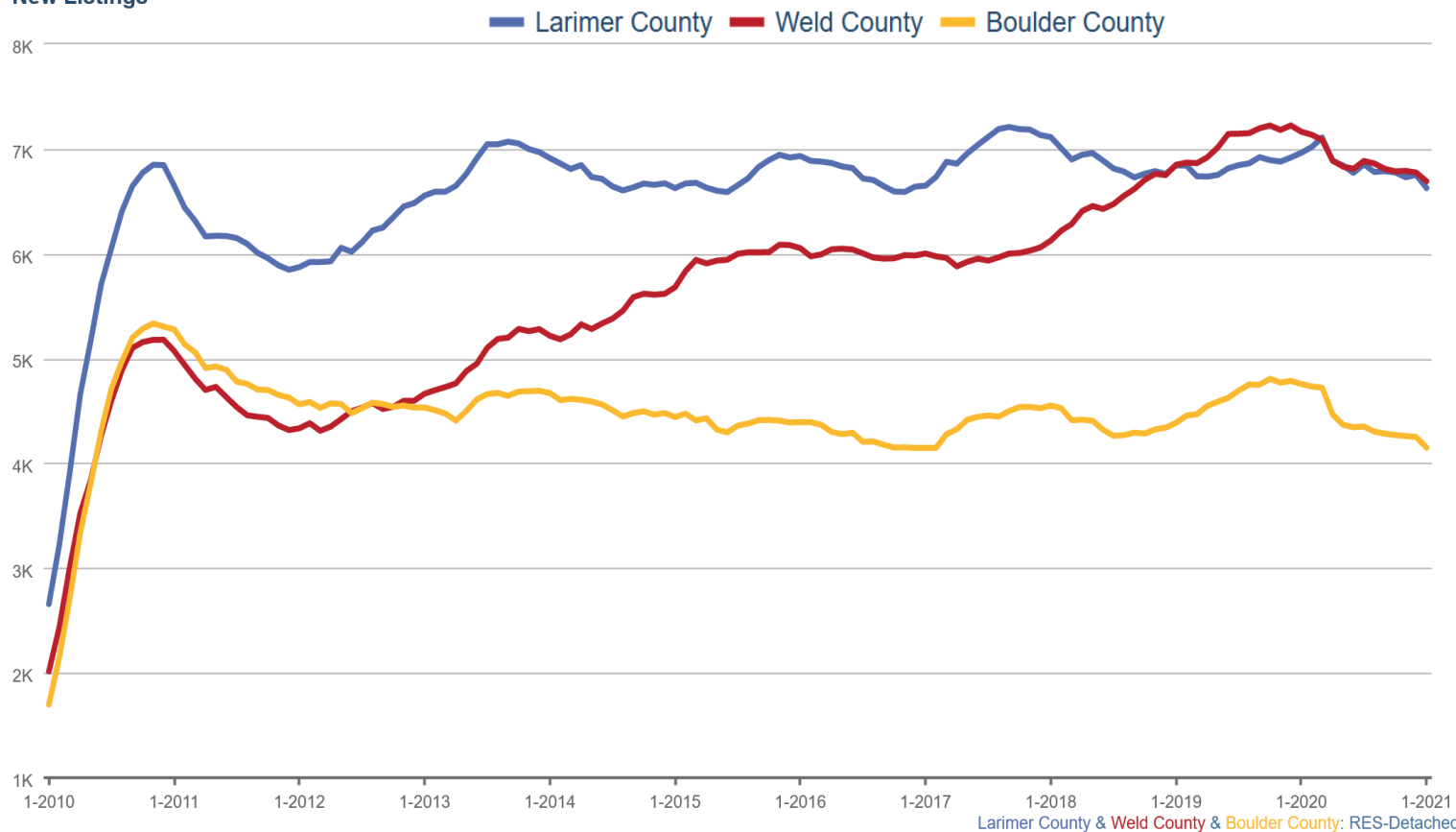
JANUARY 2021



This graph shows the long-term declining number of homes available to purchase. Fewer homes for sale with higher demand drives prices higher.

Northern Colorado New Listings History

New Listings



JANUARY 2021

Larimer County
6,627 | -4.8%

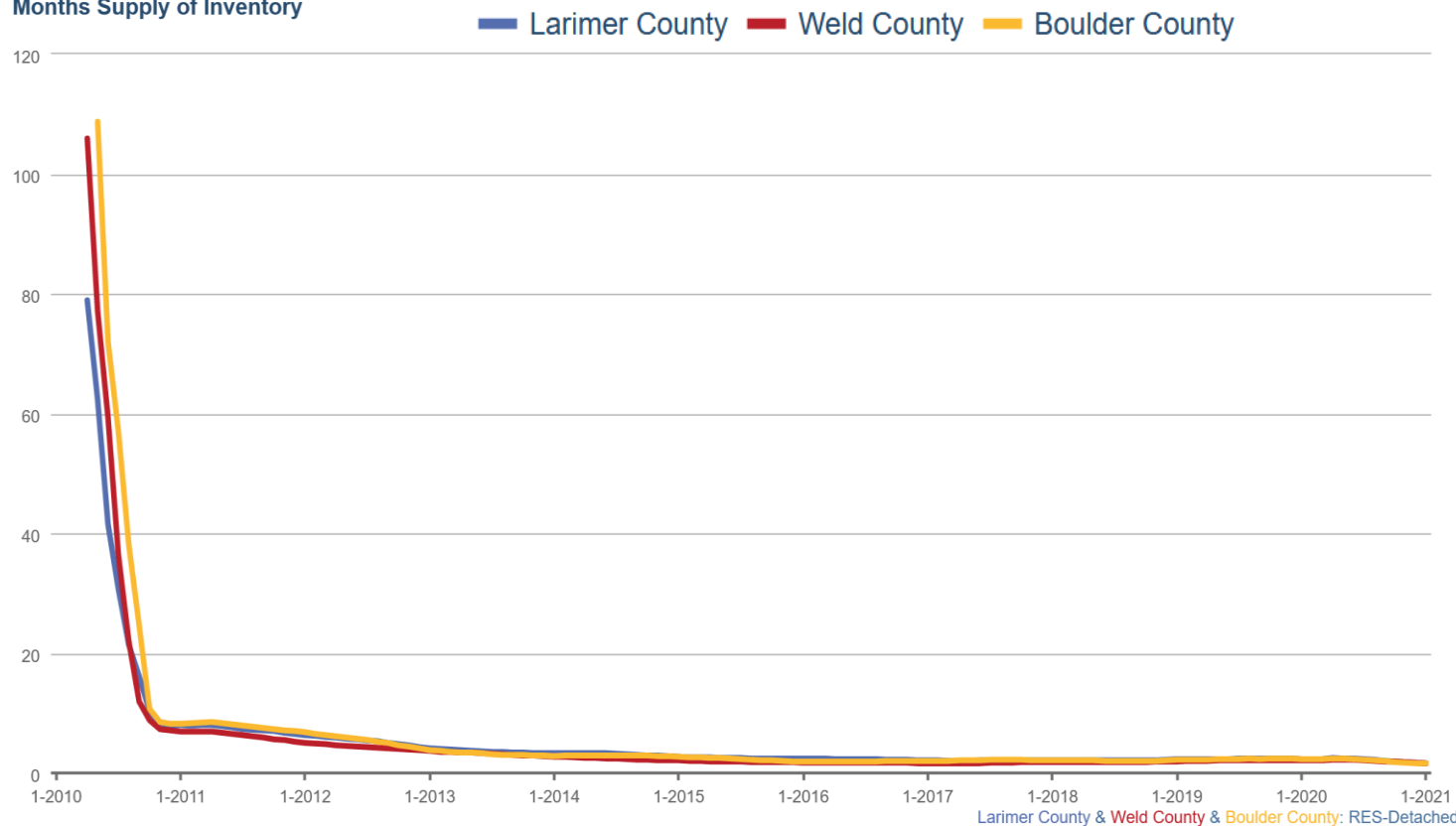
Weld County
6,691 | -6.6%

Boulder County
4,149 | -12.8%

This chart demonstrates that while the current inventory of homes is quite low, we have seen more homes entering the market over time (pre-COVID). These homes are being sold almost as quickly as they enter the market.

Northern Colorado Inventory Absorption Rate

Months Supply of Inventory



JANUARY 2021

Larimer County

1.6 | -30.4%

Weld County

1.6 | -23.8%

Boulder County

1.6 | -30.4%

This chart shows that at the current sales pace, if no other homes came on the market, it would take a month and a half for everything to sell.



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