COLORADO SPRINGS, CO

2025 MARKET AT A GLANCE

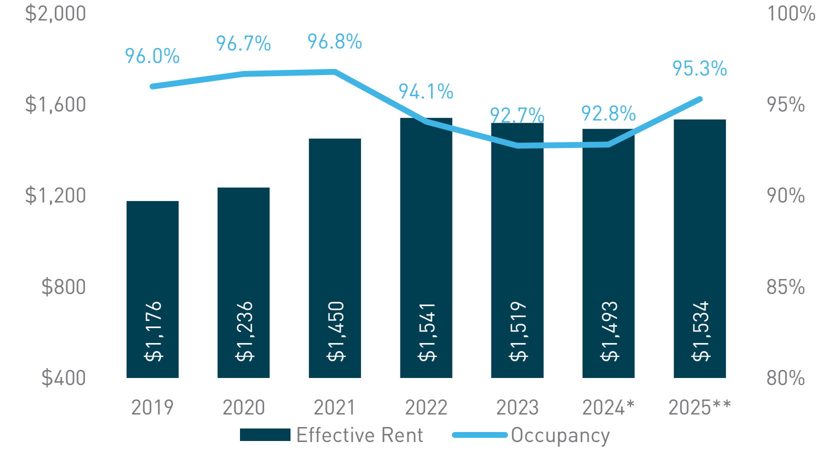
OCCUPANCY RATE (Q4 2025)	EFFECTIVE RENT (Q4 2025)	RENT SHARE OF WALLET (Q4 2025)
95.3%	$1,534	20.4%
UP 250 BPS YOY	UP 2.7% YOY	UNCHANGED YOY

Deliveries Decelerate Amid Elevated Demand, Boosting Occupancy and Rent

The measured approach to multifamily development that began after 2022 is expected to improve apartment fundamentals this year. In 2021 and 2022, the number of properties starting construction, at 15 and 19 respectively, more than tripled the annual average from 2010 to 2019. These units, along with rising construction timelines since the pandemic, created an imbalance between demand and supply, dampening multifamily rent and occupancy. Most projects that started during the peak were completed in 2024. Even fewer will wrap up in 2025, leading to a 250-basis-point climb in the occupancy rate to 95.3% by the fourth quarter. Rising occupancy rates will in turn support the 2.7% increase in effective rent to $1,534 during the same period. Net absorption of 4,216 units this year will be fueled by steady job growth, above-average net in-migration, and low single-family home inventory. An estimated 8,000 more people are projected to move to Colorado Springs than out during 2025, outpacing the average from the past five years by nearly 64%. Apartment demand is forecast to follow the new supply, with Northern Colorado Springs and Central Colorado Springs comprising nearly 70% of net absorption and 80% of new supply. Renters and developers have favored Northern Colorado Springs for the past 10 years due to proximity of the Air Force Academy and thriving corporate presence. Central Colorado Springs, the oldest multifamily submarket, has recently made a resurgence as the city has invested more than $2.3 billion since 2013 to create new housing and commercial offerings. The next large project for the area is revitalizing Historic North Tejon Street.

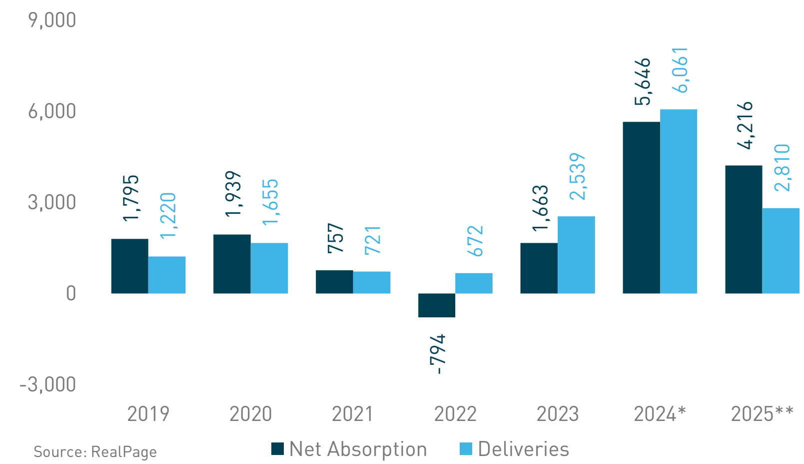
Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

APARTMENT TRENDS



Source: RealPage
*Projected **Forecast

Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.



Source: RealPage

*Projected **Forecast

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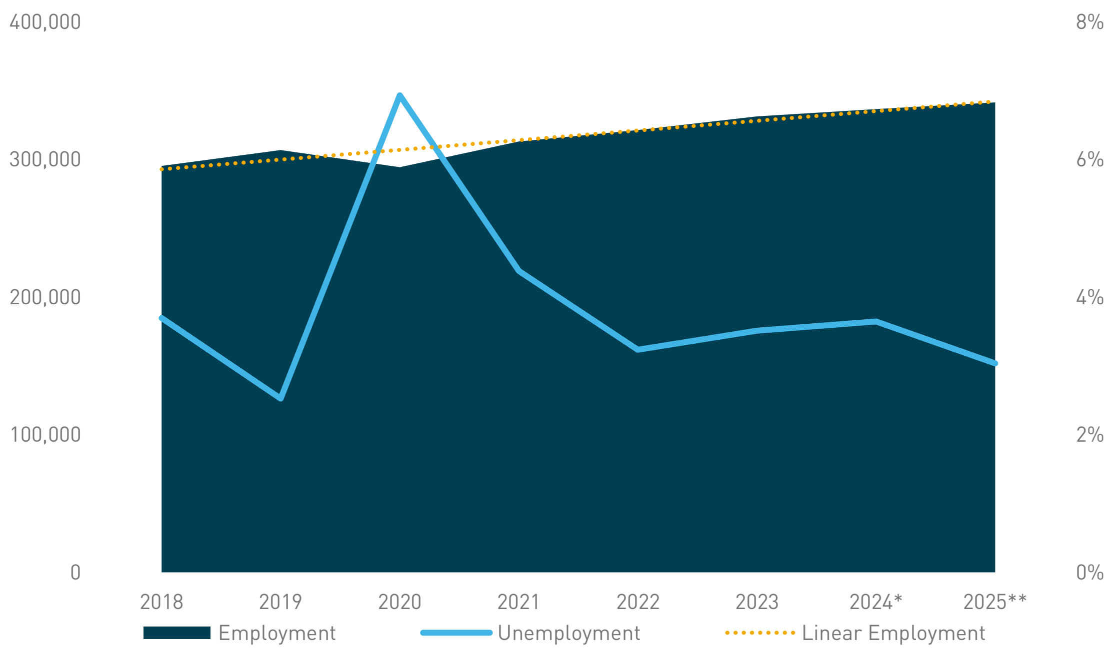
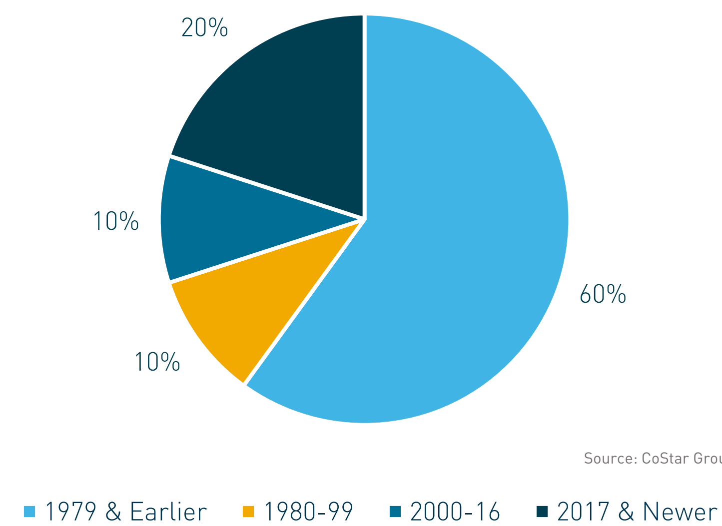
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: CoStar Group

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of $2.5 million or more, unless otherwise indicated.

EMPLOYMENT (DEC. 2025)	UNEMPLOYMENT (DEC. 2025)	MEDIAN HOUSEHOLD INCOME (DEC. 2025 SAAR)	PRICE PER UNIT (2024 AVG.)	CAP RATE (2024 AVG.)
341,600	3.0%	$90,386	$234,792	5.4%
UP 1.4% YOY	DOWN 60 BPS YOY	UP 2.9% YOY	UP 1.3% YOY	UP 10 BPS YOY