Colorado Statewide Apartment Vacancy and Rent Study

Third Quarter 2006

Sponsored by:

The Colorado Division of Housing dola.colorado.gov

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

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Report Summary

The Colorado Division of Housing has sponsored this report as a service to the multi-family housing industry in Colorado. The purpose of this survey is to report vacancy and rent levels for multi-family housing in selected markets. The survey is conducted in September and March to provide residents, owners and managers of rental property, local and state government officials, and investors and developers with accurate and up-to-date information on the multi-family rental housing industry.

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. With the September 2006 Survey, 31,733 units were reported from the twenty-one communities compared to 33,373 units reported with the September 2005 Survey. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite state vacancy rate for the market areas surveyed and the metro Denver area decreased to 7.2 for September 2006, compared to 7.7 percent in February 2006 and 8.6 percent in September 2005. In February of 2005 it was 10.4 percent and 9.8 percent for September 2004. It was 11.2 February 2004. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Alamosa, Aspen, Buena Vista, Canon City, Durango, Eagle County, Fort Morgan/Brush, Glenwood Springs, Grand Junction, Gunnison, Salida, Southeastern Colorado, and Summit County all below 5.0 percent. Fort Morgan, Lake County, Montrose, Sterling, and Steamboat Springs have above 5.0 percent vacancy. Colorado Springs had 11.3 percent; Fort Collins, 8.1 percent; Greeley, 7.3; and Pueblo, 8.0 percent vacant.

The overall average rent per square foot ranges from a low of 50 cents in Sterling to a high of \$1.46 in Aspen. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the midrange, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under, Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate for apartments built between 2000 and 2004 is 7.2 percent. This means that tenants moved out of 7.2 percent of the units the previous month.

Turnover methodology is based on data from the previous month. Data for March represents move-outs from February and data for September represents move-outs from August. The turnover is only for one month. In some markets, seasonal fluctuations limit the use of this data to a monthly comparison and should not be used to extrapolate an annual turnover rate.

In the past the Survey was conducted each February and September. To make the data more consistent with other quarterly data, the Survey in the future will be conducted each March and September.

Survey management and analysis was done by Gordon E. Von Stroh of Colorado Economic and Management Associates. 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. Material contained in this publication is within the public domain and may be reproduced without special permission when proper reference is given to the Colorado Division of Housing and Colorado Economic and Management Associates.

INTRODUCTION

The purpose of this <u>Colorado Multi-Family Vacancy and Rental Survey</u> is 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.

The Survey covers seventeen major market areas: Alamosa, Aspen, Buena Vista, Canon City, Colorado Springs, Durango, Eagle County, Fort Collins/Loveland, Fort Morgan/Brush, Glenwood Springs, Grand Junction, Gunnison, Lake County, Montrose, Pueblo, Salida, Southeast Colorado, Steamboat Springs, Sterling, Summit County, and Weld County. Because of the size of some of the markets, three areas were subdivided: Colorado Springs has seven sub-markets, Fort Collins/Loveland has five, and Pueblo has four.

The boundaries for Colorado Springs are:

Northwest: on the east, I-25 and on the south, Cimarron Street, Eighth Street and Lower Gold Camp Road; Northeast: on the west and southwest, I-25, Nevada Avenue, Austin Bluffs Parkway, Union Blvd., and Circle Drive and on the south, Platte Avenue; on the north, northeast, and east, Academy Boulevard; Far Northeast: on the west and northwest, Academy Boulevard; on the south, Platte Avenue; Southeast: on the north, Platte Avenue, on the west, Circle Drive and I-25 and on the south, Drennan Road; Security/Widefield/Fountain: on the north, Drennan Road and on the west, I-25; Southwest: on the east, I-25 and on the north and west, Cimarron Street, Eighth Street, and Lower Gold Camp Road; and Central: on the north and east, Austin Bluffs Parkway, Union Blvd, Circle Drive and on the south and west, Circle Drive and I-25.

The boundaries for Fort Collins are:

Northwest: on the east, College Avenue and on the south, Prospect Road; Northeast: on the west, College Avenue and on the south, Prospect Road; Southeast: on the north, Prospect Road and on the west, College Avenue; and Southwest: on the east, College Avenue and on the north, Prospect Road. The boundary for Loveland is the City of Loveland.

The boundaries for Pueblo are:

Northwest: on the east, I-25 and on the south, the Arkansas River; Northeast: on the west, I-25 and on the south, the Arkansas River; Southeast: on the north, the Arkansas River and on the west, I-25; Southwest: on the east, I-25 and on the north, the Arkansas River.

The boundaries for the other market areas generally use the incorporated city limits of each jurisdiction.

Each table in the Survey is labeled by a market or sub-market area. With the tables for each market or sub-market area, for each type of apartment by rent level, the following format is used:

9 equals number of units vacant (first figure)194 equals total number of units reporting (second figure)4.6% equals vacancy rate (third figure)

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 September for the September Survey (except for 2000 which was for October 10), and the 10th of March for the March 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. A state-wide Survey (except Metro Denver) covers the first and third quarters. Starting with the fourth quarter of 2006, Greeley, Fort Collins/Loveland, Colorado Springs, Pueblo, and Grand Junction will be surveyed in the second and fourth quarters. A public/private partnership has worked to make this possible. In the spirit of cooperation, 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 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 <u>Denver Area</u> <u>Apartment Vacancy and Rental Survey</u>. 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 multifamily rental housing in the listed market areas and would like to participate in the Survey, please contact Gordon Von Stroh at 303-871-3435 or write to him at the Daniels College of Business, University of Denver, Denver, Colorado, 80208.

Colorado State

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NUMBER OF SURVEY RESPONSES BY MARKET AREA

	1995	199	96	199	97	19	98	19	99	20	00	200)1	20	02	200	03	20	04	200)5	200)6
Market Area	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3 rd Qtr	1st Qtr	3 rd Qtr	1st Qtr	3rd Qtr												
Alamosa											118	137	135	151	158	238	205	178	194	193	197	198	198
Aspen											318	334	321	357	308	303	298	268	270	269	306	288	292
Buena Vista											119	124	114	121	116	119	84	84	84	84	52	52	84
Canon City											252	301	295	295	255	300	284	208	216	216	216	236	236
Colorado Springs	10079	11138	10682	12191	12773	12005	13667	14566	15093	14863	14195	14377	14315	14477	13416	14957	14601	14710	15282	16368	16231	18171	15459
Northwest	1292	1023	809	932	1668	1822	1407	1354	1882	1649	2577	1966	1641	1930	1295	1564	1698	2180	1943	2112	2328	1903	2035
Northeast	3348	4414	5243	5195	6027	5548	5961	5928	6096	6364	5816	5822	6195	6244	5323	5960	5739	5610	3869	3839	3883	3703	2616
Far Northeast																	- 1		2571	4015	3220	4324	3787
Southeast	2303	1846	2007	1290	1464	1765	2260	2078	2060	1902	1560	2430	2360	2097	2756	2813	2734	2937	2705	2294	2746	2900	2711
Security/Widefield/Fountain	489	467	324	232	129	228	294	491	366	366	395	228	215	236	354	353	366	341	354	479	366	479	509
Southwest	1271	2056	1058	3003	1592	1092	2251	3330	3130	3256	2458	2541	2681	2177	2334	2816	2721	2058	2615	2097	2218	3406	2237
Central	1376	1332	1241	1539	1859	1550	1494	1385	1508	1326	1388	1390	1223	1793	1354	1404	1343	1584	1225	1532	1470	1456	1554
Durango	165	184	233	255	289	280	235	240	403	416	453	418	428	455	514	528	571	535	571	566	574	583	526
Eagle County			419	605	565	497	770	808	927	908	674	738	734	1025	1095	1167	1019	967	981	1225	1219	1187	1161
Fort Collins/Loveland	2236	2972	3594	3792	3532	4112	3818	4475	4111	4518	4305	4804	4907	3648	4149	4112	4101	4227	5241	5494	5125	5203	4757
Fort Colllins										4196	4019	4514	4599	3413	3461	3623	3575	3587	4599	4921	4544	4666	4244
Northwest	557	575	571	466	542	1000	725	1115	501	1306	1212	798	564	908	697	891	827	903	1025	1222	922	1282	1180
Northeast			86	105	54	161	57	124	52	54	144	67	124	249	64	71	100	240	286	267	271	181	185
Southeast	1211	1375	1496	2131	1110	1521	1205	1630	1638	1457	1345	2082	1874	1223	1936	1927	1835	925	2068	1937	1983	1830	1690
Southwest	321	918	1336	850	1500	1313	1684	1290	1761	1379	1318	1567	2037	1033	764	734	813	1519	1220	1495	1368	1373	1189
Loveland	147	104	105	240	326	117	147	316	159	322	286	290	308	235	688	489	526	640	642	573	581	537	513
Fort Morgan/Brush	85	237	254	302	359	326	473	433	413	398	439	607	598	527	707	619	615	807	303	285	213	255	188
Glenwood Springs	233	325	320	304	322	339	309	304	352	313	401	337	395	354	368	388	319	270	393	288	293	317	248
Grand Junction	235	853	749	953	1068	1052	1069	1232	1333	1340	1292	1390	1455	1531	1713	1727	1916	1707	1566	1639	1706	1661	1757
Greeley	959	2304	2002	2219	2995	1980	2391	2221	2174	2049	3030	2501	2468	2259	3054	2988	2460	3348	3040	3048	3308	3176	3015
Gunnison											124	171	178	188	166	240	158	194	184	176	188	174	178
Lake County			192	222	204	177	185	213	202	201	192	188	214	222	225	247	195	177	191	177	163	89	89
Montrose											237	315	307	302	290	365	307	264	283	266	266	272	312
Pueblo	1035	2256	1963	1705	1872	1517	1723	1994	1813	1825	1847	1809	1835	1660	1932	1706	1751	1691	1840	1815	1904	1918	1872
Northwest	187	125	223	280	209	207	198	159	222	282	57	172	265	50	227	226	288	353	299	274	363	285	258
Northeast	502	1005	964	1190	1006	636	848	982	748	894	1127	1192	1143	1048	1192	805	843	816	1091	1024	1096	1133	1153
Southeast		28	5	1	72	38	10	15	13	15	24	7	7	1	51	55	7	44	44	44	44	9	0
Southwest	346	1098	771	234	583	636	667	838	830	634	639	438	420	561	462	620	613	478	406	473	401	491	461
Salida											84	121	124	118	103	110	78	78	78	77	77	77	78
Southeastern Colorado					i														178	194	250	258	258
Steamboat Springs		-									154	273	274	332	323	264	247	259	259	258	265	258	255
Sterling																			304	312	230	287	353
Summit County			201	198	295	276	285	302	281	279	368	295	318	306	323	322	275	258	338	423	523	367	417

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

STATE OF COLORADO VACANCY RATES BY MARKET AREA

	Steamboa 8	t Springs 6%	Fort Collins 8.1% Loveland 8.0%	F Greeley 7.3%	Sterling 9.1% ort Morgan 12.2%
	Glenwood Springs 2.4%	agle County 1.6% Summit Coun 7.0%	ty		
Grand Junction 2.8%	Aspen 1.0%	Lake County 7.9%			
Montrose	Gunnison	Buena Vista 1.2% Salida	Colorado Sp 11.3%	prings	
6.1%	2.8%	1.3%	Canon City 4.2%		
Durango 3.0%		Alamosa 2.0%	Pueblo 8.0%)	
			Southeastern (

VACANCY RATES BY MARKET AREA

	1996	19	97	19	98	19	99	20	00	20	01	20	02	200)3	20	04	20	05	200)6
Market Area	3rd Qtr	1st Qtr 3	3rd Qtr																		
Alamosa									2.5	2.9	3.0	1.3	6.3	5.0	2.9	1.7	1.0	3.1	3.0	3.0	2.0
Aspen	1.4	0.8	1.0	2.2	1.3	0.3	0.6	0.9	0.9	0.6	4.4	3.4	9.7	6.9	18.1	10.4	11.1	7.8	1.6	1.0	1.0
Buena Vista									1.7	1.6	8.8	1.7	5.2	5.9	4.8	1.2	11.9	3.6	1.9	0.0	1.2
Canon City									4.0	5.0	2.7	2.4	5.1	5.0	6.7	6.3	3.7	2.8	5.1	3.8	4.2
Colorado Springs	3.6	6.0	4.7	5.8	5.3	5.7	4.1	4.4	2.8	2.8	5.4	9.1	8.2	12.7	11.3	12.3	10.2	12.6	10.3	10.6	11.3
Northwest	2.5	4.9	5.5	8.9	3.9	6.1	3.7	3.2	3.8	3.0	7.5	14.1	8.8	14.8	11.9	10.4	9.2	12.7	13.2	16.3	13.8
Northeast	3.6	6.5	4.3	5.8	5.7	6.5	4.3	4.3	2.8	2.7	5.6	10.0	8.7	14.1	10.4	11.5	9.0	12.3	9.8	9.6	7.3
Far Northeast																	7.8	10.3	7.4	7.9	7.2
Southeast	4.4	5.1	5.0	3.8	4.0	5.9	4.7	4.8	1.7	2.4	3.4	6.4	7.8	11.5	14.3	15.5	11.9	15.0	11.6	10.8	15.2
Security/Widefield/Fountain	1.9	2.2	6.2	2.6	3.1	3.3	4.1	3.0	2.5	0.4	0.5	4.7	9.0	15.3	1.1	13.2	12.7	13.2	7.9	16.7	36.3
Southwest	3.6	6.9	4.3	3.5	8.0	4.5	3.2	4.6	2.5	3.1	6.0	7.4	6.7	11.2	11.8	12.2	13.1	15.0	10.6	11.4	11.6
Central	3.5	4.5	5.2	6.3	3.1	5.6	4.5	5.0	2.9	3.1	4.5	6.6	8.2	9.8	10.1	11.8	10.1	12.1	10.6	8.9	9.5
Durango	2.6	4.3	3.5	4.6	2.1	3.8	3.5	1.4	6.2	2.9	0.9	2.9	3.3	8.5	5.3	4.3	6.0	4.2	4.9	7.7	3.0
Eagle County	1.7	0.8	1.8	1.2	0.3	0.1	0.4	0.9	0.4	0.1	1.1	2.0	1.2	2.0	17.1	20.4	19.9	9.2	5.2	1.3	1.6
Fort Collins/Loveland	2.1	5.2	3.8	5.3	2.2	4.4	2.9	3.4	1.8	2.6	3.3	7.0	13.1	16.1	12.2	13.4	11.2	12.7	8.9	8.8	8.1
Fort Collins								3.6	1.9	2.6	3.3	7.3	9.9	13.7	12.5	13.9	11.0	12.9	9.5	8.8	8.9
Northwest	1.4	4.3	1.1	4.2	0.7	0.4	4.2	0.9	1.5	0.6	3.5	3.1	20.1	18.5	15.7	16.9	23.3	13.6	19.2	12.7	18.1
Northeast	2.3	2.9	3.7	3.1	0.0	2.4	0.0	0.0	2.1	0.0	5.6	4.8	10.9	2.8	17.0	15.8	4.5	10.1	6.3	7.2	9.7
Southeast	2.3	4.6	2.3	3.6	2.2	6.4	2.9	3.4	1.3	4.0	3.9	9.6	7.1	14.9	8.6	8.8	5.8	13.1	6.8	7.7	3.8
Southwest	2.0	7.8	4.9	8.5	3.1	4.9	2.5	6.4	2.8	1.9	2.5	9.0	7.9	15.0	17.7	14.8	10.9	12.8	5.6	7.7	4.1
Loveland	2.9	4.6	8.3	4.3	0.7	6.0	5.0	1.9	0.7	2.8	3.2	3.0	29.1	19.6	9.9	10.8	12.5	10.5	8.6	6.3	8.0
Fort Morgan/Brush	3.5	3.6	3.6	4.6	8.2	4.8	3.6	5.8	12.5	10.0	6.7	7.8	6.8	7.9	10.7	11.5	4.0	3.5	3.8	3.5	12.2
Glenwood Springs	2.8	1.6	3.4	2.4	1.0	1.0	2.3	2.2	2.7	1.2	1.5	1.4	10.1	4.1	12.5	6.3	5.6	2.1	3.8	1.3	2.4
Grand Junction	2.5	2.9	5.9	4.4	3.6	7.3	4.5	5.4	4.7	3.5	6.3	7.1	5.5	10.1	8.7	4.9	6.3	8.7	5.4	3.0	2.8
Greeley	1.7	7.6	3.2	3.5	2.7	5.7	4.7	3.8	3.0	1.7	2.5	4.9	11.7	10.7	9.8	14.5	11.1	12.1	8.8	8.1	7.3
Gunnison									1.6	1.2	1.7	1.6	1.2	1.7	3.8	4.1	2.2	4.5	4.3	2.9	2.8
Lake County	2.6	2.7	2.9	3.4	0.5	1.9	4.5	5.0	4.2	13.8	20.6	17.1	14.2	13.0	32.8	33.3	26.2	26.6	39.3	12.4	7.9
Montrose									3.8	1.6	3.3	3.3	2.4	6.3	4.6	3.4	3.5	1.9	3.8	5.1	6.1
Pueblo	3.4	5.2	2.8	5.5	3.0	6.0	5.0	5.6	4.7	5.7	3.2	5.4	3.9	8.3	10.2	12.8	7.4	12.9	6.7	8.7	8.0
Northwest	1.8	3.2	1.9	4.3	1.5	2.5	2.7	4.6	12.3	5.8	5.3	2.0	4.0	7.1	3.8	9.3	7.7	11.2	5.0	4.2	8.9
Northeast	4.5	5.9	3.3	7.9	2.8	9.5	8.2	7.9	4.0	6.7	2.6	6.0	2.6	9.1	12.2	13.1	5.5	14.0	6.3	10.1	6.4
Southeast	0.0	0.0	0.0	0.0	10.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	2.0	7.3	0.0	11.4	13.6	13.6	9.1	0.0	
Southwest	2.5	4.3	2.7	3.9	3.4	2.7	2.8	2.8	4.9	3.2	3.3	4.5	7.6	11.8	10.6	14.9	11.6	11.4	9.2	8.1	11.3
Salida									3.6	0.0	1.6	8.0	3.9	2.7	2.6	1.3	2.6	1.3	2.6	2.6	1.3
Southeastern Colorado																	7.3	5.7	5.2	5.4	5.0
Steamboat Springs									1.3	2.6	2.9	5.4	4.0	1.9	11.3	11.6	12.4	16.3	10.6	22.1	8.6
Sterling																	9.9	10.6	11.3	9.8	9.1
Summit County	2.0	2.5	3.1	2.5	1.8	1.0	3.2	2.9	1.1	0.3	4.4	0.3	5.3	5.0	7.3	7.4	14.5	5.9	8.4	1.6	7.0

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

VACANCIES BY APARTMENT TYPE

(In Dollars)

Market									Quarter									
Area /	Apartment Type	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Alamosa	Efficiency																	
	One bedroom											2.8	2.7	0.0	2.7	2.7	2.5	1.2
	Two bed, one bath											3.9	1.0	1.3	4.1	3.1	3.1	3.1
i l	Two bed, two bath																	
	Three bedroom											0.0	0.0	8.3	0.0	5.0	5.0	0.0
	All											2.9	1.7	1.0	3.1	3.0	3.0	2.0
Aspen	Efficiency											0.0	9.8	8.7	7.1	2.4	2.4	2.4
i .	One bedroom											17.2	9.0	8.7	5.9		1.2	1.2
	Two bed, one bath											15.5	9.6	13.2	8.4		1.2	1.1
	Two bed, two bath											17.7	9.7	14.3	9.7		0.0	0.0
	Three bedroom												26.7	12.5	7.1	0.0	0.0	0.0
	All											18.1	10.4	11.1	7.8	1.6	1.0	1.0
Buena Vista	Efficiency																	
i l	One bedroom											4.8	0.0	2.4	0.0	2.4	0.0	2.4
i l	Two bed, one bath											4.8	2.4	21.4	7.1		0.0	0.0
	Two bed, two bath											"]				"]		
i l	Three bedroom																	
	All											4.8	1.2	11.9	3.6	1.9	0.0	1.2
Canon City	Efficiency												12.5	12.5	0.0	 	12.5	0.0
Janes Guy	One bedroom											12.7	7.9	2.6	2.6	4.2	2.6	5.3
i l	Two bed, one bath											2.6	2.7	3.5	2.9		3.7	4.2
i l	Two bed, two bath											J 2.9	2.7	0.0	2.0] "	5.7	7.2
i l	Three bedroom											10.5	11.5			0.0		
i l												I I		2.7	2.8		2.0	4.0
Colorado	All Efficiency											6.7 8.8	6.3 16.4	3.7 18.5	12.4	13.2	3.8 8.6	4.2 9.2
	-											1 1	10.4	8.3	10.7		8.3	8.1
Springs	One bedroom											10.6						
	Two bed, one bath											13.9	13.4	11.7	14.6		14.7	17.1
i l	Two bed, two bath											10.5	13.0	9.9	12.6		9.7	9.5
	Three bedroom											13.7	13.4	13.1	18.6		15.7	16.1
	All											11.3	12.3	10.2	12.6		10.6	11.3
Durango	Efficiency											0.0	23.1	8.2	4.9		6.5	1.8
i l	One bedroom											5.3	6.0	3.6	5.0		4.9	2.3
i l	Two bed, one bath											1.2	1.2	4.1	3.6		6.5	3.0
i l	Two bed, two bath											1.1	1.3	6.4	4.3		4.4	2.3
	Three bedroom											14.3	17.5	13.6	5.4		28.6	7.1
	All											4.7	5.8	6.0	4.2		7.7	3.0
Eagle County	Efficiency											70.0	0.0	0.0	0.0		0.0	1.6
<u> </u>	One bedroom											4.2	7.3	3.3	2.4		1.2	1.8
<u> </u>	Two bed, one bath											24.1	32.1	35.6	18.5		0.0	1.4
<u> </u>	Two bed, two bath											18.3	15.4	13.2	0.0		2.6	1.2
i l	Three bedroom											11.8	6.9	8.5	2.3		1.1	0.7
	All											17.1	20.4	19.9	9.2		1.3	1.6
Fort Collins	Efficiency											17.1	9.6	7.4	11.7		12.7	8.5
Loveland	One bedroom											7.8	9.1	6.5	14.5	5.8	6.5	2.8
<u> </u>	Two bed, one bath											14.0	13.4	12.3	13.4		9.4	7.6
	Two bed, two bath											12.8	12.0	10.9	9.2	7.2	7.5	5.6
	Three bedroom											19.5	22.4	18.9	18.3	19.3	12.9	19.5
	All											12.2	13.4	11.2	12.7	8.9	8.8	8.1
Fort Morgan/	Efficiency											0.0	0.0	0.0		14.3		
Brush	One bedroom											3.0	6.0	2.2	2.5	2.5	0.7	4.0
i l	Two bed, one bath	1										5.0	5.9	7.7	5.9		8.0	16.9
	I wo bed, one bath																	
	Two bed, two bath																	
												0.0		0.0	0.0	0.0	8.3	17.6

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

Rents are based on the units being unfurnished with tenants paying 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.

VACANCIES BY APARTMENT TYPE

(In Dollars)

Market	Apartment									Quai	rter							
Area	Туре	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002		1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Glenwood	Efficiency											50.0	6.3	0.0	0.0	0.0	0.0	0.0
Springs	One bedroom											21.2	12.5	2.0	1.0	0.9	1.5	1.0
	Two bed, one bath											15.1	5.2	2.9	1.5	7.0	0.7	3.1
	Two bed, two bath											5.6	5.6	0.0	5.6	4.8	11.1	5.6
	Three bedroom											2.3	4.7	0.0	4.7	4.1	0.0	4.4
	All											12.0	6.3	1.8	2.0	3.8	1.3	2.4
Grand Junction	Efficiency											0.0	3.0	0.0	2.9	0.0	0.0	1.5
	One bedroom											3.4	3.6	3.4	5.1		1.4	1.2
	Two bed, one bath											11.9	6.9	10.8	10.5		2.6	3.6
	Two bed, two bath											15.4	2.8	3.3	5.6	5.9	3.2	2.8
	Three bedroom											7.4	7.0	18.1	31.6		9.3	11.4
	All												4.9	7.0				
0												8.6			8.7	5.4	3.0	2.8
Greeley	Efficiency											0.0	15.8	31.3	29.7	25.0	5.6	5.9
	One bedroom											10.1	10.8	7.2	10.4	8.1	6.7	6.0
	Two bed, one bath											7.8	16.5	14.2	14.0	9.4	8.7	7.4
	Two bed, two bath											10.2	18.2	12.6	12.2	8.2	9.5	7.5
	Three bedroom											14.0	17.3	13.8	11.5		10.4	10.5
	All											9.8	14.5	11.1	12.2	8.8	8.1	7.3
Gunnison	Efficiency																	
	One bedroom		I									0.0	3.4	2.0	2.3	4.4	0.0	3.6
	Two bed, one bath		1									3.8	4.8	1.8	4.4	3.8	3.2	2.2
	Two bed, two bath		1										0.0	0.0	10.0		0.0	0.0
	Three bedroom											20.0	0.0	10.0	10.0	10.0	10.0	10.0
	All											3.8	4.1	2.2	4.5	4.3	2.9	2.8
Lake County	Efficiency											0.0	0.0	0.0	33.3	0.0	100.0	0.0
Jounty	One bedroom		I									19.7	20.6	13.2	33.3	13.2	12.2	7.3
	Two bed, one bath		I									38.4	39.2	30.6	20.4	59.0	10.6	8.5
	Two bed, two bath											30.4	33.2	30.0	0.0	55.0	10.0	0.0
												00.0	00.0	00.0		54.5		
	Three bedroom											63.6	63.6	63.6	36.4	54.5		
	All											32.8	33.3	26.2	26.6	39.3	12.4	7.9
Montrose	Efficiency																	
	One bedroom											4.4	2.2	3.5	1.3	2.3	2.4	5.7
	Two bed, one bath											6.3	6.3	3.8	2.8	3.4	7.8	4.3
	Two bed, two bath											5.6		2.8	2.3	4.5		
	Three bedroom											4.2		4.2	2.8	8.3	25.0	25.0
	All											4.6	3.4	3.5	1.9	3.8	5.1	6.1
Pueblo	Efficiency											0.0	12.5	9.8	6.9	4.3	4.2	7.3
	One bedroom											9.6	12.1	7.2	10.3	6.9	8.7	6.9
	Two bed, one bath											10.6	16.0	10.1	17.4	6.3	9.6	8.4
	Two bed, two bath											9.4	9.3	4.0	8.6	6.3	8.3	9.5
	Three bedroom											11.5	12.4	6.1	12.1	7.7	8.3	11.4
	All											10.2	12.8	7.4	12.9	6.7	8.7	8.0
Salida	Efficiency											.0.2	12.0		12.0	0	0.7	0.0
Canaa	One bedroom											2.1	2.1	2.1	2.1	2.1	0.0	2.1
	Two bed, one bath											4.5	0.0	7.1	0.0	4.8	9.5	0.0
												4.5	0.0	7.1				
	Two bed, two bath														0.0	0.0	0.0	0.0
	Three bedroom												, ,					
Couthog-t	All		-	-								2.6	1.3	2.6	1.3	2.6	2.6	1.3
Southeastern	Efficiency														4.2		0.0	4.2
Colorado	One bedroom													8.4	7.3		3.4	3.8
	Two bed, one bath													3.7	5.3	3.5	4.5	2.8
	Two bed, two bath													16.7				0.0
	Three bedroom													7.0	2.3		15.6	
	All													7.3	5.7	5.2	5.4	5.0
Steamboat	Efficiency		1							Ī		T						
Springs	One bedroom		1									9.0	7.7	5.4	2.9	3.8	4.3	4.5
	Two bed, one bath		1									7.0	1.4	4.8	25.4	0.0	16.4	7.6
	Two bed, two bath		1									22.6	25.0	21.9	11.8	15.3	45.9	12.8
	Three bedroom		1									17.6	30.8	40.5	36.1	31.4	11.1	8.1
	All											11.3	11.6	12.4	16.3	10.6	22.1	8.6
Sterling	Efficiency																100.0	0.0
	One bedroom		1									11.2	14.5	6.1	6.9	13.0	2.3	5.3
	Two bed, one bath		1									14.7	22.7	12.5				
	Two bed, two bath		1									14.7		12.0	10.0	14.5	10.0	0.0
	Three bedroom		I									31.6	11.4	22.5	18.2		13.3	
			I															5.7 9.1
Cummit	All											17.7	16.6	9.9	10.6	11.3	9.8	9.1
Summit	Efficiency		I									0.0	0.0					
County	One bedroom		1									8.5	9.8	17.6	1.3		1.4	19.7
	Two bed, one bath											7.1	9.2	7.6			0.8	3.0
	Two bed, two bath		I									7.3	3.8	8.6	2.0		0.0	0.0
				1			1	1	1		1		6.0	40.0				
	Three bedroom											5.5	6.0	18.6	11.4	3.0	2.6	1.4 7.0

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Average rent minus rental losses equals effective rent.

VACANCIES BY SIZE OF BUILDING

Market	Building	1995	19	996	199	7	19	98	199	99	20	000	20	01	200)2	20	03	200	04	20	05	20	06
Area	Size	3rd Qtr	1st Qt	3rd Qtr	1st Qtr	3rd Qt	1st Qtr	3rd Qtr	1st Qtr	3rd Qt	1st Qt	3rd qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr
Alamosa	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up											2.4 2.6	2.6 3.1	2.7 3.1	0.3 0.2 1.9	5.4 6.4 6.1	3.2 5.6 4.8		3.1	1.9	0.0 3.2 3.1	0.0 3.8 3.1		1.9
Aspen	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		0.0 1.0 0.8		0.7	1.2	2.1	0.8 1.5		2.1		0.7 1.0 0.8	0.4 0.7 0.6		1.8 9.7	5.6 7.3 13.4	4.2 6.4 7.6		100.0 6.7 12.8	9.4 14.5	0.0 9.2 6.8	0.0 2.7 0.0 2.7	0.0 0.0 0.0 2.0	0.0
Buena Vista	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up											1.5 1.9	1.7 0.0	,	0.3 1.7	4.2 5.5	4.6 6.5	4.8	1.2	11.9	3.6	1.9	0.0	1.2
Canon City	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up											3.9 4.1	4.8 5.1	2.5 2.9	0.7	1.2 6.0 13.5 1.5	1.1 6.1 11.5 1.6	0.0		0.7	2.9	4.2 3.1 5.9	4.3 9.3 1.5	11.1 1.5
Colorado Springs	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	5.6 5.7 2.4 2.1	5.2 3.2	3.2	4.4	6.3 3.5	1.2 4.8 4.3 6.0	2.6 4.6 3.0 6.2	6.9 4.2 5.0 5.9	4.5 4.3		2.1 3.3 0.8 3.0	3.0 3.0 2.9 2.7	5.2 4.3 5.2 5.5	8.7	6.0 11.8 7.5 8.4	10.7	10.3	12.8	13.8 11.7 10.4 10.1	15.0 12.4	13.8		10.4 10.2 14.1
Durango	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	0.7 4.2	2.5 4.7		4.4 3.9	3.3 3.6	3.9 4.8	0.5 2.5 2.0	4.1 3.7 4.1	0.5 2.3 6.3 3.0	1.5 1.1	1.9 12.5 2.6 2.3	0.5 3.7 5.2 2.8	0.6 1.0 1.1 1.0	4.5	3.8 1.3 3.2 5.9	2.2 5.9	0.0 0.7 1.0 0.1	0.0 2.1 6.2 5.4	4.1	0.0 4.6 4.1 4.1	0.0 4.8 5.2 4.9	5.7	4.1
Eagle County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			2.3 2.4 0.9 0.8	0.5		0.5 0.8 1.2 1.4	0.1 0.5 0.2 0.3	0.0 0.0 0.0 0.2	0.4	0.8 0.9	0.3 0.2 0.3 0.6	0.0 0.0 0.2 0.1	0.4 0.4 0.3 1.2		0.5 1.3 1.3 1.1	0.5 1.8 2.1 2.1		5.2 28.6 20.2		1.8	5.3 7.6 4.1	2.8	2.0
Fort Collins/ Loveland	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	4.3 1.5	1.1 2.5 3.5	1.6 4.5 1.8	4.3 3.4 5.2	3.4 1.7 4.1	8.2 4.9	1.8 3.1 2.1	9.5 9.5 3.1	6.1 0.4 4.8 2.5	1.9 1.4 3.8	1.4 1.3 2.0	2.5 2.2 2.8	1.1 3.6	4.8 3.3 4.4	4.8 6.5 15.2	7.3 9.9 18.2		11.6 10.1 14.2	15.3 8.2 11.2	14.6 11.4 12.8	8.2 8.5 5.0 8.2 34.0	6.0 7.3 7.5	3.4 3.8 5.2 7.4 34.6
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		1.1 1.4	11.8 2.2	4.8	3.3 2.5 5.8	3.2	5.9	4.7	4.1	4.1	10.1 7.5 17.3	6.8 13.0 2.2	6.4		7.6		12.0 12.7 11.4 0.0	23.5 9.1	0.0	3.9	21.7 1.0	5.3	19.0 7.0 21.2

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

VACANCIES BY SIZE OF BUILDING

Market	Building		96	199		199		199		20		200		20		20		20		200		20	
Area	Size					1st Qtr																	
Glenwood Springs	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	0.6 3.6 1.8	3.2	3.8 1.2 1.5	0.4 3.8 3.5		0.5 0.7 1.6	2.1 0.9 0.2	0.2 2.6 0.2 2.9	1.9 2.3 0.6 2.4	3.1 1.8 3.7	0.5 1.5 1.0	0.6 0.9 1.8	0.1 1.7 0.4	3.8 7.0 19.2	2.5 3.8 4.3	30.0 12.0 11.9	0.0 7.8 4.8	2.9 1.8 13.6	0.0 1.8 3.7	8.1 3.0 3.7	1.1 1.3 1.4	0.0 1.7 5.6
Grand Junction	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	3.1 4.4 4.5		3.5 3.9 2.2 3.4	12.1 7.3 2.3 5.4	10.6 2.3 4.4	2.5 3.7 5.1 1.4	5.2 1.9 10.4 11.0	3.3 6.7 4.3 4.7	5.9 4.9 5.6 5.3	5.1 7.5 4.8 1.5	3.2 3.0 3.8 3.4	9.5 4.6 5.5 7.9	5.8 4.0 8.3 8.3	4.2 7.6 6.6 3.4	7.8 8.6 10.3 10.2	9.6 6.7 7.1 0.1	4.2 5.3 7.3 1.6	13.9 5.5 6.9 3.8	12.4 9.6 9.1 6.3	21.2 4.4 5.8 4.6	0.0 3.6 4.7 1.8	1.4 5.0 3.3 1.3
Greeley	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	0.1 2.3 5.7 4.8	1.7	13.1 12.5 2.6 6.8	5.0 5.5 0.5 2.7	4.3 5.8 2.9	0.5 4.8 0.5 2.3	10.2 6.9 3.5 5.3	11.1 7.5 1.1 3.4	0.3 5.6 2.8 3.7	0.5 0.6 2.6 3.8	0.5 3.2 0.4 1.5	0.2 2.3 1.4 2.8	0.2 9.1 3.5 4.6	3.9 6.7 3.3 14.4	0.5 7.5 16.3 11.7	0.0 7.6 9.3 0.1	7.8 10.4 12.6 16.2	12.5 18.3 10.6 10.2	15.4 21.8 15.1 10.1	2.8 15.5 6.0 9.0 7.5	0.0 7.1 10.7 7.7 8.8	14.3 4.1 7.8 9.0 5.4
Gunnison	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up										1.2 1.7 1.5	0.5 1.3 1.1	1.2 1.9 1.6	0.2 1.6 1.7	0.5 1.5 0.9	0.9 1.9 1.6	5.1 1.7	0.0 3.9 5.0	16.7 2.5 0.0	0.0 4.5 5.0	3.9 5.0	0.0 2.8 3.3	2.5 3.3
Lake County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		6.7 0.0	3.1 0.5	2.8 3.0	3.1 3.5	0.4 0.6	2.4 0.8	6.2 4.2	5.5 4.8	7.4 3.2 3.9	1.2 1.0 14.3	1.3 1.9 15.8	0.9 10.1 19.8	5.8 8.9 14.8 15.5	5.9 8.7 14.1 14.2	17.2 15.6 0.5	7.1 14.8 48.0	0.0 1.6 48.0	7.1 21.3 32.4	1.6 61.8	7.1 14.8	10.7 6.6
Montrose	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up										4.0 3.5 3.9	1.4 1.5 1.8	2.6 2.9 3.5	1.3 5.3 3.1	1.5 2.5 2.3	3.5 7.5 6.4	6.4 2.2	4.8 0.0	4.1 2.9	3.1 0.7	3.9 3.3	2.8 9.4	4.3 7.6
Pueblo	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	1.6 1.2 2.2 3.3	3.6 7.7	1.5 3.8 6.3 6.7	1.3 0.6 4.0 3.1	2.5 3.9 4.5 7.5	2.1 3.2 3.3 2.7	1.8 5.1 4.5 7.9	5.8 5.5 3.4 5.2	5.1 5.4 4.9 6.2	7.1 6.1 2.8 4.4	6.7 6.3 5.3 3.8	6.8 3.5 4.0 2.1	5.9 8.1 6.4 3.7	5.6 4.7 5.9 3.2	10.6 6.3 11.5 8.8	6.5 12.7 8.5 0.1	14.1 12.8 14.1 12.0	11.9 8.8 6.9 6.6	11.9 14.5 9.7 13.5	10.5 8.1 6.7 5.3 7.9	9.4 5.4 7.8 10.9	21.2 5.9 10.6 6.6
Salida	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up										3.5 3.4 3.6	0.0 0.0 0.0	1.2 0.5 2.0	0.8 0.4 0.9	1.5 4.4 4.0	1.6 3.9 3.0	3.3 2.1	0.0 2.1	3.3 2.1	0.0 2.1	3.4 2.1	6.9 0.0	0.0 2.1
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up																		0.0 11.1 3.8	6.1 5.0	12.5 4.9 5.0	0.0 4.1 8.8	0.0 4.1 7.5
Steamboat Springs	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up										0.6 2.6 1.6	1.4 2.7 2.5	1.5 2.6 3.2	2.3 3.5 9.1 5.8	2.5 3.5 4.2 4.0	1.0 2.1 1.8 2.1	7.8 0.0 0.2	4.3 2.8 24.3	8.5 4.6 22.3	34.0 9.3 15.5	1.9 24.3	14.9 33.3 13.6	4.7 10.1 8.7
Sterling	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up																		0.0 20.0 9.7 5.5	26.5 9.7 1.8	0.0 11.8	18.2 11.3 4.5	18.2 11.6 0.9
Summit County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		4.2 1.9 1.3		2.5 5.7 3.0	1.9 2.6 2.7	0.5 2.4 0.9	0.5 0.9 1.1	1.7 1.3 4.2	2.4 3.3 3.0	0.5 3.3 0.4	0.5 0.7 0.2	0.9 1.2 5.1	0.2 1.5 0.2	3.5 5.2 5.7	3.6 5.0 5.3	11.8 17.5 5.0	12.5 10.0 6.6	5.2 30.2	0.0 2.7 0.9 16.7	0.0 4.4 15.7 3.2	0.0 1.3 0.7 3.2	1.3 12.0 1.6

 $^{^{\}star}$ Prior to the third quarter of 2004, the Sterling market area was included in the Fort Morgan/Brush market area.

VACANCY RATES BY AGE OF BUILDING

Market Area	Age of									Qı	uarter								
-	Building	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001			1st-2003	3rd-2003	1st-2004	3rd-2004	1 1st-200	5 3rd-2005	1st-2006	3rd-2006
Alamosa	To 1959																		
	1960-69																		1
	1970-79																		l
	1980-89																3.1	3.1	3.1
	1990 -99																6.3	3.8	1.3
	2000-04																		l
	2005+																		l
Aspen	To 1959																	0.0	0.0
	1960-69																0.0		l
	1970-79																0.0		0.0
	1980-89																2.4		2.0
	1990 -99																0.0		
	2000-04																	1	"
	2005+																		l
Buena Vista	To 1959																		
	1960-69																		l
	1970-79																8.3	0.0	0.0
	1980-89																0.5	1 0.0	0.0
	1990-99			l							l	l				1	1		0.0
	2000-04																		0.0
	2005+																		l
Canon City	To 1959			-								-				+	+	4.0	4.0
Janon City	1960-69																	4.3	4.3
	1960-69																		
																	5.9	1.5	1.5
	1980-89																		l
	1990 -99																3.1	9.3	11.1
	2000-04																		
	2005+															_			
Colorado Springs	To 1959	3.5	2.3	3.0		3.2	1.1	3.2	4.8	7.8	7.5	6.7	13.6	12.3	12.5				11.9
	1960-69	5.0	4.6	6.4		5.5	1.6	2.3	5.2	8.4	7.1	9.9	12.2	13.5	10.3				10.8
	1970-79	4.6	6.3			3.8	3.5	3.1	4.7	8.9	10.0	15.2	13.2	11.1	10.0				
	1980-89	6.1	4.4			4.3	2.5	2.9	5.5	9.3	7.3	13.1	11.0	11.8	11.2				9.2
	1990 -99	8.2	9.7	7.4	3.7	6.3	3.1	3.2	6.8	12.2	7.0	13.2	0.1	0.1	0.1	1 0.			
	2000-04																8.0	9.5	9.5
	2005+																		
Durango	To 1959																		
	1960-69																		l
	1970-79																4.8		4.1
	1980-89																2.7	5.0	
	1990 -99																5.1		
	2000-04																	13.4	1.8
	2005+																		
Eagle County	To 1959																		
	1960-69																		
	1970-79																4.0	0.0	2.6
	1980-89																8.0	0.9	1.3
	1990 -99																4.6	2.4	1.2
	2000-04																	0.0	1.7
	2005+																		
ort Collins/Loveland	To 1959	7.9	0.5	0.6	2.7	6.0	2.7	3.9	4.5	5.6	14.3	16.2	22.2	0.0	35.7	7 31.	8 10.9	25.0	10.0
	1960-69	4.8	1.3	1.4		1.7	2.3	4.1	4.7	3.4	12.4	4.0	7.3	1.4	6.9				5.2
	1970-79	6.8	1.8			5.5	1.6	1.6	1.9	5.4	5.4	14.1	12.2	16.7	10.7				4.5
	1980-89	4.3	1.3		2.8	2.5	1.2	2.8	3.0	9.1	8.2	13.9		20.7	15.2				
	1990 -99	6.1	5.4	9.1	2.1	2.8	2.0	3.3	3.9	7.2	20.9	22.6	0.1	0.1	0.1	1 0.			
	2000-04															1	6.2		
	2005+																0.2	1	l
Fort Morgan/Brush	To 1959															t	21.7	1	19.0
or worgan/brush	1960-69			1								1				1	21./	I	19.0
	1970-79			l							l	l				1	4.5	1.1	15.0
	1980-89			l							l	l				1	1.5		
	1990-69			l							l	l				1	1.8	10.4	6.0
	2000-04			1							1	1	1			1	1	I	
				1								1				1	1	I	
	2005+			1	1	1		1	1	1	ı	ш_	1	1	ı	1	<u> </u>	ı	<u></u>

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

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

Market Area	Age of										uarter							4	
Glenwood Springs	Building To 1959 1960-69	1St-1998	3ra-1998	1St-1999	3ra-1999	1st-2000	3rd-2000	1St-2001	3ra-2001	1st-2002	3rd-2002	1St-2003	ora-∠003	1SI-ZUU4	ora-∠004	ist-∠005	3rd-2005 6.3	0.0 4.8	3rd-2006 0.0
	1970-79 1980-89 1990 -99 2000-04																3.0 11.1 3.7	0.9 0.0 14.3	1.8 0.0 5.6
Grand Junction	2005+ To 1959	7.5	12.1	5.1	2.1	5.6	9.4	4.1	9.5	0.5	10.3	14.3	10.0	5.7	6.3	4.0	1.5	0.8	0.5
	1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	5.3 5.5 3.6 9.8	0.5 3.6	5.3 1.8 3.6 22.2	5.2 5.7	5.6 5.8 4.0 3.1	4.8 5.5 2.7 7.8	3.9 3.6 3.4 3.2	9.1 4.5 4.7 11.6	10.1	3.5 5.0 7.6	9.3 9.8 9.8	20.0 4.3 7.4 0.2	20.0 7.1 5.4 0.0	20.0 6.6 9.5 0.0	20.0 10.2 11.1 0.1	6.0 5.9 5.7	2.7 5.6 1.9 0.0	0.0 1.5 4.7 0.8 68.8
Greeley	To 1959	1.0		1.0		0.6	0.8	0.5	4.0					19.0		13.3			
	1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	6.3 3.3 5.8	1.9 1.9 3.6	5.6 7.6 3.4		5.6 3.3 3.1 4.0	3.4 1.3 4.3 4.8	6.5 1.3 2.1 1.4	4.9 1.2 2.7 4.5	11.6 4.3	9.4 7.8	12.4 9.9 9.2 22.9	7.1 8.6 8.9 0.2	15.5 9.9 12.4 0.3	52.1 13.3 5.8 0.1	25.9 9.7 10.9 0.1	45.8 7.7 10.3 9.8 4.6	3.2 6.9 8.7 11.3 9.6	4.2 7.1 10.0 6.9 5.1
Gunnison	To 1959 1960-69 1970-79																6.0 5.0	4.0	4.0 3.3
	1980-89 1990 -99 2000-04 2005+																	0.0	0.0
Lake County	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04																61.8 4.2 0.0	7.1 0.0 24.3	10.7 0.0 10.8
Montrose	2005+ To 1959 1960-69 1970-79 1980-89																5.0 0.0 1.8	0.0 6.9 2.0	5.4 5.6
	1990 -99 2000-04 2005+																2.5 13.3	7.5	10.0
	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	5.1 1.5 5.6 8.2 9.7	3.5 0.5 2.6 7.6 12.5	0.5 3.4 6.6 6.5 10.6	5.2 6.4	5.7 5.5 5.6 9.7 1.2	9.6 2.9 4.3 13.5 0.6	2.1 7.9 4.3 2.3 7.3	4.9 5.6 2.2 4.2 2.8	3.7 10.9	3.4 6.3 12.5	9.5 6.4 9.7 12.5 5.8	6.5 8.9 10.6 10.7 0.1	9.7 11.2 13.3 0.1	10.6 12.4 6.9 12.1 0.0	13.1 6.8 13.6 25.0 0.0	5.0 2.5 7.2 15.4 8.0 6.2	3.7 4.9 10.2 5.8 7.0 11.8	4.7 8.5 8.0 9.6 7.1 7.5
	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																3.4	6.9	0.0
Southeastern Colorado	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04																25.0 4.2 3.6	0.0 6.3 6.4 3.1	0.0 6.3 5.5 3.1
Steamboat Springs	2005+ To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04																1.9 24.3	27.7 13.6	8.6 8.7
Sterling	2005+ To 1959																10.3		
	1960-69 1970-79 1980-89 1990 -99 2000-04																0.0 18.8	8.3 4.5 9.3 17.7	0.0 0.9 9.3 13.9
Summit County	2005+ To 1959																		
	1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																2.4 46.9 2.5 4.0	0.0 0.6 3.2	39.1 0.7 1.6

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

AVERAGE RENT BY MARKET AREA (In Dollars)

											Qua	arter										
Market Area	1st-1996	3rd-1996	1st-1997	3rd-1997	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Alamosa										436.94	399.31	312.12	334.28	479.93	397.26	405.55	407.44	411.60	415.22	441.81	442.55	455.84
Aspen	985.35	995.25	1054.60	1078.56	933.95	1078.52	1112.14	1096.35	1093.20	987.93	953.72	1147.48	1017.96	1027.08	1025.75	951.59	935.68	1041.94	1001.07	1026.31	1097.67	1106.35
Buena Vista										715.52	657.96	639.32	516.51	521.41	524.97	491.07	497.02	485.71	488.10	457.69	457.69	507.14
Canon City										456.81	498.47	471.16	486.31	535.45	526.75	470.25	485.46	545.65	475.74	506.53	540.40	560.81
Colorado Springs	497.17	532.75	537.74	555.71	568.46	594.08	591.88	610.30	619.97	668.21	641.70	698.27	658.11	643.61	658.26	666.79	651.99	686.98	672.65	684.16	703.10	695.36
Northwest	558.43	586.31	521.26	618.68	594.15	625.28	605.54	628.41	699.08	739.56	598.59	735.55	732.60	674.49	703.87	734.17	767.16	686.33	702.37	755.27	763.63	727.97
Northeast	506.36	533.75	548.96	580.42	595.96	608.97	604.56	612.85	615.90	675.63	684.65	691.04	653.59	657.05	684.17	675.17	642.30	726.88	695.97	649.45	669.96	682.92
Far Northeast																		740.80	728.64	822.18	798.19	737.78
Southeast	426.06	504.62	463.47	473.36	468.38	508.34	484.76	531.09	524.32	587.12	561.98	618.35	590.52	591.67	595.60	613.97	589.44	601.22	631.60	631.72	624.83	607.24
Security/Widefield/Fountain	454.60	528.20	583.80	557.30	586.03	619.97	592.58	612.52	623.18	608.89	687.78	686.84	681.75	668.93	673.62	628.48	645.20	613.27	652.48	617.93	655.07	576.55
Southwest	548.93	618.00	589.63	586.68	644.00	678.65	667.31	710.88	686.55	696.02	702.84	791.44	720.95	702.44	689.15	695.18	688.39	744.52	640.69	671.83	729.64	864.17
Central	453.24	467.60	463.87	478.29	497.99	502.47	503.30	476.27	513.94	563.63	542.84	636.90	593.27	558.90	561.86	606.23	597.93	536.93	537.99	493.96	535.52	522.98
Durango	581.86	648.41	620.94	621.24	489.98	563.48	608.21	639.12	663.36	640.67	714.38	758.21	738.16	713.92	673.84	700.59	745.76	723.50	731.85	744.40	772.47	784.22
Eagle County		797.63	885.79	900.17	901.46	992.35	948.27	958.28	989.38	996.57	1000.70	984.34	984.66	968.98	982.62	1009.64	1018.35	1033.49	1051.90	1074.66	1079.78	1047.54
Fort Collins/Loveland	548.52	582.11	584.55	597.67	594.41	606.12	655.07	668.25	690.06	657.64	726.72	710.20	752.54	729.51	743.27	721.84	725.90	722.65	739.79	730.27	748.88	766.14
Northwest	435.82	446.68	555.17	521.80	517.85	467.90	693.76	559.71	692.95	624.10	714.32	527.81	776.46	616.75	819.34	679.44	634.91	774.42	707.87	782.35	841.17	732.96
Northeast		513.30	525.62	525.96	552.44	543.70	544.45	600.50	673.65	606.06	646.21	659.98	731.57	657.53	658.77	575.13	688.23	662.41	677.18	668.65	759.56	768.68
Southeast	582.62	617.31	594.34	617.86	644.71	664.02	679.49	701.84	689.03	702.02	777.89	788.17	795.58	763.10	734.17	746.39	785.68	737.60	784.12	766.53	696.86	790.65
Southwest	571.49	608.93	613.00	652.38	612.05	634.57	617.36	681.66	701.56	675.44	684.16	699.62	728.59	702.14	706.32	701.84	739.96	655.72	711.10	659.52	711.49	753.04
Loveland	518.05	532.05	479.67	589.76	454.86	511.64	589.89	537.75	636.52	534.94	642.05	660.00	563.64	786.33	708.19	761.69	748.63	745.86	762.00	719.16	797.81	791.15
Fort Morgan/Brush	354.30	377.65	371.42	379.29	356.78	302.64	283.65	349.89	336.74	425.55	335.32	297.99	400.87	345.54	328.62	293.65	483.55	374.66	335.43	348.83	363.47	390.85
Glenwood Springs	585.25	587.84	569.17	617.66	601.57	707.98	689.15	703.55	706.12	658.07	667.01	818.51	826.98	731.34	673.58	617.67	701.85	661.78	645.40	665.06	721.88	724.09
Grand Junction	425.81	437.13	437.29	436.02	450.55	450.01	438.85	460.25	481.55	493.87	481.80	458.93	515.25	486.82	472.71	488.22	448.73	496.82	491.33	494.17	557.91	566.19
Greeley	511.44	489.55	483.25	513.26	479.65	516.80	531.91	563.66	547.53	538.56	584.34	597.80	600.45	598.86	590.67	588.50	595.20	655.34	611.28	615.46	625.10	634.45
Gunnison										525.90	344.01	485.05	494.65	524.75	524.25	523.10	556.57	470.65	537.36	536.30	558.91	562.92
Lake County		406.42	404.15	414.19	395.63	632.86	533.54	554.96	563.17	575.71	545.49	608.44	504.94	564.67	569.58	493.01	540.32	476.33	489.99	489.59	535.25	535.53
Montrose										518.80	549.75	542.40	533.53	504.90	513.48	574.31	548.01	552.61	576.97	584.12	572.79	555.69
Pueblo	404.34	433.70	428.31	424.76	395.84	427.11	422.07	428.42	426.95	476.17	462.01	446.40	494.64	460.23	460.39		498.11	485.26	479.62	469.23	474.97	493.95
Northwest	330.80	420.06	384.88	370.62	329.76	337.94	345.31	342.00	347.71	445.89	354.43	362.77	432.00	384.87	393.48		564.27	430.89	420.35	437.57	423.69	427.33
Northeast	422.20	454.16	444.72	459.42	421.61	470.13	459.03	456.65	476.98	503.35	497.33	469.69	524.78	480.07	504.30	512.32	481.48	526.28	513.26	492.94	504.91	530.03
Southeast	371.93	323.00	288.00	477.93	437.34	553.00	521.33	497.62	528.00	524.46	438.00	441.57	313.00	488.00	481.64	433.93	468.75	441.48	441.48	441.48	362.50	
Southwest	397.19	412.77	397.40	387.06	389.10	397.00	399.69	425.02	389.26	429.12	408.49	435.86	444.24	442.98	425.86	467.60	480.32	419.80	444.69	436.13	437.70	440.97
Salida										463.89	511.76	512.19	483.76	467.61	463.23	427.88	426.60	411.86	426.14	426.14	431.98	425.96
Southeastern Colorado																		486.17	475.64	470.10	468.49	461.72
Steamboat Springs										767.71	794.59	572.03	863.45	757.66	788.38	699.75	654.02	807.67	697.06	730.87	701.48	714.56
Sterling																		314.68	311.22	428.15	314.97	317.60
Summit County		739.13	767.67	778.25	726.63	804.14	774.75	780.17	784.99	742.98	722.40	734.31	749.52	805.41	769.44	770.95	833.61	921.45	939.59	878.27	902.36	814.72

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

AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market									Quarter	r								
Area	Apartment Type	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Alamosa	Efficiency					303.00	294.25											
	One bedroom					377.36	359.28	378.48	371.82	482.60	457.97	447.45	400.51	376.92	431.25	522.77	524.23	524.23
	Two bed, one bath					457.19	400.29	299.12	289.97	469.82	311.54	373.54	411.21	442.31	396.40	393.17	384.66	396.63
	Two bed, two bath					624.67	631.75		376.46		363.00							
	Three bedroom					588.00	388.00	220.20			220.20	302.50	425.00	512.50	362.50	392.50	392.50	466.00
	All					436.94	399.21	312.12	334.28	479.93	397.26	405.55	407.44	411.60	415.22	441.81	442.55	455.84
Aspen	Efficiency	907.68	988.00	820.93	766.00	784.05	838.00	713.00	572.62	697.09	697.09	487.50	750.30	786.96	570.24	733.93	816.77	901.79
	One bedroom	1084.68	1088.71	995.87	775.04	824.63	842.41	1075.79	845.27	852.55	852.55	712.11	850.00	994.02	988.60	987.76	1078.77	1056.5
	Two bed, one bath	1063.50	1002.77	1139.91	1070.87	967.55	1014.28	1328.26	952.81	1028.27	1028.27	922.81	989.91	1154.01	1111.30	1097.61	1156.10	1110.7
	Two bed, two bath	1216.12	1218.07	1090.03	1140.24	1178.88	1028.03	1116.28	1116.05	1125.03	1126.18	1065.54	987.50	1091.07	1100.00	1087.50	1140.00	1190.00
	Three bedroom	1281.06	1031.75	1525.50	1150.97	958.95	751.89	1397.91	1801.00	1211.52	1211.52		1310.83	1485.94	1262.50	1420.83	1437.50	1530.1
	All	1078.52	1112.14	1096.35	1093.20	987.93	953.72	1147.48	1017.96	1027.08	1025.75	951.59	935.68	1041.94	1001.07	1026.31	1097.67	1106.3
Buena Vista	Efficiency						304.67	283.00										
	One bedroom					714.02	677.73	582.39	538.00	452.29	464.19	463.69	491.07	387.50	438.69	438.69	438.69	438.69
	Two bed, one bath					707.57	703.22	710.83	459.53	560.54	557.86	518.45	502.98	583.93	537.50	537.50	537.50	575.60
	Two bed, two bath					740.38	763.00	730.86	581.75	563.00	863.00							
	Three bedroom					688.00			588.00									
	All					715.52	657.96	639.32	516.51	521.41	524.97	491.07	497.02	485.71	488.10	457.69	457.69	507.14
Canon City	Efficiency					474.36	548.87	577.29	570.69	463.00	463.00		287.50	537.50	287.50		387.50	606.00
	One bedroom					461.07	559.92	516.70	547.38	526.78	542.55	345.95	354.61	637.50	337.50	362.50	521.71	606.00
	Two bed, one bath					449.18	451.48	737.30	447.63	601.50	536.91	502.88	520.45	525.50	515.50	513.53	550.58	549.87
	Two bed, two bath					550.50	813.00	838.00	538.00	538.00	538.00							
	Three bedroom					688.00	563.00			499.06	480.92	535.75	537.50	1		587.50		
	All					456.81	498.47	471.16	486.31	535.45	526.75	470.25	485.46	545.65	475.74	506.53	540.40	560.8
Colorado	Efficiency	484.42	481.54	476.25	444.71	519.91	501.85	561.28	543.62	485.33	511.31	501.64	482.68	485.85	450.82	473.73	486.67	472.90
Springs	One bedroom	523.16	516.94	535.24	543.05	586.01	569.68	621.17	583.86	560.06	582.29	594.78	570.93	594.65	578.72	590.37	599.07	612.03
	Two bed, one bath	586.68	589.09	604.71	608.69	681.62	650.35	667.28	660.06	659.10	658.49	647.38	599.48	653.51	635.00	646.85	661.00	648.60
	Two bed, two bath	725.16	745.26	762.82	771.65	815.51	767.76	859.53	808.60	804.07	821.39	807.16	831.64	848.32	848.47	859.67	872.56	853.40
	Three bedroom	898.27	780.04	820.64	903.25	952.66	848.10	917.33	835.51	843.98	869.09	898.32	846.71	939.25	886.87	993.33	965.52	884.07
	All	594.08	591.88	610.30	619.97	668.23	641.70	698.27	658.11	643.61	658.26	666.79	651.99	686.98	672.65	684.16	703.10	695.36
Durango	Efficiency	382.23	504.07	513.00	378.00	408.00	538.00		588.00	445.00	557.44	712.50	712.50	478.66	485.06	611.90	558.39	554.32
	One bedroom	487.33	515.97	523.75	513.00	488.88	655.36	620.81	641.95	593.67	554.35	636.81	626.94	613.14	665.02	703.50	688.85	710.3
	Two bed, one bath	690.27	704.57	721.68	535.40	553.78	631.06	648.89	672.74	635.67	657.69	679.39	709.51	712.71	737.50	632.58	741.34	757.73
	Two bed, two bath	613.00	611.46	549.46	755.91	859.06	807.64	847.82	900.16	806.24	806.31	658.57	750.85		799.23	785.01	786.65	859.38
	Three bedroom	638.00	813.00	1013.00	825.50	868.00	1198.87	865.04	976.89		861.15		1129.95	I .	966.89	987.26	1152.46	1154.9°
	All	563.48	608.21	639.12	663.36	640.67	714.38	758.21	738.16	713.92	673.84	700.59	745.76	723.50	731.85	744.40	772.47	784.22
Eagle County	Efficiency	400.50	563.00	530.31	540.27		529.28	536.68	542.81	788.00	788.00	600.00	600.00	I .	550.34	544.50	569.57	675.00
	One bedroom	859.13	714.53	759.45	780.82	813.00	866.87	622.83	831.08		713.96		798.39	I .	788.36	867.84	855.56	894.12
	Two bed, one bath	881.48	927.05	931.95	953.61	948.11	972.60	1009.34	1000.50	992.63	992.63	987.24	1047.55	1043.33	1055.25	1018.71	1079.99	929.58
	Two bed, two bath	1204.78	1045.82	1065.99	1098.45	1014.72	1129.41	1043.12	1031.82		1079.12		1005.04	1087.50	1063.51	1088.55	1073.94	1192.14
	Three bedroom	1237.55	1171.63	1065.95	1199.78	1123.60	920.14	1106.64	1025.96		1042.92	1110.87	1159.03	1135.76	1160.08		1220.18	1175.4
	All	992.35	948.27	958.25	989.38	996.57	1000.70	984.34	984.66		982.62	1009.64	1018.35	1033.49	1051.90	1074.66	1079.78	1047.5
Fort Collins	Efficiency	343.07	469.82	487.80	359.97	406.25	366.17	384.50	422.13		390.85		366.36	I .	415.28	479.86	449.32	438.67
Loveland	One bedroom	555.96	566.85	600.79	574.85	570.58	630.74	637.26	637.48	659.04	642.65	644.30	623.31	627.90	650.51	634.80	615.80	655.28
	Two bed, one bath	619.47	633.79	666.79	670.01	677.42	710.63	724.13	733.97	724.65	684.19		701.71	673.11	677.93	695.99	682.96	724.79
	Two bed, two bath	764.68	733.23	750.39	768.44	740.67	817.40	783.57	810.07	815.92	838.26	809.87	797.85	758.62	799.31	766.79	846.24	812.13
	Three bedroom	767.23	754.11	744.81	781.83	799.63	781.84	772.33	831.80		923.23		801.55	I .	881.16	826.90	884.21	901.08
	All	606.12	655.07	668.25	690.06	657.64	726.72	710.20	752.54	729.51	743.27	721.84	725.90	722.65	739.79	730.27	748.88	766.14
Fort Morgan/	Efficiency	227.13	399.36		324.86	488.01	443.56	443.56	413.00	311.61	359.55	238.50	520.15	537.50		537.50		
Brush	One bedroom	285.54	254.70	247.75	263.44	428.07	270.91	232.84	336.96	259.59	283.45	270.33	339.11	367.21	294.37	338.94	330.53	326.83
	Two bed, one bath	325.41	310.14	402.32	386.44	387.28	414.61	364.59	450.20	444.83	385.88	352.24	481.62	375.83	363.73	334.69	378.93	409.2
	Two bed, two bath	475.50				445.89			544.25	453.14	388.00		843.50					
	Three bedroom	574.62	448.00	663.00	696.33	548.10	461.61	477.81	633.24	561.90	473.14	504.86	851.97	498.66	602.31	486.00	622.50	474.1
	All	302.64	283.65	349.89	336.74	425.55	335.32	297.99	400.87	345.54	328.62	293.65	483.55	374.66	335.43	348.83	363.47	390.8

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

Rents are based on the units being unfurnished with tenants paying 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.

AVERAGE RENTS BY APARTMENT TYPE (CONTINUED) (In Dollars)

Marcon M	Market	Apartment											Quarter									
See			1st-1997	3rd-1997	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
The Section Section 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Glenwood					469.25		313.00	392.55	608.83		613.00		463.00	463.00	462.50	551.56	487.50	525.00	525.00	587.50	562.50
Two bad tow bads 1968	Springs		507.33	567.05	562.70	667.17	634.88	639.35	691.73	580.12	585.37	682.60	694.64	646.75	593.00	624.86	671.56	610.00	614.64		693.61	604.40
The section 1		Two bed, one bath	627.55	676.64	648.14	696.21	664.38	788.54	711.33	686.70	761.76	858.89	814.61	746.94	691.57	612.12	730.70	690.35	671.43	642.00	715.16	778.13
Mathematical Math		Two bed, two bath	519.58	549.84	571.89	725.14	547.21	505.78	480.86	618.00	697.62	1141.17	1113.89	826.18	751.16	570.83	745.83	638.43	537.50	551.79	992.22	787.50
Minimary		Three bedroom	560.46	608.51	565.18	784.09	797.76	667.94	641.13	706.24	593.73	588.00	596.33	688.49	693.56	668.16	721.93	723.21	745.05	758.93	824.52	958.61
Che Senticome 1975		All	569.17	617.66	601.57	707.98	689.15	703.55	706.12	658.07	667.01	818.51	826.98	731.34	673.58	617.67	701.85	661.78	645.40	665.06	721.88	724.09
Two bad, ow bads 44,854 64,000 68,61 68,000 68,01 68,000 68,01 68,000 68,	Grand Junction	Efficiency	313.00	298.33	206.50	258.67	310.76	318.29	313.00	300.50	310.50	356.01	307.44	225.00	239.42	131.87	212.87	263.71	239.61	214.48	238.62	205.00
Two beef two pasts 11,000 11,000 10,000		One bedroom	370.14	383.30	387.50	373.75	344.12	379.33	401.13	394.14	419.61	433.81	422.57	389.53	379.20	402.02	388.06	410.99	419.00	418.37	411.96	456.45
Proceedings		Two bed, one bath	448.58	468.03		454.00	461.56	488.19		503.76	475.37	483.36	519.14	495.03	496.33	510.25	463.14		518.92	521.92	679.13	607.78
Marchano																						718.45
Property of the party of the																						
Circle Septimon Circle Sep		1 111	_																			
Two bed, new basis 49-78 51-94 69-37 69-38 69-37 71-79 59-37 59-38 79-38 59-39 79-38 59-39 79-38 59-39 79-38 59-39 79-38 79-38 79-39	Greeley																					
Two best now bash Mod 24 26 26 174 26 26 26 27 27 28 26 26 26 27 27 28 26 26 27 27 28 26 27 28 28 28 28 28 28 28																						
Three bedroom																						
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Che bestroom Che	Gunnison		403.23	313.20	479.00	310.00	331.91	303.00	347.33	330.30	304.34	397.60	000.43			300.30	393.20	000.04	011.20	010.40	023.10	034.43
Two best one bashs Two best one bash Two	Carringon									473 71	500 50	486.33	475 50			471 20	455 60	430 64	471 80	481 30	501 20	488 30
Two beds two bath here bedroom have bedroom																						
Three bedroom All Country Fill Country Fi													.55.50			321.00				551.05		
All Courty Fillionery 15 00 28.00 28.00 41.00 28.77 375.00 39.21 41.00 38.00 39.										000.00	011.02	0.0.0.		700.00	700.00	662.50				587.50		
Efficiency 125.00 238.00 341.00 257.75 375.50 397.51 483.00 380.00 411.00 633.30 250.00 280.00 280.00 280.00 411.00 280.00 380.00 380.00 380.00 411.00 380.00 380.00 411.00 380.00										525.90	344.01	485.05	494.65	524.75	524.25							562.92
One bedroom The bedroom All Children The bedro	Lake County		125.00	238.00	238.00	413.00	287.75	375.50	392.15			100.00										
Two bed, one halm 43.32 438.64 451.46 531.86 586.50 587.01 570.00 57												608.31										539.94
Two bed, two ball beds 50,50 G 380 C 380 C 380 F 378 O																						
Miles		Two bed, two bath	550.50	538.00																		
Commonwork Com		Three bedroom	529.67	550.50	563.00	746.89	788.00	589.85	643.90	769.82	697.35	663.00	538.43	638.93	636.33	612.50	612.50	601.00	601.00	601.00		
Part		All	404.15	414.19	395.63	632.86	533.34	554.96	563.17	575.71	545.49	608.44	504.94	564.67	569.58	493.01	540.32	476.33	489.99	489.59	535.25	535.53
Two bed, one ball hold two bal	Montrose	Efficiency																				
Two bed, two ball hard performs Two bed, two ball hard performs Two bed two ball hard performs Two bed two ball hard performs Two bed, two ball hard performs Two be		One bedroom								452.39	504.90	525.70	556.06	490.64	509.06	603.07	577.04	528.23	622.17	627.73	586.47	555.43
Three bedroom		Two bed, one bath								463.00	519.10	533.10	489.86	524.84	518.36	459.38	481.25	506.25	490.28	515.09	542.78	548.21
Efficiency 375 95 269 47 307 76 276 95 286 82 272 02 298 93 426 298 141 288 46 386 76 3													543.43									
Useblo Deficiency 275.8 269.47 307.79 257.66 286.8 272.02 263.9 342.6 234.7 254.8 335.9 346.00 291.42 241.4 335.9 346.00 291.42 446.00 241.4 40.62 411.4 411.4 41.4 41.4 41.4 41.4 41.4 4																						604.17
No bedroom 365.64 387.51 367.22 395.64 386.75 387.15 381.65 387.52 385.64 386.75 477.97 473.33 477.97 473.33 477.97 473.33 477.97 473.33 477.97 473.33 477.97 473.33 477.97 473.33 477.97 473.33 477.97 473.33 477.97 473.34 477.97 473.33 477.97 473.34 473.34 473.34 477.97 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34 473.34																						
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Efficiency One bedroom Two bed, one bath Two bed, we bath Two bed, we bath Two bed one Two bath																						
One bedroom Two bed, one ball Three bedroom All Reamboat Efficiency One bedroom All Two bed, one ball	Calida		420.31	424.70	393.64	427.11	422.07	420.42	420.93	470.17	402.01	440.40	494.04	400.23	400.39	400.01	490.11	400.20	4/9.02	409.23	4/4.9/	493.90
Two bed, one bath Two bed, we bath Three bedroom All Efficiency prings Done bedroom Three bedroom All Efficiency Done bedroom All Efficiency Do	Janua									433 98	463.00	463 91	481 97	475 26	475 26	437 50	437 50	412 50	431 25	431 25	431 25	431.25
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Two bed, one bath Two bed, two bath Two bed, two bath Two bed, two bath Two bed, two bath Three bedroom All Selfciency prings Pr	Southeastern	Efficiency																	362.50		362.50	362.50
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Three bedroom All Efficiency prings One bedroom Two bed, one bath Three bedroom All Efficiency One bedroom Two bed, one bath Three bedroom Three bedroom All Efficiency One bedroom Two bed, one bath Three bedroom All Efficiency One bedroom Two bed, one bath Three bedroom Two bed, one bath Two be		Two bed, one bath																474.35	499.34	517.32	490.91	487.85
All Efficiency prings One bedroom Two bed, one bath Two bed, two bath Two bed, one bath Two bed, two bath Two bed, two bath Two bed, one bath Two bed, two b		Two bed, two bath																454.17				437.50
teamboat Efficiency One bedroom One bedroom All Certaing Efficiency One bedroom All Certaing All C																						449.17
Prings One bedroom Two bed, one bath Two bed, two bath Three bedroom All Two bed, one bath Two bed, two bath Three bedroom All Three bedro																		486.17	475.64	470.10	468.49	461.72
Two bed, noe bath Two bed from All Ummit Efficiency One bedroom All Ummit Efficiency One bedroom All One bedroom All Three bedroom All Three bedroom All One bedroom All Three bedroom All Three bedroom All Three bedroom All One bedroom All One bedroom All Three bedroom All One bedroom One bedroom All One bedroom All One bedroom All One bedroom All One bedroom One bedroom All One bedroom All One bedroom All One bedroom One bedroom One bedroom All One bedroom All One bedroom All One bedroom All One bedroom One One bedroom One bedroom One bedroom One bedroom One bedroom One One Dedroom One One Dedroom One One Dedroom One One Dedroom One One One Dedroom One One Dedroom One	Steamboat																					l .
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Three bedroom All Efficiency One bedroom All Efficiency One bedroom All Efficiency One bedroom All Three bedroom All All Three bedroom All Three bedroom All Three bedroom All Three bedroom By 38.00 Three bedroom All Three bedroom By 38.00 Three bedroom B																						
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Three bedroom All Light Clinic Computer Control County All Light Clinic County All Light Cl																		501.00	J82.01	473.13	J83.83	
All Efficiency 588.00 419.25 438.00 398.26 372.62 445.32 393.88 427.00 394.45 468.88 505.50 404.38 562.50 687.50 687.04 774.04 581.17 771.93 574.45 Two bed, one bath 722.68 750.14 710.70 770.47 799.07 713.61 652.10 687.14 959.05 889.96 857.00 831.14 1027.29 825.18 794.77 844.81 921.12 953.68 978.38 1112.50																		442 10	420 02		463 33	
ummit Efficiency 588.00 419.25 438.00 398.26 372.62 445.32 393.88 427.00 394.45 468.88 505.50 404.38 562.50 687.50 670.22 671.04 774.04 581.17 771.93 574.43 Two bed, one bath Two bed, the bath Three bedroom 914.97 934.67 953.18 1991.36 1097.26 655.0 990.54 869.36 899.6 857.00 831.14 1027.29 825.18 921.12 953.68 978.38 1112.50																				428 15		
County One bedroom 614.57 672.18 501.57 703.91 607.92 625.50 605.76 653.72 573.01 641.95 662.55 679.02 661.00 610.38 702.32 710.47 774.04 581.17 771.93 574.42 Two bed, now bath 722.68 750.14 710.70 770.47 799.07 713.61 652.10 740.62 794.68 781.22 723.72 823.42 801.14 773.08 791.67 906.82 870.36 932.91 833.9 883.9 Two bed, two bath 914.97 934.67 953.18 1091.36 1025.50 997.64 857.34 499.05 889.98 857.00 831.14 1027.29 825.18 944.81 921.22 933.88 978.38 1112.50 1112.50 Three bedroom 829.35 847.18 852.15 925.50 990.54 856.33 983.86 869.36 998.68 850.08 950.16 964.84 102.93 883.78 981.49 1040.00 1055.30<	Summit		588 00	419 25	438 00	398 26	372 62		445 32	393 88	427 00	394 45	468 88	505 50	404 38	562 50	687 50	574.00	0.1.22	.20.10	5 14.57	317.0
Two bed, one bath 722.68 750.14 710.70 770.47 799.07 713.61 652.10 740.62 794.68 781.22 723.57 823.42 801.14 773.68 791.67 906.82 870.36 932.91 839.35 838.9 Two bed, two bath 914.97 934.67 953.18 1091.36 1025.50 907.64 867.14 959.05 889.96 857.00 831.14 1027.29 825.18 794.77 844.81 921.12 953.68 978.38 1112.50 1112.51 Three bedroom 829.35 847.18 852.15 925.50 990.54 856.33 983.86 869.36 908.69 852.81 930.16 964.84 1021.93 883.78 981.49 1040.00 1055.30 1042.99 975.82 970.43	County							625.50										710.47	774.04	581.17	771.93	574 4
Two bed, two bath 914.97 934.67 953.18 1091.36 1025.50 907.64 867.14 959.05 889.96 857.00 831.14 1027.29 825.18 794.77 844.81 921.12 953.68 978.38 1112.50 1112.50 Three bedroom 829.35 847.18 852.15 925.50 990.54 856.33 983.86 869.36 908.69 852.81 930.16 964.84 1021.93 883.78 981.49 1040.00 1055.30 1042.99 975.82 970.41																						
Three bedroom 829.35 847.18 852.15 925.50 990.54 856.33 983.86 869.36 908.69 852.81 930.16 964.84 1021.93 883.78 981.49 1040.00 1055.30 1042.99 975.82 970.49																						
			767.67	778.25	726.63	804.14	774.75	780.17	784.99	742.98	722.40	734.31	749.52	805.41	769.44	770.95	833.61	921.45	939.59	878.27	902.36	

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

Rents are based on the units being unfurnished with tenants paying 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.

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

										(In D	ollars)											
												arter										
Market Area		3rd-1996	1st-1997	3rd-1997	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000		1st-2001		1st-2002	3rd-2002			1st-2004					
Alamosa	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									428.91 441.23 435.98	427.91 395.69 411.23	399.21 308.21 311.21	208.39 389.43	413.00 554.18 524.08	312.23 544.92 410.93	362.50 400.55 418.65	405.36 422.27 394.42	412.50 407.18 418.65	337.50 421.37 408.27	406.25 472.36 408.27	372.50 479.40 408.27	379.50 502.14 408.27
Aspen	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	1065.45 1072.12 965.45	1074.55 1089.15 989.23	1078.41 1121.11 1001.11	998.11 1051.98 905.31	1098.97 1151.67 1229.50	988.11 1137.56 1221.33	949.95 1136.23 1122.42	948.23 1136.99 1125.97	951.23 930.50 928.51 1085.09	956.31 919.69 929.61 1041.23	1311.21 1123.90 1088.00 1639.37	1063.00 982.44 1138.00	938.00 1006.79 1047.65	939.68 1075.69 1018.94	906.05 874.26 1023.31	1787.50 865.76 986.15	1119.64 1138.92 1087.50 984.46	550.00 1087.92 937.33	1087.50 1022.64 923.84 1108.78	1487.50 1135.00 1107.71 1081.93	1602.50 1281.25 989.22 1160.14
Buena Vista	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									640.98 721.23	641.23 669.23	621.97 641.32	525.81 516.51	529.99 521.41	230.39 523.69	491.07	497.02	485.71	488.10	457.69	457.69	507.14
Canon City	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									224.17 549.07	489.23 541.29	327.13 509.52 488.00	442.42 608.65 481.38	583.90 499.06 525.00	585.97 494.69 518.92	385.42 516.35 512.50	408.13 533.79	563.75 535.00	417.50 510.00	454.17 570.31 510.00	498.37 615.00 525.00	606.00 612.50 525.00
Colorado Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	371.23 454.38 473.80 565.60	438.14 461.31 448.15 563.38	430.97 448.96 464.29 585.70	424.04 470.09 481.21 605.97	430.05 495.24 454.23 611.54	422.39 448.12 494.11 613.55	420.49 433.77 457.17 625.61	450.72 478.84 499.07 660.75	467.11 491.71 540.42 705.95	453.87 485.89 547.29 669.89	479.37 496.91 576.38 717.91	506.22 519.15 562.95 688.81	527.81 501.67 566.06 670.89	520.18 483.54 524.80 700.23	524.49 482.13 548.71 696.03	528.19 498.87 533.89 677.54	532.14 452.53 502.41 718.72	535.80 441.07 520.17 698.52	534.32 447.60 475.24 598.69 783.72 638.23	581.06 446.00 534.73 614.16 771.39 730.90	598.23 467.70 512.18 621.98 788.67 693.48
Durango	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	625.33 571.75 690.11	446.33 371.33 663.51	476.89 370.23 662.47	351.68 365.12 530.29	406.70 568.25 578.50	425.97 611.23 588.61	629.31 565.13 522.47 821.71	564.25 497.83 747.82 882.96	454.67 429.73 653.79 902.23	663.00 611.55 626.19 827.41	713.00 726.25 648.16 889.73	649.11 647.51 686.64 890.47	688.50 528.85 695.55 833.78	640.78 539.62 670.35 783.69	762.50 662.15 630.03 783.19	537.50 660.49 632.86 863.12	498.21 611.20 634.02 856.13	466.67 634.20 630.28 847.18	662.50 690.42 545.49 861.36	516.67 658.96 725.26 870.57	516.67 645.43 802.19 874.22
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	825.23 832.03 915.83	820.33 1022.29 873.29	825.34 967.85 907.39	968.54 906.11	931.89 1055.69 998.57	932.41 931.97 648.99	937.23 941.35 889.77 985.61	969.23 957.39 943.98 1015.39	929.23 950.59 1010.26 984.97	935.67 952.69 998.51 1021.99	638.00 388.00 893.55 1044.65	688.00 1032.29 633.97 1012.81	725.99 1029.36 800.94 959.86	745.63 1052.37 812.59 980.22	1009.23 1214.58 992.94	756.64 1111.31 1022.77	967.50 1064.19 1030.40	637.50 925.35 1079.20	946.09 1095.64 1084.49	910.99 1082.41 1143.62	987.50 1010.12 1088.82 1013.01
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	825.23 832.03 915.83	820.33 1022.29 873.29	825.34 967.85 907.39	824.23 968.54 906.11	931.89 1055.69 998.57	932.41 931.97 648.99	937.23 941.35 889.77 985.61	969.23 957.39 943.98 1015.39	929.23 950.59 1010.26 984.97	935.67 952.69 998.51 1021.99	638.00 388.00 893.55 1044.65	688.00 1032.29 633.97 1012.81	725.99 1029.36 800.94 959.86	745.63 1052.37 812.59 980.22	1009.23 1214.58 992.94	756.64 1111.31 1022.77	967.50 1064.19 1030.40	637.50 925.35 1079.20	687.50 535.34 562.37 710.71 756.89 1055.60	736.03 558.91 581.92 767.54 725.20 1031.04	682.14 601.06 613.75 708.91 806.72 1110.86
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	354.91 348.94	369.90 463.73	371.12 483.11	279.89 464.08	303.81 319.51	298.92 330.49	317.49 410.52 369.23	291.95 397.17	321.35 347.49 504.52	333.21 276.94 356.69	356.94 358.11 284.76	371.19 396.58 380.50	352.39 439.17 290.17 173.10	394.95 348.65 334.25 252.58	312.50 347.43 297.73 154.09	330.00 365.64 325.68 646.42	313.69 425.42 273.84	313.69 368.03 273.26	317.93 416.96 274.71	409.23 273.55	316.07 397.59 406.15
Glenwood Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	759.87 493.01	707.23 524.11 497.72	696.33 754.83 505.23	689.77 848.99 496.23	758.95 925.11 601.58	628.96 661.93	695.14 747.09 497.72 740.68	694.23 749.23 501.23 743.23	681.18 680.88 610.41	980.23 670.23 905.97	668.36 671.18 545.41 1066.66	623.00 882.13 545.41 521.12	693.00 800.50 681.33	612.33 755.99 825.77	525.00 546.11 728.97	554.17 751.33 650.00	671.31 671.57 639.19	706.62 646.72 620.83	669.93 671.53 637.50	749.94 702.96 728.82	739.06 663.06 920.83
Grand Junction	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	369.39 366.72 476.13	373.05 409.25 482.24 412.14	376.44 398.15 449.78 560.46	381.11 421.48 475.28 519.82	376.30 402.42 492.25 560.92	374.38 410.18 446.93 619.50	392.24 434.08 463.83 635.98	401.23 445.61 465.23 659.23	411.52 449.57 501.36 595.56	411.39 450.23 482.37 594.97	419.16 413.30 482.65 503.43	419.93 431.01 521.18 598.77	445.50 441.70 498.17 524.73	130.26 431.29 462.39 512.99	512.67 427.11 506.16 493.86	425.39 441.97 487.26 405.64	429.62 468.09 567.47 469.59	424.75 475.12 543.55 465.99	463.18 505.64 514.75 470.24	557.81 808.38 537.89 516.22	462.03 558.89 620.87 551.00

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

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

	_									(In D	ollars)											
Market Area		3rd-1996	1st-1997	0-1 4007	4-1-4000	0-4 4000	1st-1999	0-4 4000	4-4-0000	0-4 0000		arter	1st-2002	0-4 0000	4-4-0000	0-4 0000	4-4-0004	0-4 0004	4-4-0005	0-4 0005	4-4-0000	0-4 0000
Glenwood	240.0			3rd-1997	1st-1998	3rd-1998		3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001		3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Springs	2 to 8 9 to 50 51 to 99	759.87 493.01	707.23 524.11 497.72	696.33 754.83 505.23	689.77 848.99 496.23	758.95 925.11 601.58	628.96 661.93	695.14 747.09 497.72	694.23 749.23 501.23	681.18 680.88 610.41	980.23 670.23 905.97	668.36 671.18 545.41	623.00 882.13 545.41	693.00 800.50 681.33	612.33 755.99 825.77	525.00 546.11 728.97	554.17 751.33 650.00	671.31 671.57 639.19	706.62 646.72 620.83	669.93 671.53 637.50	749.94 702.96 728.82	739.06 663.06 920.83
	100 to 199 200 to 349 350 up							740.68	743.23			1066.66	521.12									
Grand Junction	2 to 8	369.39	373.05	376.44	381.11	376.30	374.38	392.24	401.23	411.52	411.39	419.16	419.93	445.50	130.26	512.67	425.39	429.62	424.75	463.18	557.81	462.03
	9 to 50 51 to 99 100 to 199 200 to 349 350 up	366.72 476.13	409.25 482.24 412.14	398.15 449.78 560.46	421.48 475.28 519.82	402.42 492.25 560.92	410.18 446.93 619.50	434.08 463.83 635.98	445.61 465.23 659.23	449.57 501.36 595.56	450.23 482.37 594.97	413.30 482.65 503.43	431.01 521.18 598.77	441.70 498.17 524.73	431.29 462.39 512.99	427.11 506.16 493.86	441.97 487.26 405.64	468.09 567.47 469.59	475.12 543.55 465.99	505.64 514.75 470.24	808.38 537.89 516.22	558.89 620.87 551.00
Greeley	2 to 8	444.23	506.23	503.00	487.72	488.53	546.90	458.69	584.87	589.79	310.12	629.07	629.07		588.00	632.50	514.95	540.02	945.36	563.83	542.68	540.43
	9 to 50 51 to 99 100 to 199 200 to 349 350 up	466.00 475.54 512.81	459.39 468.19 490.83	449.80 457.40 455.31	482.99 449.58 505.42	488.00 458.70 555.08	509.23 453.22 567.39	492.01 509.62 625.31	495.23 525.47 589.74	501.18 505.12 550.33	524.57 516.62 675.23	530.90 574.62 611.94	531.94 545.22 615.87	497.70 546.33 713.39	496.28 567.76 652.39	532.00 587.50 595.02	514.57 551.90 626.07	535.32 586.62 676.51	466.30 519.09 636.39	527.29 522.93 581.54 709.80	594.75 587.38 593.46 704.58	516.46 590.67 610.05 726.15
Gunnison	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									489.31 511.64 620.31	495.67 295.69 621.33	459.87 553.00 488.00	488.00 508.16 488.00	538.47 500.50	538.51 500.25	529.59 512.50	487.50 546.68 584.58	387.50 479.03 462.50	537.50 528.18 554.17	529.88 550.00	612.50 558.56 554.17	567.58 553.75
Lake County	2 to 8	364.67	309.00	312.11	302.33	511.23		512.31	521.42	405.69	406.97	613.00	611.21			526.29	500.00	450.00	426.79		525.00	531.25
	9 to 50 51 to 99	451.23	449.23	461.23	441.56	652.41	629.67	651.96	655.23	688.40 515.23	980.12 509.23	769.25 510.96	596.75	599.72	608.99	461.33	585.04	440.78	479.71	464.14	539.96	537.50
	100 to 199 200 to 349 350 up									608.87	570.23	583.83	470.94	550.73	551.21	503.43	519.12	504.81	504.81	504.81		
Montrose	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349									509.65 529.69	539.61 551.97	541.93 527.11 552.75	514.66 552.40 551.21	493.70 530.61	500.11 540.23	561.48 590.44	532.05 587.50	571.51 532.17	569.04 584.56	596.48 541.67	622.02 482.55	526.43 579.51
Pueblo	350 up 2 to 8	352.51	379.60	366.98	400.64	419.34	398.76	399.10	424.30	435.67	425.03	427.91	436.95	428.20	452.27	436.61	403.97	412.92	446.46	402.85	418.41	456.44
	9 to 50 51 to 99 100 to 199 200 to 349 350 up	384.26 479.61 449.52	419.04 416.31 448.01	428.13 341.54 450.39	421.53 324.32 403.56	424.58 324.79 449.32	420.64 405.12 441.23	370.39 334.53 445.95	417.13 346.81 441.21	420.95 586.93 487.92	422.04 492.61 478.26	435.37 413.61 509.91	463.39 597.01 492.93	447.59 496.33 473.07	434.61 472.24 479.22	429.34 502.75	480.71 436.50	445.18 521.09	416.24 600.97	419.32 528.38 480.32 389.48	413.32 522.15 474.62	413.21 520.08 513.81
Salida	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									494.19 504.97 475.69	495.61 505.69 515.97	394.03 548.26 516.92	391.28 541.23	413.00 490.05	410.87 489.56	412.50 437.50	409.17 437.50	410.83 412.50	417.67 431.25	417.67 431.25	433.19 431.25	417.50 431.25
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up																	450.00 422.33 561.61	423.25 550.31	421.88 475.46 464.06	465.63 462.91 480.63	465.63 452.06 481.88
Steamboat Springs	2 to 8 9 to 50									789.23 811.23	790.13 816.93	796.21 577.41	621.42 607.15	612.47	545 67	583.89	659.84	785.37	528.99		547.61	602.03
	51 to 99 100 to 199 200 to 349									751.29	781.98	542.98	578.45 1003.58	564.89 834.08	600.27 865.23	577.95 867.65	478.78 836.80	716.63 914.20	632.18 841.80	618.06 908.30	562.18 917.77	568.46 916.14
Sterling	350 up 2 to 8																			373.61		
	9 to 50 51 to 99 100 to 199 200 to 349 350 up																	258.63 381.56 243.18	253.86 392.61 242.95	430.37	404.77 339.00 250.00	401.14 333.61 255.23
Summit County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349	852.62 701.46	988.00 840.50 710.55	705.30 753.71 474.21	665.11 700.11 425.11	931.75 884.49 667.44	869.58 625.50 777.02	1242.41 822.37 734.41	1211.21 841.23 736.11	919.98 558.45 783.98	841.29 560.23 782.95	746.04 504.54 802.84	804.67 539.84 804.91	612.47 564.89 834.08	572.23 525.69 789.23	1075.74 567.50 784.52	1093.75 799.17 818.85	916.86 929.17	945.00 787.17 929.83 1046.31	1210.00 837.50 730.90 998.71	1112.50 689.17 976.68 916.27	680.83 801.27 917.46
	350 up																					

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

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Ago of							(111	Dollars)	٥	ortor								
Market Area	Age of Building	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001		arter	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Alamosa	To 1959	100 1000	010 1000	100 1000	010 1000	100 2000	0.0 2000	100 200 1	010 2001	101 2002	0.0 2002	101 2000	0.0 2000	100 200 1	010 200 1	100 2000	014 2000	100 2000	0.0 2000
	1960-69																		
	1970-79																		
	1980-89																390.63	331.25	331.25
	1990-99																393.75	612.98	574.09
	2000-04																		
	2005+																		
Aspen	To 1959																	1487.5	1587.50
	1960-69 1970-79																1087.50	1072.59	005.04
	1970-79																745.83 1104.32	1072.59	825.61 1160.14
	1990-99																104.32	1140	1190.00
	2000-04																1007.50	1140	1150.00
	2005+																		
Buena Vista	To 1959																		
	1960-69																		
	1970-79																525.00	525	525.00
	1980-89																		
	1990-99																		587.50
	2000-04											l							
0 0"	2005+																		
Canon City	To 1959											l						498.37	606.00
	1960-69 1970-79																540.00	505	505.00
	1970-79																510.00	525	525.00
	1990-99																570.31	615	612.50
	2000-04																370.51	013	012.50
	2005+																		
Colorado Springs	To 1959	428.60	464.86	449.74	492.17	498.36	482.51	554.63	635.94	596.62	574.43	596.65	582.38	568.15	521.11	501.64	489.67	458.59	487.93
	1960-69	458.41	485.78	499.37	534.78	534.23	499.74	549.58	567.74	562.55	536.47	540.13	501.11	550.69	547.11	535.79	523.93	562.26	568.46
	1970-79	479.75	503.63	531.17	543.75	557.54	610.11	621.38	611.53	612.28	612.99	602.55	586.12	546.36	576.49	563.52	546.85	552.28	554.48
	1980-89	637.72	645.63	655.96	644.50	679.34	699.32	711.11	747.09	713.57	667.79	690.78	697.81	669.84	702.06	684.21	680.41	710.22	757.21
	1990-99	729.46	838.29	800.06	896.81	913.87	986.48	902.15	906.33	867.84	844.55	868.29	870.81	859.64	887.94	898.07	953.22	921.17	894.55
	2000-04																931.43	915.01	857.55
Duranga	2005+ To 1959																		
Durango	1960-69																		
	1970-79																549.19	725.26	802.19
	1980-89																727.33	664.38	657.81
	1990-99																809.37	782.55	758.31
	2000-04																	913.75	928.13
	2005+																		
Eagle County	To 1959																		
	1960-69																		
	1970-79																1072.00	1104.5	782.71
	1980-89																1024.95	1059.51	1089.08
	1990-99 2000-04																1090.41	1130.17	1137.03
	2000-04																	941.5	1029.17
Fort Collins/Loveland		381.37	538.00	524.61	499.78	517.62	518.41	492.73	434.62	529.67	532.64	524.76	488.89	494.64	494.64	583.52	604.47	554.69	590.00
	1960-69	534.03	538.83	556.27	582.05	589.23	587.83	639.17	625.56	592.94	603.09	622.54	863.33	767.36	700.22	561.67	563.43	616.71	671.24
	1970-79	535.88	511.97	588.59	616.89	639.63	593.30	593.82	641.68	638.45	579.98	571.98	982.54	321.65	584.87	290.83	632.73	581.40	575.16
	1980-89	673.08	703.70	701.37	717.90	715.36	692.48	715.85	727.15	751.22	704.05	705.37	880.84	500.33	872.07	949.16	764.94	834.17	773.68
	1990-99	563.09	734.56	721.23	741.14	759.31	678.27	814.21	765.56	814.34	849.06		1065.32	730.86	1077.61	995.09	789.14	726.12	792.38
	2000-04																782.42	787.84	856.00
	2005+																		
Fort Morgan/Brush	To 1959																317.93		316.07
	1960-69											l							
	1970-79 1980-89																297.49 487.78	332.91 449.21	417.44 374.61
	1980-89																487.78	449.21	3/4.61
	2000-04																		
	2005+																		

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

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

Average rent minus rental losses equals effective rent.

AVERAGE RENT BY AGE OF BUILDING (CONTINUED) (In Dollars)

Market Area	Age of										arter								
Olamona di Onainana	Building	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Glenwood Springs	To 1959																000.00	857.50	050.70
	1960-69 1970-79																690.63 666.67	570.71 728.51	659.72 663.82
	1980-89																687.50	696.63	1112.50
	1990-99																637.50	000.00	920.83
	2000-04																	1085.71	
	2005+																		
Grand Junction	To 1959	468.81	481.65		451.12	469.69	464.15	463.29	482.12	354.67	499.94	510.39	522.28	454.21	379.69	380.60	250.92	300.94	244.01
	1960-69	377.41	384.05		400.50	418.00	427.29	428.91	442.55	405.10	456.18	426.98	440.00	440.00	435.00	435.00			442.50
	1970-79	437.74	414.54		439.14	495.69	458.24	442.39	442.04	479.11	456.48	465.23	466.89	452.06	486.20	491.34	490.56	670.00	575.94
	1980-89 1990-99	432.70 438.00	480.72 431.72		484.13 497.83	599.69 520.37	508.20 519.38	507.36 518.63	467.87 479.08	542.32 560.51	513.77 572.79	512.69 574.99	515.91 611.77	494.90 472.29	572.62 519.44	539.16 620.75	511.34 587.85	547.97 623.63	613.29 638.61
	2000-04	430.00	431.72	451.25	457.00	320.37	319.30	310.03	475.00	300.31	3/2./9	374.55	011.77	412.25	313.44	020.75	367.63	650.00	528.13
	2005+																	000.00	020.10
Greeley	To 1959	518.26	566.48	586.04	557.57	454.58	455.67	454.99	545.57	525.89	509.05	509.10		333.93		775.00			
·	1960-69	412.84	465.36	460.70	432.70	468.19	468.84	473.71	488.77	517.74	444.93	458.20	532.14	433.27	437.50	498.71	437.50	639.34	375.00
	1970-79	478.95	499.32		531.31	546.59	533.16	549.15	593.44	557.43	563.93	565.77	529.63	608.96	599.57	558.76	584.68	597.44	609.70
	1980-89	611.37	642.20	565.84	686.31	592.23	586.52	633.41	658.12	664.90	627.00	590.83	595.30	583.77	634.58	620.54	601.85	630.00	620.38
	1990-99				771.68	775.71	710.02	702.29	712.61	715.29	811.95	813.56	820.72	738.47	804.07	712.77	560.07	581.45	569.92
	2000-04																810.66	735.80	734.65
Gunnison	2005+ To 1959																525.00	542.50	547.50
Currison	1960-69																323.00	342.30	547.50
	1970-79																550.00	554.17	553.75
	1980-89								ا									583.04	
	1990-99																		642.86
	2000-04																		
	2005+			\vdash				\Box											
Lake County	To 1959																50.0		
	1960-69								ا								504.81	525.00	531.25
	1970-79 1980-89																443.75	525.00 653.13	531.25 646.88
	1980-89																443.75 477.36	466.55	466.55
	2000-04																4//.30	400.55	400.55
	2005+																		
Montrose	To 1959																		
	1960-69																452.50	562.50	
	1970-79																456.62	474.42	476.73
	1980-89																664.77	812.50	596.03
	1990-99																587.50	587.50	637.50
	2000-04																577.50		
Pueblo	2005+ To 1050	364.32	270.07	370.81	393.17	384.32	404.26	464.44	408.74	436.12	467.90	499.32	452.72	428.08	409.56	429.22	488.57	503.94	432.42
ruebio	To 1959 1960-69	352.51	378.07 360.53		356.89	320.90	401.36 376.24	370.60	375.25	434.18	368.63	360.31	352.18	385.68	409.36	487.84	400.57	396.72	398.70
	1970-79	412.28	433.42		443.20	444.27	467.15	462.36	464.56	479.50	467.36	460.97	490.03	484.94	433.67	469.66	446.84	456.25	453.22
	1980-89	448.46	452.67		457.28	456.28	413.00	411.30	459.87	522.24	473.16	474.66	461.79	101.01	443.56	409.56	383.65	389.42	409.62
	1990-99	554.43	525.50		548.05	583.45	775.24	756.04	458.05	681.06	635.57	641.35	660.82	857.50	785.18	747.68	783.50	699.55	782.65
	2000-04																581.85	619.10	784.56
	2005+																		
Salida	To 1959																		
	1960-69																		
	1970-79																		
	1980-89 1990-99																447.07	400.40	447.50
	2000-04																417.67	433.19	417.50
	2005+																		
Southeastern	To 1959																401.25	418.75	418.75
Colorado	1960-69																493.75	421.88	421.88
	1970-79																477.27	492.45	490.23
	1980-89				1	1	1	i										458.59	458.59
														I	I		l	456.59	
	1990-99																	456.59	
Steamboat Springs	1990-99 2000-04																	456.59	
C.Cumbout Opinigs	1990-99 2000-04 2005+																	456.59	
	1990-99 2000-04 2005+ To 1959																	456.59	
	1990-99 2000-04 2005+ To 1959 1960-69																	436.59	
	1990-99 2000-04 2005+ To 1959																581.02	557.76	577.96
	1990-99 2000-04 2005+ To 1959 1960-69 1970-79																581.02 908.30		
	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04																	557.76	577.96
	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+																908.30	557.76	577.96
Sterling	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959																	557.76 917.77	577.96 916.14
	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1960-69																908.30 439.30	557.76 917.77 437.50	577.96 916.14 437.50
	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1960-69 1970-79																908.30 439.30 412.50	557.76 917.77 437.50 250.00	577.96 916.14 437.50 255.23
	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 19900-04 2005+ To 1959 1960-69 1970-79 1980-89																908.30 439.30	557.76 917.77 437.50 250.00 295.17	577.96 916.14 437.50 255.23 296.51
Sterling	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99																908.30 439.30 412.50	557.76 917.77 437.50 250.00	577.96 916.14 437.50 255.23
Sterling	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04																908.30 439.30 412.50	557.76 917.77 437.50 250.00 295.17	577.96 916.14 437.50 255.23 296.51
Sterling	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+																908.30 439.30 412.50	557.76 917.77 437.50 250.00 295.17	577.96 916.14 437.50 255.23 296.51
Sterling	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04																908.30 439.30 412.50	557.76 917.77 437.50 250.00 295.17	577.96 916.14 437.50 255.23 296.51
Sterling	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959																908.30 439.30 412.50	557.76 917.77 437.50 250.00 295.17	577.96 916.14 437.50 255.23 296.51
Sterling	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1980-89 1970-79 1980-89 1970-79 1980-89 1970-79 1980-89 1970-79 1980-89																908.30 439.30 412.50 362.50	557.76 917.77 437.50 250.00 295.17 408.39	577.96 916.14 437.50 255.23 296.51 449.21
Sterling Summit County	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1980-89 1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 1970-79																908.30 439.30 412.50 362.50 893.45 237.50 955.40	557.76 917.77 437.50 250.00 295.17 408.39 868.75	577.96 916.14 437.50 255.23 296.51 449.21
Sterling Summit County	1990-99 2000-04 2005+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+ To 1959 1980-89 1970-79 1980-89 1970-79 1980-89 1970-79 1980-89 1970-79 1980-89																908.30 439.30 412.50 362.50 893.45 237.50	557.76 917.77 437.50 250.00 295.17 408.39	577.96 916.14 437.50 255.23 296.51 449.21

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

Rents are based on the units being unfurnished with tenants paying gas and electricity.

Average rents do not reflect " rental losses" from discounts/concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

MEDIAN RENT BY MARKET AREA

(In Dollars)

								Quarter							
Market Area	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Alamosa									364.54	408.25	407.40	390.14	407.37	393.11	405.17
Aspen									986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47
Buena Vista									501.00	502.14	401.00	476.00	442.25	442.25	476.00
Canon City									504.49	527.77	538.85	512.40	515.00	518.19	522.69
Colorado Springs									649.03	626.31	682.91	653.13	670.44	692.66	682.80
Northwest									727.32	759.39	658.72	712.56	775.60	795.20	750.45
Northeast									653.07	593.84	705.67	661.64	637.74	670.91	682.56
Far Northeast											754.07	716.63	787.29	781.61	734.27
Southeast									601.75	577.92	600.54	627.01	609.33	621.15	606.30
Security/Widefield/Fountain									615.24	640.79	590.24	643.05	633.71	661.79	634.50
Southwest									679.98	670.50	699.79	642.76	678.89	705.71	795.75
Central									610.38	574.53	504.61	515.29	464.38	499.66	492.26
Durango									708.39	743.47	705.78	736.00	772.43	776.85	794.75
Eagle County									1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80
Fort Collins/Loveland									709.83	756.89	691.89	721.30	695.66	692.98	732.47
Northwest									685.34	686.87	655.20	653.67	631.32	661.18	623.84
Northeast									545.05	689.37	686.84	664.65	683.02	753.66	778.34
Southeast									732.97	800.89	694.40	777.94	788.25	688.50	809.89
Southwest									719.75	708.65	645.54	673.19	642.89	700.92	692.27
Loveland									734.33	778.59	776.43	807.47	725.64	809.11	810.52
Fort Morgan/Brush									291.99	380.86	379.27	336.94	322.59	375.52	404.33
Glenwood Springs									614.97	661.42	648.43	624.44	685.14	706.66	727.83
Grand Junction									497.51	459.89	494.13	492.94	498.46	523.89	602.09
Greeley									566.76	553.78	644.90	592.31	573.21	609.27	613.77
Gunnison									518.50	579.39	457.67	541.14		564.08	558.73
Lake County									499.21	530.10	491.06	504.17	504.71	520.58	520.58
Montrose									579.13	584.02	512.46	593.71	552.25	563.50	536.94
Pueblo									476.52	472.60	432.29	445.02	441.35	442.19	445.41
Northwest									421.83	466.97	612.46	2026.00	436.57	408.21	390.58
Northeast									462.14	474.42	462.25	501.93	477.01	470.40	477.76
Southeast									438.50	438.50	421.37	421.37	421.37	363.50	
Southwest		<u></u>							483.81	473.94	411.86	416.05	412.03	420.22	420.57
Salida									433.81	433.29	413.50	422.47	422.47	429.65	422.25
Southeastern Colorado											486.17	438.02		479.73	467.25
Steamboat Springs									614.54	660.94	779.31	692.30	679.47	610.72	618.61
Sterling											309.57	294.97	413.71	303.5	286.55
Summit County									755.61	805.00	885.38	934.93	916.57	895.64	888.19

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

MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market								Quarter							
Area	Apartment Type	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Alamosa	Efficiency														
	One bedroom								385.87	395.85	385.55	384.55	397.38	397.38	397.38
	Two bed, one bath								338.50	410.95	451.63	416.63	410.93	387.51	408.81
	Two bed, two bath														
	Three bedroom								271.83	426.00	513.50	363.50	405.17	405.17	530.17
	All								364.54	408.25	407.40	390.14	407.37	393.11	405.17
Aspen	Efficiency								488.50	751.60	778.50	561.71	715.29	774.75	891.00
.,	One bedroom								711.23	939.94	948.73	1012.72	1057.48	1083.81	
	Two bed, one bath								825.74	1129.98	1114.54	1107.85	1244.75	1099.21	1230.91
	Two bed, two bath								997.57	988.50	1088.70	1088.50	1088.50	1138.50	l .
	Three bedroom									1280.69	1423.22	1263.50	1414.39	1438.50	1515.17
	All								986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47
Buena Vista	Efficiency														
	One bedroom								464.13	494.75	388.50	439.13	439.13	439.13	439.13
	Two bed, one bath								517.41	505.81	634.59	538.50	538.50	538.50	
	Two bed, two bath								011111	000.01	001.00	000.00	000.00	000.00	001.00
	Three bedroom														
]	All								501.00	502.14	401.00	476.00	442.25	442.25	476.00
Canon City	Efficiency								301.00	288.50	538.50	288.50	-14 2.25	388.50	
Carlott Oily	One bedroom								344.88		638.50	338.50	363.50	520.79	
	Two bed, one bath								511.66		535.38	516.63	515.34	518.46	
	Two bed, one bath								511.00	520.13	535.36	510.03	515.34	310.40	516.40
									400 74	500 50			500 50		
	Three bedroom								493.71	538.50	500.05	540.40	588.50	540.40	500.00
Colorado	All Efficiency								504.49 524.96	527.77 494.14	538.85 502.25	512.40 438.33	515.00 478.02	518.19 509.87	522.69 480.57
Springs	,														
Springs	One bedroom Two bed, one bath								590.16		596.66	543.56	586.89		I
	,								625.05		661.71	624.91	637.80	665.52	
	Two bed, two bath								797.67	818.38	842.82	831.16	812.58	846.87	
	Three bedroom								844.18		868.19	818.00	943.50	879.86	
Durana	All								649.03	626.31	682.91	653.13	670.44	692.66	
Durango	Efficiency								713.50	713.50	453.16	477.14	519.18	469.45	
	One bedroom								651.00		658.50	670.53	764.43	753.33	
	Two bed, one bath								695.64	756.39	679.85	787.54	576.00	792.88	
	Two bed, two bath								640.83	753.50	861.62	769.75	862.94	828.08	
	Three bedroom								804.47	1131.08	1113.50	993.65	926.00	1154.91	1179.91
	All								708.39	743.47	705.78	736.00	772.43	776.85	794.75
Eagle County	Efficiency								588.50	588.50	539.39	525.72	539.02	526.00	l
]	One bedroom								708.92	763.50	845.05	834.80	869.85	871.00	
]	Two bed, one bath								1101.63	1012.46	1102.57	1062.71	1062.77	1110.75	
]	Two bed, two bath								1118.11	946.31	1088.50	1111.36	1135.69	1131.10	l
]	Three bedroom								1033.74	1096.60	1237.90	1281.11	1308.79	1305.26	
	All								1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80
Fort Collins	Efficiency								645.71	269.83	537.20	436.13	468.50	489.72	
Loveland	One bedroom								697.14	692.42	659.80	647.11	650.09	638.99	
	Two bed, one bath								698.90	705.39	668.97	672.41	669.20	687.58	687.41
]	Two bed, two bath								781.16	1226.00	707.49	790.43	772.88	765.20	830.75
	Three bedroom								810.22	779.57	794.01	819.21	787.46	881.74	856.31
	All								709.83	756.89	691.89	721.30	695.66	692.98	732.47
Fort Morgan/	Efficiency									470.14	538.50		538.50		
Brush	One bedroom								249.50	266.63	376.00	248.92	271.83	357.82	358.81
	Two bed, one bath								381.82	395.17	376.63	372.15	353.68	375.17	388.50
	Two bed, two bath									862.98					
	Three bedroom								543.50	1086.42	499.21	499.21	488.50	501.00	416.18
	All								291.99	380.86	379.27	336.94	322.59	375.52	404.33

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

Rents are based on the units being unfurnished with tenants paying 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.

MEDIUM RENTS BY APARTMENT TYPE (CONTINUED) (In Dollars)

Market	Apartment										Quarter								
Area	Туре	1et_1008	3rd-1008	1et_1000	3rd_1000	1st-2000	3rd-2000	1st-2001	3rd-2001	1et-2002		1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Glenwood	Efficiency	131-1000	014-1000	131-1000	010-1000	130-2000	014-2000	131-2001	010-2001	131 2002	51G-2002	131-2000	463.50	551.00	476.00	526.00	526.00	501.00	563.50
Springs	One bedroom					1							727.56	651.00	599.67	594.41	711.03	705.38	578.08
Opriligo	Two bed, one bath					1							543.61	703.08	701.00	661.00	654.33	696.14	742.00
	Two bed, two bath					1							571.31	767.67	544.75	538.50	539.19	938.50	788.50
	Three bedroom					1							678.23	613.50	665.80	669.40	692.32	766.63	986.76
	All					1													
Canad Investiga			_			-							614.97	661.42	648.43	624.44	685.14	706.66	727.83
Grand Junction	Efficiency					1							400.00	444.00	263.69	238.87	12.69	238.69	12.50
	One bedroom					1							430.39	414.89	398.75	460.40	453.83	458.05	468.19
	Two bed, one bath					1							510.52	461.42	497.00	514.53	509.49	531.57	652.89
	Two bed, two bath					1							538.26	531.56	569.06	520.58	514.89	536.39	703.59
	Three bedroom					1							626.68	581.80	680.43	614.04	614.24	608.43	616.71
	All												497.51	459.89	494.13	492.94	498.46	523.89	602.09
Greeley	Efficiency					1							459.33	390.19	442.67	320.02	367.67	446.71	513.50
	One bedroom					1							552.93	537.06	572.71	562.96	558.59	586.91	582.73
	Two bed, one bath					1							543.06	522.00	645.17	549.41	546.79	618.88	608.68
	Two bed, two bath					1							661.33	674.63	775.87	713.44	731.34	753.47	732.03
	Three bedroom					1							686.30	723.01	769.31	770.32	768.35	759.13	786.74
	All					1							566.76	553.78	644.90	592.31	573.21	609.27	613.77
Gunnison	Efficiency																		
	One bedroom	I	l		1	l							470.17	425.17	429.13	464.93	482.88	475.17	474.33
	Two bed, one bath	1	l			1							520.53	587.48	460.79	544.65	552.46	563.50	562.81
	Two bed, two bath	1	l			1								588.50	563.50	613.50	-52.70	588.50	563.50
	Three bedroom	1	l			1							663.50	538.50	488.50	663.50	588.50	613.50	613.50
	All	I	l		1	l							518.50	579.39	457.67	541.14	544.64	564.08	558.73
Jaka County		1	 	 	-	 	 	 				_							
Lake County	Efficiency One bedroom	1	l			1							388.50 455.83	288.50 444.09	288.50 438.96	319.75 449.93	313.50 438.50	313.50	313.50 626.60
	l					1												626.60	
	Two bed, one bath					1							511.56	533.23	505.29	514.50	516.04	520.58	520.58
	Two bed, two bath					1										488.50			
	Three bedroom					1							613.50	613.50	613.50	613.50	613.50		
	All												499.21	530.10	491.06	504.17	504.71	520.58	520.58
Montrose	Efficiency					1													
	One bedroom					1							587.02	593.45	436.98	617.78	592.25	580.17	626.63
	Two bed, one bath					1							481.00	489.46	509.33	493.50	519.75	537.90	526.00
	Two bed, two bath					1							553.50		663.50	518.50	531.56		
	Three bedroom					1							626.00		688.50	582.25	573.50	676.00	676.00
	All												579.13	584.02	512.46	593.71	552.25	563.50	536.94
Pueblo	Efficiency												240.77	351.00	343.50	404.47	342.67	389.89	382.25
	One bedroom					1							407.73	439.77	391.45	388.87	392.33	396.64	398.20
	Two bed, one bath					1							492.48	507.68	444.44	472.72	472.00	485.54	489.24
	Two bed, two bath					1							528.84	561.28	615.49	604.98	607.45	780.17	802.89
	Three bedroom					1							621.70	618.88	604.04	607.79	591.71	643.50	614.16
	All					1							476.52	472.60	432.29	445.02	441.35	442.19	445.41
Salida	Efficiency												17 0.02	172.00	102.20	110.02	111.00	112.10	110.11
Guilda	One bedroom					1							438.50	438.50	413.50	431.00	431.00	431.00	431.00
	Two bed, one bath					1							412.25	412.25	411.42	412.18	412.18	424.86	412.25
	l .					1							412.23	412.23	411.42	481.00	481.00		481.00
	Two bed, two bath					1							450.00	450.00		461.00	461.00	401.00	401.00
	Three bedroom	I	l		1	l							459.33	456.00	456.00			455.5	
	All	-	—		—	 			-			—	433.81	433.29	413.50	422.47	422.47	429.65	422.25
Southeastern	Efficiency	I	l		1	l										362.50	376.00	363.50	363.50
Colorado	One bedroom	1	l			1									426.18	426.22	489.02	490.58	486.42
	Two bed, one bath	1	l			1									474.35	499.34	556.21	478.63	475.07
	Two bed, two bath	1	l			1									454.17				438.50
	Three bedroom	1	l			1									608.00	612.50	478.60	369.15	369.15
	All														486.17	475.64	477.53	479.73	467.25
Steamboat	Efficiency	I				I												T	
Springs	One bedroom	I				l							591.18	590.84	738.50	704.13	692.67	728.56	729.85
-	Two bed, one bath	1	l			1							603.43	624.21	824.68	680.17	614.54	602.74	613.50
	Two bed, two bath	I	l		1	l							888.50	838.50	959.33	592.53	592.53	546.05	545.91
	Three bedroom	1	l			1							1038.50	1035.77	1231.73	1132.25	1137.33	1136.94	1136.55
	All	1	l			1							614.54	660.94	779.31	692.30		610.72	618.61
Sterling	Efficiency													2 30.04		202.00	2.0.77	12.5	12.50
	One bedroom	I	l		1	l											382.25	20.83	230.17
	Two bed, one bath	I				l									384.33	386.42		403.21	393.12
	Two bed, two bath	I	l		1	l									554.55	550.42	-10.03	700.21	413.50
	Three bedroom	I				l									457.25	373.12		376	465.20
	l	1	l			1													
C	All	 	—		—	\vdash		—					501.00	000.50	309.57	294.97	413.71	303.5	286.55
Summit	Efficiency	1	l			1							501.00	688.50	000 -		00.5		
County	One bedroom	1	l			1							631.36	713.05	669.75	816.32		842.67	374.46
	Two bed, one bath	1	l			1							854.91	766.76	868.19	898.92		862.72	887.46
	Two bed, two bath	I	l		1	l							698.60	877.19	857.25	917.35		1113.00	1113.50
	Three bedroom	1	l			1							931.13	1052.04	1056.13	1107.82		940.66	939.84
i	All	l	l	l	ı	I	1		1	1	1	1	755.61	805.00	885.38	934.93	916.57	895.64	888.19

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

Rents are based on the units being unfurnished with tenants paying 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 rental.

RENT PER SQUARE FOOT BY APARTMENT TYPE AND COUNTY

(In Dollars)

												Quarte	r									
	Apartment Type	3rd-1996	1st-1997	3rd-1997	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Alamosa	Efficiency									0.68	0.62											
1	One bedroom									0.67	0.65	0.49	0.49	0.74	0.70						0.70	0.70
1	Two bed, one bath									0.56	0.55	0.39	0.39	0.62	0.50						0.55	0.55
1	Two bed, two bath									0.58	0.53		0.48		0.73							
1	Three bedroom									0.54	0.54	0.52			0.52							
	All									0.59	0.54	0.42	0.43	0.65	0.54						0.64	0.64
Aspen	Efficiency	1.31	1.25	1.25		1.80	1.82	1.76	1.75	1.71	1.67	2.16	1.75	1.60	2		1.61	1.74	1.23	1.58	1.75	1.94
1	One bedroom	1.75	1.72	1.60	1.61	1.79	1.68	1.35	1.39	1.17	1.18	1.74	1.57	1.39	1.39	1.06	1.34	1.49	1.64	1.61	1.75	1.58
1	Two bed, one bath	1.20	1.21	1.22	1.09	1.21	1.19	1.21	1.19	1.04	0.99	1.61	1.21	1.17	1.17	1.08	1.12	1.24	1.26	1.24	1.31	1.24
1	Two bed, two bath			1.15	1.08	1.28	1.08	1.09	1.09	1.29	1.24	1.10	1.15	1.21	1.21	1.10	1.09	1.19	1.21	1.20	1.25	1.31
1	Three bedroom					1.11		1.36	1.35	0.78	0.78	1.51	1.76	1.45	1.45		1.16	1.30	1.15	1.29	1.31	1.37
1	All	1.61	1.63	1.64	1.41	1.63	1.35	1.27	1.26	1.19	1.16	1.31	1.28	1.23	1.23	1.08	1.25	1.40	1.33	1.39	1.47	1.46
Buena Vista	Efficiency									1.08	0.92	0.91										
1	One bedroom									0.98	0.91	0.90	0.83	0.81	0.82	1.22	1.22	0.97	1.16	1.16	1.16	1.16
1	Two bed, one bath									0.77	0.77	0.78	0.65	0.57	0.57	0.60	0.57	0.46	0.60	0.60	0.60	0.73
1	Two bed, two bath									0.98	0.89	0.88	0.82	0.89	0.90							
1	Three bedroom									0.00	0.00	0.00	0.72	0.00	0.00							
	All									0.92	0.83	0.82	0.72	0.72	0.72	0.70	0.68	0.54	0.69	0.69	0.69	0.75
Canon City	Efficiency									0.79	0.86	0.84	0.83	0.72	0.72	0.70	3.00	0.04	J.00	J.00	J.00	
	One bedroom									0.75	0.83	0.83	0.84	0.87	0.89	9.86				0.53		
1	Two bed, one bath									0.66	0.71	0.69	0.57	0.62	0.58	3.44	0.83	0.80	0.79	0.72	0.76	0.75
1	Two bed, two bath									0.64	0.66	0.66	0.55	0.61	0.61	5.44	0.03	0.00	1 0.73	0.72	1 0.70	0.75
1	Three bedroom									0.04	0.62	0.00	0.55	0.51	0.50	26.34	0.53			0.65		
	All									0.62	0.62	0.66	0.66	0.51	0.50	9 64	0.53	0.80	0.79	0.69	0.76	0.75
Colorado	Efficiency	0.86	0.86	0.97	0.93	1.03	0.97	0.96	0.92	1.01	1.02	1.13	1.09	0.99	1.01	1.06	1.05	1.06	0.73	1.03	1.13	1.07
Springs	One bedroom	0.75	0.76	0.76	0.77	0.80	0.81	0.83	0.83	0.89	0.87	0.93	0.91	0.89	0.91	1.04	0.87	0.90	0.89	0.92		
3-	Two bed, one bath	0.65	0.66	0.67	0.66	0.67	0.70	0.71	0.71	0.80	0.75	0.77	0.76	0.78	0.76	0.99	0.71	0.76	0.74	0.75	0.78	
1	Two bed, two bath	0.69	0.70	0.73	0.72	0.75	0.75	0.77	0.77	0.79	0.79	0.86	0.81	0.83	0.84	0.82	0.82	0.83	0.83	0.84	0.84	0.84
1	Three bedroom	0.47	0.70	0.73	0.72	0.74	0.69	0.66	0.72	0.76	0.70	0.73	0.72	0.70	0.75	0.76	0.75	0.78	0.76	0.83	0.82	
1	All	0.69	0.71	0.72	0.72	0.76	0.76	0.78	0.72	0.70	0.70	0.86	0.72	0.83	0.73	0.70	0.73	0.76	0.83	0.86	0.87	
Durango	Efficiency	1.01	1.15	1.17	1.18	0.79	1.04	1.03	1.07	1.20	1.08	0.00	0.01	0.00	1.13	1.13	1.13	1.00	1.06	1.39	1.17	1.14
Bulungo	One bedroom	0.91	0.80	0.81	0.60	0.83	0.89	0.93	0.95	0.85	1.04	1.01	0.94	0.92	0.90	1.07	1.12	1.07	1.17	1.23	1.22	
1	Two bed, one bath	0.71	0.65	0.60	0.42	0.64	0.68	0.82	0.87	0.72	0.77	0.75	0.82	0.74	0.81	0.82	0.89	0.91	0.93	0.76	0.95	
1	Two bed, two bath	0.74	0.00	0.00	0.72	0.65	0.00	0.02	0.07	0.72	0.97	1.02	1.05	0.87	0.89	0.83	0.03	0.88	0.95	0.90	0.99	
1	Three bedroom	0.74			0.72	0.52				0.96	1.10	0.73	0.78	0.07	0.78	0.69	1.03	1.02	0.95	0.89	1.06	1.06
1	All	0.76	0.78	0.79	0.60	0.63	0.81	0.91	0.94	0.85	0.91	0.86	0.89	0.86	0.75	0.84	0.97	0.97	1.00	1.00	1.04	1.06
Eagle County	Efficiency	0.74	1.08	1.10	1.05	0.90	1.15	1.18	1.24	0.00	1.24	1.19	1.21	1.75	1.75	1.33	1.33	1.63	1.75	0.95	1.90	2.18
Lugic County	One bedroom	1.13	0.99	1.04	1.01	1.21	1.18	1.22	1.24	1.24	1.23	1.23	1.35	1.16	1.16	1.20	1.17	1.36	1.33	1.37	1.42	1.44
1			1.21				1.21		1.25		1.16	1.23	1.28	1.23	1.23	1.31	1.39	1.31	1.33	1.36	ı	
	Two bed, one bath	1.10		1.17	1.17	1.14		1.17	1.25	1.15		1.23		1.23	1.23				1.33		1.43	
	Two bed, two bath	1.03 0.86	1.01	1.07	1.44	1.21	1.21	1.26		1.21	1.21	1.26	1.25 1.05			1.23	1.12	1.26		1.23	1.26	
	Three bedroom	0.86	1.00 1.07	1.05 1.09	1.05 1.09	1.25 1.20	1.12 1.18	1.04 1.15	1.05 1.18	1.13 1.16	1.13 1.16	1.08	1.05	1.00	1.03 1.19	1.06 1.22	1.10 1.24	1.09 1.26	1.12 1.31	1.18	1.24 1.42	1.15
Fort Collins/	Efficiency	0.99	0.83	0.68	0.72	0.73	0.81	0.82	0.87	0.95	0.90	0.91	1.18	0.96	0.92	1.22	0.77	1.26	1.31	1.32	1.42	
Loveland	,																					
Loveland	One bedroom	0.85	0.84	0.88	0.88	0.91	0.94	0.97	0.96	0.98	0.98	1.03	1.05	1.00	0.99	1.52	0.99	1.00	1.01	0.99	0.96	
	Two bed, one bath	0.74	0.74	0.73	0.74	0.85	0.80	0.81	0.81	0.85	0.85	0.85	0.90	0.90	0.85	1.86	0.85	0.82	0.84	0.84	0.86	
	Two bed, two bath	0.73	0.73	0.77	0.67	0.75	0.80	0.81	0.81	0.79	0.83	0.81	0.82	0.81	0.82	1.65	0.79	0.78	0.81	0.80	0.91	0.85
	Three bedroom	0.59	0.59	0.66	0.54	0.67	0.73	0.70	0.72	0.78	0.79	0.77	0.80	0.81	0.93	3.90	0.72	0.76	0.79	0.75	0.79	
Fort Mores - /	All	0.76	0.76	0.78	0.78	0.80	0.84	0.85	0.86	0.87	0.88	0.88	0.90	0.89	0.89	2.20	0.83	0.85	0.88	0.86	0.91	0.92
	Efficiency	- 1					- 1		0.75		0.82	0.82					1.15		l		l	I
Brush	One bedroom	0.51	0.38	0.37	0.35	0.37	0.32	0.35	0.37	0.60	0.47	0.38	0.55	0.48	0.42	0.41	0.68	0.54	0.49	0.44	0.56	
	Two bed, one bath	0.39	0.33	0.36	0.37	0.34	0.38	0.39	0.35	0.50	0.49	0.41	0.56	0.45	0.39	0.46	0.63	0.50	0.49	0.44	0.52	0.54
	Two bed, two bath	- 1					- 1						0.46	0.43	0.42		0.88		l		l	I
	Three bedroom	0.39	0.37	0.4	0.37	0.34	0.37	0.37	0.38	0.63	0.45	0.44	0.51	0.43	0.49	0.63	0.83	0.58	0.59	0.53	0.61	0.4
	ΔII	0.39	0.35	0.36	0.35	0.33	0.34	0.37	0.38	0.54	0.48	0.42	0.54	0.47	0.45	0.43	0.75	0.53	0.49	0.44	0.55	0.5

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

Rents are based on the units being unfurnished with tenants paying gas and electricity.

Average rents do not reflect " rental losses" from discounts/concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

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

(In Dollars)

	ı								(1111	Dollars)	Quarter											
Market Area	Apartment Type	3rd-1996	1st-1997	3rd-1997	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000		1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Glenwood Springs	Efficiency	0.74				0.81	0.77	0.82	0.82	1.25	1.24	1.26		1.54	1.34	1	1.13	1.28	1.08	1.08	1.51	1.15
	One bedroom	0.56	0.73	0.78	0.78	0.94	0.67	0.69	0.69	1.00	0.98	1.12	1.13	1.11	1.01	1.14	1.18	1.02	0.95	1.00	1.11	1.1
	Two bed, one bath	0.65	0.70	0.72	0.71	0.80	0.74	0.75	0.74	0.71	0.71	1.18	1.15	0.86	0.82	0.82	0.97	0.80	0.78	0.76	0.84	0.9
	Two bed, two bath	0.62	0.48	0.49	0.51	0.69	0.63	0.50	0.51	0.58	0.58	0.53	0.52	0.61	0.55	0.69	0.80	0.62	0.58	0.58	0.92	0.8
	Three bedroom	0.60	0.49	0.51	0.49	0.62	0.63	0.49	0.50	0.59	0.59	0.55	0.56	0.60	0.60	0.62	0.64	0.64	0.67	0.69	0.69	0.8
	All	0.63	0.52	0.55	0.54	0.66	0.66	0.55	0.55	0.70	0.69	0.96	0.97	0.82	0.69	0.87	0.97	0.80	0.78	0.78	0.91	0.9
Grand Junction	Efficiency	0.71	0.73	0.73	0.59	0.74	0.74	0.78	0.79	1.09	1.08	1.19	0.81	0.75	0.74	1.11	0.07	0.99	0.96	0.99	0.89	0.4
	One bedroom	0.65	0.62	0.64	0.65	0.66	0.60	0.65	0.66	0.65	0.65	0.69	0.73	0.77	0.76	0.78	0.75	0.77	0.79	0.81	0.83	0.8
	Two bed, one bath	0.57	0.55	0.58	0.57	0.57	0.58	0.62	0.64	0.60	0.60	0.60	0.64	0.63	0.64	2.16	0.57	0.65	0.65	0.65	0.69	0.7
	Two bed, two bath	0.63	0.62	0.61	0.77	0.72	0.64	0.64	0.67	0.65	0.64	0.62	0.65	0.59	0.60	3.11	0.62	0.65	0.67	0.64	0.65	0.8
	Three bedroom	0.52	0.50	0.50	0.59	0.54	0.46	0.61	0.62	0.61	0.61	0.54	0.55	0.55	0.54	3.56	0.56	0.63	0.57	0.58	0.55	0.5
	All	0.60	0.57	0.57	0.60	0.61	0.59	0.62	0.63	0.62	0.61	0.64	0.66	0.65	0.65	1.95	0.63	0.68	0.70	0.69	0.69	0.7
Greeley	Efficiency	0.72		0.71	0.70	0.71	0.74	0.80	0.03	0.02	0.80	0.90	0.78	0.05	0.03	0.74	1.00	0.87	0.70	0.81	0.09	0.9
Orecicy	One bedroom	0.72	0.70	0.71	0.70	0.71	0.74	0.80	0.77	0.78	0.80	0.86	0.78	0.83	0.84	1.44	0.84	0.87	0.82	0.86	0.99	0.8
		0.63	0.62	0.64	0.61	0.62	0.73	0.78	0.65	0.75	0.74	0.73	0.70	0.69	0.69	1.43	0.73	0.80	0.75	0.71	0.75	0.7
	Two bed, one bath Two bed, two bath	0.69	0.62	0.75	0.64	0.68	0.69	0.03	0.70	0.67	0.74	0.73	0.76	0.76	0.03	2.41	0.70	0.80	0.75	0.77	0.78	0.7
	Three bedroom	0.70	0.60	0.60	0.53	0.53	0.73	0.66	0.71	0.75	0.76	0.73	0.81	0.82	0.79	4.41	0.83	0.84	0.80	0.76	0.76	0.8
Oin	All	0.67	0.64	0.68	0.64	0.67	0.69	0.74	0.75	0.72	0.77	0.78	0.79	0.78	0.76	1.84	0.79	0.85	0.78	0.79	0.83	0.8
Gunnison	Efficiency	1								0.89	0.72											
	One bedroom	1								0.85	0.65	0.83	0.81	0.83	0.82	1.08	1.13	1.19		1.13	1.09	1.1
	Two bed, one bath	1								0.74	0.68	0.72	0.73	0.76	0.76	0.74	0.89	0.89		0.81	0.90	0.9
	Two bed, two bath									0.75	0.75	0.73										
	Three bedroom	1																				
1.1.0	All		$\vdash \vdash$							0.79	0.54	0.75	0.76	0.79	0.79	0.84	0.96	0.97		0.90	0.95	1.0
Lake County	Efficiency	0.28	0.28	0.35	0.35	0.62	0.63		0.64	0.93	0.88		0.67	0.53	0.53	0.78	0.58	0.58	0.72	0.63	0.63	0.63
	One bedroom	0.66	0.45	0.45	0.45	0.79	0.85	0.87	0.88	0.91	0.86	0.96	0.82	0.84	0.84	0.69	0.84	0.65	0.68	0.66	0.86	0.86
	Two bed, one bath	0.45	0.47	0.47	0.48	0.75	0.69	0.84	0.85	0.79	0.73	0.72	0.58	0.67	0.67	0.59	0.64	0.60	0.61	0.61	0.64	0.63
	Two bed, two bath	0.64		0.64							0.65								0.36			
	Three bedroom	0.65		0.66	0.66	0.75				0.79	0.79	0.68	0.55	0.65	0.65	0.61	0.61	0.60	0.60	0.60		
	All	0.51	0.45	0.46	0.45	0.72	0.75	0.77	0.78	0.83	0.79	0.76	0.63	0.71	0.71	0.63	0.72	0.62	0.64	0.63	0.79	0.79
Montrose	Efficiency																					
	One bedroom									0.74	0.79	0.66	0.58	0.47	0.48	0.96	1.02	0.65	0.67	0.96	0.87	0.87
	Two bed, one bath	1								0.63	0.63	0.70	0.66	0.70	0.69	0.70	0.70	0.70	0.66	0.70	0.69	0.65
	Two bed, two bath	1								0.64	0.65		0.51	0.57	0.57				0.53	0.67		
	Three bedroom	1								0.67	0.68			0.55	0.55				0.44	0.60	0.58	0.58
	All	1			- 1					0.67	0.69	0.67	0.61	0.58	0.59	0.89	0.94	0.68	0.61	0.84	0.79	0.78
Pueblo	Efficiency	0.63	0.59	0.59	0.75	0.68	0.76	0.85	0.68	0.67	0.77	0.77	0.77	0.87	0.75	0.72	0.81	0.77	0.76	0.72	0.87	0.82
	One bedroom	0.62	0.62	0.63	0.64	0.69	0.65	0.68	0.68	0.71	0.65	0.68	0.70	0.67	0.68	0.79	0.81	0.72	0.75	0.73	0.73	0.74
	Two bed, one bath	0.56	0.63	0.58	0.57	0.55	0.58	0.59	0.56	0.59	0.62	0.60	0.62	0.55	0.59	0.62	0.63	0.56	0.61	0.56	0.59	0.58
	Two bed, two bath	0.61	0.62	0.60	0.45	0.61	0.58	0.58	0.58	0.67	0.65	0.57	0.66	0.68	0.67	0.70	0.70	0.69	0.60	0.67	0.70	0.75
	Three bedroom	0.48	0.56	0.49	0.49	0.47	0.54	0.58	0.58	0.61	0.62	0.58	0.63	0.61	0.60	0.67	0.66	0.60	0.57	0.55	0.60	0.64
	All	0.58	0.61	0.60	0.59	0.61	0.61	0.62	0.61	0.65	0.64	0.64	0.66	0.63	0.64	0.71	0.73	0.66	0.65	0.65	0.68	0.69
Salida	Efficiency	0.00	0.01	0.00	0.00	0.01	0.01	0.02	0.01	0.00	0.01	0.01	0.00	0.00	0.01	0.7 1	0.70	0.00	0.00	0.00	0.00	0.00
	One bedroom	1								0.69	0.70	0.70										
	Two bed, one bath									0.62	0.65	0.64	0.57	0.58	0.58	0.50	0.50	0.49	0.50	0.50	0.53	0.50
	l	1								0.67	0.69	0.68	0.57	0.56	0.56	0.50	0.50	0.43	0.47	0.47	0.33	0.47
	Two bed, two bath	1											0.40	0.40	0.40	0.45	0.44		0.47	0.47	0.45	0.47
	Three bedroom			l	I					0.66 0.64	0.66 0.66	0.68 0.65	0.46 0.56	0.46 0.55	0.46 0.55	0.45 0.49	0.44 0.48	0.45 0.49	0.49	0.49	0.51	0.49
Southeastern	Efficiency	+	 			-	 	-+		0.04	0.00	0.05	0.06	0.00	0.00	0.49	0.46	0.49	0.49	0.49	0.51	0.48
Colorado	Efficiency			l	I											l		A 70	۱, ۵			
Colorado	One bedroom	1		l	l											l		0.78	0.78	0.83	0.86	0.83
	Two bed, one bath			l	I											l		0.70	0.72	0.64	0.77	0.76
	Two bed, two bath			l	l											l		0.57				0.55
	Three bedroom			l	I											l		0.64	0.65	0.50	0.47	0.47
Ctoombo:	All	-	\vdash				\vdash	-					\vdash		-			0.72	0.71	0.70	0.74	0.71
Steamboat	Efficiency			l	l						0.99					l		l	l			
Springs	One bedroom	1		l	l						0.94	0.78	0.99	0.97	0.94	0.95	0.86	1.20	1.03	1.09	0.99	1.01
	Two bed, one bath	1		l	l					0.87	0.93	0.76	0.82	0.80	0.62	0.76	0.66	1.10	0.82	0.82	0.78	0.82
	Two bed, two bath			l	I					0.82	0.83	0.71	1.03	1.03	1.32	1.03	0.96	1.05	0.77	0.80	0.79	0.80
	Three bedroom			l	l								1.14	1.12	0.89	1.04	1.01	1.14	1.02	1.15	1.11	1.09
	All		oxdot							0.84	0.92	0.71	1.00	0.98	0.99	0.91	0.84	1.13	0.89	0.94	0.89	0.90
Sterling	Efficiency			T	T		T											T		T		
	One bedroom			l	I											l		l	l	0.67		
	Two bed, one bath			l	I											l		0.46	0.48	0.47	0.46	0.50
	Two bed, two bath			l	l											l		l	l			
	Three bedroom			l	I											l		0.46	0.46		0.46	0.5
	All	1			l											- 1		0.46	0.47	0.64	0.46	0.5
Summit County	Efficiency			0.89	0.90	0.89	0.93		0.92	0.98	0.98	0.98	1.18	0.96	0.85	1.11	1.31					
	One bedroom	0.79	1.20	1.21	1.08	1.21	1.05	1.02	1.03	0.88	0.88	0.93	1.06	1.08	1.06	1.01	1.17	1.26	1.07	0.80	1.14	1.00
	Two bed, one bath	0.73		0.80	0.78	0.80	0.80	0.78	0.79	0.93	0.93	0.84	0.90	0.96	0.95	0.92	0.99	1.03	1.04	1.06	0.98	0.9
	Two bed, two bath	1.07	0.78	0.84	0.75	0.95	1.04	1.06	1.04	1.38	1.25	1.31	1.12	1.19	0.95	0.98	1.09	1.05	1.18	1.22	1.30	1.31
	l						0.79					0.79										
	Three bedroom	0.70	0.85	0.86	0.86	0.92		0.74	0.74	0.80	0.80		0.89	0.93	0.96	0.85	0.83	1.00	0.91	0.93	1.00	0.99
	MI	0.73	0.77	0.78	0.76	0.94	0.83	0.79	0.79	0.92	0.91	0.91	0.97	1.00	0.95	0.92	1.01	1.09	1.03	0.95	1.06	1.01

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

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

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

Market Area	Age of									Quart	er							
	Building	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2005	3rd-2005
Alamosa	To 1959																	
	1960-69			- 1													1	
	1970-79			- 1													1	
	1980-89			- 1													1	
	1990-99			- 1													1	0.0
	2000-04			- 1													1	"
	2005+			- 1													1	
Aspen	To 1959										-						0.0	
Лороп				- 1													0.0	1
	1960-69			- 1												l .		
	1970-79			- 1												7.	٥	7.0
	1980-89			- 1													1	
	1990-99			- 1												0.	0 1.6	0.0
	2000-04			- 1													1	
	2005+																	
Buena Vista	To 1959			- 1													1	
	1960-69			- 1													1	
	1970-79			- 1													1	
	1980-89			I							l						1	
	1990-99			I					l		l		I		1	1	1	0.0
	2000-04			l					l		l		I		1	1	1	
	2005+			I					l		l		I		1	1	1	
Canon City	To 1959										_				<u> </u>	+	+	
Outlon Oily				l					l		l		I		1	1	1	
	1960-69			I							l							
	1970-79			- 1												5.	9 1.5	5 2.9
	1980-89			- 1													1	
	1990-99			- 1													1	
	2000-04			- 1													1	
	2005+																	
Colorado Springs	To 1959			3.5	3.8	4.5	7.3	7.6	7.0	7.5	4.4	6.7	3.2	3.3	4.2	2 5.	5 4.3	12.0
	1960-69			6.6	5.0	4.1	4.1	6.6	6.0	6.3	3.9	5.5	3.3	4.5	4.6	6 6.	8 4.	5 4.8
	1970-79			6.8	5.1	5.3	4.5	6.4	4.4	4.7								
	1980-89			6.1	4.9	7.0	5.2	6.3	4.3	5.9								
	1990-99			6.8	6.7	7.1	6.6	7.9	5.3	6.4								
	2000-04			0.0	0.7	/	0.0	1.5	0.0	0.4]	1.0	٦.,	1	1 0.0	6		
	2005+			- 1												"	"] 3.5	1.2
Duranga		_		-	_						_	-	-		-	+	+	_
Durango	To 1959			- 1													1	
	1960-69			- 1													1	
	1970-79			- 1													1	
	1980-89			- 1												4.		
	1990-99			- 1													2.	
	2000-04			- 1													2.	7
	2005+																	
Eagle County	To 1959																	
	1960-69			I							l						1	
	1970-79			I							l						0.0	
	1980-89			I					l		l		I		1	4.	1	3.3
	1990-99			- 1												3.		
				- 1												1 ,		
	2000-04			l					l		l		I		1	1	7.3	
Fort Collins/	2005+	\vdash											 		 	 	 	
Fort Collins/	To 1959			5.5	0.5	7.5	8.9	13.0	15.5	15.3			l .	28.6				
Loveland	1960-69			10.5	1.7	3.1	1.2			22.6	ı							1
	1970-79			6.0	4.0	1.0	3.3											
	1980-89			12.1	1.8	7.3	3.8						4.4					6.1
	1990-99			5.8	2.9	3.5	6.6	6.1	5.8	12.6	3.9	2.5	3.7	7.4	4.2	2 7.	6 4.5	6.5
	2000-04			- 1												4.	8 2.	1 7.9
	2005+	L											<u> </u>			<u>L</u>		<u> </u>
Fort Morgan/	To 1959															25.	0	19.0
Brush	1960-69			l					l		l		I		1	1	1	1
	1970-79			I					l		l		I		1	4.	4 1.0	6.0
	1980-89			I					l		l		I		1	1.		
	1990-99			I					l		l		I		1	1 "	Ĭ ^{7.}	T'
				l					l		l		I		1	1	1	I
	2000-04			I					l		l		I		1	1	1	
	2005+													L		1	1	

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

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING (CONTINUED)

Glenwood Springs 1 1 1 1 1 2 2 Grand Junction 1	Building Fo 1959 1960-69 1970-79 1980-89 1990-99	7 1s	st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
1 1 1 1 1 2 2 Grand Junction	1960-69 1970-79 1980-89																l l	
1 1 2 2 Grand Junction	1980-89																	
1 2 2 Grand Junction																3.9	0.0	3.9
2 2 Grand Junction																		
2 Grand Junction	2000-04																	
	2005+																	
•	Го 1959			6.4	5.6	7.1	3.2	9.5	9.1	6.9	6.4	12.1	6.3	50.0	8.0	1.5	0.5	
	1960-69			1.9	2.1	0.5	4.0	4.8		1.2	1.6	0.0	10.0	20.0	0.0			0.0
	1970-79 1980-89			6.5 5.0	5.6 4.9	6.3 3.3	3.5 1.1	5.5 4.4	2.9 4.5	5.9 1.2	6.1 1.9	6.7 5.7	1.0 2.6	4.4 6.3	2.4 4.2	9.1 11.2	2.9 5.8	
	1990-99			2.8	5.7	5.7	2.6	4.4	3.3	4.4	4.5	7.3	0.0	0.0	5.9	3.2	5.0	1.6
	2000-04																0.0	
	2005+																	
	Го 1959 1960-69			10.2	5.7	0.2 4.9	0.2	3.8	2.1	7.3	1.9		18.2	4.0	6.7	12.5		
	1970-79			9.5 8.9	4.4 5.3	3.2	11.7 3.7	3.9 5.4	5.9 4.4	7.8 4.8	8.2 6.1	3.2	3.7 4.4	4.2 4.3	5.5 3.7	4.3	3.2	4.2 6.7
	1980-89			6.5	4.4	4.1	2.0	7.5	0.6	5.2	4.2	2.1	3.3	4.3	3.7	5.1	3.6	
	1990-99			5.6	5.3	4.8	4.1	5.2	1.4	7.6	7.1	3.3	1.0	4.5	6.1	14.0	9.3	
	2000-04															3.3	5.5	3.4
	2005+ Fo 1959	-	-															
	1960-69																	
1	1970-79																	
	1980-89																0.0	
	1990-99 2000-04																	0.0
	2000-04																	
	Го 1959																	
1	1960-69															3.9		
	1970-79																	
	1980-89 1990-99																0.0	
	2000-04																	
	2005+																	
	Го 1959																	
	1960-69																18.8	
	1970-79 1980-89															5.9	6.2 2.0	
	1990-99																2.0	0.0
	2000-04																	
	2005+																	
	Го 1959			0.3	3.0	9.6	9.1	4.1	0.5	3.2	2.6	0.0	0.0	10.9	1.9	3.1	3.2	6.3
	1960-69 1970-79			1.7 8.0	2.6 4.4	3.1 3.6	7.9 4.3	2.9 3.6	1.0 3.7	3.7 4.0	1.2 2.9	0.0 4.7	0.9 3.9	4.0 3.8	3.7 3.1	6.0 3.3	0.8 0.8	
	1980-89			8.3	5.6	5.8	2.3	4.2	10.8	9.4	9.4	0.0	0.0	0.0	4.4	0.0		
	1990-99			4.1	2.8	7.1	7.3	2.8	11.8	9.6	8.7	0.0	3.6	10.6	1.9	10.0	6.1	0.0
	2000-04															0.0	25.0	13.6
	2005+ Fo 1959	_	_															
	1960-69																	
	1970-79																	
	1980-89																	
	1990-99															10.3		0.0
	2000-04 2005+																	
	Го 1959																16.7	16.7
	1960-69																	
	1970-79															0.0	0.0	5.5
	1980-89																	
	1990-99 2000-04																	
	2005+																	
Steamboat Springs																		
	1960-69																	
	1970-79 1980-89		I														8.4	4.1
	1980-89															3.9		
	2000-04																	
	2005+																	
	Го 1959															0.0		
	1960-69 1970-79		I													0.0	8.3 1.8	
	1970-79															6.3	1.8	
	1990-99																	
	2000-04		I															
	2005+	-																
2	Го 1959	- 1																
2 Summit County		ı																
Summit County 7	1960-69																	
Summit County 7 1																7.8		15.6
Summit County 7 1 1 1	1960-69 1970-79															7.8 10.0		

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

		1								Quarte	er							
Market Area	Size	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002		_	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Alamosa	2 to 8																	
	9 to 50										l							0.0
	51 to 99										l							
	100 - 199										l							
	200 - 349										l							
	350 up										l							
-	Average																	0.0
Aspen	2 to 8										l						0	
	9 to 50										l							٠.,
	51 to 99 100 - 199										l					3.4	1.6	3.4
	200 - 349										l							
	350 up										l							
	Average										l					3.4	1.6	3.4
Buena Vista	2 to 8										_					0.4	1.0	0.4
Bucha vista	9 to 50										l							0.0
	51 to 99										l							0.0
	100 - 199										l							
	200 - 349										l	I						
	350 up										l							
	Average										l							0.0
Canon City	2 to 8																	
	9 to 50										l	I						
	51 to 99										l							
	100 - 199										l					5.9	1.5	2.9
	200 - 349										l							
	350 up										l							
	Average															5.9	1.5	2.9
Colorado	2 to 8			3.9	0.6	1.7	2.1	2.9			5.2	4.6						
Springs	9 to 50			6.6	6.3			6.7										6.5
	51 to 99			6.0	4.5		4.0	5.4		5.9		5.0						
	100 - 199			6.4	5.1	6.9	5.1	6.6	5.1	6.0	5.2	0.1	0.0	0.1	0.0			5.5
	200 - 349										l					6.6		
	350 up			0.0	- 0	0.0	۱ ,				١ ,,	- 4	4.0	١ ,,] ,,	5.3		
_	Average			6.3	5.2	6.3	4.8	6.4	5.0	5.9	4.8	5.4	4.2	6.3	4.7	6.1	4.9	
Durango	2 to 8										l						۱	0.0
	9 to 50 51 to 99										l					4.8	4.5	0.0
	100 - 199										l							
	200 - 349										l						2.3	1
	350 up										l							
ĺ	Average						l	1			I	1		1	I	4.8	2.5	0.0
Eagle County	2 to 8														\vdash	7.0	2.0	5.0
Lagie County	9 to 50										l	I						
	51 to 99										l					6.7	8.6	
	100 - 199										l	I				4.2		
	200 - 349						l	1			I	1		1	I	3.0		
	350 up										l	I				1	1	
1	Average							l			l			1	1	3.9	7.1	3.3
Fort Collins/	2 to 8			12.5	1.2	0.5	2.9	8.3	3.8	12.4	1.0	11.1	4.1	5.7	1.1		0.0	
Loveland	9 to 50			3.9	3.5		9.1	15.3										
1	51 to 99			15.3	3.9		4.6	14.2	5.1	5.7	6.1	2.6						
	100 - 199			13.6	3.2	3.0	2.9	6.9				0.1	0.0		0.0			4.0
	200 - 349										l					6.1		
	350 up						l	1			I	1		1	I		I	
	Average			14.7	3.0	6.1	3.6	12.8	4.1	8.4	2.8	5.5	3.5	7.3	4.5	6.5	3.5	6.3
Fort Morgan/	2 to 8															25.0		19.0
Brush	9 to 50						l	1			I	1		1	I	5.8	3.6	
	51 to 99						l	1			I	1		1	I	1.2	0.0	
	100 - 199						l	1			I	1		1	I		I	
	200 - 349						l	1			I	1		1	I		I	
	350 up						l	1			I	1		1	I		I	
	Average															5.3	2.4	6.4

 $^{^\}star$ Prior to the third quarter of 2004, the Sterling market area was included in the Fort Morgan/Brush market area.

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

										Quarte	er							
Market Area	Size	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002			3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006
Glenwood Springs	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															0.0 3.9 3.8	0.0	3.9
Grand Junction	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			2.9 6.5 5.8 5.3	3.5 6.3 5.4 5.4	2.6 3.7 7.5 3.8	1.3 2.7 2.8 3.1	3.7 7.9 4.3 6.8	3.9	7.6 3.7 2.7	6.5 4.2 3.8	7.3 6.5 0.1		5.5	5.0 5 3.1 0.0	6.1 10.8 9.0 0.5	0.0 8 8.3 0 4.2 5 0.5	1.6 3.4 2. 3.7 5. 0.5
Greeley	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			12.5 6.6 21.6 4.2	1.2 4.9 4.3 5.3	7.7 2.5 3.9 2.6	8.0 5.4 3.6 2.4	14.3 2.0 3.9 6.7	7.1 3.0 4.1 1.6	9.5 6.0 4.9 5.6	1.2 6.9 3.9 4.7	10.0 2.4 0.0	19.6 4.7 0.0	8.3 4.9 4.5 0.0	7.7 9 8.5 5 2.4 0 0.0	22.2 5.7 4.7 4.8	2 3.8 7 4.9 7 5.8 3 3.2 5.99	3 29.2 3.8 3.8 5.6 2 2.7
Gunnison	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			0.0	4.0	9.0	5.5	3.0	2.2	5.7	3.1	5.0	4.0	7.0	4.0	7.0	(0.0
Lake County	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															3.9)
Montrose	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															5.9	7.0 5.2	2.4
Pueblo	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			7.8 7.1 4.1 7.9	5.7 4.7 2.0 4.4	10.8 5.8 3.7 3.1	6.7 6.3 5.3 3.8	6.8 4.6 2.0 2.1	1.2 3.5	4.3 3.7 3.7	3.2 2.7	7.1 0.7 0.0	0.7 0.0	4.8 5.8 0.0	3 4.5 3 1.2 0 0.0	1.8 6.1 5.2 2.3	3 4.2 2.9 2 3.8 3 0.8	19.2 11.7 9.2 3 2.0
Salida	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															10.3	3	0.0
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															0.0	C	5.0
Steamboat Springs	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up												3.6	0.1		3.9	4.3 10.2 1.9	3 2.3 2 5.6
Sterling	Average 2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up												3.6	5.8 0.0 8.3 4.5 2.7	7.4 5 4.5	0.0 3.6)	5 4.5 5 5.6
Summit County	Average 2 to 8 9 to 50 51 to 99 100 - 199 200 - 349											0.0 0.0	20.0	3.8	3 3.8 10.0 0.0 0.2	10.0 7.8	0.0 3.3	0.0
	350 up Average											0.0	20.0		10.4	8.1	1.0	10.6

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

Apartment Unit Inventory and Absorption

Time		Colorado	Fort	Greeley	Pueblo
Period		Springs	Collins	Greeley	i debio
1995	TOTAL UNITS AVAILABLE	33886		9157	8091
Third Quarter	QUARTERLY VACANCY RATE	2.7			
Tilliu Quartei	UNITS RENTED	32971		-	
	UNITS VACANT	915	362		113
1996	TOTAL UNITS AVAILABLE	33886			8091
First Quarter	UNITS ADDED SINCE LAST SURVEY	55			36
i iist Quartei	TOTAL UNITS AVAILABLE	33941	13699		8127
	QUARTERLY VACANCY RATE	3.8	3.3		2.3
	UNITS RENTED	32651	13247		7940
	UNITS VACANT	1290			187
	NUMBER ABSORBED THIS TIME PERIOD	320	217		
1996	TOTAL UNITS AVAILABLE	33941	13699		8127
Third Quarter	UNITS ADDED SINCE LAST SURVEY	97	82		14
	TOTAL UNITS AVAILABLE	34038			8141
	QUARTERLY VACANCY RATE	3.6			3.4
	UNITS RENTED	32813	13492		7864
	UNITS VACANT	1225			277
	NUMBER ABSORBED THIS TIME PERIOD	162	245		-76
1997	TOTAL UNITS AVAILABLE	34038	13781	9304	
First Quarter	UNITS ADDED SINCE LAST SURVEY	59	391	59	50
	TOTAL UNITS AVAILABLE	34097	14172	9363	8191
	QUARTERLY VACANCY RATE	6	5.2	7.6	5.2
	UNITS RENTED	32051	13435	8651	7765
	UNITS VACANT	1364			426
	NUMBER ABSORBED THIS TIME PERIOD	-762	-57		-99
1997	TOTAL UNITS AVAILABLE	34097	14172		
Third Quarter	UNITS ADDED SINCE LAST SURVEY	767	301		87
	TOTAL UNITS AVAILABLE	34864			
	QUARTERLY VACANCY RATE	4.7	3.8		2.8
	UNITS RENTED	33225	13923		8046
	UNITS VACANT	1639	550		232
	NUMBER ABSORBED THIS TIME PERIOD	1174			281
1998	TOTAL UNITS AVAILABLE	34864			
First Quarter	UNITS ADDED SINCE LAST SURVEY	314			64
	TOTAL UNITS AVAILABLE	35178			
	QUARTERLY VACANCY RATE	5.8			5.5
	UNITS RENTED	33138			7885
	UNITS VACANT	2040			
1000	NUMBER ABSORBED THIS TIME PERIOD	-87	-13		-161
1998	TOTAL UNITS AVAILABLE UNITS ADDED SINCE LAST SURVEY	35178 776			
Tilliu Quartei	TOTAL UNITS AVAILABLE	35954			
	QUARTERLY VACANCY RATE	5.3			
	UNITS RENTED	34048			
	UNITS VACANT	1906			252
	NUMBER ABSORBED THIS TIME PERIOD	910			252 255
1999	TOTAL UNITS AVAILABLE	35954			
First Quarter	UNITS ADDED SINCE LAST SURVEY	437			36
i iiot quartoi	TOTAL UNITS AVAILABLE	36391	14966		
	QUARTERLY VACANCY RATE	5.7			6.0
	UNITS RENTED	34317			
	UNITS VACANT	2074			
	NUMBER ABSORBED THIS TIME PERIOD	269			
					•

Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs.

Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

Time		Colorado	Fort	Greeley	Pueblo
Period		Springs	Collins		
1999	TOTAL UNITS AVAILABLE	36391	14966	9719	8428
Third Quarter	UNITS ADDED SINCE LAST SURVEY	574	433	87	60
	TOTAL UNITS AVAILABLE	36965		9806	
	QUARTERLY VACANCY RATE	4.1 35449	2.9	4.7	5.0
	UNITS RENTED UNITS VACANT	35449 1516	14952 447	9345 461	8064 424
	NUMBER ABSORBED THIS TIME PERIOD	1132	645	180	142
2000	TOTAL UNITS AVAILABLE	36965	15399	9806	8488
First Quarter	UNITS ADDED SINCE LAST SURVEY	344	367	76	32
	TOTAL UNITS AVAILABLE	37309	15766	9882	8520
	QUARTERLY VACANCY RATE	4.4	3.4	3.8	5.6
	UNITS RENTED	35667	15230	9506	8043
	UNITS VACANT NUMBER ABSORBED THIS TIME PERIOD	1642 218	536 278	376 161	477 21
2000	TOTAL UNITS AVAILABLE	37309	15766		8520
Third Quarter	UNITS ADDED SINCE LAST SURVEY	604	381	103	34
	TOTAL UNITS AVAILABLE	37913	16147		8554
	QUARTERLY VACANCY RATE	2.8	1.8	3.0	4.7
	UNITS RENTED	36851	15856	9685	8152
	UNITS VACANT	1062		300	402
0004	NUMBER ABSORBED THIS TIME PERIOD	1184	626	179	109
2001 First Quarter	TOTAL UNITS AVAILABLE UNITS ADDED SINCE LAST SURVEY	37913 868	16147 481	9985	8554 30
First Quarter	TOTAL UNITS AVAILABLE	38781	16628	0 9985	8584
	QUARTERLY VACANCY RATE	2.8	2.6	1.7	5.7
	UNITS RENTED	37695	16196		8095
	UNITS VACANT	1086	432	170	489
	NUMBER ABSORBED THIS TIME PERIOD	844	340	130	-57
2001	TOTAL UNITS AVAILABLE	38781	16628		8584
Third Quarter	UNITS ADDED SINCE LAST SURVEY	541	216		0
	TOTAL UNITS AVAILABLE	39322	16844	10170	8584
	QUARTERLY VACANCY RATE UNITS RENTED	5.4 37199	3.3 16288	2.5 9916	3.2 8309
	UNITS VACANT	2123	556		275
	NUMBER ABSORBED THIS TIME PERIOD	-496	92	101	315
2002	TOTAL UNITS AVAILABLE	39322	16844	10170	8584
First Quarter	UNITS ADDED SINCE LAST SURVEY	1197	343	287	6
	TOTAL UNITS AVAILABLE	40519	17187		8590
	QUARTERLY VACANCY RATE	9.1	7.0	4.9	5.4
	UNITS RENTED UNITS VACANT	36832 3687	15984 1203	9945 512	8126 464
	NUMBER ABSORBED THIS TIME PERIOD	-367	-304	29	-183
2002	TOTAL UNITS AVAILABLE	40519	17187		8590
Third Quarter	UNITS ADDED SINCE LAST SURVEY	662			156
Trilla Quarter	TOTAL UNITS AVAILABLE	41181			
	QUARTERLY VACANCY RATE	8.2			
	UNITS RENTED	37804			8405
	UNITS VACANT	3377	2303	1229	341
	NUMBER ABSORBED THIS TIME PERIOD	972	-708	-666	279
2003	TOTAL UNITS AVAILABLE	41181	17579	10508	8746
First Quarter	UNITS ADDED SINCE LAST SURVEY	879	206	251	56
	TOTAL UNITS AVAILABLE	42060	17785	10759	8802
	QUARTERLY VACANCY RATE	12.7	16.1	10.7	8.3
	UNITS RENTED	36718	14922	9608	8071
	UNITS VACANT	5342	2863	1151	731
	NUMBER ABSORBED THIS TIME PERIOD	-1086		329	-334
2003	TOTAL UNITS AVAILABLE	42060			8802
Third Quarter	UNITS ADDED SINCE LAST SURVEY	866			96
Time Quarter	TOTAL UNITS AVAILABLE	42926			
	QUARTERLY VACANCY RATE	11.3			
	UNITS RENTED	38084			
	UNITS VACANT	4842	2242		910
	NUMBER ABSORBED THIS TIME PERIOD	1366	728	389	-83

Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs.

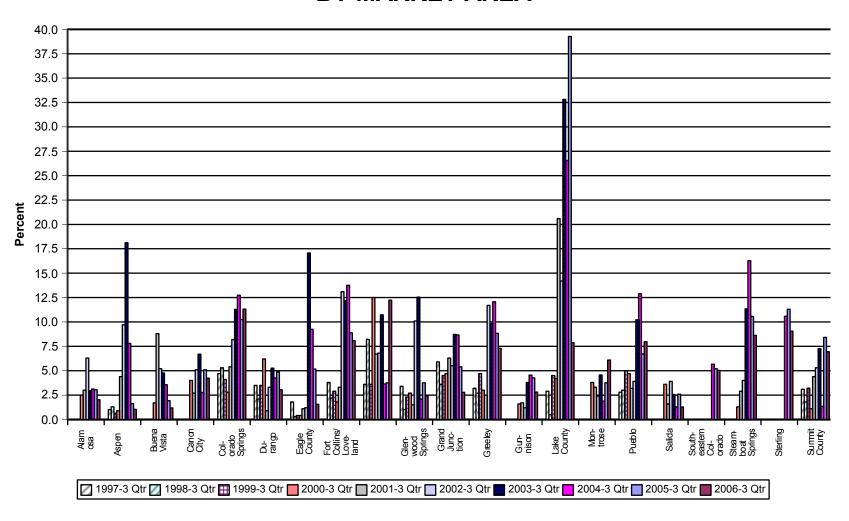
Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

Time		Colorado	Fort	Greeley	Pueblo
Period		Springs	Collins		
2004	TOTAL UNITS AVAILABLE	42926	17892	11088	8898
First Quarter	UNITS ADDED SINCE LAST SURVEY	220	251	125	68
	TOTAL UNITS AVAILABLE	43146	18143	11213	8966
	QUARTERLY VACANCY RATE	12.3	13.9	14.5	12.8
	UNITS RENTED	37839	15621	9587	7818
	UNITS VACANT	5307	2522	1626	1148
	NUMBER ABSORBED THIS TIME PERIOD	-245	-29	-410	-170
2004	TOTAL UNITS AVAILABLE	43146	18143	11213	8966
Third Quarter	UNITS ADDED SINCE LAST SURVEY	234	277	115	24
	TOTAL UNITS AVAILABLE	43380	18420	11328	8990
	QUARTERLY VACANCY RATE	10.2	11.0	11.1	7.4
	UNITS RENTED	38955	16394	10071	8325
	UNITS VACANT	4425	2026	1257	665
	NUMBER ABSORBED THIS TIME PERIOD	1113	773	484	507
2005	TOTAL UNITS AVAILABLE	43380	18420	11328	8990
First Quarter	UNITS ADDED SINCE LAST SURVEY	112	148	119	60
	TOTAL UNITS AVAILABLE	43492	18568	11447	9050
	QUARTERLY VACANCY RATE	12.6	12.9	12.1	12.9
	UNITS RENTED	38018	16164	10065	7883
	UNITS VACANT	5474	2404	1382	1167
	NUMBER ABSORBED THIS TIME PERIOD	-937	-230	-6	-442
2005	TOTAL UNITS AVAILABLE	43492	18568	11447	9050
Third Quarter	UNITS ADDED SINCE LAST SURVEY	76	160	90	44
	TOTAL UNITS AVAILABLE	43568	18728	11537	9094
	QUARTERLY VACANCY RATE	10.3	9.5	8.8	6.7
	UNITS RENTED	39081	16164	10522	8485
	UNITS VACANT	4487	1779	1015	609
	NUMBER ABSORBED THIS TIME PERIOD	1063	785	457	602
2006	TOTAL UNITS AVAILABLE	43568	18728	11537	9094
First Quarter	UNITS ADDED SINCE LAST SURVEY	54	134	67	48
	TOTAL UNITS AVAILABLE	43622	18862	11604	9142
	QUARTERLY VACANCY RATE	10.6	8.8	8.1	8.7
	UNITS RENTED	38998	17202	10664	8347
	UNITS VACANT	4624	1660	940	795
	NUMBER ABSORBED THIS TIME PERIOD	-83	1038	142	-138
2006	TOTAL UNITS AVAILABLE	43622	18862	11604	9142
Third Quarter	UNITS ADDED SINCE LAST SURVEY	48	152	68	24
	TOTAL UNITS AVAILABLE	43670	19014	11672	9166
	QUARTERLY VACANCY RATE	11.3	8.1	7.3	8.0
	UNITS RENTED	38735	17474	10820	8433
	UNITS VACANT	4935	1540	852	733
	NUMBER ABSORBED THIS TIME PERIOD	263	272	156	86

Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs.

GRAPH OF VACANCY RATES BY MARKET AREA





RENTS AND VACANCIES FOR THE TOTAL STATE OF COLORADO

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Medium Rent (In Dollars)
	((= 5)	(= 3)
3rd Quarter 1995	3.8	559.90	
1st Quarter 1996	4.7	567.61	
3rd Quarter 1996	4.3	583.43	
1st Quarter 1997	5.2	590.73	
3rd Quarter 1997	4.4	625.90	
1st Quarter 1998	4.8	629.82	
3rd Quarter 1998	4.0	660.12	
1st Quarter 1999	4.8	669.29	
3rd Quarter 1999	3.7	696.13	
1st Quarter 2000	4.9	717.64	
3rd Quarter 2000	3.5	730.65	
1st Quarter 2001	4.3	752.69	
3rd Quarter 2001	6.2	785.19	
1st Quarter 2002	8.4	781.35	
3rd Quarter 2002	9.1	766.53	
1st Quarter 2003	11.6	773.01	
3rd Quarter 2003	11.1	792.59	
1st Quarter 2004	11.2	772.16	
3rd Quarter 2004	9.8	792.59	
1st Quarter 2005	10.4	785.53	747.78
3rd Quarter 2005	8.6	805.72	759.68
1st Quarter 2006	7.7	798.26	753.72
3rd Quarter 2006	7.2	824.54	788.02

Source: Denver Metro Area Apartment Vacancy and Rent Survey
Colorado Multi-Family Housing Vacancy and Rent Survey

^{**}Includes data for all market areas surveyed for respective quarters. See individual Surveys for list of market areas surveyed.

Number of Multi-Family Units

2000

Market Area	Number of Units
Alamosa	886
Aspen *	2,685
Buena Vista	182
Canon City	1,315
Colorado Springs	46,313
Durango	1,867
Eagle County *	9,335
Fort Collins	16,163
Fort Morgan	802
Glenwood Springs	1,253
Grand Junction	5,083
Greeley	9,340
Gunnison	896
Lake County	460
Loveland	4,164
Montrose	1,142
Pueblo	9,548
Salida	479
Sterling	1,019
Steamboat Springs *	3,284
Summit County *	14,231

Source:

2000 Census of Housing, General Housing Characteristics,

Colorado. (Data includes rental and owneroccupied multifamily housing.

For the identifed markets(*) this will include condominuims used as second homes)

Vacancy Rates During the Current Quarter Cumulative Totals

							Two	Bedro	oom	Two	Bedro	om						Т		
	Fff	iciencies		One	Bedro	om		Bathr			Bathro		Thre	e Bedi	nom		Other		Total	
Rent Level																	Total Perc	en Vacan		Percer
\$000 to \$225	1		1.3%	1	134	0.7%	vacant	8	0.0%	1		50.0%	Vacant	4	0.0%	vacant	3 0.0			1.3%
\$226 to \$250		, 0	1.0 /	6	165	3.6%		3	0.0%	· ·	_	00.07		1	0.0%		0 0.	6		3.6%
\$251 to \$275		1	0.0%	_	10	0.0%		3	0.0%										14	0.0%
\$276 to \$300 \$301 to \$325	14	103 1	13.6%	2	17 58	11.8% 3.4%	2	31 24	12.9% 8.3%					1	0.0%			18		12.29 9.7%
\$326 to \$350	3		9.4%	18	213	8.5%	_	14	0.0%									21		
\$351 to \$375	13		11.8%	88		20.9%	2		12.5%	,	1	0.0%	6	40	15.0%			109		
\$376 to \$400	2		4.5%	74	1044	7.1%	119	286			3	0.0%		00	47.00		0 0	195		
\$401 to \$425 \$426 to \$450	1 8		3.6% 9.5%	115 29	1023 610	11.2% 4.8%	38 13	321 186	11.8% 7.0%	1	17 26	0.0% 3.8%	5	29	17.2%	3	3 0.0 14 21.			11.29 5.9%
\$451 to \$475	1		4.8%	25	388	6.4%	7	121	5.8%		2	0.0%	2	30	6.7%		17 21.	35		
\$476 to \$500	9		5.5%	45	685	6.6%	99	742	13.3%		12	0.0%	9	28	32.1%		1 0.0			
\$501 to \$525 \$526 to \$550	7 4		7.4% 4.5%	24 9	318 210	7.5% 4.3%	85 50	893 331	9.5% 15.1%	5 7	15 130	33.3% 5.4%	1 3	11 46	9.1% 6.5%		2 0.0	122 % 73		
\$551 to \$575	4		0.0%	22	365	6.0%	46	646	7.1%	1 1	33	3.0%	6	27	22.2%		2 0.0	75		
\$576 to \$600	2	53	3.8%	35	930	3.8%	40	401	10.0%	13	184	7.1%	17	83	20.5%			107	1651	6.5%
\$601 to \$625	2		9.5%	48	600	8.0%	74	808	9.2%	7	219	3.2%	71	250	28.4%		1 0.0			
\$626 to \$650 \$651 to \$675	8		17.4% 0.0%	7 28	285 468	2.5% 6.0%	96 14	681 495		4 15	79 234	5.1% 6.4%	3	37 78	8.1% 3.8%	2	61 3.3	118 62		
\$676 to \$700			3.5 /0	32	690	4.6%	23	419	5.5%	23	314	7.3%	24	161	14.9%	<u> </u>	61 0.0			
\$701 to \$725				12	323	3.7%	28	391	7.2%	95	837	11.4%	15	107	14.0%		4 0.0		1662	9.0%
\$726 to \$750	1	44	2.3%	52 32	830	6.3%	2	150 51	1.3%	16	300	5.3%	8 7	72 88	11.1%	1 4	14 7.° 29 13.°			
\$751 to \$775 \$776 to \$800		10	0.0%	32 12	508 227	6.3% 5.3%	33	51 244	5.9% 13.5%	11 31	148 236	7.4% 13.1%	28	301	8.0% 9.3%	4	29 13.	104	824 1018	
\$801 to \$825			0.0%		82	0.0%	5	121	4.1%	31	416	7.5%	12	114	10.5%			48	738	6.5%
\$826 to \$850		10	0.0%	5	300	1.7%	46	313		46	602	7.6%	19	103		5	136 3.			
\$851 to \$875 \$876 to \$900	1	10 1	IN Nº/	1	62 41	0.0% 2.4%	9	201 49	4.5% 2.0%	21 46	123 585	17.1% 7.9%	21 15	172 154	12.2% 9.7%	1	2 0.0 6 16.		560 845	9.1% 7.7%
\$901 to \$925		10 1	10.07		23	0.0%	6	70	8.6%	41	475	8.6%	10	64	15.6%	3	16 18.	_		
\$926 to \$950			0.0%				2	22	9.1%	33	438	7.5%	6	116	5.2%			41	587	7.0%
\$951 to \$975		5	0.0%	1	50	2.0%	1	135		21	290	7.2%	10	120	8.3%	10	39 25.			6.7%
\$976 to \$1000 \$1001 to 1025			_	3	166 8	1.8% 0.0%	95	227	41.9%	1 16	100 280	1.0% 5.7%	3	45 21	6.7% 0.0%	2	16 12.	5% 104 16		18.89 5.2%
\$1026 to 1050					Ŭ	0.07		1	0.0%	-	104	0.0%	5	47		1	1 100.			3.9%
\$1051 to 1075					6	0.0%							_						6	0.0%
\$1076 to 1100 \$1101 to 1125			-		38	0.0%		18 36	0.0%	25	124	18.7%	5	29 72	6.9%			30	85 242	2.4% 12.4%
\$1126 to 1150				1	7	14.3%	ļ	30	0.0 /	25	134	10.7	3	60	5.0%			4		6.0%
\$1151 to 1175													6	56	10.7%			6	56	10.7%
\$1176 to 1200								00	4.00/		62	0.0%	59	135	43.7%			59		
\$1201 to 1225 \$1226 to 1250					13	0.0%	1	86 28	1.2% 0.0%		152	0.0%	1	98 2	1.0% 0.0%			2	336 43	0.6%
\$1251 to 1275					14	0.0%			0.070	3	152	2.0%		_	0.07			3		1.8%
\$1276 to 1300					6	0.0%					40	0.0%	5	61	8.2%		3 0.0			
\$1301 to 1325					4	0.00/				2	30	6.7%	2	16	12.5%	ł		4	46 100	8.7% 0.0%
\$1326 to 1350 \$1351 to 1375					4	0.0%		2	0.0%				6	96 30		l		6		
\$1376 to 1400							1		50.0%				1	36	2.8%			2	38	5.3%
\$1401 to 1425			0.00					10	0.000						44.00		19 0.0		19	0.0%
\$1426 to 1450 \$1451 to 1475		1	0.0%	9	160	5.6%		16	0.0%				7	50	14.0%	Ì		7 9		10.4% 5.6%
\$1451 to 1475 \$1476 to 1400				Ð	100	J.U /										30	104 28.			28.89
\$1501 to 1525														15	0.0%				15	
\$1526 to 1550																				
\$1551 to 1575 \$1576 to 1500					1	0.0%								1	0.0%				2	0.0%
\$1601 to 1625			\neg			2.37									5.07			1		0.07
\$1626 to 1650									0.00											0.00
\$1651 to 1675 \$1676 to 1600							14		0.0% 15.2%									14		0.0% 15.2%
\$1701 to 1725			-				14	92	10.2%									14	92	13.27
\$1726 to 1750														1	0.0%				1	0.0%
\$1751 to 1775																	00 0	,,,	00	0.70
\$1776 to 1800 \$1801 to 1825			-							-						2	30 6.	'% 2	30	6.7%
\$1826 to 1850																				
\$1851 to 1875																				
\$1876 to 1900																				
\$1901 to 1926 \$1926 to 1950																				
\$1920 to 1930 \$1951 to 1975																				
\$1976 to 2000																				
\$2000 and up		1007	7.000	700	11500	6 404	050	0005	14.00	F40	6775	7.00	400	2400	10.10		E05 11	0700	04700	0.70
TOTALS	/7	1097	7.0%	738	11503	ъ.4%	959	8685	11.0%	516	6775	7.6%	406	3108	13.1%	64	565 11.	5% 2760	31733	8.7%

Vacancy Rates During the Current Quarter Alamosa

				т	. Dl		Tura Dadas and			Ι		<u> </u>		
					Bedro		Two Bedroom							
D 11 1	Efficiencies		Bedroom		Bathro		Two Bathroom	Three Bed			Other) / <i>(</i>	Total	
Rent Level \$000 to \$225	Vacant Total Percen	vacant i	otal Percen	vacant	lotal F	ercer	Vacant Total Percen	vacant lotal	Percer	vacant	Total Percer	vacant	ıotaı	Percer
\$226 to \$250														
\$251 to \$275														
\$276 to \$300				1	20	E 00/						1	20	E 00
\$301 to \$325 \$326 to \$350			4 0.0%	1	20	5.0%	1					1	20 4	5.0% 0.0%
\$351 to \$375			4 0.0%					8	0.0%					0.0%
\$376 to \$400			38 0.0%		21	0.0%							59	0.0%
\$401 to \$425 \$426 to \$450				2	24 27	0.0% 7.4%						2	24 27	0.0% 7.4%
\$451 to \$475				_		0.0%						-	4	0.0%
\$476 to \$500														
\$501 to \$525 \$526 to \$550								12	0.0%	ļ			12	0.0%
\$551 to \$575								12	0.07	1			12	0.07
\$576 to \$600														
\$601 to \$625														
\$626 to \$650 \$651 to \$675														
\$676 to \$700														
\$701 to \$725		1	35 2.9%			0.00						1	35	2.9%
\$726 to \$750 \$751 to \$775					1	0.0%	1						1	0.0%
\$776 to \$800														
\$801 to \$825														
\$826 to \$850 \$851 to \$875														
\$876 to \$900														
\$901 to \$925														
\$926 to \$950														
\$951 to \$975 \$976 to \$1000														
\$1001 to 1025														
\$1026 to 1050														
\$1051 to 1075 \$1076 to 1100														
\$1101 to 1125										 				
\$1126 to 1150														
\$1151 to 1175 \$1176 to 1200														
\$1201 to 1225										_				
\$1226 to 1250														
\$1251 to 1275														
\$1276 to 1300 \$1301 to 1325										_		-		
\$1326 to 1350														
\$1351 to 1375														
\$1376 to 1400 \$1401 to 1425										 		_		
\$1426 to 1450														
\$1451 to 1475														
\$1476 to 1400 \$1501 to 1525										-				
\$1501 to 1525 \$1526 to 1550														
\$1551 to 1575														
\$1576 to 1500										<u> </u>				
\$1601 to 1625 \$1626 to 1650														
\$1651 to 1675														
\$1676 to 1600														
\$1701 to 1725 \$1726 to 1750														
\$1720 to 1730 \$1751 to 1775														
\$1776 to 1800										<u> </u>				
\$1801 to 1825 \$1826 to 1850														
\$1851 to 1875														
\$1876 to 1900										<u> </u>		<u> </u>		
\$1901 to 1926														
\$1926 to 1950 \$1951 to 1975														
\$1951 to 1975 \$1976 to 2000														
\$2000 and up														
TOTALS		1	81 1.2%	3	97	3.1%		20	0.0%			4	198	2.0%

Vacancy Rates During the Current Quarter Aspen

			T D 1	T D		<u> </u>	ı
			Two Bedroom	Two Bedroom			
Pont Lovel	Efficiencies	One Bedroom	One Bathroom	Two Bathroom Vacant Total Percer	Three Bedroom	Other	Total
Rent Level \$000 to \$225	vacani Tolai Percen	Vacant Total Percen	Vacant Total Percer	Vacani Total Percer	Vacant Total Percer	Vacant Total Fercer	Vacani Tolai Fercei
\$226 to \$250							
\$251 to \$275 \$276 to \$300							
\$301 to \$325							
\$326 to \$350							
\$351 to \$375 \$376 to \$400							
\$401 to \$425							
\$426 to \$450							
\$451 to \$475 \$476 to \$500							
\$501 to \$525							
\$526 to \$550							
\$551 to \$575 \$576 to \$600							
\$601 to \$625							
\$626 to \$650 \$651 to \$675		19 0.0%					19 0.0%
\$676 to \$700							
\$701 to \$725							
\$726 to \$750 \$751 to \$775							
\$776 to \$800							
\$801 to \$825	5 0.0%						5 0.0%
\$826 to \$850 \$851 to \$875	10 0.0%		38 0.0%				48 0.0%
\$876 to \$900	1 10 10.0%						1 10 10.0%
\$901 to \$925	44 0.000						44 0.00
\$926 to \$950 \$951 to \$975	11 0.0% 5 0.0%	6 0.0%					11 0.0% 11 0.0%
\$976 to \$1000							
\$1001 to 1025 \$1026 to 1050		8 0.0%					8 0.0%
\$1028 to 1030 \$1051 to 1075		6 0.0%					6 0.0%
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150		1 7 14.3%					1 7 14.3%
\$1151 to 1175		1 7 14.07					1 7 14.07
\$1176 to 1200				62 0.0%			62 0.0%
\$1201 to 1225 \$1226 to 1250		13 0.0%	28 0.0%				41 0.0%
\$1251 to 1275		14 0.0%					14 0.0%
\$1276 to 1300 \$1301 to 1325		6 0.0%					6 0.0%
\$1301 to 1325 \$1326 to 1350		4 0.0%					4 0.0%
\$1351 to 1375			2 0.0%				2 0.0%
\$1376 to 1400 \$1401 to 1425			1 2 50.0%				1 2 50.0%
\$1426 to 1450	1 0.0%		16 0.0%				17 0.0%
\$1451 to 1475							
\$1476 to 1400 \$1501 to 1525					15 0.0%		15 0.0%
\$1526 to 1550]
\$1551 to 1575 \$1576 to 1500		1 0.0%			1 0.0%		2 0.0%
\$1601 to 1625		1 0.0%			1 0.0%		2 0.0%
\$1626 to 1650							
\$1651 to 1675 \$1676 to 1600			1 0.0%				1 0.0%
\$1701 to 1725							
\$1726 to 1750					1 0.0%		1 0.0%
\$1751 to 1775 \$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850 \$1851 to 1875							
\$1851 to 1875 \$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1951 to 1975 \$1976 to 2000							
\$2000 and up							
TOTALS	1 42 2.4%	1 84 1.2%	1 87 1.1%	62 0.0%	17 0.0%		3 292 1.0%

Vacancy Rates During the Current Quarter Buena Vista

Two Bedroom		
Stant Level		
\$200 in \$225 \$226 in \$250 \$251 in \$275 \$257 in \$300 \$301 in \$2525 \$332 in \$350 \$331 in \$2525 \$332 in \$350 \$331 in \$2525 \$332 in \$350 \$331 in \$325 \$332 in \$350 \$331 in \$325 \$332 in \$350 \$331 in \$325 \$326 in \$350 \$326 in \$350 \$327 in \$325 \$326 in \$350 \$327 in \$325 \$328 in \$350 \$329 in \$325 \$320 in \$325 \$32	Total	
\$226 to \$250	it Lotai	Percer
\$276 to \$300 to \$325 \$ \$326 to \$350 \$ \$326 to \$350 \$ \$327 to \$357 5 \$3376 to \$400 \$ \$400 \$440 \$ \$401 \$		
\$307 to \$3256 \$3350 \$3376 b\$400 \$3376 b\$400 \$3376 b\$400 \$3376 b\$400 \$3376 b\$400 \$34000 \$340		
\$226 to \$350		
\$3576 to \$3476 \$3076 to \$4200 \$3071 to \$4255 \$451 to \$4375 \$4576 to \$5575 \$5576 to \$5750 \$5576 to \$5750 \$5776 to \$5750 \$5776 to \$5750 \$5776 to \$5725 \$5776 to \$5725 \$5776 to \$5725 \$5776 to \$5255 \$5576 to \$5776 \$5576 to \$5776 \$5776 to \$5255 \$5576 to \$5776 \$55776 to \$5725 \$5776 to \$5255 \$5576 to \$5776 \$55776 to \$5725 \$5776 to \$5725 \$57776 to \$5725 \$577776 to \$5725 \$577777777777777777777777777777777		
\$401 to \$425		
\$426 to \$450		
\$45f to \$475	1 40	2.5%
\$501 to \$525		2 0.0%
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\$1126 to 1150 \$1151 to 1175 \$1176 to 1200 \$1201 to 1225 \$1226 to 1250 \$1226 to 1250 \$12276 to 1300 \$1301 to 1325 \$13301 to 1325 \$13301 to 1325 \$1336 to 1350 \$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1445 to 1445 \$1445 to 1445 \$1446 to 1450 \$1551 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1626 to 1650 \$1601 to 1625 \$1626 to 1650 \$1701 to 1725 \$1676 to 1600 \$17701 to 1725 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1801 to 1755 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1801 to 1825 \$18180 to 1850		
\$1151 to 1175 \$1176 to 1200 \$1201 to 1225 \$1226 to 1250 \$1226 to 1250 \$1251 to 1275 \$1276 to 1300 \$1301 to 1325 \$1331 to 1325 \$1336 to 1305 \$1331 to 1375 \$1336 to 1400 \$1401 to 1425 \$1426 to 1400 \$1401 to 1425 \$1426 to 1400 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$17701 to 1725 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850		
\$1201 to 1225 \$1226 to 1250 \$1251 to 1275 \$1276 to 1300 \$1301 to 1325 \$1336 to 1350 \$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1447 to 1445 \$1446 to 1440 \$1551 to 1575 \$1551 to 1575 \$1560 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1667 to 1600 \$1770 to 1725 \$1776 to 1800 \$1775 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850		
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\$1326 to 1350 \$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1626 to 1650 \$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1776 to 1800 \$1801 to 1825 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850		
\$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1620 to 1650 \$1601 to 1675 \$1676 to 1600 \$1701 to 1725 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850		
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\$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1801 to 1825 \$1826 to 1850		
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\$1701 to 1725 \$1726 to 1750 \$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850		
\$1726 to 1750 \$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850		
\$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850		
\$1801 to 1825 \$1826 to 1850		
\$1826 to 1850		
\$1876 to 1900		
\$1901 to 1926 \$1926 to 1950		
\$1951 to 1975		
\$1976 to 2000		
\$2000 and up TOTALS 1 42 2.4% 42 0.0%	1 84	4 1.29

Vacancy Rates During the Current Quarter Canon City

			T	I	<u> </u>	<u> </u>	<u> </u>
			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	Vacant Total Percen	Vacant Total Perce	Vacant Total Percer	Vacant Total Percer	Vacant Total Percer	Vacant Total Percer	Vacant Total Percer
\$000 to \$225 \$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325							
\$326 to \$350 \$351 to \$375							
\$376 to \$400							
\$401 to \$425							
\$426 to \$450 \$451 to \$475							
\$476 to \$500							
\$501 to \$525			2 136 1.5%	4			2 136 1.5%
\$526 to \$550 \$551 to \$575							
\$576 to \$600							
\$601 to \$625	8 0.0%	2 38 5.39	6 54 11.19	1			8 100 8.0%
\$626 to \$650 \$651 to \$675							
\$676 to \$700							
\$701 to \$725							
\$726 to \$750 \$751 to \$775							
\$776 to \$800							
\$801 to \$825							
\$826 to \$850							
\$851 to \$875 \$876 to \$900							
\$901 to \$925							
\$926 to \$950							
\$951 to \$975 \$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050							
\$1051 to 1075 \$1076 to 1100							
\$1076 to 1100 \$1101 to 1125							
\$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200 \$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300 \$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425							
\$1401 to 1423 \$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400 \$1501 to 1525			 				
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600				ļ			
\$1701 to 1725 \$1726 to 1750							
\$1720 to 1730 \$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825 \$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1931 to 1973 \$1976 to 2000			<u> </u>				
\$2000 and up							
TOTALS	8 0.0%	2 38 5.39	8 190 4.2%	4			10 236 4.2%

Vacancy Rates During the Current Quarter Colorado Springs

					Two	Bedroom	Two) Bedro	om							
	Eff	iciencies	One	e Bedroom	One	Bathroom	Two	Bathro	om	Thre	e Bedroom		Other		Total	
Rent Level			† 		i 	Total Percen						Vacant		Vacant		Percen
\$000 to \$225			i		i e	1 0.0%									1	0.0%
\$226 to \$250		1 0.00													4	0.00/
\$251 to \$275 \$276 to \$300		1 0.09														0.0%
\$301 to \$325		4 0.00													4	0.0%
\$326 to \$350	2	23 8.79		76 17.19										15		15.2%
\$351 to \$375 \$376 to \$400	12 1	74 16.29 34 2.99		134 32.19 679 8.79		139 73.4%	ļ							55 162	208 852	26.4% 19.0%
\$401 to \$425	1	10 10.09	76	559 13.69	31	207 15.0%		16	0.0%					108	792	13.6%
\$426 to \$450 \$451 to \$475	7	83 8.49	(11 21	161 6.8% 234 9.0%		34 8.8% 5 0.0%								21 21	278 239	7.6% 8.8%
\$476 to \$500	4	93 4.39		494 7.3%		409 20.5%	ļ	7	0.0%	9	19 47.4%	ļ	1 0.0%		1023	
\$501 to \$525	4	40 10.09		193 10.49		392 12.8%	5		50.0%		1 0.0%			79	636	12.4%
\$526 to \$550 \$551 to \$575	4	40 10.09	6 14	125 4.8% 219 6.4%		102 11.8% 296 11.5%	Ì	12 2	0.0%	3 6	30 10.0% 17 35.3%	t		25 54	309 534	8.1% 10.1%
\$576 to \$600	2	26 7.79		282 3.9%		178 17.4%	3	122	2.5%	15	42 35.7%			62	650	9.5%
\$601 to \$625	2	12 16.79		449 9.19		391 12.0%	1	35	2.9%		3 0.0%			91	890	
\$626 to \$650 \$651 to \$675	8	46 17.49 16 0.09		2 0.0% 304 6.3%		469 17.1% 39 2.6%	3 8	43 119	7.0% 6.7%		1 0.0% 10 0.0%			91 28	561 488	16.2% 5.7%
\$676 to \$700			18	276 6.5%	12	166 7.2%	1	5	20.0%	19	121 15.7%			50	568	8.8%
\$701 to \$725 \$726 to \$750			2 46	118 1.79 632 7.39		322 8.1% 74 1.4%	81 13	676 134	12.0% 9.7%	13 7	72 18.19 54 13.09	}		122 67	1188 894	10.3% 7.5%
\$751 to \$755			29	441 6.69		38 5.3%	4		9.7%	5	61 8.2%	3	27 11.1%		601	7.2%
\$776 to \$800			12	203 5.9%	28	136 20.6%	25	141	17.7%	3	38 7.9%		.,	68	518	13.1%
\$801 to \$825 \$826 to \$850			4	240 1.79	2 10	48 4.2% 100 10.0%	14 23	174 322	8.0% 7.1%	5 19	48 10.4% 91 20.9%	5	136 3.7%	21 61	270 889	7.8% 6.9%
\$851 to \$875			1 7	240 1.77	10	48 2.1%	20	118		11	80 13.89		130 3.77	32	246	
\$876 to \$900						00 10 00	39	329		15	97 15.5%			54		12.7%
\$901 to \$925 \$926 to \$950					5 2	38 13.2% 22 9.1%	17 29	142 322	12.0% 9.0%	9	21 42.9% 8 0.0%	Ì		31 31	201 352	15.4% 8.8%
\$951 to \$975					_	22 5.170	21	282	7.4%	7	28 25.0%	10	24 41.7%			11.4%
\$976 to \$1000			2	130 1.5%	95	188 50.5%		70	0.0%	1	5 20.0%			98		24.9%
\$1001 to 1025 \$1026 to 1050							8	140 104	5.7%					8	140 104	5.7% 0.0%
\$1051 to 1075								101	0.07						101	0.07
\$1076 to 1100							0.5	444	04.00		04 4 00			00	400	40.00
\$1101 to 1125 \$1126 to 1150							25	114	21.9%	1	24 4.2%			26	138	18.8%
\$1151 to 1175										6	56 10.7%			6	56	10.7%
\$1176 to 1200 \$1201 to 1225										1	44 2.3%			1	44	2.3%
\$1201 to 1225 \$1226 to 1250										'	44 2.3%			l '	44	2.5%
\$1251 to 1275							3	152	2.0%					3		2.0%
\$1276 to 1300 \$1301 to 1325										2	16 25.0% 16 12.5%	<u> </u>		2	16 16	25.0% 12.5%
\$1326 to 1350										-	10 12.07	ĺ		-	10	12.07
\$1351 to 1375										6	20 30.0%	ł		6		30.0%
\$1376 to 1400 \$1401 to 1425										1	16 6.3%			1	16	6.3%
\$1426 to 1450										7	50 14.0%			7		14.0%
\$1451 to 1475 \$1476 to 1400			9	160 5.6%	1									9	160	5.6%
\$1501 to 1525																
\$1526 to 1550																
\$1551 to 1575 \$1576 to 1500																
\$1601 to 1625																
\$1626 to 1650																
\$1651 to 1675 \$1676 to 1600					14	92 15.2%								14	92	15.2%
\$1701 to 1725			1		T '	0.27								Т		/
\$1726 to 1750 \$1751 to 1775																
\$1751 to 1775 \$1776 to 1800																
\$1801 to 1825																
\$1826 to 1850 \$1851 to 1875																
\$1876 to 1900														L		
\$1901 to 1926																
\$1926 to 1950 \$1951 to 1975																
\$1951 to 1975 \$1976 to 2000																
\$2000 and up		500 - 1							. = /	,	1000 :- :-		100			,, =-
TOTALS	47	502 9.49	492	6111 8.19	673	3934 17.1%	343	3625	9.5%	175	1089 16.19	18	188 9.6%	1748	15449	11.39

Vacancy Rates During the Current Quarter Colorado Springs - Northwest

			<u> </u>				ī		ī		Г		ı		
					Two	Bedroom	Two	Bedroom							
	Effi	ciencies	One	Bedroom	One	Bathroom	Two	Bathroom	Thre	e Bedroom		Other		Total	
Rent Level	Vacant ⁻	Total Percen	Vacant	Total Percen	Vacant	Total Percer	Vacant ¹	Total Percer	Vacant	Total Percer	Vacant	Total Percer	Vacant	Total	Percer
\$000 to \$225 \$226 to \$250															
\$251 to \$275															
\$276 to \$300															
\$301 to \$325															
\$326 to \$350 \$351 to \$375	1 8	5 20.0% 26 30.8%		5 0.0%									1 8		20.09 25.89
\$376 to \$400	O	20 30.07	5	77 6.5%									5	77	
\$401 to \$425			5	55 9.1%		9 0.0%							5	64	7.8%
\$426 to \$450			2 9	63 3.2%	2	18 11.19 4 0.0%							4 9	81	4.9% 12.9%
\$451 to \$475 \$476 to \$500		2 0.0%	9	66 13.6%	4	4 0.0% 46 8.7%]						4	48	
\$501 to \$525						1 0.0%								1	
\$526 to \$550			5	24 20.8%		60 11.79	ł			47 05 00	J		12		14.39
\$551 to \$575 \$576 to \$600					8	61 13.1% 2 0.0%	Ì		6	17 35.3%	İ		14	78 2	17.9% 0.0%
\$601 to \$625			7	48 14.6%		3 0.0%	 						7	51	
\$626 to \$650															
\$651 to \$675 \$676 to \$700					2	32 0.0% 49 4.1%	İ			2 0.0%	1		2	34 40	
\$701 to \$700				88 0.0%		49 4.1%	4	96 4.2%	1	3 33.3%	 		5	49 187	
\$726 to \$750			9	158 5.7%			l .	1 0.0%		2 30.07			9	159	5.7%
\$751 to \$775			5	99 5.1%	07	100 00 50]			20 0 10	ļ		5	99	
\$776 to \$800 \$801 to \$825			12	83 14.5%	27	120 22.5% 24 4.2%	 		3 5	32 9.4% 48 10.4%			42 6	72	17.99 8.39
\$826 to \$850					3	35 8.6%	10	108 9.3%		10 10.17	Ĭ		13	143	
\$851 to \$875															
\$876 to \$900							14	77 18.2% 7 0.0%	8	48 16.7%	1		22		17.69
\$901 to \$925 \$926 to \$950							6	7 0.0% 85 7.1%	1				6	7 85	0.09 7.19
\$951 to \$975							4	22 18.29					4		18.29
\$976 to \$1000					95	188 50.5%		2 0.0%					95	190	50.09
\$1001 to 1025 \$1026 to 1050															
\$1020 to 1030 \$1051 to 1075															
\$1076 to 1100															
\$1101 to 1125															
\$1126 to 1150 \$1151 to 1175									3	36 8.3%	1		3	36	8.3%
\$1176 to 1200									Ů	00 0.07			Ŭ		0.07
\$1201 to 1225															
\$1226 to 1250 \$1251 to 1275															
\$1231 to 1273 \$1276 to 1300															
\$1301 to 1325															
\$1326 to 1350 \$1351 to 1375															
\$1376 to 1400															
\$1401 to 1425															
\$1426 to 1450															
\$1451 to 1475 \$1476 to 1400															
\$1501 to 1525											 				
\$1526 to 1550															
\$1551 to 1575 \$1576 to 1500															
\$1601 to 1625											\vdash		\vdash		
\$1626 to 1650															
\$1651 to 1675															
\$1676 to 1600 \$1701 to 1725							 		 		 		_		
\$1701 to 1723 \$1726 to 1750															
\$1751 to 1775															
\$1776 to 1800															
\$1801 to 1825 \$1826 to 1850															
\$1851 to 1875															
\$1876 to 1900															
\$1901 to 1926															
\$1926 to 1950 \$1951 to 1975							1								
\$1976 to 2000							<u> </u>						L		
\$2000 and up		0.5						-		10-					
TOTALS	9	33 27.3%	59	766 7.7%	149	652 22.9%	38	398 9.5%	26	186 14.0%	1		281	2035	13.8%

Vacancy Rates During the Current Quarter Colorado Springs - Northeast

							Tura	Dodro		Tura	Dodra					Π	Т		
	_#:-		_	0	D			Bedro			Bedro		Th	- D - J		Oth		T-4-1	
Rent Level		ciencie			Bedroo			Bathro			Bathro			e Bedro		Other Vacant Total Perce	\/acant	Total	Doroor
\$000 to \$225	Vacant 1	Olai F	ercer	Vacant	TOLAL P	ercen	Vacant	i Olai i	ercer	Vacant	i Olai I	ercer	Vacant	TOLAL PE	ercer	Vacant Total Perce	Vacani	TOLAI	reicei
\$226 to \$250																			
\$251 to \$275																			
\$276 to \$300 \$301 to \$325										-							-		
\$326 to \$350		4	0.0%															4	0.0%
\$351 to \$375		1	0.0%															1	0.0%
\$376 to \$400 \$401 to \$425		1	0.0%	4	67 5	6.0%		<u>1</u> 8	0.0%	<u> </u>	16	0.0%					4	69 29	5.8%
\$426 to \$450				6		14.0%	,	5	0.0%	1	10	0.070					6		12.5%
\$451 to \$475					2	0.0%												2	0.0%
\$476 to \$500 \$501 to \$525	3	60	5.0%	7 9	82 99	8.5% 9.1%	18	<u>81</u> 5	22.2% 0.0%	5	7 10	0.0% 50.0%					28 14	230 114	12.29
\$526 to \$550				9	99	9.1%	2	22	9.1%		10	0.0%	3	30 1	0.0%	Į.	5	53	9.4%
\$551 to \$575				5		7.1%	5	88	5.7%	l	2	0.0%					10	160	6.3%
\$576 to \$600				-	53	0.0%	13		24.5%	3	91	3.3%					16	197	8.1%
\$601 to \$625 \$626 to \$650				5	133 2	3.8%	5	60 3	8.3% 0.0%	1 3	33 41	3.0% 7.3%					11	226 46	4.9% 6.5%
\$651 to \$675		16	0.0%							4	41	9.8%			0.0%	1	4	65	6.2%
\$676 to \$700				13	188	6.9%	2	24	8.3%				3	32	9.4%		18	244	7.4%
\$701 to \$725 \$726 to \$750				3	128	2.3%	13 1	221 70	5.9% 1.4%	2	12	16.7%					13 6	221 210	5.9% 2.9%
\$751 to \$775					0		2		15.4%			/					2		15.4%
\$776 to \$800								· · ·	4.00	<u> </u>							<u> </u>		4.00
\$801 to \$825 \$826 to \$850					104	0.0%	1 6	24 40	4.2% 15.0%	11	192	5.7%					1 17	24 336	4.2% 5.1%
\$851 to \$875					104	0.070	0	70	13.07	Ĭ ''	132	5.7 /0	11	80 1	3.8%	ļ	11		13.8%
\$876 to \$900										6		18.8%					6	32	18.8%
\$901 to \$925 \$926 to \$950										13	64 2	20.3%	Ì		0.0% 0.0%		13	65 10	20.0%
\$951 to \$975												0.0 /		12					0.0%
\$976 to \$1000													1		0.0%		1		20.0%
\$1001 to 1025											101	0.00/						104	0.00
\$1026 to 1050 \$1051 to 1075											104	0.0%						104	0.0%
\$1076 to 1100																			
\$1101 to 1125																			
\$1126 to 1150 \$1151 to 1175																			
\$1176 to 1200																			
\$1201 to 1225																			
\$1226 to 1250 \$1251 to 1275																			
\$1276 to 1300																			
\$1301 to 1325																			
\$1326 to 1350 \$1351 to 1375																			
\$1376 to 1400													1	16	6.3%		1	16	6.3%
\$1401 to 1425																			
\$1426 to 1450 \$1451 to 1475																			
\$1451 to 1475 \$1476 to 1400																			
\$1501 to 1525																			
\$1526 to 1550 \$1551 to 1575																			
\$1551 to 1575 \$1576 to 1500																			
\$1601 to 1625																			
\$1626 to 1650																			
\$1651 to 1675 \$1676 to 1600																			
\$1701 to 1725																	\vdash		
\$1726 to 1750																			
\$1751 to 1775 \$1776 to 1800																			
\$1801 to 1825																	 		
\$1826 to 1850																			
\$1851 to 1875																			
\$1876 to 1900 \$1901 to 1926																	\vdash		
\$1926 to 1950																			
\$1951 to 1975																			
\$1976 to 2000 \$2000 and up										 							-		
TOTALS	3	82	3.7%	52	976	5.3%	68	718	9.5%	48	648	7.4%	19	192	9.9%		190	2616	7.3%

Vacancy Rates During the Current Quarter Colorado Springs - Far Northeast

\$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350 \$351 to \$375 \$376 to \$400 \$401 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$556 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$771 to \$725 \$776 to \$800 \$771 to \$775 \$776 to \$800 \$776 to \$850 \$776 to \$850	Efficiencies cant Total Percen		371 8.4% 1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0% 288 8.0%		174	14.4% 27.3%		Bathri Total	0.0%	Vacant 7	e Bedroom Fotal Percer	Vacant	Other Total	Percer	_	371 184 126	8.4% 13.6% 9.5% 13.5%
\$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350 \$351 to \$375 \$376 to \$400 \$401 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$556 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$771 to \$725 \$776 to \$800 \$771 to \$775 \$776 to \$800 \$776 to \$850 \$776 to \$850	cant Total Percer	31 12 17 1 4 5 3	371 8.4% 1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	25 3 13 12 5	174 11 125 4 4 53 140	27.3% 10.4% 0.0% 0.0% 5.7%		Total	0.0%	Vacant 7		Vacant		Percer	31 25 12 20	371 184 126 148 126	8.4% 13.6% 9.5% 13.5%
\$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350 \$351 to \$375 \$376 to \$400 \$401 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$556 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$771 to \$725 \$776 to \$800 \$771 to \$775 \$776 to \$800 \$776 to \$850 \$776 to \$850		31 12 17 1 4 5 3	371 8.4% 1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	25 3 13 3 12 5	174 11 125 4 4 53 140	14.4% 27.3% 10.4% 0.0% 0.0% 5.7%		8	0.0%						31 25 12 20	371 184 126 148 126	8.4% 13.6% 9.5% 13.5%
\$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350 \$351 to \$375 \$376 to \$400 \$401 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$771 to \$725 \$776 to \$800 \$771 to \$725 \$776 to \$800 \$776 to \$850 \$8801 to \$825 \$826 to \$850 \$881 to \$875	9 0.0%	12 17 1 4 5 3	1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	3 13 3 12 5	11 125 4 4 53 140	27.3% 10.4% 0.0% 0.0% 5.7%									25 12 20 13	184 126 148 126	9.5% 13.5%
\$276 to \$300 \$301 to \$325 \$326 to \$350 \$336 to \$350 \$351 to \$375 \$376 to \$400 \$401 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$526 to \$550 \$576 to \$600 \$661 to \$625 \$626 to \$650 \$661 to \$675 \$776 to \$700 \$771 to \$725 \$776 to \$800 \$751 to \$775 \$776 to \$800 \$8801 to \$825 \$826 to \$550 \$576 to \$750 \$771 to \$775 \$776 to \$800 \$751 to \$755 \$776 to \$800 \$8801 to \$825 \$826 to \$850 \$881 to \$875	9 0.0%	12 17 1 4 5 3	1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	3 13 3 12 5	11 125 4 4 53 140	27.3% 10.4% 0.0% 0.0% 5.7%									25 12 20 13	184 126 148 126	9.5% 13.5%
\$301 to \$325 \$326 to \$350 \$351 to \$375 \$376 to \$400 \$401 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$526 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$751 to \$725 \$776 to \$700 \$701 to \$725 \$776 to \$700 \$771 to \$725 \$776 to \$800 \$751 to \$755 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875	9 0.0%	12 17 1 4 5 3	1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	3 13 3 12 5	11 125 4 4 53 140	27.3% 10.4% 0.0% 0.0% 5.7%									25 12 20 13	184 126 148 126	9.5% 13.5%
\$326 to \$350 \$351 to \$375 \$376 to \$400 \$401 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$526 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$651 to \$750 \$771 to \$725 \$776 to \$800 \$771 to \$775 \$776 to \$800 \$776 to \$850 \$821 to \$850 \$821 to \$850	9 0.0%	12 17 1 4 5 3	1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	3 13 3 12 5	11 125 4 4 53 140	27.3% 10.4% 0.0% 0.0% 5.7%									25 12 20 13	184 126 148 126	9.5% 13.5%
\$351 to \$375 \$376 to \$400 \$410 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$651 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$50 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875	9 0.0%	12 17 1 4 5 3	1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	3 13 3 12 5	11 125 4 4 53 140	27.3% 10.4% 0.0% 0.0% 5.7%									25 12 20 13	184 126 148 126	9.5% 13.5%
\$401 to \$425 \$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$526 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$661 to \$675 \$701 to \$725 \$726 to \$750 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875	9 0.0%	12 17 1 4 5 3	1 0.0% 126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	3 13 3 12 5	11 125 4 4 53 140	27.3% 10.4% 0.0% 0.0% 5.7%									25 12 20 13	184 126 148 126	9.5% 13.5%
\$426 to \$450 \$451 to \$475 \$476 to \$500 \$501 to \$525 \$526 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$651 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875	9 0.0%	17 1 4 5 3	126 9.5% 137 12.4% 1 0.0% 51 2.0% 1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	3 13 3 12 5	11 125 4 4 53 140	27.3% 10.4% 0.0% 0.0% 5.7%									12 20 13	126 148 126	9.5% 13.5%
\$451 to \$475 \$476 to \$500 \$501 to \$525 \$526 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$651 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875		17 1 4 5 3	137 12.4% 1 0.0% 51 2.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	13 3 12 5	125 4 4 53 140	10.4% 0.0% 0.0% 5.7%									20 13	148 126	13.59
\$476 to \$500 \$501 to \$525 \$526 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$651 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$761 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875		17 1 4 5 3	137 12.4% 1 0.0% 51 2.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	13 3 12 5	125 4 4 53 140	10.4% 0.0% 0.0% 5.7%									20 13	148 126	13.59
\$501 to \$525 \$526 to \$550 \$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$661 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875		1 4 5 3	1 0.0% 51 2.0% 1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	13 3 12 5	125 4 4 53 140	10.4% 0.0% 0.0% 5.7%									13	126	
\$551 to \$575 \$576 to \$600 \$601 to \$625 \$626 to \$650 \$661 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$771 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875		5 3	1 0.0% 89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	12 5	4 53 140	0.0% 5.7%									1	63	
\$576 to \$600 \$601 to \$625 \$626 to \$650 \$651 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$751 to \$755 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875		5 3 15	89 4.5% 32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	12 5	53 140	5.7%		31									
\$601 to \$625 \$626 to \$650 \$675 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$776 to \$800 \$781 to \$825 \$826 to \$850 \$851 to \$875		5 3 15	32 0.0% 124 4.0% 57 5.3% 17 0.0% 252 6.0%	12 5	140			ا ت		I		1			7	5 172	0.09 4.09
\$626 to \$650 \$651 to \$675 \$676 to \$700 \$701 to \$725 \$726 to \$750 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875		3 15	124 4.0% 57 5.3% 17 0.0% 252 6.0%	5		0.070		<u> </u>	0.0%			_			7 12	173 172	
\$676 to \$700 \$701 to \$725 \$726 to \$750 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875		3 15	57 5.3% 17 0.0% 252 6.0%	8		9.4%		2	0.0%			l			5	55	
\$701 to \$725 \$726 to \$750 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875		15	17 0.0% 252 6.0%	8			3	47	6.4%			l			8	171	
\$726 to \$750 \$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875			252 6.0%		88	9.1%	1	5	20.0%			⊢			12	150	
\$751 to \$775 \$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875				1	24	4.2%	5	56	8.9%	3	20 15.09				1 23	41 328	2.49 7.09
\$776 to \$800 \$801 to \$825 \$826 to \$850 \$851 to \$875			∠∪U 0.U%				2	28	7.1%		20 10.07	Ī			25 25	316	
\$826 to \$850 \$851 to \$875							_	16	0.0%							16	
\$851 to \$875																	
				_	20	0.0%						5	136	3.7%		156	
\$876 to \$900				1	48	2.1%	5	65	7.7%		16 0.0%	1			1 5	48 81	2.19 6.29
\$901 to \$925				5	38	13.2%	4	61	6.6%		10 0.07	1			9	99	
\$926 to \$950							18	190	9.5%			l			18	190	
\$951 to \$975							17	260	6.5%	2	4 50.0%	1			19	264	
\$976 to \$1000		2	130 1.5%					68	0.0%						2	198	1.0%
\$1001 to 1025 \$1026 to 1050												l					
\$1051 to 1075												l					
\$1076 to 1100																	
\$1101 to 1125										1	24 4.29	4			1	24	4.2%
\$1126 to 1150										_ ا	20 45 00	1			,	20	4E 00
\$1151 to 1175 \$1176 to 1200										3	20 15.0%	1			3	20	15.09
\$1201 to 1225										1	44 2.3%				1	44	2.3%
\$1226 to 1250												l					
\$1251 to 1275							3	152	2.0%		40.0=00	l			3		2.0%
\$1276 to 1300 \$1301 to 1325										4	16 25.0%	1			4	16	25.09
\$1326 to 1350												l					
\$1351 to 1375												l					
\$1376 to 1400																	
\$1401 to 1425 \$1426 to 1450										_	EO 14 00	J			_	E0	14.00
\$1426 to 1450 \$1451 to 1475										7	50 14.0%	1			7	50	14.09
\$1476 to 1475												I			I		
\$1501 to 1525																	
\$1526 to 1550												I			l		
\$1551 to 1575 \$1576 to 1500												I			l		
\$1576 to 1500 \$1601 to 1625												_			 		
\$1626 to 1650												I			I		
\$1651 to 1675												I			I		
\$1676 to 1600												Ь—			<u> </u>		
\$1701 to 1725 \$1726 to 1750												I			l		
\$1720 to 1730 \$1751 to 1775												I			l		
\$1776 to 1800										<u></u>		L			L		
\$1801 to 1825																	
\$1826 to 1850												I			I		
\$1851 to 1875 \$1876 to 1900												I			I		
\$1901 to 1926												_			\vdash		
\$1926 to 1950												I			l		
\$1951 to 1975												I			l		
\$1976 to 2000																	
\$2000 and up TOTALS	9 0.0%	440	1677 6.7%	76	782	9.7%	58	989	5.9%	21	194 10.89	5	136	3.7%	273	3787	7.29

Vacancy Rates During the Current Quarter Colorado Springs - Southeast

			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level					Vacant Total Percer	-	
\$000 to \$225					1	1	
\$226 to \$250							
\$251 to \$275	1 0.0%						1 0.0%
\$276 to \$300 \$301 to \$325							
\$326 to \$350		2 16 12.5%					2 16 12.5%
\$351 to \$375		40 113 35.4%					40 113 35.4%
\$376 to \$400	1 6 16.7%	9 34 26.5% 53 253 20.9%	1 1 100.0%	1			11 41 26.8% 53 253 20.9%
\$401 to \$425 \$426 to \$450		53 253 20.9% 14 0.0%	2 0.0%	<u> </u>			53 253 20.9% 16 0.0%
\$451 to \$475		2 0.0%					3 0.0%
\$476 to \$500		10 223 4.5%	49 188 26.1%				59 411 14.4%
\$501 to \$525 \$526 to \$550	4 40 10.0% 4 40 10.0%	25 0.0% 6 0.0%	14 102 13.7% 2 0.0%		1 0.0%		18 168 10.7% 4 48 8.3%
\$551 to \$575	4 40 10.07	0 0.07	3 46 6.5%				3 46 6.5%
\$576 to \$600		7 140 5.0%	6 0.0%		15 42 35.7%	4	22 188 11.7%
\$601 to \$625		29 236 12.3%	2 7 28.6%				31 243 12.8%
\$626 to \$650 \$651 to \$675		5 24 20.8%	6 82 7.3%	1 28 3.6%	4		6 82 7.3% 6 52 11.5%
\$676 to \$700		5 27 20.07		1 20 3.07	1 9 11.1%	4	1 9 11.1%
\$701 to \$725			12 77 15.6%		4		88 647 13.6%
\$726 to \$750		2 30 6.7%	3 0.0%	2 0.0%	4 34 11.8%		6 69 8.7%
\$751 to \$775 \$776 to \$800				18 92 19.6%	Į.	3 27 11.1%	3 27 11.1% 18 92 19.6%
\$801 to \$825				.5 52 15.07	İ		.5 52 15.07
\$826 to \$850			1 5 20.0%	1	19 88 21.6%	1	20 93 21.5%
\$851 to \$875 \$876 to \$900					7 33 21.2%	,	7 33 21.2%
\$901 to \$925					9 20 45.0%		9 20 45.0%
\$926 to \$950				5 40 12.5%			5 40 12.5%
\$951 to \$975							
\$976 to \$1000 \$1001 to 1025							
\$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100 \$1101 to 1125							
\$1101 to 1125 \$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225 \$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300							
\$1301 to 1325 \$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425							
\$1426 to 1450 \$1451 to 1475					1		
\$1451 to 1475 \$1476 to 1400					1		
\$1501 to 1525							
\$1526 to 1550					1		
\$1551 to 1575 \$1576 to 1500							
\$1601 to 1625					<u> </u>	1	
\$1626 to 1650							
\$1651 to 1675					1		
\$1676 to 1600 \$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800 \$1801 to 1825					 	-	
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900					ļ		
\$1901 to 1926 \$1926 to 1950							
\$1920 to 1930 \$1951 to 1975							
\$1976 to 2000							
\$2000 and up	0 07 10 00	157 4440 1110	00 500 10 00	100 700 10 70	FE 007.04.00	0 07 11 10	440 0744 45 00
TOTALS	9 87 10.3%	157 1116 14.19	88 522 16.9%	100 732 13.79	55 227 24.2%	3 27 11.1%	412 2711 15.2%

Vacancy Rates During the Current Quarter Colorado Springs - Southwest

		T	Two Bedroom	Two Podroom	I	Π	
	Efficiencies	One Dedreem		Two Bedroom	Three Dadreem	Othor	Total
Rent Level		One Bedroom	One Bathroom Vacant Total Percer	Two Bathroom	Three Bedroom	Other	Total Vacant Total Percen
\$000 to \$225	vacant Total Tercer	Vacant Total Terce	Vacant Total Tercer	Vacant Total Fercer	Vacant Total Tercer	Vacant Total Tercer	Vacant Total Tercer
\$226 to \$250							
\$251 to \$275							
\$276 to \$300 \$301 to \$325	4 0.0%	4					4 0.0%
\$326 to \$350							
\$351 to \$375		1 20 2.60	,				4 20 2.60/
\$376 to \$400 \$401 to \$425		1 28 3.69 2 5 40.09					1 28 3.6% 2 5 40.0%
\$426 to \$450	1 16 6.3%						1 20 5.0%
\$451 to \$475		4 0.09					4 0.0%
\$476 to \$500 \$501 to \$525		4 0.09 2 19 10.59					4 0.0% 2 19 10.5%
\$526 to \$550		36 0.09					36 0.0%
\$551 to \$575	0 00 770	8 147 5.49		1			16 179 8.9%
\$576 to \$600 \$601 to \$625	2 26 7.7% 2 12 16.7%		15 46 32.69 25 116 21.69	<u> </u>			17 72 23.6% 27 128 21.1%
\$626 to \$650	8 46 17.49		3 38 7.9%	1			11 84 13.1%
\$651 to \$675		2 52 3.89		3 0.0%			2 59 3.4%
\$676 to \$700 \$701 to \$725		2 31 6.59 2 13 15.49			15 80 18.8%	1	17 115 14.8% 2 13 15.4%
\$701 to \$725 \$726 to \$750		17 64 26.69		6 60 10.0%	4		23 124 18.5%
\$751 to \$775		1 54 1.99	4	2 5 40.0%		ł	8 91 8.8%
\$776 to \$800 \$801 to \$825		120 0.09	1 16 6.3%	7 33 21.2% 2 34 5.9%	1		8 169 4.7% 2 34 5.9%
\$826 to \$850		4 136 2.99		2 22 9.1%	3 0.0%		6 161 3.7%
\$851 to \$875				20 118 16.9%			20 118 16.9%
\$876 to \$900 \$901 to \$925				14 155 9.0%			14 155 9.0% 10 0.0%
\$901 to \$925 \$926 to \$950			2 22 9.1%	10 0.0% 5 0.0%			2 27 7.4%
\$951 to \$975]	5 12 41.7%	10 24 41.7%	
\$976 to \$1000				0 440 570			0 440 5.70
\$1001 to 1025 \$1026 to 1050				8 140 5.7%			8 140 5.7%
\$1051 to 1075							
\$1076 to 1100				05 444 04 00			05 111 01 00
\$1101 to 1125 \$1126 to 1150				25 114 21.9%	Ť		25 114 21.9%
\$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225 \$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300							
\$1301 to 1325 \$1326 to 1350					2 16 12.5%	Ì	2 16 12.5%
\$1351 to 1375					6 20 30.0%	Į.	6 20 30.0%
\$1376 to 1400		1	ļ				
\$1401 to 1425 \$1426 to 1450							
\$1420 to 1430 \$1451 to 1475		9 160 5.69	d				9 160 5.6%
\$1476 to 1400							
\$1501 to 1525 \$1526 to 1550			1				
\$1520 to 1550 \$1551 to 1575			1				
\$1576 to 1500							
\$1601 to 1625 \$1626 to 1650							
\$1626 to 1650 \$1651 to 1675			1				
\$1676 to 1600			14 92 15.29				14 92 15.2%
\$1701 to 1725 \$1726 to 1750							
\$1726 to 1750 \$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850 \$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1931 to 1973 \$1976 to 2000		<u> </u>	<u> </u>		<u> </u>	<u> </u>	<u> </u>
\$2000 and up							
TOTALS	13 104 12.5%	50 877 5.79	68 370 18.4%	86 699 12.3%	33 163 20.2%	10 24 41.7%	260 2237 11.6%

Vacancy Rates During the Current Quarter Security / Widefield / Fountain

			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level		Vacant Total Percen					
\$000 to \$225	radani rata rata	radant rotal rotoli	740411 10141 101001		Tubunt Total Total	Tubuni Total Totol	I
\$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325							
\$326 to \$350 \$351 to \$375							
\$376 to \$400			101 137 73.7%	ļ			101 137 73.79
\$401 to \$425							
\$426 to \$450							
\$451 to \$475 \$476 to \$500					9 18 50.0%	1 0.0%	9 19 47.4°
\$501 to \$525					9 10 30.07	1 0.0 //	9 19 47.4
\$526 to \$550				2 0.0%			2 0.09
\$551 to \$575							
\$576 to \$600							
\$601 to \$625			2 0.0%				4 0.09
\$626 to \$650 \$651 to \$675			63 272 23.2%	Ì			63 272 23.2°
\$676 to \$700							
\$701 to \$725					12 69 17.4%		12 69 17.4°
\$726 to \$750			1 0.0%				4 0.09
\$751 to \$775			1 0.0%	1 0.0%			2 0.09
\$776 to \$800 \$801 to \$825							
\$826 to \$850							
\$851 to \$875							
\$876 to \$900							
\$901 to \$925							
\$926 to \$950 \$951 to \$975							
\$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1120 to 1130 \$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425							
\$1426 to 1450 \$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525							
\$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500 \$1601 to 1625							
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775 \$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1951 to 1975 \$1976 to 2000							
\$1976 to 2000 \$2000 and up							
TOTALS			164 413 39.7%	8 0.0%	21 87 24.1%	1 0.0%	185 509 36.3

Vacancy Rates During the Current Quarter Colorado Springs - Central

					Two	Bedroom	Two	Bedroom					
	⊏#	iciencies	On	e Bedroom		Bathroom		Bathroom	Three Bedroom	Other		Total	
Rent Level			_						Vacant Total Percer	i	\/acant		Percei
\$000 to \$225	vacant	Total Terce	vacant	Total Tercen	vacant	1 0.0%	vacant	Total Terce	Vacant Total Tercer	Vacant Total Tercer	vacant	10tai	
\$226 to \$250						1 0.07	1						0.07
\$251 to \$275													
\$276 to \$300													
\$301 to \$325 \$326 to \$350	1	14 7.1	% 11	60 18.3%							12	7/	16.29
\$351 to \$375	4	47 8.5		16 18.8%							7		11.19
\$376 to \$400		27 0.0		102 8.8%							9	129	
\$401 to \$425	1	1 100.0		240 6.7%	6	16 37.5%	ł				23	257	
\$426 to \$450 \$451 to \$475	6	67 9.0	% 3	37 8.1% 34 0.0%	1	9 11.1%	t				10	113 34	
\$476 to \$500	1	31 3.2	% 2	48 4.2%	10	83 12.0%	Į.		1 0.0%		13	163	
\$501 to \$525			9	49 18.4%	23	159 14.5%			,		32	208	
\$526 to \$550				8 0.0%	3	14 21.4%		1 0.09	4		3		13.09
\$551 to \$575 \$576 to \$600			1	1 100.0%	10	65 15.4% 18 0.0%	Ì				11	66 18	16.79 0.09
\$601 to \$625			-		3	18 0.0% 63 4.8%	 		3 0.0%	4	3	66	
\$626 to \$650					3	21 14.3%	l		1 0.09	1	3		13.69
\$651 to \$675	I		7	104 6.7%		3 33.3%					8	107	7.5%
\$676 to \$700			1			1 0.0%		10 10 00		ļ	!	10	0.09
\$701 to \$725 \$726 to \$750			1				1	10 10.09	1		1	10	10.09
\$751 to \$775			1			24 0.0%	1		29 0.09	d		53	0.0%
\$776 to \$800									6 0.0%			6	0.0%
\$801 to \$825							12	140 8.69	4		12	140	8.6%
\$826 to \$850 \$851 to \$875													
\$876 to \$900													
\$901 to \$925													
\$926 to \$950													
\$951 to \$975													
\$976 to \$1000 \$1001 to 1025													
\$1026 to 1050													
\$1051 to 1075													
\$1076 to 1100											-		
\$1101 to 1125 \$1126 to 1150													
\$1151 to 1175													
\$1176 to 1200													
\$1201 to 1225													
\$1226 to 1250 \$1251 to 1275													
\$1276 to 1300													
\$1301 to 1325													
\$1326 to 1350													
\$1351 to 1375 \$1376 to 1400													
\$1401 to 1425			+								 		
\$1426 to 1450							1						
\$1451 to 1475			1		I								
\$1476 to 1400 \$1501 to 1525			+				 				 		
\$1501 to 1525 \$1526 to 1550							1						
\$1551 to 1575			1										
\$1576 to 1500			1										
\$1601 to 1625 \$1626 to 1650							1						
\$1626 to 1636 \$1651 to 1675			1										
\$1676 to 1600													
\$1701 to 1725													
\$1726 to 1750 \$1751 to 1775			1										
\$1751 to 1775 \$1776 to 1800			1										
\$1801 to 1825			1										
\$1826 to 1850							1						
\$1851 to 1875							I						
\$1876 to 1900 \$1901 to 1926			1-				\vdash		+	 	+		
\$1926 to 1950			1										
\$1951 to 1975							1						
\$1976 to 2000	<u> </u>		1				ļ				ļ		
\$2000 and up	10	107 70	0/ 64	600 0 70/	60	477 40 CO	12	151 0 00	40 0.0%	<u> </u>	117	1554	0.50
TOTALS	13	187 7.0	% 61	699 8.7%	60	477 12.6%	13	151 8.69	40 0.0%	9	14/	1554	9.5%

Vacancy Rates During the Current Quarter Durango

			Two Bedroom	Two Bedroom	I		
	F(C) 1	0 0 1			T. D. I.	011	Ŧ
Daret Lavel	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	vacant Total Percer	vacant Total Percer	vacant Total Percer			vacant Total Percer	Vacant Total Percen
\$000 to \$225 \$226 to \$250				1 1 100.0%	1		1 1 100.0%
\$251 to \$275							
\$276 to \$300							
\$301 to \$325 \$326 to \$350							
\$351 to \$375							
\$376 to \$400							
\$401 to \$425 \$426 to \$450		1 0.0%					1 0.0%
\$451 to \$475	1 21 4.89						1 21 4.8%
\$476 to \$500							
\$501 to \$525	04 000	ļ		4 0.00	J		05 0.00
\$526 to \$550 \$551 to \$575	24 0.0%	1		1 0.0%	1		25 0.0%
\$576 to \$600		1 34 2.9%					1 34 2.9%
\$601 to \$625			4 54 0.00				4 54 000
\$626 to \$650 \$651 to \$675			1 51 2.0% 2 23 8.7%				1 51 2.0% 2 23 8.7%
\$676 to \$700		16 0.0%	4 0.0%		<u> </u>		20 0.0%
\$701 to \$725							
\$726 to \$750 \$751 to \$775		12 0.0% 2 43 4.7%		3 0.0% 5 0.0%			15 0.0% 2 48 4.2%
\$751 to \$775 \$776 to \$800	10 0.0%		1 20 5.0%	2 0.0%			2 48 4.2% 1 32 3.1%
\$801 to \$825	12 3.07	22 0.0%	1 31 3.2%	1 0.0%	4		1 54 1.9%
\$826 to \$850			48 0.0%	1 0.0%			49 0.0%
\$851 to \$875 \$876 to \$900		3 128 2.3%	1 21 4.8%	1 2 50.0% 72 0.0%			2 23 8.7% 3 200 1.5%
\$901 to \$925		0 120 2107		0.07	1 0.0%		1 0.0%
\$926 to \$950							
\$951 to \$975 \$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050			1 0.0%				1 0.0%
\$1051 to 1075							
\$1076 to 1100 \$1101 to 1125					2 22 9.1%		2 22 9.1%
\$1126 to 1150							
\$1151 to 1175					0 00 000		
\$1176 to 1200 \$1201 to 1225					2 32 6.3%		2 32 6.3%
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300 \$1301 to 1325					1 0.0%		1 0.0%
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425					-		
\$1401 to 1425 \$1426 to 1450							
\$1451 to 1475					1		
\$1476 to 1400					ļ		
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575					1		
\$1576 to 1500							
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725 \$1726 to 1750							
\$1720 to 1730 \$1751 to 1775					1		
\$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850 \$1851 to 1875					1		
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1951 to 1975 \$1976 to 2000					1		
\$2000 and up							
TOTALS	1 55 1.8%	6 256 2.3%	6 199 3.0%	2 88 2.3%	4 56 7.1%		19 654 2.9%

Vacancy Rates During the Current Quarter Eagle County

		I									I			Г			ı		
					Two	Bedro	om	Two	Bedro	om									
	Efficiencies	One	e Bedro	oom	One	Bathro	om	Two	Bathro	om	Thre	e Bedr	oom		Other			Total	
Rent Level	Vacant Total Perce	Vacant	Total F	Percen	Vacant	Total F	Percer	Vacant	Total F	ercen	Vacant	Total F	Percer	Vacant	Total F	Percer	Vacant	Total	Percer
\$000 to \$225																			
\$226 to \$250 \$251 to \$275																			
\$276 to \$300																			
\$301 to \$325																			
\$326 to \$350																			
\$351 to \$375																			
\$376 to \$400 \$401 to \$425														_			-		
\$426 to \$450		1	24	4.2%													1	24	4.2%
\$451 to \$475																			
\$476 to \$500																			
\$501 to \$525 \$526 to \$550	20 0.09																	20	0.0%
\$551 to \$575	20 0.07	1			2	78	2.6%										2		2.6%
\$576 to \$600																			
\$601 to \$625																			
\$626 to \$650			10	0.0%							4	10	0.20	ļ			1		0.0%
\$651 to \$675 \$676 to \$700								1			1 1		8.3% 16.7%				1 1		8.3% 16.7%
\$701 to \$725											<u> </u>		10.1/	 			-		10.1/
\$726 to \$750	1 44 2.39	4									1						1	44	2.3%
\$751 to \$775		I						,		0.00	1] ,	00	0.00
\$776 to \$800 \$801 to \$825		1						1	26	3.8%				 			1	26	3.8%
\$826 to \$850								1			1								
\$851 to \$875			10	0.0%	1	48	2.1%										1	58	1.7%
\$876 to \$900		1	41	2.4%								24	0.0%				1		1.5%
\$901 to \$925			23	0.0%		16	0.0%											39	0.0%
\$926 to \$950 \$951 to \$975		1	44	2.3%							2	72	2.8%				3	116	2.6%
\$976 to \$1000		1	36			24	0.0%				-	12	2.07	1			1		1.7%
\$1001 to 1025																			
\$1026 to 1050																			
\$1051 to 1075 \$1076 to 1100			38	0.0%														38	0.0%
\$1101 to 1125			30	0.0 /0		36	0.0%							 			 	36	
\$1126 to 1150																			
\$1151 to 1175																			
\$1176 to 1200 \$1201 to 1225					- 1	06	4 20/		150	0.00/		ΕA	0.00					202	0.20
\$1201 to 1225 \$1226 to 1250					1	86	1.2%		152	0.0%		54	0.0%	1			1	292	0.3%
\$1251 to 1275																			
\$1276 to 1300									40	0.0%								40	
\$1301 to 1325								2	30	6.7%							2	30	
\$1326 to 1350 \$1351 to 1375												88 10	0.0%					88 10	
\$1376 to 1400												20	0.0%					20	
\$1401 to 1425															19	0.0%		19	
\$1426 to 1450											1								
\$1451 to 1475											1								
\$1476 to 1400 \$1501 to 1525		1			-			-			 			\vdash			 		
\$1526 to 1550		I						1			1								
\$1551 to 1575											1								
\$1576 to 1500														Ь—			<u> </u>		
\$1601 to 1625 \$1626 to 1650											1								
\$1626 to 1650 \$1651 to 1675		I						1			1								
\$1676 to 1600		<u>L</u>			L_			L			L			L			L		
\$1701 to 1725																			
\$1726 to 1750											1								
\$1751 to 1775 \$1776 to 1800											1			2	30	6.7%	2	30	6.7%
\$1801 to 1825		1												 	30	0.1 /		30	0.17
\$1826 to 1850		I						1			1								
\$1851 to 1875											1								
\$1876 to 1900		 												 					
\$1901 to 1926 \$1926 to 1950											1								
\$1950 to 1950 \$1951 to 1975		I						1			1								
\$1976 to 2000		<u></u>			L			L			L			<u> </u>			<u> </u>		
\$2000 and up																			
TOTALS	1 64 1.69	4	226	1.8%	4	288	1.4%	3	248	1.2%	4	286	1.4%	2	49	4.1%	18	1161	1.6%

Vacancy Rates During the Current Quarter Fort Collins / Loveland

							Two	Bedro	om	Two	Bedro	om							
	Eff	ficienci	es	One	Bedro	oom	One	Bathro	oom	Two	Bathr	oom	Thre	e Bedroom		Other		Total	
Rent Level										_			_	Total Percer	_		Vacant		Percer
\$000 to \$225										i e			i		i				
\$226 to \$250															l				
\$251 to \$275 \$276 to \$300															l				
\$301 to \$325	12	83	14.5%							 			\vdash		\vdash		12	83	14.5%
\$326 to \$350				1	41	2.4%									l		1	41	
\$351 to \$375		6	0.0%												l			6	0.0%
\$376 to \$400 \$401 to \$425															-				
\$426 to \$450				1	67	1.5%									l		1	67	1.5%
\$451 to \$475															l				
\$476 to \$500	5	72		1		20.0%	44		40.40	<u> </u>					<u> </u>		6	77	
\$501 to \$525 \$526 to \$550	3	48	6.3%		12	0.0%	11 1		16.4% 11.1%						l		14 1	127 9	
\$551 to \$575				2	38	5.3%	1	27	3.7%						l		3	65	4.6%
\$576 to \$600		26	0.0%	3	99	3.0%	5	141	3.5%	10		19.6%		1 0.0%			18	318	
\$601 to \$625 \$626 to \$650				3	14 191	0.0% 1.6%	6	110 1	5.5% 0.0%	1	134	0.0%	40	99 40.4%	Ì		46 3	357 192	12.9% 1.6%
\$651 to \$675				4	98	4.1%	2	104	1.9%		73	8.2%	l		l		12	275	
\$676 to \$700				11	322	3.4%	5	137	3.6%	9	139	6.5%		11 0.0%			25	609	4.1%
\$701 to \$725				6	65 95	9.2%		1	0.0%		20	0.0%	1	16 6.3%			7	102	
\$726 to \$750 \$751 to \$775					85	0.0%	l	37 1	0.0%		73 68	1.4% 2.9%			1	2 50.0%	1 3	195 71	0.5% 4.2%
\$776 to \$800							4	88	4.5%	_	18	0.0%	16	192 8.3%	l '	2 00.07	20	298	6.7%
\$801 to \$825					45		1		12.5%	9	112	8.0%					10	165	6.1%
\$826 to \$850					45	0.0%	36		34.3%		279	8.2%		8 0.0%		1 0.00/	59	437	
\$851 to \$875 \$876 to \$900					24	0.0%	6	72	8.3%	5	3 105	0.0% 4.8%	8	80 10.0%	İ	1 0.0%	14 5	180 105	7.8% 4.8%
\$901 to \$925										9	237	3.8%		16 0.0%	3	16 18.8%		269	
\$926 to \$950								405	0.70				6	80 7.5%	l	45 0.00	6	80	7.5%
\$951 to \$975 \$976 to \$1000							1	135	0.7%	1 1	30	3.3%	1		2	15 0.0% 16 12.5%	1 3	150 46	0.7% 6.5%
\$1001 to 1025										8	140					10 12.57	8	140	5.7%
\$1026 to 1050													5	36 13.9%	1	1 100.0%	6	37	16.2%
\$1051 to 1075															l				
\$1076 to 1100 \$1101 to 1125															\vdash		 		
\$1126 to 1150															l				
\$1151 to 1175													l	400 == 00	l		l		
\$1176 to 1200 \$1201 to 1225													57	103 55.3%	<u> </u>		57	103	55.3%
\$1201 to 1223 \$1226 to 1250														2 0.0%	l			2	0.0%
\$1251 to 1275															l				
\$1276 to 1300													1	44 2.3%	<u> </u>	3 0.0%	1	47	2.1%
\$1301 to 1325 \$1326 to 1350															l				
\$1351 to 1375															l				
\$1376 to 1400															L				
\$1401 to 1425 \$1426 to 1450							1			I			l						
\$1426 to 1450 \$1451 to 1475															l				
\$1476 to 1400													L		30	104 28.8%	30	104	28.8%
\$1501 to 1525																			
\$1526 to 1550 \$1551 to 1575															l				
\$1551 to 1575 \$1576 to 1500													1						
\$1601 to 1625																			
\$1626 to 1650													1						
\$1651 to 1675 \$1676 to 1600															l				
\$1701 to 1725										 			 						
\$1726 to 1750															l				
\$1751 to 1775													1						
\$1776 to 1800 \$1801 to 1825										 			 		\vdash		 		
\$1826 to 1850															l				
\$1851 to 1875										1			1		l				
\$1876 to 1900										<u> </u>			<u> </u>		<u> </u>		<u> </u>		
\$1901 to 1926 \$1926 to 1950															l				
\$1920 to 1930 \$1951 to 1975													1						
\$1976 to 2000																			
\$2000 and up	20	225	0 50/	20	1151	2 00/	70	1042	7.00	00	1400	E 600	404	600 10 50	27	150 00 40	205	1757	0.40
TOTALS	20	235	8.5%	32	1151	2.8%	79	1043	7.6%	83	1482	5.6%	134	688 19.5%	37	158 23.4%	ა გე	4757	8.1%

Vacancy Rates During the Current Quarter Fort Collins

						Two	Bedroo	m	Two	Bedro	om							
	Fff	iciencies	On	e Bedr	oom		Bathroo			Bathro		Thre	e Bedroom		Other		Total	
Rent Level						_			_			_		n Vacant	Total Perce	Vacant		Perce
\$000 to \$225			† 			i e								† 		i 		
\$226 to \$250																		
\$251 to \$275 \$276 to \$300																		
\$301 to \$325	12	83 14.	5%											1		12	83	14.5°
\$326 to \$350			1	41	2.4%											1	41	2.49
\$351 to \$375																		
\$376 to \$400 \$401 to \$425														+		1		
\$426 to \$450			1	66	1.5%											1	66	1.59
\$451 to \$475	_															_		
\$476 to \$500 \$501 to \$525	<u>5</u> 3	72 6.9 48 6.3				11	66 1	6 7%	-					+		5 14	72 114	
\$526 to \$550	3	70 0.0	7			l ''		0.0%	I							'-	1	
\$551 to \$575			2	26												2	26	
\$576 to \$600		26 0.0	0% 3	99		2 6		2.2%	10		19.6%		00 40 0	04		15	267	
\$601 to \$625 \$626 to \$650			3	14 191		٥	106	5.6%	Ì	134	0.0%	40	98 40.8	1		46 3	354 191	
\$651 to \$675			4	98	4.1%	2		1.9%		73	8.2%			1		12	275	4.49
\$676 to \$700			11	322		5		3.6%	9	139	6.5%		40			25	598	
\$701 to \$725 \$726 to \$750				5 85		1		0.0% 0.0%	1	20 73	0.0% 1.4%		16 6.3	7		1 1	42 195	
\$751 to \$775				00	0.0 /	1		0.0%		68	2.9%			1	2 50.09		71	
\$776 to \$800		_				3		4.8%		18	0.0%	16	192 8.3			19	273	7.09
\$801 to \$825 \$826 to \$850				45 45		26	105.2	V 201	1 23	32 279	3.1% 8.2%		8 0.0			1 59	77 437	
\$851 to \$875				45 24			105 3 72			3	0.0%		80 10.0		1 0.09		180	
\$876 to \$900									5	105	4.8%					5	105	
\$901 to \$925										135	0.0%		16 0.0		16 18.8°		167	
\$926 to \$950 \$951 to \$975						1	135	n 7%	Į			1	16 6.3	7	15 0.09	1 1	16 150	
\$976 to \$1000						· .	100	0.1 /	1	30	3.3%	4		2	16 12.5		46	
\$1001 to 1025									8	140	5.7%					8	140	
\$1026 to 1050 \$1051 to 1075														1	1 100.0	% 1	1	100.0
\$1031 to 1073 \$1076 to 1100																		
\$1101 to 1125														1				
\$1126 to 1150																		
\$1151 to 1175 \$1176 to 1200												57	103 55.3	۰		57	103	55.3°
\$1201 to 1225												<u> </u>	100 00.0	Ή		- 0,	100	00.0
\$1226 to 1250													2 0.0	%			2	0.09
\$1251 to 1275 \$1276 to 1300												1	44 2.3	, ,	3 0.09	1	47	2.19
\$1301 to 1325												 '	77 2.0	1 -	3 0.0	' '	71	2.1
\$1326 to 1350																		
\$1351 to 1375																		
\$1376 to 1400 \$1401 to 1425														+		1		
\$1426 to 1450																		
\$1451 to 1475														1	404 00 0	, ,	40.	00.0
\$1476 to 1400 \$1501 to 1525			-			-			-			-		30	104 28.89	30	104	28.8°
\$1501 to 1525 \$1526 to 1550														1				
\$1551 to 1575																		
\$1576 to 1500 \$1601 to 1625			+						 			<u> </u>		+		-		
\$1601 to 1625 \$1626 to 1650																		
\$1651 to 1675																		
\$1676 to 1600									<u> </u>			<u> </u>		—		<u> </u>		
\$1701 to 1725 \$1726 to 1750																		
\$1720 to 1730 \$1751 to 1775														1				
\$1776 to 1800																<u> </u>		
\$1801 to 1825																		
\$1826 to 1850 \$1851 to 1875														1				
\$1876 to 1900																		
\$1901 to 1926																		
\$1926 to 1950									1					1				
\$1951 to 1975 \$1976 to 2000																		
\$2000 and up												<u> </u>						
TOTALS	20	229 8.7	7% 25	1061	2.4%	72	921	7.8%	66	1300	5.1%	124	575 21.6	% 37	158 23.4°	344	4244	8.19

Vacancy Rates During the Current Quarter Fort Collins - Northwest

						Two	Bedroon	n	Two	Bedroom							
	Fffi	ciencies	One	e Bedro	nom		Bathroon			Bathroom	Thre	e Bedroom		Other		Total	
Rent Level			_								_	Total Percen	1		Vacant		Percer
\$000 to \$225			1														
\$226 to \$250													l				
\$251 to \$275													l				
\$276 to \$300 \$301 to \$325	12	83 14.59									 		\vdash		12	83	14.59
\$326 to \$350		00 11.0	1	41	2.4%								l		1		2.49
\$351 to \$375													l				
\$376 to \$400																	
\$401 to \$425 \$426 to \$450			1	66	1.5%								l		1	66	1.5%
\$451 to \$475			·										l		'	•	,
\$476 to \$500	5	72 6.99	4												5	72	
\$501 to \$525 \$526 to \$550						11	66 16	5.7%	Ì				l		11	66	16.79
\$551 to \$575													l				
\$576 to \$600									10	50 20.09					10		20.09
\$601 to \$625			0	00	0.50/					134 0.09	40	98 40.8%	ł		40	232	
\$626 to \$650 \$651 to \$675			2	80	2.5%	2	101 2	.0%	1						2 2	80 101	2.5% 2.0%
\$676 to \$700	<u> </u>										<u>L</u>		L_		L <i>'</i>		
\$701 to \$725																	
\$726 to \$750						I							l				
\$751 to \$775 \$776 to \$800									1								
\$801 to \$825			i e							3 0.09	4		 			3	0.0%
\$826 to \$850						36	105 34								36	105	34.39
\$851 to \$875 \$876 to \$900						6	72 8	3.3%					l		6	72	8.3%
\$901 to \$925			1								 		 				
\$926 to \$950													l				
\$951 to \$975													l				
\$976 to \$1000 \$1001 to 1025			ļ								-		_				
\$1001 to 1025 \$1026 to 1050													l				
\$1051 to 1075													l				
\$1076 to 1100																	
\$1101 to 1125 \$1126 to 1150													l				
\$1150 to 1150 \$1151 to 1175													l				
\$1176 to 1200											57	103 55.3%			57	103	55.39
\$1201 to 1225																	
\$1226 to 1250 \$1251 to 1275												2 0.0%	1			2	0.09
\$1231 to 1273 \$1276 to 1300													l				
\$1301 to 1325											i i						
\$1326 to 1350													l				
\$1351 to 1375 \$1376 to 1400													l				
\$1401 to 1425											 		 		 		
\$1426 to 1450													l				
\$1451 to 1475														101 00 00		404	00.00
\$1476 to 1400 \$1501 to 1525			1								1		30	104 28.8%	30	104	28.89
\$1501 to 1525 \$1526 to 1550						I							l				
\$1551 to 1575									1				l				
\$1576 to 1500															<u> </u>		
\$1601 to 1625 \$1626 to 1650									1				l				
\$1651 to 1675						I							l				
\$1676 to 1600			<u> </u>								Щ.						
\$1701 to 1725																	
\$1726 to 1750 \$1751 to 1775									1				l				
\$1776 to 1800			<u>L</u> _			L		_	L		<u>L</u>		L		L_		
\$1801 to 1825																	
\$1826 to 1850						I							l				
\$1851 to 1875 \$1876 to 1900									1				l				
\$1901 to 1926			 								 		\vdash		\vdash		
\$1926 to 1950						I							l				
\$1951 to 1975									1				l				
\$1976 to 2000			-								-		 		<u> </u>		
\$2000 and up									•		1						

Vacancy Rates During the Current Quarter Fort Collins - Northeast

			Two Bedroom	Two Bedroom			
	Efficiencies	One Redroom	One Bathroom		Throe Rodroom	Other	Total
Rent Level		One Bedroom Vacant Total Percen		Two Bathroom	Three Bedroom		1
\$000 to \$225	vacant Total Fercen	Vacant Total Fercen	vacant Total Tercen	Vacant Total Tercer	Vacant Total Tercer	Vacant Total Tercer	Vacant Total Tercer
\$226 to \$250							
\$251 to \$275							
\$276 to \$300 \$301 to \$325							
\$326 to \$350							
\$351 to \$375 \$376 to \$400							
\$401 to \$425							
\$426 to \$450							
\$451 to \$475 \$476 to \$500							
\$501 to \$525							
\$526 to \$550			1 0.0%				1 0.0%
\$551 to \$575 \$576 to \$600							
\$601 to \$625							
\$626 to \$650							
\$651 to \$675 \$676 to \$700			4 0.0%	4 80 5.0%			4 84 4.8%
\$701 to \$725			. 3.070	20 0.07			1
\$726 to \$750 \$751 to \$775							
\$751 to \$775 \$776 to \$800					10 80 12.5%		10 80 12.5%
\$801 to \$825							
\$826 to \$850 \$851 to \$875							
\$876 to \$900							
\$901 to \$925						3 16 18.8%	3 16 18.8%
\$926 to \$950 \$951 to \$975							
\$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050 \$1051 to 1075						1 1 100.0%	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
\$1076 to 1100							
\$1101 to 1125							
\$1126 to 1150 \$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250 \$1251 to 1275							
\$1276 to 1300						3 0.0%	3 0.0%
\$1301 to 1325							
\$1326 to 1350 \$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425 \$1426 to 1450							
\$1420 to 1430 \$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725 \$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825 \$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926 \$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000							
\$2000 and up TOTALS			5 0.0%	4 80 5.0%	10 80 12.5%	4 20 20.0%	18 185 9.7%

Vacancy Rates During the Current Quarter Fort Collins - Southeast

			Two Bedroom	Two Bedroom	Ī	I	
	- Fficiencies	One Dedreem			Three Dadreem	Other	Total
Rent Level	Efficiencies	One Bedroom Vacant Total Percen	One Bathroom	Two Bathroom	Three Bedroom	Other	Total Vacant Total Percer
\$000 to \$225	Vacant Total Fercer	Vacant Total Fercen	Vacant Total Fercer	Vacant Total Fercer	Vacant Total Fercer	Vacant Total Fercer	Vacant Total Fercer
\$226 to \$250							
\$251 to \$275							
\$276 to \$300 \$301 to \$325							
\$326 to \$350							
\$351 to \$375							
\$376 to \$400 \$401 to \$425							
\$426 to \$450							
\$451 to \$475							
\$476 to \$500 \$501 to \$525	3 48 6.3%						3 48 6.3%
\$526 to \$550	0 10 0.07						0 10 0.07
\$551 to \$575	00 000			4 000			2 70 000
\$576 to \$600 \$601 to \$625	26 0.0%	2 51 3.9%		1 0.0%			2 78 2.6%
\$626 to \$650		1 53 1.9%					1 53 1.9%
\$651 to \$675					J		
\$676 to \$700 \$701 to \$725		11 292 3.8%	3 53 5.7%	5 53 9.4%	(19 398 4.8%
\$701 to \$725 \$726 to \$750		85 0.0%	36 0.0%	1			121 0.0%
\$751 to \$775			1 0.0%			J	2 65 3.1%
\$776 to \$800 \$801 to \$825		45 0.0%			5 66 7.6%		5 66 7.6% 45 0.0%
\$826 to \$850		45 0.0%		16 252 6.3%	d		16 297 5.4%
\$851 to \$875				2 0.0%	8 80 10.0%	4	8 82 9.8%
\$876 to \$900				5 104 4.8% 135 0.0%		ļ	5 104 4.8%
\$901 to \$925 \$926 to \$950				135 0.0%	2 0.0% 1 16 6.3%		137 0.0% 1 16 6.3%
\$951 to \$975			1 135 0.7%	1		15 0.0%	
\$976 to \$1000				1 30 3.3%			1 30 3.3%
\$1001 to 1025 \$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225 \$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300							
\$1301 to 1325 \$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425 \$1426 to 1450					1		
\$1451 to 1475					1		
\$1476 to 1400							
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500					ļ		
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725 \$1726 to 1750					1		
\$1720 to 1750 \$1751 to 1775							
\$1776 to 1800					ļ		
\$1801 to 1825 \$1826 to 1850							
\$1826 to 1850 \$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1931 to 1975 \$1976 to 2000					<u> </u>	<u> </u>	<u> </u>
\$2000 and up	_						
TOTALS	3 74 4.1%	14 571 2.5%	4 225 1.8%	29 641 4.5%	14 164 8.5%	15 0.0%	64 1690 3.8%

Vacancy Rates During the Current Quarter Fort Collins - Southwest

					Two	Bedro	om	Two	Bedro	oom									
	Efficiencies	One	Bedro	om		Bathro			Bathr		Thre	e Bedroo	_m		Other			Total	
Rent Level	Vacant Total Percen										_		=	Vacant		Percer	Vacant		Percer
\$000 to \$225								i i			i i		寸						
\$226 to \$250 \$251 to \$275																			
\$276 to \$300																			
\$301 to \$325													┪						
\$326 to \$350																			
\$351 to \$375 \$376 to \$400																			
\$401 to \$425													┪						
\$426 to \$450																			
\$451 to \$475 \$476 to \$500																			
\$501 to \$525													╗						
\$526 to \$550		_	00	7 70/														00	7 70
\$551 to \$575 \$576 to \$600		2 1	26 48	7.7% 2.1%	2	91	2.2%	Į									2 3	26 139	
\$601 to \$625			14	0.0%	6	108	5.6%						┪				6	122	
\$626 to \$650			58	0.0%		_]							58	
\$651 to \$675 \$676 to \$700		4	98 30	4.1% 0.0%	2	3 80	0.0% 2.5%	6	73 6	8.2% 0.0%			١				10	174 116	
\$701 to \$700			5	0.0%		1	0.0%		20	0.0%	1	16 6	.3%				1	42	
\$726 to \$750						1	0.0%	1	73	1.4%	1				_		1	74	1.49
\$751 to \$775 \$776 to \$800					3	63	4.8%	1	4 18	0.0%	1	46 2	.2%	1	2	50.0%	1 4	6 127	
\$801 to \$825						03	+.0%	1	29	3.4%	 	+ 0 2	∠ 70				1	29	
\$826 to \$850								7	27	25.9%	1	8 0	.0%				7	35	20.09
\$851 to \$875 \$876 to \$900			24	0.0%					1 1	0.0%	ł				1	0.0%	1	26 1	0.0%
\$901 to \$925										0.0%	 	14 0	.0%				-	14	
\$926 to \$950																			
\$951 to \$975														_	16	10.50	,	16	10.50
\$976 to \$1000 \$1001 to 1025								8	140	5.7%	 		\dashv	2	16	12.5%	8		12.59 5.79
\$1026 to 1050										0 /	1								0 ,
\$1051 to 1075																			
\$1076 to 1100 \$1101 to 1125											<u> </u>		\dashv				-		
\$1126 to 1150																			
\$1151 to 1175																			
\$1176 to 1200 \$1201 to 1225											-		\dashv						
\$1226 to 1250																			
\$1251 to 1275											,	44 0							0.00
\$1276 to 1300 \$1301 to 1325											1	44 2	.3%				1	44	2.3%
\$1326 to 1350																			
\$1351 to 1375																			
\$1376 to 1400 \$1401 to 1425											<u> </u>		\dashv				-		
\$1426 to 1450																			
\$1451 to 1475													١						
\$1476 to 1400 \$1501 to 1525											 		\dashv						
\$1526 to 1550																			
\$1551 to 1575																			
\$1576 to 1500 \$1601 to 1625											 		\dashv						
\$1601 to 1625 \$1626 to 1650																			
\$1651 to 1675																			
\$1676 to 1600 \$1701 to 1725								 			 		\dashv				_		
\$1701 to 1725 \$1726 to 1750													١						
\$1751 to 1775																			
\$1776 to 1800 \$1801 to 1825													\dashv						
\$1801 to 1825 \$1826 to 1850													١						
\$1851 to 1875													١						
\$1876 to 1900								<u> </u>			<u> </u>		_						
\$1901 to 1926 \$1926 to 1950													١						
\$1920 to 1930 \$1951 to 1975																			
\$1976 to 2000																			
\$2000 and up		7	303	2 20/	10	2/17	2 70/	22	300	5.00	,	128 2	30/	2	10	15 00	40	1100	/ 10
TOTALS		7	303	2.3%	13	347	3.7%	23	392	5.9%	3	128 2	ა%	3	19	15.8%	49	1189	4.19

Vacancy Rates During the Current Quarter Loveland

			 	T	ī	<u> </u>	<u> </u>
			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	Vacant Total Percen	Vacant Total Percen	Vacant Total Percer	Vacant Total Percer	Vacant Total Percer	Vacant Total Percen	Vacant Total Percer
\$000 to \$225 \$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325							
\$326 to \$350 \$351 to \$375	6 0.0%						6 0.0%
\$376 to \$400	0 0.070						0 0.07
\$401 to \$425							
\$426 to \$450		1 0.0%					1 0.0%
\$451 to \$475 \$476 to \$500		1 5 20.0%					1 5 20.0%
\$501 to \$525		12 0.0%	1 0.0%				13 0.0%
\$526 to \$550			1 8 12.5%				1 8 12.5%
\$551 to \$575		12 0.0%			4 0.00		1 39 2.6%
\$576 to \$600 \$601 to \$625			3 50 6.0% 2 0.0%		1 0.0% 1 0.0%		3 51 5.9% 3 0.0%
\$626 to \$650			1 0.0%		1 0.0%		1 0.0%
\$651 to \$675							
\$676 to \$700		0 00 10 00			11 0.0%		11 0.0%
\$701 to \$725 \$726 to \$750		6 60 10.0%					6 60 10.0%
\$751 to \$755							
\$776 to \$800			1 25 4.0%				1 25 4.0%
\$801 to \$825			1 8 12.5%	8 80 10.0%			9 88 10.2%
\$826 to \$850 \$851 to \$875							
\$876 to \$900							
\$901 to \$925				9 102 8.8%			9 102 8.8%
\$926 to \$950					5 64 7.8%		5 64 7.8%
\$951 to \$975 \$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050					5 36 13.9%		5 36 13.9%
\$1051 to 1075							
\$1076 to 1100 \$1101 to 1125							
\$1101 to 1125 \$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225 \$1226 to 1250							
\$1220 to 1230 \$1251 to 1275							
\$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350 \$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425							
\$1426 to 1450							
\$1451 to 1475 \$1476 to 1400							
\$1476 to 1400 \$1501 to 1525							
\$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500 \$1601 to 1625							
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725 \$1726 to 1750							
\$1720 to 1730 \$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875 \$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000 \$2000 and up						-	
TOTALS	6 0.0%	7 90 7.8%	7 122 5.7%	17 182 9.3%	10 113 8.8%		41 513 8.0%

Vacancy Rates During the Current Quarter Fort Morgan/Brush

		Ī		Time	Podroom	Two Podroom		Γ	I	
					Bedroom	Two Bedroom				
5	Efficiencies		e Bedroom		Bathroom	Two Bathroom	Three Bedroom	Other		Total
Rent Level	Vacant Total Percer	Vacant		Vacant		Vacant Total Percen	Vacant Total Percer	Vacant Total Percer	Vacant	
\$000 to \$225 \$226 to \$250			30 0.0%	i	2 0.0%	1				32 0.0%
\$251 to \$275										
\$276 to \$300		1	3 33.3%	2	6 33.39				3	9 33.39
\$301 to \$325 \$326 to \$350		1	2 50.0%	1	2 50.0%	ì			2	4 50.0%
\$351 to \$375			8 0.0%	2	12 16.79	Į			2	20 10.09
\$376 to \$400				3	21 14.39				3	21 14.39
\$401 to \$425		1	32 3.1%	_	40 40 00		5 28 17.9%		6	60 10.09
\$426 to \$450 \$451 to \$475				3	16 18.8%	ì		3 14 21.4%	6	30 20.09
\$476 to \$500										
\$501 to \$525										
\$526 to \$550 \$551 to \$575										
\$576 to \$600										
\$601 to \$625										
\$626 to \$650										
\$651 to \$675 \$676 to \$700					6 0.0%					6 0.0%
\$701 to \$725					2 0.07				i	2 0.07
\$726 to \$750										
\$751 to \$775 \$776 to \$800							1 6 16.7%	l	1	6 16.79
\$801 to \$825							1 0 10.77		<u> </u>	0 10.77
\$826 to \$850										
\$851 to \$875 \$876 to \$900										
\$901 to \$925				-				<u> </u>	<u> </u>	
\$926 to \$950										
\$951 to \$975										
\$976 to \$1000 \$1001 to 1025		-		-					-	
\$1026 to 1050										
\$1051 to 1075										
\$1076 to 1100 \$1101 to 1125										
\$1126 to 1150										
\$1151 to 1175										
\$1176 to 1200 \$1201 to 1225		-		-						
\$1201 to 1223 \$1226 to 1250										
\$1251 to 1275										
\$1276 to 1300									<u> </u>	
\$1301 to 1325 \$1326 to 1350										
\$1351 to 1375										
\$1376 to 1400										
\$1401 to 1425 \$1426 to 1450										
\$1451 to 1475										
\$1476 to 1400										
\$1501 to 1525 \$1526 to 1550										
\$1551 to 1575										
\$1576 to 1500										
\$1601 to 1625										
\$1626 to 1650 \$1651 to 1675									1	
\$1676 to 1600										
\$1701 to 1725										
\$1726 to 1750 \$1751 to 1775										
\$1776 to 1800				<u> </u>					<u> </u>	
\$1801 to 1825										
\$1826 to 1850 \$1851 to 1875										
\$1876 to 1900									1	
\$1901 to 1926										
\$1926 to 1950									1	
\$1951 to 1975 \$1976 to 2000										
\$2000 and up										
TOTALS		3	75 4.0%	11	65 16.9%	1	6 34 17.6%	3 14 21.4%	23	188 12.29

Vacancy Rates During the Current Quarter Glenwood Springs

				_	D 1		-	D 1	ı		1		<u> </u>		
					Bedro			Bedroom							
	Efficiencies		edroom		Bathro			Bathroom	_	e Bedroor	_	Other		Total	
Rent Level	Vacant Total Percer	Vacant To	tal Percen	Vacant	Total F	Percer	Vacant	Total Percer	Vacant	Total Per	en Vacan	t Total Percer	Vacant	Total	Percer
\$000 to \$225 \$226 to \$250															
\$251 to \$275															
\$276 to \$300															
\$301 to \$325 \$326 to \$350															
\$351 to \$375															
\$376 to \$400															
\$401 to \$425 \$426 to \$450															
\$451 to \$475			2 0.0%											2	0.0%
\$476 to \$500					2	0.0%								2	0.0%
\$501 to \$525			0 000											_	0.00
\$526 to \$550 \$551 to \$575	16 0.0%		2 0.0% 46 0.0%											2 62	0.0%
\$576 to \$600			30 0.0%											30	
\$601 to \$625			1 0.0%											1	0.0%
\$626 to \$650 \$651 to \$675			2 0.0%										1	2	0.0%
\$676 to \$700													1		
\$701 to \$725		_	6 0.0%	1	14	7.1%							1	20	5.0%
\$726 to \$750 \$751 to \$775		1	16 6.3%		25	0.0%				6 0	00/		1	41	
\$751 to \$775 \$776 to \$800							1	18 5.6%	l		0% 0%		1	6 19	0.0% 5.3%
\$801 to \$825					2	0.0%								2	0.0%
\$826 to \$850					5	0.0%								5	0.0%
\$851 to \$875 \$876 to \$900															
\$901 to \$925				1	16	6.3%					+		1	16	6.3%
\$926 to \$950															
\$951 to \$975 \$976 to \$1000									2	36 5.	60/		2	36	5.6%
\$1001 to 1025										30 3.	0 /0			30	5.07
\$1026 to 1050															
\$1051 to 1075															
\$1076 to 1100 \$1101 to 1125										2 0.	0%			2	0.0%
\$1126 to 1150															
\$1151 to 1175															
\$1176 to 1200 \$1201 to 1225							-		-		+-		-		
\$1226 to 1250															
\$1251 to 1275															
\$1276 to 1300 \$1301 to 1325											+				
\$1301 to 1323 \$1326 to 1350															
\$1351 to 1375															
\$1376 to 1400											_				
\$1401 to 1425 \$1426 to 1450															
\$1451 to 1475													1		
\$1476 to 1400											+				
\$1501 to 1525 \$1526 to 1550													1		
\$1551 to 1575															
\$1576 to 1500													<u> </u>		
\$1601 to 1625 \$1626 to 1650															
\$1620 to 1630 \$1651 to 1675															
\$1676 to 1600													<u> </u>		
\$1701 to 1725 \$1726 to 1750															
\$1726 to 1750 \$1751 to 1775															
\$1776 to 1800															
\$1801 to 1825															
\$1826 to 1850 \$1851 to 1875															
\$1876 to 1900															
\$1901 to 1926															
\$1926 to 1950 \$1951 to 1975															
\$1951 to 1975 \$1976 to 2000															
\$2000 and up															
TOTALS	16 0.0%	1 '	105 1.0%	2	64	3.1%	1	18 5.6%	2	45 4.	4%		6	248	2.4%

Vacancy Rates During the Current Quarter Grand Junction

				Tv	o Bedr	oom	Two	Bedro	om							
	Efficiencies	One	Bedroom	Or	e Bathı	oom	Two	Bathro	om	Thre	e Bedroom		Other		Total	
Rent Level	Vacant Total Percen	Vacant T	otal Perc	en Vacan	Total	Percer	Vacant	Total F	Percer	Vacant	Total Percer	Vacant	Total Perce	n Vacant	Total I	Perce
\$000 to \$225	1 66 1.5%		1 0.0					1	0.0%			ī		1	68	1.59
\$226 to \$250 \$251 to \$275			120 0.0	%											120	0.09
\$251 to \$275 \$276 to \$300					2	0.0%									2	0.09
\$301 to \$325				+		0.07										0.07
\$326 to \$350					2	0.0%	4								2	0.09
\$351 to \$375 \$376 to \$400		1	4 0.0 45 2.2		6	0.0%	ļ							1	4 51	0.09
\$401 to \$425		'	66 0.0		6 16		1					 		+	82	2.09
\$426 to \$450			40 0.0		54		1	6	0.0%					1	100	1.09
\$451 to \$475			40 0.0		5		1								45	0.09
\$476 to \$500 \$501 to \$525		1	75 1.3 59 0.0		32 64			5	0.0%			 		1 1	107 128	0.99
\$526 to \$550		1	26 3.8			37.5%	l	19	0.0%					13	77	
\$551 to \$575			17 0.0	% 1			1	18	5.6%					2	74	2.79
\$576 to \$600 \$601 to \$625		1	51 2.0	0/1	2			11 3	0.0%	9	70 12.9%	├ ──		10	13 126	0.09 7.99
\$626 to \$650		'	31 2.0	/0	8		1	36	2.8%	9	3 0.0%	i		10	47	2.19
\$651 to \$675		1	18 5.6	% 1	172		1	42	2.4%		12 0.0%		58 3.49	5	302	1.79
\$676 to \$700				 		2.00	1	18	5.6%				58 0.09		76	1.39
\$701 to \$725 \$726 to \$750		1	21 4.8	1 % 1	51 12		1	58 34	1.7% 0.0%	1	2 50.0%	Į		2 3	109 69	1.89 4.39
\$751 to \$775		1	24 4.2		12			5-	5.5 /	· '	_ 50.07	l		2	36	5.69
\$776 to \$800							<u> </u>					<u> </u>				
\$801 to \$825 \$826 to \$850				1	30	3.3%	1							1	30	3.39
\$851 to \$875					12	0.0%	l								12	0.09
\$876 to \$900					1			15	6.7%					1	16	6.3%
\$901 to \$925							_		F 00/		1 0.0%				1	0.09
\$926 to \$950 \$951 to \$975							3	60	5.0%					3	60	5.0%
\$976 to \$1000																
\$1001 to 1025																
\$1026 to 1050 \$1051 to 1075																
\$1031 to 1073 \$1076 to 1100																
\$1101 to 1125																
\$1126 to 1150																
\$1151 to 1175 \$1176 to 1200																
\$1201 to 1225				1								-		†		
\$1226 to 1250																
\$1251 to 1275 \$1276 to 1300																
\$1301 to 1325				+								 		1		
\$1326 to 1350																
\$1351 to 1375 \$1376 to 1400																
\$1376 to 1400 \$1401 to 1425				+								_		+		
\$1426 to 1450																
\$1451 to 1475														1		
\$1476 to 1400 \$1501 to 1525				+								-		-		
\$1501 to 1525 \$1526 to 1550														1		
\$1551 to 1575																
\$1576 to 1500 \$1601 to 1625				+								 		-		
\$1601 to 1625 \$1626 to 1650														1		
\$1651 to 1675																
\$1676 to 1600												<u> </u>		₩		
\$1701 to 1725 \$1726 to 1750																
\$1750 to 1750 \$1751 to 1775																
\$1776 to 1800				4												
\$1801 to 1825 \$1826 to 1850																
\$1851 to 1875												l		1		
\$1876 to 1900																
\$1901 to 1926																
\$1926 to 1950 \$1951 to 1975																
\$1951 to 1975 \$1976 to 2000												l		1		
\$2000 and up																
TOTALS	1 66 1.5%	7	607 1.2	% 20	554	3.6%	9	326	2.8%	10	88 11.49	2	116 1.79	49	1757	2.89

Vacancy Rates During the Current Quarter Greeley

				_	D 1		_	D 1		I							
					Bedro			Bedro									
	Efficiencies		Bedroom		Bathro			Bathro		_	e Bedroom	<u> </u>	Other			Total	
Rent Level	Vacant Total Percen	Vacant	Total Percen	Vacant	Total F	ercen	Vacant	Total I	ercer	Vacant	Total Perce	Vacant	Total F	ercer	Vacant	Total	Percer
\$000 to \$225 \$226 to \$250																	
\$251 to \$275																	
\$276 to \$300																	
\$301 to \$325			24 0.0%												Ι.	24	
\$326 to \$350 \$351 to \$375	1 5 20.0%	•	10 0.0%												1	15	6.7%
\$376 to \$400		5	35 14.3%												5	35	14.3%
\$401 to \$425		12	85 14.1%		7	0.0%									12	92	13.0%
\$426 to \$450		5	110 4.5%	2	24	8.3%]			7	134	5.2%
\$451 to \$475 \$476 to \$500		4	38 0.0% 13 30.8%	8	7 137	0.0% 5.8%					8 0.09	1			12	53 150	0.0% 8.0%
\$501 to \$525	7 0.0%	1	4 25.0%	12	61	19.7%				1	8 12.5°	1			14	80	17.5%
\$526 to \$550	4 0.0%	1	28 3.6%	7		10.6%				· ·	0 .2.0	I			8	98	8.2%
\$551 to \$575		5	39 12.8%	6	130	4.6%		12	0.0%						11	181	6.1%
\$576 to \$600 \$601 to \$625	1 0.0%	20 4	483 4.1% 45 8.9%	10		14.3% 5.8%	6	47	12.8%	6	8 12.5° 11 54.5°				23 26	505 275	4.6% 9.5%
\$626 to \$650	1 0.0%	4	40 0.9%	14	171 151	9.3%		47	12.07	3	24 12.5				17	175	9.7%
\$651 to \$675		3	36 8.3%	8	155	5.2%				1	12 8.39				12	203	
\$676 to \$700			34 0.0%	5	74	6.8%	12	152	7.9%		18 5.69				18	278	6.5%
\$701 to \$725 \$726 to \$750		2	24 8.3%				13 2	83 56	15.7% 3.6%	1	18 5.69 16 0.09		11	7.1%	14 5	101 110	13.9% 4.5%
\$751 to \$775		_	∠+ 0.ა%				5		12.2%		16 12.59		14	1.17	7	57	
\$776 to \$800			24 0.0%				<u> </u>			8	64 12.5°				8	88	9.1%
\$801 to \$825							6	96	6.3%	7	66 10.6°				13	162	8.0%
\$826 to \$850 \$851 to \$875										,	4 0.09		4	0.00	,	4	0.0%
\$876 to \$900							1	64	1.6%	2	12 16.79	1	1 6	0.0% 16.7%	2 2	70	15.4% 2.9%
\$901 to \$925										\vdash		 		,	_		,
\$926 to \$950							1	56	1.8%						1	56	1.8%
\$951 to \$975								8	0.0%	ł						8	0.0%
\$976 to \$1000 \$1001 to 1025										-		-					
\$1026 to 1050																	
\$1051 to 1075																	
\$1076 to 1100											04 0.00					0.4	0.00
\$1101 to 1125 \$1126 to 1150										2	24 8.39 24 0.09				2	24 24	8.3% 0.0%
\$1151 to 1175											24 0.0	1				2-7	0.07
\$1176 to 1200																	
\$1201 to 1225																	
\$1226 to 1250 \$1251 to 1275																	
\$1276 to 1300																	
\$1301 to 1325																	
\$1326 to 1350																	
\$1351 to 1375 \$1376 to 1400																	
\$1401 to 1425										 							
\$1426 to 1450							1			I							
\$1451 to 1475																	
\$1476 to 1400 \$1501 to 1525										 		-			-		
\$1526 to 1550							1			I							
\$1551 to 1575																	
\$1576 to 1500										ļ		<u> </u>			<u> </u>		
\$1601 to 1625 \$1626 to 1650							1			I							
\$1651 to 1675																	
\$1676 to 1600																	
\$1701 to 1725																	
\$1726 to 1750 \$1751 to 1775																	
\$1751 to 1775 \$1776 to 1800																	
\$1801 to 1825												i i			l		
\$1826 to 1850							1			I							
\$1851 to 1875 \$1876 to 1900																	
\$1876 to 1900 \$1901 to 1926										\vdash		\vdash			\vdash		
\$1901 to 1920 \$1926 to 1950							1			I							
\$1951 to 1975							1			I							
\$1976 to 2000										<u> </u>		<u> </u>					
\$2000 and up TOTALS	1 17 5.9%	ഭാ	1032 6.0%	74	997	7.4%	46	615	7.5%	35	333 10.59	2	21	9.5%	220	3015	7 20/
IOIALO	1 11 3.9%	02	1002 0.0%	74	อยา	1.470	40	010	1.5%	აა	JJJ 10.5	<u>' </u>	۷۱	უ.ე%	220	JU 13	1.5%

Vacancy Rates During the Current Quarter Gunnison

			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	Vacant Total Percen	Vacant Total Percen	Vacant Total Percer	Vacant Total Percer	Vacant Total Percen	Vacant Total Percen	Vacant Total Perce
\$000 to \$225					l		ĺ
\$226 to \$250							
\$251 to \$275 \$276 to \$300							
\$301 to \$325							
\$326 to \$350							
\$351 to \$375							
\$376 to \$400 \$401 to \$425							
\$426 to \$450							
\$451 to \$475		1 15 6.7%					1 15 6.79
\$476 to \$500		5 0.0%	0.000				5 0.09
\$501 to \$525 \$526 to \$550		8 0.0%	9 0.0% 1 35 2.9%				9 0.09 1 43 2.39
\$551 to \$575		0 0.070	1 54 1.9%		4		1 55 1.89
\$576 to \$600			1 21 4.8%				1 21 4.89
\$601 to \$625					1 10 10.0%		1 10 10.09
\$626 to \$650 \$651 to \$675			2 0.0%				2 0.09
\$676 to \$700			18 0.0%				18 0.09
\$701 to \$725			10 0.07				15 3.0
\$726 to \$750							
\$751 to \$775							
\$776 to \$800 \$801 to \$825							
\$826 to \$850							
\$851 to \$875							
\$876 to \$900							
\$901 to \$925 \$926 to \$950							
\$951 to \$975							
\$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050 \$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125							
\$1126 to 1150							
\$1151 to 1175 \$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275 \$1276 to 1300							
\$1276 to 1300 \$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425							
\$1401 to 1425 \$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525 \$1526 to 1550							
\$1526 to 1550 \$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650 \$1651 to 1675							
\$1631 to 1673 \$1676 to 1600							
\$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775 \$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900 \$1901 to 1926							
\$1901 to 1926 \$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000							
\$2000 and up		1 28 3.6%	3 139 2.2%	1 0.0%	1 10 10.0%		5 178 2.8

Vacancy Rates During the Current Quarter Lake County

			Two Dodroom	Tura Dadraam	I	Ι	
			Two Bedroom	Two Bedroom			
Daniel avail	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	vacant Total Percen	vacant Total Perc	en Vacant Total Perce	n vacant Total Percer	Vacant Total Percer	vacant Total Percer	vacant Total Percer
\$000 to \$225 \$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325	1 0.0%						1 0.0%
\$326 to \$350 \$351 to \$375							
\$376 to \$400							
\$401 to \$425							
\$426 to \$450		3 20 15.	0%				3 20 15.09
\$451 to \$475 \$476 to \$500							
\$501 to \$525			1 30 3.39	4			1 30 3.3%
\$526 to \$550			2 7 28.69				2 7 28.69
\$551 to \$575			1 7 14.39	%			1 7 14.39
\$576 to \$600 \$601 to \$625							
\$626 to \$650		21 0.0	0%				21 0.0%
\$651 to \$675							,
\$676 to \$700							
\$701 to \$725			3 0.09	4			3 0.0%
\$726 to \$750 \$751 to \$775							
\$776 to \$800							
\$801 to \$825							
\$826 to \$850							
\$851 to \$875 \$876 to \$900							
\$901 to \$925							
\$926 to \$950							
\$951 to \$975							
\$976 to \$1000 \$1001 to 1025							
\$1001 to 1023 \$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1120 to 1130 \$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425							
\$1426 to 1450							
\$1451 to 1475					1		
\$1476 to 1400							
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575					1		
\$1576 to 1500							
\$1601 to 1625						I	
\$1626 to 1650 \$1651 to 1675							
\$1676 to 1600					1		
\$1701 to 1725							
\$1726 to 1750					1		
\$1751 to 1775 \$1776 to 1800					1		
\$1801 to 1825					İ		
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900 \$1901 to 1926							
\$1901 to 1926 \$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000							
\$2000 and up	4 0 000	2 44 -	204 4 47 6 7				7 00 700
TOTALS	1 0.0%	3 41 7.3	3% 4 47 8.59	/4	<u> </u>	I	7 89 7.9%

Vacancy Rates During the Current Quarter Montrose

					Two	Bedro	om	Two Bedroom		I			
	⊏#isiansias	000	Dadraa	_					Three Dadreem	Othor		Total	
Don't Lovel	Efficiencies		Bedrooi			Bathro		Two Bathroom	Three Bedroom	Other Vacant Total Percer	\/aaant	Total	Daraar
Rent Level \$000 to \$225	vacant Total Percen	vacant	Total Pe	rcer	vacant	rotai i	ercer	vacani Tolai Percer	vacant Total Percer		vacant	Total	0.0%
\$226 to \$250									1 0.0%			'	0.0%
\$251 to \$275													
\$276 to \$300									1 0.0%			1	0.0%
\$301 to \$325 \$326 to \$350													
\$351 to \$375													
\$376 to \$400				0.0%								9	0.0%
\$401 to \$425 \$426 to \$450		1 2		3.6% 2.7%							1 2	28 75	3.6% 2.7%
\$451 to \$475		2	75 2	2.7 /0							-	75	2.1 /
\$476 to \$500						24	0.0%					24	0.0%
\$501 to \$525					1	11	9.1%				1	11	9.1%
\$526 to \$550 \$551 to \$575					1	16 5	6.3%				1	16 5	6.3% 0.0%
\$576 to \$600			2 (0.0%								2	0.0%
\$601 to \$625													
\$626 to \$650 \$651 to \$675		4	40 1	J.U%	Ì				2 0.0% 2 0.0%		4	42 2	9.5%
\$676 to \$700		3	37 8	3.1%	1	14	7.1%		3 5 60.0%		7		12.5%
\$701 to \$725		3		7.7%					1 0.0%		3	40	7.5%
\$726 to \$750 \$751 to \$775													
\$751 to \$775 \$776 to \$800													
\$801 to \$825													
\$826 to \$850													
\$851 to \$875 \$876 to \$900													
\$901 to \$925													
\$926 to \$950													
\$951 to \$975													
\$976 to \$1000 \$1001 to 1025													
\$1026 to 1050													
\$1051 to 1075													
\$1076 to 1100 \$1101 to 1125													
\$1126 to 1150													
\$1151 to 1175													
\$1176 to 1200 \$1201 to 1225													
\$1201 to 1223 \$1226 to 1250													
\$1251 to 1275													
\$1276 to 1300													
\$1301 to 1325 \$1326 to 1350													
\$1351 to 1375													
\$1376 to 1400													
\$1401 to 1425 \$1426 to 1450													
\$1420 to 1430 \$1451 to 1475													
\$1476 to 1400													
\$1501 to 1525 \$1526 to 1550													
\$1526 to 1550 \$1551 to 1575													
\$1576 to 1500													
\$1601 to 1625													
\$1626 to 1650 \$1651 to 1675													
\$1676 to 1675													
\$1701 to 1725													
\$1726 to 1750 \$1751 to 1775													
\$1751 to 1775 \$1776 to 1800													
\$1801 to 1825													
\$1826 to 1850													
\$1851 to 1875 \$1876 to 1900													
\$1901 to 1926											\vdash		
\$1926 to 1950													
\$1951 to 1975													
\$1976 to 2000 \$2000 and up											<u> </u>		
TOTALS		13	230	5.7%	3	70	4.3%		3 12 25.0%		19	312	6.1%

Vacancy Rates During the Current Quarter Pueblo

					Two	Bedroom	Two	Bedro	oom				I			I		
	Г.	isionalos	0.5	Dodroom						Thro	a Dade			Othor			Total	
Darth and		iciencies		Bedroom	_	Bathroom		Bathro			e Bedr		1/	Other	D	\	Total	D
Rent Level \$000 to \$225	vacant	Total Percen	vacant	Total Percer	vacant	Total Percer	vacant	rotai i	Percer	vacant	i otai i	ercer	vacant	rotai	Percer	vacant	rotai	Percer
\$226 to \$250													l					
\$251 to \$275													l					
\$276 to \$300		45 40 00		05 4 00													40	7.50
\$301 to \$325 \$326 to \$350	2	15 13.3% 4 0.0%	1 4	25 4.0% 76 5.3%		9 0.0%							l			3 4	40 89	7.5% 4.5%
\$351 to \$375		6 0.0%		187 9.1%		4 0.0%					1	0.0%				17	198	
\$376 to \$400	1	10 10.0%	9	219 4.1%		53 3.8%										12	282	
\$401 to \$425		18 0.0%	24	219 11.0%	2	30 6.7%			- 40							26	267	
\$426 to \$450 \$451 to \$475	1	1 100.0%) 4 2	49 8.2% 26 7.7%		12 16.7% 73 8.2%			7.1% 0.0%				l			8 8	76 101	10.5% 7.9%
\$476 to \$500			1	69 1.4%	6	119 5.0%		_	0.07	i	9	0.0%				7	197	
\$501 to \$525			3	12 25.0%	7	120 5.8%										10	132	
\$526 to \$550				4 05 00	14	54 25.9%	1	44	0.0%	1	3	0.0%	1	2	0.0%			13.69
\$551 to \$575 \$576 to \$600		1 0.0%	1	4 25.0%	1	11 9.1%	4			1	10 30	0.0%	l			1 2	14 42	
\$601 to \$625		1 0.07		2 0.0%		2 0.0%	1			15	57	26.3%		1	0.0%	15	62	
\$626 to \$650					1	1 100.09	1				2	0.0%	1			1	3	33.3%
\$651 to \$675			1	12 8.3%			l			1	18	5.6%		3	0.0%		33	
\$676 to \$700 \$701 to \$725			-	5 0.0% 60 0.0%			-			-			\vdash	3	0.0%	1	8 60	
\$701 to \$725 \$726 to \$750				00 0.0%	1		l			I							50	0.07
\$751 to \$775							l			1			l					
\$776 to \$800							4		12.9%	<u> </u>			<u> </u>			4		12.99
\$801 to \$825 \$826 to \$850							2	33	6.1%	İ						2	33	6.1%
\$851 to \$875													l					
\$876 to \$900																		
\$901 to \$925							11	64	17.2%	t			l			11	64	17.29
\$926 to \$950 \$951 to \$975											4	0.0%	l				4	0.0%
\$976 to \$1000											•	0.07	1				•	0.07
\$1001 to 1025											4	0.0%					4	0.0%
\$1026 to 1050													l					
\$1051 to 1075 \$1076 to 1100										2	28	7.1%	l			2	28	7.1%
\$1101 to 1125												,	\vdash			_		,
\$1126 to 1150													l					
\$1151 to 1175													l					
\$1176 to 1200 \$1201 to 1225													_					
\$1226 to 1250													l					
\$1251 to 1275													l					
\$1276 to 1300 \$1301 to 1325													<u> </u>					
\$1301 to 1323 \$1326 to 1350													l					
\$1351 to 1375													l					
\$1376 to 1400													<u> </u>			<u> </u>		
\$1401 to 1425 \$1426 to 1450																		
\$1420 to 1430 \$1451 to 1475							l			I			l					
\$1476 to 1400																		
\$1501 to 1525			I							I						l		
\$1526 to 1550 \$1551 to 1575																		
\$1576 to 1570			L				<u></u>			<u> </u>			L			L		
\$1601 to 1625										I								
\$1626 to 1650							l			I			l					
\$1651 to 1675 \$1676 to 1600																		
\$1701 to 1725					i e		T			l								
\$1726 to 1750																		
\$1751 to 1775													1					
\$1776 to 1800 \$1801 to 1825					 		 			 			\vdash			\vdash		
\$1826 to 1850													1					
\$1851 to 1875													1					
\$1876 to 1900			<u> </u>				-			├──			<u> </u>			<u> </u>		
\$1901 to 1926 \$1926 to 1950																		
\$1951 to 1975													1					
\$1976 to 2000																		
\$2000 and up	A	5E 700	67	065 6.00	44	100 0 10	1 10	100	0.60	10	166	14 40	<u> </u>	^	0.00	140	1074	0 00
TOTALS	4	55 7.3%	67	965 6.9%	41	488 8.49	18	188	9.6%	19	100	11.4%	<u> </u>	9	0.0%	149	1871	8.0%

Vacancy Rates During the Current Quarter Pueblo - Northwest

			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level					Vacant Total Percen		1
\$000 to \$225							
\$226 to \$250							
\$251 to \$275							
\$276 to \$300 \$301 to \$325	2 15 13.3%	8 0.0%					2 23 8.7%
\$326 to \$350	2 10 10.07	3 33 9.1%					3 33 9.1%
\$351 to \$375		6 64 9.4%			1 0.0%	4	6 65 9.2%
\$376 to \$400		1 2 50.0%	1 10 10.0%				2 12 16.7%
\$401 to \$425 \$426 to \$450	1 1 100.0%	1 16 6.3% 1 4 25.0%	2 18 11.1% 2 12 16.7%				3 34 8.8% 4 17 23.5%
\$451 to \$475	1 1100.07	1 7 25.07	1 0.0%				1 0.0%
\$476 to \$500			1 4 25.0%		9 0.0%		1 13 7.7%
\$501 to \$525			2 0.0%				2 0.0%
\$526 to \$550 \$551 to \$575		1 4 25.0%	6 0.0%		2 0.0%	2 0.0%	10 0.0% 1 4 25.0%
\$576 to \$600	1 0.0%	1 4 20.07	5 0.0%		1 24 4.2%		1 30 3.3%
\$601 to \$625		2 0.0%					2 0.0%
\$626 to \$650							2 2 2 2
\$651 to \$675 \$676 to \$700		5 0.0%				3 0.0% 3 0.0%	
\$701 to \$700		3 0.076				3 0.0 //	3 0.076
\$726 to \$750							
\$751 to \$775							
\$776 to \$800 \$801 to \$825							
\$826 to \$850							
\$851 to \$875							
\$876 to \$900							
\$901 to \$925 \$926 to \$950							
\$951 to \$975							
\$976 to \$1000							
\$1001 to 1025 \$1026 to 1050							
\$1026 to 1030 \$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125							
\$1126 to 1150 \$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425							
\$1401 to 1425 \$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650 \$1651 to 1675							
\$1676 to 1675							
\$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775 \$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900 \$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$2000 and up TOTALS	3 17 17.6%	13 138 9.4%	6 58 10.3%		1 36 2.8%	8 0.0%	23 257 8.9%
LICIALO	J 1/ 1/.6%	13 136 9.4%	0 56 10.3%		1 30 2.8%	o 0.0%	23 231 8.9%

Vacancy Rates During the Current Quarter Pueblo - Northeast

			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	Vacant Total Percen	Vacant Total Percer	Vacant Total Percer	Vacant Total Percer	Vacant Total Percer	Vacant Total Percen	Vacant Total Percer
\$000 to \$225					ì	ì	
\$226 to \$250							
\$251 to \$275							
\$276 to \$300 \$301 to \$325		1 17 5.9%					1 17 5.9%
\$326 to \$350		28 0.0%	9 0.0%				37 0.0%
\$351 to \$375		2 40 5.0%					2 40 5.0%
\$376 to \$400	1 9 11.1%	5 159 3.1%	1 43 2.3%				7 211 3.3%
\$401 to \$425 \$426 to \$450	18 0.0%	20 139 14.4% 3 0.0%	İ	1 14 7.19			20 157 12.7% 1 17 5.9%
\$451 to \$475		2 26 7.7%	3 60 5.0%				5 88 5.7%
\$476 to \$500		1 69 1.4%	3 66 4.5%				4 135 3.0%
\$501 to \$525		3 12 25.0%	5 69 7.2%	44 000	J		8 81 9.9%
\$526 to \$550 \$551 to \$575			3 26 11.5%	44 0.0%	4 0.0%		3 70 4.3% 4 0.0%
\$576 to \$600			1 6 16.7%		1 0.0%		1 7 14.3%
\$601 to \$625			2 0.0%		34 0.0%	1 0.0%	
\$626 to \$650		1 10 0.00	1 1 100.0%	b	1 15 6.7%	J	1 1 100.0% 2 27 7.4%
\$651 to \$675 \$676 to \$700		1 12 8.3%			1 15 6.7%		2 27 7.4%
\$701 to \$725		60 0.0%					60 0.0%
\$726 to \$750							
\$751 to \$775 \$776 to \$800				4 21 12 00			4 21 12 00/
\$801 to \$825				4 31 12.99 2 33 6.19			4 31 12.9% 2 33 6.1%
\$826 to \$850]		
\$851 to \$875							
\$876 to \$900 \$901 to \$925				11 64 17.2%	<u></u>		11 64 17.2%
\$926 to \$950				11 04 17.27	Ï		11 04 17.27
\$951 to \$975					4 0.0%		4 0.0%
\$976 to \$1000					4 0 00		4 0.00
\$1001 to 1025 \$1026 to 1050					4 0.0%	1	4 0.0%
\$1050 to 1030 \$1051 to 1075							
\$1076 to 1100					2 28 7.1%		2 28 7.1%
\$1101 to 1125							
\$1126 to 1150 \$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425							
\$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400 \$1501 to 1525					ļ		
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650 \$1651 to 1675							
\$1676 to 1600					<u> </u>	<u> </u>	
\$1701 to 1725							
\$1726 to 1750 \$1751 to 1775							
\$1751 to 1775 \$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900 \$1901 to 1926					 	-	
\$1901 to 1920 \$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000					ļ	ļ	
\$2000 and up TOTALS	1 27 3.7%	35 565 6.2%	17 282 6.0%	18 188 9.6%	3 90 3.3%	1 0.0%	74 1153 6.4%
IOIALO	1 21 3.1%	JJ JUJ 0.2%	17 202 0.0%	10 100 9.0%	y 3 90 3.3%	u i 0.0%	74 1100 0.4%

Vacancy Rates During the Current Quarter Pueblo - Southeast

		I	T Dadasas	T Dadasas			
	- Fficiencies	One Dedreem	Two Bedroom	Two Bedroom Two Bathroom	Three Dadreem	Othor	Total
Rent Level	Efficiencies Vacant Total Percen	One Bedroom Vacant Total Percen	One Bathroom Vacant Total Percen		Three Bedroom Vacant Total Percen	Other Vacant Total Percen	Total Vacant Total Percen
\$000 to \$225	Tubum Fotal Fotos	Tubuni Tubun Tubun	Tabani Islan Islani	Tubuni Tubun Tubun	Tubum Tubum Tubum	Tubum Fotor Fotor	Tubuni Tubun Tubun
\$226 to \$250							
\$251 to \$275 \$276 to \$300							
\$301 to \$325							
\$326 to \$350 \$351 to \$375							
\$376 to \$400							
\$401 to \$425 \$426 to \$450							
\$451 to \$475							
\$476 to \$500 \$501 to \$525							
\$526 to \$550							
\$551 to \$575 \$576 to \$600							
\$601 to \$625							
\$626 to \$650 \$651 to \$675							
\$676 to \$700							
\$701 to \$725 \$726 to \$750							
\$751 to \$775							
\$776 to \$800 \$801 to \$825							
\$826 to \$850							
\$851 to \$875 \$876 to \$900							
\$901 to \$925							
\$926 to \$950							
\$951 to \$975 \$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050 \$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200 \$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350 \$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425 \$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400 \$1501 to 1525							
\$1526 to 1550							
\$1551 to 1575 \$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650 \$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725 \$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800 \$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875 \$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1976 to 2000							
\$2000 and up TOTALS							
. O . / \LO						·	

Vacancy Rates During the Current Quarter Pueblo - Southwest

			Two Bedroom	Two Bedroom		I		
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other		Total
Rent Level					Vacant Total Percen			
\$000 to \$225	vacant rotal rotoci	Vacant Total Total	Vacant Total Toloci	Vacant Total Total	Vacant Total Toloci	Vacant Total Totoci	T uount	rotal i croci
\$226 to \$250								
\$251 to \$275								
\$276 to \$300 \$301 to \$325							-	
\$326 to \$350	4 0.0%	1 15 6.7%					1	19 5.3%
\$351 to \$375	6 0.0%		4 0.0%				9	93 9.7%
\$376 to \$400	1 0.0%	3 58 5.2% 3 64 4.7%	12 0.0%				3	59 5.1% 76 3.9%
\$401 to \$425 \$426 to \$450		3 64 4.7% 3 42 7.1%					3	76 3.9% 42 7.1%
\$451 to \$475			3 12 25.0%	ļ			3	12 25.0%
\$476 to \$500			2 49 4.1%				2	49 4.1%
\$501 to \$525 \$526 to \$550			2 49 4.1% 11 22 50.0%	l	1 0.0%	ļ	2 11	49 4.1% 23 47.8%
\$551 to \$575			11 22 30.07		6 0.0%		l ''	6 0.0%
\$576 to \$600					5 0.0%			5 0.0%
\$601 to \$625 \$626 to \$650					15 23 65.2% 2 0.0%	1	15	23 65.2%
\$651 to \$675					2 0.0% 3 0.0%			2 0.0% 3 0.0%
\$676 to \$700								
\$701 to \$725								
\$726 to \$750 \$751 to \$775								
\$776 to \$800							L	
\$801 to \$825								
\$826 to \$850								
\$851 to \$875 \$876 to \$900								
\$901 to \$925								
\$926 to \$950								
\$951 to \$975 \$976 to \$1000								
\$1001 to 1025								
\$1026 to 1050								
\$1051 to 1075								
\$1076 to 1100 \$1101 to 1125								
\$1126 to 1150								
\$1151 to 1175								
\$1176 to 1200 \$1201 to 1225								
\$1226 to 1250								
\$1251 to 1275								
\$1276 to 1300 \$1301 to 1325								
\$1301 to 1325 \$1326 to 1350								
\$1351 to 1375								
\$1376 to 1400							<u> </u>	
\$1401 to 1425 \$1426 to 1450								
\$1420 to 1430 \$1451 to 1475								
\$1476 to 1400							ļ	
\$1501 to 1525 \$1526 to 1550								
\$1526 to 1550 \$1551 to 1575								
\$1576 to 1500								
\$1601 to 1625								
\$1626 to 1650 \$1651 to 1675								
\$1676 to 1600						<u> </u>	L_	
\$1701 to 1725								
\$1726 to 1750 \$1751 to 1775								
\$1751 to 1775 \$1776 to 1800								
\$1801 to 1825							İ	
\$1826 to 1850								
\$1851 to 1875 \$1876 to 1900								
\$1901 to 1926							\vdash	
\$1926 to 1950								
\$1951 to 1975								
\$1976 to 2000 \$2000 and up							 	
TOTALS	11 0.0%	19 262 7.3%	18 148 12.2%		15 40 37.5%	 	52	461 11.3%

Vacancy Rates During the Current Quarter Salida

		<u> </u>	T D .	T D I		<u> </u>	
			Two Bedroom	Two Bedroom			
5 11 1	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level \$000 to \$225	vacant Total Percer	Vacant Total Percer	vacant Total Percer	vacant Total Percen	vacant Total Percen	vacant Total Percer	vacant Total Percei
\$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325 \$326 to \$350			2 0.0%				2 0.0%
\$351 to \$375							_ 0.07
\$376 to \$400				3 0.0%			3 0.0%
\$401 to \$425 \$426 to \$450		20 0.0% 1 20 5.0%	20 0.0%				40 0.0% 1 20 5.0%
\$451 to \$475		8 0.0%					8 0.0%
\$476 to \$500				5 0.0%			5 0.0%
\$501 to \$525							
\$526 to \$550 \$551 to \$575							
\$576 to \$600							
\$601 to \$625							
\$626 to \$650 \$651 to \$675							
\$676 to \$700							
\$701 to \$725							
\$726 to \$750 \$751 to \$775							
\$776 to \$800							
\$801 to \$825							
\$826 to \$850							
\$851 to \$875 \$876 to \$900							
\$901 to \$925							
\$926 to \$950							
\$951 to \$975 \$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100 \$1101 to 1125							
\$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200 \$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300 \$1301 to 1325							
\$1301 to 1325 \$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425 \$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650 \$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725							
\$1726 to 1750 \$1751 to 1775							
\$1731 to 1773 \$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875 \$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950							
\$1951 to 1975 \$1976 to 2000							
\$1976 to 2000 \$2000 and up			<u> </u>				
TOTALS		1 48 2.1%	22 0.0%	8 0.0%			1 78 1.39

Vacancy Rates During the Current Quarter Southeastern Colorado

					1		
			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	Vacant Total Percen		Vacant Total Percen	Vacant Total Percen	Vacant Total Percen	Vacant Total Percen	
\$000 to \$225 \$226 to \$250		2 0.0%					2 0.0%
\$251 to \$275							
\$276 to \$300			4 0.0%				4 0.0%
\$301 to \$325							
\$326 to \$350	4 04 4004				0 04 40 40		7 55 40 70
\$351 to \$375 \$376 to \$400	1 24 4.2%	15 0.0%			6 31 19.4%	Ì	7 55 12.7% 15 0.0%
\$401 to \$425		1 12 8.3%				3 0.0%	1 15 6.7%
\$426 to \$450			6 0.0%				12 0.0%
\$451 to \$475		1 13 7.7%	1 27 3.7%				2 40 5.0%
\$476 to \$500 \$501 to \$525		2 24 8.3% 38 0.0%	1 19 5.3%		2 0.0%		3 43 7.0% 40 0.0%
\$526 to \$550		30 0.076			2 0.0 //		40 0.076
\$551 to \$575			4 0.0%				4 0.0%
\$576 to \$600							
\$601 to \$625			12 0.0%				12 0.0%
\$626 to \$650 \$651 to \$675					12 0.0%		12 0.0%
\$676 to \$700			<u></u>		12 0.076		12 0.07
\$701 to \$725						4 0.0%	4 0.0%
\$726 to \$750							
\$751 to \$775 \$776 to \$800							
\$801 to \$825							
\$826 to \$850							
\$851 to \$875							
\$876 to \$900 \$901 to \$925							
\$926 to \$950							
\$951 to \$975							
\$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050 \$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125							
\$1126 to 1150							
\$1151 to 1175 \$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300 \$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425 \$1426 to 1450							
\$1426 to 1450 \$1451 to 1475							
\$1476 to 1470					<u></u>		
\$1501 to 1525							
\$1526 to 1550							
\$1551 to 1575 \$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600 \$1701 to 1725							
\$1701 to 1725 \$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850 \$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000 \$2000 and up							
TOTALS	1 24 4.2%	4 104 3.8%	2 72 2.8%	6 0.0%	6 45 13.3%	7 0.0%	13 258 5.0%
	. <u>-</u> +	. 154 0.070	_ ,0 /0	3 0.070	0 10.07	, 0.070	0.0/

Vacancy Rates During the Current Quarter Steamboat Springs

				I	I	<u> </u>	<u> </u>	T	
				Two Bedroom	Two Bedroom				
	Efficiencies		Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total	
Rent Level	Vacant Total Percen	Vacant	Total Percer	Vacant Total Percer	Vacant Total Percen	Vacant Total Percen	Vacant Total Percer	Vacant Total I	Percer
\$000 to \$225 \$226 to \$250									
\$251 to \$275									
\$276 to \$300									
\$301 to \$325 \$326 to \$350									
\$351 to \$375									
\$376 to \$400									
\$401 to \$425 \$426 to \$450									
\$451 to \$475			8 0.0%					8	0.0%
\$476 to \$500									
\$501 to \$525 \$526 to \$550		1	19 5.3%		7 54 13.0%			8 73	11.09
\$551 to \$575			10 0.07		1 01 10.07				11.07
\$576 to \$600				5 00 700				5 00	7.00
\$601 to \$625 \$626 to \$650				5 66 7.6%	1			5 66	7.6%
\$651 to \$675									
\$676 to \$700									
\$701 to \$725 \$726 to \$750		2	39 5.1%					2 39	5.19
\$751 to \$775		_	00 0.17			5 0.0%		5	
\$776 to \$800									
\$801 to \$825 \$826 to \$850									
\$851 to \$875									
\$876 to \$900					4 20 40 50			4 22	40.50
\$901 to \$925 \$926 to \$950					4 32 12.5%	Ì		4 32	12.5%
\$951 to \$975									
\$976 to \$1000									
\$1001 to 1025 \$1026 to 1050									
\$1051 to 1075									
\$1076 to 1100									
\$1101 to 1125 \$1126 to 1150						3 32 9.4%		3 32	9.4%
\$1151 to 1175									
\$1176 to 1200 \$1201 to 1225									
\$1201 to 1225 \$1226 to 1250									
\$1251 to 1275									
\$1276 to 1300									
\$1301 to 1325 \$1326 to 1350									
\$1351 to 1375									
\$1376 to 1400 \$1401 to 1425									
\$1401 to 1423 \$1426 to 1450									
\$1451 to 1475									
\$1476 to 1400 \$1501 to 1525									
\$1501 to 1525 \$1526 to 1550									
\$1551 to 1575									
\$1576 to 1500 \$1601 to 1625									
\$1601 to 1623 \$1626 to 1650									
\$1651 to 1675									
\$1676 to 1600 \$1701 to 1725									
\$1726 to 1750									
\$1751 to 1775									
\$1776 to 1800 \$1801 to 1825									
\$1826 to 1850									
\$1851 to 1875									
\$1876 to 1900 \$1901 to 1926									
\$1901 to 1920 \$1926 to 1950									
\$1951 to 1975									
\$1976 to 2000 \$2000 and up									
TOTALS		3	66 4.5%	5 66 7.6%	11 86 12.8%	3 37 8.1%		22 255	8.6%

Vacancy Rates During the Current Quarter Sterling

								T	1			_		1		
					Two	wo Bedroom		Two Bedroom								
	Efficiencies	One	e Bedro	om	One	Bathr	oom	Two Bathroom	Thre	ee Bed	room		Other		Total	
Rent Level	Vacant Total Percen	Vacant			Vacant	Total	Percer	Vacant Total Percer	Vacant	Total	Percer	Vacant				
\$000 to \$225 \$226 to \$250	2 0.0%	1 6		1.0%		2	0.0%			3			3 0.0%			0.9%
\$251 to \$275		0		13.3%	Ì					'	0.0%	l		6	10	13.0% 0.0%
\$276 to \$300		1	14	7.1%	2	18	11.1%							3	32	9.4%
\$301 to \$325				0.0%											6	
\$326 to \$350 \$351 to \$375		3	6 10	0.0% 15.8%								l		3	6 10	0.0% 15.8%
\$376 to \$400		J 3	4	0.0%	12	46	26.1%					l		12		24.09
\$401 to \$425			2	0.0%	5		31.3%	1 0.0%		1	0.0%			5	20	25.0%
\$426 to \$450 \$451 to \$475			2 1	0.0%		12	0.0%		2	22	9.1%	l		2	14 23	0.0% 8.7%
\$476 to \$500			'	0.0%						22	9.17	l		_	23	0.17
\$501 to \$525						3	0.0%								3	
\$526 to \$550			2	0.0%		6	0.00/			1	0.0%	1			3	
\$551 to \$575 \$576 to \$600			1	0.0%		О	0.0%			2	0.0%	l			7 2	
\$601 to \$625																
\$626 to \$650										5	0.0%	1			5	0.0%
\$651 to \$675 \$676 to \$700																
\$701 to \$725																
\$726 to \$750																
\$751 to \$775 \$776 to \$800																
\$801 to \$825									\vdash			\vdash		\vdash		
\$826 to \$850																
\$851 to \$875																
\$876 to \$900 \$901 to \$925												 		 		
\$926 to \$950																
\$951 to \$975												l				
\$976 to \$1000 \$1001 to 1025												-		-		
\$1026 to 1050												l				
\$1051 to 1075												l				
\$1076 to 1100 \$1101 to 1125												_		 		
\$1126 to 1150												l				
\$1151 to 1175																
\$1176 to 1200 \$1201 to 1225												<u> </u>		<u> </u>		
\$1201 to 1223 \$1226 to 1250												l				
\$1251 to 1275																
\$1276 to 1300														<u> </u>		
\$1301 to 1325 \$1326 to 1350																
\$1351 to 1375												l				
\$1376 to 1400												<u> </u>				
\$1401 to 1425 \$1426 to 1450												l				
\$1451 to 1475																
\$1476 to 1400												<u> </u>				
\$1501 to 1525 \$1526 to 1550																
\$1550 to 1550 \$1551 to 1575																
\$1576 to 1500												<u> </u>				
\$1601 to 1625 \$1626 to 1650																
\$1626 to 1650 \$1651 to 1675																
\$1676 to 1600																
\$1701 to 1725												l				
\$1726 to 1750 \$1751 to 1775																
\$1776 to 1800																
\$1801 to 1825																
\$1826 to 1850 \$1851 to 1875																
\$1876 to 1900												<u> </u>		<u> </u>		
\$1901 to 1926																
\$1926 to 1950 \$1951 to 1975																
\$1951 to 1975 \$1976 to 2000																
\$2000 and up																
TOTALS	2 0.0%	11	209	5.3%	19	103	18.4%	1 0.0%	2	35	5.7%		3 0.0%	32	353	9.1%

Vacancy Rates During the Current Quarter Summit County

		l				I	T	T	ī		
				Two Be		Two Bedroom					
- · · ·	Efficiencies		Bedroom	One Bathroom		Two Bathroom	Three Bedroom	Other	<u> </u>	Total	
Rent Level	Vacant Total Percen	Vacant					Vacant Total Percer	Vacant Total Percer	Vacant	Total	
\$000 to \$225 \$226 to \$250			4 0.0%		3 0.0% 3 0.0%					3	0.0%
\$251 to \$275					3 0.0%					3	0.0%
\$276 to \$300			4 0.00/		1 0.09					1	0.0%
\$301 to \$325 \$326 to \$350			1 0.0%		2 0.0% 1 0.0%					3 1	0.0%
\$351 to \$375		25	65 38.5%	,	1 0.07	Ĭ			25		38.5%
\$376 to \$400											
\$401 to \$425 \$426 to \$450			1 0.0%		1 0.0% 1 0.0%					1 2	0.0%
\$451 to \$475			1 0.0%		1 0.07	1				1	0.0%
\$476 to \$500											
\$501 to \$525 \$526 to \$550											
\$551 to \$575			1 0.0%							1	0.0%
\$576 to \$600					2 0.0%	4				2	0.0%
\$601 to \$625											
\$626 to \$650 \$651 to \$675											
\$676 to \$700					_						
\$701 to \$725			1 0.00/		1 0.00	<u> </u>				2	0.00
\$726 to \$750 \$751 to \$775			1 0.0%		1 0.0%	1				2	0.0%
\$776 to \$800											
\$801 to \$825 \$826 to \$850		4	15 0.0%		2 0.0%					17	0.0%
\$826 to \$850 \$851 to \$875		1	15 6.7% 28 0.0%	1	7 0.0%	1			1	32 28	3.1% 0.0%
\$876 to \$900			20 0.070	1 4	8 2.19		33 0.0%	8	1	81	1.2%
\$901 to \$925							1 25 4.0%		1	25	4.0%
\$926 to \$950 \$951 to \$975							28 0.0% 1 16 6.3%		1	28 16	0.0% 6.3%
\$976 to \$1000				1	5 0.0%	d	4 0.0%			19	0.0%
\$1001 to 1025							17 0.0%			17	0.0%
\$1026 to 1050 \$1051 to 1075							11 0.0%	4		11	0.0%
\$1031 to 1073				1	8 0.0%		1 0.0%			19	0.0%
\$1101 to 1125						20 0.0%				20	0.0%
\$1126 to 1150 \$1151 to 1175							4 0.0%	4		4	0.0%
\$1176 to 1200											
\$1201 to 1225											
\$1226 to 1250 \$1251 to 1275											
\$1251 to 1275 \$1276 to 1300											
\$1301 to 1325											
\$1326 to 1350 \$1351 to 1375							8 0.0%	4		8	0.0%
\$1376 to 1400											
\$1401 to 1425											
\$1426 to 1450											
\$1451 to 1475 \$1476 to 1400											
\$1501 to 1525											
\$1526 to 1550							1	1			
\$1551 to 1575 \$1576 to 1500											
\$1601 to 1625											
\$1626 to 1650							1	1			
\$1651 to 1675 \$1676 to 1600											
\$1701 to 1725							<u> </u>	<u> </u>	\vdash		
\$1726 to 1750							1	1			
\$1751 to 1775 \$1776 to 1800											
\$1801 to 1825							 	1			
\$1826 to 1850							1	1			
\$1851 to 1875											
\$1876 to 1900 \$1901 to 1926							 	 	\vdash		
\$1926 to 1950							1	1			
\$1951 to 1975											
\$1976 to 2000 \$2000 and up							 	-	-		
TOTALS		26	132 19.7%	1 1	8 0.8%	20 0.0%	2 147 1.49		29	417	7.0%

DATA SHEETS ARE TO THE RIGHT.

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Graph needs to compare first quarter with first quarter, and third quarter with third quarter.

		1995	1996	3	1997		1998		1999	9	2000		200	1	2002	2	2003		2004	1	2005		2006	
Market Area	199	95-3 Qtr	1996-1 Qtr	996-3 Qtr	1997-1 Qtr	997-3 Qtr	1998-1 Qtr	998-3 Qtr	1999-1 Qtr	999-3 Qtr	2000-1 Qtr	000-3 Qtr	2001-1 Qt	1001-3 Qtr	2002-1 Qtr	002-3 Qtr	2003-1 Qtr0	03-3 Qtr	2004-1 Qtr	004-3 Qtr	2005-1 Qtr0	05-3 Qtr	006-1 Qtr 00	6-3 Qtr
Alamosa												2.5	2.9	3.0	1.3	6.3	5.0	2.9	1.7	3.1	3.1	3.0	3.0	2.0
Aspen		0.4	0.8	1.4	0.8	1.0	2.2	1.3	0.3	0.6	0.9	0.9	0.6	4.4	3.4	9.7	6.9	18.1	10.4	7.8	7.8	1.6	1.0	1.0
Buena Vista												1.7	1.6	8.8	1.7	5.2	5.9	4.8	1.2	3.6	3.6	1.9	0.0	1.2
Canon City												4.0	5.0	2.7	2.4	5.1	5.0	6.7	6.3		2.8	5.1	3.8	4.2
Colorado Springs		2.7	3.8	3.6	6.0	4.7	5.8	5.3	5.7	4.1	4.4	2.8	2.8	5.4	9.1	8.2	12.7	11.3	12.3	12.7	12.6	10.3	10.6	11.3
Durango		1.4	4.3	2.6	4.3	3.5	4.6	2.1	3.8	3.5	1.4	6.2	2.9	0.9	2.9	3.3	8.5	5.3	4.3	4.2	4.2	4.9	7.7	3.0
Eagle County			-	1.7	0.8	1.8	1.2	0.3	0.1	0.4		0.4	0.1		2.0	1.2	2.0	17.1	20.4	9.2	9.2	5.2	1.3	1.6
Fort Collins/Loveland		2.7	3.3	2.1	5.2	3.8	5.3	2.2	4.4	2.9	3.4	1.8	2.6		7.0	13.1	16.1	12.2			12.7	8.9	8.8	8.1
Fort Morgan/Brush		3.5	1.3	3.5	3.6	3.6	4.6	8.2	4.8	3.6	5.8	12.5	10.0	6.7	7.8	6.8	7.9	10.7	11.5	3.6	3.5	3.8	3.5	12.2
Glenwood Springs		2.1	2.5	2.8	1.6	3.4	2.4	1.0	1.0	2.3	2.2	2.7	1.2	1.5	1.4	10.1	4.1	12.5	6.3	2.1	2.1	3.8	1.3	2.4
Grand Junction		0.9	4.3	2.5	2.9	5.9	4.4	3.6	7.3	4.5	5.4	4.7	3.5	6.3	7.1	5.5	10.1	8.7	4.9	8.7	8.7	5.4	3.0	2.8
Greelev		1.0	4.6	1.7	7.6	3.2	3.5	2.7	5.7	4.7	3.8	3.0	1.7	2.5	4.9	11.7	10.7	9.8	14.5	12.1	12.1	8.8	8.1	7.3
Gunnison												1.6	1.2	1.7	1.6	1.2	1.7	3.8	4.1	4.5	4.5	4.3	2.9	2.8
Lake County			-	2.6	2.7	2.9	3.4	0.5	1.9	4.5	5.0	4.2	13.8	20.6	17.1	14.2	13.0	32.8	33.3	26.6	26.6	39.3	12.4	7.9
Montrose												3.8	1.6	0.0	3.3	2.4	6.3	4.6	3.4		1.9	3.8	0.1	6.1
Pueblo		1.4	2.3	3.4	5.2	2.8	5.5	3.0	6.0	5.0	5.6	4.7	5.7	3.2	5.4	3.9	8.3	10.2	12.8	12.9	12.9	6.7	8.7	8.0
Salida												3.6	0.0	1.6	0.8	3.9	2.7	2.6	1.3	1.3	1.3	2.6	2.6	1.3
Southeastern Colorado																			Err:503	5.7	5.7	5.2	5.4	5.0
Steamboat Springs												1.3	2.6	2.9	5.4	4.0	1.9	11.3	11.6	16.3	16.3	10.6	22.1	8.6
Sterling																				10.6	10.6	11.3	9.8	9.1
Summit County			-	2.0	2.5	3.1	2.5	1.8	1.0	3.2	2.9	1.1	0.3	4.4	0.3	5.3	5.0	7.3	7.4	1.3	5.9	8.4	1.6	7.0