

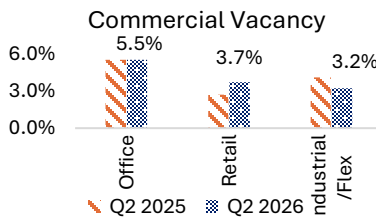
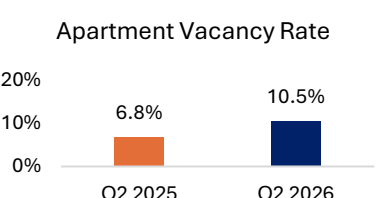
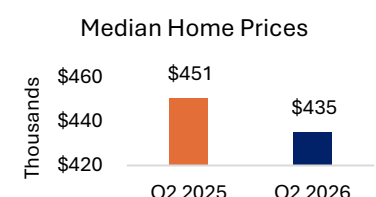
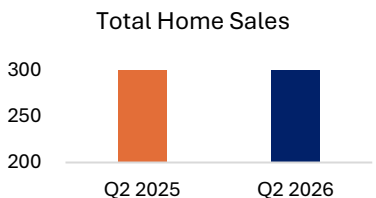
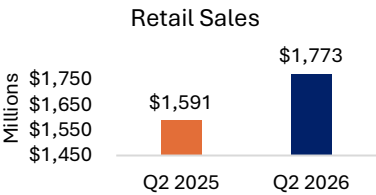
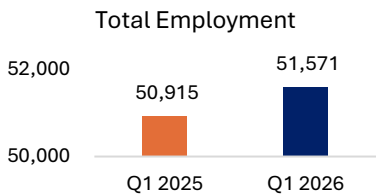


Quarterly Economic Update

September | 2026



Executive Summary



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The City of Greeley posted robust economic performance through the first half of 2026, with strong employment gains, a significant increase in wages, and expanding retail activity. The unemployment rate declined over the year for the fourth consecutive quarter, although the decrease was marginal and again driven by a contracting labor force. Retail sales were robust, residential permitting increased substantially, home sales decreased marginally, and detached home prices decreased slightly. Commercial market indicators continue to point to tight conditions with low overall vacancy rates for retail space, unchanging vacancy rates across office properties, declining rates across industrial/flex properties, and moderate investment in nonresidential construction. Overall, economic conditions in Greeley and Weld County show gradual strengthening across most major indicators.

Labor Force & Employment

Greeley added more than 650 new jobs in Q1 2026, with notable growth in industries including financial activities, mining & logging, and manufacturing. Wages increased by 4.4% over the year, with the largest wage gains in the wholesale & retail trade supersector. Greeley’s unemployment rate fell to 4.6%, reflecting regional economic trends, while remaining slightly above the city’s long-term average.

Retail Sales Activity

Retail sales activity in Greeley grew 11.4% in the second quarter of 2026, an acceleration from the previous quarter’s strong growth.

Residential Real Estate

Total home sales decreased in Q2 2026, with an increase of 5.4% for single-family homes and a decrease of 42.0% for duplexes and condos. Home prices fell 3.4% for detached homes and 6.9% for condos/townhomes. Residential construction activity accelerated, with more than six times as many permits issued in Q2 2026 compared to last year, driven by an increase in multi-family permitting.

Apartment Market

Apartment availability in Greeley increased 7.3%, with 1,052 new net units delivered in the second quarter of 2026. The apartment vacancy rate rose modestly from 6.8% in Q2 2025 to 10.5% in Q2 2026, indicating weakening renter demand, while average rents fell slightly to \$1,429.

Commercial Real Estate

Industrial/Flex demand strengthened in Greeley, with vacancy dropping to 3.2% and lease rates climbing to \$11.90 per square foot. Office vacancy rates remain unchanged at 5.5%, and retail vacancy rates rose to 3.7%, while lease rates rose to \$32.39 and fell to \$13.83, respectively. Eight commercial projects were permitted in Q1 2026, totaling over \$5.0 million in new investment.

*Throughout this report, “Greeley” refers to the city of Greeley.
*Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

Employment and Wages

Employment Trends

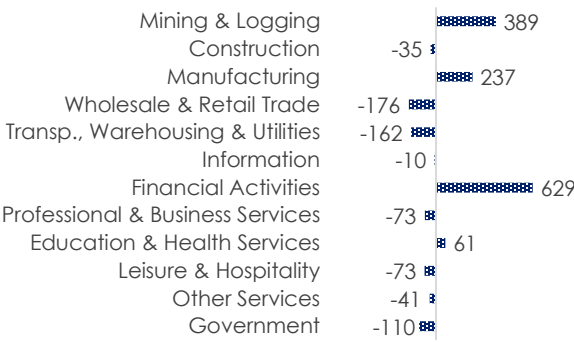
Employment contracted in Colorado, while employment remained flat nationally in Q1 2026. In the city of Greeley, employment growth decelerated following a strong quarter in Q4 2025, while Weld County saw similar gains.

- Employment in Greeley* totaled 51,571 in the first quarter of 2026, an increase of 1.3% from the first quarter of 2025, representing a gain of 656 jobs.
- Employment levels in Weld County totaled 122,181 in the first quarter of 2026, a 0.7% increase from the first quarter of 2025, representing a gain of 854 jobs.
- Four of the 12 major industries in Greeley reported increases in employment in the first quarter of 2026 compared to the same period in 2025.
- The largest percentage increase was reported in Financial Activities (+34.7%), followed by Mining & Logging (+16.0%) and Manufacturing (+3.8%).
- Transportation, Warehousing, & Utilities reported the largest percentage decline in employment (-15.5%), followed by Information (-4.6%) and Other Services (-3.5%).

Employment¹

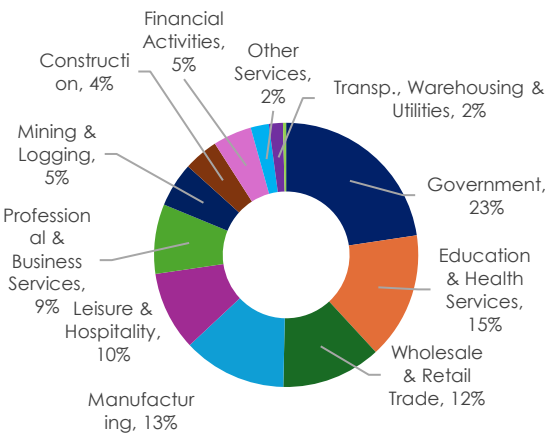
	Q1 2026	Q1 2025	OTY%
Greeley	51,571	50,915	1.3%
Weld County	122,181	121,327	0.7%

Year-Over-Year Employment Change¹ Greeley, Q1 2026



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Greeley Employment Composition¹ Q1 2026



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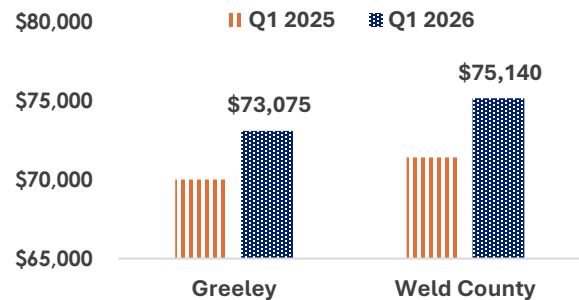
- Nearly 51% of all employees in Greeley work in either Government, Education & Health Services, or Manufacturing.
- Financial Activities reported the largest increase in its share of jobs, rising 1.2 percentage points from Q1 2025 to Q1 2026.
- Government reported the largest decrease in its share of jobs, declining 0.5 percentage points over the year.

¹Throughout this report, “Greeley” refers to the city of Greeley.
¹Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

Wages

- Average wages in Greeley rose 4.4% between Q1 2025 and Q1 2026 to an average annual wage of \$73,075. Wages were highest in Information (\$146,164) and Professional and Business Services (\$144,964), while wages were lowest in Leisure & Hospitality (\$25,534).
- Wage growth was driven by an increase in Information wages, which reported an increase of 124.6%, reaching an average annual wage of \$146,164 in the first quarter of 2026. Wages in Transportation, Warehousing, & Utilities and Construction also showed strong over-the-year growth of 15.5% and 10.2%, respectively.
- Across Weld County, wages rose 5.2% between Q1 2025 and Q1 2026 to an average annual wage of \$75,140. Wage growth was strongest in Wholesale & Retail Trade, rising 55.2% to \$90,064, followed by Information (+41.3%) and Professional & Business Services (+9.7%). In Q1 2026, all sectors reported year-over-year wage increases in Weld County.

Average Annual Wages²



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Labor Force and Unemployment³

Labor Force

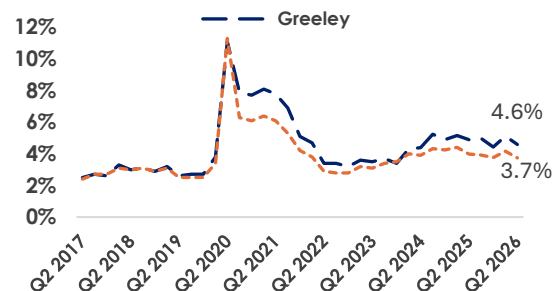
	Q2 2026	Q2 2025	OTY%
Greeley	51,683	52,924	-2.3%
Weld County	176,574	180,547	-2.2%
Colorado	3,172,483	3,257,526	-2.6%
U.S. (000s)	169,849	170,736	-0.5%

Unemployment Rate

	Q2 2026	Q2 2025	OTY%
Greeley	4.6%	4.9%	-0.3%
Weld County	4.1%	4.2%	-0.2%
Colorado	3.7%	4.0%	-0.2%
U.S. (000s)	4.2%	4.1%	0.1%

- Greeley reported an unemployment rate of 4.6% in the second quarter of 2026, down 0.3 percentage points from the second quarter of 2025 and down 0.5 percentage points from the previous quarter. In Weld County, the unemployment rate fell 0.2 percentage points to 4.1% over the year, higher than the Colorado rate, though slightly lower than the national rate.
- The decrease in unemployment in Greeley was largely driven by a decline in the number of unemployed persons, while employment over the quarter increased by 0.4%.

Unemployment Rates



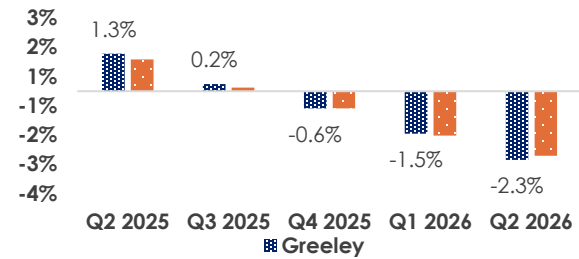
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²Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

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

- The unemployment rate in Greeley fell over the quarter for the fifth time in the past 12 quarters. The current unemployment rate of 4.6% is 0.2 percentage points above the 2015-2026 average of 4.4%.
- Unemployment in Greeley in the second quarter of 2026 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 Q2 2025 and Q2 2026, the labor force in Greeley contracted by 2.3% to 51,683 people working or looking for jobs. The labor force in Weld County fell by 2.2% to 176,574 over the same period.
- Following revisions from the BLS, the labor force in Greeley contracted over the year for the third consecutive quarter in Q2 2026, marking the first three-quarter decline since Q2, Q3 and Q4 2022. The labor force in Weld County contracted year-over-year for a second consecutive quarter in the first three-quarter decline since Q4 2020.

Labor Force Growth Rate⁴



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Retail Sales Activity

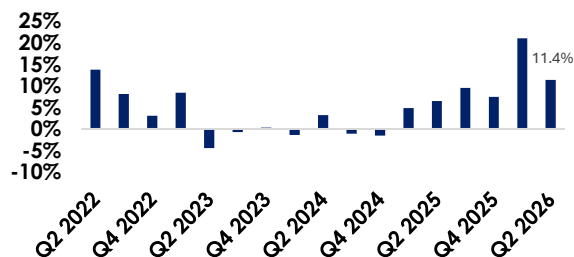
- Retail sales in Greeley rose 11.4% between the second quarters of 2025 and 2026, following a year-over-year increase of 21.0% in the first quarter of 2026.
- Weld County reported over \$5.3 billion in retail sales in Q2 2026, up 11.4% from the same period last year. In Q1 2026, retail sales in Weld County increased 8.9%.

Total Retail Sales (000's)⁵

	Q2 2026	Q2 2025	OTY%
Greeley	1,772,599	1,591,306	11.4%
Weld County	5,315,656	4,773,143	11.4%

Greeley Retail Sales⁵

Year-Over-Year Change



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- Retail activity in Greeley made up 33.3% of Weld County's total retail activity in Q2 2026, down 4.1 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 strongly in the last six consecutive quarters.

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

⁵Source: Colorado Department of Revenue.

Residential Real Estate

Greeley⁶ Existing Home Sales

Home Sales		% Change
Single-Family Detached		
Q2 2026	333	5.4%
Q2 2025	316	
Single-Family Attached		
Q2 2026	40	-42.0%
Q2 2025	69	
Median Home Price		
Single-Family Detached		
Q2 2026	\$435,286	-3.4%
Q2 2025	\$450,625	
Single-Family Attached		
Q2 2026	\$317,744	-6.9%
Q2 2025	\$341,286	

Weld County⁷ Existing Home Sales

Home Sales		% Change
Single-Family Detached		
Q2 2026	1,455	-8.8%
Q2 2025	1,595	
Single-Family Attached		
Q2 2026	121	-25.8%
Q2 2025	163	
Median Home Price		
Single-Family Detached		
Q2 2026	\$499,669	-4.6%
Q2 2025	\$523,867	
Single-Family Attached		
Q2 2026	\$357,900	-2.9%
Q2 2025	\$368,552	

- Greeley reported 333 detached home sales in the second quarter of 2026, up 5.4% from the same quarter in 2025. Attached home sales fell 42.0%, or by 29 units, over the year.
- Detached home prices in Greeley fell 3.4% from Q2 2025 to Q2 2026, or an average decrease of \$15,339. Attached homes sold for an average of \$23,542 less in Q2 2026 compared to the same quarter last year, a decrease of 6.9%.
- Across Weld County, detached home sales decreased by 8.8% in Q2 2026 from the same quarter last year. Prices fell by 4.6% over the same period.

Residential Building Permit Activity

- Greeley issued permits for 69 single-family homes in Q2 2026, up from 49 in Q2 2025. The average valuation increased 1.4% to \$385,280 per single-family home.
- There were 307 multi-family units permitted in Q2 2026, compared to zero units permitted in Q2 2025.

Greeley Residential Units Permitted⁸

	Single-Family	Multi-Family	Total
Units			
Q2 2026	69	307	376
Q2 2025	49	0	49
Avg. Valuation			
Q2 2026	\$385,280	\$155,043	\$197,294
Q2 2025	\$379,862	\$0	\$379,862

⁶Source: RedFin.

⁷Source: Colorado Association of Realtors.

⁸Source: City of Greeley, Building Permits and Fees.

Apartments⁹**Inventory (units)**

	Q2 2025	Q2 2026
Greeley	14,422	15,474
Weld County	24,046	25,098

Vacancy Rate

	Q2 2025	Q2 2026
Greeley	6.8%	10.5%
Weld County	10.0%	8.3%

Average Rent

	Q2 2025	Q2 2026
Greeley	\$1,446	\$1,429
Weld County	\$1,594	\$1,573

- Apartment inventory in Greeley totaled 15,474 units in the second quarter of 2026, up 7.3% from the second quarter of 2025. Across Weld County, the number of apartment units rose 4.4% to 25,098 units from Q2 2025 to Q2 2026. Over the quarter, apartment inventory rose 7.3% and 4.4% in both Greeley and Weld County, respectively.
- The apartment vacancy rate in Greeley rose by 3.7 percentage points to 10.5% vacancy from Q2 2025 to Q2 2026. Over the quarter, vacancy rates increased by 3.7 percentage points. Across Weld County, the apartment vacancy rate decreased by 1.7 percentage points to 8.3% between the second quarters of 2025 and 2026. Over the quarter, vacancy rates in Weld County increased by 1.2 percentage points.
- Average monthly rents in Greeley fell by 1.2% to \$1,429 from Q2 2025 to Q2 2026. Over the quarter, average rents rose by 2.8%. In Weld County, average monthly rents decreased by 1.3% to \$1,573 over the year and increased by 1.9% over the quarter.

Commercial Real Estate¹⁰

- The office vacancy rate in Greeley remained unchanged between the second quarters of 2025 and 2026. Over the period, no new office space was added. The average lease rate for office properties increased 11.7%, or by \$3.39, to \$32.39 per square foot. In Weld County, the office vacancy rate decreased 0.5 percentage points to 4.4% from Q2 2025 to Q2 2026. Average lease rates for office properties rose 10.3%, or by \$3.00, to \$32.05 per square foot. Over the period, no new office space was added in Weld County.
- The retail vacancy rate in Greeley rose by 1.0 percentage point to 3.7% from Q2 2025 to Q2 2026. In total, 13,180 square feet of retail space was added over the same period. The average lease rate for retail space decreased 3.7%, or by \$0.53, to \$13.83 per square foot. In Weld County, the retail vacancy rate rose by 0.8 percentage point to 3.2% between the second quarters of 2025 and 2026. In total, 91,877 square feet of retail space was added in Weld County over the same period. Average lease rates for retail properties fell 8.6%, or by \$1.55, to \$16.46 per square foot.
- In Greeley, the Industrial/Flex vacancy rate fell by 0.9 percentage point to 3.2% between the second quarter of 2025 and the second quarter of 2026. Over the period, 9,600 square feet of Industrial/Flex space was added to the market. The average lease rate for Industrial/Flex space increased 6.9%, or by \$0.77, to \$11.90. The Industrial/Flex vacancy rate in Weld County rose by 0.2 percentage points to 4.2% between Q2 2025 and Q2 2026. Over the period, 99,227 square feet of Industrial/Flex space was added across Weld County. The average lease rate for Industrial/Flex properties increased 8.1%, or by \$1.04, to \$13.84 per square foot.

⁹Source: CoStar.

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

Office Commercial Real Estate

	Total Existing SF (Q2 2026)	Total Existing SF (Q2 2025)	Vacancy Rate- direct (Q2 2026)	Vacancy Rate- direct (Q2 2025)	Avg. Lease Rate- per sq. ft. (Q2 2026)	Avg. Lease Rate- per sq. ft. (Q2 2025)
Greeley	4,190,699	4,190,699	5.5%	5.5%	\$32.39	\$29.00
Weld County	6,120,603	6,120,603	4.4%	4.9%	\$32.05	\$29.05

Retail Commercial Real Estate

	Total Existing SF (Q2 2026)	Total Existing SF (Q2 2025)	Vacancy Rate- direct (Q2 2026)	Vacancy Rate- direct (Q2 2025)	Avg. Lease Rate- per sq. ft. (Q2 2026)	Avg. Lease Rate- per sq. ft. (Q2 2025)
Greeley	6,988,713	6,975,533	3.7%	2.7%	\$13.83	\$14.36
Weld County	13,414,550	13,322,673	3.2%	2.4%	\$16.46	\$18.01

Industrial/Flex Commercial Real Estate

	Total Existing SF (Q2 2026)	Total Existing SF (Q2 2025)	Vacancy Rate- direct (Q2 2026)	Vacancy Rate- direct (Q2 2025)	Avg. Lease Rate- per sq. ft. (Q2 2026)	Avg. Lease Rate- per sq. ft. (Q2 2025)
Greeley	9,062,428	9,052,828	3.2%	4.1%	\$11.90	\$11.13
Weld County	31,674,245	31,575,018	4.2%	4.0%	\$13.84	\$12.80

Non-Residential Construction

During the second quarter of 2026, eight nonresidential building permits were issued, valued at over \$5.0 million.

Greeley Commercial Building Permits Issued, Q2 2026¹¹

Project Description	Valuation
Lock and Key Service	\$2,200,000
Gas Station Convenience Store	\$1,500,000
Clubhouse	\$981,564
Garage Building	\$142,780
Maintenance Building	\$101,065
Portable Restroom Enclosure	\$64,000
Shade Shelters	\$18,434
Moving Construction Project	\$2,000

¹¹Source: City of Greeley, Building Permits and Fees.

Provided by:

City of Greeley
1100 10th Street
Greeley, CO 80631
970-350-9600
www.greeleygov.com

Prepared by:

Metro Denver Economic Development Corporation
1445 Market St. Suite 400
Denver, Colorado 80202
303-620-8092
www.metrodenver.org

Prepared September 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 50,915 in Q1 2025 and 51,571 in Q1 2026, showing a year-over-year increase of 656 jobs (about +1.3%). Bar chart titled “Retail Sales” (y-axis labeled “Millions”) shows retail sales increasing year over year for Greeley: \$1,591 million in Q2 2025 and \$1,773 million in Q2 2026. This is an increase of \$181 million (about +11.4%). Bar chart titled “Total Home Sales” compares Q2 totals across two years for Greeley. Home sales are 385 in Q2 2025 and 373 in Q2 2026, a slight decrease in sales. Bar chart titled “Median Home Prices” (y-axis labeled “Thousands”) shows Greeley’s median sales price falling from \$451 thousand in Q2 2025 to \$435 thousand in Q2 2026. Bar chart titled “Apartment Vacancy Rate” compares two quarters in Greeley. Vacancy is 6.8% in Q2 2025 and 10.5% in Q2 2026, indicating an increase of 10.5 percentage points (suggesting weaker rental market conditions year over year). Grouped bar chart titled “Commercial Vacancy” compares Q2 2025 (orange) to Q2 2026 (blue) across three property types in Greeley: Office, Retail, and Industrial/Flex. The chart labels the vacancy levels for Q2 2025 as Office 5.5%, Retail 3.7%, and Industrial/Flex 3.2% (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 Q1 2026 and Q1 2026, along with the OTY% (over-the-year percent change). Greeley has 51,571 jobs in Q1 2026 versus 50,915 in Q1 2025, for an OTY increase of 1.3%. Weld County has 122,181 jobs in Q1 2026 versus 121,327 in Q1 2025, for an OTY increase of 0.7%.

Industry Employment Change Chart

Horizontal bar chart titled “Year-Over-Year Employment Change, Greeley, Q1 2026” shows net job change by industry, with a zero line separating gains (right) from losses (left). Industries with increases are Financial Activities (+629), Mining & Logging (+389), and Manufacturing (+237). Industries with decreases are Wholesale & Retail Trade (-176), Transportation, Warehousing & Utilities (-162), Government (-110), Leisure & Hospitality (-73), Professional & Business Services (-73), Other Services (-41), Construction (-35), and Information (-10). Overall, job growth is concentrated in finance, mining and logging, and manufacturing, while wholesale and retail trade shows the largest reduction.

Employment Composition Chart

Donut pie chart titled “Greeley Employment Composition, Q1 2026” shows the share of total employment by industry. The largest sector is Government (23%), followed by Education & Health Services (15%). Mid-sized sectors include Wholesale & Retail Trade (12%), Manufacturing (13%), Leisure & Hospitality (10%), and Professional & Business Services (9%). Smaller shares include Mining & Logging (5%), Financial Activities (5%), Construction (4%), Other Services (2%), Transportation, Warehousing & Utilities (2%), and Information (smallest slice; percentage not labeled on the chart).

Average Annual Wages Chart

Bar chart titled “Average Annual Wages” compares Q1 2025 (orange) and Q1 2026 (blue) for Greeley and Weld County. In Greeley, average annual wages rise to \$73,075 in Q1 2026 (up from a lower Q1 2025 value). In Weld County, wages rise to \$75,140 in Q1 2026 (also up from Q1 2025). 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 Q2 2026, Q2 2025, and OTY% (over-the-year change) across four geographies: Greeley, Weld County, Colorado, and the United States. Labor force: Greeley 51,683 vs. 52,924 (-2.3%); Weld County 176,574 vs. 180,547 (-2.2%); Colorado 3,172,483 vs. 3,257,526 (-2.6%); U.S. 169,849 vs. 170,736 (-0.5%) (in thousands). The table shows modest declines in labor force participation across most geographies.

Unemployment Table

Table presents the Unemployment Rate for Q2 2026, Q2 2025, and OTY% (over-the-year change) across four geographies: Greeley, Weld County, Colorado, and the United States. Unemployment rate: Greeley 4.6% vs. 4.9% (-0.3 percentage points); Weld County 4.1% vs. 4.2% (-0.2 points); Colorado 3.7% vs. 4.0% (-0.2 points); U.S. 4.2% vs. 4.1% (+0.1 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 Q2 2017 to Q2 2026. 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 (Q2 2026), the chart labels Greeley at 4.6% and Colorado at 3.7%, 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 1.3% (Q2 2025), 0.2% (Q3 2025), showing slowing growth over time. In Q4 2025, labor force growth turns negative for both areas, with Greeley and Weld County at a -0.6% growth rate. This trend continues in Q1 2026 labeled as -1.5% and Q2 2026 with Greeley labeled -2.3%.

Retail Sales Table

Table titled “Total Retail Sales (000’s)” lists total retail sales for Q2 2026 and Q2 2025 and the over-the-year percent change for two areas, Greeley and Weld County. Greeley retail sales increased from 1,591,306 to 1,772,559 (in thousands), an +11.4% change. Weld County retail sales increased from 4,773,143 to 5,315,656 (in thousands), an +11.4% change. This shows Greeley and Weld County experiencing the same rate of growth.

Retail Sales Chart

Bar chart titled “Greeley Retail Sales, Year-Over-Year Change” shows quarterly percent changes from Q2 2022 through Q2 2026. The largest increase occurs in Q1 2026 (21.0%). 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 2026, ending at 11.4% in Q2 2026.

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 Q2 2026 to Q2 2025 with percent changes. Home sales: Single-family detached in Greeley is 333 vs. 316 (+5.4%). Single-family attached in Greeley is 40 vs. 69 (-42.0%). Single-family detached home sales rose while single-family attached home sales declined in Greeley over the period.

The median home price of Single-family detached in Greeley is \$435,286 vs. \$450,625 (-3.4%). Single-family attached in Greeley is \$317,744 vs. \$341,286 (-6.9%). Median prices decreased for both single-family detached and single-family attached homes during the period.

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 Q2 2026 to Q2 2025 with percent changes. Home sales for Single-family detached in Weld County are 1,455 vs. 1,595 (-8.8%). Single-family attached in Weld County is 121 vs. 163 (-25.8%). Both single-family detached and single-family attached home sales experienced declines over the period.

The median home price for Single-family detached in Weld County is \$499,669 vs. \$523,867 (-4.6%). Single-family attached in Weld County is \$357,900 vs. \$368,552 (-2.9%). Median prices decreased for both single-family detached and single-family attached homes over the period.

Residential Building Permits Table

Table titled “Greeley Residential Units Permitted” with columns for Single-Family, Multi-Family, and Total. Under “Units,” Q2 2026 shows 69 single-family, 307 multi-family, total 376; Q2 2025 shows 49 single-family, zero multi-family, total 49. Under “Avg. Valuation,” Q2 2026 lists \$385,280 (single-family), \$155,043 (multi-family), and \$197,294 (total). Q2 2025 lists \$379,862 (single-family), \$0 (multi-family), and \$379,862 (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 Q2 2026 and Q2 2025. For Greeley, inventory was 14,422 units in Q2 2025 and 15,474 units in Q2 2026, compared to Weld County, where inventory was 24,046 in Q2 2025 and 25,098 in Q2 2026. Inventory is up in both Greeley and Weld County.

Apartment Vacancy Table

Table comparing Greeley and Weld County Vacancy Rate, for Q2 2025 and Q2 2026. For Greeley the vacancy rate is 10.5% in Q2 2026 and 6.8% in Q2 2025, compared to Weld County vacancy rate is 8.3% in Q2 2026 and 10.0% in Q2 2025. Vacancy rates increased in Greeley and declined in Weld County.

Apartment Average Rent Table

Table comparing Greeley and Weld County Average Rent for Q2 2026 and Q2 2025. For Greeley average rent is \$1,429 in Q2 2026 and \$1,446 in Q2 2025, compared to Weld County the average rent is \$1,573 in Q2 2026 and \$1,594 in Q2 2025. 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 Q2 2026 and Q2 2025 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. For office, Greeley has 4,190,699 square feet in Q2 2026 and Q2 2025; vacancy 5.5% (Q2 2026) and 5.5% (Q2 2025); average lease rate \$32.39 and \$29.00. Weld County office has 6,120,603 square feet in Q2 2026 and Q2 2025; vacancy 4.4% and 4.9%; lease rate \$32.05 and \$29.05. Total square footage remains unchanged; vacancy rates are slightly lower 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 Q2 2026 and Q2 2025 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. For retail Greeley has 6,988,713 (Q2 2026) and 6,975,533 (Q2 2025); vacancy 3.7% and 2.7%; lease rate \$13.83 and \$14.36. Weld County retail has 13,414,550 and 13,322,673; vacancy 3.2% and 2.4%; lease rate \$16.46 and \$18.01. Total square footage is slightly higher; vacancy rates are slightly lower in Greeley and higher in Weld and average lease rates make an increase in Greeley and Weld County.

Industrial/Flex Commercial Real Estate Table

Table with Industrial/Flex Commercial Real Estate, comparing Greeley and Weld County for Q2 2026 and Q2 2025 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. Industrial/Flex in Greeley has 9,062,428 square feet in both Q2 2026 and in Q2 2025; vacancy 3.2% and 4.1%; lease rate \$11.90 and \$11.13. Weld County industrial/flex has 31,674,245 and 31,575,018; vacancy 4.2% and 4.0%; lease rate \$13.84 and \$12.80. Total square footage increases in both Greeley and Weld County, vacancy rates are slightly lower in Greeley but higher in Weld County, and average lease rates increase in both markets.

Commercial Building Permits Table

Table titled “Greeley Commercial Building Permits Issued, Q2 2026” with two columns: Project Description and Valuation. Projects listed are: Lock and Key Service (\$2,200,000); Gas Station Convenience Store (\$1,500,000); Clubhouse (\$981,564); Garage Building (\$142,780); Maintenance Building (\$101,065); Portable Restroom Enclosure (\$64,000); Shade Shelters (\$18,434); and Moving Construction Project (\$2,000). The highest-valued projects include retail stores and clubhouses and a garage, with a few smaller maintenance buildings, shade shelters, and construction developments also permitted.