



Colorado Multi-Family Housing Vacancy & Rent Study

Second Quarter, 2007

Covering:

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

sponsored by

Colorado Division of Housing



Apartment Realty Advisors

Pierce-Eislen

Available online: dola.colorado.gov/cdh

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Report Summary

The Colorado Division of Housing has sponsored this report as a service to the multi-family housing industry in Colorado. The purpose of this survey is to report vacancy and rent levels for multi-family housing in selected markets. The survey is conducted quarterly 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.

For the second and fourth quarters, the Survey includes five major metro markets: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley and Pueblo. For the first and third quarters it includes seventeen market areas: Alamosa, Aspen, Buena Vista, Canon City, Colorado Springs, Durango, Eagle County, Fort Collins/Loveland, Fort Morgan/Brush, Glenwood Springs, Grand Junction, Gunnison, Lake County, Montrose, Pueblo, Salida, Southeast Colorado, Steamboat Springs, Sterling, Summit County, and Weld County. Because of the size of some of the markets, three areas were sub-divided: Colorado Springs has seven sub-markets, Fort Collins/Loveland has five, and Pueblo has four.

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 June 2007 Survey, 28,333 units were reported from the five communities surveyed. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite state vacancy rate for the market areas surveyed and the metro Denver area increased to 8.8 for June 2007 2006, compared to 7.5 percent in March 2007, 7.2 percent in September 2006 and 7.7 percent in March of 2006. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs, 9.6 percent; Fort Collins, 9.1; Grand Junction, 2.1 percent; Greeley, 8.3 percent; and Pueblo, 8.4 percent.

The overall average rent per square foot ranged from a low of 73 cents in Pueblo to a high of 98 cents in Fort Collins. 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 apartments built between 2000 and 2004 is 5.8 percent. This means that tenants moved out of 5.8 percent of the units the previous month. Turnover methodology is based on data from the previous month. Data for June represents move-outs from May. 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, expressed or implied, and assume no legal liability or responsibility for the inclusion of data from the participants in the survey or for the use of the data from the survey. Material contained in this publication is within the public domain and may be reproduced without special permission when proper reference is given to the Colorado Division of Housing and Colorado Economic and Management Associates.

Introduction and Methods

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

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

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

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

Colorado State

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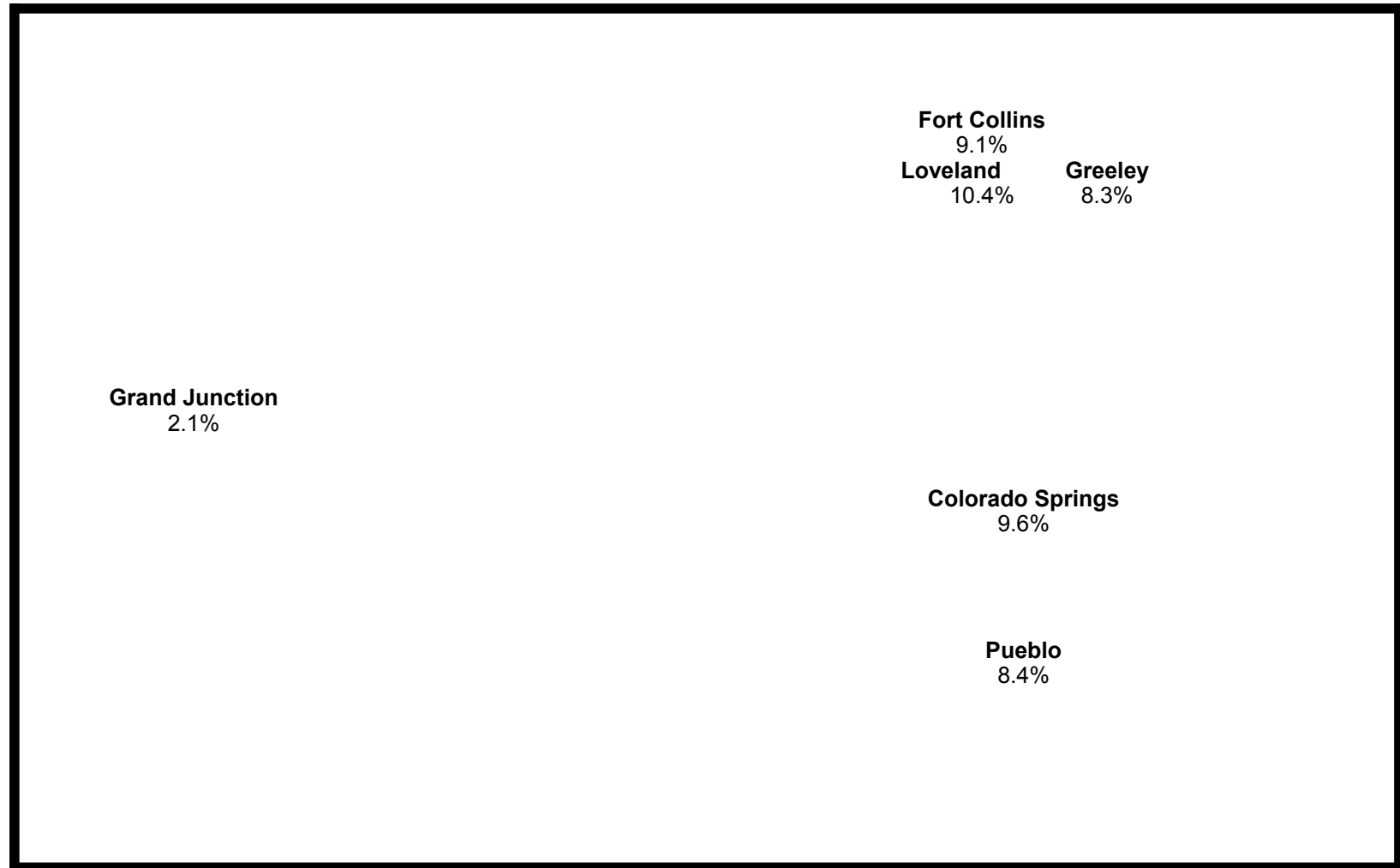
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**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

	1995		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		2007					
Market Area	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa												118	137	135	151	158	238	205	178	194	193	197	198	198		205				
Aspen												318	334	321	357	308	303	298	268	270	269	306	288	292		303				
Buena Vista												119	124	114	121	116	119	84	84	84	52	52	84		84					
Canon City												252	301	295	295	255	300	284	208	216	216	216	236	236		236				
Colorado Springs	10079	11138	10682	12191	12773	12005	13667	14566	15093	14863	14195	14377	14315	14477	13416	14957	14601	14710	15282	16368	16231	18171	15459	15587	16501	16339				
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	2555				
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	3473				
Far Northeast																			2571	4015	3220	4324	3787	3982	3695	3443				
Southeast	2303	1846	2007	1290	1464	1765	2260	2078	2060	1902	1560	2430	2360	2097	2756	2813	2734	2937	2705	2294	2746	2900	2711	1767	2501	2069				
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	737				
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	2734				
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	1328				
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					
Eagle County	--	--	419	605	565	497	770	808	965	927	908	674	738	734	1025	1095	1167	1019	967	981	1225	1219	1187	1161		984				
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	5569				
Fort Collins										4196	4019	4514	4599	3413	3461	3623	3575	3587	4599	4921	4544	4666	4244	4166	4562	4966				
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	1332				
Northeast	--	--	86	105	54	161	57	124	52	54	144	67	124	249	64	71	100	240	286	267	271	181	185	188	191	175				
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	1760				
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	1699				
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	603				
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					
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	1534				
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	3070				
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											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	1494				
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	194				
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	939				
Southeast	--	28	5	1	72	38	10	15	13	15	24	7	7	1	51	55	7	44	44	44	44	9	0	50	13	13				
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	348				
Salida											84	121	124	118	103	110	78	78	78	78	77	77	78		78					
Southeastern Colorado																			178	194	250	258	258		204					
Steamboat Springs											154	273	274	332	323	264	247	259	259	258	265	258	255		254					
Sterling																			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		354					

*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



VACANCY RATES BY MARKET AREA

(In Percent)

	1996	1997		1998		1999		2000		2001		2002		2003		2004		2005		2006				2007			
Market Area	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	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	11.7	9.6			
Northwest	2.5	4.9	5.5	8.9	3.9	6.1	3.7	3.2	3.8	3.0	7.5	14.1	8.8	14.8	11.9	10.4	9.2	12.7	13.2	16.3	13.8	13.9	13.5	10.8			
Northeast	3.6	6.5	4.3	5.8	5.7	6.5	4.3	4.3	2.8	2.7	5.6	10.0	8.7	14.1	10.4	11.5	9.0	12.3	9.8	9.6	7.3	8.2	9.7	7.5			
Far Northeast																	7.8	10.3	7.4	7.9	7.2	10.5	9.6	6.1			
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	12.9	9.9			
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	20.9			
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	12.5	11.9			
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	10.2			
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	9.1			
Fort Collins								3.6	1.9	2.6	3.3	7.3	9.9	13.7	12.5	13.9	11.0	12.9	9.5	8.8	8.9	8.3	7.0	8.5			
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	16.7			
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	5.1			
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	4.9			
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	7.2			
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	10.4			
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		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						
Grand Junction	2.5	2.9	5.9	4.4	3.6	7.3	4.5	5.4	4.7	3.5	6.3	7.1	5.5	10.1	8.7	4.9	6.3	8.7	5.4	3.0	2.8	2.7	1.5	2.1			
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	8.3			
Gunnison									1.6	1.2	1.7	1.6	1.2	1.7	3.8	4.1	2.2	4.5	4.3	2.9	2.8		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	4.7	5.7	3.2	5.4	3.9	8.3	10.2	12.8	7.4	12.9	6.7	8.7	8.0	7.5	9.2	8.4			
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	6.7			
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	8.0			
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	0.0			
Southwest	2.5	4.3	2.7	3.9	3.4	2.7	2.8	2.8	4.9	3.2	3.3	4.5	7.6	11.8	10.6	14.9	11.6	11.4	9.2	8.1	11.3	8.9	6.1	10.6			
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				

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

(In Dollars)

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

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

VACANCIES BY APARTMENT TYPE

(In Dollars)

Market	Apartment	1998	1999		2000		2001		2002		2003		2004		2005		2006			2007			
Area	Type	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
Glenwood Springs	Efficiency											50.0	6.3	0.0	0.0	0.0	0.0	0.0					
	One bedroom											21.2	12.5	2.0	1.0	0.9	1.5	1.0		1.2			
	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	4.1	0.0	4.4		2.4			
	All											12.0	6.3	1.8	2.0	3.8	1.3	2.4		2.2			
Grand Junction	Efficiency											0.0	3.0	0.0	2.9	0.0	0.0	1.5	3.0	1.5	3.0		
	One bedroom											3.4	3.6	3.4	5.1	3.1	1.4	1.2	1.9	1.2	1.8		
	Two bed, one bath											11.9	6.9	10.8	10.5	5.8	2.6	3.6	3.0	1.5	2.2		
	Two bed, two bath											15.4	2.8	3.3	5.6	5.9	3.2	2.8	3.2	2.2	1.7		
	Three bedroom											7.4	7.0	18.1	31.6	16.0	9.3	11.4	10.7	0.0	12.0		
	All											8.6	4.9	7.0	8.7	5.4	3.0	2.8	2.7	1.5	2.1		
Greeley	Efficiency											0.0	15.8	31.3	29.7	25.0	5.6	5.9	4.9	11.5	6.9		
	One bedroom											10.1	10.8	7.2	10.4	8.1	6.7	6.0	6.9	5.7	7.9		
	Two bed, one bath											7.8	16.5	14.2	14.0	9.4	8.7	7.4	6.5	8.3	7.5		
	Two bed, two bath											10.2	18.2	12.6	12.2	8.2	9.5	7.5	6.6	7.1	7.8		
	Three bedroom											14.0	17.3	13.8	11.5	11.4	10.4	10.5	11.4	9.6	12.0		
	All											9.8	14.5	11.1	12.2	8.8	8.1	7.3	7.2	7.2	8.3		
Gunnison	Efficiency											0.0	3.4	2.0	2.3	4.4	0.0	3.6		3.6			
	One bedroom											3.8	4.8	1.8	4.4	3.8	3.2	2.2		4.3			
	Two bed, one bath											0.0	0.0	0.0	10.0	0.0	0.0	0.0		0.0			
	Two bed, two bath											20.0	0.0	10.0	10.0	10.0	10.0	10.0		0.0			
	Three bedroom											3.8	4.1	2.2	4.5	4.3	2.9	2.8		3.7			
	All											0.0	0.0	0.0	33.3	0.0	100.0	0.0		0.0			
Lake County	One bedroom											19.7	20.6	13.2	33.3	13.2	12.2	7.3		9.8			
	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											4.4	2.2	3.5	1.3	2.3	2.4	5.7		5.5			
	One bedroom											6.3	6.3	3.8	2.8	3.4	7.8	4.3		4.8			
	Two bed, one bath											5.6		2.8	2.3	4.5							
	Two bed, two bath											4.2		4.2	2.8	8.3	25.0	25.0		0.0			
	Three bedroom											4.6	3.4	3.5	1.9	3.8	5.1	6.1		5.1			
	All											0.0	12.5	9.8	6.9	4.3	4.2	7.3	6.0	5.7	7.3		
Pueblo	One bedroom											9.6	12.1	7.2	10.3	6.9	8.7	6.9	7.8	9.4	8.7		
	Two bed, one bath											10.6	16.0	10.1	17.4	6.3	9.6	8.4	7.6	9.7	8.2		
	Two bed, two bath											9.4	9.3	4.0	8.6	6.3	8.3	9.5	6.3	10.4	9.2		
	Three bedroom											11.5	12.4	6.1	12.1	7.7	8.3	11.4	7.4	7.1	5.1		
	All											10.2	12.8	7.4	12.9	6.7	8.7	8.0	7.5	9.2	8.4		
Salida	Efficiency											2.1	2.1	2.1	2.1	2.1	0.0	2.1		2.1			
	One bedroom											4.5	0.0	7.1	0.0	4.8	9.5	0.0		0.0			
	Two bed, one bath														0.0	0.0	0.0	0.0		0.0			
	Two bed, two bath														0.0	0.0	0.0	0.0		0.0			
	Three bedroom											2.6	1.3	2.6	1.3	2.6	2.6	1.3		1.3			
	All																						
Southeastern Colorado	Efficiency														4.2	2.1	0.0	4.2		0.0			
	One bedroom														8.4	7.3	7.4	3.4	3.8		4.8		
	Two bed, one bath														3.7	5.3	3.5	4.5	2.8		4.5		
	Two bed, two bath														16.7				0.0				
	Three bedroom														7.0	2.3	7.0	15.6	13.3		6.7		
	All														7.3	5.7	5.2	5.4	5.0		4.4		
Steamboat Springs	Efficiency											9.0	7.7	5.4	2.9	3.8	4.3	4.5		5.3			
	One bedroom											7.0	1.4	4.8	25.4	0.0	16.4	7.6		6.1			
	Two bed, one bath											22.6	25.0	21.9	11.8	15.3	45.9	12.8		7.0			
	Two bed, two bath											17.6	30.8	40.5	36.1	31.4	11.1	8.1		7.5			
	Three bedroom											11.3	11.6	12.4	16.3	10.6	22.1	8.6		6.3			
	All																						
Sterling	Efficiency																100.0	0.0					
	One bedroom											11.2	14.5	6.1	6.9	13.0	2.3	5.3		8.8			
	Two bed, one bath											14.7	22.7	12.5	15.9	14.9	19.5	18.4		11.4			
	Two bed, two bath																	0.0					
	Three bedroom											31.6	11.4	22.5	18.2		13.3	5.7		11.4			
	All											17.7	16.6	9.9	10.6	11.3	9.8	9.1		10.1			
Summit County	Efficiency											0.0	0.0							0.0			
	One bedroom											8.5	9.8	17.6	1.3	22.8	1.4	19.7		3.4	0.0		
	Two bed, one bath											7.1	9.2	7.6	2.5	1.0	0.8	0.8		1.2			
	Two bed, two bath											7.3	3.8	8.6	2.0	0.0	0.0	0.0		0.0	0.0		
	Three bedroom											5.5	6.0	18.6	11.4	3.0	2.6	1.4		4.4	0.0		
	All											7.3	7.4	14.5	5.9	8.4	1.6	7.0		2.8	0.0		

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Average rent minus rental losses equals effective rent.

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	1995		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		2007			
		3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	2 to 8												2.4	2.6	2.7	0.3	5.4	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
	9 to 50												2.6	3.1	3.1	0.2	6.4	5.6	4.4	3.1	1.9	3.2	3.8	3.7	1.9		1.4		
	51 to 99															1.9	6.1	4.8	0.0	1.5	0.0	3.1	3.1	3.1			1.5		
	100-199																												
	199-349																												
350 up																													
Aspen	2 to 8	0	0.0	3.1	1.1	0.8	1.2	0.8	0.4	0.1	0.8	0.7	0.4	3.8	0.2	5.6	4.2		100.0	0.0	0.0	0.0	0.0	0.0	0.0				
	9 to 50	0.5	1.0							2.1	1.1	1.0	0.7	3.4	1.8	7.3	6.4	19.4	9.4	6.7	14.5	9.2	0.0	0.0	0.0		2.8		
	51 to 99														9.7	13.4	7.6	19.3	6.7	14.5	9.2	0.0	0.0	0.0		0.0			
	100-199	0.6	0.8	1.9	0.7	1.2	2.1	1.5	0.5	0.3	0.9	0.8	0.6	4.6				0.2	12.8	10.8	6.8	2.7	2.0	2.0		0.7			
	199-349																												
350 up																													
Buena Vista	2 to 8											1.5	1.7	1.9	0.3	4.2	4.6												
	9 to 50											1.9	0.0	10.1	1.7	5.5	6.5	4.8	1.2	11.9	3.6	1.9	0.0	1.2		1.2			
	51 to 99																												
	100-199																												
	199-349																												
350 up																													
Canon City	2 to 8											3.9	4.8	2.5	3.5	1.2	1.1												
	9 to 50											4.1	5.1	2.9	4.3	6.0	6.1	9.4	8.8	8.8	2.5	4.2	4.3	4.3		2.2			
	51 to 99																												
	100-199															13.5	11.5	11.5	4.7			3.1	9.3	11.1		16.7			
	199-349															0.7	1.5	1.6	0.0		0.7	2.9	5.9	1.5	1.5		0.0		
350 up																													
Colorado Springs	2 to 8	5.6	7.1	4.2	2.9	7.3	1.2	2.6	6.9	6.1	0.6	2.1	3.0	5.2	7.8	6.0	8.8	7.8	7.0	13.8	21.2	16.4	10.0	15.0	11.5	11.3	6.0		
	9 to 50	5.7	5.2	6.3	6.7	6.3	4.8	4.6	4.2	4.5	5.2	3.3	3.0	4.3	8.4	11.8	10.2	13.2	14.4	11.7	15.0	13.0	14.4	10.4	13.9	17.0	13.5		
	51 to 99	2.4	3.2	3.2	4.4	3.5	4.3	3.0	5.0	4.3	4.3	0.8	2.9	5.2	8.7	7.5	10.7	10.3	12.8	10.4	12.4	13.8	7.6	10.2	9.2	10.9	9.8		
	100-199	2.1	3.6	3.3	6.2	4.6	6.0	6.2	5.9	3.9	4.4	3.0	2.7	5.5	9.3	8.4	13.2	0.1	12.2	10.1	12.4	10.2	11.4	14.1	15.9	14.6	14.0		
	199-349																												
350 up																													
Durango	2 to 8	0.7	2.5	3.1	4.4	3.3	3.9	0.5	4.1	0.5	0.2	1.9	0.5	0.6	0.0	3.8	11.1	0.0	0.0	0.0	0.0	0.0	0.0	16.7	16.7				
	9 to 50	4.2	4.7	1.0	3.9	3.6	4.8	2.5	3.7	2.3	1.5	12.5	3.7	1.0	1.6	1.3	2.2	0.7	2.1	3.8	4.6	4.8	5.5	3.0		4.8			
	51 to 99											2.0	4.1	6.3	1.1	2.6	5.2	1.1	4.5	3.2	5.9	1.0	6.2	4.1	5.2	5.7	4.1		
	100-199																												
	199-349																												
350 up																													
Eagle County	2 to 8			2.3	1.1	0.8	0.5	0.1	0.0	0.3	0.4	0.3	0.0	0.4	0.0	0.5	0.5												
	9 to 50			2.4	1.4	1.1	0.8	0.5	0.0	0.2	0.8	0.2	0.0	0.4	5.7	1.3	1.8	15.4	5.2										
	51 to 99			0.9	0.5	1.8	1.2	0.2	0.0	0.4	0.9	0.3	0.2	0.3	2.2	1.3	2.1	40.3	28.6	3.1	1.8	5.3	0.5	0.5		0.0			
	100-199			0.8	0.9	2.0	1.4	0.3	0.2	0.6	1.0	0.6	0.1	1.2	1.7	1.1	2.1	0.2	20.2	22.9	10.0	7.6	2.8	2.0		3.0			
	199-349																												
350 up																													
Fort Collins/ Loveland	2 to 8	10.5	2.2	6.2	0.5	1.6	13.6	0.5	6.2	6.1	0.5	1.2	1.1	1.6	2.9	8.7	1.0	17.0	3.7	6.8	4.6	13.5	23.5	7.1	3.6	5.9	5.9		
	9 to 50	8.7	1.1	1.6	4.3	3.4	3.0	1.8	9.5	0.4	1.9	1.4	2.5	4.4	4.8	4.8	7.3	14.0	11.6	15.3	14.6	8.2	9.4	3.4	5.7	7.5	4.2		
	51 to 99	4.3	2.5	4.5	3.4	1.7	8.2	3.1	9.5	4.8	1.4	1.3	2.2	1.1	3.3	6.5	9.9	12.8	10.1	8.2	11.4	8.5	6.0	3.8	5.6	2.7	4.0		
	100-199	1.5	3.5	1.8	5.2	4.1	4.9	2.1	3.1	2.5	3.8	2.0	2.8	3.6	4.4	15.2	18.2	0.1	14.2	11.2	12.8	5.0	7.3	5.2	6.2	3.7	5.8		
	199-349																												
350 up																													
Fort Morgan/ Brush	2 to 8	8.3	1.1	11.8	6.9	3.3	5.5	16.1	11.5	3.3	9.6	10.1	6.8	5.1	9.4	5.3	13.5	12.0	13.3	14.3	14.3	21.7	19.0		14.3				
	9 to 50	2.7	1.4	2.2	4.8	2.5	3.2	5.9	4.7	4.1	4.1	7.5	13.0	6.4	9.8	7.6	13.6	12.7	23.5	4.6	3.9	1.0	5.3	7.0		8.7			
	51 to 99				0.5	5.8	7.0	9.2	3.5	2.3	2.4	17.3	2.2	6.9	0.2	7.2	4.9	11.4	9.1	0.0	0.0	2.3	0.0	21.2					
	100-199																												
	199-349																												
350 up																													

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

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006			2007			
		1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd	3rd Qtr	4th Qtr		
Glenwood Springs	2 to 8	0.6	2.9	3.8	0.4	1.8	0.5	2.1	0.2	1.9	3.1	0.5	0.6	0.1	3.8	2.5	30.0	0.0	2.9	0.0	8.1	1.1	0.0		0.0			
	9 to 50	3.6	3.2	1.2	3.8	2.6	0.7	0.9	2.6	2.3	1.8	1.5	0.9	1.7	7.0	3.8	12.0	7.8	1.8	1.8	3.0	1.3	1.7		2.6			
	51 to 99	1.8	1.7	1.5	3.5	2.3	1.6	0.2	0.2	0.6	3.7	1.0	1.8	0.4	19.2	4.3	11.9	4.8	13.6	3.7	3.7	1.4	5.6		2.8			
	100-199																											
	199-349																											
Grand Junction	2 to 8	3.1	3.3	3.5	12.1	10.6	2.5	5.2	3.3	5.9	5.1	3.2	9.5	5.8	4.2	7.8	9.6	4.2	13.9	12.4	21.2	0.0	1.4	4.7	0.9	0.0		
	9 to 50	4.4	2.7	3.9	7.3	2.3	3.7	1.9	6.7	4.9	7.5	3.0	4.6	4.0	7.6	8.6	6.7	5.3	5.5	9.6	4.4	3.6	5.0	2.5	1.9	1.5		
	51 to 99	4.5	0.7	2.2	2.3	4.4	5.1	10.4	4.3	5.6	4.8	3.8	5.5	8.3	6.6	10.3	7.1	7.3	6.9	9.1	5.8	4.7	3.3	3.0	1.7	3.1		
	100-199			3.4	5.4		1.4	11.0	4.7	5.3	1.5	3.4	7.9	8.3	3.4	10.2	0.1	1.6	3.8	6.3	4.6	1.8	1.3	2.2	1.2	0.9		
	199-349																											
Greeley	2 to 8	0.1	0.0	13.1	5.0	4.3	0.5	10.2	11.1	0.3	0.5	0.5	0.2	0.2	3.9	0.5	0.0	7.8	12.5	15.4	2.8	0.0	14.3	7.7	2.7	14.8		
	9 to 50	2.3	2.8	12.5	5.5	5.8	4.8	6.9	7.5	5.6	0.6	3.2	2.3	9.1	6.7	7.5	7.6	10.4	18.3	21.8	15.5	7.1	4.1	24.4	8.2	8.0		
	51 to 99	5.7	1.7	2.6	0.5		0.5	3.5	1.1	2.8	2.6	0.4	1.4	3.5	3.3	16.3	9.3	12.6	10.6	15.1	6.0	10.7	7.8	5.9	15.8	4.5		
	100-199	4.8	1.4	6.8	2.7	2.9	2.3	5.3	3.4	3.7	3.8	1.5	2.8	4.6	14.4	11.7	0.1	16.2	10.2	10.1	9.0	7.7	9.0	7.1	7.7	9.0		
	199-349																				7.5	8.8	5.4	6.9	5.3	5.9		
Gunnison	2 to 8										1.2	0.5	1.2	0.2	0.5	0.9		0.0	16.7	0.0		0.0						
	9 to 50										1.7	1.3	1.9	1.6	1.5	1.9	5.1	3.9	2.5	4.5	3.9	2.8	2.5		3.1			
	51 to 99										1.5	1.1	1.6	1.7	0.9	1.6	1.7	5.0	0.0	5.0	5.0	3.3	3.3		5.0			
	100-199																											
	199-349																											
Lake County	2 to 8																											
	9 to 50		6.7	3.1	2.8	3.1	0.4	2.4	6.2	5.5	7.4	1.2	1.3	0.9	5.8	5.9	17.2	7.1	0.0	7.1		7.1	10.7		7.1			
	51 to 99		0.0	0.5	3.0	3.5	0.6	0.8	4.2	4.8	3.2	1.0	1.9	10.1	8.9	8.7	15.6	14.8	1.6	21.3	1.6	14.8	6.6		6.6			
	100-199																											
	199-349																											
Montrose	2 to 8										4.0	1.4	2.6	1.3	1.5	3.5												
	9 to 50										3.5	1.5	2.9	5.3	2.5	7.5	6.4	4.8	4.1	3.1	3.9	2.8	4.3		7.4			
	51 to 99										3.9	1.8	3.5	3.1	2.3	6.4	2.2	0.0	2.9	0.7	3.3	9.4	7.6		3.5			
	100-199																											
	199-349																											
Pueblo	2 to 8	1.6	2.7	1.5	1.3	2.5	2.1	1.8	5.8	5.1	7.1	6.7	6.8	5.9	5.6	10.6	6.5	14.1	11.9	11.9	10.5	9.4	21.2	10.3	8.3	2.2		
	9 to 50	1.2	3.6	3.8	0.6	3.9	3.2	5.1	5.5	5.4	6.1	6.3	3.5	8.1	4.7	6.3	12.7	12.8	8.8	14.5	8.1	5.4	5.9	6.8	5.1	7.1		
	51 to 99	2.2	7.7	6.3	4.0	4.5	3.3	4.5	3.4	4.9	2.8	5.3	4.0	6.4	5.9	11.5	8.5	14.1	6.9	9.7	6.7	7.8	10.6	7.1	7.9	9.5		
	100-199	3.3	2.0	6.7	3.1	7.5	2.7	7.9	5.2	6.2	4.4	3.8	2.1	3.7	3.2	8.8	0.1	12.0	6.6	13.5	5.3	10.9	6.6	7.9	11.4	8.5		
	199-349																				7.9							
Salida	2 to 8										3.5	0.0	1.2	0.8	1.5	1.6	3.3	0.0	3.3	0.0	3.4	6.9	0.0		0.0			
	9 to 50										3.4	0.0	0.5	0.4	4.4	3.9	2.1	2.1	2.1	2.1	2.1	0.0	2.1		2.1			
	51 to 99										3.6	0.0	2.0	0.9	4.0	3.0												
	100-199																											
	199-349																											
Southeastern Colorado	2 to 8																		0.0		12.5	0.0	0.0		12.5			
	9 to 50																		11.1	6.1	4.9	4.1	4.1		3.4			
	51 to 99																		3.8	5.0	5.0	8.8	7.5		5.0			
	100-199																											
	199-349																											
Steamboat Springs	2 to 8										0.6	1.4	1.5	2.3	2.5	1.0												
	9 to 50										2.6	2.7	2.6	3.5	3.5	2.1	7.8	4.3	8.5	34.0		14.9	4.7		4.7			
	51 to 99										1.6	2.5	3.2	9.1	4.2	1.8	0.0	2.8	4.6	9.3	1.9	33.3	10.1		4.6			
	100-199																											
	199-349																											
Sterling	2 to 8																		0.0		0.0							
	9 to 50																		20.0	26.5	11.8	18.2	18.2		15.9			
	51 to 99																		9.7	9.7		11.3	11.6		6.8			
	100-199																		5.5	1.8		4.5	0.9		11.8			
	199-349																											
Summit County	2 to 8																											
	9 to 50		4.2	1.8	2.5	1.9	0.5	0.5	1.7	2.4	0.5	0.5	0.9	0.2	3.5	3.6	11.8	12.5		0.0	0.0	0.0			0.0			
	51 to 99		1.9	2.7	5.7	2.6	2.4	0.9	1.3	3.3	3.3	0.7	1.2	1.5	5.2	5.0	17.5	10.0		2.7	4.4	1.3	1.3		1.3			
	100-199		1.3	2.3	3.0	2.7	0.9	1.1	4.2	3.0	0.4	0.2	5.1	0.2	5.7	5.3	5.0	6.6		5.2	0.9	0.7	12.0		1.4			
	199-349																											

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

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	1998		1999		2002		2001		2002		2003		2004		2005		2006				2007			
		1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																3.1	3.1	3.1		3.1				
	1990 -99																6.3	3.8	1.3		1.3				
	2000-04																								
2005+																									
Aspen	To 1959																								
	1960-69																	0.0	0.0	0.0					
	1970-79																	0.0	0.0	0.0		0.0			
	1980-89																	2.4	2.0	2.0		1.2			
	1990 -99																	0.0	0.0	0.0		0.0			
	2000-04																								
2005+																									
Buena Vista	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																	8.3	0.0	0.0		0.0			
	1990 -99																			0.0		0.0			
	2000-04																								
2005+																									
Canon City	To 1959																								
	1960-69																		4.3	4.3		2.2			
	1970-79																	5.9	1.5	1.5		0.0			
	1980-89																								
	1990 -99																	3.1	9.3	11.1		16.7			
	2000-04																								
2005+																									
Colorado Springs	To 1959	3.5	2.3	3.0	3.6	3.2	1.1	3.2	4.8	7.8	7.5	6.7	13.6	12.3	12.5	20.1	8.3	10.4	11.9	12.7	9.4	21.2			
	1960-69	5.0	4.6	6.4	4.4	5.5	1.6	2.3	5.2	8.4	7.1	9.9	12.2	13.5	10.3	13.8	12.7	11.5	10.8	15.4	14.8	11.5			
	1970-79	4.6	6.3	4.8	4.3	3.8	3.5	3.1	4.7	8.9	10.0	15.2	13.2	11.1	10.0	13.5	15.8	12.9	13.9	16.8	15.1	11.1			
	1980-89	6.1	4.4	5.3	3.4	4.3	2.5	2.9	5.5	9.3	7.3	13.1	11.0	11.8	11.2	11.2	8.8	9.3	9.2	9.4	9.9	8.8			
	1990 -99	8.2	9.7	7.4	3.7	6.3	3.1	3.2	6.8	12.2	7.0	13.2	0.1	0.1	0.1	0.1	2.6	10.5	7.8	10.1	7.4	6.4			
	2000-04																8.0	9.5	9.5	8.7	6.8	5.2			
2005+																									
Durango	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																	4.8	5.7	4.1		2.7			
	1990 -99																	2.7	5.0	2.1		5.5			
	2000-04																	5.1	7.6	3.6		3.9			
2005+																		13.4	1.8		3.6				
Eagle County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																	4.0	0.0	2.6		2.0			
	1990 -99																	8.0	0.9	1.3		1.7			
	2000-04																	4.6	2.4	1.2		1.8			
2005+																		0.0	1.7		2.9				
Fort Collins/Loveland	To 1959	7.9	0.5	0.6	2.7	6.0	2.7	3.9	4.5	5.6	14.3	16.2	22.2	0.0	35.7	31.8	10.9	25.0	10.0	10.0	25.0	0.0			
	1960-69	4.8	1.3	1.4	3.1	1.7	2.3	4.1	4.7	3.4	12.4	4.0	7.3	1.4	6.9	7.0	3.6	6.1	5.2	3.7	5.1	6.1			
	1970-79	6.8	1.8	3.8	3.0	5.5	1.6	1.6	1.9	5.4	5.4	14.1	12.2	16.7	10.7	18.8	7.1	8.4	4.5	8.2	4.2	5.6			
	1980-89	4.3	1.3	3.4	2.8	2.5	1.2	2.8	3.0	9.1	8.2	13.9	15.9	20.7	15.2	13.9	12.4	11.8	12.8	14.2	12.9	13.7			
	1990 -99	6.1	5.4	9.1	2.1	2.8	2.0	3.3	3.9	7.2	20.9	22.6	0.1	0.1	0.1	0.1	7.9	7.8	3.9	3.9	3.2	4.1			
	2000-04																	6.2	5.9	7.3	9.3	5.6	4.5		
2005+																					22.5	25.0			
Fort Morgan/Brush	To 1959																	21.7		19.0		14.3			
	1960-69																								
	1970-79																	1.5	1.1	15.0		12.5			
	1980-89																	1.8	10.4	6.0		6.0			
	1990 -99																								
	2000-04																								
2005+																									

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

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	1998		1999		2000		2001		2002		2003		2004		2005		2006				2007			
		1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	To 1959																	0.0				0.0			
	1960-69																6.3	4.8	0.0				0.0		
	1970-79																3.0	0.9	1.8				2.3		
	1980-89																11.1	0.0	0.0				0.0		
	1990 -99																3.7		5.6				2.8		
	2000-04																	14.3							
Grand Junction	2005+																								
	To 1959	7.5	12.1	5.1	2.1	5.6	9.4	4.1	9.5	0.5	10.3	14.3	10.0	5.7	6.3	4.0	1.5	0.8	0.5	2.4	0.0	0.0			
	1960-69	5.3	0.5	5.3	5.2	5.6	4.8	3.9	9.1	10.1	3.5	9.3	20.0	20.0	20.0	20.0	6.0	2.7	1.5	3.5	1.7	3.2			
	1970-79	5.5	3.6	1.8	5.7	5.8	5.5	3.6	4.5	2.1	5.0	9.8	4.3	7.1	6.6	10.2	6.0	2.7	1.5	3.5	1.7	3.2			
	1980-89	3.6	3.0	3.6	3.9	4.0	2.7	3.4	4.7	7.2	7.6	9.8	7.4	5.4	9.5	11.1	5.9	5.6	4.7	1.7	1.4	1.4			
	1990 -99	9.8	8.3	22.2	1.2	3.1	7.8	3.2	11.6	12.5	5.0	11.1	0.2	0.0	0.0	0.1	5.7	1.9	0.8	2.6	1.3	1.9			
Greeley	2000-04																	0.0	68.8						
	2005+																								
	To 1959	1.0	0.5	1.0	2.1	0.6	0.8	0.5	4.0	3.5	5.3	5.3		19.0		13.3					12.5	13.6			
	1960-69	6.3	1.9	5.6	4.9	5.6	3.4	6.5	4.9	2.4	10.9	12.4	7.1	15.5	52.1	25.9	45.8	3.2	4.2			8.6			
	1970-79	3.3	1.9	7.6	2.5	3.3	1.3	1.3	1.2	11.6	9.4	9.9	8.6	9.9	13.3	9.7	7.7	6.9	7.1	5.0	6.8	8.3			
	1980-89	5.8	3.6	3.4	5.1	3.1	4.3	2.1	2.7	4.3	7.8	9.2	8.9	12.4	5.8	10.9	10.3	8.7	10.0	11.1	8.9	10.7			
Gunnison	1990 -99				3.9	4.0	4.8	1.4	4.5	4.7	28.3	22.9	0.2	0.3	0.1	0.1	9.8	11.3	6.9	9.1	6.0	5.8			
	2000-04																4.6	9.6	5.1	5.6	5.3	6.6			
	2005+																								
	To 1959																6.0	4.0	4.0		2.0				
	1960-69																								
	1970-79																5.0	3.3	3.3		5.0				
Lake County	1980-89																	0.0							
	1990 -99																		0.0		3.6				
	2000-04																								
	2005+																								
	To 1959																61.8								
	1960-69																	7.1	10.7		7.1				
Montrose	1970-79																4.2	0.0	0.0		8.3				
	1980-89																0.0	24.3	10.8		5.4				
	1990 -99																								
	2000-04																								
	2005+																								
	To 1959																5.0	0.0			6.3				
Pueblo	1960-69																0.0	6.9	5.4		4.2				
	1970-79																1.8	2.0	5.6		7.1				
	1980-89																2.5	7.5	10.0		2.5				
	1990 -99																13.3								
	2000-04																								
	2005+																								
Salida	To 1959	5.1	3.5	0.5	3.8	5.7	9.6	2.1	4.9	1.9	0.4	9.5	6.5	9.7	10.6	13.1	5.0	3.7	4.7	7.7	5.2	7.7			
	1960-69	1.9	0.5	3.4	3.9	5.5	2.9	7.9	5.6	1.2	3.4	6.4	8.9	11.2	12.4	6.8	2.5	4.9	8.5	5.0	7.2	6.6			
	1970-79	5.6	2.6	6.6	5.2	5.6	4.3	4.3	2.2	3.7	6.3	9.7	10.6	13.3	6.9	13.6	7.2	10.2	8.0	7.6	10.1	8.5			
	1980-89	8.2	7.6	6.5	6.4	9.7	13.3	2.3	4.2	10.9	12.5	12.5	10.7	12.1	25.0	5.8	15.4	5.8	9.6	25.0	18.8	16.3			
	1990 -99	9.7	12.5	10.6	3.9	1.2	0.6	7.3	2.8	12.8	5.1	5.8	0.1	0.1	0.0	0.0	8.0	7.0	7.1	8.3	7.1	7.1			
	2000-04																6.2	11.8	7.5	7.2	10.0	6.9			
Southeastern Colorado	2005+																								
	To 1959																25.0	0.0	0.0		10.0				
	1960-69																4.2	6.3	6.3		0.0				
	1970-79																3.6	6.4	5.5		5.0				
	1980-89																	3.1	3.1		6.3				
	1990 -99																								
Steamboat Springs	2000-04																								
	2005+																								
	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																1.9	27.7	8.6		4.1				
Sterling	1990 -99																24.3	13.6	8.7		8.7				
	2000-04																								
	2005+																								
	To 1959																10.3								
	1960-69																	8.3	0.0		16.7				
	1970-79																0.0	4.5	0.9		11.8				
Summit County	1980-89																18.8	9.3	9.3		8.1				
	1990 -99																	17.7	13.9		8.9				
	2000-04																								
	2005+																								
	To 1959																2.4	0.0			5.3				
	1960-69																46.9								
Summit County	1970-79																2.5	0.6			1.4				
	1980-89																4.0	3.2	1.6						
	1990 -99																								
	2000-04																								
	2005+																								

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

AVERAGE RENT BY MARKET AREA

(In Dollars)

	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006				2007			
Market Area	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa											436.94	399.31	312.12	334.28	479.93	397.28	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	658.28	666.79	651.99	686.98	672.65	684.16	703.10	695.36	691.24	700.66	683.06			
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	719.44			
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	728.88	695.97	649.45	669.96	682.92	653.98	662.87	655.45			
Far Northeast																		740.80	728.64	822.18	798.19	737.78	758.56	758.1	769.92			
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	581.00	584.59			
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	575.59			
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	739.67			
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	594.54	556.62			
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	912.13	1092.05	838.07			
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	800.88			
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	845.60			
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	696.50			
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	818.72			
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	743.68			
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	841.44			
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	591.11			
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	596.19			
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	497.11			
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	447.58			
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	522.78			
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	602.88			
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	422.98	425.86	467.60	480.32	419.80	444.69	436.13	437.70	440.97	431.72	440.10	451.51			
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			

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

(In Dollars)

Market		1998	1999		2000		2001		2002		2003		2004		2005		2006			2007			
Area	Apartment Type	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	Efficiency					303.00	294.25																
	One bedroom					377.36	359.28	378.48		371.82	482.60	457.97	447.45	400.51	376.92	431.25	522.77	524.23	524.23		404.86		
	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		
	Two bed, two bath					624.67	631.75			376.46		363.00											
	Three bedroom					588.00	388.00	220.20				220.20	302.50	425.00	512.50	362.50	392.50	392.50	466.00		623.60		
	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	465.84		459.66			
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			
	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	580.68	987.76	1078.77	1056.55		1045.89			
	Two bed, one bath	1063.50	1002.77	1139.91	1070.87	967.55	1014.28	1328.26	952.81	1028.27	1028.27	922.81	989.91	1154.01	1111.30	1097.61	1156.10	1110.78		1115.49			
	Two bed, two bath	1216.12	1218.07	1090.03	1140.24	1178.88	1028.03	1116.28	1116.05	1125.03	1126.18	1065.54	987.50	1091.07	1100.00	1087.50	1140.00	1190.00		1237.10			
	Three bedroom	1281.06	1031.75	1525.50	1150.97	958.95	751.89	1397.91	1801.00	1211.52	1211.52		1310.83	1485.94	1262.50	1420.83	1437.50	1530.15		1492.50			
	All	1078.52	1112.14	1096.35	1093.20	987.93	953.72	1147.48	1017.96	1027.08	1025.75	951.59	935.68	1041.94	1001.07	1026.31	1097.67	1106.35		1106.42			
Buena Vista	Efficiency							304.67	283.00														
	One bedroom					714.02	677.73	582.39	538.00	452.29	464.19	463.69	491.07	387.50	438.69	438.69	438.69	438.69		439.88			
	Two bed, one bath					707.57	703.22	710.83	459.53	560.54	557.88	518.45	502.98	583.93	537.50	537.50	537.50	575.60		575.60			
	Two bed, two bath					740.38	763.00	730.86	581.75	563.00	863.00												
	Three bedroom					688.00			588.00														
	All					715.52	657.96	639.32	516.51	521.41	524.97	491.07	497.02	485.71	488.10	457.69	457.69	507.14		507.74			
Canon City	Efficiency					474.36	548.87	577.29	570.67	463.00	463.00			287.50	537.50	287.50		387.50	806.00		612.50		
	One bedroom					461.07	559.92	516.70	547.38	526.78	542.55	345.95	354.61	637.50	337.50	362.50	521.71	606.00		612.50			
	Two bed, one bath					449.18	451.48	737.30	447.63	601.50	536.91	502.88	520.45	525.50	515.50	513.53	550.58	549.87		546.39			
	Two bed, two bath					550.50	813.00	838.00	538.00		538.00												
	Three bedroom					688.00	563.00			499.06	480.92	535.75				587.50							
	All					456.81	498.47	471.16	486.31	535.45	526.75	470.25	485.46	545.65	475.74	506.53	540.40	560.81		559.28			
Colorado Springs	Efficiency	484.42	481.54	476.25	444.71	519.91	501.89	561.28	543.62	485.33	511.31	501.64	482.68	485.89	450.82	473.73	486.67	472.90	470.33	473.46	477.81		
	One bedroom	523.16	516.94	535.24	554.05	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	612.54	587.28		
	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	651.56	625.23		
	Two bed, two bath	725.16	745.26	762.82	771.65	815.51	767.76	859.53	806.80	804.07	821.39	807.13	831.64	848.32	848.67	859.67	872.56	853.40	863.76	878.70	868.41		
	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	921.21		
	All	594.08	591.88	610.30	619.97	668.23	641.70	698.27	658.11	643.61	658.26	666.78	651.99	686.98	672.65	684.16	703.10	695.36	691.24	700.66	683.06		
Durango	Efficiency	382.23	504.07	513.00	378.00	400.08	538.00		588.00	445.00	557.44	712.50	478.66	485.06		611.50	558.39	554.32		559.89			
	One bedroom	487.33	515.97	523.75	513.00	488.88	655.36	620.81	641.95	593.67	554.35	636.81	626.94	613.14	665.02	703.50	688.85	710.35		710.81			
	Two bed, one bath	690.27	704.57	721.68	535.40	553.78	631.06	648.89	672.74	635.67	657.69	679.39	709.51	712.71	737.50	632.58	741.34	757.73		788.52			
	Two bed, two bath	613.00	611.46	549.46	755.91	859.06	807.64	847.82	901.16	806.24	861.31	658.57	750.85	861.44	799.23	785.01	786.65	859.38		864.65			
	Three bedroom	638.00	613.00	1013.00	825.50	868.00	1198.87	865.04	976.89	972.47	806.15	757.34	1129.95	1106.59	966.89	987.26	1152.46	1154.91		1105.03			
	All	563.48	608.21	639.12	663.36	640.67	714.38	758.21	738.16	713.92	673.84	700.59	745.76	723.50	731.85	744.40	772.47	784.22		788.46			
Eagle County	Efficiency	400.50	563.00	530.31	540.27		529.28	536.68	542.81	788.00	788.00	600.00	600.00	537.50	550.34	544.50	569.57	675.00		669.12			
	One bedroom	859.13	714.53	759.45	780.82	813.00	866.87	622.83	831.08	713.96	713.96	729.75	798.39	844.02	788.36	867.84	855.56	894.12		942.58			
	Two bed, one bath	881.48	927.05	931.95	953.61	948.11	972.60	1009.34	1000.50	992.63	992.63	987.24	1047.55	1043.33	1055.25	1018.71	1079.99	992.58		1079.59			
	Two bed, two bath	1204.78	1045.82	1065.99	1098.45	1014.72	1129.41	1043.12	1031.82	1057.41	1079.12	1136.66	1005.54	1087.30	1063.51	1088.55	1073.94	1192.14		1108.55			
	Three bedroom	1237.55	1171.63	1065.95	1199.78	1123.60	920.14	1106.64	1025.96	1027.30	1042.92	1110.87	1159.03	1135.76	1160.08	1211.62	1220.18	1175.43		1249.70			
	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	1097.78	1047.54		1092.05			
Fort Collins Loveland	Efficiency	343.07	469.82	487.80	359.97	406.25	366.17	384.50	422.13	420.75	390.85	582.62	366.36	498.10	415.28	479.86	449.32	438.67	503.64	539.61	608.86		
	One bedroom	555.96	566.85	600.79	574.85	570.58	630.74	632.76	637.48	659.04	642.65	644.30	623.31	627.90	650.51	634.80	615.80	655.28	609.80	656.98	691.05		
	Two bed, one bath	619.47	633.79	666.79	670.01	677.42	710.63	724.13	733.97	724.65	684.19	684.30	701.71	673.11	677.93	695.99	682.96	724.79	737.69	724.88	772.53		
	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	848.10		
	Three bedroom	767.23	754.11	744.81	781.83	799.63	781.84	772.33	831.80	859.88	832.23	866.89	801.55	855.05	881.16	926.90	884.21	901.08	912.64	919.70	971.69		
	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	800.88		
Fort Morgan/Brush	Efficiency	227.13	399.36		324.86	488.01	443.56	443.56	413.00	311.61	359.55	238.50	520.15	537.50		537.50							
	One bedroom	285.54	254.70	247.75	263.44	428.07	270.91	232.84	336.96	259.59	283.45	270.33	339.11	367.21	294.37	338.94	330.53	326.83		324.94			
	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				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			
	All	302.64	283.65	349.89	336.74	425.55	335.32	297.99	400.87	345.54	328.62	293.65	483.55	374.66	335.43	348.83	363.47	390.85		388.16			

*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	1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		2007				
Area	Type	1st-1997	3rd-1997	1st-1998	3rd-1998	1st-1999	3rd-1999	1st-2000	3rd-2000	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006	4th-2006	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	Efficiency			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						
	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			
	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	267.35		
	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	525.17		
	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	644.19		
	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	746.33		
	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	649.10		
	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	591.11		
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	339.24		
	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	508.58		
	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	536.59		
	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	765.91		
	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	784.97		
	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	596.19		
Gunnison	Efficiency															388.00	388.00									
	One bedroom								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	503.64	468.93	499.50	536.79	540.17	521.50	575.95	479.09	544.58	551.03	565.70	574.37		564.12			
	Two bed, two bath								638.00	644.32	649.54		738.00	738.00		587.50	562.50	612.50	587.50	562.50		569.32				
	Three bedroom														662.50	537.50	487.50	662.50	587.50	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	388.00	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	339.24		
	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		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		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	341.45	335.91	348.42	385.21	335.20	350.60	372.99	384.10	390.80	388.84		
	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	442.13		
	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	546.02		
	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	566.65		
	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	643.31		
	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	498.11	485.26	479.62	469.23	474.97	493.95	478.91	498.67	497.11			
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		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	4						

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

		1996	1997		1998		1999		2000		2001		2002		2003		2004		2005		2006			2007							
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	208.39 554.18 524.08	413.00 544.92 410.93	312.23 400.55 418.65	362.50 422.27 394.42	405.36 407.18 418.65	412.50 421.37 408.27	337.50 479.40 408.27	406.25 472.36 408.27	372.50 502.14 408.27			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 1047.65	938.00 1006.79 1075.69 1018.94	939.68 906.05 874.26 1023.31	1787.50 865.76 986.15	1119.64 1138.92 1087.50 984.46	550.00 1022.64 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	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	450.72 478.84 540.42 660.75	467.11 491.71 547.29 705.95	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	520.18 483.54 548.71 700.23	524.49 482.13 533.89 696.03	528.19 498.87 502.41 677.54	532.14 452.53 520.17 718.72	535.80 441.07 520.17 698.52	534.32 447.60 475.24 598.69	581.06 446.00 534.73 614.16	598.23 467.70 512.18 621.98	557.67 469.34 489.56 598.93	537.92 493.83 543.81 614.37	583.45 510.81 574.55 606.85						
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	662.50 690.42 725.26 861.36	516.67 658.96 802.19 870.57	516.67 645.43 802.19 874.22		747.68							
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	937.23 941.35 985.61	969.23 957.39 1015.39	929.23 950.59 1010.26	935.67 952.69 998.51	638.00 388.00 893.55	688.00 1032.29 633.97	725.99 1029.36 800.94	745.63 1052.37 812.59	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 1082.41 1095.64 1084.49	910.99 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	937.23 941.35 985.61	969.23 957.39 1010.26	929.23 950.59 1010.26	935.67 952.69 998.51	638.00 388.00 893.55	688.00 1032.29 633.97	725.99 1029.36 800.94	745.63 1052.37 812.59	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 1082.41 1095.64 1084.49	910.99 1010.12 1088.82 1013.01			838.07 1125.98 1128.46							
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	291.95 327.49 504.52	321.35 276.94 356.69	333.21 376.94 358.11	356.94 396.58 380.50	371.19 439.17 290.17 173.10	394.95 347.43 334.25 252.58	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	316.07 409.23 273.55	324.40 397.59 406.15			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	487.50 594.95 646.45 473.41						

*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	1997	1998		1999		2000		2001		2002		2003		2004		2005		2006			2007					
Market Area		3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	2 to 8	759.87	707.23	696.33	689.77	758.95	628.96	695.14	694.23	681.18	980.23	668.36	623.00	693.00	612.33	525.00	554.17	671.31	706.62	669.93	749.94	739.06		898.55				
	9 to 50	493.01	524.11	754.83	848.99	925.11	661.93	747.09	749.23	680.88	670.23	671.18	882.13	800.50	755.99	546.11	751.33	671.57	646.72	671.53	702.96	663.06		542.24				
	51 to 99		497.72	505.23	496.23	601.58		497.72	501.23	610.41	905.97	545.41	545.41	681.33	825.77	728.97	650.00	639.19	620.83	637.50	728.82	920.83		879.24				
	100 to 199							740.68	743.23			1066.66	521.12															
	200 to 349																											
	350 up																											
Grand Junction	2 to 8	369.39	373.05	376.44	381.11	376.30	374.38	392.24	401.23	411.52	411.39	419.16	419.93	445.50	130.26	512.67	425.39	429.62	424.75	463.18	557.81	462.03	458.25	458.96	487.50			
	9 to 50	366.72	409.25	398.15	421.48	402.42	410.18	434.08	445.61	449.57	450.23	413.30	431.01	441.70	431.29	427.11	441.97	468.09	475.12	505.64	808.38	558.89	558.46	609.76	594.95			
	51 to 99	476.13	482.24	449.78	475.28	492.25	446.93	463.83	465.23	501.36	482.37	482.65	521.18	498.17	462.39	506.16	487.26	567.47	543.55	514.75	537.89	620.87	640.06	645.23	646.45			
	100 to 199		412.14	560.46	519.82	560.92	619.50	635.98	659.23	595.56	594.97	503.43	598.77	524.73	512.99	493.86	405.64	469.59	465.99	470.24	516.22	551.00	524.54	525.62	473.41			
	200 to 349																											
	350 up																											
Greeley	2 to 8	444.23	506.23	503.00	487.72	488.53	546.90	458.69	584.87	589.79	310.12	629.07	629.07		588.00	632.50	514.95	540.02	945.36	563.83	542.68	540.43	584.29	557.50	459.06			
	9 to 50	466.00	459.39	449.80	482.99	488.00	509.23	492.01	495.23	501.18	524.57	530.90	531.94	497.70	496.28	532.00	514.57	535.32	466.30	527.29	594.75	516.46	428.66	514.35	486.05			
	51 to 99	475.54	468.19	457.40	449.58	458.70	453.22	509.62	525.47	505.12	516.62	574.62	545.22	546.33	567.76	587.50	551.90	586.62	519.09	522.93	587.38	590.67	546.33	497.42	549.92			
	100 to 199	512.81	490.83	455.31	505.42	555.08	567.39	625.31	589.74	550.33	675.23	611.94	615.87	713.39	652.39	595.02	626.07	676.51	636.39	581.54	593.46	610.05	590.17	585.04	569.23			
	200 to 349																											
	350 up																			709.80	704.58	726.15	698.08	737.55	806.45			
Gunnison	2 to 8									489.31	495.67	459.87	488.00				487.50	387.50	537.50		612.50							
	9 to 50									511.64	295.69	553.00	508.16	538.47	538.51	529.59	546.68	479.03	528.18	529.88	558.56	567.58		565.23				
	51 to 99									620.31	621.33	488.00	488.00	500.50	500.25	512.50	584.58	462.50	554.17	550.00	554.17	553.75		550.00				
	100 to 199																											
	200 to 349																											
	350 up																											
Lake County	2 to 8	364.67	309.00	312.11	302.33	511.23		512.31	521.42	405.69	406.97	613.00	611.21		526.29	500.00	450.00	426.79		525.00	531.25		562.50					
	9 to 50	451.23	449.23	461.23	441.56	652.41	629.67	651.96	655.23	688.40	980.12	769.25	596.75	599.72	608.99	461.33	585.04	440.78	479.71	464.14	539.96	537.50		562.50				
	51 to 99									515.23	509.23	510.96												499.80				
	100 to 199									608.87	570.23	583.83	470.94	550.73	551.21	503.43	519.12	504.81	504.81	504.81								
	200 to 349																											
	350 up																											
Montrose	2 to 8									509.65	539.61	541.93	514.66															
	9 to 50									529.69	551.97	527.11	552.40	493.70	500.11	561.48	532.05	571.51	569.04	596.48	622.02	526.43		611.68				
	51 to 99											552.75	551.21	530.61	540.23	590.44	587.50	532.17	584.56	541.67	482.55	579.51		538.95				
	100 to 199																											
	200 to 349																											
	350 up																											
Pueblo	2 to 8	352.51	379.60	366.98	400.64	419.34	398.76	399.10	424.30	435.67	425.03	427.91	436.95	428.20	452.27	436.61	403.97	412.92	446.46	402.85	418.41	456.44	496.47	546.88	583.80			
	9 to 50	384.26	419.04	428.13	421.53	424.58	420.64	370.39	417.13	420.95	422.04	435.37	463.39	447.59	434.61	429.34	480.71	445.18	416.24	419.32	413.32	438.16	470.57	437.97				
	51 to 99	479.61	416.31	341.54	324.32	324.79	405.12	334.53	346.81	586.93	492.61	413.61	597.01	496.33	472.24	502.75	436.50	521.09	600.97	528.38	522.15	520.08	487.45	495.24	525.66			
	100 to 199	449.52	448.01	450.39	403.56	449.32	441.23	445.95	441.21	487.92	478.26	509.91	492.93	473.07	479.22					389.48	480.32	474.62	513.81	486.46	509.18	494.44		
	200 to 349																											
	350 up																											
Salida	2 to 8									494.19	495.61	394.03	391.28	413.00	410.87	412.50	409.17	410.83	417.67	417.67	433.19	417.50		419.17				
	9 to 50									504.97	505.69	548.26	541.23	490.05	489.56	437.50	437.50	412.50	431.25	431.25	431.25	431.25		431.25				
	51 to 99									475.69	515.97	516.92												431.25				
	100 to 199																											
	200 to 349																											
	350 up																											
Southeastern Colorado	2 to 8																	450.00		421.88	465.63	465.63		461.88				
	9 to 50																	422.33	423.25	475.46	462.91	452.06		484.05				
	51 to 99																	561.61	550.31	464.06	480.63	481.88		419.38				
	100 to 199																											
	200 to 349																											
	350 up																											
Steamboat Springs	2 to 8									789.23	790.13	796.21	621.42															
	9 to 50									811.23	816.93	577.41	607.15	612.47	545.67	583.89	659.84	785.37	528.99					588.66				
	51 to 99									751.29	781.98	542.98		612.47	564.89	577.95	478.78	716.63	632.18	618.06	562.18	602.03	568.46	634.72				
	100 to 199													834.08	865.23	867.65	836.80	914.20	841.80	908.30	917.77	916.14		916.14				
	200 to 349																											
	350 up																											
Sterling	2 to 8																			373.61								
	9 to 50																	258.63	253.86	430.37	404.77	401.14		401.14				
	51 to 99																	381.56	392.61		339.00	333.61		371.33				
	100 to 199																	243.18	242.95		250.00	255.23		260.91				
	200 to 349																											
	350 up	</																										

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

(In Dollars)

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

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

(In Dollars)

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

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

MEDIAN RENT BY MARKET AREA

(In Dollars)

	1999	2000		2001		2002		2003		2004		2005		2006		2007				
Market Area	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	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	667.84	663.00	
Northwest										727.32	759.39	658.72	712.56	775.60	795.20	750.45	793.38	761.10	732.05	
Northeast										653.07	593.84	705.67	661.64	637.74	670.91	682.56	642.92	644.26	640.66	
Far Northeast												754.07	716.63	787.29	781.61	734.27	692.50	754.26	743.71	
Southeast										601.75	577.92	600.54	627.01	609.33	621.15	606.30	497.81	558.13	555.11	
Security/Widefield/Fountain										615.24	640.79	590.24	643.05	633.71	661.79	634.50	629.88	634.27	631.28	
Southwest										679.98	670.50	699.79	642.76	678.89	705.71	795.75	757.47	786.16	722.24	
Central										610.38	574.53	504.61	515.29	464.38	499.66	492.26	506.60	555.81	509.13	
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	770.89	
Northwest										685.34	686.87	655.20	653.67	631.32	661.18	623.84	673.90	787.57	839.89	
Northeast										545.05	689.37	686.84	664.65	683.02	753.66	778.34	557.82	660.38	525.51	
Southeast										732.97	800.89	694.40	777.94	788.25	688.50	809.89	790.55	731.39	820.81	
Southwest										719.75	708.65	645.54	673.19	642.89	700.92	692.27	696.67	728.22	734.38	
Loveland										734.33	778.59	776.43	807.47	725.64	809.11	810.52	819.85	802.79	834.63	
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	609.55	
Greeley										566.76	553.78	644.90	592.31	573.21	609.27	613.77	608.98	598.14	567.00	
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	476.00	
Northwest										421.83	466.97	612.46	2026.00	436.57	408.21	390.58	416.25	367.04	426.45	
Northeast										462.14	474.42	462.25	501.93	477.01	470.40	477.76	513.94	462.70	529.68	
Southeast										438.50	438.50	421.37	421.37	421.37	363.50		446.16	460.38	594.06	
Southwest										483.81	473.94	411.86	416.05	412.03	420.22	420.57	424.86	423.63	453.11	
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		

*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		2000		2001		2002		2003		2004		2005		2006			2007			
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				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																			
	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																			
	All							501.00	502.14	401.00	476.00	442.25	442.25	476.00			501.00			
Canon City	Efficiency																			
	One bedroom							344.88	288.50	538.50	288.50		388.50	613.50			613.00			
	Two bed, one bath							511.66	349.75	638.50	338.50	363.50	520.79	613.50			613.00			
	Two bed, two bath								511.66	528.13	535.38	516.63	515.34	518.46	518.46		542.76			
	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 Springs	Efficiency							524.96	494.14	502.25	438.33	478.02	509.87	480.57	445.85		460.18			
	One bedroom							590.16	555.46	596.66	543.56	586.89	593.39	592.09	570.37	580.09	565.37			
	Two bed, one bath							625.05	588.13	661.71	624.91	637.80	665.52	614.04	607.53	610.36	605.64			
	Two bed, two bath							797.67	818.38	842.82	831.16	812.58	846.87	847.93	840.24	876.36	847.34			
	Three bedroom							844.18	792.83	868.19	818.00	943.50	879.86	833.55	797.11	827.71	853.14			
	All							649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	667.84	663.00			
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			
	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			
	All							1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80			1098.14			
Fort Collins Loveland	Efficiency							645.71	269.83	537.20	436.13	468.50	489.72	485.90	471.83		512.25			
	One bedroom							697.14	692.42	659.80	647.11	650.09	638.99	676.82	603.89		645.58			
	Two bed, one bath							698.90	705.39	668.97	672.41	669.20	687.58	687.41	698.97		735.00			
	Two bed, two bath							781.16	1226.00	707.49	790.43	772.88	765.20	830.75	772.77		805.54			
	Three bedroom							810.22	779.57	794.01	819.21	787.46	881.74	856.31	863.00		844.00			
	All							709.83	756.89	691.89	721.30	695.66	692.98	732.47	698.77		743.65			
Fort Morgan/ Brush	Efficiency																			
	One bedroom							249.50	266.63	376.00	248.92	271.83	357.82	358.81			298.67			
	Two bed, one bath							381.82	395.17	376.63	372.15	353.68	375.17	388.50			398.50			
	Two bed, two bath																			
	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			

*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.

MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market Area	Apartment Type	1998		1999		2000		2001		2002		2003		2004		2005		2006				2007			
		1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	Efficiency													463.50	551.00	476.00	526.00	501.00	563.50	775.00					
	One bedroom													727.56	651.00	599.67	594.41	711.03	705.38	578.08	736.29				
	Two bed, one bath													543.61	703.08	701.00	661.00	654.33	696.14	742.00	796.25				
	Two bed, two bath													571.31	767.67	544.75	538.50	539.19	938.50	788.50	1082.00				
	Three bedroom													678.23	613.50	665.80	669.40	692.32	766.63	986.76	900.00				
	All													614.97	661.42	648.43	624.44	685.14	706.66	727.83	785.26				
Grand Junction	Efficiency													263.69	238.87	12.69	238.69	12.50	238.00	263.18	263.18				
	One bedroom													430.39	414.89	398.75	460.40	453.83	458.05	468.19	472.20	483.88	521.23		
	Two bed, one bath													510.52	461.42	497.00	514.53	509.49	531.57	652.89	593.63	591.23	631.21		
	Two bed, two bath													538.26	531.56	569.06	520.58	514.89	536.39	703.59	730.80	666.71	720.50		
	Three bedroom													626.68	581.80	680.43	614.04	614.24	608.43	616.71	759.00	654.69	678.57		
	All													497.51	459.88	494.13	492.94	498.46	523.88	602.09	556.00	571.86	609.55		
Greeley	Efficiency													459.33	390.19	442.67	320.02	367.67	446.71	513.50	514.29	463.00	347.82		
	One bedroom													552.93	537.06	572.71	562.96	558.59	586.91	582.73	556.89	578.63	471.54		
	Two bed, one bath													543.06	522.00	645.17	549.41	546.79	618.88	608.68	594.50	523.32	523.36		
	Two bed, two bath													661.33	674.63	775.87	713.44	731.34	753.47	732.03	713.00	762.02	725.00		
	Three bedroom													686.30	723.01	769.31	770.32	768.35	759.13	786.74	766.00	801.36	746.80		
	All													566.76	553.78	644.90	592.31	573.21	609.27	613.77	608.98	598.14	567.00		
Gunnison	Efficiency													470.17	425.17	429.13	464.93	482.88	475.17	474.33		517.80			
	One bedroom													520.53	587.48	460.79	544.85	552.46	563.50	562.81		566.60			
	Two bed, one bath													588.50	563.50	613.50			588.50	563.50		564.20			
	Two bed, two bath													663.50	538.50	488.50	663.50	588.50	613.50	613.50		613.00			
	Three bedroom													518.50	579.35	457.67	541.14	544.64	564.08	558.73		561.00			
	All																								
Lake County	Efficiency													388.50	288.50	288.50	319.75	313.50	313.50	313.50		313.00			
	One bedroom													455.83	444.09	438.96	449.93	438.50	626.60	626.60		449.43			
	Two bed, one bath													511.56	533.23	505.29	514.50	516.04	520.58	520.58		569.00			
	Two bed, two bath																								
	Three bedroom													613.50	613.50	613.50	613.50	613.50							
	All													499.21	530.10	491.06	504.17	504.71	520.58	520.58		495.38			
Montrose	Efficiency													587.02	593.45	436.98	617.78	592.25	580.17	626.63		517.42			
	One bedroom													481.00	489.46	509.33	493.50	519.75	537.90	526.00		520.00			
	Two bed, one bath													553.50		663.50	518.50	531.56							
	Two bed, two bath													626.00		688.50	582.25	573.50	676.00	676.00		563.00			
	Three bedroom													579.13	584.02	512.46	593.71	552.25	563.50	536.94		521.56			
	All																								
Pueblo	Efficiency													240.77	351.00	343.50	404.47	342.67	389.89	382.25	404.56	406.78	397.00		
	One bedroom													407.73	439.77	391.45	388.87	392.33	396.64	398.20	426.64	407.40	429.66		
	Two bed, one bath													492.48	507.68	444.44	472.72	472.00	485.54	489.24	471.00	472.55	518.14		
	Two bed, two bath													528.84	561.28	615.49	604.98	607.45	780.17	802.89	543.37	806.45	536.42		
	Three bedroom													621.70	618.88	604.04	607.79	591.71	643.50	614.16	560.33	611.91	632.75		
	All													476.52	472.60	432.29	445.02	441.35	442.19	445.41	455.66	439.90	476.00		
Salida	Efficiency													438.50	438.50	413.50	431.00	431.00	431.00	431.00		430.80			
	One bedroom													412.25	412.25	411.42	412.18	412.18	424.86	412.25		411.80			
	Two bed, one bath															413.50	481.00	481.00	401.00	481.00		480.80			
	Two bed, two bath													459.33	456.00										
	Three bedroom													433.81	433.28	413.50	422.47	422.47	429.65	422.25		422.34			
	All																								
Southeastern Colorado	Efficiency															362.50	376.00	363.50	363.50			413.00			
	One bedroom															426.18	426.22	489.02	490.58	486.42		483.33			
	Two bed, one bath															474.35	499.34	556.21	478.63	475.07		483.20			
	Two bed, two bath															454.17				438.50					
	Three bedroom															608.00	612.50	478.60	369.15	369.15		363.56			
	All															486.17	475.84	477.53	479.73	467.25		462.11			
Steamboat Springs	Efficiency																								
	One bedroom													591.18	590.84	738.50	704.13	692.67	728.56	729.85		695.75			
	Two bed, one bath													603.43	624.21	824.68	680.17	614.54	602.74	613.50		587.54			
	Two bed, two bath													888.50	838.50	959.33	592.53	592.53	546.05	545.91		570.11			
	Three bedroom													1038.50	1035.77	1231.73	1132.25	1137.33	1136.94	1136.59		1135.00			
	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																								
	Two bed, two bath																								
	Three bedroom																								
	All																								
Summit County	Efficiency																								
	One bedroom																								
	Two bed, one bath																								
	Two bed, two bath																								
	Three bedroom																								
	All																								

*Prior to the third quarter of 20

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

Market Area	Apartment Type	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		2007								
		3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	Efficiency																															
	One bedroom																															
	Two bed, one bath																															
	Two bed, two bath																															
	Three bedroom																															
	All																															
Aspen	Efficiency	1.31	1.25	1.25		1.80	1.82	1.76	1.79	1.71	1.67	2.16	1.75	1.60		2	1.61	1.74	1.23	1.58	1.79	1.94										
	One bedroom	1.75	1.72	1.60	1.61	1.79	1.68	1.35	1.39	1.17	1.18	1.74	1.57	1.39	1.39	1.06	1.34	1.49	1.64	1.61	1.75	1.58										
	Two bed, one bath	1.20	1.21	1.22	1.09	1.21	1.19	1.04	0.99	1.61	1.21	1.17	1.17	1.17	1.08	1.12	1.24	1.26	1.24	1.31	1.24	1.26										
	Two bed, two bath				1.15	1.08	1.28	1.08	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	1.37									
	Three bedroom					1.11			1.36	1.35	0.76	0.75	1.51	1.76	1.45	1.46	1.16	1.30	1.15	1.29	1.31	1.37										
	All	1.61	1.63	1.64	1.41	1.63	1.35	1.27	1.25	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	1.37	1.55								
Buena Vista	Efficiency																															
	One bedroom																															
	Two bed, one bath																															
	Two bed, two bath																															
	Three bedroom																															
	All																															
Canon City	Efficiency																															
	One bedroom																															
	Two bed, one bath																															
	Two bed, two bath																															
	Three bedroom																															
	All																															
Colorado Springs	Efficiency	0.66	0.66	0.97	0.93	1.03	0.97	0.96	0.92	1.01	1.02	1.13	1.09	0.99	1.01	1.06	1.05	1.06	0.97	1.03	1.13	1.07										
	One bedroom	0.75	0.76	0.76	0.77	0.80	0.81	0.83	0.83	0.88	0.87	0.93	0.91	0.89	0.91	1.04	0.87	0.90	0.89	0.92	0.92	0.95	0.94	0.94	1.02							
	Two bed, one bath	0.65	0.66	0.67	0.66	0.67	0.70	0.71	0.71	0.80	0.75	0.77	0.76	0.78	0.76	0.99	0.71	0.76	0.74	0.75	0.78	0.75	0.77	0.76	0.74							
	Two bed, two bath	0.69	0.70	0.73	0.72	0.75	0.75	0.77	0.77	0.79	0.79	0.86	0.81	0.83	0.84	0.82	0.82	0.83	0.83	0.84	0.84	0.84	0.83	0.85	0.85							
	Three bedroom	0.47	0.61	0.58	0.59	0.74	0.69	0.66	0.72	0.76	0.70	0.73	0.72	0.70	0.75	0.76	0.75	0.78	0.76	0.83	0.82	0.77	0.76	0.78	0.79							
	All	0.69	0.71	0.72	0.72	0.76	0.76	0.78	0.78	0.84	0.81	0.86	0.84	0.83	0.84	0.97	0.82	0.85	0.83	0.86	0.87	0.86	0.86	0.86	0.85	0.85						
Durango	Efficiency	0.91	1.19	1.17	1.18	0.79	1.04	1.03	1.07	1.20	1.08																					
	One bedroom	0.71	0.85	0.81	0.60	0.83	0.89	0.93	0.95	0.85	1.04	1.01	0.94	0.92	0.90	1.07	1.12	1.07	1.17	1.23	1.22											
	Two bed, one bath	0.71	0.65	0.60	0.42	0.64	0.68	0.82	0.87	0.72	0.77	0.75	0.82	0.74	0.81	0.82	0.89	0.91	0.93	0.76	0.95	0.97										
	Two bed, two bath	0.74				0.72	0.65			0.93	0.97	1.02	1.05	0.87	0.89	0.83	0.94	0.88	0.95	0.90	0.97	0.94										
	Three bedroom					0.45	0.52			0.96	1.10	0.73	0.78	0.94	0.78	0.69	1.03	1.02	0.95	0.89	1.06	1.06										
	All	0.76	0.78	0.79	0.80	0.63	0.81	0.91	0.94	0.85	0.91	0.86	0.88	0.86	0.85	0.84	0.97	0.97	1.00	1.00	1.04	1.06	1.08									
Eagle County	Efficiency	0.94	1.08	1.10	1.05	0.90	1.15	1.18	1.24	1.24	1.24	1.28	1.23	1.16	1.16	1.20	1.17	1.36	1.33	1.37	1.42	1.44										
	One bedroom	1.13	0.99	1.04	1.01	1.21	1.16	1.22	1.24	1.24	1.23	1.28	1.28	1.28	1.23	1.23	1.31	1.39	1.31	1.33	1.36	1.43	1.15									
	Two bed, one bath	1.10	1.21	1.17	1.17	1.14	1.21	1.17	1.25	1.15	1.16	1.23	1.28	1.23	1.23	1.31	1.39	1.31	1.33	1.36	1.43	1.15										
	Two bed, two bath	1.03	1.01	1.07	1.44	1.21	1.21	1.26	1.27	1.21	1.21	1.26	1.25	1.28	1.30	1.23	1.12	1.26	1.23	1.23	1.26	1.41	1.25									
	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									
	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	1.10	1.22	1.24	1.26	1.31	1.32	1.42	1.34	1.40									
Fort Collins/ Loveland	Efficiency	0.80	0.83	0.68	0.72	0.73	0.81	0.82	0.87	0.95	0.90	0.91	1.02	0.96	0.92	1.12	0.77	1.30	1.21	1.06	1.20	1.32	1.55	1.48								
	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	1.08							
	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	0.92							
	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	0.91							
	Three bedroom	0.59	0.59	0.66	0.54	0.67	0.73	0.70	0.72	0.78	0.79	0.77	0.80	0.81	0.93	3.90	0.72	0.76	0.79	0.75	0.79	0.80	0.84	0.86	0.93							
	All	0.76	0.76	0.78	0.78	0.80	0.84	0.85	0.86	0.87	0.88	0.88	0.90	0.89	0.89	2.20	0.83	0.85	0.88	0.86	0.91	0.92	0.92	0.94	0.98							
Fort Morgan/ Brush	Efficiency																															
	One bedroom																															
	Two bed, one bath	0.31	0.38	0.37	0.35	0.37	0.32	0.35	0.37	0.60	0.47	0.38	0.55	0.48	0.42	0.41	0.68	0.54	0.49	0.44	0.56	0.57										
	Two bed, two bath	0.59	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										
	Three bedroom	0.39	0.37	0.4	0.37	0.34	0.37	0.37	0.38	0.63	0.45	0.44	0.51	0.43	0.49	0.63	0.83	0.58	0.59	0.53	0.61	0.49										
	All	0.39	0.35	0.36	0.35	0.33	0.34	0.37	0.38	0.54	0.48	0.42	0.54	0.47	0.45	0.43	0.75	0.53	0.49	0.44	0.55	0.53	0.49									

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

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

(In Dollars)

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

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

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	1998	1999		2000		2001		2002		2003		2004		2005		2006			2007			
		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	To 1959																						
	1960-69																						
	1970-79																						
	1980-89																						
	1990-99																	0.0			0.0		
	2000-04																						
Aspen	2005+																						
	To 1959																0.0						
	1960-69																						
	1970-79																						
	1980-89															7.0		7.0					
	1990-99															0.0	1.6	0.0			0.0		
Buena Vista	2000-04																						
	2005+																						
	To 1959																						
	1960-69																						
	1970-79																						
	1980-89																						
Canon City	1980-89																						
	1990-99																						
	2000-04																						
	2005+																						
	To 1959																						
	1960-69																						
Colorado Springs	1960-69																						
	1970-79																						
	1980-89																						
	1990-99																						
	2000-04																						
	2005+																						
Durango	To 1959																						
	1960-69																						
	1970-79																						
	1980-89																						
	1990-99																						
	2000-04																						
Eagle County	2005+																						
	To 1959																						
	1960-69																						
	1970-79																						
	1980-89																						
	1990-99																						
Fort Collins/ Loveland	2000-04																						
	2005+																						
	To 1959																						
	1960-69																						
	1970-79																						
	1980-89																						
Fort Morgan/ Brush	1980-89																						
	1990-99																						
	2000-04																						
	2005+																						
	To 1959																						
	1960-69																						
Fort Morgan/ Brush	1960-69																						
	1970-79																						
	1980-89																						
	1990-99																						
	2000-04																						
	2005+																						

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

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	1998	1999		2000		2001		2002		2003		2004		2005		2006			2007				
		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	
Glenwood Springs	To 1959																							
	1960-69															3.9	0.0	3.9		1.3				
	1970-79																							
	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	8.3		
	1960-69				1.9	2.1	0.5	4.0	4.8	1.5	1.2	1.6	0.0	10.0	20.0	0.0		0.0	0.0	0.0	0.0			
	1970-79				6.5	5.6	6.3	3.5	5.5	2.9	5.9	6.1	6.7	1.0	4.4	2.4	9.1	2.9	2.7	6.3	3.2	0.0		
	1980-89				5.0	4.9	3.3	1.1	4.4	4.5	1.2	1.9	5.7	2.6	6.3	4.2	11.2	5.8	4.4	2.2	2.9	0.9		
	1990-99				2.8	5.7	5.7	2.6	4.6	3.3	4.4	4.5	7.3	0.0	0.0	5.9	3.2		1.6	4.1	8.1	3.7		
	2000-04																	0.0	8.3					
2005+																								
Greeley	To 1959				10.2	5.7	0.2	0.2	3.8	2.1	7.3	1.9		18.2		6.7					12.5	13.6		
	1960-69				9.5	4.4	4.9	11.7	3.9	5.9	7.8	8.2		3.7	4.2	5.5	12.5		4.2			9.9		
	1970-79				8.9	5.3	3.2	3.7	5.4	4.4	4.8	6.1	3.2	4.4	4.3	3.7	4.3	3.2	6.7	4.3	4.6	7.1		
	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	10.3		
	1990-99				5.6	5.3	4.8	4.1	5.2	1.4	7.6	7.1	3.3	1.0	4.5	6.1	14.0	9.3	6.7	12.2	4.3	0.0		
	2000-04																3.3	5.5	3.4	3.6				
2005+																								
Gunnison	To 1959																							
	1960-69																							
	1970-79																							
	1980-89																	0.0						
	1990-99																		0.0					
	2000-04																							
2005+																								
Lake County	To 1959																							
	1960-69																3.9							
	1970-79																							
	1980-89																	0.0						
	1990-99																							
	2000-04																							
2005+																								
Montrose	To 1959																							
	1960-69																							
	1970-79																							
	1980-89																							
	1990-99																5.9	18.8	5.9		2.0			
	2000-04																	2.0	0.0					
2005+																								
Pueblo	To 1959				0.3	3.0	9.6	9.1	4.1	0.5	3.2	2.6	0.0	0.0	10.9	1.9	3.1	3.2	6.3	9.5	7.4	16.7		
	1960-69				1.7	2.6	3.1	7.9	2.9	1.0	3.7	1.2	0.0	0.9	4.0	3.7	6.0	0.8	7.3	0.0	3.2	0.0		
	1970-79				8.0	4.4	3.6	4.3	3.6	3.7	4.0	2.9	4.7	3.9	3.8	3.1	3.3	0.8	5.3	0.7	3.4	3.9		
	1980-89				8.3	5.6	5.8	2.3	4.2	10.8	9.4	9.4	0.0			4.4	0.0	5.6	18.8					
	1990-99				4.1	2.8	7.1	7.3	2.8	11.8	9.6	8.7	0.0	3.6	10.6	1.9	10.0	6.1	0.0			0.0		
	2000-04													3.6	10.6	1.9	0.0	25.0	13.6					
2005+																								
Salida	To 1959																							
	1960-69																							
	1970-79																							
	1980-89																							
	1990-99																10.3		0.0					
	2000-04																							
2005+																								
Southeastern Colorado	To 1959																							
	1960-69																	16.7	16.7		12.5			
	1970-79																	0.0	0.0	5.5	0.0			
	1980-89																							
	1990-99																							
	2000-04																							
2005+																								
Steamboat Springs	To 1959																							
	1960-69																							
	1970-79																							
	1980-89																							
	1990-99																3.9	8.4	4.1		3.7			
	2000-04																	1.9						
2005+																								
Sterling	To 1959																0.0							
	1960-69																	8.3	0.0		16.7			
	1970-79																	0.0	1.8		1.8			
	1980-89																	6.3	1.2	5.8	1.9			
	1990-99																				6.3			
	2000-04																							
2005+																								
Summit County	To 1959																							
	1960-69																							
	1970-79																							
	1980-89																							
	1990-99																7.8		15.6					
	2000-04																10.0	0.6			0.0			
2005+																								

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING
(In Percent)

		1998	1999		2000		2001		2002		2003		2004		2005		2006			2007			
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 Average																	0.0		0.0			
Aspen	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average															3.4	1.6	3.4		0.0			
Buena Vista	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average																3.4	1.6	3.4		0.0		
Canon City	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average																5.9	1.5	2.9		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	0.6 6.3 4.5 5.1	1.7 4.8 4.0 6.9	2.1 3.7 4.0 5.1	2.9 6.7 5.4 6.6	7.0 6.0 4.4 5.1	15.9 5.9 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 0.1	2.9 4.7 5.7 0.1	4.5 6.1 5.3 0.0	8.8 6.3 5.7 5.5	5.9 5.7 3.5 4.7	0.0 6.5 7.0 5.5	2.3 3.6 4.1 5.0	4.9 4.9 6.2 4.3	4.5 5.4 6.5 5.5		
Durango	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average				6.3	5.2	6.3	4.8	6.4	5.0	5.9	4.8	5.4	4.2	6.3	4.7	6.1	4.9	5.8	4.7	4.7	5.9	
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		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	1.2 3.5 3.9 3.2	0.5 3.1 2.1 3.0	2.9 9.1 4.6 2.9	8.3 15.3 14.2 6.9	3.8 4.0 5.1 3.9	12.4 11.0 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	1.1 5.1 4.6 0.0	11.2 14.0 3.3 5.8	0.0 5.7 2.4 6.1	4.0 40.5 3.6 4.0	0.0 4.3 0.0 1.4	0.0 2.9 2.0 2.6	0.0 5.6 6.8 7.0		
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average				14.7	3.0	6.1	3.6	12.8	4.1	8.4	2.8	5.5	3.5	7.3	4.5	6.5	3.5	6.3	2.3	2.5	4.9	
	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average																25.0 5.8 1.2	19.0 3.6 0.0		12.5 4.7			
																	5.3	2.4	6.4		5.4		

*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)

		1998	1999		2000		2001		2002		2003		2004		2005		2006				2007			
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	
Glenwood Springs	2 to 8															0.0	0							
	9 to 50															3.9	0.0	3.9			1.3			
	51 to 99																			0.0				
	100 - 199																							
	200 - 349																							
	350 up																							
Average															3.8	0.0	3.9			0.8				
Grand Junction	2 to 8			2.9	3.5	2.6	1.3	3.7	1.7	5.5	4.9	4.4	3.1	7.7	2.6	6.1	0.0	1.6	2.3	1.0	0.0			
	9 to 50			6.5	6.3	3.7	2.7	7.9	6.8	7.6	6.5	7.3	6.4	4.8	5.0	10.8	8.3	3.4	5.1	5.0	0.6			
	51 to 99			5.8	5.4	7.5	2.8	4.3	3.9	3.7	4.2	6.5	0.0	5.5	3.1	9.0	4.2	3.7	4.9	4.2	2.0			
	100 - 199			5.3	5.4	3.8	3.1	6.8	3.1	2.7	3.8	0.1			0.0	0.5	0.5	0.5						
	200 - 349																							
	350 up																							
Average			5.5	5.6	4.8	2.6	5.6	4.0	4.6	4.5	6.5	3.9	6.0	3.7	6.9	2.3	2.6	4.5	3.7	1.3				
Greeley	2 to 8			12.5	1.2	7.7	8.0	14.3	7.1	9.5	1.2	10.0	19.6	8.3	7.7	22.2	3.8	29.2	8.3	13.5	21.7			
	9 to 50			6.6	4.9	2.5	5.4	2.0	3.0	6.0	6.9	2.4	4.7	4.9	8.5	5.7	4.9	3.8	12.2	7.4	10.1			
	51 to 99			21.6	4.3	3.9	3.6	3.9	4.1	4.9	3.9			4.5	2.4	4.7	5.8	3.8	2.5	5.0	3.8			
	100 - 199			4.2	5.3	2.6	2.4	6.7	1.6	5.6	4.7	0.0	0.0	0.0	0.0	4.3	3.2	5.6	5.5	4.1	6.9			
	200 - 349																5.99	2.7	3.6		9.38			
	350 up																							
Average			8.3	4.9	9.0	3.5	5.8	2.2	5.7	5.1	3.0	4.3	4.3	4.6	4.9	4.1	5.1	5.2	4.6	8.3				
Gunnison	2 to 8																							
	9 to 50																0	0.0						
	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																								
Montrose	2 to 8																							
	9 to 50																							
	51 to 99																							
	100 - 199																							
	200 - 349																							
	350 up																							
Average																								
Pueblo	2 to 8			7.8	5.7	10.8	6.7	6.8	5.2	12.0	8.5	2.2	8.9	9.1	3.0	1.8	4.2	19.2	4.8	18.2	0.0			
	9 to 50			7.1	4.7	5.6	6.3	4.6	5.0	4.3	4	7.1	2.6	4.6	4.5	6.1	2.9	11.7	7.5	1.5	7.1			
	51 to 99			4.1	2.0	3.7	5.3	2.0	1.2	3.7	3.2	0.7	0.7	5.8	1.2	5.2	3.8	9.2		5.6	0.6			
	100 - 199																							
	200 - 349			7.9	4.4	3.1	3.8	2.1	3.5	3.7	2.7	0.0	0.0	0.0	0.0	2.3	0.8	2.0	0.8	3.9				
	350 up																							
Average			6.4	4.1	3.5	5.1	3.4	4.1	4.6	3.8	3.1	3.3	5.1	3.1	4.5	2.4	7.1	2.3	3.7	2.5				
Salida	2 to 8																							
	9 to 50																							
	51 to 99																							
	100 - 199																							
	200 - 349																							
	350 up																							
Average																								
Southeastern Colorado	2 to 8																							
	9 to 50																							
	51 to 99																							
	100 - 199																							
	200 - 349																							
	350 up																							
Average																								
Steamboat Springs	2 to 8																							
	9 to 50																							
	51 to 99																							
	100 - 199																							
	200 - 349																							
	350 up																							
Average																								
Sterling	2 to 8																							
	9 to 50																							
	51 to 99																							
	100 - 199																							
	200 - 349																							
	350 up																							
Average																								
Summit County	2 to 8												0.0	20.0		10.0	0.0							
	9 to 50												0.0				3.3	0.0		0.0				
	51 to 99																0.0	7.8	15.6	0.0				
	100 - 199																0.2							
	200 - 349																							
	350 up																							
Average												0.0	20.0		10.4	8.1	1.0	10.6		0.0				

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

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
Start of Survey, no 1995 First Quarter Base	1995						2000				
	Third Quarter						Third Quarter				
TOTAL UNITS AVAILABLE		33886	13392	9157	8091			37309	15766	9882	8520
QUARTERLY VACANCY RATE		2.7	2.7	1.0	1.4			604	381	103	34
UNITS RENTED		32971	13030	9065	7978			37913	16147	9985	8554
UNITS VACANT		915	362	92	113			2.8	1.8	3.0	4.7
								36851	15856	9685	8152
								1062	291	300	402
								1184	626	179	109
TOTAL UNITS AVAILABLE	1996	33886	13392	9157	8091		2001	37913	16147	9985	8554
UNITS ADDED SINCE LAST SURVEY	First Quarter	55	307	73	36		First Quarter	868	481	0	30
TOTAL UNITS AVAILABLE		33941	13699	9230	8127			38781	16628	9985	8584
QUARTERLY VACANCY RATE		3.8	3.3	4.6	2.3			2.8	2.6	1.7	5.7
UNITS RENTED		32651	13247	8805	7940			37695	16196	9815	8095
UNITS VACANT		1290	452	425	187			1086	432	170	489
NUMBER ABSORBED THIS TIME PERIOD		320	217	-260	-38			844	340	130	-57
TOTAL UNITS AVAILABLE	1996	33941	13699	9230	8127		2001	38781	16628	9985	8584
UNITS ADDED SINCE LAST SURVEY	Third Quarter	97	82	74	14		Third Quarter	541	216	185	0
TOTAL UNITS AVAILABLE		34038	13781	9304	8141			39322	16844	10170	8584
QUARTERLY VACANCY RATE		3.6	2.1	1.7	3.4			5.4	3.3	2.5	3.2
UNITS RENTED		32813	13492	9146	7864			37199	16288	9916	8309
UNITS VACANT		1225	289	158	277			2123	556	254	275
NUMBER ABSORBED THIS TIME PERIOD		162	245	341	-76			-496	92	101	315
TOTAL UNITS AVAILABLE	1997	34038	13781	9304	8141		2002	39322	16844	10170	8584
UNITS ADDED SINCE LAST SURVEY	First Quarter	59	391	59	50		First Quarter	1197	343	287	6
TOTAL UNITS AVAILABLE		34097	14172	9363	8191			40519	17187	10457	8590
QUARTERLY VACANCY RATE		6	5.2	7.6	5.2			9.1	7.0	4.9	5.4
UNITS RENTED		32051	13435	8651	7765			36832	15984	9945	8126
UNITS VACANT		1364	737	712	426			3687	1203	512	464
NUMBER ABSORBED THIS TIME PERIOD		-762	-57	-495	-99			-367	-304	29	-183
TOTAL UNITS AVAILABLE	1997	34097	14172	9363	8191		2002	40519	17187	10457	8590
UNITS ADDED SINCE LAST SURVEY	Third Quarter	767	301	20	87		Third Quarter	662	392	51	156
TOTAL UNITS AVAILABLE		34864	14473	9383	8278			41181	17579	10508	8746
QUARTERLY VACANCY RATE		4.7	3.8	3.2	2.8			8.2	13.1	11.7	3.9
UNITS RENTED		33225	13923	9083	8046			37804	15276	9279	8405
UNITS VACANT		1639	550	300	232			3377	2303	1229	341
NUMBER ABSORBED THIS TIME PERIOD		1174	488	432	281			972	-708	-666	279
TOTAL UNITS AVAILABLE	1998	34864	14473	9383	8278		2003	41181	17579	10508	8746
UNITS ADDED SINCE LAST SURVEY	First Quarter	314	216	20	64		First Quarter	879	206	251	56
TOTAL UNITS AVAILABLE		35178	14689	9403	8344			42060	17785	10759	8802
QUARTERLY VACANCY RATE		5.8	5.3	3.5	5.5			12.7	16.1	10.7	8.3
UNITS RENTED		33138	13910	9074	7885			36718	14922	9608	8071
UNITS VACANT		2040	779	329	459			5342	2863	1151	731
NUMBER ABSORBED THIS TIME PERIOD		-87	-13	-9	-161			-1086	-354	329	-334
TOTAL UNITS AVAILABLE	1998	35178	14689	9403	8344		2003	42060	17785	10759	8802
UNITS ADDED SINCE LAST SURVEY	Third Quarter	776	169	276	48		Third Quarter	866	107	329	96
TOTAL UNITS AVAILABLE		35954	14858	9679	8392			42926	17892	11088	8898
QUARTERLY VACANCY RATE		5.3	2.2	2.8	3.0			11.3	12.5	9.8	10.2
UNITS RENTED		34048	14531	9408	8140			38084	15650	9997	7988
UNITS VACANT		1906	327	271	252			4842	2242	1091	910
NUMBER ABSORBED THIS TIME PERIOD		910	621	334	255			1366	728	389	-83
TOTAL UNITS AVAILABLE	1999	35954	14858	9679	8392		2004	42926	17892	11088	8898
UNITS ADDED SINCE LAST SURVEY	First Quarter	437	108	40	36		First Quarter	220	251	125	68
TOTAL UNITS AVAILABLE		36391	14966	9719	8428			43146	18143	11213	8966
QUARTERLY VACANCY RATE		5.7	4.4	5.7	6.0			12.3	13.9	14.5	12.8
UNITS RENTED		34317	14307	9165	7922			37839	15621	9587	7818
UNITS VACANT		2074	659	554	506			5307	2522	1626	1148
NUMBER ABSORBED THIS TIME PERIOD		269	-224	-243	-218			-245	-29	-410	-170
TOTAL UNITS AVAILABLE	1999	36391	14966	9719	8428		2004	43146	18143	11213	8966
UNITS ADDED SINCE LAST SURVEY	Third Quarter	574	433	87	60		Third Quarter	234	277	115	24
TOTAL UNITS AVAILABLE		36965	15399	9806	8488			43380	18420	11328	8990
QUARTERLY VACANCY RATE		4.1	2.9	4.7	5.0			10.2	11.0	11.1	7.4
UNITS RENTED		35449	14952	9345	8064			38955	16394	10071	8325
UNITS VACANT		1516	447	461	424			4425	2026	1257	665
NUMBER ABSORBED THIS TIME PERIOD		1132	645	180	142			1113	773	484	507
TOTAL UNITS AVAILABLE	2000	36965	15399	9806	8488		2005	43380	18420	11328	8990
UNITS ADDED SINCE LAST SURVEY	First Quarter	344	367	76	32		First Quarter	112	148	119	60
TOTAL UNITS AVAILABLE		37309	15766	9882	8520			43492	18568	11447	9050
QUARTERLY VACANCY RATE		4.4	3.4	3.8	5.6			12.6	12.9	12.1	12.9
UNITS RENTED		35667	15230	9506	8043			38018	16164	10065	7883
UNITS VACANT		1642	536	376	477			5474	2404	1382	1167
NUMBER ABSORBED THIS TIME PERIOD		218	278	161	21			-937	-230	-6	-442

Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

Time Period		Colorado Springs	Fort Collins	Greeley	Pueblo
2005 Third Quarter	TOTAL UNITS AVAILABLE	43492	18568	11447	9050
	UNITS ADDED SINCE LAST SURVEY	76	160	90	44
	TOTAL UNITS AVAILABLE	43568	18728	11537	9094
	QUARTERLY VACANCY RATE	10.3	9.5	8.8	6.7
	UNITS RENTED	39081	16164	10522	8485
	UNITS VACANT	4487	1779	1015	609
	NUMBER ABSORBED THIS TIME PERIOD	1063	785	457	602
2006 First Quarter	TOTAL UNITS AVAILABLE	43568	18728	11537	9094
	UNITS ADDED SINCE LAST SURVEY	54	134	67	48
	TOTAL UNITS AVAILABLE	43622	18862	11604	9142
	QUARTERLY VACANCY RATE	10.6	8.8	8.1	8.7
	UNITS RENTED	38998	17202	10664	8347
	UNITS VACANT	4624	1660	940	795
	NUMBER ABSORBED THIS TIME PERIOD	-83	1038	142	-138
2006 Third Quarter	TOTAL UNITS AVAILABLE	43622	18862	11604	9142
	UNITS ADDED SINCE LAST SURVEY	48	152	68	24
	TOTAL UNITS AVAILABLE	43670	19014	11672	9166
	QUARTERLY VACANCY RATE	11.3	8.1	7.3	8.0
	UNITS RENTED	38735	17474	10820	8433
	UNITS VACANT	4935	1540	852	733
	NUMBER ABSORBED THIS TIME PERIOD	263	272	156	86
2006 Fourth Quarter	TOTAL UNITS AVAILABLE	43670	19014	11672	9166
	UNITS ADDED SINCE LAST SURVEY	12	39	15	20
	TOTAL UNITS AVAILABLE	43682	19053	11687	9186
	QUARTERLY VACANCY RATE	12.6	9.3	7.2	7.5
	UNITS RENTED	38178	17281	10846	8497
	UNITS VACANT	5504	1772	841	689
	NUMBER ABSORBED THIS TIME PERIOD	-557	-193	26	64
2007 First Quarter	TOTAL UNITS AVAILABLE	43682	19053	11687	9186
	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
2007 Second	TOTAL UNITS AVAILABLE	43698	19053	11701	9198
	UNITS ADDED SINCE LAST SURVEY	0	28	0	32
	TOTAL UNITS AVAILABLE	43698	19081	11701	9230
	QUARTERLY VACANCY RATE	9.6	9.1	8.3	8.4
	UNITS RENTED	39503	17345	10730	8455
	UNITS VACANT	4195	1736	971	775
	NUMBER ABSORBED THIS TIME PERIOD	787	-203	-129	103
2007 Third Quarter	TOTAL UNITS AVAILABLE				
	UNITS ADDED SINCE LAST SURVEY				
	TOTAL UNITS AVAILABLE				
	QUARTERLY VACANCY RATE				
	UNITS RENTED				
	UNITS VACANT				
	NUMBER ABSORBED THIS TIME PERIOD				
2007 Fourth Quarter	TOTAL UNITS AVAILABLE				
	UNITS ADDED SINCE LAST SURVEY				
	TOTAL UNITS AVAILABLE				
	QUARTERLY VACANCY RATE				
	UNITS RENTED				
	UNITS VACANT				
	NUMBER ABSORBED THIS TIME PERIOD				

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](#)

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

Number of Multi-Family Units

2000

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

Source:

2000 Census of Housing, General Housing Characteristics,

Colorado. (Data includes rental and owneroccupied multifamily housing.

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

Vacancy Rates During the Current Quarter Cumulative Totals

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225		1	0.0%		1	0.0%	1	3	33.3%				1	0.0%					2	0.0%	
\$226 to \$250																			1	4	25.0%
\$251 to \$275	2	69	2.9%		2	0.0%													2	71	2.8%
\$276 to \$300	2	4	50.0%	1	12	8.3%													3	16	18.8%
\$301 to \$325	1	14	7.1%	2	160	1.3%													3	174	1.7%
\$326 to \$350	3	51	5.9%	2	45	4.4%		5	0.0%										5	101	5.0%
\$351 to \$375	1	51	2.0%	11	131	8.4%	1	10	10.0%										13	192	6.8%
\$376 to \$400	11	102	10.8%	136	1137	12.0%	82	148	55.4%										229	1387	16.5%
\$401 to \$425	2	42	4.8%	114	992	11.5%	1	22	4.5%										117	1056	11.1%
\$426 to \$450	19	140	13.6%	62	454	13.7%	20	236	8.5%		5	0.0%							101	835	12.1%
\$451 to \$475	2	17	11.8%	38	669	5.7%	7	111	6.3%	2	6	33.3%		3	0.0%	10	0.0%		49	816	6.0%
\$476 to \$500	6	85	7.1%	86	508	16.9%	119	708	16.8%	6	74	8.1%	7	19	36.8%				224	1394	16.1%
\$501 to \$525	5	64	7.8%	36	555	6.5%	27	439	6.2%		42	0.0%							68	1100	6.2%
\$526 to \$550	1	43	2.3%	57	647	8.8%	38	394	9.6%	10	160	6.3%		21	0.0%				106	1265	8.4%
\$551 to \$575	3	25	12.0%	41	446	9.2%	38	450	8.4%	1	26	3.8%	2	4	50.0%	1	2	50.0%	86	953	9.0%
\$576 to \$600		51	0.0%	32	543	5.9%	111	865	12.8%	12	93	12.9%	16	71	22.5%				171	1623	10.5%
\$601 to \$625				42	554	7.6%	12	263	4.6%	5	142	3.5%	14	78	17.9%		1	0.0%	73	1038	7.0%
\$626 to \$650	9	32	28.1%	14	276	5.1%	27	514	5.3%	19	295	6.4%	44	161	27.3%				113	1278	8.8%
\$651 to \$675		16	0.0%	29	608	4.8%	15	188	8.0%	39	353	11.0%	6	48	12.5%	2	12	16.7%	91	1225	7.4%
\$676 to \$700				41	646	6.3%	39	408	9.6%	19	233	8.2%	8	122	6.6%				107	1409	7.6%
\$701 to \$725				15	305	4.9%	84	670	12.5%	21	536	3.9%	10	117	8.5%	3	44	6.8%	133	1672	8.0%
\$726 to \$750	3	49	6.1%	30	523	5.7%	36	692	5.2%	4	72	5.6%	4	53	7.5%				77	1389	5.5%
\$751 to \$775		14	0.0%	26	489	5.3%	8	190	4.2%	8	159	5.0%		1	0.0%				42	853	4.9%
\$776 to \$800				41	296	13.9%	6	173	3.5%	27	382	7.1%	36	161	22.4%	2	51	3.9%	112	1063	10.5%
\$801 to \$825				9	306	2.9%	7	75	9.3%	13	329	4.0%	11	158	7.0%				40	868	4.6%
\$826 to \$850				3	192	1.6%	8	159	5.0%	51	598	8.5%	16	167	9.6%				78	1116	7.0%
\$851 to \$875				10	143	7.0%	17	329	5.2%	29	539	5.4%	13	168	7.7%	10	138	7.2%	79	1317	6.0%
\$876 to \$900				7	152	4.6%		3	0.0%	36	460	7.8%	2	31	6.5%				45	646	7.0%
\$901 to \$925				2	36	5.6%	27	105	25.7%	33	408	8.1%	13	128	10.2%				75	677	11.1%
\$926 to \$950					8	0.0%	4	135	3.0%	6	148	4.1%	2	32	6.3%	8	120	6.7%	20	443	4.5%
\$951 to \$975				1	130	0.8%	1	37	2.7%	29	451	6.4%	1	23	4.3%	4	31	12.9%	36	672	5.4%
\$976 to \$1000							1	1	100.0%	10	112	8.9%		35	0.0%	1	1	100.0%	12	149	8.1%
\$1001 to 1025								22	0.0%	20	302	6.6%					3	0.0%	20	327	6.1%
\$1026 to 1050										4	240	1.7%					1	0.0%	4	241	1.7%
\$1051 to 1075								10	0.0%										10	0.0%	
\$1076 to 1100							1	16	6.3%		24	0.0%	3	35	8.6%		8	0.0%	4	83	4.8%
\$1101 to 1125													4	24	16.7%				4	24	16.7%
\$1126 to 1150																					
\$1151 to 1175													10	97	10.3%				10	97	10.3%
\$1176 to 1200										4	34	11.8%	1	13	7.7%				5	47	10.6%
\$1201 to 1225										18	132	13.6%	3	11	27.3%		9	0.0%	21	152	13.8%
\$1226 to 1250											18	0.0%							18	0.0%	
\$1251 to 1275													1	1	100.0%				1	1	100.0%
\$1276 to 1300										1	152	0.7%	60	119	50.4%		3	0.0%	61	274	22.3%
\$1301 to 1325													8	46	17.4%				8	46	17.4%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400													16	0.0%		1	0.0%		17	0.0%	
\$1401 to 1425																					
\$1426 to 1450													1	50	2.0%				1	50	2.0%
\$1451 to 1475							4	0.0%											4	0.0%	
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													2	20	10.0%				2	20	10.0%
\$1601 to 1625																					
\$1626 to 1650																24	104	23.1%	24	104	23.1%
\$1651 to 1675																					
\$1676 to 1600													7	14	50.0%				7	14	50.0%
\$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																					
TOTALS	70	870	8.0%	888	10966	8.1%	738	7385	10.0%	427	6525	6.5%	305	2048	14.9%	55	539	10.2%	2483	28333	8.8%

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

Vacancy Rates During the Current Quarter Colorado Springs

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225					1	0.0%													1	0.0%	
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300		1	0.0%																1	0.0%	
\$301 to \$325		4	0.0%																4	0.0%	
\$326 to \$350	1	15	6.7%															1	15	6.7%	
\$351 to \$375		15	0.0%		4	0.0%													19	0.0%	
\$376 to \$400	11	98	11.2%	127	1016	12.5%	81	137	59.1%									219	1251	17.5%	
\$401 to \$425		24	0.0%	73	680	10.7%												73	704	10.4%	
\$426 to \$450	19	140	13.6%	31	226	13.7%	16	196	8.2%	2	0.0%							66	564	11.7%	
\$451 to \$475	2	17	11.8%	25	168	14.9%		34	0.0%									27	219	12.3%	
\$476 to \$500	6	85	7.1%	72	303	23.8%	96	367	26.2%	34	0.0%	7	18	38.9%				181	807	22.4%	
\$501 to \$525	2	15	13.3%	21	316	6.6%	18	229	7.9%	10	0.0%							41	570	7.2%	
\$526 to \$550	1	43	2.3%	45	456	9.9%	17	223	7.6%	65	0.0%		1	0.0%				63	788	8.0%	
\$551 to \$575				28	238	11.8%	32	311	10.3%	1	23	4.3%	2	4	50.0%			63	576	10.9%	
\$576 to \$600		24	0.0%	14	311	4.5%	91	539	16.9%	4	32	12.5%	13	51	25.5%			122	957	12.7%	
\$601 to \$625				29	282	10.3%	7	132	5.3%	16	0.0%							36	430	8.4%	
\$626 to \$650	9	32	28.1%	13	274	4.7%	26	396	6.6%	12	187	6.4%		1	0.0%			60	890	6.7%	
\$651 to \$675		16	0.0%	26	505	5.1%	10	114	8.8%	7	109	6.4%	4	34	11.8%			47	778	6.0%	
\$676 to \$700				16	216	7.4%	28	221	12.7%	16	199	8.0%	3	43	7.0%			63	679	9.3%	
\$701 to \$725				15	270	5.6%	55	442	12.4%	7	284	2.5%	8	75	10.7%	1	28	3.6%	86	1099	7.8%
\$726 to \$750	1	20	5.0%	22	339	6.5%	11	258	4.3%	1	13	7.7%						35	630	5.6%	
\$751 to \$775				14	159	8.8%	8	190	4.2%				1	0.0%				22	350	6.3%	
\$776 to \$800				3	111	2.7%	5	74	6.8%	21	268	7.8%	32	113	28.3%	2	50	4.0%	63	616	10.2%
\$801 to \$825				6	176	3.4%	7	49	14.3%	1	123	0.8%	1	82	1.2%			15	430	3.5%	
\$826 to \$850				1	105	1.0%	3	76	3.9%	49	572	8.6%	12	103	11.7%			65	856	7.6%	
\$851 to \$875				10	143	7.0%	4	53	7.5%	24	212	11.3%	11	112	9.8%	10	136	7.4%	59	656	9.0%
\$876 to \$900				7	152	4.6%		2	0.0%	28	304	9.2%	2	31	6.5%			37	489	7.6%	
\$901 to \$925				2	36	5.6%				2	15	13.3%	11	90	12.2%			15	141	10.6%	
\$926 to \$950					8	0.0%				6	123	4.9%	1	12	8.3%			7	143	4.9%	
\$951 to \$975				1	130	0.8%	1	37	2.7%	19	198	9.6%	1	11	9.1%			22	376	5.9%	
\$976 to \$1000							1	1	100.0%	6	82	7.3%		35	0.0%	1	1	100.0%	8	119	6.7%
\$1001 to 1025								22	0.0%	20	302	6.6%						20	324	6.2%	
\$1026 to 1050										4	240	1.7%						4	240	1.7%	
\$1051 to 1075								10	0.0%									10	0.0%		
\$1076 to 1100								10	0.0%		24	0.0%		12	0.0%		8	0.0%	54	0.0%	
\$1101 to 1125													4	24	16.7%			4	24	16.7%	
\$1126 to 1150																					
\$1151 to 1175													5	46	10.9%			5	46	10.9%	
\$1176 to 1200													1	13	7.7%			1	13	7.7%	
\$1201 to 1225										18	132	13.6%	3	11	27.3%			21	143	14.7%	
\$1226 to 1250											18	0.0%						18	0.0%		
\$1251 to 1275													1	1	100.0%			1	1	100.0%	
\$1276 to 1300										1	152	0.7%	1	16	6.3%			2	168	1.2%	
\$1301 to 1325													8	46	17.4%			8	46	17.4%	
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400													16	0.0%				16	0.0%		
\$1401 to 1425																					
\$1426 to 1450													1	50	2.0%			1	50	2.0%	
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													2	20	10.0%			2	20	10.0%	
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	52	549	9.5%	601	6625	9.1%	517	4123	12.5%	247	3739	6.6%	134	1072	12.5%	14	223	6.3%	1565	16331	9.6%

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

Vacancy Rates During the Current Quarter Colorado Springs - Northwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375			3 0.0%																	3 0.0%	
\$376 to \$400	2	23	8.7%	46	139	33.1%													48	162	29.6%
\$401 to \$425				3	62	4.8%													3	62	4.8%
\$426 to \$450				9	46	19.6%	3	19	15.8%										12	65	18.5%
\$451 to \$475				10	63	15.9%			3 0.0%										10	66	15.2%
\$476 to \$500			3 0.0%				63	124	50.8%										63	127	49.6%
\$501 to \$525	2	15	13.3%				1	39	2.6%										3	54	5.6%
\$526 to \$550			3 0.0%	6	79	7.6%	7	60	11.7%										13	142	9.2%
\$551 to \$575				7	51	13.7%													7	51	13.7%
\$576 to \$600													17	0.0%					17	0.0%	
\$601 to \$625							3	0.0%											3	0.0%	
\$626 to \$650				3	120	2.5%					23	0.0%							3	143	2.1%
\$651 to \$675				14	117	12.0%	10	80	12.5%	1	21	4.8%							25	218	11.5%
\$676 to \$700							1	0.0%			4	0.0%							5	0.0%	
\$701 to \$725				6	88	6.8%								3	0.0%				6	91	6.6%
\$726 to \$750				4	94	4.3%	3	188	1.6%		1	0.0%							7	283	2.5%
\$751 to \$775				4	99	4.0%													4	99	4.0%
\$776 to \$800					9	0.0%													9	0.0%	
\$801 to \$825				1	40	2.5%	5	24	20.8%				1	80	1.3%				7	144	4.9%
\$826 to \$850							2	35	5.7%	3	96	3.1%							5	131	3.8%
\$851 to \$875				2	56	3.6%				13	108	12.0%							15	164	9.1%
\$876 to \$900					8	0.0%		2	0.0%	15	124	12.1%							15	134	11.2%
\$901 to \$925				2	36	5.6%				1	7	14.3%							3	43	7.0%
\$926 to \$950					8	0.0%				6	85	7.1%							6	93	6.5%
\$951 to \$975										4	22	18.2%							4	22	18.2%
\$976 to \$1000										3	14	21.4%							3	14	21.4%
\$1001 to 1025										8	98	8.2%							8	98	8.2%
\$1026 to 1050																					
\$1051 to 1075							10	0.0%											10	0.0%	
\$1076 to 1100							10	0.0%											10	0.0%	
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175													5	46	10.9%				5	46	10.9%
\$1176 to 1200																					
\$1201 to 1225										1	18	5.6%							1	18	5.6%
\$1226 to 1250											18	0.0%								18	0.0%
\$1251 to 1275																					
\$1276 to 1300													2	0.0%					2	0.0%	
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	4	47	8.5%	117	1115	10.5%	94	598	15.7%	55	639	8.6%	6	148	4.1%				276	2547	10.8%

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

Vacancy Rates During the Current Quarter Colorado Springs - Northeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375	4		0.0%																4		0.0%
\$376 to \$400				20	274	7.3%													20	274	7.3%
\$401 to \$425				1	30	3.3%													1	30	3.3%
\$426 to \$450				7	89	7.9%				2		0.0%							7	91	7.7%
\$451 to \$475				5	13	38.5%													5	13	38.5%
\$476 to \$500	5	60	8.3%	3	18	16.7%	1	10	10.0%	1		0.0%							9	89	10.1%
\$501 to \$525				16	219	7.3%	10	73	13.7%	10		0.0%							26	302	8.6%
\$526 to \$550				12	192	6.3%	7	97	7.2%	18		0.0%							19	307	6.2%
\$551 to \$575				1	45	2.2%	4	93	4.3%	1	23	4.3%							6	161	3.7%
\$576 to \$600	24		0.0%	2	52	3.8%	5	48	10.4%	4	32	12.5%							11	156	7.1%
\$601 to \$625				17	134	12.7%				16		0.0%							17	150	11.3%
\$626 to \$650				10	130	7.7%	1	59	1.7%	6	83	7.2%							17	272	6.3%
\$651 to \$675	16		0.0%		124	0.0%		1	0.0%				3		0.0%				144		0.0%
\$676 to \$700							5	24	20.8%	8	80	10.0%	3	33	9.1%				16	137	11.7%
\$701 to \$725							43	261	16.5%	1	80	1.3%				1	28	3.6%	45	369	12.2%
\$726 to \$750				1	3	33.3%	8	70	11.4%	1	12	8.3%							10	85	11.8%
\$751 to \$775							8	69	11.6%										8	69	11.6%
\$776 to \$800				2		0.0%				3	64	4.7%							3	66	4.5%
\$801 to \$825							2		0.0%	1	123	0.8%							1	125	0.8%
\$826 to \$850				1	104	1.0%	1		0.0%	21	192	10.9%	1	8	12.5%				23	305	7.5%
\$851 to \$875													8	80	10.0%				8	80	10.0%
\$876 to \$900																					
\$901 to \$925													8	70	11.4%				8	70	11.4%
\$926 to \$950													8		0.0%				8		0.0%
\$951 to \$975													1	11	9.1%				1	11	9.1%
\$976 to \$1000													35		0.0%				35		0.0%
\$1001 to 1025																					
\$1026 to 1050										104		0.0%							104		0.0%
\$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													16		0.0%				16		0.0%
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	5	104	4.8%	96	1429	6.7%	92	808	11.4%	46	840	5.5%	21	264	8.0%	1	28	3.6%	261	3473	7.5%

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

Vacancy Rates During the Current Quarter

Colorado Springs - Far Northeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400				9	187	4.8%													9	187	4.8%
\$401 to \$425	9	0.0%		50	0.0%														59	0.0%	
\$426 to \$450							13	174	7.5%										13	174	7.5%
\$451 to \$475				9	90	10.0%		30	0.0%										9	120	7.5%
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550				9	84	10.7%				47	0.0%								9	131	6.9%
\$551 to \$575				6	40	15.0%	9	108	8.3%										15	148	10.1%
\$576 to \$600				3	80	3.8%													3	80	3.8%
\$601 to \$625							7	97	7.2%										7	97	7.2%
\$626 to \$650					24	0.0%	3	44	6.8%										3	68	4.4%
\$651 to \$675				7	205	3.4%													7	205	3.4%
\$676 to \$700					32	0.0%	11	112	9.8%	2	28	7.1%							13	172	7.6%
\$701 to \$725				5	114	4.4%				1	56	1.8%							6	170	3.5%
\$726 to \$750				12	156	7.7%													12	156	7.7%
\$751 to \$775							29	0.0%											29	0.0%	
\$776 to \$800				3	100	3.0%				13	144	9.0%	24	49	49.0%	2	50	4.0%	42	343	12.2%
\$801 to \$825																					
\$826 to \$850					1	0.0%				1	72	1.4%							1	73	1.4%
\$851 to \$875				8	87	9.2%	4	48	8.3%							10	136	7.4%	22	271	8.1%
\$876 to \$900				6	24	25.0%							1	16	6.3%				7	40	17.5%
\$901 to \$925																					
\$926 to \$950											38	0.0%	1	4	25.0%				1	42	2.4%
\$951 to \$975										6	136	4.4%							8	303	2.6%
\$976 to \$1000				1	130	0.8%	1	37	2.7%	3	68	4.4%							4	69	5.8%
\$1001 to 1025										2	64	3.1%							2	64	3.1%
\$1026 to 1050										4	136	2.9%							4	136	2.9%
\$1051 to 1075																					
\$1076 to 1100										24	0.0%								24	0.0%	
\$1101 to 1125													4	24	16.7%				4	24	16.7%
\$1126 to 1150																					
\$1151 to 1175													1	12	8.3%				1	12	8.3%
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275													1	1	100.0%				1	1	100.0%
\$1276 to 1300										1	152	0.7%	1	13	7.7%				2	165	1.2%
\$1301 to 1325													3	30	10.0%				3	30	10.0%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450													1	50	2.0%				1	50	2.0%
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	9	0.0%		78	1404	5.6%	49	680	7.2%	33	965	3.4%	37	199	18.6%	12	186	6.5%	209	3443	6.1%

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

Vacancy Rates During the Current Quarter Colorado Springs - Southeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375						1 0.0%													1 0.0%		
\$376 to \$400	3	14	21.4%	34	236	14.4%													37	250	14.8%
\$401 to \$425				36	302	11.9%													36	302	11.9%
\$426 to \$450	1	22	4.5%	1	15	6.7%			3 0.0%										2	40	5.0%
\$451 to \$475	2	17	11.8%		1	0.0%			1 0.0%										2	19	10.5%
\$476 to \$500	1	9	11.1%	2	24	8.3%	26	183	14.2%										29	216	13.4%
\$501 to \$525				5	91	5.5%	2	43	4.7%										7	134	5.2%
\$526 to \$550				4	59	6.8%			2 0.0%										4	61	6.6%
\$551 to \$575				3	48	6.3%	2	21	9.5%				1	1	100.0%				6	70	8.6%
\$576 to \$600				1	19	5.3%			2 0.0%				3	11	27.3%				4	32	12.5%
\$601 to \$625				10	96	10.4%			12 0.0%										10	108	9.3%
\$626 to \$650									17 0.0%	6	81	7.4%							6	98	6.1%
\$651 to \$675									33 0.0%	6	88	6.8%	4	31	12.9%				10	152	6.6%
\$676 to \$700										6	87	6.9%			10 0.0%				6	97	6.2%
\$701 to \$725							9	65	13.8%	5	148	3.4%			1 0.0%				14	214	6.5%
\$726 to \$750				30	0.0%														30	0.0%	
\$751 to \$775																					
\$776 to \$800										5	60	8.3%							5	60	8.3%
\$801 to \$825														2 0.0%					2	0.0%	
\$826 to \$850													11	93	11.8%				11	93	11.8%
\$851 to \$875							5	0.0%											5	0.0%	
\$876 to \$900													1	14	7.1%				1	14	7.1%
\$901 to \$925													3	20	15.0%				3	20	15.0%
\$926 to \$950																					
\$951 to \$975										9	40	22.5%							9	40	22.5%
\$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													3	11	27.3%				3	11	27.3%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	7	62	11.3%	96	922	10.4%	39	387	10.1%	37	504	7.3%	26	194	13.4%				205	2069	9.9%

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

Vacancy Rates During the Current Quarter

Colorado Springs - Southwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350	1	4	25.0%																1	4	25.0%
\$351 to \$375																					
\$376 to \$400	6	60	10.0%																6	60	10.0%
\$401 to \$425		15	0.0%	2	28	7.1%													2	43	4.7%
\$426 to \$450	6	30	20.0%	2	5	40.0%													8	35	22.9%
\$451 to \$475																					
\$476 to \$500				65	218	29.8%													65	218	29.8%
\$501 to \$525																					
\$526 to \$550	1	40	2.5%	13	33	39.4%	2	32	6.3%										16	105	15.2%
\$551 to \$575							7	25	28.0%										7	25	28.0%
\$576 to \$600				8	160	5.0%	75	364	20.6%				10	23	43.5%				93	547	17.0%
\$601 to \$625				2	52	3.8%													2	52	3.8%
\$626 to \$650	9	32	28.1%																9	32	28.1%
\$651 to \$675																					
\$676 to \$700				9	88	10.2%													9	88	10.2%
\$701 to \$725				4	68	5.9%	3	116	2.6%				2	0.0%					7	186	3.8%
\$726 to \$750	1	20	5.0%	5	56	8.9%													6	76	7.9%
\$751 to \$775				10	60	16.7%		92	0.0%										10	153	6.5%
\$776 to \$800							2	40	5.0%				4	36	11.1%				6	76	7.9%
\$801 to \$825				5	136	3.7%	1	16	6.3%										6	152	3.9%
\$826 to \$850							1	40	2.5%	8	72	11.1%		1	0.0%				9	113	8.0%
\$851 to \$875										11	104	10.6%	3	32	9.4%				14	136	10.3%
\$876 to \$900				1	120	0.8%				13	180	7.2%		1	0.0%				14	301	4.7%
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025							22	0.0%		10	140	7.1%							10	162	6.2%
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100													12	0.0%		8	0.0%		20	0.0%	
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225										17	114	14.9%							17	114	14.9%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325													5	16	31.3%				5	16	31.3%
\$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													2	20	10.0%				2	20	10.0%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	24	201	11.9%	126	1024	12.3%	91	747	12.2%	59	610	9.7%	24	144	16.7%	8	0.0%		324	2734	11.9%

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

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

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400							81	137	59.1%										81	137	59.1%
\$401 to \$425																					
\$426 to \$450				10	45	22.2%													10	45	22.2%
\$451 to \$475																					
\$476 to \$500										33	0.0%		7	18	38.9%				7	51	13.7%
\$501 to \$525																					
\$526 to \$550							1	21	4.8%										1	21	4.8%
\$551 to \$575				11	54	20.4%							1	3	33.3%				12	57	21.1%
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650							22	272	8.1%										22	272	8.1%
\$651 to \$675																					
\$676 to \$700							12	84	14.3%										12	84	14.3%
\$701 to \$725													8	69	11.6%				8	69	11.6%
\$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																1	1	100.0%	1	1	100.0%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				21	99	21.2%	116	514	22.6%	33	0.0%		16	90	17.8%	1	1	100.0%	154	737	20.9%

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

Vacancy Rates During the Current Quarter Colorado Springs - Central

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225					1	0.0%													1	0.0%	
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300		1	0.0%																1	0.0%	
\$301 to \$325		4	0.0%																4	0.0%	
\$326 to \$350		11	0.0%																11	0.0%	
\$351 to \$375		8	0.0%		3	0.0%													11	0.0%	
\$376 to \$400		1	0.0%	18	180	10.0%													18	181	9.9%
\$401 to \$425				31	208	14.9%													31	208	14.9%
\$426 to \$450	12	88	13.6%	2	26	7.7%													14	114	12.3%
\$451 to \$475				1	1	100.0%													1	1	100.0%
\$476 to \$500		13	0.0%	2	43	4.7%	6	50	12.0%										8	106	7.5%
\$501 to \$525					6	0.0%	5	74	6.8%										5	80	6.3%
\$526 to \$550				1	9	11.1%		11	0.0%			1	0.0%						1	21	4.8%
\$551 to \$575							10	64	15.6%										10	64	15.6%
\$576 to \$600							11	125	8.8%										11	125	8.8%
\$601 to \$625								20	0.0%										20	0.0%	
\$626 to \$650								4	0.0%				1	0.0%					5	0.0%	
\$651 to \$675				5	59	8.5%													5	59	8.5%
\$676 to \$700				7	96	7.3%													7	96	7.3%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775							3	34	8.8%				4	28	14.3%				7	62	11.3%
\$776 to \$800																					
\$801 to \$825							1	7	14.3%										1	7	14.3%
\$826 to \$850										16	140	11.4%		1	0.0%				16	141	11.3%
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925										1	8	12.5%							1	8	12.5%
\$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													1	0.0%					1	0.0%	
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300													1	0.0%					1	0.0%	
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	12	126	9.5%	67	632	10.6%	36	389	9.3%	17	148	11.5%	4	33	12.1%				136	1328	10.2%

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

Vacancy Rates During the Current Quarter Fort Collins / Loveland

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275						2 0.0%													2	0.0%	
\$276 to \$300						4 0.0%													4	0.0%	
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400					2	12 16.7%													2	12 16.7%	
\$401 to \$425																					
\$426 to \$450					3	3 100.0%													3	3 100.0%	
\$451 to \$475						89 0.0%														89 0.0%	
\$476 to \$500					9	66 13.6%			8 0.0%										9	74 12.2%	
\$501 to \$525	3	48	6.3%		4	72 5.6%		1	45 2.2%										8	165 4.8%	
\$526 to \$550					3	24 12.5%			20 0.0%										3	44 6.8%	
\$551 to \$575	3	25	12.0%					1	11 9.1%										4	36 11.1%	
\$576 to \$600		26	0.0%		5	64 7.8%		5	90 5.6%		8	50 16.0%							18	230 7.8%	
\$601 to \$625					8	123 6.5%													8	123 6.5%	
\$626 to \$650													40	98 40.8%					40	98 40.8%	
\$651 to \$675					3	58 5.2%				22	153 14.4%								25	211 11.8%	
\$676 to \$700					17	267 6.4%		5	63 7.9%		1	0.0%							22	331 6.6%	
\$701 to \$725						33 0.0%		29	228 12.7%		6	68 8.8%							35	329 10.6%	
\$726 to \$750	2	28	7.1%		8	184 4.3%		25	422 5.9%		2	16 12.5%							37	650 5.7%	
\$751 to \$775		14	0.0%		11	309 3.6%					8	159 5.0%							19	482 3.9%	
\$776 to \$800					38	137 27.7%		1	69 1.4%				4	44 9.1%					43	250 17.2%	
\$801 to \$825					3	130 2.3%				10	158 6.3%			10	0.0%				13	298 4.4%	
\$826 to \$850					2	87 2.3%		4	63 6.3%										6	150 4.0%	
\$851 to \$875								13	267 4.9%		3	261 1.1%		2	32 6.3%		2	0.0%	18	562 3.2%	
\$876 to \$900									1 0.0%		5	112 4.5%							5	113 4.4%	
\$901 to \$925								27	105 25.7%		31	393 7.9%		2	14 14.3%				60	512 11.7%	
\$926 to \$950								4	135 3.0%			25 0.0%		1	20 5.0%		8	120 6.7%	13	300 4.3%	
\$951 to \$975											7	125 5.6%			12 0.0%		4	31 12.9%	11	168 6.5%	
\$976 to \$1000											4	30 13.3%							4	30 13.3%	
\$1001 to 1025																	3	0.0%	3	0.0%	
\$1026 to 1050																	1	0.0%	1	0.0%	
\$1051 to 1075																					
\$1076 to 1100								1	6 16.7%				3	23 13.0%					4	29 13.8%	
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																				3	0.0%
\$1176 to 1200											4	34 11.8%							4	34 11.8%	
\$1201 to 1225																	9	0.0%		9	0.0%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300													59	103 57.3%			3	0.0%	59	106 55.7%	
\$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																	24	104 23.1%	24	104 23.1%	
\$1651 to 1675																					
\$1676 to 1600													7	14 50.0%					7	14 50.0%	
\$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																					
TOTALS	8	141	5.7%	116	1664	7.0%	116	1533	7.6%	110	1585	6.9%	118	373	31.6%	36	273	13.2%	504	5569	9.1%

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

Vacancy Rates During the Current Quarter Fort Collins

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400				2	12	16.7%													2	12	16.7%
\$401 to \$425																					
\$426 to \$450				3	3	100.0%													3	3	100.0%
\$451 to \$475					89	0.0%														89	0.0%
\$476 to \$500				9	66	13.6%													9	66	13.6%
\$501 to \$525	3	48	6.3%	3	41	7.3%	1	45	2.2%										7	134	5.2%
\$526 to \$550				3	24	12.5%		12	0.0%										3	36	8.3%
\$551 to \$575	3	25	12.0%				1	11	9.1%										4	36	11.1%
\$576 to \$600		26	0.0%	4	52	7.7%	4	66	6.1%	8	50	16.0%							16	194	8.2%
\$601 to \$625				8	123	6.5%							40	98	40.8%				8	123	6.5%
\$626 to \$650																			40	98	40.8%
\$651 to \$675				3	58	5.2%				22	153	14.4%							25	211	11.8%
\$676 to \$700				17	267	6.4%	5	63	7.9%		1	0.0%							22	331	6.6%
\$701 to \$725					9	0.0%	29	228	12.7%	6	68	8.8%							35	305	11.5%
\$726 to \$750				8	184	4.3%	25	422	5.9%	2	16	12.5%							35	622	5.6%
\$751 to \$775				11	309	3.6%				8	159	5.0%							19	468	4.1%
\$776 to \$800					5	0.0%	1	69	1.4%				4	44	9.1%				5	118	4.2%
\$801 to \$825				3	130	2.3%				10	158	6.3%		10	0.0%				13	298	4.4%
\$826 to \$850					45	0.0%	4	63	6.3%										4	108	3.7%
\$851 to \$875							12	248	4.8%	3	174	1.7%		2	32	6.3%	2	0.0%	17	456	3.7%
\$876 to \$900								1	0.0%	5	106	4.7%							5	107	4.7%
\$901 to \$925							27	105	25.7%	29	345	8.4%	2	14	14.3%				58	464	12.5%
\$926 to \$950							4	135	3.0%				1	20	5.0%	8	120	6.7%	13	275	4.7%
\$951 to \$975										7	125	5.6%				4	31	12.9%	11	156	7.1%
\$976 to \$1000										4	30	13.3%							4	30	13.3%
\$1001 to 1025																3	0.0%		3	0.0%	
\$1026 to 1050																1	0.0%		1	0.0%	
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175														3	0.0%				3	0.0%	
\$1176 to 1200																					
\$1201 to 1225																	9	0.0%		9	0.0%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300													59	103	57.3%		3	0.0%	59	106	55.7%
\$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																24	104	23.1%	24	104	23.1%
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	6	99	6.1%	74	1417	5.2%	113	1468	7.7%	104	1385	7.5%	108	324	33.3%	36	273	13.2%	441	4966	8.9%

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

Vacancy Rates During the Current Quarter Fort Collins - Northwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$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				3	3	100.0%													3	3	100.0%
\$451 to \$475					78	0.0%														78	0.0%
\$476 to \$500				9	66	13.6%													9	66	13.6%
\$501 to \$525								9	0.0%											9	0.0%
\$526 to \$550																					
\$551 to \$575	3	25	12.0%																3	25	12.0%
\$576 to \$600							4	66	6.1%	8	50	16.0%							12	116	10.3%
\$601 to \$625													40	98	40.8%				40	98	40.8%
\$626 to \$650																					
\$651 to \$675				3	58	5.2%				21	134	15.7%							24	192	12.5%
\$676 to \$700				6	44	13.6%													6	44	13.6%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850							4	63	6.3%										4	63	6.3%
\$851 to \$875							1	36	2.8%	2	134	1.5%							3	170	1.8%
\$876 to \$900																					
\$901 to \$925							27	105	25.7%	1	36	2.8%							28	141	19.9%
\$926 to \$950																8	120	6.7%	8	120	6.7%
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300													59	103	57.3%				59	103	57.3%
\$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																24	104	23.1%	24	104	23.1%
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	3	25	12.0%	21	249	8.4%	36	279	12.9%	32	354	9.0%	99	201	49.3%	32	224	14.3%	223	1332	16.7%

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

Vacancy Rates During the Current Quarter Fort Collins - Northeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400				2	12	16.7%													2	12	16.7%
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525				3	41	7.3%	1	36	2.8%										4	77	5.2%
\$526 to \$550								1	0.0%										1	1	0.0%
\$551 to \$575							1	11	9.1%										1	11	9.1%
\$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					5	0.0%														5	0.0%
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875							1	32	3.1%										1	32	3.1%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975										1	21	4.8%							1	21	4.8%
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																1	0.0%		1	0.0%	
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				5	58	8.6%	3	80	3.8%	1	21	4.8%	3	0.0%		13	0.0%		9	175	5.1%

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

Vacancy Rates During the Current Quarter Fort Collins - Southeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$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						11 0.0%														11 0.0%	
\$476 to \$500																					
\$501 to \$525	3	48	6.3%						11 0.0%										3	48	6.3%
\$526 to \$550																				11 0.0%	
\$551 to \$575																					
\$576 to \$600		26	0.0%																	26 0.0%	
\$601 to \$625					51	0.0%														51 0.0%	
\$626 to \$650																					
\$651 to \$675										1 0.0%										1 0.0%	
\$676 to \$700				2	53	3.8%				1 0.0%									2	54	3.7%
\$701 to \$725																					
\$726 to \$750							9	188	4.8%										9	188	4.8%
\$751 to \$775				11	309	3.6%				25	0.0%								11	334	3.3%
\$776 to \$800							1	53	1.9%										1	53	1.9%
\$801 to \$825				3	130	2.3%													3	130	2.3%
\$826 to \$850					45	0.0%														45 0.0%	
\$851 to \$875							10	180	5.6%				2	32	6.3%				12	212	5.7%
\$876 to \$900								1	0.0%											1 0.0%	
\$901 to \$925										28	309	9.1%							28	309	9.1%
\$926 to \$950							4	135	3.0%				1	2	50.0%				5	137	3.6%
\$951 to \$975										6	104	5.8%				2	15	13.3%	8	119	6.7%
\$976 to \$1000										4	30	13.3%							4	30	13.3%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	3	74	4.1%	16	599	2.7%	24	568	4.2%	38	470	8.1%	3	34	8.8%	2	15	13.3%	86	1760	4.9%

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

Vacancy Rates During the Current Quarter Fort Collins - Southwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$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				3	24	12.5%													3	24	12.5%
\$551 to \$575																					
\$576 to \$600				4	52	7.7%													4	52	7.7%
\$601 to \$625				8	72	11.1%													8	72	11.1%
\$626 to \$650																					
\$651 to \$675										1	18	5.6%							1	18	5.6%
\$676 to \$700				9	170	5.3%	5	63	7.9%										14	233	6.0%
\$701 to \$725					9	0.0%	29	228	12.7%	6	68	8.8%							35	305	11.5%
\$726 to \$750				8	184	4.3%	16	234	6.8%	2	16	12.5%							26	434	6.0%
\$751 to \$775										8	134	6.0%							8	134	6.0%
\$776 to \$800							16	0.0%					4	44	9.1%				4	60	6.7%
\$801 to \$825										10	158	6.3%		10	0.0%				10	168	6.0%
\$826 to \$850																					
\$851 to \$875										1	40	2.5%				2	0.0%		1	42	2.4%
\$876 to \$900										5	106	4.7%							5	106	4.7%
\$901 to \$925													2	14	14.3%				2	14	14.3%
\$926 to \$950														18	0.0%					18	0.0%
\$951 to \$975																2	16	12.5%	2	16	12.5%
\$976 to \$1000																					
\$1001 to 1025																3	0.0%		3	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																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				32	511	6.3%	50	541	9.2%	33	540	6.1%	6	86	7.0%	2	21	9.5%	123	1699	7.2%

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

Vacancy Rates During the Current Quarter Loveland

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275				2		0.0%													2		0.0%
\$276 to \$300				4		0.0%													4		0.0%
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500							8		0.0%										8		0.0%
\$501 to \$525				1	31	3.2%													1	31	3.2%
\$526 to \$550							8		0.0%										8		0.0%
\$551 to \$575																					
\$576 to \$600				1	12	8.3%	1	24	4.2%										2	36	5.6%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725					24	0.0%														24	0.0%
\$726 to \$750	2	28	7.1%																2	28	7.1%
\$751 to \$775		14	0.0%																	14	0.0%
\$776 to \$800				38	132	28.8%													38	132	28.8%
\$801 to \$825																					
\$826 to \$850				2	42	4.8%													2	42	4.8%
\$851 to \$875							1	19	5.3%		87	0.0%							1	106	0.9%
\$876 to \$900											6	0.0%								6	0.0%
\$901 to \$925										2	48	4.2%							2	48	4.2%
\$926 to \$950											25	0.0%							25		0.0%
\$951 to \$975														12	0.0%				12		0.0%
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100							1	6	16.7%					3	23	13.0%			4	29	13.8%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200										4	34	11.8%							4	34	11.8%
\$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													7	14	50.0%				7	14	50.0%
\$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																					
TOTALS	2	42	4.8%	42	247	17.0%	3	65	4.6%	6	200	3.0%	10	49	20.4%				63	603	10.4%

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

Vacancy Rates During the Current Quarter Grand Junction

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275	2	66	3.0%																2	66	3.0%
\$276 to \$300																					
\$301 to \$325					120	0.0%														120	0.0%
\$326 to \$350																					
\$351 to \$375					5	0.0%														5	0.0%
\$376 to \$400					2	0.0%														2	0.0%
\$401 to \$425					12	0.0%														12	0.0%
\$426 to \$450					30	0.0%														30	0.0%
\$451 to \$475				2	43	4.7%													2	43	4.7%
\$476 to \$500					82	0.0%		7	0.0%											89	0.0%
\$501 to \$525				1	86	1.2%		8	0.0%										1	94	1.1%
\$526 to \$550				2	45	4.4%	3	32	9.4%		3	0.0%							5	80	6.3%
\$551 to \$575				2	34	5.9%		10	0.0%		3	0.0%							2	47	4.3%
\$576 to \$600		1	0.0%		20	0.0%	3	84	3.6%		11	0.0%	2	10	20.0%				5	126	4.0%
\$601 to \$625				1	96	1.0%		39	0.0%		20	0.0%							1	155	0.6%
\$626 to \$650				1	1	100.0%	1	106	0.9%		9	0.0%		1	0.0%				2	117	1.7%
\$651 to \$675					45	0.0%		23	0.0%		8	0.0%								76	0.0%
\$676 to \$700				3	91	3.3%	1	26	3.8%				1	14	7.1%				5	131	3.8%
\$701 to \$725										1	120	0.8%							1	120	0.8%
\$726 to \$750							12	0.0%			15	0.0%								27	0.0%
\$751 to \$775				1	21	4.8%													1	21	4.8%
\$776 to \$800							30	0.0%												30	0.0%
\$801 to \$825											24	0.0%								24	0.0%
\$826 to \$850							1	20	5.0%		2	24	8.3%						3	44	6.8%
\$851 to \$875								9	0.0%		2	66	3.0%						2	75	2.7%
\$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																					
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\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	67	3.0%	13	733	1.8%	9	406	2.2%	5	303	1.7%	3	25	12.0%				32	1534	2.1%

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

Vacancy Rates During the Current Quarter Greeley

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225		1	0.0%				1	3	33.3%				1	0.0%					1	0.0%	
\$226 to \$250																			1	4	25.0%
\$251 to \$275		3	0.0%																3	0.0%	
\$276 to \$300		3	66.7%	1	8	12.5%													3	11	27.3%
\$301 to \$325	1	9	11.1%	2	28	7.1%													3	37	8.1%
\$326 to \$350	1	22	4.5%	1	24	4.2%		1	0.0%										2	47	4.3%
\$351 to \$375	1	34	2.9%	1	27	3.7%													2	61	3.3%
\$376 to \$400				1	8	12.5%	1	11	9.1%										2	19	10.5%
\$401 to \$425				26	147	17.7%	1	15	6.7%										27	162	16.7%
\$426 to \$450				22	113	19.5%	2	26	7.7%										24	139	17.3%
\$451 to \$475				1	243	0.4%		4	0.0%	2	5	40.0%							3	252	1.2%
\$476 to \$500					27	0.0%	19	283	6.7%										19	310	6.1%
\$501 to \$525				8	57	14.0%	7	117	6.0%										15	174	8.6%
\$526 to \$550					16	0.0%	18	114	15.8%	3	16	18.8%							21	146	14.4%
\$551 to \$575				5	146	3.4%	5	118	4.2%										10	264	3.8%
\$576 to \$600				12	123	9.8%	3	57	5.3%				1	10	10.0%				16	190	8.4%
\$601 to \$625				4	49	8.2%	5	72	6.9%	5	52	9.6%	12	37	32.4%		1	0.0%	26	211	12.3%
\$626 to \$650								8	0.0%	7	99	7.1%	4	45	8.9%				11	152	7.2%
\$651 to \$675							1	27	3.7%	7	51	13.7%							8	78	10.3%
\$676 to \$700				5	62	8.1%	5	48	10.4%		1	0.0%	3	50	6.0%				13	161	8.1%
\$701 to \$725										7	64	10.9%	2	5	40.0%	2	16	12.5%	11	85	12.9%
\$726 to \$750													4	45	8.9%				4	45	8.9%
\$751 to \$775																					
\$776 to \$800				48	0.0%					6	90	6.7%		3	0.0%				6	141	4.3%
\$801 to \$825										2	24	8.3%	10	66	15.2%				12	90	13.3%
\$826 to \$850											2	0.0%	4	64	6.3%				4	66	6.1%
\$851 to \$875																					
\$876 to \$900										3	44	6.8%							3	44	6.8%
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975										3	128	2.3%							3	128	2.3%
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175													5	48	10.4%				5	48	10.4%
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																1	0.0%		1	0.0%	
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
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\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	5	72	6.9%	89	1126	7.9%	68	904	7.5%	45	576	7.8%	45	374	12.0%	2	18	11.1%	254	3070	8.3%

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

Vacancy Rates During the Current Quarter Pueblo

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325		1	0.0%		12	0.0%													13	0.0%	
\$326 to \$350	1	14	7.1%	1	21	4.8%		4	0.0%										2	39	5.1%
\$351 to \$375		2	0.0%	10	95	10.5%	1	10	10.0%										11	107	10.3%
\$376 to \$400		4	0.0%	6	99	6.1%													6	103	5.8%
\$401 to \$425	2	18	11.1%	15	153	9.8%		7	0.0%										17	178	9.6%
\$426 to \$450				6	82	7.3%	2	12	16.7%										8	94	8.5%
\$451 to \$475				10	123	8.1%	7	73	9.6%				3	0.0%		10	0.0%		17	209	8.1%
\$476 to \$500				5	30	16.7%	4	43	9.3%	6	40	15.0%	1	0.0%					15	114	13.2%
\$501 to \$525		1	0.0%	2	24	8.3%		21	0.0%		32	0.0%							2	78	2.6%
\$526 to \$550				7	106	6.6%		5	0.0%	7	76	9.2%							14	187	7.5%
\$551 to \$575				6	28	21.4%													6	28	21.4%
\$576 to \$600					5	0.0%	9	95	9.5%										9	100	9.0%
\$601 to \$625					4	0.0%		2	0.0%				2	41	4.9%				2	47	4.3%
\$626 to \$650					1	0.0%		4	0.0%					16	0.0%				21	0.0%	
\$651 to \$675							4	24	16.7%	3	32	9.4%	2	14	14.3%	2	12	16.7%	11	82	13.4%
\$676 to \$700								24	0.0%	3	32	9.4%	1	15	6.7%				4	71	5.6%
\$701 to \$725					2	0.0%													2	0.0%	
\$726 to \$750		1	0.0%											8	0.0%				9	0.0%	
\$751 to \$775																					
\$776 to \$800														1	0.0%		1	0.0%	2	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																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475							4	0.0%											4	0.0%	
\$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																					
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\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	3	41	7.3%	68	785	8.7%	27	328	8.2%	19	212	9.0%	5	99	5.1%	2	23	8.7%	124	1488	8.3%

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

Vacancy Rates During the Current Quarter Pueblo - Northwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325		1	0.0%		2	0.0%													3	0.0%	
\$326 to \$350	1	13	7.7%																1	13	7.7%
\$351 to \$375				5	51	9.8%													5	51	9.8%
\$376 to \$400		3	0.0%	2	12	16.7%													2	15	13.3%
\$401 to \$425					7	0.0%		7	0.0%										14	0.0%	
\$426 to \$450				2	41	4.9%	2	12	16.7%										4	53	7.5%
\$451 to \$475								1	0.0%				3	0.0%		10	0.0%		14	0.0%	
\$476 to \$500													1	0.0%					1	0.0%	
\$501 to \$525		1	0.0%																1	0.0%	
\$526 to \$550																					
\$551 to \$575				4	0.0%														4	0.0%	
\$576 to \$600							5	0.0%											5	0.0%	
\$601 to \$625					4	0.0%													4	0.0%	
\$626 to \$650					1	0.0%							2	0.0%					3	0.0%	
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725					2	0.0%													2	0.0%	
\$726 to \$750		1	0.0%																1	0.0%	
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475							4	0.0%											4	0.0%	
\$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																					
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\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$2000 and up																					
TOTALS	1	19	5.3%	9	124	7.3%	2	29	6.9%				6	0.0%		10	0.0%		12	188	6.4%

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

Vacancy Rates During the Current Quarter

Pueblo - Northeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325					10	0.0%													10	0.0%	
\$326 to \$350					2	0.0%													2	0.0%	
\$351 to \$375				5	44	11.4%	1	10	10.0%										6	54	11.1%
\$376 to \$400				4	87	4.6%													4	87	4.6%
\$401 to \$425	2	18	11.1%	5	42	11.9%													7	60	11.7%
\$426 to \$450					5	0.0%														5	0.0%
\$451 to \$475				5	81	6.2%	4	31	12.9%										9	112	8.0%
\$476 to \$500				5	30	16.7%		5	0.0%										5	35	14.3%
\$501 to \$525				2	24	8.3%		21	0.0%		32	0.0%							2	77	2.6%
\$526 to \$550				7	106	6.6%		5	0.0%	7	76	9.2%							14	187	7.5%
\$551 to \$575				6	24	25.0%													6	24	25.0%
\$576 to \$600							9	86	10.5%										9	86	10.5%
\$601 to \$625								2	0.0%					33	0.0%					35	0.0%
\$626 to \$650														14	0.0%					14	0.0%
\$651 to \$675							4	24	16.7%	3	32	9.4%	2	14	14.3%				9	70	12.9%
\$676 to \$700								24	0.0%	3	32	9.4%	1	15	6.7%				4	71	5.6%
\$701 to \$725																					
\$726 to \$750														8	0.0%					8	0.0%
\$751 to \$775																					
\$776 to \$800														1	0.0%		1	0.0%		2	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																					
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\$1576 to 1500																					
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\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	18	11.1%	39	455	8.6%	18	208	8.7%	13	172	7.6%	3	85	3.5%		1	0.0%	75	939	8.0%

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

Vacancy Rates During the Current Quarter
Pueblo - Southeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$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						5 0.0%			4 0.0%											9 0.0%	
\$601 to \$625																					
\$626 to \$650									4 0.0%											4 0.0%	
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS						5 0.0%			8 0.0%											13 0.0%	

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

Vacancy Rates During the Current Quarter Pueblo - Southwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350		1	0.0%	1	19	5.3%		4	0.0%										1	24	4.2%
\$351 to \$375		2	0.0%																	2	0.0%
\$376 to \$400		1	0.0%																	1	0.0%
\$401 to \$425				10	104	9.6%													10	104	9.6%
\$426 to \$450				4	36	11.1%													4	36	11.1%
\$451 to \$475				5	42	11.9%		3	41	7.3%									8	83	9.6%
\$476 to \$500								4	38	10.5%	6	40	15.0%						10	78	12.8%
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625													2	8	25.0%				2	8	25.0%
\$626 to \$650																					
\$651 to \$675																2	12	16.7%	2	12	16.7%
\$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																					
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\$1276 to 1300																					
\$1301 to 1325																					
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\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
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\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		4	0.0%	20	201	10.0%	7	83	8.4%	6	40	15.0%	2	8	25.0%	2	12	16.7%	37	348	10.6%

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