

As of August 1, 2024.

Table 1. Labor Force and Employment in the Fort Collins HMA, 2010 Through July 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															July 2023	July 2024
Labor Force	169.4	170.5	172.4	174.1	177.0	180.6	187.4	193.5	199.6	203.3	201.0	207.1	210.0	214.2	211.3	217.1
Resident Employment	155.8	157.8	160.6	164.2	169.5	174.9	182.4	189.2	194.4	198.7	189.1	197.3	204.2	208.2	205.7	210.1
Unemployment	13.6	12.7	11.7	10.0	7.5	5.8	5.0	4.4	5.2	4.7	11.8	9.9	5.8	6.1	5.6	7.0
Unemployment Rate (%)	8.1	7.4	6.8	5.7	4.2	3.2	2.7	2.3	2.6	2.3	5.9	4.8	2.7	2.8	2.6	3.2
Total Nonfarm Payroll Jobs	133.9	136.3	140.0	144.6	149.5	155.5	161.0	166.0	170.2	174.1	165.9	172.1	179.3	185.0	182.0	188.3
Goods-Producing Sectors	18.1	18.4	19.3	20.5	21.9	23.0	24.3	25.0	26.0	26.4	25.6	26.5	27.2	27.3	27.2	27.3
Mining, Logging, & Construction	7.6	7.5	7.9	8.7	9.7	10.1	10.9	11.2	11.7	11.8	11.6	11.9	12.0	11.8	11.9	11.6
Manufacturing	10.5	11.0	11.4	11.8	12.1	13.0	13.4	13.8	14.3	14.6	14.0	14.6	15.1	15.5	15.3	15.7
Service-Providing Sectors	115.8	117.9	120.7	124.1	127.6	132.4	136.7	141.0	144.1	147.7	140.4	145.6	152.1	157.7	154.8	161.0
Wholesale & Retail Trade	19.4	20.0	20.5	20.8	21.2	22.3	22.9	23.7	24.3	24.6	23.6	25.0	25.7	25.3	25.4	25.2
Wholesale Trade	2.9	3.2	3.4	3.6	3.8	4.2	4.3	4.6	4.9	5.2	5.2	5.5	5.9	6.0	6.0	6.1
Retail Trade	16.5	16.8	17.1	17.2	17.4	18.1	18.6	19.1	19.4	19.4	18.4	19.5	19.8	19.3	19.5	19.1
Transportation & Utilities	2.5	2.5	2.5	2.7	2.9	3.0	3.2	3.2	3.3	3.3	4.0	4.3	4.3	4.2	4.3	4.2
Information	2.5	2.5	2.5	2.4	2.6	2.7	2.8	2.9	3.1	3.4	3.0	2.8	2.6	2.5	2.5	2.4
Financial Activities	5.6	5.6	5.7	5.9	6.2	6.5	6.7	7.0	7.0	6.9	6.8	6.9	7.1	7.1	7.1	7.1
Professional & Business Services	17.5	17.6	18.0	19.2	19.2	19.6	20.0	20.2	20.1	20.4	20.0	20.5	21.8	22.8	22.3	23.0
Education & Health Services	17.5	18.2	18.7	14.2	14.9	15.7	16.6	17.3	18.1	18.8	18.1	18.8	19.2	20.2	19.7	20.9
Leisure & Hospitality	16.3	16.8	17.6	18.0	19.0	20.0	20.8	21.3	21.8	22.1	17.5	19.8	21.8	23.0	22.1	24.3
Other Services	5.0	5.1	5.2	5.4	5.5	5.6	5.9	6.1	6.3	6.7	6.5	6.6	6.6	6.9	6.8	6.9
Government	29.5	29.7	30.0	35.5	36.2	36.9	38.0	39.3	40.2	41.7	40.7	41.0	43.1	45.6	44.6	46.9
Federal	2.6	2.6	2.5	2.5	2.4	2.4	2.5	2.5	2.5	2.5	2.6	2.6	2.6	2.6	2.6	2.6
State	13.6	13.8	14.1	19.5	20.0	20.6	21.1	22.2	23.1	24.2	23.9	23.7	25.2	26.8	26.1	27.6
Local	13.4	13.3	13.4	13.5	13.8	13.9	14.3	14.7	14.6	15.0	14.2	14.6	15.3	16.2	15.9	16.7

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of August 1, 2024.

Table 2. Population and Household Trends in the Fort Collins HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Fort Collins HMA	299,630	359,066	377,300	394,600	5,950	1.8	4,225	1.1	5,750	1.5
Households										
Fort Collins HMA	120,295	144,360	157,400	164,900	2,400	1.8	3,000	2.0	2,500	1.6

Notes: The current date is August 1, 2024. The forecast date is August 1, 2027.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of August 1, 2024.

Table 3. Housing Inventory, Tenure, and Vacancy in the Fort Collins HMA, 2010, 2020, and Current

	Fort Collins HMA		
	2010	2020	Current
Total Housing Inventory	132,722	158,769	171,750
Occupied Units	120,295	144,360	157,400
Owner-Occupied	78,741	92,035	99,900
%	65.5	63.8	63.5
Renter-Occupied	41,554	52,325	57,500
%	34.5	36.2	36.5
Vacant Units	12,427	14,409	14,350
Available Units	3,833	5,019	5,350
For Sale	1,581	1,156	1,225
Rate (%)	2.0	1.2	1.2
For Rent	2,252	3,863	4,125
Rate (%)	5.1	6.9	6.7
Other Vacant	8,594	9,390	9,000

Notes: The current date is August 1, 2024. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the Fort Collins HMA, 2010 Through July 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															July 2023	July 2024
Fort Collins HMA																
Total	1,219	1,277	2,007	2,544	2,631	2,555	3,644	3,098	3,116	2,710	2,774	3,475	2,844	2,836	2,520	2,506
Sales	550	811	1,286	1,666	1,787	1,959	1,775	2,229	1,886	1,810	2,409	2,442	1,673	1,466	1,371	1,613
Rental	669	466	721	878	844	596	1,869	869	1,230	900	365	1,033	1,171	1,370	1,149	893

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; 2024—preliminary data and estimates by the analyst

Table 5. Median Income in the Fort Collins HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	75,200	100,135	118,078	2.9	4.2
Median Household Income	NA	75,186	88,182	NA	4.1

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data