



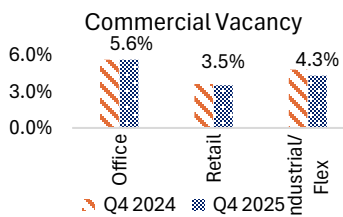
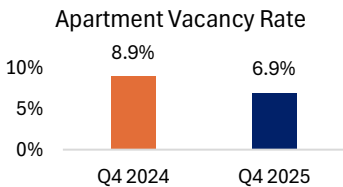
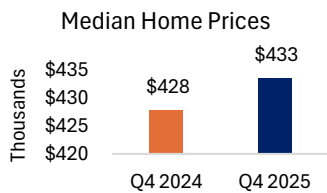
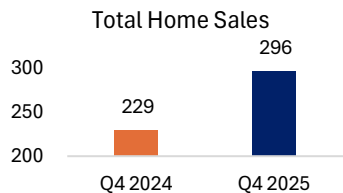
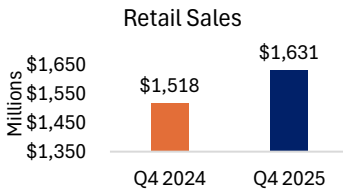
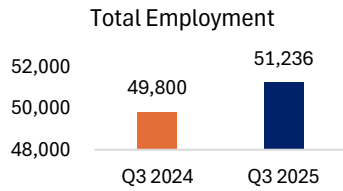
City of  
**Greeley** Colorado  
ECONOMIC DEVELOPMENT  
& URBAN REVITALIZATION

**Quarterly Economic Update**

March | 2026



# Executive Summary



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The City of Greeley continued to display robust economic performance through late 2025, with moderate employment gains, a strong increase in wages, expanding retail activity, and improved commercial real estate conditions. The unemployment rate declined over the year for the third consecutive quarter, although the decrease was again driven by a contracting labor force. Retail sales remained strong, residential permitting increased substantially, home sales accelerated, and detached home prices increased modestly. Commercial market indicators point to tightening conditions with unchanged or declining vacancy rates across all property types and moderate investment in nonresidential construction. Overall, economic conditions in Greeley and Weld County show resilience and gradual strengthening across most major indicators.

## Labor Force & Employment

Greeley added over 1,400 new jobs in Q3 2025, with notable growth in industries including mining and logging, government, and education and health services. Wages increased by 9.3% over the year, with the largest wage gains in the mining and logging sector. Greeley’s unemployment rate fell to 4.3%, reflecting regional economic trends, and remains close to the city’s long-term average.

## Retail Sales Activity

Retail sales activity in Greeley grew 7.5% in the fourth quarter of 2025, a slight moderation from the previous quarter’s strong growth.

## Residential Real Estate

Total home sales increased substantially in Q4 2025, with an increase of 40.8% for single-family homes and a decline of 17.8% for duplexes and condos. Home prices rose slightly (+1.3%) for detached homes and fell by 9.8% for condos/townhomes. Residential construction activity accelerated, with more than twice as many permits issued in Q4 2025 compared to last year, driven by an increase in multi-family permitting.

## Apartment Market

Apartment availability in Greeley was unchanged, with no new net units delivered in the fourth quarter of 2025. The apartment vacancy rate fell sharply from 8.9% in Q4 2024 to 6.9% in Q4 2025, indicating strong renter demand, while average rents fell slightly to \$1,373.

## Commercial Real Estate

Industrial/Flex demand strengthened in Greeley, with vacancy dropping to 4.3% and lease rates climbing to \$20.37 per square foot. Retail and office characteristics were largely unchanged except for a 9.0% increase in office average lease rates. Twenty-one commercial projects were permitted in Q4 2025, totaling nearly \$11.3 million in new investment.

<sup>1</sup>Throughout this report, “Greeley” refers to the city of Greeley.

<sup>2</sup>Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

# Employment and Wages

## Employment Trends

Employment contracted in Colorado for the second consecutive quarter but grew modestly nationally in Q3 2025. In the city of Greeley, employment growth accelerated marginally following a modest quarter in Q2 2025, while Weld County saw larger gains.

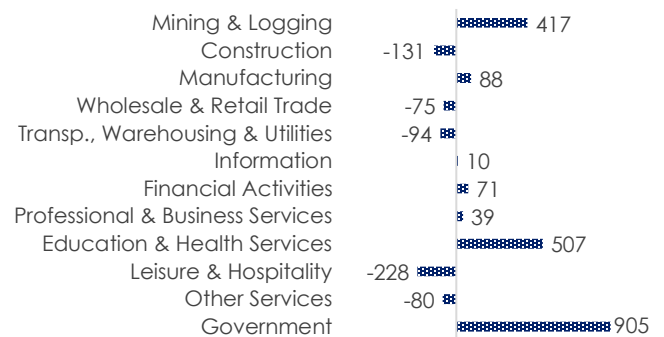
- Employment in Greeley\* totaled 51,236 in the third quarter of 2025, an increase of 2.9% from the third quarter of 2024, representing a gain of 1,436 jobs.
- Employment levels in Weld County totaled 124,454 in the third quarter of 2025, a 3.6% increase from the third quarter of 2024, representing a gain of 4,273 jobs.
- Seven of the 12 major industries in Greeley reported increases in employment in the third quarter of 2025 compared to the same period in 2024.
- The largest percentage increase was reported in Mining & Logging (+20.1%), followed by Government (+8.3%), and Education & Health Services (+6.8%).
- Transportation, Warehousing, & Utilities reported the largest percentage decline in employment (-9.4%), followed by Other Services (-6.4%) and Construction (-5.5%).

### Employment<sup>1</sup>

	Q3 2025	Q3 2024	OTY%
Greeley	51,236	49,800	2.9%
Weld County	124,454	120,181	3.6%

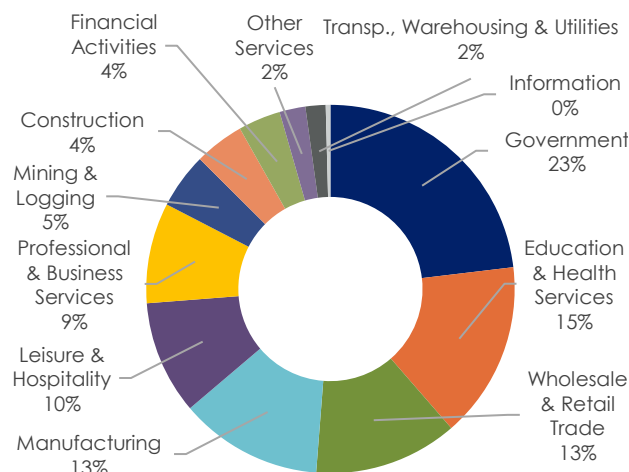
### Year-Over-Year Employment Change<sup>1</sup>

#### Greeley, Q3 2025



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### Greeley Employment Composition<sup>1</sup> Q3 2025



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- Over 51% of all employees in Greeley work in either Government, Education & Health Services, or Wholesale & Retail Trade.
- Government reported the largest increase in its share of jobs, rising 1.2 percentage points from Q3 2024 to Q3 2025.
- Leisure & Hospitality reported the largest decrease in its share of jobs, declining 0.7 percentage points over the year.

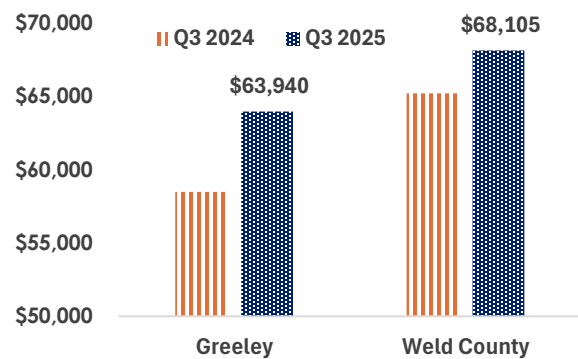
\*Throughout this report, "Greeley" refers to the city of Greeley.

<sup>1</sup>Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

## Wages

- Average wages in Greeley rose 9.3% between Q3 2024 and Q3 2025 to an average annual wage of \$63,940. Wages were highest in Wholesale & Retail Trade (\$126,646) and Mining & Logging (\$108,552), while wages were lowest in Leisure & Hospitality (\$26,473).
- Wage growth was driven by an increase in Mining & Logging wages, which reported an increase of 15.2%, reaching an average annual wage of \$108,552 in the third quarter of 2025. Wages in Information and Government also showed strong over-the-year growth of 10.0% and 9.8%, respectively.
- Across Weld County, wages rose 4.5% between Q3 2024 and Q3 2025 to an average annual wage of \$68,105. Wage growth was strongest in Information, rising 15.5% to \$98,589, followed by Financial Activities (+7.7%) and Professional & Business Services (+7.6%). In Q3 2025, all sectors reported year-over-year wage increases in Weld County.

Average Annual Wages<sup>2</sup>



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## Labor Force and Unemployment<sup>3</sup>

### Labor Force

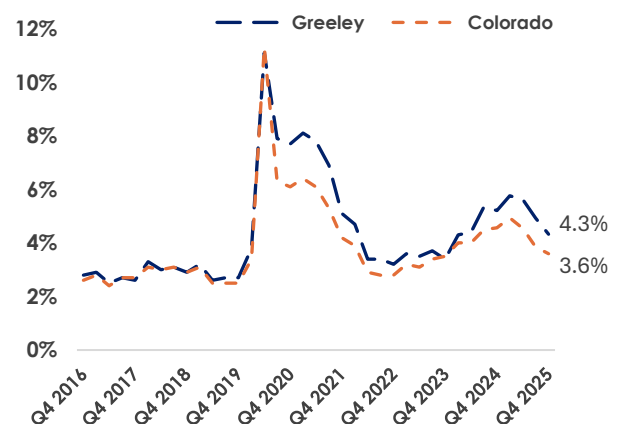
	Q4 2025	Q4 2024	OTY%
Greeley	51,566	52,962	-2.6%
Weld County	174,187	178,821	-2.6%
Colorado	3,242,407	3,281,124	-1.2%
U.S. (000s)	171,095	168,160	1.7%

### Unemployment Rate

	Q4 2025	Q4 2024	OTY%
Greeley	4.3%	5.2%	-0.9%
Weld County	3.9%	4.8%	-0.8%
Colorado	3.6%	4.6%	-1.0%
U.S. (000s)	4.2%	3.9%	0.3%

- Greeley reported an unemployment rate of 4.3% in the fourth quarter of 2025, down 0.9 percentage points from the fourth quarter of 2024 and down 0.6 percentage points from the previous quarter. In Weld County, the unemployment rate fell 0.8 percentage points to 3.9% over the year; higher than the Colorado rate but below the nation on average.
- The decrease in unemployment in Greeley was largely driven by a decline in the number of unemployed persons, a trend observed locally but not nationally, while employment from Q4 2024 to Q4 2025 decreased by 1.7%.

### Unemployment Rates



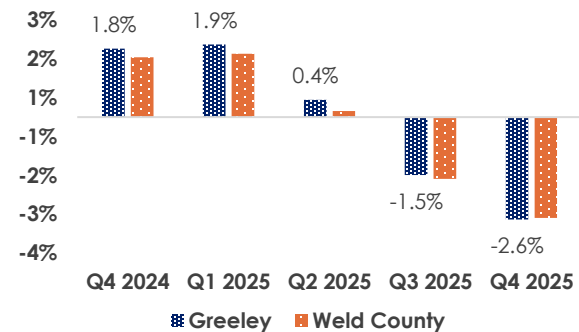
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<sup>2</sup>Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

<sup>3</sup>Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

- The unemployment rate in Greeley fell over the quarter for the sixth time in the past 11 quarters. The current unemployment rate of 4.3% is 0.1 percentage points below the 2015-2025 average of 4.4%.
- Unemployment in Greeley in the fourth quarter of 2025 exceeded the rate of unemployment in Weld County, Colorado, and the U.S. While this pattern is the norm with respect to the county and the state, Greeley unemployment was below the U.S. rate as recently as Q4 2023.
- Between Q4 2024 and Q4 2025, the labor force in Greeley contracted by 2.6% to 51,566 people working or looking for jobs. The labor force in Weld County also fell by 2.6% to 174,187 over the same period.
- In Q4 2025, the labor force in Greeley contracted over the year for the second consecutive quarter, marking the first back-to-back decline since Q3 and Q4 2022. The labor force in Weld County contracted year-over-year for a second consecutive month in the first two-quarter decline since Q4 2020 and Q1 2021.

**Labor Force Growth Rate<sup>4</sup>**



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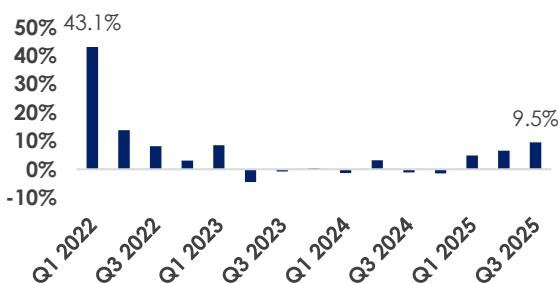
## Retail Sales Activity

- Retail sales in Greeley rose 7.5% between the fourth quarters of 2024 and 2025, following a year-over-year increase of 9.5% in the third quarter of 2025.
- Weld County reported nearly \$5.3 billion in retail sales in Q4 2025, up 9.5% from the same period last year. In Q3 2025, retail sales in Weld County increased 5.5%.

**Total Retail Sales (000's)<sup>5</sup>**

	Q4 2025	Q4 2024	OTY%
Greeley	1,631,115	1,517,956	7.5%
Weld County	5,281,778	4,824,954	9.5%

**Greeley Retail Sales<sup>5</sup>  
Year-Over-Year Change**



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- Retail activity in Greeley made up 30.9% of Weld County's total retail activity in Q4 2025, down 2.1 percentage points from the previous quarter.
- Following substantial growth in Q1 2022, retail sales in Greeley exhibited steady growth throughout 2022 and into Q1 2023. Retail sales declined in Q2 2023 and remained roughly flat before picking up in the last four consecutive quarters.

<sup>4</sup>Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

<sup>5</sup>Source: Colorado Department of Revenue.

## Residential Real Estate

### Greeley<sup>6</sup> Existing Home Sales

Home Sales		% Change
Single-Family Detached		
Q4 2025	259	40.8%
Q4 2024	184	
Single-Family Attached		
Q4 2025	37	-17.8%
Q4 2024	45	
<b>Median Home Price</b>		
Single-Family Detached		
Q4 2025	\$433,392	1.3%
Q4 2024	\$427,714	
Single-Family Attached		
Q4 2025	\$319,163	-9.8%
Q4 2024	\$353,938	

### Weld County<sup>7</sup> Existing Home Sales

Home Sales		% Change
Single-Family Detached		
Q4 2025	1,181	5.1%
Q4 2024	1,124	
Single-Family Attached		
Q4 2025	104	-20.6%
Q4 2024	131	
<b>Median Home Price</b>		
Single-Family Detached		
Q4 2025	\$503,237	-1.4%
Q4 2024	\$510,183	
Single-Family Attached		
Q4 2025	\$347,041	-5.1%
Q4 2024	\$365,569	

- Greeley reported 259 detached home sales in the fourth quarter of 2025, up 40.8% from the same quarter in 2024. Attached home sales fell 17.8%, or by eight units, over the year.
- Detached home prices in Greeley rose 1.3% from Q4 2024 to Q4 2025, or an average increase of \$5,678. Attached homes sold for an average of \$34,775 less in Q4 2025 compared to the same quarter last year, a decrease of 9.8%.
- Across Weld County, detached home sales increased by 5.1% in Q4 2025 from the same quarter last year. Prices fell by 1.4% over the same period.

### Residential Building Permit Activity

- Greeley issued permits for 54 single-family homes in Q4 2025, down from 90 in Q4 2024. The average valuation decreased 2.8% to \$362,945 per single-family home.
- There were 281 multi-family units permitted in Q4 2025, compared to 12 units permitted in Q4 2024.

### Greeley Residential Units Permitted<sup>8</sup>

	Single-Family	Multi-Family	Total
<b>Units</b>			
Q4 2025	54	218	335
Q4 2024	90	12	102
<b>Avg. Valuation</b>			
Q4 2025	\$362,945	\$176,837	\$206,836
Q4 2024	\$373,222	\$337,941	\$369,071

<sup>6</sup>Source: RedFin.

<sup>7</sup>Source: Colorado Association of Realtors.

<sup>8</sup>Source: City of Greeley, Building Permits and Fees.

### Apartments<sup>9</sup>

Inventory (units)			Vacancy Rate			Average Rent		
	Q4 2025	Q4 2024		Q4 2025	Q4 2024		Q4 2025	Q4 2024
Greeley	14,495	14,495	Greeley	6.9%	8.9%	Greeley	\$1,373	\$1,414
Weld County	28,014	27,435	Weld County	8.3%	9.4%	Weld County	\$1,520	\$1,565

- Apartment inventory in Greeley totaled 14,495 units in the fourth quarter of 2025, unchanged from the fourth quarter of 2024. Across Weld County, the number of apartment units rose 2.1% to 28,014 units from Q4 2024 to Q4 2025. Over the quarter, apartment inventory was unchanged in both Greeley and Weld County.
- The apartment vacancy rate in Greeley declined by 2.0 percentage points to 6.9% vacancy from Q4 2024 to Q4 2025. Over the quarter, vacancy rates decreased by 0.3 percentage points. Across Weld County, the apartment vacancy rate decreased by 1.1 percentage points to 8.3% between the fourth quarters of 2024 and 2025. Over the quarter, vacancy rates in Weld County decreased by 1.2 percentage points.
- Average monthly rents in Greeley fell by 2.9% to \$1,373 from Q4 2024 to Q4 2025. Over the quarter, average rents fell by 2.1%. In Weld County, average monthly rents also decreased by 2.9% to \$1,565 over the year and declined by 2.1% over the quarter.

### Commercial Real Estate<sup>10</sup>

- The office vacancy rate in Greeley remained unchanged at 5.6% between the fourth quarters of 2024 and 2025. Over the period, no new office space was added to the market. The average lease rate for office properties increased 9.0%, or by \$2.57, to \$31.26 per square foot. In Weld County, the office vacancy rate increased 0.2 percentage points to 4.6% from Q4 2024 to Q4 2025. Average lease rates for office properties rose 6.2%, or by \$1.78, to \$30.57 per square foot. No new office space was added in Weld County over the period.
- The retail vacancy rate in Greeley fell by 0.1 percentage points to 3.5% from Q4 2024 to Q4 2025. In total, 10,580 square feet of retail space was added over the same period. The average lease rate for retail space decreased 1.1%, or by \$0.16, to \$14.18 per square foot. In Weld County, the retail vacancy rate rose by 0.3 percentage points to 2.9% between the fourth quarters of 2024 and 2025. In total, 171,197 square feet of retail space was added in Weld County over the same period. Average lease rates for retail properties fell 5.4%, or by \$0.96, to \$16.82 per square foot.
- In Greeley, the Industrial/Flex vacancy rate fell by 0.5 percentage points to 4.3% between the fourth quarter of 2024 and the fourth quarter of 2025. Over the period, no new Industrial/Flex space was added to the market. The average lease rate for Industrial/Flex space increased 89.7%, or by \$9.63, to \$20.37. The Industrial/Flex vacancy rate in Weld County rose by 0.9 percentage points to 4.7% between Q4 2024 and Q4 2025. Over the period, 139,650 square feet of Industrial/Flex space was added across Weld County. The average lease rate for Industrial/Flex properties increased 30.1%, or by \$3.77, to \$16.29 per square foot.

<sup>9</sup>Source: CoStar.

<sup>10</sup>Source: CoStar; Note: Industrial/Flex and Retail lease rates are triple-net.

**Office Commercial Real Estate**

	Total Existing SF (Q4 2025)	Total Existing SF (Q4 2024)	Vacancy Rate- direct (Q4 2025)	Vacancy Rate- direct (Q4 2024)	Avg. Lease Rate- per sq. ft. (Q4 2025)	Avg. Lease Rate- per sq. ft. (Q4 2024)
Greeley	4,180,944	4,180,944	5.6%	5.6%	\$31.26	\$28.69
Weld County	6,10,584	6,100,584	4.6%	4.4%	\$30.57	\$28.79

**Retail Commercial Real Estate**

	Total Existing SF (Q4 2025)	Total Existing SF (Q4 2024)	Vacancy Rate- direct (Q4 2025)	Vacancy Rate- direct (Q4 2024)	Avg. Lease Rate- per sq. ft. (Q4 2025)	Avg. Lease Rate- per sq. ft. (Q4 2024)
Greeley	7,041,351	7,030,771	3.5%	3.6%	\$14.18	\$14.34
Weld County	13,357,491	13,186,294	2.9%	2.6%	\$16.82	\$17.78

**Industrial/Flex Commercial Real Estate**

	Total Existing SF (Q4 2025)	Total Existing SF (Q4 2024)	Vacancy Rate- direct (Q4 2025)	Vacancy Rate- direct (Q4 2024)	Avg. Lease Rate- per sq. ft. (Q4 2025)	Avg. Lease Rate- per sq. ft. (Q4 2024)
Greeley	8,978,881	8,978,881	4.3%	4.8%	\$20.37	\$10.74
Weld County	31,461,867	31,322,217	4.7%	3.8%	\$16.29	\$12.52

**Non-Residential Construction**

During the fourth quarter of 2025, 21 nonresidential building permits were issued, valued at nearly \$11.3 million.

**Greeley Commercial Building Permits Issued, Q4 2025<sup>11</sup>**

Project Description	Valuation
Industrial Flex Warehouse Buildings A-D	\$7,420,063
Convenience Store	\$1,200,000
Clubhouse and Leasing Office	\$859,536
Cold Storage Hangars (3)	\$834,120
Parking Garages 1-6	\$643,068
Parking Garages Buildings 1-4	\$297,642

<sup>11</sup>Source: City of Greeley, Building Permits and Fees.

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Prepared March 2026

# Alternative Text for Tables and Charts

## Executive Summary Charts

Series of charts summarizing key economic, retail, housing, and commercial real estate indicators for the City of Greeley. Bar chart titled “Total Employment” compares two quarters for Greeley. Employment is 49,800 in Q3 2024 and 51,236 in Q3 2025, showing a year-over-year increase of 1,436 jobs (about +2.9%). Bar chart titled “Retail Sales” (y-axis labeled “Millions”) shows retail sales increasing year over year for Greeley: \$1,518 million in Q4 2024 and \$1,631 million in Q4 2025. This is an increase of \$133 million (about +7.5%). Bar chart titled “Total Home Sales” compares Q4 totals across two years for Greeley. Home sales are 229 in Q4 2024 and 296 in Q4 2025, a modest increase of sales. Bar chart titled “Median Home Prices” (y-axis labeled “Thousands”) shows Greeley’s median sales price rising from \$428 thousand in Q4 2024 to \$433 thousand in Q4 2025. Bar chart titled “Apartment Vacancy Rate” compares two quarters in Greeley. Vacancy is 8.9% in Q4 2024 and 6.9% in Q4 2025, indicating a decrease of 2.0 percentage points (suggesting tighter rental market conditions year over year). Grouped bar chart titled “Commercial Vacancy” compares Q4 2024 (orange) to Q4 2025 (blue) across three property types in Greeley: Office, Retail, and Industrial/Flex. The chart labels the vacancy levels for Q4 2025 as Office 5.6%, Retail 3.5%, and Industrial/Flex 4.3% (with both years shown side-by-side for each category).

## Employment Trends Table

A table titled “Employment” lists total employment for Greeley and Weld County in Q3 2025 and Q3 2024, along with the OTY% (over-the-year percent change). Greeley has 51,236 jobs in Q3 2025 versus 49,800 in Q3 2024, for an OTY increase of 2.9%. Weld County has 124,454 jobs in Q3 2025 versus 120,181 in Q3 2024, for an OTY increase of 3.6%.

## Industry Employment Change Chart

Horizontal bar chart titled “Year-Over-Year Employment Change, Greeley, Q3 2025” shows net job change by industry, with a zero line separating gains (right) from losses (left). Industries with increases are Government (+905), Education & Health Services (+507), Mining & Logging (+417), Manufacturing (+88), Financial Activities (+71), Professional & Business Services (+39) and Information (+10). Industries with decreases are Leisure & Hospitality (-228), Construction (-131), Transportation, Warehousing & Utilities (-94), Wholesale & Retail Trade (-75) and Other Services (-80). Overall, job growth is concentrated in public-sector and education/health, while leisure/hospitality shows the largest reduction.

## Employment Composition Chart

Donut pie chart titled “Greeley Employment Composition, Q3 2025” shows the share of total employment by industry. The largest sector is Government (23.1%), followed by Education & Health Services (15.5%). Mid-sized sectors include Wholesale & Retail Trade (12.6%), Manufacturing (12.6%), Leisure & Hospitality (10.0%), and Professional & Business Services (8.8%). Smaller shares include Mining & Logging (4.9%), Construction (4.4%), Financial Activities (3.7%), Other Services (2.3%), Transportation, Warehousing & Utilities (1.8%), and Information (smallest slice; percentage not labeled on the chart).

## Average Annual Wages Chart

Bar chart titled “Average Annual Wages” compares Q3 2024 (orange) and Q3 2025 (blue) for Greeley and Weld County. In Greeley, average annual wages rise to \$63,940 in Q3 2025 (up from a lower Q3 2024 value). In Weld County, wages rise to \$68,105 in Q3 2025 (also up from Q3 2024). Weld County wages are higher than Greeley wages in both years, and both locations show year-over-year wage growth.

## Labor Force Table

Table presents the Labor Force for Q4 2025, Q4 2024, and OTY% (over-the-year change) across four geographies: Greeley, Weld County, Colorado, and the United States. Labor force: Greeley 51,566 vs. 52,962 (-2.6%); Weld County 174,187 vs. 178,821 (-2.6%); Colorado 3,242,407 vs. 3,281,124 (-1.2%); U.S. 171,095 vs. 168,160 (+1.7%) (in thousands). The table shows modest declines in labor force participation across most geographies.

## Unemployment Table

Table presents the Unemployment Rate for Q4 2025, Q4 2024, and OTY% (over-the-year change) across four geographies: Greeley, Weld County, Colorado, and the United States. Unemployment rate: Greeley 4.3% vs. 5.2% (-0.9 percentage points); Weld County 3.9% vs. 4.8% (-0.8 points); Colorado 3.6% vs. 4.6% (-1.0 points); U.S. 4.2% vs. 3.9% (+0.3 points). The table shows a decrease in unemployment rates at the local and state levels, while the U.S. unemployment rate increases slightly.

### Unemployment Rates Chart

Line chart titled “Unemployment Rates” compares Greeley (blue) and Colorado (orange) from Q4 2016 to Q4 2025. Both series are relatively stable around the mid–2% to low–3% range before a sharp spike in 2020, due to the pandemic (peaking around the 10–11% range). Rates then fall through 2021–2022, reaching the low–to–mid 3% range, and trend upward again through 2023–2024. At the end of the series (Q4 2025), the chart labels Greeley at 4.3% and Colorado at 3.6%, with Greeley higher than the statewide rate.

### Labor Force Growth Rate Chart

Bar chart titled “Labor Force Growth Rate” compares Greeley (blue) and Weld County (orange) across five quarters. Greeley’s growth rates are labeled 1.8% (Q4 2024), 1.9% (Q1 2025) and 0.4% (Q2 2025), showing slowing growth over time. In Q3 2025, labor force growth turns negative for both areas; Greeley is labeled -1.5%, and Weld County is slightly lower (more negative) than Greeley. This trend continues in Q4 2025 with Greeley labeled -2.6%.

### Retail Sales Table

Table titled “Total Retail Sales (000’s)” lists total retail sales for Q4 2025 and Q4 2024 and the over-the-year percent change for two areas, Greeley and Weld County. Greeley retail sales increased from 1,517,956 to 1,631,115 (in thousands), a +7.5% change. Weld County retail sales increased from 4,824,954 to 5,281,778 (in thousands), a +9.5% change. This shows Weld County experiencing faster growth than Greeley.

### Retail Sales Chart

Bar chart titled “Greeley Retail Sales, Year-Over-Year Change” shows quarterly percent changes from Q1 2022 through Q4 2025. The largest increase occurs in Q1 2022 (43.1%). After that, the year-over-year changes are generally smaller—mostly single-digit gains, with a few quarters near zero or slightly negative around late 2023 into 2024. Growth strengthens again in 2025, ending at 7.5% in Q4 2025.

### Greeley Existing Home Sales and Prices Table

Table titled “Greeley Existing Home Sales” reports home sales counts and median home prices for single-family detached and single-family attached homes in Greeley, comparing Q4 2025 to Q4 2024 with percent changes. Home sales: Single-family detached in Greeley is 259 vs. 184 (+40.8%). Single-family attached in Greeley is 37 vs. 45 (-17.8%). Single-family detached home sales rise in Greeley, while attached home sales fall.

The median home price of Single-family detached in Greeley is \$433,392 vs. \$427,714 (+1.3%). Single-family attached in Greeley is \$319,163 vs. \$353,938 (-9.8%). Median prices increase slightly for detached homes, while attached home prices decline in Greeley.

### Weld County Existing Home Sales and Prices Table

Table titled “Weld County Existing Home Sales” reports home sales counts and median home prices for single-family detached and single-family attached homes in Weld County, comparing Q4 2025 to Q4 2024 with percent changes. Home sales for Single-family detached in Weld County are 1,181 vs. 1,124 (+5.1%). Single-family attached in Weld County is 104 vs. 131 (-20.6%). Single-family detached home sales rise in Weld County, while attached home sales fall.

The median home price for Single-family detached in Weld County is \$503,237 vs. \$510,183 (-1.4%). Single-family attached in Weld County is \$347,041 vs. \$365,569 (-5.1%). Median prices decrease slightly for detached homes and attached home prices in Weld County.

### Residential Building Permits Table

Table titled “Greeley Residential Units Permitted” with columns for Single-Family, Multi-Family, and Total. Under “Units,” Q4 2025 shows 54 single-family, 281 multi-family, total 335; Q4 2024 shows 90 single-family, 12 multi-family, total 102. Under “Avg. Valuation,” Q4 2025 lists \$362,945 (single-family), \$176,837 (multi-family), and \$206,836 (total). Q4 2024 lists \$373,222 (single-family), \$337,941 (multi-family), and \$369,071 (total). Total permitted units increase substantially, driven by growth in multi-family development, while average valuation per unit declines across single-family, multi-family, and overall totals.

### Apartment Inventory Table

Table comparing Greeley and Weld County Apartment Inventory (units), shown for Q4 2025 and Q4 2024. For Greeley inventory was 14,495 units in both Q4 2025 and Q4 2024, compared to Weld County inventory was 28,014 in Q4 2025 and 27,435 in Q4 2024. Inventory remains unchanged in Greeley and increases slightly in Weld County.

### Apartment Vacancy Table

Table comparing Greeley and Weld County Vacancy Rate, for Q4 2025 and Q4 2024. For Greeley the vacancy rate is 6.9% in Q4 2025 and 8.9% in Q4 2024, compared to Weld County vacancy rate is 8.3% in Q3 2025 and 9.4% in Q4 2024. Vacancy rates decline in both Greeley and Weld County.

### Apartment Average Rent Table

Table comparing Greeley and Weld County Average Rent for Q4 2025 and Q4 2024. For Greeley average rent is \$1,373 in Q4 2025 and \$1,414 in Q4 2024, compared to Weld County the average rent is \$1,520 in Q4 2025 and \$1,565 in Q4 2024. Average rents decrease modestly year over year for Greeley and Weld County.

### Office Commercial Real Estate Table

Table with Office Commercial Real Estate, comparing Greeley and Weld County for Q4 2025 and Q4 2024 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. For office Greeley have 4,180,944 square feet in both years; vacancy 5.6% (Q4 2025) and 5.6% (Q4 2024); average lease rate \$31.26 and \$28.69. Weld County office has 6,100,584 square feet in both years; vacancy 4.6% and 4.4%; lease rate \$30.57 and \$28.79. Total square footage is largely unchanged; vacancy rates are slightly higher or unchanged and average lease rates increase in both markets.

### Retail Commercial Real Estate Table

Table with Retail Commercial Real Estate, comparing Greeley and Weld County for Q4 2025 and Q4 2024 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. For retail Greeley has 7,041,351 (Q4 2025) and 7,030,771 (Q4 2024); vacancy 3.5% and 3.6%; lease rate \$14.18 and \$14.34. Weld County retail has 13,357,491 and 13,186,294; vacancy 2.9% and 2.6%; lease rate \$16.82 and \$17.78. Total square footage is slightly higher; vacancy rates are slightly lower or higher and average lease rates make a decrease in Greeley and Weld County.

### Industrial/Flex Commercial Real Estate Table

Table with Industrial/Flex Commercial Real Estate, comparing Greeley and Weld County for Q4 2025 and Q4 2024 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. Industrial/Flex in Greeley has 8,978,881 square feet in both years; vacancy 4.3% and 4.8%; lease rate \$20.37 and \$10.74. Weld County industrial/flex has 31,461,867 and 31,322,217; vacancy 4.7% and 3.8%; lease rate \$16.29 and \$12.52. Total square footage is unchanged in Greeley but increases in Weld County, vacancy rates are slightly lower and average lease rates increase in both markets.

### Commercial Building Permits Table

Table titled “Greeley Commercial Building Permits Issued, Q4 2025” with two columns: Project Description and Valuation. Projects listed are: Industrial Flex Warehouse Buildings A-D (\$7,420,063); Convenience Store (\$1,200,00); Clubhouse and Leasing Office (\$859,536); Cold Storage Hangars (3) (\$834,120); Parking Garages 1-6 (\$643,068); Parking Garages Buildings 1-4 (\$297,642). The highest-valued projects include an industrial flex warehouse and convenience store, with a few smaller leasing office, hangar storage and garage-related developments also permitted.