# Colorado Multi-Family Housing Vacancy & Rent Study



First Quarter, 2007

**Covering:** 

Alamosa, Aspen, Buena Vista, Canon City, Colorado Springs, Durango, Eagle County, Fort Collins/Loveland, Fort Morgan/Brush, Glenwood Springs, Grand Junction, Greeley, Gunnison, Lake County, Montrose, Pueblo, Salida, Southeastern Colorado, Steamboat Springs, Sterling, and Summit County

sponsored by

## **Colorado Division of Housing**

Division of Housing

Colorado Department
of Local Affairs

**Apartment Realty Advisors** 

Pierce-Eislen

Available online: dola.colorado.gov/cdh

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## **Report Summary**

The Colorado Division of Housing, Apartment Realty Advisors, and Pierce-Eislen sponsor 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 to provide residents, owners and managers of rental property, local and state government officials, and investors and developers with accurate and up-to-date information on the multi-family rental housing industry

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. With the March 2007 Survey, 32,957, units were reported from the twenty-one communities compared to 31,733 units reported with the September 2006 Survey. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area decreased to 7.2 for March 2007, compared to 7.7 percent in March 2006 and 10.4 percent in March 2005. In March of 2004 it was 9.8 percent and 11.1 percent for March 2003. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Alamosa, Aspen, Buena Vista, Canon City, Durango, Eagle County, Fort Morgan/Brush, Glenwood Springs, Grand Junction, Gunnison, Salida, Southeastern Colorado, and Summit County all below 5.0 percent. Fort Morgan, Lake County, Montrose, Sterling, and Steamboat Springs have above 5.0 percent vacancy. Colorado Springs had 11.4 percent; Fort Collins, 7.9 percent; Greeley, 7.2; and Pueblo, 9.2 percent vacant.

The overall average rent per square foot ranges from a low of 51 cents in Sterling to a high of \$1.50 in Aspen. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the 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 Colorado Springs, the turnover rate for is 4.9 percent. This means that tenants moved out of 4.9 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

The purpose of this <u>Colorado Multi-Family Vacancy and Rental Survey</u> is to show vacancy rates by type of apartment (efficiency; one bedroom; two bedroom, one bath; two bedroom, two bath; three bedroom; and other) and rent levels by location, age and size of building. The Survey includes all multi-family rental, two units and up.

For the First and Third Quarters, 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. For the Second and Fourth quarters the survey includes Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo.

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.

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;

<u>Southeast</u>: 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;

<u>Southwest</u>: on the east, I-25 and on the north and west, Cimarron Street, Eighth Street, and Lower Gold Camp Road; and

<u>Central</u>: 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 is number of units vacant (first figure)
194 is total number of units reporting (second figure)
4.6% is vacancy rate (third figure)

When no figures are shown, no apartments of the specific size and rent level were reported. With the summary tables, there may be no data or there may be only a limited number of complexes and disclosing the information would reduce confidentiality. All vacancy rates are as of the 10th of September for the September Survey (except for 2000 which was for October 10), and the 10th of March for the March Survey. The samples were taken with the assumption that the rates were for unfurnished rental units with tenants paying electricity and gas. Apartment complex/building lists were developed from official lists. Returned survey forms were checked for completeness, then coded and entered into the computer for processing. Tabulations were performed by the use of a computerized program. The cumulative totals have a confidence interval of +/-1 percent at the 95 percent confidence level.

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

Since 1995 the Division of Housing of the State of Colorado has funded the Multi-Family Housing Vacancy and Rental Survey for various Colorado Communities. A state-wide Survey (except Metro Denver) covers the first and third quarters. Starting with the fourth quarter of 2006, Greeley, Fort Collins/Loveland, Colorado Springs, Pueblo, and Grand Junction will be surveyed in the second and fourth quarters. A public/private partnership has worked to make this possible. In the spirit of cooperation, sponsors share in the credit for this combined effort to provide information on the apartment industry. The intent is to provide information that will be used by all individuals associated with the industry.

The excellent industry cooperation by various apartment associations, county and local officials, owners and

apartment managers is appreciated. Survey management and analysis was done by Dr. Gordon E. Von Stroh of Colorado Economic and Management Associates. Assisting in the Survey was C. M. Von Stroh.

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

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

The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of 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 Colle

#### **Colorado State**

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NUMBER OF SURVEY RESPONSES BY MARKET AREA

	1995	19	996	199	97	199	98	199	99 <b>I</b>	20	00	20	01 I	20	02 <b>I</b>	20	03	200	4	200	)5 <b>I</b>		2006	Т	2	007	
Market Area	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3 rd Qtr	1st Qtr	3 rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr 4t	h Qtr 1	st Qtr 2nd Q	t 3rd Qtr	r4th Qtr
Alamosa											118	137	135	151	158	238	205	178	194	193	197	198	198		205		$\vdash$
Aspen											318	334	321	357	308	303	298	268	270	269	306	288	292		303		$\vdash$
Buena Vista						T I					119	124	114	121	116	119	84	84	84	84	52	52	84		84		
Canon City											252	301	295	295	255	300	284	208	216	216	216	236	236		236		$\vdash$
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 1	5587	16110	1	$\vdash$
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	2196	1	1 '
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	3152	1	1 '
Far Northeast														-					2571	4015	3220	4324	3787	3982	3832	1	1 '
Southeast	2303	1846	2007	1290	1464	1765	2260	2078	2060	1902	1560	2430	2360	2097	2756	2813	2734	2937	2705	2294	2746	2900		1767	1973	1	1 '
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	684	1	1 '
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	2754	1	1 '
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	1519		1 '
Durango	165	184	233	255	289	280	235	240	403	416	453	418	428	455	514	528	571	535	571	566	574	583	526		649		$\vdash$
Eagle County	-		419	605	565	497	770	808	927	908	674	738	734	1025	1095	1167	1019	967	981	1225	1219	1187	1161		984		$\vdash$
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	5216		$\vdash$
Fort Colllins										4196	4019	4514	4599	3413	3461	3623	3575	3587	4599	4921	4544	4666	4244	4166	4562	1	1 '
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	1530	1	1 '
Northeast			86	105	54	161	57	124	52	54	144	67	124	249	64	71	100	240	286	267	271	181	185	188	191	1	1 '
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	1479	1	1 '
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	1362	1	1 '
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	654	1	1 '
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		136		$\vdash$
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		268		
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	1878		$\vdash$
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	3160		$\Box$
Gunnison											124	171	178	188	166	240	158	194	184	176	188	174	178		188		
Lake County			192	222	204	177	185	213	202	201	192	188	214	222	225	247	195	177	191	177	163	89	89		75		
Montrose						i					237	315	307	302	290	365	307	264	283	266	266	272	312		294		
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	1603		
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	165	1	1 '
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	983	1	1 '
Southeast		28	5	1	72	38	10	15	13	15	24	7	7	1	51	55	7	44	44	44	44	9	О	50	13	1	1 '
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	442		1 '
Salida			T I								84	121	124	118	103	110	78	78	78	77	77	77	78		78		
Southeastern Colorado																			178	194	250	258	258	一	204	1	
Steamboat Springs											154	273	274	332	323	264	247	259	259	258	265	258	255	$\neg$	254		1
Sterling			1																304	312	230	287	353		287		
Summit County			201	198	295	276	285	302	281	279	368	295	318	306	323	322	275	258	338	423	523	367	417	$\neg$	354	$\top$	$\Box$

<sup>\*</sup>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

	Steamb	ooat Springs 6.3%		Fort Collins 7.9% Loveland 12.8%	Greeley 7.2%	Sterling 10.1% Fort Morgan 9.6%
	Glenwood Springs 2.2%	Eagle County 2.0%	Summit County 2.8%			
Grand Junction 1.5%	<b>Aspen</b> 0.7%		County .7%			
			Buena Vista 1.2%	Colorado Sp 11.4%	orings	
Montrose 5.1%	Gunnison 3.7%		Salida 1.3%	Canon City 4.2%		
Durango 4.3%			Alamosa 1.5%	<b>Pueblo</b> 9.2%	•	
				Southeastern C		

## VACANCY RATES BY MARKET AREA (In Percent)

	1996	19	97	19	98	199	99	20	00	20	01	200	)2	200	03	20	04	20	05		2006			20	07	
Market Area	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd 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		1.5			
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		0.7			
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		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		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	11.4			
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	10.2			1
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	9.7			1
Far Northeast													- 1				7.8	10.3	7.4	7.9	7.2	10.5	9.7			1
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	14.5			1
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	24.3			1
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	12.4			1
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	9.2			1
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		4.3			
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		2.0			
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	7.9			
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	7.0			1
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	13.7			1
Northeast	2.3	2.9	3.7	3.1	0.0	2.4	0.0	0.0	2.1	0.0	5.6	4.8	10.9	2.8	17.0	15.8	4.5	10.1	6.3	7.2	9.7	6.9	6.8			1
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	2.9			1
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	4.5			1
Loveland	2.9	4.6	8.3	4.3	0.7	6.0	5.0	1.9	0.7	2.8	3.2	3.0	29.1	19.6	9.9	10.8	12.5	10.5	8.6	6.3	8.0	10.6	12.8			1
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	10.7	9.6			
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		2.2			
Grand Junction	2.5	2.9	5.9	4.4	3.6	7.3	4.5	5.4		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	1.5			
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	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		3.7			
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		6.7			
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		5.1			
Pueblo	3.4	5.2	2.8	5.5	3.0	6.0	5.0	5.6		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	9.7			1
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	10.7			1
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	0.0			ı
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	6.1			
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		1.3			
Southeastern Colorado																	7.3	5.7	5.2	5.4	5.0		4.4			
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		6.3			
Sterling																	9.9	10.6	11.3	9.8	9.1		10.1			
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		2.8			

<sup>\*</sup>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		1998	10	199	20	00	20	01	20	02	20	03	20	04	20	05 <b>I</b>		2006	- 1		20	07	$\overline{}$
	Apartment Type	3rd Qtr		_								3rd Qtr	1st Qtr			3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	Efficiency	ાં વધા	131 Q(1	ાત હા	131 (21)	ord Qti	131 (20	ora Qti	131 (41)	Jiu Qu	131 0(1)	ora Qti	131 (21)	Sid Qti	131 (21)	ડાવ પૂરા	131 QII	ora Qti	701 Q0	131 (21)	Ziiu Qli	510 Q1	701 Q0
, uarriosa	One bedroom											2.8	2.7	0.0	2.7	2.7	2.5	1.2	0.9	2.5			
	Two bed, one bath											3.9	1.0	1.3		3.1	3.1	3.1	2.6	3.1			
	Two bed, two bath											0.5	1.0	1.0	4.1	0.1	0.1	0.1	2.0	٠١			
	Three bedroom											0.0	0.0	8.3	0.0	5.0	5.0	0.0	0.0	5.0			
	All											2.9	1.7	1.0	3.1	3.0	3.0	2.0	1.5	3.0			
Aspen	Efficiency											0.0	9.8	8.7	7.1	2.4	2.4	2.4	2.3	2.4			
risperi	One bedroom											17.2	9.0	8.7	5.9	2.0	1.2	1.2	0.0	1.2			
	Two bed, one bath											15.5	9.6	13.2	8.4	2.2	1.2	1.1	0.0	1.2			
	Two bed, two bath											17.7	9.7	14.3	9.7	0.0	0.0	0.0	1.6	0.0			
	Three bedroom												26.7	12.5	7.1	0.0	0.0	0.0	0.0	0.0			
	All											18.1	10.4	11.1	7.8	1.6	1.0	1.0	0.7	1.0			
Buena Vista	Efficiency																						
	One bedroom											4.8	0.0	2.4	0.0	2.4	0.0	2.4	2.4	0.0			
	Two bed, one bath											4.8	2.4	21.4	7.1	0.0	0.0	0.0	0.0	0.0			
	Two bed, two bath		l																				
	Three bedroom																			l			
	All											4.8	1.2	11.9	3.6	1.9	0.0	1.2	1.2	0.0			
Canon City	Efficiency												12.5	12.5	0.0		12.5	0.0	0.0	12.5			
	One bedroom											12.7	7.9	2.6	2.6	4.2	2.6	5.3	2.6	2.6			
	Two bed, one bath											2.6	2.7	3.5	2.9	5.8	3.7	4.2	4.7	3.7			
	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	4.2	3.8			
Colorado	Efficiency											8.8	16.4	18.5	12.4	13.2	8.6	9.2	7.7	7.6			
Springs	One bedroom											10.6	10.2	8.3	10.7	8.5	8.3	8.1	10.6	10.7			
	Two bed, one bath											13.9	13.4	11.7	14.6	15.7	14.7	17.1	15.9	14.2			
	Two bed, two bath											10.5	13.0	9.9	12.6	7.5	9.7	9.5	7.9	8.0			
	Three bedroom											13.7	13.4	13.1	18.6	12.1	15.7	16.1	17.3	17.3			
	All											11.3	12.3	10.2	12.6	10.3	10.6	11.3	11.7	11.4			
Durango	Efficiency											0.0	23.1	8.2	4.9	4.8	6.5	1.8	3.0	6.5			
	One bedroom											5.3	6.0	3.6	5.0	3.3	4.9	2.3	2.8	4.9			
	Two bed, one bath											1.2	1.2	4.1	3.6	7.4	6.5	3.0	6.3	6.5			
	Two bed, two bath											1.1	1.3	6.4	4.3	5.1	4.4	2.3	3.2	4.4			
	Three bedroom											14.3	17.5	13.6	5.4	3.8	28.6	7.1	4.2	28.6			
	All											4.7	5.8	6.0	4.2	4.9	7.7	3.0	4.3	7.7			
Eagle County	Efficiency											70.0	0.0	0.0	0.0	4.0	0.0	1.6	2.9	0.0			
	One bedroom											4.2	7.3	3.3	2.4	5.4	1.2	1.8	3.8	1.2			
	Two bed, one bath											24.1	32.1	35.6	18.5	4.2	0.0	1.4	1.8	0.0			
	Two bed, two bath											18.3	15.4	13.2	0.0	3.2	2.6	1.2	0.9	2.6			
	Three bedroom											11.8	6.9	8.5	2.3	4.7	1.1	0.7	0.6	1.1			
	All		ļ	$\vdash$								17.1	20.4	19.9	9.2	5.2	1.3	1.6	2.0	1.3			
Fort Collins	Efficiency											17.1	9.6	7.4	11.7	6.5	12.7	8.5	7.5	12.7			
Loveland	One bedroom		l									7.8	9.1	6.5		5.8	6.5	2.8	4.9	6.5			
	Two bed, one bath		l									14.0	13.4	12.3	13.4	7.9	9.4	7.6	6.6	9.4			
	Two bed, two bath		l									12.8	12.0	10.9		7.2	7.5	5.6	5.7	7.5			
	Three bedroom		l									19.5	22.4	18.9	18.3	19.3	12.9	19.5	25.2	12.9			
	All			$\vdash$								12.2	13.4	11.2	12.7	8.9	8.8	8.1	7.9	8.8			
Fort Morgan/	Efficiency		l									0.0	0.0	0.0		14.3				l			
Brush	One bedroom		l									3.0	6.0	2.2	2.5	2.5	0.7	4.0	8.6	0.7			
	Two bed, one bath											5.0	5.9	7.7	5.9	4.9	8.0	16.9	12.2	8.0			
	Two bed, two bath		l																				
	Three bedroom											0.0		0.0	0.0	0.0	8.3	17.6	0.0	8.3			
	All											3.1	5.9	4.0	3.5	3.8	3.5	12.2	9.6	3.5			

<sup>\*</sup>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	1998	19	99	20	00	20	01	20	002	20	003	20	04	20	05		2006	1		200	)7	$\overline{}$
Area	Туре	3rd Qtr	1st Qtr		1st Qtr	3rd Qtr			1st Qtr		1st Qtr		1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood	Efficiency	ord Qu	100 000	Ord QU	101 0(1)	ora qu	101 0(1)	Ord Qu	101 0(1)	Old Qu	100 0(1)	50.0	6.3	0.0	0.0	0.0	0.0	0.0	Tur Qu	101 0(1)	Zilo Qui	010 0(1)	101 0(0
Springs	One bedroom											21.2	12.5	2.0	1.0	0.0	1.5	1.0		1.2			
opinigs	Two bed, one bath											15.1	5.2	2.9	1.5	7.0	0.7	3.1		2.6			
	Two bed, two bath											5.6	5.6	0.0	5.6	4.8	11.1	5.6		4.8			
	Three bedroom											2.3	4.7	0.0	4.7	4.0	0.0	4.4		2.4			
	All											12.0	6.3	1.8	2.0	3.8		2.4		2.2			
Grand Junction	Efficiency		_									0.0	3.0	0.0	2.0	0.0	1.3 0.0	1.5	3.0	1.5	-	_	
Grand Junction	One bedroom											3.4	3.6	3.4	5.1	3.1		1.5	1.9	1.5			
	Two bed, one bath											11.9	6.9	10.8	10.5	5.8	1.4 2.6	3.6	3.0	1.5			
	Two bed, two bath											15.4	2.8	3.3	5.6	5.0	3.2	2.8	3.0	2.2			
	Three bedroom														31.6		9.3	11.4	10.7	0.0			
	All											7.4	7.0 4.9	18.1	8.7	16.0				1.5			
Greeley	Efficiency	_	-	-								8.6	15.8	7.0 31.3	29.7	5.4 25.0	3.0 5.6	2.8 5.9	2.7 4.9	11.5	-	-	
Greeley												0.0											
	One bedroom Two bed, one bath											10.1 7.8	10.8 16.5	7.2 14.2	10.4 14.0	8.1 9.4	6.7 8.7	6.0 7.4	6.9 6.5	5.7			
														12.6						8.3			
	Two bed, two bath Three bedroom											10.2 14.0	18.2 17.3	13.8	12.2 11.5	8.2 11.4	9.5 10.4	7.5 10.5	6.6 11.4	7.1 9.6			
	All											9.8	17.3	11.1	12.2	8.8	8.1	7.3	7.2	7.2			
Cumplean				_								9.8	14.5	11.1	12.2	8.8	8.1	7.3	1.2	1.2	-	_	
Gunnison	Efficiency One bodroom	I		l										2.0	2.0		0.0	2.0		2.0	- 1		
	One bedroom	I		l								0.0	3.4	2.0	2.3	4.4	0.0	3.6		3.6	- 1		
	Two bed, one bath	l	l	l								3.8	4.8	1.8	4.4	3.8	3.2	2.2		4.3	l		
	Two bed, two bath	l	l	l								ا ا	0.0	0.0	10.0		0.0	0.0		0.0	l		
	Three bedroom	I	l	I	1							20.0	0.0	10.0	10.0	10.0	10.0	10.0		0.0	- 1		
Later On 1	All	-	<del></del>	<del>                                     </del>	$\vdash$	$\vdash$				$\vdash$	_	3.8	4.1	2.2	4.5	4.3	2.9	2.8		3.7			
Lake County	Efficiency	I		l								0.0	0.0	0.0	33.3	0.0	100.0	0.0		0.0	- 1		
	One bedroom	I		l								19.7	20.6	13.2	33.3	13.2	12.2	7.3		9.8	- 1		
	Two bed, one bath											38.4	39.2	30.6	20.4	59.0	10.6	8.5		3.0			
	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		6.7			
Montrose	Efficiency																						
	One bedroom											4.4	2.2	3.5	1.3	2.3	2.4	5.7		5.5			
	Two bed, one bath											6.3	6.3	3.8	2.8	3.4	7.8	4.3		4.8			
	Two bed, two bath											5.6		2.8	2.3	4.5							
	Three bedroom											4.2		4.2	2.8	8.3	25.0	25.0		0.0			
	All											4.6	3.4	3.5	1.9	3.8	5.1	6.1		5.1			
Pueblo	Efficiency											0.0	12.5	9.8	6.9	4.3	4.2	7.3	6.0	5.7			
	One bedroom											9.6	12.1	7.2	10.3	6.9	8.7	6.9	7.8	9.4			
	Two bed, one bath											10.6	16.0	10.1	17.4	6.3	9.6	8.4	7.6	9.7			
	Two bed, two bath											9.4	9.3	4.0	8.6	6.3	8.3	9.5	6.3	10.4			
	Three bedroom											11.5	12.4	6.1	12.1	7.7	8.3	11.4	7.4	7.1			
	All											10.2	12.8	7.4	12.9	6.7	8.7	8.0	7.5	9.2			
Salida	Efficiency																						
	One bedroom											2.1	2.1	2.1	2.1	2.1	0.0	2.1		2.1			
	Two bed, one bath											4.5	0.0	7.1	0.0	4.8	9.5	0.0		0.0			
	Two bed, two bath														0.0	0.0	0.0	0.0		0.0			
	Three bedroom																						
	All											2.6	1.3	2.6	1.3	2.6	2.6	1.3		1.3			
Southeastern	Efficiency														4.2	2.1	0.0	4.2		0.0			
Colorado	One bedroom	I	l	I	1									8.4	7.3	7.4	3.4	3.8		4.8	l		
	Two bed, one bath	I		l										3.7	5.3	3.5	4.5	2.8		4.5	- 1		
	Two bed, two bath	I	l	I	1									16.7				0.0			- 1		
	Three bedroom	l	l	I										7.0	2.3	7.0	15.6	13.3		6.7	l		
	All	<u></u>	<u>L_</u> _	L	L	I						<u> </u>		7.3	5.7	5.2	5.4	5.0		4.4			
Steamboat	Efficiency																				$\neg \neg$		
Springs	One bedroom	I	l	I	1							9.0	7.7	5.4	2.9	3.8	4.3	4.5		5.3	- 1		
_	Two bed, one bath	l	l	I								7.0	1.4	4.8	25.4	0.0	16.4	7.6		6.1	l		
	Two bed, two bath	I	l	I	1							22.6	25.0	21.9	11.8	15.3	45.9	12.8		7.0	- 1		
	Three bedroom	I	l	I	1							17.6	30.8	40.5	36.1	31.4	11.1	8.1		7.5	- 1		
	All	L		L								11.3	11.6	12.4	16.3	10.6	22.1	8.6		6.3			
Sterling	Efficiency																100.0	0.0					
Ŭ	One bedroom	l	l	I								11.2	14.5	6.1	6.9	13.0	2.3	5.3		8.8	l		
	Two bed, one bath	I	l	I	1							14.7	22.7	12.5	15.9	14.9	19.5	18.4		11.4	- 1		
	Two bed, two bath	I	l	I	1							''''						0.0		]	l		
	Three bedroom	l	l	l								31.6	11.4	22.5	18.2		13.3	5.7		11.4	l		
	All	I	l	I	1							17.7	16.6	9.9	10.6	11.3	9.8	9.1		10.1	- 1		
Summit	Efficiency											0.0	0.0							0.0			
County	One bedroom	I	l	I	1							8.5	9.8	17.6	1.3	22.8	1.4	19.7		3.4	- 1		
	Two bed, one bath	I	l	I	1							7.1	9.2	7.6	2.5	1.0	0.8	0.8		1.2	- 1		
	Two bed, two bath	l	l	l								7.3	3.8	8.6	2.0	0.0	0.0	0.0		0.0	l		
	Three bedroom	I	l	I	1							5.5	6.0	18.6	11.4	3.0	2.6	1.4		4.4	- 1		
	All	l	l	l								7.3	7.4	14.5	5.9	8.4	1.6	7.0		2.8	l		
	1											1.3	7.4	14.5	0.9	0.4	1.0	7.0		2.0			

<sup>\*</sup>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 'tental losses' from discounts, concessions, models, delinquents, and bad debts.

Average rent muse retal losses equals effective rent.

### VACANCIES BY SIZE OF BUILDING

	_	_			_		_							n Percent)															
Market	Building	1995		996	_	997		998		999		000		001		002		003		04		005		2006			20		
Area	Size	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd qtr													4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up											2.4 2.6	2.6 3.1	2.7 3.1	0.3 0.2 1.9	5.4 6.4 6.1	3.2 5.6 4.8	4.4	0.0 3.1 1.5	0.0 1.9 0.0	0.0 3.2 3.1	0.0 3.8 3.1	0.0 3.7 3.1	0.0 1.9 3.1		1.4 1.5			
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	0 0.5 0.6		3.1 1.9	0.7		2.1	1.5	0.4	0.1 2.1 0.3	0.8 1.1 0.9		0.4 0.7 0.6	3.8 3.4 4.6	0.2 1.8 9.7	5.6 7.3 13.4	4.2 6.4 7.6	19.4 19.3 0.2	100.0 6.7 12.8	0.0 9.4 14.5 10.8	9.2 6.8	0.0 2.7 0.0 2.7	0.0 0.0 0.0 2.0	0.0 0.0		2.8 0.0 0.7			
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up											1.5 1.9	1.7 0.0	1.9 10.1	0.3 1.7	4.2 5.5	4.6 6.5		1.2	11.9	3.6	1.9	0.0	1.2		1.2			
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up											3.9 4.1	4.8 5.1	2.5 2.9	3.5 4.3 0.7	1.2 6.0 13.5 1.5	1.1 6.1 11.5 1.6		8.8 4.7	8.8 0.7	2.5 2.9	3.1	4.3 9.3 1.5	11.1		2.2 16.7 0.0			
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	5.6 5.7 2.4 2.1	7.1 5.2 3.2 3.6	4.2 6.3 3.2 3.3		3.5	1.2 4.8 4.3 6.0	3.0	6.9 4.2 5.0 5.9	6.1 4.5 4.3 3.9	0.6 5.2 4.3 4.4		3.0 3.0 2.9 2.7	5.2		6.0 11.8 7.5 8.4	8.8 10.2 10.7 13.2	13.2 10.3	7.0 14.4 12.8 12.2	13.8 11.7 10.4 10.1	21.2 15.0 12.4 12.4	16.4 13.0 13.8 10.2 9.1 11.9	10.0 14.4 7.6 11.4 10.8 8.2	10.4 10.2 14.1 11.1	11.5 13.9 9.2 15.9 11.0 14.3	11.3 17.0 10.9 14.5 9.5 13.1			
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	0.7 4.2	2.5 4.7	3.1 1.0	4.4 3.9	3.3	3.9 4.8		4.1 3.7 4.1	0.5 2.3 6.3 3.0	0.2 1.5 1.1 2.2	12.5 2.6	0.5 3.7 5.2 2.8		0.0 1.6 4.5 3.3	3.8 1.3 3.2 5.9	11.1 2.2 5.9 14.7	1.0	0.0 2.1 6.2 5.4	0.0 3.8 4.1 8.6	0.0 4.6 4.1 4.1	0.0 4.8 5.2 4.9	16.7 5.5 5.7 10.2	4.1		4.8 3.5			
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			2.3 2.4 0.9 0.8	1.1 1.4 0.5 0.9	1.8		0.2	0.0 0.0 0.0 0.2	0.3 0.2 0.4 0.6	0.4 0.8 0.9 1.0	0.3	0.0 0.0 0.2 0.1	0.4 0.4 0.3 1.2	0.0 5.7 2.2 1.7	0.5 1.3 1.3 1.1	0.5 1.8 2.1 2.1		5.2 28.6 20.2	0.0 3.1 22.9	8.3 1.8 10.0	5.3 7.6 4.1	0.5 2.8 0.0	2.0		0.0 3.0 1.7			
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	10.5 8.7 4.3 1.5	2.2 1.1 2.5 3.5	6.2 1.6 4.5 1.8	3.4	1.7 4.1	13.6 3.0 8.2 4.9	1.8 3.1	6.2 9.5 9.5 3.1	6.1 0.4 4.8 2.5	0.5 1.9 1.4 3.8	1.3 2.0	1.1 2.5 2.2 2.8			8.7 4.8 6.5 15.2	1.0 7.3 9.9 18.2	14.0 12.8 0.1	3.7 11.6 10.1 14.2	6.8 15.3 8.2 11.2	4.6 14.6 11.4 12.8	13.5 8.2 8.5 5.0 8.2 34.0	23.5 9.4 6.0 7.3 7.5 27.2	3.8 5.2 7.4 34.6	3.6 5.7 5.6 6.2 9.0 32.6	3.7 7.7 30.1			
	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	8.3 2.7	1.1 1.4	11.8 2.2	6.9 4.8 0.5				11.5 4.7 3.5	3.3 4.1 2.3	9.6 4.1 2.4	10.1 7.5 17.3	6.8 13.0 2.2	5.1 6.4 6.9	9.4 9.8 0.2	5.3 7.6 7.2	13.5 13.6 4.9	12.7	13.3 23.5 9.1 7.0	14.3 4.6 0.0	14.3 3.9 0.0	21.7 1.0 2.3	5.3 0.0			14.3 8.7			

<sup>\*</sup>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 Percer	,														
Market	Building Size	19		19		199		199		200		20		20		20		20		20		4-1-01-	2006	All: Oli	4.1.01.1	200		40.00
Area Glenwood	2 to 8	1st Qtr	2.9	3.8	0.4	1.8	0.5	2.1	0.2	1.9	3ra qtr 3.1	0.5	3ra Qtr 0.6	0.1	3.8	2.5	30.0	0.0	2.9	0.0	3ra Qtr 8.1	1st Qtr	O.0	4th Qtr	1st Qtr 0.0	2na	ara Qtr	4th Qtr
Springs	9 to 50 51 to 99 100-199 199-349 350 up	3.6 1.8	1.7	1.2 1.5	3.8 3.5	2.6 2.3	0.7 1.6	0.9 0.2	2.6 0.2 2.9	2.3 0.6 2.4	1.8 3.7	1.5 1.0		1.7 0.4	7.0 19.2	3.8 4.3	12.0 11.9	7.8 4.8	1.8 13.6	1.8 3.7		1.3 1.4	1.7 5.6		2.6 2.8			
Grand Junction	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	3.1 4.4 4.5	3.3 2.7 0.7	3.5 3.9 2.2 3.4	12.1 7.3 2.3 5.4	10.6 2.3 4.4	2.5 3.7 5.1 1.4	5.2 1.9 10.4 11.0	3.3 6.7 4.3 4.7	5.9 4.9 5.6 5.3	5.1 7.5 4.8 1.5	3.2 3.0 3.8 3.4	7.9	5.8 4.0 8.3 8.3	4.2 7.6 6.6 3.4	7.8 8.6 10.3 10.2	9.6 6.7 7.1 0.1	4.2 5.3 7.3 1.6	13.9 5.5 6.9 3.8	12.4 9.6 9.1 6.3	21.2 4.4 5.8 4.6	0.0 3.6 4.7 1.8	1.4 5.0 3.3 1.3	4.7 2.5 3.0 2.2	0.9 1.9 1.7 1.2			
Greeley	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	0.1 2.3 5.7 4.8	0.0 2.8 1.7 1.4	13.1 12.5 2.6 6.8	5.0 5.5 0.5 2.7	4.3 5.8 2.9	0.5 4.8 0.5 2.3	10.2 6.9 3.5 5.3	11.1 7.5 1.1 3.4	0.3 5.6 2.8 3.7	0.5 0.6 2.6 3.8	0.5 3.2 0.4 1.5	0.2 2.3 1.4 2.8	0.2 9.1 3.5 4.6	3.9 6.7 3.3 14.4	0.5 7.5 16.3 11.7	0.0 7.6 9.3 0.1	7.8 10.4 12.6 16.2	12.5 18.3 10.6 10.2	15.4 21.8 15.1 10.1	2.8 15.5 6.0 9.0 7.5	0.0 7.1 10.7 7.7 8.8	14.3 4.1 7.8 9.0 5.4	7.7 24.4 5.9 7.1 6.9	7.7			
Gunnison	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up										1.2 1.7 1.5	0.5 1.3 1.1	1.2 1.9 1.6	0.2 1.6 1.7	0.5 1.5 0.9	0.9 1.9 1.6	5.1 1.7	0.0 3.9 5.0	16.7 2.5 0.0	0.0 4.5 5.0	3.9 5.0	0.0 2.8 3.3	2.5 3.3		3.1 5.0			
Lake County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		6.7 0.0	3.1 0.5	2.8 3.0	3.1 3.5	0.4 0.6	2.4 0.8	6.2 4.2	5.5 4.8	7.4 3.2 3.9	1.2 1.0 14.3	1.3 1.9 15.8	0.9 10.1 19.8	5.8 8.9 14.8 15.5	5.9 8.7 14.1 14.2	17.2 15.6 0.5	7.1 14.8 48.0	0.0 1.6 48.0	7.1 21.3 32.4	1.6 61.8	7.1 14.8	10.7 6.6		7.1 6.6			
Montrose	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up										4.0 3.5 3.9	1.4 1.5 1.8	2.6 2.9 3.5	1.3 5.3 3.1	1.5 2.5 2.3	3.5 7.5 6.4	6.4 2.2	4.8 0.0	4.1 2.9	3.1 0.7	3.9 3.3	2.8 9.4	4.3 7.6		7.4 3.5			
Pueblo	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	1.6 1.2 2.2 3.3	2.7 3.6 7.7 2.0	1.5 3.8 6.3 6.7	1.3 0.6 4.0 3.1	2.5 3.9 4.5 7.5	2.1 3.2 3.3 2.7	1.8 5.1 4.5 7.9	5.8 5.5 3.4 5.2	5.1 5.4 4.9 6.2	7.1 6.1 2.8 4.4	6.7 6.3 5.3 3.8	6.8 3.5 4.0 2.1	5.9 8.1 6.4 3.7	5.6 4.7 5.9 3.2	10.6 6.3 11.5 8.8	6.5 12.7 8.5 0.1	14.1 12.8 14.1 12.0	11.9 8.8 6.9 6.6	11.9 14.5 9.7 13.5	10.5 8.1 6.7 5.3 7.9	9.4 5.4 7.8 10.9	21.2 5.9 10.6 6.6	10.3 6.8 7.1 7.9	8.3 5.1 7.9 11.4			
Salida	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up										3.5 3.4 3.6	0.0 0.0 0.0	1.2 0.5 2.0	0.8 0.4 0.9	1.5 4.4 4.0	1.6 3.9 3.0	3.3 2.1	0.0 2.1	3.3 2.1	0.0 2.1	3.4 2.1	6.9 0.0	0.0 2.1		0.0 2.1			
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up																		0.0 11.1 3.8	6.1 5.0	12.5 4.9 5.0	0.0 4.1 8.8	0.0 4.1 7.5		12.5 3.4 5.0			
Steamboat Springs	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up										0.6 2.6 1.6	1.4 2.7 2.5	1.5 2.6 3.2	2.3 3.5 9.1 5.8	2.5 3.5 4.2 4.0	1.0 2.1 1.8 2.1	7.8 0.0 0.2	4.3 2.8 24.3	8.5 4.6 22.3	34.0 9.3 15.5	1.9 24.3	14.9 33.3 13.6	4.7 10.1 8.7		4.7 4.6 8.7			
Sterling	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up																		0.0 20.0 9.7 5.5	26.5 9.7 1.8	0.0 11.8	18.2 11.3 4.5	18.2 11.6 0.9		15.9 6.8 11.8			
Summit County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		4.2 1.9 1.3	1.8 2.7 2.3	2.5 5.7 3.0	1.9 2.6 2.7	0.5 2.4 0.9	0.5 0.9 1.1	1.7 1.3 4.2	2.4 3.3 3.0	0.5 3.3 0.4	0.5 0.7 0.2	0.9 1.2 5.1	0.2 1.5 0.2	3.5 5.2 5.7	3.6 5.0 5.3	11.8 17.5 5.0	12.5 10.0 6.6	5.2 30.2	0.0 2.7 0.9 16.7	0.0 4.4 15.7 3.2	0.0 1.3 0.7 3.2	1.3 12.0 1.6		0.0 1.3 1.4 5.6			

<sup>\*</sup>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	19	198	19	199	20	002	20	01	20	02 I	20	03	20	004	20	05		2006			20	07	$\overline{}$
	Building																	1st Qtr		4th Qtr	1st Otr		3rd Qtr	4th Qtr
Alamosa	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	101.44	0.0 4.0	100 040	0.0 4.0	100 40	0.0 4.0	101 40	0.0 4.0	100 040	5.6 <b>Q</b> 5	10. 00	0.0 4.0	100 40	0.0 4.0	100 (40)	3.1 6.3	3.1 3.8	3.1 1.3	iui uju	3.1 1.3	2110 04.0	5/3 <b>Q</b> a	10.00
Aspen	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																0.0 0.0 2.4 0.0	0.0 0.0 2.0 0.0	0.0 0.0 2.0 0.0		0.0 1.2 0.0			
Buena Vista	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																8.3	0.0	0.0		0.0			
Canon City	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																5.9 3.1	4.3 1.5 9.3	4.3 1.5 11.1		2.2 0.0 16.7			
Colorado Springs	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	3.5 5.0 4.6 6.1 8.2	2.3 4.6 6.3 4.4 9.7	3.0 6.4 4.8 5.3 7.4	3.6 4.4 4.3 3.4 3.7	3.2 5.5 3.8 4.3 6.3	1.1 1.6 3.5 2.5 3.1	3.2 2.3 3.1 2.9 3.2	4.8 5.2 4.7 5.5 6.8	7.8 8.4 8.9 9.3 12.2	7.5 7.1 10.0 7.3 7.0	6.7 9.9 15.2 13.1 13.2	13.6 12.2 13.2 11.0 0.1	12.3 13.5 11.1 11.8 0.1	12.5 10.3 10.0 11.2 0.1	20.1 13.8 13.5 11.2 0.1	8.3 12.7 15.8 8.8 2.6 8.0	10.4 11.5 12.9 9.3 10.5 9.5	11.9 10.8 13.9 9.2 7.8 9.5	12.7 15.4 16.8 9.4 10.1 8.7	9.4 14.8 13.5 10.1 7.4 6.8			
Durango	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																4.8 2.7 5.1	5.7 5.0 7.6 13.4	4.1 2.1 3.6 1.8		2.7 5.5 3.9 3.6			
Eagle County	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																4.0 8.0 4.6	0.0 0.9 2.4 0.0	2.6 1.3 1.2 1.7		2.0 1.7 1.8 2.9			
Fort Collins/Loveland	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	7.9 4.8 6.8 4.3 6.1	0.5 1.3 1.8 1.3 5.4	0.6 1.4 3.8 3.4 9.1	2.7 3.1 3.0 2.8 2.1	6.0 1.7 5.5 2.5 2.8	1.6	3.9 4.1 1.6 2.8 3.3	4.5 4.7 1.9 3.0 3.9	5.6 3.4 5.4 9.1 7.2	14.3 12.4 5.4 8.2 20.9	16.2 4.0 14.1 13.9 22.6	22.2 7.3 12.2 15.9 0.1	0.0 1.4 16.7 20.7 0.1	35.7 6.9 10.7 15.2 0.1	31.8 7.0 18.8 13.9 0.1	10.9 3.6 7.1 12.4 7.9 6.2	25.0 6.1 8.4 11.8 7.8 5.9	10.0 5.2 4.5 12.8 3.9 7.3	10.0 3.7 8.2 14.2 3.9 9.3	25.0 5.1 4.2 12.9 3.2 5.6 22.5			
Fort Morgan/Brush	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																21.7 1.5 1.8	1.1 10.4	19.0 15.0 6.0		14.3 12.5 6.0			

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

## VACANCY RATES BY AGE OF BUILDING (CONTINUED)

Market Area	Age of Building	19 1st Qtr	998 3rd Qtr	1st Qtr	999 3rd Qtr	20 1st Qtr	00 3rd Qtr		01 3rd Qtr		02 3rd Qtr	20 1st Qtr	03 3rd Qtr	20 1st Qtr	004 3rd Qtr	20 1st Qtr	05 3rd Qtr	1st Qtr	2006 3rd Qtr	4th Qtr	1st Qtr	200 2nd Qtr	)7 3rd Qtr	4th Qtr
Glenwood Springs	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+										5.5 040						6.3 3.0 11.1 3.7	0.0 4.8 0.9 0.0 14.3	0.0 1.8 0.0 5.6	20	0.0 0.0 2.3 0.0 2.8			
Grand Junction	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	7.5 5.3 5.5 3.6 9.8	12.1 0.5 3.6 3.0 8.3	1.8	5.7	5.6 5.6 5.8 4.0 3.1	9.4 4.8 5.5 2.7 7.8	4.1 3.9 3.6 3.4 3.2	9.5 9.1 4.5 4.7 11.6	0.5 10.1 2.1 7.2 12.5	10.3 3.5 5.0 7.6 5.0	14.3 9.3 9.8 9.8 11.1	10.0 20.0 4.3 7.4 0.2	5.7 20.0 7.1 5.4 0.0	6.3 20.0 6.6 9.5 0.0	4.0 20.0 10.2 11.1 0.1	1.5 6.0 5.9 5.7	0.8 2.7 5.6 1.9 0.0	0.5 0.0 1.5 4.7 0.8 68.8	2.4 0.0 3.5 1.7 2.6	0.0 0.0 1.7 1.4 1.3			
Greeley	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	1.0 6.3 3.3 5.8	0.5 1.9 1.9 3.6	7.6		0.6 5.6 3.3 3.1 4.0	0.8 3.4 1.3 4.3 4.8	0.5 6.5 1.3 2.1 1.4	4.0 4.9 1.2 2.7 4.5	3.5 2.4 11.6 4.3 4.7	5.3 10.9 9.4 7.8 28.3	5.3 12.4 9.9 9.2 22.9	7.1 8.6 8.9 0.2	19.0 15.5 9.9 12.4 0.3		13.3 25.9 9.7 10.9 0.1	45.8 7.7 10.3 9.8 4.6	3.2 6.9 8.7 11.3 9.6	4.2 7.1 10.0 6.9 5.1	5.0 11.1 9.1 5.6	12.5 6.8 8.9 6.0 5.3			
Gunnison	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																6.0 5.0	4.0 3.3 0.0	4.0 3.3 0.0		2.0 5.0 3.6			
Lake County	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																61.8 4.2 0.0	7.1 0.0 24.3	10.7 0.0 10.8		7.1 8.3 5.4			
Montrose	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																5.0 0.0 1.8 2.5 13.3	0.0 6.9 2.0 7.5	5.4 5.6 10.0		6.3 4.2 7.1 2.5			
Pueblo	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+	5.1 1.5 5.6 8.2 9.7	3.5 0.5 2.6 7.6 12.5	6.6 6.5	5.2 6.4	5.7 5.5 5.6 9.7 1.2	9.6 2.9 4.3 13.5 0.6	2.1 7.9 4.3 2.3 7.3	4.9 5.6 2.2 4.2 2.8	1.9 1.2 3.7 10.9 12.8	0.4 3.4 6.3 12.5 5.1	9.5 6.4 9.7 12.5 5.8	6.5 8.9 10.6 10.7 0.1	9.7 11.2 13.3 0.1	10.6 12.4 6.9 12.1 0.0	13.1 6.8 13.6 25.0 0.0	5.0 2.5 7.2 15.4 8.0 6.2	3.7 4.9 10.2 5.8 7.0 11.8	4.7 8.5 8.0 9.6 7.1 7.5	7.7 5.0 7.6 25.0 8.3 7.2	5.2 7.2 10.1 18.8 7.1 10.0			
Salida	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																3.4	6.9	0.0		0.0			
Southeastern Colorado	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																25.0 4.2 3.6	0.0 6.3 6.4 3.1	0.0 6.3 5.5 3.1		10.0 0.0 5.0 6.3			
	1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																1.9 24.3	27.7 13.6	8.6 8.7		4.1 8.7			
Sterling	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																10.3 0.0 18.8	8.3 4.5 9.3 17.7	0.0 0.9 9.3 13.9		16.7 11.8 8.1 8.9			
Summit County	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-04 2005+																2.4 46.9 2.5 4.0	0.0 0.6 3.2	39.1 0.7 1.6		5.3 1.4			

<sup>\*</sup>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)

	199	96	19	97	199	98	199	99	200	00	200	)1	200	)2	2003		2004		2005			2006			200	)7	
Market Area	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr																				
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		459.66			
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		1106.42			
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		507.74			
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		559.28			
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	705.23			
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	740.46			
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	662.87			
Far Northeast																		740.80	728.64	822.18	798.19	737.78	758.56	460.73			
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	575.24			
Security/Widefield/Fountain	454.60	528.20	583.80	557.30	586.03	619.97	592.58	612.52	623.18	608.89	687.78	686.84	681.75	668.93	673.62	628.48	645.20	613.27	652.48	617.93	655.07	576.55	576.71	585.80			
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	830.84			
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	597.03			
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		788.46			
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		1092.05		t	
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	758.27			
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	794.56			
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	678.73			
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	741.71			
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	703.92			
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	847.21			
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		388.16			
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		736.47			
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	581.63			
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	623.99			
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		560.37			
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		511.50			
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		569.13			
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	498.67			
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	424.02			
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	538.03			
Southeast	371.93	323.00	288.00	477.93	437.34	553.00	521.33	497.62	528.00	524.46	438.00	441.57	313.00	488.00	481.64	433.93	468.75	441.48	441.48	441.48	362.50		475.50	460.58			
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	440.10			
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		426.60			
Southeastern Colorado																		486.17	475.64	470.10	468.49	461.72		457.82			
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		741.04			
Sterling																		314.68	311.22	428.15	314.97	317.60		333.58			
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		800.72			

<sup>\*</sup>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)

One bedroom Two bed, too bath Two bed, too bath Three bedroom All  Buena Vista  Buena Ora  All  Canon City  Efficiency  All  Colorado  All  Colorado  All  Colorado  All  All  All  All  All  All  All  A	Market		1998	19	99	200	00	20	01	200	02	200	)3	20	04	20	05		2006			200	07	
One Designorm   Control		Apartment Type	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr												
No.	Alamosa	Efficiency					303.00	294.25																
The Note No.		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		404.86			
Time believe   Processing   Time believe   Time believe   Processing   Time believe   Time		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		493.93			
Al		Two bed, two bath					624.67	631.75		376.46		363.00												ı I
Assem More Differency 107-28 98.90 0 50.08 7 90.00 75.00 24.08 30.07 75.00 77.08 42.07 30.07 0 42.08 30.07 75.00 77.08 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.08 30.07 75.00 75.00 42.00 42.00 4		Three bedroom					588.00	388.00	220.20			220.20	302.50	425.00	512.50	362.50	392.50	392.50	466.00		623.60			
One berroom		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		459.66			
Two beside name bases   1865   1867   1899   1970	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		895.64			
Two betwoes the basis   126 s.1   121 s.10   1000.00   140.24   1172.46   1170.00   121.57   125.05   127.00		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		1045.89			
The between   The selection		,																						
March   Marc		·											1065.54											
Britanney   Price price   Price price   Price price   Price price price   Price price price   Price price													051 50											ı I
One bedressom Two beds, note high Two beds, me halfs Two beds, me half	Puona Viota		1076.52	1112.14	1096.35	1093.20	967.93			1017.96	1027.06	1025.75	951.59	935.00	1041.94	1001.07	1026.31	1097.67	1106.33		1100.42			-
Two beds one half has been marked by the plant of the pla	buella vista	· ·					714 02			538.00	452.20	464 10	463.60	401.07	387 50	138 60	138 60	138 60	138 60		130 88			ı I
Two back low balls in Park betwork in Park bet																								ı I
Three bedroom   All   Carson City   Clearing   Carson City													010.40	002.00	000.00	007.00	007.00	007.00	07 0.00		070.00			ı I
Camon Cly   Camo		·						. 55.50	. 55.55		555.00	555.55												ı I
Carron City   Efficiency Curve Debattorn   A		All						657.96	639.32		521.41	524.97	491.07	497.02	485.71	488.10	457.69	457.69	507.14		507.74			
Durango Durango Deficiency Springs Fine Desiron Burk Desi	Canon City	Efficiency														-	. 37 .00							$\overline{}$
Two bed, one ball my be		,											345.95				362,50							
Two bed, wo beath Three bedroom All Problems of Billian British Britis																								
Three bedroom   All   Colorado   Efficiency   481-42   481-54   476-22   484-74   486-81   488-47   471-16   486-81   535-46		·																						
All   Closed   Clos		·											535.75	537.50			587.50							ı I
Springs   One bedroom   523.16   516.84   535.24   543.05   586.01   596.06   621.17   583.86   560.06   589.10   569.06   621.17   583.86   569.06   589.10   569.06   621.17   583.86   569.06   621.17   583.86   569.06   621.17   583.86   569.06   621.17   589.06   621.17   589.06   621.17   589.06   621.17   589.06   621.17   589.06   621.17   621.		All					456.81		471.16	486.31					545.65	475.74		540.40	560.81		559.28			
Two bed, wo bath Two be	Colorado	Efficiency	484.42	481.54	476.25	444.71	519.91	501.85	561.28	543.62	485.33	511.31	501.64	482.68	485.85	450.82	473.73	486.67	472.90	470.33	483.48			$\Box$
Two bed, two bath Trifee bedroom 89.27 76.0 42.0 482.0 493.2 592.6 84.10 653.6 693.7 893.5 993.7 1 893.5 1 893	Springs	One bedroom	523.16	516.94	535.24	543.05	586.01	569.68	621.17	583.86	560.06	582.29	594.78	570.93	594.65	578.72	590.37	599.07	612.03	601.83	615.92			ı I
Three bedroom   Ref   Sept   Park   Sept		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	655.59			ı I
Durango   Ali   S94.08   591.88   610.30   619.97   688.22   641.07   698.27   658.11   643.61   658.28   666.79   651.99   686.98   672.65   684.16   703.10   695.38   691.24   705.23   559.88		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	895.67			ı I
Durango Efficiency One bedroom Horse bedroom Ball 148 927.05 93.05 93.06 408.00 538.00 488.86 65.36 620.81 641.96 593.67 556.43 636.81 626.94 613.14 665.02 773.50 632.56 773.50 632.56 773.50 632.68 773.50 773.50 632.56 773.50 632.68 773.50		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	921.71			ı I
One bedroom   487.33   515.97   721.68   523.75   513.00   488.88   655.36   620.81   641.95   593.67   656.43   665.02   675.69   679.39   709.51   712.71   737.50   632.58   741.34   757.73   788.52   788.52   788.65   786.65		All		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	705.23			
Two bed, one bath No bed, who bed, no bath No bed, one bath No bed, who bed,	Durango	Efficiency																						ı I
Two bed, two bath Three bedroom 63 .00 611.46 549.46 755.91 859.06 198.67 680.04 976.89 972.47 861.15 757.34 1129.95 1106.59 966.89 872.6 1152.46 1154.91 1105.03 1105.00 81.00 1013.00 825.50 888.00 1198.87 868.09 972.47 861.15 757.34 1129.95 1106.59 966.89 872.6 1152.46 1152.49 1105.03 1105.00 81.00 81.00 8		One bedroom																						ı I
Three bedroom All 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 1105.03   110		Two bed, one bath																						
All 992.35 948.27 147.63 178.2 178.46 68.2 16.99.17 147.8 178.1 178.5 17																								
Eagle County   Efficiency   60.50   563.00   530.31   540.27   529.28   536.68   542.81   788.00   788.00   600.00   600.00   600.00   537.50   550.34   544.50   569.57   675.00   669.12   942.58   788.00   788.00   788.00   788.00   788.00   788.00   788.00   788.00   788.00   869.57   889.41   788.00   788.00   869.57   889.41   788.00   788.00   869.57   788.30   844.02   788.36   867.48   855.56   894.12   942.58   788.00   788																								
One bedroom R59.13 714.53 759.45 780.82 813.00 866.87 622.83 831.08 713.96 729.75 798.39 844.02 788.36 867.84 855.56 894.12 942.58 7wo bed, note bath R50.00 by 100.00 100		7 411	-		-		640.67									-								
Two bed, one bath Two bed, two bath Two bed, one bath Two bed, two bath Two bed, one bath Two bed, two bath Two bed, one bath Two bed, one bath Two bed, one bath Two bed, two bath Two bed, two bath Two bed, two bath Two bed, two bath Two bed, one bath Two bed, one bath Two bed, two	Eagle County	-																						
Two bed, two bath Three bedroom 1237.55 1171.63 1065.95 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 1108.55 1249.70 1249.7																								
Three bedroom 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 1092.05 1092.		·																						
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 1092.05  Fort Collins Efficiency 343.07 469.82 487.80 359.97 406.25 366.17 384.50 422.13 420.75 390.85 582.62 366.36 498.10 415.28 479.86 449.32 438.67 503.64 539.61    Loveland One bedroom 555.96 566.85 600.79 574.85 570.58 630.74 637.26 637.48 659.04 642.65 644.30 623.31 627.90 650.51 634.80 615.80 655.28 609.80 656.98    Two bed, now bath 764.68 733.23 750.39 768.44 740.67 817.40 783.57 810.07 815.92 838.26 809.87 797.85 758.62 799.31 766.79 846.24 812.13 786.04 812.58    Three bedroom 767.23 754.11 744.81 781.83 799.63 781.84 772.33 831.80 859.88 923.23 866.89 801.55 855.05 881.16 826.90 884.21 901.08 912.64 919.70    All 606.12 655.07 668.25 690.06 657.64 726.72 710.20 752.54 729.51 743.27 721.84 725.90 722.65 739.79 730.27 748.88 766.14 752.45 758.27    Fort Morgan/ Efficiency 227.13 399.36 247.75 263.44 428.07 270.91 232.84 336.96 259.59 283.45 703.33 339.11 808.00 859.88 322.2 386.89 367.12 294.37 338.94 330.53 326.83 324.94    Two bed, one bath Two bed, one bath 475.50 448.00 663.00 696.33 548.10 461.61 477.81 633.24 561.90 473.14 504.86 851.97 498.66 602.31 486.00 622.50 474.12 792.00																								
Fort Collins Efficiency 343.07 469.82 487.80 359.97 406.25 366.17 384.50 422.13 420.75 390.85 582.62 366.36 498.10 415.28 479.86 449.32 438.67 503.64 539.61   Debedroom 555.96 566.85 600.79 574.85 570.58 630.74 637.26 637.48 659.04 642.65 644.30 623.31 627.90 650.51 634.80 615.80 655.28 609.80 656.98   Two bed, now bath 764.68 733.23 7650.79 670.01 677.42 710.63 724.13 733.97 724.65 684.19 686.33 701.71 673.11 677.93 695.99 682.96 724.79 737.69 724.88 724.89   Three bedroom 767.23 754.11 744.81 781.83 799.63 781.84 772.33 831.80 859.88 923.23 866.89 801.55 850.50 881.16 826.90 884.21 901.08 912.64 919.70   All 606.12 655.07 668.25 690.06 657.64 726.72 710.20 752.54 729.51 743.27 721.84 725.90 722.65 739.79 730.27 748.88 766.14 752.45 758.27   Fort Morgan/ Brush One bedroom 285.54 254.70 247.75 263.44 428.07 270.91 232.84 336.96 259.59 283.45 270.33 339.11 367.21 294.37 338.94 330.53 326.83 324.94   Two bed, now bath Two bed, two bath Three bedroom 574.62 448.00 663.00 696.33 548.10 461.61 477.81 633.24 561.90 473.14 504.86 851.97 498.66 602.31 486.00 622.50 474.12 792.00																								
Loveland One bedroom 555.96 566.85 600.79 574.85 570.58 630.74 637.26 637.48 659.04 642.65 644.30 623.31 627.90 650.51 634.80 615.80 655.28 609.80 656.98 724.83 733.23 7650.48 724.13 733.97 724.65 684.19 686.33 701.71 673.11 677.93 695.99 682.96 724.79 737.69 724.88 724.83 780.04 812.58 780.04 812.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 780.04 812.58 7	Fort Calling	7.01			-								_			-				E02.64				
Two bed, one bath Five bed, two bath Five bedroom Parks of the bath Five bedroom Fi		-																						
Two bed, two bath 764.68 733.23 750.39 768.44 740.67 817.40 783.57 810.07 815.92 838.26 809.87 797.85 758.62 799.31 766.79 846.24 812.13 786.04 812.58 919.70 815.92 838.26 809.87 797.85 758.62 799.31 766.79 846.24 812.13 786.04 812.58 919.70 810.0	Loveidila																							
Three bedroom 767.23 754.11 744.81 781.83 799.63 781.84 772.33 831.80 859.88 923.23 866.89 801.55 855.05 881.16 826.90 884.21 901.08 912.64 919.70 All 606.12 655.07 668.25 690.06 657.64 726.72 710.20 752.54 729.51 743.27 721.84 725.90 722.65 739.79 730.27 748.88 766.14 752.45 758.27  Fort Morgan/ Efficiency 227.13 399.36 324.86 488.01 443.56 443.56 413.00 311.61 359.55 288.50 520.15 537.50 537.50  Gne bedroom 285.54 254.70 247.75 263.44 428.07 270.91 232.84 387.28 414.61 364.59 450.20 444.83 885.88 352.24 481.62 375.83 363.73 334.69 378.93 409.29 443.20  Three bedroom 574.62 448.00 663.00 696.33 548.10 461.61 477.81 633.24 561.90 473.14 504.86 851.97 498.66 602.31 486.00 622.50 474.12 792.00		,																						
All 606.12 655.07 668.25 690.06 657.64 726.72 710.20 752.54 729.51 743.27 721.84 725.90 722.65 739.79 730.27 748.88 766.14 752.45 758.27 Fort Morgan/ Brush One bedroom 285.54 254.70 247.75 263.44 428.07 270.91 232.84 336.96 259.59 283.45 270.33 339.11 325.41 310.14 475.50 445.89 544.89 54																								
Fort Morgan/ Efficiency 227.13 399.36 324.86 488.01 443.56 443.56 413.00 311.61 359.55 238.50 520.15 537.50		All																						
Brush One bedroom 285.54 254.70 247.75 263.44 428.07 270.91 232.84 336.96 259.59 283.45 270.33 339.11 367.21 294.37 338.94 330.53 326.83 324.94   Two bed, one bath 475.50 Three bedroom 574.62 448.00 663.00 696.33 548.10 461.61 477.81 633.24 561.90 473.14 504.86 851.97 498.66 602.31 486.00 622.50 474.12 792.00	Fort Morgan/	Efficiency	_		550.25	-	_						_			, 55.18		1-0.00	7 50.14	, 52.40	1 50.21			-
Two bed, one bath 325.41 310.14 402.32 386.44 387.28 414.61 364.59 450.20 444.83 385.88 352.24 481.62 375.83 363.73 334.69 378.93 409.29 443.20 Two bed, two bath 475.50 448.00 663.00 696.33 548.10 461.61 477.81 633.24 561.90 473.14 504.86 851.97 498.66 602.31 486.00 622.50 474.12 792.00		-			247.75											294.37		330.53	326.83		324.94			
Two bed, two bath 475.50 445.89 544.25 453.14 388.00 843.50 Three bedroom 574.62 448.00 663.00 696.33 548.10 461.61 477.81 633.24 561.90 473.14 504.86 851.97 498.66 602.31 486.00 622.50 474.12 792.00																								
Three bedroom 574.62 448.00 663.00 696.33 548.10 461.61 477.81 633.24 561.90 473.14 504.86 851.97 498.66 602.31 486.00 622.50 474.12 792.00		,																2.2.30						. I
				448.00	663.00	696.33		461.61	477.81				504.86		498.66	602.31	486.00	622.50	474.12		792.00			
															374.66									

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

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

#### AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	199	97	19	98 <b>I</b>	199	99	200	00 <b>I</b>	200	01 <b>I</b>	20	02	20	03	200	04	200	)5		2006			20	07	
Area	Type	1st-1997	3rd-1997	1st-1998	3rd-1998	1st-1999	_	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002		1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006	4th-2006	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood	Efficiency	1		21 .200	469.25		313.00	392.55	608.83	520.58	613.00	,,	463.00	463.00	462.50	551.56	487.50	525.00	525.00	587.50	562.50				2.2 3(0)	αι
Springs	One bedroom	507.33	567.05	562.70	667.17	634.88	639.35	691.73	580.12	585.37	682.60	694 64	646.75	593.00	624.86	671.56	610.00	614.64	686.80	693.61	604.40		480.65			
op.iiigo	Two bed, one bath	627.55	676 64	648 14	696.21	664.38	788.54	711.33	686.70	761.76	858.89	814.61	746.94	691.57	612.12	730.70	690.35	671.43	642.00	715.16	778.13		787.50			
	Two bed, two bath	519.58	549.84	571.89	725.14	547.21	505.78	480.86	618.00	697.62	1141.17	1113.89	826.18	751.16	570.83	745.83	638.43	537.50	551.79	992.22	787.50		799.40			
	Three bedroom	560.46	608.51	565.18	784.09	797.76	667.94	641 13	706.24	593.73	588.00	596.33	688.49	693.56	668.16	721.93	723.21	745.05	758.93	824.52	958.61		926.91			
	All	569.17	617.66	601.57	707.98	689.15	703.55	706.12	658.07	667.01	818.51	826.98	731.34	673.58	617.67	701.85	661.78	645.40	665.06	721.88	724.09		736.47			
Grand Junction	Efficiency	313.00	298.33	206.50	258.67	310.76	318.29	313.00	300.50	310.50	356.01	307.44	225.00	239.42	131.87	212.87	263.71	239.61	214.48	238.62	205.00	250.00	266.60			
	One bedroom	370.14	383.30	387.50	373.75	344.12	379.33	401.13	394.14	419.61	433.81	422.57	389.53	379.20	402.02	388.06	410.99	419.00	418.37	411.96	456.45	483.71	497.21			
	Two bed, one bath	448.58	468.03	458.45	454.00	461.56	488.19	469.95	503.76	475.37	483.36	519.14	495.03	496.33	510.25	463.14	518.31	518.92	521.92	679.13	607.78	594.25	614.00			
	Two bed, two bath	613.00		586 57	576.06	620 29	627 13	548 89	575.86	563 54	581 26	588 69	559.12	556 06	554 46	531.94	563 18	587 43	558 75	564 42	718 45	727.73	740.80			
	Three bedroom	498.14	597.85	619.25	505.50	624.76	612.14	622.56	718.49	624.34	529.67	628.84	621.83	627.74	640.26	546.16	666.85	613.19	626.52	613.43	628.13	718.75	654.46			
	All	437.29	436.02	450.55	450.01	438.85	460.25	481.55	493.87	481.80	458.93	515.25	468.82	472.71	488.22	448.73	496.82	491.33	494.17	557.91	566.19	572.75	581.63			
Greeley	Efficiency	327.02	331.13	311.89	337.46	355.91	352.31	361.85	356.42	363.00	395.53	444.82	395.94	412.78	450.00	395.73	450.00	367.23	402.34	449.31	481.62	500.61	488.73			
·	One bedroom	440.53	451.46	439.75	484.74	470.56	510.78	508.70	486.15	525.96	536.80	564.18	539.93	532.84	537.45	536.37	575.35	533.31	535.10	572.59	549.68	536.98	542.19			
	Two bed, one bath	494.76	511.84	489.97	493.36	511.77	564.37	520.21	541.88	598.44	617.38	572.59	572.06	575.42	577.40	591.07	624.08	578.41	584.91	600.89	589.35	573.29	569.68			
	Two bed, two bath	604.22	661.74	554.83	692.93	659.70	712.57	678.35	662.94	707.05	641.30	738.45	790.06	758.63	657.91	692.60	783.34	731.63	763.22	735.68	762.95	755.50	766.51			
	Three bedroom	628.65	624.89	543.73	547.96	658.90	708.22	668.00	704.05	711.02	692.72	720.81	814.13	792.64	743.54	789.32	855.57	793.74	768.69	741.76	793.02	807.71	815.02			
	All	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	623.99			
Gunnison	Efficiency												388.00	388.00												
	One bedroom					l	I		473.71	500.50	486.33	475.50	477.10	462.06	471.20	455.60	430.64	471.80	481.39	501.29	488.39		519.64			
	Two bed, one bath								522.00	303.64	468.93	499.50	536.79	540.17	521.50	575.95	479.09	544.58	551.03	565.70	574.37	1 1	564.12			
	Two bed, two bath					l	I		638.00	644.32	649.54		738.00	738.00		587.50	562.50	612.50		587.50	562.50		569.32			
	Three bedroom								l						662.50	537.50	487.50	662.50	587.50	612.50	612.50		612.50			
	All								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		560.37			
Lake County	Efficiency	125.00	238.00	238.00	413.00	287.75	375.50	392.15	463.00	338.00		338.00	263.00	263.00	387.50	287.50	287.50	337.50	312.50	312.50	312.50		312.50			
	One bedroom	310.83	307.78	311.19	536.96	566.12	526.41	480.81	590.50	441.41	608.31	533.22	547.42	542.94	452.99	537.87	425.39	445.86	435.32	539.94	539.94		461.89			
	Two bed, one bath	433.25	438.54	451.46	631.89	468.57	642.52	561.59	547.91	557.60	597.89	483.39	560.66	562.61	507.59	536.47	496.88	514.55	521.43	535.90	536.44		579.17			
	Two bed, two bath	550.50	538.00			588.00	418.61	781.61		688.00				788.00				487.50								
	Three bedroom	529.67	550.50	563.00	746.89	788.00	589.85	643.90	769.82	697.35	663.00	538.43	638.93	636.33	612.50	612.50	601.00	601.00	601.00							
	All	404.15	414.19	395.63	632.86	533.34	554.96	563.17	575.71	545.49	608.44	504.94	564.67	569.58	493.01	540.32	476.33	489.99	489.59	535.25	535.53		511.50			
Montrose	Efficiency																									
	One bedroom								452.39	504.90	525.70	556.06	490.64	509.06	603.07	577.04	528.23	622.17	627.73	586.47	555.43	1 1	566.14			
	Two bed, one bath								463.00	519.10	533.10	489.86	524.84	518.36	459.38	481.25	506.25	490.28	515.09	542.78	548.21		581.05			
	Two bed, two bath								663.00	663.00	559.51	543.43	504.67	504.67	533.09		662.50	512.50	536.36							
	Three bedroom								738.00	738.00	663.00		604.67	604.67	625.00		687.50	554.17	598.61	604.17	604.17	1 1	562.50			
	All								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		569.13			
Pueblo	Efficiency	275.95	269.47	307.79	257.69	286.82	272.02	263.98	342.63	294.11	298.46	359.62	348.00	291.42	241.45	335.91	348.42	385.21	335.20	350.60	372.59	384.10	390.80			
	One bedroom	365.64	387.51	367.22	395.64	366.79	371.58	364.16	426.84	384.57	419.48	415.47	412.27	404.42	408.49	440.62	417.40	403.67	409.09	402.35	422.42	432.13	430.26			
	Two bed, one bath	477.97	433.33	437.19	431.88	471.76	471.53	445.97	472.43	477.26	478.72	506.84	460.70	473.68	495.00	501.42	452.90	493.95	466.71	479.50	477.97	505.59	477.73			
	Two bed, two bath	540.89	530.03	439.10	531.03	501.57	512.34	520.34	652.39	596.57	492.53	604.43	608.66	603.90	614.20	650.33	654.32	569.61	669.38	689.76	746.97	588.53	769.60			
	Three bedroom	575.80	491.71	484.14	513.44	555.76	544.41	527.23	606.82	612.72	583.91	610.77	652.04	656.04	672.23	696.16	655.91	588.92	595.06	652.59	701.17	563.67	695.54			
	All	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	498.67			
Salida	Efficiency																									
	One bedroom								433.98	463.00	463.91	481.97	475.26	475.26	437.50	437.50	412.50	431.25	431.25	431.25	431.25	1 1	431.25			
	Two bed, one bath								521.33	444.62	484.34	455.07	423.61	419.94	403.41	403.41	398.21	405.36	405.36	431.55	405.68	1 1	406.82			
	Two bed, two bath								528.00	777.47	743.88	659.43	666.57	574.36			412.50	450.00	450.00	437.50	450.00	1 1	453.13			
	Three bedroom								538.00	505.31	499.36	450.50	433.00	433.00	437.50	425.00	431.25									
	All	-							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	$\vdash$	426.60			
Southeastern	Efficiency								l								400	362.50	400.00	362.50	362.50	1 1	412.50			
Colorado	One bedroom					l	I		- 1		- 1						426.18	426.22	469.34	478.19	465.14	1 1	465.85			
	Two bed, one bath						- 1		l								474.35	499.34	517.32	490.91	487.85	1 1	513.83			
	Two bed, two bath						- 1		l								454.17 608.00	612.50	476 45	449 17	437.50	1 1	369 17			
	Three bedroom All								l								608.00 486.17	612.50 475.64	476.45 470.10	449.17 468.49	449.17 461.72		369.17 457.82			
Steamboat		$\vdash$			$\vdash$	$\rightarrow$	-		438 00	438 00	-		-				400.17	+/5.04	4/0.10	408.49	401.72	$\vdash$	407.62			
	Efficiency One bedroom						- 1		630.50	438.00 689.61	479.33	614 38	620 66	567 12	608 67	563.98	704 05	643 04	680 07	632 64	646.59	]	691 18			
Springs	Two bed one bath					l	I		797 29	834.76	713.26	594.98	638.00	493.99	598.42	563.98 529.75	704.05 820.83	627.80	624.04	585.34	612.50	] [	598.11			
	Two bed, one bath					l	I		858 59	911.04	574.54	1128 00	831.75	1220.29	887.50	826.00	900.00	660 44	682.56	678.00	684.88	] [	700.58			
	Three bedroom				I	l	I		1169 25	1013 00	514.54	1128.00	831.75 1138.00	717 17	1037.50	1009.22	1127.36	1017.50	1121 07	1106.94	1086.82	1 1	1064.38			
	I nree bedroom								767.71	794.59	572.03	863.45	757.66	788.38	699.75	1009.22 654.02	807.67	697.06	730.87	701.48	714.56	1 1	741.04			
Sterling	Efficiency	$\vdash$			<del>  </del>		-		101.11	104.08	J12.U3	000.40	131.00	100.30	039.13	034.02	007.07	001.00	130.07	212.50	212.50	$\vdash$	7+1.04			
g	One bedroom								l								258.63	253.86	372.75	257.73	258.79		266.32			
	Two bed, one bath								l								381.56	392.61	473.13	393.93	390.17		421.99			
	Two bed, one bath					l	I		- 1		- 1						301.30	332.01	770.10	333.33	412.50		721.00			
	Three bedroom					l	I		- 1		- 1						442.19	429.92		463.33	467.50	] [	465 36			
	All								l								314 68	311 22	428.15	314 97	317.60	1 1	333.58			
Summit	Efficiency	588 00	419.25	438.00	398.26	372.62	-	445.32	393.88	427.00	394.45	468.88	505.50	404.38	562.50	687.50	517.00	571.22	-120.10	017.01	577.00	$\vdash$	837.50			
County	One bedroom	614.57	672.18	501.57	703.91	607.92	625 50	605.76	653.72	573.01	641.95	662.55	679.02	661.00	610.38	702.32	710.47	774 04	581 17	771 93	574 43		603.13			
County	Two bed, one bath	722.68	750.14	710.70	770.47	799.07	713.61	652.10	740.62	794.68	781.22	723.57	823.42	801.14	773.68	791.67	906.82	870.36	932.91	839.35	838.98	]	796.43			
	Two bed, two bath	914.97	934.67	953.18	1091.36	1025.50	907.64	867.14	959.05	889.96	857.00	831.14	1027.29	825.18	794.77	844.81	921.12	953.68	978.38	1112 50	1112.50	] [	789.20			
	Three bedroom	829.35	847.18	953.16 852.15	925.50	990.54	856.33	983.86	869.36	908.69	852.81	930.16	964.84	1021.93	883.78	981.49	1040.00	1055.30	1042.99	975.82	970.49	1 1	933.70			
	All	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		800.72			
		101.01	110.23	120.03	004.14	117.13	700.17	104.00	174.30	122.40	107.01	170.32	000.41	100.44	110.90	000.01	04 I.#U	000.00	010.21	JUZ.30	017.72		000.72			

\*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 'Tental 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)

		1996	19	97	199	98	199	99	2000		20	01	20	02	20	03	20	04	2005			2006			20	07	$\neg$
Market Area		3rd-1996	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st-2000	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									428.91 441.23 435.98	427.91 395.69 411.23	399.21 308.21 311.21	208.39 389.43	413.00 554.18 524.08	312.23 544.92 410.93	362.50 400.55 418.65	405.36 422.27 394.42	412.50 407.18 418.65	337.50 421.37 408.27	406.25 472.36 408.27	372.50 479.40 408.27	379.50 502.14 408.27		476.73 422.88			
Aspen	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	1065.45 1072.12 965.45	1074.55 1089.15 989.23	1078.41 1121.11 1001.11	998.11 1051.98 905.31	1098.97 1151.67 1229.50	988.11 1137.56 1221.33	949.95 1136.23 1122.42	948.23 1136.99 1125.97	951.23 930.50 928.51 1085.09	956.31 919.69 929.61 1041.23	1311.21 1123.90 1088.00 1639.37	1063.00 982.44 1138.00	938.00 1006.79 1047.65	939.68 1075.69 1018.94	906.05 874.26 1023.31	1787.50 865.76 986.15	1119.64 1138.92 1087.50 984.46	550.00 1087.92 937.33	1087.50 1022.64 923.84 1108.78	1487.50 1135.00 1107.71 1081.93	1602.50 1281.25 989.22 1160.14		1138.19 1016.76 1170.78			
Buena Vista	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									640.98 721.23	641.23 669.23	621.97 641.32	525.81 516.51	529.99 521.41	230.39 523.69	491.07	497.02	485.71	488.10	457.69	457.69	507.14		507.74			
Canon City	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									224.17 549.07	489.23 541.29	327.13 509.52 488.00	442.42 608.65 481.38	583.90 499.06 525.00	585.97 494.69 518.92	385.42 516.35 512.50	408.13 533.79	563.75 535.00	417.50 510.00	454.17 570.31 510.00	498.37 615.00 525.00	606.00 612.50 525.00		612.50 562.50 540.00			
Colorado Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	371.23 454.38 473.80 565.60	438.14 461.31 448.15 563.38	430.97 448.96 464.29 585.70	424.04 470.09 481.21 605.97	430.05 495.24 454.23 611.54	422.39 448.12 494.11 613.55	420.49 433.77 457.17 625.61	450.72 478.84 499.07 660.75	467.11 491.71 540.42 705.95	453.87 485.89 547.29 669.89	479.37 496.91 576.38 717.91	506.22 519.15 562.95 688.81	527.81 501.67 566.06 670.89	520.18 483.54 524.80 700.23	524.49 482.13 548.71 696.03	528.19 498.87 533.89 677.54	532.14 452.53 502.41 718.72	535.80 441.07 520.17 698.52	534.32 447.60 475.24 598.69 783.72 638.23	581.06 446.00 534.73 614.16 771.39 730.90	598.23 467.70 512.18 621.98 788.67 693.48	557.67 469.34 489.56 598.93 777.88 624.32	596.71 493.83 543.81 621.91 788.99 661.60			
Durango	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	625.33 571.75 690.11	446.33 371.33 663.51	476.89 370.23 662.47	351.68 365.12 530.29	406.70 568.25 578.50	425.97 611.23 588.61	629.31 565.13 522.47 821.71	564.25 497.83 747.82 882.96	454.67 429.73 653.79 902.23	663.00 611.55 626.19 827.41	713.00 726.25 648.16 889.73	649.11 647.51 686.64 890.47	688.50 528.85 695.55 833.78	640.78 539.62 670.35 783.69	762.50 662.15 630.03 783.19	537.50 660.49 632.86 863.12	498.21 611.20 634.02 856.13	466.67 634.20 630.28 847.18	662.50 690.42 545.49 861.36	516.67 658.96 725.26 870.57	516.67 645.43 802.19 874.22		747.68 851.07			
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	825.23 832.03 915.83	820.33 1022.29 873.29	825.34 967.85 907.39	824.23 968.54 906.11	931.89 1055.69 998.57	932.41 931.97 648.99	937.23 941.35 889.77 985.61	969.23 957.39 943.98 1015.39	929.23 950.59 1010.26 984.97	935.67 952.69 998.51 1021.99	638.00 388.00 893.55 1044.65	688.00 1032.29 633.97 1012.81	725.99 1029.36 800.94 959.86	745.63 1052.37 812.59 980.22	1009.23 1214.58 992.94	756.64 1111.31 1022.77	967.50 1064.19 1030.40	637.50 925.35 1079.20	946.09 1095.64 1084.49	910.99 1082.41 1143.62	987.50 1010.12 1088.82 1013.01		838.07 1125.98 1128.46			
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	825.23 832.03 915.83	820.33 1022.29 873.29	825.34 967.85 907.39	824.23 968.54 906.11	931.89 1055.69 998.57	932.41 931.97 648.99	937.23 941.35 889.77 985.61	969.23 957.39 943.98 1015.39	929.23 950.59 1010.26 984.97	935.67 952.69 998.51 1021.99	638.00 388.00 893.55 1044.65	688.00 1032.29 633.97 1012.81	725.99 1029.36 800.94 959.86	745.63 1052.37 812.59 980.22	1009.23 1214.58 992.94	756.64 1111.31 1022.77	967.50 1064.19 1030.40	637.50 925.35 1079.20	687.50 535.34 562.37 710.71 756.89 1055.60	736.03 558.91 581.92 767.54 725.20 1031.04	682.14 601.06 613.75 708.91 806.72 1110.86	677.68 709.80 563.58 728.70 741.32 1153.93	766.91 680.55 765.96 756.50 722.83 1106.52			
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	354.91 348.94	369.90 463.73	371.12 483.11	279.89 464.08	303.81 319.51	298.92 330.49	317.49 410.52 369.23	291.95 397.17	321.35 347.49 504.52	333.21 276.94 356.69	356.94 358.11 284.76	371.19 396.58 380.50	352.39 439.17 290.17 173.10	394.95 348.65 334.25 252.58	312.50 347.43 297.73 154.09	330.00 365.64 325.68 646.42	313.69 425.42 273.84	313.69 368.03 273.26	317.93 416.96 274.71	409.23 273.55	316.07 397.59 406.15		324.40 399.80			
Glenwood Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	759.87 493.01	707.23 524.11 497.72	696.33 754.83 505.23	689.77 848.99 496.23	758.95 925.11 601.58	628.96 661.93	695.14 747.09 497.72 740.68	694.23 749.23 501.23 743.23	681.18 680.88 610.41	980.23 670.23 905.97	668.36 671.18 545.41 1066.66	623.00 882.13 545.41 521.12	693.00 800.50 681.33	612.33 755.99 825.77	525.00 546.11 728.97	554.17 751.33 650.00	671.31 671.57 639.19	706.62 646.72 620.83	669.93 671.53 637.50	749.94 702.96 728.82	739.06 663.06 920.83		898.55 542.24 879.24			
Grand Junction	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	369.39 366.72 476.13	373.05 409.25 482.24 412.14	376.44 398.15 449.78 560.46	381.11 421.48 475.28 519.82	376.30 402.42 492.25 560.92	374.38 410.18 446.93 619.50	392.24 434.08 463.83 635.98	401.23 445.61 465.23 659.23	411.52 449.57 501.36 595.56	411.39 450.23 482.37 594.97	419.16 413.30 482.65 503.43	419.93 431.01 521.18 598.77	445.50 441.70 498.17 524.73	130.26 431.29 462.39 512.99	512.67 427.11 506.16 493.86	425.39 441.97 487.26 405.64	429.62 468.09 567.47 469.59	424.75 475.12 543.55 465.99	463.18 505.64 514.75 470.24	557.81 808.38 537.89 516.22	462.03 558.89 620.87 551.00	458.25 558.46 640.06 524.54	458.96 609.76 645.23 525.62			

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

#### **AVERAGE RENTS BY SIZE OF BUILDING**

(In Dollars)

		1996	19	97	19:	98	199	99 I	200	00	200	01	20	02	20	03	200	04	200	05		2006	Т		20	07	$\overline{}$
Market Area		3rd Qtr	1st Qtr		1st Qtr	3rd Qtr		3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr		4th Qtr						
	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	759.87 493.01	707.23 524.11 497.72	696.33 754.83 505.23	689.77 848.99 496.23	758.95 925.11 601.58	628.96 661.93	695.14 747.09 497.72 740.68	694.23 749.23 501.23 743.23	681.18 680.88 610.41	980.23 670.23 905.97	668.36 671.18 545.41 1066.66	623.00 882.13 545.41 521.12	693.00 800.50 681.33	612.33 755.99 825.77	525.00 546.11 728.97	554.17 751.33 650.00	671.31 671.57 639.19	706.62 646.72 620.83	669.93 671.53 637.50	749.94 702.96 728.82	739.06 663.06 920.83		898.55 542.24 879.24			
Grand Junction	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	369.39 366.72 476.13	373.05 409.25 482.24 412.14	376.44 398.15 449.78 560.46	381.11 421.48 475.28 519.82	376.30 402.42 492.25 560.92	374.38 410.18 446.93 619.50	392.24 434.08 463.83 635.98	401.23 445.61 465.23 659.23	411.52 449.57 501.36 595.56	411.39 450.23 482.37 594.97	419.16 413.30 482.65 503.43	419.93 431.01 521.18 598.77	445.50 441.70 498.17 524.73	130.26 431.29 462.39 512.99	512.67 427.11 506.16 493.86	425.39 441.97 487.26 405.64	429.62 468.09 567.47 469.59	424.75 475.12 543.55 465.99	463.18 505.64 514.75 470.24	557.81 808.38 537.89 516.22	462.03 558.89 620.87 551.00	458.25 558.46 640.06 524.54	458.96 609.76 645.23 525.62			
Greeley	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	444.23 466.00 475.54 512.81	506.23 459.39 468.19 490.83	503.00 449.80 457.40 455.31	487.72 482.99 449.58 505.42	488.53 488.00 458.70 555.08	546.90 509.23 453.22 567.39	458.69 492.01 509.62 625.31	584.87 495.23 525.47 589.74	589.79 501.18 505.12 550.33	310.12 524.57 516.62 675.23	629.07 530.90 574.62 611.94	629.07 531.94 545.22 615.87	497.70 546.33 713.39	588.00 496.28 567.76 652.39	632.50 532.00 587.50 595.02	514.95 514.57 551.90 626.07	540.02 535.32 586.62 676.51	945.36 466.30 519.09 636.39	563.83 527.29 522.93 581.54 709.80	542.68 594.75 587.38 593.46 704.58	540.43 516.46 590.67 610.05 726.15	584.29 428.66 546.33 590.17 698.08	557.50 514.35 497.42 585.04 737.55			
Gunnison	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									489.31 511.64 620.31	495.67 295.69 621.33	459.87 553.00 488.00	488.00 508.16 488.00	538.47 500.50	538.51 500.25	529.59 512.50	487.50 546.68 584.58	387.50 479.03 462.50	537.50 528.18 554.17	529.88 550.00	612.50 558.56 554.17	567.58 553.75		565.23 550.00			
Lake County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	364.67 451.23	309.00 449.23	312.11 461.23	302.33 441.56	511.23 652.41	629.67	512.31 651.96	521.42 655.23	405.69 688.40 515.23 608.87	406.97 980.12 509.23 570.23	613.00 769.25 510.96 583.83	611.21 596.75 470.94	599.72 550.73	608.99 551.21	526.29 461.33 503.43	500.00 585.04 519.12	450.00 440.78 504.81	426.79 479.71 504.81	464.14 504.81	525.00 539.96	531.25 537.50		562.50 499.80			
Montrose	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									509.65 529.69	539.61 551.97	541.93 527.11 552.75	514.66 552.40 551.21	493.70 530.61	500.11 540.23	561.48 590.44	532.05 587.50	571.51 532.17	569.04 584.56	596.48 541.67	622.02 482.55	526.43 579.51		611.68 538.95			
Pueblo	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	352.51 384.26 479.61 449.52	379.60 419.04 416.31 448.01	366.98 428.13 341.54 450.39	400.64 421.53 324.32 403.56	419.34 424.58 324.79 449.32	398.76 420.64 405.12 441.23	399.10 370.39 334.53 445.95	424.30 417.13 346.81 441.21	435.67 420.95 586.93 487.92	425.03 422.04 492.61 478.26	427.91 435.37 413.61 509.91	436.95 463.39 597.01 492.93	428.20 447.59 496.33 473.07	452.27 434.61 472.24 479.22	436.61 429.34 502.75	403.97 480.71 436.50	412.92 445.18 521.09	446.46 416.24 600.97	402.85 419.32 528.38 480.32 389.48	418.41 413.32 522.15 474.62	456.44 413.21 520.08 513.81	496.47 438.16 487.45 486.46	546.88 470.57 495.24 509.18			
Salida	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									494.19 504.97 475.69	495.61 505.69 515.97	394.03 548.26 516.92	391.28 541.23	413.00 490.05	410.87 489.56	412.50 437.50	409.17 437.50	410.83 412.50	417.67 431.25	417.67 431.25	433.19 431.25	417.50 431.25		419.17 431.25			
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up																	450.00 422.33 561.61	423.25 550.31	421.88 475.46 464.06	465.63 462.91 480.63	465.63 452.06 481.88		461.88 484.05 419.38			
Steamboat Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									789.23 811.23 751.29	790.13 816.93 781.98	796.21 577.41 542.98	621.42 607.15 578.45 1003.58	612.47 564.89 834.08	545.67 600.27 865.23	583.89 577.95 867.65	659.84 478.78 836.80	785.37 716.63 914.20	528.99 632.18 841.80	618.06 908.30	547.61 562.18 917.77	602.03 568.46 916.14		588.66 634.72 916.14			
Sterling	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up																	258.63 381.56 243.18	253.86 392.61 242.95	373.61 430.37	404.77 339.00 250.00	401.14 333.61 255.23		401.14 371.33 260.91			
Summit County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	852.62 701.46	988.00 840.50 710.55	705.30 753.71 474.21	665.11 700.11 425.11	931.75 884.49 667.44	869.58 625.50 777.02	1242.41 822.37 734.41	1211.21 841.23 736.11	919.98 558.45 783.98	841.29 560.23 782.95	746.04 504.54 802.84	804.67 539.84 804.91	612.47 564.89 834.08	572.23 525.69 789.23	1075.74 567.50 784.52	1093.75 799.17 818.85	916.86 929.17	945.00 787.17 929.83 1046.31	1210.00 837.50 730.90 998.71	1112.50 689.17 976.68 916.27	680.83 801.27 917.46		1239.17 721.83 842.79 749.40			

<sup>\*</sup>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	19	98	19	199	20	00	20	01	20	02	20	03	20	04	20	05		2006			20	07	
	Building	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr													1st Qtr		4th Qtr	1st Qtr	2nd Qtr		4th Qtr
Alamosa	To 1959 1960-69																							
	1970-79																							
	1980-89																390.63	331.25	331.25		384.38			
	1990-99																393.75	612.98	574.09		547.59			
	2000-04																							
	2005+																							
Aspen	To 1959																	1487.5	1587.50					
	1960-69																1087.50							
	1970-79																745.83	1072.59	825.61		776.67			
	1980-89																1104.32	1081.93	1160.14		1170.27			
	1990-99 2000-04																1087.50	1140	1190.00		1237.5			
	2005+																							
Buena Vista	To 1959																							
Buona viola	1960-69																							
	1970-79																525.00	525	525.00		529.17			
	1980-89																							
	1990-99						l												587.50		587.5			
	2000-04						l																	
	2005+																							
Canon City	To 1959																	498.37	606.00		612.5			
	1960-69						l																	
	1970-79																510.00	525	525.00		540			
	1980-89 1990-99																							
	2000-04																570.31	615	612.50		562.5			
	2005+																							
Colorado Springs	To 1959	428.60	464.86	449.74	492.17	498.36	482.51	554.63	635.94	596.62	574.43	596.65	582.38	568.15	521.11	501.64	489.67	458.59	487.93	529.40	517.81			
g-	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	523.66			
	1970-79	479.75	503.63	531.17	543.75	557.54	610.11	621.38	611.53	612.28	612.99	602.55	586.12	546.36	576.49	563.52	546.85	552.28	554.48	551.90	560.10			
	1980-89	637.72	645.63	655.96	644.50	679.34	699.32	711.11	747.09	713.57	667.79	690.78	697.81	669.84	702.06	684.21	680.41	710.22	757.21	740.53	768.75			
	1990-99	729.46	838.29	800.06	896.81	913.87	986.48	902.15	906.33	867.84	844.55	868.29	870.81	859.64	887.94	898.07	953.22	921.17	894.55	826.95	935.00			
	2000-04																931.43	915.01	857.55	904.39	907.32			
	2005+																							
Durango	To 1959																							
	1960-69 1970-79																							
	1980-89																549.19	725.26	802.19		643.58			
	1990-99																727.33 809.37	664.38 782.55	657.81 758.31		734.62 801.26			
	2000-04																009.57	913.75	928.13		928.13			
	2005+																	010.70	020.10		020.10			
Eagle County	To 1959															-								
'	1960-69						l																	
	1970-79						I										1072.00	1104.5	782.71		1084.75			-
1	1980-89						l										1024.95	1059.51	1089.08		1272.86			
	1990-99																1090.41	1130.17	1137.03		1074.3			
	2000-04						l											941.5	1029.17		1029.17			
Fort Collins/Loveland	2005+ To 1959	381.37	538.00	524.61	499.78	F17.00	518.41	492.73	434.62	500.07	532.64	524.76	488.89	494.64	494.64	583.52	604.47	554.69	590.00	543.75	571.88		$\vdash$	
or Commis/Loveland	1960-69	381.37 534.03	538.00 538.83	524.61 556.27	499.78 582.05	517.62 589.23	518.41 587.83	492.73 639.17	434.62 625.56	529.67 592.94	532.64 603.09	524.76 622.54	488.89 863.33	494.64 767.36	494.64 700.22	583.52 561.67	563.43	554.69 616.71	590.00 671.24	543.75 620.51	5/1.88 698.42			-
1	1970-79	535.88	511.97	588.59	616.89	639.63	593.30	593.82	641.68	638.45	579.98	571.98	982.54	321.65	584.87	290.83	632.73	581.40	575.16	597.95	622.09			
	1980-89	673.08	703.70	701.37	717.90	715.36	692.48	715.85	727.15	751.22	704.05	705.37	880.84	500.33	872.07	949.16	764.94	834.17	773.68	789.78	788.25			
	1990-99	563.09	734.56	721.23	741.14	759.31	678.27	814.21	765.56	814.34	849.06	910.45	1065.32	730.86	1077.61	995.09	789.14	726.12	792.38	853.48	816.99			
	2000-04						l				1						782.42	787.84	856.00	818.20	817.02			
	2005+																				920			
Fort Morgan/Brush	To 1959																317.93		316.07		324.4			
	1960-69						l																	-
	1970-79						l										297.49	332.91	417.44		429.33			-
	1980-89						l										487.78	449.21	374.61		378.64			
1	1990-99						l																	
1	2000-04 2005+						l																	
1	~UUJT		1	1	1	1							i	· •										

<sup>\*</sup>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 BY AGE OF BUILDING (CONTINUED) (In Dollars)

Series Series   1918	Market Area	Age of	19	98	19	199	200		200		20		20		20	04	200	05		2006			20		
Secretary   Secr		Building	1st Qtr	3rd Atr	1st Qtr	3rd Atr	1st Qtr	3rd Atr	1st Qtr	3rd Atr	1st Qtr	3rd Atr	1st Otr	3rd Atr	1st Qtr	3rd Atr	1st Qtr	3rd Atr		3rd Atr	4th Qtr		2nd Qtr	3rd Atr	4th Qtr
Section   Sect	Glenwood Springs																								
Section   Sect								- 1																	
Second   S								- 1																	
State   Stat								- 1											696.63						
Section   Sect						l		- 1										637.50	I	920.83		879.24			
State   Stat						l		- 1											1085.71			- 1			
Section   Sect							$\vdash$	$\overline{}$											$\rightarrow$			_	_		
Section   Sect	Grand Junction																	250.92	300.94						
Section   Sect																		400 50	670.00						
Section   Sect																									
Complete																									
Section   Sect			400.00	401.72	401.20	401.00	020.07	010.00	010.00	475.00	000.01	0/2./0	014.00	011.77	472.20	010.44	020.70	007.00			040.00	000.00			
State   Stat								- 1											000.00	020.10		- 1			
March   Marc	Greelev		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					426.56			-
March   Marc	,	1960-69												532.14		437.50		437.50	639.34	375.00		]			
Second   S		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	573.63	567.05			
Summor Sold Summor Sold Summor		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	624.36	636.11			
Common   C						771.68	775.71	710.02	702.29	712.61	715.29	811.95	813.56	820.72	738.47	804.07	712.77								
Surfield								- 1										810.66	735.80	734.65	750.77	811.54			
1900 00   1900																									
1985   1985	Gunnison							- 1										525.00	542.50	547.50		570.00			
1980-96   1980	1							- 1									I	l	J	- 1		- 1	- 1		I
1980-98   1980								I	I							I	I	550.00		553.75		550.00	I		I
200 0.04   1								- 1									I	l	583.04			E20.5	- 1		
2054 OCUPY 170 150 150 150 150 150 150 150 150 150 15	1							I	I								I	l	l	642.86	ı	573.21	- 1		
Sales County	1							I	I								I	l	l	- 1	ı	I	- 1		
1900-190   1900-190	Lake County			<b>—</b>	$\vdash$	$\vdash$	$\vdash$										-			-	$\rightarrow$		-		$\vdash$
900-00-00-00-00-00-00-00-00-00-00-00-00-	Land County							I	I							I	I	504.94	l	ı		I	I		I
1965-96   1965								- 1										304.01	525.00	531.25		562 50			
190-90   1								- 1										443.75							
Mortrose   10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								- 1																	
Montrouse   5005   Montrouse   10 1505   Mon								- 1										477.00	400.00	400.00		017.01			
1900-049   1900-049								- 1											I			- 1			
1900-049   1900-049	Montrose																								
1980-269   1980-269								- 1										452.50	562.50			468.75			
1900-06		1970-79						- 1										456.62	474.42	476.73		569.79			
Pueblo 9006-		1980-89						- 1										664.77	812.50	596.03		624.01			
Pueblo 70.59								- 1											587.50	637.50		400.00			
Pueblo 10 1999 304.32 378.07 370.81 393.17 345.32 401.39 464.44 401.74 401.75 405.17 401.75 4								- 1										577.50	I			- 1			
1906-06   352.5   306.3   306.0   306.0   306.0   306.0   306.0   375.2   447.15   406.2																									
1977-79   1412.8   433.42   444.42   443.26   441.51   462.36   446.27   471.51   462.36   446.27   471.51   476.66   461.75   473.56   471.56	Pueblo	To 1959																							
1980-89   4-84 04   442.07   413.59   457.29   457.29   458.29   415.00   415.00   448.05   867.05   567.00   567.00   785.10   747.60   785.05   696.20   696.50   757.54   757.64   786.04   448.05   687.00   635.57   641.35   680.25   687.00   785.10   747.60   786.06   645.80   757.54   747.60   786.06   647.37   787.60   786.06   647.37   787.60   786.06   647.37   787.60   787.60   786.06   647.37   787.60   7																									
1990-99 1994-43   \$25.50   \$511.23   \$54.05   \$33.45   \$77.54   \$75.04   \$459.05   \$681.05   \$635.77   \$41.35   \$690.52   \$87.50   \$785.15   \$787.65   \$69.55   \$782.65   \$646.83   \$77.54   \$878.50   \$878.50   \$881.65   \$11.07   \$784.55   \$47.77   \$878.50   \$881.65   \$11.07   \$784.55   \$47.77   \$878.50   \$878.50   \$881.65   \$11.07   \$784.55   \$47.77   \$878.50   \$87															484.94										
2000-04 2005-1 2																									
Salida 10 1959 190-09 1			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								
Salida								- 1										581.85	619.10	/84.56	467.37	878.93			
1990-99   1990	Calida				_	-	-	-	-			_			_	-	-		-	-		-	-		-
1970-79   1980-99   2000-04   2005+	Saliua							- 1											I			- 1			
1888-89   417.67 433.19 417.50 419.17   2005+ 2000-04 2000-04 2005+ 2000-04 20								- 1											I			- 1			
1990-99 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2000-04 2005+ 2000-04 2000-04 2005+ 2000-04 2000-0								- 1											I			- 1			
2000-04 2005+ 2005+ 2005+ 2005+ 2005+ 2006-05								- 1										417.67	433.19	417.50		419.17			
Southeastern To 1969 Colorado 190-90	1							- 1								I							- 1		I
Colorado  1896-89 1907-99 1908-89 1909-99 2000-04 2005-8  Steamboat Springs To 1959 1909-99 2000-04 2008-8  Steamboat Springs To 1959 1909-99 2000-04 2008-8  Steamboat Springs To 1959 1909-99 2008-8  St	1							- 1								I		l	J	- 1		- 1	- 1		I
Colorado  1896-89 1907-99 1908-89 1909-99 2000-04 2005-8  Steamboat Springs To 1959 1909-99 2000-04 2008-8  Steamboat Springs To 1959 1909-99 2000-04 2008-8  Steamboat Springs To 1959 1909-99 2008-8  St	Southeastern	To 1959																401.25	418.75	418.75		477.25			
1980-89 2000-04 2005+ 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2005+ 2000-04 2000-04 2005+ 2000-04 20	Colorado	1960-69						I	I								I	493.75	421.88	421.88	ı	500.00	- 1		
1990-99   2000-04   2005+   2005+   2000-04   2005+   2000-04   2005+   2000-04   2005+   2000-04   2005+   2000-04   2005+   2000-04   2005+   2000-04   2005+   2000-04   2005+   2000-04   2005+   2000-04   2000-0	1							I	I								I	477.27			ı		- 1		
2000-04 2005-1 2	I							- 1									I	l	458.59	458.59		456.25	- 1		I
Steamboat Springs 7s 1959   1980-89	1							- 1										l	J	- 1		- 1	- 1		I
Steamboat Springs 7o 1690   1900-09   1900-09   1900-09   1900-04   1900-09	1							- 1										l	J	- 1		- 1	- 1		I
1980-69 190-89 190-89 190-99 2000-04 2000-04 2008-0 2008-0 2009-04 2008-0 2008-	Cteambert					$\vdash$	oxdot																		$\Box$
1377.79 1808.99 1808.99 1809.99 2000.04 2005+  Sterling To 1999 1808.00 1877.79 1808.00 1809.99 2000.04 2005 2005 2005 2005 2005 2005 2005 20	Steamboat Springs							I	I							I	I	ļ	l	ı		I	I		I
1980-89 1990-99 2000-04 2000-0	1							- 1										l	J	- 1		- 1	- 1		I
190.99 200.04 200.04 200.91 200.92 200.93 200.94 20								- 1												enn c :			- 1		
2000-04 2005-1 2	1							- 1															- 1		
Sterling   To 1989	1							- 1								I		908.30	917.77	916.14		916.14	- 1		I
Sterling								I	I							I	I	ļ	l	ı		I	I		I
1980-89	Sterling						$\vdash$											420.20	-+						$\vdash$
1377.79 1880-89 1880-89 1880-99 2000-04 2005**  Summit County To 1889 1889-89 1890-99	O.C. IIIIg							I	I							I	I	439.30	427 50	427 EA		427 50	I		I
1980-89   382.50   296.17   296.51   298.55   498.39   449.21   457.12   296.25   298.55   498.39   449.21   457.12   296.25   457.12   296.25   457.12   296.25   457.12   296.25   457.12   296.25   49	1							I	I							I	I	412 50					I		I
1990.99 408.39 449.21 457.12 2000-04 2008+ 2008+ 2008-04 2008-	I							- 1															- 1		I
2000-04 2005+   201	I							- 1										552.50					- 1		I
2005+	1							- 1										l				.5112	- 1		I
Summit County To 1959 1960-69 1970-79 1980-89 1980-99 1990-99 1990-99 1990-99 1990-99 1990-97								I	I							I	I	ļ	l	ı		I	I		I
1990-99 893.45 868.75 760.59 1990-99 9 9 1990-99 1991.09 991.08 998.02 876.22 2000-04 9 193.97 917.46	Summit County	To 1959																1							
1980-99 2275.00 362.50 1990-99 955.40 991.08 986.02 876.22 2000-04 1103.97 916.27 917.46	Í							I	I							I	I	ļ	l	I		I	I		I
1880-99 227.50 382.50 1890-99 9.55.40 991.08 986.02 876.22 2000-04 9.1103.97 916.27 917.46	I							- 1									I	893.45	868.75	- 1		760.59	- 1		I
1990-99 91.08 986.02 876.22 2000-04 1103.97 916.27 917.46	İ							- 1	- 1									237.50	ı	362.50		- 1			
		1990-99						I	I							I	I			986.02		876.22	I		I
	1							- 1										1103.97	916.27	917.46		- 1	- 1		I
		2005+					لـــــا																		

<sup>\*</sup>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.

#### **MEDIAN RENT BY MARKET AREA**

(In Dollars)

	1999	20	00	20	01	20	02	200	03	200	)4	200	)5		2006			20	07	
Market Area	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr												
Alamosa									364.54	408.25	407.40	390.14	407.37	393.11	405.17		417.60			
Aspen									986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47		1187.46			
Buena Vista									501.00	502.14	401.00	476.00	442.25	442.25	476.00		501.00			
Canon City									504.49	527.77	538.85	512.40	515.00	518.19	522.69		547.69			
Colorado Springs									649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	677.57			
Northwest									727.32	759.39	658.72	712.56	775.60	795.20	750.45	793.38	761.10			i
Northeast									653.07	593.84	705.67	661.64	637.74	670.91	682.56	642.92	662.87			i
Far Northeast									- 1		754.07	716.63	787.29	781.61	734.27	692.50	766.12			i
Southeast									601.75	577.92	600.54	627.01	609.33	621.15	606.30	497.81	524.89			i
Security/Widefield/Fountain									615.24	640.79	590.24	643.05	633.71	661.79	634.50	629.88	634.27			i
Southwest									679.98	670.50	699.79	642.76	678.89	705.71	795.75	757.47	786.16			i
Central									610.38	574.53	504.61	515.29	464.38	499.66	492.26	506.60	557.35			
Durango									708.39	743.47	705.78	736.00	772.43	776.85	794.75		801.25			
Eagle County									1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80		1098.14			
Fort Collins/Loveland									709.83	756.89	691.89	721.30	695.66	692.98	732.47	698.77	743.65			
Northwest									685.34	686.87	655.20	653.67	631.32	661.18	623.84	673.90	787.57			i
Northeast									545.05	689.37	686.84	664.65	683.02	753.66	778.34	557.82	660.38			i
Southeast									732.97	800.89	694.40	777.94	788.25	688.50	809.89	790.55	731.39			i
Southwest									719.75	708.65	645.54	673.19	642.89	700.92	692.27	696.67	728.22			i
Loveland									734.33	778.59	776.43	807.47	725.64	809.11	810.52	819.85	802.79			
Fort Morgan/Brush									291.99	380.86	379.27	336.94	322.59	375.52	404.33		393.71			
Glenwood Springs									614.97	661.42	648.43	624.44	685.14	706.66	727.83		756.95			
Grand Junction									497.51	459.89	494.13	492.94	498.46	523.89	602.09	556.00	571.86			
Greeley									566.76	553.78	644.90	592.31	573.21	609.27	613.77	608.98	598.14			
Gunnison									518.50	579.39	457.67	541.14	544.64	564.08	558.73		561.00			
Lake County									499.21	530.10	491.06	504.17	504.71	520.58	520.58		495.38			
Montrose									579.13	584.02	512.46	593.71	552.25	563.50	536.94		521.56			
Pueblo									476.52	472.60	432.29	445.02	441.35	442.19	445.41	455.66	439.90			
Northwest									421.83	466.97	612.46	2026.00	436.57	408.21	390.58	416.25	367.04			1
Northeast									462.14	474.42	462.25	501.93	477.01	470.40	477.76	513.94	462.70			l
Southeast									438.50	438.50	421.37	421.37	421.37	363.50		446.16	460.38			l
Southwest									483.81	473.94	411.86	416.05	412.03	420.22	420.57	424.86	423.63			L
Salida									433.81	433.29	413.50	422.47	422.47	429.65	422.25		422.34			
Southeastern Colorado											486.17	438.02	477.53	479.73	467.25		462.11			
Steamboat Springs									614.54	660.94	779.31	692.30	679.47	610.72	618.61		694.23			
Sterling											309.57	294.97	413.71	303.5	286.55		330.17			
Summit County									755.61	805.00	885.38	934.93	916.57	895.64	888.19		870.94			

<sup>\*</sup>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		20	00	20	01	20	02	20	003	200	04	200	05		2006			200	07	
Area	Apartment Type	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	Efficiency																			
	One bedroom								385.87	395.85	385.55	384.55	397.38	397.38	397.38		409.96			
	Two bed, one bath								338.50	410.95	451.63	416.63	410.93	387.51	408.81		441.56			
	Two bed, two bath												I							
	Three bedroom								271.83	426.00	513.50	363.50	405.17	405.17	530.17		780.00			
	All								364.54	408.25	407.40	390.14	407.37	393.11	405.17		417.60			
Aspen	Efficiency								488.50	751.60	778.50	561.71	715.29	774.75	891.00		891.60			
	One bedroom								711.23	939.94	948.73	1012.72	1057.48	1083.81	1136.71		1104.00			
	Two bed, one bath								825.74	1129.98	1114.54	1107.85	1244.75	1099.21	1230.91		1253.57			
	Two bed, two bath								997.57	988.50	1088.70	1088.50	1088.50	1138.50	1188.50		1237.81			
	Three bedroom									1280.69	1423.22	1263.50	1414.39	1438.50	1515.17		1512.14			
	All								986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47		1187.46			
Buena Vista	Efficiency																			
	One bedroom								464.13	494.75	388.50	439.13	439.13	439.13	439.13		438.60			
	Two bed, one bath								517.41	505.81	634.59	538.50	538.50	538.50	584.59		584.25			
	Two bed, two bath																			
	Three bedroom														J		]			
	All								501.00	502.14	401.00	476.00	442.25	442.25	476.00		501.00			
Canon City	Efficiency									288.50	538.50	288.50		388.50	613.50		613.00			
	One bedroom								344.88	349.75	638.50	338.50	363.50	520.79	613.50		613.00			
	Two bed, one bath								511.66	528.13	535.38	516.63	515.34	518.46	518.46		542.76			
	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		547.69			
Colorado	Efficiency								524.96	494.14	502.25	438.33	478.02	509.87	480.57	445.85	478.91			
Springs	One bedroom								590.16	555.46	596.66	543.56	586.89	593.39	592.09	570.37	591.71			
	Two bed, one bath								625.05	588.13	661.71	624.91	637.80	665.52	614.04	607.53	614.93			
	Two bed, two bath								797.67	818.38	842.82	831.16	812.58	846.87	847.93	840.24	884.34			
	Three bedroom								844.18	792.83	868.19	818.00	943.50	879.86	833.55	797.11	827.71			
	All								649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	677.57			
Durango	Efficiency								713.50	713.50	453.16	477.14	519.18	469.45	532.77		536.50			
	One bedroom								651.00	679.33	658.50	670.53	764.43	753.33	751.58		712.55			
	Two bed, one bath								695.64	756.39	679.85	787.54	576.00	792.88	802.21		829.23			
	Two bed, two bath								640.83	753.50	861.62	769.75	862.94	828.08	885.72		846.53			
	Three bedroom								804.47	1131.08	1113.50	993.65	926.00	1154.91	1179.91		1178.25			
Faula Oassats	All								708.39	743.47	705.78	736.00	772.43	776.85	794.75		801.25			
Eagle County	Efficiency								588.50	588.50	539.39	525.72	539.02	526.00	732.82		731.45			
	One bedroom								708.92	763.50	845.05	834.80	869.85	871.00	953.84		959.45			
	Two bed, one bath								1101.63	1012.46	1102.57	1062.71	1062.77	1110.75	978.08		1090.42			
	Two bed, two bath								1118.11	946.31	1088.50	1111.36	1135.69	1131.10	1217.12		1114.11			
	Three bedroom								1033.74	1096.60	1237.90	1281.11	1308.79	1305.26	1218.59		1335.82			
Fort Collins	7						<del>                                     </del>		1101.39	1000.43	1088.86	1063.78 436.13	1067.35 468.50	1112.84 489.72	1090.80 485.90	474.00	1098.14 512.25	-		
Loveland	Efficiency One bedroom								645.71 697.14	269.83 692.42	537.20 659.80	436.13 647.11	468.50 650.09	489.72 638.99	485.90 676.82	471.83 603.89	512.25 645.58			
Loveidila															1					
	Two bed, one bath								698.90	705.39 1226.00	668.97 707.49	672.41 790.43	669.20 772.88	687.58	687.41	698.97	735.00			
	Two bed, two bath Three bedroom								781.16 810.22	779.57	707.49 794.01		772.88 787.46	765.20 881.74	830.75 856.31	772.77 863.00	805.54 844.00			
	I nree bearoom								709.83	779.57 756.89	794.01 691.89	819.21 721.30	787.46 695.66	692.98	732.47	698.77	743.65			
Fort Morgan/	Efficiency						<del>                                     </del>		709.83	756.89 470.14	538.50	121.30	538.50	69∠.98	132.41	098.77	743.05			
Fort Morgan/ Brush	One bedroom								249.50	470.14 266.63	376.00	249.00	271.83	357.82	358.81		298.67			
DIUSII												248.92								
	Two bed, one bath								381.82	395.17	376.63	372.15	353.68	375.17	388.50		398.50			
	Two bed, two bath								F 40 5-	862.98	400.0	400.0	400 5-	504.0-	440.45		700 00			
	Three bedroom								543.50	1086.42	499.21	499.21	488.50	501.00	416.18		788.00			
	All								291.99	380.86	379.27	336.94	322.59	375.52	404.33		393.71			

<sup>\*</sup>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 muits rental losses equals effective rent.

## MEDIUM RENTS BY APARTMENT TYPE (CONTINUED)

View   View   14 Cot   345 Cot   3					1 40					0.4		-						0.5		0000					
State   Stat	Market	Apartment																		2006					
Property			1st Qtr	3rd Qt	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr								4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
The black one bash   Saila   70,000   100,00							l					l													
The local file local path	Springs						l					l													
The bedwom APT 2015 of 10.50 o							l					l													
A							l					l													
Common							l					l													
One bestions		7 111					_				-	_		614.97	661.42										
Two back one bash Two betto but	Grand Junction						l					l		400.00	444.00										
Two beds too both Three bedsoons  Grade 5 of 18							l					l													
Three between   Good   Gold							l					l													
March   Marc							l					l													
Milesters   Mile							l					l													
Two back some	Croolou				1		_					_											_		
Two book one bath for book one bath for book for the bath for book	Greeley						l					l													
Two bests two bank Three bestsorm Th							l					l													
Three bedroom							l					l													
All							l					l													
Common   C							l					l													
One bedrecom     470 71   427   428   44.50   4128   415 17   47.43   50   50   50   50   50   50   50   5	Gunnison	7 (1)												300.70	333.70	044.50	332.31	373.21	000.27	013.77	000.30	330.14			
Two best, now buth   100 per to buth   100 per					I	l	l					I		470 17	425 17	429 13	464.93	482 88	475 17	474 33		517.80			
Two beds two bath					I	l	l					I									l				
Tree bedroom					I	l	l					I		020.00				332.40							
All					I	l	l					I		663.50				588 50							
Marco Court							l					l													
One bedroom   4,55,50   44-00, 43,556   44-00, 43,556   45-00   60,60   60,5	Lake County				t																				
Two best, one bath Three bestroom	Lune oddiny						l					l													
Two best voor bain   Three best room   All   A							l					l													
Three bedroom All All All All All All All All All Al							l					l													
All 49.2   So.10 49 10   So.41 7   So.2 8   So.5 8   40 5 8    All 49.2   So.7 0 49 10   So.4 7   So.2 8   50 5 8   40 5 8    All Control Efficiency One bedroom Two bed, one bath Two bedroom Two bed							l					l		613.50	613 50	613 50		613 50							
Montroon   Chedroom   Chedroom   Set 702   Set 34, 45, 68   617.78   592.25   Set 17   Co. 66.5   Set 17.42   Set							l					l							520.58	520 58		495.38			
One bedroom   1987 07   598.45   436.89   617.77   636.22   580.17   268.65   517.42   198.65   198.	Montrose	Efficiency																							
Two bed, two ball Three bedroom 626.00 63.00 515.00 531.00 676.00 676.00 623.00 621.00 620.00							l					l		587.02	593.45	436.98	617.78	592.25	580.17	626.63		517.42			
Two bed not ball Three bedroom		Two bed, one bath					l					l		481.00	489.46	509.33	493.50	519.75	537.90	526.00		520.00			
All (Filderroy One bedroom Tow bed, not bain Two		Two bed, two bath					l					l		553.50		663.50	518.50	531.56							
Pueblo   Cfficiency		Three bedroom					l					l		626.00		688.50	582.25	573.50	676.00	676.00		563.00			
One bedroom Tow bods, one bath Two bods, one bath T		All					l					l		579.13	584.02	512.46	593.71	552.25	563.50	536.94		521.56			
Two bed, one bath Two bed, two bath Two bed, two bath Two bed, two bath Two bed, two bath Three bedroom All All All All All All All All All Al	Pueblo	Efficiency												240.77	351.00	343.50	404.47	342.67	389.89	382.25	404.56	406.78			
Two bed, two bath Three bedroom		One bedroom					l					l		407.73	439.77	391.45	388.87	392.33	396.64	398.20	426.64	407.40			
Three bedroom		Two bed, one bath					l					l		492.48	507.68	444.44	472.72	472.00	485.54	489.24	471.00	472.55			
All #76.52 472.60 432.50 445.02 441.35 442.19 445.41 455.66 439.90   Salda Efficiency		Two bed, two bath					l					l		528.84	561.28	615.49	604.98	607.45	780.17	802.89	543.37	806.45			
Efficiency		Three bedroom					l					l		621.70	618.88	604.04	607.79	591.71	643.50	614.16	560.33	611.91			
Company		7 (1)												476.52	472.60	432.29	445.02	441.35	442.19	445.41	455.66	439.90			
Two bed, one bath Two bed, two bath Three bedroom All Efficiency Colorado Pala (1997)  Sterling Efficiency Colorad	Salida						l					l													
Two bed, two bath Three bedroom All Steamboat Efficiency One bedroom  Efficiency One bedroom  All Steamboat Efficiency One bedroom  Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Two bed, one bath Two bed, two bath Two bed, one bath Two bed, two bath Two bed, one bath Two bed, two bath Two bed, t							l					l													
Three bedroom All All All All All All All All All Al							l					l		412.25	412.25										
All 433.81 433.99 413.50 422.47 422.67 422.65 422.25 422.34 5.  Southeastern Efficiency One bedroom One bedroom Wilson Ball Two bed, one bath Three bedroom Ball Two bed, one bath Two bed, one							l					l					481.00	481.00	401.00	481.00		480.80			
Southeastern   Efficiency   General Colorado   Gene							l					l													
Colorado   Che bedroom   Che											$\vdash$			433.81	433.29	413.50									
Two bed, one bath Two bed, two bath Three bedroom All Steamboat Sterling Efficiency One bedroom Two bed, two bath Two bed, two bath Two bed, two bath Three bedroom All Sterling Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Three bedroom Two bed, one bath Three bedroom All Sterling Efficiency One bedroom Two bed, one bath Three bedroom All Sterling Efficiency One bedroom Two bed, one bath Three bedroom All Sterling Efficiency One bedroom Two bed, one bath Three bedroom All Summit Efficiency One bedroom Two bed, one bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, two bath Three bedroom Two bed, one bath Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Three bedroom Two bed, one bath Two bed, two bath Two bed, one bath Two bed, one bath Two bed, two bath					I	l	l					I													
Two bed, two bath Three bedroom	Colorado			l	1	l	I					ı													
Three bedroom All Bleamboat Efficiency One bedroom Two bed, noe bath Two bed, noe bath Two bed, one bath Three bedroom Two bed, one bath Two bed, one bath Three bedroom Two bed, one bath T				l	1	I	l					I					499.34	556.21	478.63		- 1	483.20			
All Sizemboat Efficiency One bedroom					I	l	l					I					000 =-	,	200.10		l	000			
Steamboat   Efficiency   Septings   Steamboat   Septings   Septings   Steamboat   Septings   Sept				l	1	l	I					ı													
Springs	Steemboot	7 111	-	<del></del>	+	$\vdash$	$\vdash$	$\vdash$			$\vdash$	$\vdash$		-		480.17	4/5.64	477.53	4/9./3	407.25	-	402.11	-		
Two bed, one bath Two bed, two bath Three bedroom  Sterling  Efficiency  One bedroom  Two bed, one bath Two bed, wo bath Three bedroom  Two bed, one bath Two bed, wo bath Three bedroom  Two bed, one bath Two bed, wo bath Three bedroom  Efficiency  One bedroom  Two bed, one bath Two bed, wo bath Three bedroom  Two bed, one bath Three bedroom  Efficiency  One bedroom  Two bed, one bath Three bedroom  Two bed, one bath Three bedroom  Efficiency  One bedroom  Two bed, one bath Three bedroom  Two bed, one bath Three bedroom  Efficiency  One bedroom  Summit Efficiency  One bedroom  Two bed, one bath Three bedroom  Two bed, one bath Three bedroom  Efficiency  One bedroom  Summit Efficiency  One bedroom  Two bed, one bath Two bed,				l	1	l	I					ı		E01.10	E00.04	720 50	704.40	602.07	720 50	720 05		60E 75			
Two bed, two bath Three bedroom	opiniya			l	1	l	I					ı													
Three bedroom All  Efficiency One bedroom Two bed, two bath Three bedroom All  Summit Efficiency One bedroom Two bed, one bath Three bedroom Two bed, one bath Two bed, one bath Three bedroom Two bed, one bath Three bedroom Two bed, one bath Two bed, one bath Three bedroom Two bed, one bath Two b					I	l	l					I													
All 614.54 660.94 779.31 692.30 679.47 610.72 618.61 694.23  Sterling Efficiency One bedroom Two bed, one bath Three bedroom All Summit Efficiency One bedroom Two bed, one bath Three bedroom Two bed, one bath Three bedroom Two bed, one bath Three bedroom Three bedroom Two bed, one bath				l	1	l	I					ı													
Efficiency					I	l	l					I													
One bedroom Two bed, one bath Two bed, wo bath Three bedroom Two bed, one bath Trive bedroom Two bed, one bath Two bed, on	Sterling				<del>                                     </del>	$\vdash$	$\vdash$				$\vdash$	$\vdash$		014.34	000.84	110.31	002.30	010.41			-	004.23			
Two bed, one bath Two bed, (wo bath Three bedroom All Summit Efficiency One bedroom Two bed, (wo bath Three bedroom  631.36 713.05 669.75 816.32 804.52 842.67 374.46 875.00 Two bed, (wo bath Two bed, two bath T	Ciciling				I	l	l					I						382 25				205.65			
Two bed, two bath Three bedroom All Summit Efficiency County Two bed, inc bath Two b					I	l	l					I				384 33	386 43				l				
Three bedroom All Summit Efficiency One bedroom Two bed, one bath Two bed, two bath Two bed, two bath Three bedroom Three bedroo					I	l	l					I				304.33	300.42	470.03	403.21			400.20			
All 309.57 294.97 413.71 303.5 286.55 330.17 Summit Efficiency 501.00 688.50 688.50 688.50 County One bedroom 631.36 713.05 669.75 816.32 804.52 842.67 374.46 575.00 854.91 766.76 886.19 889.92 911.42 882.72 887.46 873.08 Two bed, two bed, two bed, two bed, two bed two					I	l	l					I				457.25	373 12		376			464 14			
Summit Efficiency County One bedroom Two bed, one bath Two bed, two bath Two bed, two bath Two bed, two bath Two bed, two bath Three bedroom Three bedroom S13.13 1052.04 1056.13 117.82 113.75 228.83.84  Summit Efficiency S33.00 688.60 886.95 816.32 804.52 842.67 374.46 575.00 885.19 889.92 911.42 862.72 887.46 873.08 885.00 1871.79 885.19 889.92 911.42 862.72 887.46 873.08 1871.00 1871.0				l	1	l	I					ı						413 74							
County         One bedroom         631.36         713.05         669.75         816.32         804.52         842.67         374.46         575.00           Two bed, one bath         884.91         766.76         886.19         898.92         911.42         862.72         887.46         873.08           Two bed, two bath         698.60         877.19         857.25         917.35         1032.88         1113.00         1113.50         735.23           Three bedroom         931.13         1052.04         1056.13         1107.82         140.66         939.84         928.83	Summit	7 111	<b>—</b>		<del>                                     </del>		$\vdash$					$\vdash$		501.00	688 50	308.37	204.97	713./1	303.3	200.00	-		-		
Two bed, one bath Two bed, invo bad,					I	l	l					I				669.75	816 32	804 52	842 67	374 46					
Two bed, two bath    698.60 877.19 857.25 917.35 1032.88 1113.00 1113.50 735.23     Three bedroom 931.13 1052.04 1056.13 1107.82 1103.78 940.66 939.84 928.83	County			l	1	l	I					ı													
Three bedroom 931.13 1052.04 1056.13 1107.82 1103.78 940.66 939.84 928.83					I	l	l					I									I				
					I	l	l					I													
				l	1	I	l					I									- 1				

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

# RENT PER SQUARE FOOT BY APARTMENT TYPE AND COUNTY (In Dollars)

		1996	19	997	19	98	199	99	200	0	2001		20	)2	200	03 I	200	)4	201	05		2006			200	)7	
Market Area	Apartment Type	3rd Qtr	1st Qtr				1st Qtr	3rd Qtr	1st Qtr			3rd Qtr		3rd Qtr	1st Qtr			3rd Qtr	1st Qtr		1st Qtr	3rd Qtr	4th Qtr	1st Otr	2nd Qtr		4th Qtr
Alamosa	Efficiency						10.0		10.00	0.68	0.62		101 001		101 000				100 000		101 00	5.5 0.0		10.00			
	One bedroom							- 1	- 1	0.67	0.65	0.49	0.49	0.74	0.70	- 1					0.70	0.70		0.75			- 1
	Two bed, one bath							- 1	- 1	0.56	0.55	0.39	0.39	0.62	0.50	- 1					0.55	0.55		0.55			
	Two bed, two bath							- 1	- 1	0.58	0.53	0.00	0.48	0.02	0.73	- 1					0.00	0.00		0.00			
	Three bedroom							- 1	- 1	0.54	0.54	0.52	0.40		0.73	- 1						- 1		- 1			
	All							- 1	- 1	0.59	0.54	0.42	0.43	0.65	0.54	- 1					0.64	0.64		0.67			
Aspen	Efficiency		4.05		_	1.80	1.82		4.70		1.67		1.75	$\overline{}$	0.54	-	4.04	1.74	1.23	4.50	1.75	1.94		1.96	$\overline{}$	_	
Aspen	One bedroom	1.31 1.75	1.25	1.25 1.60	1.61	1.80	1.82	1.76 1.35	1.75	1.71	1.67	2.16 1.74	1.75	1.60 1.39	1.39	1.06	1.61	1.74	1.23	1.58 1.61	1.75	1.94		1.96	- 1		
																									- 1		
	Two bed, one bath	1.20	1.21	1.22	1.09	1.21	1.19	1.21	1.19	1.04	0.99	1.61	1.21	1.17	1.17	1.08	1.12	1.24	1.26	1.24	1.31	1.24		1.26	- 1		
	Two bed, two bath			1.15	1.08	1.28	1.08	1.09	1.09	1.29	1.24	1.10	1.15	1.21	1.21	1.10	1.09	1.19	1.21	1.20	1.25	1.31		1.35	- 1		
	Three bedroom					1.11		1.36	1.35	0.78	0.78	1.51	1.76	1.45	1.45	- 1	1.16	1.30	1.15	1.29	1.31	1.37		1.38	- 1		
	All	1.61	1.63	1.64	1.41	1.63	1.35	1.27	1.26	1.19	1.16	1.31	1.28	1.23	1.23	1.08	1.25	1.40	1.33	1.39	1.47	1.46		1.50	$\rightarrow$	_	
Buena Vista	Efficiency							- 1	- 1	1.08	0.92	0.91	- 1		- 1	- 1						- 1		- 1			- 1
	One bedroom							- 1	- 1	0.98	0.91	0.90	0.83	0.81	0.82	1.22	1.22	0.97	1.16	1.16	1.16	1.16		1.22	- 1		
	Two bed, one bath							- 1	- 1	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		0.77	- 1		
	Two bed, two bath							- 1	- 1	0.98	0.89	0.88	0.82	0.89	0.90	- 1						- 1		- 1	- 1		
	Three bedroom							- 1	- 1	- 1		- 1	0.72		- 1	- 1						- 1		- 1			
Caran City	All	$\vdash$						-	_	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		0.79	_		
Canon City	Efficiency							- 1	- 1	0.79	0.86	0.84	0.83 0.84	0.85	0.85		- 1	l		0.50	- 1	- 1		- 1	- 1		J
1	One bedroom	I I		1 1			l	- 1	- 1	0.75	0.83	0.83		0.87	0.89	9.86				0.53				0.75			- 1
	Two bed, one bath							- 1	- 1	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		0.75			
	Two bed, two bath							- 1	- 1	0.64	0.66	0.66	0.55	0.61	0.61							- 1		- 1			
1	Three bedroom							- 1	- 1	- 1	0.62	- 1	- 1	0.51	0.50	26.34	0.53			0.65		- 1		- 1			
Colorado	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		0.75	$\rightarrow$	_	
Springs	Efficiency	0.86 0.75	0.86	0.97 0.76	0.93	1.03	0.97 0.81	0.96 0.83	0.92	1.01 0.89	1.02 0.87	1.13	1.09 0.91	0.99 0.89	1.01 0.91	1.06 1.04	1.05 0.87	1.06 0.90	0.97 0.89	1.03 0.92	1.13 0.92	1.07 0.95	1.05 0.94	1.09 0.95			
opinigs	One bedroom	0.75	0.76	0.76	0.77	0.67	0.70	0.83	0.83	0.80	0.75	0.93	0.91		0.76	0.99	0.87	0.90	0.89	0.92	0.92	0.95	0.94	0.95			
	Two bed, one bath Two bed, two bath	0.69	0.66	0.67	0.66	0.67	0.70	0.71	0.71	0.80	0.75	0.77	0.76	0.78 0.83	0.76	0.99	0.71	0.76	0.74	0.75	0.78	0.75	0.77	0.77			
				0.73		0.75					0.79				0.75		0.62		0.63				0.83				
	Three bedroom	0.47	0.61		0.59		0.69	0.66	0.72	0.76		0.73	0.72	0.70		0.76		0.78		0.83	0.82	0.77		0.78			
Durango	All Efficiency	0.69 1.01	0.71	0.72 1.17	0.72 1.18	0.76	0.76 1.04	0.78 1.03	0.78 1.07	0.84 1.20	0.81 1.08	0.86	0.84	0.83	0.84 1.13	0.97	0.82 1.13	0.85 1.00	0.83 1.06	0.86 1.39	0.87 1.17	0.86 1.14	0.86	0.87	-		
Durango		0.91	0.80	0.81			0.89	0.93	0.95			4.04	0.04	0.00	0.90	1.13	1.13	1.07	1.17					1.10			- 1
	One bedroom				0.60	0.83				0.85	1.04	1.01	0.94	0.92						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		0.98			
	Two bed, two bath	0.74			0.72	0.65		- 1	- 1	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		0.94			
	Three bedroom			l	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		1.02			
	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		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		2.15			
1	One bedroom	1.13	0.99	1.04	1.01	1.21	1.18	1.22	1.24	1.24	1.23	1.23	1.35	1.16	1.16	1.20	1.17	1.36	1.33	1.37	1.42	1.44		1.43	- 1		J
1	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		1.39			- 1
1	Two bed, two bath	1.03	1.01	1.07	1.44	1.21	1.21	1.26		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		1.25			I
1	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		1.23	I		l
Fact Calliant	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		1.40			
Fort Collins/	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	1.48	- 1		J
Loveland	One bedroom	0.85	0.84	0.88	0.88	0.91	0.94	0.97	0.96	0.98	0.98	1.03	1.05	1.00	0.99	1.52	0.99	1.00	1.01	0.99	0.96	1.03	1.00	1.04	- 1		J
1	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	0.88	- 1		
1	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	0.84			
I	Three bedroom	0.59	0.59	0.66 0.78	0.54	0.67	0.73 0.84	0.70 0.85	0.72	0.78	0.79	0.77	0.80	0.81	0.93 0.89	3.90	0.72 0.83	0.76	0.79 0.88	0.75	0.79	0.80	0.84	0.86	- 1		J
Fort Morace	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		0.85	0.88	0.86	0.91	0.92	0.92	0.94	_	_	
Fort Morgan/ Brush	Efficiency	ا ا							0.75		0.82	0.82					1.15										
Diusii	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		0.56			
1	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		0.58			
1	Two bed, two bath			l . l			<b>.</b>						0.46	0.43	0.42		0.88			!					- 1		J
1	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		0.72	I		l
	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		0.57			

<sup>\*</sup>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.

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

(In Dollars)

Processor Services   S		1	1996	199	97	199	98	199	99	200	00	200	)1	200	2	200	)3	200	)4	200	)5		2006			20	07	$\overline{}$
Part	Market Area			1st Qtr	3rd Qtr	1st Qtr	_	101 00			_	_	_	1st Qtr	_	_	3rd Qtr	101 00	_	101 00			3rd Qtr	3rd Qtr	1st Qtr	2nd Qtr	3rd Qtr	3rd Qtr
Part	Glenwood Springs										- 1								- 1				1.15					
Second																	1.14											. !
March   Marc																												. !
Processor   Proc		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		0.85			. !
Part		All	0.63	0.52	0.55	0.54	0.66	0.66	0.55	0.55	0.70	0.69	0.96	0.97	0.82	0.69	0.87	0.97	0.80	0.78	0.78	0.91	0.98		0.84			
No. of the wheth mask   10	Grand Junction																											
Part Section   1.00																												. !
The backboom of CSE 2 0.50 0.50 0.50 0.50 0.50 0.50 0.50 0.																												. !
Processor   Proc																												. !
Freedrey Prisonery   17.5   17		All																										
Per-leadourn   Call	Greeley	Efficiency																										
Two besidences   Color   Col			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	0.87			
The best best   Composition																												i
Meritrisch Mitchersen Neuer der Grant Gran																												
Authors   Control   Cont		Three bedroom																										
Des bedroom   Process   Pr	Gunnison	Efficiency	0.67	0.64	0.68	0.64	0.67	0.69	0.74	0.75	_	_	0.78	0.79	0.78	0.76	1.84	0.79	0.85	0.78	0.79	0.83	0.80	0.80	0.82	_	-	
Price Section Section   Price Section   Pric	Guillison								- 1				0.83	0.81	0.83	0.82	1.08	1 13	1 19		1 13	1 09	1 19		1 19			
The best-com   The									- 1																			i
Ale County Sifferency		Two bed, two bath							- 1		0.75	0.75	0.73	1		1	1											i
Air County   Disservey   Disse		Three bedroom							- 1				- 1						- 1									i
Project Control   Contro		All		oxdot									0.75										1.00					
The Deck one ball Public Service with Project with Public Service with Project with Public Service With Project with Public Service With Project Service Wit	Lake County																											
The best open and 0.54																											I	
Three between   0.55				0.47		0.48	0.75	0.69	0.84	0.85	0.79		0.72	0.58	0.67	0.67	0.59	0.64	0.60		0.61	0.64	0.63		0.68			. !
Montrose (Sincary One Section 1 Note of the Section 2 Note Section						0.66	0.75		- 1		0.79		0.68	0.55	0.65	0.65	0.61	0.61	0.60		0.60							
Miles		All		0.45				0.75	0.77	0.78												0.79	0.79		0.71			. !
Two beds, now bash from the Mark Deck And Data Mark	Montrose	Efficiency																										-
Two bed two bash   Three bed com   Al		One bedroom							- 1		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		0.82			. !
Tree bedroom									- 1				0.70				0.70	0.70	0.70			0.69	0.65		0.67			. !
Mathematic   Mat									- 1				- 1	0.51					- 1									. !
Efficiency   0.8   0.5		Three bedroom							- 1				0.07	0.04			0.00	2.04	0.00									. !
One bedroom	Pueblo	Efficiency	0.63	0.59	0.59	0.75	0.68	0.76	0.85	0.68			_								_			0.85		_	-	-
Two bed, no bath   1	1 405.0																							0.00				. !
Three bedroom  All  0.58 0.48 0.49 0.49 0.49 0.49 0.49 0.49 0.49 0.49					0.58			0.58			0.59			0.62			0.62			0.61		0.59		0.61				
All 0.58 0.61 0.60 0.69 0.61 0.60 0.60 0.61 0.62 0.61 0.62 0.65 0.64 0.69 0.60 0.60 0.60 0.60 0.60 0.60 0.60		Two bed, two bath	0.61		0.60	0.45	0.61						0.57			0.67	0.70	0.70		0.60	0.67		0.75					
Salida  Sfficiency One bedroom Two bed, one bath Three bedroom All  Coutheastern Colorado  One bedroom Two bed, one bath Three bedroom Two bed, both bath Two bed, both bat		Three bedroom																										
One bedroom Two bed, one bath Two bed, the bath	Colido	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	0.71	-		
Two bed, one bath   Three bedroom   All	Saliua								- 1		0.60	0.70	0.70															. !
Two bed, two bath   Three bedroom   All									- 1					0.57	0.59	0.59	0.50	0.50	0.49	0.50	0.50	0.53	0.50		0.50			i
Three bedroom All Octor bedroom Core bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom All Octor bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom Two bed, one bath Three bedroom All Octor bedroom Two bed, one bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom All Octor bedroom Two bed, two bath Three bedroom Octor bedroom Two bed, two bath Three bedroom Octor b									- 1					0.07	0.00	0.00	0.00	0.00										
Second   Colorado		Three bedroom							- 1			0.66	0.68	0.46	0.46	0.46	0.45	0.44		· 1								. !
Colorado		All									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		0.49			
Two bed, two bath Three bedroom All  Efficiency One bedroom All  Efficiency Che bedroom Two bed, no bath Three bedroom All  Efficiency All  Efficiency Che bedroom Two bed, no bath Three bedroom All  Efficiency Che bedroom Two bed, no bath Three bedroom All  Efficiency Che bedroom Two bed, no bath Three bedroom All  Efficiency Che bedroom All  E	Southeastern			T	Т	I	7	Т	7	Т	7		T	Т	T	Т	Т	T	T	T	Т	Т	П	Т	Т	Т	Т	, 7
Two bed, we bath Three bedroom	Colorado					I				I	- [		- 1			I											l	. !
Three bedroom All Sterling Efficiency One bedroom Two bed, one bath Three bedroom All Sterling Efficiency One bedroom Two bed, one bath Three bedroom Two bed, one bath Three bedroom Two bed, one bath Three bedroom All Sterling Efficiency One bedroom Two bed, one bath Three bedroom All Sterling Efficiency One bedroom Two bed, one bath Three bedroom All Sterling Efficiency One bedroom All Sterling Efficiency One bedroom Two bed, one bath Three bedroom All Sterling Efficiency One bedroom 0.79 1.20 0.89 0.90 0.89 0.90 0.89 0.90 0.90 0.9					I			I	l	I			I	- 1	I	I	I	I		0.72	0.64	0.77			0.72		I	
All   0.50   0.5	1					I				I	- [		- 1			I				0.65	0.50	0.47			0.38		l	
Steeling		All								I	- [		- 1			I											l	. !
Two bed, two bath Two bed, two bath Three bedroom    Mil	Steamboat	Efficiency							一			0.99																
Two bed, wo bath Three bedroom All Sterling  Efficiency One bedroom Two bed, one bath Three bedroom All Sterling  Efficiency One bedroom Two bed, one bath Three bedroom All Sterling One bedroom One	Springs	One bedroom			ı		l		- 1		- 1	0.94	0.78	0.99	0.97	0.94	0.95	0.86	1.20	1.03	1.09	0.99	1.01			- 1	l	. !
Three bedroom All  Three Bedroom		,			ı		l		- 1																	- 1	l	
All 0.84 0.92 0.71 1.00 0.88 0.99 0.91 0.84 1.13 0.89 0.94 0.89 0.90 0.91 0.84 1.13 0.89 0.94 0.89 0.90 0.91 0.84 0.50 0.51 White Dediction Computer Dediction Comput					ı		l		- 1		0.82	0.83	0.71													- 1	l	. !
Efficiency One bedroom Two bed, one bath Two bed		Inree bedroom								I		0.00	0.74														l	. !
One bedroom	Sterling	Efficiency	$\vdash$	$\vdash$		_	-		-		0.84	0.92	0.71	1.00	บ.98	0.99	0.91	0.84	1.13	0.89	0.94	0.89	0.90		0.91	-		
Two bed, one bath Two bed, we bath Three bedroom All Uniform County Efficiency One bedroom 0.79 1.20 1.21 1.08 1.21 1.05 1.02 1.03 0.88 0.89 0.93 1.06 1.08 1.06 1.06 1.01 1.17 1.26 1.07 0.80 1.14 1.00 0.93 Two bed, one bath 0.73 0.78 0.80 0.78 0.80 0.80 0.78 0.79 0.79 0.79 0.79 0.79 0.79 0.79 0.79	Cicining					I				I	- [		- 1			I				- 1	0.67						l	. !
Two bed, two bath Three bedroom All 0.06 0.46 0.46 0.46 0.46 0.46 0.50 0.50 0.51 0.66 0.66 0.46 0.46 0.47 0.64 0.47 0.47 0.47 0.47 0.47 0.47 0.47 0.4					I			I	l	I			I	- 1	I	I	I	I	0.46	0.48		0.46	0.50		0.51		I	. !
All Cummit County Efficiency One bedroom 0.79 1.20 1.21 1.08 1.22 1.05 1.05 0.80 0.80 0.78 0.79 0.79 0.79 0.79 0.79 0.79 0.79 0.79					I			I	l	I			I	- 1	I	I	I	I	1	1		1					I	. !
Summit County Efficiency 0.88 0.99 0.89 0.93 0.92 0.86 0.92 0.96 0.92 0.96 0.98 0.99 1.18 0.96 0.85 1.11 1.31 0.96 0.85 1.11 1.31 0.96 0.85 1.11 1.31 0.96 0.85 1.14 1.00 0.93 0.94 0.96 0.96 0.97 0.98 0.98 0.98 0.98 0.98 0.99 0.99 0.99		Three bedroom			I			I	l	I			I	- 1	I	I	I	I			- 1						I	. !
One bedroom 0.79 1.20 1.21 1.08 1.21 1.05 1.02 1.03 0.88 0.88 0.93 1.06 1.08 1.06 1.01 1.17 1.26 1.07 0.80 1.14 1.00 0.93 Two bed, noe bath 0.73 0.78 0.80 0.78 0.80 0.80 0.78 0.79 0.79 0.79 0.79 0.79 0.99 0.99 0.99		All																	0.46	0.47	0.64	0.46	0.50					
Two bed, now bath 0.73 0.78 0.80 0.78 0.80 0.78 0.80 0.78 0.80 0.79 0.83 0.83 0.84 0.90 0.95 0.95 0.95 0.95 1.03 1.04 1.06 0.98 0.97 0.88 Two bed, two bath 1.07 0.82 0.84 0.85 0.95 1.04 1.06 1.04 1.38 1.25 1.31 1.12 1.19 0.95 0.98 1.09 1.25 1.18 1.22 1.30 1.31 1.58 Three bedroom 0.70 0.85 0.86 0.86 0.92 0.79 0.74 0.74 0.74 0.80 0.80 0.79 0.89 0.83 0.99 0.85 0.85 0.85 0.85 0.99 0.89 0.88	Summit County			ll																								
Two bed, two bath 1.07 0.82 0.84 0.85 0.95 1.04 1.06 1.04 1.38 1.25 1.31 1.12 1.19 0.95 0.98 1.09 1.25 1.18 1.22 1.30 1.31 1.58  Three bedroom 0.70 0.85 0.86 0.86 0.86 0.92 0.79 0.74 0.74 0.80 0.80 0.79 0.89 0.93 0.96 0.85 0.83 1.00 0.91 0.93 1.00 0.99 0.88																											I	
Three bedroom 0.70 0.85 0.86 0.86 0.92 0.79 0.74 0.74 0.80 0.80 0.79 0.89 0.93 0.96 0.85 0.83 1.00 0.91 0.93 1.00 0.99 0.88																											I	. !
																											I	. !
	l	All	0.70	0.85	0.78	0.76	0.92	0.79	0.74	0.74	0.92	0.80	0.79	0.89	1.00	0.95	0.83	1.01	1.00	1.03	0.95	1.06	1.01		0.88	- 1	l	. !

<sup>\*</sup>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.

# RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of	1998	19	99	20	00	20	01	20	02	20	03	20	04	20	05		2006			20	07	
antoc, noa	Age of Building													3rd Qtr			1st Otr		4th Otr	1st Otr			4th Otr
Alamosa	To 1959	ora Qu	. 51. 0(11	JIG QU	rot Qti	ora Qti	.51 0(11	ora Qu	. 51. (211	JIU QII	. 31 (2)11	ora Qu	.51 0(11	JIG QU	.51 0(11	oru Qti	.or ogu	ora Qu	zar Qu	rot Qti	Lina Qui	JIG QII	.ur Qu
	1960-69			l															l				
1	1970-79			l															l				
1	1980-89			l															l				
1	1980-89			l														0.0	l	0.0			
1				l														0.0	l	0.0			
	2000-04			l															l				
	2005+			<u> </u>															<u> </u>			<u> </u>	
Aspen	To 1959	]		l													0.0		l	l	l		
ŀ	1960-69	]		l						1									l	l	l		
	1970-79			l												7.0		7.0	1				
	1980-89			l																			
	1990-99			l												0.0	1.6	0.0		0.0			
	2000-04			l																			
	2005+			<u> </u>															<u> </u>			$oxed{oxed}$	
Buena Vista	To 1959			l																			
ŀ	1960-69			l															l				
\	1970-79			l					1	1									l	l	l		
	1980-89			l															l				
	1990-99			l														0.0	l				
	2000-04			l					1	1									l	l	l		
	2005+			<u> </u>		L_				L			L_			L_	L		<u></u>	<u></u>	<u></u>	L I	
Canon City	To 1959																		Ī				
	1960-69			l															l				
1	1970-79			l												5.9	1.5	2.9					
1	1980-89			l																			
1	1990-99			l																9.3			
1	2000-04			l																0.0			
\	2005+			l					1	1									l	l	l		
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	4.3		$\vdash$	
z z.o. aao opinigo	1960-69			6.6	5.0	4.1	4.1	6.6	6.0	6.3	3.9	5.5	3.3		4.6	6.8	4.5	4.8	5.8		l		
	1970-79			6.8	5.0	5.3	4.5	6.4	4.4	4.7		5.0	4.7				4.5	4.8					
ŀ	1980-89			ı	4.9	7.0	4.5 5.2	6.3	4.4	5.9		6.4	4.7			5.6	4.7	6.1	4.0				
				6.1				6.3 7.9					4.4										
ŀ	1990-99			6.8	6.7	7.1	6.6	7.9	5.3	6.4	5.1	4.3	4./	7.5	5.5	6.1	5.0	5.1	3.0		1		
ŀ	2000-04			l					1	1						6.4	5.3	7.2	4.8	5.3	1		
Durango	2005+	$\vdash$		<del></del>	$\vdash$	$\vdash$				$\vdash$	$\vdash$		$\vdash$	$\vdash$	<b>—</b>	$\vdash$	$\vdash$		$\vdash$	<del>                                     </del>	<del></del>	$\vdash$	
Durango	To 1959			l					1	1									l	l	l		
	1960-69	]		l															l	l	l		
\	1970-79			l					1	1									l	Ι.	l		
	1980-89			l												4.8		0.0	l	0.0			
	1990-99			l													2.1	0.0	l				
	2000-04			l													2.7		l				
	2005+																		L				
Eagle County	To 1959			l															I		l		
\	1960-69			l					1	1									l	l	l		
ŀ	1970-79	]		l						1							0.0		l	l	l		
	1980-89			l												4.2		3.3	l	1.7			
\	1990-99			l					1	1						3.6	9.9		l	1.7	1		
	2000-04			l													7.3		l				
	2005+		L	<u></u>					L	L	L								<u></u> _	<u></u> _	<u></u>	L l	
Fort Collins/	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	0.0			
Loveland	1960-69			10.5	1.7	3.1	1.2	6.8	3.1	22.6	4.6	3.7	0.9		6.1	3.6	1.1	0.0					
	1970-79			6.0	4.0	1.0	3.3	10.8	3.6	4.8	2.8	11.0	3.4		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		l		
	2000-04			l							"			'''	"	4.8		7.9					
	2005+			l													- '		l "	0.0			
Fort Morgan/	To 1959			$\vdash$												25.0		19.0	$\vdash$	12.5		$\vdash$	
Brush	1960-69			l												25.0		19.0	l	12.5			
2.3011	1970-79			l												4.4	1.6	6.0	l	4.2			
	1980-89	]		l												1.8	4.5	4.1	l	5.4	1		
	1980-89	]		l												1.8	4.5	4.1	l	5.4	1		
	2000-04			l															l				
				l															l				
	2005+			ı							l .	1			1		1	I	ı	ı	1		

<sup>\*</sup>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	1998	19	199	20	00	20	01	20	02	20	03	20	104	20	005		2006			20	007	
	Building		1st Qtr		1st Qtr							3rd Qtr		3rd Qtr			1st Qtr		4th Qtr	1st Qtr			4th Qtr
Glenwood Springs	To 1959																						
	1960-69 1970-79															3.9	0.0	3.9		1.3			
	1980-89																						
	1990-99																			0.0			
	2000-04 2005+																						
Grand Junction	To 1959			6.4	5.6	7.1	3.2	9.5	9.1	6.9	6.4	12.1	6.3	50.0	8.0	1.5	0.5	0.5	4.3	0.0			
	1960-69			1.9		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			
	1970-79 1980-89			6.5 5.0		6.3 3.3	3.5 1.1	5.5 4.4	2.9	5.9 1.2	6.1 1.9	6.7 5.7	1.0 2.6	4.4 6.3		9.1 11.2	2.9 5.8		6.3 2.2				
	1990-99			2.8		5.7	2.6	4.6	4.5 3.3	4.4	4.5	7.3	0.0	0.0		3.2	5.0	1.6	4.1	8.1			
	2000-04															*	0.0	8.3					
0	2005+																						
Greeley	To 1959 1960-69			10.2 9.5	5.7 4.4	0.2 4.9	0.2 11.7	3.8 3.9	2.1 5.9	7.3 7.8	1.9 8.2		18.2 3.7	4.2	6.7 5.5	12.5		4.2		12.5			
	1970-79			8.9		3.2	3.7	5.4	4.4	4.8	6.1	3.2	4.4	4.3		4.3	3.2		4.3	4.6			
	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	6.3	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		12.2				
	2000-04 2005+															3.3	5.5	3.4	3.6	1			
Gunnison	To 1959	_																					
	1960-69																						
	1970-79																						
	1980-89 1990-99																0.0	0.0					
	2000-04																	0.0					
L	2005+	<u> </u>	<u> </u>	<u>L_</u>	L										L					<u> </u>		<u> </u>	
Lake County	To 1959																						
	1960-69															3.9							
	1970-79 1980-89				l												0.0						
	1990-99																0.0						
	2000-04																						
	2005+																						
Montrose	To 1959 1960-69																18.8						
	1970-79															5.9	6.2	5.9					
	1980-89																2.0			2.0			
	1990-99																						
	2000-04 2005+																						
Pueblo	Z005+ To 1959		<del>                                     </del>	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	9.5	7.4			
	1960-69			1.7	2.6		7.9	2.9	1.0	3.7	1.2	0.0	0.9	4.0		6.0	0.8		0.0				
	1970-79			8.0	4.4		4.3 2.3	3.6	3.7	4.0	2.9	4.7	3.9	3.8	3.1	3.3	0.8	5.3	0.7	3.4			
	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						
	1990-99 2000-04			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 0.0	6.1 25.0	0.0 13.6					
	2005+															0.0	23.0	13.0					
Salida	To 1959																						
	1960-69																						
	1970-79 1980-89																						
	1990-99															10.3		0.0					
	2000-04																						
0 - 11 1	2005+	Ь—	<u> </u>	<u> </u>	<u> </u>										$\vdash$					<u> </u>		$\vdash$	
Southeastern Colorado	To 1959 1960-69				l												16.7	16.7		12.5 0.0			
Solorado	1970-79	1	1		1											0.0	0.0	5.5		0.0			
1	1980-89	1	1		1											2.0							
	1990-99				1																		
1	2000-04 2005+	1	1		1																		
Steamboat Springs	To 1959	$\vdash$			$\vdash$				-			-											
	1960-69	1	1		1																		
	1970-79				1																		
1	1980-89 1990-99	1	1		1											3.9	8.4 1.9	4.1		3.7			
1	2000-04	1	1		1											3.9	1.9						
	2005+																						
Sterling	To 1959															0.0							
1	1960-69	1	1		1												8.3			16.7			
1	1970-79 1980-89	l	1		1							I				0.0 6.3	1.8 1.2			1.8 1.9			
1	1990-99	1	1		1											0.5	"1	0.0		6.3			
	2000-04				1																		
Summit Carrati	2005+		<u> </u>	$\vdash$	<u> </u>							$\Box$			$\vdash$								
Summit County	To 1959 1960-69	1	1		1																		
1	1960-69	1	1		1																		
	1980-89				1											7.8		15.6					
1	1990-99	1	1		1											10.0	0.6			0.0			
1	2000-04	1	1		1																		
	2005+				<u> </u>															ı			

<sup>\*</sup>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)

		4000	,	000		00		04			in Percer		2004 2005					2000		2007			
	1	1998		999		00		01		02	20							2006					
Market Area	Size	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up																	0.0		0.0			
	Average																	0.0		0.0			
Aspen	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															3.4	0 1.6 1.6	3.4 3.4		0.0			
Buena Vista	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average																	0.0					
Canon City	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															5.9 5.9	1.5	2.9 2.9		9.3 9.3			
Colorado Springs	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			3.9 6.6 6.0 6.4	4.5 5.1	4.8 4.0 6.9	3.7 4.0 5.1	2.9 6.7 5.4 6.6	7.0 6.0 4.4 5.1	5.9 6.0	5.2 3.6 4.7 5.2	4.6 5.3 5.0 0.1	0.0 4.3 5.7 0.0	2.9 4.7 5.7 0.1	6.1 5.3 0.0	5.5 6.6 5.3	5.9 5.7 3.5 4.7 4.8 5.8 4.9	0.0 6.5 7.0 5.5 5.9 4.7 5.8	2.3 3.6 4.1 5.0 4.9 3.8 4.7	5.9 5.7 3.5 4.7 4.8 5.8 4.9			
Durango	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															4.8	4.5 2.3 2.5	0.0 0.0		0.0			
Eagle County	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															6.7 4.2 3.0	8.6 16.6 0.9 7.1	3.3		1.7 1.7			
Fort Collins/ Loveland	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			12.5 3.9 15.3 13.6	3.9 3.2	3.1 2.1 3.0	9.1 4.6 2.9	8.3 15.3 14.2 6.9	3.8 4.0 5.1 3.9	5.7 8.2	1.0 5.3 6.1 2.2	11.1 10.8 2.6 0.1	4.1 3.3 1.5 0.0	5.7 9.6 5.4 0.1	5.1 4.6 0.0	11.2 14.0 3.3	0.0 5.7 2.4 2.7 4.5	4.0 40.5 3.6 4.0 9.1	0.0 4.3 0.0 1.4 2.9 3.4 2.3	0.0 2.9 3.1 2.0 2.6			
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															25.0 5.8 1.2	3.6 0.0	19.0 4.1 7.7 6.4		12.5 4.7 5.4			

<sup>\*</sup>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)

											n Percen												
		1998		99		00	20	01		02		03	20		20			2006			20		
Market Area	Size	3rd Qtr	1st Qtr	3rd Qtr	1st Otr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Otr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															0.0 3.9 3.8	0 0.0 0.0	3.9 3.9		1.3 0.0 0.8			
Grand Junction	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			2.9 6.5 5.8 5.3	3.5 6.3 5.4 5.4	4.8	1.3 2.7 2.8 3.1	3.7 7.9 4.3 6.8	1.7 6.8 3.9 3.1	5.5 7.6 3.7 2.7	4.9 6.5 4.2 3.8 4.5	4.4 7.3 6.5 0.1	3.1 6.4 0.0	7.7 4.8 5.5	2.6 5.0 3.1 0.0	6.1 10.8 9.0 0.5	0.0 8.3 4.2 0.5	1.6 3.4 3.7 0.5	2.3 5.1 4.9	1.0 5.0 4.2 3.7			
Greeley	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			12.5 6.6 21.6 4.2	1.2 4.9 4.3 5.3	7.7 2.5 3.9 2.6	2.4	14.3 2.0 3.9 6.7	4.1 1.6	4.9 5.6	6.9 3.9 4.7	0.0	19.6 4.7 0.0	8.3 4.9 4.5 0.0	7.7 8.5 2.4 0.0	22.2 5.7 4.7 4.3	3.8 4.9 5.8 3.2 5.99	29.2 3.8 3.8 5.6 2.7	8.3 12.2 2.5 5.5 3.6	13.5 7.4 5.0 4.1			
Gunnison	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average																0	0.0					
Lake County	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															3.9	0.0						
Montrose	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															5.9	7.0 5.2 6.1	2.4		2.0			
Pueblo	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			7.8 7.1 4.1 7.9 6.4	5.7 4.7 2.0 4.4 4.1	10.8 5.8 3.7 3.1	3.8	6.8 4.6 2.0 2.1	1.2 3.5	3.7	4 3.2 2.7	0.0	8.9 2.6 0.7 0.0			1.8 6.1 5.2 2.3	4.2 2.9 3.8 0.8	19.2 11.7 9.2 2.0 7.1	4.8 7.5 0.8	18.2 1.5 5.6 3.9			
Salida	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average			5.											-	10.3		0.0					
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															0.0	4.76 0 1.64	9.5 5.0 6.6		12.5 0.0 1.8			
Steamboat Springs	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average												3.6 3.6	0.1	4.3 0.0 2.7	3.9	4.3 10.2 1.9 5.8	2.3 5.6 4.1		3.7 3.7			
Sterling	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average													0.0 8.3 4.5 2.7	7.4 4.5 0.9	0.0 3.6	4.5 0.0 1.8	4.5 5.6 5.1		16.7 4.5 1.8			
Summit County	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average											0.0	20.0	3.8	10.0 0.0 0.2	7.8	0.0 3.3 0.7	0.0 15.6		0.0			

<sup>\*</sup>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	T	Colorado	Fort	Greeley	Pueblo
Period		Springs	Collins	0.00.0,	
1995	TOTAL UNITS AVAILABLE	33886	_	9157	8091
Third Quarter	QUARTERLY VACANCY RATE	2.7			
	UNITS RENTED	32971		1	
	UNITS VACANT	915			
1996	TOTAL UNITS AVAILABLE	33886			8091
First Quarter	UNITS ADDED SINCE LAST SURVEY	55			
	TOTAL UNITS AVAILABLE	33941			
	QUARTERLY VACANCY RATE	3.8			
	UNITS RENTED	32651		1	
	UNITS VACANT	1290	452	425	187
	NUMBER ABSORBED THIS TIME PERIOD	320	217	-260	-38
1996	TOTAL UNITS AVAILABLE	33941	13699	9230	8127
Third Quarter	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		
1997	TOTAL UNITS AVAILABLE	34038	13781		
First Quarter	UNITS ADDED SINCE LAST SURVEY	59	391		
	TOTAL UNITS AVAILABLE	34097	14172	9363	8191
	QUARTERLY VACANCY RATE	6	5.2	7.6	
	UNITS RENTED	32051			
	UNITS VACANT	1364			
	NUMBER ABSORBED THIS TIME PERIOD	-762			
1997	TOTAL UNITS AVAILABLE	34097			
Third Quarter	UNITS ADDED SINCE LAST SURVEY	767		1	
	TOTAL UNITS AVAILABLE	34864			
	QUARTERLY VACANCY RATE	4.7			
	UNITS RENTED	33225			
	UNITS VACANT	1639			
1000	NUMBER ABSORBED THIS TIME PERIOD	1174			
1998	TOTAL UNITS AVAILABLE	34864		1	
First Quarter	UNITS ADDED SINCE LAST SURVEY	314			
	TOTAL UNITS AVAILABLE	35178			
	QUARTERLY VACANCY RATE	5.8			
	UNITS RENTED UNITS VACANT	33138	l		
	NUMBER ABSORBED THIS TIME PERIOD	2040 -87			
1998	TOTAL UNITS AVAILABLE	35178			
Third Quarter	UNITS ADDED SINCE LAST SURVEY	776			
Trilla Quarter	TOTAL UNITS AVAILABLE	35954			
	QUARTERLY VACANCY RATE	5.3			
	UNITS RENTED	34048			
	UNITS VACANT	1906			
	NUMBER ABSORBED THIS TIME PERIOD	910			
1999	TOTAL UNITS AVAILABLE	35954			
First Quarter	UNITS ADDED SINCE LAST SURVEY	437			
	TOTAL UNITS AVAILABLE	36391			
	QUARTERLY VACANCY RATE	5.7			
	UNITS RENTED	34317			
	UNITS VACANT	2074			
	NUMBER ABSORBED THIS TIME PERIOD	269			

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

Due to rounding, number may not always add exactly.

#### **Apartment Unit Inventory and Absorption**

Time		Colorado	Fort	Greeley	Pueblo
Period		Springs	Collins	,	
1999	TOTAL UNITS AVAILABLE	36391		9719	8428
Third Quarter	UNITS ADDED SINCE LAST SURVEY	574		87	60
	TOTAL UNITS AVAILABLE	36965		9806	8488
	QUARTERLY VACANCY RATE UNITS RENTED	4.1 35449	2.9 14952	4.7 9345	5.0 8064
	UNITS VACANT	1516	14952 447	9345 461	424
	NUMBER ABSORBED THIS TIME PERIOD	1132	645	180	142
2000	TOTAL UNITS AVAILABLE	36965	15399	9806	8488
First Quarter	UNITS ADDED SINCE LAST SURVEY	344		76	32
	TOTAL UNITS AVAILABLE	37309			8520
	QUARTERLY VACANCY RATE UNITS RENTED	4.4 35667	3.4 15230	3.8 9506	5.6 8043
	UNITS VACANT	1642		376	477
	NUMBER ABSORBED THIS TIME PERIOD	218	278		21
2000	TOTAL UNITS AVAILABLE	37309			8520
Third Quarter	UNITS ADDED SINCE LAST SURVEY	604	381	103	34
	TOTAL UNITS AVAILABLE QUARTERLY VACANCY RATE	37913 2.8	16147 1.8	9985 3.0	8554 4.7
	UNITS RENTED	36851			8152
	UNITS VACANT	1062		300	402
	NUMBER ABSORBED THIS TIME PERIOD	1184	626	179	109
2001	TOTAL UNITS AVAILABLE	37913	_	9985	8554
First Quarter	UNITS ADDED SINCE LAST SURVEY	868		0005	30
	TOTAL UNITS AVAILABLE QUARTERLY VACANCY RATE	38781 2.8	16628 2.6	9985 1.7	8584 5.7
	UNITS RENTED	37695	16196	9815	8095
	UNITS VACANT	1086		170	489
	NUMBER ABSORBED THIS TIME PERIOD	844	340	130	-57
2001	TOTAL UNITS AVAILABLE	38781	16628	9985	8584
Third Quarter	UNITS ADDED SINCE LAST SURVEY TOTAL UNITS AVAILABLE	541 39322	216 16844	185 10170	0 8584
	QUARTERLY VACANCY RATE	5.4	3.3	2.5	3.2
	UNITS RENTED	37199		9916	8309
	UNITS VACANT	2123	556	254	275
	NUMBER ABSORBED THIS TIME PERIOD	-496	92		315
2002 First Quarter	TOTAL UNITS AVAILABLE UNITS ADDED SINCE LAST SURVEY	39322 1197	16844 343	10170 287	8584 6
i iist Quarter	TOTAL UNITS AVAILABLE	40519		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	TOTAL UNITS AVAILABLE	40519		10457	8590
Third Quarter	UNITS ADDED SINCE LAST SURVEY	662	392	51	156
	TOTAL UNITS AVAILABLE	41181			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	TOTAL UNITS AVAILABLE	41181	17579	10508	8746
First Quarter	UNITS ADDED SINCE LAST SURVEY	879	206	251	56
	TOTAL UNITS AVAILABLE	42060	17785	10759	8802
	QUARTERLY VACANCY RATE	12.7	16.1	10.7	8.3
	UNITS RENTED	36718	14922	9608	8071
	UNITS VACANT	5342	2863	1151	731
	NUMBER ABSORBED THIS TIME PERIOD	-1086		329	-334
2003	TOTAL UNITS AVAILABLE	42060			8802
Third Quarter	UNITS ADDED SINCE LAST SURVEY	866			96
	TOTAL UNITS AVAILABLE	42926			8898
	QUARTERLY VACANCY RATE	11.3			10.2
	UNITS RENTED	38084			
					7988
	UNITS VACANT	4842		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	I	Colorado	Fort	Greeley	Pueblo
Period		Springs	Collins		
2004	TOTAL UNITS AVAILABLE	42926	17892	11088	8898
First Quarter	UNITS ADDED SINCE LAST SURVEY	220	251	125	68
	TOTAL UNITS AVAILABLE	43146	18143	11213	8966
	QUARTERLY VACANCY RATE	12.3	13.9	14.5	12.8
	UNITS RENTED	37839	15621	9587	7818
	UNITS VACANT	5307	2522	1626	1148
2224	NUMBER ABSORBED THIS TIME PERIOD	-245	-29	-410	-170
2004	TOTAL UNITS AVAILABLE	43146	18143	11213	8966
Third Quarter	UNITS ADDED SINCE LAST SURVEY TOTAL UNITS AVAILABLE	234 43380	277 18420	115 11328	24 8990
	QUARTERLY VACANCY RATE	10.2	11.0	11.1	7.4
	UNITS RENTED	38955	16394	10071	8325
	UNITS VACANT	4425	2026	1257	665
	NUMBER ABSORBED THIS TIME PERIOD	1113	773	484	507
2005	TOTAL UNITS AVAILABLE	43380	18420	11328	8990
First Quarter	UNITS ADDED SINCE LAST SURVEY	112	148	119	60
	TOTAL UNITS AVAILABLE	43492	18568	11447	9050
	QUARTERLY VACANCY RATE	12.6	12.9	12.1	12.9
	UNITS RENTED	38018	16164	10065	7883
	UNITS VACANT	5474	2404	1382	1167
2005	NUMBER ABSORBED THIS TIME PERIOD TOTAL UNITS AVAILABLE	-937 43492	-230 18568	-6 11447	-442 9050
Third Quarter	UNITS ADDED SINCE LAST SURVEY	76	160	90	44
Trilla Quarter	TOTAL UNITS AVAILABLE	43568	18728	11537	9094
	QUARTERLY VACANCY RATE	10.3	9.5	8.8	6.7
	UNITS RENTED	39081	16164	10522	8485
	UNITS VACANT	4487	1779	1015	609
	NUMBER ABSORBED THIS TIME PERIOD	1063	785	457	602
2006	TOTAL UNITS AVAILABLE	43568	18728	11537	9094
First Quarter	UNITS ADDED SINCE LAST SURVEY	54	134	67	48
	TOTAL UNITS AVAILABLE	43622	18862	11604	9142
	QUARTERLY VACANCY RATE UNITS RENTED	10.6 38998	8.8 17202	8.1 10664	8.7 8347
	UNITS VACANT	36996 4624	1660	940	795
	NUMBER ABSORBED THIS TIME PERIOD	-83	1038	142	-138
2006	TOTAL UNITS AVAILABLE	43622	18862	11604	9142
Third Quarter	UNITS ADDED SINCE LAST SURVEY	48	152	68	24
	TOTAL UNITS AVAILABLE	43670	19014	11672	9166
	QUARTERLY VACANCY RATE	11.3	8.1	7.3	8.0
	UNITS RENTED	38735	17474	10820	8433
	UNITS VACANT	4935	1540	852	733
	NUMBER ABSORBED THIS TIME PERIOD	263	272	156	86
2006	TOTAL UNITS AVAILABLE	43670	19014	11672	9166
Fourth Quarter	UNITS ADDED SINCE LAST SURVEY	12	39	15	20
	TOTAL UNITS AVAILABLE	43682	19053	11687	9186
	QUARTERLY VACANCY RATE UNITS RENTED	12.6 38178	9.3 17281	7.2 10846	7.5 8497
	UNITS RENTED UNITS VACANT	5504	1772	841	689
	NUMBER ABSORBED THIS TIME PERIOD	-557	-193	26	64
2007	TOTAL UNITS AVAILABLE	43682	19053	11687	9186
First Quarter	UNITS ADDED SINCE LAST SURVEY	16	0	14	12
	TOTAL UNITS AVAILABLE	43698	19053	11701	9198
	QUARTERLY VACANCY RATE	11.4%	7.9%	7.2%	9.2%
	UNITS RENTED	38716	17548	10859	8352
	UNITS VACANT	4982	1505	842	846
	NUMBER ABSORBED THIS TIME PERIOD	538	267	13	-145

Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; 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	788.02
1st Quarter 2007	7.5	805.94	765.12

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

<sup>\*\*</sup>Includes data for all market areas surveyed for respective quarters. See individual Surveys for list of market areas surveyed.

#### **Number of Multi-Family Units**

#### 2000

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

#### Source:

2000 Census of Housing, General Housing Characteristics, Colorado. (Data includes rental and owneroccupied multifamily housing. For the identifed markets(\*) this will include condominuims used as second homes)

#### Vacancy Rates During the Current Quarter Cumulative Totals

							Two	Bedro	om	Two	Bedroo	nm				l			<u> </u>		
	Fff	iciencie	9	One	Bedroo	nm		Bathro			Bathro		Thre	e Bedro	om		Other			Total	
Rent Level	Vacant									Vacant						Vacant		Percent	Vacant		Percent
\$000 to \$225	vacant	10(6)	0.0%	12	96	12.5%	vacant	3	0.0%	vacant	Total	CICCIII	1	4	25.0%	vacant 1		50.0%	14	106	13.2%
\$226 to \$250			0.070	1	48	2.1%		11	0.0%					1	0.0%	l '		30.070	1	60	1.7%
\$251 to \$275	1	66	1.5%		10	0.0%		3	0.0%										1	79	1.3%
\$276 to \$300	2	10	20.0%	2	22	9.1%		2	0.0%					1	0.0%				4	35	11.4%
\$301 to \$325	1	14	7.1%	50	8	0.0%		1	0.0%										1 50	23	4.3%
\$326 to \$350 \$351 to \$375	6 5	56 51	10.7% 9.8%	50 9	256 217	19.5% 4.1%		6	0.0%				4	44	9.1%				56 18	318 315	17.6% 5.7%
\$376 to \$400	11	92	12.0%	172	1352	12.7%	100	248	40.3%		2	0.0%	1	10	10.0%				284	1704	16.7%
\$401 to \$425	3	79	3.8%	143	1178	12.1%	4	100	4.0%		1	0.0%					4	0.0%	150	1362	11.0%
\$426 to \$450	4	79	5.1%	81	724	11.2%	44	300	14.7%				3	40	7.5%				132	1143	11.5%
\$451 to \$475	4	32	12.5%	22	529	4.2%	10	161	6.2%				_	21	0.0%				36	743	4.8%
\$476 to \$500 \$501 to \$525	10 3	173 88	5.8% 3.4%	64 28	535 450	12.0% 6.2%	60 46	722 517	8.3% 8.9%	2	44 16	4.5% 0.0%	7	18 2	38.9%				143 77	1492 1073	9.6%
\$526 to \$550	2	93	2.2%	41	461	8.9%	37	563	6.6%	6	109	5.5%	1	3	33.3%				87	1229	7.1%
\$551 to \$575	2	50	4.0%	35	476	7.4%	59	657	9.0%	7	93	7.5%		16	0.0%	2	58	3.4%	105	1350	7.8%
\$576 to \$600	6	65	9.2%	39	850	4.6%	107	1045	10.2%	1	51	2.0%	16	70	22.9%		58	0.0%	169	2139	7.9%
\$601 to \$625	1	18	5.6%	21	450	4.7%	58	588	9.9%	21	123	17.1%	3	79	3.8%		1	0.0%	104	1259	8.3%
\$626 to \$650	7	37	18.9%	45 10	762	5.9%	85	843	10.1%	10	267	3.7%	51	158	32.3%	1			198	2067	9.6%
\$651 to \$675 \$676 to \$700		2 1	0.0% 0.0%	19 31	410 701	4.6% 4.4%	7 51	248 384	2.8% 13.3%	14 26	320 250	4.4% 10.4%	18	16 75	0.0% 24.0%	1			40 126	996 1411	4.0% 8.9%
\$701 to \$725		19	0.0%	21	425	4.9%	26	239	10.9%	20	316	6.3%	18	93	19.4%		4	0.0%	85	1096	7.8%
\$726 to \$750	3	67	4.5%	14	228	6.1%	36	424	8.5%	16	357	4.5%	6	20	30.0%	1	9		76	1105	6.9%
\$751 to \$775	5	14	35.7%	38	371	10.2%	12	262	4.6%	30	473	6.3%	5	73	6.8%	2	32		92	1225	7.5%
\$776 to \$800		11	0.0%	73	588	12.4%	29	274	10.6%	30	361	8.3%	39	241	16.2%	<u> </u>	6		171	1481	11.5%
\$801 to \$825 \$826 to \$850		6	0.0%	15 4	391 125	3.8% 3.2%	22 48	178 380	12.4% 12.6%	21 60	480 632	4.4% 9.5%	20 13	159 113	12.6% 11.5%	5 4	43 68		83 129	1251 1324	6.6% 9.7%
\$851 to \$875		10	0.0%	1	35	2.9%	7	146	4.8%	13	130	10.0%	13	56	0.0%	2	67		23	444	5.2%
\$876 to \$900	1	10	10.0%	14	299	4.7%	1	24	4.2%	44	611	7.2%	4	98	4.1%	1	6		65	1048	6.2%
\$901 to \$925		11	0.0%		5	0.0%	1	28	3.6%	27	361	7.5%	10	126	7.9%	5	74	6.8%	43	605	7.1%
\$926 to \$950				1	11	9.1%	6	188	3.2%	16	235	6.8%	7	107	6.5%				30	541	5.5%
\$951 to \$975		5	0.0%	2	174	1.1%	1	33	3.0%	44	463	9.5%	2	25	8.0%	١ ,	15		49	715	6.9%
\$976 to \$1000 \$1001 to 1025		2	0.0%		8	0.0%	95 1	203	46.8%	16 11	174 147	9.2% 7.5%	4 1	53 25	7.5% 4.0%	3	19	15.8%	118 13	451 203	26.2% 6.4%
\$1001 to 1023 \$1026 to 1050					U	0.070	· '	16	0.0%	3	70	4.3%	3	20	15.0%		1	0.0%		107	5.6%
\$1051 to 1075					10	0.0%		10	0.0%	10	136	7.4%							10	156	6.4%
\$1076 to 1100				2	48	4.2%	4	207	1.9%		1	0.0%	8	72	11.1%	1	8	12.5%	15	336	4.5%
\$1101 to 1125					4	0.0%		4	0.0%	3	256	1.2%	4	48	8.3%				7	312	2.2%
\$1126 to 1150 \$1151 to 1175					3 8	0.0% 0.0%		3	0.0%	4	39	10.3%	3 53	56 148	5.4% 35.8%				3 57	59 198	5.1% 28.8%
\$1176 to 1200					12	0.0%		3	0.0%	4	18	22.2%	1	44	2.3%				5	74	6.8%
\$1201 to 1225							1	87	1.1%	4	19	21.1%		12	0.0%				5	118	4.2%
\$1226 to 1250					13	0.0%				4	176	2.3%							4	189	2.1%
\$1251 to 1275					8	0.0%		14	0.0%				5	54	9.3%				5	76	6.6%
\$1276 to 1300 \$1301 to 1325								11	0.0%		192 4	0.0%	2	1 48	0.0% 4.2%		22	0.0%	2	215 66	3.0%
\$1301 to 1325 \$1326 to 1350								14	0.0%		4	0.0%	1	88	1.1%				1 1	88	1.1%
\$1351 to 1375								2	0.0%					12	0.0%				Ι ΄	14	0.0%
\$1376 to 1400								2												2	0.0%
\$1401 to 1425																					
\$1426 to 1450				_	400	E 00/		13	0.0%		1	0.0%	10	67	14.9%	1			10		12.3%
\$1451 to 1475 \$1476 to 1400				9	160	5.6%					1	0.0%				31	151	20.5%	9 31	160 152	5.6% 20.4%
\$1476 to 1400 \$1501 to 1525				l -								0.0%		14	0.0%	31	151		_	152	0.0%
\$1526 to 1550				l											2.070	1		3.0 /		.5	2.070
\$1551 to 1575				I										20	0.0%	1				20	0.0%
\$1576 to 1500				<u> </u>									1	20	5.0%	<u> </u>			1	20	5.0%
\$1601 to 1625 \$1626 to 1650				I						1						1					
\$1626 to 1650 \$1651 to 1675																			l		
\$1676 to 1600				l			14	92	15.2%				11	14	78.6%	1			25	106	23.6%
\$1701 to 1725																			Ĺ		
\$1726 to 1750				I												1					
\$1751 to 1775				l												1					
\$1776 to 1800 \$1801 to 1825																$\vdash$			_		
\$1801 to 1825 \$1826 to 1850				l												1					
\$1851 to 1875				l												1					
\$1876 to 1900																L			L		
\$1901 to 1926																					
\$1926 to 1950				I						1						1					
\$1951 to 1975				l												1					
\$1976 to 2000 \$2000 and up				<del>                                     </del>												$\vdash$			-		
TOTALS	77	1162	6.6%	1009	12461	8.1%	972	9271	10.5%	467	6929	6.7%	336	2485	13.5%	58	649	8.9%	2919	32957	8.9%
1/10	- ' '	1102	0.070	1000	. 4701	U. 1 /0	912	<b>∪≟1</b> I	10.0/0	-707	0020	U.1 /0	550	2-100	10.0/0		073	0.0/0	2010	0 <u>=</u> 001	J.J/

#### Vacancy Rates During the Current Quarter Alamosa

			Two Bedroom	Two Bedroom					
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	To	otal	
Rent Level	Vacant Total Percent	Vacant To	otal Pe	ercent					
\$000 to \$225							Ī		_
\$226 to \$250									
\$251 to \$275 \$276 to \$300									
\$301 to \$325									
\$326 to \$350		4 0.0%						4	0.0%
\$351 to \$375		8 0.0%	1 0.0%						0.0%
\$376 to \$400		17 0.0%	1 20 5.0%		8 0.0%		1	45	2.2%
\$401 to \$425		67 0.0%	4 07 070					67	0.0%
\$426 to \$450 \$451 to \$475		1 12 8.3%	1 27 3.7%				2	39	5.1%
\$476 to \$500			1 0.0%					1	0.0%
\$501 to \$525			1 0.070						0.070
\$526 to \$550									
\$551 to \$575									
\$576 to \$600									
\$601 to \$625			24 0.0%					24	0.0%
\$626 to \$650 \$651 to \$675							I		
\$676 to \$700									
\$701 to \$725									
\$726 to \$750							1		
\$751 to \$775									
\$776 to \$800			4 0.0%		12 0.0%			16	0.0%
\$801 to \$825									
\$826 to \$850 \$851 to \$875									
\$876 to \$900									
\$901 to \$925									
\$926 to \$950									
\$951 to \$975									
\$976 to \$1000									
\$1001 to 1025 \$1026 to 1050									
\$1020 to 1030 \$1051 to 1075									
\$1076 to 1100									
\$1101 to 1125									
\$1126 to 1150									
\$1151 to 1175									
\$1176 to 1200									
\$1201 to 1225 \$1226 to 1250									
\$1251 to 1275									
\$1276 to 1300									
\$1301 to 1325									
\$1326 to 1350									
\$1351 to 1375									
\$1376 to 1400 \$1401 to 1425							<del>                                     </del>		
\$1426 to 1450									
\$1451 to 1475									
\$1476 to 1400									
\$1501 to 1525									
\$1526 to 1550									
\$1551 to 1575 \$1576 to 1500									
\$1601 to 1625									
\$1626 to 1650									
\$1651 to 1675									
\$1676 to 1600									
\$1701 to 1725									
\$1726 to 1750									
\$1751 to 1775									
\$1776 to 1800 \$1801 to 1825									
\$1826 to 1850									
\$1851 to 1875									
\$1876 to 1900							<u> </u>		
\$1901 to 1926									
\$1926 to 1950									
\$1951 to 1975							I		
					1	1			
\$1976 to 2000 \$2000 and up									

# Vacancy Rates During the Current Quarter Aspen

			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level		Vacant Total Percent					
\$000 to \$225							1
\$226 to \$250							
\$251 to \$275 \$276 to \$300							
\$301 to \$325							
\$326 to \$350							
\$351 to \$375							
\$376 to \$400							
\$401 to \$425 \$426 to \$450							
\$451 to \$475							
\$476 to \$500							
\$501 to \$525							
\$526 to \$550 \$551 to \$575							
\$576 to \$600							
\$601 to \$625							
\$626 to \$650		19 0.0%					19 0.0%
\$651 to \$675							
\$676 to \$700 \$701 to \$725							
\$726 to \$750							
\$751 to \$775							
\$776 to \$800							<u> </u>
\$801 to \$825 \$826 to \$850	5 0.0%		20 0.00/				42 0.00
\$851 to \$875	5 0.0% 10 0.0%		38 0.0%				43 0.0% 10 0.0%
\$876 to \$900	1 10 10.0%						1 10 10.0%
\$901 to \$925	11 0.0%						11 0.0%
\$926 to \$950	5 0.00/						5 0.00
\$951 to \$975 \$976 to \$1000	5 0.0% 2 0.0%						5 0.0% 2 0.0%
\$1001 to 1025	2 0.070	8 0.0%					8 0.0%
\$1026 to 1050							
\$1051 to 1075		10 0.0%					10 0.0%
\$1076 to 1100 \$1101 to 1125		10 0.0% 4 0.0%					10 0.0% 4 0.0%
\$1101 to 1123 \$1126 to 1150		3 0.0%					4 0.0% 3 0.0%
\$1151 to 1175		8 0.0%	3 0.0%				11 0.0%
\$1176 to 1200		12 0.0%					12 0.0%
\$1201 to 1225 \$1226 to 1250		12 0.00/	1 0.0%	1 1 100.0% 62 0.0%	1 0.0%		1 3 33.3% 75 0.0%
\$1220 to 1230 \$1251 to 1275		13 0.0% 8 0.0%	14 0.0%	02 0.0%			75 0.0% 22 0.0%
\$1276 to 1300		5 5.17,0					
\$1301 to 1325			14 0.0%				14 0.0%
\$1326 to 1350 \$1351 to 1375			2 0.00/				2 0.0%
\$1376 to 1400			2 0.0% 2 0.0%				2 0.0% 2 0.0%
\$1401 to 1425			2 0.070				2 0.07.
\$1426 to 1450			13 0.0%				13 0.0%
\$1451 to 1475							
\$1476 to 1400 \$1501 to 1525					14 0.0%		14 0.0%
\$1526 to 1550					14 0.070		14 0.070
\$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775 \$1776 to 1800							
\$1801 to 1825							1
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926 \$1926 to 1950							
\$1920 to 1930 \$1951 to 1975							
\$1976 to 2000							
\$2000 and up							
TOTALS	1 43 2.3%	95 0.0%	87 0.0%	1 63 1.6%	15 0.0%		2 303 0.7%

#### Vacancy Rates During the Current Quarter Buena Vista

						T	· · · · · · · · · · · · · · · · · · ·
			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	Vacant Total Percent						
\$000 to \$225 \$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325							
\$326 to \$350							
\$351 to \$375 \$376 to \$400							
\$401 to \$425							
\$426 to \$450		1 40 2.5%					1 40 2.5%
\$451 to \$475							
\$476 to \$500		2 0.0%					2 0.0%
\$501 to \$525 \$526 to \$550			10 0.0%				10 0.0%
\$551 to \$575			10 0.070				10 0.070
\$576 to \$600			32 0.0%				32 0.0%
\$601 to \$625							
\$626 to \$650							
\$651 to \$675 \$676 to \$700							
\$701 to \$725							
\$726 to \$750							
\$751 to \$775							
\$776 to \$800							
\$801 to \$825							
\$826 to \$850 \$851 to \$875							
\$876 to \$900							
\$901 to \$925							
\$926 to \$950							
\$951 to \$975							
\$976 to \$1000 \$1001 to 1025							
\$1001 to 1023 \$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125							
\$1126 to 1150 \$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300 \$1301 to 1325							
\$1301 to 1323 \$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425							
\$1426 to 1450							
\$1451 to 1475 \$1476 to 1400							
\$1501 to 1525							
\$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							<u> </u>
\$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775 \$1776 to 1800							
\$1776 to 1800 \$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1951 to 1975 \$1976 to 2000							
\$2000 and up							
TOTALS		1 42 2.4%	42 0.0%				1 84 1.2%

# Vacancy Rates During the Current Quarter Canon City

			Two Bedroom	Two Dadrasm			I		$\overline{}$
	Efficiencies	One Bedroom	One Bathroom	Two Bedroom Two Bathroom	Three Bedroom	Other		Total	
Rent Level		Vacant Total Percent							Percent
\$000 to \$225									
\$226 to \$250									
\$251 to \$275 \$276 to \$300									
\$301 to \$325							_		
\$326 to \$350									
\$351 to \$375									
\$376 to \$400 \$401 to \$425							_		
\$426 to \$450									
\$451 to \$475									
\$476 to \$500									
\$501 to \$525			126 0.00/					126	0.00/
\$526 to \$550 \$551 to \$575			136 0.0% 9 54 16.7%				9	136 54	0.0% 16.7%
\$576 to \$600			0 01 10.11 70					٠.	, .
\$601 to \$625	8 0.0%	1 38 2.6%					1	46	2.2%
\$626 to \$650									
\$651 to \$675 \$676 to \$700									
\$701 to \$725									
\$726 to \$750									
\$751 to \$775									
\$776 to \$800 \$801 to \$825							<del>                                     </del>		
\$826 to \$850									
\$851 to \$875									
\$876 to \$900									
\$901 to \$925 \$926 to \$950									
\$951 to \$975									
\$976 to \$1000									
\$1001 to 1025									
\$1026 to 1050									
\$1051 to 1075 \$1076 to 1100									
\$1101 to 1125									$\neg$
\$1126 to 1150									
\$1151 to 1175									
\$1176 to 1200 \$1201 to 1225							-		-
\$1226 to 1250									
\$1251 to 1275									
\$1276 to 1300									
\$1301 to 1325 \$1326 to 1350									
\$1351 to 1375									
\$1376 to 1400									
\$1401 to 1425									
\$1426 to 1450 \$1451 to 1475									
\$1451 to 1475 \$1476 to 1400							1		
\$1501 to 1525									
\$1526 to 1550									
\$1551 to 1575 \$1576 to 1500									
\$1601 to 1625									$\overline{}$
\$1626 to 1650							l		
\$1651 to 1675									
\$1676 to 1600 \$1701 to 1725							-		<b>—</b> Н
\$1701 to 1725 \$1726 to 1750									
\$1751 to 1775									
\$1776 to 1800							<u> </u>		
\$1801 to 1825									
\$1826 to 1850 \$1851 to 1875									
\$1876 to 1900									
\$1901 to 1926									
\$1926 to 1950							l		
\$1951 to 1975 \$1976 to 2000									
\$2000 and up							<del>                                     </del>		
TOTALS	8 0.0%	1 38 2.6%	9 190 4.7%				10	236	4.2%

# Vacancy Rates During the Current Quarter Colorado Springs

							<b>T</b>	Doda		<b>T</b>	Do de					<u> </u>			Ι		
	_			_				Bedroo			Bedro						0				
Dont /		iciencie			Bedroo			Bathro			Bathro			Bedro		\/a '	Other	De	\/a '	Total	Da:-
Rent Level	Vacant '	l otal	Percent	Vacant	lotal	Percent	Vacant			/acant	i otal i	ercent	Vacant	l otal	Percent	Vacant	l otal	Percent	Vacant		Percent
\$000 to \$225 \$226 to \$250								6	0.0%											6	0.0%
\$251 to \$275																					
\$276 to \$300		1	0.0%																	1	0.0%
\$301 to \$325	1	1	100.0%																1		100.0%
\$326 to \$350	6	51	11.8%	9	29	31.0%													15	80	
\$351 to \$375 \$376 to \$400	3 11	44 89	6.8% 12.4%	1 160	59 1134	1.7% 14.1%	91	137	66.4%										4 262	103 1360	3.9% 19.3%
\$401 to \$425	1	19	5.3%	100	592	16.9%			00.170										101	611	16.5%
\$426 to \$450	2	16	12.5%	66	336	19.6%	21	195	10.8%										89	547	16.3%
\$451 to \$475				14	164	8.5%	2	36	5.6%				_						16	200	8.0%
\$476 to \$500	4	70 28	5.7% 0.0%	52 13	153 169	34.0%	41	342	12.0%	2	39	5.1% 0.0%	7	18	38.9%				106	622 491	17.0%
\$501 to \$525 \$526 to \$550	1	40	2.5%	30	244	7.7% 12.3%	25 27	283 186	8.8% 14.5%	4	11 48	8.3%		1	0.0%				38 62	519	7.7% 11.9%
\$551 to \$575	, i	-10	2.070	21	255	8.2%	39	411	9.5%	4	7	57.1%		4	0.0%				64	677	9.5%
\$576 to \$600		24	0.0%	13	207	6.3%	75	496	15.1%	1	24	4.2%	15	59	25.4%				104	810	12.8%
\$601 to \$625				12	151	7.9%	42	255	16.5%		2	0.0%							54	408	13.2%
\$626 to \$650	6	36	16.7%	33	386	8.5%	77	642	12.0%	1	49	2.0%	3	31	9.7%				120	1144	10.5%
\$651 to \$675 \$676 to \$700				16 20	215 426	7.4% 4.7%	43	82 222	0.0% 19.4%	6 10	128 79	4.7% 12.7%	18	70	25.7%				22 91	425 797	5.2% 11.4%
\$701 to \$700		16	0.0%	14	232	6.0%	22	156	14.1%	11	145	7.6%	18		25.0%	l			65	621	10.5%
\$726 to \$750		20	0.0%	8	137	5.8%	23	182	12.6%	2	11	18.2%	3	11	27.3%				36	361	10.0%
\$751 to \$775				37	301	12.3%	4	25	16.0%	14	205	6.8%	5	32					60	563	10.7%
\$776 to \$800				50	471 250	10.6%	21	137	15.3%	20	221	9.0%	32	79	40.5%	4	27	1/1 00/	123	908	13.5%
\$801 to \$825 \$826 to \$850				6 3	250 64	2.4% 4.7%	22 13	131 143	16.8% 9.1%	56	556	10.1%	11 13	93 91	11.8% 14.3%	4	27	14.8%	43 85	501 854	8.6% 10.0%
\$851 to \$875					04	4.770	8		15.1%	11	108	10.2%	10	0.	14.070				19	161	11.8%
\$876 to \$900				13	268	4.9%				35	433	8.1%	3	49	6.1%				51	750	6.8%
\$901 to \$925										7	103	6.8%	5	31	16.1%	5	74	6.8%	17	208	8.2%
\$926 to \$950				1	420	12.5%	4	38	10.5%	13	154	8.4%	2 2	13	15.4%				20 41	213	9.4%
\$951 to \$975 \$976 to \$1000					130	0.0%	25	188	13.3%	39 15	428 126	9.1% 11.9%	2	12 17	16.7% 11.8%	1	1	100.0%	43	570 332	7.2% 13.0%
\$1001 to 1025							1	22	4.5%	11	140	7.9%		- ''	11.070	<u> </u>		100.070	12	162	7.4%
\$1026 to 1050								10	0.0%	1	8	12.5%							1	18	5.6%
\$1051 to 1075								10	0.0%	10	136	7.4%							10	146	6.8%
\$1076 to 1100 \$1101 to 1125										- 1	104	1.00/	2	24	8.3%	1	8	12.5%	3	128	12.5%
\$1101 to 1123 \$1126 to 1150										1	104	1.0%	2	24	0.3%					120	2.370
\$1151 to 1175													6	45	13.3%				6	45	13.3%
\$1176 to 1200										4		22.2%		12	0.0%				4	30	13.3%
\$1201 to 1225										3	18	16.7%		11	0.0%				3	29	10.3%
\$1226 to 1250 \$1251 to 1275										4	114	3.5%	5	48	10.4%				4 5	114 48	3.5% 10.4%
\$1231 to 1273 \$1276 to 1300											152	0.0%	,	40	10.470				ľ	152	0.0%
\$1301 to 1325		4	0.0%										2	44	4.5%				2	48	4.2%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400 \$1401 to 1425							<b>-</b>									$\vdash$			$\vdash$		
\$1401 to 1423 \$1426 to 1450													10	66	15.2%				10	66	15.2%
\$1451 to 1475				9	160	5.6%							1		0				9		5.6%
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550 \$1551 to 1575																					
\$1576 to 1575													1	20	5.0%				1	20	5.0%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675							40	00	10.00/										40	00	10.007
\$1676 to 1600 \$1701 to 1725							12	92	13.0%							-			12	92	13.0%
\$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																<b>-</b>			<u> </u>		
TOTALS	35	459	7.6%	701	6541	10.7%	638	4480	14.2%	285	3567	8.0%	165	953	17.3%	11	110	10.0%	1835	16110	11.4%
		.00	0 /0		00 T I	/0	300		/0		5501	0.070	.00	500	0/0			. 5.0 /0			70

# Vacancy Rates During the Current Quarter Colorado Springs - Northwest

		l e	Two Dodroom	Two Bedroom	ī	T	<u> </u>
	Efficiencies	One Redroom	Two Bedroom		Three Padroom	Othor	Total
Rent Level	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other  Vacant Total Percent	Total
\$000 to \$225	Vacant Total Tercent	Vacant Total Tercent	vacant Total Tercent	vacant Total T creent	Vacant Total Tercent	Vacant Total Tercent	Vacant Total Telecini
\$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325 \$326 to \$350	3 26 11.5%						3 26 11.5%
\$351 to \$375	3 20 11.5%	1 57 1.8%					1 57 1.8%
\$376 to \$400		11 101 10.9%					11 101 10.9%
\$401 to \$425		1 5 20.0%					1 5 20.0%
\$426 to \$450		18 61 29.5%	3 18 16.7%				21 79 26.6%
\$451 to \$475		7 63 11.1%	4 0.0%				7 67 10.4%
\$476 to \$500 \$501 to \$525	18 0.0%	3 0.0%	3 43 7.0% 2 10 20.0%				3 43 7.0% 2 31 6.5%
\$526 to \$550	10 0.070	21 130 16.2%	5 60 8.3%				26 190 13.7%
\$551 to \$575			2 0.0%				2 0.0%
\$576 to \$600			5 0.0%		4 17 23.5%		4 22 18.2%
\$601 to \$625			4 000	4 40 0 40			
\$626 to \$650			1 0.0%	1 48 2.1%	1	1	1 49 2.0%
\$651 to \$675 \$676 to \$700			80 0.0% 1 0.0%			1	80 0.0% 1 0.0%
\$701 to \$725		14 232 6.0%	1 0.070		1 3 33.3%		15 235 6.4%
\$726 to \$750		1 70 1.4%				1	1 70 1.4%
\$751 to \$775		15 99 15.2%					15 99 15.2%
\$776 to \$800		23 123 18.7%	0 01 0 01		0 00 10 00	ļ	23 123 18.7%
\$801 to \$825 \$826 to \$850			2 24 8.3% 3 35 8.6%		8 80 10.0%	Ï	10 104 9.6% 3 35 8.6%
\$851 to \$875			3 33 0.0%	11 108 10.2%			11 108 10.2%
\$876 to \$900		2 44 4.5%		8 77 10.4%			10 121 8.3%
\$901 to \$925				7 103 6.8%			7 103 6.8%
\$926 to \$950		1 8 12.5%		9 85 10.6%			10 93 10.8%
\$951 to \$975			05 400 50 50/	6 62 9.7%			6 62 9.7%
\$976 to \$1000 \$1001 to 1025			95 188 50.5%	2 0.0%			95 190 50.0%
\$1001 to 1023 \$1026 to 1050			10 0.0%	1 8 12.5%			1 18 5.6%
\$1051 to 1075			10 0.0%				10 0.0%
\$1076 to 1100							
\$1101 to 1125							
\$1126 to 1150					2 36 5.6%		2 26 560/
\$1151 to 1175 \$1176 to 1200				4 18 22.2%		1	2 36 5.6% 4 18 22.2%
\$1201 to 1225				3 18 16.7%			3 18 16.7%
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300							
\$1301 to 1325 \$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425							
\$1426 to 1450							
\$1451 to 1475 \$1476 to 1400						1	
\$1476 to 1400 \$1501 to 1525					-	<del>                                     </del>	
\$1501 to 1525 \$1526 to 1550							
\$1551 to 1575						1	
\$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650							
\$1651 to 1675 \$1676 to 1600						1	
\$1701 to 1725					<del> </del>	<del> </del>	
\$1726 to 1750						1	
\$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825						1	
\$1826 to 1850 \$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926						1	
\$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000					ļ	ļ	
\$2000 and up	3 44 6 00/	115 QQC 11 F0/	113 404 22 00/	50 520 0.50/	15 130 11 00/		206 2106 12 50/
TOTALS	3 44 6.8%	115 996 11.5%	113 491 23.0%	50 529 9.5%	15 136 11.0%	PI .	296 2196 13.5%

# Vacancy Rates During the Current Quarter Colorado Springs - Northeast

	l						Two	Bedro	nm	Two	Bedroo	m				Ī					
	Effic	ciencies		One	Bedroo	m		Bathro			Bathroo		Three	e Bedro	om		Other			Total	
Rent Level	Vacant T		_													Vacant		Percent	Vacant		Percent
\$000 to \$225	<del>                                     </del>																				
\$226 to \$250																					
\$251 to \$275 \$276 to \$300																					
\$301 to \$325			-																<del>                                     </del>		
\$326 to \$350																					
\$351 to \$375	1	5	20.0%																1		20.0%
\$376 to \$400				48		16.1%													48	298	16.1%
\$401 to \$425 \$426 to \$450				18	23 127	0.0% 14.2%													18	23 127	0.0% 14.2%
\$451 to \$475				10	1	0.0%													10	127	0.0%
\$476 to \$500	3	60	5.0%		2	0.0%		40	0.0%		4	0.0%							3	106	2.8%
\$501 to \$525				2	48	4.2%	17	96	17.7%		11	0.0%							19	155	12.3%
\$526 to \$550				44	100	0.00/	16	98	16.3%	,	7	E7 10/							16	98	16.3%
\$551 to \$575 \$576 to \$600		24	0.0%	11 5	122 93	9.0% 5.4%	12	175 3	6.9% 0.0%	4	2	57.1% 0.0%							27 5	304 122	8.9% 4.1%
\$601 to \$625			0.070	2	55	3.6%	4	33	12.1%			0.070							6	88	6.8%
\$626 to \$650	6	36	16.7%	17	214	7.9%	2	61	3.3%				3	30	10.0%				28	341	8.2%
\$651 to \$675	I			7	58	12.1%			00.55	1	80	1.3%							8	138	5.8%
\$676 to \$700 \$701 to \$725	<del>                                     </del>	16	0.0%	3	100	3.0%	11 13	48 49	22.9% 26.5%		1	0.0%	2	35	5.7%	1			16 13	183 66	8.7% 19.7%
\$726 to \$750		10	0.0 /0	1	3	33.3%	18	156	11.5%		'	0.0 /0	I						19	159	11.9%
\$751 to \$775				12		13.6%	2	13	15.4%	4	72	5.6%	I						18	173	10.4%
\$776 to \$800	<u> </u>									4	112	3.6%				Ь			4	112	3.6%
\$801 to \$825							17	60	28.3%	07	070	0.00/							17	60	
\$826 to \$850 \$851 to \$875							1	1	100.0%	27	272	9.9%							28	2/3	10.3%
\$876 to \$900				2	104	1.9%								8	0.0%				2	112	1.8%
\$901 to \$925																					
\$926 to \$950										4	64	6.3%		8	25.0%				6	72	
\$951 to \$975													1	11	9.1%				1	11	9.1%
\$976 to \$1000 \$1001 to 1025														5	0.0%	1			-	5	0.0%
\$1001 to 1023 \$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125 \$1126 to 1150										1	104	1.0%							1	104	1.0%
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275 \$1276 to 1300																					
\$1301 to 1325			$\neg$																		
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400 \$1401 to 1425			-													├			-		
\$1401 to 1425 \$1426 to 1450	I												1	16	6.3%				1	16	6.3%
\$1451 to 1475			I										l '		0.070				l '		0.070
\$1476 to 1400																					
\$1501 to 1525	I		7										I								
\$1526 to 1550 \$1551 to 1575	I												I								
\$1576 to 1575													l								
\$1601 to 1625			$\neg$																1		
\$1626 to 1650													l								
\$1651 to 1675													I								
\$1676 to 1600 \$1701 to 1725	$\vdash$		-										-			$\vdash$			<del>                                     </del>		
\$1701 to 1725 \$1726 to 1750	I												I								
\$1751 to 1775			I										I								
\$1776 to 1800	Ļ																		ļ		
\$1801 to 1825													l								
\$1826 to 1850 \$1851 to 1875	I		I										I								
\$1876 to 1900			I										I								
\$1901 to 1926	Ī		$\neg$																		
\$1926 to 1950			I										I								
\$1951 to 1975	I												I								
\$1976 to 2000 \$2000 and up	<u> </u>															1			-		
TOTALS	10	141	7.1%	128	1336	9.6%	113	833	13.6%	45	729	6.2%	9	113	8.0%				305	3152	9.7%
						0						0			/ 0						, 0

# Vacancy Rates During the Current Quarter Colorado Springs - Far Northeast

						Two	Bedro	nm.	Tw	o Bedro	oom	Ī			Ī					
	Efficiencies	s	One	Bedroo	om		Bathro			o Bethro		Three	Bedro	om		Other			Total	
Rent Level	Vacant Total F														Vacant		Percent	Vacant		Percent
\$000 to \$225																				
\$226 to \$250																				
\$251 to \$275																				
\$276 to \$300																				
\$301 to \$325 \$326 to \$350																				
\$351 to \$375																				
\$376 to \$400	1	0.0%	15	187	8.0%													15	188	8.0%
\$401 to \$425			26	141	18.4%													26	141	18.4%
\$426 to \$450	9	0.0%				17	174	9.8%										17	183	9.3%
\$451 to \$475			6	90	6.7%		30	6.7%										8	120	6.7%
\$476 to \$500						2	11	18.2%										2	11	18.2%
\$501 to \$525 \$526 to \$550			2	24	8.3%		9	0.0%	4	47	8.5%							6	9 71	0.0% 8.5%
\$551 to \$575			2	34	5.9%	9	121	7.4%	-	47	0.570							11	155	7.1%
\$576 to \$600			8	114	7.0%	13	116	11.2%	1	22	4.5%							22	252	8.7%
\$601 to \$625							4	0.0%											4	0.0%
\$626 to \$650			9	132	6.8%	22	130	16.9%		1	0.0%							31	263	11.8%
\$651 to \$675			6	57	10.5%		2	0.0%				l						6	59	10.2%
\$676 to \$700			7	114	6.1%	19	88	21.6%	10	79	12.7%	├─			<b>—</b>			36	281	12.8%
\$701 to \$725 \$726 to \$750			3	34	8.8%	1 5	24 26	4.2% 19.2%	2	Ω	25.0%							1 10	24 68	4.2% 14.7%
\$751 to \$750			3	34	0.0%	1	10	10.0%	10	o 132	7.6%							11	142	7.7%
\$776 to \$800			30	348	8.6%	4		13.8%	3	49	6.1%		49	57.1%				65	475	13.7%
\$801 to \$825			3	114	2.6%							T		.,0	i			3	114	2.6%
\$826 to \$850						9	107	8.4%	11	72	15.3%							20	179	11.2%
\$851 to \$875						8	48	16.7%										8	48	16.7%
\$876 to \$900									3	26	11.5%		16	0.0%	_			3	42	7.1%
\$901 to \$925						,	20	10.50/		-	0.00/	2	11	18.2%	3	50	6.0%		61	8.2%
\$926 to \$950 \$951 to \$975				130	0.0%	4	30	10.5%	16	5 194	0.0% 8.2%		4	0.0%				4 16	47 324	8.5% 4.9%
\$976 to \$1000				100	0.070				15		12.1%							15		12.1%
\$1001 to 1025																				
\$1026 to 1050																				
\$1051 to 1075									10	136	7.4%							10	136	7.4%
\$1076 to 1100																		<u> </u>		
\$1101 to 1125												2	24	8.3%				2	24	8.3%
\$1126 to 1150 \$1151 to 1175												4	a	44.4%				4	a	44.4%
\$1176 to 1200													3	77.7/0				_	3	77.7/0
\$1201 to 1225																				
\$1226 to 1250																				
\$1251 to 1275												5	48	10.4%				5	48	10.4%
\$1276 to 1300										152	0.0%								152	0.0%
\$1301 to 1325												2	28	7.1%				2	28	7.1%
\$1326 to 1350 \$1351 to 1375																				
\$1376 to 1400																				
\$1401 to 1425																				
\$1426 to 1450												9	50	18.0%				9	50	18.0%
\$1451 to 1475																				
\$1476 to 1400																				
\$1501 to 1525																				
\$1526 to 1550 \$1551 to 1575																		l		
\$1551 to 1575 \$1576 to 1500																		l		
\$1601 to 1625																				
\$1626 to 1650			1									l						l		
\$1651 to 1675			1									l						l		
\$1676 to 1600																				
\$1701 to 1725																		l		
\$1726 to 1750 \$1751 to 1775			1									l						l		
\$1751 to 1775 \$1776 to 1800			1									l						l		
\$1801 to 1825																		<del>                                     </del>		
\$1826 to 1850																		l		
\$1851 to 1875																		l		
\$1876 to 1900																				
\$1901 to 1926																				
\$1926 to 1950			1									l						l		
\$1951 to 1975																		l		
\$1976 to 2000 \$2000 and up									1			-						<del>                                     </del>		
TOTALS	10	0.0%	117	1519	7.7%	116	967	12.0%	85	1047	8.1%	52	230	21.8%	3	50	6.0%	373	3832	9.7%
	10	J.J /0		.010	1.1/0	. 10	001	5 /0	- 55		J. 1 /0	52	_00	_ 1.0 /0		50	0.070	010	JUU2	J.1 /0

# Vacancy Rates During the Current Quarter Colorado Springs - Southeast

			Tura Dadraam	Tue Dadraam	<u> </u>	ī	
	Efficiencies	One Bedroom	Two Bedroom One Bathroom	Two Bedroom Two Bathroom	Three Bedroom	Other	Total
Rent Level				1		Vacant Total Percent	
\$000 to \$225	vadant rotal rotooni	radani rotai rotoini	Tubun Total Total	I I I I I I I I I I I I I I I I I I I	Tubuni Tubun Tubuni	Tubun Total Total	Tubuni Total Total
\$226 to \$250							
\$251 to \$275	1 0.00/						4 0.00/
\$276 to \$300 \$301 to \$325	1 0.0%						1 0.0%
\$326 to \$350		9 29 31.0%					9 29 31.0%
\$351 to \$375		1 0.0%					1 0.0%
\$376 to \$400	3 14 21.4%	75 388 19.3% 44 196 22.4%					78 402 19.4% 44 196 22.4%
\$401 to \$425 \$426 to \$450		44 196 22.4% 2 13 15.4%	2 0.0%				44 196 22.4% 2 15 13.3%
\$451 to \$475		2 0.0%	2 0.0%				4 0.0%
\$476 to \$500		1 24 4.2%	29 196 14.8%				30 220 13.6%
\$501 to \$525		25 0.0%	2 99 2.0% 4 0.0%				2 124 1.6%
\$526 to \$550 \$551 to \$575		5 45 11.1% 5 45 11.1%	4 0.0% 6 34 17.6%		1 0.0%	,	5 49 10.2% 11 80 13.8%
\$576 to \$600			3 13 23.1%		11 42 26.2%	1	14 55 25.5%
\$601 to \$625		10 96 10.4%	6 46 13.0%				16 142 11.3%
\$626 to \$650			6 59 10.2%				6 59 10.2%
\$651 to \$675 \$676 to \$700				5 45 11.1%	2 10 20.0%	J	5 45 11.1% 2 10 20.0%
\$701 to \$725			5 73 6.8%	11 144 7.6%			16 217 7.4%
\$726 to \$750		3 30 10.0%			3 10 30.0%	1	6 40 15.0%
\$751 to \$775				12 60 01 70			40 00 04 70
\$776 to \$800 \$801 to \$825				13 60 21.7%	8 0.0%	4 27 14.8%	13 60 21.7% 4 35 11.4%
\$826 to \$850					12 88 13.6%	1	12 88 13.6%
\$851 to \$875			5 0.0%				5 0.0%
\$876 to \$900					3 25 12.0%		3 25 12.0%
\$901 to \$925 \$926 to \$950					3 20 15.0%	1	3 20 15.0%
\$951 to \$975				5 40 12.5%			5 40 12.5%
\$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050 \$1051 to 1075							
\$1031 to 1073 \$1076 to 1100							
\$1101 to 1125							
\$1126 to 1150							
\$1151 to 1175 \$1176 to 1200							
\$1201 to 1225					11 0.0%		11 0.0%
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300 \$1301 to 1325							
\$1301 to 1325 \$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400						ļ	
\$1401 to 1425							
\$1426 to 1450 \$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525							
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\$1551 to 1575 \$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650							
\$1651 to 1675 \$1676 to 1600							
\$1701 to 1725						-	
\$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800 \$1801 to 1825						<del>                                     </del>	
\$1801 to 1825 \$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950 \$1951 to 1975							
\$1931 to 1975 \$1976 to 2000							
\$2000 and up							
TOTALS	3 15 20.0%	154 894 17.2%	57 533 10.7%	34 289 11.8%	34 215 15.8%	4 27 14.8%	286 1973 14.5%

# Vacancy Rates During the Current Quarter Colorado Springs - Southwest

Efficiences		Ī						Two	Bedroo	m	Two	Bedroo	m							Ī		
North Level   Vacant   Total   Percent   Vacant		Effi	ciencie	s	One	Bedroo	m							Three	Bedro	om		Other			Total	
\$2500 155750   3	Rent Level																		Percent	Vacant		Percent
2251 to 2275   2276 to 2570   23	\$000 to \$225	Ì																				
3276 b 3300	\$226 to \$250																					
3301 to \$325																						
3326 h 53300							_															
3351 to 3375		3	4	75.0%																ء ا	4	75.0%
\$350 0 \$400 7 \$ 46 15.2% \$ 7 \$ 66 15.2% \$ 27 107 25		]	4	7 3.0 /0																ľ	4	7 3.0 70
\$40 10 \$4.20 \$ 1 10 5.3% \$ 27 107 25.2% \$ 27 107 25	\$376 to \$400	7	46	15.2%																7	46	15.2%
1	\$401 to \$425	1	19																	1	19	5.3%
\$276 to \$500	\$426 to \$450				27	107	25.2%													27	107	25.2%
\$801 to \$252	\$451 to \$475																					
\$2500 is \$5500	\$476 to \$500	1																				47.7%
\$561 to \$575   2 14 14.3%   5 02 28 219 5   5		l ,								00.00/												14.5%
\$500   \$500   \$50   \$28   \$21.95   \$0.00   \$0.00   \$28   \$21.95   \$0.00   \$0		1	40	2.5%	1	36	2.8%															
\$301 to \$252																						
9826 to 9850		_																				
9851 to 8875					7	40	17.5%															16.2%
\$676 to \$700	\$651 to \$675	I						_				3	0.0%				1					3.6%
\$726 to \$750	\$676 to \$700	<u></u>												14	25	56.0%	L					11.0%
\$751 to \$775   10 114 8,8%   5 32 15.6%   15 146 10.3	\$701 to \$725																					
\$776 (s. \$800)	\$726 to \$750		20	0.0%																		0.0%
\$801 to \$825	\$751 to \$775				10	114	8.8%							5	32	15.6%						10.3%
\$826 to \$890					_																	18.7%
\$881 to \$876   \$900   \$9					3	136	2.2%	3	40	7.5%	4	70	4 40/	4	2	22 20/						
\$876 to \$900											1	12	1.4%	1	3	33.3%				-	75	2.7%
\$901 to \$925 \$ \$926 to \$950 \$ \$1 0.0% \$1 1 0.0% \$1 1 100.0% \$351 to \$975 \$976 to \$1000 \$ \$936 to \$1000 \$1 1 1 100.0% \$1 1 1 100.0% \$1 1 1 100.0% \$1 1 1 100.0% \$1 1 1 100.0% \$1 1 1 100.0% \$1 1 1 100.0% \$1002 \$1002 \$1002 \$1002 \$1002 \$1002 \$1002 \$1002 \$1000 \$1 1 22 4.5% \$11 140 7.9% \$1002 \$					q	120	7 5%				24	330	7 3%							33	450	7 3%
\$928 to \$950 \$ \$976 to \$1000 \$ \$1 1000 \$ \$1 1100 \$ \$1 1100 \$ \$1 12 16.7% \$ \$1002 to 1050 \$ \$1005 to 1050 \$ \$1100 to 1050 \$ \$1100 to 1050 \$ \$1100 to 1050 \$ \$120 to 1050 \$ \$1225 to 1250 \$ \$1226 to 1250 \$ \$126 to 1400 \$ \$1301 to 1325 \$ \$1366 to 1400 \$ \$1361 to 1425 \$ \$1362 to 1400 \$ \$1361 to 1425 \$ \$1362 to 1400 \$ \$1361 to 1425 \$ \$1362 to 1550 \$ \$1365 to 1550 \$ \$1376 to 1500 \$ \$1000 to 1					Ů	120	7.070					000	1.070				2	24	8.3%			8.3%
\$3851 to \$3975	\$926 to \$950														1	0.0%	_			_		0.0%
\$100 in 1025 \$102 in 1025 \$102 in 1025 \$102 in 1025 \$103 in 1075 \$1010 in 1075 \$1101 in 1125 \$1110 i	\$951 to \$975													1	1	100.0%				1	1	
\$1026 to 1050 \$1075 \$1076 to 1075 \$1176 to 1150 \$1176 to 1150 \$1176 to 1150 \$1176 to 1150 \$1176 to 1200 \$1250 \$1276 to 1200 \$1225 \$1226 to 1250 \$1276 to 1300 \$1301 to 1325 \$1326 to 1300 \$1301 to 1325 \$1326 to 1350 \$1351 to 1375 \$1326 to 1350 \$1351 to 1375 \$13576 to 1400 \$1400 \$1400 \$1400 \$1400 \$1400 \$1501 to 1425 \$1445 to 1475 \$1450 \$1500 \$1501 to 1525 \$1576 to 1500 \$1501 to 1525 \$1500 to 1500 \$1501 to 1525 \$1500 to 1500 \$1501 to 15	\$976 to \$1000													2	12	16.7%				2		16.7%
\$1051 to 1075 \$1076 to 1000 \$1076 to 1125 \$1107 to 1125 \$1176 to 1200 \$1151 to 1175 \$1176 to 1200 \$1125 \$1226 to 1250 \$1226 to 1250 \$1226 to 1250 \$1226 to 1300 \$1325 to 1300 \$1325 to 1300 \$1325 to 1300 \$1325 to 1300 \$1326 to 1300 \$1327 to 1300 \$1326 to 1300 \$1326 to 1300 \$1326 to 1300 \$1327 to 1300 \$1327 to 1300 \$1328 to 1300 \$1329 to 1300 \$1329 to 1400 \$1329 to 1400 \$1320 to 1525 \$1326 to 1500 \$1327 to 1525 \$1327 to 1500 \$1501 to 1525 \$1327 to 1500 \$1501 to 1525 \$1327 to 1500 \$1501 to 1625 \$1501 to 1	\$1001 to 1025							1	22	4.5%	11	140	7.9%							12	162	7.4%
\$1076 to 1100																						
\$1101 to 1125 \$1126 to 1150 \$1126 to 1175 \$1126 to 1175 \$11275 \$11276 to 12275 \$1276 to 1280 \$1280 to 1380 \$1380 to 1385 \$1380 to 1480 \$1480 to 1480 \$1481 to 1475 \$1475 to 1480 \$1590 to 1685 \$1582 to 1580 \$1581 to 1575 \$1580 to 1685 \$1582 to 1680 \$1581 to 1685 \$1581 to 1685 \$1581 to 1875 \$1775 to 1880 \$1881 to 1875 \$1775 to 1880 \$1881 to 1875 \$1880 to 1880 \$1881 to 1875 \$1880 to 1880 \$1881 to 1875 \$1880 to 1880 \$1881 to 1875 \$18975 to 18800 \$18975 to 18800 \$18975 to 18905																	١.,		10.50/	Ι.		40.50/
\$1126 to 1150 \$1176 to 1200 \$120 to 1225 \$1176 to 1200 \$120 to 1225 \$1176 to 1200 \$120 to 1225 \$1225 to 1250 \$4																	1	8	12.5%	1	8	12.5%
\$1151 to 1175 \$1120 to 1225 \$1220 to 1225 \$1220 to 1225 \$1220 to 1225 \$1220 to 1250 \$1507 to 1525 \$1526 to 1550 \$1557 to 1500 \$1507 to 1525 \$1626 to 1560 \$1650 to 1560 \$1675 to 1560 \$1725 to 1750 \$1776 to 1800 \$1801 to 1825 \$1726 to 1800 \$1801 to 1826 \$1851 to 1875 \$1726 to 1800 \$1801 to 1826 \$1851 to 1875 \$1976 to 2000 \$1901 to 1926																						
\$1176 to 1200																						
\$1201 to 1225 \$1226 to 1225 \$1226 to 1225 \$1226 to 1225 \$1226 to 1300 \$1326 to 1325 \$1326 to 1400 \$1401 to 1425 \$1426 to 1450 \$1501 to 1625 \$1526 to 1550 \$1551 to 1575 \$1526 to 1560 \$1551 to 1575 \$1526 to 1560 \$1551 to 1575 \$1626 to 1600 \$1501 to 1625 \$1626 to 1600 \$1501 to 1625 \$1626 to 1600 \$1501 to 1625 \$1726 to 1750 \$1776 to 1750 \$1776 to 1750 \$1776 to 1750 \$1876 to 1900 \$1801 to 1825 \$1726 to 1800 \$1801 to 1825 \$1726 to 1800 \$1801 to 1825 \$1726 to 1800 \$1801 to 1825 \$1726 to 1750 \$1776 to 1750 \$1876 to 1900 \$1801 to 1825 \$1826 to 1800 \$1801 to 1825 \$1826 to 1800 \$1801 to 1825 \$1816 to 1875 \$1876 to 1900 \$1901 to 1926															12	0.0%					12	0.0%
\$1256 to 13205 \$1326 to 13205 \$1326 to 13205 \$1326 to 13505 \$13376 to 1400 \$1401 to 1425 \$1431 to 1425 \$1441 to 1442 \$1446 to 1440 \$1501 to 1525 \$1526 to 1500 \$1551 to 1525 \$1526 to 1500 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1701 to 1725 \$1776 to 1775 \$1776 to 1800 \$1501 to 1825 \$1826 to 1850 \$1581 to 1825 \$1726 to 1800 \$1501 to 1825 \$1726 to 1800 \$1501 to 1825 \$1601 to 1625 \$1601 to 1625 \$1701 to 1725 \$1776 to 1800 \$1701 to 1800 \$1501 to 1825 \$1826 to 1850 \$15101 to 1825 \$1826 to 1850 \$15101 to 1825 \$1826 to 1850 \$15101 to 1925 \$15101 to	\$1201 to 1225															0.070						
\$1301 to 1305 \$1301 to 1325 \$1301 to 1325 \$1330 to 1375 \$1330 to 1375 \$1336 to 1380 \$1336 to 1400 \$1401 to 1425 \$1446 to 1475 \$1476 to 1475 \$1476 to 1400 \$1451 to 1475 \$15476 to 1400 \$1550 to 1525 \$1526 to 1580 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1651 to 1625 \$1661 to 1625 \$1661 to 1675 \$1776 to 1600 \$14 92 15.2% \$17701 to 1725 \$1776 to 1800 \$1761 to 1825 \$1826 to 1880 \$1881 to 1875 \$1876 to 1800 \$1891 to 1825 \$1826 to 1880 \$1881 to 1875 \$1876 to 1800 \$1891 to 1825 \$1878 to 1800 \$1891 to 1825 \$1878 to 1900 \$1891 to 1926 \$1891 to 1975 \$1891 to 1926 \$1891 to 1975 \$1891 to 1975	\$1226 to 1250										4	114	3.5%							4	114	3.5%
\$1306 to 1325	\$1251 to 1275																					
\$1326 to 1350 \$1376 to 1400 \$1401 to 1425 \$1376 to 1400 \$1440 to 1425 \$1446 to 1450 \$1446 to 1440 \$14475	\$1276 to 1300																					
\$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1445 to 1475 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$161601 to 1625 \$16175 to 1500 \$1761 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1831 to 1875 \$1876 to 1900 \$1801 to 1825 \$1826 to 1850 \$1826 to 1950 \$1991 to 1975 \$1976 to 19950 \$1996 to 19950 \$19976 to 2000 \$20000 and up	\$1301 to 1325														16	0.0%					16	0.0%
\$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$15101 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1626 to 1650 \$1601 to 1625 \$1676 to 1800 \$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1876 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1876 to 1900 \$1801 to 1926 \$1926 to 1950 \$1991 to 1976 \$1996 to 1950 \$1991 to 1975 \$1976 to 1950 \$19976 to 1950																						
\$1401 to 1425 \$1426 to 1450 \$14475 \$9 160 5.6% \$9 160 5.6% \$9 160 5.6% \$9 160 5.6% \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1 20 5.0% \$1 20 5.0% \$1 20 5.0% \$1 20 5.0% \$1 20 5.0% \$1501 to 1625 \$1661 to 1625 \$1661 to 1625 \$1661 to 1625 \$1666 to 1650 \$1 4 92 15.2% \$1726 to 1750 \$1776 to 1800 \$1751 to 1725 \$1776 to 1800 \$1801 to 1825 \$1726 to 1750 \$1801 to 1825 \$1876 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1876 to 1900 \$1801 to 1825 \$1886 to 1890 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1876 to 1900 \$1801 to 1825 \$1826 to 1850 \$1891 to 1875 \$1876 to 1900 \$1901 to 1926 \$1901 to 1926 \$1991 to 1975 \$1976 to 1900 \$2000 and up																						
\$1426 to 1450 \$1451 to 1475 \$9 160 5.6% \$9 160 5.6% \$9 160 5.6% \$9 160 5.6% \$9 160 5.6% \$1526 to 1500 \$1551 to 1575 \$1576 to 1500 \$1 20 5.0% \$1		$\vdash$															<b>—</b>			<del>                                     </del>		
\$1451 to 1475	1	I															1			l		
\$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1606 to 1660 \$1601 to 1625 \$1676 to 1600 \$14 92 15.2% \$1701 to 1725 \$1776 to 1800 \$1751 to 1775 \$1801 to 1825 \$1801 to 1825 \$1801 to 1825 \$1826 to 1850 \$18876 to 1900 \$1891 to 1975 \$1876 to 1900 \$1991 to 1996 \$1992 to 1990 \$1991 to 1996 \$1992 to 1990 \$2000 and up		I			9	160	5.6%										1			9	160	5.6%
\$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1 20 5.0%	\$1476 to 1400	I			ľ		,0										1			ľ		2.070
\$1526 to 1550 \$1551 to 1575 \$15176 to 1500 \$1 20 5.0% \$1 20 5.0% \$1 20 5.0% \$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$14 92 15.2% \$1701 to 1725 \$1776 to 1725 \$1776 to 1780 \$1775 to 1780 \$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1826 to 1850 \$1851 to 1875 \$1826 to 1850 \$1851 to 1875 \$1826 to 1900 \$1826 to 1950 \$1951 to 1975 \$1951 to 1975 \$1951 to 1975 \$1951 to 1975 \$1956 to 1950 \$1951 to 1975 \$1976 to 2000 \$2000 and up	\$1501 to 1525																					
\$1676 to 1500	\$1526 to 1550	I															I			l		
\$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1701 to 1725 \$1726 to 1750 \$1776 to 1800 \$1801 to 1825 \$1801 to 1825 \$1885 to 1850 \$1886 to 1900 \$1901 to 1926 \$1926 to 1950 \$1991 to 1975 \$1976 to 2000 \$2000 and up	\$1551 to 1575																					
\$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$18851 to 1875 \$1886 to 1900 \$1901 to 1926 \$1926 to 1950 \$1991 to 1975 \$1976 to 2000 \$2000 and up	\$1576 to 1500													1	20	5.0%				1	20	5.0%
\$1651 to 1675 \$1676 to 1600  14 92 15.26 \$1701 to 1725 \$1726 to 1750 \$1776 to 1800 \$1761 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1900 \$1901 to 1926 \$1926 to 1950 \$1991 to 1926 \$1926 to 1950 \$1957 to 2000 \$2000 and up																						
\$1676 to 1600																						
\$1701 to 1725 \$1726 to 1750 \$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000 \$2000 and up								11	രാ	15 20/										1.1	മാ	15 20/
\$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 \$1995 to 1950 \$1995 to 1975 \$1976 to 2000		<b>-</b>					-	14	32	10.4/0										<del>                                     </del>	32	13.270
\$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	\$1701 to 1723 \$1726 to 1750																					
\$1876 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	\$1751 to 1775	I															1			l		
\$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	\$1776 to 1800	L			<u> </u>									<u> </u>			L			L		
\$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000 \$2000 and up	\$1801 to 1825																					
\$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000 \$2000 and up	\$1826 to 1850	I															I			l		
\$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000 \$2000 and up	\$1851 to 1875	I															I			l		
\$1926 to 1950 \$1951 to 1975 \$1976 to 2000 \$2000 and up	\$1876 to 1900	<u> </u>																		<b>—</b>		
\$1951 to 1975 \$1976 to 2000 \$2000 and up																						
\$1976 to 2000 \$2000 and up																						
\$2000 and up																						
		<b>-</b>																				
TOTALO : TO 1-0 0.7/0: TOO TOO TELO/0: TOT TELO TOLO/0: MU UUO U.1/0: EM TELO TOLO/0: O AE 9.4/0: 344 7/34 17:3	TOTALS	13	149	8.7%	133	1065	12.5%	131	726	18.0%	40	659	6.1%	24	123	19.5%	3	32	9.4%	344	2754	12.5%

# Vacancy Rates During the Current Quarter Security / Widefield / Fountain

	I	ı				D 1	T -			ī		T			Ī		
						Bedroom		vo Bedroo									
- · · ·	Efficiencies	1	ne Bedro			Bathroom		o Bathro			Bedroom	dy .	Other			Total	_
Rent Level	Vacant Total Percent	Vacant	l otal	Percent	Vacant	Total Perce	nt Vacant	lotal	Percent	Vacant	Total Perce	nt Vacant	l otal	Percent	Vacant	l otal	Percen
\$000 to \$225 \$226 to \$250																	
\$250 to \$250 \$251 to \$275										l							
\$276 to \$300										l							
\$301 to \$325							+										
\$326 to \$350										l							
\$351 to \$375										l							
\$376 to \$400					91	137 66.4	%								91	137	66.4%
\$401 to \$425 \$426 to \$450										l							
\$451 to \$475										l							
\$476 to \$500							2	35	5.7%	7	18 38.9	%			9	53	17.0%
\$501 to \$525							1								i i		
\$526 to \$550						1 0.0	%	1	0.0%							2	
\$551 to \$575		3	54	5.6%						l	3 0.0	%			3	57	5.3%
\$576 to \$600						4 00	V		0.00/			_					0.00/
\$601 to \$625					21	1 0.0		2	0.0%	1					21	3	
\$626 to \$650 \$651 to \$675					31	272 11.4	/··								31	212	11.4%
\$676 to \$700					13	84 15.5	%			l					13	84	15.5%
\$701 to \$725							1			17	69 24.6	%			17		24.6%
\$726 to \$750							1	3	0.0%						1	3	
\$751 to \$775					1	2 50.0	%	1	0.0%	1					1	3	33.3%
\$776 to \$800							+-										
\$801 to \$825					I					l					l		
\$826 to \$850 \$851 to \$875										l							
\$876 to \$900										l							
\$901 to \$925		1					+					1					
\$926 to \$950										l							
\$951 to \$975										l							
\$976 to \$1000												1	1	100.0%	1	1	100.0%
\$1001 to 1025										l							
\$1026 to 1050										l							
\$1051 to 1075 \$1076 to 1100										l							
\$1101 to 1125							+					+					
\$1126 to 1150										l							
\$1151 to 1175										l							
\$1176 to 1200																	
\$1201 to 1225										l							
\$1226 to 1250							1			l							
\$1251 to 1275 \$1276 to 1300										l							
\$1301 to 1325		1					+					1					
\$1326 to 1350										l							
\$1351 to 1375							1			l							
\$1376 to 1400							$\bot$										
\$1401 to 1425					I					I							
\$1426 to 1450					I					l					l		
\$1451 to 1475 \$1476 to 1400							1								1		
\$1476 to 1400 \$1501 to 1525	<del> </del>	<del>                                     </del>					+			<del>                                     </del>		+			<del> </del>		
\$1501 to 1525 \$1526 to 1550							1								I		
\$1551 to 1575					1					l					l		
\$1576 to 1500										<u></u>							
\$1601 to 1625																	
\$1626 to 1650					I					l					l		
\$1651 to 1675							1								I		
\$1676 to 1600 \$1701 to 1725		-					+			-		+			-		
\$1701 to 1725 \$1726 to 1750							1								1		
\$1720 to 1730 \$1751 to 1775					I					l					l		
\$1776 to 1800					I					l					l		
\$1801 to 1825																	
\$1826 to 1850					I					l					l		
\$1851 to 1875							1								1		
\$1876 to 1900							₩					₩					
\$1901 to 1926																	
\$1926 to 1950							1								1		
\$1951 to 1975 \$1976 to 2000							1								1		
\$1976 to 2000 \$2000 and up		1					+					+			-		
TOTALS	<b>-</b>	3	54	5.6%	136	497 27.4	% 2	42	4.8%	24	90 26.7	% 1	1	100.0%	166	684	24.3%
				0.070				74	/0		-0 LU.1	<u> </u>		/ (		T	/

# Vacancy Rates During the Current Quarter Colorado Springs - Central

			Two Bedroom	Two Bedroom	I				
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other		Total	
Rent Level			Vacant Total Percent				Vacant		Percent
\$000 to \$225			1 0.0%		<u> </u>		<del>                                     </del>	1	0.0%
\$226 to \$250			5 0.0%					5	0.0%
\$251 to \$275									
\$276 to \$300 \$301 to \$325	1 1 100.0%						1	1	100.0%
\$326 to \$350	21 0.0%						l '	21	0.0%
\$351 to \$375	2 39 5.1%	1 0.0%					2	40	5.0%
\$376 to \$400	1 28 3.6%	11 160 6.9%					12	188	6.4%
\$401 to \$425	4 0.0%	29 227 12.8%	4 400 000				29	231	12.6%
\$426 to \$450 \$451 to \$475	2 7 28.6%	1 28 3.6% 1 8 12.5%	1 1 100.0%				4 1	36 8	11.1% 12.5%
\$476 to \$500		28 0.0%	7 52 13.5%				'7	80	8.8%
\$501 to \$525		3 48 6.3%	4 69 5.8%				7	117	6.0%
\$526 to \$550		1 9 11.1%	2 9 22.2%		1 0.0%		3	19	15.8%
\$551 to \$575			10 65 15.4%				10	65	15.4%
\$576 to \$600			9 131 6.9%				9	131	6.9%
\$601 to \$625 \$626 to \$650			1 5 20.0% 7 60 11.7%		1 0.0%		1 7	5 61	20.0% 11.5%
\$651 to \$675		1 48 2.1%			1 0.0%		1	48	2.1%
\$676 to \$700		4 56 7.1%	1 0.0%				4	57	7.0%
\$701 to \$725			3 10 30.0%				3	10	30.0%
\$726 to \$750									
\$751 to \$775			17 0.00/		4 20 42 204		4	47	0 = 0/
\$776 to \$800 \$801 to \$825			17 0.0% 7 0.0%		4 30 13.3% 3 5 60.0%		3	47 12	8.5% 25.0%
\$826 to \$850		3 64 4.7%	7 0.076	17 140 12.1%			20	204	9.8%
\$851 to \$875									
\$876 to \$900									
\$901 to \$925									
\$926 to \$950				12 132 9.1%			12	122	0.10/
\$951 to \$975 \$976 to \$1000				12 132 9.1%			12	132	9.1%
\$1001 to 1025									
\$1026 to 1050									
\$1051 to 1075									
\$1076 to 1100									
\$1101 to 1125 \$1126 to 1150									
\$1151 to 1175									
\$1176 to 1200									
\$1201 to 1225									
\$1226 to 1250									
\$1251 to 1275									
\$1276 to 1300 \$1301 to 1325									
\$1301 to 1323 \$1326 to 1350									
\$1351 to 1375									
\$1376 to 1400									
\$1401 to 1425									
\$1426 to 1450									
\$1451 to 1475 \$1476 to 1400							l		
\$1476 to 1400 \$1501 to 1525							<del>                                     </del>		
\$1526 to 1550									
\$1551 to 1575							l		
\$1576 to 1500							<u> </u>		
\$1601 to 1625									
\$1626 to 1650 \$1651 to 1675									
\$1651 to 1675 \$1676 to 1600							l		
\$1701 to 1725							<u> </u>		
\$1726 to 1750									
\$1751 to 1775							l		
\$1776 to 1800									
\$1801 to 1825 \$1826 to 1850									
\$1826 to 1850 \$1851 to 1875							l		
\$1876 to 1900									
\$1901 to 1926									
\$1926 to 1950							l		
\$1951 to 1975							l		
\$1976 to 2000							<b>—</b>		
\$2000 and up TOTALS	6 100 6.0%	54 677 0 00/	AA A22 10.20/	20 272 10 70/	7 37 18.9%		140	1519	9.2%
IOIALO	6 100 6.0%	54 677 8.0%	44 433 10.2%	29 272 10.7%	7 37 18.9%	1	140	1019	9.2%

#### Vacancy Rates During the Current Quarter Durango

		<u> </u>	I		<u> </u>		ı
		0 0 1	Two Bedroom	Two Bedroom	T. 5.	011	
Dent Level	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level \$000 to \$225	vacant Total Percen	Vacant Total Percent					
\$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325							
\$326 to \$350 \$351 to \$375							
\$376 to \$400							
\$401 to \$425							
\$426 to \$450	2 0.0%						2 0.0%
\$451 to \$475							
\$476 to \$500 \$501 to \$525	21 0.0%	9 0.0% 8 0.0%	1 0.0%				31 0.0% 8 0.0%
\$526 to \$550	1 24 4.2%						1 24 4.2%
\$551 to \$575	1 10 10.0%						1 14 7.1%
\$576 to \$600		5 0.0%					5 0.0%
\$601 to \$625		5 0.0%	1 16 6.3%				1 21 4.8%
\$626 to \$650							
\$651 to \$675 \$676 to \$700		32 0.0%					32 0.0%
\$701 to \$725		3 53 5.7%	1 23 4.3%				4 76 5.3%
\$726 to \$750		10 0.0%	3 3 100.0%	2 0.0%	1 0.0%		3 16 18.8%
\$751 to \$775			2 45 4.4%	6 0.0%		2 32 6.3%	
\$776 to \$800	10 0.0%			2 0.0%			12 0.0%
\$801 to \$825 \$826 to \$850		2 46 4.3%	6 119 5.0%	4 0.0% 1 38 2.6%			2 50 4.0% 7 157 4.5%
\$851 to \$875			0 113 3.070	1 21 4.8%			1 21 4.8%
\$876 to \$900		5 177 2.8%		1 13 7.7%			6 190 3.2%
\$901 to \$925		5 0.0%			1 1 100.0%		1 6 16.7%
\$926 to \$950							0 000
\$951 to \$975 \$976 to \$1000					9 0.0%		9 0.0%
\$1001 to 1025					1 21 4.8%		1 21 4.8%
\$1026 to 1050				2 0.0%			2 0.0%
\$1051 to 1075							
\$1076 to 1100			1 0.0%		1 0.0%		2 0.0%
\$1101 to 1125							
\$1126 to 1150 \$1151 to 1175				5 0.0%			5 0.0%
\$1176 to 1200				0 0.0%	1 32 3.1%		1 32 3.1%
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275					6 0.0%		6 0.0% 1 0.0%
\$1276 to 1300 \$1301 to 1325					1 0.0%		1 0.0%
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425							
\$1426 to 1450 \$1451 to 1475							
\$1431 to 1473 \$1476 to 1400							
\$1501 to 1525							
\$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500 \$1601 to 1625		<del> </del>					
\$1601 to 1625 \$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725							
\$1726 to 1750 \$1751 to 1775							
\$1751 to 1775 \$1776 to 1800							
\$1801 to 1825		1					
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926 \$1926 to 1950							
\$1926 to 1950 \$1951 to 1975							
\$1931 to 1973 \$1976 to 2000							
\$2000 and up							
TOTALS	2 67 3.0%	10 354 2.8%	13 208 6.3%	3 93 3.2%	3 72 4.2%	2 32 6.3%	33 826 4.0%

# Vacancy Rates During the Current Quarter Eagle County

	I					-	Б		-	Б		I			ī			T		
							Bedroo			Bedroo		_								
5 11 1	Efficiencies			Bedroo			Bathroo			Bathroo			e Bedro			Other	_	L .	Total	
Rent Level \$000 to \$225	Vacant Total Pe	ercent	vacant	iotai i	ercent	vacant	i otai l	ercent	vacant	i otai ii	ercent	vacant	rotai	ercent	vacant	rotai	Percent	vacant	rotai	Percent
\$226 to \$250																		l		
\$251 to \$275																		1		
\$276 to \$300																				
\$301 to \$325																		l		
\$326 to \$350 \$351 to \$375																		l		
\$376 to \$400																		l		
\$401 to \$425																				
\$426 to \$450																		l		
\$451 to \$475																		l		
\$476 to \$500																		-		
\$501 to \$525 \$526 to \$550	23	0.0%																l	23	0.0%
\$551 to \$575		0.070																1	20	0.070
\$576 to \$600																				
\$601 to \$625																				
\$626 to \$650						1	10	10.0%										1	10	10.0%
\$651 to \$675 \$676 to \$700	1	0.00/		20	0.00/										l			I	24	0.00/
\$701 to \$725	<del> </del>	0.0%		20	0.0%							1			<del>                                     </del>				21	0.0%
\$726 to \$750	2 44	4.5%													l			2	44	4.5%
\$751 to \$775	ĺ																	I		
\$776 to \$800																				
\$801 to \$825							26	0.0%		26	0.0%								52	0.0%
\$826 to \$850 \$851 to \$875																		l		
\$876 to \$900			1	30	3.3%													1	30	3.3%
\$901 to \$925					0.070		10	0.0%					48	0.0%					58	0.0%
\$926 to \$950				1	0.0%													l	1	0.0%
\$951 to \$975			2	44	4.5%													2	44	4.5%
\$976 to \$1000																		-		
\$1001 to 1025 \$1026 to 1050																		l		
\$1051 to 1075																		1		
\$1076 to 1100			2	38	5.3%	4	198	2.0%										6	236	2.5%
\$1101 to 1125									2	152	1.3%							2	152	1.3%
\$1126 to 1150																		1		
\$1151 to 1175																		l		
\$1176 to 1200 \$1201 to 1225						1	86	1.2%										1	86	1.2%
\$1226 to 1250							00	1.270										Ι ΄	00	1.2/0
\$1251 to 1275																		l		
\$1276 to 1300										40	0.0%					19	0.0%		59	0.0%
\$1301 to 1325												l .						Ι.		
\$1326 to 1350 \$1351 to 1375												1	88 12	1.1% 0.0%				1	88 12	1.1% 0.0%
\$1376 to 1400													12	0.0%				l	12	0.0%
\$1401 to 1425																				
\$1426 to 1450																		l		
\$1451 to 1475	ĺ																	I		
\$1476 to 1400	ļ											<b>—</b>			4		8.5%			8.5%
\$1501 to 1525 \$1526 to 1550															l	1	0.0%	ľ	1	0.0%
\$1520 to 1530 \$1551 to 1575	ĺ												20	0.0%				I	20	0.0%
\$1576 to 1500												L	0	3.570	L			L		5.570
\$1601 to 1625																				
\$1626 to 1650	ĺ																	I		
\$1651 to 1675															l			I		
\$1676 to 1600 \$1701 to 1725												<del>                                     </del>			<del>                                     </del>			<del>                                     </del>		
\$1701 to 1725 \$1726 to 1750	ĺ																	I		
\$1751 to 1775	ĺ														l			I		
\$1776 to 1800												<u></u>			<u></u>					
\$1801 to 1825																				
\$1826 to 1850	ĺ																	I		
\$1851 to 1875	ĺ														l			I		
\$1876 to 1900 \$1901 to 1926	-											$\vdash$			$\vdash$			_		
\$1901 to 1920 \$1926 to 1950	ĺ																	I		
\$1951 to 1975	ĺ														l			I		
\$1976 to 2000																				
\$2000 and up		0.000	_	400	0.000		000		_	612	0.00		100	0.00	<u> </u>				200	0.00
TOTALS	2 68	2.9%	5	133	3.8%	6	330	1.8%	2	218	0.9%	1	168	0.6%	4	67	6.0%	20	984	2.0%

#### Vacancy Rates During the Current Quarter Fort Collins / Loveland

						Two	Bedroo	nm	Two	Bedroo	nm									
	F#		0	- D - d								Th	- D - d			041			T-4-1	
5		iciencies	_	e Bedroo			Bathro			Bathroo			e Bedro		l	Other	_		Total	_
Rent Level	Vacant	Total Perce	nt Vacant	Total	Percent	Vacant	Total	Percent	Vacant	l otal	Percent	Vacant	I otal	Percent	Vacant	l otal	Percent	Vacant	l otal	Percen
\$000 to \$225 \$226 to \$250															l					
\$251 to \$275															l					
\$276 to \$300															l					
\$301 to \$325			1																	
\$326 to \$350															l					
\$351 to \$375															l					
\$376 to \$400																				
\$401 to \$425		6 00	,		0.00/										l				7	0.00/
\$426 to \$450 \$451 to \$475		6 0.0	/0	1 2	0.0%										l				7 2	0.0%
\$476 to \$500	5	72 6.9	% 4	85	4.7%										l			9	157	5.7%
\$501 to \$525	3	48 6.3		22	9.1%													5	70	7.1%
\$526 to \$550			2	60	3.3%	2	16	12.5%							l			4	76	5.3%
\$551 to \$575	1	25 4.0		111	4.5%	7	35	20.0%							l			13	171	7.6%
\$576 to \$600		26 0.0	_	85	5.9%	19	358	5.3%	<u> </u>									24	469	5.1%
\$601 to \$625	1	10 10.0		62	0.0%	3	64	4.7%		71	18.3%		00	40.00/	l			17	207	8.2%
\$626 to \$650 \$651 to \$675			12	337 105	3.6% 2.9%	5 3	119 80	4.2% 3.8%		19	5.3%	43	98	43.9%	1			60 7	554 204	10.8% 3.4%
\$676 to \$700			8	170	2.9% 4.7%	3	55	5.5%	l '	19	ა.ა%		2	0.0%	I			11	204	4.8%
\$701 to \$700			<del>  "</del>	55	0.0%	ا ا	55	J.J /0	7	109	6.4%	t		0.0 /0	1			7	164	4.8%
\$726 to \$750	Ī		2	18		7	192	3.6%		203	2.0%		3	0.0%	1	ç	11.1%		425	3.3%
\$751 to \$775	5	14 35.7		70	1.4%	6	173	3.5%		158	4.4%				I			19	415	4.6%
\$776 to \$800			25	132	18.9%	8	117	6.8%	2	30	6.7%	2	106	1.9%				37	385	9.6%
\$801 to \$825				45	0.0%		8	0.0%	11	267	4.1%							11	320	3.4%
\$826 to \$850				45	0.0%	33	124	26.6%		37	8.1%		18	0.0%		68			292	13.7%
\$851 to \$875					0.00/	7	116	6.0%		400	0.40/		32	0.0%	2	67	3.0%		215	4.2%
\$876 to \$900			+	1	0.0%				7	109	6.4%	1	10	10.0%	_			7	110	6.4%
\$901 to \$925 \$926 to \$950						2	135	1.5%	7 2	162 25	4.3% 8.0%	1	10	10.0%	1			8 4	172 160	4.7% 2.5%
\$951 to \$975							133	1.5/0	5	27	18.5%				l	15	0.0%		42	11.9%
\$976 to \$1000									ľ	30	0.0%				2		3 11.1%		48	4.2%
\$1001 to 1025																				
\$1026 to 1050							6	0.0%				3	18	16.7%	·	1	0.0%	3	25	12.0%
\$1051 to 1075															l			l		
\$1076 to 1100												5	41	12.2%				5	41	12.2%
\$1101 to 1125															l			l		
\$1126 to 1150 \$1151 to 1175									,	24	44.00/	47	100	45.60/	l				107	27 20/
\$1176 to 1200									4	34	11.8%	47	103	45.6%	1			51	137	37.2%
\$1201 to 1225			+																	
\$1226 to 1250															l					
\$1251 to 1275															l					
\$1276 to 1300																3	0.0%		3	0.0%
\$1301 to 1325																				
\$1326 to 1350															l			l		
\$1351 to 1375															l			l		
\$1376 to 1400 \$1401 to 1425	<del>                                     </del>		+			-			—			<del>                                     </del>			⊢			<del></del>		
\$1401 to 1425 \$1426 to 1450	Ī		1												I			l		
\$1451 to 1475	Ī		1												I			l		
\$1476 to 1400	L					<u> </u>			<u> </u>			<u> </u>			27	104	26.0%	27	104	26.0%
\$1501 to 1525																				
\$1526 to 1550			1												I					
\$1551 to 1575			1												I					
\$1576 to 1500	<del>                                     </del>		+			<u> </u>			Ь——			<u> </u>			<b>—</b>			<u> </u>		
\$1601 to 1625	Ī		1												I			l		
\$1626 to 1650 \$1651 to 1675			1												I			1		
\$1676 to 1600			1									11	14	78.6%	I			11	14	78.6%
\$1701 to 1725			1									<del>-                                    </del>		. 5.570				<del></del>	1-7	. 5.57
\$1726 to 1750			1												I					
\$1751 to 1775	Ī		1												I			l		
\$1776 to 1800																				
\$1801 to 1825																				
\$1826 to 1850			1												I			1		
\$1851 to 1875			1												I					
\$1876 to 1900 \$1901 to 1926			+						<del></del>			-			-			-		
\$1901 to 1926 \$1926 to 1950	Ī		1												I			l		
\$1926 to 1950 \$1951 to 1975	Ī		1												I			l		
\$1976 to 2000	Ī		1												I			l		
\$2000 and up																				
TOTALS	15	201 7.5	% 69	1406	4.9%	105	1598	6.6%	73	1281	5.7%	112	445	25.2%	36	285	12.6%	410	5216	7.9%

#### Vacancy Rates During the Current Quarter Fort Collins

	1		Two Bedroom	Two Bedroom	<u> </u>	<u> </u>	
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level		t Vacant Total Percent					
\$000 to \$225							
\$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325							
\$326 to \$350 \$351 to \$375							
\$376 to \$400							
\$401 to \$425							
\$426 to \$450	6 0.0%	,					6 0.0%
\$451 to \$475		1 0.0%					1 0.0%
\$476 to \$500	5 72 6.9%						7 141 5.0%
\$501 to \$525	3 48 6.3%						5 70 7.1%
\$526 to \$550	4 05 400	2 60 3.3%	1 7 14.3%				3 67 4.5%
\$551 to \$575 \$576 to \$600	1 25 4.0% 26 0.0%		4 28 14.3% 19 333 5.7%				10 164 6.1% 24 444 5.4%
\$601 to \$625	1 10 10.09		3 60 5.0%	13 71 18.3%			17 203 8.4%
\$626 to \$650	1 10 10.07	12 337 3.6%	5 113 4.4%	10 71 10.0%	43 98 43.9%		60 548 10.9%
\$651 to \$675		3 105 2.9%	3 78 3.8%	1 19 5.3%		l	7 202 3.5%
\$676 to \$700		5 146 3.4%	3 55 5.5%		<u></u>	<u> </u>	8 201 4.0%
\$701 to \$725		21 0.0%		7 109 6.4%			7 130 5.4%
\$726 to \$750		1 10 10.0%	7 192 3.6%	4 203 2.0%		1 9 11.1%	
\$751 to \$775		52 0.0%	6 173 3.5%	7 158 4.4%		l	13 383 3.4%
\$776 to \$800			7 101 6.9%	2 30 6.7%			11 237 4.6%
\$801 to \$825		45 0.0%	22 404 06 00/	5 163 3.1%		2 52 2.00/	5 208 2.4%
\$826 to \$850 \$851 to \$875		45 0.0%		1 21 4.8%	18 0.0% 32 0.0%		36 261 13.8% 9 215 4.2%
\$876 to \$900		1 0.0%	7 116 6.0%	7 109 6.4%		2 67 3.0%	7 110 6.4%
\$901 to \$925		1 0.070		5 135 3.7%			6 145 4.1%
\$926 to \$950			2 135 1.5%		1		2 135 1.5%
\$951 to \$975						15 0.0%	15 0.0%
\$976 to \$1000				30 0.0%		2 18 11.1%	2 48 4.2%
\$1001 to 1025							
\$1026 to 1050						1 0.0%	1 0.0%
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1120 to 1130 \$1151 to 1175					47 103 45.6%		47 103 45.6%
\$1176 to 1200					103 43.070		47 103 43.070
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300						3 0.0%	3 0.0%
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425							
\$1401 to 1425 \$1426 to 1450						l	
\$1420 to 1430 \$1451 to 1475						l	
\$1476 to 1400			<u></u>		<u> </u>	27 104 26.0%	27 104 26.0%
\$1501 to 1525							
\$1526 to 1550						l	
\$1551 to 1575						l	
\$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650							
\$1651 to 1675 \$1676 to 1600							
\$1701 to 1725							
\$1701 to 1723 \$1726 to 1750						l	
\$1751 to 1775						l	
\$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850						l	
\$1851 to 1875							
\$1876 to 1900					ļ	ļ	
\$1901 to 1926							
\$1926 to 1950							
\$1951 to 1975 \$1976 to 2000							
\$1976 to 2000 \$2000 and up							
TOTALS	10 187 5.3%	37 1172 3.2%	100 1515 6.6%	52 1048 5.0%	93 370 25.1%	34 270 12.6%	326 4562 7.1%
. 5 1/16	10 107 3.37	0. 11/2 3.2/0	100 1010 0.070	J_ 10+0 3.070	00 070 20.170	0-7 Z/0 1Z.070	020 7002 1.170

#### Vacancy Rates During the Current Quarter Fort Collins - Northwest

			Two Bedroom	Two Bedroom	I	I	
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level		t Vacant Total Percent					
\$000 to \$225						1	
\$226 to \$250							
\$251 to \$275							
\$276 to \$300 \$301 to \$325							
\$326 to \$350							
\$351 to \$375							
\$376 to \$400							
\$401 to \$425 \$426 to \$450	6 0.0%						6 0.0%
\$451 to \$475	0 0.07						0 0.076
\$476 to \$500	5 72 6.9%	2 66 3.0%					7 138 5.1%
\$501 to \$525							
\$526 to \$550	4 25 400	1 26 3.8% 2 40 5.0%	1 10 10 00/				1 26 3.8%
\$551 to \$575 \$576 to \$600	1 25 4.0%	2 40 5.0%	1 10 10.0% 8 66 12.1%				4 75 5.3% 8 66 12.1%
\$601 to \$625			0 00 12.170	11 50 22.0%			11 50 22.0%
\$626 to \$650		3 80 3.8%	2 50 4.0%		43 98 43.9%		48 228 21.1%
\$651 to \$675			1 50 2.0%				1 50 2.0%
\$676 to \$700 \$701 to \$725							
\$701 to \$725 \$726 to \$750		1 6 16.7%					1 6 16.7%
\$751 to \$775		52 0.0%	1 18 5.6%				1 70 1.4%
\$776 to \$800			18 0.0%	2 30 6.7%	1 60 1.7%		3 108 2.8%
\$801 to \$825 \$826 to \$850			33 104 00 004	5 124 4.0% 1 16 6.3%		2 53 3.8%	5 124 4.0%
\$826 to \$850 \$851 to \$875			33 124 26.6% 7 116 6.0%			2 53 3.8% 2 67 3.0%	36 193 18.7% 9 183 4.9%
\$876 to \$900			7 110 0.070			2 07 3.070	3 103 4.370
\$901 to \$925							
\$926 to \$950							
\$951 to \$975							
\$976 to \$1000 \$1001 to 1025							
\$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1151 to 1175					47 103 45.6%		47 103 45.6%
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250 \$1251 to 1275							
\$1231 to 1273 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425						<b> </b>	
\$1401 to 1425 \$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400						27 104 26.0%	27 104 26.0%
\$1501 to 1525							
\$1526 to 1550 \$1551 to 1575							
\$1576 to 1570							
\$1601 to 1625							
\$1626 to 1650							
\$1651 to 1675 \$1676 to 1600							
\$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800		-					
\$1801 to 1825 \$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950							
\$1951 to 1975 \$1976 to 2000							
φ 1970 (0 2000				I	ļ		
\$2000 and up							

#### Vacancy Rates During the Current Quarter Fort Collins - Northeast

Rent Level \ \\ \$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350 \$331 to \$375	Efficiencies Vacant Total Percent		Bedroom			Bedroo			Bedro								l		
\$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350					One				Rathro	om	Thre	ee Bedroo	nm		Other				
\$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350	vacant rotal Fercent	vacani		oont				_	Bathro		_			Vacant	Other	Doroont	Vacant	Total	Doroon
\$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350			Total Per	cent	vacant	TOTAL	Percent	vacant	Total	Percent	vacant	TOTAL F	ercem	vacant	Total	Percent	vacant	Total	Percen
\$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350														l			l		
\$276 to \$300 \$301 to \$325 \$326 to \$350														l			l		
\$326 to \$350														l			l		
\$351 to \$375														l			l		
														l			l		
\$376 to \$400																			
\$401 to \$425														l			l		
\$426 to \$450 \$451 to \$475														l			l		
\$476 to \$500														l			l		
\$501 to \$525																			
\$526 to \$550						1	0.0%							l			l	1	0.0%
\$551 to \$575														l			l		
\$576 to \$600			5 (	0.0%														5	
\$601 to \$625	1 10 10.0%							2	21	9.5%	1			l			3	31	9.7%
\$626 to \$650		2		7.1%	1	17	5.9%							l			3	45	
\$651 to \$675			21 (	0.0%		15	0.0%							l			l	36	0.0%
\$676 to \$700 \$701 to \$725								5	46	10.9%				$\vdash$			5	46	10.9%
\$701 to \$723 \$726 to \$750					1	11	9.1%		70	. 0.0 /0	1	3	0.0%	1	9	11.1%		23	
\$751 to \$775																	-		
\$776 to \$800								<u> </u>			L			L			L		
\$801 to \$825																			
\$826 to \$850														l			l		
\$851 to \$875														l			l		
\$876 to \$900																			
\$901 to \$925 \$926 to \$950														l			l		
\$951 to \$975														l			l		
\$976 to \$1000														l			l		
\$1001 to 1025																			
\$1026 to 1050														l	1	0.0%		1	0.0%
\$1051 to 1075														l			l		
\$1076 to 1100																			
\$1101 to 1125														l			l		
\$1126 to 1150														l			l		
\$1151 to 1175														l			l		
\$1176 to 1200 \$1201 to 1225											-			_			-		
\$1226 to 1250														l			l		
\$1251 to 1275														l			l		
\$1276 to 1300														l	3	0.0%		3	0.0%
\$1301 to 1325																			
\$1326 to 1350														l			l		
\$1351 to 1375														l			l		
\$1376 to 1400																			
\$1401 to 1425														l			l		
\$1426 to 1450 \$1451 to 1475											l			I			I		
\$1476 to 1470														l			l		
\$1501 to 1525																			
\$1526 to 1550														l			l		
\$1551 to 1575														I			I		
\$1576 to 1500																			
\$1601 to 1625																			
\$1626 to 1650														I			I		
\$1651 to 1675														I			I		
\$1676 to 1600 \$1701 to 1725											-			$\vdash$			$\vdash$		—
\$1701 to 1725 \$1726 to 1750														I			I		
\$1720 to 1750 \$1751 to 1775											l			I			I		
\$1776 to 1800											l			I			I		
\$1801 to 1825																			
\$1826 to 1850														I			I		
\$1851 to 1875											l			I			I		
\$1876 to 1900											Щ_								
\$1901 to 1926																			
\$1926 to 1950														I			I		
\$1951 to 1975											l			I			I		
\$1976 to 2000								<b>-</b>			₩			<b>—</b>			<b>—</b>		
\$2000 and up TOTALS	1 10 10.0%	2	54 3	3.7%	2	44	4.5%	7	67	10.4%	-	2	0.0%	1	40	7.7%	13	191	6.8%

#### Vacancy Rates During the Current Quarter Fort Collins - Southeast

		Τ	Tura Dadraam	Two Dodroom	<u> </u>	T .	Ι
	Efficiencies	One Bedroom	Two Bedroom One Bathroom	Two Bedroom Two Bathroom	Three Bedroom	Other	Total
Rent Level		t Vacant Total Percent					
\$000 to \$225							
\$226 to \$250							
\$251 to \$275 \$276 to \$300							
\$301 to \$325							
\$326 to \$350							
\$351 to \$375							
\$376 to \$400							
\$401 to \$425 \$426 to \$450							
\$451 to \$475		1 0.0%					1 0.0%
\$476 to \$500		3 0.0%					3 0.0%
\$501 to \$525	3 48 6.3%						3 61 4.9%
\$526 to \$550 \$551 to \$575		1 34 2.9% 3 71 4.2%	1 6 16.7% 3 18 16.7%				2 40 5.0% 6 89 6.7%
\$576 to \$600	26 0.0%		1 33 3.0%				6 139 4.3%
\$601 to \$625		10 0.0%	3 60 5.0%				3 70 4.3%
\$626 to \$650		1 55 1.8%					3 101 3.0%
\$651 to \$675		2 444 640	2 13 15.4%	1 0.0%			2 14 14.3%
\$676 to \$700 \$701 to \$725		3 144 2.1% 1 0.0%	3 55 5.5%	1 0.0%			6 199 3.0% 2 0.0%
\$701 to \$723 \$726 to \$750		1 3.076	95 0.0%	1 0.0%			95 0.0%
\$751 to \$775			95 0.0%	25 0.0%			120 0.0%
\$776 to \$800			1 0.0%				1 0.0%
\$801 to \$825 \$826 to \$850		45 0.0% 45 0.0%					45 0.0% 45 0.0%
\$826 to \$850 \$851 to \$875		45 0.0%			32 0.0%		45 0.0% 32 0.0%
\$876 to \$900		1 0.0%		5 104 4.8%	32 0.070		5 105 4.8%
\$901 to \$925				5 135 3.7%	2 0.0%		5 137 3.6%
\$926 to \$950			2 135 1.5%				2 135 1.5%
\$951 to \$975				20 0.00/		15 0.0%	15 0.0% 30 0.0%
\$976 to \$1000 \$1001 to 1025				30 0.0%			30 0.0%
\$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250 \$1251 to 1275							
\$1251 to 1275 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425		<del> </del>					
\$1401 to 1425 \$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525							
\$1526 to 1550 \$1551 to 1575							
\$1576 to 1575							
\$1601 to 1625		1					
\$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600 \$1701 to 1725		<del> </del>					
\$1701 to 1723 \$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850 \$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000 \$2000 and up							
\$2000 and up TOTALS	3 74 4.1%	13 503 2.6%	17 557 3.1%	10 296 3.4%	34 0.0%	15 0.0%	43 1479 2.9%
IVIALO	0 /4 4.1%	10 000 2.0%	11 331 3.1%	10 290 3.4%	J4 U.U%	10 0.0%	TO 1918 2.9%

#### Vacancy Rates During the Current Quarter Fort Collins - Southwest

			T 5 .	T 0 .		Γ	
			Two Bedroom	Two Bedroom			
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level	Vacant Total Percent	Vacant Total Percen	Vacant Total Percent	Vacant Total Percent	Vacant Total Percent	Vacant Total Percent	Vacant Total Percent
\$000 to \$225 \$226 to \$250							
\$250 to \$250 \$251 to \$275							
\$276 to \$300							
\$301 to \$325							
\$326 to \$350							
\$351 to \$375							
\$376 to \$400							
\$401 to \$425							
\$426 to \$450 \$451 to \$475							
\$476 to \$500							
\$501 to \$525		2 9 22.2%					2 9 22.2%
\$526 to \$550							
\$551 to \$575							
\$576 to \$600			10 234 4.3%				10 234 4.3%
\$601 to \$625		52 0.0%					52 0.0%
\$626 to \$650		6 174 3.4%					6 174 3.4%
\$651 to \$675		3 84 3.6%		1 18 5.6%			4 102 3.9%
\$676 to \$700 \$701 to \$725		2 2 100.0% 20 0.0%	<del>                                     </del>	2 62 3.2%		<del>                                     </del>	2 2 100.0% 2 82 2.4%
\$701 to \$725 \$726 to \$750		4 0.0%	6 86 7.0%				10 293 3.4%
\$751 to \$775		÷ 5.070	5 60 8.3%				12 193 6.2%
\$776 to \$800			7 82 8.5%		1 46 2.2%		8 128 6.3%
\$801 to \$825				39 0.0%			39 0.0%
\$826 to \$850				5 0.0%	18 0.0%		23 0.0%
\$851 to \$875							
\$876 to \$900				2 5 40.0%	4 0 40 50/		2 5 40.0%
\$901 to \$925					1 8 12.5%		1 8 12.5%
\$926 to \$950 \$951 to \$975							
\$976 to \$1000						2 18 11.1%	2 18 11.1%
\$1001 to 1025						2 10 111170	2 10 111170
\$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125							
\$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200 \$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400			<del> </del>			-	<del>                                     </del>
\$1401 to 1425 \$1426 to 1450							
\$1420 to 1430 \$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525			1				
\$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500			ļ				
\$1601 to 1625							
\$1626 to 1650 \$1651 to 1675							
\$1651 to 1675 \$1676 to 1600							
\$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900							
\$1901 to 1926 \$1926 to 1950							
\$1926 to 1950 \$1951 to 1975							
\$1976 to 2000							1
\$2000 and up							
		13 345 3.8%	28 462 6.1%	16 465 3.4%	2 72 2.8%	2 18 11.1%	61 1362 4.5%

#### Vacancy Rates During the Current Quarter Loveland

				Two	Bedro	om	Two	Bedroo	om								
	Efficiencies	One	Bedroom		Bathro			Bathro		Three	e Bedroom		Other			Total	
Rent Level	Vacant Total Percent			_			_					V/acant			\/acant		Percen
\$000 to \$225	. Journ Total Felcell	v a cant	. Ottai T GTOGTIL	vacant	ı Jidi	. Grociil	vacant	i Jiai	CIOCIIL	rucalit	. Jun 1 CIUCIII	v acant	ıotai	i Ciocill	v acant	ı Jiai	1 01001
\$226 to \$250		l													I		
\$251 to \$275															l		
\$276 to \$300																	
\$301 to \$325															l		
\$326 to \$350 \$351 to \$375															l		
\$376 to \$400															l		
\$401 to \$425																	
\$426 to \$450			1 0.0%												l	1	
\$451 to \$475			1 0.0%												Ι.	1	
\$476 to \$500 \$501 to \$525		2	16 12.5%												2	16	12.5%
\$526 to \$550				1	9	11.1%									1	9	11.19
\$551 to \$575				3		42.9%									3	7	
\$576 to \$600					25	0.0%										25	0.0%
\$601 to \$625					4	0.0%										4	
\$626 to \$650					6	0.0%									l	6	
\$651 to \$675		_	24 40 501		2	0.0%					0 000				_	2	
\$676 to \$700 \$701 to \$725		3	24 12.5% 34 0.0%	1			-				2 0.0%	<b>-</b>			3	26 34	
\$701 to \$725 \$726 to \$750		1	8 12.5%												1	8	
\$751 to \$775	5 14 35.7%	1	18 5.6%												6	32	
\$776 to \$800		25	132 18.9%	1	16	6.3%									26	148	
\$801 to \$825					8	0.0%	6	104	5.8%						6	112	
\$826 to \$850		I					2	16	12.5%			2	15	5 13.3%	4	31	12.9%
\$851 to \$875															l		
\$876 to \$900							2	27	7.4%						-	27	7.4%
\$901 to \$925 \$926 to \$950							2 2	25	8.0%						2 2	25	
\$951 to \$975							5		18.5%						5		18.5%
\$976 to \$1000																	
\$1001 to 1025																	
\$1026 to 1050					6	0.0%				3	18 16.7%				3	24	12.5%
\$1051 to 1075										_	44 40 00/				_		40.00
\$1076 to 1100 \$1101 to 1125										5	41 12.2%	_			5	41	12.29
\$1101 to 1125 \$1126 to 1150															l		
\$1151 to 1175							4	34	11.8%						4	34	11.89
\$1176 to 1200															l		
\$1201 to 1225																	
\$1226 to 1250															l		
\$1251 to 1275															l		
\$1276 to 1300 \$1301 to 1325							-					-			-		
\$1301 to 1325 \$1326 to 1350															l		
\$1351 to 1375															l		
\$1376 to 1400															<u></u>		
\$1401 to 1425																	
\$1426 to 1450		l													I		
\$1451 to 1475		l													I		
\$1476 to 1400 \$1501 to 1525		<b>-</b>		1			<del> </del>					<del>                                     </del>			$\vdash$		
\$1501 to 1525 \$1526 to 1550		l													I		
\$1551 to 1575		l													I		
\$1576 to 1500												<u> </u>			<u></u>		
\$1601 to 1625																	
\$1626 to 1650		I													I		
\$1651 to 1675		I									14 70 004						70.00
\$1676 to 1600 \$1701 to 1725		<del>                                     </del>		-			-			11	14 78.6%	$\vdash$			11	14	78.6%
\$1701 to 1725 \$1726 to 1750		I													I		
\$1751 to 1775		I													I		
\$1776 to 1800		L		<u></u>			<u> </u>					<u>L</u> _			L		
\$1801 to 1825																	
\$1826 to 1850		l													I		
\$1851 to 1875		l													I		
\$1876 to 1900		<u> </u>		<b>—</b>			<u> </u>					⊢—			⊢		
\$1901 to 1926 \$1926 to 1950		I										l			I		
\$1926 to 1950 \$1951 to 1975		I													I		
\$1976 to 2000		I													I		
				İ								t					
\$2000 and up																	

# Vacancy Rates During the Current Quarter Fort Morgan/Brush

				Tvar	o Bedroom	Two Bedroom		1			
	⊏#isiansias	0.00	Dodroom				Three Dodroom	Other		Total	
Pont Lovol	Efficiencies		Bedroom Total Persont		Bathroom Total Baroant	Two Bathroom	Three Bedroom	Other	t Vacant	Total	Doroon
Rent Level \$000 to \$225	vacani Total Percent	vacant		vacant	Total Percent	vacant Total Percen	vacani Tolai Percen	t Vacant Total Percen	vacani		
\$226 to \$250		1	2 0.0% 30 3.3%						1	2 30	
\$251 to \$275											
\$276 to \$300		2	9 22.2%						2	9	22.2%
\$301 to \$325					0 000					•	0.00
\$326 to \$350 \$351 to \$375		1	0 12 50/		2 0.0%				1	2	0.0% 12.5%
\$376 to \$400		!	8 12.5%	3	24 12.5%				3	24	
\$401 to \$425		3	32 9.4%		1 0.0%				3	33	9.1%
\$426 to \$450				3	16 18.8%				3	16	18.8%
\$451 to \$475											
\$476 to \$500 \$501 to \$525								-	<del>                                     </del>		
\$526 to \$550											
\$551 to \$575											
\$576 to \$600											
\$601 to \$625											
\$626 to \$650											
\$651 to \$675 \$676 to \$700					6 0.0%					6	0.0%
\$701 to \$725					0.070			<u> </u>		- 0	0.07
\$726 to \$750											
\$751 to \$775											
\$776 to \$800							6 0.0%		-	6	0.0%
\$801 to \$825 \$826 to \$850											
\$851 to \$875											
\$876 to \$900											
\$901 to \$925											
\$926 to \$950											
\$951 to \$975											
\$976 to \$1000 \$1001 to 1025									1		
\$1026 to 1050											
\$1051 to 1075											
\$1076 to 1100											
\$1101 to 1125											
\$1126 to 1150 \$1151 to 1175											
\$1176 to 1200											
\$1201 to 1225											
\$1226 to 1250											
\$1251 to 1275											
\$1276 to 1300 \$1301 to 1325								<del> </del>	-		
\$1326 to 1350											
\$1351 to 1375											
\$1376 to 1400											
\$1401 to 1425											
\$1426 to 1450											
\$1451 to 1475 \$1476 to 1400									1		
\$1501 to 1525											
\$1526 to 1550									1		
\$1551 to 1575									1		
\$1576 to 1500 \$1601 to 1625								-			
\$1601 to 1625 \$1626 to 1650									1		
\$1651 to 1675											
\$1676 to 1600									<u></u>		
\$1701 to 1725											
\$1726 to 1750											
\$1751 to 1775 \$1776 to 1800									1		
\$1776 to 1800 \$1801 to 1825								+	<del>                                     </del>		
\$1826 to 1850									1		
\$1851 to 1875									1		
\$1876 to 1900									—		
\$1901 to 1926											
\$1926 to 1950 \$1951 to 1975									1		
\$1951 to 1975 \$1976 to 2000									1		
\$2000 and up							1	†	<b>†</b>		
TOTALS		7	81 8.6%	6	49 12.2%		6 0.0%	6	13	136	9.6%

# Vacancy Rates During the Current Quarter Glenwood Springs

			I	I	I	I	ı
			Two Bedroom	Two Bedroom			
Dont Lovel	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level \$000 to \$225	vacant Total Percent	vacant Total Percent	vacant Total Percent	vacant Total Percent	vacant Total Percent	vacant Total Percent	Vacant Total Percent
\$226 to \$250							
\$251 to \$275							
\$276 to \$300							
\$301 to \$325							
\$326 to \$350 \$351 to \$375							
\$376 to \$400							
\$401 to \$425							
\$426 to \$450		1 30 3.3%					1 30 3.3%
\$451 to \$475		40 0.00/					40 0.00/
\$476 to \$500 \$501 to \$525		46 0.0%					46 0.0%
\$526 to \$550							
\$551 to \$575							
\$576 to \$600		7 0.0%					7 0.0%
\$601 to \$625							
\$626 to \$650 \$651 to \$675			4 0.0%				4 0.0%
\$676 to \$700			2 28 7.1%				2 28 7.1%
\$701 to \$725		1 0.0%	4 0.0%				5 0.0%
\$726 to \$750			4 0.0%				4 0.0%
\$751 to \$775			18 0.0%	1 18 5.6%			1 42 2.4%
\$776 to \$800 \$801 to \$825			4 0.0%		2 0.0%		6 0.0%
\$801 to \$825 \$826 to \$850							
\$851 to \$875							
\$876 to \$900					37 0.0%		37 0.0%
\$901 to \$925			3 0.0%				3 0.0%
\$926 to \$950			4 0.00/				1 0.00/
\$951 to \$975 \$976 to \$1000			1 0.0%	2 0.0%	2 36 5.6%		1 0.0% 2 38 5.3%
\$1001 to 1025				2 0.070	2 30 3.070		2 30 3.370
\$1026 to 1050					2 0.0%		2 0.0%
\$1051 to 1075							
\$1076 to 1100			8 0.0%	1 0.0%	2 0.0%		11 0.0% 4 0.0%
\$1101 to 1125 \$1126 to 1150			4 0.0%				4 0.0%
\$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250 \$1251 to 1275							
\$1231 to 1273 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425 \$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525							
\$1526 to 1550 \$1551 to 1575							
\$1551 to 1575 \$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725 \$1726 to 1750							
\$1720 to 1730 \$1751 to 1775							
\$1776 to 1800				<u></u>			
\$1801 to 1825							
\$1826 to 1850							
\$1851 to 1875							
\$1876 to 1900 \$1901 to 1926						<b>-</b>	
\$1901 to 1920 \$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000							
\$2000 and up							
TOTALS		1 84 1.2%	2 78 2.6%	1 21 4.8%	2 85 2.4%		6 268 2.2%

#### Vacancy Rates During the Current Quarter Grand Junction

						Two	Bedro	om	Two	Bedroo	om									
	Efficien	cies	One	e Bedroo	nm		Bathro			Bathro		Thre	e Bedro	om		Other		l	Total	
Rent Level	Vacant Tota		_												\/acant		Percent	\/acant		Percent
\$000 to \$225	vacant rota	i i cicciii	Vacant	10(8)	0.0%	vacant	Total	r Crocin	vacant	Total	CICCIII	vacant	Total	CICCIII	Vacant	Total	T CICCIII	Vacant	10181	0.0%
\$226 to \$250				'	0.070													l	'	0.076
\$251 to \$275	1 6	6 1.5%																1	66	1.5%
\$276 to \$300							2	0.0%											2	0.0%
\$301 to \$325																				
\$326 to \$350				120	0.0%		2											l	122	0.0%
\$351 to \$375				2	0.0%		1	0.0%										l	3	0.0%
\$376 to \$400				19 27	0.0%		2	0.0%										_	21 40	0.0%
\$401 to \$425 \$426 to \$450				73	0.0%		13 19	0.0%										l	92	0.0%
\$451 to \$475				73	0.0%		5	0.0%										l	78	0.0%
\$476 to \$500			2	99	2.0%		28	0.0%										2	127	1.6%
\$501 to \$525				20	0.0%		36	0.0%		5	0.0%								61	0.0%
\$526 to \$550		1 0.0%	1	55	1.8%	1	112	0.9%		17	0.0%							2	185	1.1%
\$551 to \$575			1	29	3.4%	1	64	1.6%	1	18	5.6%				2	58			169	3.0%
\$576 to \$600				56	0.0%	1	26	3.8%		11	0.0%					58	0.0%	1	151	0.7%
\$601 to \$625			2	41	4.9%	3	141	2.1%		3	0.0%		10	0.00/				5	185	2.7%
\$626 to \$650 \$651 to \$675			I	19 16	0.0% 0.0%	1	32 11	3.1% 0.0%	1 1	104 42	1.0% 2.4%		12 13	0.0%				2	167 82	1.2% 1.2%
\$676 to \$700			I	10	0.070		8	0.0%	'	18	5.6%		3	0.0%	l			'1	29	3.4%
\$701 to \$725			1	24	4.2%		9	0.0%	<u> </u>	24	0.0%			0.070	<b>i</b>			1	57	1.8%
\$726 to \$750			I						I						l			I		
\$751 to \$775																		l		
\$776 to \$800							12	0.0%											12	0.0%
\$801 to \$825							12	0.0%	1	54	1.9%							1	66	1.5%
\$826 to \$850			1	16	6.3%		4	0.0%										1	20	5.0%
\$851 to \$875				5	0.0%													l	5	0.0%
\$876 to \$900 \$901 to \$925						1	15	6.7%				-			-			1	15	6.7%
\$926 to \$950						'	15	0.0%										l '	15	0.0%
\$951 to \$975						1	32	3.1%										1	32	3.1%
\$976 to \$1000									1	8	12.5%							1	8	12.5%
\$1001 to 1025										7	0.0%								7	0.0%
\$1026 to 1050									2	60	3.3%							2	60	3.3%
\$1051 to 1075																		l		
\$1076 to 1100																				
\$1101 to 1125																		l		
\$1126 to 1150 \$1151 to 1175																		l		
\$1176 to 1200																		l		
\$1201 to 1225															<b>-</b>					
\$1226 to 1250																		l		
\$1251 to 1275																		l		
\$1276 to 1300																				
\$1301 to 1325																				
\$1326 to 1350																		l		
\$1351 to 1375																		l		
\$1376 to 1400 \$1401 to 1425			1												<del>                                     </del>			<del>                                     </del>		
\$1401 to 1425 \$1426 to 1450			I						I						l			I		
\$1451 to 1475			I						I						l			I		
\$1476 to 1400			<u> </u>						L			<u> </u>			<u> </u>			<u> </u>		
\$1501 to 1525																				
\$1526 to 1550																		I		
\$1551 to 1575																		I		
\$1576 to 1500									<u> </u>						├─			-		
\$1601 to 1625			I						I						l			I		
\$1626 to 1650 \$1651 to 1675			I						I						l			I		
\$1676 to 1600																		I		
\$1701 to 1725			1												<b>i</b>					
\$1726 to 1750																		I		
\$1751 to 1775																		I		
\$1776 to 1800																				
\$1801 to 1825																		I		
\$1826 to 1850																		I		
\$1851 to 1875																		I		
\$1876 to 1900 \$1901 to 1926			-						<b>-</b>			<del></del>			├			<del></del>		
\$1901 to 1926 \$1926 to 1950																		I		
\$1951 to 1975			I						I						l			I		
\$1976 to 2000			I						I						l			I		
\$2000 and up																				
TOTALS	1 6	67 1.5%	8	695	1.2%	9	601	1.5%	8	371	2.2%		28	0.0%	2	116	1.7%	28	1878	1.5%

# Vacancy Rates During the Current Quarter Greeley

							Two	Bedroo	om	Two	Bedroo	m									
	Effic	ciencies	3	One	Bedroc	m	One	Bathroo	om	Two I	Bathroo	om	Three	Bedro	om	(	Other			Total	
Rent Level	Vacant T	otal F	ercent	Vacant '	Total I	ercent	Vacant	Total	Percent	Vacant -	Total F	ercent	Vacant 1	Total I	ercent	Vacant 7	Total Pe	ercent	Vacant	Total	Percent
\$000 to \$225	i	1	0.0%											1	0.0%					2	0.0%
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300	2	9	22.2%		3	0.0%								1	0.0%				2	13	15.4%
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375	2	5	40.0%																2	5	40.0%
\$376 to \$400		2	0.0%		1	0.0%								1	0.0%					4	0.0%
\$401 to \$425		5	0.0%	27	154	17.5%													27	159	17.0%
\$426 to \$450		32	0.0%	4	103	3.9%	2	7	28.6%										6	142	4.2%
\$451 to \$475	2	14	14.3%	2	173	1.2%													4	187	2.1%
\$476 to \$500		1	0.0%	1	30	3.3%	13	263	4.9%										14	294	4.8%
\$501 to \$525		9	0.0%	7	101	6.9%	15	107	14.0%										22	217	10.1%
\$526 to \$550		5	0.0%		1	0.0%	1	15	6.7%					1	0.0%				1	22	4.5%
\$551 to \$575		15	0.0%	4	24	16.7%		35	0.0%		4	0.0%							4	78	5.1%
\$576 to \$600	6	14	42.9%	20	457	4.4%	8	37	21.6%					8	0.0%				34	516	6.6%
\$601 to \$625				6	123	4.9%	8	48	16.7%	8	47	17.0%	2	36	5.6%				24	254	9.4%
\$626 to \$650	1		00.0%			0.00	1	35	2.9%	2	32	6.3%	5	11	45.5%				9	79	11.4%
\$651 to \$675		2	0.0%		62	0.0%	4	69	5.8%	_	42	0.0%	1	2	0.0%				4	177	2.3%
\$676 to \$700	-	2	0.00/				3	39	7.7%	9	66	13.6%		24	0.00/				12	105	11.4%
\$701 to \$725		3	0.0%	2	24	0.00/	3	44	6.8%	40	115	0.0%	,	21	0.0%				3	70 107	4.3%
\$726 to \$750	1	3	33.3%	2	24	8.3%	3	40	7.5%	10 8	115 86	8.7%	3	5 30	60.0% 0.0%				19	187	10.2%
\$751 to \$775		4	0.00/		24	0.00/						9.3%	_						8	116	6.9%
\$776 to \$800	<del>                                     </del>	1	0.0%		24	0.0%				6	77 96	5.2%	5 9	33	15.2%	1	16	6 20/	9	135	6.7%
\$801 to \$825 \$826 to \$850										٥	90	6.3%	9	66 4	13.6% 0.0%	1	16	6.3%	16	178 4	9.0% 0.0%
\$851 to \$875														4	0.0%					4	0.0%
\$876 to \$900										1	56	1.8%	1	12	8.3%	1	6 1	6.7%	3	74	4.1%
\$901 to \$925										<u>'</u>	30	1.0 /0		12	0.570	- '	0	0.7 /0		74	4.170
\$926 to \$950										1	56	1.8%	2	22	9.1%				3	78	3.8%
\$951 to \$975										· '	8	0.0%		22	3.170				ľ	8	0.0%
\$976 to \$1000											8	0.0%								8	0.0%
\$1001 to 1025											- 0	0.070								- 0	0.070
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125													2	24	8.3%				2	24	8.3%
\$1126 to 1150													_	24	0.0%				_	24	0.0%
\$1151 to 1175															,.						
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																			L		
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475													1						1		
\$1476 to 1400																					
\$1501 to 1525											_	Ī						1			
\$1526 to 1550													1						1		
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																			1		
\$1626 to 1650																					
\$1651 to 1675													1						1		
\$1676 to 1600	<u> </u>												ļ						ļ		
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775													1						1		
\$1776 to 1800																			<b>—</b>		
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900	<del></del>												<b>—</b>						<u> </u>		
\$1901 to 1926																					
\$1926 to 1950													1						1		
\$1951 to 1975													1						1		
\$1976 to 2000																					
\$2000 and up	4.4	100	11 50/	70	1000	E 70/	64	700	0.00/	40	605	7 40/	20	200	0.60/		20	0.40/	200	2460	7.00/
TOTALS	14	122	11.5%	73	1280	5.7%	61	739	8.3%	49	695	7.1%	29	302	9.6%	2	22	9.1%	228	3160	7.2%

#### Vacancy Rates During the Current Quarter Gunnison

						<u> </u>	<del></del>		—
	<b>5</b> #:-!!	On a Dadas are	Two Bedroom	Two Bedroom	Thurs Dades on	Other	l ,	F-4-1	
Rent Level	Efficiencies Vacant Total Percent	One Bedroom  Vacant Total Percent	One Bathroom  Vacant Total Percent	Two Bathroom  Vacant Total Percent	Three Bedroom  Vacant Total Percent	Other  Vacant Total Percent	_	otal P	ercent
\$000 to \$225	Vacant Total Telechi	vacant Total Telechi	Vacant Total T Ciccin	vacant Total Telecini	vacant Total Tercent	vacant Total Tercent	Vacant 1	otal 1	STOCITE
\$226 to \$250									
\$251 to \$275									
\$276 to \$300 \$301 to \$325									
\$326 to \$350									
\$351 to \$375									
\$376 to \$400 \$401 to \$425									
\$426 to \$450									
\$451 to \$475									
\$476 to \$500		00 0.00/						00	0.00/
\$501 to \$525 \$526 to \$550		20 0.0% 1 8 12.5%	3 50 6.0%				4	20 58	0.0% 6.9%
\$551 to \$575		. 6 12.678	1 30 3.3%	10 0.0%			1	40	2.5%
\$576 to \$600			2 59 3.4%				2	59	3.4%
\$601 to \$625 \$626 to \$650				1 0.0%	10 0.0%			10 1	0.0%
\$651 to \$675				1 0.076				'	0.0 /6
\$676 to \$700									
\$701 to \$725									
\$726 to \$750 \$751 to \$775									
\$751 to \$775 \$776 to \$800							L		
\$801 to \$825									-
\$826 to \$850									
\$851 to \$875 \$876 to \$900									
\$901 to \$925									_
\$926 to \$950									
\$951 to \$975 \$976 to \$1000									
\$1001 to 1025									
\$1026 to 1050									
\$1051 to 1075									
\$1076 to 1100 \$1101 to 1125									-
\$1101 to 1123 \$1126 to 1150									
\$1151 to 1175									
\$1176 to 1200									
\$1201 to 1225 \$1226 to 1250									
\$1251 to 1275									
\$1276 to 1300									
\$1301 to 1325 \$1326 to 1350									
\$1351 to 1375									
\$1376 to 1400									
\$1401 to 1425									
\$1426 to 1450 \$1451 to 1475									
\$1476 to 1400									
\$1501 to 1525									
\$1526 to 1550									
\$1551 to 1575 \$1576 to 1500									
\$1601 to 1625									
\$1626 to 1650									
\$1651 to 1675									
\$1676 to 1600 \$1701 to 1725							<del>                                     </del>		
\$1726 to 1750									
\$1751 to 1775									
\$1776 to 1800 \$1801 to 1825									
\$1801 to 1825 \$1826 to 1850									
\$1851 to 1875									
\$1876 to 1900									
\$1901 to 1926									
\$1926 to 1950 \$1951 to 1975									
\$1931 to 1973 \$1976 to 2000							<u> </u>		
\$2000 and up									
TOTALS		1 28 3.6%	6 139 4.3%	11 0.0%	10 0.0%		7	188	3.7%

# Vacancy Rates During the Current Quarter Lake County

			Two Podroom	Two Podroom			l		—
	Efficiencies	One Bedroom	Two Bedroom One Bathroom	Two Bedroom Two Bathroom	Three Bedroom	Other	,	otal	
Rent Level						Vacant Total Percent			ercent
\$000 to \$225									
\$226 to \$250									
\$251 to \$275 \$276 to \$300							l		
\$301 to \$325	1 0.0%						<del>                                     </del>	1	0.0%
\$326 to \$350	1 0.070						l	·	0.070
\$351 to \$375							l		
\$376 to \$400									
\$401 to \$425 \$426 to \$450		2 21 9.5%					2	21	9.5%
\$451 to \$475		2 21 3.370					_	21	3.570
\$476 to \$500		2 20 10.0%					2	20	10.0%
\$501 to \$525									
\$526 to \$550 \$551 to \$575			6 0.0% 1 14 7.1%				1	6 14	0.0% 7.1%
\$576 to \$600			10 0.0%				1	10	0.0%
\$601 to \$625			10 0.070						0.070
\$626 to \$650							1		
\$651 to \$675							1		
\$676 to \$700 \$701 to \$725			3 0.0%					3	0.0%
\$701 to \$725 \$726 to \$750			3 0.0%					3	J.J /0
\$751 to \$775									
\$776 to \$800									
\$801 to \$825							l		
\$826 to \$850 \$851 to \$875							l		
\$876 to \$900							l		
\$901 to \$925									$\neg$
\$926 to \$950							l		
\$951 to \$975 \$976 to \$1000							l		
\$1001 to 1025							<del>                                     </del>		$\dashv$
\$1026 to 1050							l		
\$1051 to 1075							l		
\$1076 to 1100									
\$1101 to 1125 \$1126 to 1150							l		
\$1150 to 1130 \$1151 to 1175							l		
\$1176 to 1200									
\$1201 to 1225									
\$1226 to 1250 \$1251 to 1275							l		
\$1231 to 1273 \$1276 to 1300							l		
\$1301 to 1325									
\$1326 to 1350							l		
\$1351 to 1375							1		
\$1376 to 1400 \$1401 to 1425							<del>                                     </del>		
\$1426 to 1450							l		
\$1451 to 1475									
\$1476 to 1400									
\$1501 to 1525 \$1526 to 1550									
\$1526 to 1550 \$1551 to 1575							I		
\$1576 to 1500									
\$1601 to 1625									
\$1626 to 1650							I		
\$1651 to 1675 \$1676 to 1600							I		
\$1701 to 1725									$\dashv$
\$1726 to 1750							I		
\$1751 to 1775									
\$1776 to 1800							<u> </u>		
\$1801 to 1825 \$1826 to 1850							I		
\$1851 to 1875							I		
\$1876 to 1900									
\$1901 to 1926									
\$1926 to 1950							I		
\$1951 to 1975 \$1976 to 2000							1		
\$2000 and up									
TOTALS	1 0.0%	4 41 9.8%	1 33 3.0%				5	75	6.7%

#### Vacancy Rates During the Current Quarter Montrose

			Two Bedroom	Two Bedroom			Ī		
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other		Total	
Rent Level		Vacant Total Percent							Percent
\$000 to \$225									
\$226 to \$250									
\$251 to \$275 \$276 to \$300									
\$301 to \$325							<del>                                     </del>		-
\$326 to \$350									
\$351 to \$375									
\$376 to \$400		20 0.0%					1	20	0.0%
\$401 to \$425 \$426 to \$450		1 24 4.2% 2 0.0%					1	24 2	4.2% 0.0%
\$451 to \$475		2 0.070						_	0.070
\$476 to \$500		1 38 2.6%	1 12 8.3%				2	50	4.0%
\$501 to \$525		1 38 2.6%	2 24 8.3%				3	62	4.8%
\$526 to \$550 \$551 to \$575		2 26 7.7%			12 0.0%		2	26 12	7.7% 0.0%
\$576 to \$600		2 0.0%			12 0.076			2	0.0%
\$601 to \$625		20 0.0%						20	0.0%
\$626 to \$650									
\$651 to \$675			00 000/					00	0.00/
\$676 to \$700 \$701 to \$725			26 0.0%				-	26	0.0%
\$726 to \$750							l		
\$751 to \$775									
\$776 to \$800		7 50 1100					<del>  _</del>		41.00
\$801 to \$825 \$826 to \$850		7 50 14.0%					7	50	14.0%
\$851 to \$875									
\$876 to \$900									
\$901 to \$925									
\$926 to \$950									
\$951 to \$975 \$976 to \$1000									
\$1001 to 1025									-
\$1026 to 1050									
\$1051 to 1075									
\$1076 to 1100 \$1101 to 1125							<u> </u>		——
\$1101 to 1125 \$1126 to 1150									
\$1151 to 1175									
\$1176 to 1200									
\$1201 to 1225 \$1226 to 1250									
\$1220 to 1230 \$1251 to 1275									
\$1276 to 1300									
\$1301 to 1325									
\$1326 to 1350									
\$1351 to 1375 \$1376 to 1400									
\$1401 to 1425									$\neg$
\$1426 to 1450									
\$1451 to 1475									
\$1476 to 1400 \$1501 to 1525									
\$1501 to 1525 \$1526 to 1550									
\$1551 to 1575							l		
\$1576 to 1500							<u> </u>		
\$1601 to 1625									
\$1626 to 1650 \$1651 to 1675							l		
\$1676 to 1600							L		
\$1701 to 1725									
\$1726 to 1750							l		
\$1751 to 1775 \$1776 to 1800									
\$1801 to 1825							<del>                                     </del>		-
\$1826 to 1850							l		
\$1851 to 1875							l		
\$1876 to 1900							<u> </u>		
\$1901 to 1926 \$1926 to 1950							l		
\$1920 to 1930 \$1951 to 1975									
\$1976 to 2000									
\$2000 and up									
TOTALS		12 220 5.5%	3 62 4.8%		12 0.0%		15	294	5.1%

#### Vacancy Rates During the Current Quarter Pueblo

						Two	Bedroo	om	Two	Bedro	om						Ī		
	Efficienci	ies	One	Bedroo	m		Bathro			Bathro		Thre	e Bedro	oom	Other			Total	
Rent Level	Vacant Total														Vacant Total	Percent	Vacant	Total	Percent
\$000 to \$225															<u> </u>				
\$226 to \$250																			
\$251 to \$275																			
\$276 to \$300 \$301 to \$325	12	0.0%																12	0.0%
\$326 to \$350	5		41	100	41.0%		1	0.0%									41	106	
\$351 to \$375	2		4	118	3.4%												4	120	3.3%
\$376 to \$400	1	0.0%	12	160	7.5%	2	29	6.9%									14	190	7.4%
\$401 to \$425 \$426 to \$450	2 27 1 1	7.4% 100.0%	10 4	227 62	4.4% 6.5%	2 15	50 22	4.0% 68.2%				3	40	7.5%			14 23	304 125	4.6% 18.4%
\$451 to \$475	1	0.0%	6	107	5.6%	6	93	6.5%					40	7.570			12	201	6.0%
\$476 to \$500				8	0.0%	4	54	7.4%									4	62	6.5%
\$501 to \$525	3	0.0%				3	63	4.8%									3	66	4.5%
\$526 to \$550 \$551 to \$575			1		25.0% 25.0%	3	32 1	9.4% 0.0%	2	44	4.5%	1	1	100.0%			7	81	8.6% 20.0%
\$576 to \$600	1	0.0%	ı	4	25.0%		'	0.0%									l '	5 1	0.0%
\$601 to \$625		0.070		10	0.0%	1	22	4.5%				1	33	3.0%	1	0.0%	2	66	3.0%
\$626 to \$650							4	0.0%					1	0.0%				5	0.0%
\$651 to \$675				12	0.0%								1	0.0%				13	0.0%
\$676 to \$700 \$701 to \$725			3	5 60	0.0% 5.0%				<b> </b>	4	0.0%						3	5 64	0.0% 4.7%
\$701 to \$725 \$726 to \$750				00	5.0 /0					4	0.0 /0							04	<b>⊣.</b> 1 /0
\$751 to \$775									1			1							
\$776 to \$800									4		12.9%	L			6	0.0%			10.8%
\$801 to \$825									3	33	9.1%						3	33	9.1%
\$826 to \$850 \$851 to \$875																			
\$876 to \$900																			
\$901 to \$925									9	64	14.1%						9	64	14.1%
\$926 to \$950																			
\$951 to \$975 \$976 to \$1000													4	0.0%				4	0.0%
\$1001 to 1025													4	0.0%				4	0.0%
\$1026 to 1050														0.070					0.070
\$1051 to 1075																			
\$1076 to 1100												3	28	10.7%			3	28	10.7%
\$1101 to 1125 \$1126 to 1150																			
\$1150 to 1130 \$1151 to 1175																			
\$1176 to 1200																			
\$1201 to 1225																			
\$1226 to 1250 \$1251 to 1275																			
\$1231 to 1273 \$1276 to 1300																			
\$1301 to 1325																			
\$1326 to 1350																			
\$1351 to 1375																			
\$1376 to 1400 \$1401 to 1425									<b>—</b>			<b>—</b>					$\vdash$		
\$1401 to 1423 \$1426 to 1450																			
\$1451 to 1475																			
\$1476 to 1400																			
\$1501 to 1525 \$1526 to 1550																			
\$1526 to 1550 \$1551 to 1575									1			1							
\$1576 to 1500																			
\$1601 to 1625																			
\$1626 to 1650									1			1							
\$1651 to 1675 \$1676 to 1600																			
\$1701 to 1725																	<del>                                     </del>		
\$1726 to 1750									1			1							
\$1751 to 1775																			
\$1776 to 1800																	├		
\$1801 to 1825 \$1826 to 1850									1			1							
\$1851 to 1875																			
\$1876 to 1900																			
\$1901 to 1926																			
\$1926 to 1950 \$1951 to 1975																			
\$1951 to 1975 \$1976 to 2000																			
\$2000 and up																	i e		
TOTALS	3 53	5.7%	82	877	9.4%	36	371	9.7%	18	176	10.2%	8	112	7.1%	7	0.0%	147	1596	9.2%

#### Vacancy Rates During the Current Quarter Pueblo - Northwest

					Т	vo Bedroom	Tw	o Bedroom	Ī		I		I		
	⊏#isis s		0	. Dodroom					The	a a Dadraam		Othor		Total	
Pont Lovel	Efficienc			Bedroom		ne Bathroom		o Bathroom  Total Percent		ee Bedroom	t Vacant	Other Person	t \/acont	Total	Doroon
Rent Level \$000 to \$225	vacant Total	Percent	vacant	Total Perc	ent vacan	Total Percer	vacani	Total Percent	vacani	Total Percen	vacant	Total Percen	ı vacanı	Total	Percen
\$226 to \$250															
\$251 to \$275															
\$276 to \$300															
\$301 to \$325	12	0.0%												12	
\$326 to \$350			4	31 12.		1 0.0%	6						4		12.5%
\$351 to \$375			4	60 6.		40 00 00	,						4	60	
\$376 to \$400 \$401 to \$425					2	2 10 20.0%	o				<u> </u>		2	10	20.0%
\$401 to \$425 \$426 to \$450	1 1	100.0%				1 0.0%	6						1	2	2 50.0%
\$451 to \$475	1					1 0.07	1						1 '	1	
\$476 to \$500															
\$501 to \$525	3	0.0%												3	0.0%
\$526 to \$550			1	4 25.0		2 13 15.4%	ó						3	17	17.6%
\$551 to \$575			1	4 25.0	0%								1	4	
\$576 to \$600	1	0.0%		40 0	20/		-		-		<u> </u>		-	1	
\$601 to \$625				10 0.0	J%								ı	10	0.0%
\$626 to \$650 \$651 to \$675							1			1 0.0%	.I		1	1	0.0%
\$676 to \$700				5 0.0	0%				I	. 0.076	1		1	5	
\$701 to \$725							1						1		
\$726 to \$750									I				1		
\$751 to \$775													ı		
\$776 to \$800			ļ				1		Ь		<u> </u>				
\$801 to \$825													ı		
\$826 to \$850													ı		
\$851 to \$875 \$876 to \$900															
\$901 to \$925					+		+				<del>                                     </del>		+		
\$926 to \$950															
\$951 to \$975															
\$976 to \$1000															
\$1001 to 1025															
\$1026 to 1050															
\$1051 to 1075													ı		
\$1076 to 1100 \$1101 to 1125					_		+				-		-		
\$1101 to 1125 \$1126 to 1150													ı		
\$1151 to 1175															
\$1176 to 1200															
\$1201 to 1225															
\$1226 to 1250															
\$1251 to 1275															
\$1276 to 1300													_		
\$1301 to 1325													ı		
\$1326 to 1350 \$1351 to 1375													ı		
\$1376 to 1400													ı		
\$1401 to 1425					1		1				t		t		
\$1426 to 1450							1		I		1		1		
\$1451 to 1475							1		I		1		1		
\$1476 to 1400							1				<u> </u>				
\$1501 to 1525							1		I		1		1		
\$1526 to 1550 \$1551 to 1575									I				1		
\$1551 to 1575 \$1576 to 1500									I				1		
\$1601 to 1625					+		+		1		+		+		
\$1626 to 1650							1		I		1		1		
\$1651 to 1675							1		I		1		1		
\$1676 to 1600									<u></u>		<u></u>		<u></u>		
\$1701 to 1725															
\$1726 to 1750									I				1		
\$1751 to 1775									I				1		
\$1776 to 1800					+		+		$\vdash$		₩		+		
\$1801 to 1825 \$1826 to 1850							1		I		1		1		
\$1826 to 1850 \$1851 to 1875							1		I		1		1		
\$1876 to 1900													1		
\$1801 to 1825					_		†				†		1		
\$1826 to 1850									I				1		
\$1851 to 1875							1		I		1		1		
\$1876 to 1900							1		<u> </u>		<u> </u>		1		
\$2000 and up				4	20/						<u> </u>		ļ		
TOTALS	1 18	5.6%	10	114 8.	3% 4	25 16.0%	o			1 0.0%	<u> </u>		15	158	9.5%

#### Vacancy Rates During the Current Quarter Pueblo - Northeast

	I	T	Two Bedroom	Two Bedroom	<u> </u>		
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level		t Vacant Total Percent					Vacant Total Percent
\$000 to \$225							
\$226 to \$250							
\$251 to \$275 \$276 to \$300							
\$301 to \$325							
\$326 to \$350		37 56 66.1%					37 56 66.1%
\$351 to \$375		36 0.0%	40 000				36 0.0%
\$376 to \$400 \$401 to \$425	2 27 7.4%	7 106 6.6% 6 140 4.3%	19 0.0%				7 125 5.6% 8 167 4.8%
\$426 to \$450	2 21 1.47	1 21 4.8%	15 21 71.4%				16 42 38.1%
\$451 to \$475		4 80 5.0%	2 60 3.3%				6 140 4.3%
\$476 to \$500		8 0.0%	2 25 8.0%				2 33 6.1%
\$501 to \$525 \$526 to \$550			2 42 4.8% 1 19 5.3%	2 44 4.5%	1 1 100.0%		2 42 4.8% 4 64 6.3%
\$551 to \$575			1 19 3.5%	2 44 4.370	1 1 100.070		1 0.0%
\$576 to \$600							
\$601 to \$625			2 0.0%		1 33 3.0%	1 0.0%	
\$626 to \$650 \$651 to \$675		12 0.0%	4 0.0%		1 0.0%		5 0.0% 12 0.0%
\$676 to \$700		12 0.0%					12 0.0%
\$701 to \$725		3 60 5.0%					3 60 5.0%
\$726 to \$750							
\$751 to \$775				4 04 40 00/			4 04 40 00/
\$776 to \$800 \$801 to \$825				4 31 12.9% 3 33 9.1%			4 31 12.9% 3 33 9.1%
\$826 to \$850				0 00 0.170			0 00 0.170
\$851 to \$875							
\$876 to \$900							
\$901 to \$925 \$926 to \$950				9 64 14.1%			9 64 14.1%
\$951 to \$975					4 0.0%		4 0.0%
\$976 to \$1000							
\$1001 to 1025					4 0.0%		4 0.0%
\$1026 to 1050 \$1051 to 1075							
\$1051 to 1075 \$1076 to 1100					3 28 10.7%		3 28 10.7%
\$1101 to 1125					0 20 10.11/0		0 20 10.170
\$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200 \$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300							
\$1301 to 1325 \$1326 to 1350							
\$1350 to 1330 \$1351 to 1375							
\$1376 to 1400							
\$1401 to 1425							
\$1426 to 1450							
\$1451 to 1475 \$1476 to 1400							
\$1501 to 1525							
\$1526 to 1550							
\$1551 to 1575							
\$1576 to 1500 \$1601 to 1625	<del> </del>						
\$1626 to 1650							
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725 \$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800							
\$1801 to 1825							
\$1826 to 1850 \$1851 to 1875							
\$1851 to 1875 \$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000 \$2000 and up	-						
TOTALS	2 27 7.4%	6 58 519 11.2%	22 193 11.4%	18 172 10.5%	5 71 7.0%	1 0.0%	105 983 10.7%
	/	0.0 II.Z/0	55 11.470		7.070	1 0.070	

#### Vacancy Rates During the Current Quarter Pueblo - Southeast

						ı		
			Two Bedroom	Two Bedroom				
	Efficiencies	One Bedroom	One Bathroom	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 Lotal	Percent
\$000 to \$225 \$226 to \$250								
\$251 to \$275								
\$276 to \$300								
\$301 to \$325								
\$326 to \$350								
\$351 to \$375 \$376 to \$400								
\$401 to \$425								
\$426 to \$450		5 0.0%						5 0.0%
\$451 to \$475			4 0.0%					4 0.0%
\$476 to \$500 \$501 to \$525			4 0.0%				<u> </u>	4 0.0%
\$526 to \$550								
\$551 to \$575								
\$576 to \$600								
\$601 to \$625								
\$626 to \$650 \$651 to \$675								
\$676 to \$700								
\$701 to \$725								
\$726 to \$750								
\$751 to \$775							1	
\$776 to \$800 \$801 to \$825								
\$826 to \$850								
\$851 to \$875								
\$876 to \$900								
\$901 to \$925								
\$926 to \$950 \$951 to \$975								
\$976 to \$1000								
\$1001 to 1025							i	
\$1026 to 1050								
\$1051 to 1075								
\$1076 to 1100 \$1101 to 1125							<b>-</b>	
\$1126 to 1150								
\$1151 to 1175								
\$1176 to 1200								
\$1201 to 1225 \$1226 to 1250								
\$1220 to 1230 \$1251 to 1275								
\$1276 to 1300								
\$1301 to 1325								
\$1326 to 1350								
\$1351 to 1375 \$1376 to 1400								
\$1401 to 1425								
\$1426 to 1450								
\$1451 to 1475								
\$1476 to 1400							ļ	
\$1501 to 1525 \$1526 to 1550								
\$1551 to 1575								
\$1576 to 1500								
\$1601 to 1625								
\$1626 to 1650								
\$1651 to 1675 \$1676 to 1600								
\$1701 to 1725								
\$1726 to 1750								
\$1751 to 1775								
\$1776 to 1800								
\$1801 to 1825 \$1826 to 1850							1	
\$1826 to 1850 \$1851 to 1875								
\$1876 to 1900							<u></u> _	
\$1901 to 1926								
\$1926 to 1950								
\$1951 to 1975								
\$1976 to 2000 \$2000 and up						-	<del>                                     </del>	
TOTALS		5 0.0%	8 0.0%				1;	3 0.0%

#### Vacancy Rates During the Current Quarter Pueblo - Southwest

		1	Two Bedroom	Two Bedroom	<u> </u>	<u> </u>	l
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level		nt Vacant Total Percen	<u> </u>				
\$000 to \$225		1					Ì
\$226 to \$250							
\$251 to \$275							
\$276 to \$300 \$301 to \$325							
\$326 to \$350	5 0.0	6 13 0.0%					18 0.0%
\$351 to \$375	2 0.0	6 22 0.0%	b				24 0.0%
\$376 to \$400	1 0.0						5 55 9.1%
\$401 to \$425 \$426 to \$450		4 87 4.6% 3 36 8.3%			3 40 7.5%		6 137 4.4% 6 76 7.9%
\$451 to \$475		2 27 7.4%			3 40 7.570		6 56 10.7%
\$476 to \$500			2 25 8.0%				2 25 8.0%
\$501 to \$525			1 21 4.8%				1 21 4.8%
\$526 to \$550 \$551 to \$575							
\$576 to \$600							
\$601 to \$625			1 20 5.0%				1 20 5.0%
\$626 to \$650							
\$651 to \$675							
\$676 to \$700 \$701 to \$725		1	-	4 0.0%			4 0.0%
\$701 to \$725 \$726 to \$750				4 0.0%			4 0.0%
\$751 to \$775							
\$776 to \$800						6 0.0%	6 0.0%
\$801 to \$825							
\$826 to \$850 \$851 to \$875							
\$876 to \$900							
\$901 to \$925							
\$926 to \$950							
\$951 to \$975 \$976 to \$1000							
\$1001 to 1025							
\$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250 \$1251 to 1275							
\$1231 to 1273 \$1276 to 1300							
\$1301 to 1325							
\$1326 to 1350							
\$1351 to 1375							
\$1376 to 1400 \$1401 to 1425							
\$1426 to 1450							
\$1451 to 1475							
\$1476 to 1400							
\$1501 to 1525 \$1526 to 1550							
\$1526 to 1550 \$1551 to 1575							
\$1576 to 1500							
\$1601 to 1625							
\$1626 to 1650							
\$1651 to 1675 \$1676 to 1600							
\$1701 to 1725							
\$1726 to 1750							
\$1751 to 1775							
\$1776 to 1800		ļ					
\$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		†	†				<b>†</b>
TOTALS	8 0.0	6 14 239 5.9%	10 145 6.9%	4 0.0%	3 40 7.5%	6 0.0%	27 442 6.1%

#### Vacancy Rates During the Current Quarter Salida

	1		- D.	- D.		I	Γ		$\overline{}$
	Efficiencies	One Redreem	Two Bedroom	Two Bethroom	Throe Bodroom	Othor	Ι,	Fotol	
Rent Level	Efficiencies Vacant Total Percent	One Bedroom  Vacant Total Percent	One Bathroom  Vacant Total Percent	Two Bathroom  Vacant Total Percent	Three Bedroom  Vacant Total Percent	Other  Vacant Total Percent	_	Total F	Percent
\$000 to \$225	Tudani Total Tologia	radant rotal rotocit	radant rotal rotocit	radant rotal rotolit	radani ratai rataan	Tubun Total Totolia	T T T T T T T T T T T T T T T T T T T		0.00.10
\$226 to \$250									
\$251 to \$275 \$276 to \$300									
\$301 to \$325									
\$326 to \$350			1 0.0%					1	0.0%
\$351 to \$375			1 0.0%	2 0.0%				1 2	0.0% 0.0%
\$376 to \$400 \$401 to \$425		20 0.0%	20 0.0%	1 0.0%				41	0.0%
\$426 to \$450		1 20 5.0%					1	20	5.0%
\$451 to \$475		8 0.0%						8	0.0%
\$476 to \$500 \$501 to \$525				5 0.0%				5	0.0%
\$526 to \$550									
\$551 to \$575									
\$576 to \$600									
\$601 to \$625 \$626 to \$650									
\$651 to \$675									
\$676 to \$700									
\$701 to \$725 \$726 to \$750									
\$751 to \$775									
\$776 to \$800									
\$801 to \$825									
\$826 to \$850 \$851 to \$875									
\$876 to \$900									
\$901 to \$925									
\$926 to \$950 \$951 to \$975									
\$976 to \$1000									
\$1001 to 1025									
\$1026 to 1050									
\$1051 to 1075 \$1076 to 1100									
\$1101 to 1125									$\neg$
\$1126 to 1150									
\$1151 to 1175 \$1176 to 1200									
\$1201 to 1225									
\$1226 to 1250									
\$1251 to 1275									
\$1276 to 1300 \$1301 to 1325									
\$1326 to 1350									
\$1351 to 1375									
\$1376 to 1400 \$1401 to 1425									_
\$1426 to 1450									
\$1451 to 1475									
\$1476 to 1400 \$1501 to 1525									
\$1501 to 1525 \$1526 to 1550									
\$1551 to 1575									
\$1576 to 1500									
\$1601 to 1625 \$1626 to 1650									
\$1651 to 1675									
\$1676 to 1600									
\$1701 to 1725 \$1726 to 1750									
\$1720 to 1750 \$1751 to 1775									
\$1776 to 1800									
\$1801 to 1825									
\$1826 to 1850 \$1851 to 1875							1		
\$1876 to 1900							<u></u>		
\$1901 to 1926									
\$1926 to 1950 \$1951 to 1975									
\$1951 to 1975 \$1976 to 2000									
\$2000 and up									
TOTALS		1 48 2.1%	22 0.0%	8 0.0%			1	78	1.3%

#### Vacancy Rates During the Current Quarter Southeastern Colorado

				Two	Bedroc	m	Tw	o Bedroom	Ī			1					
1	- Ffficiencies	000	Dadraam						Thro	e Bedro			Othor				
Rent Level	Efficiencies  Vacant Total Percent		Bedroom Total Percent		Bathroo			Bathroom Total Percent	_			\/acant	Other		\/acant	Total	Dorcon
\$000 to \$225	vacani Tolai Ferceni	Vacant	Total Fercent	Vacant	TOLAL	ercent	Vacant	Total Percent	Vacant	TOLAT I	ercent	Vacani	TOtal	reiteili	Vacant	TOtal	reiceii
\$226 to \$250															l		
\$251 to \$275															l		
\$276 to \$300																	
\$301 to \$325															l		
\$326 to \$350 \$351 to \$375			3 0.0%						3	43	7.0%				3	46	6.5%
\$376 to \$400			3 0.070						ľ	40	7.070				ľ	40	0.5 /
\$401 to \$425	24 0.0%		10 0.0%										3	0.0%		37	0.0%
\$426 to \$450		1	7 14.3%												1		14.3%
\$451 to \$475			20 5.00/	2	27	7.4%									2	27	7.4%
\$476 to \$500 \$501 to \$525		2	36 5.6% 6 0.0%	1	20	5.0%			<b>-</b>	2	0.0%	┢			3	56 8	5.4% 0.0%
\$526 to \$550			0 0.070								0.070				l	U	0.0 /
\$551 to \$575															l		
\$576 to \$600																	
\$601 to \$625					18	0.0%										18	0.0%
\$626 to \$650					1	0.0%									l	1	0.0%
\$651 to \$675							Ī		I								
\$676 to \$700 \$701 to \$725									<del>                                     </del>			<del>                                     </del>		0.0%	<del>                                     </del>	4	0.0%
\$701 to \$723 \$726 to \$750													-	. 5.070	I	4	3.0 /
\$751 to \$775															I		
\$776 to \$800																	
\$801 to \$825																	
\$826 to \$850															l		
\$851 to \$875															l		
\$876 to \$900												_			_		
\$901 to \$925 \$926 to \$950															l		
\$951 to \$975															l		
\$976 to \$1000															l		
\$1001 to 1025																	
\$1026 to 1050															l		
\$1051 to 1075															l		
\$1076 to 1100												├			-		
\$1101 to 1125 \$1126 to 1150															l		
\$1151 to 1175															l		
\$1176 to 1200															l		
\$1201 to 1225																	
\$1226 to 1250															l		
\$1251 to 1275															l		
\$1276 to 1300																	
\$1301 to 1325 \$1326 to 1350															l		
\$1351 to 1375															l		
\$1376 to 1400															l		
\$1401 to 1425																	
\$1426 to 1450															I		
\$1451 to 1475							Ī		I								
\$1476 to 1400									-			-			-		
\$1501 to 1525 \$1526 to 1550															I		
\$1526 to 1550 \$1551 to 1575															I		
\$1576 to 1500															I		
\$1601 to 1625																	
\$1626 to 1650							I		I						I		
\$1651 to 1675							I		I						I		
\$1676 to 1600									<u> </u>			<u> </u>					
\$1701 to 1725							I		I						I		
\$1726 to 1750 \$1751 to 1775							I		I						I		
\$1776 to 1800															I		
\$1801 to 1825																	
\$1826 to 1850															I		
\$1851 to 1875															I		
\$1876 to 1900												<u> </u>					
\$1901 to 1926															I -		
\$1926 to 1950							I		I						I		
\$1951 to 1975 \$1976 to 2000							I		I						I		
<b>Ψ1310 (0 ∠000</b>									<b></b>						-		
\$2000 and up																	

# Vacancy Rates During the Current Quarter Steamboat Springs

					Two Bedroom			Two Bedroom											
	Efficiencies	One	Bedroo	m	One	Bathro	om	Two	Bathrooi	n	Three	Bedroo	m		Other			Total	
Rent Level	Vacant Total Percent	Vacant	Total F	Percent	Vacant	Total	Percent	Vacant '	Total P	ercent	Vacant	Total P	ercent	Vacant	Total	Percent	Vacant	Total	Percen
\$000 to \$225																			
\$226 to \$250																	l		
\$251 to \$275 \$276 to \$300																	l		
\$301 to \$325																			
\$326 to \$350																	l		
\$351 to \$375																	l		
\$376 to \$400 \$401 to \$425																	<del>                                     </del>		
\$426 to \$450																	l		
\$451 to \$475																	l		
\$476 to \$500			8	0.0%													├	8	0.0%
\$501 to \$525 \$526 to \$550																	l		
\$551 to \$575						4	0.0%	2	54	3.7%							2	58	3.4%
\$576 to \$600					2	26	7.7%										2	26	7.7%
\$601 to \$625																	l		
\$626 to \$650 \$651 to \$675																	l		
\$676 to \$700		3	48	6.3%													3	48	6.3%
\$701 to \$725	1																i –		
\$726 to \$750		2	39	5.1%		3	0.0%					_					2	42	
\$751 to \$775		l										5 3	0.0%				I	5	
\$776 to \$800 \$801 to \$825												3	0.0%	<b>-</b>			_	3	0.0%
\$826 to \$850																	l		
\$851 to \$875																	l		
\$876 to \$900										10.50/							<del>.</del>		10.50
\$901 to \$925 \$926 to \$950								4	32	12.5%							4	32	12.5%
\$951 to \$975																	l		
\$976 to \$1000																			
\$1001 to 1025																			
\$1026 to 1050																	l		
\$1051 to 1075 \$1076 to 1100																	l		
\$1101 to 1125																			
\$1126 to 1150											3	32	9.4%				3	32	9.4%
\$1151 to 1175																	l		
\$1176 to 1200 \$1201 to 1225														_			╁		
\$1226 to 1250																	l		
\$1251 to 1275																	l		
\$1276 to 1300																			
\$1301 to 1325 \$1326 to 1350																	l		
\$1351 to 1375																	l		
\$1376 to 1400		L									L			<u> </u>					
\$1401 to 1425																			
\$1426 to 1450		I									1			1			I		
\$1451 to 1475 \$1476 to 1400		I									1			1					
\$1501 to 1525																			
\$1526 to 1550		I									1			1					
\$1551 to 1575		l															I		
\$1576 to 1500 \$1601 to 1625	<del>                                     </del>	$\vdash$			<b>—</b>			<b></b>			$\vdash$			$\vdash$			<del></del>		
\$1626 to 1650		l															I		
\$1651 to 1675		l															I		
\$1676 to 1600																			
\$1701 to 1725 \$1726 to 1750		l															I		
\$1726 to 1750 \$1751 to 1775		I									1			1					
\$1776 to 1800														<u> </u>			<u></u>		
\$1801 to 1825																			
\$1826 to 1850		l															I		
\$1851 to 1875 \$1876 to 1900		l															I		
\$1901 to 1926		<del>                                     </del>												<b>—</b>			_		
\$1926 to 1950		I									1			1					
\$1951 to 1975		l															I		
\$1976 to 2000		ļ																	
\$2000 and up TOTALS	<del>                                     </del>	5	95	5.3%	2	33	6.1%	6	88	7.0%	3	40	7.5%				16	254	6.3%
IUIALO	I .	5	90	ა.ა%		33	U. I%	0	90	1.0%	J	40	1.5%				01	254	0.3%

# Vacancy Rates During the Current Quarter Sterling

				Two	Bedroon	n .	Two Bedroom	I			<u> </u>	T		
	⊏#isiansias	000	Dadraam					Ть.	oo Dod		Other		Total	
Rent Level	Efficiencies		Bedroom Total Persont		Bathroon		Two Bathroom	1	ee Bedr		Other	t \/ooont	Total	Dorooni
\$000 to \$225	Vacant Total Percent	vacant 12	93 12.9%	vacani		0.0%	vacant Total Percent	vacant 1	3	33.3%	1 2 50.0%		100ai	
\$226 to \$250		12	14 0.0%		2	0.076		l '	1	0.0%		14	15	0.0%
\$251 to \$275			10 0.0%										10	0.0%
\$276 to \$300			10 0.0%										10	0.0%
\$301 to \$325			8 0.0%										8	0.0%
\$326 to \$350 \$351 to \$375		3	3 0.0% 19 15.8%					1	1	100.0%		4	3 20	
\$376 to \$400			1 0.0%	3	36	8.3%		1	1	100.0%		4	38	
\$401 to \$425			1 0.0%	2		12.5%					1 0.0%	6 2	18	
\$426 to \$450			4 0.0%	2	12	16.7%						2	16	
\$451 to \$475			1 0.0%						21	0.0%			22 1	
\$476 to \$500 \$501 to \$525			1 0.0%	1	4	25.0%		-				1	4	0.0% 25.0%
\$526 to \$550			3 0.0%		7 .	20.070						1 '	3	0.0%
\$551 to \$575				1	9	11.1%						1	9	
\$576 to \$600			2 0.0%					1	3	33.3%		1	5	20.0%
\$601 to \$625									_	0.00/			_	0.00/
\$626 to \$650 \$651 to \$675									5	0.0%	1		5	0.0%
\$676 to \$700								l				I		
\$701 to \$725												1		
\$726 to \$750		1						l				1		
\$751 to \$775								l				I		
\$776 to \$800 \$801 to \$825								-				_		
\$826 to \$850														
\$851 to \$875														
\$876 to \$900														
\$901 to \$925														
\$926 to \$950														
\$951 to \$975 \$976 to \$1000														
\$1001 to 1025														
\$1026 to 1050														
\$1051 to 1075														
\$1076 to 1100														
\$1101 to 1125 \$1126 to 1150														
\$1126 to 1150 \$1151 to 1175														
\$1176 to 1200														
\$1201 to 1225														
\$1226 to 1250														
\$1251 to 1275														
\$1276 to 1300 \$1301 to 1325												-		
\$1326 to 1350														
\$1351 to 1375														
\$1376 to 1400														
\$1401 to 1425														
\$1426 to 1450														
\$1451 to 1475 \$1476 to 1400		1						l				1		
\$1501 to 1525												1		
\$1526 to 1550		1						l				1		
\$1551 to 1575		1						l				1		
\$1576 to 1500 \$1601 to 1625		<u> </u>						—				1-		
\$1601 to 1625 \$1626 to 1650														
\$1651 to 1675								l				I		
\$1676 to 1600								L				<u></u>		
\$1701 to 1725														
\$1726 to 1750								l				I		
\$1751 to 1775 \$1776 to 1800		1						l				1		
\$1776 to 1800 \$1801 to 1825								<del>                                     </del>				+		
\$1826 to 1850		1						l				1		
\$1851 to 1875		1						l				1		
\$1876 to 1900								<u> </u>				<u> </u>		
\$1901 to 1926		l						I				1		
\$1926 to 1950 \$1951 to 1975		1						l				1		
\$1951 to 1975 \$1976 to 2000		1						l				1		
\$2000 and up											1	1		
TOTALS		15	170 8.8%	9	79	11.4%		4	35	11.4%	1 3 33.3%	6 29	287	10.1%

# Vacancy Rates During the Current Quarter Summit County

			Two Bedroom	Two Bedroom	l	l	
	Efficiencies	One Bedroom	One Bathroom	Two Bathroom	Three Bedroom	Other	Total
Rent Level					1	Vacant Total Percent	
\$000 to \$225							
\$226 to \$250		4 0.0%	6 0.0%				10 0.0%
\$251 to \$275			3 0.0%				3 0.0%
\$276 to \$300 \$301 to \$325			1 0.0%				1 0.0%
\$326 to \$350			1 0.0%				1 0.0%
\$351 to \$375							
\$376 to \$400							
\$401 to \$425		2 24 8.3%					2 24 8.3%
\$426 to \$450		13 0.0%	2 0.0%				15 0.0%
\$451 to \$475 \$476 to \$500		1 0.0%	1 0.0%				1 0.0% 1 0.0%
\$501 to \$525			1 0.076				1 0.070
\$526 to \$550		1 0.0%					1 0.0%
\$551 to \$575		1 0.0%					1 0.0%
\$576 to \$600		10 0.0%	1 0.0%	12 0.0%			23 0.0%
\$601 to \$625							
\$626 to \$650		1 0.0%					1 0.0%
\$651 to \$675			2 0.0%				2 0.0%
\$676 to \$700 \$701 to \$725							
\$701 to \$723 \$726 to \$750	ĺ			26 0.0%		l	26 0.0%
\$751 to \$775	ĺ		1 0.0%			l	1 0.0%
\$776 to \$800		1 0.0%					1 0.0%
\$801 to \$825			1 0.0%				1 0.0%
\$826 to \$850	1 0.0%	,	1 0.0%			l	2 0.0%
\$851 to \$875		1 30 3.3%			24 0.0%		1 79 1.3%
\$876 to \$900 \$901 to \$925			1 24 4.2%		3 36 8.3%		1 24 4.2% 3 36 8.3%
\$926 to \$950		2 0.0%			3 72 4.2%		3 74 4.1%
\$951 to \$975		2 0.070			0 12 4.270		0 74 4.170
\$976 to \$1000			15 0.0%				15 0.0%
\$1001 to 1025			1 0.0%				1 0.0%
\$1026 to 1050							
\$1051 to 1075							
\$1076 to 1100							
\$1101 to 1125 \$1126 to 1150							
\$1151 to 1175							
\$1176 to 1200							
\$1201 to 1225							
\$1226 to 1250							
\$1251 to 1275							
\$1276 to 1300							
\$1301 to 1325 \$1326 to 1350				4 0.0%	4 0.0%		8 0.0%
\$1326 to 1350 \$1351 to 1375							
\$1376 to 1400	ĺ					l	
\$1401 to 1425							
\$1426 to 1450	ĺ			1 0.0%	1 0.0%	l	2 0.0%
\$1451 to 1475							
\$1476 to 1400				1 0.0%			1 0.0%
\$1501 to 1525							
\$1526 to 1550 \$1551 to 1575	ĺ					l	
\$1551 to 1575 \$1576 to 1500	ĺ					l	
\$1601 to 1625	1						
\$1626 to 1650	ĺ					l	
\$1651 to 1675							
\$1676 to 1600							
\$1701 to 1725						l	
\$1726 to 1750	ĺ					l	
\$1751 to 1775	ĺ					l	
\$1776 to 1800 \$1801 to 1825	1					<b> </b>	
\$1826 to 1850	1					l	
\$1851 to 1875	1					l	
\$1876 to 1900							
\$1901 to 1926							
\$1926 to 1950							
\$1951 to 1975							
\$1976 to 2000							
\$2000 and up	4 0 000	2 00 0 0	1 01 100	44 0.00	6 407 4 107	ļ	10 054 0.53
TOTALS	1 0.0%	3 88 3.4%	1 84 1.2%	44 0.0%	6 137 4.4%	I	10 354 2.8%