



Multifamily Report – Larimer & Weld County

Q2 2026

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik
Broker

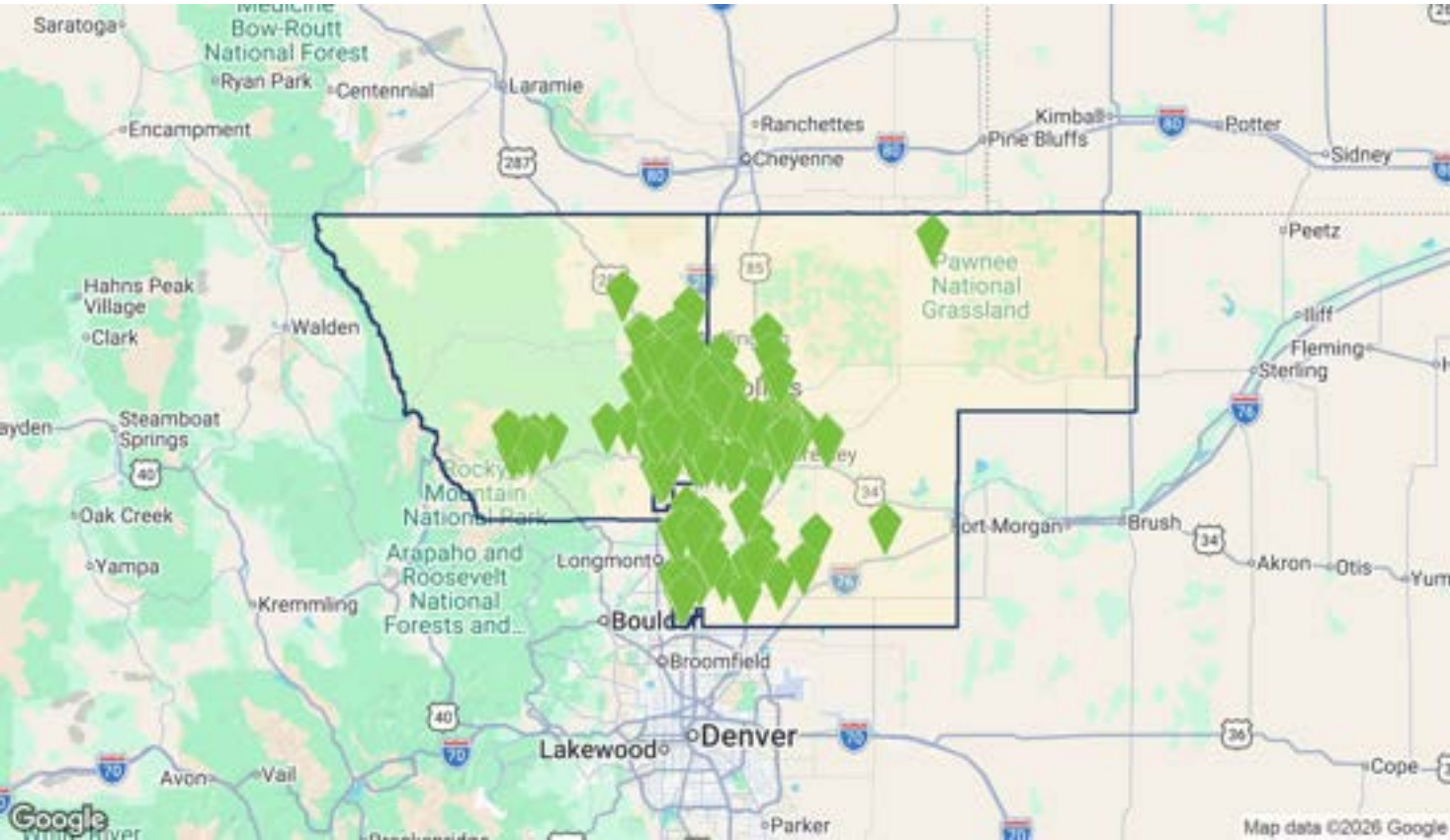


Overview

Multifamily - Larimer/Weld County Q2 2026

Buildings	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
1,302	\$1,661	\$1.85	6.8%

PROPERTIES IN SURVEY



SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	1	55	11	700
Studio Units	0	2	0	100
One Bedroom Units	0	17	0	471
Two Bedroom Units	0	20	0	449
Three Bedroom Units	0	9	0	700
Property Attributes	Low	Average	Median	High
Year Built	1872	1977	1976	2027
Number of Floors	1	2	2	12
Average Unit Size SF	313	943	843	4,000
Vacancy Rate	0.0%	6.8%	5.5%	100%
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.4	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Overview

Multifamily - Larimer/Weld County Q2 2026

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY RATE



SUMMARY STATISTICS

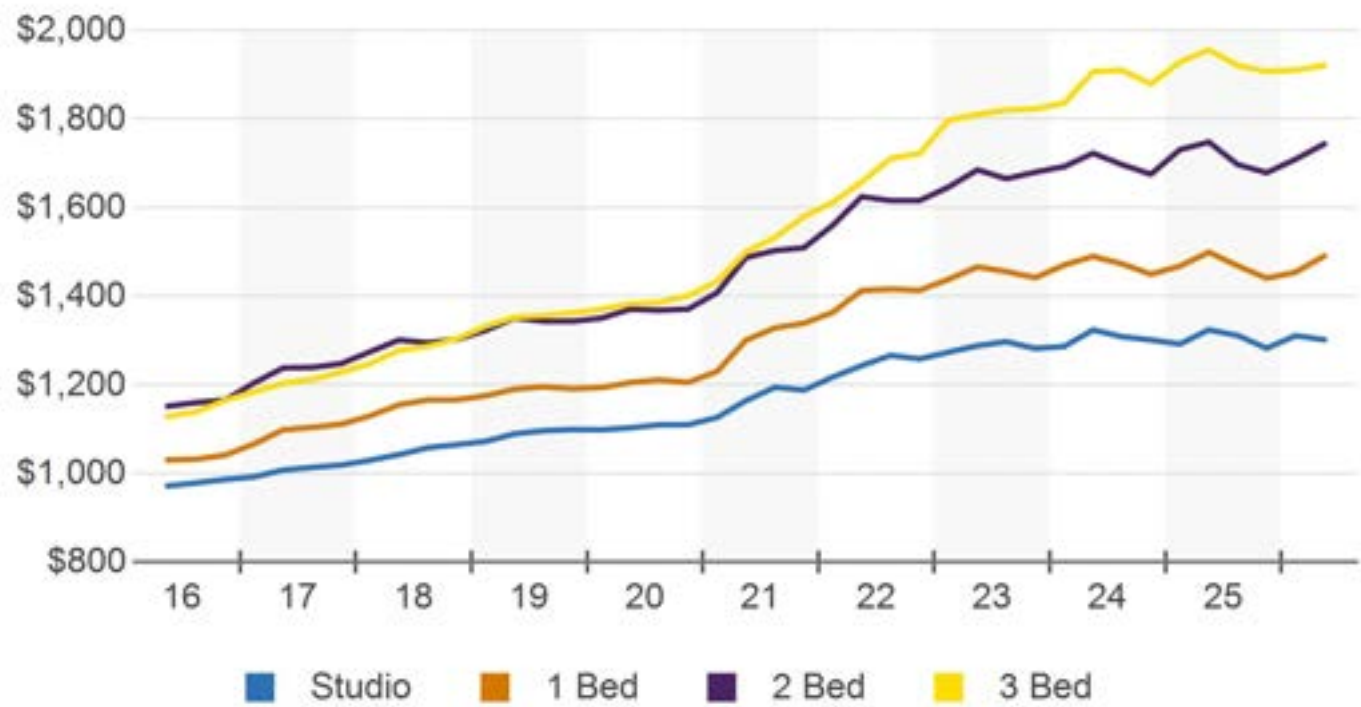
Leasing Units	Survey	5-Year Avg
Vacant Units	3,791	3,766
Vacancy Rate	6.8%	7.5%
12 Mo. Absorption Units	1,695	1,922

Inventory in Units	Survey	5-Year Avg
Existing Units	67,840	59,624
12 Mo. Const. Starts	330	2,477
Under Construction	1,219	4,047
12 Mo. Deliveries	1,085	3,115

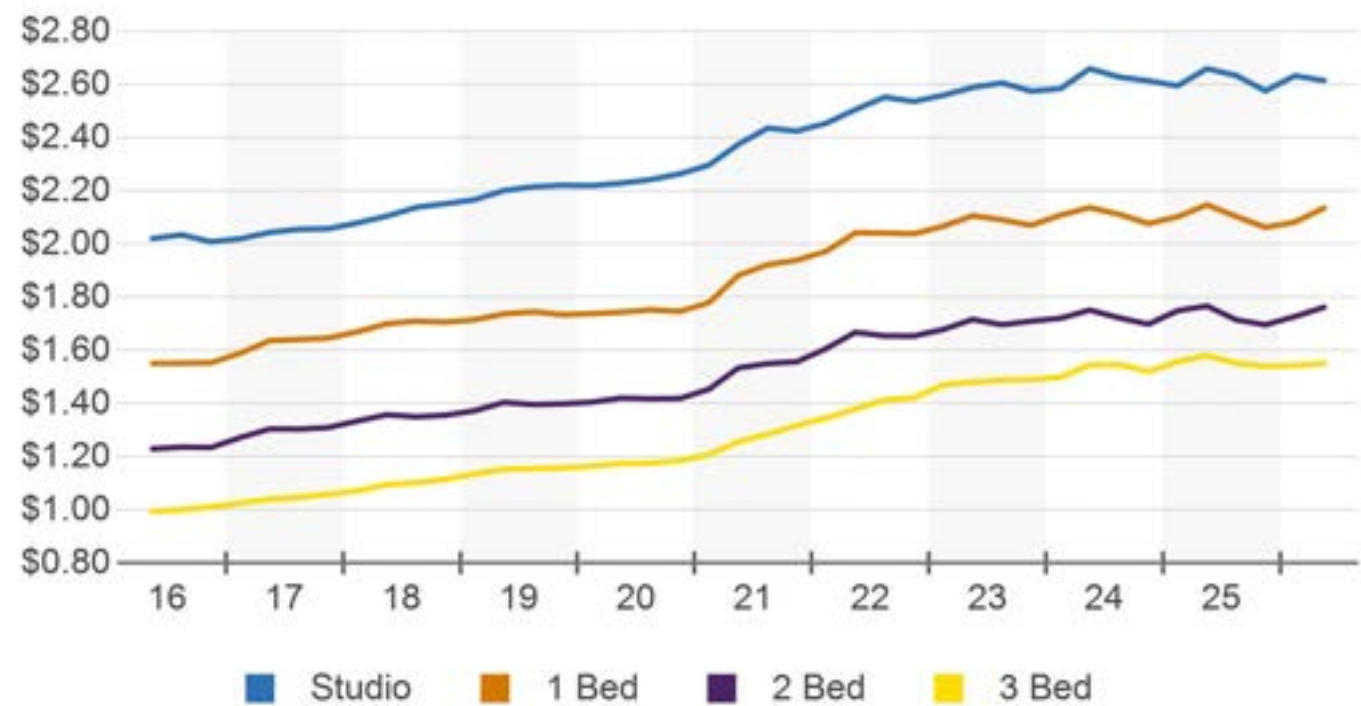
Rents	Survey	5-Year Avg
Studio Asking Rent	\$1,301	\$1,265
1 Bed Asking Rent	\$1,491	\$1,432
2 Bed Asking Rent	\$1,743	\$1,647
3+ Bed Asking Rent	\$1,958	\$1,817
Concessions	2.7%	1.4%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$312,984	\$238,694
Asking Price Per Unit	\$167,198	\$168,768
Sales Volume (Mil.)	\$611	\$548
Cap Rate	6.0%	5.6%

ASKING RENT PER UNIT BY BEDROOM



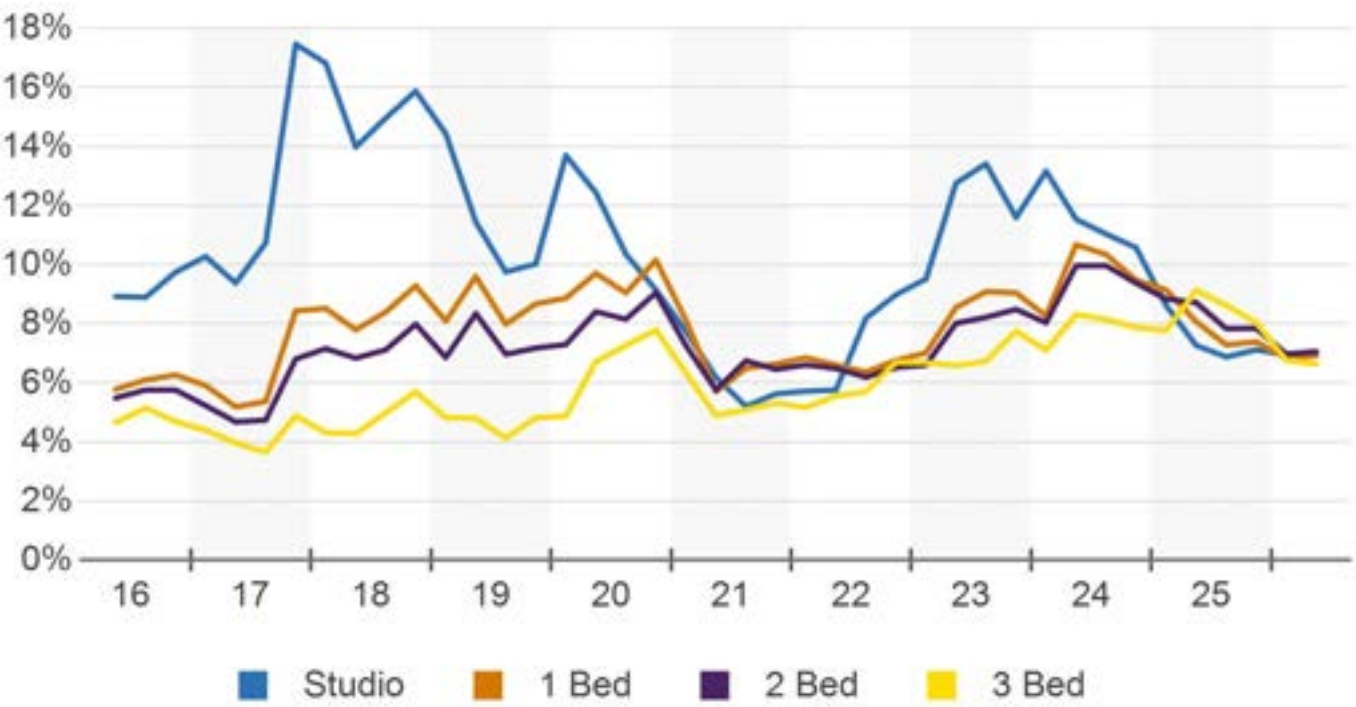
ASKING RENT PER SF BY BEDROOM



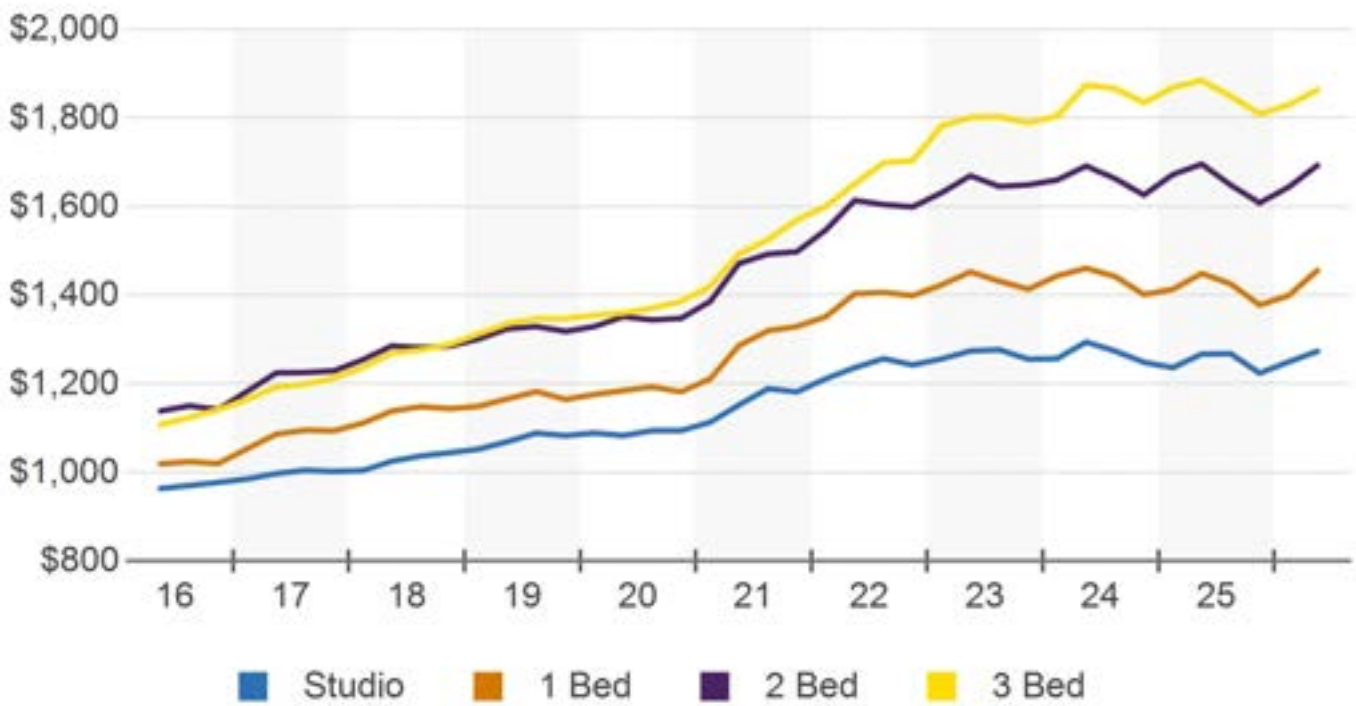
Bedroom Summary

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VACANCY BY UNIT MIX



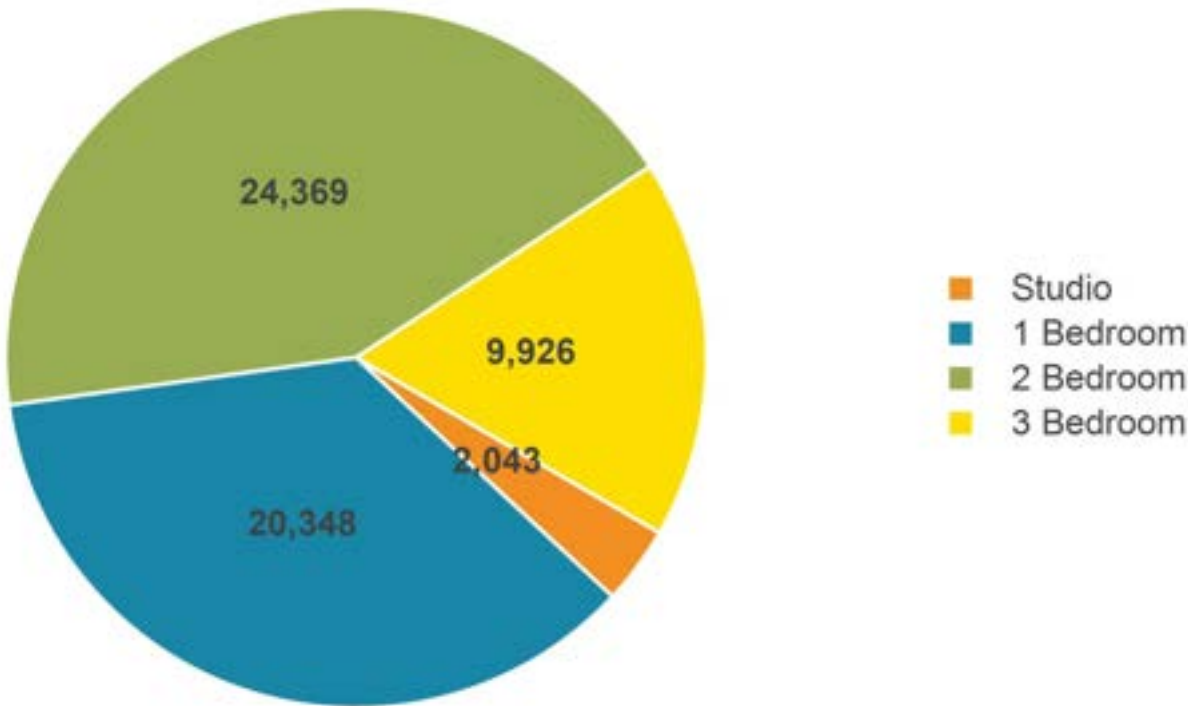
EFFECTIVE RENT PER UNIT BY BEDROOM



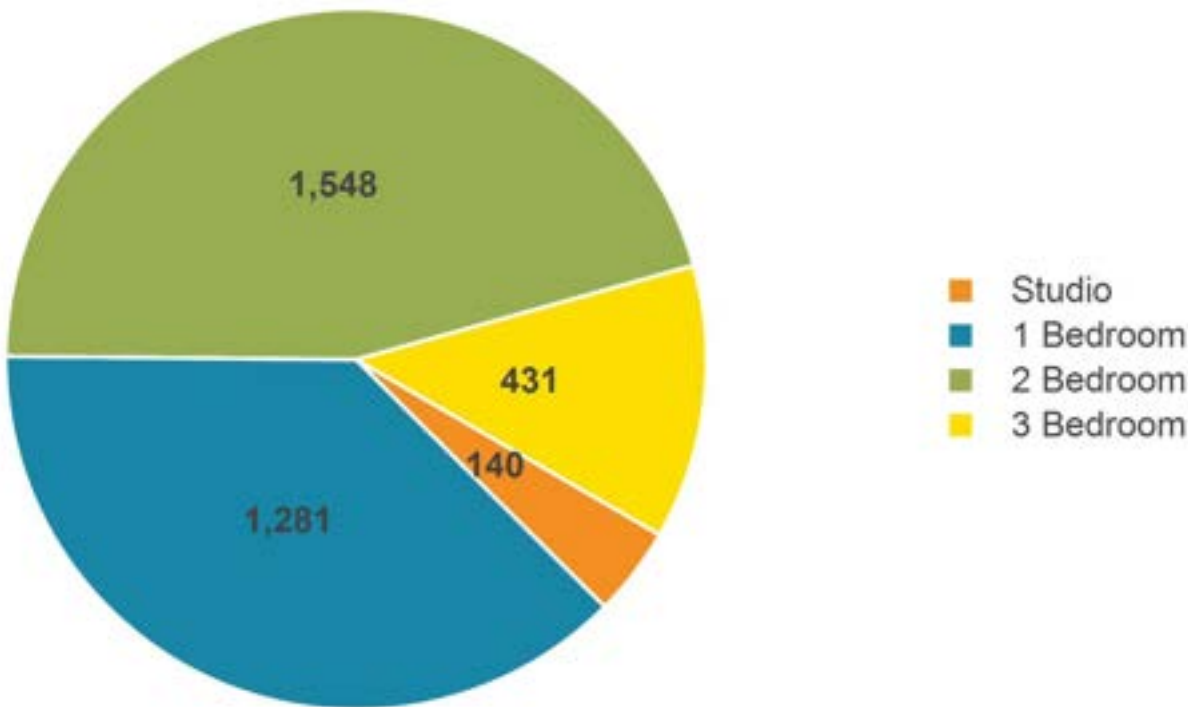
Bedroom Comparisons

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TOTAL UNITS BY BEDROOM



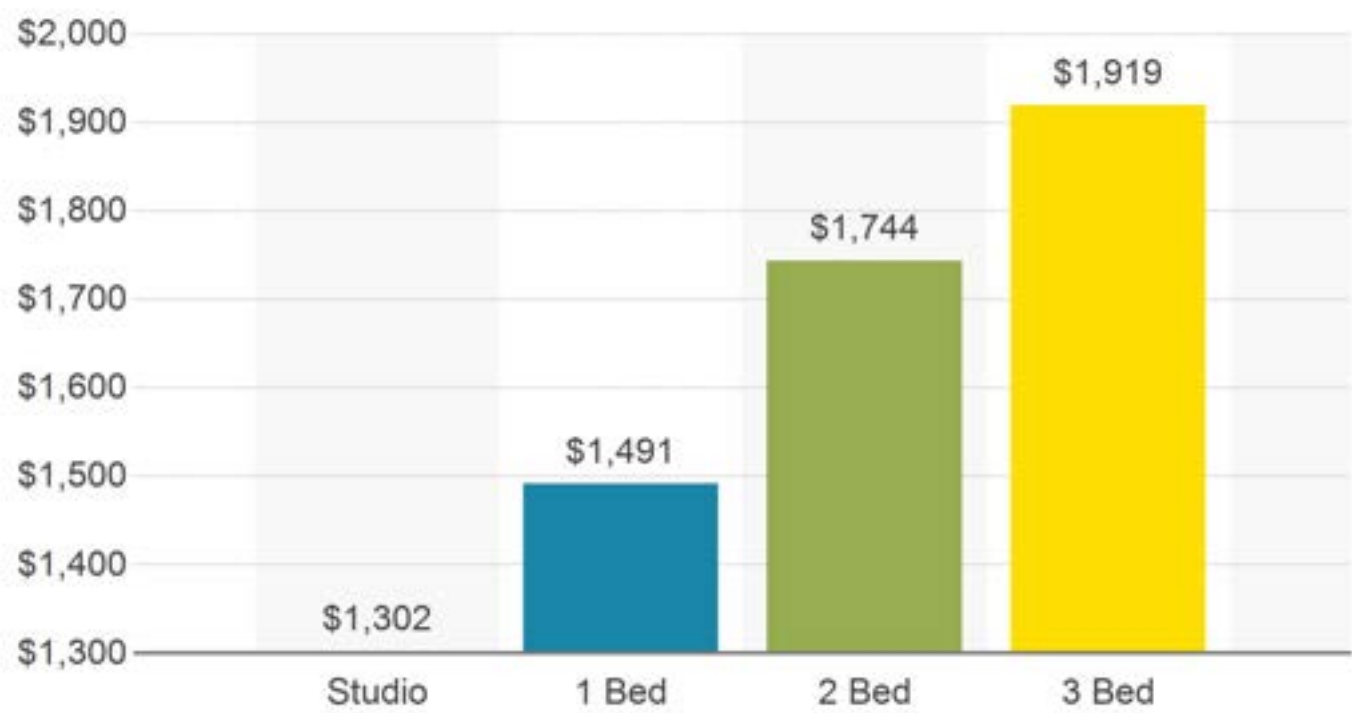
VACANT UNITS BY BEDROOM



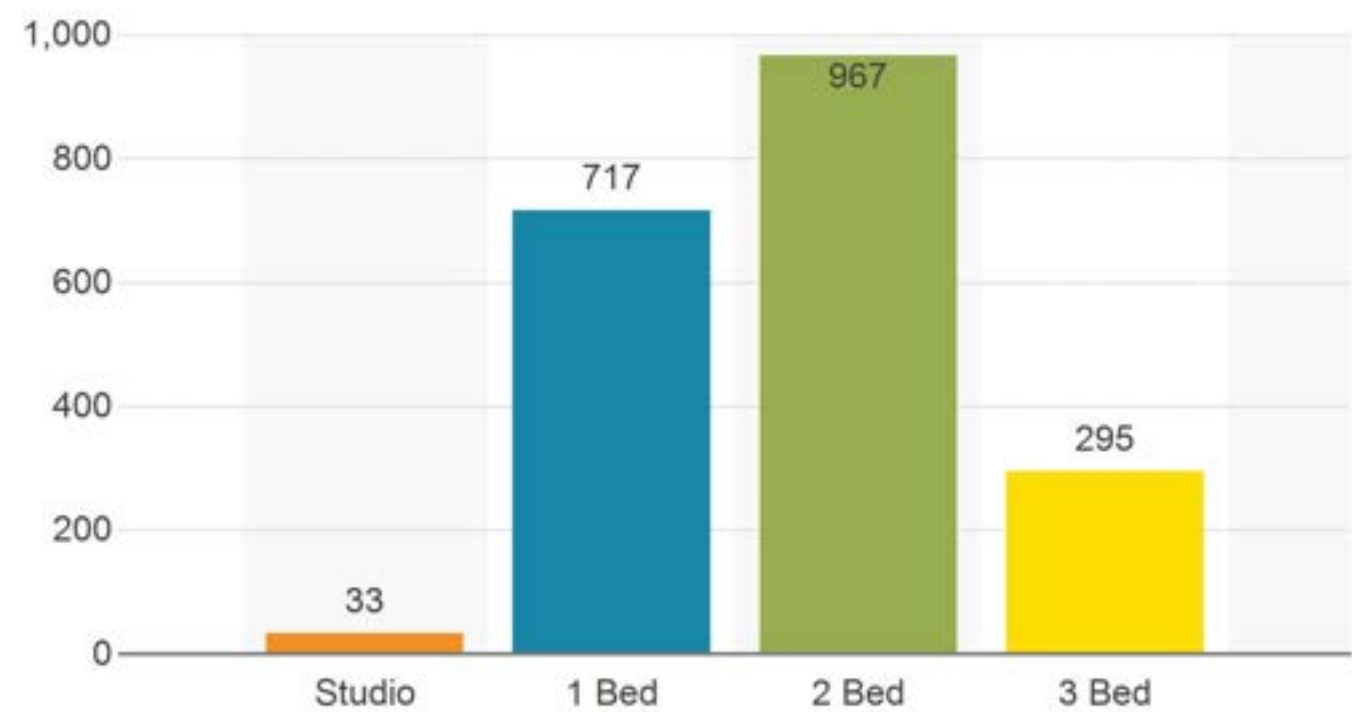
Bedroom Comparisons

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ASKING RENTS PER UNIT BY BEDROOM



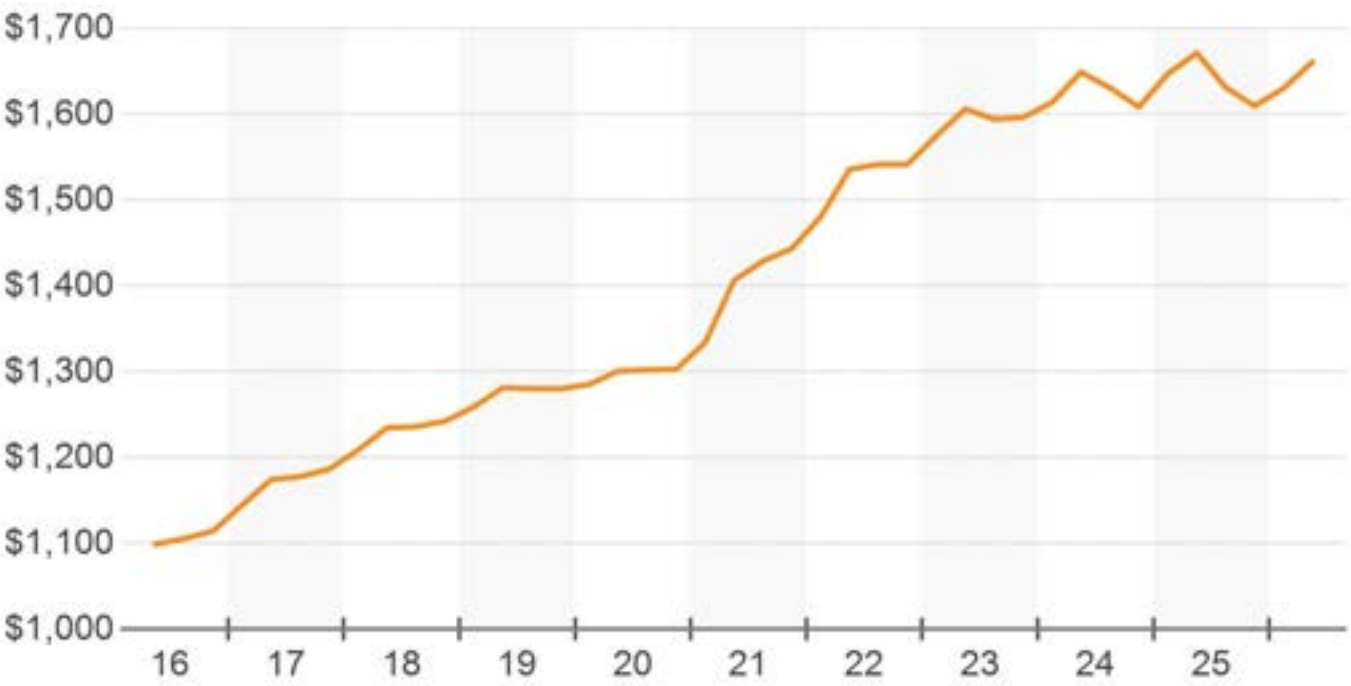
NET ABSORPTION BY BEDROOM



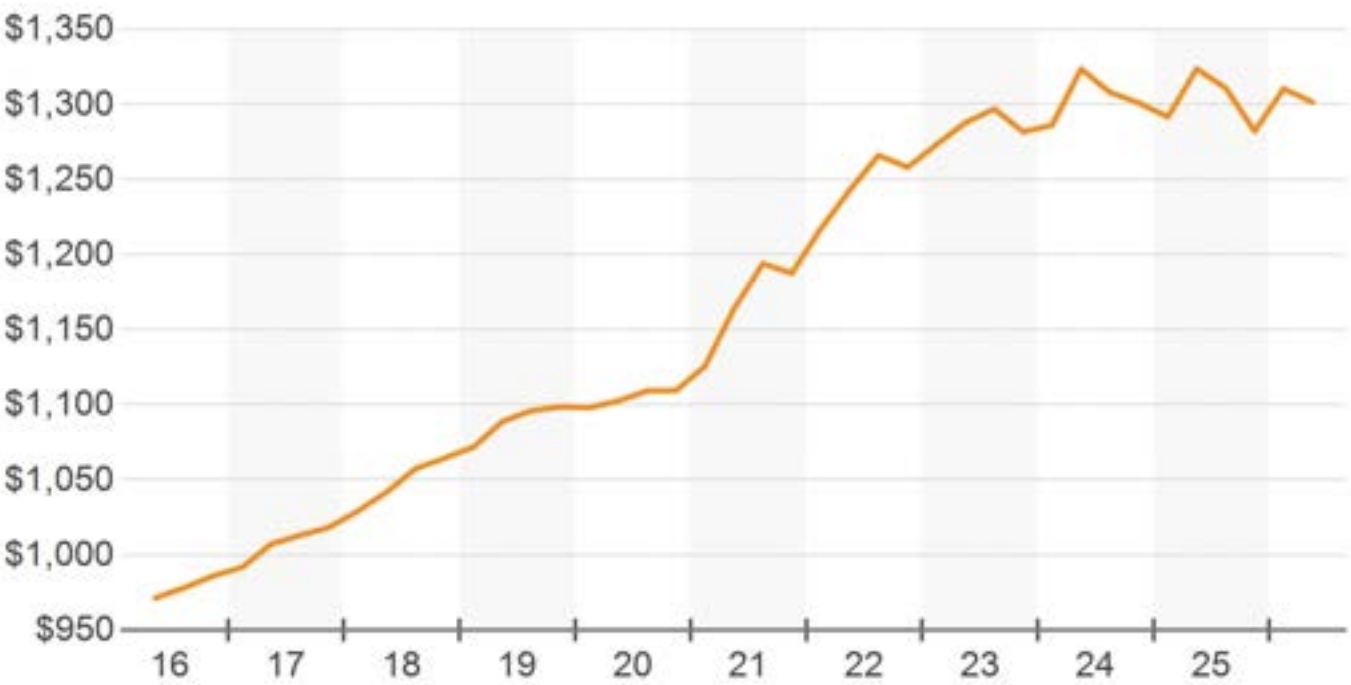
Rental Rates

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ASKING RENT PER UNIT



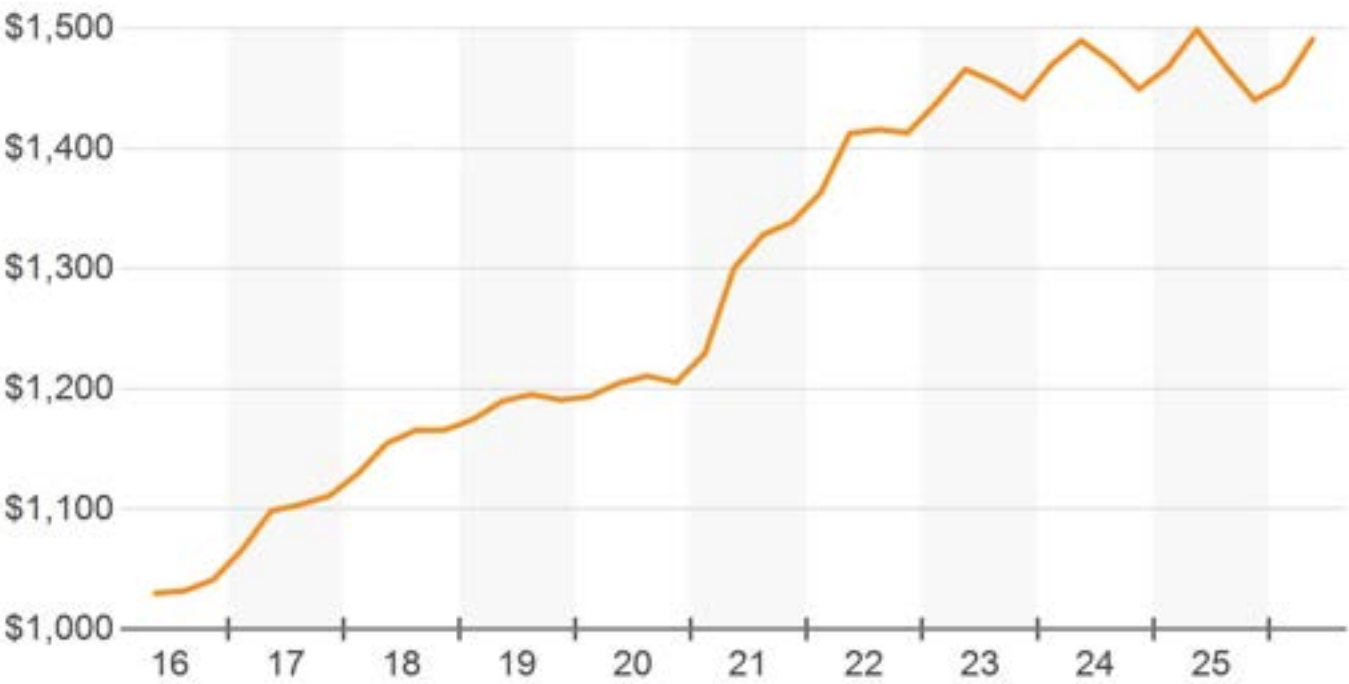
STUDIO ASKING RENT PER UNIT



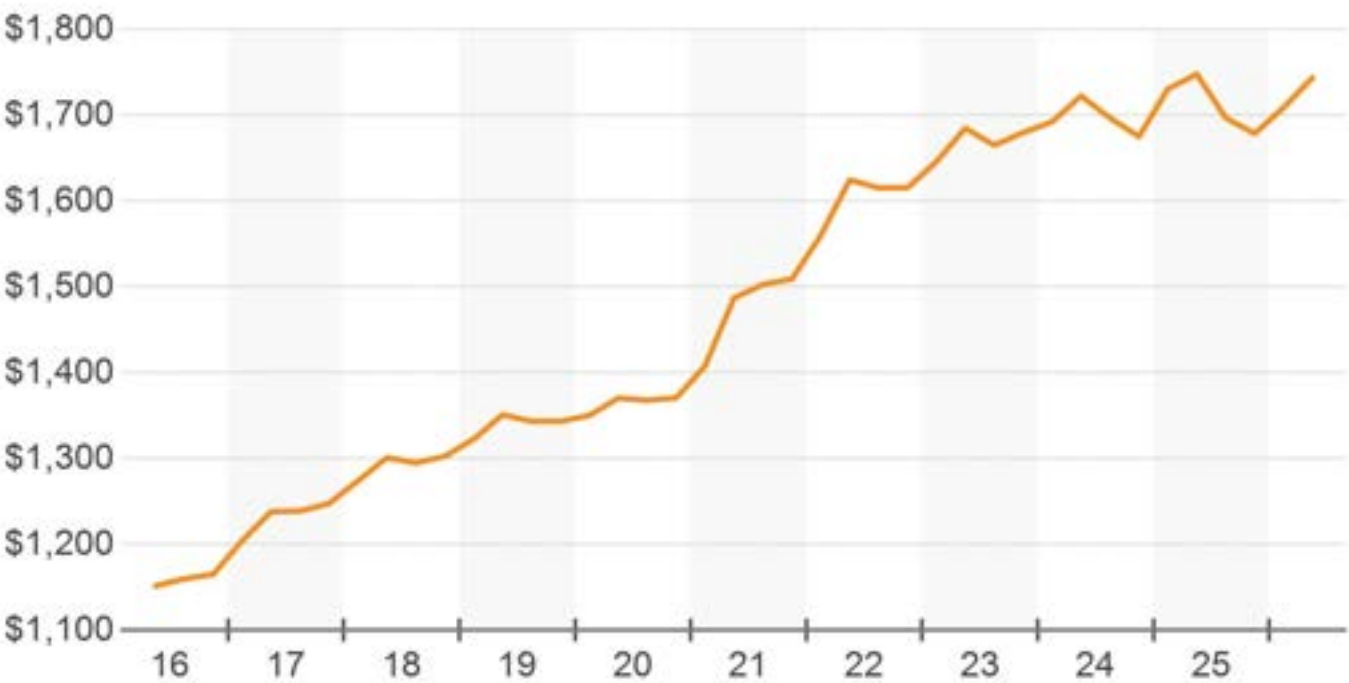
Rental Rates

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ONE BED ASKING RENT PER UNIT



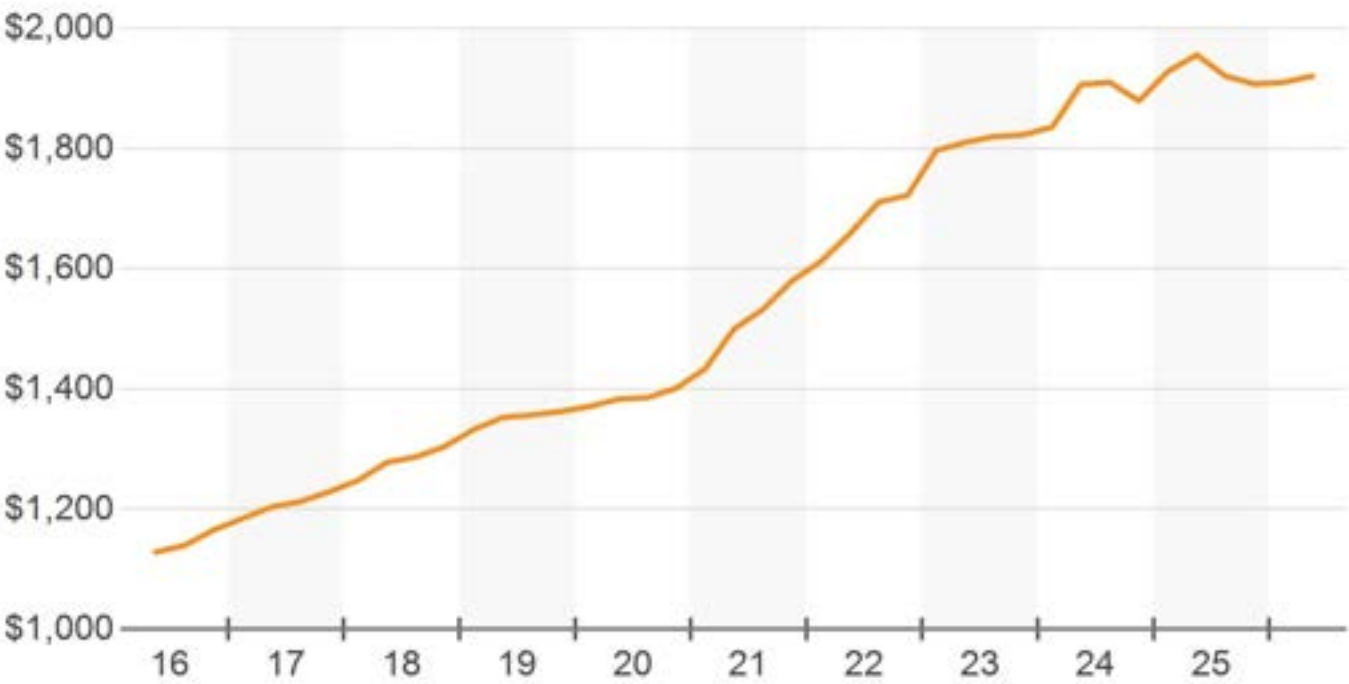
TWO BED ASKING RENT PER UNIT



Rental Rates

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THREE BED ASKING RENT PER UNIT



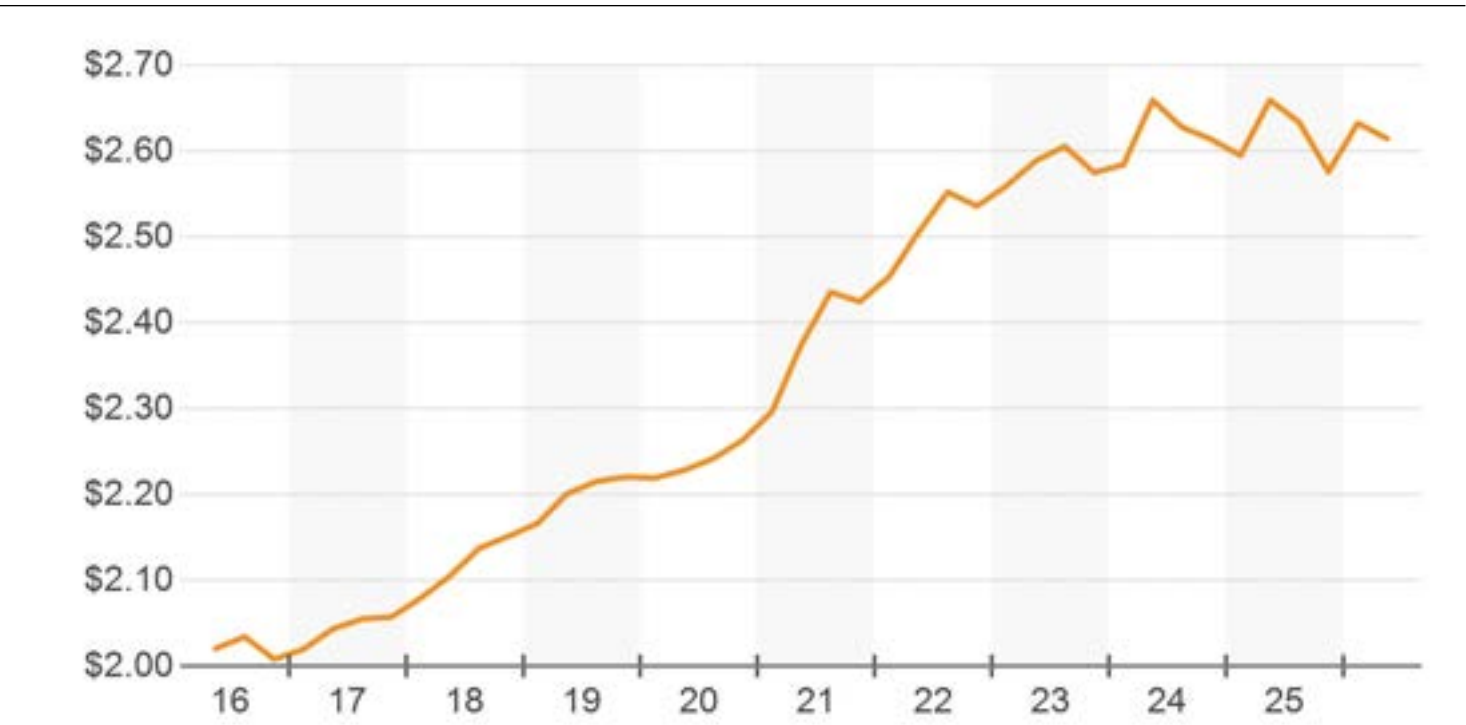
ASKING RENT PER SF



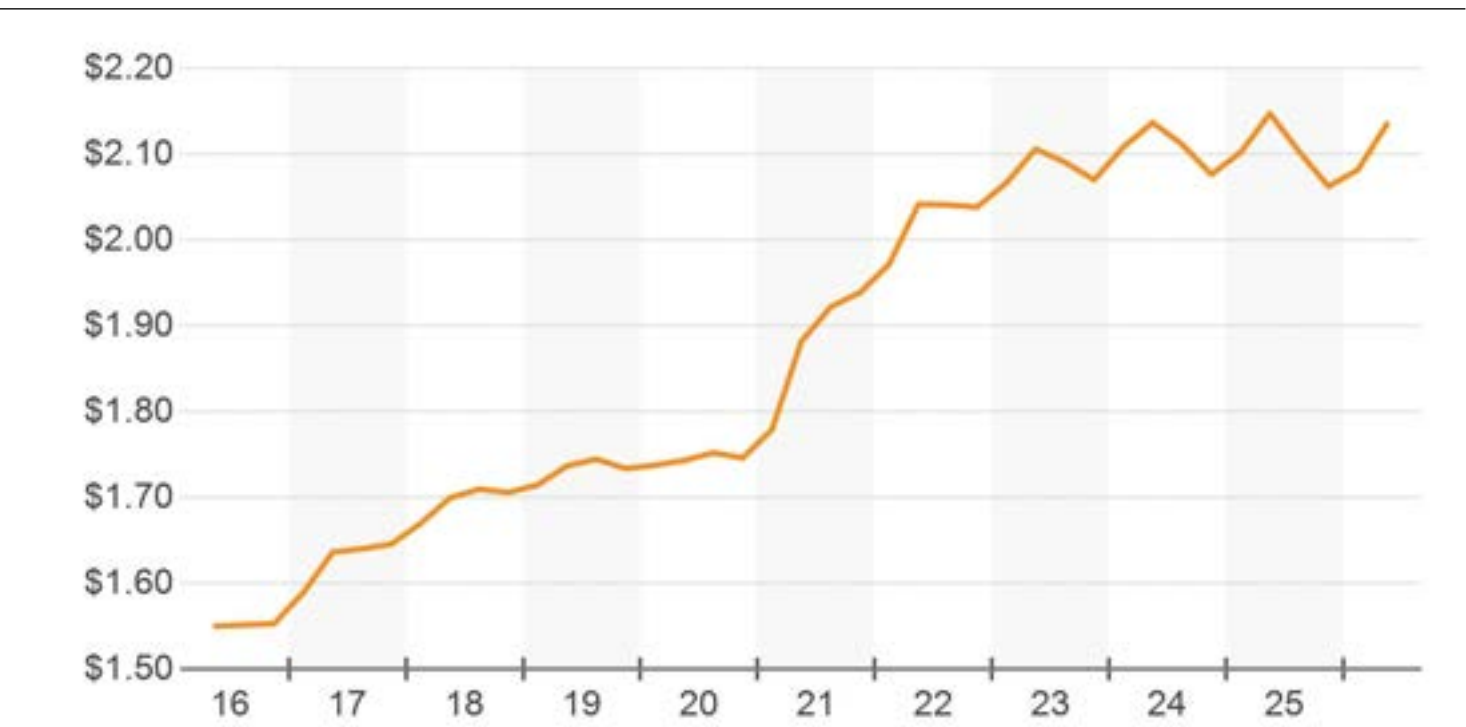
Rental Rates

Multifamily - Larimer/Weld County Q2 2026

STUDIO ASKING RENT PER SF



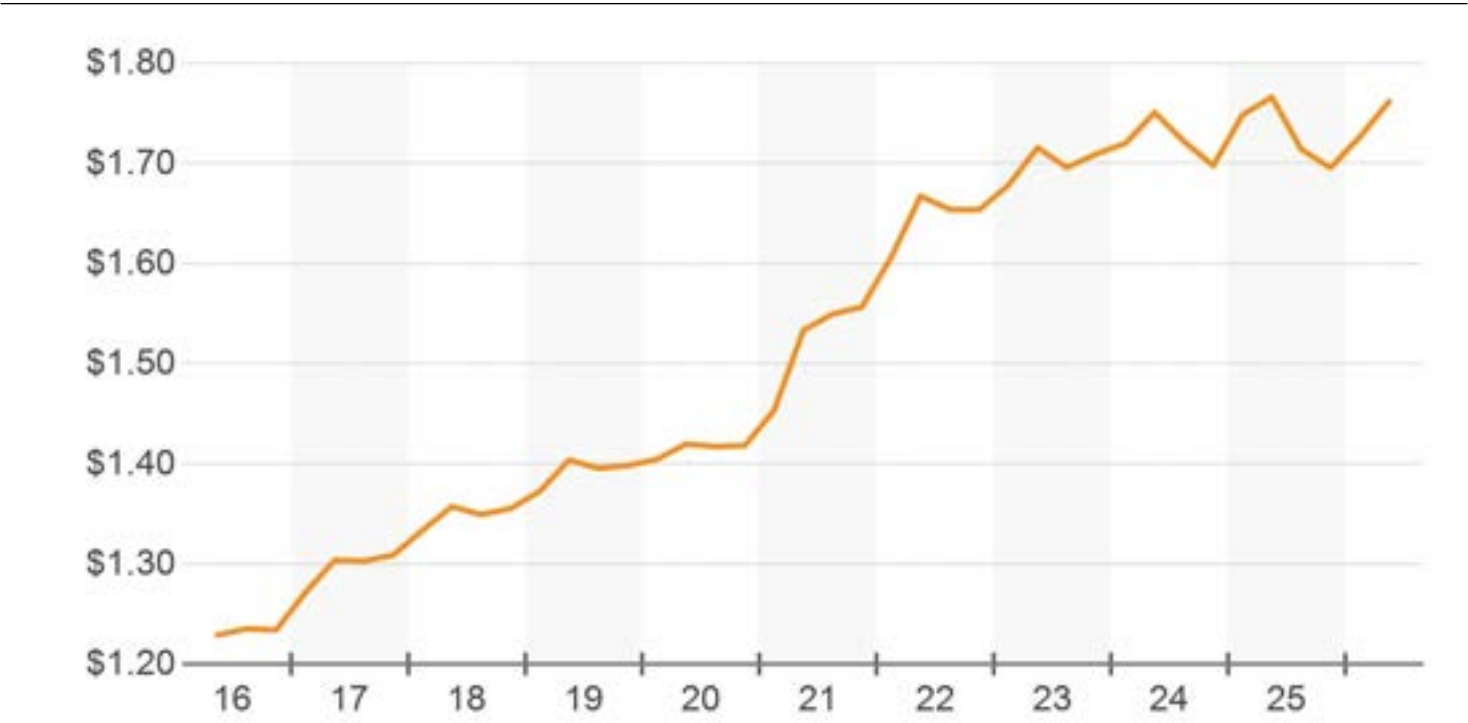
ONE BED ASKING RENT PER SF



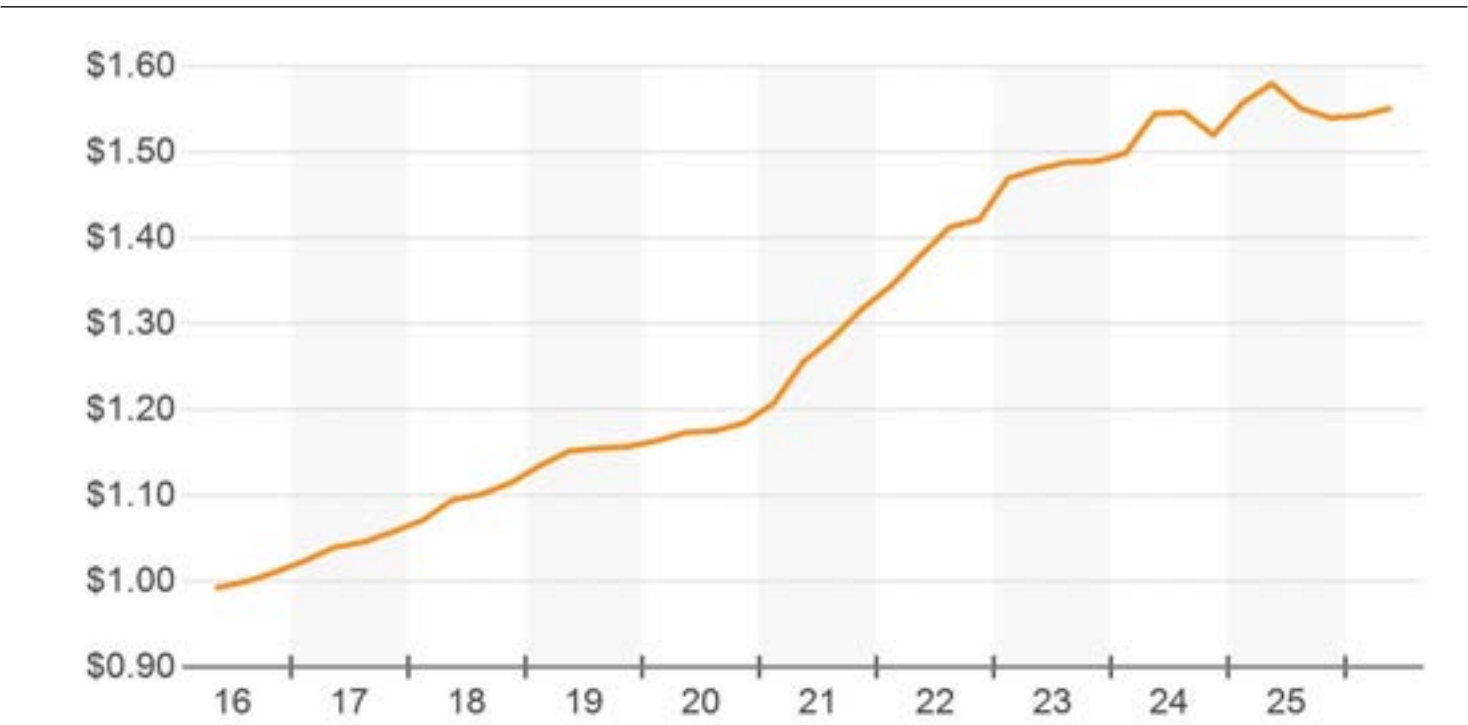
Rental Rates

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TWO BED ASKING RENT PER SF



THREE BED ASKING RENT PER SF



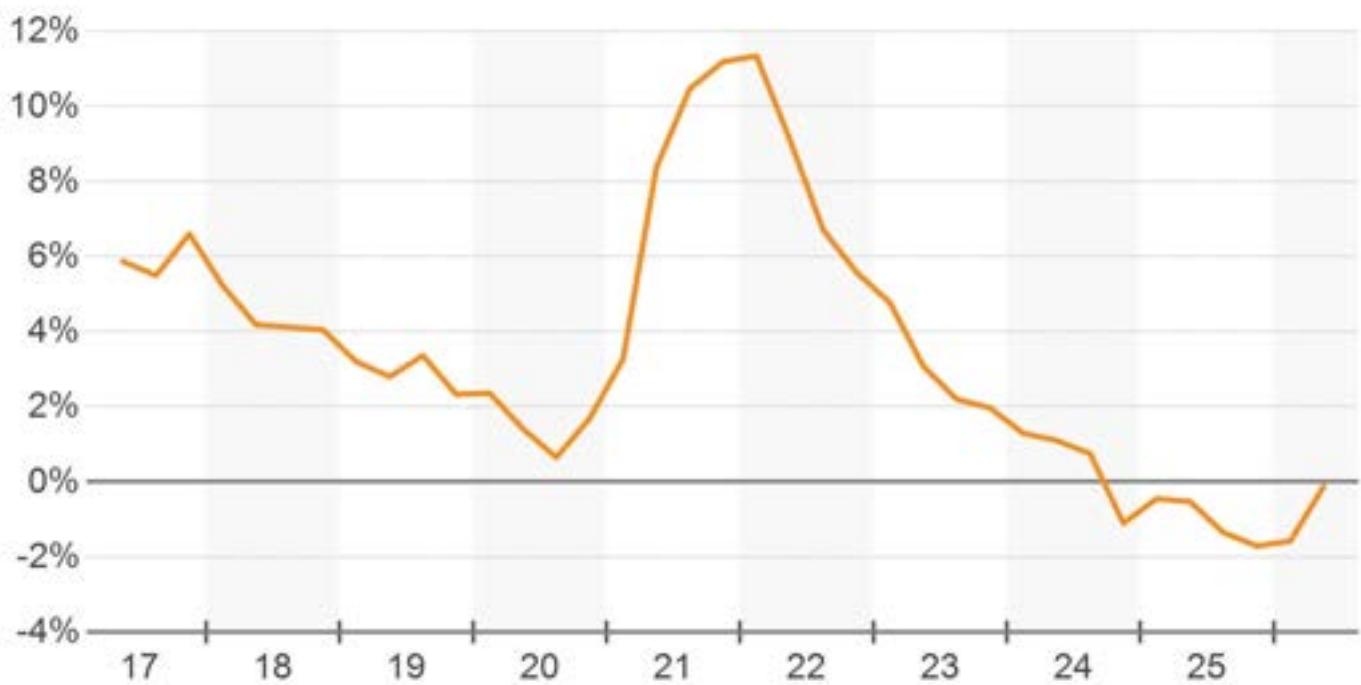
Rental Rates

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EFFECTIVE RENT PER UNIT



EFFECTIVE RENT GROWTH



Rental Rates

Multifamily - Larimer/Weld County Q2 2026

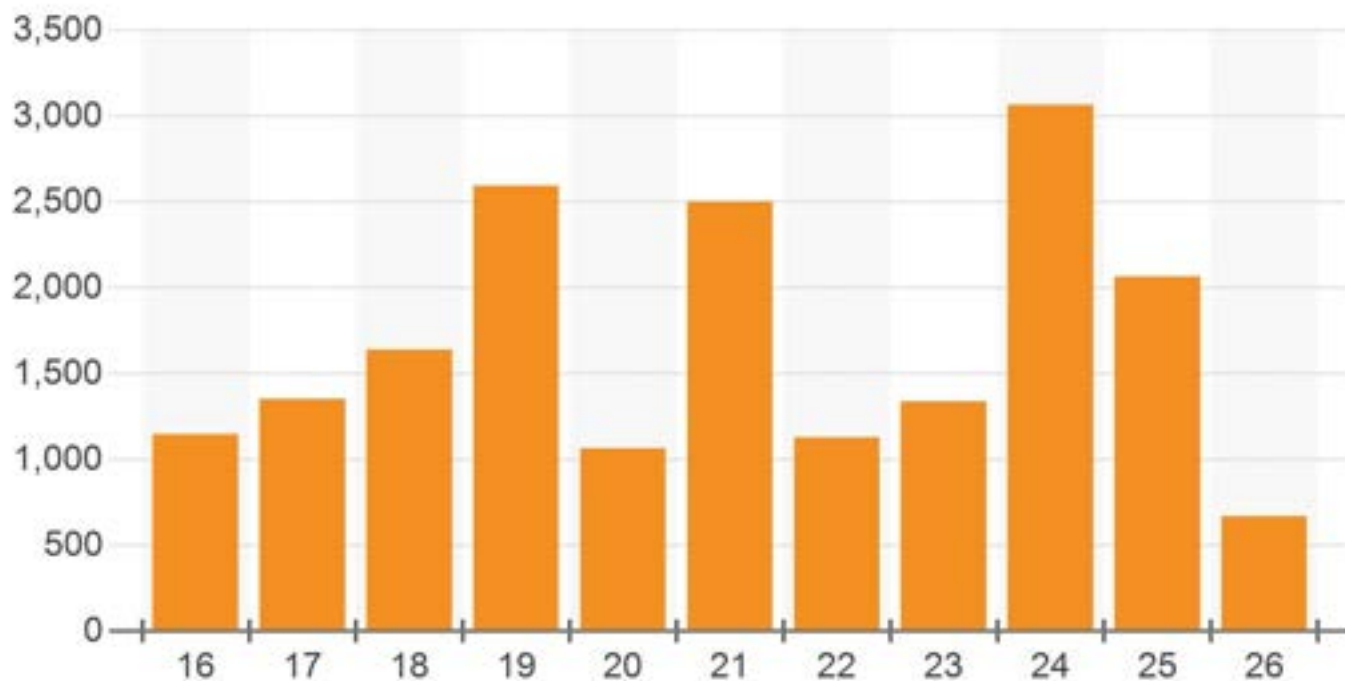
EFFECTIVE RENT PER SF



CONCESSION RATE



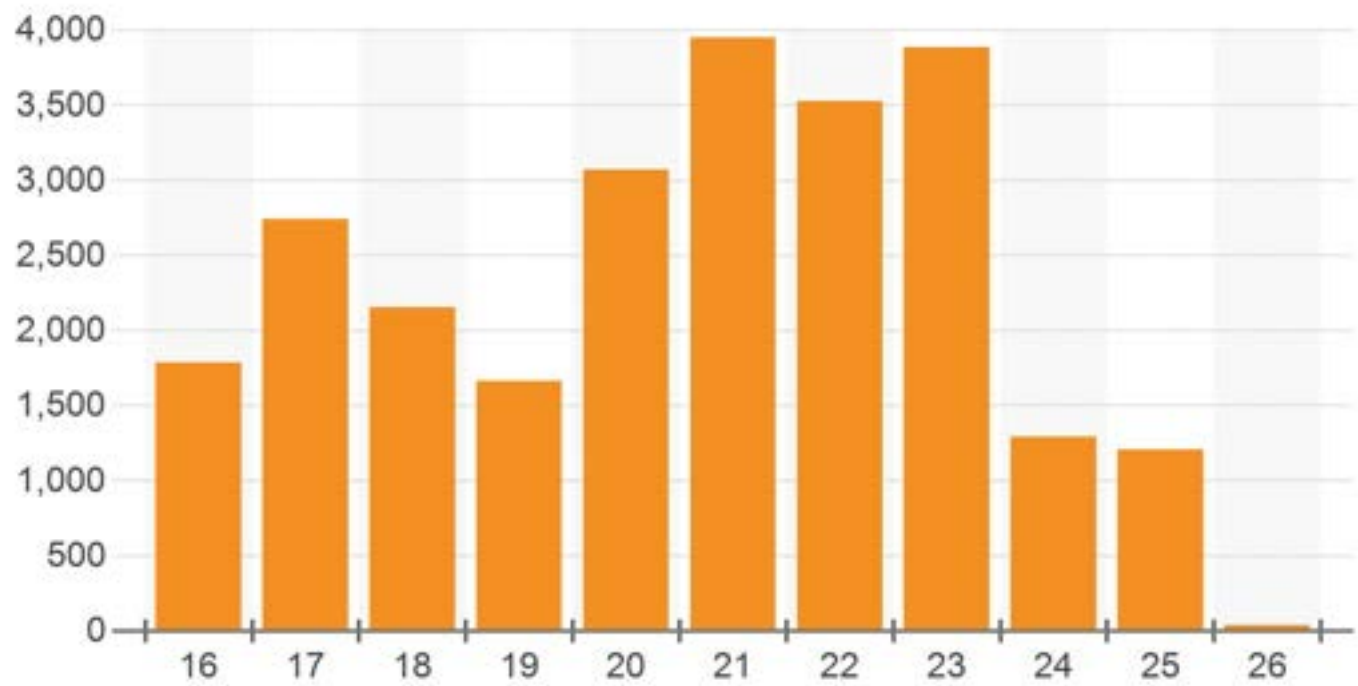
ABSORPTION UNITS



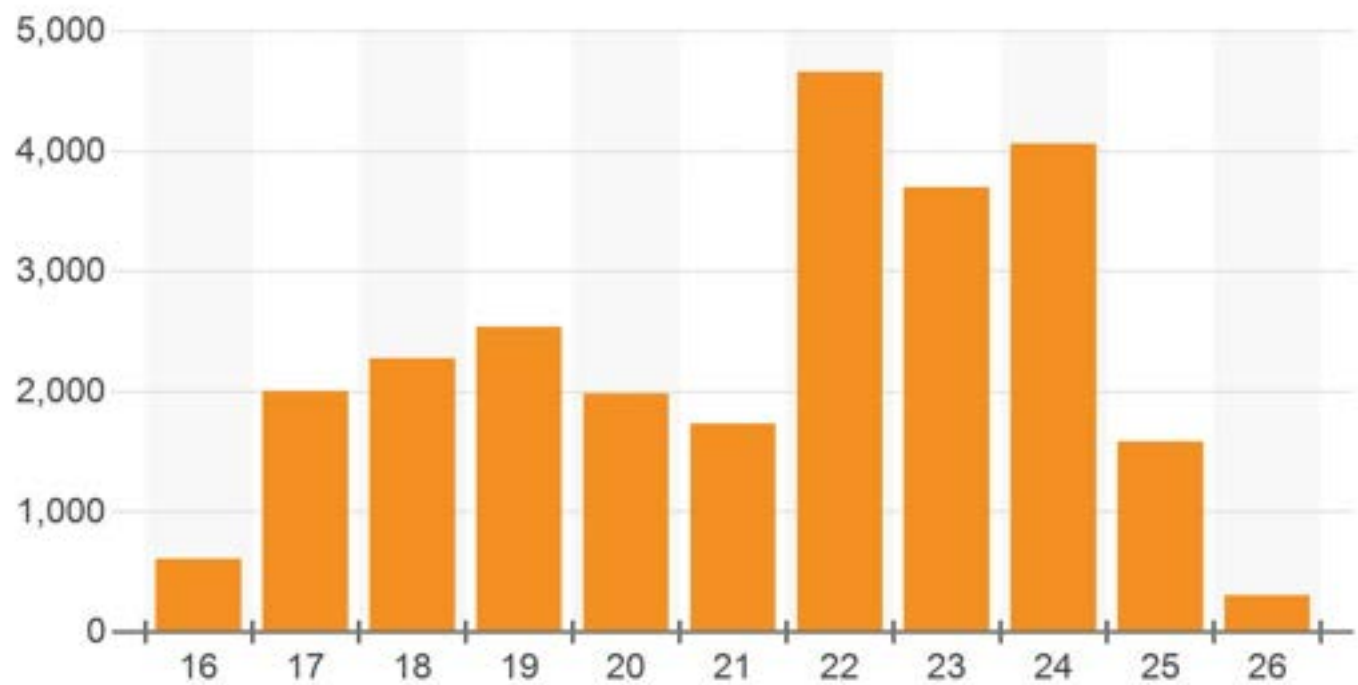
NET ABSORPTION AS % OF INVENTORY



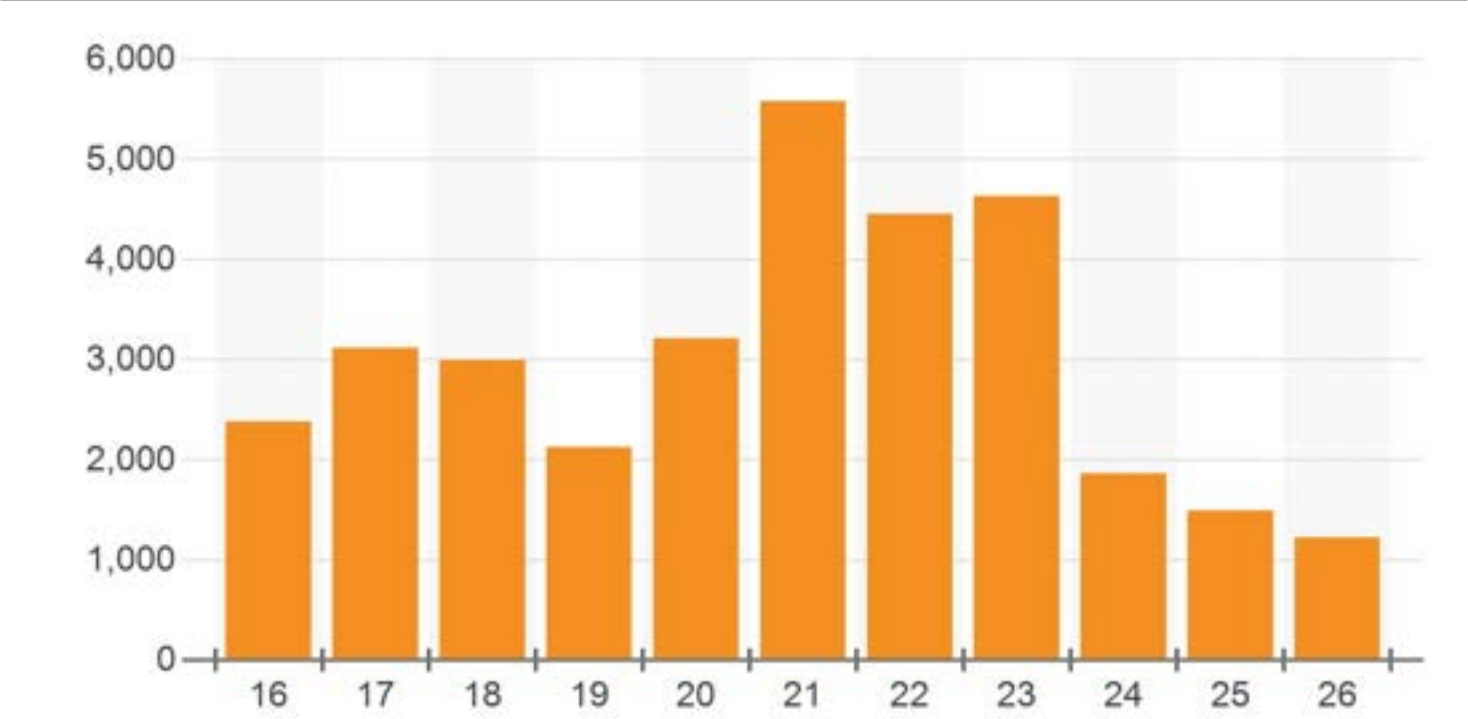
CONSTRUCTION STARTS IN UNITS



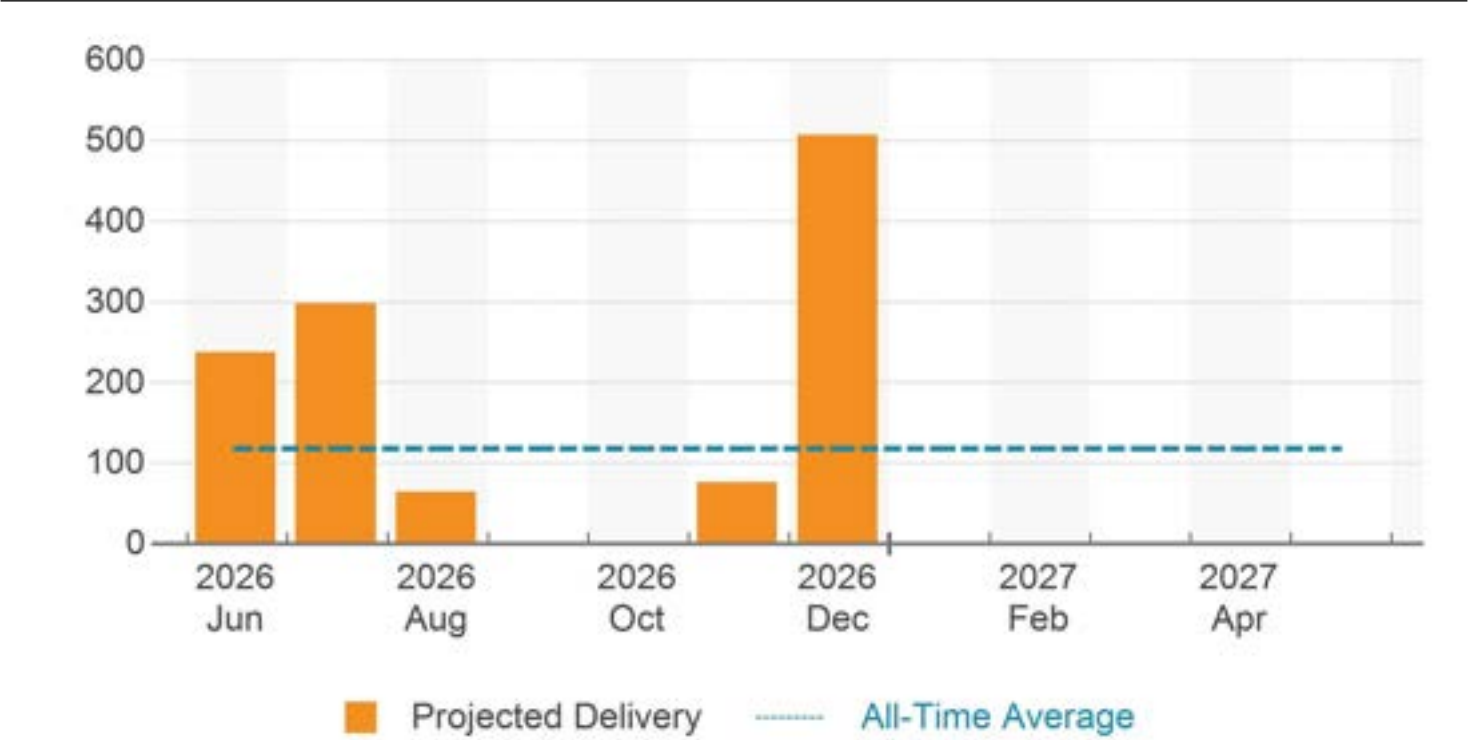
HISTORICAL DELIVERIES IN UNITS



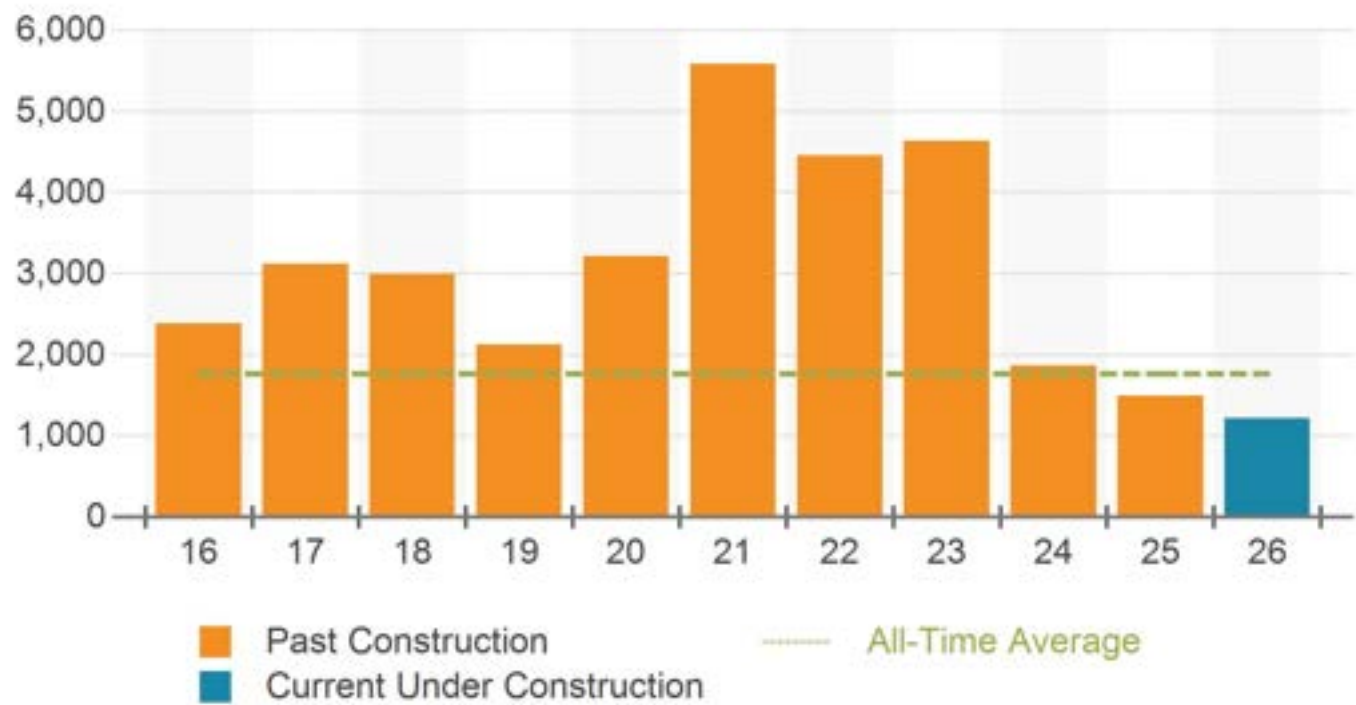
UNDER CONSTRUCTION IN UNITS



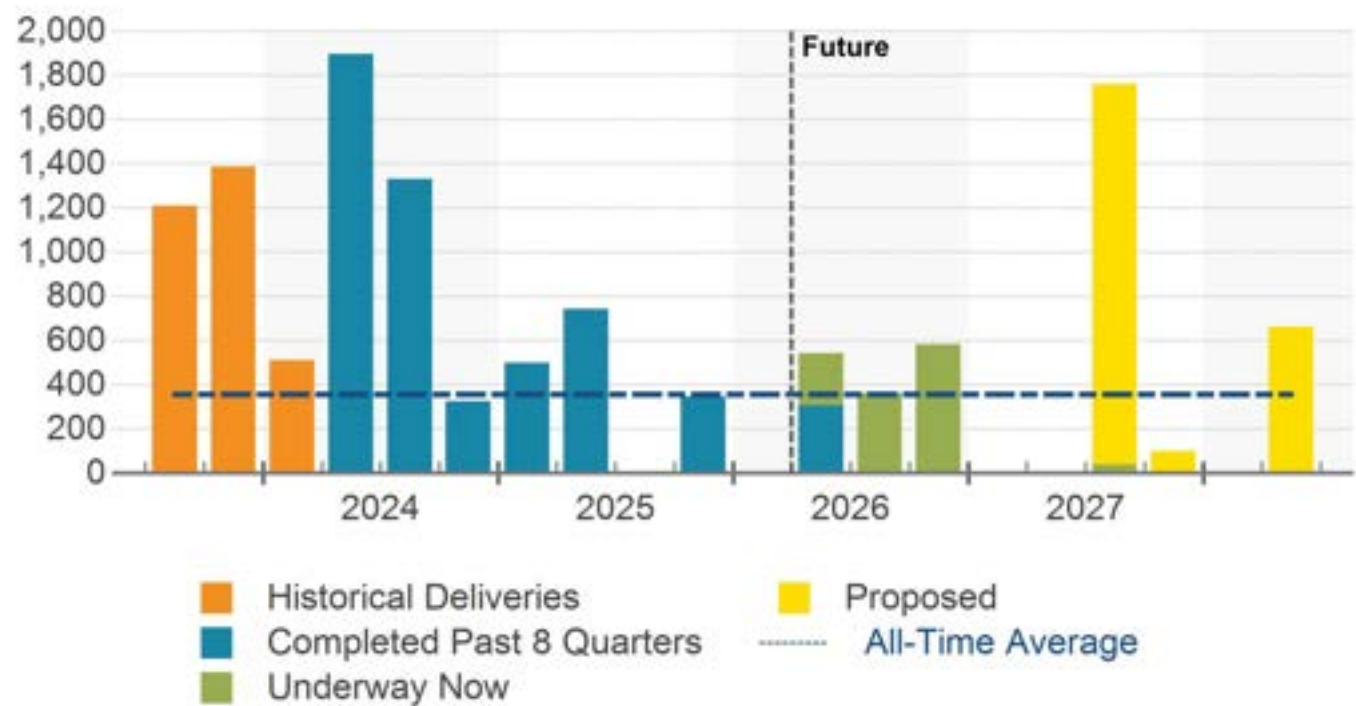
FUTURE DELIVERIES IN UNITS



PAST & CURRENT CONSTRUCTION IN UNITS



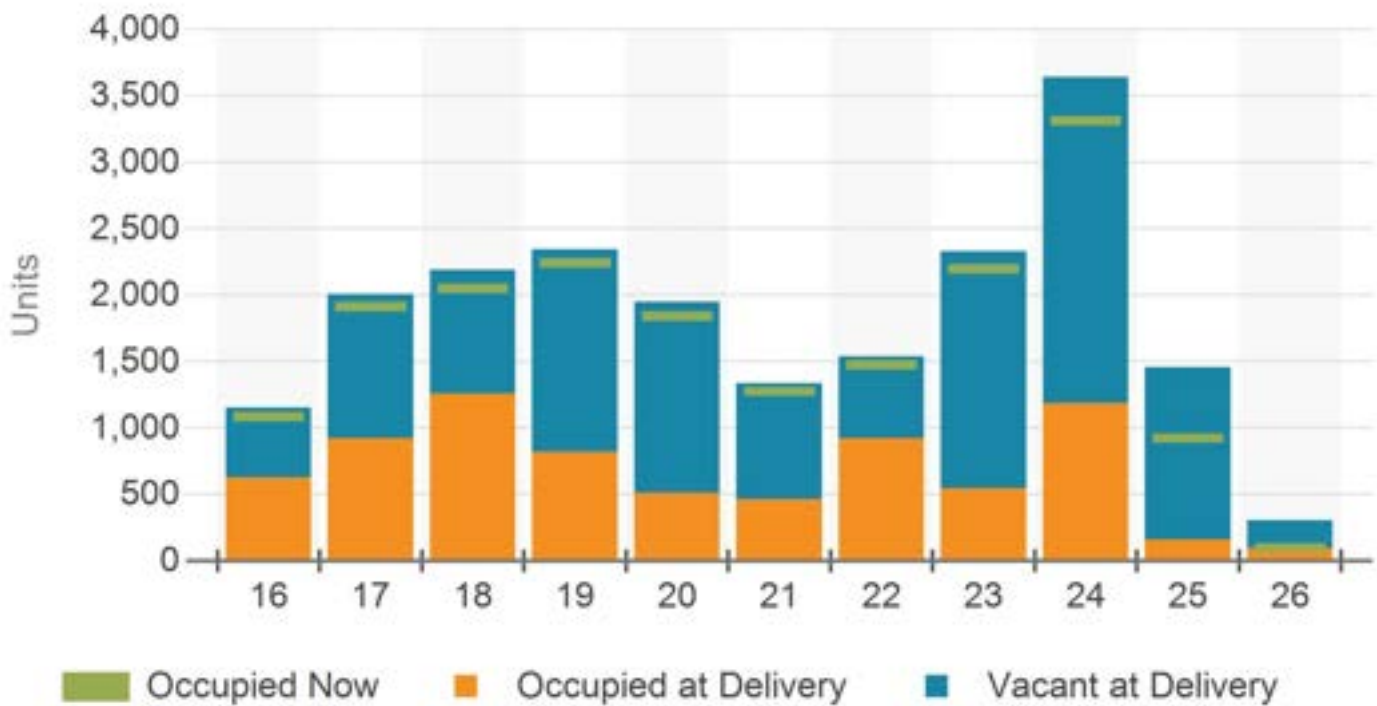
CONSTRUCTION UNITS BY STATUS



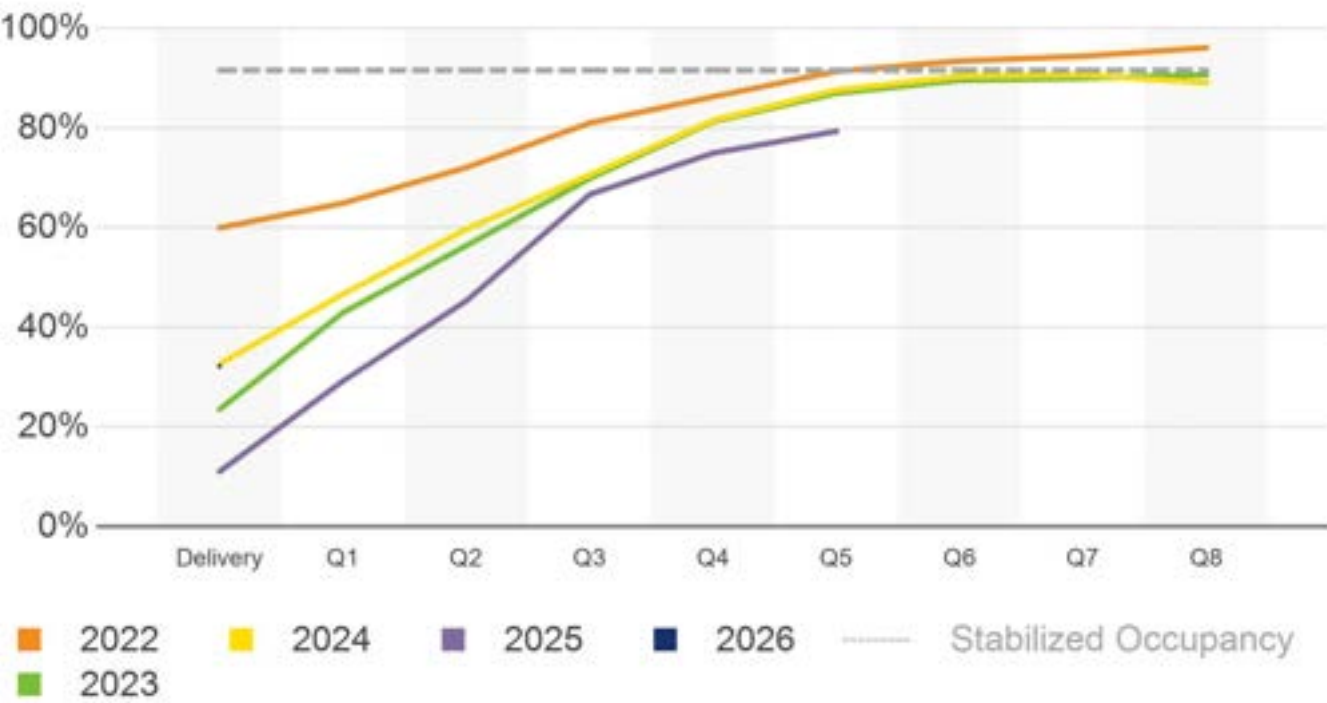
OCCUPANCY AT DELIVERY



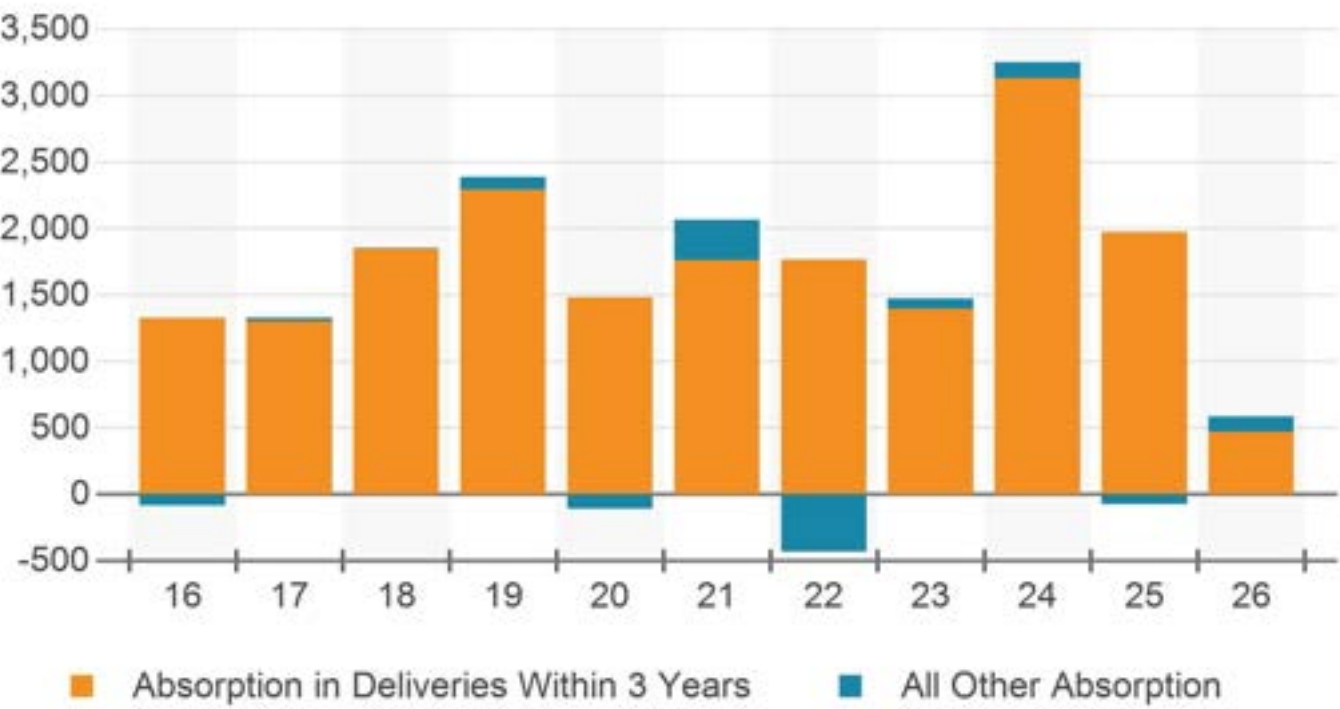
OCCUPANCY AT DELIVERY & NOW



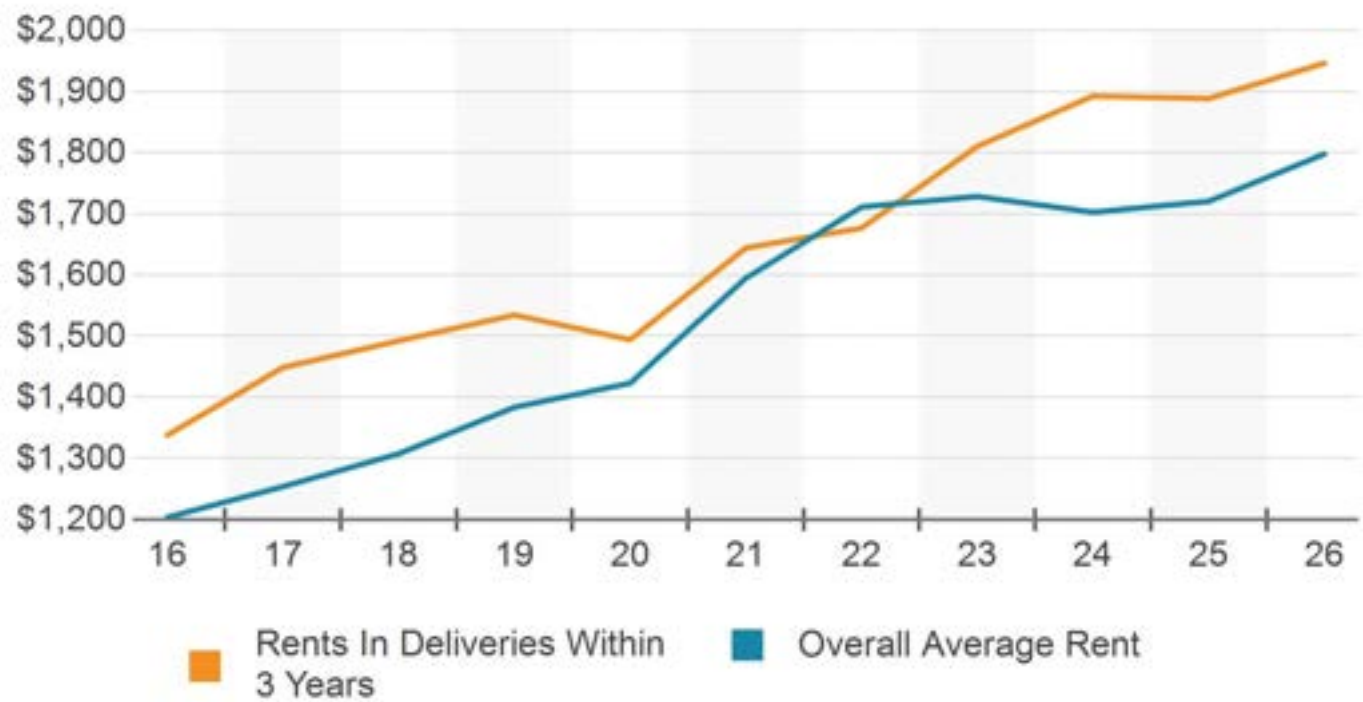
OCCUPANCY AFTER DELIVERY BY YEAR



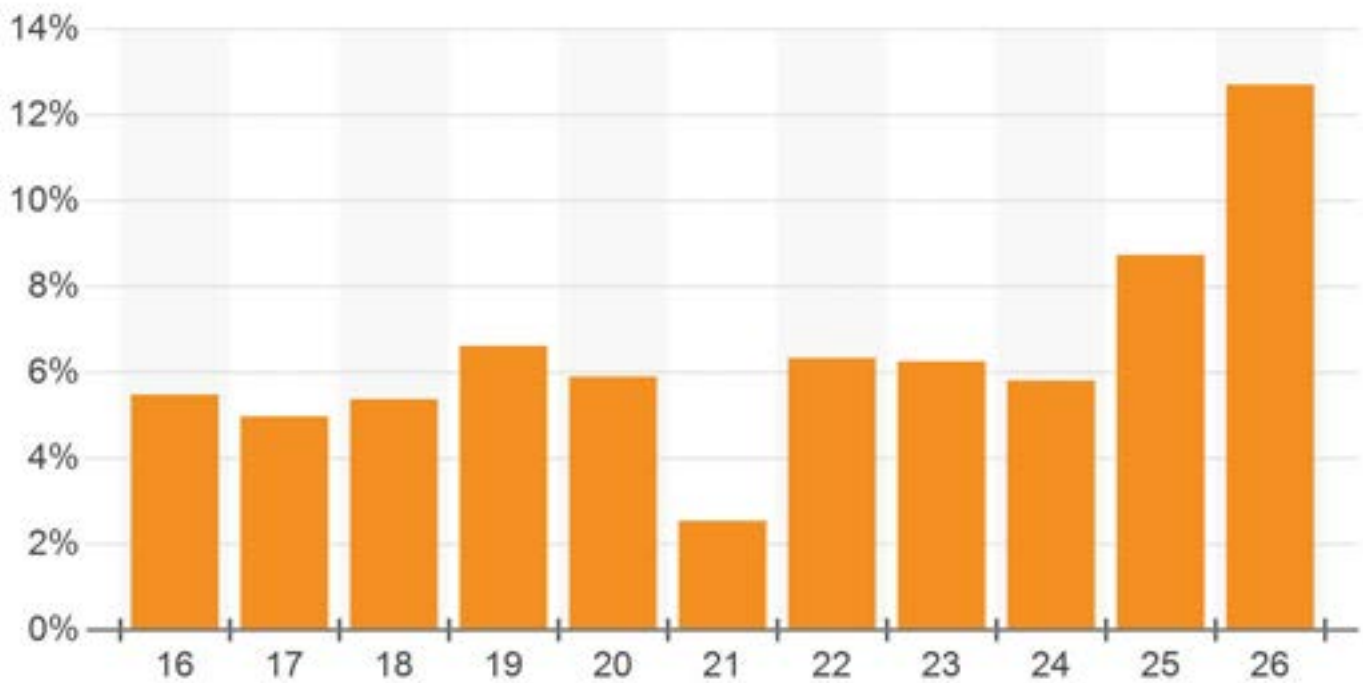
ABSORPTION UNITS IN RECENT DELIVERIES



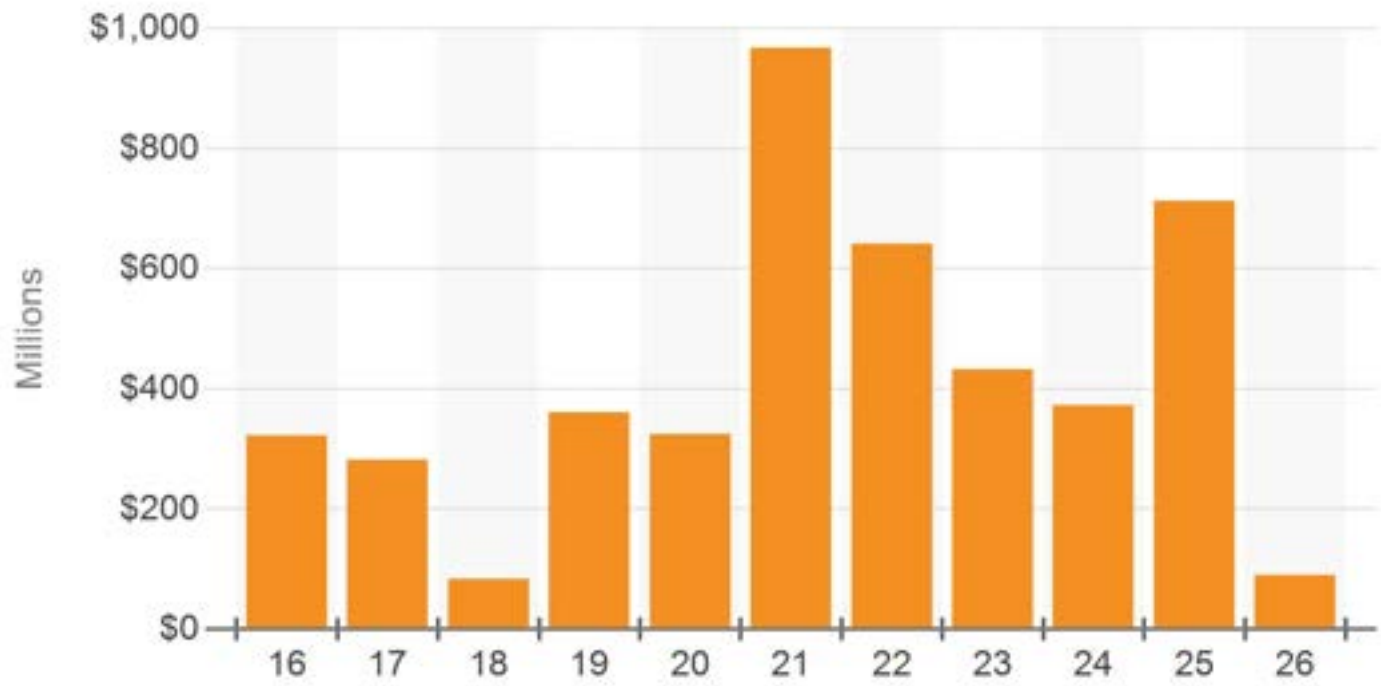
RENTS PER UNIT IN RECENT DELIVERIES



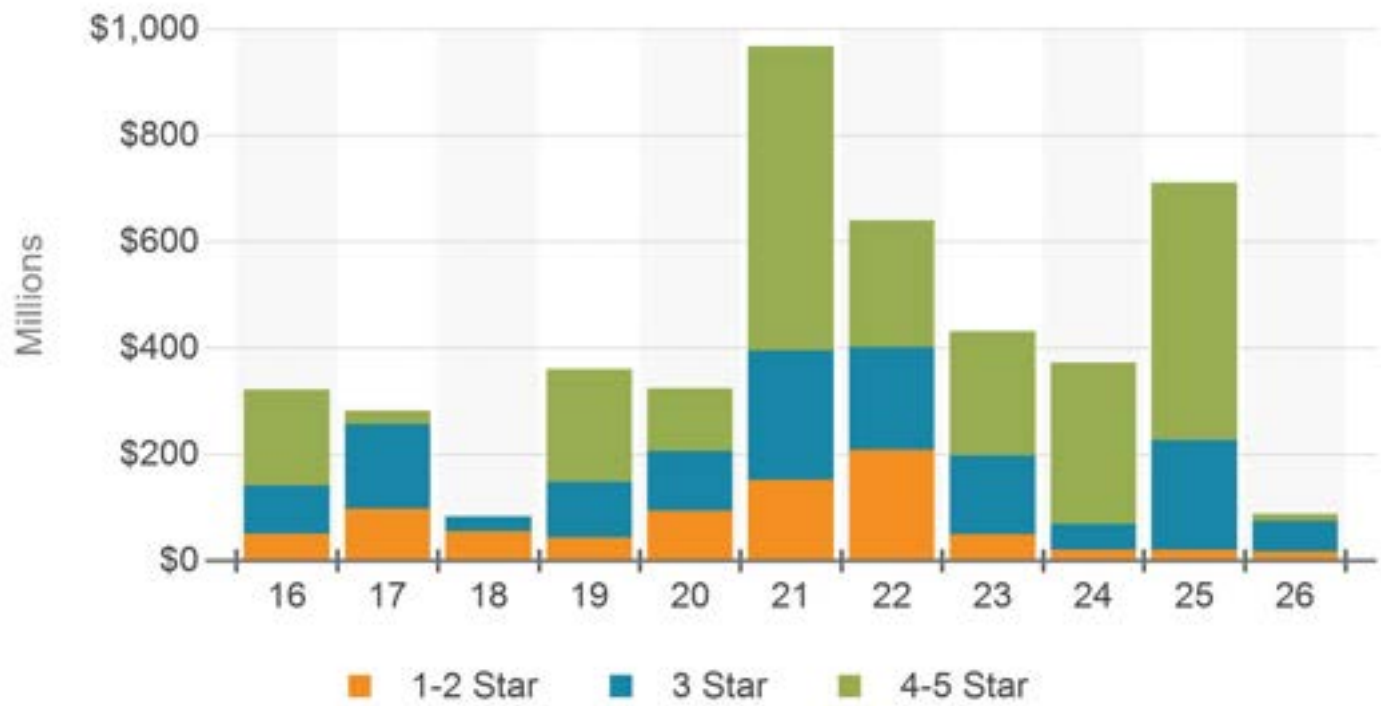
CONCESSIONS IN DELIVERIES



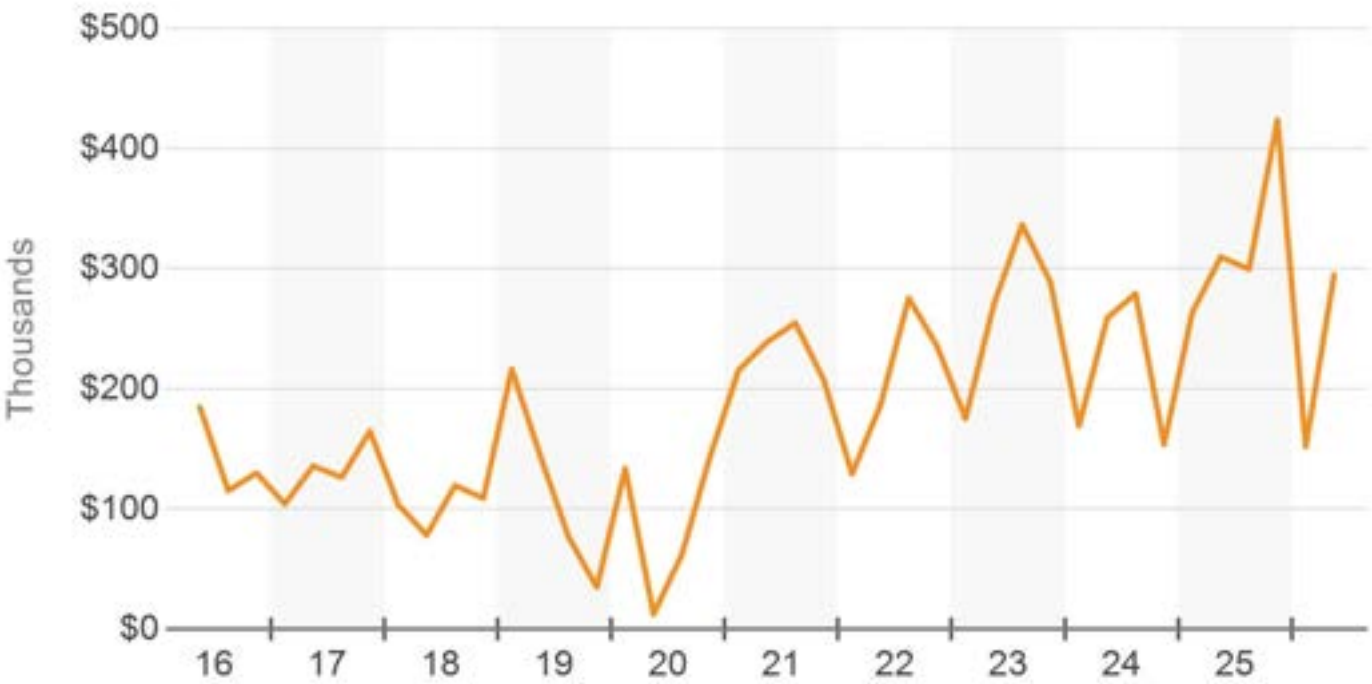
SALES VOLUME



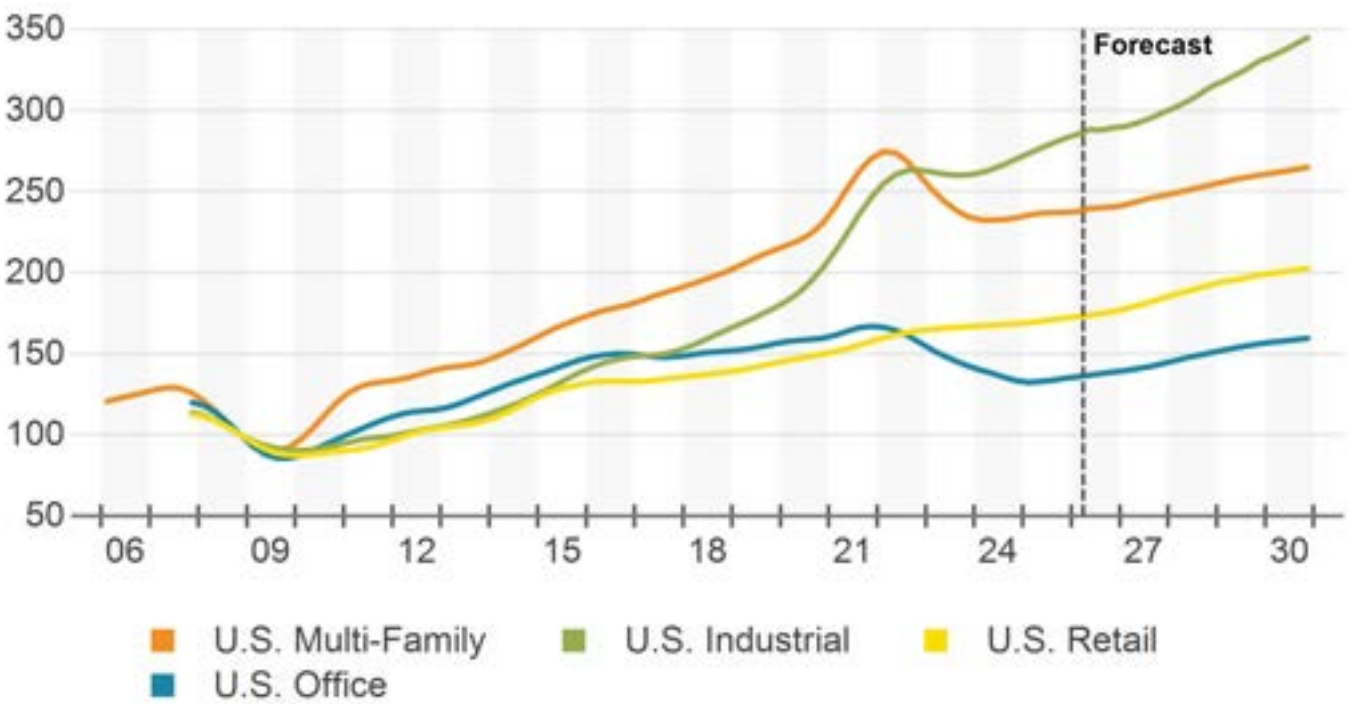
SALES VOLUME BY STAR RATING



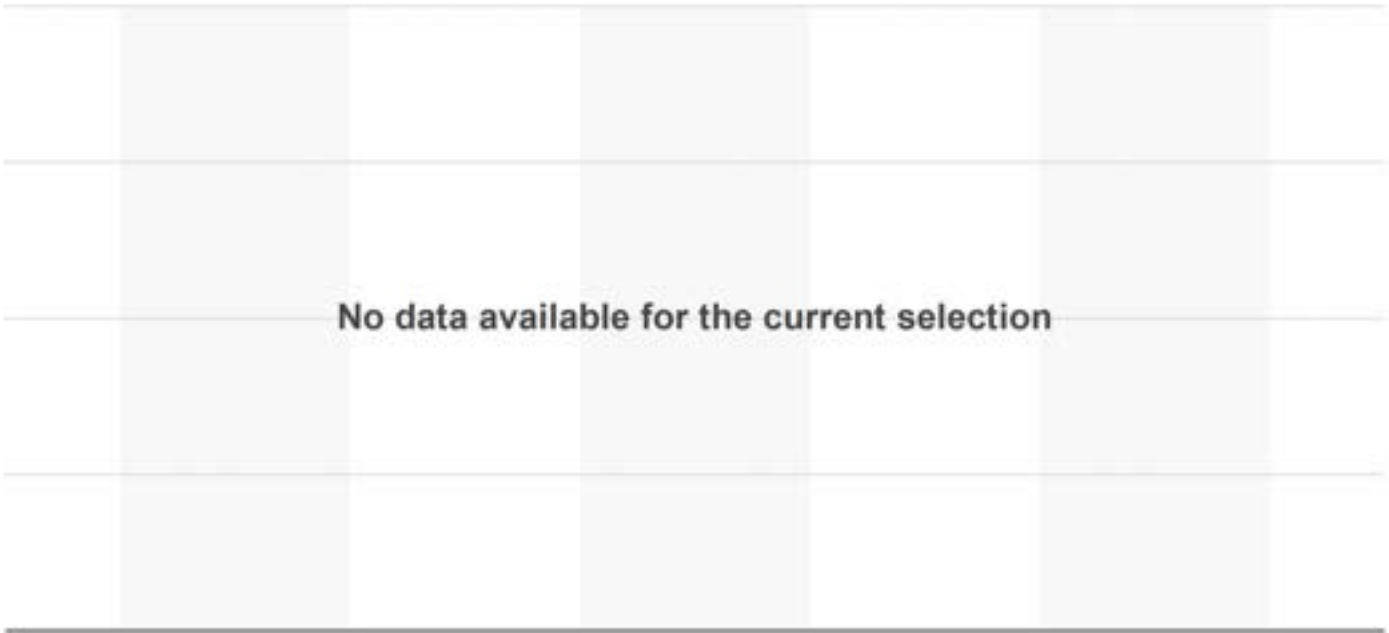
AVERAGE SALE PRICE PER UNIT



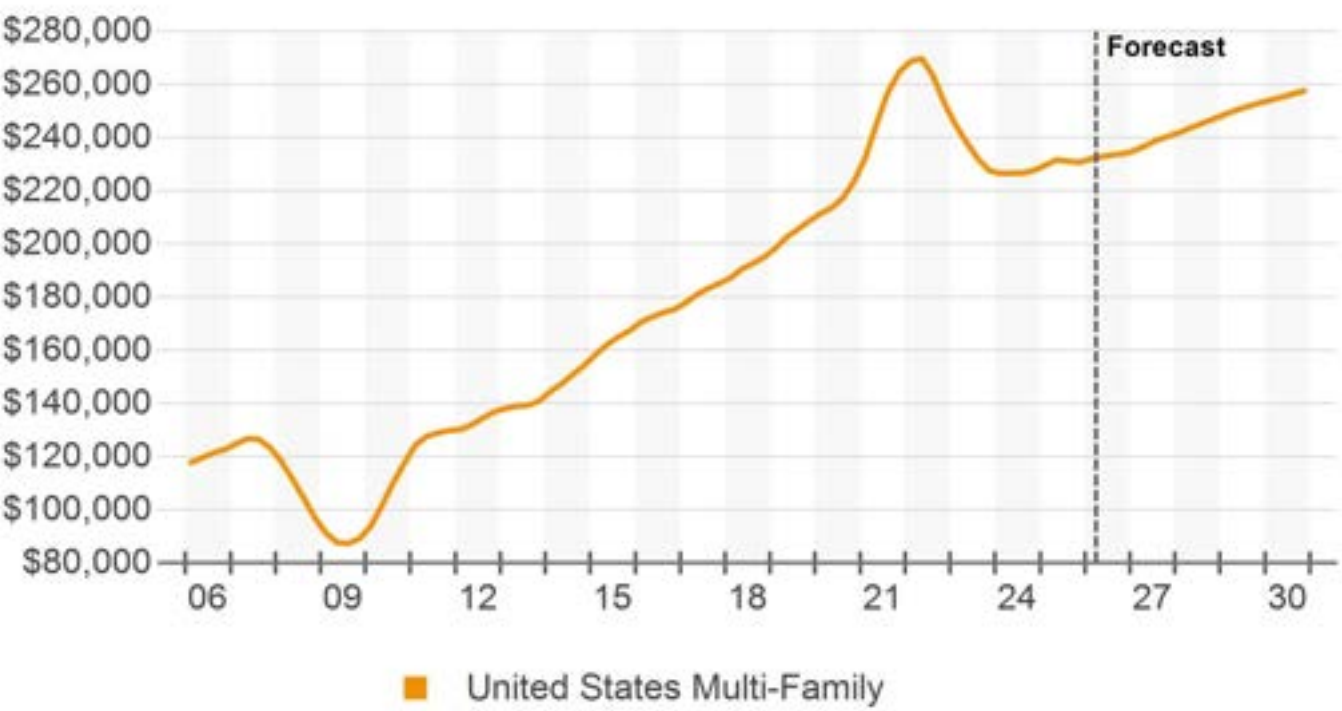
NATIONAL PRICE INDICES



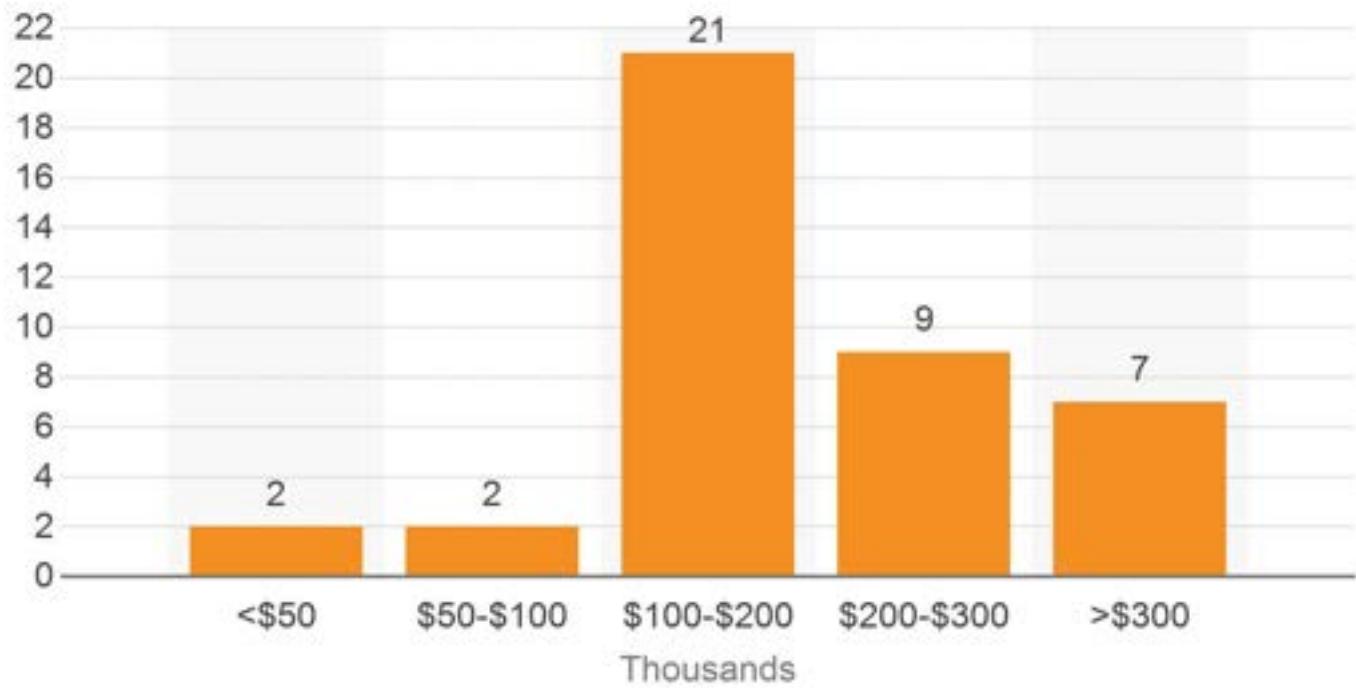
NATIONAL PRICE INDEX



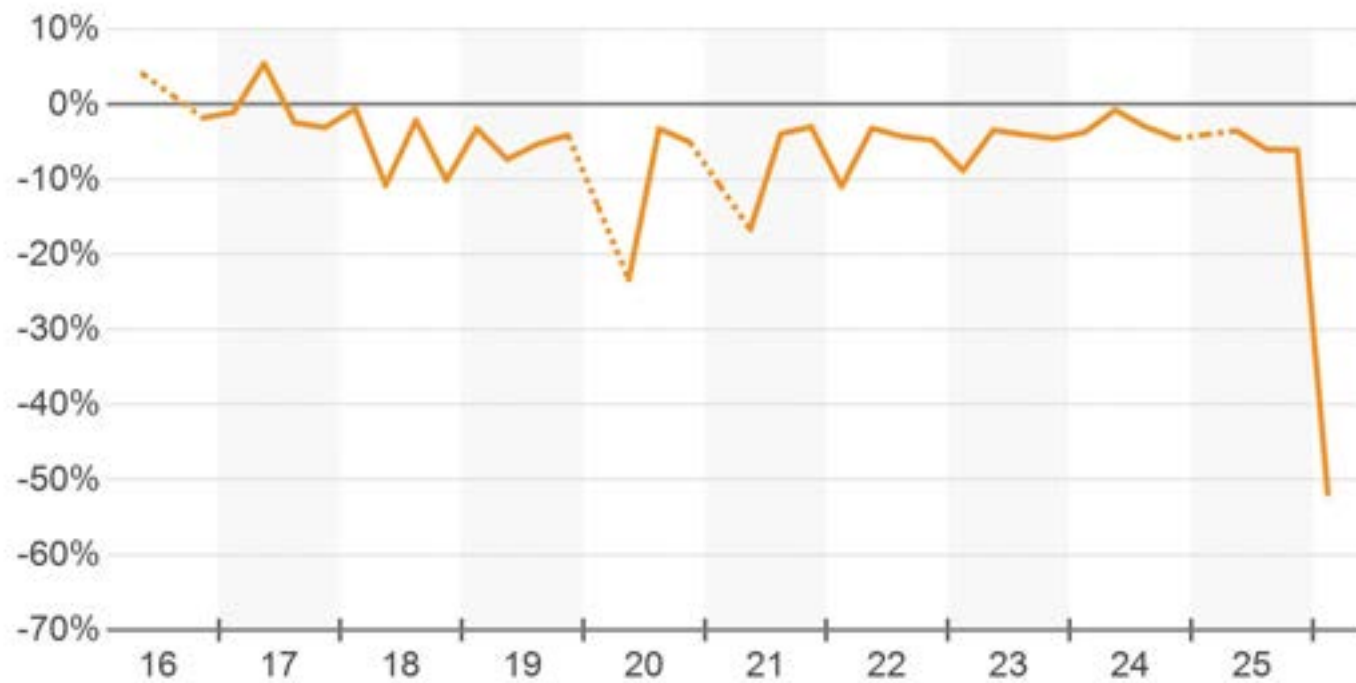
PRICE PER UNIT INDEX



SALE PRICES PER UNIT PAST YEAR



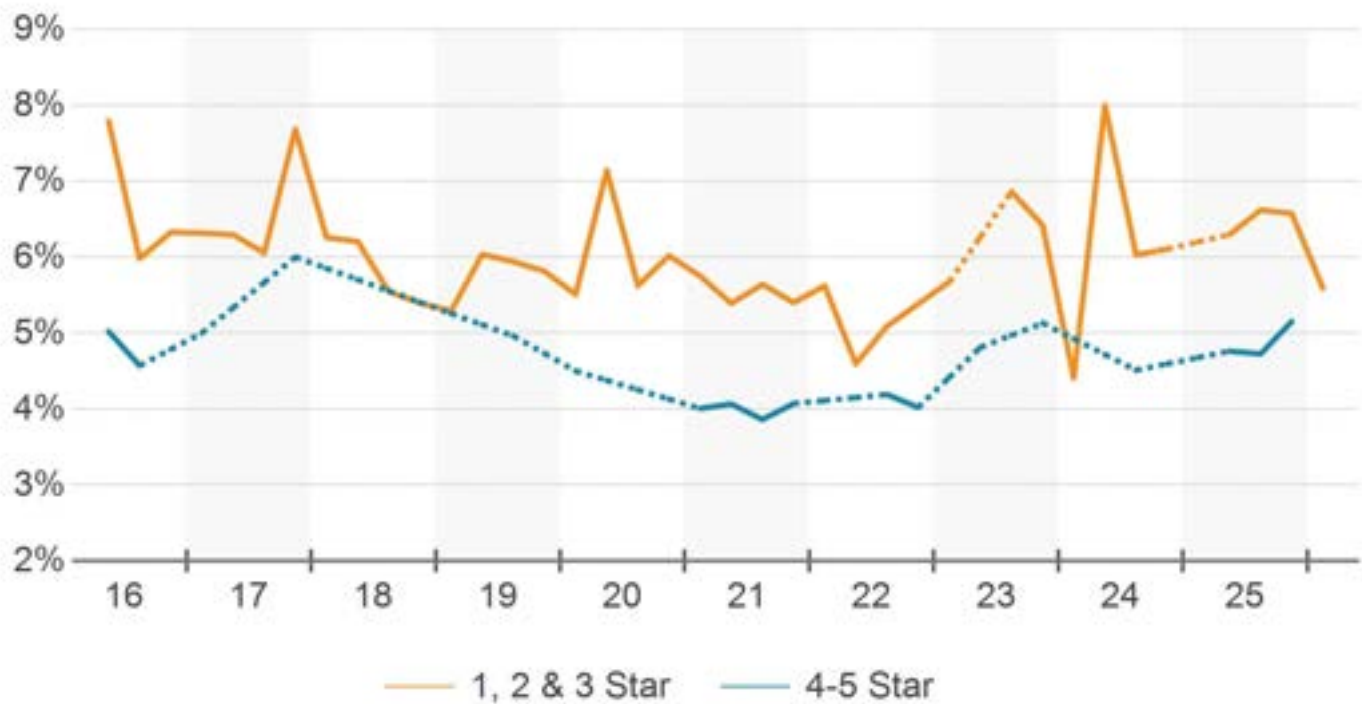
SALE TO ASKING PRICE DIFFERENTIAL



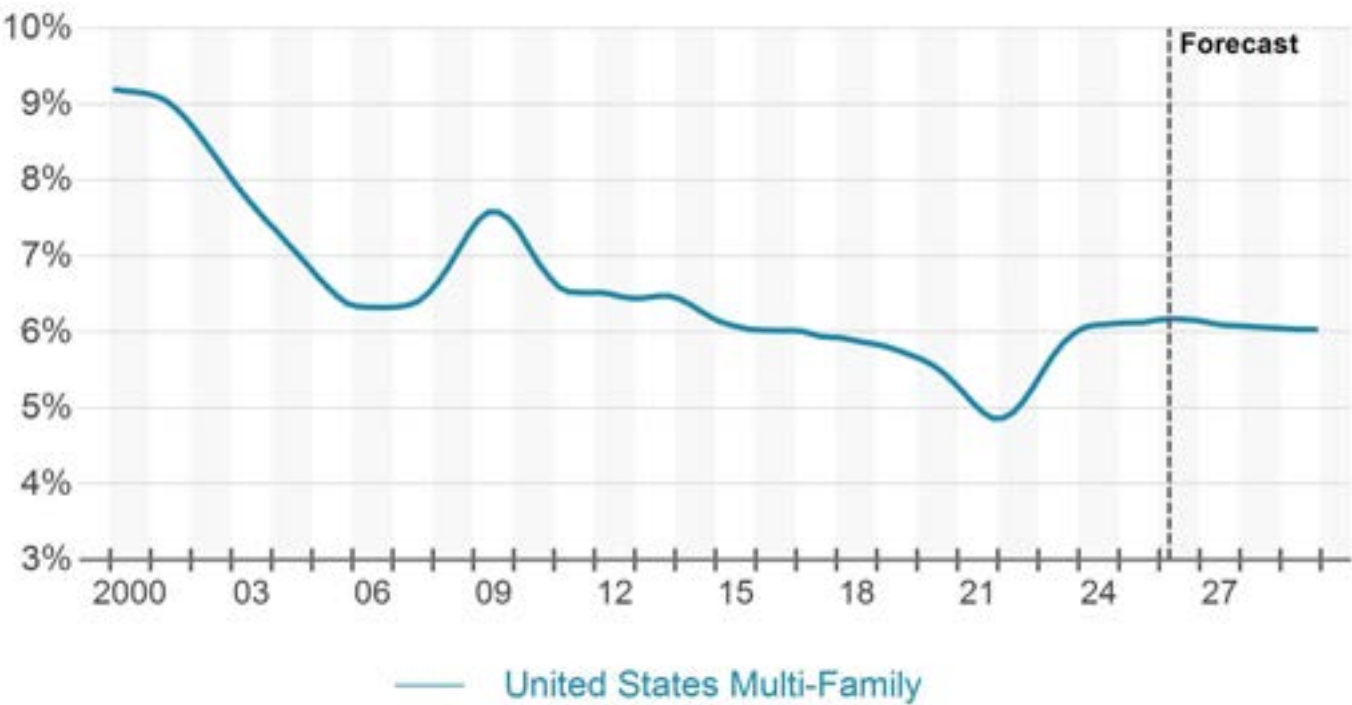
CAP RATE



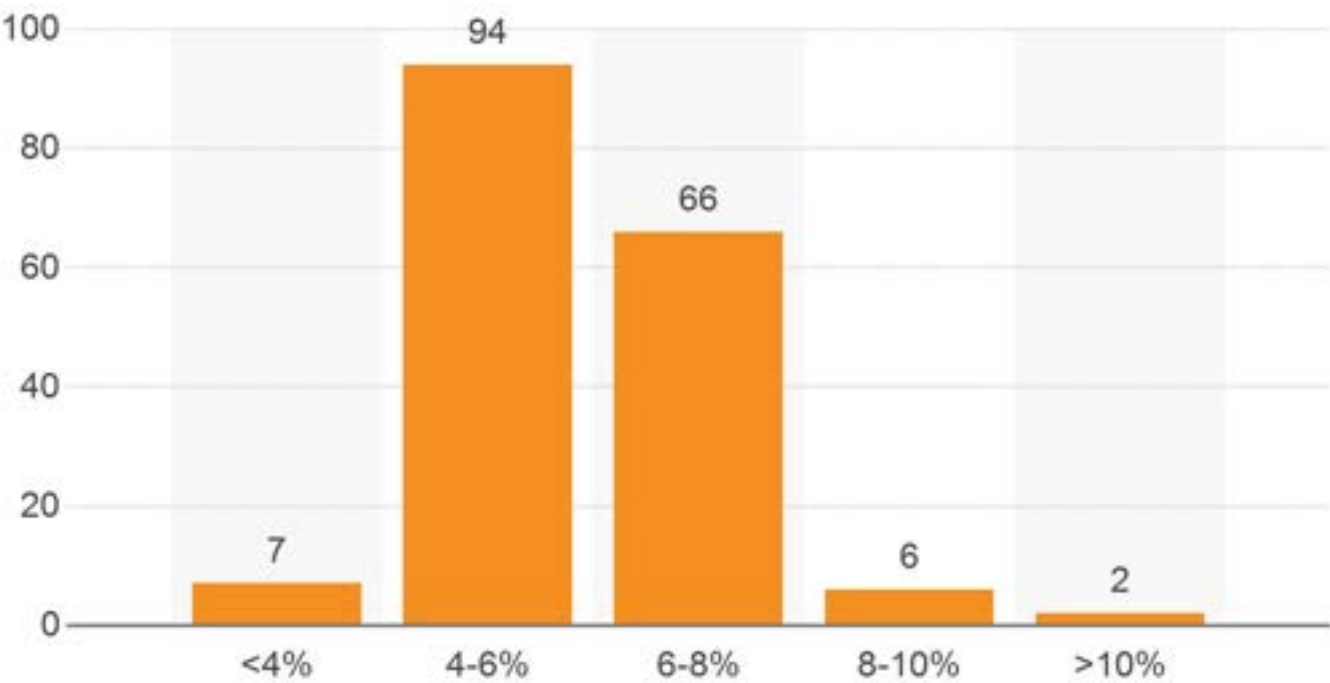
CAP RATE BY STAR RATING



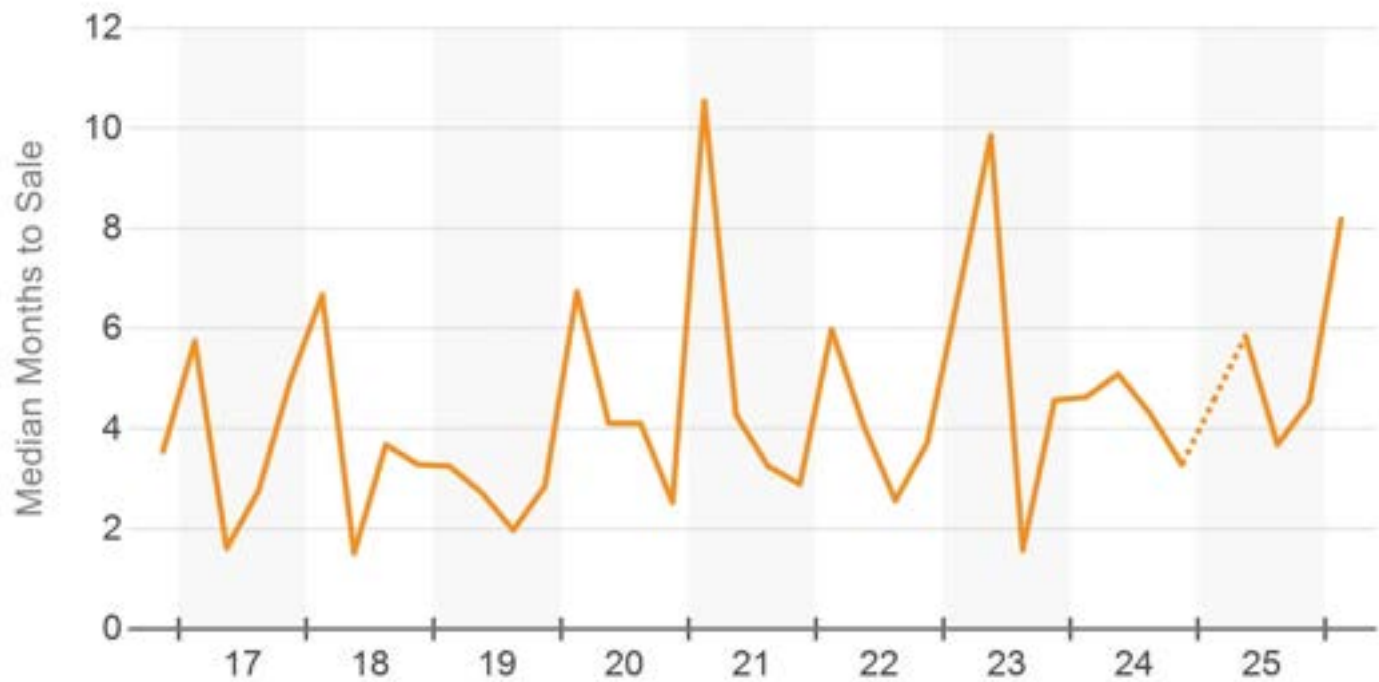
CAP RATE INDEX



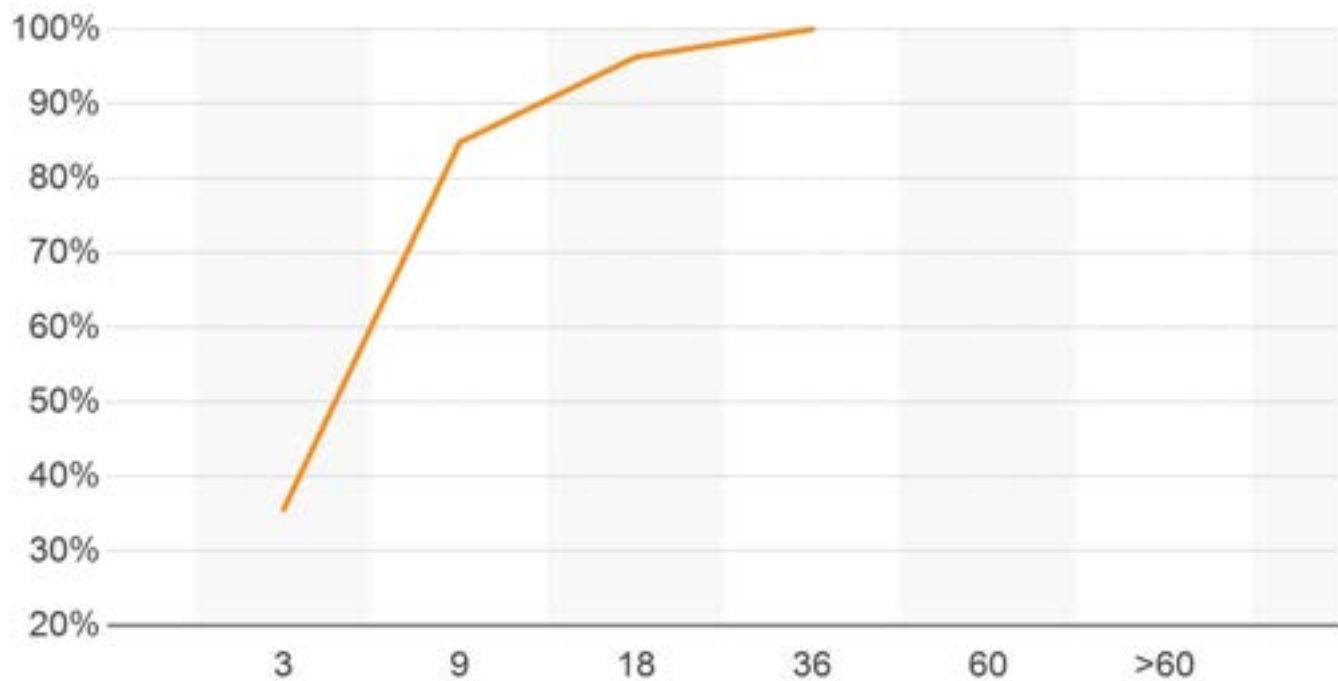
CAP RATES PAST YEAR



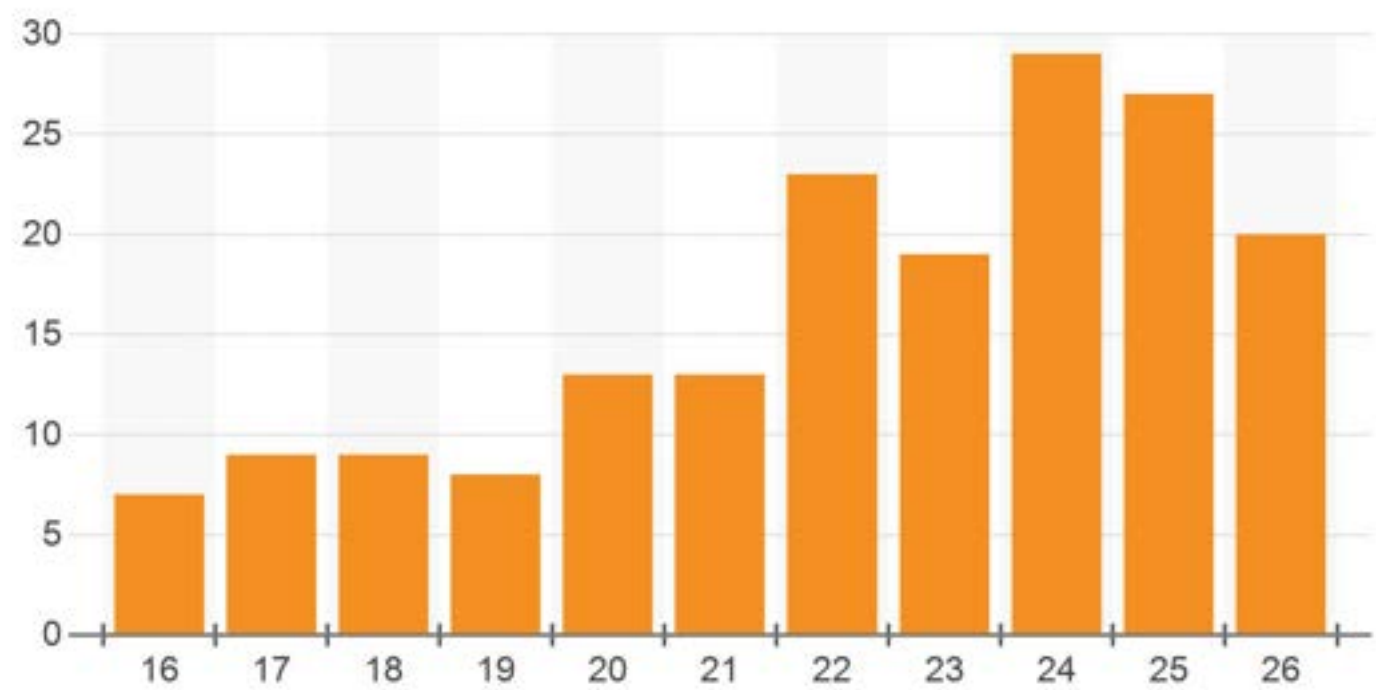
MONTHS TO SALE



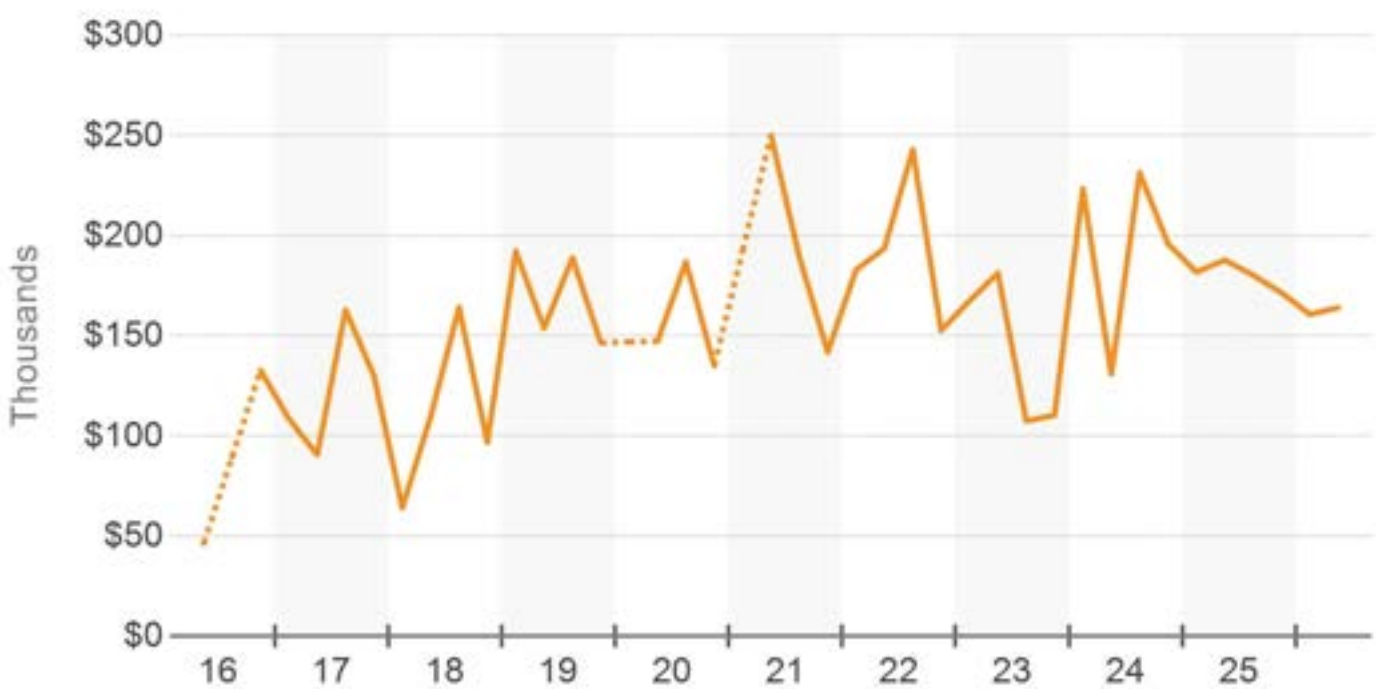
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



ASKING PRICE PER UNIT



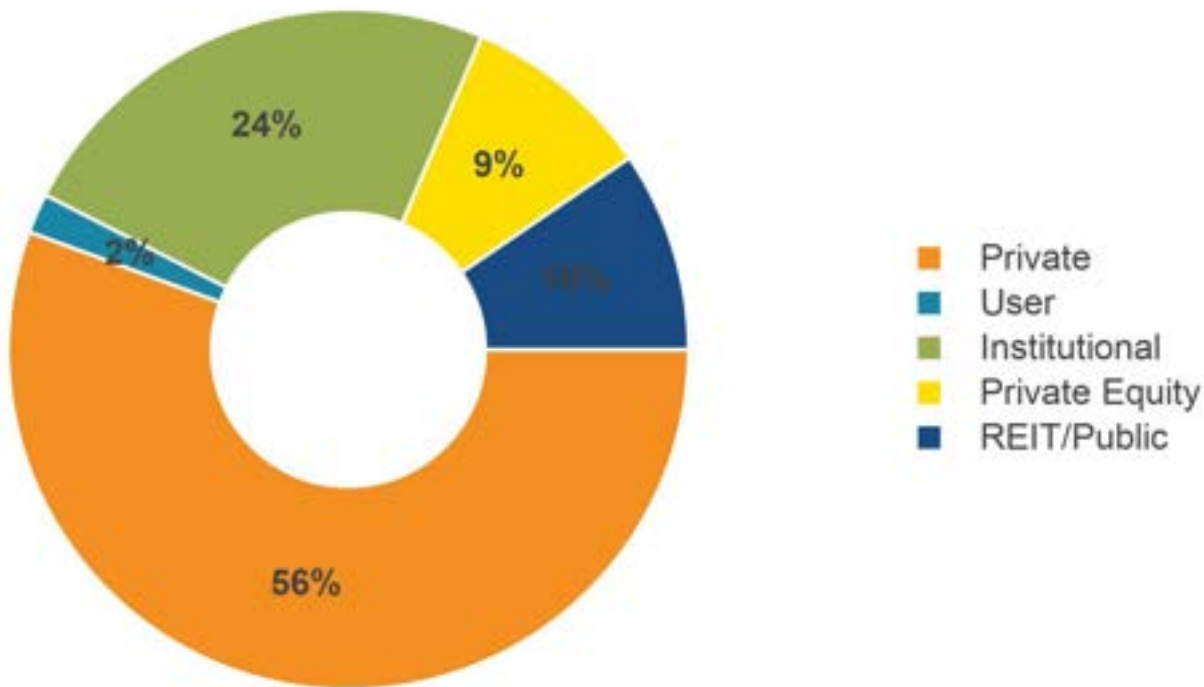
TOP BUYERS



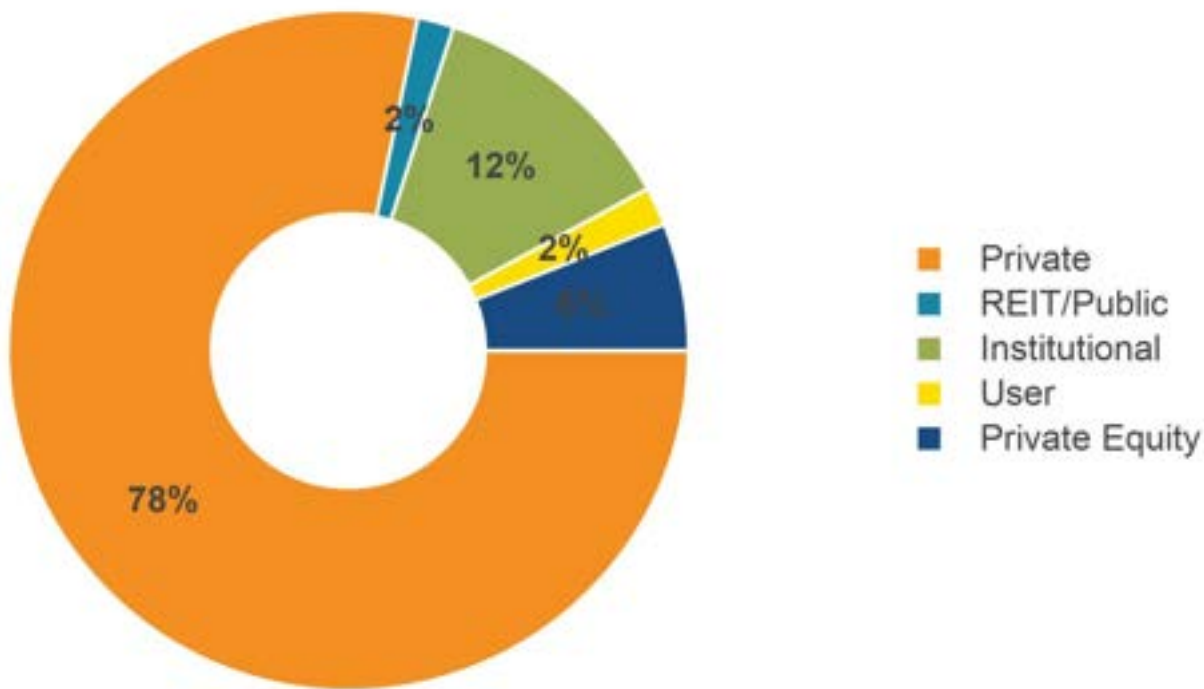
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

