

# Demographic Profile

## Key Observations

- **The Eastside and Westside neighborhoods contribute to 13 percent of Fort Collins' population.** In 2014, the Eastside neighborhood had 3,947 people and the Westside neighborhood had 7,561 people. Both neighborhoods are similar to the city as a whole despite the impact of the college student population.
- **The Eastside and Westside neighborhoods have declined in population over the past 15 years** despite an increase of 142 households. This decline is attributed to a decrease in the average size of households, particularly in the Westside neighborhood.
- **The percent of renter occupied units is over 60 percent** in the neighborhoods, compared to 48 percent city-wide. The proximity of the two neighborhoods to Colorado State University has a significant impact on their demographic profile. Over 30 percent of residents are college students, both undergraduate and graduate.

## Population

The combined population of the Eastside and Westside neighborhoods decreased between 2000 and 2014 by 368 people.

	2000	2010	2014	Change 2000-2014	
				Total	Ann. %
Eastside	3,841	3,851	3,947	106	0.2%
Westside	8,035	7,446	7,561	-474	-0.4%
<b>Combined</b>	<b>11,876</b>	<b>11,297</b>	<b>11,508</b>	<b>-368</b>	<b>-0.2%</b>
City of Fort Collins	125,015	143,986	149,567	24,552	1.3%

Source: ESRI; Economic & Planning Systems

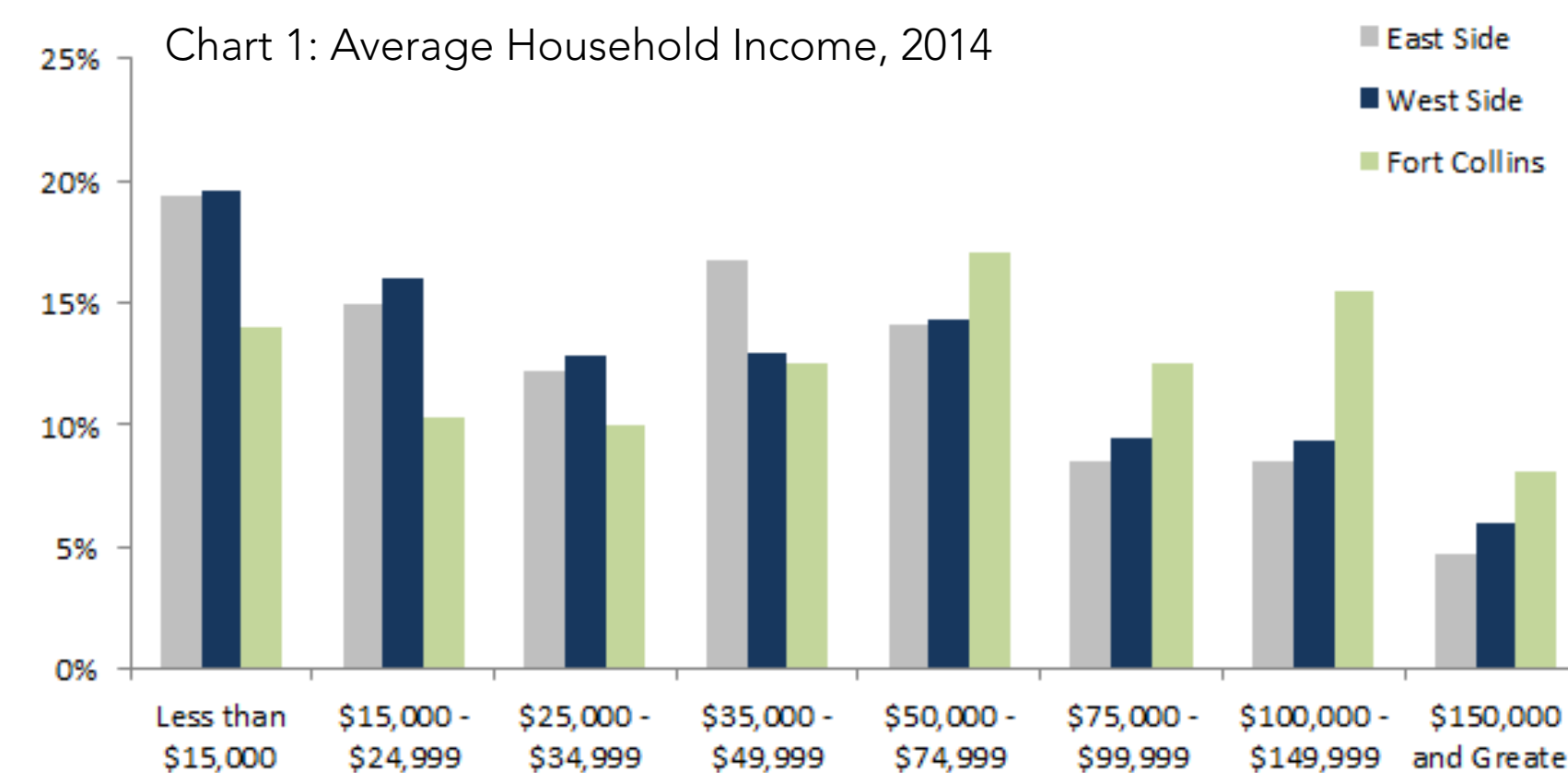
A third of the population in the combined neighborhoods are in college.

	Eastside		Westside	
	#	%	#	%
Population In School	1,323	36%	3,535	45%
Pre-K	50	1%	123	2%
Elementary/Middle School	201	6%	641	8%
High School	86	2%	179	2%
College Undergraduate	822	23%	2,237	28%
College Graduate/Professional	164	5%	354	5%

Source: ESRI; Economic & Planning Systems

## Income

Aside from a large number of students with relatively low incomes, a large portion of neighborhood residents have mid-level incomes. The average household incomes in the Eastside and Westside neighborhoods are \$52,115 and \$55,647, respectively.



## Housing

While population has decreased in the Eastside and Westside neighborhoods since 2000, the number of households has increased by 142.

	2000	2010	2014	Change 2000-2014	
				Total	Ann. %
Households					
Eastside	1,832	1,847	1,901	69	0.3%
Westside	3,404	3,388	3,477	73	0.2%
<b>Combined</b>	<b>5,236</b>	<b>5,235</b>	<b>5,378</b>	<b>142</b>	<b>0.2%</b>
City of Fort Collins	48,227	57,289	60,658	12,431	1.7%

Source: ESRI; Economic & Planning Systems

The Eastside neighborhood experienced no change in household size, but the Westside neighborhood more closely matches with the trend for the City.

	2000	2014
Eastside	2.02	2.02
Westside	2.29	2.16
Fort Collins	2.47	2.35

Source: ESRI; Economic & Planning Systems

Within the Eastside and Westside Neighborhoods and the City, the percent of owner-occupied units is decreasing.

	2000	2014
<b>Eastside</b>		
Owner Occupied	40%	34%
Renter Occupied	60%	66%
<b>Westside</b>		
Owner Occupied	45%	40%
Renter Occupied	55%	60%
<b>Fort Collins</b>		
Owner Occupied	59%	52%
Renter Occupied	41%	48%

Source: ESRI; Economic & Planning Systems

# Market Conditions

## Key Observations

- **Downtown and CSU have a major impact on the demand for real estate within the neighborhoods.** Proximity to downtown is appealing to potential residents and will continue to drive demand and drive up the price of housing. The demand for student housing will continue to drive demand for rental housing.
- The Eastside and Westside neighborhoods **average price for homes has increased 30 percent over the past decade, while the average monthly rental rate has increased nearly \$400** since 2010 for apartments in Fort Collins.
- **The growing demand for housing in the neighborhoods has led to significant construction activity** with 208 new housing units and 243 housing additions permitted between 2005 and 2014. Newer homes built in the last 10 years are larger than existing homes.
- **There are small pockets of retail and office spaces within the neighborhoods along the major arterial corridors** with rental rates similar to the city-wide average. These commercial spaces have low vacancy rates indicating high demand.

## Housing

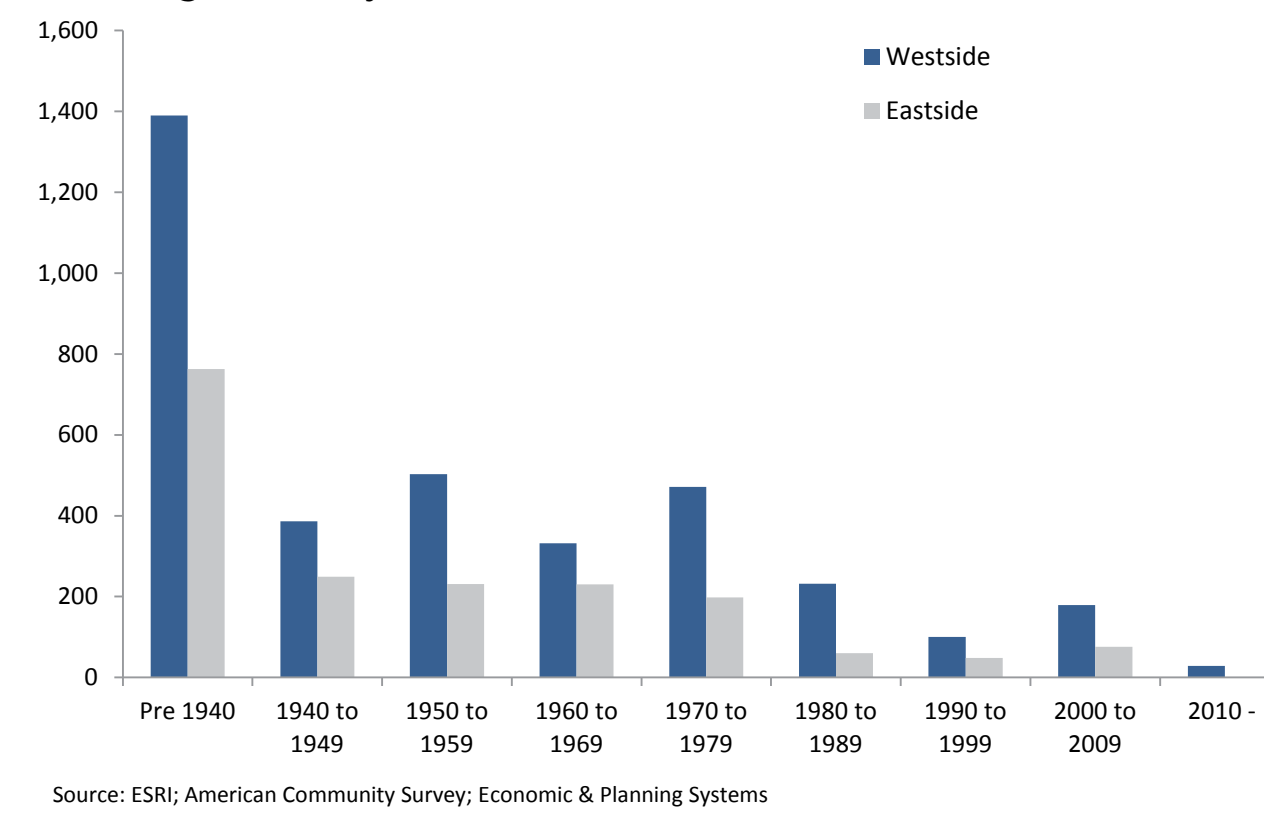
**Table: Housing Units by Units in Structure, 2014**

	Eastside	Westside
Single Family Detached	59.1%	60.3%
Single Family Attached	14.1%	21.7%
3 or 4 Units	6.2%	3.9%
5 to 19 Units	9.6%	5.7%
20 plus	10.9%	6.8%
Mobile Home	0.1%	1.6%

Source: ESRI; Economic & Planning Systems

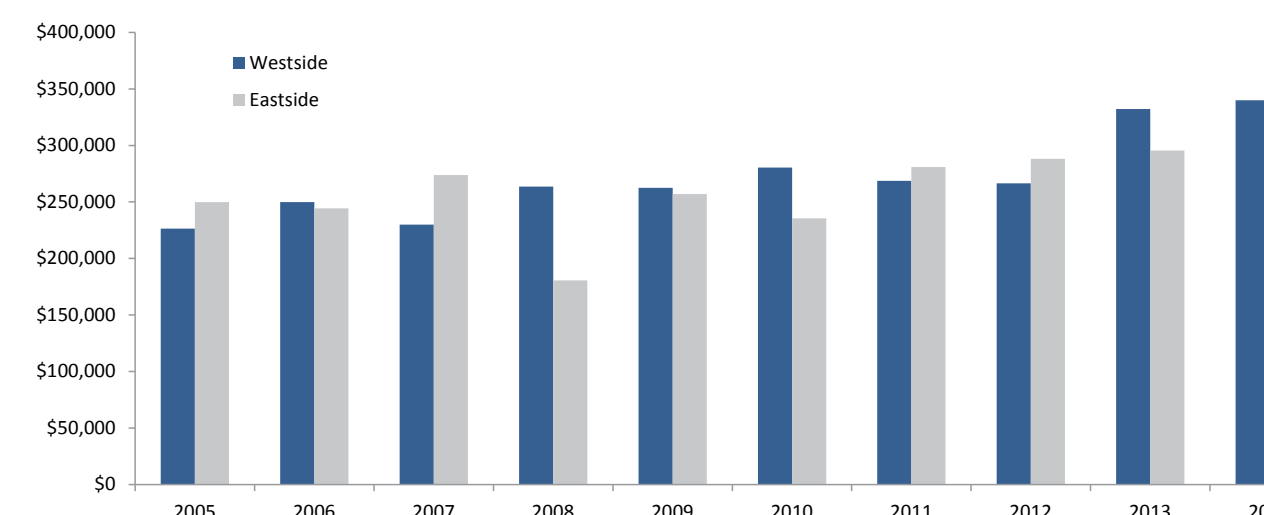
Single family homes, both detached and attached, constitute 75 to 80 percent of the housing units in the Eastside and Westside neighborhoods.

Housing Units by Year Built, 2012



Approximately 40 percent of units in both neighborhoods were built before 1940.

Residential Sale Price, 2005 to 2014



The average sale price for homes in the two neighborhoods has grown approximately 30 percent over the past 10 years from \$242,000 in 2005 to \$342,000 in 2014.

**Table: Single Family Home Sales, 2005 to 2014**

	Number Of Sales	Average Price	Average Square Feet	Price Per SF
All Units	1,106	\$278,989	1,286	\$227
Built Since 2000 (Finished Home)	81	\$417,697	1,907	\$219

Source: Larimer County Assessor; City of Fort Collins; Economic & Planning Systems

The average sale price for homes that were built after 2000, and sold between 2005 and 2014 was \$418,000.

## Retail

The Eastside and Westside neighborhoods have small pockets of retail embedded within them.

**Table: Retail Inventory**

Retail Space	Square Feet	Average Rental Rate	Vacancy Rate
Eastside	106,730	\$18.10	12.0%
Westside	48,509	\$12.00	0.0%
<b>Combined</b>	<b>155,239</b>	<b>\$16.19</b>	<b>8.3%</b>
City of Fort Collins	10,928,117	\$13.83	5.8%

Source: ESRI; Economic & Planning Systems

## Office

The office spaces within the neighborhoods are located in the same areas as the retail spaces, which are primarily along the arterial corridors.

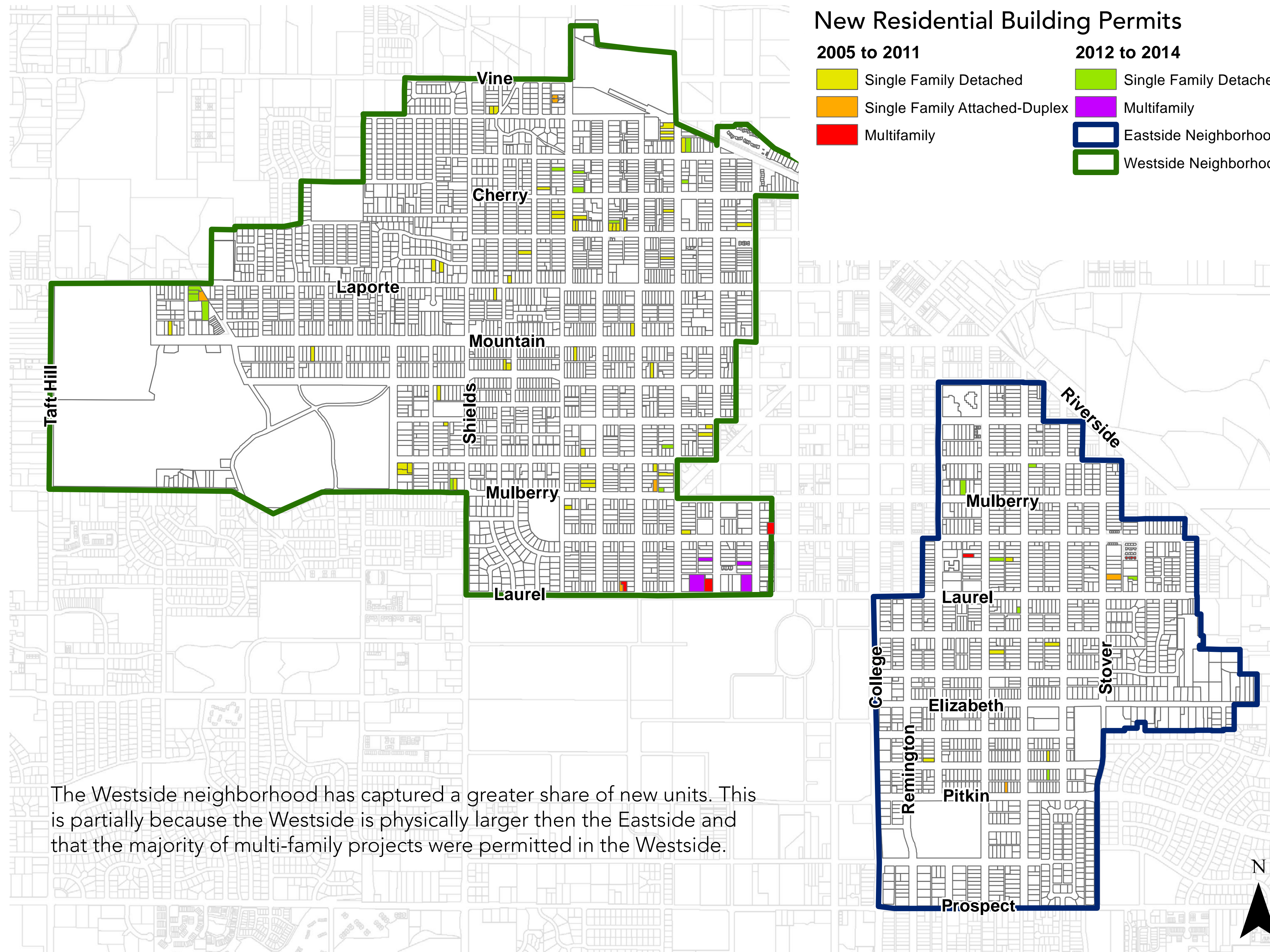
**Table: Office Inventory**

Office Space	Square Feet	Average Rental Rate	Vacancy Rate
East Side	75,220	\$21.18	5.4%
West Side	47,963	\$21.23	7.6%
<b>Combined</b>	<b>123,183</b>	<b>\$21.20</b>	<b>6.3%</b>
City of Fort Collins	70,001,487	\$20.12	4.5%

Source: ESRI; Economic & Planning Systems

# Permit and Variance Trends

New Building Permits, 2005 - 2011 and 2012 - 2014



The Westside neighborhood has captured a greater share of new units. This is partially because the Westside is physically larger than the Eastside and that the majority of multi-family projects were permitted in the Westside.

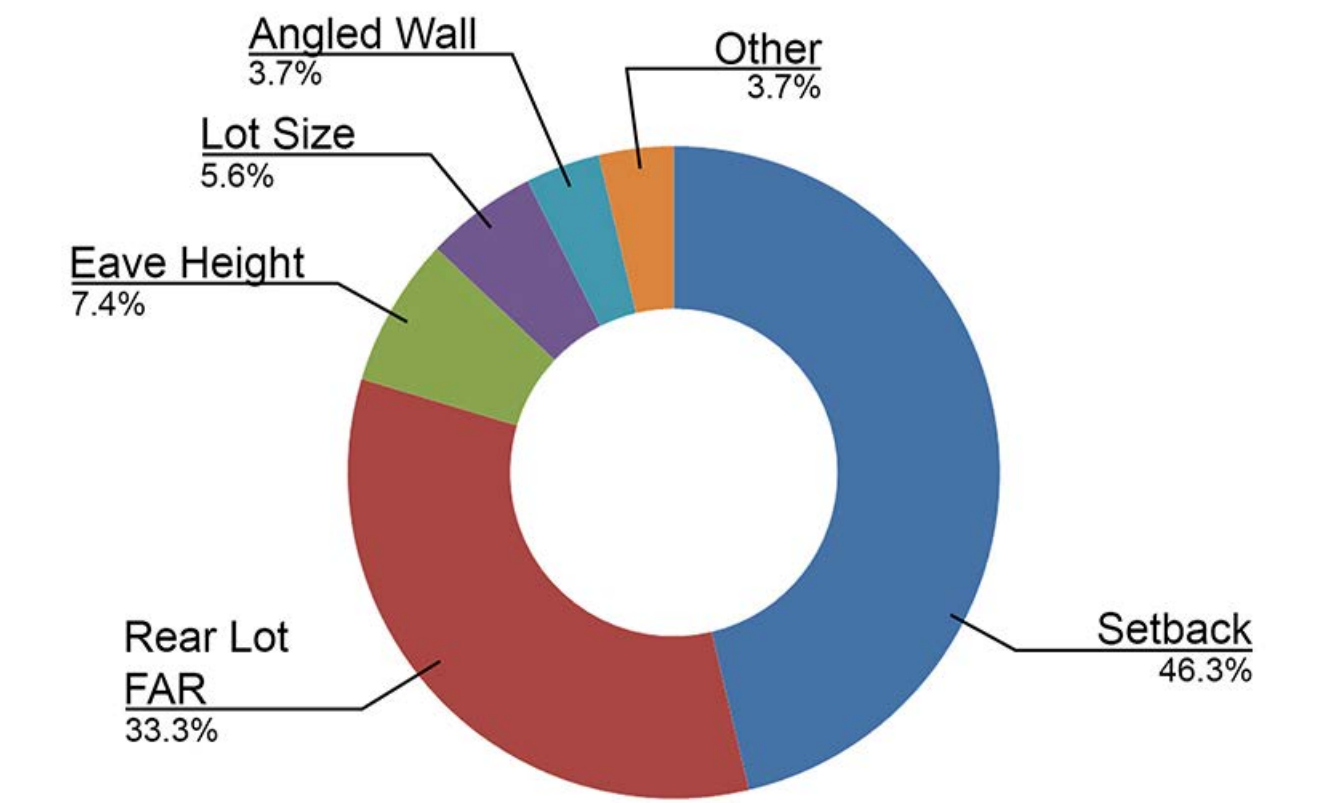
Table: Permits Issued, 2005 to 2014

	2005-2011	2012-2014
<b>Single Family Detached</b>		
Number of Permits	52	21
Annual Permits	8.7	7.0
Average Size	2,020	2,014
<b>SFA/Duplex</b>		
Number of Permits	7	0
Number of Units	11	0
Annual Permits	1.2	0.0
Average Size (unit)	1,251	0
<b>Multifamily</b>		
Number of Permits	8	4
Number of Units	51	73
Annual Permits	1.3	1.3
Average Size (unit)	1,014	1,082
<b>Secondary Buildings</b>		
Number of Permits	92	30
Annual Permits	15	10
Average Size	530	539
<b>New Additions</b>		
Number of Permits	176	67
Annual Permits	29	22
Average Size	651	602
Average Valuation	\$73,228	\$143,174

Source: City of Fort Collins; Economic & Planning Systems

Variences since 2012

By Code Standard



By Project Type

