MARKETBEAT

COLORADO SPRINGS

MULTIFAMILY Q1 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	Outlook
6.2% Vacancy Rate	▼	▼
599 Net Absorption, units (YTD)	▲	▲
$1,395 Effective Rent, per unit *(Overall, All Property Classes)*	▼	▼

ECONOMIC INDICATORS

	YOY Chg	Outlook
334.6K Colorado Springs Employment	▲	▲
3.9% Colorado Springs Unemployment Rate	▼	▼
1.1% Colorado Springs Household Growth Rate	▲	▲

Source: BLS

Metro- and city-level employment data as of year-end 2025 due to delays from government shutdown.

ECONOMY: LOCAL UNEMPLOYMENT REMAINS BELOW U.S. AVERAGE

- Colorado Springs' unemployment rate decreased 70 basis points (bps) from Q4 2024 and 40 bps from Q3 2025, ending 2025 at 3.9%, 40 bps below the national average.
- Employment continued expanding year-over-year (YOY) in Colorado Springs, reaching 334,600 by the end of 2025. The median household income rose to $95,000, significantly exceeding the national average of $86,000, and is projected to continue growing through 2026.
- The annual household growth rate in Colorado Springs grew 30 bps faster than the U.S average YOY. High birthrates, competitive wages, and beautiful geography continue to drive population growth in the area.

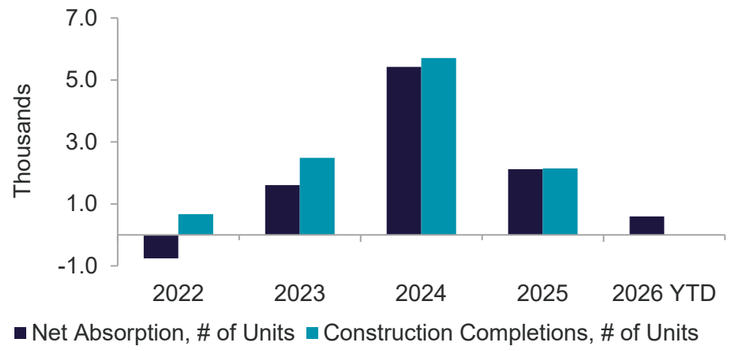
SUPPLY: DELIVERIES SLOW BUT PIPELINE REMAINS PROMISING

- Net absorption improved both quarter-over-quarter (QOQ) and YOY in Q1 2026, finishing the quarter at 599 units, up from -33 units in Q4 2025 and a 7.7% increase compared to Q1 2025.
- All four submarkets posted positive absorption in Q1 2026. West Colorado Springs led with 268 units absorbed, followed by North Colorado Springs with 188 units and Central Colorado Springs with 80 units absorbed.
- Colorado Springs' overall vacancy rate fell 80 bps QOQ and YOY, ending Q1 2026 at 6.2%. This figure dropped below the five-year average in the Colorado Springs market of 6.4% for the first time since Q2 2025.
- The largest delivery of 2025 occurred in the West submarket with the completion of ALTA, a 496-unit property owned and developed by Shir Capital. There were no new deliveries in Q1 2026.
- There are six projects under construction as of Q1 2026 totaling 1,402 units. Of the six projects, two are slated to deliver in 2026, three in 2027, and one in 2028.

PRICING: RENTS INCREASE FOLLOWING A DECLINE IN YEAR-END 2025

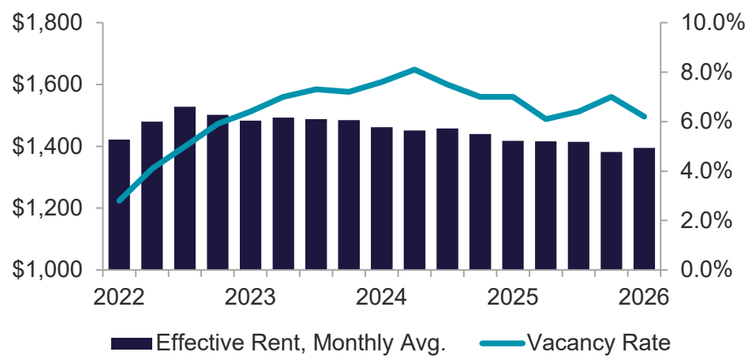
- Following a decline in Q4 2025, effective rent increased through the start of 2026 to $1,395 per unit and $1.65 per square foot, marking a 0.9% QOQ increase and a 1.6% decrease YOY. Rental rates now range from $1,297 (Central) to $1,565 (North).

DEMAND / DELIVERIES



Source: (RealPage)

OVERALL VACANCY & EFFECTIVE RENT



Source: (RealPage)

© 2024 Cushman & Wakefield

COLORADO SPRINGS
MULTIFAMILY Q1 2026

MARKET STATISTICS

SUBMARKET	INVENTORY (UNITS)	Q1 2026 DELIVERIES (UNITS)	YOY % INVENTORY GROWTH	UNDER CNSTR (UNITS)	Q1 2026 NET ABSORPTION (UNITS)	VACANCY RATE (%)	YOY VACANCY RATE CHANGE (%)	AVG EFFECTIVE RENT / UNIT	AVG EFFECTIVE RENT PSF	YOY % EFFECTIVE RENT GROWTH
Central Colorado Springs	16,844	-	3.6%	-	80	6.5%	-0.5%	$1,297	$1.68	-0.4%
East Colorado Springs	13,976	-	4.5%	48	63	7.0%	-0.1%	$1,321	$1.56	1.1%
North Colorado Springs	19,017	-	3.1%	92	188	6.7%	-0.5%	$1,565	$1.68	-1.8%
West Colorado Springs	13,822	-	0.1%	-	268	4.9%	-1.9%	$1,396	$1.69	-4.8%
MARKET	**63,659**	**-**	**2.9%**	**140**	**599**	**6.2%**	**-0.8%**	**$1,395**	**$1.65**	**-1.6%**

Source: RealPage

KEY SALE TRANSACTIONS Q1 2026

PROPERTY	SUBMARKET	SELLER / BUYER	UNITS	PRICE / $ UNIT
Villas at Pony Tracks - 3790 Pony Tracks Dr	East	Jon R Mangerich	36	$11.3M / $313,900
Arbor Pointe - 2475-2515 Hancock Expy	Central	Arbor Pointe LLC / Kevin Stringari	171	$11.0M / $64,000
Broadview Ridge Townhomes - 2110-2160 Farnon Ct	Central	Griffis/Blessing Inc	26	$6.9M / $465,400

Source: Real Capital Analytics

PROJECTS UNDER CONSTRUCTION Q1 2026

PROPERTY	SUBMARKET	UNITS	OWNER / DEVELOPER	EST. COMPLETION DATE
Mohawk Road & East Woodmen Road	North	368	SRG Residential	Jun-27
Switch - 13280 Trolly VW	North	276	Etkin Johnson Real Estate Partners	Jul-26
4286 Signature Point	East	163	The Garrett Companies LLC	Feb-27

Source: RealPage

MARKET DRIVERS

- Following a period of elevated deliveries, multifamily construction activity in Colorado Springs has slowed in 2025–2026, with fewer starts and completions as higher interest rates and tighter lending standards limit new development.
- Steady population and household growth continue to support underlying rental demand in the region, particularly among lower- and middle-income renters facing ongoing affordability challenges.
- Long-term projections indicate El Paso County will approach one million residents by 2050, reinforcing sustained housing demand across Colorado Springs. Looking ahead, moderating supply combined with stable demand is expected to support gradual improvements in occupancy and rent growth through late 2026 and into 2027. However, elevated financing costs and economic uncertainty may continue to temper development activity and keep rent gains measured in the near term.

PAT KNOWLTON
Executive Director
Tel: +1 719 648 0423
Pat.Knowlton@cushwake.com

JEFF DIMMEN
Senior Director
Tel: +1 719 499 5756
Jeff.Dimmen@cushwake.com

SEAN HOLAMON
Executive Director
Tel: +1 303 588 2119
Sean.Holaman@cushwake.com

KEVIN PHELAN
Senior Director
Tel: +1 917 679 8723
Kevin.Phelan@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION
Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of $9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

©2026 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield ("CWK"). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK's securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.

© 2024 Cushman & Wakefield