



Fort Collins, Colorado

Rental Real Estate Overview

Once an overlooked college town, Fort Collins, Colorado has become known for its high quality of life — and its thriving real estate market.

Like many Colorado cities, Fort Collins' home prices have increased dramatically in recent years. Don't worry, though — there's still plenty of time to get in on this up-and-coming market.

About Fort Collins, Colorado

Often affectionately called "FoCo," Fort Collins is a growing city that has managed to retain a small-town feel. Locals and visitors alike enjoy spending time in the city's charming downtown core, known as "Old Town," which was [used as inspiration](#) for Disneyland's Main Street U.S.A.

Fort Collins was [founded in 1864](#) as a military fort called "Camp Collins" before being incorporated as a town in 1873. In recent decades, its population has grown significantly, making it Colorado's fourth-largest city.

This Northern Colorado city is home to Colorado State University's main campus, which has an enrollment of [nearly 30,000 students](#). A tip for investors: The city's population of students and young professionals means there are always residents in need of rentals!

Colorado State University, which was founded in 1870, has a variety of nationally recognized programs, including its College of Veterinary Medicine and Biomedical Sciences, which is ranked third on [U.S. News & World Report's list](#) of the best vet schools in the country.

The city averages [300 days of sunshine](#) per year alongside a moderate, four-season climate. Its residents enjoy proximity to a wide variety of outdoor recreation opportunities, including Rocky Mountain National Park.

Fort Collins also boasts a top-tier [craft beer scene](#) that features more than two dozen breweries, including beloved craft breweries New Belgium and Odell. It's also consistently ranked as one of the most bikeable cities in the country.

Between the bikes, the beer, and the beautiful views, it's not hard to see why some call Fort Collins the "Choice City."



City Statistics



POPULATION

170,368 city proper
370,771 metro area



MEDIAN INCOME

\$47,168/capita
\$81,883/household



MEDIAN AGE

30.9



AREA

57.2 sq. mi. city proper
2,595.8 sq. mi. metro area



UNEMPLOYMENT RATE

4%



GDP

\$26.97 Billion



TOP EMPLOYERS

Colorado State University; University of Colorado Health; Poudre R-1 School District; City of Fort Collins; Larimer County; Woodward; Broadcom (Avago); Department of Agriculture; Otter Products, LLC; Dillon Companies Inc (King Soopers)



HIGHEST PAYING JOBS

Engineer, box truck owner/operator, nurse practitioner, construction, registered nurse, construction estimator, environmental scientist, social worker

Real Estate Market Statistics

108

NEIGHBORHOODS

1,290

HOME FOR SALE AS OF JAN. 2025

\$555K

MEDIAN LIST PRICE

\$550K

MEDIAN SOLD PRICE

\$285

MEDIAN PRICE PER SQ. FT.

100%

SALE-TO-LIST PRICE RATIO

58

MEDIAN DAYS ON MARKET

\$1,971

MEDIAN RENT PRICE

1%

ONE-YEAR APPRECIATION RATE

23.25

PRICE-TO-RENT RATIO

Most Expensive Neighborhoods

NEIGHBORHOOD	AVERAGE MONTHLY RENT	MEDIAN LISTING PRICE
Old Town West	\$2,060	\$980,077
Fossil Lake	\$2,570	\$936,510
Historic Fort Collins High School / University Park	\$2,262	\$934,892
The Ride / Clarendon Hills	\$2,486	\$894,399
Maple Hill / Richard's Lake	\$3,032	\$882,157

Least Expensive Neighborhoods

NEIGHBORHOOD	AVERAGE MONTHLY RENT	MEDIAN LISTING PRICE
Rogers Park / Skyline MHP	\$1,880	\$280,816
Quail Hollow / Fox Creek	\$2,649	\$474,606
City Park Heights / Rams Village	\$1,709	\$499,240
P.O.E.T.	\$2,834	\$558,556
Thunderbird East / Village East	\$2,164	\$599,756

LOOKING FOR AN INVESTOR-FRIENDLY AGENT?

From accessing off-market deals, to building a team, to determining the right rental rates, buying properties in a new market can prove tough for any investor. That's why we launched Evernest Brokerage.

You no longer need in-depth expertise to invest in [some of the best real estate markets](#) in the United States. Working with Evernest's in-house brokerage team of investor-friendly real estate agents is the most efficient way to build a local team and grow your rental portfolio.

It's simple. Visit our website, pick your market, fill out the form, and a member of our team will get back to you as soon as possible.

Get started
TODAY!

At-A-Glance Pros and Cons

To investing in Fort Collins



When looking at any new real estate market, it's important to consider all aspects of investing in the area. Considerations like quality of life, overall affordability, and school choice will impact your long-term investment even if they aren't a direct factor in your buying decision.

Here are a few pros and cons of investing in Fort Collins, CO. These will have a different impact on you depending on your risk tolerance and investment strategy. Don't have an investment strategy yet? No worries - [just get in touch with our team](#) to put together a solid plan today.

Pros of Fort Collins, CO

- Relative affordability
- Great public transport
- Growing real estate market
- Access to the outdoors
- Stable economy
- Excellent educational opportunities

Cons of Fort Collins, CO

- No airport in city limits
- Lack of diversity
- Traffic

Five Reasons To Invest IN FORT COLLINS REAL ESTATE

Is now the time to invest in rental homes in Fort Collins? Here are five reasons why investors are diving into the FoCo real estate market.



**QUALITY
OF LIFE**



**HOME TO MANY STUDENTS
& YOUNG PROFESSIONALS**



**THRIVING REAL
ESTATE MARKET**



**POPULATION
GROWTH**



**STRONG ECONOMY
& JOB MARKET**

QUALITY OF LIFE



Fort Collins is regularly recognized as a great place to live. As home prices increase rapidly in popular Colorado cities such as Denver and Boulder, more and more people are discovering this hidden Front Range gem.

It's listed as one of [U.S. News & World Report's](#) best places to live, and earned a livability score of 808/1000 on [Livability.com's](#) list of the best places to live in the United States for 2024.

Livability.com calls it "a beautiful place to live, work, and play", and describes its "low crime rates, excellent health care facilities, and strong sense of community" as some of the major draws for families and young professionals.

In addition to its proximity to popular tourist destinations like Rocky Mountain National Park, Fort Collins offers many opportunities for locals to enjoy the outdoors. The city is on the Cache la Poudre River, which is popular for fishing and tubing, and adjacent to Horsetooth Reservoir, where people often swim, boat and hike.



HOME TO MANY STUDENTS & YOUNG PROFESSIONALS



As the home of Colorado State University, investors can count on Fort Collins to have a steady, reliable population of student and young professional renters. That's thanks in part to the [34k+ students enrolled at CSU](#).

In Fort Collins, [26% of residents](#) are between the ages of 20 and 29, well above the overall rate in Colorado, which is only 15%. The city's median age is 30.9, compared to the state median of 37.9.

People in that age group are very likely to be renters. Across the U.S., [people under 35 are more likely to be renters](#) than homeowners, with people under 30 being much more likely to rent than own.

For that reason, college towns are often great places to invest, experts say.

"Demand for rental properties in college towns remains high due to steady demand," [Redfin says](#). "From new students to university faculty coming in each year, you'll never find yourself scrambling to rent out your place."

"College towns also make great locations for BnB-type rental properties as visitors tend to flock to college towns during sports seasons and friends or relatives of students often visit and need a place to stay."



THRIVING REAL ESTATE MARKET



Fort Collins was recently identified as the 16th most up and coming real estate market in the US. Affordability and exceptional quality of life are both cited as reasons why people are forgoing larger cities in favor of FoCo.

In just the past decade, Fort Collins' real estate market has exploded. The [Zillow Home Value Index \(ZHVI\)](#), shows that average home values in Fort Collins have been consistently rising throughout the years. In 2015, the typical value of a home in Fort Collins was \$268K. In 2025 the typical home value is \$555.7K, more than double what it was ten years ago.

Despite this explosion in home prices, the Fort Collins market is still fairly [balanced](#). While 38.9% of sales close above listing price, another 35.4% of sales close below listing. This means that while there is plenty of hot real estate in the area, there are still deals to be made for new investors looking to enter the market.



POPULATION GROWTH



The population of Fort Collins has also grown steadily, [quadrupling over the past 50 years](#). The population of Larimer County, where Fort Collins is located, has grown, too.

From 2010 to 2020, Larimer County's population [grew by 20%](#), adding 59,435 residents. Fort Collins' population grew by nearly 18%, adding 25,824 residents.

Fort Collins is Larimer County's largest city, but as demand for housing in Fort Collins has grown, an increasing number of people have moved to the surrounding towns of Loveland, Timnath, Wellington, and Windsor.

As the area's population surges, those new residents will need places to live, which means there's a larger pool of potential renters.

STRONG ECONOMY & JOB MARKET



A strong, well-established economy and job market are essential factors when it comes to deciding where to invest in real estate.

Fort Collins has a [4% unemployment rate](#), less than the state [unemployment rate of 4.3%](#) and the [U.S. rate of 4.2%](#).

In 2022, Fort Collins placed 5th on [SmartAsset's list](#) of U.S. cities with the most resilient economies. The rankings were based on multiple factors including: employment, housing, social assistance, healthcare, and economic stability.

FORT COLLINS ESTATE MARKET Predictions



Like Many Colorado housing markets, the Fort Collins real estate market is hot — but there's still time for you to invest. Although we can't know for sure what the future will hold, let's take a look at our predictions for the Fort Collins housing market.

- **Fort Collins' rental market will always be a safe bet.** Thanks to the presence of CSU, students and young professionals will forever be flocking to Fort Collins and the vast majority of those people will be renters. As long as you are comfortable with this demographic as your tenant pool, you will always have an influx of people eager to fill vacancies.
- **The market will (probably) stay balanced.** Redfin currently rates Fort Collins' real estate market as [somewhat competitive](#), with modest growth year over year. This contrasts with the scorching hot market of early 2020's thanks to high interest rates and, given recent news, it's likely to stay that way for a while. Although there has been a slowdown in the rate of inflation, the Fed's recent cuts to interest rates have proven [fairly conservative](#) and seem to have ceased for the time being. Meanwhile, [housing inventory](#) has significantly increased since the feverish days of the pandemic. As long as high interest rates continue to price would-be buyers out of the market, it's likely that the market will stay balanced.
- **The population will continue to grow.** Larimer County is expected to grow significantly in the coming decades, [reaching a population of 510,876](#) by 2050. This means that real estate will only become more valuable as there is more demand for housing.

INVEST WITH Interest



Every investment opportunity comes with risk, but it's even harder to know what to do when the whole world fears a recession. With every news source calling for a "collapse" of some sort or predicting "another bubble," how can you sort through the fluff and find the most valuable markets for your money?

That's why it's crucial to have a team surrounding you as you build wealth and make investment decisions. Knowledgeable investment teams can help you avoid the common mistakes most investors make (and give you the extra boost of confidence to know you're making a smart investment decision, even in the most unpredictable markets).

Here at [Evernest](#), we've been investing in markets across the United States since 2008. And not only that—we've also been [analyzing and sharing our information](#) about these opportunity-filled markets, in good times and bad, for other investors to study.

Our local team can be your eyes and ears in the Fort Collins real estate world, saving you hours of time (and a few headaches as well). We'll connect you with investor-friendly real estate agents and advisors to make your wealth-building journey smooth and successful.

Ready to invest with our team?

Let's talk.

Are you an investor not just limited to Fort Collins or Colorado? You can invest in [some of the best real estate markets](#) in the United States by working with Evernest's in-house Brokerage team of investor-friendly Real Estate Agents. [All you have to do is fill out this form](#) and one of our agents will reach out as soon as possible.

Make the best investments in the most attractive markets with Evernest.....in good times and bad.

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