

MANAGEMENT'S DISCUSSION AND ANALYSIS

Within this section of the City of Commerce City's Annual Comprehensive Financial Report (ACFR), City management is pleased to provide this narrative discussion and analysis of the City's financial activities for the calendar year ended December 31, 2025. The City's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section.

2025 FINANCIAL HIGHLIGHTS

The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$613,704,186 (total net position) for the calendar year reported.

- Total net position is comprised of the following:
 - (1) Net investment in capital assets of \$273,883,197 include property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase or construction of capital assets.
 - (2) Net position of \$74,965,318 is restricted by constraints imposed from outside the City such as debt covenants, grantors, laws, or regulations.
 - (3) Unrestricted net position of \$264,855,671 represents the portion available to maintain the City's continuing obligations to citizens and creditors.
- The City's governmental funds reported total ending fund balance of \$354,489,702. This compares to the prior year ending fund balance of \$326,734,511 showing an increase of \$27,755,191.
- At year end, the General Fund's unassigned fund balance was \$54,295,370 which represents 46% of total General Fund expenditures and is \$1,896,838 lower than the prior year ending fund balance.
- Overall, the City continues to maintain a strong financial position.

The above financial highlights are explained in more detail in the "financial analysis" section of this document.

OVERVIEW OF THE FINANCIAL STATEMENTS

This Management Discussion and Analysis document introduces the City's basic financial statements. The basic financial statements include: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. The City also includes in this report additional information to supplement the basic financial statements.

The City's component units are presented either as "blended" or "discretely presented." Blended component units are reported as if they were a City fund throughout the year. Blended component units are included at both the government-wide and fund financial reporting levels. The City has the following four blended component units:

- Commerce City Northern Infrastructure General Improvement District (NIGID)
- Commerce City E-470 Commercial Area General Improvement District (ECAGID)
- Commerce City E-470 Residential Area General Improvement District (ERAGID)
- Urban Renewal Authority (URA)

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The City's ACFR includes two government-wide financial statements. These statements provide both long-term and short-term information about the City's overall financial status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in accrual accounting and elimination or reclassification of activities between funds.

The first of these government-wide statements is the *Statement of Net Position*. This is the government-wide statement of position presenting information that includes all of the City's total assets and deferred outflows and total liabilities and deferred inflows, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City as a whole is improving, maintaining, or declining. Evaluation of the overall health of the City would extend to other nonfinancial factors such as diversification of the taxpayer base or the condition of City infrastructure, in addition to the financial information provided in this statement and report.

The second government-wide statement is the *Statement of Activities*, which reports how the City's net position changed during the current calendar year. All current year revenues and expenses are included regardless of when cash is received or paid. An important purpose of the design of the statement of activities is to show the financial reliance of the City's distinct activities or functions on revenues provided by the City's taxpayers.

Both government-wide financial statements reflect governmental activities of the City principally supported by taxes. Governmental activities include general government, human resources, finance, community development, public safety, public works, parks, recreation and golf, and interest and fiscal charges. The government-wide financial statements are presented on pages 29 to 34 of this report.

FUND FINANCIAL STATEMENTS

A fund is an accountability unit used to maintain control over resources segregated for specific activities or objectives. The City uses funds to ensure and demonstrate compliance with finance-related laws and regulations. Within the basic financial statements, fund financial statements focus on the City's most significant funds rather than the City as a whole. Major funds are separately reported while all others are combined into a single, aggregated presentation. Individual fund data for non-major funds is provided in the form of combining statements in a later section of this report.

The City has three kinds of funds:

1. *Governmental funds* are reported in the fund financial statements and encompass the same functions reported as governmental activities in the government-wide financial statements. However, the focus is very different with fund statements providing a distinctive view of the City's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of governmental programs and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. Both the governmental fund balance sheet and the governmental fund operating statement provide a reconciliation to assist in understanding the differences between these two perspectives. The basic governmental fund financial statements are presented on pages 32 to 38 of this report. Individual fund information for nonmajor governmental funds is found in combining statements in a later section of this report.

2. *Proprietary funds* are reported in the fund financial statements and generally report services for which the City charges customers a fee. The City's proprietary funds are classified as internal service funds. The internal service funds are reported as part of the governmental activities at the government-wide financial reporting level. The basic proprietary fund financial statements are presented on pages 39 to 42 of this report.
3. *Fiduciary funds* include employee pension and retirement funds held in trust and a custodial fund used to hold resources of school impact fees from developers that school districts will use. These statements are found on pages 43 and 44.

NOTES TO THE BASIC FINANCIAL STATEMENTS

The accompanying notes to the basic financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the basic financial statements begin on page 47 of this report.

REQUIRED SUPPLEMENTARY INFORMATION

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's budget presentations. Budgetary comparison schedules are included as "required supplementary information" for the general fund. Budgetary comparison schedules for all other governmental funds can be found in the supplementary information section of this report. These schedules demonstrate compliance with the City's adopted and final revised budget. Required supplementary information can be found on pages 83 to 84 of this report.

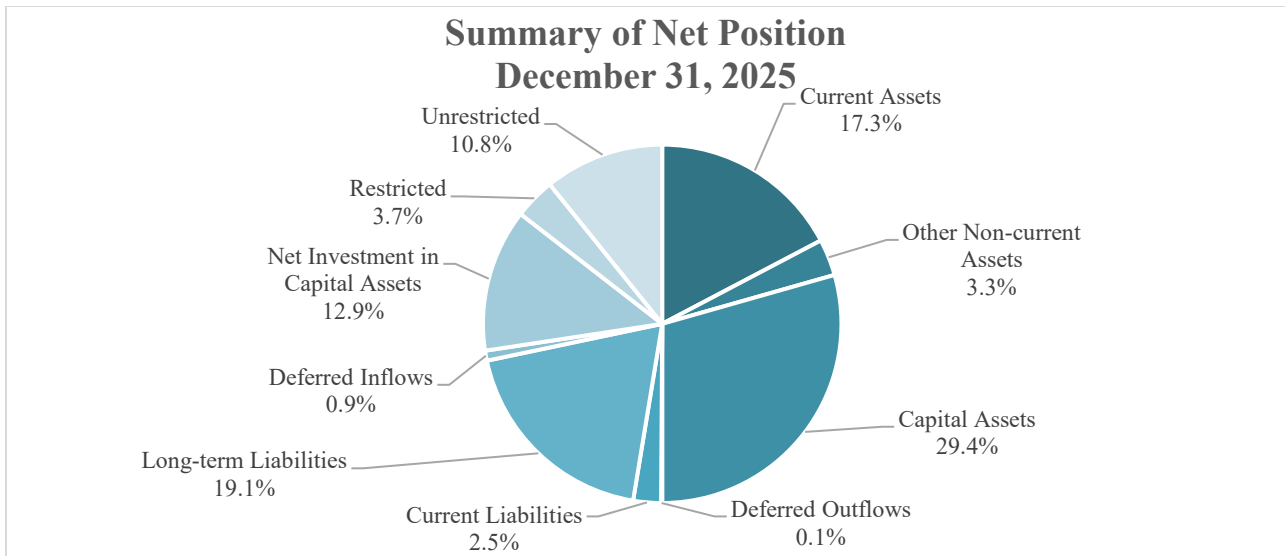
SUPPLEMENTARY INFORMATION

As discussed, the City reports major funds in the basic financial statements. Comparative information for major funds and combining and individual statements and schedules for nonmajor funds are presented in the supplementary information section of this report beginning on page 86.

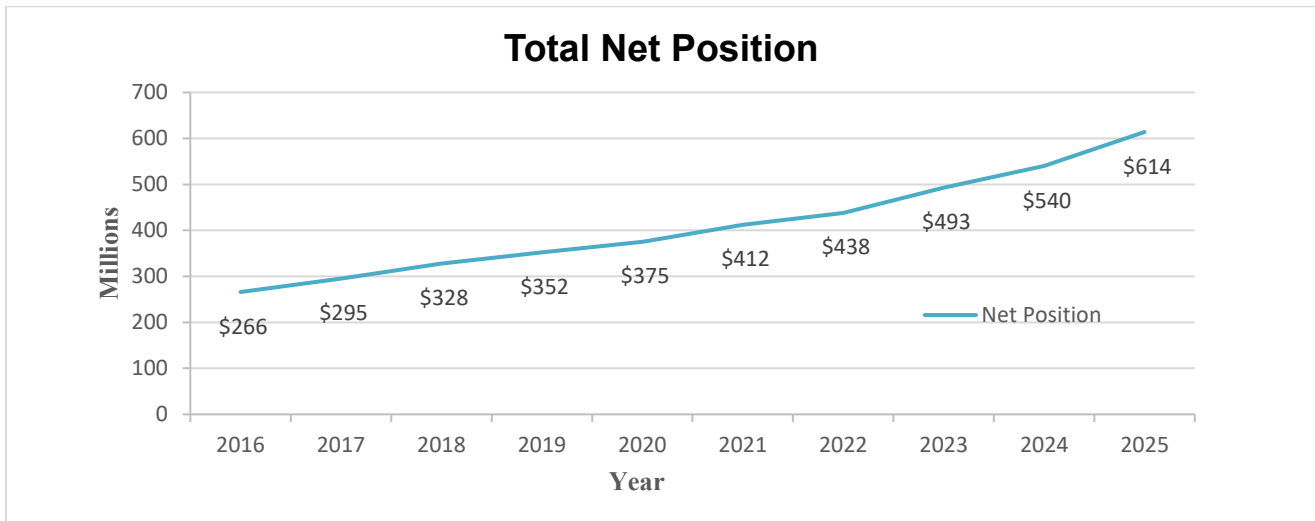
FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

The City's net position at year-end is \$613,704,186. The table below provides a summary of the City's net position.

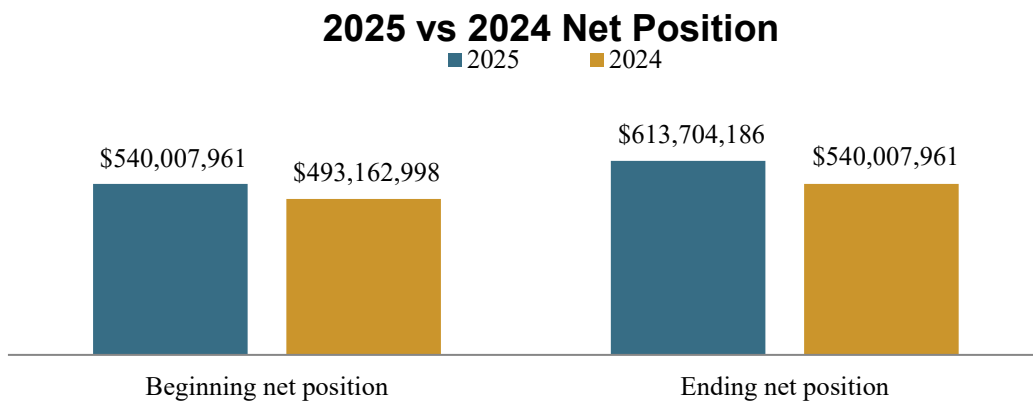
Summary of Net Position	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current Assets	\$ 392,194,103	\$ 52,156,122	\$ -	1,145,590	\$ 392,194,103	\$353,301,712
Other Non-current Assets	27,895,432	42,051,910	-	-	27,895,432	42,051,910
Capital Assets	519,361,165	485,729,429	-	-	519,361,165	485,729,429
Total Assets	939,450,700	879,937,461	-	1,145,590	939,450,700	881,083,051
Deferred Outflows of Resources	1,090,675	1,186,565	-	-	1,090,675	1,186,565
Total Assets and Deferred Outflows of Resources	940,541,375	881,124,026	-	1,145,590	940,541,375	882,269,616
Liabilities						
Current Liabilities	60,946,613	53,627,444	-	-	60,946,613	53,627,444
Non-current Liabilities	246,739,878	270,518,677	-	-	246,739,878	270,518,677
Total Liabilities	307,686,491	324,146,121	-	-	307,686,491	324,146,121
Deferred Inflows of Resources	19,150,698	18,115,534	-	-	19,150,698	18,115,534
Total Liabilities and Deferred Inflows	326,837,189	342,261,655	-	-	326,837,189	342,261,655
Net Position						
Net Investment in Capital Assets	273,883,197	243,944,566	-	-	273,883,197	243,944,566
Restricted	74,965,318	52,416,263	-	-	74,965,318	52,416,263
Unrestricted	264,855,671	242,501,542	-	1,145,590	264,855,671	243,647,132
Total Net Position	\$ 613,704,186	\$ 38,862,371	\$ -	\$ 1,145,590	\$ 613,704,186	\$540,007,961



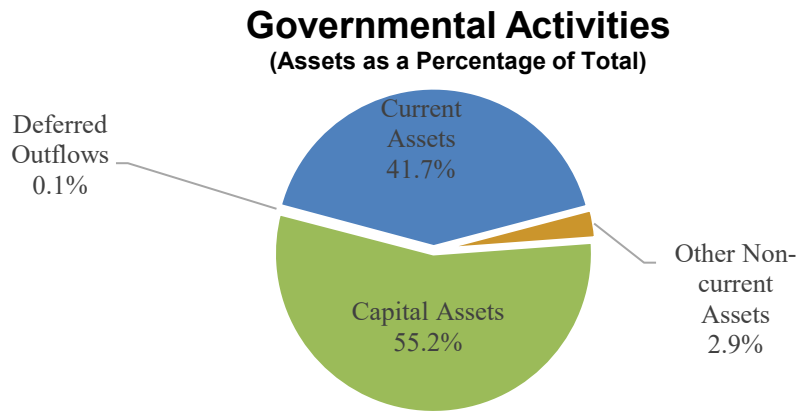
The following graph reports the total net position balances from fiscal year 2016 – 2025



The City continues to maintain a high current ratio, excluding the deferred inflows and outflows of resources. The current ratio compares current assets to current liabilities and is an indication of the ability to pay current obligations. The current ratio for governmental activities is 6.4 to 1 as compared to 6.6 to 1 at December 31, 2024. The City reported positive balances in net position for governmental activities. During fiscal year 2025, net position increased \$74,841,815.



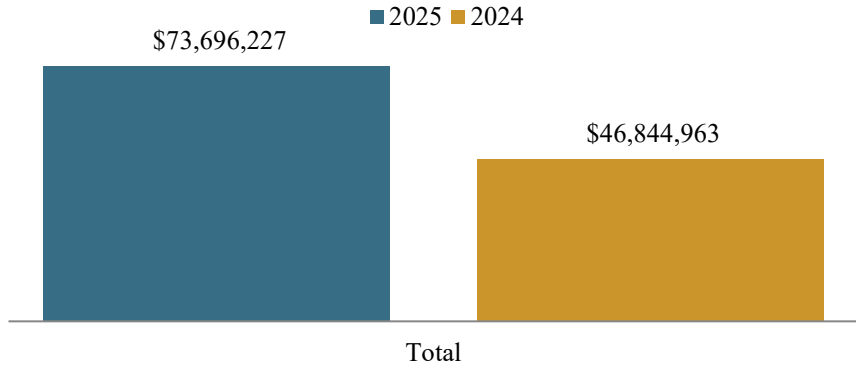
Note that 55.2% of the governmental activities' total assets are comprised of capital assets (with 96.6% of the capital assets cost being depreciable). The City uses these capital assets to provide services to its citizens. Combining governmental activities with business type activities, the City has invested 55.2% of its total assets in capital assets, as presented in the Statement of Net Position.



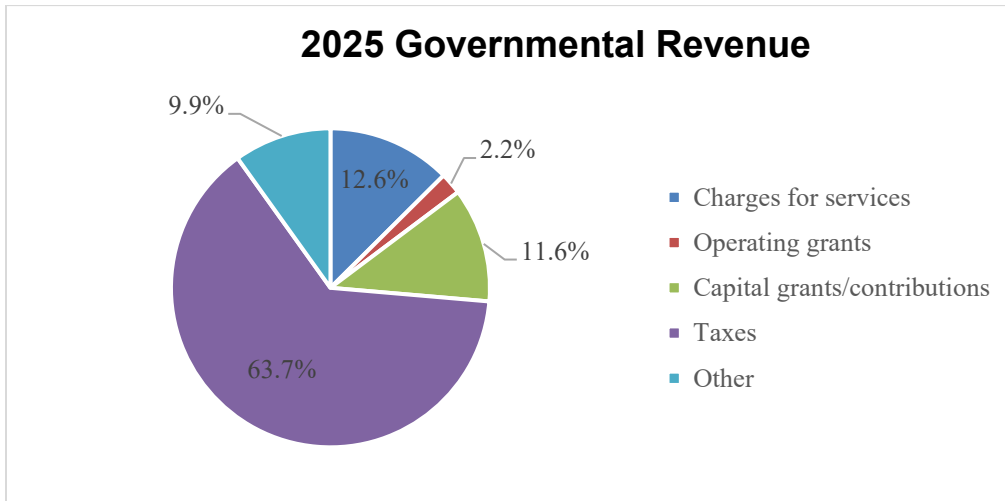
The following table provides a summary of the City's changes in net position:

Summary of Changes in Net Position	Governmental Activities		Business-type Activities		Total	
	2024	2025	2024	2025	2024	2025
Program Revenues						
Charges for Services	\$ 28,501,465	\$ 21,163,929	\$ -	\$ 1,485,620	\$ 28,501,465	\$ 22,649,549
Operating Grants	4,992,047	994,852	-	-	4,992,047	994,852
Capital Grants and Contributions	26,351,004	25,315,654	-	-	26,351,004	25,315,654
General:						
Taxes	144,701,578	128,448,776	-	-	144,701,578	128,448,776
Others	22,454,345	13,205,024	-	40,441	22,454,345	13,245,465
Total Revenues	227,000,439	189,128,235	-	1,526,061	227,000,439	190,654,296
Program Expenses						
General Government	19,119,383	16,118,609	-	-	19,119,383	16,118,609
Human Resources	3,278,166	2,639,640	-	-	3,278,166	2,639,640
Finance	8,490,157	7,868,752	-	-	8,490,157	7,868,752
Community Development	10,060,365	9,000,282	-	-	10,060,365	9,000,282
Public Safety	37,162,222	32,307,910	-	-	37,162,222	32,307,910
Public Works	42,015,658	43,527,987	-	-	42,015,658	43,527,987
Parks, Recreation and Golf	24,477,943	22,827,340	-	-	24,477,943	22,827,340
Interest	8,700,320	9,518,813	-	-	8,700,320	9,518,813
Total Expenses	153,304,214	143,809,333	-	-	153,304,214	143,809,333
Revenues Over Expenses	73,696,225	45,318,902	-	1,526,061	73,696,225	46,844,963
Transfers	-	1,150,000	-	(1,150,000)	-	-
Change in Net Position	73,696,225	-	-	376,061	73,696,225	46,844,963
Net Position, Beginning of Year, As Previously Reported	538,862,371	492,393,469	1,145,590	769,529	540,007,961	493,162,998
Change within Financial Reporting Entity (Note 1-E-18)	1,145,590	-	(1,145,590)	-	-	-
Net Position, Beginning of Year, As Adjusted (Note 1-E-18)	540,007,961	492,393,469	-	769,529	540,007,961	493,162,998
Net Position, End of Year	\$ 613,704,186	\$ 538,862,371	\$ -	\$ 1,145,590	\$ 613,704,186	\$ 540,007,961

Change in Net Position



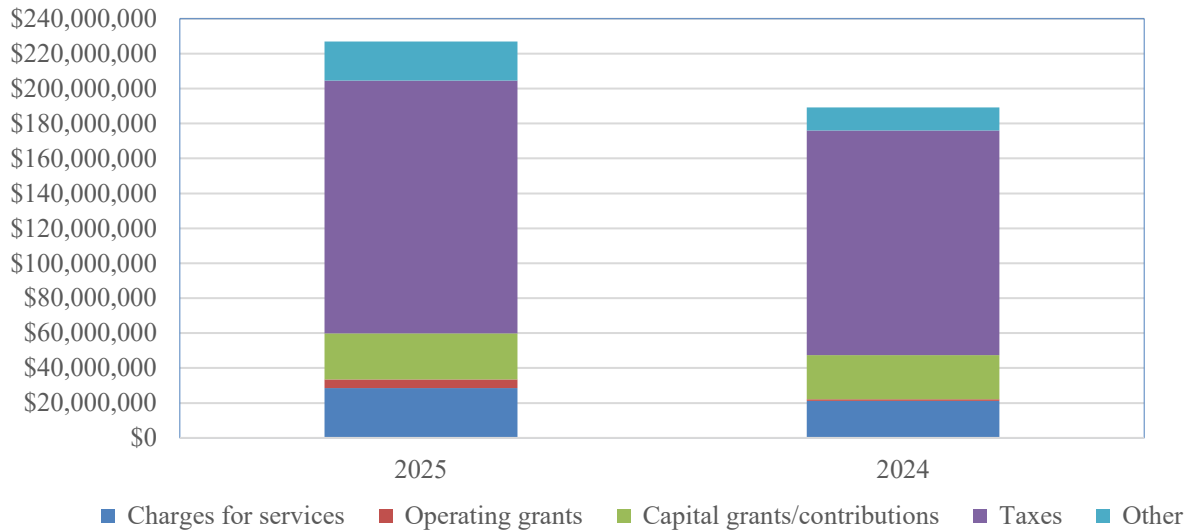
GOVERNMENTAL ACTIVITY REVENUES



The City is heavily reliant on sales and use taxes to support governmental operations. City taxes provide 63.8% of total revenue, with sales and use taxes comprising 82.9% of the City’s total taxes revenues as compared to 82.2% in calendar year 2024. Note that program revenues covered 39.0% of governmental operating expenses as compared to 33.2% in calendar year 2024.

Capital Grants and Contributions increased \$1 million over 2024 due primarily to increased federal grant revenue. This means that the government’s taxpayers and the City’s other general revenues fund 61.0% of the governmental activities, primarily from sales and use taxes. As a result, the general economy and the success of local businesses have a major impact on the City’s revenue streams.

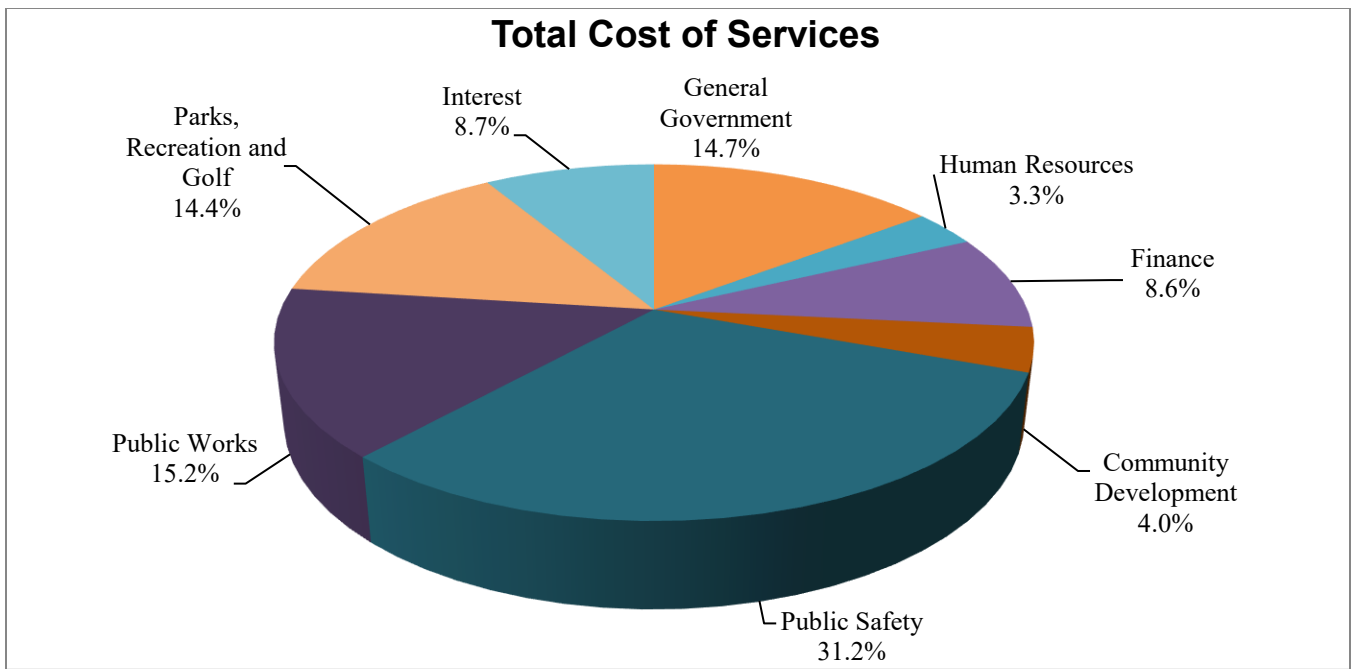
2025 vs. 2024 Governmental Activities Revenue



GOVERNMENTAL ACTIVITY EXPENSES

The following table presents the cost of each of the City’s programs, including the net costs (i.e., total cost less revenues generated by the activities). The net costs illustrate the financial burden that was placed on the City’s taxpayers by each of these functions.

Governmental Activities	Total Cost of Services	Percentage of Total	Net Cost of Services	Percentage of Total
General Government	\$ 19,119,383	12.5%	\$ (14,575,373)	14.7%
Human Resources	3,278,166	2.1%	(3,278,166)	3.3%
Finance	8,490,157	5.5%	(8,490,157)	8.6%
Community Development	10,060,365	6.6%	(3,959,427)	4.0%
Public Safety	37,162,222	24.2%	(30,894,969)	31.2%
Public Works	42,015,658	27.3%	(15,093,565)	15.2%
Parks, Recreation & Golf	24,477,942	16.0%	(14,229,535)	14.4%
Interest	8,700,320	5.7%	(8,588,409)	8.7%
Total	\$ 153,304,213	100.0%	\$ (99,109,601)	100.0%



The Public Works function is the highest cost function, primarily because of the City’s growth in its infrastructure (e.g., roads and storm sewers), resulting in \$42.0 million of expenses including annual depreciation expense. The City spent approximately \$37.2 million on Public Safety, \$24.5 million on Parks, Recreation and Golf, \$10.0 million on Community Development, and \$19.1 million on General Government services. The City also spent approximately \$8.5 million on Finance, which includes centralized costs for employee benefits and insurances.

BUSINESS-TYPE ACTIVITIES

Solid Waste Management Fund – Prior to 2025, the Solid Waste Management fund was reported as a business-type fund. Starting in 2025, this fund is reported as a non-major Special Revenue Fund. The City analyzed the fund in accordance with governmental accounting standards and found it no longer fits the definition of a business-type proprietary fund.

FUND ANALYSIS

GOVERNMENTAL FUNDS

Governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. Governmental funds reported ending fund balances of \$354,489,702 compared to the balance of \$326,734,511 at December 31, 2024. Of this year-end total, \$54,295,370 is unassigned indicating the availability for continuing City service delivery requirements.

Legally restricted fund balances are \$94,930,082. Included in this amount are \$58,164,183 for capital projects, \$19,267,853 for capital outlay and operations, and \$6,065,514 for the money set aside to meet the Tax Payer Bill of Rights (TABOR) emergency reserve requirements.

Committed fund balance totals \$34,779,712. Included in this amount is \$28,714,329 for capital construction and \$6,065,383 for water rights.

The total ending fund balances of governmental funds show an increase of \$26,609,601 or 8.1% from the beginning fund balance, largely due to actual revenue and expenditure activity compared to conservative budget practices and lower than budgeted spending for capital construction projects in the Capital Expenditures Fund.

MAJOR GOVERNMENTAL FUNDS

General Fund

- The General Fund is the City's primary operating fund and the largest source of day-to-day service delivery. The General Fund's fund balance increased by \$8,591,441 or 8.0% as compared to a 4.0% increase in calendar year 2024. The ending unassigned fund balance represents the equivalent of 46.3% of annual expenditures compared to 50.6% at December 31, 2024. The City has updated its assigned fund balance to include: Operating reserves of \$12,944,011 and Safeguards of \$19,904,479. The increases are explained below.
- The General Fund recognized 119.1% of the final revenue budget and under spent the final expenditure budget for the general fund by \$10,330,879. Overall, 2025 revenues were \$26,059,977 or 18.3% higher and expenditures were \$6,230,649 or 5.6% higher than 2024 actuals.
- Total tax revenues exceeded the final budget by \$12,985,180 and actual 2025 revenues increased \$14,244,234 over 2024 actuals. The vast majority of this increase is found in sales and use taxes. The increase in sales and use tax revenue between 2024 and 2025 is attributed primarily to the increase in licensed businesses remitting sales tax to the City and to two large use tax payments received for business improvement projects within the City.
 - Sales and use taxes exceeded budget expectations by \$13,407,636.
 - Property taxes were below budget by \$162,374.
 - Franchise Fees exceeded budget expectations by \$38,879.
 - Other Taxes fell short of budget expectations by \$194,623.
- Total licenses and permits revenue exceeded the final budget by \$1,210,413 and increased \$686,673 over 2024 actuals. This increase is largely driven by higher building permits and contractor's licenses.
 - Building permits revenue exceeded budget expectations by \$707,784, due to higher than anticipated building and contractor license issuances.
- Intergovernmental revenues increased by \$3,515,749 from 2024 actuals due to revenue related to the City's ARPA allocation.
- Total charges for services revenues were higher than budget by \$3,396,535 and increased \$867,536 over 2024 actuals. The increase over prior year is due to an increase in recreation and golf revenue as well as other charges for services.
- Fines and forfeitures revenues were higher than budget by \$92,393 and increased \$279,746 over 2024 actuals. The increase over prior year is due to more than anticipated Municipal Court fines and forfeitures.
- Total miscellaneous revenue category was \$12,634,647 higher than the final budget and increased \$6,466,039 from 2024 actuals. This increase over budget is related the increase in earnings on investments. Short-term earnings on investments resulting from high interest rates by the Federal Reserve, while the majority of the increase is a result of an accounting entry to mark to market the City's outstanding investments. The City recognizes earnings when an outstanding investment matures.
- General Fund expenditures were \$9,213,263 or 11.5% less than appropriations. The variance is primarily in the General Government \$3,042,879 or 22.9%, Finance \$1,505,484 or 15.1%, and Community Development \$4,393,386 or 32.9% expenditures. The variances in General Government and Community Development were due to ARPA dollars budgeted in 2025 and planned to spend over both 2025 and 2026. The variance in Finance was due to a contingency and salary market adjustment appropriation that were not fully used.
- Total General Government expenditures increased by \$2,655,768 or 24.9% from the 2024 amount. Within the general government function, Legal increased by \$681,781 or 42.9%, Community Relations increased by \$290,287 or 18.0%, and Economic Development increased by 305,398 or 31.5%. These increases were due to increased salary and benefits costs including new positions and/or position reclasses for each of those

divisions. All other areas within General Government were fairly consistent with the prior year's expenditures.

- Human Resources expenditures increased \$638,526 or 24.2% from 2024. This increase was due to increased salary and benefits costs including new positions added/reclassified and outside services increase.
- Finance expenditures increased \$621,405 or 7.9% from 2024 due to increased salary and benefits costs related to a new Procurement division located in Finance.
- Community Development expenditures increased by \$695,142 or 8.4% from 2024. This increase was due to increased salary and benefits costs and large expenditures related to the City's ARPA allocation.
- Public Safety expenditures increased \$4,631,231 or 14.2% from the 2024 amount. This increase was due to increased salary and benefits costs including positions added in 2025.
- Public Works expenditures increased by \$97,312 or .4% from 2024. This increase was due to increased costs for refuse removal.
- Parks, Recreation and Golf expenditures increased \$898,957 or 4.5%. This increase was due to increased salary and benefits costs for employees and variable hour employee costs.
- Debt Services expenditures were consistent with the prior year's expenditures.

Capital Expenditures Fund

- This fund is used to account for major capital projects. The county open space tax, county transportation tax, state highway users tax, and intergovernmental revenue provided the majority of this fund's revenue. This fund also recognized \$33,765,483 in transfers from other funds, including \$29,310,483 from the General Fund, \$1,000,000 from the Conservation Trust Fund, \$1,575,000 from the Information Technology Fund, \$325,000 from the Urban Renewal Fund, and \$1,555,000 from the Solid Waste Management Fund.
- During the year, this fund incurred \$47,782,012 million in capital costs that included, but was not limited to, the following major projects:
 - 88th Avenue Widening – \$8,080,723
 - 96th Avenue, Chambers to Tower Rd. – \$11,591,297
 - Paradise Island Repairs and Spray ground – \$3,750,421
 - Pavement Management – \$3,215,029
- This fund reports an ending fund balance of \$154,318,542 at December 31, 2025.

Northern Infrastructure General Improvement District (NIGID) Fund

- This fund is used to account for the construction of infrastructure improvements within the district, including debt service on those improvements. This fund recognized \$4,881,728 in property and \$250,511 in specific ownership taxes.
- This fund also incurred debt service costs (principal and interest) of approximately \$4.6 million. At December 31, 2025, the fund reports fund balance of \$8,380,276, an increase of \$1,066,705 from December 31, 2024.

INTERNAL SERVICES FUNDS

The City has four internal service funds, the Fleet Management, Information Technology, Facility Services, and Benefits funds. These four funds account for services provided to City departments on a cost reimbursement basis and are fed internal transfers from the General Fund.

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS

The City's capital assets, net of accumulated depreciation, for governmental activities as of December 31, 2025, were \$519,361,165. The change in capital assets book value (net investment) increased by 6.9% for governmental activities (including the internal service funds). See Note 3-C for additional information about changes in capital assets during the calendar year and outstanding at the end of the year. This data now includes information pertaining to Subscription-Based IT Arrangements (SBITAs) as a result of the implementation of GASB Statement No. 96 for the 2023 financial statements.

The following table provides a summary of capital asset activity:

Capital Assets Governmental Activities	2025	2024
Non-depreciable Assets		
Land	\$ 56,953,263	\$ 56,867,705
Water Rights	15,637,582	15,637,582
Construction in Progress	65,594,601	30,077,938
Total Non-depreciable Assets	138,185,446	102,583,225
Depreciable/Amortizable Assets		
Buildings	122,084,506	122,767,569
Infrastructure	716,412,474	698,684,005
Other Assets	44,479,575	36,144,549
Total Depreciable/Amortizable Assets	882,976,555	857,596,123
Less Accumulated Depreciation	497,959,450	471,988,039
Less Accumulated Amortization	3,841,386	2,461,880
Book Value - Depreciable/Amortizable Assets	381,175,719	383,146,204
Percentage Depreciated/Amortized	57%	55%
Total Book Value	\$ 519,361,165	\$ 485,729,429

The Capital Expenditures Fund recognized a total of \$27,219,174 in various capitalized additions to governmental activities infrastructure capital assets which include:

- Storm Sewers – \$1,552,030
- Parks (excluding land) – \$1,619,703
- Roads – \$12,635,228
- Trails – \$20,801
- Signage – \$37,742
- Buildings – \$1,641,307
- Machinery & Equipment – \$5,853,226
- Right to Use Assets (leases) – \$696,595
- Right to Use Assets (SBITAs) – \$2,522,082
- Intangible - \$640,460

The December 31, 2025 balances in governmental activities construction in progress relates to various road and facilities projects.

LONG-TERM DEBT

The City established the Commerce City Northern Infrastructure General Improvement District (NIGID) and the E-470 Commercial Area General Improvement District (ECAGID) as separate legally entities. Since the City Council serves as the Board of Directors, they are reported as blended component units. Therefore, the total of \$50,765,000 of general obligation debt related to the NIGID and ECAGID is reported here as if it is the City's debt. In reality, the debt is not an obligation of the City and no City funds are used to retire the debt. Both the NIGID and ECAGID have their own property tax levy to generate the revenues necessary to retire its debt. The following table reports debt balances at December 31, 2025 and 2024, exclusive of deferred debt related items.

Long-Term Debt Governmental Activities	2025	2024
NIGID General Obligation Bonds	\$ 38,095,000	\$ 40,650,000
ECAGID General Obligation Limited Tax Tax-Free Loan	12,670,000	13,170,000
Sales and Use Tax Revenue Bonds	180,590,000	187,735,000
Certificates of Participation	21,045,000	21,970,000
Compensated Absences	4,748,185	4,121,752
Leases	1,976,675	2,338,322
Subscription-Based IT Arrangements (SBITAs)	5,977,393	5,124,302
Total	\$ 265,102,253	\$ 275,109,376

See Note 3-G for additional information about the City's long-term debt.

ECONOMIC CONDITIONS AFFECTING THE CITY

Highlights from the City of Commerce City Economic Activity Report dated March 2026, which largely contains 4th Quarter 2025 data, are listed below (this is the most current quarterly report available at the time of printing).

- Commerce City reported an unemployment rate of 3.7 percent in the fourth quarter of 2025, down 1.4 percentage points from the same period in 2024, and down 0.4 percentage points from the previous quarter.
- Colorado's Mountain Region reported an 18.4 percent decrease in Consumer Confidence from Q4 2024 to Q4 2025. The U.S. Index fell 14.9 percent during the same period. According to analysts at the Conference Board, consumer confidence weakened substantially in Q4 2025, with sentiment deteriorating as the quarter progressed. Consumers grew more pessimistic about current business conditions and labor market prospects, reflected in a sharp drop in the Present Situation Index and a continued erosion in perceptions of job availability. The Expectations index remained below the recession-warning level of 80 for the 11th consecutive month.
- Commerce City reported 243 detached home sales in the fourth quarter of 2025, down 13.2 percent from the same quarter in 2024. Attached home sales rose 4.8 percent over the period to 22 units. Detached home prices in Commerce City fell 4.4 percent from Q4 2024 to Q4 2025, or an average decline of \$23,088. Attached homes sold for an average of \$16,279 less in Q4 2025 compared to the same quarter last year, a decrease of 4.2 percent.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City of Commerce City's finances for all those interested in the City's finances and demonstrate the City's commitment to public accountability. If you have questions about this report or need additional information, please contact the City's Finance Department via email at finance@c3gov.com or call 303-289-3602.