

Moving Off-Campus

{ ALL THINGS CONSIDERED

Greeley & Weld County

⌘ Average Rent: \$869 (up \$112 from same time last year)

⌘ Efficiency: \$558 (+12%)

⌘ 1BR: \$768 (+14%)

⌘ 2BR/1BA: \$773 (+14%)

⌘ 2BR/2BA: \$1,073 (+16%)

⌘ 3BR: \$1071 (+15%)

{ *Rent has gone up more than 14% over the course of the last year and steadily risen about 3% each quarter.*

Rental Market

{ Mean Rent

⌘ \$869 (up \$112 from same time last year)

- ⌘ Efficiency: \$558 (+12%)
- ⌘ 1BR: \$768 (+14%)
- ⌘ 2BR/1BA: \$773 (+14%)
- ⌘ 2BR/2BA: \$1,073 (+16%)
- ⌘ 3BR: \$1071 (+15%)

{ Median Rent

⌘ \$815 (up 13% from same time last year)

- ⌘ Efficiency: \$470 (+12%)
- ⌘ 1BR: \$722 (+17%)
- ⌘ 2BR/1BA: \$752 (+17%)
- ⌘ 2BR/2BA: \$1131 (+13%)
- ⌘ 3BR: \$919 (+5%)

Average Rents

Greeley & Weld County

- ⌘ Vacancy rate is 1.3%
 - ⌘ CO vacancy rate is 4.6%
- ⌘ Lowest unit vacancy rates:
 - ⌘ 2BR/1BA (0.8%)
- ⌘ Lowest complex vacancy rates
 - ⌘ 51-99 units (1.0%)
 - ⌘ 100-199 units (1.1%)

Best chance to find a quality rental will be at smaller complexes, built between 1990-2004, and by yourself or with 2-3 roommates.

Vacancy Rates

- ⌘ Rent (per person): \$331-\$728*
- ⌘ Food (per person)**
 - ⌘ Male: \$294-\$450
 - ⌘ \$335 (Average)
 - ⌘ Female: \$255-\$401
 - ⌘ \$293 (Average)
- ⌘ Utilities (avg. per household per month)
 - ⌘ Electricity: \$81
 - ⌘ Gas: \$60
 - ⌘ Garbage: \$17
 - ⌘ Water: \$48
- ⌘ Basic Cable TV: \$60
- ⌘ Internet: \$40
- ⌘ Total Cost = \$948-\$1,457

*This is not an exhaustive list
(doesn't include furniture,
insurance, laundry,
transportation, etc.)*

Off-Campus Costs

*Colorado Multi-Family Housing Vacancy & Rental Survey (4th Q – 2014); does not include damage deposits required by most landlords.

**Center for Nutrition Policy and Promotion (USDA): Average Food Costs January 2015