

Colorado Multi-Family Affordable Housing Vacancy and Rent Study

Including:
Denver Metro Area, Colorado Springs, Fort Collins,
Greeley, Pueblo, and Grand Junction

Third Quarter 2010

sponsored by



Colorado Department
of
Local Affairs

Division of Housing

researched and authored by
Gordon E. Von Stroh, Ph.D.
of the
Daniels College of Business
The University of Denver

Copyright 2010

Survey Sponsor

Colorado Division of Housing

1313 Sherman Street
Denver, Colorado 80203
Pat Coyle, executive director
phone: (303) 866-2033

Researcher

Gordon E. Von Stroh, Ph.D.
2581 East Wynterbrook Drive
Denver, CO 80126-4519
303-871-3435; fax-303-791-3908
gvonstro@du.edu

The sponsors of the Colorado Affordable Housing Vacancy and Rent Survey contract with an independent researcher to produce this information. No individual information is released by the researcher to a sponsor or to the public.

Executive Summary

The composite vacancy rate for multi-family affordable housing for all metropolitan areas across the State of Colorado was 4.0 percent, down from 5.4 percent for the second quarter of 2010, down from 6.7 percent for the third quarter of 2009. It was 5.7 percent for the third quarter of 2008, and 6.4 percent for the third quarter of 2007. For the third quarter of 2006, it was 4.7 percent. The vacancy rate was the lowest in Boulder/Broomfield Counties at 1.4 percent and the highest in Colorado Springs at 7.1 percent.

For building size, the lowest vacancy rate was in buildings with "2 to 8" units (0.0 percent) and the highest in buildings with "350 up units" (5.2 percent). Buildings constructed between "1960 and 1969," had the highest vacancy rate at 4.6 percent while buildings constructed between "1980 and 1989" had the lowest vacancy rate at 2.2 percent. For all affordable housing units reporting, efficiencies had 6.9 percent vacant; one bedroom, 3.5 percent; two bedroom, one bath, 4.3 percent; two bedroom, two bath, 3.8 percent; and three bedroom, 4.5 percent were vacant.

The statewide average affordable housing rental rate was increased to \$696.61 for the third quarter compared to \$692.92 for second quarter of 2010. It was \$700.17 in the third quarter of 2009 and \$653.14 for the third quarter of 2008. The lowest average rental rate was in Greeley at \$489.17 and highest in Denver County at \$871.25. Efficiencies averaged \$424.55; one bedroom, \$632.94; two bedroom, one bath, \$708.66; two bedroom, two bath, \$764.60; and three bedroom units, \$838.31.

Rents are highest in buildings with "350 and up" units, \$782.99 and lowest in "2 to 8" unit buildings, \$497.50. Rents are highest in buildings constructed between "1990 to 1999," \$752.642, and lowest in buildings constructed "prior to 1960," \$622.77.

The median rent was \$696.58 with the lowest in Greeley at \$518.51, and highest in Douglas County with \$885.36. The average rent per square foot was \$0.92.

The AMI housing category with the lowest vacancy was the 30% Area Medium Income group at 2.1% and the highest was with the 60% Area Medium Income group with 4.8%. For 80% it was 2.3%; for 50% of AMI, it was 5.7%; and 3.6% for 40% of AMI.

For the third quarter of 2010, 12,131 units were reported. The participation of the various affordable housing communities is appreciated. The Survey is conducted quarterly and is sponsored by the Colorado Division of Housing.

INTRODUCTION

The purpose of this effort by the Colorado Division of Housing is to sponsor the **Affordable** Housing Vacancy and Rental Survey to show vacancy rates by type of apartment (efficiency; one bedroom; two bedroom, one bath; two bedroom, two bath; three bedroom; and other) and rent levels by location, age and size of building. The Survey includes all multi-family rental; two units and up. Affordable housing for this survey is defined as those units that are deed-restricted and require residents to have an income that is no higher than the respective Area Medium Income appropriate to the governmental funding requirements for that property. The Area Medium Income is determined by the US Department of Housing and Urban Development.

The Survey covers seventeen major market areas: Colorado Springs, Denver Metro Area (Adams, Arapahoe, Boulder/Broomfield, Denver, Douglas, and Jefferson Counties), Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo.

When no figures are shown, no apartments of the specific size and rent level were reported. With the summary tables, there may be no data or there may be only a limited number of complexes and disclosing the information would reduce confidentiality. All vacancy rates are as of the 10th of March, June, September and December for the Survey. The samples were taken with the assumption that the rates were for unfurnished rental units with tenants paying electricity and gas. Apartment complex/building lists were developed from official lists. Returned survey forms were checked for completeness, then coded and entered into the computer for processing. Tabulations were performed by the use of a computerized program. The cumulative totals have a confidence interval of +/-1 percent at the 95 percent confidence level.

The information for this Survey was obtained from participating apartment managers, owners, and property managers. All information collected on each building/complex is **TOTALLY CONFIDENTIAL**. Only Survey totals are published. Information furnished by participants is considered reliable. The sponsors and author make no warranty, express or implied, and assume no legal liability or responsibility for the inclusion of data from the participants in the Survey or for the use of the data from the Survey. Any quotations and/or reproductions of the Survey must indicate the **sponsors and the author**. This report is copyrighted by Dr. Gordon E. Von Stroh.

Since 1995 the Division of Housing of the State of Colorado has funded the Multi-Family Housing Vacancy and Rental Survey for various Colorado Communities. These Surveys cover the first and third quarters, except for Colorado Springs, Denver Metro Area, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo which are conducted quarterly. A public/private partnership has committed to sponsor the Denver Metro Area on a quarterly basis and Colorado Springs Metropolitan Area Apartment Vacancy and Rental Survey for the second and fourth quarters. In the spirit of cooperation, all sponsors share in the credit for this combined effort to provide information on the apartment industry. The intent is to provide information that will be used by all individuals associated with the industry.

The excellent industry cooperation by various apartment associations, county and local officials, owners and apartment managers is appreciated. Survey management and analysis was done by Dr. Gordon E. Von Stroh of Colorado Economic and Management Associates. Assisting in the Survey was C. M. Von Stroh.

The Colorado Housing and Finance Authority and the Division of Housing will use the Survey as a data source for compiling current market information for updates to its community housing profiles, which are contained in the Consolidated Plan. The Consolidated Plan is a strategic investment plan, which enumerates the actions the State will take to assist communities in meeting their housing and infrastructure needs. Additionally, as federal dollars for public housing decrease, accurate rental market information will be essential in order for public housing authorities to verify local fair market rents established by the United States Department of Housing and Urban Development.

The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the Denver Area Apartment Vacancy and Rental Survey, and the Colorado Multi-Family Housing Vacancy and Rent Survey. The ultimate goal is to have multi-family rental market data that is consistent statewide. As the sample size stabilizes and the research procedures become fixed, new market areas will be added to the report. The market areas selected for the report were determined on the basis of market size, perceived regional importance and/or the percentage of renters paying a high share of income for shelter. Changes in format and in the tables and graphs are possible if user recommendation indicate a change is warranted.

The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Gordon Von Stroh gordon@vonstroh.com or at 303-871-3435 or write to him at the Daniels College of Business, The University of Denver, Denver, Colorado, 80208.

Colorado State

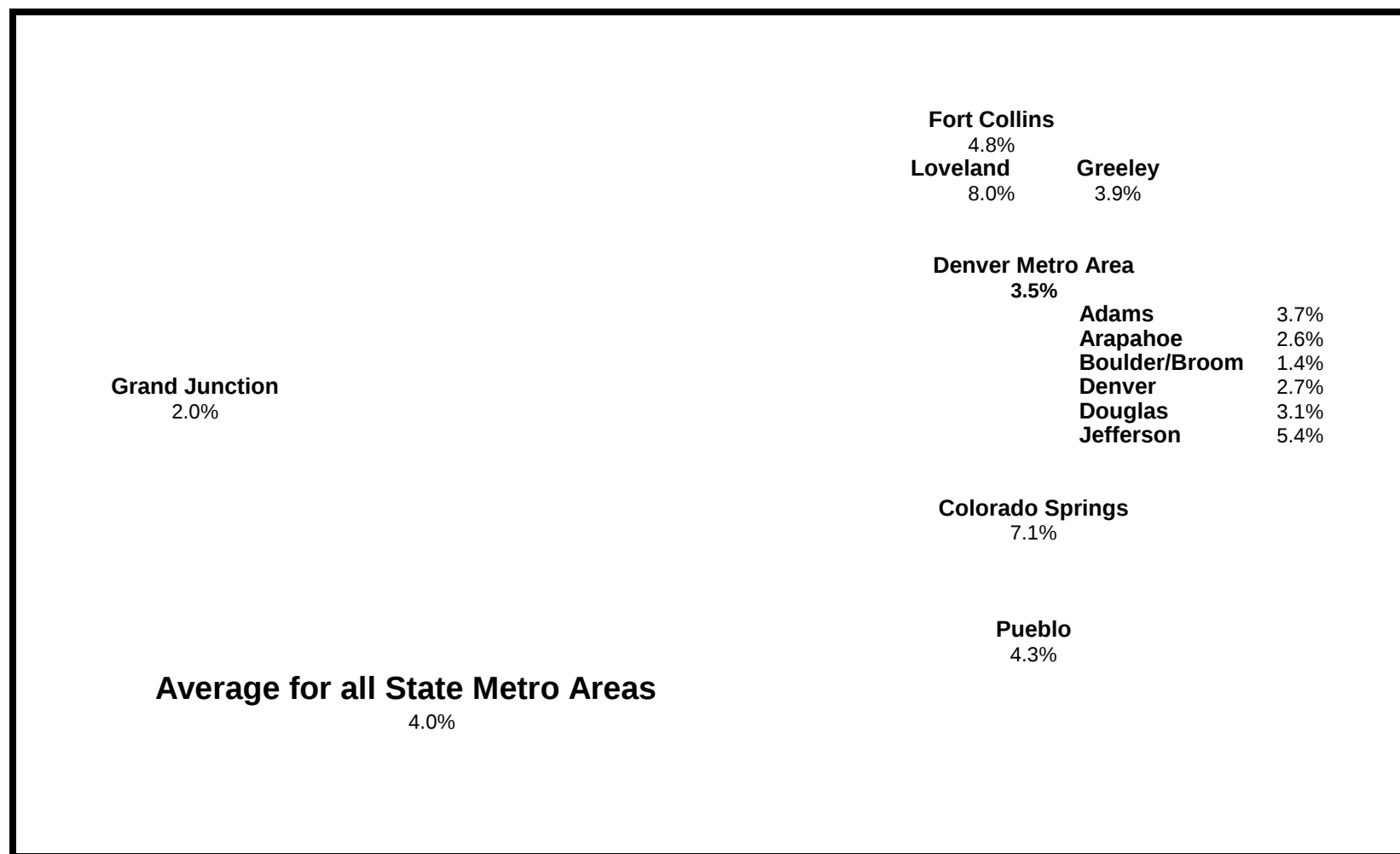
Table of Contents

Number of Survey Responses by Market Area	5
Map of Vacancy Rates by Market Area	6
Vacancy Rates by Market Area	7
Vacancy Rates by Apartment Type by Market Area	8
Vacancy Rates by Size of Building by Market Area	10
Vacancy Rates by Age of Building by Market Area	12
Average Rent by Market Area	14
Average Rent by Apartment Type by Market Area	15
Average Rent by Size of Building by Market Area	17
Average Rent by Age of Building by Market Area	19
Median Rent by Market Area	21
Median Rent by Apartment Type by Market Area	22
Rent per Square Foot by Apartment Type by Market Area	24
Vacancy Rates for 30 % AMI	
Average Rents for 30 % AMI	
Vacancy Rates for 40 % AMI	
Average Rents for 40 % AMI	
Vacancy Rates for 50 % AMI	
Average Rents for 50 % AMI	
Vacancy Rates for 60 % AMI	
Average Rents for 60 % AMI	
Vacancy Rates for 80 % AMI	
Average Rents for 80 % AMI	

**NUMBER OF TOTAL AFFORDABLE HOUSING
SURVEY RESPONSES BY MARKET AREA**

	2006		2007				2008				2009				2010			
Market Area	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	9151	9919	10371	10282	10585	10387	11738	11672	11987	12746	13008	12604	11425	11166	11761	12134	12131	
Colorado Springs	851	1056	1063	749	854	685	673	633	913	881	1008	969	903	1569	1142	996	1452	
Denver Metro Area	6159	7119	6973	7740	7736	7362	9075	9127	8979	10092	10480	10047	9082	7731	8600	8854	8822	
Adams County	1159	1625	1545	1729	1601	1304	1835	1753	1211	1419	1531	1283	1678	2182	1799	1780	1550	
Arapahoe	669	1172	1000	1122	1005	984	1093	1503	1498	1708	1721	1694	1712	968	1489	1631	1331	
Boulder/Broomfield Counties	1055	600	488	679	420	141	950	834	725	1310	996	885	360	361	495	364	364	
Denver County	2022	2656	2434	2857	2723	3033	3185	3010	3011	3163	3655	3608	2933	2699	2715	2476	3147	
Douglas County	829	424	200	233	253	233	233	200	313	346	346	346	346	33	33	313	129	
Jefferson County	425	642	1306	1120	1734	1667	1779	1827	2221	2146	2231	2231	2053	1488	2069	2290	2301	
Fort Collins/Loveland	1291	959	1397	1072	1198	1175	865	624	811	685	420	561	685	837	837	948	713	
Grand Junction	164	231	257	291	291	363	423	501	501	363	501	500	309	440	513	440	499	
Greeley	240	198	298	234	336	337	502	565	559	378	406	125	205	187	159	201	180	
Pueblo	446	182	349	196	170	465	200	222	222	347	193	402	200	402	402	599	465	

**STATE OF COLORADO AFFORDABLE HOUSING
VACANCY RATES BY MARKET AREA**
(In Percent)



**MULTI-FAMILY AFFORDABLE HOUSING
VACANCY RATES BY MARKET AREA**
(In Percent)

	2006		2007				2008				2009				2010			
Market Area	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	4.7	5.2	6.0	4.7	6.4	5.9	6.9	6.1	5.7	6.9	7.4	6.4	6.7	6.7	5.4	5.4	4.0	
Colorado Springs	8.0	7.4	5.4	5.1	8.5	8.0	5.8	6.2	9.4	8.7	6.3	7.6	8.9	8.5	7.7	8.2	7.1	
Denver	3.8	5.2	6.5	4.3	6.6	5.6	7.5	6.2	5.5	6.8	7.8	6.4	6.8	6.6	5.4	5.0	3.5	
Adams	3.2	5.9	6.7	5.6	4.6	4.1	4.1	4.3	3.6	4.5	5.2	5.1	7.6	8.8	6.5	7.1	3.7	
Arapahoe	1.3	6.7	9.2	5.1	8.8	6.8	5.7	7.7	7.2	4.6	6.2	3.7	7.0	5.3	3.8	3.1	2.6	
Boulder/Broomfield	3.9	2.0	1.4	2.9	5.2	2.1	4.5	4.0	3.9	4.2	4.3	4.1	2.5	3.0	4.8	2.5	1.4	
Denver	3.8	3.3	4.8	3.5	5.3	4.7	9.9	3.4	4.3	5.2	6.1	5.5	4.3	3.7	2.8	2.5	2.7	
Douglas	6.8	8.3	6.5	6.9	8.3	9.9	9.9	13.5	6.1	5.5	5.5	5.5	4.6	0.0	0.0	5.8	3.1	
Jefferson	3.8	9.0	9.3	4.1	9.3	7.1	8.9	11.5	7.5	14.3	15.7	11.7	11.0	10.2	9.1	7.6	5.4	
Fort Collins/Loveland	6.7	5.6	5.9	8.1	6.2	7.7	4.5	8.8	7.6	6.9	9.8	6.8	6.6	6.8	3.2	7.1	4.9	
Fort Collins						7.0	4.7	9.1	7.3	6.5	6.5	6.5	8.4	5.1	3.2	3.2	4.8	
Loveland						10.6	3.4	6.8	13.5	20.3	11.9	9.5	4.6	8.4	3.2	7.6	8.0	
Grand Junction	7.9	2.2	1.9	1.7	2.7	4.1	2.1	1.8	2.0	1.9	1.6	3.2	1.0	4.1	5.8	5.7	2.0	
Greeley	2.9	2.5	4.4	5.6	2.4	9.2	7.2	6.4	5.0	13.2	6.2	5.6	4.9	5.9	6.3	5.0	3.9	
Pueblo	4.0	2.2	1.4	4.1	1.2	2.8	5.0	2.3	2.7	4.6	3.1	6.5	4.0	4.7	3.0	3.7	4.3	

AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency	14.3	13.3	11.3	10.0	8.4	9.3	10.4	5.7	6.4	7.0	7.6	8.2	8.9	11.7	5.6	8.0	6.9	
	One bedroom	3.2	4.6	5.4	3.4	5.6	4.3	8.1	4.8	4.9	4.8	5.0	5.5	5.6	5.3	4.5	4.4	3.5	
	Two bed, one bath	4.4	5.1	6.7	5.1	7.1	8.1	7.8	7.2	6.5	10.4	13.7	8.0	8.0	7.4	6.7	6.5	4.3	
	Two bed, two bath	4.7	5.9	6.3	6.0	6.1	5.5	5.6	7.4	7.6	8.0	7.7	6.6	8.2	9.0	5.4	6.4	3.8	
	Three bedroom	6.8	4.4	5.4	5.9	7.3	6.6	4.7	5.7	5.5	6.7	5.0	6.1	6.6	7.2	5.6	5.5	4.5	
	All	4.7	5.2	6.0	4.7	6.4	5.9	6.9	6.1	5.7	6.9	7.4	6.4	6.7	6.7	5.4	5.4	4.0	
Colorado Springs	Efficiency	9.1	8.0	0.0	0.0	0.0	0.0	4.5	6.3	0.0	7.7	0.0	0.0	7.7	12.1	0.0	19.0	10.5	
	One bedroom	4.1	7.6	6.3	5.5	6.3	6.2	6.3	6.6	5.9	4.9	3.6	10.1	7.6	6.8	6.8	9.3	7.0	
	Two bed, one bath	5.5	8.1	6.5	9.2	14.6	16.0	14.1	8.1	17.0	14.5	11.6	9.5	14.8	9.3	11.3	10.3	9.8	
	Two bed, two bath	12.3	1.8	2.9	0.0	4.3	0.0	1.4	2.2	8.7	4.3	4.4	4.5	7.1	8.2	2.3	1.8	4.0	
	Three bedroom	10.0		0.0								30.0			0.0		0.0	0.0	
	All	8.0	7.4	5.4	5.1	8.5	8.0	5.8	6.2	9.4	8.7	6.3	7.6	8.9	8.5	7.7	8.2	7.1	
Denver Metro Area	Efficiency	14.6	13.8	11.7	11.2	11.5	10.7	10.7	5.9	7.1	6.6	7.8	8.1	8.7	12.9	6.8	6.2	7.5	
	One bedroom	3.0	4.8	5.8	3.1	6.0	4.2	8.9	4.8	5.2	4.8	5.2	5.1	5.7	5.3	4.6	4.3	3.4	
	Two bed, one bath	4.3	5.2	8.3	4.3	6.0	6.8	8.3	7.0	5.3	10.4	14.8	8.2	8.0	7.5	6.3	5.9	2.9	
	Two bed, two bath	3.2	6.7	6.9	6.3	6.7	5.7	6.2	7.6	7.6	8.3	8.3	7.1	8.2	9.1	6.0	6.1	3.7	
	Three bedroom	4.7	3.4	5.7	5.3	7.3	6.1	4.2	6.1	5.1	6.4	5.6	6.7	7.2	6.1	4.7	4.1	3.9	
	All	3.8	5.2	6.5	4.3	6.6	5.6	7.5	6.2	5.5	6.8	7.8	6.4	6.8	6.6	5.4	5.0	3.5	
Adams	Efficiency		15.0	26.3	17.5	0.0	0.0	9.1	9.1	0.0	4.4	15.9	4.5	4.5	24.4	12.8	4.3	11.1	
	One bedroom	1.9	6.9	7.2	5.5	4.1	4.6	3.7	3.7	3.1	2.6	4.7	5.8	8.2	9.8	5.9	8.1	4.2	
	Two bed, one bath	4.2	2.9	9.0	1.3	2.5	4.3	4.1	4.3	1.9	4.5	5.2	3.4	8.5	7.5	5.5	6.4	2.6	
	Two bed, two bath	2.9	8.2	5.8	6.5	6.4	3.1	5.4	5.6	13.5	11.7	6.2	7.3	7.3	9.3	7.9	7.8	6.4	
	Three bedroom	4.0	4.1	4.2	9.4	6.7	4.8	3.1	2.5	2.9	4.0	3.2	8.3	5.3	2.4	5.7	0.0	2.3	
	All	3.2	5.9	6.7	5.6	4.6	4.1	4.1	4.3	3.6	4.5	5.2	5.1	7.6	8.8	6.5	7.1	3.7	
Arapahoe	Efficiency		50.0	50.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom	1.5	6.3	11.7	3.0	5.9	6.3	8.3	6.1	8.7	3.6	3.8	2.7	5.8	3.0	3.4	2.2	2.7	
	Two bed, one bath	0.0	11.8	8.8	4.0	11.4	5.9	1.2	8.4	5.5	5.3	8.1	4.8	9.8	11.3	8.9	8.3	1.4	
	Two bed, two bath	1.7	8.8	11.6	9.7	8.0	5.3	6.3	7.5	5.4	6.4	10.6	5.6	8.0	9.9	3.1	2.1	2.7	
	Three bedroom	0.8	2.4	2.5	3.6	8.5	6.9	2.1	10.6	7.0	4.1	6.8	3.4	7.4	9.1	2.9	4.7	2.8	
	All	1.3	6.7	9.2	5.1	8.8	6.8	5.7	7.7	7.2	4.6	6.2	3.7	7.0	5.3	3.8	3.1	2.6	
Boulder/Broomfield	Efficiency			20.0	40.0			0.0	0.0		0.0	0.0	0.0			0.0			
	One bedroom	2.6	2.8	1.0	1.6	3.6	0.0	1.9	2.8	2.5	3.0	3.9	1.5	1.8	0.6	4.1	0.0	0.6	
	Two bed, one bath	0.0	2.5	0.0	5.9	6.6	5.0	6.7	5.2	8.8	7.1	6.7	6.7	3.6	8.4	5.6	9.6	1.2	
	Two bed, two bath	5.5	2.4	2.7	0.0			7.4	7.4	5.4	3.6	3.0	3.0	2.6	2.7	2.6	0.0	0.0	
	Three bedroom	5.3	1.2	1.3	2.8	0.0	5.0	4.0	2.6	3.1	4.6	4.7	5.9	2.9	2.9	4.4	1.5	4.4	
	All	3.9	2.0	1.4	2.9	5.2	2.1	4.5	4.0	3.9	4.2	4.3	4.1	2.5	3.0	4.8	2.5	1.4	
Denver	Efficiency	14.6	12.7	9.2	9.1	13.7	11.5	12.8	5.9	8.8	6.6	5.7	9.5	10.7	0.0	3.4	5.3	5.0	
	One bedroom	2.3	1.8	2.9	2.7	3.9	3.3	11.5	2.1	4.2	3.9	4.1	4.7	3.6	2.6	2.6	2.1	1.9	
	Two bed, one bath	4.8	5.3	6.8	5.1	6.1	6.7	10.5	5.8	3.9	6.8	12.3	6.0	3.8	4.5	3.6	2.2	2.4	
	Two bed, two bath	1.1	0.9	3.9	2.2	4.6	4.6	4.6	4.0	5.1	8.3	6.0	7.2	3.7	4.7	3.8	7.2	3.9	
	Three bedroom	4.4	4.5	10.1	3.7	4.3	2.9	3.8	2.8	2.9	4.1	2.8	3.8	6.2	7.3	1.5	1.5	4.5	
	All	3.8	3.3	4.8	3.5	5.3	4.7	9.9	3.4	4.3	5.2	6.1	5.5	4.3	3.7	2.8	2.5	2.7	
Douglas	Efficiency																		
	One bedroom	8.4	6.9	5.9	2.0	4.0	4.0	4.0	11.8	6.0	4.5	4.5	4.5	3.8	0.0	0.0	4.0	4.3	
	Two bed, one bath	7.8								5.0	5.0	5.0	5.0	4.0			6.0		
	Two bed, two bath	3.5	9.5	6.0	10.0	11.7	14.0	14.0	18.0	7.0	7.0	7.0	7.0	6.0			7.0	2.5	
	Three bedroom	10.0		9.4	12.5	9.4	15.6	15.6	3.1	7.7	7.7	7.7	7.7	7.7			7.7	0.0	
	All	6.8	8.3	6.5	6.9	8.3	9.9	9.9	13.5	6.1	5.5	5.5	5.5	4.6	0.0	0.0	5.8	3.1	
Jefferson	Efficiency			6.7	0.0	8.8	5.9	2.9	2.5	0.0	10.0	17.5	2.5	7.5	0.0	5.0	10.0	7.5	
	One bedroom	3.9	18.0	9.6	2.6	13.0	6.1	11.1	10.0	5.7	10.0	10.3	9.8	8.1	9.2	8.6	7.1	6.5	
	Two bed, one bath	2.9	5.0	12.0	5.8	6.4	10.3	11.8	11.9	9.4	25.9	34.8	16.9	14.6	10.9	9.6	7.7	4.3	
	Two bed, two bath	3.5	6.0	8.3	5.3	5.7	6.1	5.7	10.6	10.3	11.0	11.5	10.1	13.0	13.8	9.1	8.5	3.9	
	Three bedroom	6.1	5.6	11.1	4.7	10.3	8.8	7.1	14.3	8.3	13.9	9.6	12.0	10.0	8.3	8.5	8.7	4.7	
	All	3.8	9.0	9.3	4.1	9.3	7.1	8.9	11.5	7.5	14.3	15.7	11.7	11.0	10.2	9.1	7.6	5.4	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE
(In Percent)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency		12.0	12.0		5.4	12.0	15.7	4.8	4.8			12.0				6.0	2.4	
	One bedroom	3.9	0.7	3.6	8.4	5.2	4.9	0.7	4.8	3.3	3.0		4.5	3.9	3.1	2.3	1.0	2.3	
	Two bed, one bath	4.2	3.3	5.0	9.9	8.5	11.1	0.0	12.8	10.3	9.3	11.8	7.3	6.8	5.1	2.2	8.5	7.5	
	Two bed, two bath	5.0	3.0	5.3	5.9	4.3	5.3	3.6	12.9	10.7	7.4	18.5	1.9	14.4	13.5	4.7	14.7	5.2	
	Three bedroom	12.1	9.5	6.9	9.5	8.6	8.9	5.4	7.1	12.7	9.5	7.4	10.7	5.5	8.8	5.1	8.8	5.4	
	All	6.7	5.6	5.9	8.1	6.2	7.7	4.5	8.8	7.6	6.9	9.8	6.8	6.6	6.8	3.2	7.1	4.9	
Grand Junction	Efficiency																		
	One bedroom	4.2	0.0	0.0	0.0	1.3	1.8	1.7	1.0	2.1	0.0	0.5	2.1	0.0	0.7	2.5	2.2	1.0	
	Two bed, one bath	3.8	1.0	3.4	1.0	3.1	5.4	1.8	0.9	2.7	1.8	3.6	1.8	1.0	3.6	6.8	3.6	1.8	
	Two bed, two bath				0.0	0.0	0.0	0.0	4.1	2.0	0.0	2.0	8.3		2.1	0.0	6.4	4.3	
	Three bedroom	11.5	3.4	2.2	3.4	3.4	5.5	3.4	2.7	1.4	3.4	1.4	4.1	1.7	8.2	10.1	10.3	2.7	
	All	7.9	2.2	1.9	1.7	2.7	4.1	2.1	1.8	2.0	1.9	1.6	3.2	1.0	4.1	5.8	5.7	2.0	
Greeley	Efficiency	0.0		100.0	0.0			0.0	12.5	22.2	20.0	12.5		40.0	20.0	20.0	60.0	33.3	
	One bedroom	2.2	1.3	4.7	3.2	1.2	5.7	6.7	5.8	4.4	10.7	7.3	1.7	2.5	6.2	2.6	2.3	1.0	
	Two bed, one bath	4.8	5.0	0.0	5.0	5.1	11.8	5.9	6.5	5.7	16.0	7.1	10.0	6.4	7.7	16.7	6.3	5.3	
	Two bed, two bath	0.0	0.0	8.7	25.0	0.0	12.5	7.1	6.3	5.3	14.5	4.7	0.0	0.0	8.3	0.0	0.0	0.0	
	Three bedroom	4.1	15.4	5.0	0.0	9.1	11.5	9.2	6.9	4.6	13.6	4.0	12.1	6.1	2.0	3.6	5.3	10.7	
	All	2.9	2.5	4.4	5.6	2.4	9.2	7.2	6.4	5.0	13.2	6.2	5.6	4.9	5.9	6.3	5.0	3.9	
Pueblo	Efficiency	50.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	4.0	8.0	4.5	0.0	4.5	4.5	0.0	4.5	12.0	
	One bedroom	4.1	1.4	1.3	4.2	1.6	2.5	2.9	1.9	1.9	4.6	5.3	8.7	3.1	5.4	3.3	4.0	3.7	
	Two bed, one bath	4.7	9.1	0.0	3.8	2.4	0.0	0.0	0.0	6.7	3.8		0.0	0.0	0.0	0.0		0.0	
	Two bed, two bath	5.0		0.0			6.3	9.1	4.5	4.5	4.5	0.0	0.0	6.8	2.3	4.5	2.3	3.1	
	Three bedroom	3.0	0.0	2.3	5.0	0.0	2.2	9.4	0.0	0.0	5.7	0.0	0.0	3.1	3.1	0.0	0.0	5.4	
	All	4.0	2.2	1.4	4.1	1.2	2.8	5.0	2.3	2.7	4.6	3.1	6.5	4.0	4.7	3.0	3.7	4.3	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING VACANCIES BY SIZE OF BUILDING
(In Percent)

Market Area	Building Size	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st Qtr	3rd Qtr	1st Qtr	3rd qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr
All Colorado Metro Areas	2 to 8	14.3	13.3	10.1	0.0	18.6	13.3	15.5	13.8	4.5	9.1	7.7	11.3	5.3	0.0	3.1	0.0	0.0	
	9 to 50	5.5	4.7	5.1	5.0	6.5	5.8	5.3	3.9	5.4	4.9	6.7	7.8	6.0	5.0	4.7	4.6	5.0	
	51 to 99	3.3	3.2	4.5	5.7	5.2	5.5	4.3	4.5	4.5	5.0	5.4	5.3	5.6	5.9	5.3	5.1	3.8	
	100-199	3.8	4.5	5.6	3.8	5.0	5.9	5.3	5.7	5.4	7.9	8.1	5.7	6.3	6.0	5.1	4.5	3.1	
	200-349	6.0	7.2	8.4	5.3	9.4	6.3	10.1	6.8	8.1	8.0	7.0	7.5	8.9	8.6	6.6	6.8	4.8	
	350 up	6.6	6.4	3.9	4.0	2.6	4.0	10.3	13.3	5.0	7.6	10.9	6.2	5.5	7.9	4.7	7.6	5.2	
Colorado Springs	2 to 8	10.5	50.0	0.0	0.0	0.0	0.0	0.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	4.5	0.0		
	9 to 50	6.3	6.3	6.6	7.6	6.9	5.5	5.1	5.4	3.6	6.8	8.1	11.0	6.2	7.1	8.3	6.7	7.6	
	51 to 99	1.5	2.5	4.6	3.9	4.8	0.0	9.4	9.1	11.5	9.1	10.3	14.4	21.2	14.5	13.3	16.4	14.5	
	100-199		2.0	2.0	0.6	6.6	6.8		4.2	13.8	6.5	0.0	2.1	5.5	8.2	5.8	6.6	4.6	
	200-349	21.1	6.9	7.9		14.8	14.8	4.8		11.0	13.4	4.5	4.5	6.6	8.0	6.5		6.8	
	350 up		10.6																
Denver Metro Area	2 to 8	22.2		11.7	0.0	19.6	17.8	19.6	13.7	5.9	11.4	8.3	12.5	10.0	0.0	0.0	0.0		
	9 to 50	5.7	5.2	5.7	4.0	6.8	7.7	6.8	3.9	7.5	4.7	7.2	8.4	7.2	4.8	3.1	4.1	4.5	
	51 to 99	4.1	3.3	4.4	5.6	5.4	4.8	4.2	3.9	3.3	4.3	5.0	4.4	4.2	5.0	4.4	3.1	2.4	
	100-199	2.4	4.5	6.5	2.6	5.0	5.3	5.0	5.4	4.7	8.0	8.6	5.9	6.6	5.5	5.4	3.7	2.9	
	200-349	3.3	7.3	8.5	5.3	8.9	5.6	10.4	6.8	7.9	7.5	7.5	7.9	9.1	9.0	6.8	7.3	4.4	
	350 up	6.3	4.9	3.9	4.0	2.6	4.0	10.3	13.3	5.0	7.6	10.9	6.2	5.5	7.9	4.7	7.6	5.2	
Adams	2 to 8																		
	9 to 50	5.3	0.0	4.0	4.3	1.8	4.4	6.7	2.2	3.4	4.5	8.0	4.0	0.0	4.5	3.5	9.3	3.0	
	51 to 99	0.0	0.0	0.0	22.9		4.0	3.2	4.0	1.3	4.1	5.3	2.6	10.5	6.0	4.5	3.7	2.0	
	100-199	3.5	1.5	5.8	1.3	2.8	5.0	3.3	3.4	4.0	4.0	4.1	3.8	4.2	6.6	7.9	4.0	4.2	
	200-349	3.2	10.9	8.8	6.4	6.0	2.9	4.6	5.1	6.4	5.3	9.3	10.0	13.1	11.6	5.8	8.2	4.3	
	350 up									0.0	4.4	0.0	0.0	0.0	7.9	8.3	8.3		
Arapahoe	2 to 8							0.0											
	9 to 50	0.0	0.0	0.0	6.5	7.0	7.7	0.0	5.5	4.1	7.0	7.5	3.2	6.5	8.2	3.2	3.5	3.3	
	51 to 99	0.0		0.0	0.0				5.3	4.3	5.8	6.2	4.6	4.6		2.7	3.2	1.8	
	100-199	1.7	9.6	12.3	3.8	8.6	9.1	8.1	9.1	5.0	3.8	5.1	3.7	6.4	2.7	3.7	2.5	1.9	
	200-349	1.4	4.9	6.2	7.0	10.1	4.0	3.3	3.6	12.9	5.4	8.4	3.4	9.1	12.7	5.4	5.4	3.2	
	350 up		4.0																
Boulder/Broomfield	2 to 8																		
	9 to 50	3.2		0.0	3.1	0.0		3.6	3.6		3.4	8.9			0.0	0.0	0.0	0.0	
	51 to 99	1.6	2.8	1.1	3.0	6.5	2.1	3.8	3.5	3.5	4.0	4.5	3.6	2.0	3.2	6.8	3.6	1.6	
	100-199	3.8			0.0	0.0		2.8	0.9	4.6	5.0	0.0	3.7	3.7	2.8	1.9	0.0	0.9	
	200-349										0.0	0.0	0.0	0.0		0.0	0.0	0.0	
	350 up	5.9	1.5	1.5				5.9	5.2	3.9	4.6	4.6	4.6						
Denver	2 to 8	22.2		12.5	0.0	21.2	17.8	21.2	16.3	6.4	12.5	9.1	13.6	16.7		0.0	0.0		
	9 to 50	9.0	9.7	6.7	5.0	9.7	8.8	9.0	4.3	9.0	5.5	8.0	10.6	8.8	4.7	3.5	3.2	8.0	
	51 to 99	4.2	3.8	5.6	4.6	5.1	5.4	4.9	4.0	3.2	4.8	5.2	4.8	3.7	3.7	1.9	2.4	3.5	
	100-199	1.8	3.0	2.8	2.0	3.4	2.3	2.1	2.1	3.2	6.1	8.0	5.1	4.3	4.2	3.0	2.7	1.9	
	200-349		1.0	5.4	3.5	3.3	4.0	28.1	3.6	3.3	2.9	2.6	2.7	1.9	2.5	3.3	1.8	1.5	
	350 up													0.0				2.2	
Douglas	2 to 8																		
	9 to 50	1.9	0.0		0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0		0.0	
	51 to 99	25.4																4.2	
	100-199																		
	200-349	4.5		6.5	8.0	10.5	11.5	11.5	13.5					5.1			5.8		
	350 up	6.7	8.7							6.1	6.1	6.1	6.1						
Jefferson	2 to 8			0.0		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
	9 to 50							0.0	0.0	5.3	2.6	0.0	3.8	12.5	5.8	5.8	2.7	1.0	
	51 to 99	4.3	4.3		6.7	4.4	5.0	3.1	2.5	3.5	1.4	4.3	4.6	6.6	10.4	10.4	3.8	1.0	
	100-199	4.5	7.2	9.3	6.0	7.0	11.3	14.3	10.2	6.8	22.8	22.6	13.3	15.3	11.8	12.2	8.8	6.2	
	200-349	3.0	12.7	11.0	2.9	13.1	7.8	5.8	9.8	8.8	12.3	10.3	13.3	10.0	9.4	10.0	9.4	6.9	
	350 up			6.3	4.0	2.6	4.0	14.8	21.5	8.7	13.9	28.3	12.1	9.7		2.4	7.1	6.3	

AFFORDABLE HOUSING VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	2 to 8																		
	9 to 50	1.4	2.1	3.6	6.0	2.1	2.1	0.9	2.7	1.8	2.7	1.1	1.8	3.1	1.3	1.3	0.7	0.9	
	51 to 99	3.2	4.4	7.2	10.2	6.8	12.2		8.3	10.8	10.1	11.2	7.3	7.2	5.4	3.5	5.7	10.2	
	100-199	7.6	6.2	5.8	7.8	6.3	7.0	5.1	11.3	7.1	5.4	14.2	8.5	9.2	12.1	4.0	10.8	3.3	
	200-349	5.9																	
	350 up	8.0																	
Grand Junction	2 to 8															0.0			
	9 to 50	6.7	3.0		0.0	3.0	2.7	0.0	0.0	0.0	1.4	1.4	0.0	0.0	0.0	4.8	1.4	0.0	
	51 to 99	4.2	3.5	2.1	2.1	2.1	3.4	1.7	2.2	2.5	1.7	1.6	5.1	1.2	6.7	8.6	9.0	1.9	
	100-199	10.5	0.9	1.8	1.8	3.6	6.3	4.5	1.8	1.8	2.7	1.8	0.0	0.9	0.9	0.9	0.9	3.6	
	200-349																		
	350 up																		
Greeley	2 to 8																		
	9 to 50	1.5	1.1	3.4	5.4	4.3	3.1	7.9	5.9	4.0	3.7	8.6	4.8	5.2	7.7	12.7	12.3	6.6	
	51 to 99			0.0										0.0	0.0				
	100-199	4.8	3.8	5.8	5.8	1.9	10.7	7.1	6.5	5.2	15.9	6.1	5.8	4.8	4.8	2.9	2.9	1.9	
	200-349			5.0								2.5					0.0		
	350 up																		
Pueblo	2 to 8		12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	
	9 to 50	9.0	4.8	2.0	3.0	0.0	2.3	0.0	0.0	3.1	7.8	5.3	5.0	5.0	10.0	0.0	5.0	5.8	
	51 to 99	1.8		1.8															
	100-199	1.9	0.8	0.8	4.8	1.6	3.1	6.5	3.2	2.6	3.9	2.6	2.6	3.9	1.9	2.6	1.9	3.5	
	200-349												9.9		5.9	4.0	4.2		
	350 up																		

AFFORDABLE HOUSING VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age Building	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	To 1959	10.8	12.6	11.7	9.8	9.1	8.8	9.6	7.4	6.9	6.7	7.4	7.6	5.6	4.2	1.5	2.7	4.2	
	1960-69	2.9	6.2	16.3	2.3	5.6	9.5	7.5	2.7	10.4	7.2	4.8	5.8	15.0	8.4	8.2	11.9	4.6	
	1970-79	2.2	5.5	7.1	4.3	7.1	6.4	6.4	7.8	5.4	9.2	10.2	8.5	7.3	7.5	6.3	5.4	4.5	
	1980-89	3.5	4.5	1.9	1.9	4.3	4.4	6.1	5.1	2.5	3.8	4.3	4.3	3.6	4.9	4.7	4.4	2.2	
	1990 -99	4.3	3.6	5.9	4.4	5.2	3.7	4.8	5.9	6.8	6.1	6.0	5.4	7.3	6.6	4.5	5.3	3.4	
	2000-04	6.0	4.6	4.8	5.2	7.2	7.4	4.4	5.4	7.5	7.0	5.2	4.4	5.9	7.6	5.0	4.8	4.3	
Colorado Springs	2005+	2.8	3.0	6.3	6.1	5.9	3.0	15.9	3.1	3.2	3.8	10.7	4.8	5.0	3.5	4.2	4.2	2.8	
	To 1959	18.2	4.9	0.0	16.7	0.0	9.7	5.0	5.0	0.0	8.3	0.0	0.0	8.3	0.0	3.3	6.7	6.7	
	1960-69	0.0			0.0		0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	
	1970-79		15.8	7.9	8.3	12.3	11.5	19.3	7.6	8.8	12.3	9.4	30.4	9.5	9.2	10.3	5.9	10.8	
	1980-89	3.8	7.7	3.2	1.7	1.4	2.3	0.5	1.4	1.6	1.8	4.9	2.0	1.8	1.8	1.8	1.4	1.8	
	1990 -99			3.0	0.0	0.0	0.0	3.2							9.1		8.1	2.3	
Denver Metro Areas	2000-04	10.5	5.9	5.1	1.0	12.9	14.5	4.7	8.2	12.3	11.3	4.5	4.1	5.2	7.7	6.2	7.5	6.2	
	2005+																		
	To 1959	12.5	13.8	12.4	9.3	10.1	9.3	10.8	7.6	7.2	7.1	8.2	8.0	5.2	4.2	0.6	2.1	4.1	
	1960-69	3.0	6.3	16.3	1.9	6.2	10.6	10.2	4.3	12.5	7.4	4.8	5.9	15.9	7.6	10.3	12.5	4.3	
	1970-79	1.3	5.6	8.3	3.7	7.6	6.0	6.2	8.9	5.9	9.8	11.1	8.7	8.1	8.6	6.9	6.2	4.3	
	1980-89	2.9	3.4	1.3	2.0	4.8	3.6	6.2	6.0	2.7	4.1	4.4	4.6	3.9	4.8	4.1	4.1	2.3	
Adams	1990 -99	4.0	4.2	6.5	3.3	5.1	3.3	5.1	4.2	5.8	5.9	4.9	5.5	7.1	6.1	4.4	4.4	3.2	
	2000-04	4.1	3.5	4.8	5.1	6.4	6.3	4.6	5.2	6.6	4.7	5.2	4.5	6.1	6.7	4.7	2.7	3.2	
	2005+	2.8	3.0	6.3	6.1	5.9	3.2	17.1	3.0	3.2	4.2	12.1	4.4	4.7	3.5	4.9	3.9	2.7	
	To 1959	5.0	14.6	16.7	9.3														
	1960-69				0.0	1.4	7.0							20.4			15.6	2.5	
	1970-79	0.0	0.5	4.0	5.6	2.4	3.1	0.6	1.1	3.0	2.0	2.5	5.7	2.8	11.5	4.4	4.4	2.1	
Arapahoe	1980-89	1.6	0.0	1.6	6.0	5.6	2.0	10.2	11.3	0.3	6.7	6.7	5.8	5.4	9.0	8.7	8.5	6.6	
	1990 -99	1.6	0.6	1.6	0.8	3.0	1.8	1.8	0.0	5.0									
	2000-04	4.3	4.6	4.8	2.3	5.0	7.7	4.1	4.2	7.8	4.9	5.2	3.5	6.1	7.2	6.2	2.7	5.3	
	2005+	2.5	1.8	5.3	11.2	8.7	3.5	2.5	2.3	3.3	2.5	5.8	4.2	6.7	1.7	8.3	3.9	1.7	
	To 1959											0.0	0.0	0.0	5.9	0.0	5.9	5.9	
	1960-69																		
Boulder/ Broomfield	1970-79	0.0	8.6	7.4	3.7	15.5	27.0	0.0	8.8	0.9	1.2	1.8	1.5	1.8	0.0	1.5	1.5	0.9	
	1980-89			0.0	9.1	22.7	13.6	15.9	16.8	5.0	4.2	3.6	5.2	3.3	3.7	2.6	1.3	0.8	
	1990 -99		7.3	11.4	5.0	7.4	5.0	3.6	5.6	10.3	5.6	5.6	3.7	11.3		7.0	5.5	2.8	
	2000-04	1.4	4.6	6.1	6.1	7.2	4.8	3.7	6.6	12.8	4.9	8.5	5.4	9.5	10.0	4.1	3.6	3.9	
	2005+		10.6	24.0	1.0	1.0	1.0	2.9	4.2	3.5	3.5	6.3	3.5	4.9	5.8	4.9	2.1	0.0	
	To 1959	9.3																	
Denver	1960-69				3.1	0.0		3.1	3.1		6.3	3.1				0.0			
	1970-79	0.0	3.7	0.0	2.1	2.4	0.0	4.4	4.4	0.0	2.2	7.2	0.0	0.0	1.2	5.0	0.0	0.0	
	1980-89	0.0			4.2	16.0		4.3			4.9	3.2	2.1						
	1990 -99	5.4			2.6			2.8	0.9	4.6	5.8	0.0	6.3	3.1	2.3	3.1	0.0	0.8	
	2000-04	5.1	1.7	1.5	8.0	2.3		5.0	4.4	3.4	4.2	4.2	3.6	2.2	3.3	4.2	1.1	2.1	
	2005+	0.0			0.0		5.0	5.0	5.3	11.7	4.5	6.7	11.7	5.0	6.7	11.7	13.3	3.3	
Douglas	To 1959	32.4	12.5	8.7	9.2	10.2	9.5	10.9	7.9	7.4	7.4	8.5	9.5	5.5	4.2	0.7	1.8	4.0	
	1960-69	3.0	7.5	24.2	9.4	13.6	9.1	13.6	5.9	16.2	11.0	6.7	5.2	8.6	0.0	15.0	5.0	22.5	
	1970-79	2.7	2.4	4.5	2.6	3.6	3.5	3.3	1.8	3.0	2.8	2.5	2.4	2.7	2.0	3.6	1.3	1.5	
	1980-89	1.4	1.2	1.3	1.3	3.0	3.5	2.4	1.5	3.1	2.3	3.4	4.0	3.3	2.5	1.8	2.3	1.1	
	1990 -99	1.7	2.7	6.2	2.7	4.2	3.1	4.2	3.3	3.8	6.2	5.1	6.8	5.0	7.0	3.1	3.9	4.0	
	2000-04	0.0		9.3	0.0	0.0	2.7	1.2	2.9	4.6	8.8	5.1	7.0	4.1	3.9	3.3	2.6	2.9	
Jefferson	2005+	4.2	2.2	3.3	4.9	4.9	3.2	28.8	3.3	2.1	6.7	22.3	4.8	5.2	4.4	3.6	2.9	3.2	
	To 1959																		
	1960-69																		
	1970-79																		
	1980-89	14.7	8.3		0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0		0.0	
	1990 -99	6.7										6.1	6.1	5.1			5.8	4.2	
Jefferson	2000-04	4.5		6.5	8.0	10.5	11.5	11.5	13.5										
	2005+																		
	To 1959			0.0		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
	1960-69		6.0	12.8		8.7	14.7			8.6	1.4	2.4	7.1	9.4	8.3	11.9	6.0	1.2	
	1970-79	3.0	12.7	9.4	4.1	9.8	6.7	8.6	13.0	8.5	16.9	19.1	13.9	12.1	11.9	9.9	9.0	6.6	
	1980-89						20.0	0.0		0.0							0.0		
Jefferson	1990 -99	4.5	7.1	1.5	4.5	5.2	2.9	12.1	10.3	3.8	4.6	3.8	3.8				1.7	3.3	
	2000-04							0.0	0.0	1.1	0.0	0.0	1.1	0.0	3.3	1.1	1.7	0.4	
	2005+							2.6	0.9	0.9		2.6	0.9	0.9	0.0	0.9	4.3	1.7	

AFFORDABLE HOUSING VACANCY RATES BY AGE OF BUILDING (CONTINUED)
(In Percent)

Market Area	Age of Building	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins	To 1959	2.1	2.1	4.3	8.5	2.1	2.1	2.1	4.3	2.1	2.1	0.0	2.1	4.3	0.0	2.1	0.0	2.1	
	1960-69																		
	1970-79	6.9	7.0	6.3	16.2	5.7	13.0	7.5	4.4	5.2	8.4	7.5	7.7	4.1	2.9	1.6	2.5	4.8	
	1980-89																		
	1990-99	5.0	3.0	7.3	10.5	7.1	6.8		15.4	15.0	8.6	12.4	6.8	10.2	6.0	4.1	9.8	5.3	
Grand Junction	2000-04	7.7	6.9	5.3	6.3	6.2	7.1	3.9	1.6	1.5	2.2				13.8	4.5	12.9	5.3	
	2005+													7.1	5.4	1.8	5.4		
	To 1959															0.0			
	1960-69																		
	1970-79		0.9	1.8	1.8	3.6	6.3	4.5	1.1	1.6	2.7	1.1	1.6	0.5	1.1	2.9	1.1	2.6	
Greeley	1980-89	7.9	3.4	3.5	2.5	3.4	5.9	1.7	2.5	1.7	3.4	2.5	4.2	1.7	11.8	18.5	14.3	1.7	
	1990-99			0.0	0.0	0.0	0.0	2.0	0.0	2.0	0.0	3.0	1.0		0.0	2.5	2.5	0.0	
	2000-04						1.1	0.0	4.3	3.3	0.0	0.0	7.7		2.2	0.0	5.5	3.3	
	2005+																		
	To 1959	0.0				0.0		0.0	12.5	18.8	6.3	5.9		23.1	23.1	15.4	23.1		
Pueblo	1960-69																		
	1970-79			0.0	21.9	0.6			6.3	3.1				0.0	0.0			6.3	
	1980-89	1.1	1.1	3.4	0.0	4.8	8.6	13.2	5.3	0.0	2.9	0.0	4.8	4.8	0.0				
	1990-99	3.3		4.3		6.3			6.3	3.1	3.1	8.3	1.6	6.8		11.9	4.8	6.8	
	2000-04	4.8	3.8	5.8	5.8	3.8	10.6	3.7	6.8	6.1	15.9	6.1	5.8	4.8	4.8	2.9	2.9	1.9	
Pueblo	2005+																		
	To 1959			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	
	1960-69		0.0		5.0	0.0	0.0	0.0	0.0	2.6	7.9	5.3	5.3	5.3	10.5	0.0	5.3	7.9	
	1970-79	1.9	1.9	0.7	3.9	1.6	3.1	6.3	2.7	2.7	4.2	2.6	6.6	3.8	4.1	3.3	3.6	3.4	
	1980-89																		
Pueblo	1990-99	22.2	0.0	0.0	0.0		0.0											11.1	
	2000-04	5.3	25.0	2.1			3.5											4.3	
	2005+																		
	To 1959																		
	1960-69																		

AFFORDABLE HOUSING AVERAGE RENT BY MARKET AREA

(In Dollars)

	2006		2007				2008				2009				2010			
Market Area	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	637.05	680.43	680.05	687.56	686.51	669.27	659.26	675.29	653.14	682.00	658.12	625.09	700.17	642.74	655.50	692.92	696.61	
Colorado Springs	617.96	574.11	628.56	580.87	610.13	604.92	622.24	553.80	647.70	627.01	642.31	469.03	731.14	637.20	684.35	648.70	697.31	
Denver Metro Area	659.60	711.14	711.80	708.26	715.28	691.21	672.81	710.42	680.67	698.81	670.36	645.17	711.40	641.51	659.83	713.55	719.89	
Adams	739.68	703.28	705.70	694.84	683.23	715.66	682.39	726.13	701.74	725.71	665.70	644.71	649.10	685.65	679.78	687.32	641.06	
Arapahoe	460.30	772.98	747.02	752.59	783.85	731.31	762.34	728.75	737.80	683.89	678.54	658.55	693.07	583.59	659.20	670.71	696.33	
Boulder/Broomfield	737.67	735.34	716.90	650.20	817.64	553.43	724.21	744.68	673.44	708.78	722.51	763.72	805.62	795.95	752.35	808.20	804.33	
Denver	602.50	683.01	714.28	720.40	706.13	697.18	592.32	687.11	634.66	681.10	621.70	561.99	744.65	566.37	588.65	746.15	752.08	
Douglas	729.93	791.92	824.20	829.62	826.08	824.12	822.48	842.27	683.35	700.43	700.43	700.43	700.43	862.50	237.50	676.00	871.25	
Jefferson	695.68	658.57	668.32	663.58	692.38	649.99	704.98	688.62	694.99	712.64	719.00	714.22	715.43	708.40	720.93	719.29	720.75	
Fort Collins/Loveland	661.76	620.50	650.84	692.75	670.45	661.13	710.21	575.72	581.07	665.03	658.04	582.90	644.63	711.91	653.76	653.47	607.26	
Fort Collins							638.05	573.23	583.61	667.94	659.03	568.9	568.9	568.9	568.93	568.93	568.93	
Loveland							942.89	635.51	641.93	641.99	644.83	638.95	608.36	740.97	629.20	734.08	660.96	
Grand Junction	495.58	624.74	561.22	611.41	613.94	633.65	603.20	587.56	592.73	618.66	604.39	597.93	663.03	602.32	602.84	609.85	625.88	
Greeley	527.71	577.09	550.25	545.43	569.11	490.16	492.37	508.06	448.26	628.45	518.40	562.98	531.40	552.58	513.72	514.43	489.17	
Pueblo	401.40	525.80	538.01	532.07	525.83	506.37	486.38	480.86	478.38	490.96	510.04	611.44	526.25	630.02	631.33	666.47	546.00	

AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Areas	Efficiency	365.52	401.00	423.24	467.89	419.91	436.07	448.06	425.03	402.65	435.40	473.26	456.62	507.01	477.93	500.44	433.05	424.55	
	One bedroom	555.39	621.96	609.82	623.56	600.72	625.58	536.99	603.93	588.66	620.86	565.48	531.34	613.26	535.29	564.86	624.43	632.94	
	Two bed, one bath	593.77	658.44	672.93	666.51	669.37	685.93	682.84	678.67	630.68	683.58	693.51	659.05	706.36	676.94	683.59	702.52	708.66	
	Two bed, two bath	716.89	745.98	728.11	773.07	735.02	735.62	739.94	744.04	744.28	744.11	741.78	752.45	763.92	776.11	767.89	778.92	764.60	
	Three bedroom	760.41	810.18	800.27	815.46	821.14	825.46	821.20	825.01	798.86	813.13	814.66	775.63	924.18	806.37	801.08	849.69	838.31	
	All	637.05	680.43	680.05	687.56	669.27	686.51	659.26	675.29	653.14	682.00	658.12	625.09	700.17	642.74	655.50	692.92	696.61	
Colorado Springs	Efficiency	251.14	414.82	466.67	398.58	554.16	461.31	764.74	345.58	338.11	323.96	336.19	339.42	306.24	383.83	484.44	423.09	511.13	
	One bedroom	476.28	543.67	546.67	534.21	533.77	550.64	530.03	526.11	547.41	579.08	499.29	424.16	553.47	455.93	576.12	559.16	579.88	
	Two bed, one bath	669.92	689.57	664.77	591.14	650.56	690.96	530.39	549.68	615.51	642.17	664.86	263.03	593.37	677.91	704.12	643.62	695.11	
	Two bed, two bath	699.32	624.65	651.43	707.87	596.40	522.30	678.42	622.48	708.34	635.11	666.68	717.60	706.87	690.17	733.36	713.89	725.64	
	Three bedroom	849.83	855.65	848.65	848.05	874.55	875.17	830.32	832.50	826.07	876.07	877.94	596.47	1617.94	848.10	918.74	825.83	861.70	
	All	617.96	574.11	628.56	580.87	604.92	610.13	622.24	553.80	647.70	627.01	642.31	469.03	731.14	637.20	684.35	648.70	697.31	
Denver Metro Area	Efficiency	493.32	633.79	625.56	642.47	646.41	645.18	607.35	613.57	635.44	674.69	663.23	671.94	655.23	695.00	680.69	654.79	669.44	
	One bedroom	602.59	677.19	646.83	650.87	622.39	688.65	677.72	683.76	708.83	692.67	671.29	662.15	695.50	639.11	664.72	687.76	700.93	
	Two bed, one bath	607.64	734.56	703.29	708.78	722.30	727.09	467.19	709.28	579.73	713.83	574.75	489.61	687.23	508.77	529.33	697.20	721.92	
	Two bed, two bath	706.49	727.32	775.65	755.69	752.71	748.84	686.32	773.17	734.46	747.28	714.21	702.77	777.99	722.34	728.70	765.97	792.22	
	Three bedroom	788.89	810.81	786.35	831.33	812.06	816.28	794.05	765.17	730.33	756.41	742.49	752.56	733.44	757.93	767.72	779.38	748.40	
	All	659.60	711.14	711.80	708.26	691.21	715.28	672.81	710.42	680.67	698.81	670.36	645.17	711.40	641.51	659.83	713.55	719.89	
Adams	Efficiency		403.00	400.00	403.00	571.63	460.00	585.68	578.86	465.00	487.78	611.59	606.48	599.89	605.50	590.48	594.95	532.28	
	One bedroom	642.36	599.70	598.03	607.86	645.39	603.87	527.60	627.69	600.69	633.66	554.00	553.27	589.87	564.86	558.69	607.75	601.44	
	Two bed, one bath	691.56	594.36	666.66	665.49	664.98	665.46	661.80	685.92	676.00	732.67	697.69	680.13	659.76	691.50	693.70	674.65	656.58	
	Two bed, two bath	740.36	792.01	749.30	768.91	790.98	708.27	792.15	813.76	886.21	785.84	796.23	787.21	760.56	835.98	847.55	842.69	768.07	
	Three bedroom	855.40	846.74	828.55	847.99	830.47	827.35	823.86	855.40	911.41	864.09	796.65	787.75	746.87	889.51	842.99	890.81	693.24	
	All	739.68	703.28	705.70	694.84	715.66	683.23	682.39	726.13	701.74	725.71	665.70	644.71	649.10	685.65	679.78	687.32	641.06	
Arapahoe	Efficiency		420.00	443.00	460.00	571.00	570.00	571.00	562.50	597.00	571.00	571.00	634.00	615.00	662.00	615.00	571.00	626.00	
	One bedroom	316.21	624.38	619.89	616.88	640.28	661.54	646.79	631.16	649.12	565.23	561.11	524.05	568.50	475.88	556.34	566.79	564.84	
	Two bed, one bath	272.92	680.18	683.09	725.98	698.47	700.06	743.90	747.12	768.60	754.87	730.95	806.43	768.35	744.27	710.33	734.30	756.85	
	Two bed, two bath	660.38	778.13	773.37	779.79	719.74	801.95	762.21	778.15	778.03	793.22	792.76	812.51	806.01	798.49	789.59	797.15	817.07	
	Three bedroom	740.15	935.89	926.66	918.32	891.61	944.85	951.44	909.35	923.68	926.24	920.04	971.41	951.41	983.55	925.99	922.10	906.69	
	All	460.30	772.98	747.02	752.59	731.31	783.85	762.34	728.75	737.80	683.89	678.54	658.55	693.07	583.59	659.20	670.71	696.33	
Boulder/ Broomfield	Efficiency				425.00	433.60		444.60	437.50		445.00	449.00	450.50			460.00			
	One bedroom	655.26	717.47	639.07	629.78	463.90	799.00	644.44	671.94	662.72	638.01	645.47	684.74	735.41	715.00	669.57	737.17	737.04	
	Two bed, one bath	735.62	820.00	786.59	648.77	681.70	789.90	700.89	709.49	841.39	712.34	723.56	806.39	849.78	849.19	758.25	848.10	845.28	
	Two bed, two bath	733.22	651.30	637.50	662.50			734.81	739.45	575.36	687.03	686.32	700.61	755.24	754.36	752.30	752.30	752.61	
	Three bedroom	805.56	776.16	778.58	725.00	1262.50	948.60	816.63	824.54	675.11	790.48	798.35	828.77	920.88	921.59	938.65	920.88	921.06	
	All	737.67	735.34	716.90	650.20	553.43	817.64	724.21	744.68	673.44	708.78	722.51	763.72	805.62	795.95	752.35	808.20	804.33	
Denver	Efficiency	372.87	482.36	475.85	510.92	416.24	484.07	423.43	461.19	457.41	419.09	452.49	488.15	508.55	421.50	441.44	505.00	511.58	
	One bedroom	607.45	659.10	685.63	685.16	672.32	681.92	469.68	651.42	615.53	666.89	544.05	452.96	673.85	468.50	504.82	688.78	715.53	
	Two bed, one bath	500.73	694.14	764.03	712.48	709.13	735.29	724.94	700.12	524.99	638.34	705.18	681.58	770.79	646.58	653.50	752.32	744.15	
	Two bed, two bath	788.83	715.11	778.03	908.74	830.24	812.06	785.62	789.64	909.63	850.90	829.30	798.21	880.47	824.04	826.38	839.90	834.81	
	Three bedroom	798.58	803.41	864.27	832.80	843.82	849.83	826.93	826.17	794.26	799.26	781.23	687.96	908.98	664.12	689.35	877.67	877.76	
	All	602.50	683.01	714.28	720.40	697.18	706.13	592.32	687.11	634.66	681.10	621.70	561.99	744.65	566.37	588.65	746.15	752.08	
Douglas	Efficiency																		
	One bedroom	635.72	705.39	713.21	761.99	811.00	753.82	744.68	725.41	623.25	682.61	682.61	682.61	682.61	862.50	237.50	537.50	796.11	
	Two bed, one bath	650.59								676.75	676.75	676.75	676.75	676.75			662.50		
	Two bed, two bath	802.78	872.16	849.19	849.19	793.08	849.19	850.75	868.98	726.75	726.75	726.75	726.75	726.75			787.50	896.00	
	Three bedroom	947.78		981.94	981.94	981.94	981.94	979.69	1007.13	862.50	862.50	862.50	862.50	862.50			987.50	1081.00	
	All	729.93	791.92	824.20	829.62	824.12	826.08	822.48	842.27	683.35	700.43	700.43	700.43	700.43	862.50	237.50	676.00	871.25	
Jefferson	Efficiency			537.50	537.50	555.15	526.47	526.47	527.60	499.38	498.88	554.38	506.40	510.63	515.00	530.00	495.50	470.75	
	One bedroom	602.30	578.88	562.29	572.05	555.43	604.66	615.39	588.92	612.25	646.63	643.24	637.33	629.95	645.06	639.58	654.26	644.07	
	Two bed, one bath	666.18	655.36	690.54	709.47	658.57	668.83	700.02	717.76	697.20	737.38	724.32	714.22	714.59	705.43	716.87	722.97	736.00	
	Two bed, two bath	704.79	690.01	698.92	718.96	675.01	736.15	733.13	726.46	736.15	720.35	743.81	745.39	749.36	766.09	770.40	748.10	770.62	
	Three bedroom	787.12	768.54	840.79	792.80	789.80	860.91	857.73	875.98	854.89	860.32	864.29	863.65	908.12	848.46	885.97	895.86	886.65	
	All	695.68	658.57	668.32	663.58	649.99	692.38	704.98	688.62	694.99	712.64	719.00	714.22	715.43	708.40	720.93	719.29	720.75	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency		237.50	265.00		316.75	237.50	237.50	237.50	237.50			262.50			262.50	262.50		
	One bedroom	564.79	503.19	519.09	575.85	608.51	540.54	552.84	549.86	538.82	635.60	632.57	563.92	612.32	615.39	614.54	542.90	554.18	
	Two bed, one bath	621.15	604.43	606.19	610.16	642.23	653.29	761.78	653.66	646.32	661.73	653.85	664.39	659.95	651.41	663.43	666.83	676.31	
	Two bed, two bath	665.31	666.44	705.85	709.25	706.33	724.63	763.24	717.56	701.76	697.83	693.07	723.07	674.68	806.93	618.36	816.00	627.16	
	Three bedroom	740.17	759.26	782.05	781.83	815.73	794.03	869.38	731.16	704.27	724.11	747.00	744.88	665.67	895.63	751.96	906.46	821.05	
	All	661.76	620.50	650.84	692.75	661.13	670.45	710.21	575.72	581.07	665.03	658.04	582.90	644.63	711.91	653.76	653.47	607.26	
Grand Junction	Efficiency																		
	One bedroom	387.50	478.00	492.79	505.14	516.02	461.79	509.61	504.51	502.97	458.46	515.94	512.26	518.54	489.01	509.03	501.66	527.87	
	Two bed, one bath	430.42	591.08	577.95	596.78	637.20	628.22	628.22	628.22	632.05	631.60	647.34	633.68	665.84	619.35	600.07	632.18	674.34	
	Two bed, two bath				662.50	787.50	517.60	522.35	507.04	522.09	517.60	533.34	525.48		514.10	558.24	522.19	522.19	
	Three bedroom	565.09	672.31	600.40	690.53	704.20	691.10	682.88	691.10	702.91	701.51	710.31	705.32	775.81	719.23	710.18	718.05	749.87	
	All	495.58	624.74	561.22	611.41	633.65	613.94	603.20	587.56	592.73	618.66	604.39	597.93	663.03	602.32	602.84	609.85	625.88	
Greeley	Efficiency	437.50			362.50	462.50		462.50	400.94	428.89	477.00	477.00		490.00	495.00	495.00	510.00	375.00	
	One bedroom	558.80	580.37	554.07	543.91	447.05	492.05	417.59	392.85	395.24	533.77	437.23	455.32	452.36	476.35	479.01	470.22	431.16	
	Two bed, one bath	508.93	573.55	535.83	519.60	533.99	575.07	504.85	504.98	464.52	661.09	491.73	526.10	489.03	522.29	516.03	509.42	536.89	
	Two bed, two bath	587.50	517.38	629.89	625.00	561.42	589.60	488.40	495.65	499.17	730.70	543.19	594.92	549.14	594.92	594.92	564.73	594.92	
	Three bedroom	454.34	582.08	517.08	551.67	726.67	687.21	559.21	692.47	625.11	791.09	683.03	756.12	692.96	691.84	562.18	583.45	579.86	
	All	527.71	577.09	550.25	545.43	490.16	569.11	492.37	508.06	448.26	628.45	518.40	562.98	531.40	552.58	513.72	514.43	489.17	
Pueblo	Efficiency	212.50	378.50	282.00	366.07	362.50	410.45	409.87	397.70	390.70	419.50	423.86	423.86	423.86	403.41	425.00	416.41	417.94	
	One bedroom	456.44	514.07	526.83	418.49	384.68	485.52	438.97	436.33	435.85	423.27	442.76	625.29	459.15	645.51	645.51	682.14	493.25	
	Two bed, one bath	286.72	483.86	465.93	529.95	533.41	555.36	487.50	449.17	427.50	428.07		492.50	487.50	487.50	497.50		548.61	
	Two bed, two bath	457.50		482.14			571.56	537.50	545.00	545.00	587.50	587.50	587.50	612.50	612.50	612.50	601.00	625.69	
	Three bedroom	393.18	751.54	569.53	637.13	637.50	635.78	612.50	620.00	620.00	594.64	662.50	662.50	687.50	687.50	687.50	683.00	676.27	
	All	401.40	525.80	538.01	532.07	506.37	525.83	486.38	480.86	478.38	490.96	510.04	611.44	526.25	630.02	631.33	666.47	546.00	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	2 to 8	471.43	543.75	637.17	736.14	648.34	630.68	663.99	701.01	680.96	610.34	706.00	656.59	680.76	576.39	669.50	519.25	497.50	
	9 to 50	590.18	631.84	570.31	614.25	605.11	604.87	545.35	603.51	595.33	634.35	585.39	557.14	638.76	507.63	561.81	651.86	656.15	
	51 to 99	578.82	699.56	656.17	663.51	638.88	692.47	601.21	668.16	641.16	687.34	628.11	582.74	702.43	602.55	596.40	690.29	698.94	
	100 to 199	603.25	647.50	684.78	700.90	679.28	669.25	630.13	661.49	626.21	657.09	637.92	604.24	708.21	636.89	657.58	693.55	684.11	
	200 to 349	760.32	715.58	752.51	744.27	721.00	733.83	747.27	710.32	727.67	703.75	717.79	671.36	702.83	717.18	734.51	703.39	717.91	
	350 up	743.72	711.81	653.07	542.53	542.53	777.57	764.54	770.68	676.75	776.37	725.59	726.01	743.43	701.19	731.33	730.43	782.99	
Colorado Springs	2 to 8	351.97	587.50	587.50	950.00		624.58	718.50	993.75	733.33	312.50	987.50		1025.00		694.27	1037.50		
	9 to 50	587.76	523.13	547.78	536.12	546.46	555.80	605.29	555.95	559.34	616.68	590.29	484.29	578.34	429.02	581.22	580.14	589.07	
	51 to 99	571.12	664.80	589.27	615.74	450.56	493.45	420.99	445.98	437.18	457.86	449.98	442.43	470.53	472.95	485.46	472.80	474.20	
	100 to 199		433.50	657.13	634.57	625.76	447.64		645.43	753.90	635.96	507.77	819.12	1189.68	733.52	771.13	748.14	748.30	
	200 to 349	750.22	755.59	776.39		777.22	777.22	761.72		761.72	776.39	770.71	393.20	765.70	719.30	823.22		806.07	
	350 up		490.07																
Denver Metro Area	2 to 8	723.61		648.78	787.50	657.27	642.40	661.77	690.12	680.02	672.86	682.54	673.69	639.70	687.50	812.50	1.00		
	9 to 50	633.90	712.15	621.18	676.89	640.00	641.10	513.37	652.28	621.36	658.99	579.85	563.33	705.78	479.40	527.75	730.47	732.04	
	51 to 99	594.51	716.18	710.25	686.60	665.51	732.89	623.75	720.93	676.49	717.10	650.19	586.95	751.32	615.31	602.28	749.18	741.55	
	100 to 199	617.33	676.61	715.77	714.41	716.97	702.47	632.69	704.06	665.10	670.79	656.36	611.14	697.21	610.65	651.04	699.04	708.58	
	200 to 349	760.11	710.66	750.06	744.27	716.45	730.46	746.24	710.32	724.32	697.07	707.33	716.49	697.55	715.14	726.30	701.69	702.99	
	350 up	748.75	792.28	653.07	542.53	542.53	777.57	764.54	770.68	676.75	776.37	725.59	726.01	743.43	701.19	731.33	730.43	782.99	
Adams	2 to 8																		
	9 to 50	732.18	801.38	695.25	753.72	753.94	716.67	229.44	812.31	668.01	822.05	362.50	237.50	878.00	156.44	375.58	761.92	840.53	
	51 to 99	707.02	618.94	568.10	708.33		539.25	571.59	538.41	783.89	793.20	533.71	576.64	576.32	712.06	591.07	577.85	544.72	
	100 to 199	720.41	684.04	726.50	676.47	644.35	667.95	672.99	697.30	632.82	667.87	684.71	639.93	627.06	651.97	667.08	656.95	647.69	
	200 to 349	772.59	720.84	720.49	698.00	752.07	720.88	750.09	752.27	753.42	645.69	697.94	699.01	656.88	728.99	769.69	723.33	658.54	
	350 up									657.22	919.84	654.96	657.22	653.29	701.19	657.22	654.96		
Arapahoe	2 to 8								1182.50										
	9 to 50	455.11	587.50	582.00	683.00	612.65	780.92	654.54	765.44	792.91	729.99	785.64	778.63	793.68	721.98	719.00	759.81	775.82	
	51 to 99	248.57		515.63	525.00				679.22	678.04	706.32	693.66	679.61	679.61		678.04	681.01	762.94	
	100 to 199	365.39	706.61	710.64	726.71	748.88	753.96	734.68	727.53	718.85	633.87	626.42	560.33	619.53	519.55	630.27	631.26	612.87	
	200 to 349	684.39	802.06	802.02	802.84	756.29	820.07	818.23	755.23	785.71	784.03	771.72	850.18	847.45	755.18	755.44	754.83	767.41	
	350 up		905.10																
Boulder/Broomfield	2 to 8																		
	9 to 50	678.19		525.00	665.07	597.59		580.09	579.91		666.70	614.29			0.00	568.58	751.00	751.00	
	51 to 99	710.45	750.27	722.42	623.36	530.41	817.64	694.82	738.39	801.13	686.80	709.91	771.55	819.57	817.48	779.78	825.44	819.77	
	100 to 199	735.77			831.82	894.64		714.46	714.46	714.46	732.32	727.91	775.80	775.80	775.80	775.80	775.80	775.80	
	200 to 349											620.83	870.83	720.83		620.83	620.83	620.83	
	350 up	799.64	727.18	721.59				777.87	781.44	586.66	751.74	751.74	751.74						
Denver	2 to 8	723.61		646.91	787.50	655.42	642.40	659.79	644.56	679.38	671.40	682.09	671.30	607.83		812.50	1.00		
	9 to 50	578.51	687.66	608.04	644.57	607.43	603.78	510.23	614.21	589.38	613.54	542.30	531.45	646.03	419.02	510.44	720.22	685.19	
	51 to 99	564.18	723.59	736.62	722.36	733.45	761.90	595.51	776.76	644.10	731.15	617.40	472.80	780.61	499.71	496.63	824.63	805.66	
	100 to 199	626.27	661.19	720.58	734.25	739.24	704.24	534.88	704.41	620.58	667.33	635.14	588.02	774.28	572.65	611.65	744.39	745.21	
	200 to 349		654.49	813.59	730.63	611.13	731.29	732.60	579.09	684.17	684.63	661.50	649.41	591.37	690.35	699.04	622.05	717.61	
	350 up													997.79				790.53	
Douglas	2 to 8																		
	9 to 50	755.90	650.00		862.50	823.82	837.50	812.50			862.50	862.50	862.50	862.50	862.50	237.50		887.50	
	51 to 99	393.85																865.67	
	100 to 199																		
	200 to 349	813.94		824.20	824.20	824.20	824.20	824.13	842.27					683.35			676.00		
	350 up	685.82	798.95							683.35	683.35	683.35	683.35						
Jefferson	2 to 8			675.00		681.25		687.50	687.50	687.50	687.50	687.50	700.00	687.50	687.50				
	9 to 50							681.71	673.21	590.88	641.45	628.77	648.40	613.36	654.21	659.02	634.76	623.14	
	51 to 99	688.57	699.00		581.39	567.44	628.76	635.69	546.82	623.76	676.70	675.32	677.79	643.04	662.17	658.61	696.63	689.19	
	100 to 199	687.18	664.91	683.27	669.59	693.98	677.32	696.03	642.01	668.72	723.87	706.60	694.21	730.94	739.88	739.14	729.71	758.14	
	200 to 349	704.66	639.19	709.42	778.28	686.07	671.80	701.73	702.15	705.07	687.18	720.43	714.95	700.03	703.43	703.78	704.61	698.83	
	350 up			582.74	542.53	542.53	777.57	750.86	759.72	775.98	782.98	780.38	780.35	780.35		780.35	780.35	780.28	

AFFORDABLE HOUSING AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

		2006		2007				2008				2009				2010			
Market Area		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	4th	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	2 to 8																		
	9 to 50	651.27	555.05	551.37	520.47	599.73	618.04	675.76	612.50	630.23	633.41	632.19	637.61	655.78	645.49	664.75	607.35	645.61	
	51 to 99	544.64	607.32	587.44	617.76	630.86	643.85		652.80	616.03	676.81	657.17	667.90	624.80	626.20	628.97	632.03	688.93	
	100 to 199	649.78	628.68	675.74	730.87	668.40	679.02	715.60	511.49	545.47	665.76	680.00	487.60	696.67	878.59	684.19	692.09	554.59	
	200 to 349	781.99																	
	350 up	723.72																	
Grand Junction	2 to 8															412.50			
	9 to 50	292.50	826.94		843.70	848.45	675.90	675.90	675.90	675.90	672.59	677.30	682.73	885.48	700.63	626.52	699.47	746.66	
	51 to 99	412.50	603.20	546.44	581.68	582.53	574.01	565.00	549.64	557.83	584.99	567.89	564.38	620.43	573.19	589.36	582.18	573.78	
	100 to 199	612.79	581.71	580.36	581.71	637.00	637.00	637.00	637.00	637.00	637.00	659.86	637.00	659.86	604.57	604.57	614.43	693.21	
	200 to 349																		
	350 up																		
Greeley	2 to 8																		
	9 to 50	539.89	650.00	528.10	577.50	583.09	563.65	248.78	496.61	541.09	558.62	593.77	836.00	563.64	578.38	470.00	467.63	449.87	
	51 to 99			432.50										497.50	477.50				
	100 to 199	511.78	511.19	503.61	505.34	465.71	570.41	512.32	510.55	427.79	647.79	461.68	507.85	503.27	536.84	536.84	545.63	517.89	
	200 to 349			768.75								806.25					500.00		
	350 up																		
Pueblo	2 to 8		500.00	551.79	544.50	481.67	479.17	487.50	495.83	487.50	487.50		492.50	487.50	487.50	497.50		497.50	
	9 to 50	404.42	545.79	493.04	382.20	366.67	541.50	366.67	384.38	376.17	396.09	362.50	368.75	368.13	368.13	368.75	368.75	563.66	
	51 to 99	554.77		578.64															
	100 to 199	367.15	521.00	537.50	610.70	553.90	516.77	518.79	520.41	520.41	512.68	546.21	546.21	568.31	565.40	568.31	564.66	536.21	
	200 to 349												712.50		735.00	735.00	735.00		
	350 up																		

AFFORDABLE HOUSING AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	To 1959	527.76	541.51	576.94	550.54	577.44	566.19	605.99	590.45	533.97	581.73	576.66	544.89	617.10	649.77	626.34	613.36	622.77	
	1960-69	488.90	632.63	625.56	613.39	620.05	616.33	533.18	521.28	577.41	620.07	623.01	625.92	632.13	596.58	617.31	629.55	642.28	
	1970-79	560.37	620.70	602.71	634.04	590.13	643.65	645.33	640.54	655.50	665.44	657.91	640.63	670.50	628.83	647.83	656.23	661.43	
	1980-89	570.80	659.74	665.48	690.16	705.38	690.15	506.26	696.26	596.90	711.26	587.71	506.00	687.66	515.77	552.85	693.06	714.28	
	1990-99	680.89	711.44	711.99	716.35	705.95	719.99	671.92	733.59	717.14	729.05	697.15	692.57	752.58	669.46	706.60	734.96	752.64	
	2000-04	725.99	770.32	746.73	778.17	771.61	764.74	760.14	717.97	689.23	740.48	713.54	669.15	784.42	773.50	759.75	786.02	745.52	
2005+	714.56	720.15	721.63	777.23	772.59	731.29	730.28	669.96	635.85	663.33	659.96	628.54	678.80	637.75	646.63	698.26	687.96		
Colorado Springs	To 1959	414.77	462.75	490.00	489.33	1447.28	419.42	1113.60	375.22	446.65	320.75	336.19	337.50	301.55	342.00	509.59	265.36	496.57	
	1960-69	265.63			823.42		387.50	481.25	362.50	337.50	312.50	387.50	462.50	362.50	387.50	362.50		387.50	
	1970-79		457.24	439.25	459.48	433.99	452.39	451.97	463.07	458.55	468.03	525.95	452.25	526.22	514.47	510.05	519.66	527.01	
	1980-89	484.65	495.90	600.70	614.25	603.50	614.15	615.73	605.66	618.01	702.04	599.75	497.37	633.93	418.73	633.54	639.23	638.35	
	1990-99			693.25	440.00	122.00	506.00	506.00							592.91		683.14	683.63	
	2000-04	715.18	751.24	748.64	760.97	771.07	780.25	765.61	794.71	759.39	779.38	772.65	467.62	1060.36	802.00	825.95	811.28	807.23	
2005+		709.33																	
Denver Metro Area	To 1959	527.65	546.70	579.54	553.89	555.90	569.92	585.00	597.58	526.64	581.34	574.62	539.64	621.01	661.91	633.21	623.44	638.19	
	1960-69	493.32	633.79	625.56	642.47	646.41	645.18	607.35	613.57	635.44	674.69	663.23	671.94	655.23	695.00	680.69	654.79	669.44	
	1970-79	602.59	677.19	646.83	650.87	622.39	688.65	677.72	683.76	708.83	692.67	671.29	662.15	695.50	639.11	664.72	687.76	700.93	
	1980-89	607.64	734.56	703.29	708.78	722.30	727.09	467.19	709.28	579.73	713.83	574.75	489.61	687.23	508.77	529.33	697.20	721.92	
	1990-99	706.49	727.32	775.65	755.69	752.71	748.84	686.32	773.17	734.46	747.28	714.21	702.77	777.99	722.34	728.70	765.97	792.22	
	2000-04	788.89	810.81	786.35	831.33	812.06	816.28	794.05	765.17	730.33	756.41	742.49	752.56	733.44	757.93	767.72	779.38	748.40	
2005+	729.91	719.59	721.63	777.23	772.59	752.55	746.60	681.07	650.22	680.56	675.25	640.86	696.97	654.69	662.32	722.25	706.64		
Adams	To 1959	588.89	555.25	551.30	551.30									597.18			612.25	658.68	
	1960-69				659.32	659.32	658.03	613.32	617.16	693.94	697.09	635.41	638.88	632.08	665.88	617.01	620.38	608.30	
	1970-79	678.70	627.26	512.50	631.99	615.20	614.18	601.49	744.21	693.77	798.29	670.79	659.20	714.77	657.76	658.53	715.66	716.54	
	1980-89	692.54	704.49	706.55	878.00	740.07	878.00	617.56	730.20	508.33									
	1990-99	649.61	666.74	657.10	654.60	672.60	621.36	617.56	730.20	508.33		689.06	609.36	599.50	746.37	758.38	837.67	653.60	
	2000-04	825.26	915.28	798.43	820.45	795.01	698.79	768.38	769.44	790.21	678.80	633.18	670.37	670.37	670.46	670.37	645.45	585.70	
2005+	792.21	782.01	735.33	782.01	782.01	747.72	733.57	736.30	629.20	614.79	691.91	99.68	737.50	800.12	739.29	749.59	810.88		
Arapahoe	To 1959						741.53		672.00	694.64	672.29	691.91	99.68	737.50	800.12	739.29	749.59	810.88	
	1960-69								1182.50										
	1970-79	319.66	746.50	497.28	483.84	627.83	667.25	584.75	693.77	693.65	585.98	560.76	564.36	572.49	305.29	580.87	589.22	569.34	
	1980-89			737.50	793.18	801.14	811.36	630.39	609.85	653.47	511.13	547.84	555.73	523.50	523.07	544.79	549.71	378.62	
	1990-99		750.23	756.02	765.55	738.19	749.32	750.84	768.97	768.59	763.96	741.50	753.34	737.22		701.45	724.24	741.22	
	2000-04	696.93	826.10	830.02	834.63	820.45	849.85	854.77	821.44	818.41	818.36	801.44	870.18	858.13	777.81	775.76	775.41	807.89	
2005+		638.22	638.22	639.49	639.49	639.49	661.56	700.70	695.13	728.94	711.86	737.27	741.39	690.13	691.57	690.23	673.68		
Boulder/Broomfield	To 1959	704.36																	
	1960-69				588.13	588.13		596.88	600.00		615.00	627.50				621.38			
	1970-79	668.22	799.00	525.00	640.43	467.75	799.00	667.98	668.79	799.00	648.35	670.49	799.00	799.00	787.50	678.50	800.00	799.00	
	1980-89	795.50			628.53	570.67		574.68			683.04	604.36	612.63						
	1990-99	706.31			697.07			714.46	714.46	714.46	706.87	727.91	804.20	805.75	805.75	820.33	814.14	805.75	
	2000-04	791.49	725.40	721.74	747.50	722.95		770.28	773.69	614.24	746.85	748.76	750.20	736.90	708.70	705.92	737.54	737.54	
2005+	600.50			603.50		842.80	847.08	948.55	899.78	739.99	876.25	984.03	918.50	920.23	972.23	918.50	914.23		
Denver	To 1959	276.01	532.66	604.58	556.13	555.06	565.21	584.19	594.37	521.34	577.51	570.39	618.52	615.66	652.66	627.19	615.58	628.40	
	1960-69	493.32	628.30	577.39	621.50	579.09	613.56	612.42	559.41	642.96	648.70	658.21	664.07	801.80	762.50	715.70	713.20	703.20	
	1970-79	714.41	651.30	693.09	691.95	638.80	707.69	649.13	647.93	704.17	705.11	613.59	574.77	709.97	563.37	572.28	684.21	745.79	
	1980-89	585.18	707.66	701.90	704.23	724.53	710.84	332.70	718.38	516.53	727.02	502.85	315.66	724.07	383.93	445.36	741.34	760.99	
	1990-99	749.08	753.43	819.04	790.72	802.63	803.44	662.65	811.69	799.32	811.37	725.61	662.68	872.80	700.95	721.77	861.31	847.38	
	2000-04	862.50		734.49	1068.82	1063.00	842.24	752.33	690.14	849.84	846.66	779.55	737.77	758.05	789.56	829.74	806.74	815.09	
2005+	666.07	705.00	728.32	821.96	812.17	776.84	758.34	636.11	594.21	630.85	616.69	480.46	646.90	533.38	539.82	738.25	694.66		
Douglas	To 1959																		
	1960-69																		
	1970-79																		
	1980-89	559.27	791.92		862.50	823.82	837.50	812.50			862.50	862.50	862.50	862.50	862.50	237.50		887.50	
	1990-99	685.82								683.35	683.35	683.35	683.35	683.35			676.00	865.67	
	2000-04	813.94		824.20	824.20	824.20	824.20	824.13	842.27										
2005+																			
Jefferson	To 1959			675.00		681.25		687.50	687.50	687.50	687.50	687.50	700.00	687.50	687.50	686.61	766.25	688.57	
	1960-69		635.10	646.90		676.34	646.83			627.50	749.11	684.65	684.44	682.68	688.57	722.94	720.05	725.99	
	1970-79	704.66	639.19	665.32	657.18	640.60	694.36	704.11	708.02	711.86	714.34	726.25	720.01	722.02	707.14				
	1980-89						707.00	701.00		537.50							687.50		
	1990-99	687.61	697.79	764.16	764.16	711.15	722.09	713.49	640.95	632.88	614.22	668.55	668.55				626.30	642.00	
	2000-04							681.71	541.74	624.21	700.80								

AFFORDABLE HOUSING AVERAGE RENT BY AGE OF BUILDING (CONTINUED)

(In Dollars)

Market Area	Age of Building	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	To 1959	552.39	555.05	566.79	587.38	599.73	618.04	650.85	617.29	665.69	668.88	678.87	687.60	684.47	690.47	687.13	685.00	687.21	
	1960-69																		
	1970-79	641.36	378.41	505.75	613.68	377.72	370.68	363.21	435.70	483.37	625.19	618.65	452.48	605.33	599.34	614.76	470.96	448.82	
	1980-89																		
	1990-99	619.63	622.14	611.31	631.92	643.63	666.77		674.24	710.26	687.70	670.20	685.99	687.12	687.12	696.52	695.54	709.28	
Grand Junction	2000-04	689.35	723.38	730.27	732.15	759.91	757.45	808.29	679.96	559.72	688.98				890.98	649.33	893.32	662.50	
	2005+													610.27	621.82	610.27	624.71		
	To 1959															412.50			
	1960-69																		
	1970-79		581.71	580.36	581.71	637.00	637.00	637.00	579.53	575.63	637.00	599.36	585.89	599.36	566.77	564.02	582.85	629.29	
Greeley	1980-89	495.58	665.24	577.62	687.96	689.28	689.28	689.28	689.28	707.34	707.34	707.34	707.34	764.67	735.68	735.68	735.68	764.63	
	1990-99			501.00	515.00	517.08	533.55	548.37	540.87	552.67	527.50	551.94	552.65		548.13	565.63	546.00	540.93	
	2000-04																		
	2005+						523.36	510.32	523.36	523.36	521.24	538.62	529.73		525.96	549.86	529.73	529.73	
	To 1959	534.56				530.15		530.15	545.56	535.56	552.56	535.76		557.69	550.38	550.38	556.15		
Pueblo	1960-69																		
	1970-79			432.50	430.47	464.35			310.16	398.45				497.50	477.50			442.97	
	1980-89	570.37	650.00	547.16	625.51	824.00	618.39	598.43	717.17	836.00	649.00	836.00	836.00	854.00	854.00				
	1990-99	452.50		633.21		453.13			443.75	465.63	465.63	654.86		466.53	455.11	445.12	469.35	454.89	
	2000-04	511.78	511.19	503.61	505.34	467.82	458.68	422.48	400.85	446.80	647.79	461.68	507.85	503.27	536.84	536.84	545.63	517.89	
Pueblo	2005+																		
	To 1959			437.50	437.50	437.50	437.50	462.50		437.50	437.50		462.50	450.00	450.00	462.50	450.00	450.00	
	1960-69		512.50		363.13	363.13	363.13	361.88	363.75	363.82	363.82	362.50	363.82	363.82	363.82	363.82	364.47	363.82	
	1970-79	367.15	504.79	536.39	576.48	552.21	516.38	518.20	506.60	502.75	507.04	546.21	638.26	565.78	658.96	660.35	687.77	535.55	
	1980-89																		
Pueblo	1990-99	212.50	698.65	416.45	630.00		716.67											716.67	
	2000-04	473.38	487.50	552.50			577.93											607.72	
	2005+																		

Rents are based on the units being unfurnished with tenants paying gas and electricity.
Average rents do not reflect " rental losses" from discounts/concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING MEDIAN RENT BY MARKET AREA

(In Dollars)

	2006		2007				2008				2009				2010			
Market Area	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	661.98	667.87	673.77	679.38	658.67	682.47	688.00	682.11	656.10	685.08	671.89	678.17	684.18	679.64	678.99	692.17	696.58	
Colorado Springs	655.75	537.29	646.89	509.77	602.88	602.96	621.00	488.74	689.40	604.04	621.67	474.40	645.50	678.03	721.84	687.52	728.21	
Denver Metro Area	693.15	687.31	708.99	698.01	674.35	706.07	702.95	706.96	683.20	699.88	685.30	686.56	693.23	683.26	686.25	702.89	713.58	
Adams	727.69	683.84	694.90	670.60	696.25	684.13	674.33	740.11	664.90	690.76	667.41	641.28	644.37	666.27	671.63	665.31	635.03	
Arapahoe	418.33	734.56	749.68	761.86	735.63	747.21	755.63	724.15	740.12	724.36	690.17	692.30	733.10	655.59	680.76	690.15	738.13	
Boulder/Broomfield	756.56	779.13	777.26	651.21	582.40	789.78	761.56	776.26	632.67	694.04	725.00	776.19	788.29	788.30	768.37	787.85	787.85	
Denver	637.65	670.61	714.14	731.30	707.11	718.59	683.15	687.56	663.99	698.85	653.91	673.42	723.83	669.43	677.56	735.47	741.82	
Douglas	735.00	769.46	877.52	866.64	879.49	842.92	821.00	902.52	681.68	688.63	688.63	688.63	688.63	863.00	238.00	664.56	885.37	
Jefferson	689.64	643.88	657.79	649.55	642.18	645.45	701.64	690.16	671.90	694.82	709.43	708.66	680.29	702.31	696.57	705.23	699.36	
Fort Collins/Loveland	648.86	655.47	655.52	677.57	669.92	682.58	749.37	647.98	649.83	670.94	659.65	648.85	676.47	684.91	668.52	669.20	668.69	
Grand Junction	510.88	604.65	582.21	593.83	635.11	631.19	626.26	572.00	584.50	636.17	583.50	587.29	665.50	610.25	594.90	610.25	624.50	
Greeley	510.33	603.62	516.27	591.53	463.72	578.71	439.82	441.80	413.23	640.05	483.00	510.00	499.20	518.56	513.00	513.69	466.07	
Pueblo	464.71	511.76	535.52	554.16	536.11	515.48	491.10	487.05	486.88	487.03	491.93	701.12	515.71	726.12	726.12	732.21	518.51	

AFFORDABLE HOUSING MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency	385.43	426.83	392.49	426.36	354.00	397.80	409.57	421.00	391.09	433.73	500.00	464.71	505.80	483.64	505.40	425.00	396.38	
	One bedroom	595.69	641.49	626.19	628.97	599.12	630.51	596.34	611.92	599.16	632.41	601.52	611.35	626.82	587.86	603.10	645.26	646.06	
	Two bed, one bath	621.40	637.92	643.79	640.84	653.38	665.80	679.79	685.96	664.56	696.45	691.47	689.87	689.20	685.97	688.75	686.30	698.63	
	Two bed, two bath	722.16	711.21	721.86	801.33	738.38	721.61	725.00	766.48	736.69	756.57	742.15	740.20	746.07	743.42	762.24	780.41	770.12	
	Three bedroom	794.39	788.90	801.82	831.11	829.60	836.29	830.94	837.26	823.45	833.20	833.85	823.96	889.11	858.14	862.68	874.31	847.22	
	All	661.98	667.87	673.77	679.38	658.67	682.47	688.00	682.11	656.10	685.08	671.89	678.17	684.18	679.64	678.99	692.17	696.58	
Colorado Springs	Efficiency	238.00	434.06	461.29	432.97	166.94	506.42	515.71	339.71	339.00	344.86	338.00	339.00	314.00	405.20	346.00	270.00	395.00	
	One bedroom	550.00	512.35	578.81	461.34	466.31	469.49	459.90	445.20	466.07	457.62	480.80	436.75	501.41	453.85	532.00	498.53	590.00	
	Two bed, one bath	726.75	648.39	747.00	536.00	777.10	781.20	499.67	497.80	656.70	690.40	741.00	206.25	560.56	719.00	738.15	645.50	720.33	
	Two bed, two bath	717.24	779.38	675.00	808.88	580.24	497.00	710.93	542.59	714.24	614.50	707.97	714.97	711.16	707.48	877.11	708.43	734.79	
	Three bedroom	841.82	909.69	905.50	892.36	911.50	910.25	838.14	869.00	828.18	911.50	873.23	857.14	863.95	869.14	919.22	846.79	861.68	
	All	655.75	537.29	646.89	509.77	602.88	602.96	621.00	488.74	689.40	604.04	621.67	474.40	645.50	678.03	721.84	687.52	728.21	
Denver Metro Area	Efficiency	386.29	392.33	403.67	399.84	422.60	438.00	439.71	486.24	428.18	437.56	576.91	528.18	525.00	605.62	518.60	496.40	497.68	
	One bedroom	618.56	658.02	645.25	646.99	626.56	643.72	614.62	628.24	624.39	640.38	612.95	617.54	634.24	601.21	605.75	652.36	668.56	
	Two bed, one bath	655.05	648.15	716.00	679.17	666.35	677.57	703.03	707.87	678.70	715.79	702.98	708.60	702.00	692.89	697.19	695.01	715.04	
	Two bed, two bath	739.46	747.48	752.01	810.16	765.29	750.00	772.11	787.38	754.52	766.78	765.16	758.03	780.74	778.49	795.35	789.87	802.54	
	Three bedroom	827.69	799.72	843.90	858.96	845.96	880.43	846.75	858.16	845.47	852.70	835.42	848.43	910.60	877.33	887.39	897.28	884.70	
	All	693.15	687.31	708.99	698.01	674.35	706.07	702.95	706.96	683.20	699.88	685.30	686.56	693.23	683.26	686.25	702.89	713.58	
Adams	Efficiency		388.63	388.00	388.63	585.08	463.00	585.73	585.73	463.00	487.71	612.43	610.73	610.73	610.41	609.76	609.76	537.71	
	One bedroom	645.89	539.13	552.20	581.74	623.19	595.56	549.49	623.14	568.75	589.39	567.86	579.25	563.14	586.56	556.88	569.12	588.00	
	Two bed, one bath	636.67	609.58	619.81	638.47	642.14	646.84	624.42	690.31	649.09	696.31	707.33	656.02	655.85	672.82	669.31	665.16	647.46	
	Two bed, two bath	741.09	818.91	803.33	805.54	815.72	712.60	815.09	816.23	887.91	790.97	815.30	826.52	826.52	835.65	843.74	836.00	763.49	
	Three bedroom	854.43	836.76	846.54	880.54	838.29	882.00	834.69	849.19	845.76	836.59	808.64	789.20	697.77	878.63	800.00	823.91	687.00	
	All	727.69	683.84	694.90	670.60	696.25	684.13	674.33	740.11	664.90	690.76	667.41	641.28	644.37	666.27	671.63	665.31	635.03	
Arapahoe	Efficiency		325.00	325.00	350.00	563.00	563.00	563.00	563.00	588.00	563.00	563.00	638.00	613.00	663.00	613.00	563.00	638.00	
	One bedroom	246.27	659.30	637.31	640.59	639.00	681.28	639.93	599.40	634.97	680.61	616.00	611.36	606.90	527.35	626.75	630.85	676.53	
	Two bed, one bath	150.00	731.41	756.00	781.74	689.31	731.79	774.61	766.12	802.50	802.36	752.41	766.91	752.41	787.47	697.10	767.67	770.33	
	Two bed, two bath	672.33	827.69	773.25	828.40	755.15	832.30	764.63	780.34	757.00	768.42	785.41	783.68	778.07	785.51	785.25	787.57	801.78	
	Three bedroom	752.33	987.08	993.00	940.48	869.71	874.57	1006.09	873.74	884.18	891.82	903.75	920.09	917.66	1021.00	914.17	913.00	845.32	
	All	418.33	734.56	749.68	761.86	735.63	747.21	755.63	724.15	740.12	724.36	690.17	692.30	733.10	655.59	680.76	690.15	738.13	
Boulder/ Broomfield	Efficiency		413.00	438.00		455.00	438.00		438.00		438.00	460.00	459.00		463.00				
	One bedroom	639.09	693.33	649.29	585.50	510.81	788.00	657.50	680.63	665.25	615.67	635.78	664.78	778.22	777.93	664.50	777.63	777.63	
	Two bed, one bath	695.71	813.00	808.06	631.81	630.65	721.00	663.69	621.00	816.00	673.36	713.69	774.50	822.00	812.10	802.14	812.10	812.10	
	Two bed, two bath	720.53	639.49	638.00	663.00			757.12	757.12	559.52	684.76	685.38	685.71	761.40	761.00	760.60	760.60	760.60	
	Three bedroom	821.41	785.91	787.50	700.00	1263.00	1030.00	812.70	813.19	615.07	790.29	795.20	795.20	889.85	889.85	892.36	889.85	889.85	
	All	756.56	779.13	777.26	651.21	582.40	789.78	761.56	776.26	632.67	694.04	725.00	776.19	788.29	788.30	768.37	787.85	787.85	
Denver	Efficiency	386.29	396.47	414.33	538.00	389.32	399.23	394.26	446.35	397.16	393.73	487.43	493.50	489.14	538.00	389.37	395.54	395.46	
	One bedroom	639.28	664.08	672.00	693.35	690.72	689.72	589.53	641.23	642.30	688.05	574.69	622.40	680.24	488.00	543.56	690.17	697.12	
	Two bed, one bath	580.00	665.06	772.60	699.32	727.66	735.54	734.38	699.32	566.23	689.15	692.64	707.46	742.41	701.49	712.87	738.72	738.00	
	Two bed, two bath	746.49	671.08	806.83	817.90	813.81	809.88	807.61	811.38	953.05	827.55	773.93	783.50	928.22	745.85	852.00	840.59	823.09	
	Three bedroom	829.00	802.33	847.86	833.35	838.32	881.85	836.00	848.15	822.21	831.22	799.49	814.09	907.51	853.00	823.71	896.08	903.82	
	All	637.65	670.61	714.14	731.30	707.11	718.59	683.15	687.56	663.99	698.85	653.91	673.42	723.83	669.43	677.56	735.47	741.82	
Douglas	Efficiency																		
	One bedroom	621.10	698.64	734.89	742.22	742.22	742.22	742.22	759.89	622.05	631.30	631.30	631.30	631.30	863.00	238.00	538.00	748.56	
	Two bed, one bath	662.31									678.95	678.95	678.95	678.95			663.00		
	Two bed, two bath	853.13	895.91	884.81	884.81	881.77	884.81	884.81	909.81	728.95	728.95	728.95	728.95	728.95			788.00	888.00	
	Three bedroom	1004.23		1010.23	1,010.23	1010.23	1010.23	1010.23	1035.23	863.00	863.00	863.00	863.00	863.00			988.00	1088.00	
	All	735.00	769.46	877.52	866.64	879.49	842.92	821.00	902.52	681.68	688.63	688.63	688.63	688.63	863.00	238.00	664.56	885.37	
Jefferson	Efficiency			538.00	538.00	561.40	514.60	514.60	559.00	512.20	512.20	584.00	514.44	514.44	496.00	517.00	487.20	487.20	
	One bedroom	622.60	565.11	558.89	567.43	567.63	594.14	616.88	602.92	618.18	639.93	635.83	633.11	628.67	623.59	632.34	660.85	635.85	
	Two bed, one bath	663.84	651.92	648.27	690.00	657.58	659.18	699.38	711.71	709.62	733.40	711.99	714.38	696.47	690.53	696.70	698.59	694.81	
	Two bed, two bath	727.87	643.20	663.64	673.86	668.76	709.00	718.60	714.11	720.84	736.43	720.84	724.33	801.66	751.97	762.68	721.41	787.68	
	Three bedroom	725.00	803.13	816.00	777.00	810.39	842.27	863.00	868.69	879.34	888.56	880.30	888.52	930.13	843.00	903.33	893.01	901.20	
	All	689.64	643.88	657.79	649.55	642.18	645.45	701.64	690.16	671.90	694.82	709.43	708.66	680.29	702.31	696.57	705.23	699.36	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency		238.00	263.00		313.00	238.00	238.00	238.00			263.00				263.00	263.00		
	One bedroom	570.32	556.00	558.20	600.00	612.84	617.50	631.76	624.50	630.13	654.00	641.71	634.29	638.36	638.94	639.31	520.18	647.00	
	Two bed, one bath	609.16	605.33	609.53	628.92	635.54	656.46	670.20	662.16	663.69	676.44	658.66	677.21	681.49	679.30	674.86	680.03	684.69	
	Two bed, two bath	669.14	675.00	691.26	692.46	695.02	713.62	723.11	714.97	739.36	712.53	688.00	721.25	710.75	744.55	554.60	747.78	546.10	
	Three bedroom	794.39	788.90	801.82	831.11	829.60	836.29	830.94	837.26	823.45	833.20	833.85	823.96	889.11	858.14	862.68	874.31	847.22	
	All	648.86	655.47	655.52	677.57	669.92	682.58	749.37	647.98	649.83	670.94	659.65	648.85	676.47	684.91	668.52	669.20	668.69	
Grand Junction	Efficiency																		
	One bedroom	388.00	488.00	509.75	509.75	516.25	447.60	551.61	494.56	494.56	447.60	519.00	519.56	515.46	506.86	523.80	529.90	536.10	
	Two bed, one bath	443.50	586.50	585.17	586.50	636.50	634.17	634.17	634.17	634.17	634.17	659.17	634.17	661.50	613.13	607.20	613.13	684.17	
	Two bed, two bath				663.00	788.00	536.56	537.04	536.08	537.04	536.56	561.62	536.56		511.08	577.44	536.08	536.08	
	Three bedroom	634.87	621.52	592.17	641.23	646.52	645.83	645.83	645.83	670.83	670.83	670.83	670.83	741.23	687.48	682.25	687.48	695.83	
	All	510.88	604.65	582.21	593.83	635.11	631.19	626.26	572.00	584.50	636.17	583.50	587.29	665.50	610.25	594.90	610.25	624.50	
Greeley	Efficiency	438.00			363.00	463.00		463.00	455.80	478.40	488.00	488.00		488.00	488.00	488.00	513.00	363.00	
	One bedroom	601.35	610.45	522.23	602.48	457.88	531.87	377.41	376.71	388.46	580.50	435.00	459.82	460.53	507.71	509.12	505.59	444.21	
	Two bed, one bath	490.00	590.00	470.58	519.00	554.00	584.50	577.77	580.62	422.75	731.25	422.25	533.20	469.75	506.14	507.86	489.33	521.57	
	Two bed, two bath	525.00	513.00	613.00	613.00	521.57	587.33	422.00	397.00	490.25	760.75	492.13	546.57	523.00	546.57	546.57	554.43	546.57	
	Three bedroom	460.18	584.57	467.94	582.00	806.14	711.55	776.18	783.82	522.38	883.50	632.00	831.14	644.00	644.00	554.43	569.00	554.43	
	All	510.33	603.62	516.27	591.53	463.72	578.71	439.82	441.80	413.23	640.05	483.00	510.00	499.20	518.56	513.00	513.69	466.07	
Pueblo	Efficiency	112.50	346.00	288.00	365.00	363.00	413.00	412.33	408.33	408.33	433.33	435.33	435.33	435.33	410.33	435.33	435.33	435.00	
	One bedroom	508.60	512.18	536.36	374.67	372.26	505.46	479.93	479.15	479.15	441.27	481.31	707.24	505.92	732.24	732.24	735.12	506.55	
	Two bed, one bath	160.00	448.00	480.00	558.26	537.05	604.00	488.00	441.00	416.00	417.74		491.00	488.00	488.00	505.00		521.00	
	Two bed, two bath	425.00		475.00			540.73	538.00	538.00	538.00	588.00	588.00	588.00	613.00	613.00	613.00	613.00	617.91	
	Three bedroom	434.73	785.82	580.88	638.00	638.00	613.38	613.00	613.00	613.00	548.11	663.00	663.00	688.00	688.00	688.00	688.00	688.38	
	All	464.71	511.76	535.52	554.16	536.11	515.48	491.10	487.05	486.88	487.03	491.93	701.12	515.71	726.12	726.12	732.21	518.51	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING RENT PER SQUARE FOOT BY APARTMENT TYPE AND COUNTY

(In Dollars)

Market Area	Apartment Type	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency		0.89	3.42	1.29	1.02	3.25	1.10	1.00	1.02	1.16	1.27	3.32	1.16	1.04	1.16	0.98	0.94	
	One bedroom	0.86	1.01	1.26	1.02	0.99	1.40	1.17	0.97	1.00	0.89	0.99	1.01	0.85	0.92	1.03	1.04		
	Two bed, one bath	0.80	0.79	1.65	0.82	0.80	1.85	1.82	0.82	0.78	0.82	0.83	1.16	0.86	0.82	0.82	0.85	0.86	
	Two bed, two bath	0.73	0.77	0.76	0.80	0.77	1.34	0.77	0.79	0.78	1.33	1.25	1.33	0.81	0.82	0.82	0.81	0.82	
	Three bedroom	0.70	0.71	0.70	0.70	0.71	0.74	0.72	0.75	0.73	1.40	1.34	1.38	0.85	0.73	0.72	0.76	0.77	
	All	0.76	0.86	1.18	0.89	0.87	1.43	1.11	0.86	0.85	1.07	1.01	1.19	0.92	0.82	0.85	0.91	0.92	
Colorado Springs	Efficiency		0.82	0.71	1.71	0.48	1.92	1.96	0.76						0.81	1.03	1.02	1.02	
	One bedroom	0.75	0.95	0.96	1.03	0.96	1.03	0.97	0.95	0.97	1.04	0.81	0.70	0.97	0.74	0.98	0.98	0.98	
	Two bed, one bath	0.84	0.82	0.76	0.63	0.75	0.81	0.61	0.65	0.65	0.74	0.75	0.28	0.67	0.79	0.80	0.74	0.79	
	Two bed, two bath			0.68	0.54	0.70	0.61	0.77	0.71	0.78	0.73	0.74	0.78	0.77	0.76	0.77	0.73	0.76	
	Three bedroom		0.77	0.76	0.62	0.77	0.78	0.76	0.69	0.75	0.77	0.78	0.52	1.41	0.76	0.81	0.73	0.76	
	All	0.80	0.86	0.84	0.97	0.83	0.95	0.90	0.83	0.84	0.87	0.78	0.58	0.92	0.76	0.87	0.82	0.84	
Denver Metro Area	Efficiency		1.18	4.62	1.25	1.29	4.77	1.23	1.21	1.32	1.20	1.32	5.02	1.21	1.17	1.22	1.20	1.14	
	One bedroom	0.87	1.02	1.35	1.03	1.02	1.52	1.25	1.01	1.01	1.02	0.91	1.02	1.03	0.83	0.90	1.04	1.08	
	Two bed, one bath	0.81	0.79	2.18	0.84	0.82	2.13	2.05	0.84	0.79	0.85	0.85	1.30	0.89	0.84	0.83	0.88	0.88	
	Two bed, two bath	0.73	0.79	0.78	0.82	0.79	1.55	0.80	0.82	0.81	1.44	1.37	1.43	0.83	0.86	0.85	0.84	0.85	
	Three bedroom	0.72	0.73	0.74	0.72	0.78	0.75	0.76	0.75	0.76	1.60	1.54	1.61	0.82	0.74	0.73	0.81	0.79	
	All	0.77	0.88	1.31	0.91	0.89	1.62	1.22	0.89	0.88	1.13	1.07	1.29	0.93	0.83	0.85	0.94	0.96	
Adams	Efficiency		0.85	0.83	0.85	1.12	1.26	1.14	1.13	1.13	0.95	1.19	1.18	1.17	1.18	1.15	1.16	1.04	
	One bedroom	0.87	0.97	0.97	0.95	1.02	1.00	0.79	1.00	0.92	0.96	0.83	0.82	0.94	0.83	0.82	0.96	0.97	
	Two bed, one bath	0.94	0.77	0.81	0.82	0.83	0.81	0.82	0.83	0.83	0.85	0.83	0.83	0.84	0.87	0.87	0.86	0.84	
	Two bed, two bath	0.74	0.84	0.78	0.81	0.85	0.71	0.85	0.89	0.89	0.86	0.82	0.84	0.82	0.88	0.88	0.88	0.85	
	Three bedroom	0.88	0.79	0.74	0.72	0.70	0.67	0.72	0.75	0.90	0.89	0.72	0.72	0.72	0.87	0.77	0.78	0.70	
	All	0.85	0.85	0.83	0.85	0.89	0.85	0.80	0.91	0.89	0.93	0.82	0.83	0.88	0.86	0.84	0.90	0.89	
Arapahoe	Efficiency		0.96	1.00	1.05	1.10	1.10	1.10	1.09	1.15	1.10	1.10	1.23	1.19	1.28	1.19	1.10	1.21	
	One bedroom	0.79	0.95	0.94	0.92	0.92	0.93	0.91	0.99	1.02	0.95	0.94	0.87	0.96	0.74	0.94	0.96	0.88	
	Two bed, one bath		0.84	0.83	0.87	0.84	0.85	0.89	0.89	0.91	0.90	0.87	0.99	0.92	0.96	0.86	0.90	0.90	
	Two bed, two bath	0.68	0.83	0.85	0.82	0.81	0.85	0.80	0.83	0.83	3.26	3.31	3.39	0.86	0.87	0.85	0.85	0.87	
	Three bedroom	0.67	0.88	0.85	0.82	0.81	0.85	0.85	0.82	0.83	5.56	5.58	7.15	0.86	0.97	0.84	0.84	0.82	
	All	0.70	0.89	0.88	0.86	0.85	0.87	0.86	0.91	0.93	2.12	2.11	2.17	0.92	0.80	0.90	0.91	0.87	
Boulder/Broomfield	Efficiency				1.11	1.13		1.16	1.33		1.16	1.17	1.13			1.39			
	One bedroom	0.89	0.86	0.87	0.86	0.89		0.95	1.00	0.90	0.95	0.95	0.98	1.12	1.08	1.03	1.14	1.14	
	Two bed, one bath				0.75	0.77	0.82	0.83	0.87	0.95	0.84	0.86	0.91	0.95	0.95	0.90	0.95	0.95	
	Two bed, two bath	0.79	0.67	0.65	0.78			0.75	0.76	0.59	0.71	0.70	0.72	0.78	0.78	0.77	0.77	0.77	
	Three bedroom	0.69	0.65	0.65	0.69	1.25	0.77	0.68	0.69	0.56	0.67	0.67	0.70	0.77	0.77	0.79	0.77	0.77	
	All	0.74	0.68	0.68	0.79	0.84	0.80	0.79	0.80	0.68	0.78	0.79	0.80	0.94	0.93	0.92	0.95	0.95	
Denver	Efficiency		1.30	6.71	1.37	1.40	5.58	1.33	1.32	1.47	1.43	1.49	9.79	1.44	1.27	1.43	1.44	1.41	
	One bedroom		1.13	2.12	1.16	1.17	2.24	1.80	1.09	1.13	1.14	0.85	1.28	1.17	0.74	0.84	1.19	1.24	
	Two bed, one bath		0.82	5.13	0.85	0.84	4.83	4.06	0.82	0.70	0.84	0.88	2.02	0.96	0.77	0.78	0.90	0.89	
	Two bed, two bath		0.72	0.85	0.89	0.83	4.06	0.84	0.83	0.95	0.88	0.86	0.83	0.93	0.87	0.87	0.88	0.87	
	Three bedroom		0.67	0.74	0.67	0.68	0.80	0.77	0.76	0.76	0.78	0.71	0.62	0.86	0.57	0.59	0.83	0.80	
	All			2.76	1.04	1.01	3.01	2.12	0.95	0.96	0.99	0.85	1.57	1.03	0.73	0.79	1.03	1.07	
Douglas	Efficiency																		
	One bedroom	0.89	0.88	0.96	1.18	1.27	1.17	1.15	0.97	0.85	1.04	1.04	1.04	1.04	1.64	0.45	0.73	1.34	
	Two bed, one bath	0.70								0.73	0.73	0.73	0.73	0.73			0.71		
	Two bed, two bath	0.74	0.81	0.81	0.81	0.81	0.81	0.81	0.83	0.71	0.71	0.71	0.71	0.71			0.77	0.98	
	Three bedroom	0.68		0.77	0.77	0.77	0.77	0.79	0.68	0.68	0.68	0.68	0.68	0.68			0.77	1.00	
	All	0.79	0.85	0.85	0.96	1.00	0.96	0.95	0.87	0.76	0.84	0.84	0.84	0.84	1.64	0.45	0.74	1.18	
Jefferson	Efficiency			1.07	1.15	1.11	1.05	1.05	1.05	0.99	0.99	1.10	1.01	1.02	1.02	1.05	0.98	0.94	
	One bedroom	0.86	0.88	0.84	0.89	0.85	0.93	0.94	0.92	0.95	1.01	1.00	0.99	0.98	1.03	1.00	1.04	1.03	
	Two bed, one bath	0.76	0.73	0.80	0.86	0.78	0.78	0.82	0.83	0.82	0.86	0.85	0.84	0.83	0.85	0.84	0.89	0.89	
	Two bed, two bath	0.72	0.73	0.72	0.75	0.70	0.76	0.76	0.77	0.78	0.76	0.79	0.79	0.79	0.82	0.81	0.79	0.81	
	Three bedroom	0.65	0.69	0.72	0.70	0.68	0.73	0.73	0.75	0.75	0.76	0.76	0.76	0.80	0.81	0.78	0.79	0.78	
	All	0.74	0.76	0.78	0.82	0.79	0.82	0.84	0.84	0.88	0.88	0.88	0.87	0.88	0.91	0.89	0.92	0.91	

*Prior to the third quarter of 2004, the Sterling market area was included in the Fort Morgan/Brush market area.

Rents are based on the units being unfurnished with tenants paying gas and electricity.
Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING RENT PER SQUARE FOOT BY APARTMENT TYPE AND COUNTY (CONTINUED)

(In Dollars)

		2006		2007				2008				2009				2010			
Market Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency		0.59	0.66		0.66	0.59	0.59	0.5938	0.59			0.6563				0.66	0.66	
	One bedroom		0.78	0.80		0.77	0.67	0.87	0.7974	0.86	1.05	1.02	0.87	0.99	1.00	1.00	0.85	0.77	
	Two bed, one bath		0.65	0.53	0.75	0.86	0.56	0.90	0.86	0.87	0.85	0.87	0.84	0.74	0.67	0.75	0.70	0.86	
	Two bed, two bath		0.62	0.61	0.66		0.65	0.66						0.62	0.60	0.62	0.60		
	Three bedroom		0.58	0.56	0.59	0.58	0.59	0.63	0.63	0.60	0.63		0.63	0.55	0.62	0.56	0.62	0.58	
	All		0.62	0.63	0.62	0.74	0.62	0.68	0.7194	0.74	0.92	0.95	0.77	0.82	0.81	0.82	0.74	0.74	
Grand Junction	Efficiency																		
	One bedroom		0.75	0.88	0.91	0.87	0.61	0.83	0.84	0.83	0.61	0.86	0.85	0.87	0.76	0.80	0.78	0.87	
	Two bed, one bath	0.64	0.72	0.71	0.73	0.80	0.75	0.75	0.7466	0.75	0.75	0.77	0.75	0.81	0.74	0.73	0.75	0.80	
	Two bed, two bath				0.85	0.53	0.52	0.53	0.5137	0.53	0.52	0.54	0.54		0.52	0.57	0.53	0.53	
	Three bedroom	0.57	0.61	0.55	0.63	0.67	0.62	0.61	0.6192	0.63	0.63	0.64	0.63	0.71	0.64	0.64	0.64	0.67	
	All	0.58	0.67	0.70	0.74	0.77	0.64	0.70	0.7207	0.73	0.65	0.74	0.73	0.79	0.69	0.70	0.70	0.77	
Greeley	Efficiency				0.81	0.83			1.08	1.12	1.36	1.36		1.40	1.41	1.41	1.46	0.83	
	One bedroom	0.88	1.03	1.04	0.93	0.79	0.93	0.74	0.7152	0.68	0.88	0.78	0.89	0.90	0.95	0.95	0.91	0.79	
	Two bed, one bath	0.76	0.81	0.74	0.73	0.82	0.94	0.73	0.7436	0.59	0.77	0.59	0.74	0.74	0.82	0.82	0.72	0.82	
	Two bed, two bath	0.64	0.56	0.66	0.68	0.65	0.87	0.62	0.64	0.54	0.78	0.58	0.65	0.62	0.65	0.65	0.60	0.65	
	Three bedroom	0.53	0.45	0.51	0.43	0.48	0.91	0.70	0.8711	0.65	0.71	0.69	0.84	0.85	0.85	0.48	0.52	0.48	
	All	0.79	0.94	0.86	0.86	0.75	0.92	0.70	0.7478	0.65	0.82	0.69	0.82	0.85	0.90	0.87	0.79	0.75	
Pueblo	Efficiency		0.75		0.79	0.81	0.78	0.78	0.78	0.77	0.83	0.82	0.82	0.82	0.78	0.82	0.81	0.81	
	One bedroom		0.75	0.58	0.69	0.69	0.68	0.68	0.68	0.68	0.65	0.68	1.06	0.70	1.09	1.09	1.17	0.69	
	Two bed, one bath		0.64	0.55	0.65	0.53	0.54	0.55	0.65	0.62	0.54		0.53	0.52	0.52	0.53		0.53	
	Two bed, two bath					0.62	0.56	0.55	0.56	0.56	0.60	0.60	0.60	0.63	0.63	0.63	0.62	0.62	
	Three bedroom		0.50	0.58	0.62	0.59	0.53	0.53	0.53	0.53	0.54	0.57	0.57	0.59	0.59	0.59	0.59	0.59	
	All		0.67	0.56	0.69	0.67	0.64	0.64	0.65	0.64	0.61	0.66	0.95	0.68	0.98	0.98	1.08	0.67	

Rents are based on the units being unfurnished with tenants paying gas and electricity.
Average rents do not reflect " rental losses" from discounts/concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

30% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency	3.4	10.3	10.5	7.8	8.7	12.2	9.6	8.9	20.0	8.9	11.6	18.3	12.8	0.0	3.1	9.4		
	One bedroom	2.5	1.9	2.3	2.2	2.6	3.6	2.0	1.4	2.5	2.1	3.0	2.8	2.4	2.8	2.3	1.8		
	Two bed, one bath	7.1	3.5	3.8	3.0	4.8	7.7	4.2	2.8	1.6	6.4	7.2	2.9	1.9	1.6	2.0	2.8		
	Two bed, two bath	4.5	0.0	1.2	25.0	0.0	8.2	11.1	3.5	3.5	4.2	3.5	3.7	6.3	4.0	3.9	1.7		
	Three bedroom	5.2	2.2	4.8	3.6	5.2	11.4	9.2	3.9	0.5	5.2	1.6	3.2	5.4	0.6	1.2	2.1		
	All	3.3	2.7	3.4	3.4	3.9	5.9	4.2	2.2	2.8	3.4	3.8	3.4	3.1	2.5	2.3	2.1		
Colorado Springs	Efficiency	100.0	12.5	0.0	0.0	0.0	0.0	5.3	14.3	0.0	0.0	0.0	0.0	14.3	0.0	0.0	14.3		
	One bedroom	3.3	2.2	2.9	2.1	1.4	2.1	0.7	2.1	2.1	0.0	1.4	1.4	1.4	2.9	1.3	1.4		
	Two bed, one bath	0.0	0.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	7.7	0.0	16.7	0.0	0.0	0.0	12.5		
	Two bed, two bath				0.0		0.0	0.0	0.0	0.0		0.0	0.0						
	Three bedroom																		
	All	3.8	2.6	3.1	1.4	1.0	2.5	1.5	3.0	1.8	1.8	1.8	2.3	1.8	2.5	1.1	2.5		
Denver Metro Area	Efficiency	0.0	10.0	9.4	11.0	16.5	22.2		6.7	33.3		14.3	25.0	14.5	0.0	5.1	8.1		
	One bedroom	0.0	2.1	2.5	2.5	3.1	3.8		1.0	2.3	2.9	3.2	2.9	2.6	2.7	2.5	1.7		
	Two bed, one bath	0.0	4.5	6.8	3.3	5.4	7.0		3.4	2.1	0.0	8.3	3.1	2.5	1.8	1.3	2.6		
	Two bed, two bath	0.0	0.0	1.3	26.7	0.0	7.1			3.0		4.5	5.7		3.8	3.8	2.9		
	Three bedroom	0.0	2.6	5.1	3.4	9.4	16.5		2.6	0.0	5.3	2.0	4.9	6.9	0.0	2.7	0.0		
	All	0.0	2.9	3.3	4.0	5.0	6.1		1.4	2.8	3.2	4.2	3.8	3.4	2.4	2.5	1.9		
Adams	Efficiency	0.0				0.0										0.0			
	One bedroom	0.0	0.0	5.9	5.3	2.8	5.1	8.0	1.9	2.8		4.0	2.0	1.8	5.2	3.7	2.7		
	Two bed, one bath	0.0	1.3	0.0	0.0	0.7	4.7	3.8	1.8	0.0		2.4	0.0	0.0	1.0	1.3	0.0		
	Two bed, two bath	0.0		1.3	26.7														
	Three bedroom	0.0	1.4	5.1	14.3	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		
	All	0.0	0.6	3.9	6.7	1.8	4.8	6.5	1.7	1.4		3.3	1.3	1.1	3.0	2.9	1.4		
Arapahoe	Efficiency	0.0																	
	One bedroom	0.0	2.5			25.0			1.4	0.9		1.6	0.8	1.6	0.0	1.0	0.7		
	Two bed, one bath	0.0				26.0						0.0	0.0	0.0	0.0	0.0			
	Two bed, two bath	0.0	0.0			0.0													
	Three bedroom	0.0	0.0			30.0		10.0	0.0			0.0	10.0	10.0		0.0	0.0		
	All	0.0	4.0			28.4		1.8	0.9			1.5	1.0	1.8	0.0	1.0	0.7		
Boulder/Broomfield	Efficiency	0.0			50.0	0.0						0.0	0.0						
	One bedroom	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		1.3	0.0	0.0	0.0	0.0	0.0		
	Two bed, one bath	0.0		0.0	0.0	0.0			0.0			20.0	0.0			0.0			
	Two bed, two bath	0.0																	
	Three bedroom	0.0	0.0	0.0		0.0													
	All	0.0	0.0	0.0	1.3	0.0	0.0		0.0	0.0		2.2	0.0	0.0	0.0	0.0	0.0		
Denver	Efficiency	0.0	10.0	9.4	10.1	16.9	22.2		10.0	39.3	10.4	14.1	27.4	15.6	0.0	6.3	9.4		
	One bedroom	0.0	2.8	1.9	1.7	2.8	3.6		0.8	3.0	2.8	4.2	4.6	3.6	3.3	3.1	2.2		
	Two bed, one bath	0.0	6.9	7.4	1.4	2.7	8.2		5.4	5.6	8.6	6.3	3.0	3.4	3.5	1.6	4.8		
	Two bed, two bath	0.0					11.3			3.0		4.5	5.7		3.8	3.8	2.9		
	Three bedroom	0.0	4.9	6.1	0.0	4.1	4.2		1.9	0.0	0.0	2.5	4.8	7.7	0.0	4.1	0.0		
	All	0.0	3.9	3.0	2.5	4.2	5.9		1.4	4.0	3.8	5.0	5.5	4.9	3.0	3.3	2.6		
Douglas	Efficiency	0.0																	
	One bedroom	0.0																	
	Two bed, one bath	0.0																	
	Two bed, two bath	0.0	0.0			0.0													
	Three bedroom	0.0																	
	All	0.0	0.0			0.0													
Jefferson	Efficiency	0.0				25.0			0.0	0.0		20.0	0.0	0.0	0.0	0.0	0.0		
	One bedroom	0.0			3.3	3.8	4.7		0.0	0.0		0.0	4.3	4.3	4.3	0.0	0.0		
	Two bed, one bath	0.0			9.5	0.0	11.1			0.0		66.7	15.4	0.0	0.0	0.0	9.5		
	Two bed, two bath	0.0					2.2												
	Three bedroom	0.0			0.0		31.9			0.0		0.0	0.0	0.0	0.0	0.0	0.0		
	All	0.0			6.8	4.4	10.7		0.0	0.0		18.4	7.1	2.6	2.6	0.0	3.2		

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

30% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency			12.0		6.0													
	One bedroom			0.0				0.0	0.0	0.0	0.0	0.0	0.0	1.6	0.8	1.6	0.0		
	Two bed, one bath			0.0				0.0	0.0	0.0	0.0	33.3	0.0	0.0	0.0	0.0	0.0		
	Two bed, two bath													0.0	0.0	0.0			
	Three bedroom													0.0	0.0	0.0			
	All			7.9		6.0		0.0	0.0	0.0	0.0	16.7	0.0	1.5	0.8	1.5	0.0		
Grand Junction	Efficiency	7.1																	
	One bedroom	1.7	0.0	0.0	0.0	1.3	5.6	2.6	0.6	1.9	0.0	0.6	1.9	0.0	1.0	2.5	1.3		
	Two bed, one bath	1.7	1.4	2.8	1.4	4.2	6.9	2.8	0.0	1.4	2.8	2.8	0.0	0.0	1.4	3.7	2.8		
	Two bed, two bath				0.0	0.0	0.0	0.0	0.0	0.0	0.0	33.3	33.3		50.0	0.0	0.0		
	Three bedroom	5.3	0.0	0.0	4.2	0.0	8.0	12.0	4.0	4.0	4.0	0.0	0.0	4.2	0.0	0.0	4.0		
	All	2.2	0.9	1.2	1.2	2.3	6.8	4.0	0.8	2.0	2.6	1.6	1.6	0.5	1.5	2.6	2.0		
Greeley	Efficiency					0.0		0.0	20.0	40.0	20.0								
	One bedroom					1.1	2.4	3.7	7.4	4.3	2.8	14.3							
	Two bed, one bath					5.3	12.5	11.8	5.8	0.0	0.0	25.0							
	Two bed, two bath						16.7	16.7	2.8										
	Three bedroom			5.4		4.8	9.1	13.8	5.7	0.0		0.0	4.8	4.8	0.0				
	All	0.0	1.1	3.5	0.0	1.7	8.6	12.1	6.0	4.4	4.4	9.4	4.8	4.8	0.0				
Pueblo	Efficiency			0.0			0.0	0.0	5.6	0.0	5.6	5.6	0.0	5.6	0.0	0.0	10.0		
	One bedroom			0.0	4.2	4.2	4.8	4.9	3.3	3.3	3.3	4.9	6.6	1.6	4.9	3.3	4.8		
	Two bed, one bath			0.0	5.3	2.6	0.0										0.0		
	Two bed, two bath			0.0			4.4	9.1	4.5	4.5	4.5	0.0	0.0	6.8	2.3	4.5	0.0		
	Three bedroom			0.0	5.3	0.0	4.7	9.4	0.0	0.0	6.3	0.0	0.0	3.1	3.1	0.0	7.0		
	All			0.0	4.8	1.6	4.0	6.5	3.2	2.6	4.5	2.6	2.6	3.9	4.2	2.6	4.6		

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

30% AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Areas	Efficiency	415.95	354.76	325.78	420.26	406.15	439.88	519.21	436.64	455.78	394.76	470.96	413.77	496.04	307.98	392.25	437.75		
	One bedroom	551.29	686.61	680.01	674.82	615.82	679.44	281.59	670.11	645.14	650.41	490.64	389.08	638.23	412.38	469.45	653.06		
	Two bed, one bath	518.79	609.60	596.48	625.64	641.03	658.47	590.23	629.63	651.17	527.70	699.91	642.17	791.38	532.14	509.69	646.79		
	Two bed, two bath	655.68	644.32	701.92	744.79	528.80	721.66	571.87	594.39	842.44	840.69	818.33	768.57	621.35	806.75	805.54	749.73		
	Three bedroom	713.47	781.04	739.63	788.71	790.53	775.85	699.99	798.55	873.14	764.04	738.49	632.72	911.84	604.16	537.28	790.71		
	All	558.98	701.94	663.75	664.62	619.56	679.75	424.03	675.38	677.75	650.21	551.82	455.76	683.23	455.21	488.10	667.43		
Colorado Springs	Efficiency	362.50	250.94	462.50	418.82	537.97	479.00	783.51	342.00	336.14	349.00	336.32	337.50	301.55	342.00	346.98	382.86		
	One bedroom	388.78	565.49	630.71	629.51	631.51	631.34	635.36	638.93	638.93	762.32	450.00	458.93	643.93	298.21	640.97	647.86		
	Two bed, one bath	520.19	717.00	745.00	710.00	745.00	765.00	765.00	765.00	765.00	571.35	780.00	727.00	780.00	803.00	803.00	803.00		
	Two bed, two bath				950.00		937.50	987.50	987.50	975.00		987.50	775.00	1012.50		1037.50			
	Three bedroom	812.50	818.00	850.00	885.59	850.00	892.25	901.63	904.75	898.50	890.00	914.38	890.00	926.88	916.00	946.38	916.00		
	All	406.76	567.34	637.25	621.57	624.18	620.42	683.83	649.56	648.85	734.72	490.21	502.18	654.19	348.22	654.50	654.04		
Denver Metro Area	Efficiency	0.00			655.12	655.12	658.03		512.50			531.50	675.00	429.92	675.00	533.00	548.08		
	One bedroom	0.00	836.56	855.02	705.18	630.97	750.01		731.51	779.53	791.42	628.23	578.74	702.47	571.39	588.08	700.12		
	Two bed, one bath	0.00	741.89	737.90	740.72	740.07	751.37		764.55	746.15	878.00	333.27	154.81	692.16	130.23	239.28	713.10		
	Two bed, two bath	0.00	806.00	718.57	806.00	782.68	716.46		812.50	692.19		362.50	0.00	806.00	237.50	237.50	776.32		
	Three bedroom	0.00	556.00	562.50		408.19			423.77	905.39		815.53	598.44	712.75	480.40	475.51	564.26		
	All	0.00	726.02	743.98	691.34	663.71	715.79		727.30	750.92	810.92	552.03	425.65	718.48	388.72	434.63	689.41		
Adams	Efficiency	0.00				412.50										437.50			
	One bedroom	0.00	647.43	760.07	654.78	660.35	644.06	155.40	686.55	648.31		457.50	407.50	682.04	388.58	454.14	620.65		
	Two bed, one bath	0.00	508.31	612.50	679.25	666.06	661.29	471.77	575.89	691.48		649.40	651.19	608.87	686.50	607.57	556.01		
	Two bed, two bath	0.00		703.89	737.50														
	Three bedroom	0.00	680.58	818.47	839.88	649.14	775.00	469.00	641.07	1047.89		793.75	775.00	726.79	998.23	649.79	596.23		
	All	0.00	629.02	754.73	681.51	660.82	653.83	249.86	647.50	744.22		529.17	495.33	661.13	594.93	505.63	598.94		
Arapahoe	Efficiency	0.00																	
	One bedroom	0.00	652.00			537.50			665.61	665.61		480.53	431.81	487.85	262.70	451.69	454.05		
	Two bed, one bath	0.00				637.50						304.17	268.75	212.50	212.50	254.17			
	Two bed, two bath	0.00	587.50			562.50													
	Three bedroom	0.00	1203.00			837.50			1219.00	1291.00		1316.00	1316.00	1316.00		1316.00	1312.50		
	All	0.00	901.96			685.05			690.42	693.65		498.92	447.42	505.19	261.73	475.90	482.67		
Boulder/ Broomfield	Efficiency	0.00			400.00	399.00						405.00	422.00						
	One bedroom	0.00	799.00	487.50	799.00	295.53	799.00		799.00	799.00		772.84	786.41	799.00	746.59	758.44	796.51		
	Two bed, one bath	0.00		537.50	505.00	764.28			512.50			512.40	560.00			505.00			
	Two bed, two bath	0.00																	
	Three bedroom	0.00	556.00	562.50		1262.50													
	All	0.00	772.33	533.33	774.01	396.28	799.00		763.54	825.18		768.30	792.66	799.00	746.59	745.93	796.51		
Denver	Efficiency	0.00	368.60	456.25	421.33	424.06	426.22		587.50	522.14	311.98	507.06	422.03	546.67	0.00	349.22	472.50		
	One bedroom	0.00	721.99	741.94	720.34	729.45	736.59		763.09	743.64	654.70	465.27	267.71	766.93	293.20	360.56	776.95		
	Two bed, one bath	0.00	698.28	652.78	619.73	643.22	699.08		661.69	659.46	740.54	749.86	654.71	904.01	102.39	151.60	717.90		
	Two bed, two bath	0.00					972.00			1054.86		986.55	937.50		1001.00	982.46	863.03		
	Three bedroom	0.00	916.03	898.72	929.47	929.47	946.19		892.89	920.02	995.00	652.35	438.65	1039.32	19.39	19.39	908.62		
	All	0.00	715.94	742.15	699.88	715.08	742.22		773.16	773.63	685.94	553.19	376.54	815.62	298.57	355.52	786.60		
Douglas	Efficiency	0.00																	
	One bedroom	0.00																	
	Two bed, one bath	0.00																	
	Two bed, two bath	0.00	650.00			512.50													
	Three bedroom	0.00																	
	All	0.00	650.00			512.50													
Jefferson	Efficiency	0.00				500.00			331.00	337.50		331.00	331.00	331.00	500.00	550.00	331.00		
	One bedroom	0.00			562.50	565.00	595.00		344.60	387.50		695.13	658.70	649.22	705.74	692.83	675.23		
	Two bed, one bath	0.00			612.50	625.00	675.00			587.50		688.61	519.62	735.67	739.00	735.67	755.57		
	Two bed, two bath	0.00					715.00												
	Three bedroom	0.00			762.50		820.00			762.50		798.00	465.00	876.00	876.00	876.00	975.00		
	All	0.00			621.59	567.44	675.22		679.52	434.12		648.38	572.02	633.79	691.03	689.00	679.52		

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

30% AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)
(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency			265.00		321.00													
	One bedroom			344.00				389.00	389.00	362.50	362.50	368.00	368.00	579.03	583.58	579.63	395.33		
	Two bed, one bath			320.00				518.33	516.00	462.50	429.17	429.33	516.67	565.67	649.67	656.00	583.33		
	Two bed, two bath													425.00	452.00	425.00			
	Three bedroom													437.50	502.00	437.50			
	All			291.77		321.00		453.67	452.50	412.50	395.83	398.67	442.33	575.29	582.46	577.94	489.33		
Grand Junction	Efficiency	623.21																	
	One bedroom	729.02	478.00	492.79	505.14	516.02	497.56	541.57	519.14	517.22	497.56	531.84	526.92	518.54	504.19	520.02	546.36		
	Two bed, one bath	745.42	583.00	587.50	583.00	637.00	637.00	637.00	637.00	637.00	637.00	660.00	637.00	660.00	606.00	584.35	680.00		
	Two bed, two bath				662.50	787.50	296.00	447.33	197.33	443.17	296.00	390.17	422.67		287.50	512.50	294.00		
	Three bedroom	812.50	647.00	637.50	647.00	709.00	694.36	694.36	694.36	694.36	694.36	718.68	694.24	734.00	658.62	657.85	738.40		
	All	748.80	581.71	552.98	558.44	595.17	621.97	600.37	565.81	567.53	621.97	584.67	573.18	599.36	559.36	565.16	601.16		
Greeley	Efficiency					462.50		462.50	469.00	477.00	477.00								
	One bedroom	633.65	650.00	655.86	632.42	462.90	564.71	560.87	503.07	403.81	479.33	450.00							
	Two bed, one bath			437.50		519.08	599.00	598.32	637.50	490.63	575.00	575.00							
	Two bed, two bath						599.00	599.00	666.00										
	Three bedroom			378.72		824.00	711.00	604.38	805.03	836.00		836.00	836.00	854.00	854.00				
	All	633.65	650.00	540.11	632.42	500.18	618.39	592.79	669.55	451.32	487.58	612.38	836.00	854.00	854.00				
Pueblo	Efficiency			282.00			412.75	412.50	410.00	410.00	437.50	437.50	437.50	437.50	412.50	437.50	428.05		
	One bedroom			312.50	512.50	412.50	480.25	487.50	483.00	483.00	487.50	487.50	487.50	512.50	683.39	512.50	493.04		
	Two bed, one bath			363.00	562.50	537.50	612.50										612.50		
	Two bed, two bath			387.50			540.94	537.50	545.00	545.00	587.50	587.50	587.50	612.50	612.50	612.50	596.26		
	Three bedroom			420.00	637.50	637.50	662.85	612.50	620.00	620.00	662.50	662.50	662.50	687.50	687.50	687.50	709.73		
	All			390.20	610.70	553.90	538.50	518.79	520.41	520.41	546.21	546.21	546.21	568.31	661.37	568.31	570.53		

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

40% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency		11.4	0.0	0.0	6.5	11.7	15.1	4.3	4.3	20.0	0.0	4.3	0.0	0.0	0.0	5.7	2.2	
	One bedroom	3.9	6.0	3.5	2.2	4.0	3.9	2.8	3.7	3.2	2.4	3.6	3.7	5.9	4.4	5.6	3.7	2.8	
	Two bed, one bath	3.6	4.3	8.1	0.0	4.4	6.9	4.2	7.1	7.2	14.2	16.4	7.1	6.1	6.4	9.3	6.0	4.8	
	Two bed, two bath	3.2	2.7	2.0	1.5	2.4	0.9	1.2	4.6	3.2	0.0	3.6	4.6	7.5	3.6	3.2	3.6	4.3	
	Three bedroom	4.1	2.8	2.5	3.0	3.8	1.5	3.8	4.5	3.4	6.8	7.2	4.5	3.7	3.9	5.8	4.4	2.6	
	All	3.6	5.2	4.1	1.7	4.0	4.5	3.9	4.5	4.5	7.2	8.4	4.5	5.6	4.8	6.8	4.7	3.6	
Colorado Springs	Efficiency		10.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom	3.1	18.8	5.0								12.5							
	Two bed, one bath	12.5	6.3	0.0							17.6	25.0		12.5	16.7	5.6	0.0	11.1	
	Two bed, two bath											12.5			3.3	12.5	3.3	3.3	
	Three bedroom														0.0		0.0	0.0	
	All	5.6	11.5	3.8	0.0	0.0	0.0	0.0	0.0	0.0	16.2	20.9	0.0	11.4	11.2	6.4	3.1	5.1	
Denver Metro Area	Efficiency		16.7	0.0	0.0	28.6	14.3	14.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom	3.9	4.7	2.7	0.9	3.8	4.7	3.4	4.2	3.3	0.0	4.0	4.2	6.4	5.3	6.5	4.5	3.2	
	Two bed, one bath	0.0	4.0	10.5	0.0	4.5	7.1	4.5	7.2	8.0	0.0	16.0	7.2	6.8	4.7	10.8	6.9	4.6	
	Two bed, two bath	3.3	3.4	2.9	1.0	2.2	1.5	1.7	3.7	3.9		3.1	3.7	0.0	8.7	0.0	0.0	6.9	
	Three bedroom	2.1	2.7	3.2	3.8	4.5	0.7	3.9	4.5	2.8	3.7	7.3	4.5	3.5	2.3	4.1	2.3	3.3	
	All	2.4	3.5	4.8	1.2	4.1	4.4	3.5	4.7	4.8	0.4	8.3	4.7	5.8	4.4	7.3	5.0	4.1	
Adams	Efficiency			0.0	0.0	0.0	1.7	1.6	3.3	4.1	0.0	3.9	3.3	7.1	3.2	6.3	3.8	4.1	
	One bedroom	0.0	0.0																
	Two bed, one bath	0.0	0.0	9.1	0.0	3.7	0.0	1.1	2.3	5.5	0.0	3.3	2.3	2.7	0.9	11.8	3.5	4.3	
	Two bed, two bath	1.9	0.0		0.0	2.3	0.0	0.0	0.0				0.0						
	Three bedroom	2.0	2.9	4.5	4.7	7.3	0.0	2.7	2.0	0.0		0.0	2.0	2.6	0.0	5.1	0.0	0.0	
	All	1.1	1.5	3.0	0.9	3.6	0.7	1.3	2.5	4.1	0.0	3.3	2.5	5.0	2.0	8.1	3.3	3.8	
Arapahoe	Efficiency																		
	One bedroom	0.0	11.5	0.0	0.0	3.1	3.8	2.6	4.5	4.5		0.0	4.5	4.5	0.0	6.1	4.8	0.0	
	Two bed, one bath	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.8		7.7	0.0	0.0	0.0	0.0	0.0	0.0	
	Two bed, two bath	0.0	13.8	0.0	4.3	3.3	4.3	5.3	15.4	0.0		15.4	15.4	0.0	15.4	0.0	0.0	16.7	
	Three bedroom	0.0	0.0	0.0	4.0	0.0	0.0	0.0	10.0	0.0		13.3	10.0	0.0	0.0	0.0	0.0	0.0	
	All	0.0	8.3	0.0	2.2	2.6	2.6	2.9	6.0	2.6		7.8	6.0	2.1	4.5	2.7	2.2	1.7	
Boulder/Broomfield	Efficiency																		
	One bedroom	6.3	17.6	0.0	0.0	0.0	0.0	0.0	0.0	4.8		4.2	0.0	0.0	0.0	0.0	0.0	0.0	
	Two bed, one bath	0.0		0.0			0.0	0.0	0.0	20.8	8.3	8.0	0.0	4.3	0.0	4.2	17.4	0.0	
	Two bed, two bath	8.8	0.0	0.0				0.0	0.0	10.5		0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	Three bedroom	3.4	0.0	0.0			0.0	8.0	0.0	0.0	12.5	3.7	0.0	0.0	0.0	16.7	8.3	0.0	
	All	4.8	2.4	0.0	0.0	0.0	0.0	3.0	0.0	6.2	9.4	2.8	0.0	1.9	0.0	5.4	9.6	0.0	
Denver	Efficiency		16.7	0.0	0.0	28.6	14.3	14.3	0.0	0.0	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom	0.0	1.1	2.0	2.9	8.9	10.0	5.4	9.6	0.0	0.0	3.8	9.6	3.7	1.9	0.0	0.0	3.0	
	Two bed, one bath	0.0	2.8	0.0	0.0	0.0	0.0	0.0	0.0	1.2		0.0	0.0	1.2	0.0	1.3	1.4	3.8	
	Two bed, two bath		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	5.9	
	Three bedroom	0.0	4.3	5.6	4.4	2.2	0.0	5.1	0.0	0.0		2.5	0.0	0.0	0.0	0.0	0.0	7.5	
	All	0.0	2.8	1.9	2.1	4.8	3.6	3.3	2.6	1.5	15.4	1.9	2.6	1.5	0.5	0.5	0.7	5.2	
Douglas	Efficiency																		
	One bedroom	15.8																	
	Two bed, one bath	0.0																	
	Two bed, two bath																		
	Three bedroom																		
	All	14.3																	
Jefferson	Efficiency																		
	One bedroom		3.6	6.7	0.0	3.3	12.9		3.3	3.0		6.1	3.3	8.2	12.2	11.2	6.3	3.3	
	Two bed, one bath		5.2	14.9	0.0	7.9	18.0		17.8	12.0		38.2	17.8	15.3	11.5	17.6	9.8	6.1	
	Two bed, two bath	0.0	0.0	6.7	0.0	0.0	0.0	0.0		0.0		0.0							
	Three bedroom	0.0	7.3	6.8	0.0	4.5	2.4	0.0	13.3	9.3		14.8	13.3	12.9	8.1	5.4	6.5	2.7	
	All	0.0	4.8	9.4	0.0	4.7	12.3	0.0	10.6	7.7		19.9	10.6	12.3	10.7	12.8	8.0	4.4	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

40% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency		12.0			4.8	12.0	15.7	4.8	4.8			4.8				6.0	2.4	
	One bedroom	5.0	1.2	5.3	9.8	4.8	2.4	1.1	2.1	2.3	2.4	0.0	2.1	3.8	0.0	1.9	1.1	1.1	
	Two bed, one bath	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.6	0.0	0.0	0.0	5.6	0.0	6.8	0.0	3.3	0.0	
	Two bed, two bath	3.2	0.0	0.0	3.2	3.2	0.0	0.0						20.0	0.0	5.0	0.0		
	Three bedroom	3.1	3.1	0.0	0.0	0.0	6.3	0.0						5.6	2.8	5.6	8.3		
	All	3.4	5.1	2.3	4.5	3.8	5.9	6.0	3.6	2.8	2.1	0.0	3.6	4.8	3.0	2.4	3.7	1.5	
Grand Junction	Efficiency																		
	One bedroom						0.0	0.0	0.0	12.5	0.0	0.0	0.0		0.0	0.0	0.0	0.0	
	Two bed, one bath	5.9																	
	Two bed, two bath						0.0	0.0	9.1	0.0	0.0	0.0	9.1		0.0	0.0	18.2	0.0	
	Three bedroom	11.6					0.0	0.0	0.0	33.3	0.0	0.0	0.0		0.0	0.0	0.0	0.0	
	All	10.5					0.0	0.0	4.5	9.1	0.0	0.0	4.5		0.0	0.0	9.1	0.0	
Greeley	Efficiency																		
	One bedroom	5.0												0.0	0.0	0.0	0.0	0.0	
	Two bed, one bath	7.7												0.0	25.0	30.0	8.3	0.0	
	Two bed, two bath	0.0												0.0					
	Three bedroom	0.0												0.0	0.0	0.0	11.1	11.1	
	All	4.7												0.0	9.7	10.3	6.5	3.8	
Pueblo	Efficiency						0.0												0.0
	One bedroom	0.0					0.0												12.5
	Two bed, one bath	0.0		0.0															
	Two bed, two bath																		
	Three bedroom	2.6		2.2			0.0											0.0	
	All	1.8		1.6			0.0											2.6	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

40% AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Areas	Efficiency		366.39	506.09	397.00	345.15	259.11	275.96	255.94	256.28	418.30	417.20	255.94	346.93	371.20	374.19	266.24	272.92	
	One bedroom	486.52	500.59	504.78	510.70	531.02	490.88	509.07	493.91	512.44	582.72	553.71	493.91	557.74	560.38	557.19	546.85	543.04	
	Two bed, one bath	574.46	606.85	593.35	593.01	622.16	622.67	624.23	628.53	628.67	641.85	644.25	628.53	634.09	619.21	639.90	633.64	646.61	
	Two bed, two bath	605.38	577.10	595.21	544.58	549.01	567.90	603.91	571.85	533.81	593.41	627.77	571.85	575.87	577.70	595.59	570.45	584.94	
	Three bedroom	653.87	741.69	657.31	628.72	654.58	660.68	680.86	706.91	706.48	729.80	749.19	706.91	714.01	661.56	642.26	695.94	688.58	
	All	591.94	572.63	576.16	566.62	566.25	555.13	581.94	566.05	568.25	639.02	637.53	566.05	617.42	605.19	609.62	584.31	589.65	
Colorado Springs	Efficiency		434.90	662.50	245.00	1032.33	397.49	962.50	342.07	336.00	351.00	336.00	342.07	301.55	342.00	346.98	264.00	382.86	
	One bedroom	529.81	500.52	587.50								637.50							
	Two bed, one bath	644.79	637.50	637.50							537.97	623.13		568.00	558.33	585.00	585.00	585.00	
	Two bed, two bath											721.00			586.07	721.00	604.77	600.73	
	Three bedroom														618.00	637.50	646.00		
	All	560.81	487.66	600.00	245.00	1032.33	397.49	962.50	342.07	336.00	522.81	623.67	342.07	545.16	578.98	592.96	597.78	602.68	
Denver Metro Area	Efficiency	662.50	635.10	646.90		676.34	646.83												
	One bedroom	445.83	701.38	582.12	546.94	541.06	643.63	654.25	670.47	661.36	653.00	681.71	670.47	699.79	691.91	691.36	693.94	703.93	
	Two bed, one bath	547.79	534.38	485.80	375.00	375.00	513.33	500.66	473.26	554.59		357.84	473.26	483.46	480.38	426.85	546.23	375.00	
	Two bed, two bath	650.26	625.20	560.08	616.86	611.99	617.01	605.88	555.33	584.58		632.04	555.33	604.03	600.00	617.23	609.46	607.39	
	Three bedroom	697.62	694.68	629.15	601.16	591.86	559.62	641.71	612.12	572.76	529.89	671.65	617.97	551.17	582.13	600.20	582.56	601.51	
	All	625.02	640.99	596.11	565.78	584.97	604.57	615.18	608.30	614.24	580.46	642.30	608.30	626.99	617.25	623.28	628.53	637.87	
Adams	Efficiency																		
	One bedroom	462.50	462.50	467.29	573.50	576.78	513.76	509.59	514.95	518.01	587.50	510.36	514.95	524.35	527.55	525.38	538.52	544.85	
	Two bed, one bath	650.00	612.50	566.94	661.90	628.11	626.33	616.38	621.66	632.40	662.50	642.14	621.66	626.23	631.60	665.56	652.65	637.48	
	Two bed, two bath	626.92	551.59		551.59	551.59	543.00	548.34	565.00				565.00						
	Three bedroom	691.50	833.21	666.25	670.56	666.58	668.38	663.89	679.75	697.74		696.74	679.75	715.33	714.56	714.56	736.85	733.45	
	All	651.77	722.77	524.93	628.21	623.47	592.45	589.83	581.82	577.48	619.64	572.72	581.82	585.92	589.39	599.40	600.74	603.39	
Arapahoe	Efficiency																		
	One bedroom	352.60	491.52	487.50	492.41	492.41	486.92	490.00	503.45	518.59		492.73	503.45	533.25	513.89	510.73	533.60	578.78	
	Two bed, one bath	412.50	592.00	587.50	592.00	592.00	589.00	590.00	623.56	626.31		683.58	623.56	657.68	287.50	598.00	619.14	607.18	
	Two bed, two bath	564.77	572.88	569.07	567.39	580.08	679.39	639.16	586.88	577.92		577.46	586.88	615.46	690.15	613.54	612.08	660.00	
	Three bedroom	581.94	647.94	658.19	624.94	648.85	649.11	644.64	817.50	810.35		832.68	817.50	781.68	580.83	671.00	679.95	662.32	
	All	456.67	566.29	565.04	559.81	562.65	595.50	580.97	633.14	636.64		648.63	633.14	624.43	565.39	581.75	593.58	613.40	
Boulder/Broomfield	Efficiency																		
	One bedroom	567.19	657.82	564.77	643.69	250.00	799.00	612.63	609.19	574.19		691.98	609.19	691.00	683.68	642.00	691.64	691.00	
	Two bed, one bath	718.75		587.50			707.00	707.60	687.50	929.00	728.46	743.20	687.50	771.39	772.00	811.79	771.39	772.00	
	Two bed, two bath	681.62	667.22	637.50				664.58	661.50	524.66		673.74	661.50	604.00	604.00	604.00	604.00	604.00	
	Three bedroom	758.29	754.89	787.50			813.00	767.36	779.26	661.46	835.00	804.17	779.26	822.67	824.67	863.33	822.67	824.67	
	All	703.22	723.26	729.27	643.69	250.00	745.26	730.34	732.55	669.20	755.09	781.12	732.55	746.90	746.09	758.13	747.04	747.63	
Denver	Efficiency		459.67	471.33	473.00	437.71	437.71	437.71	444.86	460.00		452.00	437.71	415.00	415.00	415.00	425.00	413.00	
	One bedroom	691.67	517.93	510.12	493.03	541.95	435.53	488.15	448.51	461.20	396.88	384.33	448.51	451.19	416.62	423.19	437.88	473.90	
	Two bed, one bath	533.09	546.01	612.00	559.97	546.13	548.94	542.08	544.84	548.34		540.00	544.84	560.79	524.99	526.58	547.97	567.32	
	Two bed, two bath		627.00	543.00	624.00	543.00	543.00	543.00	551.00	551.00		551.00	551.00	599.00	599.00	599.00	599.00	631.88	
	Three bedroom	700.00	633.87	642.94	644.24	627.71	620.33	621.74	562.24	626.49		611.36	562.24	631.01	481.58	497.09	621.72	651.19	
	All	665.95	552.79	554.65	554.37	561.99	526.70	552.46	536.30	558.84	421.15	525.69	536.30	562.70	510.23	518.72	543.72	575.21	
Douglas	Efficiency																		
	One bedroom	390.13																	
	Two bed, one bath	450.00																	
	Two bed, two bath																		
	Three bedroom																		
	All	395.83																	
Jefferson	Efficiency																		
	One bedroom		537.50	485.83	412.50	463.06	549.84		493.82	579.33		664.33	493.82	631.65	672.78	663.37	624.94	624.44	
	Two bed, one bath		637.50	635.52	437.50	665.59	640.15		683.63	648.97		692.48	683.63	703.70	704.27	704.27	682.85	697.30	
	Two bed, two bath	562.50	558.00	662.50	512.50	512.50	559.00	560.00		587.50		687.50							
	Three bedroom	637.50	700.39	778.41	537.50	680.68	744.29	649.00	797.50	745.67		790.25	797.50	923.61	813.41	833.68	862.90	835.38	
	All	620.00	633.05	616.92	472.66	582.22	643.86	626.03	625.97	643.88		698.94	625.97	702.77	707.75	708.53	673.15	682.97	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

40% AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency		237.50			312.50	237.50	237.50	237.50	237.50		237.50						262.50	262.50
	One bedroom	475.00	445.03	515.86	584.46	606.17	497.38	449.45	468.59	469.62	662.50	644.34	468.59	656.32	659.49	662.19	493.00	484.69	
	Two bed, one bath	551.56	530.36	532.89	607.33	605.36	627.03	593.79	638.25	527.21	712.50	646.76	638.25	625.27	551.46	626.12	579.03	629.53	
	Two bed, two bath	527.82	541.58	538.48	538.48	520.34	694.53	566.81						562.50	557.00	562.50	560.00		
	Three bedroom	604.69	674.03	582.28	610.66	637.61	637.50	648.94						604.86	686.72	604.86	687.64		
	All	533.93	418.31	537.77	580.37	495.85	446.54	422.27	386.31	399.54	668.88	644.93	386.31	623.22	615.18	625.37	473.87	403.90	
Grand Junction	Efficiency						371.50	371.50	371.50	371.50	367.25	376.00	371.50		375.00	462.50	376.50	376.50	
	One bedroom																		
	Two bed, one bath	512.50					418.00	418.00	418.00	418.00	418.00	428.00	418.00		437.50	537.50	418.00	418.00	
	Two bed, two bath						483.00	483.00	483.00	483.00	418.00	495.00	483.00		487.50	662.50	484.00	484.00	
	Three bedroom	637.50					409.95	409.95	409.95	409.95	399.55	418.23	409.95		421.59	527.27	411.91	411.91	
	All	612.79																	
Greeley	Efficiency																		
	One bedroom	487.50												312.50	325.00	340.00	317.50	215.00	
	Two bed, one bath	587.50												454.17	440.00	402.50	437.50	470.00	
	Two bed, two bath	662.50												525.00					
	Three bedroom	787.50												525.00	505.00	480.00	481.94	535.00	
	All	575.87												460.33	421.77	405.00	411.69	414.04	
Pueblo	Efficiency							387.50										387.50	
	One bedroom	362.50						425.00										437.50	
	Two bed, one bath	369.64		412.50															
	Two bed, two bath																		
	Three bedroom	426.97		454.89				562.50										587.50	
	All	415.23		447.98				529.81										551.60	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

50% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency	40.9	0.0	6.6	10.0	11.6	3.6	9.2	5.4	4.1	5.1	4.3	3.8	7.4	6.7	12.9	13.3	6.7	
	One bedroom	5.5	8.4	9.3	4.1	10.4	6.0	5.0	5.1	5.4	6.3	6.4	8.5	7.8	7.5	7.6	7.6	5.4	
	Two bed, one bath	1.4	8.8	8.2	7.8	9.4	8.3	8.0	7.5	6.5	9.7	13.9	8.7	10.3	10.2	6.9	6.9	4.5	
	Two bed, two bath	2.4	3.2	8.2	5.2	5.2	3.9	3.4	5.5	8.6	5.8	5.6	5.4	5.0	7.8	6.2	5.2	2.9	
	Three bedroom	9.6	4.2	6.7	5.6	7.0	7.5	5.7	7.3	4.7	3.5	2.8	4.5	6.0	7.5	4.9	4.4	4.9	
	All	6.4	6.3	8.1	5.4	8.7	6.4	5.7	6.2	6.0	6.7	7.5	7.2	7.7	8.1	6.9	6.6	4.7	
Colorado Springs	Efficiency	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom	0.0	6.3	7.3	8.5	8.7	12.0	10.5	8.9	7.8	7.6	8.1	21.9	15.3	11.8	12.9	16.6	12.7	
	Two bed, one bath	5.6	14.5	7.9	11.8	15.7	9.3	15.9	9.9	16.4	15.8	14.0	19.7	18.9	15.8	18.9	17.9	16.0	
	Two bed, two bath	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.1	0.0	3.1	3.1	
	Three bedroom	10.0										30.0			0.0		0.0	0.0	
	All	5.0	7.1	6.7	9.3	10.1	9.4	11.2	8.4	9.7	9.9	9.9	19.4	15.9	12.4	14.5	14.8	12.0	
Denver Metro Area	Efficiency	43.9	0.0	6.8	0.0	12.2	3.8	9.4	6.0	3.8	4.1	4.1	3.9	5.2	0.0	14.3	5.0	0.0	
	One bedroom	4.8	0.0	10.6	3.0	11.6	5.9	4.7	4.6	5.7	6.4	6.5	7.0	7.0	6.9	7.2	6.7	4.6	
	Two bed, one bath	0.8	0.0	10.3	7.3	8.0	8.6	7.6	7.8	5.9	9.6	14.2	8.1	10.0	10.4	5.4	5.6	2.5	
	Two bed, two bath	2.6	0.0	9.7	5.4	6.3	3.8	4.0	5.7	9.4	6.2	6.0	5.3	5.4	8.5	7.2	5.6	2.9	
	Three bedroom	7.4	0.0	7.2	5.8	6.0	7.4	5.3	7.9	5.1	3.7	3.0	4.5	5.8	7.6	4.4	3.6	4.8	
	All	5.9	0.0	9.3	4.7	8.9	6.4	5.6	6.4	6.2	6.7	7.6	6.4	7.3	8.0	6.4	5.7	3.7	
Adams	Efficiency		0.0			0.0		20.0	20.0		0.0	20.0	0.0	0.0	0.0	20.0	0.0	0.0	
	One bedroom	0.0	0.0	2.6	0.0	0.0	4.3	1.4	2.4	3.2	4.2	6.0	2.4	9.1	8.7	7.2	14.2	4.0	
	Two bed, one bath	0.0	0.0	2.5	0.0	0.0	8.2	2.4	2.0	1.0	2.8	3.2	5.8	16.6	14.1	3.6	10.6	3.6	
	Two bed, two bath	3.4	0.0	16.7	4.1	1.9	0.0	3.7	0.0		0.0	1.8	0.0	0.0	5.9	5.9	2.0	14.3	
	Three bedroom	3.2	0.0	3.8	6.5	4.1	2.0	3.3	0.0	0.0	0.0	0.0	0.0	10.8	2.7	10.8	0.0	5.0	
	All	1.8	0.0	3.7	3.6	1.8	2.7	3.0	1.7	1.6	2.8	3.9	2.8	10.6	9.1	5.8	9.7	4.0	
Arapahoe	Efficiency		0.0			0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom	0.0	0.0	26.7	2.0	4.1	6.6	11.3	8.3		3.4	2.7	4.9	6.1	5.0	5.4	2.8	2.8	
	Two bed, one bath		0.0	17.6	5.1	8.6	6.0	0.0	11.8		10.8	8.1	3.1	13.2	50.0	22.2	2.2	2.8	
	Two bed, two bath	0.0	0.0	16.5	13.4	10.4	6.2	6.1	5.7		3.6	8.5	4.3	3.4	9.8	7.2	1.4	1.0	
	Three bedroom	0.0	0.0	2.1	1.0	2.2	13.0	4.2	14.7		1.1	2.1	0.0	7.3	0.0	5.6	14.8	3.2	
	All	0.0	0.0	15.2	5.3	6.5	9.7	6.9	10.5		3.8	4.5	3.5	6.6	6.8	6.7	3.3	2.3	
Boulder/Broomfield	Efficiency		0.0		0.0	66.7		0.0	0.0		0.0	0.0	0.0			0.0			
	One bedroom	2.7	0.0	0.0	3.3	7.6	0.0	3.9	6.2		3.4	5.4	2.2	3.2	3.4	8.8	0.0	0.0	
	Two bed, one bath	0.0	0.0		6.6	11.4	13.3	10.3	7.9	6.7	10.0	7.5	14.0	5.3	15.8	6.3	10.5	0.0	
	Two bed, two bath	5.4	0.0	5.4	0.0			7.5	7.5		1.4	0.0	0.0	3.1	3.2	3.1	0.0	0.0	
	Three bedroom	7.2	0.0	2.8	4.2		8.3	4.3	3.3	0.0	2.6	0.0	4.3	3.6	3.6	1.8	0.0	5.4	
	All	4.6	0.0	3.5	4.3	10.2	10.7	6.3	6.0	3.7	4.5	3.7	5.1	3.4	4.9	6.2	1.4	2.0	
Denver	Efficiency	43.9	0.0	6.8	0.0	11.4	3.2	9.7	5.7	3.3	3.8	4.0	4.2	6.4	0.0	0.0	0.0	0.0	
	One bedroom	5.3	0.0	4.3	3.5	6.5	2.9	2.7	1.6	5.3	8.0	4.2	5.6	4.4	2.5	2.6	0.5	1.7	
	Two bed, one bath	0.0	0.0	12.3	9.9	9.2	11.1	9.1	8.1	23.1	7.1	21.9	6.0	4.4	6.3	3.2	1.9	0.9	
	Two bed, two bath	1.9	0.0	2.4	1.4	4.5	1.1	2.3	2.2		2.0	2.0	6.3	1.8	4.9	2.2	8.7	4.8	
	Three bedroom	8.1	0.0	11.3	7.9	6.9	4.2	3.6	4.4		3.8	2.9	4.3	4.4	11.3	0.0	1.7	6.4	
	All	9.8	0.0	7.0	4.9	7.9	5.0	5.9	4.6	6.5	6.2	8.7	5.3	4.3	5.4	2.2	1.9	2.6	
Douglas	Efficiency		0.0																
	One bedroom	8.8	0.0	0.0	0.0	0.0	2.1	2.1	14.3	6.0	4.5	4.5	4.5	3.8	0.0	0.0	4.0	0.0	
	Two bed, one bath	50.0	0.0							5.0	5.0	5.0	5.0	4.0			6.0		
	Two bed, two bath	0.0	0.0	0.0	9.5	4.8	9.5	9.5	0.0	7.0	7.0	7.0	7.0	6.0			7.0		
	Three bedroom	20.0	0.0	0.0	0.0	0.0	16.7	16.7	16.7	7.7	7.7	7.7	7.7	7.7			7.7		
	All	7.5	0.0	0.0	2.7	1.4	5.4	5.4	7.3	6.1	5.5	5.5	5.5	4.6	0.0	0.0	5.8	0.0	
Jefferson	Efficiency		0.0		0.0		25.0	0.0	0.0		20.0	0.0	0.0	0.0	0.0	40.0	20.0	0.0	
	One bedroom	0.0	0.0	13.2	3.3	23.3	10.4	4.9	5.5	30.3	10.1	13.7	14.3	9.9	11.0	11.6	9.7	8.8	
	Two bed, one bath	0.0	0.0	6.3	7.0	6.3	3.2	7.4	8.7	0.0	23.9	18.5	15.6	14.6	12.0	8.9	5.5	3.5	
	Two bed, two bath	0.0	0.0	10.8	2.9	6.5	6.6	1.3	9.6	8.3	11.6	8.8	8.8	10.2	11.6	10.2	8.2	2.7	
	Three bedroom	10.7	0.0	15.0	11.9	10.8	5.3	11.3	16.2	0.0	8.5	6.6	9.4	5.3	8.5	8.5	5.3	4.3	
	All	4.1	0.0	11.8	5.0	14.3	7.7	5.1	8.1	16.4	13.0	12.6	12.5	10.2	10.9	10.6	8.0	5.9	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

50% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency																		
	One bedroom	6.9	0.0	0.0			0.0	0.0	6.7	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Two bed, one bath	0.0	0.0	3.8	7.1			0.0	0.0	0.0	2.9	0.0	4.8	3.8	0.0	0.0	0.0	0.0	0.0
	Two bed, two bath	1.3	0.0	2.8	4.8		5.4	0.0	8.3	0.0	10.0			0.0	7.1	0.0	0.0	0.0	0.0
	Three bedroom	20.2	0.0	8.9	6.8		13.5	14.0	0.0	12.5	0.0		0.0	0.0	22.2	0.0	12.5	0.0	0.0
	All	8.4	0.0	5.3	5.8		9.4	5.6	4.1	2.1	3.2	0.0	3.6	1.8	5.5	0.0	2.5	0.0	0.0
Grand Junction	Efficiency		0.0																
	One bedroom		0.0				0.0	0.0	5.0	0.0	0.0	0.0	5.0		0.0	5.0	0.0	0.0	0.0
	Two bed, one bath				0.0		4.5	0.0	0.0	0.0	0.0	6.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Two bed, two bath						0.0	0.0	4.0	4.0	0.0	0.0	8.0		0.0	0.0	4.0	4.0	4.0
	Three bedroom				0.0		2.4	0.0	2.7	0.0	2.7	0.0	5.4	0.0	0.0	2.7	0.0	0.0	0.0
	All		0.0		0.0		1.7	0.0	3.1	1.0	1.0	1.0	5.2	0.0	0.0	2.1	1.0	1.0	1.0
Greeley	Efficiency				100.0				0.0	0.0		12.5		50.0	25.0	25.0	75.0	33.3	
	One bedroom	7.7		3.7	9.3		0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	7.1	0.0	0.0	2.1	
	Two bed, one bath			0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.7	4.3	12.5	
	Two bed, two bath			7.7													0.0		
	Three bedroom			7.1	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	0.0	9.1	4.8	18.2	
	All	7.7		4.4	12.3		0.0	0.0	3.3	0.0	0.0	2.6	0.0	5.0	5.3	5.8	5.4	7.7	
Pueblo	Efficiency				0.0		0.0	0.0	0.0	14.3	14.3	0.0	0.0	0.0	25.0	0.0	0.0	25.0	
	One bedroom	19.2	0.0	11.1	4.3		1.5	0.0	0.0	0.0	6.7	5.9	5.6	5.6	8.3	0.0	5.6	3.2	
	Two bed, one bath	0.0		0.0	0.0		0.0	0.0	0.0	6.7	6.7		0.0	0.0	0.0	0.0		0.0	
	Two bed, two bath	9.1	0.0	0.0			18.2											0.0	
	Three bedroom	0.0	0.0	0.0			0.0											10.0	
	All	8.2	0.0	1.3	2.9		2.9	0.0	0.0	3.0	7.5	5.3	4.4	4.4	8.9	0.0	5.0	4.9	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

50% AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Areas	Efficiency	248.30	382.15	418.49	447.38	388.95	437.72	440.93	439.96	439.20	426.57	441.41	484.09	480.43	517.97	494.98	490.58	489.50	
	One bedroom	596.60	574.67	535.40	578.55	546.27	545.33	549.65	537.19	546.96	572.78	568.22	576.13	571.03	562.38	546.89	564.85	582.19	
	Two bed, one bath	677.84	654.33	648.14	657.71	644.32	668.87	679.08	663.24	634.70	680.96	680.00	685.00	683.18	670.86	680.45	687.48	699.75	
	Two bed, two bath	686.97	729.96	684.39	794.61	707.70	684.02	698.60	708.30	694.24	689.07	709.66	720.14	718.03	718.12	724.64	726.95	745.64	
	Three bedroom	761.90	801.11	765.95	797.88	809.55	803.29	812.95	827.37	783.01	792.42	815.45	811.10	863.06	801.43	816.88	816.52	842.10	
	All	668.50	664.46	633.83	668.90	634.79	643.94	650.34	637.27	624.74	646.85	643.37	655.54	666.02	650.04	648.65	661.01	678.70	
Colorado Springs	Efficiency	254.17	361.56	345.83	296.25	356.37	374.50	337.50	353.41	349.25	181.25	336.00	350.00	332.03	352.25	354.74	313.25	382.86	
	One bedroom	594.64	454.51	419.68	435.93	414.12	436.86	408.13	423.98	428.77	421.91	430.55	443.04	449.68	444.57	458.51	448.98	448.02	
	Two bed, one bath	681.94	582.57	517.37	545.91	487.65	488.66	500.60	509.78	522.77	503.33	536.33	523.63	540.82	548.04	545.85	547.83	554.69	
	Two bed, two bath	387.50	380.00	472.62	400.00	489.29	485.23	400.00	457.89	400.00	494.74	477.89	400.00	520.00	583.33	503.60	598.20	595.33	
	Three bedroom	864.92	621.33	659.59	719.63	623.31	539.50	539.50	634.94	634.94	634.94	891.90	623.83	623.83	741.19	605.35	760.12	756.12	
	All	700.95	473.34	464.39	483.00	448.58	455.05	436.04	456.94	461.18	457.08	539.70	469.75	488.07	516.10	493.73	522.03	526.78	
Denver Metro Area	Efficiency	618.75	0.00	494.40	572.73	548.39	588.97	599.30	571.83	613.03	674.99	665.28	672.82	681.51	696.98	682.08	668.57	700.01	
	One bedroom	609.86	0.00	608.68	666.33	603.54	613.34	630.11	637.26	639.78	617.33	631.85	641.65	637.60	642.78	639.20	650.47	656.07	
	Two bed, one bath	621.27	0.00	642.03	660.95	689.41	758.05	650.60	626.86	640.96	693.98	641.59	641.52	660.44	656.90	589.29	647.59	723.41	
	Two bed, two bath	727.03	0.00	772.56	734.45	755.22	758.35	754.36	761.05	729.57	726.19	727.58	755.07	758.92	809.18	821.44	734.34	802.15	
	Three bedroom	759.90	0.00	708.53	738.65	715.61	689.97	710.04	702.38	592.29	676.38	665.57	672.28	658.10	683.91	715.92	708.71	702.59	
	All	681.72	0.00	663.26	707.51	661.42	667.50	673.53	671.20	650.83	670.91	655.57	676.14	689.56	679.85	676.18	692.18	713.66	
Adams	Efficiency		0.00			562.50		567.00	562.50		487.50	610.00	565.00	562.50	565.00	565.00	565.00	535.00	
	One bedroom	634.56	0.00	576.30	558.20	570.92	578.20	587.87	605.70	577.22	611.34	580.84	594.71	575.67	611.44	574.80	584.99	620.89	
	Two bed, one bath	702.50	0.00	694.06	619.00	652.64	669.39	683.50	687.59	694.57	728.99	701.95	715.65	679.39	721.47	750.66	695.47	724.50	
	Two bed, two bath	764.22	0.00	762.50	695.86	697.11	714.34	682.59	712.99		787.50	735.73	718.53	666.32	727.16	723.43	715.00	782.14	
	Three bedroom	864.92	0.00	626.37	784.39	795.35	773.68	805.93	831.91	825.08	817.72	819.64	857.04	793.95	865.46	865.46	870.68	845.80	
	All	753.13	0.00	636.26	693.40	694.06	693.59	696.41	698.53	659.31	704.80	660.12	667.69	643.11	692.44	687.04	658.92	684.33	
Arapahoe	Efficiency		0.00				570.00	571.00	562.50		571.00	571.00	634.00	615.00	662.00	615.00	571.00	626.00	
	One bedroom	466.07	0.00	619.37	622.65	625.51	611.63	617.98	609.97		593.59	593.95	620.50	589.16	571.50	587.21	598.08	617.00	
	Two bed, one bath		0.00	736.66	726.37	739.61	676.07	752.10	703.23		722.31	738.86	763.58	767.78	779.00	682.83	765.82	743.79	
	Two bed, two bath	597.50	0.00	749.64	758.31	745.72	743.59	727.50	747.52		762.95	758.56	771.80	793.83	779.10	798.01	799.81	801.30	
	Three bedroom	712.50	0.00	860.59	859.92	862.17	853.70	861.66	860.89		865.90	856.59	912.40	919.08	899.75	860.94	878.93	844.17	
	All	579.81	0.00	744.68	746.36	743.76	728.50	724.76	720.00		709.33	710.71	738.36	737.53	647.62	678.62	694.83	751.95	
Boulder/ Broomfield	Efficiency		0.00		441.67	456.67		457.00	437.50		451.25	460.00	460.00		460.00				
	One bedroom	654.09	0.00	633.33	581.87	522.38	799.00	557.69	574.06		602.95	560.12	616.59	708.19	709.22	587.09	699.84	701.74	
	Two bed, one bath	766.16	0.00		651.75	620.91	902.00	667.50	673.10	734.00	694.98	698.76	817.50	984.34	986.55	735.01	982.53	980.13	
	Two bed, two bath	750.68	0.00	637.50	662.50			735.75	739.89		687.97	691.32	722.12	783.59	783.47	780.11	780.11	780.47	
	Three bedroom	776.23	0.00	787.50	706.25		1039.00	843.93	851.24	1073.00	767.95	807.91	857.11	941.93	942.36	954.79	941.93	941.71	
	All	732.91	0.00	700.44	629.73	565.61	957.04	682.34	712.87	884.67	679.13	675.21	752.47	868.35	871.83	760.98	873.66	866.45	
Denver	Efficiency	247.87	0.00	420.61	518.55	381.90	436.41	433.47	442.30	491.23	425.82	435.89	485.37	479.10	585.28	508.89	508.89	529.64	
	One bedroom	599.91	0.00	563.25	653.22	580.27	540.67	538.28	534.15	587.68	542.10	551.47	552.88	559.20	520.19	545.65	543.72	588.24	
	Two bed, one bath	642.67	0.00	749.03	694.55	707.95	704.94	713.51	697.90	880.92	698.10	686.63	679.06	719.16	664.16	683.15	714.53	719.31	
	Two bed, two bath	731.84	0.00	724.06	994.10	851.92	717.00	713.62	717.27		721.24	714.96	750.02	765.50	745.16	782.72	747.91	814.14	
	Three bedroom	811.15	0.00	844.21	820.17	840.66	803.59	794.32	804.32		796.88	782.36	725.67	847.85	717.19	761.09	820.03	844.12	
	All	606.82	0.00	637.10	741.42	653.16	619.21	629.25	623.39	566.22	623.05	600.24	615.50	677.64	626.65	652.50	676.53	699.72	
Douglas	Efficiency		0.00																
	One bedroom	611.68	0.00	606.00	786.10	891.41	768.54	752.93	619.00	623.25	682.61	682.61	682.61	682.61	862.50	237.50	537.50	822.88	
	Two bed, one bath	462.50	0.00							676.75	676.75	676.75	676.75	676.75			662.50		
	Two bed, two bath	712.50	0.00	722.00	722.00	722.00	722.00	712.50	741.00	726.75	726.75	726.75	726.75	726.75			787.50		
	Three bedroom	850.00	0.00	830.00	830.00	830.00	830.00	837.50	856.00	862.50	862.50	862.50	862.50	862.50			987.50		
	All	656.04	0.00	698.20	771.47	838.36	760.32	748.31	716.17	683.35	700.43	700.43	700.43	700.43	862.50	237.50	676.00	822.88	
Jefferson	Efficiency		0.00		537.50		537.50	537.50	517.80		510.00	510.00	496.20	530.00	530.00	540.00	520.00	510.00	
	One bedroom	537.50	0.00	554.17	584.01	557.35	582.05	597.32	595.86	595.00	625.15	610.74	614.36	604.63	614.98	611.67	634.60	622.01	
	Two bed, one bath	662.50	0.00	697.57	776.34	644.69	649.38	701.40	703.03	712.00	736.88	716.86	720.02	695.45	701.13	699.66	718.49	733.29	
	Two bed, two bath	697.79	0.00	672.14	729.64	664.97	650.70	715.28	712.50	637.50	643.78	712.74	716.89	666.53	736.20	717.64	717.64	715.14	
	Three bedroom	742.86	0.00	786.56	821.82	777.26	833.08	839.32	841.54	721.00	774.71	824.83	817.38	872.05	828.16	836.94	857.63	846.57	
	All	705.74	0.00	643.61	680.13	630.13	644.08	678.73	666.09	650.19	669.85	683.72	685.49	669.91	684.03	679.67	694.62	690.57	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

50% AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency	571.12	571.00	562.50		587.50	487.50	613.17	612.43	531.85	636.69	641.00	645.00	651.00	659.50	661.83	665.00	663.50	
	One bedroom	622.92	615.00	590.38	596.43			663.71	634.95	593.93	659.64	621.57	632.52	639.02	613.27	656.94	653.42	624.67	
	Two bed, one bath	639.83	736.00	649.35	655.49	650.15	685.96	659.22	741.67	617.50	700.00			683.93	652.00	683.93	655.00		
	Two bed, two bath	719.05	852.00	745.94	773.14	776.33	763.35	776.54	687.50	531.25	687.50		687.50	690.28	732.06	709.72	750.00	637.50	
	Three bedroom	655.60	669.00	679.34	709.18	706.72	712.45	704.06	655.27	573.14	663.03	630.54	637.16	660.15	647.61	672.98	675.03	633.45	
Grand Junction	All		478.00				461.71	447.60	447.60	447.60	443.80	454.00	452.80		447.50	467.50	452.80	452.80	
	Efficiency		696.00																
	One bedroom				799.00	803.00	652.18	678.40	678.40	678.40	679.10	679.33	684.00	837.00	697.23	708.90	702.13	750.13	
	Two bed, one bath						539.00	539.00	539.00	539.00	539.00	551.00	541.00		512.50	587.50	541.00	541.00	
	Two bed, two bath				858.00	863.00	775.88	752.73	785.16	785.16	785.16	790.03	786.46	901.00	815.54	823.65	812.14	885.78	
Greeley	Three bedroom				843.70	848.45	627.83	623.24	635.61	635.61	634.93	642.02	638.56	885.48	643.26	671.61	651.15	686.67	
	All		521.60																
	Efficiency				362.50				287.50	368.75		477.00	490.00	495.00	495.00	495.00	510.00	375.00	
	One bedroom	512.50		553.24	421.80	349.00	349.00	349.00	325.99	401.84	349.00	444.30	420.00	435.50	467.32	468.13	455.44	417.08	
	Two bed, one bath			678.57	447.86	474.00	474.00	474.00	474.00	474.00	413.00	438.00	438.00	459.59	498.82	495.85	482.43	504.13	
Pueblo	Two bed, two bath			697.12													525.00		
	Three bedroom			851.79	473.00	473.00	473.00	473.00	473.00	473.00	473.00	502.00	502.00	538.30	548.45	548.45	582.64	548.45	
	All	512.50		668.01	425.47	397.96	397.96	397.96	351.13	412.80	382.71	455.79	436.21	462.69	492.66	494.12	501.16	451.85	
	Efficiency				366.07	362.50	387.50	362.50	366.07	341.07	373.21	362.50	362.50	362.50	362.50	368.75	368.75	375.00	
	One bedroom	422.12	528.00	495.83	370.48	367.11	427.43	366.77	373.06	371.94	381.94	362.50	369.44	368.75	368.75	368.75	368.75	438.71	
Pueblo	Two bed, one bath	512.50		522.12	447.50	481.67	479.17	487.50	449.17	427.50	467.50		492.50	487.50	487.50	497.50		497.50	
	Two bed, two bath	462.50	627.00	512.50			576.14											646.59	
	Three bedroom	547.18	724.00	646.80			687.50											737.50	
	All	494.01	658.03	595.50	386.78	374.33	495.59	374.72	389.37	381.16	400.19	362.50	382.50	381.39	381.39	383.06	368.75	520.10	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

60% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency		13.3	16.3	17.3	5.4	14.7	6.8	6.5	0.0	8.3	16.2	4.0	7.4	24.6	6.4	10.5	11.8	
	One bedroom	3.7	5.6	5.9	4.0	4.7	3.9	14.8	7.3	7.5	6.7	6.2	5.8	7.3	6.9	3.9	3.7	4.4	
	Two bed, one bath	4.0	4.3	6.3	5.0	7.0	9.0	11.0	8.6	7.8	11.2	15.5	10.4	9.3	7.5	6.7	7.9	4.4	
	Two bed, two bath	5.6	7.1	6.8	6.1	7.4	6.9	6.7	8.7	7.8	10.0	10.1	8.9	10.2	9.8	4.9	7.2	4.4	
	Three bedroom	6.9	5.0	5.6	7.3	9.0	6.0	3.3	5.5	7.5	9.6	7.0	9.7	8.3	9.8	6.6	7.6	5.6	
	All	5.3	5.8	6.4	5.5	6.7	6.1	9.4	7.9	7.4	8.9	9.5	8.2	8.6	8.6	5.5	6.2	4.8	
Colorado Springs	Efficiency				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	19.0	0.0	37.5	12.5	
	One bedroom	9.5	8.3	8.3	4.2	11.1	6.3	16.7	16.7	12.5	9.7	0.0	5.1	2.1	5.7	6.1	12.0	5.7	
	Two bed, one bath	0.0	5.4	5.1	0.0	15.5	20.8		11.1	20.2	12.8	6.7	8.1	15.4	6.6	8.7	9.1	6.4	
	Two bed, two bath	13.9	3.1	4.5	0.0	9.4		1.7	6.3	10.1	10.0	6.0	2.9	5.1	9.5	1.5	1.5	5.0	
	Three bedroom				0.0									0.0					
	All	12.6	6.0	5.2	1.3	13.4	14.7	4.8	9.2	12.7	11.8	4.5	6.4	5.4	8.1	6.5	8.0	6.4	
Denver Metro Area	Efficiency		13.3	16.3	17.6	5.5	14.9	6.9	6.5	0.0	8.5	16.4		7.5	27.5	7.1	7.4	11.8	
	One bedroom	3.2	5.9	5.9	3.8	4.3	3.6	15.9	7.4	8.0	6.3	6.6	3.4	7.6	7.2	3.8	3.4	4.4	
	Two bed, one bath	2.9	5.6	7.1	3.4	4.6	4.9	12.7	7.3	4.8	10.4	18.6	6.3	9.3	8.8	6.5	6.8	2.6	
	Two bed, two bath	2.3	8.1	7.2	6.2	8.0	7.7	7.9	8.7	7.1	10.1	10.6	6.1	11.0	8.8	5.2	6.0	3.9	
	Three bedroom	3.9	3.9	5.6	6.1	9.5	4.6	3.4	5.7	6.9	9.6	8.6	14.3	10.4	8.3	4.7	5.4	4.8	
	All	3.2	6.3	6.7	4.9	6.2	5.0	11.0	7.8	6.6	8.5	10.3	6.2	9.1	8.6	5.1	5.0	4.2	
Adams	Efficiency		15.4	26.3	18.4	0.0		8.1	8.1	0.0	5.3	16.2		5.4	28.9	13.2	5.3	13.2	
	One bedroom	3.5	14.7	11.2	7.4	7.5	9.0	5.9	5.1	0.0	3.3	7.7	9.1	16.2	18.6	4.4	5.6	6.8	
	Two bed, one bath	4.3	9.1	12.5	2.7	7.4	4.1	9.4	8.3	0.0	9.7	10.0		6.6	12.7	7.2	8.5	2.4	
	Two bed, two bath	1.5	12.8	8.1	4.8	7.9	16.7	6.4	6.5	13.5	12.4	8.8	9.1	14.3	7.6	6.5	7.1	5.1	
	Three bedroom	6.2	8.5	3.3	12.3	9.4	7.5	2.1	4.3	10.5	8.0	12.0		7.1	2.0	2.0	0.0	6.7	
	All	4.3	12.5	9.7	7.0	7.6	8.0	6.1	6.3	8.5	8.6	9.7	9.1	11.7	13.7	6.1	6.3	5.6	
Arapahoe	Efficiency		50.0	50.0	50.0	0.0													
	One bedroom	1.6	8.0	7.1	3.8	4.9	6.4	7.3	8.8	14.7	6.5	7.8		11.0	5.7	4.1	3.0	5.3	
	Two bed, one bath		11.6	5.8	4.0	6.2	7.3	2.4	7.9	4.2	3.4	8.5		10.7	10.9	8.9	11.4	1.2	
	Two bed, two bath	2.8	9.4	11.6	8.2	9.9	4.8	6.9	7.9	4.1	8.2	11.0		10.7	9.3	2.1	2.3	3.1	
	Three bedroom	1.0	2.4	3.1	5.1	11.3	2.3	0.8	5.1	8.3	8.3	10.7		8.9	12.5	3.3	3.3	3.2	
	All	1.7	7.7	7.4	5.4	7.8	4.9	5.4	8.0	8.9	6.7	9.2		10.5	7.9	4.1	4.1	3.7	
Boulder/Broomfield	Efficiency																		
	One bedroom	3.1	2.7	1.3	0.0	1.9		1.3	2.6	4.0	4.0	3.8		4.2	0.0	4.1	0.0	2.1	
	Two bed, one bath	0.0	2.5	0.0	4.5	1.7	0.0	3.6	1.9	2.4	2.5	3.6		2.4	9.8	5.8	4.9	2.5	
	Two bed, two bath	2.6	1.6	1.6	0.0			9.5	9.5	6.3	6.7	7.9							
	Three bedroom	4.8	1.6	1.6	0.0			2.7	2.7	3.6	6.8	9.1							
	All	3.7	2.0	1.3	1.0	1.8	0.0	4.3	4.4	4.2	5.1	6.4		3.4	4.5	5.0	2.2	2.3	
Denver	Efficiency		8.8	14.1	14.7	40.0	24.3	20.0	7.5	0.0	33.3	0.0			0.0	0.0			
	One bedroom	1.4	1.2	4.2	3.1	1.7	2.5	23.1	2.7	7.3	3.7	4.0	33.3	3.6	2.1	2.5	2.0	2.1	
	Two bed, one bath	1.4	1.4	4.9	4.5	2.3	3.7	17.1	4.9	4.1	7.1	7.3	50.0	4.9	4.7	6.0	3.0	2.4	
	Two bed, two bath	0.0	1.5	5.0	3.2	4.7	4.4	6.0	5.0	5.7	11.8	7.9		4.5	5.1	4.5	7.0	3.4	
	Three bedroom	1.4	4.3	12.0	0.0	2.9	2.0	2.9	1.9	5.0	6.4	3.6	0.0	9.3	10.6	1.9	0.0	4.8	
	All	1.4	1.9	5.6	3.5	3.0	3.8	17.9	3.5	5.4	6.1	5.3	28.6	4.6	4.1	3.4	2.9	2.7	
Douglas	Efficiency																		
	One bedroom	7.3		7.4	3.7	7.4	5.6	5.6	11.1									12.0	
	Two bed, one bath	0.0																	
	Two bed, two bath	2.5		7.6	10.1	16.5	15.2	15.2	22.8									2.5	
	Three bedroom	3.8		11.5	15.4	11.5	15.4	15.4	0.0									0.0	
	All	4.4		8.2	8.8	12.6	11.9	11.9	15.1									4.7	
Jefferson	Efficiency			6.7		6.7	3.3	3.3	3.3	0.0	10.0	20.0	0.0	10.0		0.0	10.0	10.0	
	One bedroom	6.3	10.6	6.2	2.6	6.1	2.4	16.1	17.0	4.6	11.5	9.0	0.0	6.4	4.2	4.9	5.1	5.9	
	Two bed, one bath	9.1	14.3	11.9	1.2	5.6	6.9	14.7	10.4	7.1	20.2	43.6	0.0	14.7	9.5	5.5	6.9	3.3	
	Two bed, two bath	3.1	6.7	4.3	8.3	5.8	7.4	9.1	11.5	7.8	10.7	14.0	0.0	15.3	17.0	8.2	8.7	4.9	
	Three bedroom	0.0	0.0	9.5	0.0	12.6	3.4	5.7	13.7	9.0	15.4	10.3	0.0	12.2	7.5	8.3	11.5	5.8	
	All	4.3	8.2	6.7	3.5	6.8	4.2	11.5	14.5	6.1	13.3	16.8	0.0	11.4	9.3	7.0	7.3	5.5	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

60% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE
(In Percent)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency			4.4	8.0	6.2	7.5	0.0	7.3	4.6	3.7	6.8	0.0	8.2	9.6	4.1	2.7	4.1	
	One bedroom	3.3																	
	Two bed, one bath	5.5		5.9	10.4	8.9	11.5	0.0	15.3	14.1	12.1	13.0	8.3	9.6	5.4	3.2	10.8	9.2	
	Two bed, two bath	6.1		6.4	6.4	5.6	5.9	5.1	13.7	12.9	6.9	18.5	11.1	16.7	16.4	5.2	18.7	5.2	
	Three bedroom	10.4		7.2	11.8	8.1	7.7	3.1	7.4	12.7	10.9	7.4	4.9	7.4	9.9	5.5	8.8	5.5	
	All	6.9		6.5	9.0	7.0	8.0	3.5	12.3	11.4	8.8	12.1	5.6	10.3	9.9	4.3	11.4	6.6	
Grand Junction	Efficiency																		
	One bedroom						0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	20.0	0.0	
	Two bed, one bath			5.9	0.0	0.0	0.0	0.0	4.2	8.3	0.0	4.2		5.9	12.5	25.0	12.5	0.0	
	Two bed, two bath						0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	11.1	
	Three bedroom			2.9	4.3	4.3	6.5	2.5	2.5	0.0	3.7	2.5		1.4	14.8	18.5	18.5	3.7	
	All			3.5	3.5	3.5	4.7	1.6	2.4	1.6	2.4	2.4		2.3	11.9	16.7	15.9	3.2	
Greeley	Efficiency			5.8	0.0	0.0	0.0	2.4	3.7	3.7	13.8	6.1		0.0	0.0	0.0	2.9	0.0	
	One bedroom	0.0		0.0	7.7	0.0	0.0	1.7	6.6	4.9	18.0	6.6		0.0	0.0	0.0	10.0	0.0	
	Two bed, one bath			14.3	25.0	0.0	0.0	2.8	5.6	5.6	14.1	5.6		0.0	0.0	0.0	0.0	0.0	
	Two bed, two bath			0.0	0.0	16.7	33.3	0.0	10.5	5.3	13.2	7.9		0.0	0.0	0.0	0.0	0.0	
	Three bedroom			5.3	3.0	1.8	3.5	2.0	6.0	4.8	14.7	6.3		0.0	0.0	0.0	3.5	0.0	
	All	0.0																	
Pueblo	Efficiency																		
	One bedroom	11.1		0.0			11.1											0.0	
	Two bed, one bath	0.0		0.0															
	Two bed, two bath	0.0		0.0			0.0											25.0	
	Three bedroom	7.1		6.9															
	All	5.0		3.3			5.9											11.8	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

60% AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Areas	Efficiency		536.88	561.70	533.83	561.81	623.37	550.66	539.22	508.47	501.53	595.64	574.73	574.77	545.48	587.08	574.91	532.66	
	One bedroom	569.60	646.29	648.11	643.94	654.35	675.48	677.16	636.92	591.25	646.24	644.06	665.68	653.04	652.96	660.25	664.64	669.62	
	Two bed, one bath	644.48	705.15	726.22	702.19	717.12	732.57	746.29	719.45	617.41	742.07	724.88	750.58	741.39	737.07	751.32	757.79	761.57	
	Two bed, two bath	745.35	762.78	771.77	795.81	798.39	808.19	785.26	785.00	772.26	775.89	764.14	785.24	821.13	824.50	799.60	839.10	792.98	
	Three bedroom	849.75	857.59	868.96	874.74	880.56	893.57	882.56	860.95	812.44	861.86	849.53	859.29	1058.31	901.53	904.24	922.53	895.83	
	All	711.01	729.15	735.55	733.64	754.75	765.01	762.14	729.83	687.74	732.10	729.89	741.21	774.00	750.49	754.26	766.90	756.90	
Colorado Springs	Efficiency				295.00	344.11	397.00	312.50	342.07	336.00	353.00	336.00		301.55	406.76	688.69	672.62	687.50	
	One bedroom	645.61	643.50	636.98	678.00	642.67	625.00	624.00	704.00	664.00	643.00	624.67	573.60	684.00	587.00	705.30	731.00	696.97	
	Two bed, one bath	787.50	779.98	790.70	812.00	781.30	779.00		843.00	684.80	789.26	779.00	657.91	829.69	735.02	794.88	747.52	790.05	
	Two bed, two bath	739.17	793.00	747.04	812.00	812.00		724.00	843.00	749.08	818.60	725.00	695.81	756.18	758.08	881.84	876.00	795.25	
	Three bedroom	851.39	903.24	873.35	933.00	926.38	925.00	849.00	971.00	835.63	922.59	879.71	692.99	1789.49	882.71	941.43	889.86	900.05	
	All	755.13	762.40	761.40	782.01	777.80	775.47	759.76	809.36	760.26	782.48	769.73	652.13	1067.26	746.16	828.02	813.47	809.39	
Denver Metro Area	Efficiency	257.50	709.10	710.44	718.00	710.44	687.33	687.33	650.00	741.91	707.45	687.50		615.26	675.00	689.95	631.21	624.53	
	One bedroom	615.05	511.04	670.77	632.66	690.79	729.54	717.33	726.19	743.69	733.81	754.92		749.58	693.33	736.94	729.36	745.41	
	Two bed, one bath	444.35	680.10	687.31	698.54	722.52	694.78	693.88	695.34	344.25	696.94	711.13		706.25	706.27	714.88	722.35	685.23	
	Two bed, two bath	693.38	740.96	804.14	811.10	780.48	818.39	799.07	799.71	783.16	788.64	772.34	714.97	815.33	814.50	774.03	813.71	814.16	
	Three bedroom	822.55	832.31	813.96	840.86	831.41	842.64	837.47	820.38	769.48	783.06	780.25	787.50	812.36	822.39	819.35	817.79	815.47	
	All	719.65	743.63	749.54	746.72	764.79	784.65	778.25	757.76	698.88	743.50	753.01	733.03	760.85	753.42	760.50	765.67	762.60	
Adams	Efficiency		401.54	400.00	400.00	587.50		595.00	587.50	475.00	489.28	620.00		612.50	618.49	608.75	614.28	535.72	
	One bedroom	607.24	571.18	574.68	586.46	671.02	673.18	675.69	680.96	711.52	590.47	668.82	625.00	616.30	653.86	718.00	669.26	616.66	
	Two bed, one bath	853.63	616.10	695.53	678.62	729.14	733.16	765.85	764.73	636.59	720.67	753.81		688.62	745.50	772.56	706.33	700.64	
	Two bed, two bath	823.69	820.65	774.60	818.59	844.09	805.00	843.04	837.43	886.21	787.23	826.40	765.00	840.56	872.98	896.72	892.33	768.76	
	Three bedroom	1009.98	1029.50	1010.23	946.17	957.10	914.54	954.87	957.69	1016.26	884.52	886.36		701.71	1026.83	1030.48	1054.27	867.43	
	All	865.53	728.34	724.00	722.53	794.56	806.70	801.50	799.13	837.21	701.54	763.10	677.50	693.45	757.44	825.87	780.26	678.41	
Arapahoe	Efficiency		420.00	443.00	460.00	571.00													
	One bedroom	593.85	627.02	635.40	631.28	707.65	728.93	695.80	638.51	671.99	653.28	652.05		661.38	652.94	625.87	631.60	669.30	
	Two bed, one bath		666.26	671.93	737.75	727.12	779.00	779.00	795.83	805.15	806.36	750.06		801.62	791.33	734.20	751.06	797.61	
	Two bed, two bath	711.81	859.41	854.73	820.78	846.33	860.03	812.12	803.41	798.70	809.70	819.37		820.88	818.58	795.49	804.73	828.37	
	Three bedroom	786.76	1012.29	1013.45	1001.87	968.24	1068.33	1062.09	972.70	982.09	976.73	973.76		978.89	1048.38	946.60	945.45	980.40	
	All	712.39	777.11	780.22	781.14	800.09	865.87	823.48	761.57	769.86	765.43	758.95		773.42	749.56	725.63	732.96	776.43	
Boulder/Broomfield	Efficiency																		
	One bedroom	622.34	662.36	662.83	590.28	643.37		659.94	674.01	600.46	619.75	649.22		666.46	675.00	672.45	675.00	675.00	
	Two bed, one bath	738.31	820.00	808.13	653.64	746.08	1098.00	779.24	779.09	829.39	759.29	781.03		831.39	828.83	788.77	828.83	820.00	
	Two bed, two bath	745.39	647.00	637.50	662.50			755.00	762.50	562.50	683.90	687.50							
	Three bedroom	848.49	799.00	787.50	762.50			805.00	812.50	612.50	813.76	787.50							
	All	759.03	736.96	728.76	641.87	698.39	1098.00	766.75	775.47	635.59	717.36	736.05		742.44	745.87	732.34	745.87	740.91	
Denver	Efficiency		699.00	661.82	694.76	409.20	709.24	424.20	482.40	460.17	471.67	471.83							
	One bedroom	429.92	709.16	704.51	709.09	688.16	705.14	727.08	654.44	463.79	681.42	670.13	650.00	671.95	681.96	682.71	688.66	694.45	
	Two bed, one bath	349.47	802.61	819.55	837.69	788.06	806.09	811.50	757.57	410.99	781.90	774.98	650.00	811.55	793.89	819.28	862.43	843.66	
	Two bed, two bath	862.50	733.83	811.95	816.78	822.28	816.61	831.06	830.73	911.51	835.09	807.67		927.92	800.68	792.27	872.99	858.15	
	Three bedroom	865.88	879.49	903.69	921.93	935.01	906.98	902.88	917.08	850.00	927.51	929.41	750.00	989.63	920.66	971.94	986.46	1010.94	
	All	519.57	743.69	753.21	758.89	760.98	759.99	771.80	724.25	577.92	757.69	749.00	678.57	789.71	751.78	763.23	801.73	784.76	
Douglas	Efficiency																		
	One bedroom	731.14		741.00	741.00	741.00	741.00	737.50	753.00									749.00	
	Two bed, one bath	462.50																	
	Two bed, two bath	862.50		883.00	883.00	883.00	883.00	887.50	903.00									896.00	
	Three bedroom	1012.50		1017.00	1017.00	1017.00	1017.00	1012.50	1042.00									1081.00	
	All	840.54		856.69	856.69	856.69	856.69	857.00	874.79									896.29	
Jefferson	Efficiency			537.50		562.50	525.00	525.00	562.00	525.00	525.00	599.00	0.00	537.33		525.00	499.00	487.50	
	One bedroom	630.21	641.17	618.21	622.11	588.14	634.29	633.75	625.11	646.30	653.94	665.59	0.00	654.71	689.48	658.03	682.83	673.06	
	Two bed, one bath	685.23	839.00	771.05	739.08	667.31	705.71	726.42	743.61	742.88	757.44	751.23	0.00	734.43	711.00	736.15	756.31	765.89	
	Two bed, two bath	704.08	708.21	759.36	769.38	717.35	839.05	756.57	738.18	763.12	766.67	767.61	0.00	815.89	807.55	812.79	772.57	815.19	
	Three bedroom	976.79	941.00	921.95	868.54	852.62	932.38	906.57	909.76	929.85	923.65	921.15	0.00	932.96	918.11	932.96	927.15	927.40	
	All	692.84	699.34	723.21	719.51	707.78	742.17	730.68	728.98	740.09	743.00	752.70	0.00	755.73	754.38	756.26	754.56	759.96	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

60% AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency	597.42	572.14	580.20	572.72	613.24	626.96	684.08	625.54	628.20	621.09	634.21	512.60	634.21	634.21	635.85	637.23	642.15	
	One bedroom	626.32	607.41	619.67	611.25	643.99	655.58	936.43	659.78	678.66	662.21	659.61	592.29	676.18	688.67	676.36	696.35	688.23	
	Two bed, one bath	685.10	689.87	735.44	740.14	743.42	754.04	802.98	713.60	718.44	697.40	693.07	648.00	723.07	865.72	622.73	876.46	627.16	
	Two bed, two bath	764.71	773.02	827.19	809.53	856.56	825.31	905.02	732.78	729.44	729.44	747.00	679.88	747.00	998.78	817.79	1011.20	823.07	
	Three bedroom	685.26	678.29	717.31	704.92	744.50	737.41	844.05	666.78	681.48	668.18	666.60	649.21	680.35	787.98	682.01	796.70	689.73	
Grand Junction	Efficiency						502.00	498.00	498.00	498.00	490.40	505.40			517.50	497.50	512.60	512.60	
	One bedroom						560.00	570.50	570.50	588.21	585.73	589.38		610.00	610.73	603.44	610.00	610.00	
	Two bed, one bath		535.00	537.50	560.00	560.00	618.00	618.00	618.00	618.00	618.00	648.00		610.00	662.50	512.50	648.00	648.00	
	Two bed, two bath						653.00	654.83	654.83	676.12	676.00	679.28		745.00	702.53	684.01	701.17	701.17	
	Three bedroom		620.00	587.50	645.00	645.00	631.93	625.31	625.31	642.24	641.12	647.49		718.31	668.85	643.25	666.28	666.28	
Greeley	All		603.20	577.62	628.20	628.20	625.31	625.31	625.31	642.24	641.12	647.49		718.31	668.85	643.25	666.28	666.28	
	Efficiency																		
	One bedroom	612.50	482.00	462.14	543.37	396.00	386.00	376.39	347.12	361.76	579.24	389.12		462.00	512.00	512.00	512.00	465.00	
	Two bed, one bath		577.00	462.50	558.23	577.00	516.00	420.17	389.67	448.69	694.82	443.77		547.00	612.00	612.00	612.00	612.00	
	Two bed, two bath		516.00	512.50	625.00	516.00	516.00	422.70	400.17	490.31	735.04	493.37		503.00	547.00	547.00	552.00	547.00	
Pueblo	Three bedroom		591.00	537.50	591.00	541.00	541.00	453.84	453.84	517.00	831.00	530.58		627.00	627.00	627.00	662.00	627.00	
	All	612.50	517.10	471.45	555.77	457.75	441.09	411.61	388.46	442.43	676.02	453.05		499.32	545.95	545.95	550.25	517.91	
	Efficiency																		
	One bedroom	412.50		412.50			612.50											637.50	
	Two bed, one bath	537.50		537.50															
Pueblo	Two bed, two bath	471.88		462.50			737.50											762.50	
	Three bedroom	592.86		693.53															
	All	526.25		609.58			671.32											696.32	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

80 % AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado	Efficiency	20.0	13.9	20.0	0.0	4.3	0.0	13.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Metro Areas	One bedroom	1.9	3.0	2.5	4.0	9.5	4.5	7.0	5.7	10.1	3.0	3.0	7.1	2.4	3.4	5.5	5.1	2.2	
	Two bed, one bath	5.0	1.3	10.3	3.1	7.1	6.1	5.3	2.8	2.8	8.3	1.8	4.7	5.4	5.7	6.3	2.5	3.2	
	Two bed, two bath	4.9	9.5	0.0	5.9	4.0	0.0	0.0	4.4	0.0	2.3	1.2	0.0	8.3	17.6	10.5	9.2	2.4	
	Three bedroom	8.3	0.0	0.0	0.0	3.6	7.4	8.2	3.8	5.7	5.7	0.0	7.7	7.9	8.3	9.7	5.3	1.7	
	All	4.4	4.8	3.6	3.1	6.5	4.4	6.6	4.0	5.2	5.2	1.7	5.3	4.4	7.0	7.0	6.0	2.3	
Colorado Springs	Efficiency	0.0	8.6																
	One bedroom	0.0	8.3	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.7		2.9	3.7	3.7	0.0	7.4	
	Two bed, one bath		8.3	25.0	0.0	0.0	0.0		0.0	0.0	20.0	0.0	0.0	4.8	6.7	20.0	0.0	6.7	
	Two bed, two bath	0.0	0.0	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.6	8.8	3.0	0.0	0.0	
	All	0.0	7.6	7.1	0.0	1.8	0.0	0.0	0.0	0.0	3.8	1.3	0.0	9.8	6.5	6.6	0.0	3.9	
Denver Metro Area	Efficiency	37.5	55.6	20.0	0.0	4.3	0.0	13.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom	2.2	3.5	0.0	2.4	10.1	3.4	2.7	4.2	9.4	3.3	1.6	2.3	0.8	1.8	6.7	5.7	1.4	
	Two bed, one bath	5.0	0.0	6.3	3.2	6.9	5.3	5.4	2.3	1.5	9.1	2.1	4.2	2.3	5.7	3.5	2.9	2.9	
	Two bed, two bath	5.1	10.1	0.0	0.0	5.4	0.0	0.0			0.0	2.2	0.0	0.0	23.9	16.7	16.7	33.3	
	Three bedroom	8.4	0.0	0.0	0.0	0.0	4.3	8.9	4.3	3.2	0.0	0.0	2.9	5.9	7.0	10.2	5.7	1.8	
Adams	All	5.1	5.1	5.8	2.3	6.8	4.0	5.5	3.2	4.3	5.9	1.4	2.2	1.5	6.3	7.9	7.3	2.0	
	Efficiency		0.0		0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom	1.8	0.0	0.0	0.0	10.0	0.0	0.0	10.0	5.1		0.0	1.8	0.0	2.4	10.6	13.1	2.6	
	Two bed, one bath	0.0	0.0	0.0	2.5	2.5	5.0	3.9	0.0	2.3		0.0	2.4	0.0	6.2	2.4	0.0	2.5	
	Two bed, two bath	3.8										0.0	0.0	0.0	23.9	17.4	17.4	33.3	
Arapahoe	Three bedroom	2.5	0.0	0.0	0.0	0.0	10.0	6.3	0.0	0.0		0.0	10.0	0.0	8.8	8.8	0.0	2.9	
	All	3.0	0.0	0.0	1.6	3.2	4.8	3.4	1.6	2.5		0.0	1.6	0.0	8.3	10.0	11.3	3.2	
	Efficiency											0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	One bedroom											0.0	0.0	0.0	0.0	0.0	0.0		
	Two bed, one bath								0.0			0.0	0.0	0.0	0.0	0.0	0.0		
Boulder/Broomfield	Two bed, two bath	0.0	0.0	0.0		5.5						50.0	0.0	0.0		0.0	0.0		
	Three bedroom											0.0	0.0	0.0	0.0	0.0	0.0		
	All	0.0	0.0	0.0		5.5			0.0			11.1	0.0	0.0	0.0	0.0	0.0	0.0	
	Efficiency																		
	One bedroom																		
Denver	Two bed, one bath																		
	Two bed, two bath																		
	Three bedroom																		
	All																		
	Efficiency	37.5	62.5	20.0	0.0	4.8	0.0	15.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Douglas	One bedroom	0.0	0.0	0.0	2.7	10.1	3.9	3.9	3.3	13.1		3.3	1.6	0.0	1.4	0.0	0.0	0.8	
	Two bed, one bath	0.0	0.0	16.7	3.6	9.8	5.6	7.4	4.7	0.0		4.3	4.3	2.6	3.8	3.8	3.8	3.8	
	Two bed, two bath				0.0	0.0	0.0	0.0											
	Three bedroom	0.0	0.0	0.0	0.0	0.0	0.0	15.4	7.7	7.1		0.0	0.0	6.7	0.0	6.3	12.5	0.0	
	All	12.0	1.6	14.3	2.6	8.5	3.6	7.3	4.1	6.8		2.9	2.2	1.7	2.1	2.0	2.6	1.2	
Jefferson	Efficiency																		
	One bedroom																		
	Two bed, one bath																		
	Two bed, two bath																		
	Three bedroom																		
Jefferson	All																		
	Efficiency	0.0							14.3			0.0	14.3	14.3	0.0	28.6	0.0	14.3	
	One bedroom	2.3							0.0			0.0	20.0	20.0	20.0	20.0	20.0	0.0	
	Two bed, one bath	5.6																	
	Two bed, two bath	7.1							0.0			0.0	0.0	14.3	14.3	28.6	0.0	0.0	
	Three bedroom	4.1							5.3			0.0	10.5	15.8	10.5	26.3	5.3	5.3	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

80 % AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency																		
	One bedroom																		
	Two bed, one bath																		
	Two bed, two bath																		
	Three bedroom																		
	All																		
Grand Junction	Efficiency																		
	One bedroom																		
	Two bed, one bath																		
	Two bed, two bath																		
	Three bedroom																		
	All																		
Greeley	Efficiency													0.0	0.0	0.0	0.0		
	One bedroom		0.0	11.1	22.2	12.5	75.0	75.0	25.0	37.5	25.0	18.2	12.5	22.2	33.3	22.2	11.1	0.0	
	Two bed, one bath		0.0	0.0		33.3	66.7	0.0	33.3	66.7	33.3	0.0	33.3	100.0	0.0	66.7	0.0	0.0	
	Two bed, two bath		0.0	0.0	25.0	0.0	0.0	0.0	40.0	0.0	20.0	0.0	0.0	0.0	20.0	0.0	0.0	0.0	
	Three bedroom		0.0	0.0		50.0	50.0	0.0	0.0	50.0	50.0	0.0	100.0	50.0	50.0	0.0	0.0	0.0	
	All		0.0	5.0	21.4	15.8	47.4	31.6	26.3	31.6	31.6	9.1	21.1	28.6	23.8	19.0	4.8	0.0	
Pueblo	Efficiency																		
	One bedroom	1.5	0.8	0.8			1.5						9.9			4.0		3.0	
	Two bed, one bath																		
	Two bed, two bath																		
	Three bedroom				0.0														
	All	1.5	0.8	0.8	0.0		1.5						9.9			4.0		3.0	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

80 % AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	2nd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Areas	Efficiency	315.83	433.99	425.00	621.25	574.57	580.23	576.82	505.63	452.81	463.75	463.75	463.75	419.09	701.22	557.35	576.76	589.38	
	One bedroom	564.91	559.02	536.62	571.16	571.14	544.24	577.57	504.95	541.67	643.90	533.13	645.41	542.61	562.36	657.84	568.50	677.18	
	Two bed, one bath	656.84	640.13	608.19	707.25	698.42	694.29	691.33	654.75	678.36	761.92	649.99	648.69	660.56	698.41	691.51	711.98	676.79	
	Two bed, two bath	725.00	854.34	519.06	517.06	548.59	549.56	529.12	519.22	484.06	544.85	661.06	682.79	644.76	666.90	671.78	679.30	605.63	
	Three bedroom	870.24	765.71	697.22	748.59	762.77	770.00	752.73	777.69	770.43	804.87	780.68	782.38	802.86	791.24	791.06	813.74	708.79	
	All	660.03	632.59	539.74	641.57	619.21	598.56	643.74	593.01	620.48	722.90	617.49	656.56	627.71	659.79	676.85	654.99	673.91	
Colorado Springs	Efficiency	233.93	437.50																
	One bedroom	412.50	500.00	493.75	425.00	406.25	443.44	584.00	443.75	537.50	441.30	467.67		516.71	490.85	468.22	490.85	504.19	
	Two bed, one bath		637.50	546.88	525.00	525.00	546.32		530.15	516.67	514.93	543.47	508.00	652.38	620.33	614.47	620.33	629.67	
	Two bed, two bath	387.50	400.00	473.14	420.00	477.18	521.92	420.00	506.00	420.00	501.60	551.43	420.00	567.06	590.12	564.73	590.12	587.91	
	Three bedroom	437.50	430.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	480.00	450.00	450.00	437.50	
	All	358.04	482.10	486.21	432.92	472.98	508.61	485.33	503.83	489.24	482.22	518.72	456.38	564.84	559.77	538.75	559.38	564.73	
Denver Metro Area	Efficiency	562.50		576.95		577.58	581.21	577.26	702.39	623.36		655.54	655.43	683.48	694.78	697.83	764.35	685.43	
	One bedroom	695.54	549.11	582.00	604.76	602.48	613.08	612.35	612.35	618.06	643.11	617.79	619.27	624.17	615.62	642.75	627.01	657.32	
	Two bed, one bath	615.44	790.27	631.62				601.93		670.38	1032.12	674.73	677.89	676.11	702.84	676.26	673.61	883.70	
	Two bed, two bath	685.82						495.00											
	Three bedroom	737.73		812.50	1068.82	1063.00	1112.41	1118.24		887.50					976.62	959.79	952.17	1026.47	
	All	698.54	677.11	575.07	669.69	648.84	677.72	657.09	623.35	633.95	891.00	638.51	638.63	643.58	678.21	676.50	675.69	733.55	
Adams	Efficiency		460.00		460.00	460.00	460.00	460.00	460.00			460.00	460.00	460.00	460.00	460.00	460.00	460.00	
	One bedroom	636.14	513.65	462.50	529.00	529.00	529.00	486.89	529.00	579.32		580.04	582.11	582.11	589.12	569.76	582.99	504.47	
	Two bed, one bath	612.50	617.03	612.50	619.00	619.00	619.00	613.79	619.00	687.82		638.29	638.29	637.68	650.40	649.77	654.06	583.73	
	Two bed, two bath	737.50										737.50	740.00	690.00	724.18	738.21	735.87	712.50	
	Three bedroom	853.75	755.85	737.50	746.00	764.00	764.00	745.44	764.00	787.00		787.00	787.00	787.00	769.71	769.71	802.00	628.53	
	All	728.32	621.37	631.62	619.84	622.74	622.74	610.09	622.74	658.64		659.25	660.93	660.03	674.17	658.68	663.16	575.19	
Arapahoe	Efficiency											545.83	629.17	575.00	604.17	606.25	656.25	656.25	
	One bedroom											712.50	400.00	412.50	387.50	487.50	387.50		
	Two bed, one bath							1182.50				933.77	950.00	950.00		935.00	937.50		
	Two bed, two bath	587.50	587.50	582.00		579.52						1033.38	1100.00	1056.25	787.50	918.75	912.50		
	Three bedroom											691.77	661.11	713.75	576.39	710.75	710.00	656.25	
	All	587.50	587.50	582.00		579.52		1182.50											
Boulder/Broomfield	Efficiency																		
	One bedroom																		
	Two bed, one bath																		
	Two bed, two bath																		
	Three bedroom																		
	All																		
Denver	Efficiency	387.50	400.00	425.00	644.29	585.48	592.25	588.50	520.83	451.79		464.29	464.29	400.00	816.00	575.71	598.21	607.86	
	One bedroom	526.39	435.00	597.83	601.47	600.17	625.97	625.97	509.43	508.20		508.20	508.20	500.00	554.13	639.13	570.11	819.89	
	Two bed, one bath	587.50	653.00	700.00	778.06	776.86	800.48	804.15	690.26	690.26		688.11	688.64	699.77	812.02	790.69	802.64	836.35	
	Two bed, two bath				1250.00	1250.00	1250.00	1250.00											
	Three bedroom	887.50	780.00	812.50	814.77	805.68	824.00	814.77	814.77	821.04		799.53	799.53	838.33	865.73	846.09	815.69	864.00	
	All	513.50	532.47	534.80	689.51	679.70	698.38	698.40	605.47	594.70		600.24	600.42	604.02	692.55	707.37	678.81	815.39	
Douglas	Efficiency																		
	One bedroom	612.50	705.39																
	Two bed, one bath	662.50																	
	Two bed, two bath	762.50	894.38																
	Three bedroom	862.50																	
	All	685.82	798.95																
Jefferson	Efficiency																		
	One bedroom	562.50								569.64		595.71	591.43	591.43	590.00	600.00	715.00	587.86	
	Two bed, one bath	662.50								637.50		675.00	675.00	675.00	675.00	675.00	725.00	675.00	
	Two bed, two bath	737.50																	
	Three bedroom	962.50								737.50		775.00	775.00	775.00	775.00	775.00	850.00	775.00	
	All	714.37								649.34		682.63	681.05	681.05	680.53	684.21	767.37	679.74	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.

80 % AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency																		
	One bedroom																		
	Two bed, one bath																		
	Two bed, two bath																		
	Three bedroom																		
Grand Junction	All																		
	Efficiency																		
	One bedroom																		
	Two bed, one bath																		
	Two bed, two bath																		
Greeley	Three bedroom																		
	All																		
	Efficiency															495.00	495.00	510.00	
	One bedroom		502.00	537.50	502.00	502.00	502.00	502.00	502.00	502.00	512.00	545.64	545.64	545.64	537.89	537.89	537.89	588.00	
	Two bed, one bath		625.00	587.50		625.00	625.00	625.00	625.00	625.00	669.00	662.00	662.00	662.00	662.00	662.00	662.00	662.00	
Pueblo	Two bed, two bath		625.00	612.50	625.00	625.00	625.00	625.00	625.00	625.00	669.00	662.00	662.00	662.00	662.00	662.00	662.00	662.00	
	Three bedroom		769.00	662.50		769.00	769.00	769.00	769.00	769.00	669.00	813.00	813.00	813.00	813.00	813.00	813.00	813.00	
	All		596.00	582.50	563.00	600.95	600.95	600.95	600.95	600.95	608.16	628.14	628.14	628.14	624.90	624.90	627.05	659.00	
	Efficiency																		
	One bedroom	512.50	521.00	537.50			512.50									735.00		512.50	
Pueblo	Two bed, one bath																		
	Two bed, two bath																		
	Three bedroom					630.00													
	All	512.50	521.00	537.50	630.00		512.50									735.00		512.50	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
Average rent minus rental losses equals effective rent.