

Trends and Forces

Kelly DiMartino

City Manager



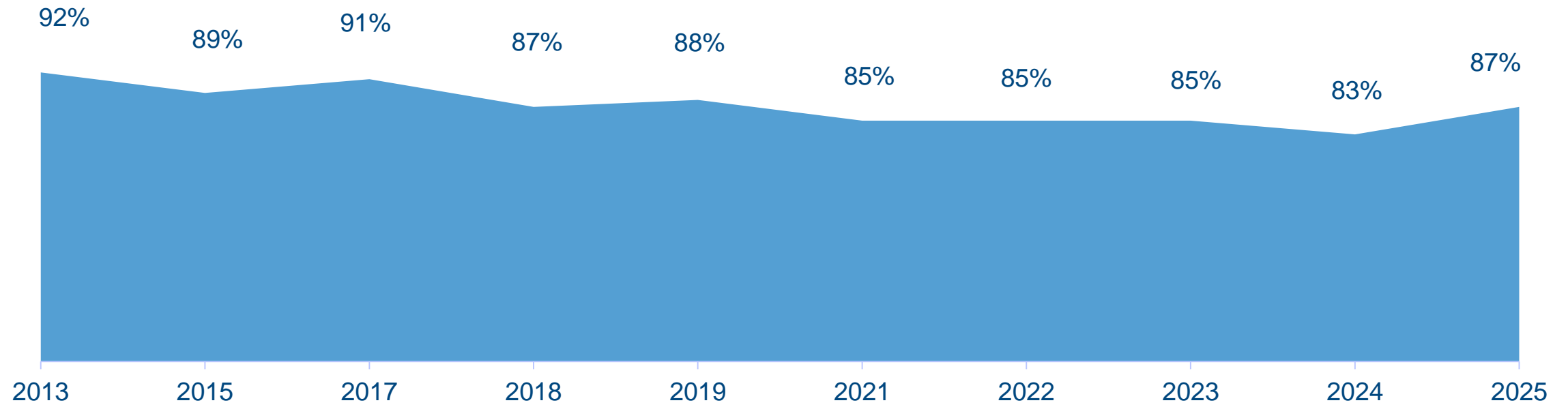
What questions and feedback does Council have regarding the information shared?

Are there topics Council wishes to explore further in future Work Sessions?



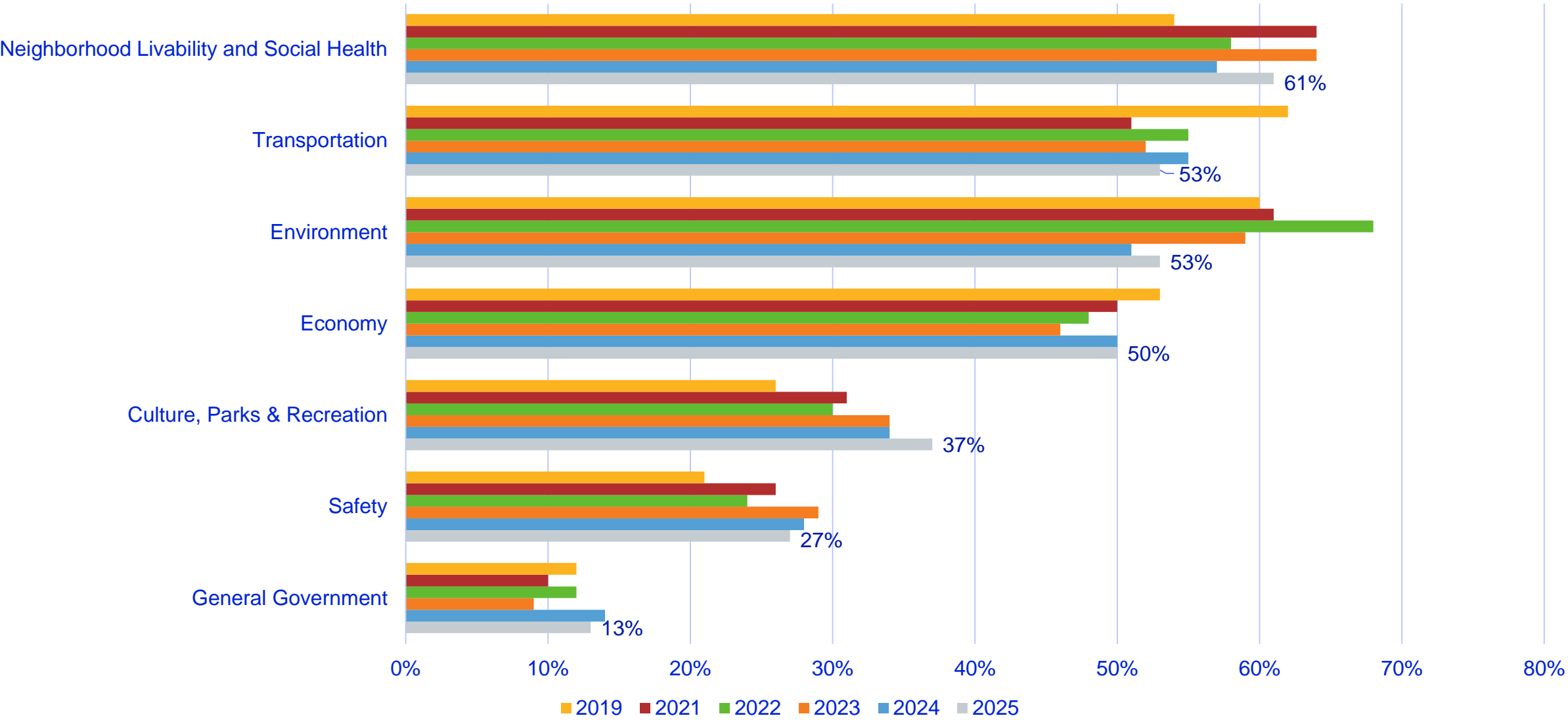
2025 Community Survey Results: Highlights

Overall Quality of Life

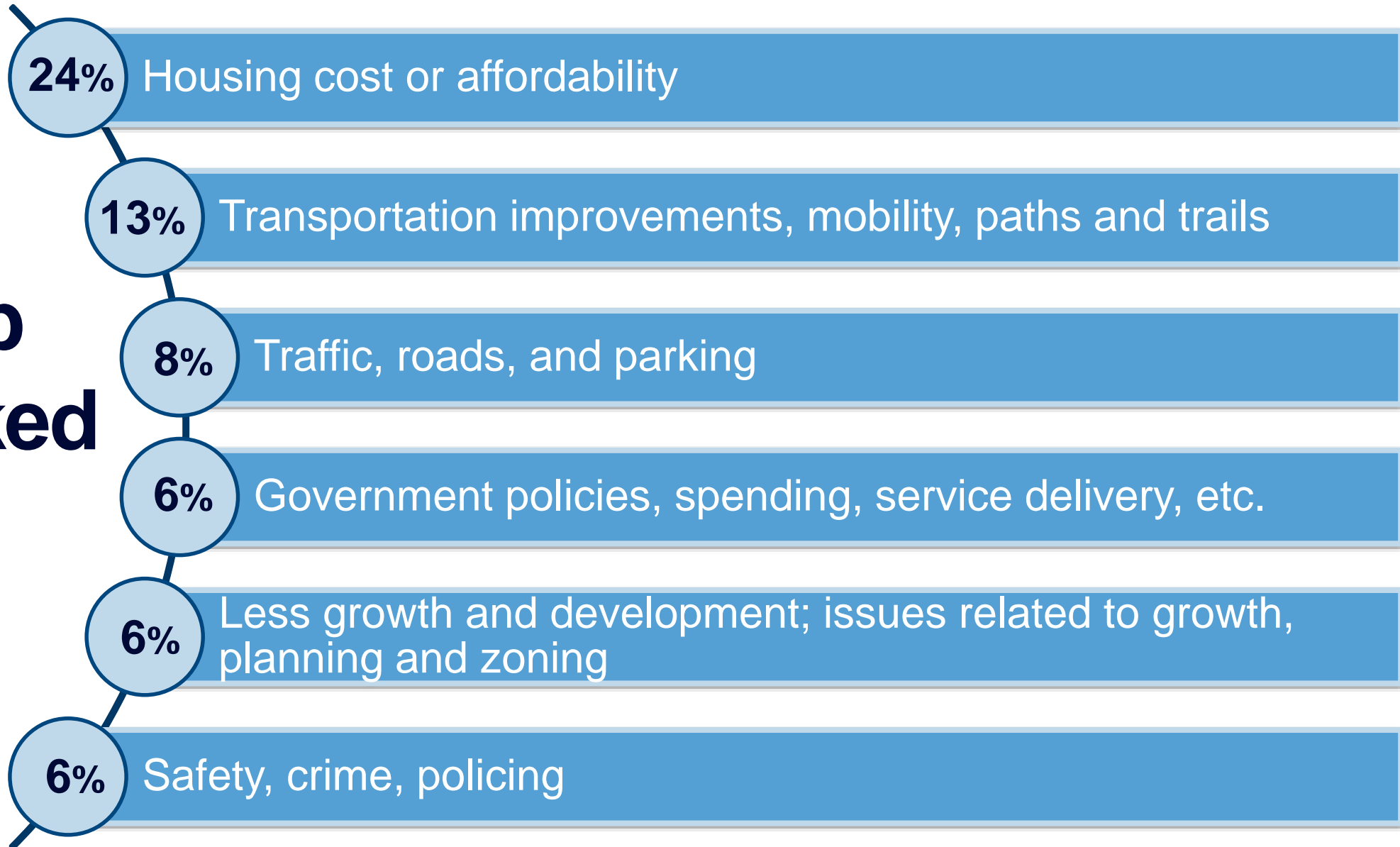


Percent very good or good

Top Three Budget Priorities by Year



Top Ranked





Growth and Development

- **Growth Rate:** Fort Collins is experiencing low population growth at **0.6%** (approximately 1000 people per year); by comparison, Loveland saw 6.2% growth from 2020 – 2024.
- **Aging Population:** The median age in Fort Collins is approximately **30.6**, which is younger than the Colorado average (37.9) due to the presence of Colorado State University. However, the 65+ age bracket is one of the fastest-growing segments in the City currently at **14.4%** .
- **Household Composition:** The average household size is **2.27** persons, reflecting a trend toward smaller families or single-occupant households.
- **Remote Work:** Approximately **21%** of the workforce continues to work from home, a trend that has remained stable post-pandemic and influenced local commuting patterns.

Topline: CSI's latest report examines how slowing migration is reshaping Fort Collins' economic outlook. As Colorado's growth slows, Fort Collins MSA faces unique headwinds that could have long-term consequences for its economic competitiveness, labor force sustainability, school enrollment, and overall growth potential.

Growth Slowdown

- Net migration into the Fort Collins metro area is down 26% from pre-pandemic levels.
- By 2026, Greeley is projected to surpass Fort Collins in population.
- Net migration is forecast to peak in 2027 and decline 42% by 2050.

Housing Pressure

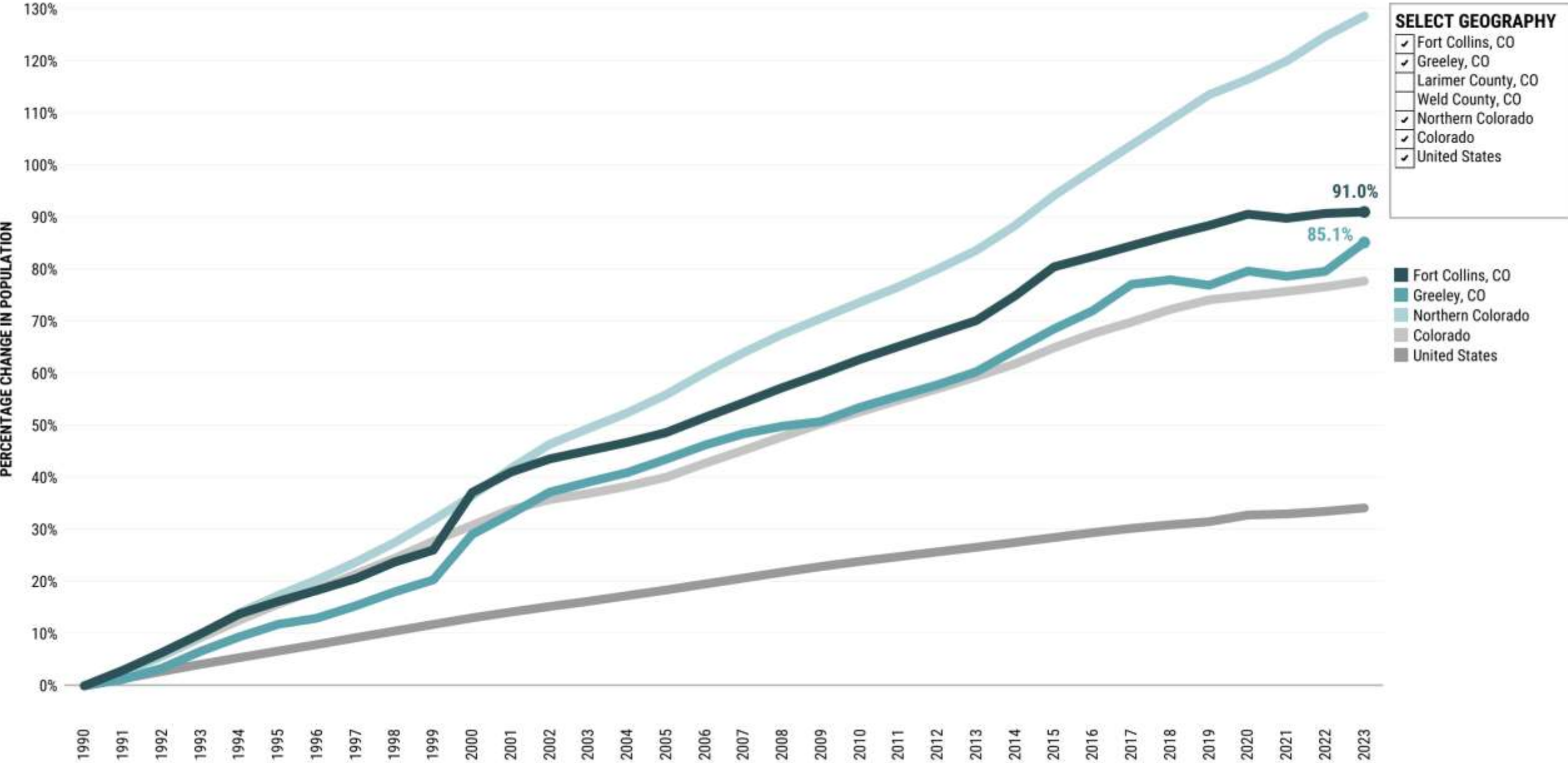
- Average rent in Fort Collins (\$1,904) is now higher than Denver's (\$1,890) for the first time.
- The average home price in Fort Collins is \$549,000, compared to \$543,000 in Denver and \$499,000 in Greeley.

Demographic Trends

- The local birth rate dropped from 10.3 per 1,000 residents in 2015 to 8.3 per 1,000 in 2025.
- Slowing population growth will have long-term impacts on labor force availability, school enrollment, and housing demand.

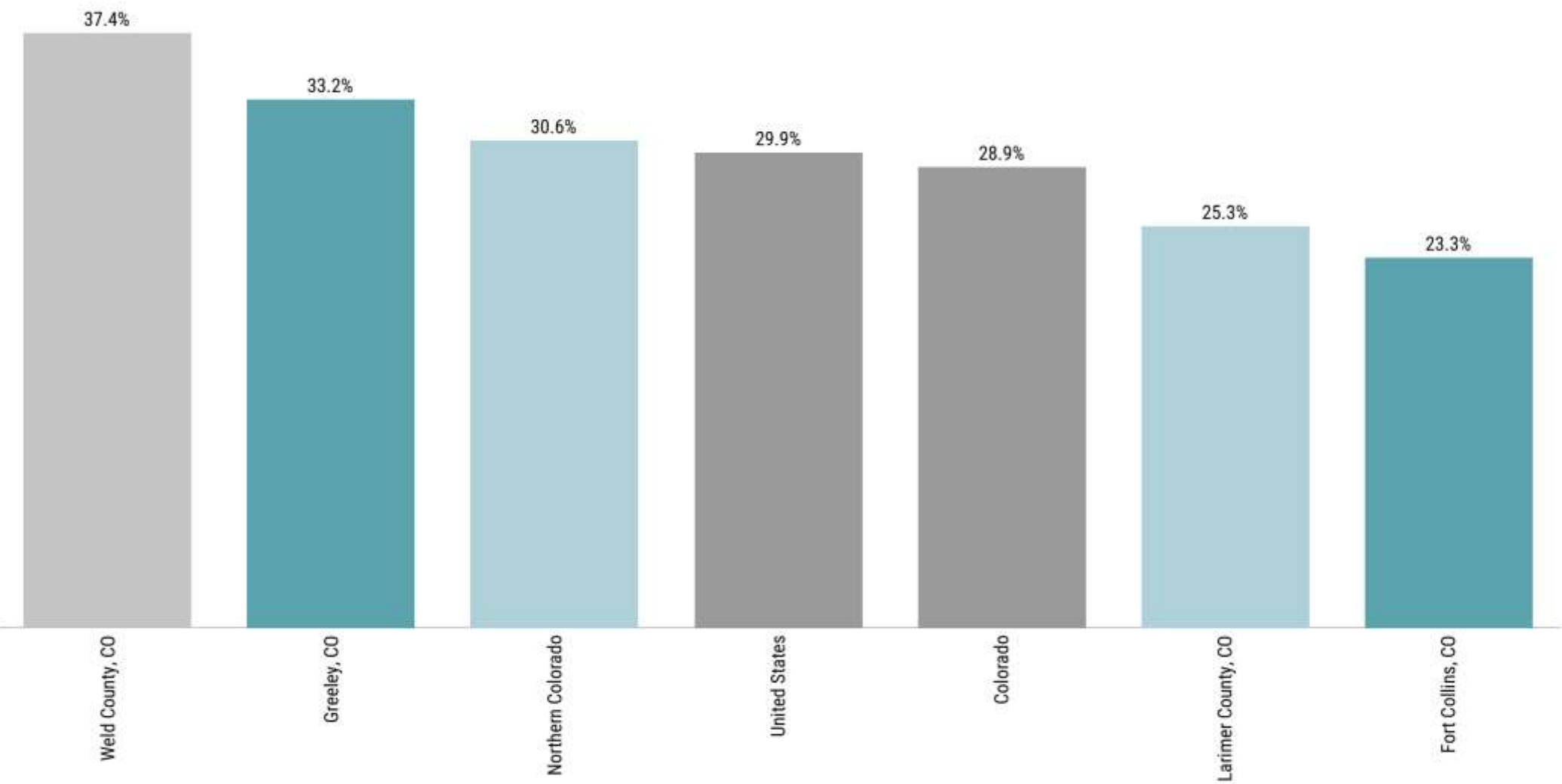
POPULATION | Comparative Change

MENU

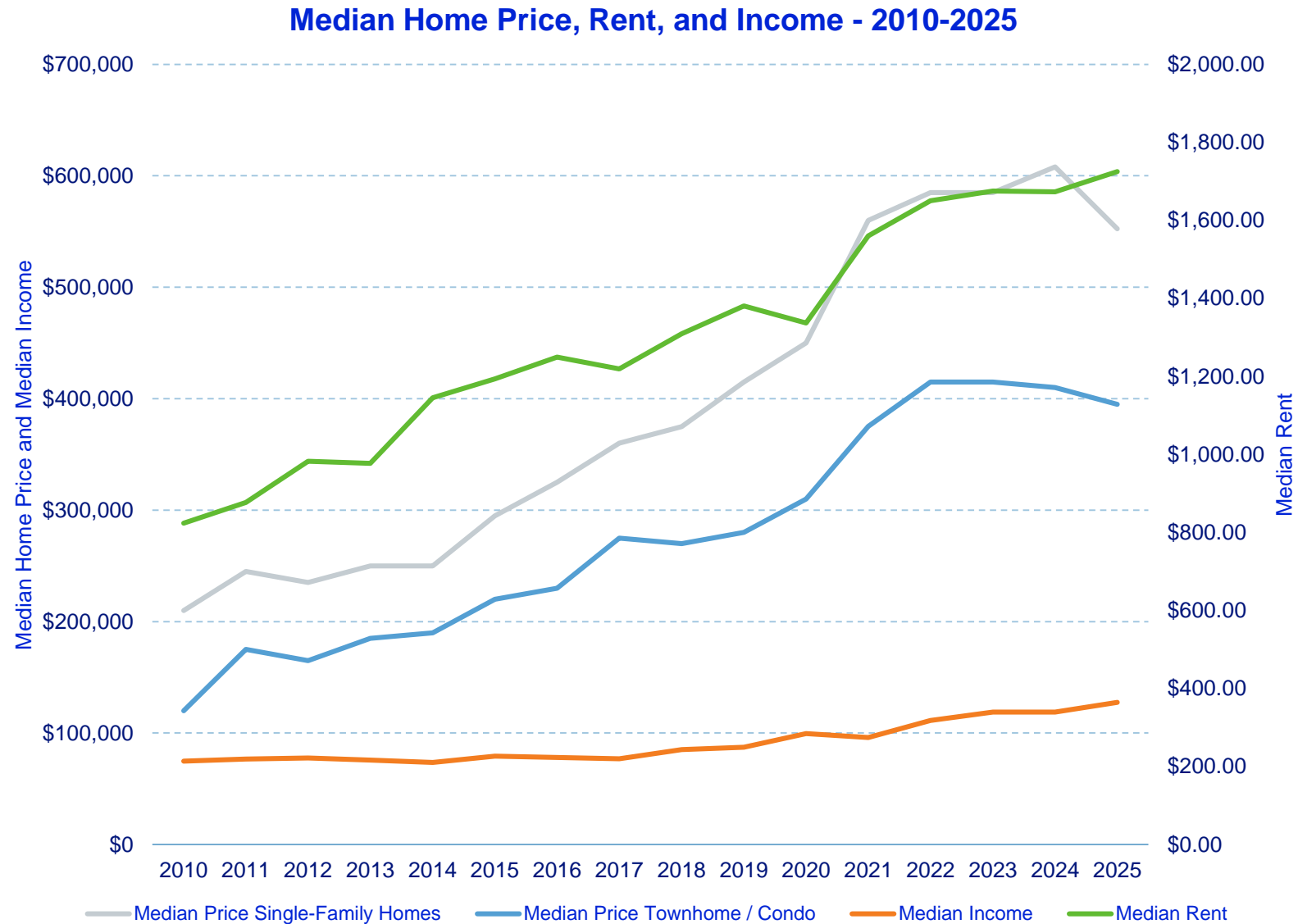


Sources: US Census Bureau, Population Estimates Program; Moody's Analytics; TIP Strategies, Inc.
Notes: Population estimates prior to 2010 are sourced from Moody's Analytics. Estimates from 2010 to 2023 are sourced from the Census Bureau's Population Estimates Program vintages 2020 and 2023. The Northern Colorado region consists of Larimer and Weld Counties, CO.

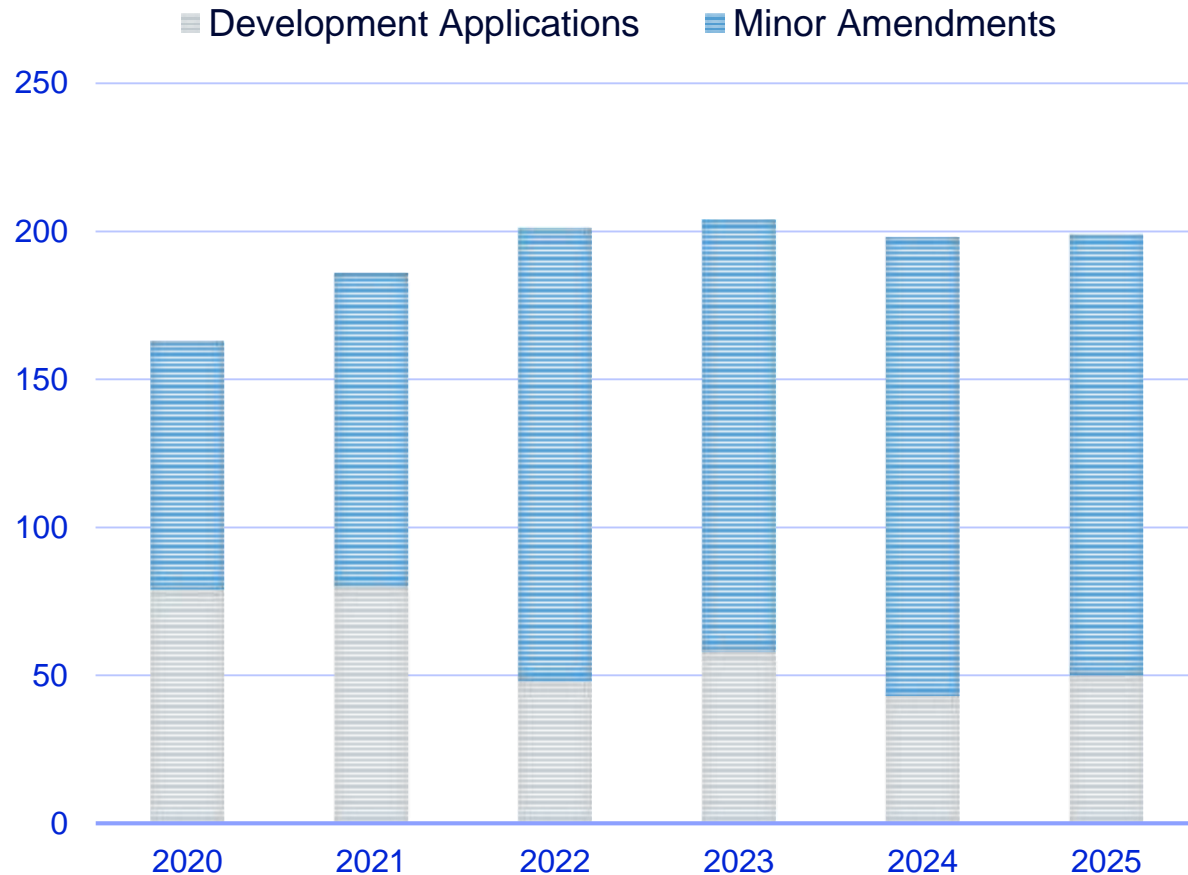
SELECT TOPIC
Households with Children



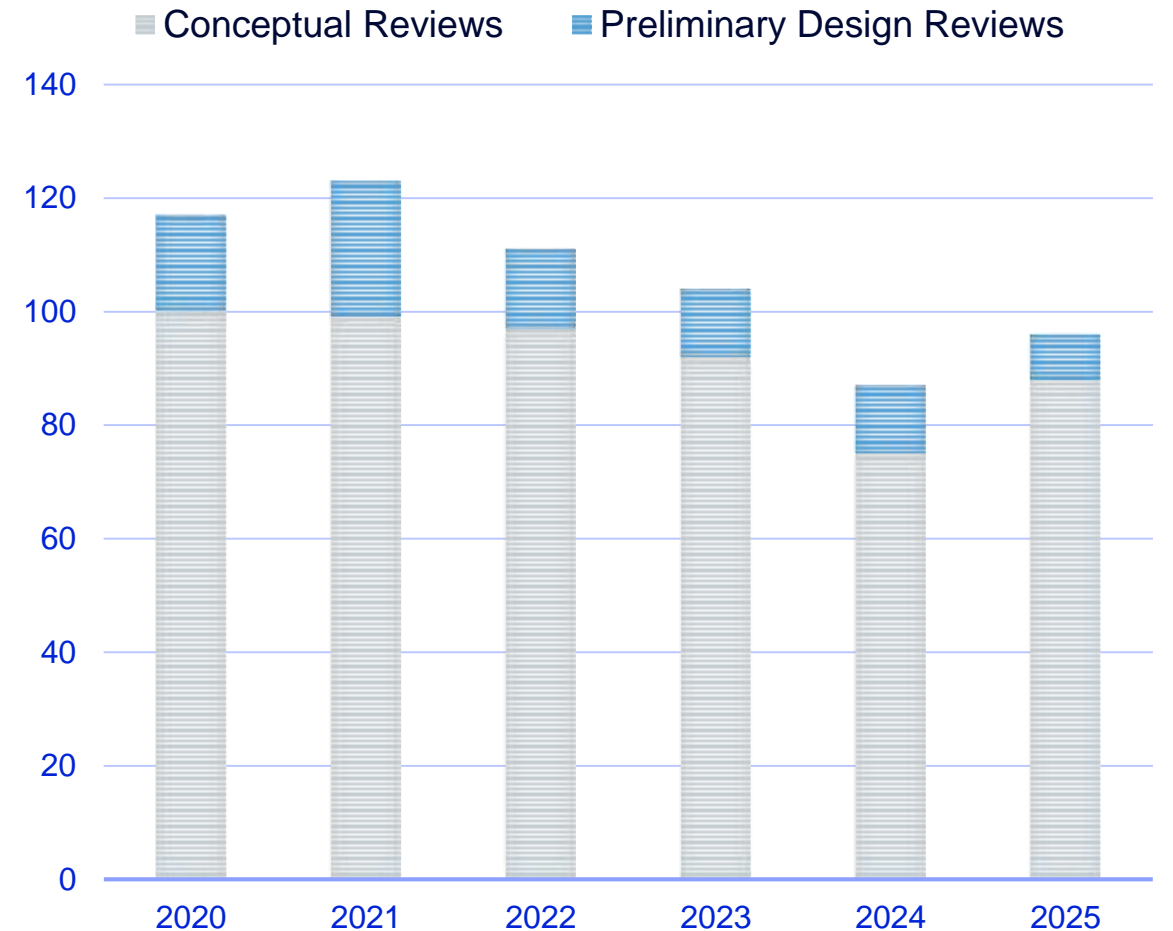
Trends in Home Prices, Rents, and Income



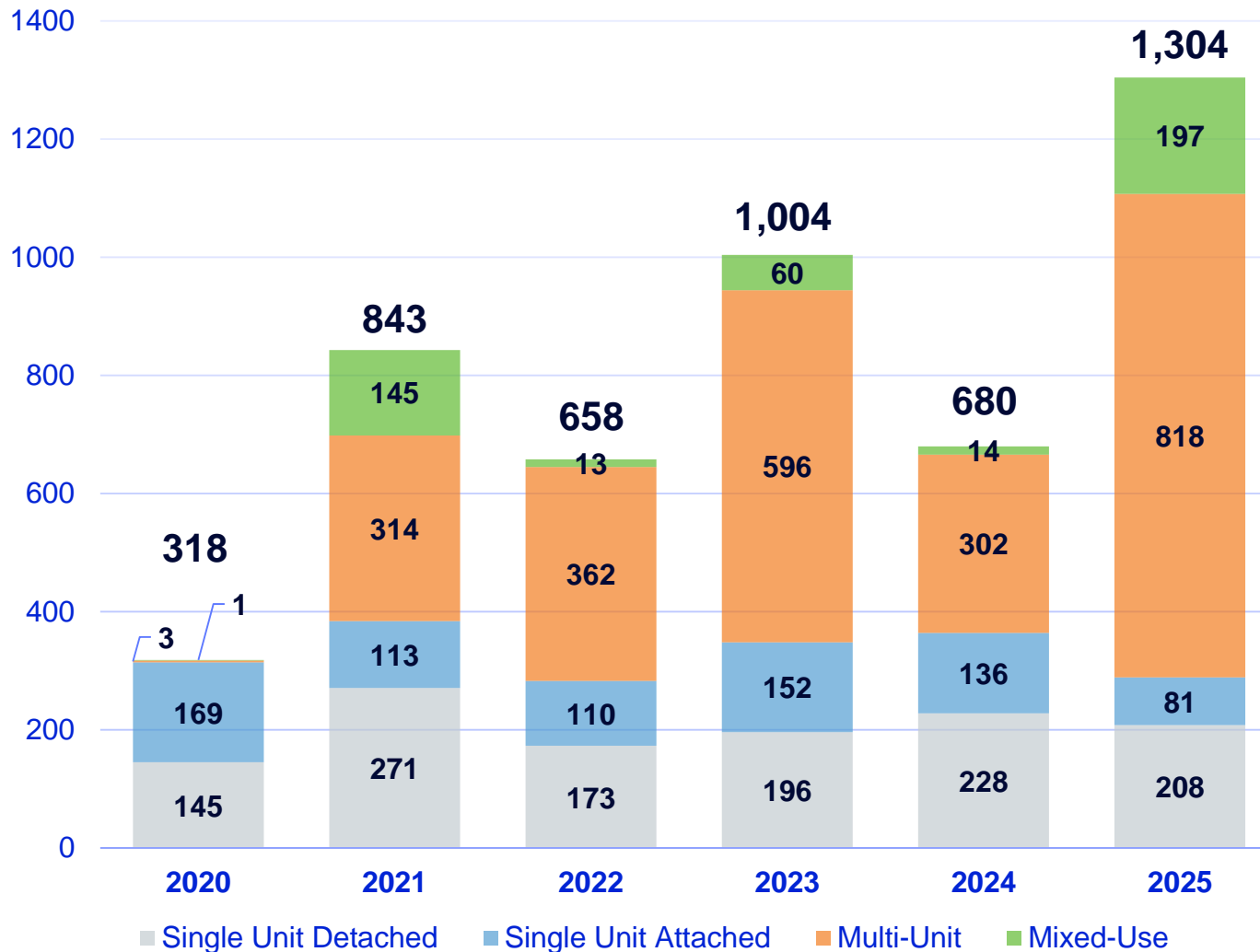
DEVELOPMENT APPLICATIONS



PRE-SUBMITTAL REVIEWS



BUILDING PERMITS FOR NEW HOUSING, 2020-2025





Labor Market and Workforce Trends



Weld County is becoming the driver of population growth in NoCo, becoming home to young families (and a large share of youth) due to affordability and easy access to I-25 or I-85.

The City of Fort Collins used to be the regional employment hub, and at least one of every three jobs in the NoCo region can be traced to Fort Collins. However, employment growth in the region is echoing the population growth.

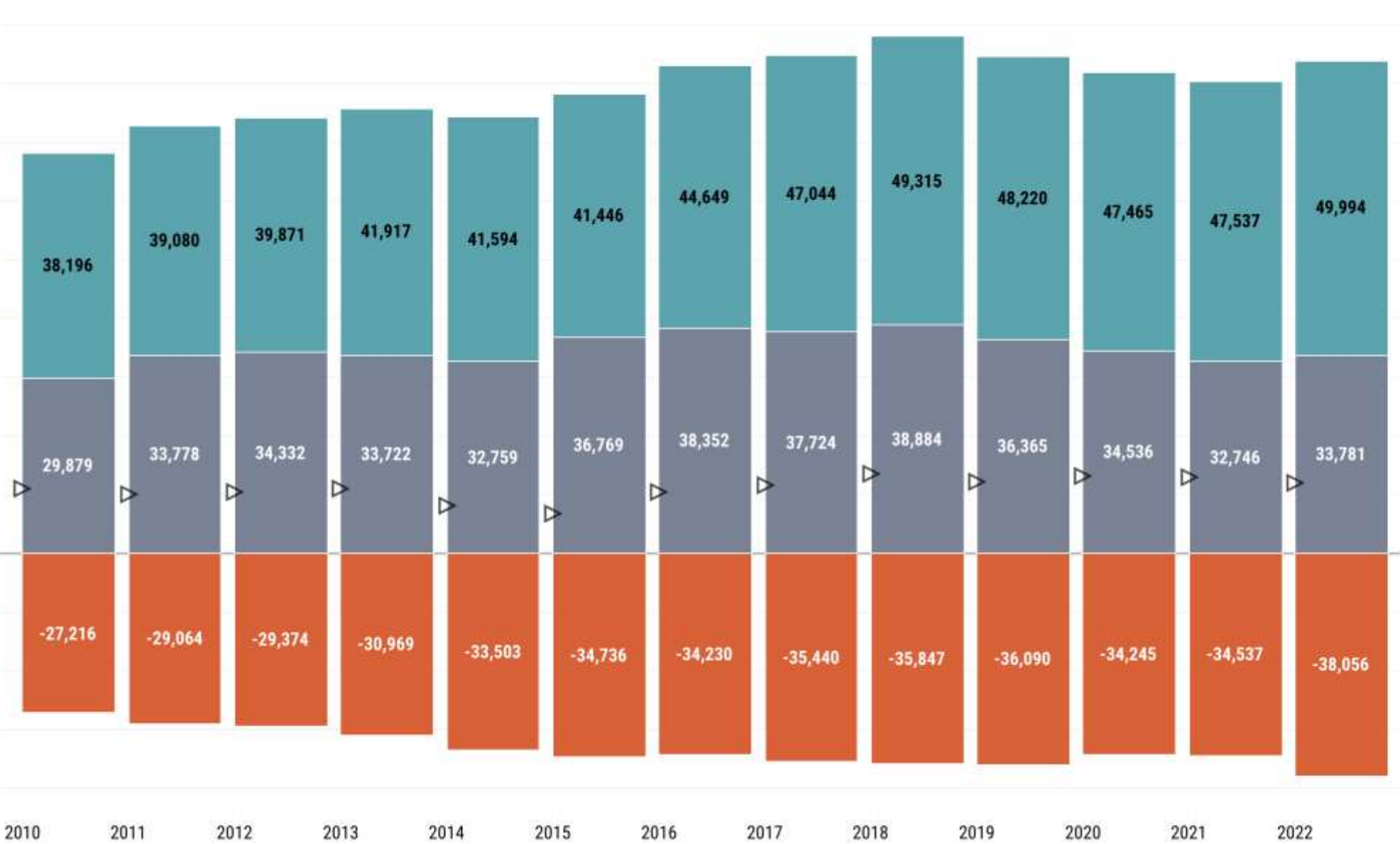
While northern Colorado, as a whole, is a net exporter of labor, Fort Collins is a net importer of labor with nearly 50,000 daily workers commuting in from nearby communities to work in Fort Collins.

COMMUTING PATTERNS | Trend

Flow of workers and residents through Fort Collins, CO, 2010-2022



MENU



SELECT GEOGRAPHY TYPE
☒ City
☐ County

SELECT CITY
☒ Fort Collins, CO
☐ Greeley, CO

SELECT COMMUTER CATEGORIES
☒ Commute In
☒ Live & Work
☒ Commute Out

SELECT BREAKDOWN TYPE
☒ Age Groups
☐ Broad Sector Groups
☐ Earnings Groups

SELECT GROUP
All

- Commute In
- Live & Work
- Commute Out
- ▶ Net Job Flow

Sources: Longitudinal Employer-Household Dynamics (LEHD), Origin-Destination Employment Statistics (LODES); TIP Strategies, Inc.
Notes: Goods-producing sectors include agriculture, mining, oil and gas extraction, construction, and manufacturing. Trade, transport, and utilities sector includes retail and wholesale trade, transportation, warehousing, and utilities. All other sectors are aggregated. Only includes residents and workers in Colorado and Wyoming. Accordingly, total number of workers may appear slightly different from values presented elsewhere in this analysis.

COMMUTING PATTERNS | Industry Sectors

Flow of workers and residents through Fort Collins, CO, 2022



MENU

Industry Sector Groups

- Healthcare & Social Services
- Education
- Manufacturing
- Accommodation & Food Services
- Professional, Scientific, & Technical Services
- Retail Trade
- Other Personal Services
- Public Administration
- Real Estate
- Finance & Insurance
- Arts, Entertainment, & Recreation
- Information
- Utilities
- Agriculture, Forestry, Fishing, & Hunting
- Mining and Extraction
- Enterprise Management
- Wholesale Trade
- Admin. Support & Remediation Services
- Transportation & Warehousing
- Construction

Fort Collins, CO

SELECT GEOGRAPHY TYPE

- ☒ City
- ☐ County

SELECT CITY

- ☒ Fort Collins, CO
- ☐ Greeley, CO

SELECT YEAR

2022

SELECT BREAKDOWN

- ☒ Industry Sectors
- ☐ Socioeconomic Factors

-1,462 5,351

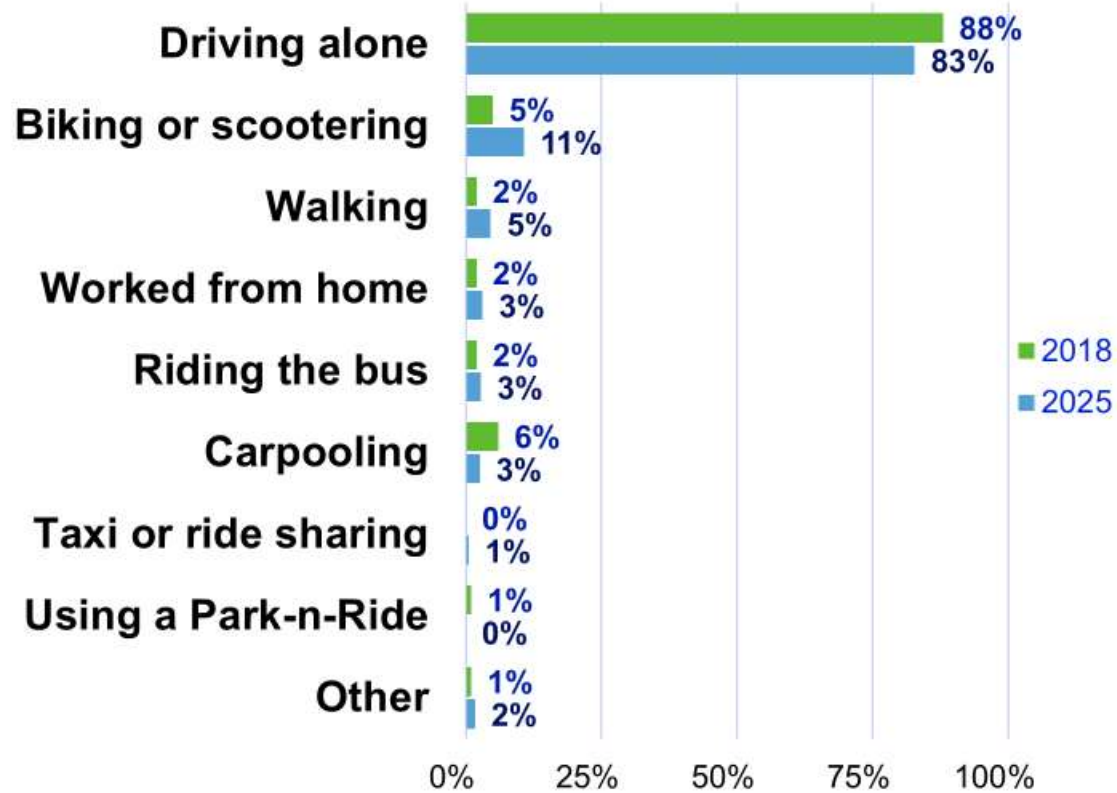
-2,000 -1,500 -1,000 -500 0 500 1,000 1,500 2,000 2,500 3,000 3,500 4,000 4,500 5,000 5,500 6,000

NET FLOW

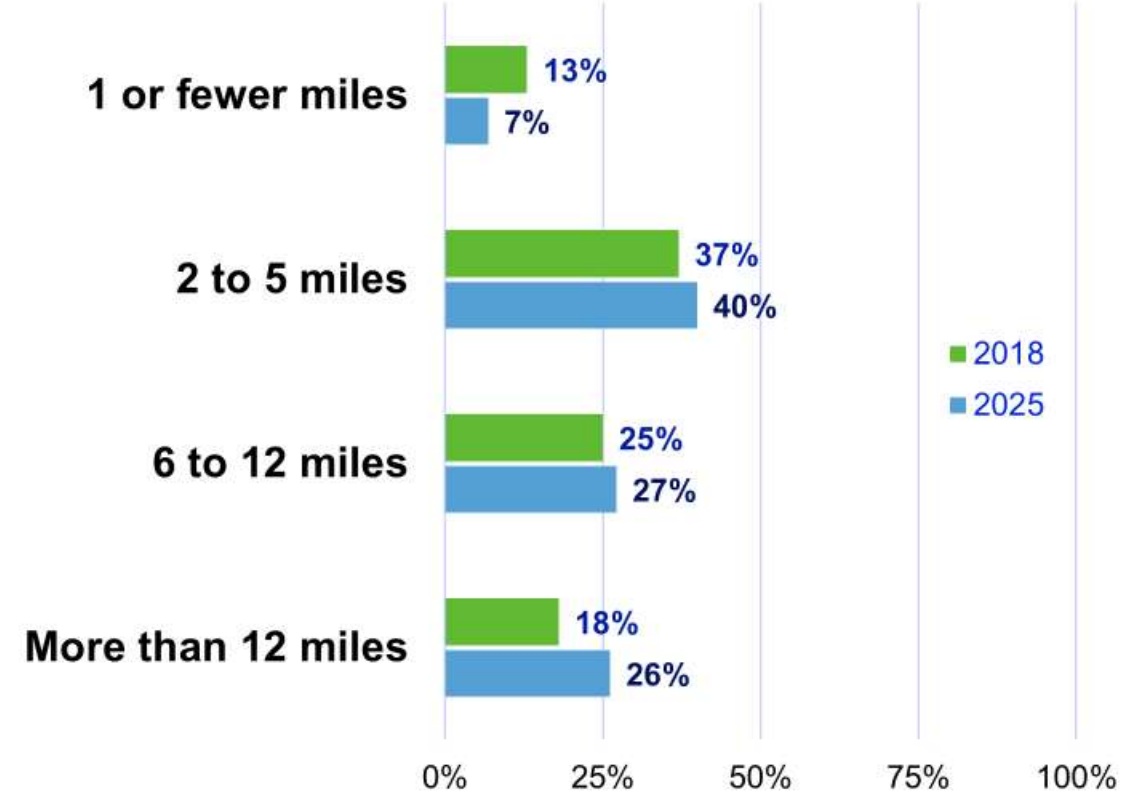
Sources: Longitudinal Employer-Household Dynamics (LEHD), Origin-Destination Employment Statistics (LODES); TIP Strategies, Inc.
Notes: All states are included in determining the net flow values in this chart. Net flow may appear slightly different from the values presented in the commuter trends chart.

2025 Employee Travel Survey – Key Findings

Commute Mode



Commute Distance



83% of employees drive alone

Half of employees commute *more than 5 miles*

Driving alone is more common among employees *outside Fort Collins*

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