



Colorado Multi-Family Housing Vacancy & Rent Study

Fourth Quarter, 2006

**Covering:
Colorado Springs, Fort Collins/Loveland,
Grand Junction, Greeley, and Pueblo**

sponsored by

Colorado Division of Housing



Apartment Realty Advisors

Pierce-Eislen

Available online: dola.colorado.gov/cdh

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The sponsors of the Colorado Multi-Family Vacancy and Rent Survey contract with an independent researcher to produce this report.

No individual information is released by the researcher to a sponsor or to the public.

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Report Summary, 4th Quarter 2006

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, December, March and June 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 September and March surveys include 23 communities statewide. The December and June surveys include Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo.

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 increased to 7.7 percent for the 4th quarter 2006, compared to 7.2 percent for the 3rd quarter 2006. The vacancy rate for the 1st quarter 2006 was also 7.7 percent. 7.7 percent is still relatively low compared to the statewide high of 11.6 from the 1st quarter 2003. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate.

Except for Grand Junction, with a vacancy rate of 2.7%, The communities in this survey all reported an average vacancy rate above 5 percent: Fort Collins at 9.3%, Greeley at 7.2%, Loveland at 10.6%, Colorado Springs at 12.6%, and Pueblo at 7.5%.

Since only first and third quarters have been surveyed until now, it is difficult to contrast with comparable data from years past. But comparing to the third quarter 2006, Greeley, Fort Collins, Pueblo, and Grand Junction have all seen small decreases in vacancy since last quarter, and are all at their lowest vacancies for the calendar year of 2006. Loveland and Colorado Springs both inched up in vacancy with Colorado Springs topping 12% and Loveland reporting a rate of 10.6%. Both communities are at their highest vacancies since first quarter 2005.

The statewide average rent decreased from \$824.54 to \$812.42, but remains above the \$805 level from the 3rd quarter 2005. Average rents decreased from the third quarter 2006 in Colorado Springs, Fort Collins, Pueblo, and Greeley. Compared to third quarter 2005, rent levels are fairly stable, except for Grand Junction in which rent levels have seen solid increases since 2005.

The overall average rent per square foot ranges from a low of 68 cents in Pueblo to a high of 96 cents in Colorado Springs. 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 mid-range, 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 Grand Junction, for example, the turnover rate for apartments built during the 1990's is 4.1percent. This means that tenants moved out of 4.1 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.

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 and Methods

The purpose of this Colorado Multi-Family Vacancy and Rental Survey 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 sub-divided: Colorado Springs has seven sub-markets, Fort Collins/Loveland has five, and Pueblo has four. During the second and fourth quarters of each year, only the major metro areas of the state are surveyed.

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

The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Gordon Von Stroh 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		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006	
Market Area	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	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th 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	15587
Northwest	1292	1023	809	932	1668	1822	1407	1354	1882	1649	2577	1966	1641	1930	1295	1564	1698	2180	1943	2112	2328	1903	2035	2147
Northeast	3348	4414	5243	5195	6027	5548	5961	5928	6096	6364	5816	5822	6195	6244	5323	5960	5739	5610	3869	3839	3883	3703	2616	3246
Far Northeast																				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	1767
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	673
Southwest	1271	2056	1058	3003	1592	1092	2251	3330	3130	3256	2458	2541	2681	2177	2334	2816	2721	2058	2615	2097	2218	3406	2237	2416
Central	1376	1332	1241	1539	1859	1550	1494	1385	1508	1326	1388	1390	1223	1793	1354	1404	1343	1584	1225	1532	1470	1456	1554	1356
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	4667
Fort Collins										4196	4019	4514	4599	3413	3461	3623	3575	3587	4599	4921	4544	4666	4244	4166
Northwest	557	575	571	466	542	1000	725	1115	501	1306	1212	798	564	908	697	891	827	903	1025	1222	922	1282	1180	1543
Northeast	--	--	86	105	54	161	57	124	52	54	144	67	124	249	64	71	100	240	286	267	271	181	185	188
Southeast	1211	1375	1496	2131	1110	1521	1205	1630	1638	1457	1345	2082	1874	1223	1936	1927	1835	925	2068	1937	1983	1830	1690	1126
Southwest	321	918	1336	850	1500	1313	1684	1290	1761	1379	1318	1567	2037	1033	764	734	813	1519	1220	1495	1368	1373	1189	1309
Loveland	147	104	105	240	326	117	147	316	159	322	286	290	308	235	688	489	526	640	642	573	581	537	513	501
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	1718
Greeley	959	2304	2002	2219	2995	1980	2391	2221	2174	2049	3030	2501	2468	2259	3054	2988	2460	3348	3040	3048	3308	3176	3015	3078
Gunnison													124	171	178	188	166	240	158	194	184	176	188	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	1574
Northwest	187	125	223	280	209	207	198	159	222	282	57	172	265	50	227	226	288	353	299	274	363	285	258	215
Northeast	502	1005	964	1190	1006	636	848	982	748	894	1127	1192	1143	1048	1192	805	843	816	1091	1024	1096	1133	1153	872
Southeast	--	28	5	1	72	38	10	15	13	15	24	7	7	1	51	55	7	44	44	44	44	9	0	50
Southwest	346	1098	771	234	583	636	667	838	830	634	639	438	420	561	462	620	613	478	406	473	401	491	461	437
Salida											84	121	124	118	103	110	78	78	78	77	77	77	78	
Southeastern Colorado																			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

The Fourth Quarter Report includes:

Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, Pueblo

Sterling

Steamboat Springs

Fort Collins
9.3%

Fort Morgan

Loveland
10.6%

Greeley
7.2%

Glenwood Springs

Eagle County

Summit County

Denver Metro Area
7.00%

Aspen

Lake County

Grand Junction
2.7%

Buena Vista

Colorado Springs
12.6%

Montrose

Gunnison

Salida

Canon City

Pueblo
7.5%

Alamosa

Durango

Southeastern Colorado

VACANCY RATES BY MARKET AREA

(In Percent)

	1996	1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		
Market Area	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	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th 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	12.6
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	13.9
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	8.2
Far Northeast																	7.8	10.3	7.4	7.9	7.2	10.5
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	18.4
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	26.4
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	14.4
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	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	9.3
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	8.3
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	14.4
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	6.9
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	5.5
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	6.5
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	10.6
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	2.7
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	7.2
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	7.5
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	9.3
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	6.3
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		8.0
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	8.9
Salida									3.6	0.0	1.6	0.8	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	4th-2006
Alamosa	Efficiency											2.8	2.7	0.0	2.7	2.7	2.5	1.2	
	One bedroom											3.9	1.0	1.3	4.1	3.1	3.1	3.1	
	Two bed, one bath																		
	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	
	One bedroom											17.2	9.0	8.7	5.9	2.0	1.2	1.2	
	Two bed, one bath											15.5	9.6	13.2	8.4	2.2	1.2	1.1	
	Two bed, two bath											17.7	9.7	14.3	9.7	0.0	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																		
	One bedroom											4.8	0.0	2.4	0.0	2.4	0.0	2.4	
	Two bed, one bath											4.8	2.4	21.4	7.1	0.0	0.0	0.0	
	Two bed, two bath																		
	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	
	One bedroom											12.7	7.9	2.6	2.6	4.2	2.6	5.3	
	Two bed, one bath											2.6	2.7	3.5	2.9	5.8	3.7	4.2	
	Two bed, two bath																		
	Three bedroom											10.5	11.5			0.0			
	All											6.7	6.3	3.7	2.8	5.1	3.8	4.2	
Colorado Springs	Efficiency											8.8	16.4	18.5	12.4	13.2	8.6	9.2	7.5
	One bedroom											10.6	10.2	8.3	10.7	8.5	8.3	8.1	10.2
	Two bed, one bath											13.9	13.4	11.7	14.6	15.7	14.7	17.1	17.4
	Two bed, two bath											10.5	13.0	9.9	12.6	7.5	9.7	9.5	9.9
	Three bedroom											13.7	13.4	13.1	18.6	12.1	15.7	16.1	19.2
	All											11.3	12.3	10.2	12.6	10.3	10.6	11.3	12.6
Durango	Efficiency											0.0	23.1	8.2	4.9	4.8	6.5	1.8	
	One bedroom											5.3	6.0	3.6	5.0	3.3	4.9	2.3	
	Two bed, one bath											1.2	1.2	4.1	3.6	7.4	6.5	3.0	
	Two bed, two bath											1.1	1.3	6.4	4.3	5.1	4.4	2.3	
	Three bedroom											14.3	17.5	13.6	5.4	3.8	28.6	7.1	
	All											4.7	5.8	6.0	4.2	4.9	7.7	3.0	
Eagle County	Efficiency											70.0	0.0	0.0	0.0	4.0	0.0	1.6	
	One bedroom											4.2	7.3	3.3	2.4	5.4	1.2	1.8	
	Two bed, one bath											24.1	32.1	35.6	18.5	4.2	0.0	1.4	
	Two bed, two bath											18.3	15.4	13.2	0.0	3.2	2.6	1.2	
	Three bedroom											11.8	6.9	8.5	2.3	4.7	1.1	0.7	
	All											17.1	20.4	19.9	9.2	5.2	1.3	1.6	
Fort Collins Loveland	Efficiency											17.1	9.6	7.4	11.7	6.5	12.7	8.5	4.7
	One bedroom											7.8	9.1	6.5	14.5	5.8	6.5	2.8	5.3
	Two bed, one bath											14.0	13.4	12.3	13.4	7.9	9.4	7.6	7.8
	Two bed, two bath											12.8	12.0	10.9	9.2	7.2	7.5	5.6	7.4
	Three bedroom											19.5	22.4	18.9	18.3	19.3	12.9	19.5	24.3
	All											12.2	13.4	11.2	12.7	8.9	8.8	8.1	9.3
Fort Morgan/ Brush	Efficiency											0.0	0.0	0.0		14.3			
	One bedroom											3.0	6.0	2.2	2.5	2.5	0.7	4.0	
	Two bed, one bath											5.0	5.9	7.7	5.9	4.9	8.0	16.9	
	Two bed, two bath																		
	Three bedroom											0.0		0.0	0.0	0.0	8.3	17.6	
	All											3.1	5.9	4.0	3.5	3.8	3.5	12.2	

*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	Quarter																	
Area	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	4th-2006
Glenwood Springs	Efficiency											50.0	6.3	0.0	0.0	0.0	0.0	0.0	
	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	3.0
	One bedroom											3.4	3.6	3.4	5.1	3.1	1.4	1.2	1.9
	Two bed, one bath											11.9	6.9	10.8	10.5	5.8	2.6	3.6	3.0
	Two bed, two bath											15.4	2.8	3.3	5.6	5.9	3.2	2.8	3.2
	Three bedroom											7.4	7.0	18.1	31.6	16.0	9.3	11.4	10.7
	All											8.6	4.9	7.0	8.7	5.4	3.0	2.8	2.7
Greeley	Efficiency											0.0	15.8	31.3	29.7	25.0	5.6	5.9	4.9
	One bedroom											10.1	10.8	7.2	10.4	8.1	6.7	6.0	6.9
	Two bed, one bath											7.8	16.5	14.2	14.0	9.4	8.7	7.4	6.5
	Two bed, two bath											10.2	18.2	12.6	12.2	8.2	9.5	7.5	6.6
	Three bedroom											14.0	17.3	13.8	11.5	11.4	10.4	10.5	11.4
	All											9.8	14.5	11.1	12.2	8.8	8.1	7.3	7.2
Gunnison	Efficiency											0.0	3.4	2.0	2.3	4.4	0.0	3.6	
	One bedroom											3.8	4.8	1.8	4.4	3.8	3.2	2.2	
	Two bed, one bath												0.0	0.0	10.0		0.0	0.0	
	Two bed, two bath											20.0	0.0	10.0	10.0	10.0	10.0	10.0	
	Three bedroom											3.8	4.1	2.2	4.5	4.3	2.9	2.8	
	All																		
Lake County	Efficiency											0.0	0.0	0.0	33.3	0.0	100.0	0.0	
	One bedroom											19.7	20.6	13.2	33.3	13.2	12.2	7.3	
	Two bed, one bath											38.4	39.2	30.6	20.4	59.0	10.6	8.5	
	Two bed, two bath														0.0				
	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											4.4	2.2	3.5	1.3	2.3	2.4	5.7	
	One bedroom											6.3	6.3	3.8	2.8	3.4	7.8	4.3	
	Two bed, one bath											5.6		2.8	2.3	4.5			
	Two bed, two bath											4.2		4.2	2.8	8.3	25.0	25.0	
	Three bedroom											4.6	3.4	3.5	1.9	3.8	5.1	6.1	
	All																		
Pueblo	Efficiency											0.0	12.5	9.8	6.9	4.3	4.2	7.3	6.0
	One bedroom											9.6	12.1	7.2	10.3	6.9	8.7	6.9	7.8
	Two bed, one bath											10.6	16.0	10.1	17.4	6.3	9.6	8.4	7.6
	Two bed, two bath											9.4	9.3	4.0	8.6	6.3	8.3	9.5	6.3
	Three bedroom											11.5	12.4	6.1	12.1	7.7	8.3	11.4	7.4
	All											10.2	12.8	7.4	12.9	6.7	8.7	8.0	7.5
Salida	Efficiency											2.1	2.1	2.1	2.1	2.1	0.0	2.1	
	One bedroom											4.5	0.0	7.1	0.0	4.8	9.5	0.0	
	Two bed, one bath														0.0	0.0	0.0	0.0	
	Two bed, two bath																		
	Three bedroom																		
	All											2.6	1.3	2.6	1.3	2.6	2.6	1.3	
Southeastern Colorado	Efficiency														4.2	2.1	0.0	4.2	
	One bedroom													8.4	7.3	7.4	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	7.0	15.6	13.3	
	All													7.3	5.7	5.2	5.4	5.0	
Steamboat Springs	Efficiency											9.0	7.7	5.4	2.9	3.8	4.3	4.5	
	One bedroom											7.0	1.4	4.8	25.4	0.0	16.4	7.6	
	Two bed, one bath											22.6	25.0	21.9	11.8	15.3	45.9	12.8	
	Two bed, two bath											17.6	30.8	40.5	36.1	31.4	11.1	8.1	
	Three bedroom											11.3	11.6	12.4	16.3	10.6	22.1	8.6	
	All																		
Sterling	Efficiency											11.2	14.5	6.1	6.9	13.0	2.3	5.3	
	One bedroom											14.7	22.7	12.5	15.9	14.9	19.5	18.4	
	Two bed, one bath																	0.0	
	Two bed, two bath																		
	Three bedroom											31.6	11.4	22.5	18.2		13.3	5.7	
	All											17.7	16.6	9.9	10.6	11.3	9.8	9.1	
Summit County	Efficiency											0.0	0.0						
	One bedroom											8.5	9.8	17.6	1.3	22.8	1.4	19.7	
	Two bed, one bath											7.1	9.2	7.6	2.5	1.0	0.8	0.8	
	Two bed, two bath											7.3	3.8	8.6	2.0	0.0	0.0	0.0	
	Three bedroom											5.5	6.0	18.6	11.4	3.0	2.6	1.4	
	All											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.

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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 SIZE OF BUILDING

(In Percent)

Market Area	Building Size	1995		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006	
		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	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr
Alamosa	2 to 8											2.4	2.6	2.7	0.3	5.4	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9 to 50											2.6	3.1	3.1	0.2	6.4	5.6	4.4	3.1	1.9	3.2	3.8	3.7	1.9	
	51 to 99														1.9	6.1	4.8	0.0	1.5	0.0	3.1	3.1	3.1	3.1	
	100-199																								
	199-349																								
Aspen	2 to 8	0	0.0	3.1	1.1	0.8	1.2	0.8	0.4	0.1	0.8	0.7	0.4	3.8	0.2	5.6	4.2		100.0	0.0	0.0	0.0	0.0	0.0	0.0
	9 to 50	0.5	1.0							2.1	1.1	1.0	0.7	3.4	1.8	7.3	6.4	19.4		9.4	2.7	0.0	0.0	0.0	0.0
	51 to 99														9.7	13.4	7.6	19.3	6.7	14.5	9.2	0.0	0.0	0.0	0.0
	100-199	0.6	0.8	1.9	0.7	1.2	2.1	1.5	0.5	0.3	0.9	0.8	0.6	4.6				0.2	12.8	10.8	6.8	2.7	2.0	2.0	2.0
	199-349																								
Buena Vista	2 to 8											1.5	1.7	1.9	0.3	4.2	4.6								
	9 to 50											1.9	0.0	10.1	1.7	5.5	6.5	4.8	1.2	11.9	3.6	1.9	0.0	1.2	
	51 to 99																								
	100-199																								
	199-349																								
Canon City	2 to 8											3.9	4.8	2.5	3.5	1.2	1.1								
	9 to 50											4.1	5.1	2.9	4.3	6.0	6.1	9.4	8.8	2.5	4.2	4.3	4.3	4.3	
	51 to 99															13.5	11.5	11.5	4.7	8.8	3.1	9.3	11.1	11.1	
	100-199														0.7	1.5	1.6	0.0		0.7	2.9	5.9	1.5	1.5	
	199-349																								
Colorado Springs	2 to 8	5.6	7.1	4.2	2.9	7.3	1.2	2.6	6.9	6.1	0.6	2.1	3.0	5.2	7.8	6.0	8.8	7.8	7.0	13.8	21.2	16.4	10.0	15.0	11.5
	9 to 50	5.7	5.2	6.3	6.7	6.3	4.8	4.6	4.2	4.5	5.2	3.3	3.0	4.3	8.4	11.8	10.2	13.2	14.4	11.7	15.0	13.0	14.4	10.4	13.9
	51 to 99	2.4	3.2	3.2	4.4	3.5	4.3	3.0	5.0	4.3	4.3	0.8	2.9	5.2	8.7	7.5	10.7	10.3	12.8	10.4	12.4	13.8	7.6	10.2	9.2
	100-199	2.1	3.6	3.3	6.2	4.6	6.0	6.2	5.9	3.9	4.4	3.0	2.7	5.5	9.3	8.4	13.2	0.1	12.2	10.1	12.4	10.2	11.4	14.1	15.9
	199-349																					9.1	10.8	11.1	11.0
Durango	2 to 8	0.7	2.5	3.1	4.4	3.3	3.9	0.5	4.1	0.5	0.2	1.9	0.5	0.6	0.0	3.8	11.1	0.0	0.0	0.0	0.0	0.0	16.7	16.7	
	9 to 50	4.2	4.7	1.0	3.9	3.6	4.8	2.5	3.7	2.3	1.5	12.5	3.7	1.0	1.6	1.3	2.2	0.7	2.1	3.8	4.6	4.8	5.5	3.0	
	51 to 99							2.0	4.1	6.3	1.1	2.6	5.2	1.1	4.5	3.2	5.9	1.0	6.2	4.1	4.1	5.2	5.7	4.1	
	100-199									3.0	2.2	2.3	2.8	1.0	3.3	5.9	14.7	0.1	5.4	8.6	4.1	4.9	10.2	2.3	
	199-349																								
Eagle County	2 to 8			2.3	1.1	0.8	0.5	0.1	0.0	0.3	0.4	0.3	0.0	0.4	0.0	0.5	0.5								
	9 to 50			2.4	1.4	1.1	0.8	0.5	0.0	0.2	0.8	0.2	0.0	0.4	5.7	1.3	1.8	15.4	5.2	0.0	8.3			2.8	
	51 to 99			0.9	0.5	1.8	1.2	0.2	0.0	0.4	0.9	0.3	0.2	0.3	2.2	1.3	2.1	40.3	28.6	3.1	1.8	5.3	0.5	0.5	
	100-199			0.8	0.9	2.0	1.4	0.3	0.2	0.6	1.0	0.6	0.1	1.2	1.7	1.1	2.1	0.2	20.2	22.9	10.0	7.6	2.8	2.0	
	199-349																					4.1	0.0	1.3	
Fort Collins/ Loveland	2 to 8	10.5	2.2	6.2	0.5	1.6	13.6	0.5	6.2	6.1	0.5	1.2	1.1	1.6	2.9	8.7	1.0	17.0	3.7	6.8	4.6	13.5	23.5	7.1	3.6
	9 to 50	8.7	1.1	1.6	4.3	3.4	3.0	1.8	9.5	0.4	1.9	1.4	2.5	4.4	4.8	4.8	7.3	14.0	11.6	15.3	14.6	8.2	9.4	3.4	5.7
	51 to 99	4.3	2.5	4.5	3.4	1.7	8.2	3.1	9.5	4.8	1.4	1.3	2.2	1.1	3.3	6.5	9.9	12.8	10.1	8.2	11.4	8.5	6.0	3.8	5.6
	100-199	1.5	3.5	1.8	5.2	4.1	4.9	2.1	3.1	2.5	3.8	2.0	2.8	3.6	4.4	15.2	18.2	0.1	14.2	11.2	12.8	5.0	7.3	5.2	6.2
	199-349																					8.2	7.5	7.4	9.0
Fort Morgan/ Brush	2 to 8	8.3	1.1	11.8	6.9	3.3	5.5	16.1	11.5	3.3	9.6	10.1	6.8	5.1	9.4	5.3	13.5	12.0	13.3	14.3	14.3	21.7		19.0	
	9 to 50	2.7	1.4	2.2	4.8	2.5	3.2	5.9	4.7	4.1	4.1	7.5	13.0	6.4	9.8	7.6	13.6	12.7	23.5	4.6	3.9	1.0	5.3	7.0	
	51 to 99				0.5	5.8	7.0	9.2	3.5	2.3	2.4	17.3	2.2	6.9	0.2	7.2	4.9	11.4	9.1	0.0	0.0	2.3	0.0	21.2	
	100-199																	0.0	7.0						
	199-349																								
350 up	2 to 8																								
	9 to 50																								
	51 to 99																								
	100-199																								
	199-349																								

*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

(In Percent)

Market Area	Building Size	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		
		1st Qtr	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	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8	0.6	2.9	3.8	0.4	1.8	0.5	2.1	0.2	1.9	3.1	0.5	0.6	0.1	3.8	2.5	30.0	0.0	2.9	0.0	8.1	1.1	0.0	
	9 to 50	3.6	3.2	1.2	3.8	2.6	0.7	0.9	2.6	2.3	1.8	1.5	0.9	1.7	7.0	3.8	12.0	7.8	1.8	1.8	3.0	1.3	1.7	
	51 to 99	1.8	1.7	1.5	3.5	2.3	1.6	0.2	0.2	0.6	3.7	1.0	1.8	0.4	19.2	4.3	11.9	4.8	13.6	3.7	3.7	1.4	5.6	
	100-199								2.9	2.4														
	199-349																							
Grand Junction	2 to 8	3.1	3.3	3.5	12.1	10.6	2.5	5.2	3.3	5.9	5.1	3.2	9.5	5.8	4.2	7.8	9.6	4.2	13.9	12.4	21.2	0.0	1.4	4.7
	9 to 50	4.4	2.7	3.9	7.3	2.3	3.7	1.9	6.7	4.9	7.5	3.0	4.6	4.0	7.6	8.6	6.7	5.3	5.5	9.6	4.4	3.6	5.0	2.5
	51 to 99	4.5	0.7	2.2	2.3	4.4	5.1	10.4	4.3	5.6	4.8	3.8	5.5	8.3	6.6	10.3	7.1	7.3	6.9	9.1	5.8	4.7	3.3	3.0
	100-199			3.4	5.4		1.4	11.0	4.7	5.3	1.5	3.4	7.9	8.3	3.4	10.2	0.1	1.6	3.8	6.3	4.6	1.8	1.3	2.2
	200-349																							
Greeley	2 to 8	0.1	0.0	13.1	5.0	4.3	0.5	10.2	11.1	0.3	0.5	0.5	0.2	0.2	3.9	0.5	0.0	7.8	12.5	15.4	2.8	0.0	14.3	7.7
	9 to 50	2.3	2.8	12.5	5.5	5.8	4.8	6.9	7.5	5.6	0.6	3.2	2.3	9.1	6.7	7.5	7.6	10.4	18.3	21.8	15.5	7.1	4.1	24.4
	51 to 99	5.7	1.7	2.6	0.5		0.5	3.5	1.1	2.8	2.6	0.4	1.4	3.5	3.3	16.3	9.3	12.6	10.6	15.1	6.0	10.7	7.8	5.9
	100-199	4.8	1.4	6.8	2.7	2.9	2.3	5.3	3.4	3.7	3.8	1.5	2.8	4.6	14.4	11.7	0.1	16.2	10.2	10.1	9.0	7.7	9.0	7.1
	199-349																			7.5	8.8	5.4	6.9	
Gunnison	2 to 8										1.2	0.5	1.2	0.2	0.5	0.9		0.0	16.7	0.0		0.0		
	9 to 50										1.7	1.3	1.9	1.6	1.5	1.9	5.1	3.9	2.5	4.5	3.9	2.8	2.5	
	51 to 99										1.5	1.1	1.6	1.7	0.9	1.6	1.7	5.0	0.0	5.0	5.0	3.3	3.3	
	100-199																							
	199-349																							
Lake County	2 to 8		6.7	3.1	2.8	3.1	0.4	2.4	6.2	5.5	7.4	1.2	1.3	0.9	5.8	5.9	17.2	7.1	0.0	7.1		7.1	10.7	
	9 to 50		0.0	0.5	3.0	3.5	0.6	0.8	4.2	4.8	3.2	1.0	1.9	10.1	8.9	8.7	15.6	14.8	1.6	21.3	1.6	14.8	6.6	
	51 to 99														14.8	14.1								
	100-199										3.9	14.3	15.8	19.8	15.5	14.2		0.5	48.0	48.0	32.4	61.8		
	199-349																							
Montrose	2 to 8										4.0	1.4	2.6	1.3	1.5	3.5								
	9 to 50										3.5	1.5	2.9	5.3	2.5	7.5	6.4	4.8	4.1	3.1	3.9	2.8	4.3	
	51 to 99										3.9	1.8	3.5	3.1	2.3	6.4	2.2	0.0	2.9	0.7	3.3	9.4	7.6	
	100-199																							
	199-349																							
Pueblo	2 to 8	1.6	2.7	1.5	1.3	2.5	2.1	1.8	5.8	5.1	7.1	6.7	6.8	5.9	5.6	10.6	6.5	14.1	11.9	11.9	10.5	9.4	21.2	10.3
	9 to 50	1.2	3.6	3.8	0.6	3.9	3.2	5.1	5.5	5.4	6.1	6.3	3.5	8.1	4.7	6.3	12.7	12.8	8.8	14.5	8.1	5.4	5.9	6.8
	51 to 99	2.2	7.7	6.3	4.0	4.5	3.3	4.5	3.4	4.9	2.8	5.3	4.0	6.4	5.9	11.5	8.5	14.1	6.9	9.7	6.7	7.8	10.6	7.1
	100-199	3.3	2.0	6.7	3.1	7.5	2.7	7.9	5.2	6.2	4.4	3.8	2.1	3.7	3.2	8.8	0.1	12.0	6.6	13.5	5.3	10.9	6.6	7.9
	199-349																				7.9			
Salida	2 to 8										3.5	0.0	1.2	0.8	1.5	1.6	3.3	0.0	3.3	0.0	3.4	6.9	0.0	
	9 to 50										3.4	0.0	0.5	0.4	4.4	3.9	2.1	2.1	2.1	2.1	2.1	0.0	2.1	
	51 to 99										3.6	0.0	2.0	0.9	4.0	3.0								
	100-199																							
	199-349																							
Southeastern Colorado	2 to 8																	0.0			12.5	0.0	0.0	
	9 to 50																	11.1	6.1	4.9	4.1	4.1		
	51 to 99																	3.8	5.0	5.0	8.8	7.5		
	100-199																							
	199-349																							
Steamboat Springs	2 to 8										0.6	1.4	1.5	2.3	2.5	1.0								
	9 to 50										2.6	2.7	2.6	3.5	3.5	2.1	7.8	4.3	8.5	34.0		14.9	4.7	
	51 to 99										1.6	2.5	3.2	9.1	4.2	1.8	0.0	2.8	4.6	9.3	1.9	33.3	10.1	
	100-199																							
	199-349													5.8	4.0	2.1	0.2	24.3	22.3	15.5	24.3	13.6	8.7	
Sterling	2 to 8																	0.0			0.0			
	9 to 50																	20.0	26.5	11.8	18.2	18.2		
	51 to 99																	9.7	9.7		11.3	11.6		
	100-199																	5.5	1.8		4.5	0.9		
	199-349																							
Summit County	2 to 8		4.2	1.8	2.5	1.9	0.5	0.5	1.7	2.4	0.5	0.5	0.9	0.2	3.5	3.6	11.8	12.5		0.0	0.0	0.0		
	9 to 50		1.9	2.7	5.7	2.6	2.4	0.9	1.3	3.3	3.3	0.7	1.2	1.5	5.2	5.0	17.5	10.0		2.7	4.4	1.3	1.3	
	51 to 99		1.3	2.3	3.0	2.7	0.9	1.1	4.2	3.0	0.4	0.2	5.1	0.2	5.7	5.3	5.0	6.6	5.2	0.9	15.7	0.7	12.0	
	100-199																							
	199-349																		30.2	16.7	3.2	3.2	1.6	

*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

(In Percent)

Market Area	Age of Building	Quarter																			
		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	4th-2006	
Alamosa	To 1959																				
	1960-69																				
	1970-79																				
	1980-89																3.1	3.1	3.1		
	1990 -99																6.3	3.8	1.3		
	2000-04																				
Aspen	2005+																				
	To 1959																	0.0	0.0	0.0	
	1960-69																	0.0	0.0	0.0	
	1970-79																	2.4	2.0	2.0	
	1980-89																	0.0	0.0	0.0	
	1990 -99																				
Buena Vista	2000-04																				
	2005+																				
	To 1959																				
	1960-69																				
	1970-79																				
	1980-89																				
Canon City	1990 -99																	8.3	0.0	0.0	
	2000-04																			0.0	
	2005+																				
	To 1959																				
	1960-69																				
	1970-79																				
Colorado Springs	1980-89																				
	1990 -99																				
	2000-04																				
	2005+																				
	To 1959	3.5	2.3	3.0	3.6	3.2	1.1	3.2	4.8	7.8	7.5	6.7	13.6	12.3	12.5	20.1	8.3	10.4	11.9	12.7	
	1960-69	5.0	4.6	6.4	4.4	5.5	1.6	2.3	5.2	8.4	7.1	9.9	12.2	13.5	10.3	13.8	12.7	11.5	10.8	15.4	
Durango	1970-79	4.6	6.3	4.8	4.3	3.8	3.5	3.1	4.7	8.9	10.0	15.2	13.2	11.1	10.0	13.5	15.8	12.9	13.9	16.8	
	1980-89	6.1	4.4	5.3	3.4	4.3	2.5	2.9	5.5	9.3	7.3	13.1	11.0	11.8	11.2	11.2	8.8	9.3	9.2	9.4	
	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	0.1	2.6	10.5	7.8	10.1	
	2000-04																8.0	9.5	9.5	8.7	
	2005+																				
	To 1959																				
Eagle County	1960-69																				
	1970-79																				
	1980-89																				
	1990 -99																				
	2000-04																				
	2005+																				
Fort 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	31.8	10.9	25.0	10.0	10.0	
	1960-69	4.8	1.3	1.4	3.1	1.7	2.3	4.1	4.7	3.4	12.4	4.0	7.3	1.4	6.9	7.0	3.6	6.1	5.2	3.7	
	1970-79	6.8	1.8	3.8	3.0	5.5	1.6	1.6	1.9	5.4	5.4	14.1	12.2	16.7	10.7	18.8	7.1	8.4	4.5	8.2	
	1980-89	4.3	1.3	3.4	2.8	2.5	1.2	2.8	3.0	9.1	8.2	13.9	15.9	20.7	15.2	13.9	12.4	11.8	12.8	14.2	
	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	0.1	7.9	7.8	3.9	3.9	
	2000-04																				
Fort Morgan/Brush	2005+																				
	To 1959																				
	1960-69																				
	1970-79																				
	1980-89																				
	1990 -99																				
Fort Morgan/Brush	2000-04																				
	2005+																				
	To 1959																				
	1960-69																				
	1970-79																				
	1980-89																				
Fort Morgan/Brush	1990 -99																				
	2000-04																				
	2005+																				
	To 1959																				
	1960-69																				
	1970-79																				
Fort Morgan/Brush	1980-89																				
	1990 -99																				
	2000-04																				
	2005+																				
	To 1959																				
	1960-69																				
Fort Morgan/Brush	1970-79																				
	1980-89																				
	1990 -99																				
	2000-04																				
	2005+																				
	To 1959																				
Fort Morgan/Brush	1960-69																				
	1970-79																				
	1980-89																				
	1990 -99																				
	2000-04																				
	2005+																				

*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)
(In Percent)

Market Area	Age of Building	Quarter																		
		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	4th-2006
Glenwood Springs	To 1959																	0.0		
	1960-69																6.3	4.8	0.0	
	1970-79																3.0	0.9	1.8	
	1980-89																11.1	0.0	0.0	
	1990 -99																3.7		5.6	
Grand Junction	2000-04																	14.3		
	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	2.4
	1960-69	5.3	0.5	5.3	5.2	5.6	4.8	3.9	9.1	10.1	3.5	9.3	20.0	20.0	20.0	20.0			0.0	0.0
	1970-79	5.5	3.6	1.8	5.7	5.8	5.5	3.6	4.5	2.1	5.0	9.8	4.3	7.1	6.6	10.2	6.0	2.7	1.5	3.5
Greeley	1980-89	3.6	3.0	3.6	3.9	4.0	2.7	3.4	4.7	7.2	7.6	9.8	7.4	5.4	9.5	11.1	5.9	5.6	4.7	1.7
	1990 -99																			
	2000-04	9.8	8.3	22.2	1.2	3.1	7.8	3.2	11.6	12.5	5.0	11.1	0.2	0.0	0.0	0.1	5.7		1.9	0.8
	2005+																	0.0	68.8	2.6
	To 1959	1.0	0.5	1.0	2.1	0.6	0.8	0.5	4.0	3.5	5.3	5.3		19.0		13.3				
Gunnison	1960-69	6.3	1.9	5.6	4.9	5.6	3.4	6.5	4.9	2.4	10.9	12.4	7.1	15.5	52.1	25.9	45.8	3.2	4.2	
	1970-79	3.3	1.9	7.6	2.5	3.3	1.3	1.3	1.2	11.6	9.4	9.9	8.6	9.9	13.3	9.7	7.7	6.9	7.1	5.0
	1980-89	5.8	3.6	3.4	5.1	3.1	4.3	2.1	2.7	4.3	7.8	9.2	8.9	12.4	5.8	10.9	10.3	8.7	10.0	11.1
	1990 -99																			
	2000-04				3.9	4.0	4.8	1.4	4.5	4.7	28.3	22.9	0.2	0.3	0.1	0.1		9.8	11.3	6.9
Lake County	2005+																4.6	9.6	5.1	5.6
	To 1959																6.0	4.0	4.0	
	1960-69																			
	1970-79																5.0	3.3	3.3	
	1980-89																	0.0		
Montrose	1990 -99																		0.0	
	2000-04																			
	2005+																			
	To 1959																5.0	0.0		
	1960-69																0.0	6.9		
Pueblo	1970-79																1.8	2.0	5.4	
	1980-89																2.5	7.5	10.0	
	1990 -99																13.3			
	2000-04																			
	2005+																			
Salida	To 1959	5.1	3.5	0.5	3.8	5.7	9.6	2.1	4.9	1.9	0.4	9.5	6.5	9.7	10.6	13.1	5.0	3.7	4.7	7.7
	1960-69	1.5	0.5	3.4	3.9	5.5	2.9	7.9	5.6	1.2	3.4	6.4	8.9	11.2	12.4	6.8	2.5	4.9	8.5	5.0
	1970-79	5.6	2.6	6.6	5.2	5.6	4.3	4.3	2.2	3.7	6.3	9.7	10.6	13.3	6.9	13.6	7.2	10.2	8.0	7.6
	1980-89	8.2	7.6	6.5	6.4	9.7	13.5	2.3	4.2	10.9	12.5	12.5	10.7	12.1	25.0	15.4	5.8	9.6	25.0	
	1990 -99	9.7	12.5	10.6	3.9	1.2	0.6	7.3	2.8	12.8	5.1	5.8	0.1	0.1	0.0	0.0	8.0	7.0	7.1	8.3
Steamboat Springs	2000-04																6.2	11.8	7.5	7.2
	2005+																			
	To 1959																			
	1960-69																			
	1970-79																			
Sterling	1980-89																			
	1990 -99																			
	2000-04																			
	2005+																			
	To 1959																10.3			
Summit County	1960-69																	8.3	0.0	
	1970-79																0.0	4.5	0.9	
	1980-89																18.8	9.3	9.3	
	1990 -99																	17.7	13.9	
	2000-04																			
Summit County	2005+																			
	To 1959																2.4	0.0		
	1960-69																46.9		39.1	
	1970-79																2.5	0.6	0.7	
	1980-89																4.0	3.2	1.6	
Summit County	1990 -99																			
	2000-04																			
	2005+																			
	To 1959																			
	1960-69																			

*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)

	Quarter																							
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	4th-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	691.24	
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	746.63	
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	653.98	
Far Northeast																		740.80	728.64	822.18	798.19	737.78	758.56	
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	553.85	
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	576.71	
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	793.81	
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	548.17	
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	752.45	
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	746.19	
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	651.60	
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	774.13	
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	726.88	
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	827.68	
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	572.75	
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	624.78	
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	486.81	498.11	485.26	479.62	469.23	474.97	493.95	478.91	
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	454.34	564.27	430.89	420.35	437.57	423.69	427.33	425.17	
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	516.00	
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		475.50	
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	431.72	
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																	
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	4th-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										
	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	1056.55	
	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	1110.78	
	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	1530.15	
	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	1106.35	
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										
	Three bedroom					688.00	563.00			499.06	480.92	535.75	537.50			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	560.81	
Colorado Springs	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	470.33
	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	601.83
	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	653.34
	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	863.76
	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	873.95
	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	691.24
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	710.35	
	Two bed, one bath	690.27	704.57	721.68	535.40	553.78	631.06	648.89	672.74	637.67	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	861.44	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	972.47	861.15	757.34	1129.95	1106.59	966.89	987.26	1152.46	1154.91	
	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	537.50	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	713.96	729.75	798.39	844.02	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	1057.41	1079.12	1136.66	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	1027.30	1042.92	1110.87	1159.03	1135.76	1160.08	1211.62	1220.18	1175.43	
	All	992.35	948.27	958.25	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	Efficiency	343.07	469.82	487.80	359.97	406.25	366.17	384.50	422.13	420.75	390.85	582.62	366.36	498.10	415.28	479.86	449.32	438.67	503.64
	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	609.80
	Two bed, one bath	619.47	633.79	666.79	670.01	677.42	710.63	724.13	733.97	724.65	684.19	686.33	701.71	673.11	677.93	695.99	682.96	724.79	737.69
	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	786.04
	Three bedroom	767.23	754.11	744.81	781.83	799.63	781.84	772.33	831.80	859.88	923.23	866.89	801.55	855.05	881.16	826.90	884.21	901.08	912.64
	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	752.45
Fort Morgan/Brush	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			
	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	409.29	
	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	474.12	
	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	390.85	

*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.

(In Dollars)

*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)

Market Area		Quarter																					
		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	4th-2006
Alamosa	2 to 8									428.91	427.91	389.21		413.00	312.23	362.50	405.36	412.50	337.50	406.25	372.50	379.50	
	9 to 50									441.23	395.69	308.21		208.39	554.18	544.92	400.55	422.27	407.18	427.32	479.40	502.14	
	51 to 99									435.98	411.23	311.21		389.43	524.08	410.93	418.65	394.42	418.65	408.27	408.27	408.27	
	100 to 199																						
	200 to 349																						
350 up																							
Aspen	2 to 8	1065.45	1074.55	1078.41	998.11	1098.97	988.11	949.95	948.23	951.23	956.31	1311.21	1063.00	938.00	939.68		1787.50	1119.64	550.00	1087.50	1487.50	1602.50	
	9 to 50	1072.12	1089.15	1121.11	1051.98	1151.67	1137.56	1136.23	1136.99	930.50	919.69	1123.90	982.44	1006.79	1075.69	906.05	1138.92		1022.64	1135.00	1281.25		
	51 to 99									928.51	929.61	1088.00	1138.00	1047.65	1018.94	874.26	865.76	1087.50	1087.92	923.84	1107.71	989.22	
	100 to 199	965.45	989.23	1001.11	905.31	1229.50	1221.33	1122.42	1125.97	1085.09	1041.23	1639.37				1023.31	986.15	984.46	937.33	1108.78	1081.93	1160.14	
	200 to 349																						
350 up																							
Buena Vista	2 to 8									640.98	641.23	621.97	525.81	529.99	230.39								
	9 to 50									721.23	669.23	641.32	516.51	521.41	523.69	491.07	497.02	485.71	488.10	457.69	457.69	507.14	
	51 to 99																						
	100 to 199																						
	200 to 349																						
350 up																							
Canon City	2 to 8									224.17	489.23	327.13	442.42										
	9 to 50									549.07	541.29	509.52	608.65	583.90	585.97	385.42	408.13	563.75	417.50	454.17	498.37	606.00	
	51 to 99											488.00		499.06	494.69	516.35	533.79		570.31	615.00	612.50		
	100 to 199																						
	200 to 349													481.38	525.00	518.92	512.50	535.00	510.00	510.00	525.00	525.00	
350 up																							
Colorado Springs	2 to 8	371.23	438.14	430.97	424.04	430.05	422.39	420.49	450.72	467.11	453.87	479.37	506.22	527.81	520.18	524.49	528.19	532.14	535.80	534.32	581.06	598.23	557.67
	9 to 50	454.38	461.31	448.96	470.09	495.24	448.12	433.77	478.84	491.71	485.89	496.91	519.15	501.67	483.54	482.13	498.87	452.53	441.07	447.60	446.00	467.70	469.34
	51 to 99	473.80	448.15	464.29	481.21	454.23	494.11	457.17	499.07	540.42	547.29	576.38	562.95	566.06	524.80	548.71	533.89	502.41	520.17	475.24	534.73	512.18	489.56
	100 to 199	565.60	563.38	585.70	605.97	611.54	613.55	625.61	660.75	705.95	669.89	717.91	688.81	670.89	700.23	696.03	677.54	718.72	698.52	598.69	614.16	621.98	598.93
	200 to 349																				783.72	771.39	788.67
350 up																				638.23	730.90	693.48	624.32
Durango	2 to 8	625.33	446.33	476.89	351.68	406.70	425.97	629.31	564.25	454.67	663.00	713.00	649.11	688.50	640.78	762.50	537.50	498.21	466.67	662.50	516.67	516.67	
	9 to 50	571.75	371.33	370.23	365.12	568.25	611.23	565.13	497.83	429.73	611.55	726.25	647.51	528.85	539.62	662.15	660.49	611.20	634.20	690.42	658.96	645.43	
	51 to 99	690.11	663.51	662.47	530.29	578.50	588.61	522.47	747.82	653.79	626.19	648.16	686.64	695.55	670.35	630.03	632.86	634.02	630.28	545.49	725.26	802.19	
	100 to 199							821.71	882.96	902.23	827.41	889.73	890.47	833.78	783.69	783.19	863.12	856.13	847.18	861.36	870.57	874.22	
	200 to 349																						
350 up																							
Eagle County	2 to 8	825.23	820.33	825.34	824.23	931.89	932.41	937.23	969.23	929.23	935.67	638.00	688.00	725.99	745.63								
	9 to 50							941.35	957.39	950.59	952.69	388.00	1032.29	1029.36	1052.37	1009.23	756.64	967.50	637.50				
	51 to 99	832.03	1022.29	967.85	968.54	1055.69	931.97	889.77	943.98	1010.26	998.51	893.55	633.97	800.94	812.59	1214.58	1111.31	1064.19	925.35	946.09	910.99	1010.12	
	100 to 199	915.83	873.29	907.39	906.11	998.57	648.99	985.61	1015.39	984.97	1021.99	1044.65	1012.81	959.86	980.22	992.94	1022.77	1030.40	1079.20	1095.64	1082.41	1088.82	
	200 to 349																				1084.49	1143.62	1013.01
350 up																							
Eagle County	2 to 8	825.23	820.33	825.34	824.23	931.89	932.41	937.23	969.23	929.23	935.67	638.00	688.00	725.99	745.63								
	9 to 50							941.35	957.39	950.59	952.69	388.00	1032.29	1029.36	1052.37	1009.23	756.64	967.50	637.50	687.50	736.03	682.14	
	51 to 99	832.03	1022.29	967.85	968.54	1055.69	931.97	889.77	943.98	1010.26	998.51	893.55	633.97	800.94	812.59	1214.58	1111.31	1064.19	925.35	562.37	581.92	613.75	
	100 to 199	915.83	873.29	907.39	906.11	998.57	648.99	985.61	1015.39	984.97	1021.99	1044.65	1012.81	959.86	980.22	992.94	1022.77	1030.40	1079.20	710.71	767.54	708.91	
	200 to 349																				756.89	725.20	806.72
350 up																				1055.60	1031.04	1110.86	
Fort Morgan/ Brush	2 to 8	354.91	369.90	371.12	279.89	303.81	298.92	317.49	291.95	321.35	333.21	356.94	371.19	352.39	394.95	312.50	330.00	313.69	313.69	317.93		316.07	
	9 to 50	348.94	463.73	483.11	464.08	319.51	330.49	410.52	397.17	347.49	276.94	358.11	396.58	439.17	348.65	347.43	365.64	425.42	368.03	416.96	409.23	397.59	
	51 to 99							369.23		504.52	356.69	284.76	380.50	290.17	334.25	297.73	325.68	273.84	273.26	274.71	273.55	406.15	
	100 to 199																						
	200 to 349																						
350 up																							
Glenwood Springs	2 to 8	759.87	707.23	696.33	689.77	758.95	628.96	695.14	694.23	681.18	980.23	668.36	623.00	693.00	612.33	525.00	554.17	671.31	706.62	669.93	749.94	739.06	
	9 to 50	493.01	524.11	754.83	848.99	925.11	661.93	747.09	749.23	680.88	670.23	671.18	882.13	800.50	755.99	546.11	751.33	671.57	646.72	671.53	702.96	663.06	
	51 to 99		497.72	505.23	496.23	601.58		497.72	501.23	610.41	905.97	545.41	545.41	681.33	825.77	728.97	650.00	639.19	620.83	637.50	728.82	920.83	
	100 to 199																						
	200 to 349																						
350 up																							
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	458.25
	9 to 50	366.72	409.25	398.15	421.48	402.42	410.18	434.08	445.61	449.57	450.23	413.30	431.01	441.70	431.29	427.11	441.97	468.09					

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

	Quarter																						
Market Area		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	4th-2006
Glenwood Springs	2 to 8	759.87	707.23	696.33	689.77	758.95	628.96	695.14	694.23	681.18	980.23	668.36	623.00	693.00	612.33	525.00	554.17	671.31	706.62	669.93	749.94	739.06	
	9 to 50	493.01	524.11	754.83	848.99	925.11	661.93	747.09	749.23	680.88	670.23	671.18	882.13	800.50	755.99	546.11	751.33	671.57	646.72	671.53	702.96	663.06	
	51 to 99		497.72	505.23	496.23	601.58		497.72	501.23	610.41	905.97	545.41	545.41	681.33	825.77	728.97	650.00	639.19	620.83	637.50	728.82	920.83	
	100 to 199							740.68	743.23			1066.66	521.12										
	200 to 349 350 up																						
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	458.25
	9 to 50	366.72	409.25	398.15	421.48	402.42	410.18	434.08	445.61	449.57	450.23	413.30	431.01	441.70	431.29	427.11	441.97	468.09	475.12	505.64	808.38	558.89	558.46
	51 to 99	476.13	482.24	449.78	475.28	492.25	446.93	463.83	465.23	501.36	482.37	482.65	521.18	498.17	462.39	506.16	487.26	567.47	543.55	514.75	537.89	620.87	640.06
	100 to 199		412.14	560.46	519.82	560.92	619.50	635.98	659.23	595.56	594.97	503.43	598.77	524.73	512.99	493.86	405.64	469.59	465.99	470.24	516.22	551.00	524.54
	200 to 349 350 up																						
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	584.29
	9 to 50	466.00	459.39	449.80	482.99	488.00	509.23	492.01	495.23	501.18	524.57	530.90	531.94	497.70	496.28	532.00	514.57	535.32	466.30	527.29	594.75	516.46	428.66
	51 to 99	475.54	468.19	457.40	449.58	458.70	453.22	509.62	525.47	505.12	516.62	574.62	545.22	546.33	567.76	587.50	551.90	586.62	519.09	522.93	587.38	590.67	546.33
	100 to 199	512.81	490.83	455.31	505.42	555.08	567.39	625.31	589.74	550.33	675.23	611.94	615.87	713.39	652.39	595.02	626.07	676.51	636.39	581.54	593.46	610.05	590.17
	200 to 349 350 up																			709.80	704.58	726.15	698.08
Gunnison	2 to 8									489.31	495.67	459.87	488.00				487.50	537.50			612.50		
	9 to 50									511.64	295.69	553.00	508.16	538.47	538.51	529.59	546.68	479.03	528.18	529.88	558.56	567.58	
	51 to 99									620.31	621.33	488.00	488.00	500.50	500.25	512.50	584.58	462.50	554.17	550.00	554.17	553.75	
	100 to 199																						
	200 to 349 350 up																						
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	451.23	449.23	461.23	441.56	652.41	629.67	651.96	655.23	688.40	980.12	769.25	596.75	599.72	608.99	461.33	585.04	440.78	479.71	464.14	539.96	537.50	
	51 to 99									515.23	509.23	510.96											
	100 to 199									608.87	570.23	583.83	470.94	550.73	551.21	503.43	519.12	504.81	504.81	504.81			
	200 to 349 350 up																						
Montrose	2 to 8									509.65	539.61	541.93	514.66										
	9 to 50									529.69	551.97	527.11	552.40	493.70	500.11	561.48	532.05	571.51	569.04	596.48	622.02	526.43	
	51 to 99											552.75	551.21	530.61	540.23	590.44	587.50	532.17	584.56	541.67	482.55	579.51	
	100 to 199																						
	200 to 349 350 up																						
Pueblo	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	496.47
	9 to 50	384.26	419.04	428.13	421.53	424.58	420.64	370.39	417.13	420.95	422.04	435.37	463.39	447.59	434.61	429.34	480.71	445.18	416.24	419.32	413.32	413.21	438.16
	51 to 99	479.61	416.31	341.54	324.32	324.79	405.12	334.53	346.81	586.93	492.61	413.61	597.01	496.33	472.24	502.75	436.50	521.09	600.97	528.38	522.15	520.08	487.45
	100 to 199	449.52	448.01	450.39	403.56	449.32	441.23	445.95	441.21	487.92	478.26	509.91	492.93	473.07	479.22					480.32	474.62	513.81	486.46
	200 to 349 350 up																			389.48			
Salida	2 to 8									494.19	495.61	394.03	391.28	413.00	410.87	412.50	409.17	410.83	417.67	417.67	433.19	417.50	
	9 to 50									504.97	505.69	548.26	541.23	490.05	489.56	437.50	437.50	412.50	431.25	431.25	431.25	431.25	
	51 to 99									475.69	515.97	516.92											
	100 to 199																						
	200 to 349 350 up																						
Southeastern Colorado	2 to 8																	450.00		421.88	465.63	465.63	
	9 to 50																	422.33	423.25	475.46	462.91	452.06	
	51 to 99																	561.61	550.31	464.06	480.63	481.88	
	100 to 199																						
	200 to 349 350 up																						
Steamboat Springs	2 to 8									789.23	790.13	796.21	621.42										
	9 to 50									811.23	816.93	577.41	607.15	612.47	545.67	583.89	785.37	528.99			547.61	602.03	
	51 to 99									751.29	781.98	542.98	607.15	612.47	545.67	583.89	785.37	528.99			547.61	602.03	
	100 to 199												600.27	612.47	545.67	583.89	785.37	528.99			547.61	602.03	
	200 to 349 350 up												1003.58	612.47	545.67	583.89	785.37	528.99			547.61	602.03	
Sterling	2 to 8																			373.61			
	9 to 50																	258.63	253.86	430.37	404.77	401.14	
	51 to 99																	381.56	392.61		339.00	333.61	
	100 to 199																	243.18	242.95		250.00	255.23	
	200 to 349 350 up																						
Summit County	2 to 8	852.62	988.00	705.30	665.11	931.75	869.58	1242.41	1211.21	919.98	841.29	746.04	804.67										
	9 to 50		840.50	753.71	700.11	884.49	625.50	822.37	841.23	558.45	560.23	504.54	539.84	612.47	572.23	567.50	799.17						
	51 to 99	701.46	710.55	474.21	425.11	667.44	777.02	734.41	736.11	783.98	782.95	802.84	804.91	564.89	525.69	784.52	818.85	916.86	929.83	730.90	976.68	801.27	
	100 to 199													834.08	789.23								
	200 to 349 350 up																	929.17	1046.31	998.71	916.27	917.46	

*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	Age of Building	Quarter																			
		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	4th-2006	
Alamosa	To 1959																				
	1960-69																				
	1970-79																				
	1980-89																				
	1990-99																390.63	331.25	331.25		
	2000-04																393.75	612.98	574.09		
Aspen	2005+																				
	To 1959																	1487.5	1587.50		
	1960-69																				
	1970-79																1087.50				
	1980-89																745.83	1072.59	825.61		
	1990-99																1104.32	1081.93	1160.14		
Buena Vista	2000-04																1087.50	1140	1190.00		
	2005+																				
	To 1959																				
	1960-69																				
	1970-79																				
	1980-89																				
Canon City	1990-99																525.00	525	525.00		
	2000-04																				
	2005+																		587.50		
	To 1959																				
	1960-69																				
	1970-79																				
Colorado Springs	1980-89																				
	1990-99																				
	2000-04																				
	2005+																				
	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	529.40	
	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	523.41	
Durango	1970-79	479.75	503.63	531.17	543.75	557.54	610.11	621.38	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 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 Building	Quarter																	
		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																857.50		
	1960-69																690.63	570.71	659.72
	1970-79																666.67	728.51	663.82
	1980-89																687.50	696.63	1112.50
	1990-99																637.50		920.83
	2000-04 2005+																1085.71		
Grand Junction	To 1959	468.81	481.65	423.34	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	375.47	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	424.61	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	432.70	480.72	481.23	484.13	599.69	508.20	507.36	467.87	542.32	513.77	512.69	515.91	494.90	572.62	539.16	511.34	547.97	613.29
	1990-99	438.00	431.72	451.23	497.83	520.37	519.38	518.63	479.08	560.51	572.79	574.99	611.77	472.29	519.44	620.75	587.85	623.63	638.61
	2000-04 2005+																650.00	528.13	645.03
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	521.66	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 2005+																810.66	735.80	750.77
Gunnison	To 1959																525.00	542.50	547.50
	1960-69																		
	1970-79																550.00	554.17	553.75
	1980-89																	583.04	
	1990-99																		642.86
	2000-04 2005+																		
Lake County	To 1959																504.81		
	1960-69																		
	1970-79																	525.00	531.25
	1980-89																443.75	653.13	646.88
	1990-99																477.36	466.55	466.55
	2000-04 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 2005+																577.50		
Pueblo	To 1959	364.32	378.07	370.81	393.17	384.32	401.36	464.44	408.74	436.12	467.90	499.32	452.72	428.08	409.56	429.22	488.57	503.94	432.42
	1960-69	352.51	360.53	366.02	356.89	320.90	376.24	370.60	375.25	434.18	368.63	360.31	352.18	385.68	400.39	487.84	402.35	396.72	426.15
	1970-79	412.28	433.42	444.42	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	413.54	457.28	456.28	413.00	411.30	459.87	522.24	473.16	474.66	461.79		443.56	409.56	383.65	389.42	409.62
	1990-99	554.43	525.50	511.23	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 2005+																581.85	619.10	784.56
Salida	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																		
	1990-99																417.67	433.19	417.50
	2000-04 2005+																		
Southeastern Colorado	To 1959																401.25	418.75	418.75
	1960-69																493.75	421.88	421.88
	1970-79																477.27	492.45	490.23
	1980-89																	458.59	458.59
	1990-99																		
	2000-04 2005+																		
Steamboat Springs	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																581.02	557.76	577.96
	1990-99																908.30	917.77	916.14
	2000-04 2005+																		
Sterling	To 1959																439.30		
	1960-69																		
	1970-79																412.50	437.50	437.50
	1980-89																362.50	250.00	255.23
	1990-99																	295.17	296.51
	2000-04 2005+																408.39	449.21	
Summit County	To 1959																		
	1960-69																		
	1970-79																893.45	868.75	
	1980-89																237.50		362.50
	1990-99																955.40	991.08	986.02
	2000-04 2005+																1103.97	916.27	917.46

*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)

Market Area	Quarter															
	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	4th-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	659.63
Northwest									727.32	759.39	658.72	712.56	775.60	795.20	750.45	793.38
Northeast									653.07	593.84	705.67	661.64	637.74	670.91	682.56	642.92
Far Northeast											754.07	716.63	787.29	781.61	734.27	692.50
Southeast									601.75	577.92	600.54	627.01	609.33	621.15	606.30	497.81
Security/Widefield/Fountain									615.24	640.79	590.24	643.05	633.71	661.79	634.50	629.88
Southwest									679.98	670.50	699.79	642.76	678.89	705.71	795.75	757.47
Central									610.38	574.53	504.61	515.29	464.38	499.66	492.26	506.60
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	698.77
Northwest									685.34	686.87	655.20	653.67	631.32	661.18	623.84	673.90
Northeast									545.05	689.37	686.84	664.65	683.02	753.66	778.34	557.82
Southeast									732.97	800.89	694.40	777.94	788.25	688.50	809.89	790.55
Southwest									719.75	708.65	645.54	673.19	642.89	700.92	692.27	696.67
Loveland									734.33	778.59	776.43	807.47	725.64	809.11	810.52	819.85
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	556.00
Greeley									566.76	553.78	644.90	592.31	573.21	609.27	613.77	608.98
Gunnison									518.50	579.39	457.67	541.14	544.64	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	455.66
Northwest									421.83	466.97	612.46	2026.00	436.57	408.21	390.58	416.25
Northeast									462.14	474.42	462.25	501.93	477.01	470.40	477.76	513.94
Southeast									438.50	438.50	421.37	421.37	421.37	363.50		446.16
Southwest									483.81	473.94	411.86	416.05	412.03	420.22	420.57	424.86
Salida									433.81	433.29	413.50	422.47	422.47	429.65	422.25	
Southeastern Colorado											486.17	438.02	477.53	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	4th-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	1136.71		
	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	1188.50		
	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	584.59		
	Two bed, two bath																
	Three bedroom																
	All								501.00	502.14	401.00	476.00	442.25	442.25	476.00		
Canon City	Efficiency									288.50	538.50	288.50		388.50	613.50		
	One bedroom								344.88	349.75	638.50	338.50	363.50	520.79	613.50		
	Two bed, one bath								511.66	528.13	535.38	516.63	515.34	518.46	518.46		
	Two bed, two bath																
	Three bedroom								493.71	538.50			588.50				
	All								504.49	527.77	538.85	512.40	515.00	518.19	522.69		
Colorado Springs	Efficiency								524.96	494.14	502.25	438.33	478.02	509.87	480.57	445.85	
	One bedroom								590.16	555.46	596.66	543.56	586.89	593.39	592.09	570.37	
	Two bed, one bath								625.05	588.13	661.71	624.91	637.80	665.52	614.04	607.53	
	Two bed, two bath								797.67	818.38	842.82	831.16	812.58	846.87	847.93	840.24	
	Three bedroom								844.18	792.83	868.19	818.00	943.50	879.86	833.55	797.11	
	All								649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	
Durango	Efficiency								713.50	713.50	453.16	477.14	519.18	469.45	532.77		
	One bedroom								651.00	679.33	658.50	670.53	764.43	753.33	751.58		
	Two bed, one bath								695.64	756.39	679.85	787.54	576.00	792.88	802.21		
	Two bed, two bath								640.83	753.50	861.62	769.75	862.94	828.08	885.72		
	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	732.82		
	One bedroom								708.92	763.50	845.05	834.80	869.85	871.00	953.84		
	Two bed, one bath								1101.63	1012.46	1102.57	1062.71	1062.77	1110.75	978.08		
	Two bed, two bath								1118.11	946.31	1088.50	1111.36	1135.69	1131.10	1217.12		
	Three bedroom								1033.74	1096.60	1237.90	1281.11	1308.79	1305.26	1218.59		
	All								1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80		
Fort Collins Loveland	Efficiency								645.71	269.83	537.20	436.13	468.50	489.72	485.90	471.83	
	One bedroom								697.14	692.42	659.80	647.11	650.09	638.99	676.82	603.89	
	Two bed, one bath								698.90	705.39	668.97	672.41	669.20	687.58	687.41	698.97	
	Two bed, two bath								781.16	1226.00	707.49	790.43	772.88	765.20	830.75	772.77	
	Three bedroom								810.22	779.57	794.01	819.21	787.46	881.74	856.31	863.00	
	All								709.83	756.89	691.89	721.30	695.66	692.98	732.47	698.77	
Fort Morgan/ Brush	Efficiency									470.14	538.50		538.50				
	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	Type	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	4th-2006
Glenwood Springs	Efficiency												463.50	551.00	476.00	526.00	526.00	501.00	563.50	
	One bedroom												727.56	651.00	599.67	594.41	711.03	705.38	578.08	
	Two bed, one bath												543.61	703.08	701.00	661.00	654.33	696.14	742.00	
	Two bed, two bath												571.31	767.67	544.75	538.50	539.19	938.50	788.50	
	Three bedroom												678.23	613.50	665.80	669.40	692.32	766.63	986.76	
	All												614.97	661.42	648.43	624.44	685.14	706.66	727.83	
Grand Junction	Efficiency														263.69	238.87	12.69	238.69	12.50	238.00
	One bedroom												430.39	414.89	398.75	460.40	453.83	458.05	468.19	472.20
	Two bed, one bath												510.52	461.42	497.00	514.53	509.49	531.57	652.89	593.63
	Two bed, two bath												538.26	531.56	569.06	520.58	514.89	536.39	703.59	730.80
	Three bedroom												626.68	581.80	680.43	614.04	614.24	608.43	616.71	759.00
	All												497.51	459.89	494.13	492.94	498.46	523.89	602.09	556.00
Greeley	Efficiency												459.33	390.19	442.67	320.02	367.67	446.71	513.50	514.29
	One bedroom												552.93	537.06	572.71	562.96	558.59	586.91	582.73	556.89
	Two bed, one bath												543.06	522.00	645.17	549.41	546.79	618.88	608.68	594.50
	Two bed, two bath												661.33	674.63	775.87	713.44	731.34	753.47	732.03	713.00
	Three bedroom												686.30	723.01	769.31	770.32	768.35	759.13	786.74	766.00
	All												566.76	553.78	644.90	592.31	573.21	609.27	613.77	608.98
Gunnison	Efficiency																			
	One bedroom												470.17	425.17	429.13	464.93	482.88	475.17	474.33	
	Two bed, one bath												520.53	587.48	460.79	544.65	552.46	563.50	562.81	
	Two bed, two bath													588.50	563.50	613.50		588.50	563.50	
	Three bedroom												663.50	538.50	488.50	663.50	588.50	613.50	613.50	
	All												518.50	579.39	457.67	541.14	544.64	564.08	558.73	
Lake County	Efficiency												388.50	288.50	288.50	319.75	313.50	313.50	313.50	
	One bedroom												455.83	444.09	438.96	449.93	438.50	626.60	626.60	
	Two bed, one bath												511.56	533.23	505.29	514.50	516.04	520.58	520.58	
	Two bed, two bath															488.50				
	Three bedroom												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																			
	One bedroom												587.02	593.45	436.98	617.78	592.25	580.17	626.63	
	Two bed, one bath												481.00	489.46	509.33	493.50	519.75	537.90	526.00	
	Two bed, two bath												553.50		663.50	518.50	531.56			
	Three bedroom												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	404.56
	One bedroom												407.73	439.77	391.45	388.87	392.33	396.64	398.20	426.64
	Two bed, one bath												492.48	507.68	444.44	472.72	472.00	485.54	489.24	471.00
	Two bed, two bath												528.84	561.28	615.49	604.98	607.45	780.17	802.89	543.37
	Three bedroom												621.70	618.88	604.04	607.79	591.71	643.50	614.16	560.33
	All												476.52	472.60	432.29	445.02	441.35	442.19	445.41	455.66
Salida	Efficiency																			
	One bedroom												438.50	438.50	413.50	431.00	431.00	431.00	431.00	
	Two bed, one bath												412.25	412.25	411.42	412.18	412.18	424.86	412.25	
	Two bed, two bath													413.50	481.00	481.00	481.00	401.00	481.00	
	Three bedroom												459.33	456.00						
	All												433.81	433.29	413.50	422.47	422.47	429.65	422.25	
Southeastern Colorado	Efficiency																			
	One bedroom														362.50	376.00	363.50	363.50		
	Two bed, one bath														426.18	426.22	489.02	490.58	486.42	
	Two bed, two bath														474.35	499.34	556.21	478.63	475.07	
	Three bedroom														454.17					
	All														608.00	612.50	478.60	369.15	369.15	
Steamboat Springs	Efficiency																			
	One bedroom												591.18	590.84	738.50	704.13	692.67	728.56	729.85	
	Two bed, one bath												603.43	624.21	824.68	680.17	614.54	602.74	613.50	
	Two bed, two bath												888.50	838.50	959.33	592.53	592.53	546.05	545.91	
	Three bedroom												1038.50	1035.77	1231.73	1132.25	1137.33	1136.94	1136.55	
	All												614.54	660.94	779.31	692.30	679.47	610.72	618.61	
Sterling	Efficiency																			
	One bedroom																			
	Two bed, one bath														384.33	386.42	476.83	403.21	393.12	
	Two bed, two bath																			
	Three bedroom														457.25	373.12		376	465.20	
	All														309.57	294.97	413.71	303.5	286.55	
Summit County	Efficiency												501.00	688.50						
	One bedroom												631.36	713.05	669.75	816.32	804.52	842.67	374.46	
	Two bed, one bath												854.91	766.76	868.19	898.92	911.42	862.72	887.46	
	Two bed, two bath												698.60	877.19	857.25	917.35	1032.88	1113.00	1113.50	
	Three bedroom												931.13	1052.04	1056.13	1107.82	1103.78	940.66	939.84	
	All												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.

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Average rent minus rental losses equals effective rent.

RENT PER SQUARE FOOT BY APARTMENT TYPE AND COUNTY

(In Dollars)

		Quarter																					
Market Area	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	4th-2006
Alamosa	Efficiency									0.68	0.62												
	One bedroom									0.67	0.65	0.49	0.49	0.74	0.70						0.70	0.70	
	Two bed, one bath									0.56	0.55	0.39	0.39	0.62	0.50						0.55	0.55	
	Two bed, two bath									0.58	0.53		0.48		0.73								
	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	
	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	
	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	
	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	
	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	
	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											
	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	
	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	
	Two bed, two bath									0.98	0.89	0.88	0.82	0.89	0.90								
	Three bedroom												0.72										
	All									0.92	0.83	0.82	0.74	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	0.85	0.85								
	One bedroom									0.75	0.83	0.83	0.84	0.87	0.89	9.86				0.53			
	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	
	Two bed, two bath									0.64	0.66	0.66	0.55	0.61	0.61								
	Three bedroom										0.62	0.62		0.51	0.50	26.34	0.53			0.65			
	All									0.62	0.67	0.66	0.66	0.69	0.68	9.64	0.73	0.80	0.79	0.69	0.76	0.75	
Colorado Springs	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	0.97	1.03	1.13	1.07	1.05
	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	0.92	0.95	0.94
	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	0.75	0.77
	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	0.83
	Three bedroom	0.47	0.61	0.58	0.59	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	0.77	0.76
	All	0.69	0.71	0.72	0.72	0.76	0.76	0.78	0.78	0.84	0.81	0.86	0.84	0.83	0.84	0.97	0.82	0.85	0.83	0.86	0.87	0.86	0.86
Durango	Efficiency	1.01	1.15	1.17	1.18	0.79	1.04	1.03	1.07	1.20	1.08				1.13	1.13	1.13	1.00	1.06	1.39	1.17	1.14	
	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	1.22	
	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	0.97	
	Two bed, two bath	0.74			0.72	0.65				0.93	0.97	1.02	1.05	0.87	0.89	0.83	0.94	0.88	0.95	0.90	0.99	0.97	
	Three bedroom				0.45	0.52				0.96	1.10	0.73	0.78	0.94	0.78	0.69	1.03	1.02	0.95	0.89	1.06	1.06	
	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	0.85	0.84	0.97	0.97	1.00	1.00	1.04	1.06	
Eagle County	Efficiency	0.94	1.08	1.10	1.05	0.90	1.15	1.18	1.24		1.24	1.19	1.21	1.75	1.75	1.33	1.33	1.63	1.75	0.95	1.90	2.18	
	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	
	Two bed, one bath	1.10	1.21	1.17	1.17	1.14	1.21	1.17	1.25	1.15	1.16	1.23	1.28	1.23	1.23	1.31	1.39	1.31	1.33	1.36	1.43	1.15	
	Two bed, two bath	1.03	1.01	1.07	1.44	1.21	1.21	1.26	1.27	1.21	1.21	1.26	1.25	1.28	1.30	1.23	1.12	1.26	1.23	1.23	1.26	1.41	
	Three bedroom	0.86	1.00	1.05	1.05	1.25	1.12	1.04	1.05	1.13	1.13	1.08	1.05	1.00	1.03	1.06	1.10	1.09	1.12	1.18	1.24	1.15	
	All	0.99	1.07	1.09	1.09	1.20	1.18	1.15	1.18	1.16	1.16	1.17	1.18	1.17	1.19	1.22	1.24	1.26	1.31	1.32	1.42	1.34	
Fort Collins/ Loveland	Efficiency	0.80	0.83	0.68	0.72	0.73	0.81	0.82	0.87	0.95	0.90	0.91	1.02	0.96	0.92	1.12	0.77	1.30	1.21	1.09	1.26	1.32	1.55
	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	1.03	1.00
	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	0.88	0.88
	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	0.81
	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	0.80	0.84
	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	0.92
Fort Morgan/ Brush	Efficiency								0.75		0.82	0.82					1.15						
	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	0.57	
	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												0.46	0.43	0.42		0.88						
	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	0.49	
	All	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	0.53	

*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)

Market Area	Apartment Type	Quarter																							
		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	4th-2006		
Glenwood Springs	Efficiency	0.74				0.81	0.77	0.82	0.82	1.25	1.24	1.26		1.54	1.34		1.13	1.28	1.08	1.08	1.51	1.15			
	One bedroom	0.56	0.73	0.78	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	1.16		
	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	0.98			
	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	0.85			
	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	0.89			
	All	0.63	0.52	0.55	0.54	0.66	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	0.98		
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		0.99	0.96	0.99	0.89	0.46	0.56		
	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	0.81	0.84		
	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	0.76	0.74		
	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	0.82	0.78		
	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	0.58	0.74		
	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	0.77	0.79		
Greeley	Efficiency	0.72	0.70	0.71	0.70	0.71	0.74	0.80	0.77	0.78	0.80	0.90	0.78	0.95	0.98	0.74	1.00	0.87	0.81	0.81	0.99	0.95	1.32		
	One bedroom	0.68	0.67	0.69	0.68	0.75	0.75	0.78	0.78	0.78	0.81	0.86	0.89	0.83	0.84	1.44	0.84	0.91	0.82	0.86	0.91	0.85	0.83		
	Two bed, one bath	0.63	0.62	0.64	0.61	0.62	0.64	0.69	0.65	0.67	0.74	0.73	0.70	0.69	0.69	1.43	0.73	0.80	0.75	0.71	0.75	0.77	0.76		
	Two bed, two bath	0.69	0.62	0.75	0.64	0.68	0.69	0.74	0.70	0.67	0.74	0.68	0.76	0.76	0.71	2.41	0.70	0.81	0.75	0.77	0.78	0.78	0.77		
	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	0.80	0.81		
	All	0.67	0.64	0.68	0.64	0.67	0.69	0.74	0.75	0.72	0.77	0.76	0.79	0.78	0.76	1.84	0.79	0.85	0.78	0.79	0.83	0.80	0.80		
Gunnison	Efficiency									0.89	0.72														
	One bedroom									0.85	0.65	0.83	0.81	0.83	0.82	1.08	1.13	1.19		1.13	1.09	1.19			
	Two bed, one bath									0.74	0.68	0.72	0.73	0.76	0.76	0.74	0.89	0.89		0.81	0.90	0.99			
	Two bed, two bath									0.75	0.75	0.73													
	Three bedroom									0.79	0.54	0.75	0.76	0.79	0.79	0.84	0.96	0.97		0.90	0.95	1.05			
	All																								
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	0.78	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	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	0.78	0.76	0.63	0.71	0.71	0.63	0.72	0.62	0.64	0.63	0.79	0.79			
Montrose	Efficiency									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			
	One bedroom									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, one bath									0.64	0.65		0.51	0.57	0.57				0.53	0.67					
	Two bed, two bath									0.67	0.68		0.55	0.55					0.44	0.60	0.58	0.58			
	Three bedroom									0.67	0.68	0.67	0.61	0.58	0.59	0.89	0.94	0.68	0.61	0.84	0.79	0.78			
	All																								
Pueblo	Efficiency	0.63	0.59	0.59	0.75	0.68	0.76	0.85	0.68	0.67	0.77	0.77	0.87	0.75	0.72	0.81	0.77	0.76	0.72	0.87	0.82	0.85			
	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	0.76		
	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	0.61		
	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	0.59		
	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	0.52		
	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	0.68		
Salida	Efficiency									0.69	0.70	0.70													
	One bedroom									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		
	Two bed, one bath									0.67	0.69	0.68							0.51	0.47	0.47	0.45	0.47		
	Two bed, two bath									0.66	0.66	0.68	0.46	0.46	0.46	0.45	0.44		0.45						
	Three bedroom									0.64	0.66	0.65	0.56	0.55	0.55	0.49	0.48	0.49	0.49	0.49	0.51	0.49			
	All																								
Southeastern Colorado	Efficiency																								
	One bedroom																		0.78	0.78	0.83	0.86	0.83		
	Two bed, one bath																		0.70	0.72	0.64	0.77	0.76		
	Two bed, two bath																		0.57				0.55		
	Three bedroom																		0.64	0.65	0.50	0.47	0.47		
	All																			0.72	0.71	0.70	0.74	0.71	
Steamboat Springs	Efficiency									0.99															
	One bedroom									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									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									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												1.14	1.12	0.89	1.04	1.01	1.14	1.02	1.15	1.11	1.06			
	All									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																								
	One bedroom																								
	Two bed, one bath																		0.46	0.48	0.67	0.46	0.50		
	Two bed, two bath																								
	Three bedroom																		0.46	0.46		0.46	0.50		
	All																		0.46	0.47	0.64	0.46	0.50		
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																								

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	Quarter																	
		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	4th-2005
Alamosa	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																		
	1990-99																	0.0	
	2000-04 2005+																		
Aspen	To 1959																0.0		
	1960-69																		
	1970-79															7.0		7.0	
	1980-89																		
	1990-99															0.0	1.6	0.0	
	2000-04 2005+																		
Buena Vista	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																		
	1990-99																	0.0	
	2000-04 2005+																		
Canon City	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																		
	1990-99															5.9	1.5	2.9	
	2000-04 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	5.5	4.3	12.0	4.5
	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	6.8	4.5	4.8	5.8
	1970-79			6.8	5.1	5.3	4.5	6.4	4.4	4.7	4.8	5.0	4.7	5.7	4.2	6.3	4.7	4.8	4.6
	1980-89			6.1	4.9	7.0	5.2	6.3	4.3	5.9	5.3	6.4	4.4	6.9	4.7	5.6	4.9	6.1	4.9
	1990-99			6.8	6.7	7.1	6.6	7.9	5.3	6.4	5.1	4.3	4.7	7.5	5.5	6.1	5.0	5.1	3.0
	2000-04 2005+															6.4	5.3	7.2	4.8
Durango	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																		
	1990-99															4.8	4.5	0.0	
	2000-04 2005+																2.1 2.7	0.0	
Eagle County	To 1959																		
	1960-69																		
	1970-79																0.0		
	1980-89															4.2		3.3	
	1990-99															3.6	9.9		
	2000-04 2005+																7.3		
Fort Collins/ Loveland	To 1959			5.5	0.5	7.5	8.9	13.0	15.5	15.3	18.9	25.0		28.6	21.1	11.3	14.3	0.0	14.3
	1960-69			10.5	1.7	3.1	1.2	6.8	3.1	22.6	4.6	3.7	0.9	6.6	6.1	3.6	1.1	0.0	0.0
	1970-79			6.0	4.0	1.0	3.3	10.8	3.6	4.8	2.8	11.0	3.4	4.2	3.0	5.4	2.9	3.4	0.0
	1980-89			12.1	1.8	7.3	3.8	12.0	3.4	3.9	1.2		4.4	11.8	5.6	7.2	4.0	6.1	2.5
	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	7.6	4.5	6.5	1.7
	2000-04 2005+															4.8	2.1	7.9	4.5
Fort Morgan/ Brush	To 1959															25.0		19.0	
	1960-69																		
	1970-79																		
	1980-89															4.4	1.6	6.0	
	1990-99															1.8	4.5	4.1	
	2000-04 2005+																		

*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)**

(In Percent)

Market Area	Age of Building	Quarter																	
		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	4th-2006
Glenwood Springs	To 1959																		
	1960-69																		
	1970-79																		
	1980-89															3.9	0.0	3.9	50.0
	1990-99																		
	2000-04 2005+																		
Grand Junction	To 1959																		
	1960-69			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	0.5	4.3
	1970-79			1.9	2.1	0.5	4.0	4.8	1.5	1.2	1.6	0.0	10.0	20.0	0.0		0.0	0.0	0.0
	1980-89			6.5	5.6	6.3	3.5	5.5	2.9	5.9	6.1	6.7	1.0	4.4	2.4	9.1	2.9	2.7	6.3
	1990-99			5.0	4.9	3.3	1.1	4.4	4.5	1.2	1.9	5.7	2.6	6.3	4.2	11.2	5.8	4.4	2.2
	2000-04 2005+			2.8	5.7	5.7	2.6	4.6	3.3	4.4	4.5	7.3	0.0	0.0	5.9	3.2		1.6	4.1
Greeley	To 1959			10.2	5.7	0.2	0.2	3.8	2.1	7.3	1.9		18.2		6.7				
	1960-69			9.5	4.4	4.9	11.7	3.9	5.9	7.8	8.2		3.7	4.2	5.5	12.5		4.2	
	1970-79			8.9	5.3	3.2	3.7	5.4	4.4	4.8	6.1	3.2	4.4	4.3	3.7	4.3	3.2	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	4.1	
	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	6.7	
	2000-04 2005+															3.3	5.5	3.4	
Gunnison	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																0.0		
	1990-99																	0.0	
	2000-04 2005+																		
Lake County	To 1959															3.9			
	1960-69																		
	1970-79																		
	1980-89																0.0		
	1990-99																		
	2000-04 2005+																		
Montrose	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																18.8		
	1990-99																6.2	5.9	
	2000-04 2005+																2.0	0.0	
Pueblo	To 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			1.7	2.6	3.1	7.9	2.9	1.0	3.7	1.2	0.0	0.9	4.0	3.7	6.0	0.8	7.3	
	1970-79			8.0	4.4	3.6	4.3	3.6	3.7	4.0	2.9	4.7	3.9	3.8	3.1	3.3	0.8	5.3	
	1980-89			8.3	5.6	5.8	2.3	4.2	10.8	9.4	9.4	0.0		4.4	0.0	5.6	18.8		
	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 2005+															0.0	25.0	13.6	
Salida	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																		
	1990-99															10.3		0.0	
	2000-04 2005+																		
Southeastern Colorado	To 1959																16.7	16.7	
	1960-69																		
	1970-79															0.0	0.0	5.5	
	1980-89																		
	1990-99																		
	2000-04 2005+																		
Steamboat Springs	To 1959																		
	1960-69																		
	1970-79																		
	1980-89																8.4	4.1	
	1990-99															3.9	1.9		
	2000-04 2005+																		
Sterling	To 1959															0.0			
	1960-69																8.3	0.0	
	1970-79															0.0	1.8		
	1980-89															6.3	1.2	5.8	
	1990-99																		
	2000-04 2005+																		
Summit County	To 1959																		
	1960-69																		
	1970-79																		
	1980-89															7.8		15.6	
	1990-99															10.0	0.6		
	2000-04 2005+																		

*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

(In Percent)

Market Area	Size	Quarter																	
		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	4th-2006
Alamosa	2 to 8																		
	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
Aspen	Average																		
	2 to 8																		
	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349																		
Buena Vista	350 up																		
	Average																		
	2 to 8																		
	9 to 50																		
	51 to 99																		
	100 - 199																		
Canon City	200 - 349																		
	350 up																		
	Average																		
	2 to 8																		
	9 to 50																		
	51 to 99																		
Colorado Springs	100 - 199																		
	200 - 349																		
	350 up																		
	Average																		
	2 to 8																		
	9 to 50																		
Durango	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
	Average																		
	2 to 8																		
Eagle County	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
	Average																		
Fort Collins/ Loveland	2 to 8																		
	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
Fort Morgan/ Brush	Average																		
	2 to 8																		
	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349																		
Fort Morgan/ Brush	350 up																		
	Average																		
	2 to 8																		
	9 to 50																		
	51 to 99																		
	100 - 199																		
Fort Morgan/ Brush	200 - 349																		
	350 up																		
	Average																		
	2 to 8																		
	9 to 50																		
	51 to 99																		
Fort Morgan/ Brush	100 - 199																		
	200 - 349																		
	350 up																		
	Average																		
	2 to 8																		
	9 to 50																		
Fort Morgan/ Brush	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
	Average																		
	2 to 8																		
Fort Morgan/ Brush	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
	Average																		

*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

(In Percent)

		Quarter																	
Market Area	Size	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	4th-2006
Glenwood Springs	2 to 8															0.0	0		
	9 to 50															3.9	0.0	3.9	
	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
Average															3.8	0.0	3.9		
Grand Junction	2 to 8			2.9	3.5	2.6	1.3	3.7	1.7	5.5	4.9	4.4	3.1	7.7	2.6	6.1	0.0	1.6	2.3
	9 to 50			6.5	6.3	3.7	2.7	7.9	6.8	7.6	6.5	7.3	6.4	4.8	5.0	10.8	8.3	3.4	5.1
	51 to 99			5.8	5.4	7.5	2.8	4.3	3.9	3.7	4.2	6.5	0.0	5.5	3.1	9.0	4.2	3.7	4.9
	100 - 199			5.3	5.4	3.8	3.1	6.8	3.1	2.7	3.8	0.1			0.0	0.5	0.5	0.5	
	200 - 349																		
	350 up																		
Average			5.5	5.6	4.8	2.6	5.6	4.0	4.6	4.5	6.5	3.9	6.0	3.7	6.9	2.3	2.6	4.5	
Greeley	2 to 8			12.5	1.2	7.7	8.0	14.3	7.1	9.5	1.2	10.0	19.6	8.3	7.7	22.2	3.8	29.2	8.3
	9 to 50			6.6	4.9	2.5	5.4	2.0	3.0	6.0	6.9	2.4	4.7	4.9	8.5	5.7	4.9	3.8	12.2
	51 to 99			21.6	4.3	3.9	3.6	3.9	4.1	4.9	3.9			4.5	2.4	4.7	5.8	3.8	2.5
	100 - 199			4.2	5.3	2.6	2.4	6.7	1.6	5.6	4.7	0.0	0.0	0.0	0.0	4.3	3.2	5.6	5.5
	200 - 349																5.99	2.7	3.6
	350 up																		
Average			8.3	4.9	9.0	3.5	5.8	2.2	5.7	5.1	3.0	4.3	4.3	4.6	4.9	4.1	5.1	5.2	
Gunnison	2 to 8																0	0.0	
	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
Average																0	0.0		
Lake County	2 to 8																0		
	9 to 50																		
	51 to 99																		
	100 - 199															3.9			
	200 - 349																		
	350 up																		
Average															3.9	0.0			
Montrose	2 to 8																		
	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349															5.9	7.0	2.4	
	350 up																5.2		
Average															5.9	6.1	2.4		
Pueblo	2 to 8			7.8	5.7	10.8	6.7	6.8	5.2	12.0	8.5	2.2	8.9	9.1	3.0	1.8	4.2	19.2	4.8
	9 to 50			7.1	4.7	5.8	6.3	4.6	5.0	4.3	4	7.1	2.6	4.8	4.5	6.1	2.9	11.7	7.5
	51 to 99			4.1	2.0	3.7	5.3	2.0	1.2	3.7	3.2	0.7	0.7	5.8	1.2	5.2	3.8	9.2	
	100 - 199			7.9	4.4	3.1	3.8	2.1	3.5	3.7	2.7	0.0	0.0	0.0	0.0	2.3	0.8	2.0	0.8
	200 - 349																		
	350 up																		
Average			6.4	4.1	3.5	5.1	3.4	4.1	4.6	3.8	3.1	3.3	5.1	3.1	4.5	2.4	7.1	2.3	
Salida	2 to 8															10.3		0.0	
	9 to 50																		
	51 to 99																		
	100 - 199																		
	200 - 349																		
	350 up																		
Average															10.3		0.0		
Southeastern Colorado	2 to 8																		
	9 to 50																		
	51 to 99															0.0	4.76	9.5	
	100 - 199																0	5.0	
	200 - 349																		
	350 up																		
Average															0.0	1.64	6.6		
Steamboat Springs	2 to 8														4.3		4.3	2.3	
	9 to 50												3.6				10.2	5.6	
	51 to 99													0.1	0.0	3.9	1.9		
	100 - 199																		
	200 - 349																		
	350 up												3.6	5.8	2.7	3.9	5.8	4.1	
Average																			
Sterling	2 to 8														0.0				
	9 to 50														8.3	7.4	3.6	4.5	4.5
	51 to 99														4.5	4.5		0.0	5.6
	100 - 199														2.7	0.9		1.8	
	200 - 349																		
	350 up																		
Average													3.8	3.8	3.1	1.9	5.1		
Summit County	2 to 8											0.0	20.0			10.0	0.0		
	9 to 50											0.0			10.0		3.3	0.0	
	51 to 99														0.0	7.8	0.7	15.6	
	100 - 199																		
	200 - 349														0.2				
	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 Period		Colorado Springs	Fort Collins	Greeley	Pueblo
1995 Third Quarter	TOTAL UNITS AVAILABLE	33886	13392	9157	8091
	QUARTERLY VACANCY RATE	2.7	2.7	1.0	1.4
	UNITS RENTED	32971	13030	9065	7978
	UNITS VACANT	915	362	92	113
1996 First Quarter	TOTAL UNITS AVAILABLE	33886	13392	9157	8091
	UNITS ADDED SINCE LAST SURVEY	55	307	73	36
	TOTAL UNITS AVAILABLE	33941	13699	9230	8127
	QUARTERLY VACANCY RATE	3.8	3.3	4.6	2.3
	UNITS RENTED	32651	13247	8805	7940
	UNITS VACANT	1290	452	425	187
	NUMBER ABSORBED THIS TIME PERIOD	320	217	-260	-38
1996 Third Quarter	TOTAL UNITS AVAILABLE	33941	13699	9230	8127
	UNITS ADDED SINCE LAST SURVEY	97	82	74	14
	TOTAL UNITS AVAILABLE	34038	13781	9304	8141
	QUARTERLY VACANCY RATE	3.6	2.1	1.7	3.4
	UNITS RENTED	32813	13492	9146	7864
	UNITS VACANT	1225	289	158	277
	NUMBER ABSORBED THIS TIME PERIOD	162	245	341	-76
1997 First Quarter	TOTAL UNITS AVAILABLE	34038	13781	9304	8141
	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	737	712	426
	NUMBER ABSORBED THIS TIME PERIOD	-762	-57	-495	-99
1997 Third Quarter	TOTAL UNITS AVAILABLE	34097	14172	9363	8191
	UNITS ADDED SINCE LAST SURVEY	767	301	20	87
	TOTAL UNITS AVAILABLE	34864	14473	9383	8278
	QUARTERLY VACANCY RATE	4.7	3.8	3.2	2.8
	UNITS RENTED	33225	13923	9083	8046
	UNITS VACANT	1639	550	300	232
	NUMBER ABSORBED THIS TIME PERIOD	1174	488	432	281
1998 First Quarter	TOTAL UNITS AVAILABLE	34864	14473	9383	8278
	UNITS ADDED SINCE LAST SURVEY	314	216	20	64
	TOTAL UNITS AVAILABLE	35178	14689	9403	8344
	QUARTERLY VACANCY RATE	5.8	5.3	3.5	5.5
	UNITS RENTED	33138	13910	9074	7885
	UNITS VACANT	2040	779	329	459
	NUMBER ABSORBED THIS TIME PERIOD	-87	-13	-9	-161
1998 Third Quarter	TOTAL UNITS AVAILABLE	35178	14689	9403	8344
	UNITS ADDED SINCE LAST SURVEY	776	169	276	48
	TOTAL UNITS AVAILABLE	35954	14858	9679	8392
	QUARTERLY VACANCY RATE	5.3	2.2	2.8	3.0
	UNITS RENTED	34048	14531	9408	8140
	UNITS VACANT	1906	327	271	252
	NUMBER ABSORBED THIS TIME PERIOD	910	621	334	255
1999 First Quarter	TOTAL UNITS AVAILABLE	35954	14858	9679	8392
	UNITS ADDED SINCE LAST SURVEY	437	108	40	36
	TOTAL UNITS AVAILABLE	36391	14966	9719	8428
	QUARTERLY VACANCY RATE	5.7	4.4	5.7	6.0
	UNITS RENTED	34317	14307	9165	7922
	UNITS VACANT	2074	659	554	506
	NUMBER ABSORBED THIS TIME PERIOD	269	-224	-243	-218

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 Period		Colorado Springs	Fort Collins	Greeley	Pueblo
1999 Third Quarter	TOTAL UNITS AVAILABLE	36391	14966	9719	8428
	UNITS ADDED SINCE LAST SURVEY	574	433	87	60
	TOTAL UNITS AVAILABLE	36965	15399	9806	8488
	QUARTERLY VACANCY RATE	4.1	2.9	4.7	5.0
	UNITS RENTED	35449	14952	9345	8064
	UNITS VACANT	1516	447	461	424
	NUMBER ABSORBED THIS TIME PERIOD	1132	645	180	142
2000 First Quarter	TOTAL UNITS AVAILABLE	36965	15399	9806	8488
	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	1642	536	376	477
	NUMBER ABSORBED THIS TIME PERIOD	218	278	161	21
2000 Third Quarter	TOTAL UNITS AVAILABLE	37309	15766	9882	8520
	UNITS ADDED SINCE LAST SURVEY	604	381	103	34
	TOTAL UNITS AVAILABLE	37913	16147	9985	8554
	QUARTERLY VACANCY RATE	2.8	1.8	3.0	4.7
	UNITS RENTED	36851	15856	9685	8152
	UNITS VACANT	1062	291	300	402
	NUMBER ABSORBED THIS TIME PERIOD	1184	626	179	109
2001 First Quarter	TOTAL UNITS AVAILABLE	37913	16147	9985	8554
	UNITS ADDED SINCE LAST SURVEY	868	481	0	30
	TOTAL UNITS AVAILABLE	38781	16628	9985	8584
	QUARTERLY VACANCY RATE	2.8	2.6	1.7	5.7
	UNITS RENTED	37695	16196	9815	8095
	UNITS VACANT	1086	432	170	489
	NUMBER ABSORBED THIS TIME PERIOD	844	340	130	-57
2001 Third Quarter	TOTAL UNITS AVAILABLE	38781	16628	9985	8584
	UNITS ADDED SINCE LAST SURVEY	541	216	185	0
	TOTAL UNITS AVAILABLE	39322	16844	10170	8584
	QUARTERLY VACANCY RATE	5.4	3.3	2.5	3.2
	UNITS RENTED	37199	16288	9916	8309
	UNITS VACANT	2123	556	254	275
	NUMBER ABSORBED THIS TIME PERIOD	-496	92	101	315
2002 First Quarter	TOTAL UNITS AVAILABLE	39322	16844	10170	8584
	UNITS ADDED SINCE LAST SURVEY	1197	343	287	6
	TOTAL UNITS AVAILABLE	40519	17187	10457	8590
	QUARTERLY VACANCY RATE	9.1	7.0	4.9	5.4
	UNITS RENTED	36832	15984	9945	8126
	UNITS VACANT	3687	1203	512	464
	NUMBER ABSORBED THIS TIME PERIOD	-367	-304	29	-183
2002 Third Quarter	TOTAL UNITS AVAILABLE	40519	17187	10457	8590
	UNITS ADDED SINCE LAST SURVEY	662	392	51	156
	TOTAL UNITS AVAILABLE	41181	17579	10508	8746
	QUARTERLY VACANCY RATE	8.2	13.1	11.7	3.9
	UNITS RENTED	37804	15276	9279	8405
	UNITS VACANT	3377	2303	1229	341
	NUMBER ABSORBED THIS TIME PERIOD	972	-708	-666	279
2003 First Quarter	TOTAL UNITS AVAILABLE	41181	17579	10508	8746
	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	-354	329	-334
2003 Third Quarter	TOTAL UNITS AVAILABLE	42060	17785	10759	8802
	UNITS ADDED SINCE LAST SURVEY	866	107	329	96
	TOTAL UNITS AVAILABLE	42926	17892	11088	8898
	QUARTERLY VACANCY RATE	11.3	12.5	9.8	10.2
	UNITS RENTED	38084	15650	9997	7988
	UNITS VACANT	4842	2242	1091	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 Period		Colorado Springs	Fort Collins	Greeley	Pueblo
2004 First Quarter	TOTAL UNITS AVAILABLE	42926	17892	11088	8898
	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 Third Quarter	TOTAL UNITS AVAILABLE	43146	18143	11213	8966
	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 First Quarter	TOTAL UNITS AVAILABLE	43380	18420	11328	8990
	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 Third Quarter	TOTAL UNITS AVAILABLE	43492	18568	11447	9050
	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 First Quarter	TOTAL UNITS AVAILABLE	43568	18728	11537	9094
	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 Third Quarter	TOTAL UNITS AVAILABLE	43622	18862	11604	9142
	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
2006 Fourth Quarter	TOTAL UNITS AVAILABLE	43670	19014	11672	9166
	UNITS ADDED SINCE LAST SURVEY	12	39	15	20
	TOTAL UNITS AVAILABLE	43682	19053	11687	9186
	QUARTERLY VACANCY RATE	12.6	9.3	7.2	7.5
	UNITS RENTED	38178	17281	10846	8497
	UNITS VACANT	5504	1772	841	689
	NUMBER ABSORBED THIS TIME PERIOD	-557	-193	26	64

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.

RENTS AND VACANCIES FOR THE TOTAL STATE OF COLORADO			
Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Medium Rent (In Dollars)
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	780.29
4th Quarter 2006	7.7	812.42	775.93

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 identified markets(*) this will include condominiums used as second homes)

Vacancy Rates During the Current Quarter Cumulative Totals

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225							2	0.0%											2	0.0%	
\$226 to \$250	2	66	3.0%																2	66	3.0%
\$251 to \$275																					
\$276 to \$300		4	0.0%		120	0.0%		2	0.0%											126	0.0%
\$301 to \$325		1	0.0%		13	0.0%														14	0.0%
\$326 to \$350	5	47	10.6%	13	95	13.7%	4	20	20.0%										22	162	13.6%
\$351 to \$375	7	46	15.2%	7	111	6.3%		3	0.0%										14	160	8.8%
\$376 to \$400	9	61	14.8%	140	929	15.1%	102	180	56.7%										251	1170	21.5%
\$401 to \$425	4	38	10.5%	195	1110	17.6%	4	89	4.5%				10	54	18.5%				213	1291	16.5%
\$426 to \$450	3	54	5.6%	45	760	5.9%	8	114	7.0%							3	17	17.6%	59	945	6.2%
\$451 to \$475		72	0.0%	33	564	5.9%	8	110	7.3%										41	746	5.5%
\$476 to \$500		60	0.0%	79	699	11.3%	80	671	11.9%	5	35	14.3%	7	25	28.0%				171	1490	11.5%
\$501 to \$525	2	50	4.0%	17	332	5.1%	75	528	14.2%		33	0.0%	14	23	60.9%		5	0.0%	108	971	11.1%
\$526 to \$550	1	49	2.0%	27	369	7.3%	52	657	7.9%	4	87	4.6%	7	45	15.6%				91	1207	7.5%
\$551 to \$575	8	75	10.7%	66	714	9.2%	47	338	13.9%	10	79	12.7%	1	39	2.6%				132	1245	10.6%
\$576 to \$600				35	542	6.5%	45	514	8.8%	20	137	14.6%	17	48	35.4%		2	0.0%	117	1243	9.4%
\$601 to \$625				30	500	6.0%	79	543	14.5%	11	192	5.7%	1	32	3.1%				121	1267	9.6%
\$626 to \$650				19	358	5.3%	65	665	9.8%	17	229	7.4%	9	82	11.0%		1	0.0%	110	1335	8.2%
\$651 to \$675				35	646	5.4%	41	477	8.6%	18	465	3.9%	42	198	21.2%	7	15	46.7%	143	1801	7.9%
\$676 to \$700		16	0.0%	29	640	4.5%	43	622	6.9%	29	347	8.4%	68	293	23.2%	5	16	31.3%	174	1934	9.0%
\$701 to \$725				23	269	8.6%	16	153	10.5%	20	205	9.8%	2	26	7.7%				61	653	9.3%
\$726 to \$750		20	0.0%	9	159	5.7%	25	253	9.9%	11	161	6.8%	4	72	5.6%	1	30	3.3%	50	695	7.2%
\$751 to \$775		1	0.0%	13	261	5.0%	5	80	6.3%	48	329	14.6%	8	96	8.3%				74	767	9.6%
\$776 to \$800		1	0.0%	37	281	13.2%	48	507	9.5%	68	581	11.7%	40	127	31.5%	1	29	3.4%	194	1526	12.7%
\$801 to \$825		1	0.0%	5	182	2.7%	11	146	7.5%	18	389	4.6%	22	151	14.6%	1	6	16.7%	57	875	6.5%
\$826 to \$850				4	160	2.5%	20	275	7.3%	37	406	9.1%	4	71	5.6%				65	912	7.1%
\$851 to \$875							1	17	5.9%	17	324	5.2%				2	58	3.4%	20	434	4.6%
\$876 to \$900				2	148	1.4%		7	0.0%	49	407	12.0%	2	30	6.7%				53	592	9.0%
\$901 to \$925							35	112	31.3%	19	266	7.1%	7	48	14.6%				61	426	14.3%
\$926 to \$950				1	8	12.5%	2	144	1.4%	21	344	6.1%	17	168	10.1%	2	50	4.0%	43	714	6.0%
\$951 to \$975										14	157	8.9%	5	27	18.5%	12	55	21.8%	31	239	13.0%
\$976 to \$1000					130	0.0%	95	193	49.2%	12	172	7.0%		18	0.0%		17	0.0%	107	530	20.2%
\$1001 to 1025										15	124	12.1%					7	0.0%	15	131	11.5%
\$1026 to 1050							10	0.0%		1	9	11.1%	9	35	25.7%				10	54	18.5%
\$1051 to 1075							10	0.0%			1	0.0%								11	0.0%
\$1076 to 1100											2	0.0%	7	65	10.8%		8	0.0%	7	75	9.3%
\$1101 to 1125										5	105	4.8%	2	25	8.0%		1	0.0%	7	131	5.3%
\$1126 to 1150											6	51	11.8%						6	51	11.8%
\$1151 to 1175							1	0.0%		21	137	15.3%	6	48	12.5%				27	186	14.5%
\$1176 to 1200										4	19	21.1%		12	0.0%				4	31	12.9%
\$1201 to 1225										3	18	16.7%		3	0.0%		9	0.0%	3	30	10.0%
\$1226 to 1250											62	0.0%		4	32	12.5%			4	94	4.3%
\$1251 to 1275													52	103	50.5%				52	103	50.5%
\$1276 to 1300										17	152	11.2%		5	29	17.2%			22	181	12.2%
\$1301 to 1325													3	16	18.8%				3	16	18.8%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450														16	0.0%					16	0.0%
\$1451 to 1475				9	160	5.6%							5	50	10.0%				14	210	6.7%
\$1476 to 1400																28	105	26.7%	28	105	26.7%
\$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																					
\$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	41	662	6.2%	873	10260	8.5%	925	7535	12.3%	514	5974	8.6%	386	2193	17.6%	62	431	14.4%	2801	27055	10.4%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.