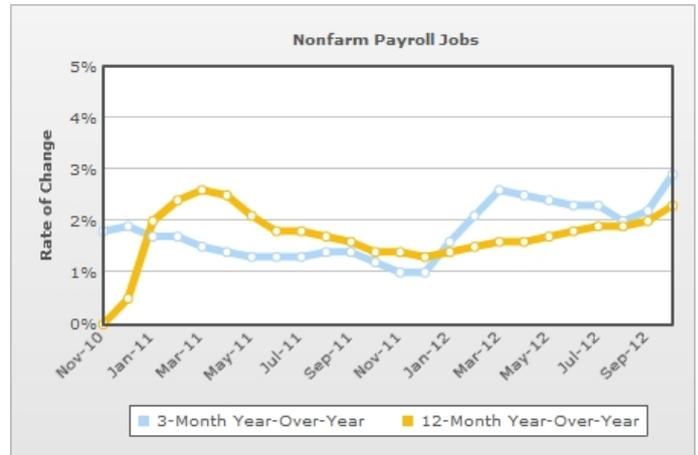
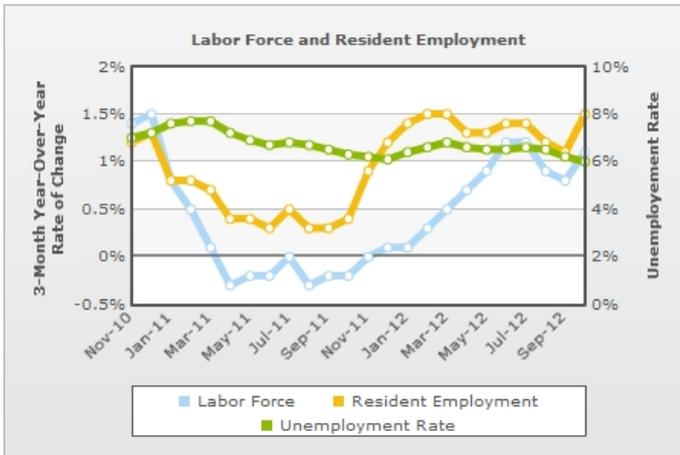


Fort Collins-Loveland, CO CBSA

Prepared by: PD&R / Economic & Market Analysis Division (EMAD)
Rocky Mountain Regional Office

Created on: January 15, 2013

ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics

Data Source: U.S. Bureau of Labor Statistics

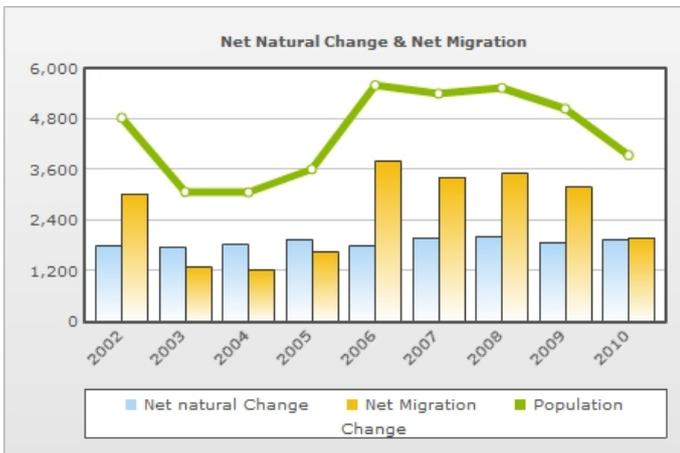
	3-Month Average			3-Month Year-Over-Year Change			
	October 2010	October 2011	October 2012	October 2010 to October 2011		October 2011 to October 2012	
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	180,438	6.9	180,060	-378	-0.2	2,062	1.1
Resident Employment	167,943	6.9	168,676	733	0.4	2,601	1.5
Unemployment Rate (%)	6.9	6.3	6	n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	136,233	6.9	137,800	1,567	1.2	3,967	2.9

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2008	July 2009	July 2010	2008 to 2009		2009 to 2010	
	Number	Number	Number	Percent	Number	Number	Number	Number	Percent	Number	Percent
Population	251,494	299,630	4,814	1.8	291,650	296,696	300,637	5,046	1.7	3,941	1.3
Households	97,164	120,295	2,313	2.2	118,483	117,719	117,812	-764	-0.6	93	0.1

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates
2 - 2000 Census; 2010 Census; 2008, 2009 and 2010 American Community Surveys (1 - Year)

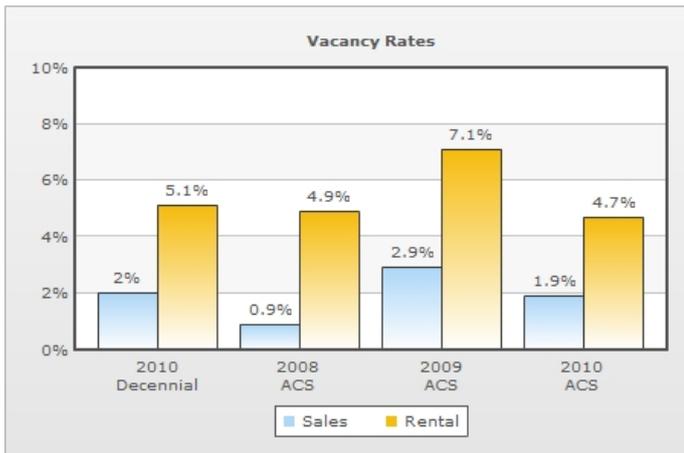


Data Source: U.S. Census Bureau Population Estimates

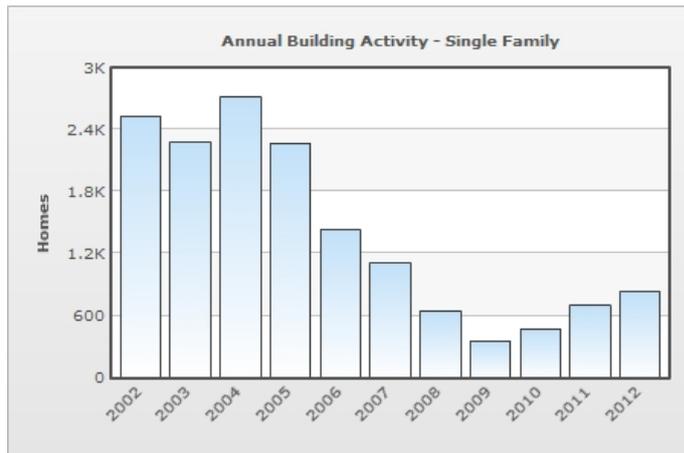
Economic Trends and Population and Household Trends

The Fort Collins metropolitan area is coterminous with Larimer County in north-central Colorado. Colorado State University (CSU), the largest employer in the area, employs 5,850 people. State government payrolls, including university staff, increased 2.8 percent, to an average of 14,800 jobs during the 3 months ending December 1, 2012, compared with the same period a year ago. Poudre Valley Health Systems and Center Partners, a high-tech services provider, are the next largest employers, with 5,250 and 3,500 employees, respectively. Nonfarm payrolls averaged 142,400 jobs during the 3 months ending December 1, 2012, an increase of 4,900 jobs, or 3.6 percent, compared with the same period a year ago. From 2010 through 2011, nonfarm payrolls increased by an average of 1,100 jobs, or 0.8 percent, a year. The unemployment rate averaged 5.9 percent during the 3 months ending December 1, 2012, down from 6.2 percent during the same period a year ago, as resident employment growth outpaced labor force increases. The population of the Fort Collins metropolitan area as of January 1, 2013 is estimated at 312,500. Since 2010, most of the population growth has resulted from net migration, which averaged approximately 3,050 a year, while net natural change (resident births minus resident deaths) averaged 1,600 a year. Currently, the number of households is estimated at 124,300, an average increase of 1,450, or 1.2 percent, a year since 2010.

Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change



Data Source: 2010 Census; 2008, 2009 and 2010 American Community Surveys (1 - Year)

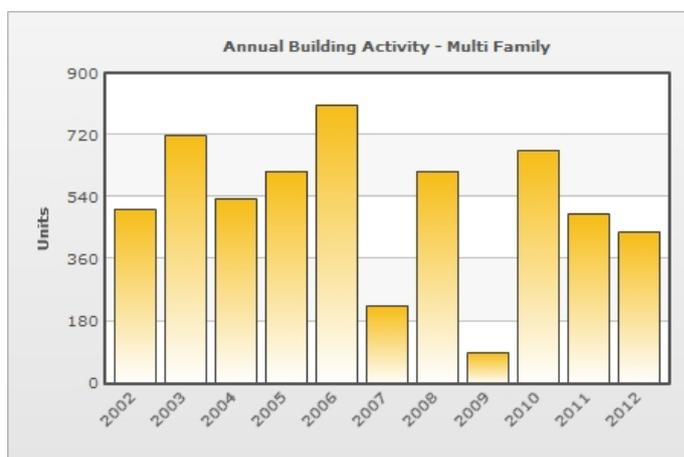


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2012 is preliminary, through October 2012

Housing Inventory by Tenure				
	2010 Decennial	2008 ACS	2009 ACS	2010 ACS
Total Housing Units	132,722	128,535	130,962	132,776
Occupied	120,295	118,483	117,719	117,812
Owners	78,741	79,858	77,688	78,594
% Owners	65.5	67.4	66.0	66.7
Renters	41,554	38,625	40,031	39,218
% Renters	34.5	32.6	34.0	33.3
Total Vacant	12,427	10,052	13,243	14,964
Available for Sale	1,581	760	2,280	1,540
Available for Rent	2,252	1,982	3,037	1,937
Other Vacant	8,594	7,310	7,926	11,487

Data Source: 2010 Census; 2008, 2009 and 2010 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2012 is preliminary, through October 2012

Housing Market Conditions Summary

The sales housing market in the metropolitan area is currently balanced, with an estimated vacancy rate of 1.8 percent. During the 3 months ending December 1, 2012, sales prices for existing homes averaged \$253,800, an increase of 2.9 percent from the same period a year ago. According to preliminary data, construction of single-family homes, as measured by the number of permits issued, totaled 410 homes during the 3 months ending December 1, 2012, more than triple the 135 homes permitted during the same period a year ago. Multifamily construction, as measured by the number of permits issued, was relatively stable from 2000 through 2006, averaging 670 units annually. Based on preliminary data, 310 multifamily units were permitted during the 3 months ending December 1, 2012, up dramatically from the 20 units permitted during the same period a year ago. The 314-unit Trails at Timberline Apartments recently broke ground, and is expected to be completed in June of 2014. Nearly 600 of the units under construction and in planning in the area are student housing near CSU. The overall rental housing market is tight, with an estimated 4.5 percent vacancy rate, down from 5.1 percent in April 2010. The vacancy rate for apartments is currently estimated at 3.8 percent. Average asking rents for apartments have increased 8 percent since the fourth quarter 2011, to approximately \$1,025 a month.

Rental Housing Supply	
Under Construction	800
In Planning	850

Data Source: Estimates by analyst

Note: Units in Planning have not been permitted, but are expected to be completed within 3 years

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 303-839-2643