

# Colorado Multi-Family Affordable Housing Vacancy and Rent Study

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

First Quarter 2011

sponsored by



**Colorado Department**  
**of**  
**Local Affairs**

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**Division of Housing**

researched and authored by  
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of the  
Daniels College of Business  
The University of Denver

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# Survey Sponsor

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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 4.9 percent for the first quarter of 2011-1, up from 4.1 percent of the fourth quarter of 2010, down from 5.4 for the first quarter of 2010, down from 7.4 percent for the first quarter of 2008, down from 6.9 percent for the first quarter of 2007 and 6.0 for the first quarter of 2007. The vacancy rate was the lowest in Loveland at 2.3 percent and the highest in Jefferson County at 8.5 percent.

For building size, the lowest vacancy rate was in buildings with "350 and up" units (3.1 percent) and the highest in buildings with "0 to 8 units" (20.0 percent). Buildings constructed between "since 2005," had the highest vacancy rate at 10.8 percent while buildings constructed between "1980-1989" had the lowest vacancy rate at 2.5 percent. For all affordable housing units reporting, efficiencies had 7.9 percent vacant; one bedroom, 4.5 percent; two bedroom, one bath, 5.1 percent; two bedroom, two bath, 5.5 percent; and three bedroom, 5.1 percent were vacant.

The **statewide median affordable housing rental rate** was \$680.72 with the lowest in Greeley at \$465.29, and highest in Douglas County with \$885.37.

The **statewide average affordable housing rental rate** was increased to \$698.68 for the first quarter of 2011 compared to \$638.57 for the fourth quarter of 2010. It was \$655.50 in the first quarter of 2010 and \$658.12 for the first quarter of 2009 compared to \$659.26 for first quarter of 2008. The lowest average rental rate was in Greeley at \$497.26 and highest in Douglas County at \$873.27. Efficiencies averaged \$434.37; one bedroom, \$632.83; two bedroom, one bath, \$707.380; two bedroom, two bath, \$757.38; and three bedroom units, \$864.03.

Rents are highest in buildings with "350 and up" units, \$739.17 and lowest in "2 to 8" unit buildings, \$497.50. Rents are highest in buildings constructed between "1990-1999," \$777.87, and lowest in buildings constructed "1960-1969," \$580.36.

The average rent per square foot was \$0.95.

The AMI housing category with the lowest vacancy was the 80% Area Medium Income group at 2.5% and the highest was with the 60% Area Medium Income group with 5.6%. For 30% it was 2.7%; for 50% of AMI, it was 6.2%; and 3.3% for 40% of AMI.

For the first quarter of 2011, 12,785 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](mailto: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

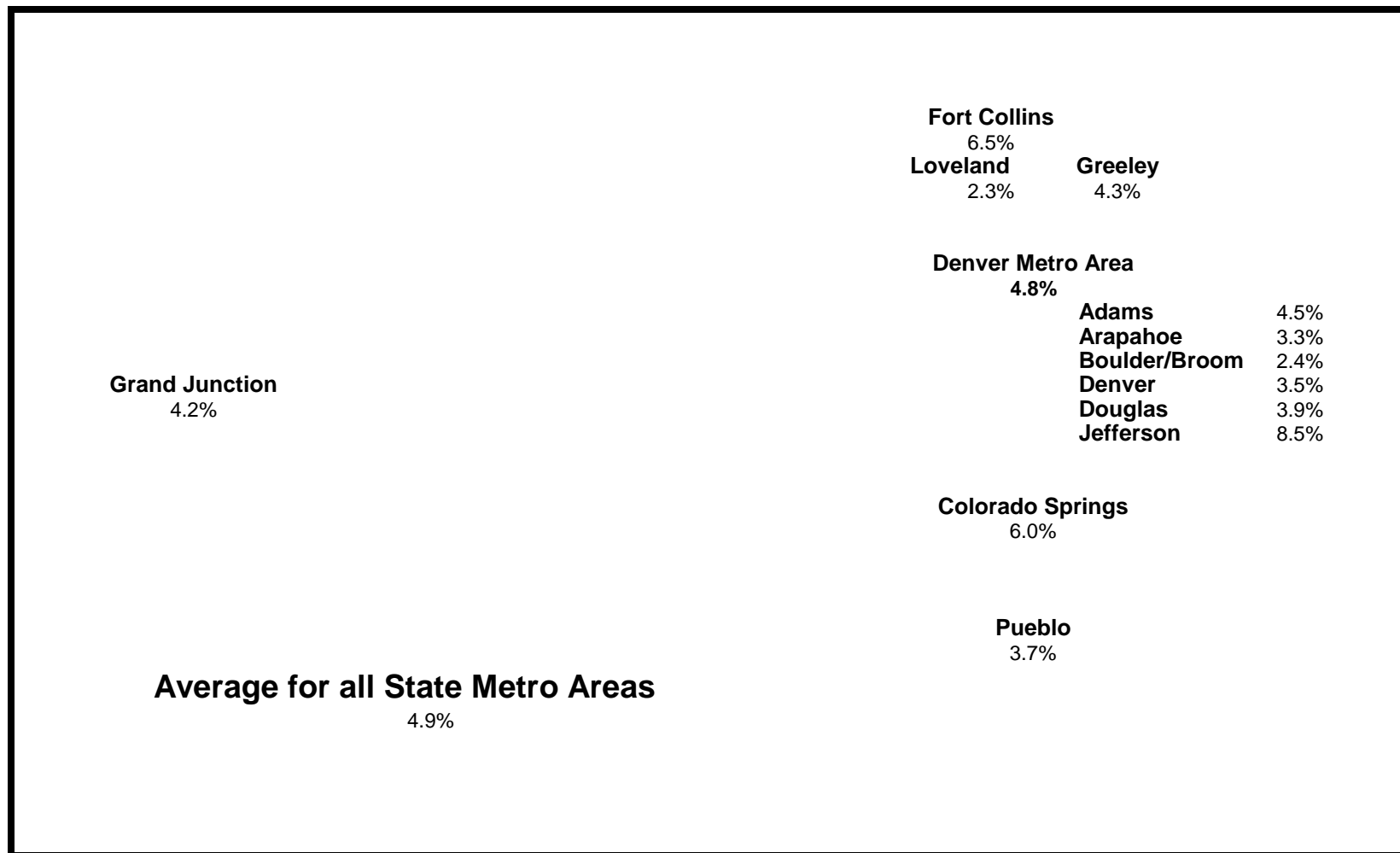
### Table of Contents

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
Turnover by Age of Building by Market Area	26
Rental Losses from Discounts and Concessions	30
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**

Market Area	2007				2008				2009				2010				2011			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	10371	10282	10585	10387	11738	11672	11987	12746	13008	12604	11425	11166	11761	12134	12131	11320	12785			
Colorado Springs	1063	749	854	685	673	633	913	881	1008	969	903	1569	1142	996	1452	1104	1771			
Denver Metro Area	6973	7740	7736	7362	9075	9127	8979	10092	10480	10047	9082	7731	8600	8854	8822	8246	8798			
Adams County	1545	1729	1601	1304	1835	1753	1211	1419	1531	1283	1678	2182	1799	1780	1550	1094	1726			
Arapahoe	1000	1122	1005	984	1093	1503	1498	1708	1721	1694	1712	968	1489	1631	1331	1159	1185			
Boulder/Broomfield Counties	488	679	420	141	950	834	725	1310	996	885	360	361	495	364	364	364	589			
Denver County	2434	2857	2723	3033	3185	3010	3011	3163	3655	3608	2933	2699	2715	2476	3147	3196	3016			
Douglas County	200	233	253	233	233	200	313	346	346	346	346	33	33	313	129	129	129			
Jefferson County	1306	1120	1734	1667	1779	1827	2221	2146	2231	2231	2053	1488	2069	2290	2301	2304	2153			
Fort Collins/Loveland	1397	1072	1198	1175	865	624	811	685	420	561	685	837	837	948	713	904	1108			
Grand Junction	257	291	291	363	423	501	501	363	501	500	309	440	513	440	499	440	499			
Greeley	298	234	336	337	502	565	559	378	406	125	205	187	159	201	180	161	208			
Pueblo	349	196	170	465	200	222	222	347	193	402	200	402	402	599	465	465	401			

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





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

Market Area	2007				2008				2009				2010				2011			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	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	4.1	4.9			
Colorado Springs	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	6.4	6.0			
Denver	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	3.7	4.8			
Adams	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	5.0	4.5			
Arapahoe	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	2.0	3.3			
Boulder/Broomfield	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	4.4	2.4			
Denver	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	2.5	3.5			
Douglas	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	3.1	3.9			
Jefferson	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	5.4	8.5			
Fort Collins/Loveland	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	6.0	4.3			
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	5.6	6.5			
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	7.2	2.3			
Grand Junction	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	2.3	4.2			
Greeley	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	5.0	4.3			
Pueblo	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	3.7	3.7			

## AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2007				2008				2009				2010				2011				
Area	Apartment Type	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
All Colorado	Efficiency	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	7.7	7.9				
Metro Areas	One bedroom	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	2.7	4.5				
	Two bed, one bath	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	4.3	5.1				
	Two bed, two bath	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	5.9	5.5				
	Three bedroom	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	5.2	5.1				
	All	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	4.1	4.9				
Colorado Springs	Efficiency	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	0.0	7.1				
	One bedroom	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	5.7	6.7				
	Two bed, one bath	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	11.0	5.9				
	Two bed, two bath	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	4.2	4.7				
	Three bedroom	0.0								30.0			0.0	0.0	0.0	0.0	0.0	0.0				
	All	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	6.4	6.0				
Denver Metro Area	Efficiency	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	7.6	6.4				
	One bedroom	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	2.5	4.5				
	Two bed, one bath	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	3.8	4.8				
	Two bed, two bath	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	5.4	6.1				
	Three bedroom	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	4.5	5.0				
	All	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	3.7	4.8				
Adams	Efficiency	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	4.4	6.8				
	One bedroom	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	2.2	5.1				
	Two bed, one bath	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	4.4	4.3				
	Two bed, two bath	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	19.8	3.1				
	Three bedroom	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	5.3	5.3				
	All	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	5.0	4.5				
Arapahoe	Efficiency	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	0.0	0.0				
	One bedroom	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	1.8	2.8				
	Two bed, one bath	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	2.3	3.3				
	Two bed, two bath	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	2.0	5.8				
	Three bedroom	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	2.3	1.2				
	All	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	2.0	3.3				
Boulder/Broomfield	Efficiency		20.0	40.0		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	1.0	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	0.6	1.9				
	Two bed, one bath	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	1.3	2.3				
	Two bed, two bath	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	0.0	0.0				
	Three bedroom	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	5.9	4.4				
	All	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	4.4	2.4				
Denver	Efficiency	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	0.0	0.0				
	One bedroom	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	1.5	2.4				
	Two bed, one bath	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	3.6	2.7				
	Two bed, two bath	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	3.8	7.2				
	Three bedroom	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	4.5	6.7				
	All	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	2.5	3.5				
Douglas	Efficiency																					
	One bedroom	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	4.3	0.0				
	Two bed, one bath							5.0	5.0	5.0	5.0	4.0		6.0								
	Two bed, two bath	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	2.5	10.0					
	Three bedroom	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	0.0	5.0					
	All	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	3.1	3.9				
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	15.0	11.1				
	One bedroom	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	5.2	10.2				
	Two bed, one bath	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	4.3	8.8				
	Two bed, two bath	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	6.4	7.3				
	Three bedroom	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	5.4	5.1				
	All	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	5.4	8.5				

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.

**AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE**  
(In Percent)

Market Area	Apartment Type	2007				2008				2009				2010				2011				
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
Fort Collins/ Loveland	Efficiency	12.0		5.4	12.0	15.7	4.8	4.8		12.0				6.0	2.4			10.8				
	One bedroom	3.6	8.4	5.2	4.9	0.7	4.8	3.3	3.0	3.7	4.5	3.9	3.1	2.3	1.0	2.3	1.6	3.7				
	Two bed, one bath	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	4.5	4.6				
	Two bed, two bath	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	13.5	4.0				
	Three bedroom	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	9.6	2.2				
	All	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	6.0	4.3				
Grand Junction	Efficiency																					
	One bedroom	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	0.0	2.1				
	Two bed, one bath	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	1.8	4.5				
	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	2.1	6.4				
	Three bedroom	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	4.8	6.2				
	All	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	2.3	4.2				
Greeley	Efficiency		100.0	0.0		0.0	12.5	22.2	20.0	12.5	40.0	20.0		20.0	60.0	33.3	20.0	25.0				
	One bedroom	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	5.2	0.8				
	Two bed, one bath	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	0.0	8.8				
	Two bed, two bath	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	0.0	8.3				
	Three bedroom	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	10.7	7.1				
	All	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	5.0	4.3				
Pueblo	Efficiency	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	12.0	0.0				
	One bedroom	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	2.9	4.4				
	Two bed, one bath	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	0.0	0.0	20.0				
	Two bed, two bath	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	4.7	0.0				
	Three bedroom	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	3.2	3.1				
	All	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	3.7	3.7				

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	2007				2008				2009				2010				2011				
		1st	2nd	3rd	4th	1st Qtr	2nd	3rd	4th	1st Qtr	2nd	3rd	4th	1st Qtr	2nd	3rd	4th	1st Qtr	2nd	3rd	4th	
All Colorado Metro Areas	2 to 8	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	0.0	20.0				
	9 to 50	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	3.7	3.5				
	51 to 99	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	4.1	6.6				
	100-199	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	3.5	4.0				
	200-349	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	5.3	5.6				
350 up	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	3.3	3.1					
Colorado Springs	2 to 8	0.0	0.0		0.0	0.0	25.0	0.0	0.0	0.0		0.0		4.5	0.0							
	9 to 50	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	5.9	4.8				
	51 to 99	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	15.8	15.2				
	100-199	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	1.5	3.8				
	200-349	7.9		14.8	14.8	4.8		11.0	13.4	4.5	4.5	6.6	8.0	6.5		6.8	6.8	5.6				
350 up																						
Denver Metro Area	2 to 8	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	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	2.3	2.1				
	51 to 99	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	3.4	7.5				
	100-199	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	3.1	3.7				
	200-349	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	5.0	5.6				
350 up	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	3.3	3.1					
Adams	2 to 8																					
	9 to 50	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	7.6	2.0				
	51 to 99	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	2.3					
	100-199	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	4.7	3.2				
	200-349	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	6.6	7.3				
350 up							0.0	4.4	0.0	0.0	0.0	7.9	8.3	8.3		0.0	0.0					
Arapahoe	2 to 8						0.0															
	9 to 50	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	3.3	3.1				
	51 to 99	0.0	0.0				5.3	4.3	5.8	6.2	4.6	4.6		2.7	3.2	1.8						
	100-199	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	2.1	3.2				
	200-349	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	1.4	4.7				
350 up																	1.4					
Boulder/Broomfield	2 to 8																					
	9 to 50	0.0	3.1	0.0		3.6	3.6		3.4	8.9			0.0	0.0	0.0	0.0	0.0	3.2				
	51 to 99	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	5.7	1.9				
	100-199		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	1.9	3.7				
	200-349								0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0				
350 up	1.5				5.9	5.2	3.9	4.6	4.6	4.6												
Denver	2 to 8	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	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	0.6	0.7				
	51 to 99	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	2.9	2.9				
	100-199	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	2.2	3.9				
	200-349	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	3.1	2.7				
350 up											0.0				2.2	2.2	8.0					
Douglas	2 to 8																					
	9 to 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				
	51 to 99								0.0							4.2	4.2	5.2				
	100-199																					
	200-349	6.5	8.0	10.5	11.5	11.5	13.5					5.1			5.8							
350 up							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										
	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	1.0	5.8				
	51 to 99		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	3.5	29.9				
	100-199	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	6.0	4.7				
	200-349	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	7.0	5.6				
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	3.7	4.4					

### AFFORDABLE HOUSING VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2007				2008				2009				2010				2011			
		1st	2nd	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	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	0.7	0.6			
	51 to 99	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	4.3	2.7			
	100-199	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	11.8	7.4			
	200-349																				
350 up																					
Grand Junction	2 to 8													0.0							
	9 to 50		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	2.7	4.1			
	51 to 99	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	2.4	4.5			
	100-199	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	1.8	3.6			
	200-349																				
350 up																					
Greeley	2 to 8																				
	9 to 50	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	10.5	14.0			
	51 to 99	0.0										0.0	0.0					0.0			
	100-199	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	1.9	2.9			
	200-349	5.0								2.5						0.0					
350 up																					
Pueblo	2 to 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	20.0			
	9 to 50	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	5.2	2.5			
	51 to 99	1.8																			
	100-199	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	2.8	1.3			
	200-349										9.9		5.9	4.0	4.2			5.5			
350 up																					

**AFFORDABLE HOUSING VACANCY RATES BY AGE OF BUILDING**

(In Percent)

Market Area	Age Building	2007				2008				2009				2010				2011			
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	To 1959	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	1.9	3.8			
	1960-69	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	3.8	4.1			
	1970-79	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	4.3	4.5			
	1980-89	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	2.7	2.5			
	1990-99	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	4.6	5.7			
	2000-04	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	4.4	3.7			
2005+	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	2.8	10.8				
Colorado Springs	To 1959	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	0.0	0.0			
	1960-69	0.0	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	0.0	100.0	0.0			
	1970-79	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	12.3	2.3			
	1980-89	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	1.1	3.9			
	1990-99	3.0	0.0	0.0	0.0	3.2							9.1	8.1	2.3	2.3	10.1				
	2000-04	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	5.1	4.2			
2005+																					
Denver Metro Areas	To 1959	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	1.8	3.8			
	1960-69	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	2.2	4.8			
	1970-79	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	4.6	4.8			
	1980-89	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	2.8	2.0			
	1990-99	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	4.1	4.5			
	2000-04	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	2.5	3.7			
2005+	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	2.7	11.9				
Adams	To 1959	16.7	9.3																		
	1960-69	0.0	0.0	1.4	7.0							20.4			15.6	2.5					
	1970-79	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	2.3	7.1			
	1980-89	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	9.9	2.2			
	1990-99	1.6	0.8	3.0	1.8	1.8	0.0	5.0													
	2000-04	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	6.7	2.4			
2005+	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	3.3	8.3				
Arapahoe	To 1959									0.0	0.0	0.0	5.9	0.0	5.9	5.9	0.0				
	1960-69					0.0															
	1970-79	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	1.9	0.0			
	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	0.8	3.2			
	1990-99	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	2.3	2.6			
	2000-04	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	1.5	4.9			
2005+	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	3.8	3.8				
Boulder/Broomfield	To 1959																				
	1960-69		3.1	0.0		3.1	3.1		6.3	3.1				0.0				3.1			
	1970-79	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	0.0	1.1			
	1980-89		4.2	16.0		4.3			4.9	3.2	2.1							4.3			
	1990-99		2.6			2.8	0.9	4.6	5.8	0.0	6.3	3.1	2.3	3.1	0.0	0.8	9.5	3.2			
	2000-04	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	2.1	2.1			
2005+		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	3.3	1.7				
Denver	To 1959	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	1.9	3.8			
	1960-69	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	0.0	0.0			
	1970-79	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	3.1	2.5			
	1980-89	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	0.9	1.3			
	1990-99	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	4.4	5.8			
	2000-04	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	2.2	5.6			
2005+	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	2.5	3.3				
Douglas	To 1959																				
	1960-69																				
	1970-79																				
	1980-89		0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0		0.0		0.0	0.0	0.0			
	1990-99							6.1	6.1	6.1	6.1	5.1			5.8	4.2	4.2	5.2			
	2000-04	6.5	8.0	10.5	11.5	11.5	13.5														
2005+																					
Jefferson	To 1959	0.0		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0									
	1960-69	12.8		8.7	14.7				8.6	1.4				11.9	6.0	1.2	2.4	6.0			
	1970-79	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	6.2	5.2			
	1980-89				20.0	0.0			0.0												
	1990-99	1.5	4.5	5.2	2.9	12.1	10.3	3.8	4.6	3.8	3.8				1.7	3.3	3.3	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	2.3	1.1			
2005+					2.6	0.9	0.9		2.6	0.9	0.9	0.0	0.9	4.3	1.7	2.6	42.2				

**AFFORDABLE HOUSING VACANCY RATES BY AGE OF BUILDING (CONTINUED)**

(In Percent)

Market Area	Age of Building	2007				2008				2009				2010				2011					
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th		
Fort Collins	To 1959	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	2.1	2.1					
	1960-69																						
	1970-79	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	1.7						
	1980-89																						
	1990-99	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	6.8	6.0					
Grand Junction	2000-04	5.3	6.3	6.2	7.1	3.9	1.6	1.5	2.2					4.5	12.9	5.3	12.1	2.8					
	2005+													1.8	5.4	3.6	0.0						
	To 1959													0.0									
	1960-69																						
	1970-79	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	1.1					3.2	
Greeley	1980-89	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	3.4	5.9					
	1990-99	0.0	0.0	0.0	0.0	2.0	0.0	2.0	0.0	3.0	1.0	0.0	0.0	2.5	2.5	0.0	2.5	3.0					
	2000-04																						
	2005+				1.1	0.0	4.3	3.3	0.0	0.0	7.7		2.2	0.0	5.5	3.3	3.3	5.5					
	To 1959					0.0	12.5	18.8	6.3	5.9		23.1	23.1	15.4	23.1		7.7	15.4					
Pueblo	1960-69																						
	1970-79	0.0	21.9	0.6			6.3	3.1				0.0	0.0			6.3						0.0	
	1980-89	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	4.3		6.3			6.3	3.1	3.1	8.3		1.6	6.8	11.9	4.8	6.8	11.4	13.3					
	2000-04	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	1.9	2.9					
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	0.0	0.0	0.0					0.0
	1960-69		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	7.9	2.6					2.6
	1970-79	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	2.7	3.9					3.9
	1980-89																						
1990-99	0.0	0.0		0.0																			
2000-04	2.1			3.5											11.1	11.1							
2005+															4.3	3.5							

### AFFORDABLE HOUSING AVERAGE RENT BY MARKET AREA

(In Dollars)

Market Area	2007				2008				2009				2010				2011			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	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	638.57	698.68			
Colorado Springs	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	645.08	692.86			
Denver Metro Area	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	637.66	720.57			
Adams	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	599.02	654.18			
Arapahoe	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	697.02	727.10			
Boulder/Broomfield	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	804.328	796.52	729.56			
Denver	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	560.25	740.86			
Douglas	824.20	829.62	826.08	824.12	822.48	842.27	683.35	700.43	700.43	700.43	862.50	237.50	676.00	871.25	868.12	873.27				
Jefferson	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	695.51	730.17			
Fort Collins/Loveland	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	704.89	623.01			
Fort Collins					638.05	573.23	583.61	667.94	659.03	568.93	667.91	681.34	683.21	681.99	562.34	664.87	618.62			
Loveland					942.89	635.51	641.93	641.99	644.83	638.95	608.36	740.97	629.20	734.08	660.96	739.35	637.68			
Grand Junction	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	634.24	628.71			
Greeley	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	526.75	497.26			
Pueblo	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	553.14	644.82			





**AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)**

(In Dollars)

Market	Apartment	2007				2008				2009				2010				2011			
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency	265.00		316.75	237.50	237.50	237.50				262.50				262.50	262.50					262.50
	One bedroom	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	572.49				581.59
	Two bed, one bath	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	670.66				679.30
	Two bed, two bath	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	837.59				653.43
	Three bedroom	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	912.58				787.71
All	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	704.89				623.01	
Grand Junction	Efficiency																				
	One bedroom	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	512.17				535.20
	Two bed, one bath	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	674.34				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	522.19				522.19
	Three bedroom	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	749.87				749.87
All	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	634.24				628.71	
Greeley	Efficiency	362.50	462.50			462.50	400.94	428.89	477.00	477.00	490.00	495.00	495.00	495.00	510.00	375.00	510.00				459.38
	One bedroom	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	497.40				457.55
	Two bed, one bath	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	525.05				534.62
	Two bed, two bath	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	594.92				632.83
	Three bedroom	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	570.39				567.71
All	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	526.75				497.26	
Pueblo	Efficiency	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	425.30				427.05
	One bedroom	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	499.01				660.93
	Two bed, one bath	465.93	529.95	533.41	555.36	487.50	449.17	427.50	428.07	492.50	487.50	487.50	497.50	497.50	548.61	562.50	497.50				619.00
	Two bed, two bath	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	638.06				619.00
	Three bedroom	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	683.16				703.00
All	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	553.14				644.82	

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		2007				2008				2009				2010				2011				
		1st	2nd	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	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	522.50	497.50				
	9 to 50	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	514.47	687.60				
	51 to 99	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	567.76	690.12				
	100 to 199	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	648.03	676.11				
	200 to 349	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	730.90	727.78				
	350 up	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	756.89	739.17				
Colorado Springs	2 to 8	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	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	295.76	657.90				
	51 to 99	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	450.77	480.83				
	100 to 199	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	788.07	738.70				
	200 to 349	776.39		777.22	777.22	761.72		761.72	776.39	770.71	393.20	765.70	719.30	823.22		806.07	819.76	729.33				
	350 up																					
Denver Metro Area	2 to 8	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	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	548.66	751.89				
	51 to 99	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	558.45	755.03				
	100 to 199	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	624.81	691.48				
	200 to 349	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	713.85	725.01				
	350 up	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	756.89	739.17				
Adams	2 to 8																					
	9 to 50	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	156.44	925.00				
	51 to 99	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	544.72					
	100 to 199	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	660.45	641.40				
	200 to 349	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	662.18	645.14				
	350 up							657.22	919.84	654.96	657.22	653.29	701.19	657.22	654.96			661.71				
Arapahoe	2 to 8						1182.50															
	9 to 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	773.10	674.22				
	51 to 99	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	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	603.00	581.11				
	200 to 349	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	779.53	934.80				
	350 up																	805.70				
Boulder/Brookfield	2 to 8																					
	9 to 50	525.00	665.07	597.59		580.09	579.91		666.70	614.29		0.00		568.58	751.00	751.00	0.00	630.08				
	51 to 99	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	818.30	729.08				
	100 to 199		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	775.80	788.69	791.57			
	200 to 349								904.17	620.83	870.83	720.83		620.83	620.83	620.83	879.17	620.83				
	350 up	721.59				777.87	781.44	586.66	751.74	751.74	751.74	751.74										
Denver	2 to 8	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	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	377.28	773.83				
	51 to 99	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	406.87	783.41				
	100 to 199	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	600.89	726.57				
	200 to 349	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	697.55	664.57				
	350 up											997.79				790.53	785.13	771.08				
Douglas	2 to 8																					
	9 to 50		862.50	823.82	837.50	812.50			862.50	862.50	862.50	862.50		237.50		887.50	887.50	887.50				
	51 to 99															865.67	861.46	868.38				
	100 to 199																					
	200 to 349	824.20	824.20	824.20	824.20	824.13	842.27					683.35				676.00						
	350 up							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	611.58	631.23				
	51 to 99		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	659.93	668.37				
	100 to 199	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	664.74	761.51				
	200 to 349	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	716.26	733.71				
	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	746.73	740.50				

## AFFORDABLE HOUSING AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2007				2008				2009				2010				2011			
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	4th	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	2 to 8																				
	9 to 50	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	604.21	705.28			
	51 to 99	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	629.89	633.79			
	100 to 199	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	892.84	583.08			
	200 to 349 350 up																				
Grand Junction	2 to 8													412.50							
	9 to 50		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	746.66	746.66			
	51 to 99	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	582.18	583.18			
	100 to 199	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	679.50	679.50			
	200 to 349 350 up																				
Greeley	2 to 8																				
	9 to 50	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	479.47	518.14			
	51 to 99	432.50										497.50	477.50					446.31			
	100 to 199	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	552.66	518.52			
	200 to 349 350 up	768.75								806.25					500.00						
Pueblo	2 to 8	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	522.50	497.50			
	9 to 50	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	563.66	368.75			
	51 to 99	578.64																			
	100 to 199	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	547.33	580.53			
	200 to 349 350 up										712.50		735.00	735.00	735.00			753.00			



**AFFORDABLE HOUSING AVERAGE RENT BY AGE OF BUILDING (CONTINUED)**

(In Dollars)

Market Area	Age of Building	2007				2008				2009				2010				2011				
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
Fort Collins/ Loveland	To 1959	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	687.21	690.77				
	1960-69																	557.63	558.46			
	1970-79	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	575.23	575.23	516.65			
	1980-89																					
	1990-99	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	709.28	721.42				
2000-04	730.27	732.15	759.91	757.45	808.29	679.96	559.72	688.98					890.98	649.33	893.32	662.50	890.18	672.29				
2005+											610.27	621.82	610.27	624.71	703.57	643.43						
Grand Junction	To 1959													412.50								
	1960-69																					
	1970-79	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	621.21	621.21				
	1980-89	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	764.63	764.63	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	546.00	570.73				
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	529.73	529.73	529.73				
Greeley	To 1959			530.15		530.15	545.56	535.56	552.56	535.76		557.69	550.38	550.38	556.15		556.15	556.15				
	1960-69																					
	1970-79	432.50	430.47	464.35			310.16	398.45				497.50	477.50			442.97		446.31				
	1980-89	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	633.21		453.13			443.75	465.63	465.63	654.86		466.53	455.11	445.12	469.35	454.89	456.82	501.67				
2000-04	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	552.66	518.52					
2005+																						
Pueblo	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	462.50	450.00				
	1960-69		363.13	363.13	363.13	361.88	363.75	363.82	363.82	362.50	363.82	363.82	363.82	363.82	363.82	364.47	363.82	363.16	364.47			
	1970-79	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	546.90	546.90	675.4			
	1980-89																					
	1990-99	416.45	630.00		716.67											716.67	716.67					
2000-04	552.50			577.93											607.72	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)

Market Area	2007				2008				2009				2010				2011			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	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	680.72	699.50			
Colorado Springs	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	737.10	698.03			
Denver Metro Area	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	687.57	712.66			
Adams	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	628.46	647.99			
Arapahoe	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	724.38	805.00			
Boulder/Broomfield	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	790.87	704.27			
Denver	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	678.32	727.61			
Douglas	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	885.37	885.37			
Jefferson	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	689.58	716.31			
Fort Collins/Loveland	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	677.58	673.52			
Fort Collins																691.96	721.45			
Loveland																665.23	612.37			
Grand Junction	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	640.86	608.50			
Greeley	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	532.00	465.29			
Pueblo	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	520.59	751.06			





**AFFORDABLE HOUSING MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)**

(In Dollars)

Market Area	Apartment Type	2007				2008				2009				2010				2011							
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th				
Fort Collins/ Loveland	Efficiency	263.00		313.00	238.00	238.00	238.00	238.00		641.71	263.00			263.00	263.00			263.00							
	One bedroom	558.20	600.00	612.84	617.50	631.76	624.50	630.13	654.00	634.29	638.36	638.94	639.31	520.18	647.00			521.88	647.00	521.88	635.82				
	Two bed, one bath	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	678.90	678.90	702.74	678.90	702.74				
	Two bed, two bath	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	772.78	546.10	598.20	546.10	598.20				
	Three bedroom	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	845.30	845.30	897.04	845.30	897.04				
All	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	677.58	677.58	673.52	677.58	673.52					
Grand Junction	Efficiency																								
	One bedroom	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	534.70	543.55							
	Two bed, one bath	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	684.17	684.17	684.17	684.17	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	536.08	536.08	536.08	536.08	536.08				
	Three bedroom	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	695.83	695.83	695.83	695.83	695.83				
All	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	640.86	608.50								
Greeley	Efficiency		363.00	463.00		463.00	455.80	478.40	488.00	488.00	488.00	488.00	488.00	488.00	513.00	363.00	513.00	505.80							
	One bedroom	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	532.57	444.83							
	Two bed, one bath	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	513.00	511.29							
	Two bed, two bath	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	546.57	621.57							
	Three bedroom	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	545.20	545.20							
All	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	532.00	465.29								
Pueblo	Efficiency	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	435.33	435.33							
	One bedroom	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	512.38	757.21							
	Two bed, one bath	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	604.00	496.00							
	Two bed, two bath	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	613.00	613.00							
	Three bedroom	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	713.38	713.00							
All	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	520.59	751.1								

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	2007				2008				2009				2010				2011				
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
All Colorado Metro Areas	Efficiency	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	1.00	0.90				
	One bedroom	1.26	1.02	0.99	1.40	1.17	0.97	0.97	1.00	0.89	0.99	1.01	0.85	0.92	1.03	1.04	0.85	1.03				
	Two bed, one bath	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	0.83	1.00				
	Two bed, two bath	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	0.82	0.81				
	Three bedroom	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	0.71	0.78				
All	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	0.82	0.95					
Colorado Springs	Efficiency	0.71	1.71	0.48	1.92	1.96	0.76						0.81	1.03	1.02	1.02	1.03	0.94				
	One bedroom	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	0.59	0.98					
	Two bed, one bath	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	0.84	1.52				
	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	0.78	0.79				
	Three bedroom	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	0.76	0.79				
All	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	0.73	1.10					
Denver Metro Area	Efficiency	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	1.01	1.08				
	One bedroom	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	0.87	1.05				
	Two bed, one bath	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	0.84	0.88				
	Two bed, two bath	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	0.85	0.84				
	Three bedroom	0.73	0.74	0.72	0.78	0.75	0.76	0.75	1.60	1.54	1.61	0.82	0.74	0.73	0.81	0.79	0.71	0.81				
All	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	0.84	0.94					
Adams	Efficiency	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	1.04	1.05				
	One bedroom	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	0.75	0.95				
	Two bed, one bath	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	0.82	0.85				
	Two bed, two bath	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	0.84	0.79				
	Three bedroom	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	0.70	0.72				
All	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	0.79	0.88					
Arapahoe	Efficiency	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	1.21	1.21				
	One bedroom	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	0.82	0.83				
	Two bed, one bath	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	0.90	1.09				
	Two bed, two bath	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	0.92	0.92				
	Three bedroom	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	0.84	0.92				
All	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	0.86	0.89					
Boulder/Broomfield	Efficiency		1.11	1.13		1.16	1.33		1.16	1.17	1.13		1.39				1.26					
	One bedroom	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	1.08	1.06				
	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	0.94	0.88					
	Two bed, two bath	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	0.77	0.78				
	Three bedroom	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	0.78	0.78				
All	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	0.93	0.93					
Denver	Efficiency	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	0.94	1.21				
	One bedroom	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	0.83	1.23				
	Two bed, one bath	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	0.80	0.88				
	Two bed, two bath	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	0.86	0.81				
	Three bedroom	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	0.55	0.79				
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	0.79	1.03					
Douglas	Efficiency																					
	One bedroom	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	1.34	1.37				
	Two bed, one bath							0.73	0.73	0.73	0.73	0.73			0.71							
	Two bed, two bath	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	0.97	0.98				
	Three bedroom	0.77	0.77	0.77	0.77	0.77	0.79	0.68	0.68	0.68	0.68	0.68			0.77	1.00	1.01	0.95				
All	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	1.17	1.19					
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	0.98	1.04				
	One bedroom	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	0.97	1.01				
	Two bed, one bath	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	0.84	0.85				
	Two bed, two bath	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	0.78	0.81				
	Three bedroom	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	0.79	0.80				
All	0.78	0.82	0.79	0.82	0.84	0.84	0.84	0.88	0.88	0.87	0.88	0.91	0.89	0.92	0.91	0.88	0.90					

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)

Market Area	Apartment Type	2007				2008				2009				2010				2011			
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency	0.66		0.66	0.59	0.59	0.5938	0.59		1.02	0.87	0.99	1.00	1.00	0.66	0.66		0.66			
	One bedroom	0.80		0.91	0.67	0.87	0.7974	0.86	1.05	1.02	0.87	0.99	1.00	1.00	0.85	0.77	0.87	0.91			
	Two bed, one bath	0.53	0.75	0.78	0.56	0.90	0.86	0.87	0.85	0.87	0.84	0.74	0.67	0.75	0.70	0.86	0.71	0.78			
	Two bed, two bath	0.61	0.66	0.62	0.65	0.66						0.62	0.60	0.62	0.60		0.69	0.62			
	Three bedroom	0.56	0.59	0.64	0.59	0.63	0.63	0.60	0.63		0.63	0.55	0.62	0.56	0.62	0.58	0.63	0.64			
All	0.63	0.62	0.80	0.62	0.68	0.7194	0.74	0.92	0.95	0.77	0.82	0.81	0.82	0.74	0.74	0.78	0.80				
Grand Junction	Efficiency																				
	One bedroom	0.88	0.91	0.89	0.61	0.83	0.84	0.83	0.61	0.86	0.85	0.87	0.76	0.80	0.78	0.87	0.80	0.89			
	Two bed, one bath	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	0.80	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	0.53	0.53			
	Three bedroom	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	0.67	0.67			
All	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	0.73	0.77				
Greeley	Efficiency		0.81	1.26			1.08	1.12	1.36	1.36		1.40	1.41	1.41	1.46	0.83	1.46	1.26			
	One bedroom	1.04	0.93	0.89	0.93	0.74	0.7152	0.68	0.88	0.78	0.89	0.90	0.95	0.95	0.91	0.79	1.00	0.89			
	Two bed, one bath	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	0.82	0.82			
	Two bed, two bath	0.66	0.68	0.69	0.87	0.62	0.64	0.54	0.78	0.58	0.65	0.62	0.65	0.65	0.60	0.65	0.65	0.69			
	Three bedroom	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	0.48	0.48			
All	0.86	0.86	0.86	0.92	0.70	0.7478	0.65	0.82	0.69	0.82	0.85	0.90	0.87	0.79	0.75	0.89	0.86				
Pueblo	Efficiency		0.79	0.83	0.78	0.78	0.78	0.77	0.83	0.82	0.82	0.82	0.78	0.82	0.81	0.81	0.82	0.83			
	One bedroom	0.58	0.69	1.12	0.68	0.68	0.68	0.68	0.65	0.68	1.06	0.70	1.09	1.09	1.17	0.69	0.71	1.12			
	Two bed, one bath	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	0.57	0.53			
	Two bed, two bath			0.63	0.56	0.55	0.56	0.56	0.60	0.60	0.60	0.63	0.63	0.63	0.62	0.62	0.63	0.63			
	Three bedroom	0.58	0.62	0.61	0.53	0.53	0.53	0.53	0.54	0.57	0.57	0.59	0.59	0.59	0.59	0.59	0.61	0.61			
All	0.56	0.69	1.00	0.64	0.64	0.65	0.64	0.61	0.66	0.95	0.68	0.98	0.98	1.08	0.67	0.69	1.00				

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				2011				
Area	Apartment Type	3rd	4th	1st	2nd	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	7.7	9.4	7.1	0.0				
	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	2.7	1.8	2.2	2.2				
	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	1.7	2.8	1.4	2.6				
	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	2.0	1.7	3.2	2.9				
	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	1.3	2.1	3.3	6.4				
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	2.6	2.1	3.3	2.7				
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	12.5	14.3	0.0	0.0				
	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	1.4	1.4	4.3				
	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	0.0	12.5	0.0	2.4				
	Two bed, two bath						0.0	0.0	0.0	0.0			0.0	0.0						0.0				
	Three bedroom																			0.0				
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	2.4	2.5	1.2	4.7				
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	7.7	8.1	6.7	0.0				
	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	2.8	1.7	2.6	2.2			
	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	2.1	2.6	1.0	2.7			
	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	4.0	4.5			
	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	1.5	0.0	2.8	5.3				
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	2.8	1.9	2.4	2.5				
Adams	Efficiency	0.0				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	6.2	2.7	3.9	0.9				
	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	1.4	0.0	0.0	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	0.0	2.3	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	4.7	1.4	2.3	0.5				
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	0.3	0.7	1.2	0.6				
	Two bed, one bath	0.0				26.0						0.0	0.0	0.0	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	0.0						
All		0.0	4.0		28.4			1.8	0.9		1.5	1.0	1.8	0.0	1.0	0.3	0.7	1.1	0.6					
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	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																				
All		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	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	9.4	0.0	0.0				
	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	3.3	2.2	2.9	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	0.0	4.8	2.9	3.1				
	Two bed, two bath	0.0					11.3				3.0	4.5	5.7		3.8	3.8		2.9	4.0	4.5				
	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	2.0	0.0	3.3	6.6				
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	3.1	2.6	2.9	2.8				
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	0.0	20.0	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	4.3	0.0	2.9	23.3				
	Two bed, one bath	0.0			9.5	0.0	11.1		0.0	0.0		66.7	15.4	0.0	0.0	0.0	22.2	9.5	0.0	18.2				
	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	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	7.9	3.2	3.2	19.1					

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 Area	Apartment Type	2006		2007				2008				2009				2010				2011				
		3rd	4th	1st	2nd	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									1.6	0.8	1.6	0.0	0.0	0.0	1.5			
	One bedroom			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	0.0	0.0	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	0.0	0.0	0.0	0.0	14.3	0.0	0.0
	Two bed, two bath														0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Three bedroom														0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	0.0	0.0	0.7	1.4			
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	1.0	1.3	0.0	1.9				
	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	1.4	2.8	1.4	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	0.0	0.0	50.0				
	Three bedroom	5.3	0.0	0.0	4.2	0.0	8.0	12.0	4.0	4.0	4.0	0.0	4.2	0.0	4.2	0.0	0.0	4.0	4.0	4.0	8.0			
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	1.0	2.0	1.0	3.1					
Greeley	Efficiency					0.0		0.0	20.0	40.0	20.0										0.0			
	One bedroom					1.1	2.4	3.7	7.4	4.3	2.8	14.3									0.0			
	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	9.1	13.8	5.7	0.0	0.0			4.8	4.8	0.0								
All	0.0	1.1	3.1	0.0	1.7	8.6	12.1	6.0	4.4	4.4	9.4	4.8	4.8	0.0						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	5.6	10.0	10.0	0.0				
	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	3.9	4.8	4.8	1.6				
	Two bed, one bath			0.0	5.3	2.6	0.0											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	2.3	0.0	2.2	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	0.0	7.0	4.7	3.1				
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	3.6	4.6	4.6	1.3					

Rents are based on the units being unfurnished with tenants paying electricity and gas.  
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 Average rent minus rental losses equals effective rent.



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

Market Area	Apartment Type	2006		2007				2008				2009				2010				2011				
		3rd	4th	1st	2nd	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	519.88	395.33	504.57	582.11				
	Two bed, one bath			320.00				518.33	516.00	462.50	429.17	429.33	516.67	565.67	649.67	656.00	656.00	583.33	520.86	628.29				
	Two bed, two bath													425.00	452.00	425.00	452.00		537.50	456.00				
	Three bedroom													437.50	502.00	437.50	505.00		612.50	521.00				
All			291.77		321.00		453.67	452.50	412.50	395.83	398.67	442.33	575.29	582.46	577.94	521.85	489.33	506.61	582.18					
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	521.14	546.36	535.80	555.48				
	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	625.00	680.00	680.00	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	294.00	294.00	294.00	294.00	294.00				
	Three bedroom	812.50	647.00	637.50	647.00	709.00	694.36	694.36	694.36	694.36	718.68	694.24	734.00	658.62	657.85	661.60	738.40	738.40	738.40	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	575.16	601.16	612.54	606.72					
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												375.00
	Two bed, one bath			437.50		519.08	599.00	598.32	637.50	490.63	575.00	575.00												450.00
	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									446.31	
Pueblo	Efficiency			282.00			412.75	412.50	410.00	410.00	437.50	437.50	437.50	437.50	412.50	437.50	427.00	428.05	439.75	440.00				
	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	706.40	493.04	517.64	530.00				
	Two bed, one bath			363.00	562.50	537.50	612.50											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	601.00	596.26	613.86	619.00				
	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	683.00	709.73	724.62	703.00				
All			390.20	610.70	553.90	538.50	518.79	520.41	520.41	546.21	546.21	546.21	546.21	568.31	661.37	568.31	687.77	570.53	588.76	580.53				

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Average rent minus rental losses equals effective rent.

**40% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE**

(In Percent)

Market		2006		2007				2008				2009				2010				2011			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency																						
	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	2.5	2.5			
	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	2.2	4.0			
	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	1.1	2.0			
	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	2.2	1.9			
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	2.2	3.3			
Colorado Springs	Efficiency																						
	One bedroom	3.1	18.8	5.0																			
	Two bed, one bath	12.5	6.3	0.0								17.6											7.3
	Two bed, two bath											12.5		12.5	16.7	5.6	0.0	11.1					7.3
	Three bedroom														3.3	12.5	3.3	3.3	4.5	3.3			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	1.9	3.9			
Denver Metro Area	Efficiency																						
	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	1.4	1.3			
	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	2.5	3.9			
	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	0.0	0.0			
	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	1.6	2.9		
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	1.9	2.5			
Adams	Efficiency																						
	One bedroom	0.0	0.0	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	1.5	0.6			
	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	2.9	1.8			
	Two bed, two bath	1.9	0.0	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	0.0	7.7			
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	1.9	1.9			
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	2.4	2.3			
	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	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	0.0	0.0			
	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	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	1.3	1.3			
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	0.0	0.0			
	Two bed, one bath	0.0	0.0	0.0	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	0.0	0.0			
	Two bed, two bath	8.8	0.0	0.0								0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
	Three bedroom	3.4	0.0	0.0								8.0	0.0	0.0	12.5	3.7	0.0	0.0	16.7	8.3	0.0	0.0	8.3
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	0.0	1.8			
Denver	Efficiency																						
	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	0.0	1.3			
	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	1.3	3.8			
	Two bed, two bath																						
	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	2.5	0.0			
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	1.2	1.7			
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	2.0	2.0			
	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	3.3	6.9			
	Two bed, two bath	0.0	0.0	6.7	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	2.7	0.0			
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	2.6	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.



**40% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE**

(In Percent)

Market Area	Apartment Type	2006		2007				2008				2009				2010				2011				
		3rd	4th	1st	2nd	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			10.8				
	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	2.6	6.7				
	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	1.4	1.4				
	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		0.0	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		2.8	0.0				
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	2.0	5.5					
Grand Junction	Efficiency						0.0	0.0	0.0	12.5	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			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	0.0	9.1				
	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	33.3	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	4.5	4.5					
Greeley	Efficiency																							
	One bedroom	5.0												0.0	0.0	0.0	0.0	0.0	30.0					
	Two bed, one bath	7.7												0.0	25.0	30.0	8.3	0.0	0.0	11.1				
	Two bed, two bath	0.0												0.0										
	Three bedroom	0.0												0.0	0.0	0.0	11.1	11.1	11.1	0.0				
All	4.7												0.0	9.7	10.3	6.5	3.8	12.9	5.6					
Pueblo	Efficiency						0.0												0.0	0.0				
	One bedroom	0.0					0.0												12.5	12.5				
	Two bed, one bath	0.0		0.0																				
	Two bed, two bath																							
	Three bedroom	2.6		2.2			0.0												0.0	0.0				
All	1.8		1.6			0.0												2.6	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 (CONTINUED)**

(In Dollars)

Market Area	Apartment Type	2006		2007				2008				2009				2010				2010				
		3rd	4th	1st	2nd	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		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	616.44	509.29				
	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	590.04	631.50				
	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		712.50	577.00				
	Three bedroom	604.69	674.03	582.28	610.66	637.61	637.50	648.94						604.86	686.72	604.86	687.64		708.33	704.17				
	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	633.10	498.84				
Grand Junction	Efficiency						371.50	371.50	371.50	367.25	376.00	371.50		375.00	462.50	376.50	376.50	376.50	376.50					
	One bedroom																							
	Two bed, one bath	512.50					418.00	418.00	418.00	418.00	428.00	418.00		437.50	537.50	418.00	418.00	418.00	418.00	418.00				
	Two bed, two bath	637.50					483.00	483.00	483.00	483.00	418.00	495.00	483.00	487.50	662.50	484.00	484.00	484.00	484.00	484.00				
	Three bedroom	612.79					409.95	409.95	409.95	399.55	418.23	409.95		421.59	527.27	411.91	411.91	411.91	411.91	411.91				
	All																							
Greeley	Efficiency																							
	One bedroom	487.50												312.50	325.00	340.00	317.50	215.00	320.00					
	Two bed, one bath	587.50												454.17	440.00	402.50	437.50	470.00	443.75	456.94				
	Two bed, two bath	662.50												525.00										
	Three bedroom	787.50												525.00	505.00	480.00	481.94	535.00	520.83	520.83				
	All	575.87											460.33	421.77	405.00	411.69	414.04	426.21	488.89					
Pueblo	Efficiency						387.50												387.50	387.50				
	One bedroom	362.50					425.00												437.50	437.50				
	Two bed, one bath	369.64		412.50																				
	Two bed, two bath																							
	Three bedroom	426.97		454.89			562.50												587.50	587.50				
	All	415.23		447.98			529.81												551.60	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

(In Percent)

Market Area	Apartment Type	2006		2007				2008				2009				2010				2011				
		3rd	4th	1st	2nd	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	3.7	7.3				
	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	4.8	7.4				
	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	6.2	6.2				
	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	3.2	3.1				
	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	4.9	6.6				
	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	5.2	6.2				
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	0.0	8.3				
	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	12.7	9.4				
	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	23.9	9.2				
	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	0.0	0.0				
	Three bedroom	10.0										30.0			0.0		0.0	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	13.3	8.9				
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	0.0	4.8				
	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	4.2	7.6				
	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	4.3	4.9				
	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	3.3	3.7				
	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	4.7	5.9				
	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	4.5	6.0				
Adams	Efficiency	0.0	0.0			0.0		20.0	20.0		0.0	20.0	0.0	0.0	0.0	20.0	0.0	0.0	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	0.0	9.9				
	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	9.4	5.7				
	Two bed, two bath	3.4	0.0	16.7	4.1	1.9	0.0	3.7	0.0	0.0	0.0	1.8	0.0	0.0	5.9	5.9	2.0	14.3	40.0	0.0				
	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	15.0	5.4				
	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	8.3	6.7				
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	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	3.2	1.1				
	Two bed, one bath	0.0	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	2.6	8.3				
	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	2.5	4.3				
	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	2.0	1.1				
	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	2.6	2.6				
Boulder/Broomfield	Efficiency		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	0.0	3.5				
	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	0.0	2.2				
	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	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	7.1	3.6				
	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	9.7	2.7				
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	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	1.9	5.9				
	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	2.6	1.5				
	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	1.1	2.4				
	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	5.5	11.8				
	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	2.5	4.9				
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	0.0	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	0.0	0.0				
Jefferson	Efficiency		0.0			25.0		0.0			20.0	0.0	0.0	0.0	0.0	40.0	20.0	0.0	0.0	20.0				
	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	8.3	12.7				
	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	5.9	10.3				
	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	4.8	6.1				
	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	3.2	5.3				
	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	6.4	10.1				

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**

(In Percent)

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							
Fort Collins/ Loveland	Efficiency	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	0.0						
	One bedroom	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	0.0	0.0					
	Two bed, one bath	1.3	0.0	2.8	4.8		5.4	0.0	8.3	0.0	10.0				7.1	0.0	0.0	0.0	0.0	0.0	0.0					
	Two bed, two bath	20.2	0.0	8.9	6.8		13.5	14.0	0.0	12.5	0.0				22.2	0.0	12.5	0.0	12.5	0.0	12.5	0.0				
	Three bedroom	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	1.6	2.1			
Grand Junction	All		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	5.0					
	Efficiency		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	5.0					
	One bedroom						0.0	0.0	0.0	0.0	0.0	6.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.7	13.3				
	Two bed, one bath				0.0		4.5	0.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	4.0	4.0	4.0	4.0	4.0	4.0	6.7	13.3			
	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	4.0	4.0	4.0	6.7	13.3			
Greeley	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	2.7	0.0	5.4	2.7				
	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	4.1	4.1					
	Efficiency				100.0				0.0	0.0			12.5		50.0	25.0	25.0	75.0	33.3	0.0	25.0					
	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	0.0	0.0	2.1	0.0				
	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	0.0	8.3	0.0	8.3				
Pueblo	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	9.1	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	1.9	7.8						
	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	25.0	0.0	0.0					
	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	3.2	2.8	2.8					
Pueblo	Two bed, one bath	0.0		0.0	0.0		0.0	0.0	6.7	6.7			0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0						
	Two bed, two bath	9.1	0.0	0.0			18.2												9.1							
	Three bedroom	0.0	0.0	0.0			0.0											10.0	5.0							
	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	4.9	1961	4.4					

Rents are based on the units being unfurnished with tenants paying electricity and gas.  
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 Average rent minus rental losses equals effective rent.



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

(In Dollars)

Market	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								
Fort Collins/ Loveland	Efficiency																										
	One bedroom	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	556.25	603.36							
	Two bed, one bath	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	654.39	675.39							
	Two bed, two 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		644.64	715.38							
	Three bedroom	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	687.50	757.94						
All	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	624.32	672.24								
Grand Junction	Efficiency		478.00																								
	One bedroom		696.00				461.71	447.60	447.60	447.60	443.80	454.00	452.80	447.50	467.50	452.80	452.80	452.80	452.80	452.80	452.80						
	Two bed, one bath				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	750.13	750.13	750.13						
	Two bed, two bath						539.00	539.00	539.00	539.00	539.00	551.00	541.00	512.50	587.50	541.00	541.00	541.00	541.00	541.00	541.00						
	Three bedroom				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	885.78	885.78	885.78						
All		521.60		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	686.67	686.67								
Greeley	Efficiency			362.50																							
	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	497.88	432.71							
	Two bed, one bath			678.57	447.86	474.00	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	501.62	496.54						
	Two bed, two bath			697.12																							
	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	535.95	529.14							
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	507.80	474.59								
Pueblo	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	362.50	368.75								
	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	438.71	439.52	368.75								
	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	497.50	497.50	497.50	497.50								
	Two bed, two bath	462.50	627.00	512.50			576.14										646.59	646.59	646.59								
	Three bedroom	547.18	724.00	646.80			687.50										737.50	737.50	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	521.32	383.06								

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 Average rent minus rental losses equals effective rent.

### 60% AMI AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market Area	Apartment Type	2006		2007				2008				2009				2010				2011			
		3rd	4th	1st	2nd	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	9.2	9.6				
	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	2.0	4.8			
	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	5.0	5.3			
	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	8.0	7.6			
	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	7.0	4.8			
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	5.1	5.6			
Colorado Springs	Efficiency			0.0	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	0.0	10.0				
	One bedroom	9.5	8.3	8.3	4.2	11.1	6.3	16.7	12.5	9.7	0.0	5.1	2.1	5.7	6.1	12.0	5.7	2.5	7.6				
	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	5.0	3.4			
	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	5.0	6.6			
	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	5.3	5.4			
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	10.3	9.5				
	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	1.9	4.7			
	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	5.0	6.0			
	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	7.0	8.5			
	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	6.0	4.9			
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	4.5	5.9			
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	5.3	8.1			
	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	1.1	6.1			
	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	8.3	7.6			
	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	18.3	6.1			
	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	13.3	7.1			
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	9.1	6.8			
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	1.1	6.1			
	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	2.6	2.0				
	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	1.8	7.8			
	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	3.3	1.6			
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	1.9	5.2			
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	2.1	1.9			
	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	2.5	3.6			
	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											0.0
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	2.3	3.6			
Denver	Efficiency	8.8	14.1	14.7	40.0	24.3	20.0	7.5	0.0	33.3	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	0.2	0.9			
	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	7.3	4.2			
	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	5.2	10.0			
	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	4.8	5.1			
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	3.0	4.1			
Douglas	Efficiency																						
	One bedroom	7.3		7.4	3.7	7.4	5.6	5.6	11.1														
	Two bed, one bath	0.0																					12.0
	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	16.7	11.5			
	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	3.9	8.9			
	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	4.3	8.2			
	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	7.7	8.2			
	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	7.7	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	5.9	7.9			

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 Average rent minus rental losses equals effective rent.



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

Market Area	Apartment Type	2006		2007				2008				2009				2010				2011				
		3rd	4th	1st	2nd	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	3.7	3.8				
	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	5.7	5.7				
	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	17.2	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	12.1	3.3				
	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	9.6	4.8				
Grand Junction	Efficiency						0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	20.0	0.0	0.0	0.0				
	One bedroom						0.0	0.0	4.2	8.3	0.0	4.2			0.0	0.0	25.0	12.5	0.0	4.2				
	Two bed, one bath			5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			5.9	12.5	25.0	12.5	0.0	0.0				
	Two bed, two bath						0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	11.1	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	3.7	7.4			
	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	2.4	6.3			
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	0.0				
	One bedroom	0.0																						
	Two bed, one bath			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	0.0				
	Two bed, two 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	0.0				
	Three bedroom			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	0.0				
	All	0.0		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	0.0				
Pueblo	Efficiency						11.1											0.0	0.0					
	One bedroom	11.1		0.0																				
	Two bed, one bath	0.0		0.0																				
	Two bed, two bath	0.0		0.0			0.0												25.0	12.5				
	Three bedroom	7.1		6.9																				
	All	5.0		3.3			5.9											11.8	5.882353					

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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				
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
Fort Collins/ Loveland	Efficiency																			
	One bedroom	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	644.56	657.59
	Two bed, one bath	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	706.93	699.40
	Two bed, two 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	880.90	655.47
	Three bedroom	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	1016.47	826.64
All	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	799.97	700.34	
Grand Junction	Efficiency																			
	One bedroom						502.00	498.00	498.00	490.40	505.40			517.50	497.50	512.60	512.60	512.60	512.60	512.60
	Two bed, one bath		535.00	537.50	560.00	560.00	560.00	570.50	570.50	588.21	585.73	589.38		610.00	610.73	603.44	610.00	610.00	610.00	610.00
	Two bed, two bath						618.00	618.00	618.00	618.00	648.00			662.50	512.50	648.00	648.00	648.00	648.00	648.00
	Three bedroom		620.00	587.50	645.00	645.00	653.00	654.83	654.83	676.12	676.00	679.28		745.00	702.53	684.01	701.17	701.17	701.17	701.17
All		603.20	577.62	628.20	628.20	631.93	625.31	625.31	642.24	641.12	647.49		718.31	668.85	643.25	666.28	666.28	666.28	666.28	
Greeley	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	539.00	462.00
	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	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	547.00	612.00
	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	627.00	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	562.05	524.11	
Pueblo	Efficiency																			
	One bedroom	412.50		412.50			612.50											637.50	637.50	
	Two bed, one bath	537.50		537.50																
	Two bed, two bath	471.88		462.50			737.50											762.50	762.50	
	Three bedroom	592.86		693.53																
All	526.25		609.58			671.32											696.32	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 Area	Apartment Type	2006		2007				2008				2009				2010				2011					
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th		
All Colorado Metro Areas	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	33.3	11.1				
	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	0.7	2.8					
	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	2.3	2.6					
	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	5.3	1.2					
	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	5.1	2.9					
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	1.7	2.5					
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		0.0					
	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		0.0					
	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	0.0	0.0					
	Three bedroom																								
All		0.0	7.6	7.1	0.0	1.8	0.0	0.0	0.0	3.8	1.3	0.0	9.8	6.5	6.6	0.0	3.9	0.0	0.0						
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	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	0.0	1.0					
	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	2.4	2.1					
	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	33.3	0.0					
	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	3.5	3.0					
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	1.3	1.1						
Adams	Efficiency		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	0.0	1.8				
	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	3.7	0.0				
	Two bed, two bath	3.8											0.0	0.0	0.0	23.9	17.4	17.4	33.3	33.3	0.0				
	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	2.9	0.0				
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	3.2	0.5					
Arapahoe	Efficiency																								
	One bedroom													0.0	0.0	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	0.0					
	Two bed, two bath	0.0	0.0	0.0		5.5								50.0	0.0	0.0	0.0	0.0	0.0	0.0					
	Three bedroom													0.0	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						
Boulder/Broomfield	Efficiency																								
	One bedroom																								
	Two bed, one bath																								
	Two bed, two bath																								
	Three bedroom																								
All																									
Denver	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	0.0	0.0	0.0	0.0	0.0	0.0
	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	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	0.0	1.9				
	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	6.7	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	0.4	1.0					
Douglas	Efficiency																								
	One bedroom	3.1	6.9																						
	Two bed, one bath	6.6																							
	Two bed, two bath	7.6	10.5																						
	Three bedroom	17.9																							
All	6.7	8.7																							
Jefferson	Efficiency																								
	One bedroom	0.0							14.3																
	Two bed, one bath	2.3							0.0					0.0	14.3	14.3	20.0	20.0	28.6	0.0	0.0	14.3	0.0	0.0	20.0
	Two bed, two bath	5.6																							
	Three bedroom	7.1							0.0					0.0	0.0	14.3	14.3	28.6	0.0	0.0	0.0	0.0	0.0	14.3	
All	4.1							5.3					0.0	10.5	15.8	10.5	26.3	5.3	5.3	0.0	10.5				

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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				2011			
		3rd	4th	1st	2nd	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																								
	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	11.1	100.0	100.0				
	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	0.0	0.0	0.0	33.3			
	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	0.0	0.0	0.0	20.0			
	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	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	14.3	19.0					
Pueblo	Efficiency																								
	One bedroom		1.5	0.8	0.8				1.5							4.0			3.0	1.5	5.5				
	Two bed, one bath												9.9												
	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	1.5	5.5						

Rents are based on the units being unfurnished with tenants paying electricity and gas.  
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 Average rent minus rental losses equals effective rent.

**80 % AMI AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE**

(In Dollars)

Market Area	Apartment Type	2006		2007				2008				2009				2010				2011					
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	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	476.67	752.22					
	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	676.18	746.06					
	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	627.64	729.83					
	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	529.87	649.33					
	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	714.30	817.67					
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	664.73	737.09						
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		490.85					
	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		618.20					
	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	420.00	585.26					
	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	420.00	558.57						
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	688.04	673.26					
	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	655.81	662.85					
	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	883.48	792.00				
	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		1026.65					
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	715.26	761.09						
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	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	497.37	586.84					
	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	583.73	670.00					
	Two bed, two bath	737.50										737.50	740.00	690.00	724.18	738.21	735.87	712.50	712.50	700.00					
	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	628.53	787.00					
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	573.48	670.52						
Arapahoe	Efficiency																								
	One bedroom																								
	Two bed, one bath								1182.50		545.83	629.17	575.00	604.17	606.25	656.25	656.25	625.00	562.50						
	Two bed, two bath	587.50	587.50	582.00		579.52						712.50	400.00	412.50	387.50	487.50	387.50	400.00	400.00						
	Three bedroom											933.77	950.00	950.00	935.00	937.50									
All	587.50	587.50	582.00		579.52				1182.50		691.77	661.11	713.75	576.39	710.75	710.00	656.25	580.36	606.25						
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		890.00					
	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	811.64	821.67					
	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	721.79	817.23					
	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	864.00	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	801.93	824.26						
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	601.25	547.86					
	Two bed, one bath	662.50								637.50		675.00	675.00	675.00	675.00	675.00	725.00	675.00	675.00	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	775.00	775.00					
All	714.37								649.34		682.63	681.05	681.05	680.53	684.21	767.37	679.74	673.2954545	665.00						

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.

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

(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				
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																						
	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	495.00	495.00	510.00	588.00	510.00	510.00			
	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	662.00	662.00	662.00	662.00	662.00
	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	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	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	626.29	634.67				
Pueblo	Efficiency																						
	One bedroom	512.50	521.00	537.50				512.50									735.00		512.50	512.50	753.00		
	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	512.50	753.00			

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.