



Colorado Multi-Family Housing Vacancy & Rent Study

First Quarter, 2008

Covering:

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

Sponsored by:

Colorado Division of Housing

Apartment Realty Advisors

Pierce-Eislen

Authored and Researched by
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Available online: dola.colorado.gov/cdh

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The sponsors of the Colorado Multi-Family Vacancy and Rent Survey contract with an independent researcher to produce this report.
No individual information is released by the researcher to a sponsor or to the public.

Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. With the First Quarter Survey, 32,033 were reported from the twenty-one communities compared to 31,271 units in September 2007. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area increased to 6.1 percent for March 2008, compared to 5.7 percent for September 2007, 7.5 percent for March 2007, 7.2 percent in September 2006 and 7.7 percent in March 2006. In September of 2005 it was 8.6 percent and 10.4 percent for March 2005. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Alamosa, Aspen, Buena Vista, Canon City Durango, Eagle, Glenwood Springs, Grand Junction, Gunnison, Montrose, Salida, Steamboat Springs, and Summit County all below 5.0 percent. Fort Morgan/Brush, Lake County, Southeastern Colorado, and Sterling have above 5.0 percent vacancy. Colorado Springs had 9.0 percent; Fort Collins/Loveland 5.2 percent; Greeley, 7.3; and Pueblo, 6.0 percent vacant.

The overall average rent per square foot ranges from a low of 50 cents in Sterling to a high of \$1.49 in Aspen. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under, Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate for is 4.1 percent. This means that tenants moved out of 4.1 percent of the units the previous month.

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

Survey management and analysis was done by Gordon E. Von Stroh of Colorado Economic and Management Associates. Information furnished by participants is considered reliable. The sponsors and author make no warranty, express or implied, and assume no legal liability or responsibility for the inclusion of data from the participants in the survey or for the use of the data from the survey. Material contained in this publication is within the public domain and may be reproduced without special permission when proper reference is given to the Colorado Division of Housing and Colorado Economic and Management Associates.

INTRODUCTION

The purpose of this 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.

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

When no figures are shown, no apartments of the specific size and rent level were reported. With the summary tables, there may be no data or there may be only a limited number of complexes and disclosing the information would reduce confidentiality. All vacancy rates are as of the 10th of September for the September Survey (except for 2000 which was for October 10), and the 10th of March for the March Survey.

The samples were taken with the assumption that the rates were for unfurnished rental units with tenants paying electricity and gas. Apartment complex/building lists were developed from official lists. Returned survey forms were checked for completeness, then coded and entered into the computer for processing. Tabulations were performed by the use of a computerized program. The cumulative totals have a confidence interval of +/-1 percent at the 95 percent confidence level.

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

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

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

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

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

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

Colorado State

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**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	1995		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006				2007				2008								
	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr							
Alamosa											118	137	135	151	158	238	205	178	194	193	197	198	198		205		205		205										
Aspen											318	334	321	357	308	303	298	268	270	269	306	288	292		303		347		348										
Buena Vista											119	124	114	121	116	119	84	84	84	84	52	52	84		84		84		84										
Canon City											252	301	295	295	255	300	284	208	216	216	216	236	236		236		238		244										
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	16057	16096	16103										
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	2376	2174	2535										
Northeast	3348	4414	5243	5195	6027	5548	5961	5928	6096	6364	5816	5822	6195	6244	5323	5960	5739	5610				3883	3703	2616	3246	3152	3473	3448	3725	3448									
Far Northeast																						2571	4015	3220	4324	3787	3982	3695	3443	3421	3335	3749							
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	1787	1721	1473										
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	670	734	547										
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	2828	3049	3101										
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	1527	1358	1250										
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		651												
Eagle County	--	--	419	605	565	497	770	808	927	908	674	738	734	1025	1095	1167	1019	967	981	1225	1219	1187	1161		984		984		1044										
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	4810	4718	5226										
Fort Collins										4196	4019	4514	4599	3413	3461	3623	3575	3587	4599	4921	4544	4666	4244	4166	4562	4966	4321	4234	4707										
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	1248	1260	1428										
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	175	147	225										
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	1816	1780	1711										
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	1082	1047	1343										
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	489	484	519										
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		180		230										
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		254		217										
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	1514	1549	1980										
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	2651	2868	2400										
Gunnison											124	171	178	188	166	240	158	194	184	176	188	174	178		188		188		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		75		75										
Montrose											237	315	307	302	290	365	307	264	283	266	266	272	312		294		278		272										
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	1585	1744	1693										
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	191	224	180										
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	1017	1022	909										
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	15	51	14										
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	362	447	590										
Salida											84	121	124	118	103	110	78	78	78	77	77	77	78		78		78		78										
Southeastern Colorado																			178	194	250	258	258		204		234		186										
Steamboat Springs											154	273	274	332	323	264	247	259	259	258	265	258	255		254		257		257										
Sterling																			304	312	230	287	353		287		252		288										
Summit County	--	--	201	198	295	276	285	302	281	279	368	295	318	306	323	322	275	258	338	423	523	367	417		354		349		354										

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

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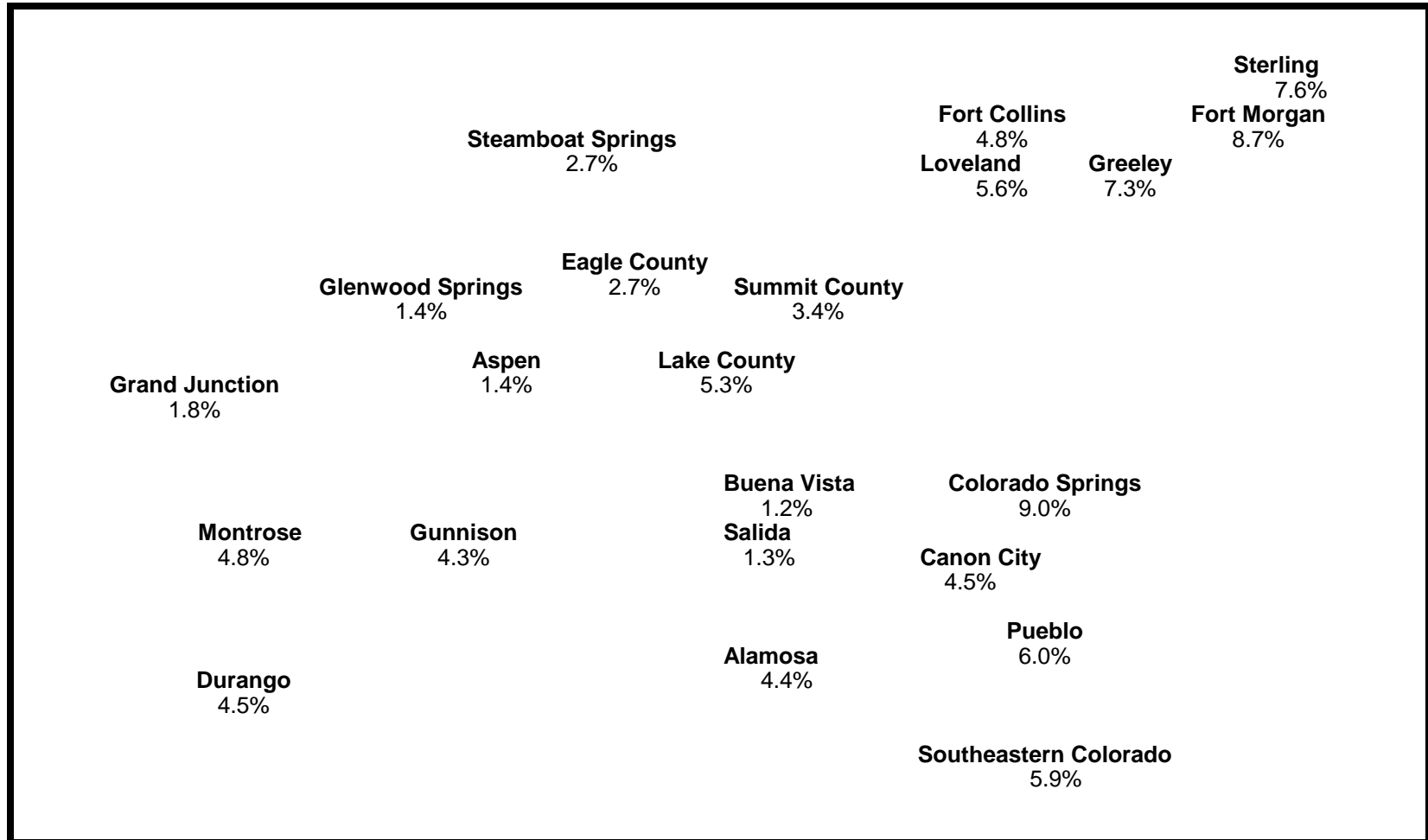
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VACANCY RATES BY MARKET AREA

(In Percent)

Market Area	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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa																														
Aspen	1.4	0.8	1.0	2.2	1.3	0.3	0.6	0.9	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		3.4		4.4			
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		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		5.5		4.5				
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	8.6	10.8	9.0			
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	9.3	11.1	8.3			
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	7.2	7.9	7.5			
Far Northeast																	7.8	10.3	7.4	7.9	7.2	10.5	9.6	6.1	5.7	7.3	6.2			
Southeast	4.4	5.1	5.0	3.8	4.0	5.9	4.7	4.8	1.7	2.4	3.4	6.4	7.8	11.5	14.3	15.5	11.9	15.0	11.6	10.8	15.2	18.4	12.9	9.9	11.2	16.9	15.8			
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	22.1	24.9	23.0			
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	7.2	11.6	9.1			
Central	3.5	4.5	5.2	6.3	3.1	5.6	4.5	5.0	2.9	3.1	4.5	6.6	8.2	9.8	10.1	11.8	10.1	12.1	10.6	8.9	9.5	9.5	9.2	10.2	10.9	10.1	8.6			
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		4.1		4.5			
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		4.7		2.7			
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	5.0	4.6	5.2			
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	4.9	4.4	4.8			
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	9.2	7.7	7.1			
Northeast	2.3	2.9	3.7	3.1	0.0	2.4	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	4.0	3.4	3.6				
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	3.2	3.1	4.4			
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	3.0	3.2	4.2			
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	5.9	5.6	5.6			
Fort Morgan/Brush	3.5	3.6	3.6	4.6	8.2	4.8	3.6	5.8	12.5	10.0	6.7	7.8	6.8	7.9	10.7	11.5	4.0	3.5	3.8	3.5	12.2		9.6		8.9		8.7			
Glenwood Springs	2.8	1.6	3.4	2.4	1.0	1.0	2.3	2.2	2.7	1.2	1.5	1.4	10.1	4.1	12.5	6.3	5.6	2.1	3.8	1.3	2.4		2.2		2.4		1.4			
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	1.8	1.7	1.8			
Greeley	1.7	7.6	3.2	3.5	2.7	5.7	4.7	3.8	3.0	1.7	2.5	4.9	11.7	10.7	9.8	14.5	11.1	12.1	8.8	8.1	7.3	7.2	7.2	8.3	8.1	7.2	7.3			
Gunnison								1.6	1.2	1.7	1.6	1.2	1.7	3.8	4.1	2.2	4.5	4.3	2.9	2.8		3.7		4.3		4.3				
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		4.0		5.3			
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		4.0		4.8				
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	5.2	7.1	6.0			
Northwest	1.8	3.2	1.9	4.3	1.5	2.5	2.7	4.6	12.3	5.8	5.3	2.0	4.0	7.1	3.8	9.3	7.7	11.2	5.0	4.2	8.9	9.3	9.7	6.7	5.2	2.2	6.1			
Northeast	4.5	5.9	3.3	7.9	2.8	9.5	8.2	7.9	4.0	6.7	2.6	6.0	2.6	9.1	12.2	13.1	5.5	14.0	6.3	10.1	6.4	6.3	10.7	8.0	4.8	8.2	5.9			
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	0.0	3.9	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	6.4	7.2	6.3			
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		1.3		1.3				
Southeastern Colorado															7.3	5.7	5.2	5.4	5.0			4.4		4.7		5.9				
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		3.5		2.7				
Sterling															9.9	10.6	11.3	9.8	9.1			10.1		10.3		7.6				
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		4.0		3.4			

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

VACANCIES BY APARTMENT TYPE

Market		1998		1999		2000		2001		2002		2003		2004		2005		2006			2007				2008					
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	1st	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	Efficiency												2.8	2.7	0.0	2.7	2.7	2.5	1.2		2.5		2.8	3.7	3.7					
	One bedroom																													
	Two bed, one bath													3.9	1.0	1.3	4.1	3.1	3.1	3.1		3.1		0.0	3.9	3.9				
	Two bed, two bath																													
	Three bedroom													0.0	0.0	8.3	0.0	5.0	5.0	0.0		5.0		20.0	10.0	10.0				
Aspen	All												2.9	1.7	1.0	3.1	3.0	3.0	2.0		3.0		3.4	4.4	4.4					
	Efficiency												0.0	9.8	8.7	7.1	2.4	2.4	2.4		2.4		2.4	2.4	2.4					
	One bedroom												17.2	9.0	8.7	5.9	2.0	1.2	1.2		1.2		1.2	1.1	1.1					
	Two bed, one bath												15.5	9.6	13.2	8.4	2.2	1.2	1.1		1.2		1.2	2.3	2.3					
	Two bed, two bath												17.7	9.7	14.3	9.7	0.0	0.0	0.0		0.0		0.0	1.6	1.1	1.1				
Buena Vista	Three bedroom																													
	All												18.1	10.4	11.1	7.8	1.6	1.0	1.0		1.0		1.4	1.4	1.4					
	Efficiency																													
	One bedroom												4.8	0.0	2.4	0.0	2.4	0.0	2.4		0.0		2.4	2.4	2.4					
	Two bed, one bath												4.8	2.4	21.4	7.1	0.0	0.0	0.0		0.0		0.0	0.0	0.0					
Canon City	Two bed, two bath																													
	Three bedroom												10.5	11.5			0.0													
	All											6.7	6.3	3.7	2.8	5.1	3.8	4.2		3.8		5.5	4.5	4.5						
	Efficiency												8.8	16.4	18.5	12.4	13.2	8.6	9.2	7.7	8.6	9.5	8.3	8.5	8.5					
	One bedroom												10.6	10.2	8.3	10.7	8.5	8.3	8.1	10.6	8.3	9.1	6.9	7.6	7.6					
Colorado Springs	Two bed, one bath												13.9	13.4	11.7	14.6	15.7	14.7	17.1	15.9	14.7	12.5	12.3	12.4	12.4					
	Two bed, two bath												10.5	13.0	9.9	12.6	7.5	9.7	9.5	7.9	9.7	6.6	7.0	7.3	7.3					
	Three bedroom												13.7	13.4	13.1	18.6	12.1	15.7	16.1	17.3	15.7	12.5	11.8	12.4	12.4					
	All											11.3	12.3	10.2	12.6	10.3	10.6	11.3	11.7	10.6	9.6	8.6	9.0	9.0						
	Efficiency												0.0	23.1	8.2	4.9	4.8	6.5	1.8		6.5		3.0	3.0	3.0					
Durango	One bedroom											5.3	6.0	3.6	5.0	3.3	4.9	2.3		4.9		3.2	5.1	5.1						
	Two bed, one bath											1.2	1.2	4.1	3.6	7.4	6.5	3.0		6.5		4.7	4.4	4.4						
	Two bed, two bath											1.1	1.3	6.4	4.3	5.1	4.4	2.3		4.4		4.4	3.4	3.4						
	Three bedroom											14.3	17.5	13.6	5.4	3.8	28.6	7.1		28.6		4.5	6.2	6.2						
	All											4.7	5.8	6.0	4.2	4.9	7.7	3.0		7.7		4.1	4.5	4.5						
Eagle County	Efficiency											70.0	0.0	0.0	0.0	4.0	0.0	1.6		0.0		4.5	3.4	3.4						
	One bedroom											4.2	7.3	3.3	2.4	5.4	1.2	1.8		1.2		5.6	2.2	2.2						
	Two bed, one bath											24.1	32.1	35.6	18.5	4.2	0.0	1.4		0.0		1.6	2.6	2.6						
	Two bed, two bath											18.3	15.4	13.2	0.0	3.2	2.6	1.2		2.6		8.6	1.0	1.0						
	Three bedroom											11.8	6.9	8.5	2.3	4.7	1.1	0.7		1.1		2.4	2.1	2.1						
Fort Collins Loveland	All											17.1	20.4	19.9	9.2	5.2	1.3	1.6		1.3		4.7	2.7	2.7						
	Efficiency											17.1	9.6	7.4	11.7	6.5	12.7	8.5	7.5	12.7	5.7	2.1	2.3	2.3						
	One bedroom											7.8	9.1	6.5	14.5	5.8	6.5	2.8	4.9	6.5	7.0	2.4	4.0	4.0						
	Two bed, one bath											14.0	13.4	12.3	13.4	7.9	9.4	7.6	6.6	9.4	7.6	2.7	2.9	2.9						
	Two bed, two bath											12.8	12.0	10.9	9.2	7.2	7.5	5.6	5.7	7.5	6.9	5.5	5.6	5.6						
Fort Morgan/Brush	Three bedroom											19.5	22.4	18.9	18.3	19.3	12.9	19.5	25.2	12.9	31.6	18.3	15.4	15.4						
	All											12.2	13.4	11.2	12.7	8.9	8.8	8.1	7.9	8.8	9.1	5.0	5.2	5.2						
	Efficiency											0.0	0.0	0.0		14.3														
	One bedroom											3.0	6.0	2.2	2.5	2.5	0.7	4.0		0.7		6.8	5.7	5.7						
	Two bed, one bath											5.0	5.9	7.7	5.9	4.9	8.0	16.9		8.0		5.7	6.9	6.9						
Fort Morgan/Brush	Two bed, two bath																							0.0	0.0					
	Three bedroom												0.0	0.0	0.0	0.0	8.3	17.6		8.3		17.9	16.7	16.7						
	All											3.1	5.9	4.0	3.5	3.8	3.5	12.2		3.5		8.9	8.7	8.7						

*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.

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	1998		1999		2000		2001		2002		2003		2004		2005		2006			2007				2008				
		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	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		3.1			3.1			
	1990 -99																6.3	3.8	1.3		1.3		5.3			6.6			
2000-04																													
2005+																													
Aspen	To 1959																		0.0	0.0									
	1960-69																0.0	0.0	0.0										
	1970-79																2.4	2.0	2.0			0.0		3.5			3.5		
	1980-89																0.0	0.0	0.0					0.7			1.4		
	1990 -99																0.0	0.0	0.0				1.6			0.8			
2000-04																													
2005+																													
Buena Vista	To 1959																												
	1960-69																												
	1970-79																8.3	0.0	0.0			0.0		0.0		0.0			
	1980-89																												
	1990 -99																												
2000-04																													
2005+																													
Canon City	To 1959																		4.3	4.3		2.2		4.3		4.3			
	1960-69																												
	1970-79																5.9	1.5	1.5			0.0		4.4		3.7			
	1980-89																											0.0	
	1990 -99																3.1	9.3	11.1			16.7		8.9		7.1			
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	22.2	22.6	18.9				
	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	9.8	9.8	7.8				
	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	12.0	14.4	12.2				
	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	6.5	9.1	7.6				
	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	4.9	6.7	5.3				
2000-04																8.0	9.5	9.5	8.7	6.8	5.2	6.8	8.6	6.8	7.6				
2005+																						7.6	7.6	7.6					
Durango	To 1959																												
	1960-69																												
	1970-79																4.8	5.7	4.1			2.7		3.7		3.7			
	1980-89																2.7	5.0	2.1			5.5		5.8		5.4			
	1990 -99																5.1	7.6	3.6			3.9		3.2		3.9			
2000-04																													
2005+																		13.4	1.8		3.6		4.5		5.4				
Eagle County	To 1959																												
	1960-69																												
	1970-79																4.0	0.0	2.6			2.0		1.1		1.8			
	1980-89																8.0	0.9	1.3			1.7		0.0		0.9			
	1990 -99																4.6	2.4	1.2			1.8		12.3		3.1			
2000-04																													
2005+																													
Fort Collins/Loveland	To 1959	7.9	0.5	0.6	2.7	6.0	2.7	3.9	4.5	5.6	14.3	16.2	22.2	0.0	35.7	31.8	10.9	25.0	10.0	10.0	25.0	0.0	12.5	0.0	0.9				
	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	2.2	1.6	1.0				
	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	2.5	4.0	3.3				
	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	7.7	5.9	7.1				
	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	3.7	4.9	7.3				
2000-04																													
2005+																													
Fort Morgan/Brush	To 1959																21.7		19.0										
	1960-69																												
	1970-79																1.5	1.1	15.0										
	1980-89																1.8	10.4	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.

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- ◇ Technical Assistance
- ◇ Housing and Demographic data

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006				2007				2008									
		3rd-1996	1st Qtr	3rd Qtr	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	4th Qtr	1st Qtr	2nd 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	395.21 308.21 311.21	208.39 554.18 389.43	413.00 312.23 410.93	312.23 400.55 418.65	362.50 422.27 394.42	405.36 407.18 418.65	412.50 421.37 408.27	337.50 472.36 408.27	406.25 479.40 408.27	372.50 502.14 408.27					476.73 422.88			480.51 437.50	490.54 447.88								
Aspen	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	1065.45 1072.12	1074.55 1089.15	1078.41 1121.11	998.11 1051.98	1098.97 1151.67	988.11 1137.56	949.95 1136.23	948.23 1136.99	951.23 930.50	956.31 919.69	1311.21 1123.90	1063.00 982.44	938.00 1006.79	939.68 1075.69	1078.50 906.05	1119.64 1138.92	550.00 1022.64	1087.50 1135.00	1487.50 1281.25	1602.50 1016.76											1138.19 1146.25			1171.25 1148.84				
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			517.26	526.79							
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	442.42 608.65	583.90 499.06	585.97 494.69	385.42 516.35	408.13 533.79	563.75	417.50	454.17	498.37	606.00					612.50 562.50			612.50 562.50	612.50 562.50					562.50 633.15 586.16 565.00		
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	422.39 448.12 457.17 613.55	420.49 433.77 499.07 625.61	450.72 478.84 540.42 680.75	467.11 491.71 540.42 705.95	453.87 485.89 547.29 669.89	479.37 519.15 576.38 717.91	506.22 501.67 562.95 688.81	527.81 483.54 566.06 670.89	520.18 482.13 524.80 700.23	524.49 498.87 548.71 696.03	528.19 498.87 533.89 677.54	532.14 452.53 520.17 718.72	535.80 441.07 524.17 698.52	534.32 447.60 475.24 596.69	581.06 446.00 574.55 614.16	598.23 467.70 512.18 598.93	557.67 469.34 489.56 614.37	537.92 493.83 543.81 598.93	583.45 510.81 574.55 606.85	549.13 509.79 631.78 629.98	548.99 520.14 583.75 721.17	544.83 491.39 597.20 630.13	548.99 520.14 583.75 721.17	544.83 491.39 597.20 630.13	548.99 520.14 583.75 721.17	544.83 491.39 597.20 630.13	548.99 520.14 583.75 721.17	544.83 491.39 597.20 630.13					
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	351.68 385.12 530.29	406.70 568.25 578.50	425.97 611.23 588.61	629.31 497.83 522.47	564.25 497.83 747.82	454.67 428.73 653.79	693.00 611.55 626.19	713.00 726.25 648.16	649.11 647.51 686.64	688.50 539.62 695.55	640.78 539.62 670.35	762.50 662.15 630.03	537.50 660.49 632.86	498.21 611.20 634.02	466.67 690.42 545.49	682.50 658.96 725.26	516.67 645.43 802.19					747.68			612.50 759.42	616.67 748.81									
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	825.23 820.33	825.34	824.23	931.89	932.41	937.23	969.23	929.23	935.67	638.00	688.00	725.99	745.63	1009.23	756.64	967.50	637.50			987.50																		
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	825.23 820.33	825.34	824.23	931.89	932.41	937.23	969.23	929.23	935.67	638.00	688.00	725.99	745.63	1009.23	756.64	967.50	637.50			987.50																		
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	291.95 397.17	321.35 347.49	333.21 276.94	356.94 380.50	371.19 396.58	352.39 439.17	394.95 348.65	312.50 347.43	330.00 365.64	313.69 416.96	313.69 273.84	317.93 273.55	316.07 406.15	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	696.33 497.72	689.77 421.48	758.95 825.11	628.96 661.93	695.14 747.09	694.23 749.23	681.18 680.88	980.23 670.23	668.36 671.18	623.00 882.13	693.00 800.50	612.33 755.99	525.00 546.11	554.17 751.33	671.31 671.57	706.62 646.72	669.93 671.53	749.94 702.96	739.06 663.06																	
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	376.44 398.15 449.78	381.11 421.48 475.28	376.30 402.42 492.25	374.38 410.18	392.24 445.61	401.23 445.61	411.52 449.57	411.39 450.23	419.18 413.30	419.93 431.01	445.50 441.70	130.26 431.29	512.67 427.11	425.39 441.97	429.62 468.09	424.75 475.12	463.18 505.64	557.81 808.38	462.03 558.46	458.25 609.76	458.96 697.75	487.50 594.95	387.50 683.92	551.88 652.03	512.50 665.11	512.50 665.11	512.50 665.11	512.50 665.11	512.50 665.11	512.50 665.11	512.50 665.11	512.50 665.11	512.50 665.11	512.50 665.11		

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

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	1998		1999		2000		2001		2002		2003		2004		2005		2006			2007				2008				
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																	390.63	331.25	331.25		384.38				393.75			415.63
	1990-99																393.75	612.9808	574.09		547.5921				547.64			551.6447	
	2000-04																												
2005+																													
Aspen	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																	1087.50	1487.5	1587.50									
	2000-04																745.83	1072.588	825.61		776.6667					970.83			970.8333
2005+															1104.32	1081.926	1160.14		1170.274					1261.66			1279.392		
Buena Vista	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-04																525.00	525	525.00		529.1667					529.17			554.1667
2005+																													
Canon City	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-04																	498.3696	606.00		612.5					612.50			633.1522
2005+																510.00	525	525.00		540				562.50			565		
Colorado Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-04	428.60	464.86	449.74	492.17	498.36	482.51	554.63	635.94	596.62	574.43	596.65	582.38	568.15	521.11	501.64	489.67	458.59	487.93	529.40	509.25	522.29	535.67	532.12	568.21				
2005+	458.41	485.78	499.37	534.78	534.23	499.74	549.58	567.74	562.55	536.47	540.13	501.11	550.69	547.11	535.79	523.93	562.26	568.46	523.41	523.66	546.46	544.36	532.35	536.85					
Durango	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-04																												
2005+																													
Eagle County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-04																												
2005+																													
Fort Collins/Loveland	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-04	381.37	538.00	524.61	499.78	517.62	518.41	492.73	434.62	529.67	532.64	524.76	488.89	494.64	494.64	583.52	604.47	554.69	590.00	543.75	571.88	462.50	578.13	604.24	624.32				
2005+	534.03	538.83	556.27	582.05	589.23	587.83	639.17	625.56	592.94	603.09	622.54	863.33	767.36	700.22	561.67	563.43	616.71	671.24	620.51	698.42	726.96	594.63	584.08	603.81					
Fort Morgan/Brush	To 1959																												
	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.

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

MEDIAN RENT BY MARKET AREA
(In Dollars)

Market Area	1999		2000		2001		2002		2003		2004		2005			2006			2007				2008				
	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	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			431.03				437.85	
Aspen									986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47				1187.46			1124.96				1176.00	
Buena Vista									501.00	502.14	401.00	476.00	442.25	442.25	476.00				501.00			501.00				526.00	
Canon City									504.49	527.77	538.85	512.40	515.00	518.19	522.89				547.69			566.49				572.03	
Colorado Springs									649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	667.84	663.00	685.67	655.83	647.98						
Northwest									727.32	759.39	658.72	712.56	775.60	795.20	750.45	793.38	761.10	732.05	755.60	747.09	758.45						
Northeast									653.07	593.84	705.67	661.64	637.74	670.91	682.56	642.92	644.26	640.66	647.61	616.19	656.76						
Far Northeast											754.07	716.625	787.29	781.607	734.27	692.50	754.26	743.708	776.26	790.64	747.92						
Southeast									601.75	577.92	600.54	627.01	609.33	621.15	606.30	497.81	558.13	555.11	530.17	476.90	448.88						
Security/Widefield/Fountain									615.24	640.79	590.24	643.05	633.71	661.79	634.50	629.88	634.27	631.28	634.36	631.42	630.34						
Southwest									679.98	670.50	699.79	642.76	678.89	705.71	795.75	757.47	786.16	722.24	723.96	606.84	604.95						
Central									610.38	574.53	504.61	515.29	464.38	499.66	492.26	506.60	555.81	509.13	580.27	556.00	496.73						
Durango									708.39	743.47	705.78	736.00	772.43	776.85	794.75				801.25			800.84				804.64	
Eagle County									1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80				1098.14	820.23	1117.54					1104.66	
Fort Collins/Loveland									709.83	756.89	691.89	721.30	695.66	692.98	732.47	698.77	743.65	770.89	727.11	755.11	737.26						
Northwest									685.34	686.87	655.20	653.67	631.32	661.18	623.84	673.90	787.57	839.89	637.68	683.78	659.33						
Northeast									545.05	689.37	686.84	664.65	683.02	753.66	778.34	557.82	660.38	525.51	667.32	572.98	664.94						
Southeast									732.97	800.89	694.40	777.94	788.25	688.50	809.89	790.55	731.39	820.81	764.96	763.11	759.88						
Southwest									719.75	708.65	645.54	673.19	642.89	700.92	692.27	696.67	728.22	734.38	727.15	748.23	745.23						
Loveland									734.33	778.59	776.43	807.47	725.64	809.11	810.52	819.85	802.79	834.63	842.73	866.52	839.79						
Fort Morgan/Brush									291.99	380.86	379.27	336.94	322.59	375.52	404.33				393.71			414.19				421.28	
Glenwood Springs									614.97	661.42	648.43	624.44	685.14	706.66	727.83				756.95			736.10				697.32	
Grand Junction									497.51	459.89	494.13	492.94	498.46	523.89	602.09	556.00	571.86	609.55	599.01	633.19	635.75						
Greeley									566.76	553.78	644.90	592.31	573.21	609.27	613.77	608.98	598.14	567.00	619.31	634.64	644.37						
Gunnison									518.50	579.39	457.67	541.14	544.64	564.08	558.73				561.00			580.71				591.75	
Lake County									499.21	530.10	491.06	504.17	504.71	520.58	520.58				495.38			569.75				586.94	
Montrose									579.13	584.02	512.46	593.71	552.25	563.50	536.94				521.56			557.73				504.75	565.47
Pueblo									476.52	472.60	432.29	445.02	441.35	442.19	445.41	455.66	439.90	476.00	456.77	455.75	462.34						
Northwest									421.83	466.97	612.46	2026.00	436.57	408.21	390.58	416.25	367.04	426.45	402.43	380.48	400.34						
Northeast									462.14	474.42	462.25	501.93	477.01	470.40	477.76	513.94	462.70	529.68	468.21	482.25	473.13						
Southeast									438.50	438.50	421.37	421.37	421.37	363.50		446.16	460.38	594.06	491.63	445.76	488.50						
Southwest									483.81	473.94	411.86	416.05	412.03	420.22	420.57	424.86	423.63	453.11	450.35	450.49	464.16						
Salida									433.81	433.29	413.50	422.47	422.47	429.65	422.25				422.34			429.57				438.96	
Southeastern Colorado											486.17	438.02	477.53	479.73	467.25				462.11			454.13				491.18	
Steamboat Springs									614.54	660.94	779.31	692.30	679.47	610.72	618.61				694.23			735.19				736.91	
Sterling											309.57	294.966	413.71	303.5	286.55				330.17			280.55				336.00	
Summit County									755.61	805.00	885.38	934.93	916.57	895.64	888.19				870.94			902.93				916.71	

*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	Area	2000		2001		2002		2003		2004		2005		2006			2007				2008				
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	Efficiency																								
	One bedroom									385.87	395.85	385.55	384.55	397.38	397.38	397.38		409.96		421.69		425.00			
	Two bed, one bath									338.50	410.95	451.63	416.63	410.93	387.51	408.81		441.56		441.56		466.56			
	Two bed, two bath																								
	Three bedroom									271.83	426.00	513.50	363.50	405.17	405.17	530.17		780.00		805.00		805.00			
	All								364.54	408.25	407.40	390.14	407.37	405.17	405.17		417.60		431.03		437.85				
Aspen	Efficiency									488.50	751.60	778.50	561.71	715.29	774.75	891.00		891.60		997.60		997.60			
	One bedroom									711.23	939.94	948.73	1012.72	1057.48	1083.81	1136.71		1104.00		1161.50		1188.00			
	Two bed, one bath									825.74	1129.98	1114.54	1107.85	1244.75	1099.21	1230.91		1253.57		1375.00		1375.00			
	Two bed, two bath									997.57	988.50	1088.70	1088.50	1088.50	1138.50	1188.50		1237.81		1313.00		1332.97			
	Three bedroom									1280.69	1423.22	1263.50	1414.39	1438.50	1515.17		1512.14		1562.14		1795.50				
		All								986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47		1187.46		1124.96		1176.00			
Buena Vista	Efficiency																								
	One bedroom									464.13	494.75	388.50	439.13	439.13	439.13	439.13		438.60		438.60		452.20			
	Two bed, one bath									517.41	505.81	634.59	538.50	538.50	538.50	584.59		584.25		609.25		609.25			
	Two bed, two bath																								
	Three bedroom									501.00	502.14	401.00	476.00	442.25	442.25	476.00		501.00		501.00		526.00			
	All																								
Canon City	Efficiency																								
	One bedroom									344.88	349.75	638.50	338.50	363.50	388.50	613.50		613.00		613.00		613.00			
	Two bed, one bath									511.66	528.13	535.38	516.63	515.34	518.46	518.46		542.76		563.00		567.48			
	Two bed, two bath																								
	Three bedroom									493.71	538.50			588.50											
	All								504.49	527.77	538.85	512.40	515.00	518.19	522.69		547.69		566.49		572.03				
Colorado Springs	Efficiency									524.96	494.14	502.25	438.33	478.02	509.87	480.57	445.85	460.18	446.14	447.07	440.99	464.41			
	One bedroom									590.16	555.46	596.66	543.56	586.89	593.39	592.09	570.37	580.09	565.37	581.77	570.57	569.24			
	Two bed, one bath									625.05	588.13	661.71	624.91	637.80	665.52	614.04	607.53	610.36	605.64	640.36	612.20	598.38			
	Two bed, two bath									797.67	818.38	842.82	831.16	812.58	846.87	847.93	840.24	876.36	847.34	869.80	885.67	886.67			
	Three bedroom									844.18	792.83	868.19	818.00	943.50	879.86	833.55	797.11	827.71	853.14	853.74	836.63	894.76			
		All								649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	667.84	663.00	685.67	655.83	647.98			
Durango	Efficiency									713.50	713.50	453.16	477.14	519.18	469.45	532.77		536.50		538.50		538.50			
	One bedroom									651.00	679.33	658.50	670.53	764.43	753.33	751.58		712.55		735.74		745.27			
	Two bed, one bath									695.64	756.39	679.85	787.54	576.00	792.88	802.21		829.23		833.75		802.80			
	Two bed, two bath									640.83	753.50	861.62	769.75	862.94	828.08	885.72		846.53		844.32		845.14			
	Three bedroom									804.47	1131.08	1113.50	993.65	926.00	1154.91	1179.91		1178.25		1100.00		1176.38			
		All								708.39	743.47	705.78	736.00	772.43	776.85	794.75		801.25		800.84		804.64			
Eagle County	Efficiency									588.50	588.50	539.39	525.72	539.02	526.00	732.82		731.45		700.00		700.00			
	One bedroom									708.92	763.50	845.05	834.80	869.85	871.00	953.84		959.45		987.18		1009.45			
	Two bed, one bath									1101.63	1012.46	1102.57	1062.71	1062.77	1110.75	978.08		1090.42		1113.73		1113.73			
	Two bed, two bath									1118.11	946.31	1088.50	1111.36	1135.69	1131.10	1217.12		1114.11		1354.00		918.60			
	Three bedroom									1033.74	1096.60	1237.90	1281.11	1308.79	1305.26	1218.59		1335.82		1214.76		994.55			
		All								1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80		1098.14		1117.54		1104.66			
Fort Collins Loveland	Efficiency									645.71	269.83	537.20	436.13	468.50	489.72	485.90	471.83	512.25	572.60	501.50	440.67	450.00			
	One bedroom									697.14	692.42	659.80	647.11	650.09	638.99	676.82	603.89	645.58	727.96	697.41	715.50	698.61			
	Two bed, one bath									698.90	705.39	668.97	672.41	669.20	687.58	687.41	698.97	735.00	743.15	727.75	745.67	729.57			
	Two bed, two bath									781.16	1226.00	707.49	790.43	772.88	765.20	830.75	772.77	805.54	868.24	857.58	914.09	868.63			
	Three bedroom									810.22	779.57	794.01	819.21	787.46	881.74	856.31	863.00	844.00	905.29	865.63	846.25	856.63			
		All								709.83	756.89	691.89	721.30	695.66	692.98	732.47	698.77	743.65	770.89	727.11	755.11	737.26			
Fort Morgan/Brush	Efficiency																								
	One bedroom									249.50	266.63	376.00	248.92	271.83	357.82	358.81		298.67		410.29		410.71			
	Two bed, one bath									381.82	395.17	376.63	372.15	353.68	375.17	388.50		398.50		393.71		432.86			
	Two bed, two bath										862.98											338.00			
	Three bedroom									543.50	1086.42	499.21	499.21	488.50	501.00	416.18		788.00		488.00		496.57			
	All								291.99	380.86	379.27	336.94	322.59	375.52	404.33		393.71		414.19		421.28				

*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.

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	1998		1999		2000		2001		2002		2003		2004		2005		2006			2007				2008				
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	2 to 8																	0.0			0.0								
	9 to 50																					12.5							
	51 to 99																												
	100 - 199																												
	Average																		0.0			0.0							
Aspen	2 to 8																												
	9 to 50																												
	51 to 99																3.4	1.6	3.4			0.0					3.3		
	100 - 199																												
	Average																3.4	1.6	3.4			0.0					3.3		
Buena Vista	2 to 8																												
	9 to 50																												
	51 to 99																												
	100 - 199																												
	Average																		0.0			0.0							
Canon City	2 to 8																												
	9 to 50																												
	51 to 99																												
	100 - 199																												
	Average																	5.9	1.5	2.9			9.3				8.9		2.9
Colorado Springs	2 to 8				3.9	0.6	1.7	2.1	2.9	7.0	15.9	5.2	4.6	0.0	2.9	4.5	8.8	5.9	0.0	2.3	4.9	4.5	0.0	3.4	5.0				
	9 to 50				6.6	6.3	4.8	3.7	6.7	6.0	5.9	3.6	5.3	4.3	4.7	6.1	6.3	5.7	6.5	3.6	4.9	5.4	4.1	4.8	2.9				
	51 to 99				6.0	4.5	4.0	4.0	5.4	4.4	5.9	4.7	5.0	5.7	5.7	5.3	5.7	3.5	7.0	4.1	6.2	6.5	6.6	4.6	4.8				
	100 - 199				6.4	5.1	6.9	5.1	6.6	5.1	6.0	5.2	0.1	0.0	0.1	0.0	5.5	4.7	5.5	5.0	4.3	5.5	6.3	4.1	3.2				
	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	3.8	7.6	5.6	5.5	4.3	4.4			
Durango	2 to 8																												
	9 to 50																4.8	4.5	0.0										
	51 to 99																												
	100 - 199																	2.3											
	Average																4.8	2.5	0.0			0.0					7.1		
Eagle County	2 to 8																												
	9 to 50																												
	51 to 99																6.7	8.6					1.7			0.0			
	100 - 199																4.2	16.6					1.7			0.8			
	Average																3.9	7.1					1.7			7.0		0.6	
Fort Collins/ Loveland	2 to 8				12.5	1.2	0.5	2.9	8.3	3.8	12.4	1.0	11.1	4.1	5.7	1.1	11.2	0.0	4.0	0.0	0.0	0.0	0.0	0.0	2.5				
	9 to 50				3.9	3.5	3.1	9.1	15.3	4.0	11.0	5.3	10.8	3.3	9.6	5.1	14.0	5.7	40.5	4.3	2.9	5.6	1.5	3.6	5.3				
	51 to 99				15.3	3.9	2.1	4.6	14.2	5.1	5.7	6.1	2.6	1.5	5.4	4.6	3.3	2.4	3.6	0.0	3.1	6.8	3.2	3.3	0.0				
	100 - 199				13.6	3.2	3.0	2.9	6.9	3.9	8.2	2.2	0.1	0.0	0.1	0.0	5.8	2.7	4.0	1.4	2.0	7.0	2.1	2.5	3.6				
	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	4.8	2.5	3.4				
Fort Morgan/ Brush	2 to 8																25.0		19.0										
	9 to 50																5.8	3.6	4.1										
	51 to 99																1.2	0.0	7.7										
	100 - 199																												
	Average																5.3	2.4	6.4										

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

RENTAL LOSSES FROM CONCESSIONS/DISCOUNTS BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2006				2007				2008			
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Alamosa	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													
Aspen	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													
Buena Vista	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													
Canon City	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													
Colorado Springs	2 to 8				4.9				7.3	9.4			
	9 to 50				19.1				-5.6	5.0			
	51 to 99				11.7				1.8	11.5			
	100 - 199				10.4				12.6	8.1			
	200 - 349				14.8				13.2	14.7			
	350 up								14.7	15.1			
Average				13.3				10.5	12.3				
Durango	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													
Eagle County	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													
Fort Collins/ Loveland	2 to 8				1.2				2.1	0.6			
	9 to 50				12.3				0.9	0.1			
	51 to 99				5.6				4.7	6.3			
	100 - 199				12.1				3.9	10.6			
	200 - 349				17.6				11.6	3.4			
	350 up												
Average				12.0				8.1	4.8				
Fort Morgan/ Brush	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													

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

**RENTAL LOSSES FROM
CONCESSIONS/DISCOUNTS BY SIZE OF BUILDING**
(In Percent)

Market Area	Size	2006				2007				2008			
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Glenwood Springs	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													
Grand Junction	2 to 8				1.9				6.1	4.7			
	9 to 50				0.8				0.8	0.7			
	51 to 99				2.6				3.5	3.3			
	100 - 199				1.1					2.8			
	200 - 349												
	350 up												
Average				1.7				2.5	2.3				
Greeley	2 to 8				1.8				2.5	1.1			
	9 to 50				0.4				0.5	1.8			
	51 to 99				8.9				7.1	1.7			
	100 - 199				14.2				6.1	5.7			
	200 - 349				16.6				1.5	4.9			
	350 up												
Average				14.7				2.6	3.6				
Gunnison	2 to 8												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													
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				1.4				6.0	0.2			
	9 to 50				17.5				4.7	3.7			
	51 to 99				10.2				2.5	3.5			
	100 - 199				7.6					3.4			
	200 - 349												
	350 up												
Average				8.9				3.9	3.3				
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												
	9 to 50												
	51 to 99												
	100 - 199												
	200 - 349												
	350 up												
Average													

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

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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 Third Qtr						2000 Third Qtr	37309 604	15766 381	9882 103	8520 34
TOTAL UNITS AVAILABLE		33886	13392	9157	8091			37913	16147	9985	8554
QUARTERLY VACANCY RATE		2.7	2.7	1.0	1.4			2.8	1.8	3.0	4.7
UNITS RENTED		32971	13030	9065	7978			36851	15856	9685	8152
UNITS VACANT		915	362	92	113			1062	291	300	402
								1184	626	179	109
TOTAL UNITS AVAILABLE	1996 First Qtr	33886	13392	9157	8091		2001 First Qtr	37913	16147	9985	8554
UNITS ADDED SINCE LAST SURVEY		55	307	73	36			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 Third Qtr	33941	13699	9230	8127		2001 Third Qtr	38781	16628	9985	8584
UNITS ADDED SINCE LAST SURVEY		97	82	74	14			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 First Qtr	34038	13781	9304	8141		2002 First Qtr	39322	16844	10170	8584
UNITS ADDED SINCE LAST SURVEY		59	391	59	50			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 Third Qtr	34097	14172	9363	8191		2002 Third Qtr	40519	17187	10457	8590
UNITS ADDED SINCE LAST SURVEY		767	301	20	87			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 First Qtr	34864	14473	9383	8278		2003 First Qtr	41181	17579	10508	8746
UNITS ADDED SINCE LAST SURVEY		314	216	20	64			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 Third Qtr	35178	14689	9403	8344		2003 Third Qtr	42060	17785	10759	8802
UNITS ADDED SINCE LAST SURVEY		776	169	276	48			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 First Qtr	35954	14858	9679	8392		2004 First Qtr	42926	17892	11088	8898
UNITS ADDED SINCE LAST SURVEY		437	108	40	36			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 Third Qtr	36391	14966	9719	8428		2004 Third Qtr	43146	18143	11213	8966
UNITS ADDED SINCE LAST SURVEY		574	433	87	60			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 First Qtr	36965	15399	9806	8488		2005 First Qtr	43380	18420	11328	8990
UNITS ADDED SINCE LAST SURVEY		344	367	76	32			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

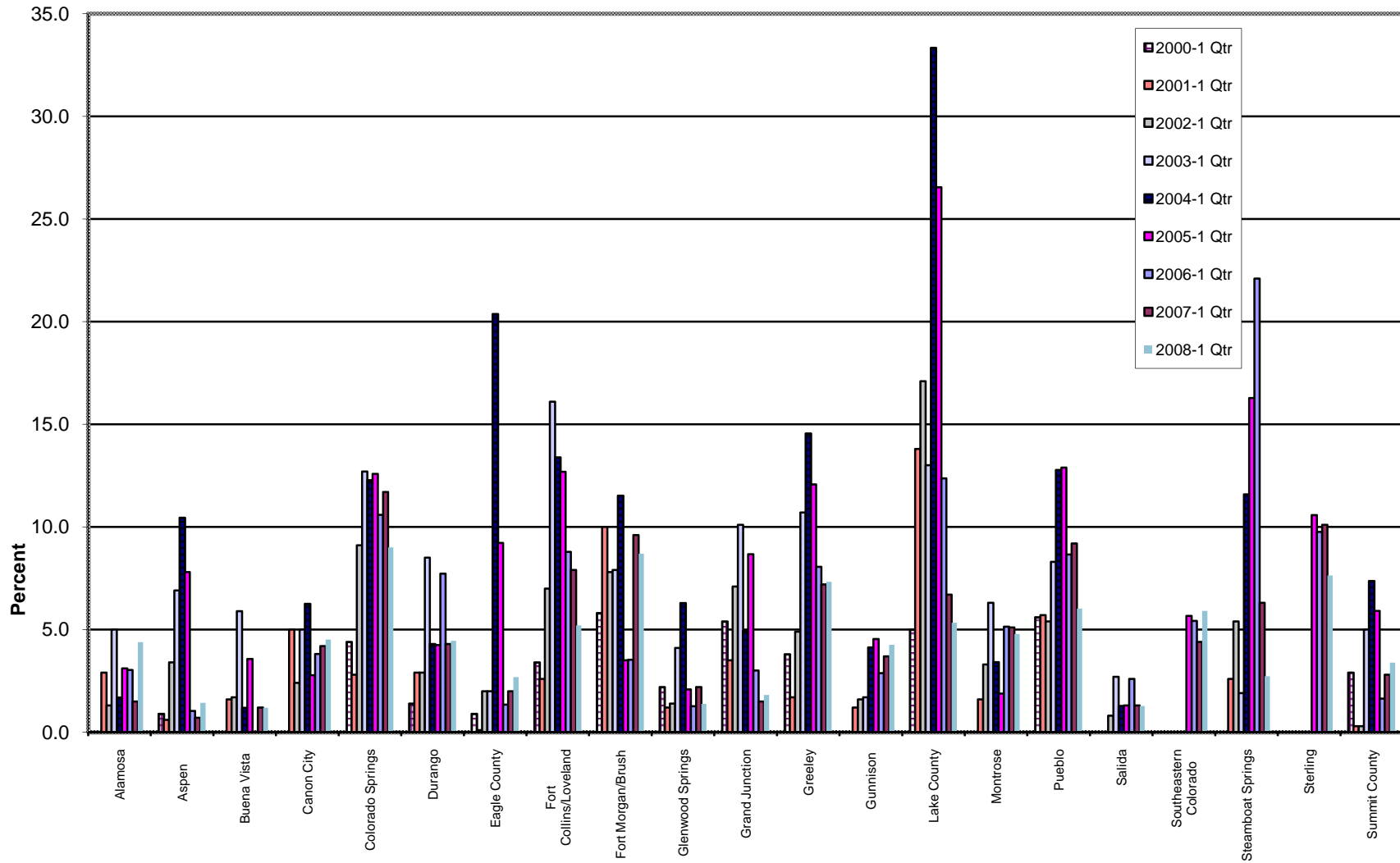
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not

Apartment Unit Inventory and Absorption

Time Period		Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
2005 Third Qtr	TOTAL UNITS AVAILABLE	43492	18568	11447	9050		2008 First Qtr	43860	19123	11706	9240
	UNITS ADDED SINCE LAST SURVEY	76	160	90	44			65	69	0	14
	TOTAL UNITS AVAILABLE	43568	18728	11537	9094			43925	19182	11706	9254
	QUARTERLY VACANCY RATE	10.3	9.5	8.8	6.7			9.0	4.8	7.3	6.0
	UNITS RENTED	39081	16164	10522	8485			39972	18261	10851	8699
	UNITS VACANT	4487	1779	1015	609			3953	921	855	555
	NUMBER ABSORBED THIS TIME PERIOD	1063	785	457	602		849	18	-12	115	
2006 First Qtr	TOTAL UNITS AVAILABLE	43568	18728	11537	9094		2008 Second Qtr				
	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 Qtr	TOTAL UNITS AVAILABLE	43622	18862	11604	9142		2008 Third Qtr				
	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 Qtr	TOTAL UNITS AVAILABLE	43670	19014	11672	9166		2008 Fourth Qtr				
	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 Qtr	TOTAL UNITS AVAILABLE	43682	19053	11687	9186		2009 First Qtr				
	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 Qtr	TOTAL UNITS AVAILABLE	43698	19053	11701	9198		2009 Second Qtr				
	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 Qtr	TOTAL UNITS AVAILABLE	43698	19081	11701	9230		2009 Third Qtr				
	UNITS ADDED SINCE LAST SURVEY	67	42	0	0						
	TOTAL UNITS AVAILABLE	43765	19123	11701	9230						
	QUARTERLY VACANCY RATE	8.6	5.0	8.1	5.2						
	UNITS RENTED	40001	18167	10753	8750						
	UNITS VACANT	3764	956	948	480						
	NUMBER ABSORBED THIS TIME PERIOD	498	822	23	295						
2007 Fourth Qtr	TOTAL UNITS AVAILABLE	43765	19123	11701	9230		2009 Fourth Qtr				
	UNITS ADDED SINCE LAST SURVEY	95	0	5	10						
	TOTAL UNITS AVAILABLE	43860	19123	11706	9240						
	QUARTERLY VACANCY RATE	10.8%	4.6	7.2	7.1						
	UNITS RENTED	39123	18243	10863	8584						
	UNITS VACANT	4737	880	843	656						
	NUMBER ABSORBED THIS TIME PERIOD	-878	76	110	-166						

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.

GRAPH OF VACANCY RATES BY MARKET AREA



**RENTS AND VACANCIES
FOR THE TOTAL STATE OF COLORADO**

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median 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
3rd Quarter 2007	5.7	821.41	781.13
1st Quarter 2008	6.1	82301.00	784.22

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)

Cumulative Totals

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225		2	0.0%		2	0.0%		3	0.0%		2	0.0%		1	3	33.3%		1	0.0%		7	0.0%	
\$226 to \$250				12	113	10.6%		6	0.0%		2	0.0%						1	0.0%	13	125	10.4%	
\$251 to \$275					10	0.0%		3	0.0%					1	0.0%					14		0.0%	
\$276 to \$300				1	16	6.3%		10	0.0%									1	0.0%	1	27	3.7%	
\$301 to \$325					12	0.0%		1	0.0%												26	0.0%	
\$326 to \$350	5	87	5.7%		5	0.0%		3	0.0%		2	0.0%								5	97	5.2%	
\$351 to \$375	1	30	3.3%	12	171	7.0%		3	0.0%				4	32	12.5%				17	236	7.2%		
\$376 to \$400		17	0.0%	44	473	9.3%		7	59	11.9%									51	549	9.3%		
\$401 to \$425	16	126	12.7%	193	1713	11.3%	4	70	5.7%		1	0.0%	1	36	2.8%	11	124	8.9%	225	2070	10.9%		
\$426 to \$450	8	154	5.2%	36	624	5.8%	5	94	5.3%		1	0.0%		8	0.0%		1	0.0%	49	882	5.6%		
\$451 to \$475		27	252	10.7%	31	651	4.8%	44	315	14.9%		1	0.0%						21	0.0%	102	1240	8.2%
\$476 to \$500	1	117	0.9%	49	645	7.6%	50	419	11.9%		6	40	15.0%		6	68	8.8%			112	1289	8.7%	
\$501 to \$525	3	25	12.0%	23	381	6.0%	59	357	16.5%		2	0.0%	4	20	20.0%	2	14	14.3%	91	799	11.4%		
\$526 to \$550	4	114	3.5%	43	675	6.4%	41	491	8.4%		4	0.0%	1	4	25.0%				89	1288	6.9%		
\$551 to \$575	2	76	2.6%	38	803	4.7%	68	918	7.4%	12	140	8.6%		3	0.0%				120	1940	6.2%		
\$576 to \$600	5	55	9.1%	29	609	4.8%	142	1383	10.3%	1	104	1.0%	6	79	7.6%		2	0.0%	183	2232	8.2%		
\$601 to \$625		2	31	6.5%	39	617	6.3%	17	655	2.6%	1	44	2.3%	15	70	21.4%		1	0.0%	74	1418	5.2%	
\$626 to \$650				22	371	5.9%	69	659	10.5%	7	102	6.9%		16	0.0%				98	1148	8.5%		
\$651 to \$675		1	0.0%	22	497	4.4%	16	338	4.7%	13	435	3.0%	12	59	20.3%				63	1330	4.7%		
\$676 to \$700		17	0.0%	31	725	4.3%	46	394	11.7%	11	173	6.4%	40	177	22.6%		13	0.0%	128	1499	8.5%		
\$701 to \$725				15	446	3.4%	24	394	6.1%	15	246	6.1%		31	0.0%	1	58	1.7%	55	1175	4.7%		
\$726 to \$750		23	0.0%	12	457	2.6%	42	805	5.2%	20	325	6.2%	2	33	6.1%	1	9	11.1%	77	1652	4.7%		
\$751 to \$775				23	519	4.4%	26	428	6.1%	18	196	6.1%	2	34	5.9%	1	115	0.9%	70	1292	5.4%		
\$776 to \$800	3	54	5.6%	13	228	5.7%	8	230	3.5%	12	207	5.8%	10	121	8.3%	8	186	4.3%	54	1026	5.3%		
\$801 to \$825				4	119	3.4%	6	86	7.0%	25	372	6.7%	2	49	4.1%	4	89	4.5%	41	715	5.7%		
\$826 to \$850				18	375	4.8%	7	120	5.8%	36	621	5.8%	5	93	5.4%				66	1209	5.5%		
\$851 to \$875				14	231	6.1%	14	211	6.6%	13	256	5.1%		41	0.0%				41	739	5.5%		
\$876 to \$900				19	338	5.6%		61	0.0%	21	403	5.2%	6	118	5.1%	2	16	12.5%	48	936	5.1%		
\$901 to \$925					60	0.0%	6	145	4.1%	14	178	7.9%	7	72	9.7%		2	0.0%	27	457	5.9%		
\$926 to \$950	1	11	9.1%	4	183	2.2%	5	26	19.2%	42	640	6.6%	4	98	4.1%				56	958	5.8%		
\$951 to \$975		5	0.0%	10	134	7.5%		33	0.0%	26	207	12.6%	1	56	1.8%	2	15	13.3%	39	450	8.7%		
\$976 to \$1000		5	0.0%		2	0.0%	1	70	1.4%	21	244	8.6%	3	74	4.1%	1	3	33.3%	26	398	6.5%		
\$1001 to 1025				2	44	4.5%	2	23	8.7%	2	147	1.4%	2	35	5.7%				8	249	3.2%		
\$1026 to 1050					1	0.0%	1	38	2.6%	20	215	9.3%		2	0.0%	1	11	9.1%	22	277	7.9%		
\$1051 to 1075		10	0.0%				1	20	5.0%		20	0.0%		10	0.0%				1	60	1.7%		
\$1076 to 1100					2	0.0%	1	23	4.3%	3	89	3.4%	4	82	4.9%	1	1	100.0%	9	197	4.6%		
\$1101 to 1125					4	0.0%	4	203	2.0%	12	201	6.0%	14	108	13.0%				30	516	5.8%		
\$1126 to 1150					3	0.0%		7	39	17.9%	7	39	17.9%						7	42	16.7%		
\$1151 to 1175					46	0.0%	1	36	2.8%	3	17	17.6%	3	37	8.1%				7	136	5.1%		
\$1176 to 1200					4	0.0%		4	0.0%		1	0.0%	5	70	7.1%				5	79	6.3%		
\$1201 to 1225					10	0.0%						1	12	8.3%	6	78	7.7%		7	100	7.0%		
\$1226 to 1250					6	0.0%				7	108	6.5%		3	0.0%				7	117	6.0%		
\$1251 to 1275					8	0.0%	3	86	3.5%	12	114	10.5%	4	80	5.0%				19	288	6.6%		
\$1276 to 1300					13	0.0%				14	152	9.2%	21	108	19.4%		1	0.0%	35	274	12.8%		
\$1301 to 1325					8	0.0%					4	0.0%								12		0.0%	
\$1326 to 1350										1	63	1.6%	3	9	33.3%		1	0.0%	4	73	5.5%		
\$1351 to 1375								2	0.0%								19	0.0%		21		0.0%	
\$1376 to 1400										1	40	2.5%							1	40	2.5%		
\$1401 to 1425								2	0.0%											2		0.0%	
\$1426 to 1450								13	0.0%			1	0.0%	13	67	19.4%				13	81	16.0%	
\$1451 to 1475							1	14	7.1%										1	14	7.1%		
\$1476 to 1400																							
\$1501 to 1525								14	0.0%											14		0.0%	
\$1526 to 1550																							
\$1551 to 1575														40	0.0%					40		0.0%	
\$1576 to 1500														14	0.0%					14		0.0%	
\$1601 to 1625													1	24	4.2%					1	24	4.2%	
\$1626 to 1650																15	104	14.4%		15	104	14.4%	
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750														3	14	21.4%				3	14	21.4%	
\$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					11	0.0%		11	0.0%												22	0.0%	
\$2000 and up																							
TOTALS	78	1235	6.3%	759	12365	6.1%	721	9279	7.8%	396	6157	6.4%	206	2132	9.7%	56	865	6.5%	2216	32033	6.9%		

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

Alamosa

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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	25	4.0%	
\$376 to \$400				1	25	4.0%			1	0.0%									1	25	4.0%	
\$401 to \$425				2	29	6.9%			1	20	5.0%								3	49	6.1%	
\$426 to \$450					50	0.0%								8	0.0%					58	0.0%	
\$451 to \$475				1	4	25.0%			1	27	3.7%								2	31	6.5%	
\$476 to \$500																						
\$501 to \$525									1	0.0%										1	0.0%	
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625									1	24	4.2%									1	24	4.2%
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725									4	0.0%										4	0.0%	
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825														2	12	16.7%				2	12	16.7%
\$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				4	108	3.7%			3	77	3.9%			2	20	10.0%				9	205	4.4%

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

Aspen

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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						11 0.0%														11 0.0%	
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700										26 0.0%										26 0.0%	
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800														24 0.0%						24 0.0%	
\$801 to \$825																					
\$826 to \$850					1 19 5.3%															1 19 5.3%	
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950	1 11 9.1%																			1 11 9.1%	
\$951 to \$975		5 0.0%																		5 0.0%	
\$976 to \$1000		5 0.0%																		5 0.0%	
\$1001 to 1025																					
\$1026 to 1050		10 0.0%																		10 0.0%	
\$1051 to 1075		10 0.0%						1 38 2.6%												1 48 2.1%	
\$1076 to 1100																					
\$1101 to 1125					4 0.0%															4 0.0%	
\$1126 to 1150					3 0.0%															3 0.0%	
\$1151 to 1175					8 0.0%															8 0.0%	
\$1176 to 1200					4 0.0%			3 0.0%												7 0.0%	
\$1201 to 1225					10 0.0%															10 0.0%	
\$1226 to 1250					6 0.0%									1 0.0%						7 0.0%	
\$1251 to 1275					8 0.0%															8 0.0%	
\$1276 to 1300					13 0.0%															13 0.0%	
\$1301 to 1325					8 0.0%															8 0.0%	
\$1326 to 1350										1 62 1.6%										1 62 1.6%	
\$1351 to 1375								2 0.0%												2 0.0%	
\$1376 to 1400																					
\$1401 to 1425								2 0.0%												2 0.0%	
\$1426 to 1450								13 0.0%												13 0.0%	
\$1451 to 1475								1 14 7.1%												1 14 7.1%	
\$1476 to 1400																					
\$1501 to 1525								14 0.0%												14 0.0%	
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500														14 0.0%						14 0.0%	
\$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	1 41 2.4%			1 94 1.1%			2 86 2.3%		1 88 1.1%			39 0.0%							5 348 1.4%		

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

Buena Vista

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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				1	20	5.0%													1	20	5.0%
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				1	42	2.4%				42	0.0%								1	84	1.2%

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

Canon City

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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						3 0.0%			5 142 3.5%											5 145 3.4%		
\$576 to \$600									4 53 7.5%											4 53 7.5%		
\$601 to \$625	1 8 12.5%																			1 8 12.5%		
\$626 to \$650					1 38 2.6%															1 38 2.6%		
\$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	1	8	12.5%	1	41	2.4%	9	195	4.6%											11	244	4.5%

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

Colorado Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225		2	0.0%					1	0.0%											2	0.0%	
\$226 to \$250																				1	0.0%	
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350	3	11	27.3%																	3	11	27.3%
\$351 to \$375		13	0.0%	2	22	9.1%														2	35	5.7%
\$376 to \$400		15	0.0%	36	284	12.7%														36	299	12.0%
\$401 to \$425	16	125	12.8%	161	1120	14.4%		1	0.0%											177	1246	14.2%
\$426 to \$450	7	71	9.9%	22	370	5.9%		3	0.0%											29	444	6.5%
\$451 to \$475	26	229	11.4%	25	501	5.0%	35	154	22.7%											86	884	9.7%
\$476 to \$500	1	93	1.1%	39	323	12.1%	43	237	18.1%	6	35	17.1%								89	688	12.9%
\$501 to \$525	1	18	5.6%	10	102	9.8%	52	240	21.7%											63	360	17.5%
\$526 to \$550	4	89	4.5%	32	337	9.5%	34	345	9.9%				1	0.0%						70	772	9.1%
\$551 to \$575				25	500	5.0%	40	448	8.9%	11	82	13.4%	3	0.0%						76	1033	7.4%
\$576 to \$600	4	24	16.7%	15	272	5.5%	122	660	18.5%				5	70	7.1%					146	1026	14.2%
\$601 to \$625				30	359	8.4%	7	218	3.2%				15	59	25.4%					52	636	8.2%
\$626 to \$650				16	198	8.1%	61	452	13.5%	7	48	14.6%	1	0.0%						84	699	12.0%
\$651 to \$675				16	342	4.7%	7	174	4.0%	4	130	3.1%	10	29	34.5%					37	675	5.5%
\$676 to \$700		16	0.0%	16	294	5.4%	31	259	12.0%				12	47	25.5%					59	616	9.6%
\$701 to \$725				6	273	2.2%	16	190	8.4%		88	0.0%	6	0.0%						22	557	3.9%
\$726 to \$750		23	0.0%	2	127	1.6%	29	295	9.8%	18	230	7.8%	10	0.0%						49	685	7.2%
\$751 to \$775				11	296	3.7%	6	124	4.8%	10	93	10.8%								27	513	5.3%
\$776 to \$800				4	146	2.7%	1	30	3.3%	2	44	4.5%	10	84	11.9%	8	186	4.3%		25	490	5.1%
\$801 to \$825							6	65	9.2%	17	226	7.5%	2	0.0%	2	27	7.4%			25	320	7.8%
\$826 to \$850				8	127	6.3%	4	5	80.0%	26	440	5.9%	2	12	16.7%					40	584	6.8%
\$851 to \$875				12	188	6.4%	8	92	8.7%	10	111	9.0%	3	0.0%						30	394	7.6%
\$876 to \$900				19	305	6.2%	30	30	0.0%	21	388	5.4%	6	103	5.8%					46	826	5.6%
\$901 to \$925					50	0.0%	1	16	6.3%				4	36	11.1%					5	102	4.9%
\$926 to \$950				4	178	2.2%	2	7	28.6%	6	125	4.8%	10	0.0%						12	320	3.8%
\$951 to \$975				10	134	7.5%	1	0.0%	26	207	12.6%	1	8	12.5%						37	350	10.6%
\$976 to \$1000					1	0.0%			21	244	8.6%		18	0.0%	1	1	100.0%			22	264	8.3%
\$1001 to 1025										1	130	0.8%								1	130	0.8%
\$1026 to 1050										13	160	8.1%	2	0.0%	1	8	12.5%			14	170	8.2%
\$1051 to 1075							1	20	5.0%				8	0.0%						1	46	2.2%
\$1076 to 1100							1	22	4.5%				2	0.0%						1	54	1.9%
\$1101 to 1125										12	201	6.0%	11	76	14.5%					23	277	8.3%
\$1126 to 1150											5	0.0%									5	0.0%
\$1151 to 1175										3	17	17.6%	3	36	8.3%					6	53	11.3%
\$1176 to 1200											1	0.0%	1	10	10.0%					1	11	9.1%
\$1201 to 1225													1	12	8.3%					1	12	8.3%
\$1226 to 1250										7	108	6.5%								7	108	6.5%
\$1251 to 1275										12	114	10.5%	4	20	20.0%					16	134	11.9%
\$1276 to 1300										14	152	9.2%		4	0.0%					14	156	9.0%
\$1301 to 1325																						
\$1326 to 1350													2	5	40.0%					2	5	40.0%
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450													13	66	19.7%					13	66	19.7%
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575													20	0.0%						20	0.0%	
\$1576 to 1500																						
\$1601 to 1625													1	24	4.2%					1	24	4.2%
\$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	62	729	8.5%	521	6849	7.6%	507	4089	12.4%	247	3399	7.3%	101	815	12.4%	12	222	5.4%		1450	16103	9.0%

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

Colorado Springs - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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		3	0.0%		9	0.0%														12	0.0%
\$401 to \$425	4	23	17.4%	29	65	44.6%													33	88	37.5%
\$426 to \$450				8	105	7.6%													8	105	7.6%
\$451 to \$475				4	79	5.1%	2	4	50.0%										6	83	7.2%
\$476 to \$500		3	0.0%				1	14	7.1%										1	17	5.9%
\$501 to \$525	1	18	5.6%				37	74	50.0%										38	92	41.3%
\$526 to \$550				11	130	8.5%													11	130	8.5%
\$551 to \$575							4	101	4.0%										4	101	4.0%
\$576 to \$600																					
\$601 to \$625								3	0.0%				1	17	5.9%				1	20	5.0%
\$626 to \$650										7	48	14.6%							7	48	14.6%
\$651 to \$675				8	117	6.8%													8	117	6.8%
\$676 to \$700				10	120	8.3%		1	0.0%										10	121	8.3%
\$701 to \$725														3	0.0%					3	0.0%
\$726 to \$750				2	85	2.4%	15	188	8.0%										17	273	6.2%
\$751 to \$775				4	193	2.1%													4	193	2.1%
\$776 to \$800				4	143	2.8%					1	0.0%							4	144	2.8%
\$801 to \$825							1	23	4.3%										1	23	4.3%
\$826 to \$850																					
\$851 to \$875				12	148	8.1%	3	35	8.6%	10	111	9.0%							25	294	8.5%
\$876 to \$900					3	0.0%				13	268	4.9%							13	271	4.8%
\$901 to \$925																					
\$926 to \$950								1	0.0%	4	92	4.3%							4	92	4.3%
\$951 to \$975										7	22	31.8%							7	23	30.4%
\$976 to \$1000											2	0.0%								2	0.0%
\$1001 to 1025										1	112	0.9%							1	112	0.9%
\$1026 to 1050										1	9	11.1%							1	11	9.1%
\$1051 to 1075							1	20	5.0%					2	0.0%				1	28	3.6%
\$1076 to 1100														8	0.0%						
\$1101 to 1125											3	84	3.6%						3	84	3.6%
\$1126 to 1150																					
\$1151 to 1175														3	36	8.3%			3	36	8.3%
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275														12	0.0%					12	0.0%
\$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	47	10.6%	92	1197	7.7%	64	464	13.8%	46	749	6.1%	4	78	5.1%				211	2535	8.3%

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

Colorado Springs - Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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																						
\$401 to \$425				33	298	11.1%													33	298	11.1%	
\$426 to \$450					17	0.0%														17	0.0%	
\$451 to \$475				7	66	10.6%													7	66	10.6%	
\$476 to \$500	1	60	1.7%																1	60	1.7%	
\$501 to \$525							3	24	12.5%										3	24	12.5%	
\$526 to \$550	4	36	11.1%	1	88	1.1%	22	119	18.5%									27	243	11.1%		
\$551 to \$575				5	158	3.2%	8	49	16.3%									13	207	6.3%		
\$576 to \$600	4	24	16.7%	8	152	5.3%	6	81	7.4%				33	0.0%				18	290	6.2%		
\$601 to \$625				29	254	11.4%		60	0.0%									29	314	9.2%		
\$626 to \$650				10	154	6.5%				3	80	3.8%						10	154	6.5%		
\$651 to \$675				1	124	0.8%												4	204	2.0%		
\$676 to \$700		16	0.0%				13	110	11.8%									13	126	10.3%		
\$701 to \$725				3	0.0%		8	69	11.6%									8	72	11.1%		
\$726 to \$750		3	0.0%	2	0.0%		14	107	13.1%	11	80	13.8%						25	192	13.0%		
\$751 to \$775							6	124	4.8%	10	93	10.8%						16	217	7.4%		
\$776 to \$800					3	0.0%				2	43	4.7%						2	46	4.3%		
\$801 to \$825							2	0.0%	9	123	7.3%							9	125	7.2%		
\$826 to \$850				13	0.0%		4	5	80.0%	20	296	6.8%			3	0.0%		24	317	7.6%		
\$851 to \$875				40	0.0%									3	0.0%			43	0.0%			
\$876 to \$900				2	104	1.9%							5	78	6.4%			7	182	3.8%		
\$901 to \$925																						
\$926 to \$950										9	0.0%		8	0.0%				17	0.0%			
\$951 to \$975				4	0.0%					4	0.0%	1	8	12.5%				1	16	6.3%		
\$976 to \$1000				1	0.0%					20	0.0%		5	0.0%				26	0.0%			
\$1001 to 1025										3	0.0%							3	0.0%			
\$1026 to 1050																						
\$1051 to 1075										3	0.0%							3	0.0%			
\$1076 to 1100										2	0.0%		30	0.0%				32	0.0%			
\$1101 to 1125										4	107	3.7%	4	24	16.7%			8	131	6.1%		
\$1126 to 1150																						
\$1151 to 1175										2	0.0%							2	0.0%			
\$1176 to 1200										1	0.0%							1	0.0%			
\$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													2	16	12.5%			2	16	12.5%		
\$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	9	143	6.3%	96	1481	6.5%	84	750	11.2%	59	866	6.8%	12	208	5.8%			260	3448	7.5%		

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

Colorado Springs - Far Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total										
	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						23		0.0%												23	0.0%								
\$401 to \$425																													
\$426 to \$450						2	120	1.7%												2	120	1.7%							
\$451 to \$475						8	254	3.1%												8	254	3.1%							
\$476 to \$500						2	68	2.9%			2	26	7.7%							4	94	4.3%							
\$501 to \$525																													
\$526 to \$550							24	0.0%			11	188	5.9%								11	212	5.2%						
\$551 to \$575						1	40	2.5%			16	245	6.5%								17	285	6.0%						
\$576 to \$600						4	32	12.5%			2	30	6.7%					1	25	4.0%		7	87	8.0%					
\$601 to \$625							24	0.0%														24	0.0%						
\$626 to \$650						4	34	11.8%													4	34	11.8%						
\$651 to \$675						7	100	7.0%					1	47	2.1%						8	147	5.4%						
\$676 to \$700						3	105	2.9%			3	24	12.5%					1	4	25.0%		7	133	5.3%					
\$701 to \$725						6	270	2.2%							60	0.0%					6	330	1.8%						
\$726 to \$750															7	150	4.7%					7	150	4.7%					
\$751 to \$775						2	43	4.7%													2	43	4.7%						
\$776 to \$800											1	29	3.4%							2	20	10.0%	8	186	4.3%				
\$801 to \$825																													
\$826 to \$850							50	0.0%														3	122	2.5%					
\$851 to \$875											5	57	8.8%									5	57	8.8%					
\$876 to \$900						17	198	8.6%				15	0.0%									17	213	8.0%					
\$901 to \$925							50	0.0%			1	16	6.3%					1	4	25.0%		2	70	2.9%					
\$926 to \$950						1	58	1.7%			2	7	28.6%			1	16	6.3%				4	81	4.9%					
\$951 to \$975						10	130	7.7%							7	49	14.3%					17	179	9.5%					
\$976 to \$1000															21	222	9.5%					21	222	9.5%					
\$1001 to 1025																15	0.0%						15	0.0%					
\$1026 to 1050															12	151	7.9%					12	151	7.9%					
\$1051 to 1075																15	0.0%						15	0.0%					
\$1076 to 1100																													
\$1101 to 1125															5	10	50.0%			7	52	13.5%	12	62	19.4%				
\$1126 to 1150																5	0.0%						5	0.0%					
\$1151 to 1175															3	15	20.0%					3	15	20.0%					
\$1176 to 1200																					1	9	11.1%						
\$1201 to 1225																					1	12	8.3%						
\$1226 to 1250															7	108	6.5%					7	108	6.5%					
\$1251 to 1275																					4	8	50.0%						
\$1276 to 1300															14	152	9.2%					3	0.0%						
\$1301 to 1325																													
\$1326 to 1350																					2	5	40.0%						
\$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						67	1623	4.1%			43	637	6.8%			81	1087	7.5%			32	216	14.8%	8	186	4.3%	231	3749	6.2%

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

Colorado Springs - Southeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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		2 0.0%		26 156 16.7%															26 158 16.5%		
\$401 to \$425	2 12 16.7%			69 516 13.4%				1 0.0%											71 529 13.4%		
\$426 to \$450				5 50 10.0%				3 0.0%											5 53 9.4%		
\$451 to \$475								33 144 22.9%											33 145 22.8%		
\$476 to \$500						1 0.0%		38 151 25.2%											38 152 25.0%		
\$501 to \$525				4 24 16.7%				8 97 8.2%											12 121 9.9%		
\$526 to \$550																					
\$551 to \$575								3 21 14.3%						1 0.0%					3 22 13.6%		
\$576 to \$600								1 10 10.0%					4 12 33.3%					5 22 22.7%			
\$601 to \$625								1 2 50.0%					14 42 33.3%					15 44 34.1%			
\$626 to \$650								1 25 4.0%										1 25 4.0%			
\$651 to \$675								2 35 5.7%					10 29 34.5%					12 64 18.8%			
\$676 to \$700													1 10 10.0%					1 10 10.0%			
\$701 to \$725								6 29 20.7%			28 0.0%			1 0.0%				6 58 10.3%			
\$726 to \$750														10 0.0%				10 0.0%			
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825													2 0.0%		2 27 7.4%			2 29 6.9%			
\$826 to \$850													1 5 20.0%					1 5 20.0%			
\$851 to \$875																					
\$876 to \$900													1 25 4.0%					1 25 4.0%			
\$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	2 14 14.3%			104 749 13.9%			93 518 18.0%		28 0.0%			31 137 22.6%		2 27 7.4%			232 1473 15.8%				

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

Colorado Springs - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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	3	4	75.0%																3	4	75.0%
\$351 to \$375																					
\$376 to \$400		10	0.0%																	10	0.0%
\$401 to \$425		60	0.0%																	60	0.0%
\$426 to \$450	3	10	30.0%	2	33	6.1%													5	43	11.6%
\$451 to \$475	26	226	11.5%	5	66	7.6%													31	292	10.6%
\$476 to \$500		30	0.0%	35	218	16.1%													35	248	14.1%
\$501 to \$525				6	72	8.3%													6	72	8.3%
\$526 to \$550		40	0.0%	19	87	21.8%													19	127	15.0%
\$551 to \$575				10	248	4.0%	9	32	28.1%	11	82	13.4%							30	362	8.3%
\$576 to \$600				3	88	3.4%	32	208	15.4%										35	296	11.8%
\$601 to \$625				1	81	1.2%	6	150	4.0%										7	231	3.0%
\$626 to \$650							38	206	18.4%										38	206	18.4%
\$651 to \$675							5	137	3.6%		3	0.0%							5	140	3.6%
\$676 to \$700				3	69	4.3%	1	40	2.5%				9	23	39.1%				13	132	9.8%
\$701 to \$725							2	92	2.2%					2	0.0%				2	94	2.1%
\$726 to \$750		20	0.0%																	20	0.0%
\$751 to \$775				5	60	8.3%													5	60	8.3%
\$776 to \$800													5	36	13.9%				5	36	13.9%
\$801 to \$825							5	40	12.5%	8	102	7.8%							13	142	9.2%
\$826 to \$850										3	72	4.2%			3	0.0%			3	75	4.0%
\$851 to \$875																					
\$876 to \$900										8	120	6.7%							8	120	6.7%
\$901 to \$925													3	32	9.4%				3	32	9.4%
\$926 to \$950				3	120	2.5%								2	0.0%				3	122	2.5%
\$951 to \$975																					
\$976 to \$1000													13	0.0%					13	0.0%	
\$1001 to 1025																					
\$1026 to 1050																1	8	12.5%	1	8	12.5%
\$1051 to 1075																					
\$1076 to 1100							1	22	4.5%										1	22	4.5%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250													12	114	10.5%				12	114	10.5%
\$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														20	0.0%				20	0.0%	
\$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	400	8.0%	92	1142	8.1%	99	927	10.7%	42	493	8.5%	17	131	13.0%	1	8	12.5%	283	3101	9.1%

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

Security / Widefield / Fountain

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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									6	35	17.1%								6	35	17.1%
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575				9	54	16.7%							2	0.0%					9	56	16.1%
\$576 to \$600							73	145	50.3%										73	145	50.3%
\$601 to \$625																					
\$626 to \$650							22	216	10.2%										22	216	10.2%
\$651 to \$675																					
\$676 to \$700							14	84	16.7%				1	10	10.0%				15	94	16.0%
\$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																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				9	54	16.7%	109	445	24.5%	6	35	17.1%	1	12	8.3%	1	1	100.0%	126	547	23.0%

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

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		2	0.0%					1	0.0%											2	0.0%	
\$226 to \$250																				1	0.0%	
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350		7	0.0%																	7	0.0%	
\$351 to \$375		9	0.0%	2	21	9.5%													2	30	6.7%	
\$376 to \$400				10	96	10.4%													10	96	10.4%	
\$401 to \$425	10	30	33.3%	30	241	12.4%													40	271	14.8%	
\$426 to \$450	4	61	6.6%	5	45	11.1%													9	106	8.5%	
\$451 to \$475		3	0.0%	1	35	2.9%		6	0.0%										1	44	2.3%	
\$476 to \$500				2	36	5.6%	2	46	4.3%										4	82	4.9%	
\$501 to \$525					6	0.0%	4	45	8.9%										4	51	7.8%	
\$526 to \$550		13	0.0%	1	8	12.5%	1	38	2.6%				1	0.0%					2	60	3.3%	
\$551 to \$575																						
\$576 to \$600							8	186	4.3%										8	186	4.3%	
\$601 to \$625								3	0.0%											3	0.0%	
\$626 to \$650				2	10	20.0%		5	0.0%				1	0.0%					2	16	12.5%	
\$651 to \$675					1	0.0%		2	0.0%											3	0.0%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750					40	0.0%														40	0.0%	
\$751 to \$775																						
\$776 to \$800								1	0.0%				3	28	10.7%				3	29	10.3%	
\$801 to \$825												1	0.0%							1	0.0%	
\$826 to \$850				8	64	12.5%							1	1	100.0%				9	65	13.8%	
\$851 to \$875																						
\$876 to \$900								15	0.0%											15	0.0%	
\$901 to \$925																						
\$926 to \$950										1	8	12.5%								1	8	12.5%
\$951 to \$975										12	132	9.1%								12	132	9.1%
\$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	14	125	11.2%	61	603	10.1%	15	348	4.3%	13	141	9.2%	4	33	12.1%				107	1250	8.6%	

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

Durango

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	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		21	0.0%																	21	0.0%		
\$501 to \$525				1	9	11.1%														1	9	11.1%	
\$526 to \$550		24	0.0%																		24	0.0%	
\$551 to \$575		2	0.0%		4	0.0%															6	0.0%	
\$576 to \$600	1	10	10.0%																		1	10	10.0%
\$601 to \$625																							
\$626 to \$650							1	19	5.3%		2	0.0%									1	21	4.8%
\$651 to \$675																							
\$676 to \$700					16	0.0%																16	0.0%
\$701 to \$725				2	32	6.3%															2	32	6.3%
\$726 to \$750				2	33	6.1%															2	33	6.1%
\$751 to \$775				2	30	6.7%		23	0.0%		5	0.0%		1	1	100.0%				3	59	5.1%	
\$776 to \$800	1	10	10.0%				2	24	8.3%		4	0.0%								3	38	7.9%	
\$801 to \$825				1	24	4.2%		20	0.0%		3	0.0%			1	32	3.1%			2	79	2.5%	
\$826 to \$850										1	37	2.7%								1	37	2.7%	
\$851 to \$875				1	22	4.5%	3	48	6.3%	1	21	4.8%								5	91	5.5%	
\$876 to \$900				9	175	5.1%														9	175	5.1%	
\$901 to \$925										1	13	7.7%								1	13	7.7%	
\$926 to \$950					5	0.0%															5	0.0%	
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025												2	30	6.7%							2	30	6.7%
\$1026 to 1050																							
\$1051 to 1075											2	0.0%									2	0.0%	
\$1076 to 1100							1	0.0%													1	0.0%	
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175												1	0.0%								1	0.0%	
\$1176 to 1200												1	32	3.1%							1	32	3.1%
\$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	2	67	3.0%	18	350	5.1%	6	135	4.4%	3	87	3.4%	4	65	6.2%	1	32	3.1%		34	736	4.6%	

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

Eagle County

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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			20 0.0%																	20 0.0%	
\$601 to \$625	1	23	4.3%																	1 23 4.3%	
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700			1 0.0%																		1 0.0%
\$701 to \$725																					
\$726 to \$750						20 0.0%															20 0.0%
\$751 to \$775						1 31 3.2%															1 31 3.2%
\$776 to \$800	2	44	4.5%																		2 44 4.5%
\$801 to \$825																					
\$826 to \$850								2 16 12.5%						8 0.0%							2 24 8.3%
\$851 to \$875								1 46 2.2%			26 0.0%										1 72 1.4%
\$876 to \$900																					
\$901 to \$925										30 0.0%						2 0.0%					32 0.0%
\$926 to \$950																					24 0.0%
\$951 to \$975																					48 0.0%
\$976 to \$1000						1 0.0%			48 0.0%					3 22 13.6%							3 71 4.2%
\$1001 to 1025						2 44 4.5%															2 44 4.5%
\$1026 to 1050						1 0.0%															3 0.0%
\$1051 to 1075																2 0.0%					
\$1076 to 1100														1 36 2.8%							1 36 2.8%
\$1101 to 1125								4 198 2.0%													4 198 2.0%
\$1126 to 1150																					
\$1151 to 1175						38 0.0%		1 36 2.8%													1 74 1.4%
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275								3 86 3.5%						36 0.0%							3 122 2.5%
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																19 0.0%					19 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																20 0.0%					20 0.0%
\$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	3	88	3.4%	3	135	2.2%	11	430	2.6%	1	96	1.0%	4	194	2.1%	6	101	5.9%	28	1044	2.7%

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

Fort Collins / Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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	3	33.3%																1	3	33.3%	
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425		1	0.0%		5	0.0%							1	36	2.8%	11	120	9.2%	12	162	7.4%	
\$426 to \$450	1	82	1.2%		3	0.0%													1	85	1.2%	
\$451 to \$475		9	0.0%		4	0.0%														13	0.0%	
\$476 to \$500		3	0.0%	2	77	2.6%		8	0.0%										2	88	2.3%	
\$501 to \$525				5	57	8.8%		3	0.0%		2	0.0%							5	62	8.1%	
\$526 to \$550				3	87	3.4%		24	0.0%		4	0.0%							3	115	2.6%	
\$551 to \$575	2	74	2.7%	2	76	2.6%		11	0.0%	1	49	2.0%							5	210	2.4%	
\$576 to \$600				1	50	2.0%	8	434	1.8%		88	0.0%							9	572	1.6%	
\$601 to \$625				1	65	1.5%	3	106	2.8%		24	0.0%							4	195	2.1%	
\$626 to \$650					21	0.0%	2	73	2.7%		4	0.0%							2	98	2.0%	
\$651 to \$675				4	101	4.0%	1	33	3.0%	9	213	4.2%							14	347	4.0%	
\$676 to \$700				8	207	3.9%		6	0.0%		7	0.0%	27	99	27.3%				35	572	11.0%	
\$701 to \$725				5	63	7.9%		61	0.0%		15	0.0%							5	139	3.6%	
\$726 to \$750				3	156	1.9%	9	286	3.1%	1	4	25.0%				1	9	11.1%	14	455	3.1%	
\$751 to \$775				9	144	6.3%	14	229	6.1%	1	26	3.8%	1	3	33.3%				25	402	6.2%	
\$776 to \$800				8	80	10.0%	5	169	3.0%		9	0.0%							13	258	5.0%	
\$801 to \$825					45	0.0%		1	0.0%							14	0.0%			60	0.0%	
\$826 to \$850				9	229	3.9%		36	0.0%	9	144	6.3%	1	36	2.8%				19	445	4.3%	
\$851 to \$875										2	98	2.0%		32	0.0%				2	130	1.5%	
\$876 to \$900					1	0.0%					15	0.0%		12	0.0%	2	16	12.5%	2	44	4.5%	
\$901 to \$925							4	105	3.8%	13	135	9.6%							17	240	7.1%	
\$926 to \$950								1	0.0%	31	451	6.9%							31	459	6.8%	
\$951 to \$975															2	15	13.3%		2	16	12.5%	
\$976 to \$1000															2	2	0.0%			2	0.0%	
\$1001 to 1025								6	0.0%											6	0.0%	
\$1026 to 1050																1	0.0%			1	0.0%	
\$1051 to 1075																						
\$1076 to 1100															1	1	100.0%		1	1	100.0%	
\$1101 to 1125													2	18	11.1%				2	18	11.1%	
\$1126 to 1150										7	34	20.6%							7	34	20.6%	
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250														2	0.0%					2	0.0%	
\$1251 to 1275																						
\$1276 to 1300													21	103	20.4%		1	0.0%	21	104	20.2%	
\$1301 to 1325																						
\$1326 to 1350																	1	0.0%		1	0.0%	
\$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																	15	104	14.4%	15	104	14.4%
\$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					11	0.0%		11	0.0%											22	0.0%	
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	4	172	2.3%	60	1482	4.0%	46	1603	2.9%	74	1322	5.6%	56	363	15.4%	32	284	11.3%	272	5226	5.2%	

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Fort Collins

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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	3	33.3%																	1	3	33.3%
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425					4	0.0%							1	36	2.8%	11	120	9.2%		12	160	7.5%
\$426 to \$450	1	72	1.4%																	1	72	1.4%
\$451 to \$475		6	0.0%																		6	0.0%
\$476 to \$500		2	0.0%	2	67	3.0%														2	69	2.9%
\$501 to \$525				5	43	11.6%		3	0.0%		2	0.0%								5	48	10.4%
\$526 to \$550				3	85	3.5%		21	0.0%		4	0.0%								3	110	2.7%
\$551 to \$575	2	74	2.7%	2	76	2.6%		10	0.0%	1	49	2.0%								5	209	2.4%
\$576 to \$600				1	50	2.0%	8	427	1.9%		88	0.0%								9	565	1.6%
\$601 to \$625				1	65	1.5%	2	77	2.6%		24	0.0%								3	166	1.8%
\$626 to \$650					21	0.0%	2	73	2.7%		4	0.0%								2	98	2.0%
\$651 to \$675				4	101	4.0%	1	33	3.0%	9	213	4.2%								14	347	4.0%
\$676 to \$700				8	207	3.9%		6	0.0%		7	0.0%	27	99	27.3%					35	319	11.0%
\$701 to \$725				3	39	7.7%		61	0.0%		15	0.0%								3	115	2.6%
\$726 to \$750				3	156	1.9%		9	286	3.1%	1	4	25.0%			1	9	11.1%		14	455	3.1%
\$751 to \$775				9	144	6.3%		14	229	6.1%		1	26	3.8%						25	402	6.2%
\$776 to \$800				8	68	11.8%		5	169	3.0%		9	0.0%	1	3	33.3%				13	246	5.3%
\$801 to \$825					45	0.0%		1	0.0%												46	0.0%
\$826 to \$850				3	97	3.1%		36	0.0%	3	72	4.2%	1	36	2.8%					7	241	2.9%
\$851 to \$875											50	0.0%		32	0.0%						82	0.0%
\$876 to \$900					1	0.0%					15	0.0%				1	1	100.0%		1	17	5.9%
\$901 to \$925							4	105	3.8%	13	135	9.6%								17	240	7.1%
\$926 to \$950										30	412	7.3%								30	420	7.1%
\$951 to \$975								1	0.0%							2	15	13.3%		2	16	12.5%
\$976 to \$1000																2	2	0.0%		2	2	0.0%
\$1001 to 1025																		1	0.0%		1	0.0%
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																1	1	100.0%		1	1	100.0%
\$1101 to 1125														2	18	11.1%				2	18	11.1%
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250														2	0.0%					2	0.0%	
\$1251 to 1275																						
\$1276 to 1300													21	103	20.4%		1	0.0%	21	104	20.2%	
\$1301 to 1325																						
\$1326 to 1350																		1	0.0%		1	0.0%
\$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					11	0.0%		11	0.0%												22	0.0%
\$2000 and up																						
TOTALS	4	157	2.5%	52	1280	4.1%	45	1549	2.9%	58	1129	5.1%	53	337	15.7%	31	255	12.2%	243	4707	5.2%	

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

Fort Collins - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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	3	33.3%																1	3	33.3%
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425					4	0.0%							1	36	2.8%	11	120	9.2%	12	160	7.5%
\$426 to \$450	1	72	1.4%															1	72	1.4%	
\$451 to \$475		6	0.0%															6	6	0.0%	
\$476 to \$500		2	0.0%	2	66	3.0%												2	68	2.9%	
\$501 to \$525										2	0.0%									2	0.0%
\$526 to \$550				3	56	5.4%				3	0.0%							3	59	5.1%	
\$551 to \$575										1	36	2.8%						1	36	2.8%	
\$576 to \$600					9	0.0%				75	0.0%							3	222	1.4%	
\$601 to \$625								3	138	2.2%										8	0.0%
\$626 to \$650					1	0.0%														1	0.0%
\$651 to \$675				1	26	3.8%		15	0.0%	9	187	4.8%							10	228	4.4%
\$676 to \$700				1	44	2.3%							27	99	27.3%				28	143	19.6%
\$701 to \$725								61	0.0%											62	0.0%
\$726 to \$750																				1	0.0%
\$751 to \$775								25	0.0%											26	0.0%
\$776 to \$800								10	0.0%											12	0.0%
\$801 to \$825																					
\$826 to \$850										3	0.0%									3	0.0%
\$851 to \$875																					
\$876 to \$900																1	1	100.0%	1	1	100.0%
\$901 to \$925								4	105	3.8%									4	105	3.8%
\$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																2	0.0%			2	0.0%
\$1251 to 1275																					
\$1276 to 1300													21	103	20.4%				21	103	20.4%
\$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																15	104	14.4%	15	104	14.4%
\$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	2	83	2.4%	7	206	3.4%	7	354	2.0%	10	320	3.1%	49	240	20.4%	27	225	12.0%	102	1428	7.1%

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

Fort Collins - Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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	0.0%		1	0.0%								4	0.0%	
\$551 to \$575											13	0.0%								13	0.0%	
\$576 to \$600						5	0.0%				13	0.0%								20	0.0%	
\$601 to \$625											15	0.0%								15	0.0%	
\$626 to \$650						20	0.0%	1	25	4.0%		1	0.0%						1	46	2.2%	
\$651 to \$675									3	0.0%		23	0.0%							26	0.0%	
\$676 to \$700				1	21	4.8%		4	0.0%		1	0.0%							1	26	3.8%	
\$701 to \$725																						
\$726 to \$750								1	11	9.1%										2	20	10.0%
\$751 to \$775													1	3	33.3%		1	9	11.1%	1	3	33.3%
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850				2	12	16.7%			36	0.0%										2	48	4.2%
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																		1	0.0%		1	0.0%
\$1051 to 1075																						
\$1076 to 1100																1	1	100.0%		1	1	100.0%
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																				1	0.0%	
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																				1	0.0%	
\$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	58	5.2%	2	84	2.4%		67	0.0%	1	3	33.3%	2	13	15.4%	8	225	3.6%	

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

Fort Collins - Southeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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						1 0.0%															1 0.0%
\$501 to \$525						5 0.0%			2 0.0%												7 0.0%
\$526 to \$550						29 0.0%			9 0.0%												38 0.0%
\$551 to \$575	2	74	2.7%		2	76 2.6%			9 0.0%										4	159	2.5%
\$576 to \$600					1	36 2.8%			43 0.0%										1	79	1.3%
\$601 to \$625					1	65 1.5%			2 75 2.7%										3	140	2.1%
\$626 to \$650									1 47 2.1%										1	47	2.1%
\$651 to \$675						3 0.0%			1 15 6.7%										1	18	5.6%
\$676 to \$700					1	53 1.9%			2 0.0%										1	55	1.8%
\$701 to \$725					3	39 7.7%													3	39	7.7%
\$726 to \$750									5 189 2.6%										5	189	2.6%
\$751 to \$775					9	144 6.3%			3 66 4.5%	1	25 4.0%							13	235	5.5%	
\$776 to \$800									2 53 3.8%										2	53	3.8%
\$801 to \$825						45 0.0%			1 0.0%												46 0.0%
\$826 to \$850					1	85 1.2%								1	36 2.8%				2	121	1.7%
\$851 to \$875															32 0.0%						32 0.0%
\$876 to \$900						1 0.0%															1 0.0%
\$901 to \$925										13 135 9.6%									13	135	9.6%
\$926 to \$950									1 0.0%	25 278 9.0%									25	278	9.0%
\$951 to \$975															2 15 13.3%				2	16	12.5%
\$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																					
\$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						11 0.0%			11 0.0%												22 0.0%
\$2000 and up																					
TOTALS	2	74	2.7%	18	593	3.0%	14	523	2.7%	39	438	8.9%	1	68	1.5%	2	15	13.3%	76	1711	4.4%

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

Fort Collins - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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				5	38	13.2%			1	0.0%								5	39	12.8%	
\$526 to \$550									9	0.0%									9	0.0%	
\$551 to \$575									1	0.0%									1	0.0%	
\$576 to \$600							5	244	2.0%									5	244	2.0%	
\$601 to \$625									2	0.0%		1	0.0%						3	0.0%	
\$626 to \$650									1	0.0%		2	0.0%						3	0.0%	
\$651 to \$675				3	72	4.2%					3	0.0%						3	75	4.0%	
\$676 to \$700				5	89	5.6%					6	0.0%						5	95	5.3%	
\$701 to \$725												14	0.0%						14	0.0%	
\$726 to \$750				3	156	1.9%		3	86	3.5%	1	3	33.3%					7	245	2.9%	
\$751 to \$775								11	138	8.0%								11	138	8.0%	
\$776 to \$800				8	68	11.8%		3	106	2.8%		7	0.0%					11	181	6.1%	
\$801 to \$825																					
\$826 to \$850											3	69	4.3%					3	69	4.3%	
\$851 to \$875												50	0.0%						50	0.0%	
\$876 to \$900												15	0.0%						15	0.0%	
\$901 to \$925																					
\$926 to \$950											5	134	3.7%		8	0.0%			5	142	3.5%
\$951 to \$975																					
\$976 to \$1000																2	0.0%			2	0.0%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125														2	18	11.1%			2	18	11.1%
\$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				24	423	5.7%	22	588	3.7%	9	304	3.0%	2	26	7.7%		2	0.0%	57	1343	4.2%

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

Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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		1	0.0%		1	0.0%														2	0.0%	
\$426 to \$450		10	0.0%		3	0.0%														13	0.0%	
\$451 to \$475		3	0.0%		4	0.0%														7	0.0%	
\$476 to \$500		1	0.0%		10	0.0%		8	0.0%											19	0.0%	
\$501 to \$525					14	0.0%														14	0.0%	
\$526 to \$550					2	0.0%		3	0.0%											5	0.0%	
\$551 to \$575								1	0.0%											1	0.0%	
\$576 to \$600								7	0.0%											7	0.0%	
\$601 to \$625								1	29	3.4%										1	29	3.4%
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725				2	24	8.3%														2	24	8.3%
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800					12	0.0%														12	0.0%	
\$801 to \$825																14	0.0%			14	0.0%	
\$826 to \$850				6	132	4.5%				6	72	8.3%							12	204	5.9%	
\$851 to \$875										2	48	4.2%							2	48	4.2%	
\$876 to \$900												12	0.0%		1	15	6.7%		1	27	3.7%	
\$901 to \$925																						
\$926 to \$950										1	39	2.6%							1	39	2.6%	
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025								6	0.0%											6	0.0%	
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150										7	34	20.6%							7	34	20.6%	
\$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													3	14	21.4%					3	14	21.4%
\$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		15	0.0%	8	202	4.0%	1	54	1.9%	16	193	8.3%	3	26	11.5%	1	29	3.4%	29	519	5.6%	

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

Fort Morgan/Brush

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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					2	0.0%															2	0.0%
\$251 to \$275																						
\$276 to \$300				1	9	11.1%		4	0.0%											1	13	7.7%
\$301 to \$325																						
\$326 to \$350											2	0.0%									2	0.0%
\$351 to \$375					8	0.0%															8	0.0%
\$376 to \$400							2	17	11.8%											2	17	11.8%
\$401 to \$425				5	84	6.0%		6	0.0%											5	90	5.6%
\$426 to \$450								7	0.0%												7	0.0%
\$451 to \$475																						
\$476 to \$500					3	0.0%		5	0.0%				4	28	14.3%					4	36	11.1%
\$501 to \$525							2	19	10.5%				4	20	20.0%	2	14	14.3%		8	53	15.1%
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																2	0.0%			2	0.0%	
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$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				6	106	5.7%	4	58	6.9%	2	0.0%		8	48	16.7%	2	16	12.5%		20	230	8.7%

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

Glenwood Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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				1	46	2.2%				5	0.0%							1	46	2.2%	
\$551 to \$575																			5	0.0%	
\$576 to \$600						1	0.0%												1	0.0%	
\$601 to \$625				1	36	2.8%													1	36	2.8%
\$626 to \$650																					
\$651 to \$675													6	0.0%					6	0.0%	
\$676 to \$700								4	0.0%	13	0.0%								17	0.0%	
\$701 to \$725						1	0.0%													1	0.0%
\$726 to \$750								1	32	3.1%									1	32	3.1%
\$751 to \$775									4	0.0%										4	0.0%
\$776 to \$800									4	0.0%					1	0.0%				5	0.0%
\$801 to \$825													32	0.0%						32	0.0%
\$826 to \$850																					
\$851 to \$875													6	0.0%						6	0.0%
\$876 to \$900						2	0.0%													2	0.0%
\$901 to \$925																					
\$926 to \$950								2	0.0%											2	0.0%
\$951 to \$975								3	0.0%											3	0.0%
\$976 to \$1000								5	0.0%											5	0.0%
\$1001 to 1025								2	0.0%		2	0.0%								4	0.0%
\$1026 to 1050																					
\$1051 to 1075													2	0.0%						2	0.0%
\$1076 to 1100											1	0.0%								1	0.0%
\$1101 to 1125								4	0.0%					2	0.0%					6	0.0%
\$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																					
\$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				2	86	2.3%	1	61	1.6%		21	0.0%		49	0.0%				3	217	1.4%

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

Grand Junction

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

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

Greeley

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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	5	20.0%																	1	5	20.0%
\$351 to \$375																				6	6	0.0%
\$376 to \$400																						
\$401 to \$425				11	85	12.9%														11	85	12.9%
\$426 to \$450				5	32	15.6%														5	32	15.6%
\$451 to \$475										2	0.0%											
\$476 to \$500				5	0.0%															6	165	3.6%
\$501 to \$525				4	65	6.2%				2	100	2.0%										
\$526 to \$550	2	7	28.6%							4	61	6.6%								6	68	8.8%
\$551 to \$575										1	26	3.8%								1	26	3.8%
\$576 to \$600				8	119	6.7%				17	146	11.6%			4	0.0%				25	269	9.3%
\$601 to \$625				10	218	4.6%				2	26	7.7%			1	8	12.5%			13	253	5.1%
\$626 to \$650				7	68	10.3%				1	87	1.1%			1	11	9.1%			9	166	5.4%
\$651 to \$675				3	78	3.8%				2	58	3.4%								5	147	3.4%
\$676 to \$700										2	38	5.3%			36	0.0%			2	24	8.3%	
\$701 to \$725				7	192	3.6%				15	103	14.6%			9	64	14.1%			1	18	5.6%
\$726 to \$750										8	139	5.8%			15	138	10.9%					
\$751 to \$775										3	5	60.0%							2	20	10.0%	
\$776 to \$800										6	48	12.5%			7	69	10.1%			30	0.0%	
\$801 to \$825															8	120	6.7%			12	0.0%	
\$826 to \$850															4	41	9.8%			3	0.0%	
\$851 to \$875																			1	16	6.3%	
\$876 to \$900																			2	32	6.3%	
\$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	3	18	16.7%	55	873	6.3%	63	839	7.5%	44	483	9.1%	10	171	5.8%	1	16	6.3%	176	2400	7.3%	

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

Gunnison

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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				1	15	6.7%			10	0.0%									1	25	4.0%	
\$551 to \$575				1	13	7.7%			1	10	10.0%								2	23	8.7%	
\$576 to \$600									2	63	3.2%		1	10	10.0%				3	73	4.1%	
\$601 to \$625									2	56	3.6%				10	0.0%				2	66	3.0%
\$626 to \$650																						
\$651 to \$675												1	0.0%							1	0.0%	
\$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																						
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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	28	7.1%	5	139	3.6%	1	11	9.1%		10	0.0%				8	188	4.3%	

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

Lake County

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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	0.0%	
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525				1	20	5.0%														1	20	5.0%
\$526 to \$550																						
\$551 to \$575								6	0.0%											6	0.0%	
\$576 to \$600							2	24	8.3%											2	24	8.3%
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675				1	21	4.8%														1	21	4.8%
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800								3	0.0%											3	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																						
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\$1351 to 1375																						
\$1376 to 1400																						
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\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		1	0.0%	2	41	4.9%	2	33	6.1%										4	75	5.3%	

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

Montrose

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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				1	4	25.0%													1	4	25.0%	
\$451 to \$475				1	14	7.1%													1	14	7.1%	
\$476 to \$500																						
\$501 to \$525					38	0.0%	1	12	8.3%										1	50	2.0%	
\$526 to \$550				2	26	7.7%	1	20	5.0%										3	46	6.5%	
\$551 to \$575				1	38	2.6%													1	38	2.6%	
\$576 to \$600					2	0.0%														2	0.0%	
\$601 to \$625					20	0.0%														20	0.0%	
\$626 to \$650							3	24	12.5%										3	24	12.5%	
\$651 to \$675																						
\$676 to \$700								12	0.0%											12	0.0%	
\$701 to \$725														12	0.0%					12	0.0%	
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825				3	50	6.0%														3	50	6.0%
\$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																						
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\$1676 to 1600																						
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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				8	192	4.2%	5	68	7.4%					12	0.0%				13	272	4.8%	

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

Pueblo

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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		13	0.0%																	13	0.0%
\$326 to \$350		1	0.0%																	1	0.0%
\$351 to \$375	1	17	5.9%	9	126	7.1%													10	143	7.0%
\$376 to \$400		2	0.0%	6	146	4.1%		1	0.0%										6	149	4.0%
\$401 to \$425				11	261	4.2%	3	29	10.3%										14	290	4.8%
\$426 to \$450		1	0.0%	7	121	5.8%	2	50	4.0%										9	172	5.2%
\$451 to \$475	1	9	11.1%	3	63	4.8%	7	101	6.9%										11	173	6.4%
\$476 to \$500				1	48	2.1%	4	67	6.0%				2	40	5.0%				7	155	4.5%
\$501 to \$525				4	40	10.0%		17	0.0%										4	57	7.0%
\$526 to \$550							5	62	8.1%				1	1	100.0%				6	63	9.5%
\$551 to \$575							3	103	2.9%										3	103	2.9%
\$576 to \$600																					
\$601 to \$625							1	2	50.0%					1	0.0%		1	0.0%	1	4	25.0%
\$626 to \$650				4	0.0%					1	0.0%			1	0.0%				6	0.0%	
\$651 to \$675				12	0.0%														12	0.0%	
\$676 to \$700							2	0.0%									13	0.0%	15	0.0%	
\$701 to \$725				2	35	5.7%													2	35	5.7%
\$726 to \$750				2	25	8.0%													2	25	8.0%
\$751 to \$775																					
\$776 to \$800										2	30	6.7%							2	30	6.7%
\$801 to \$825										4	34	11.8%							4	34	11.8%
\$826 to \$850																					
\$851 to \$875							2	25	8.0%										2	25	8.0%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950										5	64	7.8%							5	64	7.8%
\$951 to \$975																					
\$976 to \$1000													4	0.0%					4	0.0%	
\$1001 to 1025													4	0.0%					4	0.0%	
\$1026 to 1050										7	55	12.7%							7	55	12.7%
\$1051 to 1075																					
\$1076 to 1100													3	16	18.8%				3	16	18.8%
\$1101 to 1125													1	12	8.3%				1	12	8.3%
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200													3	28	10.7%				3	28	10.7%
\$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																					
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\$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	2	43	4.7%	45	881	5.1%	27	459	5.9%	18	184	9.8%	10	107	9.3%		14	0.0%	102	1688	6.0%

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

Pueblo - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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		13	0.0%																	13	0.0%
\$326 to \$350																					
\$351 to \$375	1	12	8.3%	4	28	14.3%													5	40	12.5%
\$376 to \$400				4	38	10.5%													4	38	10.5%
\$401 to \$425							1	10	10.0%										1	10	10.0%
\$426 to \$450		1	0.0%	1	51	2.0%													1	52	1.9%
\$451 to \$475																					
\$476 to \$500								7	0.0%											7	0.0%
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700								2	0.0%						13	0.0%				15	0.0%
\$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																					
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\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
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\$1676 to 1600																					
\$1701 to 1725																					
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\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$2000 and up																					
TOTALS	1	26	3.8%	9	117	7.7%	1	19	5.3%						13	0.0%			11	175	6.3%

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

Pueblo - Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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				5	55	9.1%													5	55	9.1%
\$376 to \$400				1	101	1.0%													1	101	1.0%
\$401 to \$425				8	159	5.0%	2	19	10.5%										10	178	5.6%
\$426 to \$450					1	0.0%														1	0.0%
\$451 to \$475	1	9	11.1%	1	34	2.9%	7	92	7.6%										9	135	6.7%
\$476 to \$500				1	48	2.1%	4	36	11.1%										5	84	6.0%
\$501 to \$525				1	8	12.5%		12	0.0%				1	1	100.0%				1	20	5.0%
\$526 to \$550							1	11	9.1%										2	12	16.7%
\$551 to \$575							1	82	1.2%										1	82	1.2%
\$576 to \$600																					
\$601 to \$625							1	2	50.0%				1	0.0%		1	0.0%		1	4	25.0%
\$626 to \$650													1	0.0%					1	1	0.0%
\$651 to \$675					12	0.0%														12	0.0%
\$676 to \$700																					
\$701 to \$725				2	35	5.7%													2	35	5.7%
\$726 to \$750				2	25	8.0%													2	25	8.0%
\$751 to \$775																					
\$776 to \$800										2	30	6.7%							2	30	6.7%
\$801 to \$825										4	34	11.8%							4	34	11.8%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950										5	64	7.8%							5	64	7.8%
\$951 to \$975																					
\$976 to \$1000													4	0.0%					4	0.0%	
\$1001 to 1025													4	0.0%					4	0.0%	
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100													3	16	18.8%				3	16	18.8%
\$1101 to 1125													1	12	8.3%				1	12	8.3%
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
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\$1351 to 1375																					
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\$1576 to 1500																					
\$1601 to 1625																					
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\$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	1	9	11.1%	21	478	4.4%	16	254	6.3%	11	128	8.6%	5	39	12.8%	1	0.0%	54	909	5.9%	

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

Pueblo - Southeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	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					5	0.0%														5	0.0%
\$451 to \$475																					
\$476 to \$500								4	0.0%											4	0.0%
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650					4	0.0%				1	0.0%									5	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																					
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\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
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\$1601 to 1625																					
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\$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					9	0.0%		4	0.0%		1	0.0%								14	0.0%

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

Pueblo - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	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	0.0%		
\$351 to \$375		5	0.0%		43	0.0%														48	0.0%		
\$376 to \$400		2	0.0%	1	7	14.3%		1	0.0%										1	10	10.0%		
\$401 to \$425				3	102	2.9%														3	102	2.9%	
\$426 to \$450				6	64	9.4%		2	50	4.0%										8	114	7.0%	
\$451 to \$475				2	29	6.9%			9	0.0%										2	38	5.3%	
\$476 to \$500									20	0.0%			2	40	5.0%					2	60	3.3%	
\$501 to \$525				3	32	9.4%			5	0.0%										3	37	8.1%	
\$526 to \$550								4	51	7.8%										4	51	7.8%	
\$551 to \$575								2	21	9.5%										2	21	9.5%	
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875								2	25	8.0%										2	25	8.0%	
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025																							
\$1026 to 1050													7	55	12.7%						7	55	12.7%
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200																							
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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		8	0.0%	15	277	5.4%	10	182	5.5%	7	55	12.7%	5	68	7.4%					37	590	6.3%	

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

Salida

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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							1	2	50.0%										1	2	50.0%	
\$401 to \$425						8	0.0%		14	0.0%		1	0.0%							23	0.0%	
\$426 to \$450						20	0.0%		6	0.0%		1	0.0%							27	0.0%	
\$451 to \$475						12	0.0%					1	0.0%							13	0.0%	
\$476 to \$500						8	0.0%					5	0.0%							13	0.0%	
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
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\$1351 to 1375																						
\$1376 to 1400																						
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\$1701 to 1725																						
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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						48	0.0%		1	22	4.5%		8	0.0%						1	78	1.3%

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

Southeastern Colorado

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225				2	0.0%														2	0.0%		
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300							4	0.0%											4	0.0%		
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375				1	3	33.3%						4	31	12.9%					5	34	14.7%	
\$376 to \$400																						
\$401 to \$425															4	0.0%			4	0.0%		
\$426 to \$450																						
\$451 to \$475				1	7	14.3%	1	25	4.0%										2	32	6.3%	
\$476 to \$500				2	26	7.7%	1	2	50.0%										3	28	10.7%	
\$501 to \$525				1	10	10.0%													1	10	10.0%	
\$526 to \$550													2	0.0%					10	0.0%		
\$551 to \$575							4	0.0%											34	0.0%		
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650							12	0.0%											12	0.0%		
\$651 to \$675							1	0.0%											1	0.0%		
\$676 to \$700																						
\$701 to \$725													12	0.0%					12	0.0%		
\$726 to \$750																						
\$751 to \$775																3	0.0%		3	0.0%		
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
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\$1501 to 1525																						
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\$1576 to 1500																						
\$1601 to 1625																						
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\$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	86	5.8%	2	48	4.2%				4	45	8.9%			7	0.0%	11	186	5.9%

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

Steamboat Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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				1	12	8.3%													1	12	8.3%	
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700							2	30	6.7%										2	30	6.7%	
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775				1	48	2.1%				1	54	1.9%							2	102	2.0%	
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850							1	39	2.6%						5	0.0%				1	44	2.3%
\$851 to \$875																						
\$876 to \$900															3	0.0%					6	0.0%
\$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																						
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\$1501 to 1525																						
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\$1576 to 1500																						
\$1601 to 1625																						
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\$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	121	2.5%	3	72	4.2%	1	54	1.9%			10	0.0%			7	257	2.7%	

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

Sterling

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	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				12	107	11.2%				2	0.0%		1	3	33.3%	1	0.0%		13	113	11.5%	
\$251 to \$275					10	0.0%								1	0.0%					11	0.0%	
\$276 to \$300					7	0.0%											1	0.0%		8	0.0%	
\$301 to \$325					10	0.0%														10	0.0%	
\$326 to \$350					5	0.0%														5	0.0%	
\$351 to \$375					5	0.0%							1	0.0%						6	0.0%	
\$376 to \$400				1	17	5.9%		4	39	10.3%									5	56	8.9%	
\$401 to \$425					1	0.0%														1	0.0%	
\$426 to \$450								3	28	10.7%							1	0.0%		3	29	10.3%
\$451 to \$475					2	0.0%			6	0.0%				21	0.0%					29	0.0%	
\$476 to \$500																						
\$501 to \$525					1	0.0%			3	0.0%										4	0.0%	
\$526 to \$550					2	0.0%														2	0.0%	
\$551 to \$575								1	7	14.3%									1	7	14.3%	
\$576 to \$600					1	0.0%								1	0.0%					2	0.0%	
\$601 to \$625					2	0.0%														2	0.0%	
\$626 to \$650								1	0.0%					2	0.0%					3	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																						
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\$1276 to 1300																						
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\$1401 to 1425																						
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\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
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\$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				13	170	7.6%	8	84	9.5%	2	0.0%	1	29	3.4%	3	0.0%	22	288	7.6%			

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

Summit County

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225							3	0.0%											3	0.0%	
\$226 to \$250				4	0.0%		5	0.0%											9	0.0%	
\$251 to \$275							3	0.0%											3	0.0%	
\$276 to \$300																					
\$301 to \$325				2	0.0%		1	0.0%											3	0.0%	
\$326 to \$350							1	0.0%											1	0.0%	
\$351 to \$375				1	0.0%		2	0.0%											3	0.0%	
\$376 to \$400				1	0.0%														1	0.0%	
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525							1	0.0%											1	0.0%	
\$526 to \$550				1	0.0%		4	0.0%											5	0.0%	
\$551 to \$575																					
\$576 to \$600				2	24	8.3%												2	24	8.3%	
\$601 to \$625							12	0.0%											12	0.0%	
\$626 to \$650																					
\$651 to \$675	1	0.0%																	1	0.0%	
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750									12	0.0%									12	0.0%	
\$751 to \$775																					
\$776 to \$800				1	0.0%														1	0.0%	
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900				30	0.0%		24	0.0%											54	0.0%	
\$901 to \$925				10	0.0%		1	24	4.2%				3	36	8.3%			4	70	5.7%	
\$926 to \$950													2	42	4.8%			2	42	4.8%	
\$951 to \$975																					
\$976 to \$1000													30	0.0%					30	0.0%	
\$1001 to 1025							2	15	13.3%									2	15	13.3%	
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100				2	0.0%				1	26	3.8%							1	28	3.6%	
\$1101 to 1125									1	0.0%									1	0.0%	
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275													24	0.0%					24	0.0%	
\$1276 to 1300																					
\$1301 to 1325										4	0.0%								4	0.0%	
\$1326 to 1350										1	0.0%		1	4	25.0%			1	5	20.0%	
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450										1	0.0%		1	0.0%					2	0.0%	
\$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		1	0.0%	2	88	2.3%	3	84	3.6%	1	44	2.3%	6	137	4.4%			12	354	3.4%	

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