



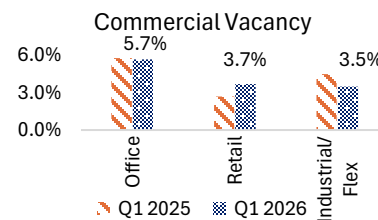
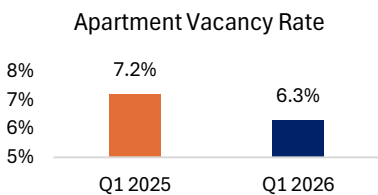
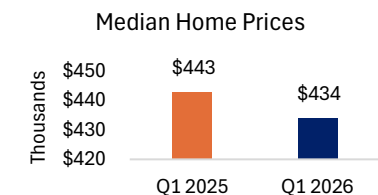
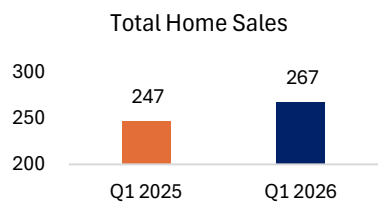
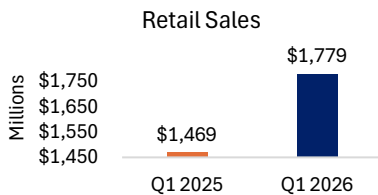
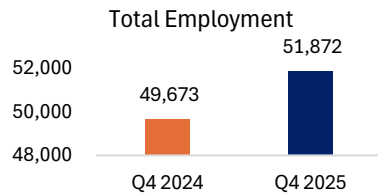
City of
Greeley Colorado
ECONOMIC DEVELOPMENT
& URBAN REVITALIZATION

Quarterly Economic Update

June | 2026



Executive Summary



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The City of Greeley finished 2025 and began 2026 with solid economic performance, with strong employment gains, a significant increase in wages, expanding retail activity, and improved commercial real estate conditions. 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 increased marginally, and detached home prices decreased slightly. Commercial market indicators continue to point to tight conditions with low overall vacancy rates for retail space, declining vacancy rates across office and 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 nearly 2,200 new jobs in Q4 2025, with notable growth in industries including financial activities, mining & logging, and government. Wages increased by 7.1% over the year, with the largest wage gains in the information supersector. Greeley’s unemployment rate fell to 5.1%, reflecting regional economic trends, while remaining above the city’s long-term average.

Retail Sales Activity

Retail sales activity in Greeley grew 21.0% in the first quarter of 2026, an acceleration from the previous quarter’s strong growth.

Residential Real Estate

Total home sales increased in Q1 2026, with an increase of 1.4% for single-family homes and an increase of 58.6% for duplexes and condos. Home prices fell 2.0% for detached homes and 4.7% for condos/townhomes. Residential construction activity accelerated, with more than seven times as many permits issued in Q1 2026 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 first quarter of 2026. The apartment vacancy rate fell modestly from 7.2% in Q1 2025 to 6.3% in Q1 2026, indicating strong renter demand, while average rents fell slightly to \$1,374.

Commercial Real Estate

Industrial/Flex demand strengthened in Greeley, with vacancy dropping to 3.5% and lease rates climbing to \$11.91 per square foot. Office vacancy rates fell to 5.7%, and Retail vacancy rates rose to 3.7%, while lease rates rose to \$30.99 and \$14.23, respectively. Seven commercial projects were permitted in Q1 2026, totaling over \$8.1 million in new investment.

*Throughout 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).

Employment and Wages

Employment Trends

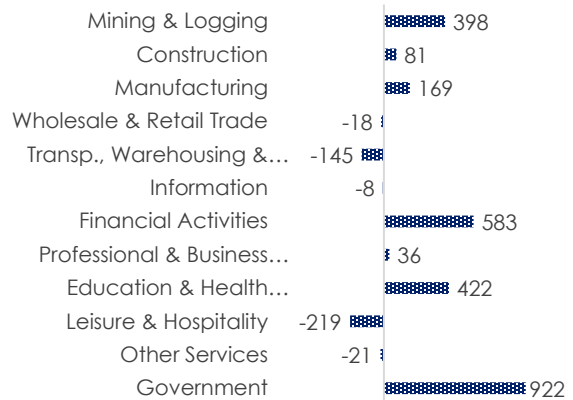
Employment contracted in Colorado but grew modestly nationally in Q4 2025. In the city of Greeley, employment growth accelerated following a modest quarter in Q3 2025, while Weld County saw similar gains.

- Employment in Greeley* totaled 51,872 in the fourth quarter of 2025, an increase of 4.4% from the fourth quarter of 2024, representing a gain of 2,199 jobs.
- Employment levels in Weld County totaled 124,274 in the fourth quarter of 2025, a 3.3% increase from the fourth quarter of 2024, representing a gain of 4,014 jobs.
- Seven of the 12 major industries in Greeley reported increases in employment in the fourth quarter of 2025 compared to the same period in 2024.
- The largest percentage increase was reported in Financial Activities (+31.5%), followed by Mining & Logging (+19.5%), and Government (+8.4%).
- Transportation, Warehousing, & Utilities reported the largest percentage decline in employment (-13.7%), followed by Leisure & Hospitality (-4.1%) and Information (-3.6%).

Employment¹

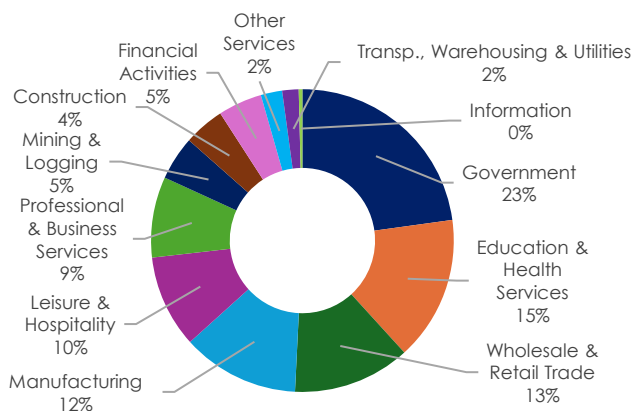
	Q4 2025	Q4 2024	OTY%
Greeley	51,872	49,673	4.4%
Weld County	124,274	120,260	3.3%

Year-Over-Year Employment Change¹ Greeley, Q4 2025



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Greeley Employment Composition¹ Q4 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 0.8 percentage points from Q4 2024 to Q4 2025.
- Leisure & Hospitality reported the largest decrease in its share of jobs, declining 0.9 percentage points over the year.

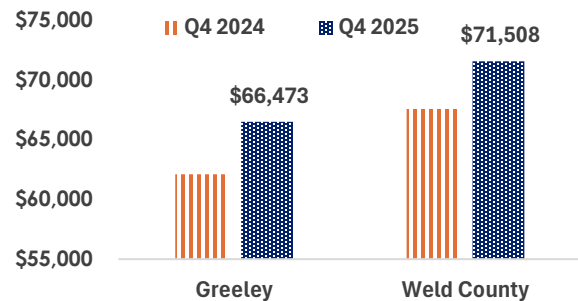
*Throughout this report, "Greeley" refers to the city of Greeley.

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

Wages

- Average wages in Greeley rose 7.1% between Q4 2024 and Q4 2025 to an average annual wage of \$66,473. Wages were highest in Wholesale & Retail Trade (\$131,869) and Mining & Logging (\$105,469), while wages were lowest in Leisure & Hospitality (\$26,348).
- Wage growth was driven by an increase in Information wages, which reported an increase of 18.4%, reaching an average annual wage of \$79,598 in the fourth quarter of 2025. Wages in Mining & Logging and Government also showed strong over-the-year growth of 13.1% and 11.8%, respectively.
- Across Weld County, wages rose 5.9% between Q4 2024 and Q4 2025 to an average annual wage of \$71,508. Wage growth was strongest in Information, rising 15.0% to \$106,339, followed by Financial Activities (+12.0%) and Government (+8.8%). In Q4 2025, all sectors reported year-over-year wage increases in Weld County.

Average Annual Wages²



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Labor Force and Unemployment³

Labor Force

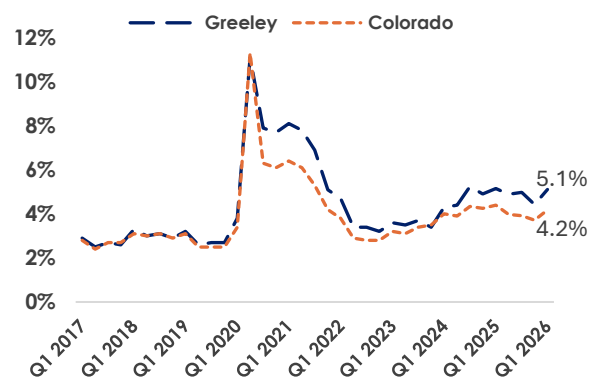
	Q1 2026	Q1 2025	OTY%
Greeley	51,787	52,545	-1.4%
Weld County	176,902	179,617	-1.5%
Colorado	3,197,823	3,260,044	-1.9%
U.S. (000s)	169,973	170,194	-0.1%

Unemployment Rate

	Q1 2026	Q1 2025	OTY%
Greeley	5.1%	5.2%	-0.1%
Weld County	4.6%	4.7%	-0.1%
Colorado	4.2%	4.4%	-0.2%
U.S. (000s)	4.6%	4.4%	0.2%

- Greeley reported an unemployment rate of 5.1% in the first quarter of 2026, down 0.1 percentage points from the first quarter of 2025 and up 0.7 percentage points from the previous quarter. In Weld County, the unemployment rate fell 0.1 percentage points to 4.6% over the year, higher than the Colorado rate and equivalent to the nation.
- The decrease in unemployment in Greeley was largely driven by a decline in the number of unemployed persons, while employment from Q1 2025 to Q1 2026 decreased by 1.4%.

Unemployment Rates



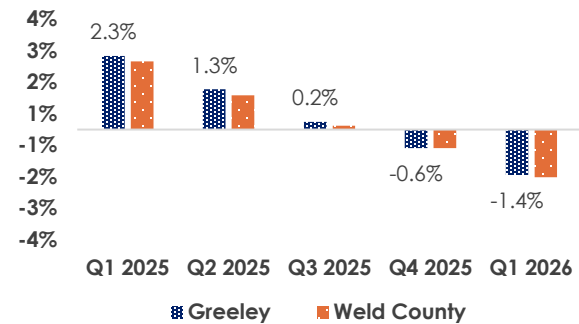
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²Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

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

- The unemployment rate in Greeley rose over the quarter for the sixth time in the past 11 quarters. The current unemployment rate of 5.1% is 0.7 percentage points above the 2015-2026 average of 4.3%.
- Unemployment in Greeley in the first 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 Q1 2025 and Q1 2026, the labor force in Greeley contracted by 1.4% to 51,787 people working or looking for jobs. The labor force in Weld County fell by 1.5% to 176,902 over the same period.
- Following revisions from the BLS, the labor force in Greeley contracted over the year for the second consecutive quarter in Q1 2026, 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 quarter in the first two-quarter decline since Q4 2020 and Q1 2021.

Labor Force Growth Rate⁴



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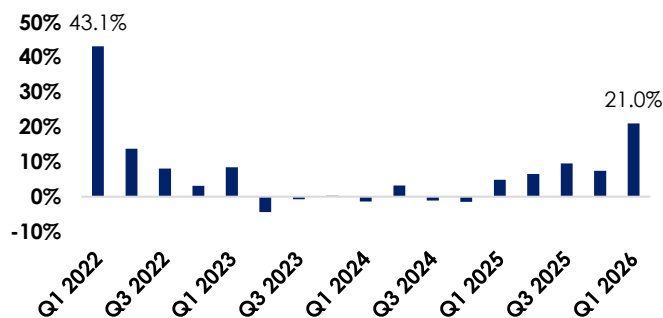
Retail Sales Activity

- Retail sales in Greeley rose 21.0% between the first quarters of 2025 and 2026, following a year-over-year increase of 7.5% in the fourth quarter of 2025.
- Weld County reported nearly \$4.8 billion in retail sales in Q1 2026, up 8.9% from the same period last year. In Q4 2025, retail sales in Weld County increased 9.5%.

Total Retail Sales (000's)⁵

	Q1 2026	Q1 2025	OTY%
Greeley	1,778,542	1,469,420	21.0%
Weld County	4,753,811	4,366,469	8.9%

**Greeley Retail Sales⁵
Year-Over-Year Change**



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- Retail activity in Greeley made up 37.4% of Weld County's total retail activity in Q1 2026, up 6.5 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 five 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		
Q1 2026	221	1.4%
Q1 2025	218	
Single-Family Attached		
Q1 2026	46	58.6%
Q1 2025	29	
Median Home Price		
Single-Family Detached		
Q1 2026	\$434,023	-2.0%
Q1 2025	\$442,810	
Single-Family Attached		
Q1 2026	\$336,076	-4.7%
Q1 2025	\$352,469	

Weld County⁷ Existing Home Sales

Home Sales		% Change
Single-Family Detached		
Q1 2026	1,050	-3.8%
Q1 2025	1,092	
Single-Family Attached		
Q1 2026	95	-12.8%
Q1 2025	109	
Median Home Price		
Single-Family Detached		
Q1 2026	\$500,989	-3.1%
Q1 2025	\$517,272	
Single-Family Attached		
Q1 2026	\$354,920	-2.2%
Q1 2025	\$362,936	

- Greeley reported 221 detached home sales in the first quarter of 2026, up 1.4% from the same quarter in 2025. Attached home sales rose 58.6%, or by 17 units, over the year.
- Detached home prices in Greeley fell 2.0% from Q1 2025 to Q1 2026, or an average decrease of \$8,788. Attached homes sold for an average of \$16,393 less in Q1 2026 compared to the same quarter last year, a decrease of 4.7%.
- Across Weld County, detached home sales decreased by 3.8% in Q1 2026 from the same quarter last year. Prices fell by 3.1% over the same period.

Residential Building Permit Activity

- Greeley issued permits for 62 single-family homes in Q1 2026, up from 39 in Q1 2025. The average valuation decreased 9.0% to \$382,957 per single-family home.
- There were 308 multi-family units permitted in Q1 2026, compared to six units permitted in Q1 2025.

Greeley Residential Units Permitted⁸

	Single-Family	Multi-Family	Total
Units			
Q1 2026	62	308	370
Q1 2025	39	6	45
Avg. Valuation			
Q1 2026	\$382,957	\$156,272	\$194,257
Q1 2025	\$420,661	\$373,083	\$414,317

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).

Apartments⁹

Inventory (units)

	Q1 2025	Q1 2026
Greeley	14,501	14,501
Weld County	27,583	28,042

Vacancy Rate

	Q1 2025	Q1 2026
Greeley	7.2%	6.3%
Weld County	8.7%	7.0%

Average Rent

	Q1 2025	Q1 2026
Greeley	\$1,413	\$1,374
Weld County	\$1,573	\$1,533

- Apartment inventory in Greeley totaled 14,501 units in the first quarter of 2026, unchanged from the first quarter of 2025. Across Weld County, the number of apartment units rose 1.7% to 28,042 units from Q1 2025 to Q1 2026. Over the quarter, apartment inventory was unchanged in both Greeley and Weld County.
- The apartment vacancy rate in Greeley declined by 0.9 percentage points to 6.3% vacancy from Q1 2025 to Q1 2026. Over the quarter, vacancy rates decreased by 0.5 percentage points. Across Weld County, the apartment vacancy rate decreased by 1.7 percentage points to 7.0% between the first quarters of 2025 and 2026. Over the quarter, vacancy rates in Weld County decreased by 1.1 percentage points.
- Average monthly rents in Greeley fell by 2.8% to \$1,374 from Q1 2025 to Q1 2026. Over the quarter, average rents fell by 0.9%. In Weld County, average monthly rents decreased by 2.5% to \$1,533 over the year and increased by 0.3% over the quarter.

Commercial Real Estate¹⁰

- The office vacancy rate in Greeley decreased 0.1 percentage points to 5.7% between the first quarters of 2025 and 2026. Over the period, no new office space was added. The average lease rate for office properties increased 6.8%, or by \$1.98, to \$30.99 per square foot. In Weld County, the office vacancy rate decreased 0.2 percentage points to 4.6% from Q1 2025 to Q1 2026. Average lease rates for office properties rose 6.1%, or by \$1.75, to \$30.59 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 Q1 2025 to Q1 2026. In total, 13,180 square feet of retail space was added over the same period. The average lease rate for retail space decreased 0.4%, or by \$0.05, to \$14.23 per square foot. In Weld County, the retail vacancy rate rose by 1.0 percentage point to 3.2% between the first quarters of 2025 and 2026. In total, 228,669 square feet of retail space was added in Weld County over the same period. Average lease rates for retail properties fell 7.1%, or by \$1.29, to \$16.91 per square foot.
- In Greeley, the Industrial/Flex vacancy rate fell by 1.0 percentage point to 3.5% between the first quarter of 2025 and the first quarter of 2026. Over the period, no new Industrial/Flex space was added to the market. The average lease rate for Industrial/Flex space increased 9.4%, or by \$1.02, to \$11.91. The Industrial/Flex vacancy rate in Weld County rose by 0.9 percentage points to 4.6% between Q1 2025 and Q1 2026. Over the period, 147,877 square feet of Industrial/Flex space was added across Weld County. The average lease rate for Industrial/Flex properties increased 9.2%, or by \$1.17, to \$13.87 per square foot.

⁹Source: CoStar.

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

Office Commercial Real Estate

	Total Existing SF (Q1 2026)	Total Existing SF (Q1 2025)	Vacancy Rate- direct (Q1 2026)	Vacancy Rate- direct (Q1 2025)	Avg. Lease Rate- per sq. ft. (Q1 2026)	Avg. Lease Rate- per sq. ft. (Q1 2025)
Greeley	4,191,113	4,191,113	5.7%	5.8%	\$30.99	\$29.01
Weld County	6,119,835	6,119,835	4.6%	4.8%	\$30.59	\$28.84

Retail Commercial Real Estate

	Total Existing SF (Q1 2026)	Total Existing SF (Q1 2025)	Vacancy Rate- direct (Q1 2026)	Vacancy Rate- direct (Q1 2025)	Avg. Lease Rate- per sq. ft. (Q1 2026)	Avg. Lease Rate- per sq. ft. (Q1 2025)
Greeley	7,057,982	7,044,802	3.7%	2.7%	\$14.23	\$14.28
Weld County	13,450,362	13,221,693	3.2%	2.2%	\$16.91	\$18.20

Industrial/Flex Commercial Real Estate

	Total Existing SF (Q1 2026)	Total Existing SF (Q1 2025)	Vacancy Rate- direct (Q1 2026)	Vacancy Rate- direct (Q1 2025)	Avg. Lease Rate- per sq. ft. (Q1 2026)	Avg. Lease Rate- per sq. ft. (Q1 2025)
Greeley	9,030,757	9,030,757	3.5%	4.5%	\$11.91	\$10.89
Weld County	31,679,806	31,531,929	4.6%	3.7%	\$13.87	\$12.70

Non-Residential Construction

During the first quarter of 2026, seven nonresidential building permits were issued, valued at over \$8.1 million.

Greeley Commercial Building Permits Issued, Q1 2026¹¹

Project Description	Valuation
Auto Parts Store	\$1,557,455
Chipotle Restaurant	\$1,537,055
Wells Fargo Bank	\$1,400,000
Clubhouse and Leasing Office	\$1,205,839
CAVA Store	\$1,163,119
T-Mobile Store	\$991,661
Storage Hangar	\$250,704

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

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Prepared June 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 49,673 in Q4 2024 and 51,872 in Q4 2025, showing a year-over-year increase of 2,199 jobs (about +4.4%). Bar chart titled “Retail Sales” (y-axis labeled “Millions”) shows retail sales increasing year over year for Greeley: \$1,469 million in Q1 2025 and \$1,779 million in Q1 2026. This is an increase of \$310 million (about +21.0%). Bar chart titled “Total Home Sales” compares Q1 totals across two years for Greeley. Home sales are 247 in Q1 2025 and 267 in Q1 2026, a modest increase in sales. Bar chart titled “Median Home Prices” (y-axis labeled “Thousands”) shows Greeley’s median sales price falling from \$443 thousand in Q1 2025 to \$434 thousand in Q1 2026. Bar chart titled “Apartment Vacancy Rate” compares two quarters in Greeley. Vacancy is 7.2% in Q1 2025 and 6.3% in Q1 2026, indicating a decrease of 0.9 percentage points (suggesting tighter rental market conditions year over year). Grouped bar chart titled “Commercial Vacancy” compares Q1 2025 (orange) to Q1 2026 (blue) across three property types in Greeley: Office, Retail, and Industrial/Flex. The chart labels the vacancy levels for Q1 2025 as Office 5.7%, Retail 3.7%, and Industrial/Flex 3.5% (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 Q4 2025 and Q4 2024, along with the OTY% (over-the-year percent change). Greeley has 51,872 jobs in Q4 2025 versus 49,673 in Q4 2024, for an OTY increase of 4.4%. Weld County has 124,274 jobs in Q4 2025 versus 120,620 in Q4 2024, for an OTY increase of 3.3%.

Industry Employment Change Chart

Horizontal bar chart titled “Year-Over-Year Employment Change, Greeley, Q4 2025” shows net job change by industry, with a zero line separating gains (right) from losses (left). Industries with increases are Government (+992), Financial Activities (+583), Education & Health Services (+422), Mining & Logging (+398), Manufacturing (+169), Construction (+81) and Professional and Business Services (+36). Industries with decreases are Leisure & Hospitality (-219), Transportation, Warehousing & Utilities (-145), Other Services (-21), Wholesale & Retail Trade (-18) and Information (-8). Overall, job growth is concentrated in public-sector, finance, and education/health, while leisure/hospitality shows the largest reduction.

Employment Composition Chart

Donut pie chart titled “Greeley Employment Composition, Q4 2025” 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 (13%), Manufacturing (12%), 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 Q4 2024 (orange) and Q4 2025 (blue) for Greeley and Weld County. In Greeley, average annual wages rise to \$63,473 in Q4 2025 (up from a lower Q4 2024 value). In Weld County, wages rise to \$71,508 in Q4 2025 (also up from Q4 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 Q1 2026, Q1 2025, and OTY% (over-the-year change) across four geographies: Greeley, Weld County, Colorado, and the United States. Labor force: Greeley 51,787 vs. 52,545 (-1.4%); Weld County 176,902 vs. 179,617 (-1.5%); Colorado 3,197,823 vs. 3,260,044 (-1.9%); U.S. 169,973 vs. 170,194 (-0.1%) (in thousands). The table shows modest declines in labor force participation across most geographies.

Unemployment Table

Table presents the Unemployment Rate for Q1 2026, Q1 2025, and OTY% (over-the-year change) across four geographies: Greeley, Weld County, Colorado, and the United States. Unemployment rate: Greeley 5.1% vs. 5.2% (less than -0.1 percentage points); Weld County 4.6% vs. 4.7% (-0.1 points); Colorado 4.2% vs. 4.4% (-0.2 points); U.S. 4.6% vs. 4.4% (+0.2 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 Q1 2017 to Q1 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 (Q1 2026), the chart labels Greeley at 5.1% and Colorado at 4.2%, 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 2.3% (Q1 2025), 1.3% (Q2 2025) and 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 with Greeley labeled -1.6%.

Retail Sales Table

Table titled “Total Retail Sales (000’s)” lists total retail sales for Q1 2026 and Q1 2025 and the over-the-year percent change for two areas, Greeley and Weld County. Greeley retail sales increased from 1,469,420 to 1,778,542 (in thousands), a +21.0% change. Weld County retail sales increased from 4,366,469 to 4,753,811 (in thousands), a +8.9% change. This shows Greeley experiencing faster growth than Weld County.

Retail Sales Chart

Bar chart titled “Greeley Retail Sales, Year-Over-Year Change” shows quarterly percent changes from Q1 2022 through Q4 2026. 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 2026, ending at 21.0% in Q1 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 Q1 2026 to Q1 2025 with percent changes. Home sales: Single-family detached in Greeley is 221 vs. 218 (+1.4%). Single-family attached in Greeley is 46 vs. 29 (+58.6%). Single-family detached home sales and single-family attached home sales both rose in Greeley over the period.

The median home price of Single-family detached in Greeley is \$434,023 vs. \$442,810 (-2.0%). Single-family attached in Greeley is \$336,076 vs. \$352,469 (-4.7%). Median prices increased 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 Q1 2026 to Q1 2025 with percent changes. Home sales for Single-family detached in Weld County are 1,050 vs. 1,092 (-3.8%). Single-family attached in Weld County is 95 vs. 109 (-12.8%). 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 \$500,989 vs. \$517,272 (-3.1%). Single-family attached in Weld County is \$334,920 vs. \$362,936 (-2.2%). 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,” Q1 2026 shows 62 single-family, 308 multi-family, total 370; Q1 2025 shows 39 single-family, 6 multi-family, total 45. Under “Avg. Valuation,” Q1 2026 lists \$382,957 (single-family), \$156,272 (multi-family), and \$194,257 (total). Q1 2025 lists \$420,661 (single-family), \$373,083 (multi-family), and \$414,317 (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 Q1 2026 and Q1 2025. For Greeley, inventory was 14,501 units in both Q1 2026 and Q1 2025, compared to Weld County, where inventory was 28,042 in Q1 2026 and 27,583 in Q1 2026. Inventory remains unchanged in Greeley and is up in Weld County.

Apartment Vacancy Table

Table comparing Greeley and Weld County Vacancy Rate, for Q1 2025 and Q1 2026. For Greeley the vacancy rate is 6.3% in Q1 2026 and 7.2% in Q1 2025, compared to Weld County vacancy rate is 7.0% in Q1 2026 and 8.7% in Q1 2025. Vacancy rates decline in both Greeley and Weld County.

Apartment Average Rent Table

Table comparing Greeley and Weld County Average Rent for Q1 2026 and Q1 2025. For Greeley average rent is \$1,374 in Q1 2026 and \$1,413 in Q1 2025, compared to Weld County the average rent is \$1,533 in Q1 2026 and \$1,573 in Q1 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 Q1 2026 and Q1 2025 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. For office, Greeley has 4,191,113 square feet in Q1 2026 and 4,180,944 in Q1 2025; vacancy 5.7% (Q1 2026) and 5.8% (Q1 2025); average lease rate \$30.99 and \$29.01. Weld County office has 6,119,835 square feet in Q1 2026 and 1,100,584 in Q1 2025; vacancy 4.6% and 4.8%; lease rate \$30.59 and \$28.84. Total square footage increased slightly; 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 Q1 2026 and Q1 2025 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. For retail Greeley has 7,057,982 (Q1 2026) and 7,044,802 (Q1 2025); vacancy 3.7% and 2.7%; lease rate \$14.23 and \$14.28. Weld County retail has 13,450,362 and 13,221,693; vacancy 3.2% and 2.2%; lease rate \$16.91 and \$18.20. Total square footage is slightly higher; vacancy rates are slightly 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 Q1 2026 and Q1 2025 across: Total Existing Square Footage, Vacancy Rate (direct), and Average Lease Rate per square foot. Industrial/Flex in Greeley has 9,030,757 square feet in both Q1 2026 and in Q1 2025; vacancy 3.5% and 4.5%; lease rate \$11.91 and \$10.89. Weld County industrial/flex has 31,679,806 and 31,531,929; vacancy 4.6% and 3.7%; lease rate \$13.87 and \$12.70. Total square footage remained unchanged in Greeley but increases in 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, Q1 2026” with two columns: Project Description and Valuation. Projects listed are: Auto Parts Store (\$1,557,455); Chipotle Restaurant (\$1,537,055); Wells Fargo Bank (\$1,400,000); Clubhouse and Leasing Office (\$1,205,839); CAVA Store (\$1,163,119); T-Mobile Store (\$991,661); and Storage Hangar (\$250,704). The highest-valued projects include retail stores and restaurants and a bank, with a few smaller leasing office, retail stores and hangar-related developments also permitted.