

Third Quarter 2010

Colorado Multi-Family Housing Vacancy & Rental Survey

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

conducted by

Gordon E. Von Stroh, Ph.D.

of

The University of Denver

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

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Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. With the Third Quarter 2010 Survey 34,938 reported compared to 34,352 for the First Quarter 2010 Survey. In the Third Quarter 2010, 33,426 units reported and 31,297 for the First Quarter 2009 Survey. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area decreased to 5.5 percent for September of 2010 compared to 6.9 percent for March 2010 compared to 7.4 percent in the September 2009 compared to 8.5 percent for March 2009. It was 6.1 percent for March 2008. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs at 6.6 percent; Fort Collins/Loveland, 2.9 percent, Grand Junction, 7.9 percent; and Greeley, 3.9 percent.

The overall average rent per square foot ranges from a low of 48 cents in Sterling to a high of 1.40 cents 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 6.5 percent. This means that tenants moved out of 6.5 percent of the units the previous month.

All data is for the month of September except for turnover. That data is based on data from the previous month. 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.

Vacacancies and Average Rents

Market Area	2010			
	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr
	In Percentage		In Dollars	
Alamosa	6.3	6.8	510.92	512.26
Aspen	2.7	5.5	1094.44	1052.20
Buena Vista	13.1	10.7	610.71	591.67
Canon City	5.6	5.9	582.60	581.56
Colorado Springs	6.9	6.6	709.99	729.47
Northwest	5.2	4.3	770.74	798.96
Northeast	7.1	5.5	703.54	749.80
Far Northeast	4.5	6.0	811.14	838.51
Southeast	9.8	8.8	598.86	605.25
Security/Widefield/Fountain	14.2	18.4	603.58	596.85
Southwest	5.1	6.1	715.24	730.95
Central	9.4	5.8	649.88	662.77
Durango	7.1	3.9	829.50	837.29
Eagle County	6.0	8.9	1094.99	1120.29
Fort Collins/Loveland	4.9	2.9	837.99	879.85
Fort Collins	5.2	2.8	837.15	868.36
Northwest	5.9	2.0	855.13	855.81
Northeast	5.5	2.9	731.41	696.79
Southeast	3.7	2.5	833.90	890.37
Southwest	5.6	3.0	835.92	866.32
Loveland	3.8	5.5	835.41	968.44
Fort Morgan/Brush	7.1	8.4	461.69	461.58
Glenwood Springs	3.2	5.5	869.53	833.51
Grand Junction	11.6	7.9	663.47	655.58
Greeley	6.9	3.9	660.86	661.07
Gunnison	7.3	13.0	592.30	564.34
Lake County	7.9	7.9	562.50	565.31
Montrose	6.6	7.3	641.23	658.26
Pueblo	12.6	11.6	547.03	551.61
Northwest	9.0	9.5	419.79	428.00
Northeast	16.3	14.1	502.63	504.25
Southeast	14.3	14.3	510.71	519.64
Southwest	6.7	7.7	681.29	683.37
Salida	4.3	5.1	444.64	456.73
Southeastern Colorado	0.7	4.0	506.25	499.83
Steamboat Springs	8.0	13.4	732.58	711.67
Sterling	4.2	6.3	327.75	322.46
Summit County	4.9	5.2	919.56	906.30
Statewide (Includes Metro Denver)	6.6	5.5	840.44	871.78

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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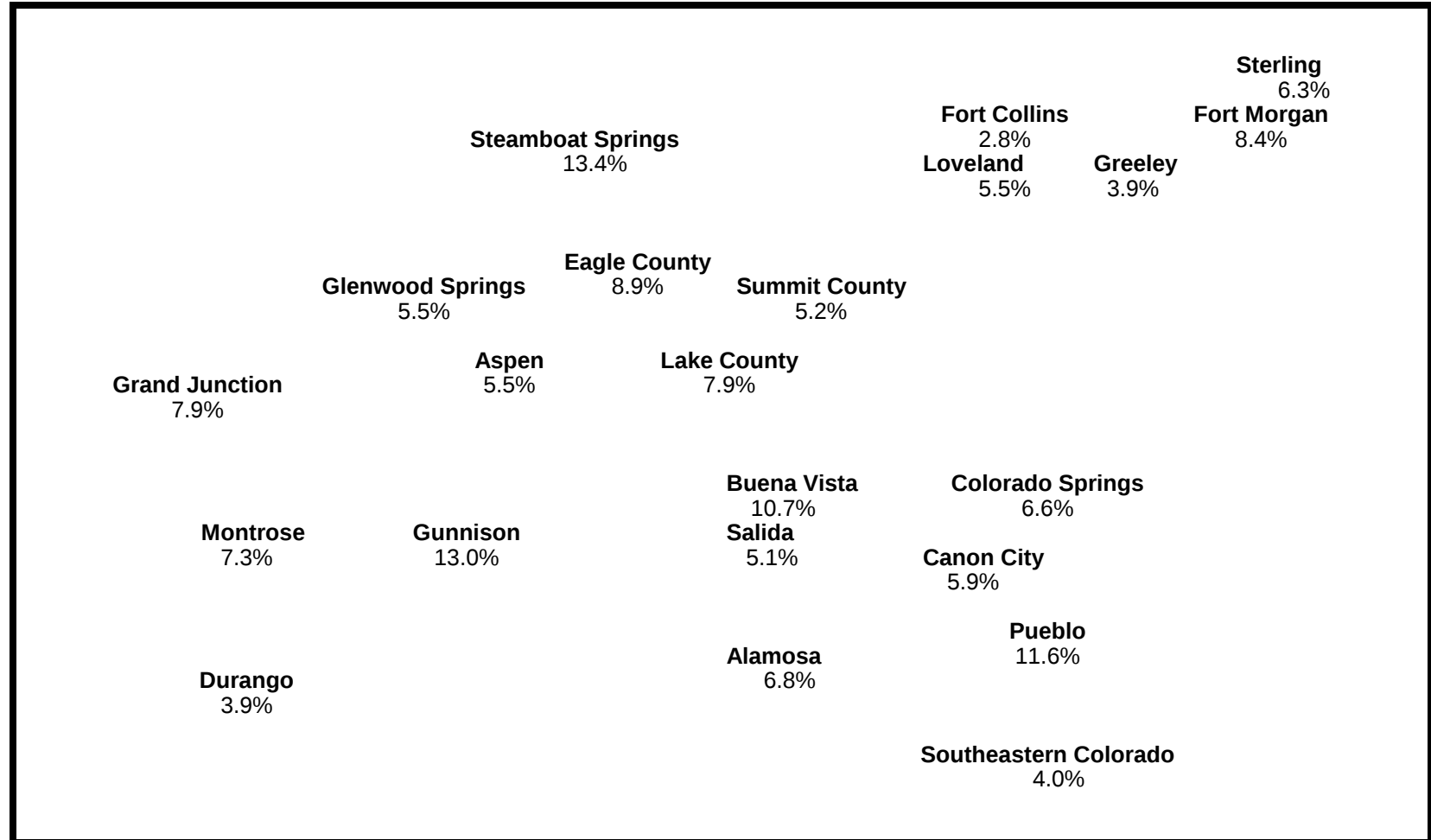
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**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

	2001		2002		2003		2004		2005		2006			2007				2008				2009				2010		
Market Area	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Alamosa	137	135	151	158	238	205	178	194	193	197	198	198		205		205		205		202		206		206		206		206
Aspen	334	321	357	308	303	298	268	270	269	306	288	292		303		347		348		328		328		328		328		328
Buena Vista	124	114	121	116	119	84	84	84	84	52	52	84		84		84		84		84		84		84		84		84
Canon City	301	295	295	255	300	284	208	216	216	216	236	236		236		238		244		292		286		286		286		286
Colorado Springs	14377	14315	14477	13416	14957	14601	14710	15282	16368	16231	18171	15459	15587	16501	16339	16057	16096	16103	16390	16125	16392	15713	15717	16797	17426	17288	17218	18373
Northwest	1966	1641	1930	1295	1564	1698	2180	1943	2112	2328	1903	2035	2147	2196	2555	2376	2174	2535	1935	1980	2145	1766	1664	2230	1941	2053	1629	1722
Northeast	5822	6195	6244	5323	5960	5739	5610	3869	3839	3883	3703	2616	3246	3152	3473	3448	3725	3448	3557	3775	3816	3492	3173	3753	4354	3583	3753	3960
Far Northeast								2571	4015	3220	4324	3787	3982	3695	3443	3421	3335	3749	3795	3336	3234	3272	3499	3177	2917	3161	3113	3574
Southeast	2430	2360	2097	2756	2813	2734	2937	2705	2294	2746	2900	2711	1767	2501	2069	1787	1721	1473	1672	1786	1733	2064	1971	1842	2500	2260	2501	3194
Security/Widefield/Fountain	228	215	236	354	353	366	341	354	479	366	479	509	673	684	737	670	734	547	403	397	547	358	699	574	574	699	700	575
Southwest	2541	2681	2177	2334	2816	2721	2058	2615	2097	2218	3406	2237	2416	2754	2734	2828	3049	3101	3367	3471	3432	3449	3440	3913	3669	3622	3658	3517
Central	1390	1223	1793	1354	1404	1343	1584	1225	1532	1470	1456	1554	1356	1519	1328	1527	1358	1250	1661	1380	1485	1312	1271	1308	1471	1910	1864	1831
Durango	418	428	455	514	528	571	535	571	566	574	583	526		649		651		561		696		652		641		617		588
Eagle County	738	734	1025	1095	1167	1019	967	981	1225	1219	1187	1161		984		984		1044		1254		1124		1184		1111		1229
Fort Collins/Loveland	4804	4907	3648	4149	4112	4101	4227	5241	5494	5125	5203	4757	4667	5216	5569	4810	4718	5226	4254	4931	5009	5092	4805	5033	5039	5808	5603	5619
Fort Collins	4514	4599	3413	3461	3623	3575	3587	4599	4921	4544	4666	4244	4166	4562	4966	4321	4234	4707	3711	4389	4390	4467	4180	4314	4295	4921	4716	4951
Northwest	798	564	908	697	891	827	903	1025	1222	922	1282	1180	1543	1530	1332	1248	1260	1428	779	1400	1448	1561	1374	1542	1402	1616	1436	1418
Northeast	67	124	249	64	71	100	240	286	267	271	181	185	188	191	175	175	147	225	52	229	210	234	152	145	106	145	140	140
Southeast	2082	1874	1223	1936	1927	1835	925	2068	1937	1983	1830	1690	1126	1479	1760	1816	1780	1711	1597	1603	1575	1382	1341	1419	1090	1699	1699	1932
Southwest	1567	2037	1033	764	734	813	1519	1220	1495	1368	1373	1189	1309	1362	1699	1082	1047	1343	1283	1157	1157	1290	1313	1208	1697	1461	1441	1461
Loveland	290	308	235	688	489	526	640	642	573	581	537	513	501	654	603	489	484	519	543	542	619	625	625	719	744	887	887	668
Fort Morgan/Brush	607	598	527	707	619	615	807	303	285	213	255	188		136		180		230		230		224		224		283		263
Glenwood Springs	337	395	354	368	388	319	270	393	288	293	317	248		268		254		217		225		267		221		217		163
Grand Junction	1390	1455	1531	1713	1727	1916	1707	1566	1639	1706	1661	1757	1718	1878	1534	1514	1549	1980	1600	1778	1727	1732	1761	1833	1819	1635	1756	1638
Greeley	2501	2468	2259	3054	2988	2460	3348	3040	3048	3308	3176	3015	3078	3160	3070	2651	2868	2400	3206	2581	2580	2709	2721	3109	2854	3159	2883	2879
Gunnison	171	178	188	166	240	158	194	184	176	188	174	178		188		188		188		198		191		191		177		177
Lake County	188	214	222	225	247	195	177	191	177	163	89	89		75		75		75		75		75		75		89		89
Montrose	315	307	302	290	365	307	264	283	266	266	272	312		294		278		272		272		288		218		228		218
Pueblo	1809	1835	1660	1932	1706	1751	1691	1840	1815	1904	1918	1872	1574	1603	1494	1585	1744	1693	1905	1735	1871	1805	1709	1844	1792	1780	1731	1736
Northwest	172	265	50	227	226	288	353	299	274	363	285	258	215	165	194	191	224	180	197	197	199	199	201	199	199	179	179	179
Northeast	1192	1143	1048	1192	805	843	816	1091	1024	1096	1133	1153	872	983	939	1017	1022	909	1082	1018	1060	1054	851	1116	1068	1033	1009	1009
Southeast	7	7	1	51	55	7	44	44	44	44	44	9	0	50	13	13	15	51	14	14	14	0	15	15	15	14	14	14
Southwest	438	420	561	462	620	613	478	406	473	401	491	461	437	442	348	362	447	590	612	506	614	537	644	512	510	534	529	534
Salida	121	124	118	103	110	78	78	78	77	77	77	78		78		78		78		78		78		78		70		78
Southeastern Colorado								178	194	250	258	258		204		234		186		198		198		198		150		150
Steamboat Springs	273	274	332	323	264	247	259	259	258	265	258	255		254		257		257		257		252		247		249		247
Sterling								304	312	230	287	353		287		252		288		288		288		290		240		240
Summit County	295	318	306	323	322	275	258	338	423	523	367	417		354		349		354		339		339		339		347		347

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

STATE OF COLORADO VACANCY RATES BY MARKET AREA



VACANCY RATES BY MARKET AREA
(In Percent)

	1998		1999		2000		2001		2002		2003		2004		2005		2006				2007				2008				2009				2010		
Market Area	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	
Alamosa					2.5	2.9	3.0	1.3	6.3	5.0	2.9	1.7	1.0	3.1	3.0	3.0	2.0	1.5	3.4	4.4	5.4	12.9	7.3	6.3	6.8										
Aspen	2.2	1.3	0.3	0.6	0.9	0.9	0.6	4.4	3.4	9.7	6.9	18.1	10.4	11.1	7.8	1.6	1.0	1.0	0.7	1.4	1.4	2.1	2.1	2.7	2.7	5.5									
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	6.0	16.7	9.5	13.1	10.7										
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	4.8	9.4	5.9	5.6	5.9										
Colorado Springs	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	10.2	9.2	10.4	11.7	9.8	8.7	8.7	6.9	5.8	6.6	
Northwest	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	8.0	10.0	9.7	10.9	10.0	6.5	5.6	5.2	6.0	4.3	
Northeast	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	8.8	7.5	9.1	9.4	7.8	5.9	8.0	7.1	5.8	5.5	
Far Northeast															7.8	10.3	7.4	7.9	7.2	10.5	9.6	6.1	5.7	7.3	6.2	7.4	6.4	8.8	10.8	7.7	7.7	6.9	4.5	4.7	6.0
Southeast	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	17.9	14.4	18.4	18.6	17.3	19.2	14.6	9.8	6.7	8.8	
Security/Widefield/Fountain	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	23.3	24.4	24.9	28.8	16.2	16.9	19.2	14.2	11.7	18.4	
Southwest	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	11.4	9.4	8.0	10.0	6.8	5.3	6.6	5.1	3.7	6.1	
Central	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	9.2	7.7	8.5	10.2	13.3	14.2	9.2	9.4	7.7	5.8	
Durango	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	3.4	6.1	3.6	7.1										
Eagle County	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	2.9	2.1	3.5	6.0	8.9									
Fort Collins/Loveland	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	8.9	4.1	4.3	4.4	9.9	5.6	6.3	4.9	6.8	2.9	
Fort Collins					3.6	1.9	2.6	3.3	7.3	9.9	13.7	12.5	13.9	11.0	12.9	9.5	8.8	8.9	8.3	7.0	8.5	4.9	4.4	4.8	9.5	4.2	4.1	4.0	9.9	5.5	5.8	5.2	7.9	2.8	
Northwest	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	16.7	6.4	3.4	3.8	13.7	7.1	6.6	5.9	10.4	2.0	
Northeast	3.1	0.0	2.4	0.0	0.0	2.1	0.0	5.6	4.8	10.9	2.8	17.0	15.8	4.5	10.1	6.3	7.2	9.7	6.9	6.8	5.1	4.0	3.4	3.6	5.8	4.4	4.3	3.4	8.6	4.8	4.7	5.5	9.3	2.9	
Southeast	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	5.6	2.6	4.1	4.5	7.2	6.9	4.4	3.7	4.9	2.5	
Southwest	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	9.9	3.5	4.8	4.2	10.2	3.1	7.3	5.6	7.0	3.0	
Loveland	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	5.7	3.5	6.1	6.1	7.0	4.3	6.6	3.8	4.1	5.5	
Fort Morgan/Brush	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	5.2	8.9	9.4	7.1										
Glenwood Springs	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	2.7	1.5	3.6	3.2										
Grand Junction	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	1.6	2.4	3.1	4.0	4.5	7.5	13.2	11.6	8.9	7.9	
Greeley	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	6.1	5.5	8.1	8.4	9.1	7.1	7.4	6.9	6.3	3.9	
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	2.0	7.9	6.8	7.3	13.0									
Lake County	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	4.0	8.0	10.7	7.9	7.9									
Montrose					3.8	1.6	3.3	3.3	2.4	6.3	4.6	3.4	3.5	1.9	3.8	5.1	6.1	5.1	4.0	4.8	5.5	9.4	11.0	6.6	7.3										
Pueblo	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	6.4	6.8	7.2	7.4	8.5	12.0	12.2	12.6	10.4	11.6	
Northwest	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	2.0	8.1	7.1	9.0	5.5	8.5	6.0	9.0	4.5	9.5	
Northeast	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	7.1	7.1	7.5	7.4	8.7	14.9	15.2	16.3	12.7	14.1	
Southeast	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	0.0	3.9	0.0	0.0	0.0	0.0	0.0	0.0	6.7	6.7	14.3	7.1	14.3	
Southwest	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	6.7	5.9	6.7	6.9	9.2	7.2	8.4	6.7	8.1	7.7	
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	2.6	3.8	3.8	4.3	5.1									
Southeastern Colorado													7.3	5.7	5.2	5.4	5.0	4.4	4.7	5.9	4.0	3.5	4.5	0.7	4.0										
Steamboat Springs					1.3	2.6	2.9	5.4	4.0	1.9	11.3		11.6	12.4	16.3	10.6	22.1	8.6	6.3	3.5	2.7	3.9	1.2	4.9	8.0	13.4									
Sterling													9.9	10.6	11.3	9.8	9.1	10.1	10.3	7.6	7.3	8.7	6.2	4.2	6.3										
Summit County	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	2.9	2.7	5.0	4.9	5.2									

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

VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2003	2004			2005		2006			2007				2008				2009				2010		
Area	Apartment Type	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	1st	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	
Alamosa	Efficiency																								
	One bedroom	2.8	2.7	0.0	2.7	2.7	2.5	1.2		2.5	2.8	8.5		3.7	5.6	13.7	7.5			7.5		8.5			
	Two bed, one bath	3.9	1.0	1.3	4.1	3.1	3.1	3.1		3.1	0.0	5.2		3.9	5.2	11.7	6.5			5.2		5.2			
	Two bed, two bath											0.0				0.0	0.0			0.0		0.0			
	Three bedroom	0.0	0.0	8.3	0.0	5.0	5.0	0.0		5.0	20.0	5.0		10.0	5.0	15.0	10.0			5.0		5.0			
	All	2.9	1.7	1.0	3.1	3.0	3.0	2.0		3.0	3.4	6.8		4.4	5.4	12.9	7.3			6.3		6.8			
Aspen	Efficiency	0.0	9.8	8.7	7.1	2.4	2.4	2.4		2.4	2.4	4.9		2.4	2.4	2.4	2.4			2.4		2.4		4.9	
	One bedroom	17.2	9.0	8.7	5.9	2.0	1.2	1.2		1.2	1.2	5.1		1.1	1.3	3.8	6.4	0.0		5.1		5.1			
	Two bed, one bath	15.5	9.6	13.2	8.4	2.2	1.2	1.1		1.2	1.2	4.8		2.3	3.6	2.4	1.2			2.4		2.4		4.8	
	Two bed, two bath	17.7	9.7	14.3	9.7	0.0	0.0	0.0		0.0	1.6	4.5		1.1	1.1	1.1	1.1	3.8		1.1		1.1		4.5	
	Three bedroom		26.7	12.5	7.1	0.0	0.0	0.0		0.0	0.0	10.5		0.0	2.6	0.0	2.6	4.2		2.6		10.5			
	All	18.1	10.4	11.1	7.8	1.6	1.0	1.0		1.0	1.4	5.5		1.4	2.1	2.1	2.7	3.3		2.7		5.5			
Buena Vista	Efficiency																								
	One bedroom	4.8	0.0	2.4	0.0	2.4	0.0	2.4		0.0	2.4	7.1		2.4	2.4	4.8	2.4			4.8		7.1			
	Two bed, one bath	4.8	2.4	21.4	7.1	0.0	0.0	0.0		0.0	0.0	14.3		0.0	9.5	28.6	16.7			21.4		14.3			
	Two bed, two bath																								
	Three bedroom																								
	All	4.8	1.2	11.9	3.6	1.9	0.0	1.2		0.0	1.2	10.7		1.2	6.0	16.7	9.5			13.1		10.7			
Canon City	Efficiency		12.5	12.5	0.0		12.5	0.0		12.5	12.5	0.0		12.5	0.0	0.0	0.0			0.0		0.0			
	One bedroom	12.7	7.9	2.6	2.6	4.2	2.6	5.3		2.6	2.4	7.7		2.4	6.4	12.3	9.2			10.8		7.7			
	Two bed, one bath	2.6	2.7	3.5	2.9	5.8	3.7	4.2		3.7	5.8	5.3		4.6	4.2	9.1	5.3			4.3		5.3			
	Two bed, two bath																								
	Three bedroom	10.5	11.5			0.0						25.0				0.0	0.0			0.0		25.0			
	All	6.7	6.3	3.7	2.8	5.1	3.8	4.2		3.8	5.5	5.9		4.5	4.8	9.4	5.9			5.6		5.9			
Colorado Springs	Efficiency	8.8	16.4	18.5	12.4	13.2	8.6	9.2	7.7	8.6	9.5	8.3	5.4	8.5	11.0	10.2	11.5			10.8	9.2	7.2	5.9	5.9	5.4
	One bedroom	10.6	10.2	8.3	10.7	8.5	8.3	8.1	10.6	8.3	9.1	6.9	6.1	7.6	8.6	7.6	8.9			11.1	9.9	9.2	7.8	6.5	6.1
	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	7.9	12.4	13.4	11.8	14.1			14.6	11.8	11.2	13.1	10.0	7.9
	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	6.0	7.3	9.1	8.8	8.6			9.9	7.1	5.1	6.7	5.3	6.0
	Three bedroom	13.7	13.4	13.1	18.6	12.1	15.7	16.1	17.3	15.7	12.5	11.8	8.6	12.4	11.2	9.7	11.4			12.9	11.6	10.1	10.9	6.3	7.1
	All	11.3	12.3	10.2	12.6	10.3	10.6	11.3	11.7	10.6	9.6	8.6	6.6	9.0	10.2	9.2	10.4			11.7	9.8	8.7	8.7	6.9	5.8
Durango	Efficiency	0.0	23.1	8.2	4.9	4.8	6.5	1.8		6.5	3.0	3.6		3.0	1.3	3.6	1.8			9.1		3.6			
	One bedroom	5.3	6.0	3.6	5.0	3.3	4.9	2.3		4.9	3.2	4.9		5.1	3.3	5.6	4.6			6.7		4.9			
	Two bed, one bath	1.2	1.2	4.1	3.6	7.4	6.5	3.0		6.5	4.7	3.1		4.4	3.3	6.7	3.0			6.7		3.1			
	Two bed, two bath	1.1	1.3	6.4	4.3	5.1	4.4	2.3		4.4	4.4	2.5		3.4	3.7	6.8	3.7			6.8		2.5			
	Three bedroom	14.3	17.5	13.6	5.4	3.8	28.6	7.1		28.6	4.5	6.9		6.2	6.5	6.8	3.3			8.6		6.9			
	All	4.7	5.8	6.0	4.2	4.9	7.7	3.0		7.7	4.1	3.9		4.5	3.4	6.1	3.6			7.1		3.9			
Eagle County	Efficiency	70.0	0.0	0.0	0.0	4.0	0.0	1.6		0.0	4.5	11.5		3.4	2.3	1.5	3.1			3.4		11.5			
	One bedroom	4.2	7.3	3.3	2.4	5.4	1.2	1.8		1.2	5.6	10.4		2.2	5.2	1.8	2.9	10.0		8.3		10.4			
	Two bed, one bath	24.1	32.1	35.6	18.5	4.2	0.0	1.4		0.0	1.6	8.8		2.6	2.3	2.3	5.1	11.5		6.4		8.8			
	Two bed, two bath	18.3	15.4	13.2	0.0	3.2	2.6	1.2		2.6	8.6	6.7		1.0	2.7	2.7	2.9			3.8		6.7			
	Three bedroom	11.8	6.9	8.5	2.3	4.7	1.1	0.7		1.1	2.4	9.2		2.1	1.6	1.6	2.2	20.8		6.9		9.2			
	All	17.1	20.4	19.9	9.2	5.2	1.3	1.6		1.3	4.7	8.9		2.7	2.9	2.1	3.5	15.0		6.0		8.9			
Fort Collins Loveland	Efficiency	17.1	9.6	7.4	11.7	6.5	12.7	8.5	7.5	12.7	5.7	2.1	2.0	2.3	10.0	8.7	2.5			4.0	9.7	4.4	4.5	3.6	6.3
	One bedroom	7.8	9.1	6.5	14.5	5.8	6.5	2.8	4.9	6.5	7.0	2.4	3.3	4.0	5.6	2.3	3.9			3.4	7.7	3.7	5.1	4.3	4.7
	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	3.3	2.9	8.2	3.7	3.6			3.2	10.0	6.2	8.3	5.1	8.1
	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	2.5	5.6	6.6	4.0	4.8			4.7	8.0	5.8	3.9	4.6	6.0
	Three bedroom	19.5	22.4	18.9	18.3	19.3	12.9	19.5	25.2	12.9	31.6	18.3	3.1	15.4	20.6	4.3	2.4			5.9	17.4	7.5	7.9	6.3	12.4
	All	12.2	13.4	11.2	12.7	8.9	8.8	8.1	7.9	8.8	9.1	5.0	2.9	5.2	8.9	4.1	4.3			4.4	9.9	5.6	6.3	4.9	6.8
Fort Morgan/ Brush	Efficiency	0.0	0.0	0.0		14.3														0.0					
	One bedroom	3.0	6.0	2.2	2.5	2.5	0.7	4.0		0.7	6.8	8.5		5.7	4.7	10.0	8.1			7.5		8.5			
	Two bed, one bath	5.0	5.9	7.7	5.9	4.9	8.0	16.9		8.0	5.7	5.6		6.9	3.4	7.1	10.7			7.3		5.6			
	Two bed, two bath											0.0		0.0	50.0	0.0	0.0			0.0		0.0			
	Three bedroom	0.0		0.0	0.0	0.0	8.3	17.6		8.3	17.9	5.6		16.7	8.3	0.0	33.3			0.0		5.6			
	All	3.1	5.9	4.0	3.5	3.8	3.5	12.2		3.5	8.9	8.4		8.7	5.2	8.9	9.4			7.1		8.4			

*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

VACANCIES BY APARTMENT TYPE
(In Percent)

Market	Apartment	2003		2004		2005		2006		2007		2008		2009		2010					
Area	Type	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	1st Qtr	2nd Qtr	3rd Qtr
Glenwood Springs	Efficiency		50.0	6.3	0.0	0.0	0.0	0.0	0.0		6.3		5.9		5.9		0.0		0.0		6.3
	One bedroom		21.2	12.5	2.0	1.0	0.9	1.5	1.0		1.2		2.1		1.4		4.0		4.0		4.0
	Two bed, one bath		15.1	5.2	2.9	1.5	7.0	0.7	3.1		2.6		0.0		1.6		4.8		3.3		6.7
	Two bed, two bath		5.6	5.6	0.0	5.6	4.8	11.1	5.6		4.8	0.0	2.6		0.0		5.6		2.8		5.6
	Three bedroom		2.3	4.7	0.0	4.7	4.1	0.0	4.4		2.4		2.0		0.0		3.5		3.8		4.5
	All		12.0	6.3	1.8	2.0	3.8	1.3	2.4		2.2		2.4	0.0	1.4		2.7		3.2		5.5
Grand Junction	Efficiency		0.0	3.0	0.0	2.9	0.0	0.0	1.5	3.0	1.5	3.0	1.5	0.0	1.5	8.3	4.2	7.0	7.0	5.6	5.6
	One bedroom		3.4	3.6	3.4	5.1	3.1	1.4	1.2	1.9	1.2	1.8	1.4	2.2	1.4	3.2	5.2	6.8	12.9	8.6	8.6
	Two bed, one bath		11.9	6.9	10.8	10.5	5.8	2.6	3.6	3.0	1.5	2.2	2.6	1.7	2.0	1.9	2.4	3.2	2.7	3.9	8.1
	Two bed, two bath		15.4	2.8	3.3	5.6	5.9	3.2	2.8	3.2	2.2	1.7	1.4	1.8	1.4	1.6	2.0	3.0	2.8	5.1	4.0
	Three bedroom		7.4	7.0	18.1	31.6	16.0	9.3	11.4	10.7	0.0	12.0	5.6	6.7	0.0	1.1	2.3	5.7	15.4	24.7	23.8
	All		8.6	4.9	7.0	8.7	5.4	3.0	2.8	2.7	1.5	2.1	1.8	1.7	1.8	1.6	2.4	3.1	4.0	4.5	7.5
Greeley	Efficiency		0.0	15.8	31.3	29.7	25.0	5.6	5.9	4.9	11.5	6.9	9.3	6.8	16.7	6.0	6.4	7.2	7.4	8.4	9.2
	One bedroom		10.1	10.8	7.2	10.4	8.1	6.7	6.0	6.9	5.7	7.9	7.2	7.4	6.3	4.8	4.8	6.9	7.9	7.7	5.7
	Two bed, one bath		7.8	16.5	14.2	14.0	9.4	8.7	7.4	6.5	8.3	7.5	8.3	6.1	6.8	6.6	5.3	7.9	8.3	8.2	6.8
	Two bed, two bath		10.2	18.2	12.6	12.2	8.2	9.5	7.5	6.6	7.1	7.8	8.7	8.1	9.1	6.7	7.3	8.8	7.7	12.1	8.6
	Three bedroom		14.0	17.3	13.8	11.5	11.4	10.4	10.5	11.4	9.6	12.0	8.7	8.3	5.8	8.7	5.2	11.2	14.3	12.6	11.7
	All		9.8	14.5	11.1	12.2	8.8	8.1	7.3	7.2	7.2	8.3	8.1	7.2	7.3	6.1	5.5	8.1	8.4	9.1	7.1
Gunnison	Efficiency																				
	One bedroom		0.0	3.4	2.0	2.3	4.4	0.0	3.6		3.6		3.6		7.1		3.3		3.4		3.4
	Two bed, one bath		3.8	4.8	1.8	4.4	3.8	3.2	2.2		4.3		4.3		3.6		2.0		8.5		7.8
	Two bed, two bath			0.0	0.0	10.0		0.0	0.0		0.0		9.1		9.1		0.0		10.0		10.0
	Three bedroom		20.0	0.0	10.0	10.0	10.0	10.0	10.0		0.0		0.0		0.0		0.0		9.1		9.1
	All		3.8	4.1	2.2	4.5	4.3	2.9	2.8		3.7		4.3		4.3		2.0		7.9		6.8
Lake County	Efficiency		0.0	0.0	0.0	33.3	0.0	100.0	0.0		0.0		0.0		0.0		0.0		0.0		0.0
	One bedroom		19.7	20.6	13.2	33.3	13.2	12.2	7.3		9.8		2.4		4.9		4.9		9.8		12.2
	Two bed, one bath		38.4	39.2	30.6	20.4	59.0	10.6	8.5		3.0		6.1		6.1		3.0		6.1		9.1
	Two bed, two bath					0.0															
	Three bedroom		63.6	63.6	63.6	36.4	54.5														
	All		32.8	33.3	26.2	26.6	39.3	12.4	7.9		6.7		4.0		5.3		4.0		8.0		10.7
Montrose	Efficiency																				
	One bedroom		4.4	2.2	3.5	1.3	2.3	2.4	5.7		5.5		3.7		4.2		5.2		9.3		13.7
	Two bed, one bath		6.3	6.3	3.8	2.8	3.4	7.8	4.3		4.8		6.3		7.4		7.4		11.0		8.5
	Two bed, two bath		5.6		2.8	2.3	4.5														
	Three bedroom		4.2		4.2	2.8	8.3	25.0	25.0		0.0		0.0		0.0		0.0		0.0		0.0
	All		4.6	3.4	3.5	1.9	3.8	5.1	6.1		5.1		4.0	0.0	4.8		5.5		9.4		11.0
Pueblo	Efficiency		0.0	12.5	9.8	6.9	4.3	4.2	7.3		5.7		1.7	2.6	5.1	3.8	6.7	6.7	5.9	10.0	7.5
	One bedroom		9.6	12.1	7.2	10.3	6.9	8.7	6.9	7.8	9.4	8.7	4.8	7.7	5.3	6.7	6.1	7.0	6.4	7.7	13.8
	Two bed, one bath		10.6	16.0	10.1	17.4	6.3	9.6	8.4	7.6	9.7	8.2	5.0	5.8	5.9	6.1	7.8	8.4	8.0	8.6	12.3
	Two bed, two bath		9.4	9.3	4.0	8.6	6.3	8.3	9.5	6.3	10.4	9.2	8.4	9.1	9.5	7.1	9.8	5.6	9.2	12.3	5.7
	Three bedroom		11.5	12.4	6.1	12.1	7.7	8.3	11.4	7.4	7.1	5.1	6.3	6.2	9.3	5.7	6.8	11.0	10.8	9.8	7.8
	All		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	6.4	6.8	7.2	7.4	8.5	12.0
Salida	Efficiency																				
	One bedroom		2.1	2.1	2.1	2.1	2.1	0.0	2.1		2.1		0.0		0.0		4.2		2.1		2.1
	Two bed, one bath		4.5	0.0	7.1	0.0	4.8	9.5	0.0		0.0		4.5		4.5		0.0		4.5		5.6
	Two bed, two bath					0.0	0.0	0.0	0.0		0.0		0.0		0.0		0.0		12.5		0.0
	Three bedroom																				
	All		2.6	1.3	2.6	1.3	2.6	2.6	1.3		1.3		1.3		1.3		2.6		3.8		3.8
Southeastern Colorado	Efficiency					4.2	2.1	0.0	4.2		0.0		0.0		8.3				12.5		
	One bedroom				8.4	7.3	7.4	3.4	3.8		4.8		5.4		5.8		3.5		0.0		1.8
	Two bed, one bath				3.7	5.3	3.5	4.5	2.8		4.5		4.5		4.2		7.4		1.5		3.0
	Two bed, two bath				16.7				0.0								0.0				
	Three bedroom				7.0	2.3	7.0	15.6	13.3		6.7		4.4		8.9		2.2		8.9		6.7
	All				7.3	5.7	5.2	5.4	5.0		4.4		4.7		5.9		4.0		3.5		4.5
Steamboat Springs	Efficiency																				
	One bedroom		9.0	7.7	5.4	2.9	3.8	4.3	4.5		5.3		3.3		2.5		3.3		0.9		1.4
	Two bed, one bath		7.0	1.4	4.8	25.4	0.0	16.4	7.6		6.1		2.8		4.2		4.2		1.4		5.8
	Two bed, two bath		22.6	25.0	21.9	11.8	15.3	45.9	12.8		7.0		3.7	7.4	1.9		3.7		1.9		5.6
	Three bedroom		17.6	30.8	40.5	36.1	31.4	11.1	8.1		7.5		10.0		0.0		10.0		0.0		12.5
	All		11.3	11.6	12.4	16.3	10.6	22.1	8.6		6.3		3.5	7.4	2.7		3.9		1.2		4.9
Sterling	Efficiency							100.0	0.0												
	One bedroom		11.2	14.5	6.1	6.9	13.0	2.3	5.3		8.8		10.4		7.6		4.4		7.1		4.7
	Two bed, one bath		14.7	22.7	12.5	15.9	14.9	19.5	18.4		11.4		6.2		9.5		13.9		11.1		10.0
	Two bed, two bath								0.0						0.0		0.0		0.0		0.0
	Three bedroom		31.6	11.4	22.5	18.2		13.3	5.7		11.4		16.7		3.4		10.3		13.8		5.9
	All		17.7	16.6	9.9	10.6	11.3	9.8	9.1		10.1		10.3		7.6		7.3		8.7		6.2
Summit County	Efficiency		0.0	0.0							0.0				0.0						
	One bedroom		8.5	9.8	17.6	1.3	22.8	1.4	19.7		3.4		5.8		2.3		3.5		2.0		2.0
	Two bed, one bath		7.1	9.2	7.6	2.5	1.0	0.8	0.8		1.2		3.4		3.6		3.6		3.0		4.0
	Two bed, two bath		7.3	3.8	8.6	2.0	0.0	0.0	0.0		0.0		4.7		2.3		0.0		0.0		3.8
	Three bedroom		5.5	6.0	18.6	11.4	3.0	2.6	1.4		4.4		3.6		4.4		3.0		3.1		6.7
	All		7.3	7.4	14.5	5.9	8.4	1.6	7.0		2.8		4.0		3.4		2.9		2.7		5.0

*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.

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2000		2001		2002		2003		2004		2005		2006			2007				2008				2009				2010		
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Alamosa	2 to 8		2.4	2.6	2.7	0.3	5.4	3.2	0.0	0.0	0.0	0.0	0.0	0.0													0.0		0.0		
	9 to 50		2.6	3.1	3.1	0.2	6.4	5.6	4.4	3.1	1.9	3.2	3.8	3.7	1.9		1.4		4.3		5.7		6.4		13.9		8.0		7.3		
	51 to 99					1.9	6.1	4.8	0.0	1.5	0.0	3.1	3.1	3.1	3.1		1.5		1.5		1.5		3.1		10.8		6.2		4.6	6.2	
	100-199																														
	199-349																														
Aspen	2 to 8	0.8	0.7	0.4	3.8	0.2	5.6	4.2		100.0	0.0	0.0	0.0	0.0																	
	9 to 50	1.1	1.0	0.7	3.4	1.8	7.3	6.4	19.4			9.4	2.7	0.0	0.0		2.8		0.0		0.0										
	51 to 99					9.7	13.4	7.6	19.3	6.7	14.5	9.2	0.0	0.0	0.0		0.0		2.5		1.7		2.8		1.7		2.8		2.2	5.6	
	100-199	0.9	0.8	0.6	4.6				0.2	12.8	10.8	6.8	2.7	2.0	2.0		0.7		0.7		1.4		1.4		2.7		2.7		3.4	5.4	
	199-349																														
Buena Vista	2 to 8		1.5	1.7	1.9	0.3	4.2	4.6																							
	9 to 50		1.9	0.0	10.1	1.7	5.5	6.5	4.8	1.2	11.9	3.6	1.9	0.0	1.2		1.2		1.2		1.2		6.0		16.7		9.5		13.1	10.7	
	51 to 99																														
	100-199																														
	199-349																														
Canon City	2 to 8		3.9	4.8	2.5	3.5	1.2	1.1													0.0		0.0								
	9 to 50		4.1	5.1	2.9	4.3	6.0	6.1	9.4	8.8	8.8	2.5	4.2	4.3	4.3		2.2		4.3		4.3		6.4		9.6		7.4		8.5	8.5	
	51 to 99						13.5	11.5	11.5	4.7		3.1		9.3	11.1		16.7		8.9		7.1		5.4		14.3		8.9		8.9	8.9	
	100-199					0.7	1.5	1.6	0.0		0.7	2.9	5.9	1.5	1.5		0.0		4.4		3.7		3.7		7.4		3.7		2.2	2.9	
	199-349																														
Colorado Springs	2 to 8	0.6	2.1	3.0	5.2	7.8	6.0	8.8	7.8	7.0	13.8	21.2	16.4	10.0	15.0	11.5	11.3	6.0	0.0	6.8	10.3	4.5	1.6	8.9	11.3	6.7	8.3	9.7	13.1	21.2	7.7
	9 to 50	5.2	3.3	3.0	4.3	8.4	11.8	10.2	13.2	14.4	11.7	15.0	13.0	14.4	10.4	13.9	17.0	13.5	11.8	13.3	11.1	13.3	11.9	9.7	11.4	17.5	14.6	13.8	7.3	9.3	10.4
	51 to 99	4.3	0.8	2.9	5.2	8.7	7.5	10.7	10.3	12.8	10.4	12.4	13.8	7.6	10.2	9.2	10.9	9.8	7.9	9.7	8.7	13.6	7.3	10.6	12.7	8.7	7.8	6.6	7.2	5.7	6.1
	100-199	4.4	3.0	2.7	5.5	9.3	8.4	13.2	0.1	12.2	10.1	12.4	10.2	11.4	14.1	15.9	14.6	14.0	14.2	13.8	10.6	12.6	12.6	12.3	14.9	13.6	11.9	10.8	9.0	8.4	8.1
	199-349													9.1	10.8	11.1	11.0	10.4	8.0	6.5	9.9	8.1	8.4	7.8	9.1	10.4	8.1	7.3	8.1	6.2	4.6
Durango	2 to 8	0.2	1.9	0.5	0.6	0.0	3.8	11.1	0.0	0.0	0.0	0.0	0.0	16.7	16.7				0.0		16.7		0.0						16.7	0.0	
	9 to 50	1.5	12.5	3.7	1.0	1.6	1.3	2.2	0.7	2.1	3.8	4.6	4.8	5.5	3.0		4.8		4.6		4.6		4.0		5.4		3.3		5.9	2.9	
	51 to 99	1.1	2.6	5.2	1.1	4.5	3.2	5.9	1.0	6.2	4.1	4.1	5.2	5.7	4.1								5.2		7.2		6.2		7.2	4.1	
	100-199	2.2	2.3	2.8	1.0	3.3	5.9	14.7	0.1	5.4	8.6	4.1	4.9	10.2	2.3		3.5		3.7		4.0		2.2		6.6		2.9		8.3	5.0	
	199-349																														
Eagle County	2 to 8	0.4	0.3	0.0	0.4	0.0	0.5	0.5																					0.0	0.0	
	9 to 50	0.8	0.2	0.0	0.4	5.7	1.3	1.8	15.4	5.2	0.0	8.3			2.8										2.8		2.8		2.7	15.1	
	51 to 99	0.9	0.3	0.2	0.3	2.2	1.3	2.1	40.3	28.6	3.1	1.8	5.3	0.5	0.5		0.0		0.0		0.5		0.8		2.1		1.6		8.9	10.5	
	100-199	1.0	0.6	0.1	1.2	1.7	1.1	2.1	0.2	20.2	22.9	10.0	7.6	2.8	2.0		3.0		6.6		3.5		3.5		2.1		2.3		3.8	9.0	
	199-349											4.1		0.0	1.3		1.7		1.5		2.0		2.6		2.1		5.7		6.6	7.0	
Fort Collins/ Loveland	2 to 8	0.5	1.2	1.1	1.6	2.9	8.7	1.0	17.0	3.7	6.8	4.6	13.5	23.5	7.1	3.6	5.9	5.9	7.7	1.3	2.6		4.9	1.5	1.3	15.5	0.0	1.5	0.0	0.0	0.0
	9 to 50	1.9	1.4	2.5	4.4	4.8	4.8	7.3	14.0	11.6	15.3	14.6	8.2	9.4	3.4	5.7	7.5	4.2	4.3	3.4	3.3	4.6	2.4	3.8	2.5	8.0	4.5	3.9	4.4	6.3	1.4
	51 to 99	1.4	1.3	2.2	1.1	3.3	6.5	9.9	12.8	10.1	8.2	11.4	8.5	6.0	3.8	5.6	2.7	4.0	2.1	2.6	1.8	4.3	2.2	3.3	2.6	7.5	5.1	5.5	5.4	7.1	2.7
	100-199	3.8	2.0	2.8	3.6	4.4	15.2	18.2	0.1	14.2	11.2	12.8	5.0	7.3	5.2	6.2	3.7	5.8	2.5	2.9	4.3	9.5	4.9	4.2	3.9	9.1	4.6	5.0	4.1	5.6	3.2
	199-349													8.2	7.5	7.4	9.0	7.7	9.2	5.5	5.1	5.9	7.2	3.4	4.3	5.0	8.5	4.9	6.2	4.6	6.5
Fort Morgan/ Brush	2 to 8	9.6	10.1	6.8	5.1	9.4	5.3	13.5	12.0	13.3	14.3	14.3	21.7		19.0		14.3		5.9		4.3		8.7		8.7		13.0		21.7		0.0
	9 to 50	4.1	7.5	13.0	6.4	9.8	7.6	13.6	12.7	23.5	4.6	3.9	1.0	5.3	7.0		8.7		4.0		8.0		4.0		8.7		9.6		4.6	8.3	
	51 to 99	2.4	17.3	2.2	6.9	0.2	7.2	4.9	11.4	9.1	0.0	0.0	2.3	0.0	21.2				10.1		9.3		4.9		9.3		8.1		8.1	10.4	
	100-199								0.0	7.0																					
	199-349																														

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

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2000		2001		2002		2003		2004		2005		2006		2007				2008				2009				2010			
		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	2nd	3rd Qtr	4th Qtr	1st Qtr	2nd	3rd Qtr	4th Qtr	1st Qtr	2nd	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	
Glenwood Springs	2 to 8	1.9	3.1	0.5	0.6	0.1	3.8	2.5	30.0	0.0	2.9	0.0	8.1	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	9 to 50	2.3	1.8	1.5	0.9	1.7	7.0	3.8	12.0	7.8	1.8	1.8	3.0	1.3	1.7	2.6	2.4	2.3	2.6	2.3	2.6	2.0	3.9	2.9	5.9	2.9	5.9	2.9	5.9		
	51 to 99	0.6	3.7	1.0	1.8	0.4	19.2	4.3	11.9	4.8	13.6	3.7	3.7	1.4	5.6	2.8	3.6	0.0	3.7	0.0	3.7	0.9	3.7	3.7	5.5	3.7	5.5	3.7	5.5		
	100-199	2.4																													
	199-349																														
Grand Junction	2 to 8	5.9	5.1	3.2	9.5	5.8	4.2	7.8	9.6	4.2	13.9	12.4	21.2	0.0	1.4	4.7	0.9	0.0	0.0	6.3	8.3	0.0	1.0	0.5	2.4	11.8	18.6	22.1	7.4	2.1	0.0
	9 to 50	4.9	7.5	3.0	4.6	4.0	7.6	8.6	6.7	5.3	5.5	9.6	4.4	3.6	5.0	2.5	1.9	1.5	2.1	1.2	2.3	1.1	3.7	5.0	3.1	6.7	6.8	15.7	9.3	12.3	6.3
	51 to 99	5.6	4.8	3.8	5.5	8.3	6.6	10.3	7.1	7.3	6.9	9.1	5.8	4.7	3.3	3.0	1.7	3.1	1.8	2.3	2.3	1.8	2.5	3.3	3.6	5.4	4.8	11.4	12.2	8.0	7.5
	100-199	5.3	1.5	3.4	7.9	8.3	3.4	10.2	0.1	1.6	3.8	6.3	4.6	1.8	1.3	2.2	1.2	0.9	1.8	1.2	1.1	1.7	1.6	2.8	5.2	2.2	6.2	11.0	12.7	8.5	9.4
	199-349																														
Greeley	2 to 8	0.3	0.5	0.5	0.2	0.2	3.9	0.5	0.0	7.8	12.5	15.4	2.8	0.0	14.3	7.7	2.7	14.8	2.8	7.1	2.2	0.0	4.2	4.2	5.0	4.2	6.6	8.3	6.1	15.6	2.8
	9 to 50	5.6	0.6	3.2	2.3	9.1	6.7	7.5	7.6	10.4	18.3	21.8	15.5	7.1	4.1	24.4	8.2	8.0	11.6	4.7	10.0	5.1	5.1	9.1	7.5	9.6	14.4	14.7	9.3	15.0	11.2
	51 to 99	2.8	2.6	0.4	1.4	3.5	3.3	16.3	9.3	12.6	10.6	15.1	6.0	10.7	7.8	5.9	15.8	4.5	9.7	5.3	11.2	6.0	7.8	8.3	10.2	10.9	11.1	6.9	11.7	10.2	3.6
	100-199	3.7	3.8	1.5	2.8	4.6	14.4	11.7	0.1	16.2	10.2	10.1	9.0	7.7	9.0	7.1	7.7	9.0	8.3	7.1	6.4	6.8	4.8	7.5	8.2	7.3	4.5	6.8	5.5	5.0	3.4
	199-349																														
Gunnison	2 to 8		1.2	0.5	1.2	0.2	0.5	0.9		0.0	16.7	0.0		0.0																	0.0
	9 to 50		1.7	1.3	1.9	1.6	1.5	1.9	5.1	3.9	2.5	4.5	3.9	2.8	2.5		3.1	3.1			3.9	1.4			7.6	6.1			7.2	15.3	
	51 to 99		1.5	1.1	1.6	1.7	0.9	1.6	1.7	5.0	0.0	5.0	5.0	3.3	3.3		5.0	6.7			5.0	3.3			8.3	8.3			8.3	10.0	
	100-199																														
	199-349																														
Lake County	2 to 8	5.5	7.4	1.2	1.3	0.9	5.8	5.9	17.2	7.1	0.0	7.1		7.1	10.7		7.1	7.1			7.1	7.1			7.1	7.1			10.7	10.7	
	9 to 50	4.8	3.2	1.0	1.9	10.1	8.9	8.7	15.6	14.8	1.6	21.3	1.6	14.8	6.6		6.6	3.3			4.9	3.3			8.2	11.5			6.6	6.6	
	51 to 99																														
	100-199		3.9	14.3	15.8	19.8	15.5	14.2	0.5	48.0	48.0	32.4	61.8																		
	199-349																														
Montrose	2 to 8		4.0	1.4	2.6	1.3	1.5	3.5		4.8	4.1	3.1	3.9	2.8	4.3		7.4	4.7			7.0	7.0			10.3	12.1			6.3	7.8	
	9 to 50		3.5	1.5	2.9	5.3	2.5	7.5	6.4	0.0	2.9	0.7	3.3	9.4	7.6		3.5	3.5			3.5	4.7			8.7	9.8			6.9	6.9	
	51 to 99		3.9	1.8	3.5	3.1	2.3	6.4	2.2	0.0																					
	100-199																														
	199-349																														
Pueblo	2 to 8	5.1	7.1	6.7	6.8	5.9	5.6	10.6	6.5	14.1	11.9	11.9	10.5	9.4	21.2	10.3	8.3	2.2	0.0	3.6	0.0	0.0	0.0	6.8	4.8	3.8	3.6	3.8	6.1	7.3	8.7
	9 to 50	5.4	6.1	6.3	3.5	8.1	4.7	6.3	12.7	12.8	8.8	14.5	8.1	5.4	5.9	6.8	5.1	7.1	1.4	2.8	3.1	4.3	4.5	9.3	5.6	9.5	6.6	9.7	6.2	7.2	6.0
	51 to 99	4.9	2.8	5.3	4.0	6.4	5.9	11.5	8.5	14.1	6.9	9.7	6.7	7.8	10.6	7.1	7.9	9.5	5.8	6.4	6.1	6.1	7.5	6.8	8.0	7.2	8.7	6.9	8.3	6.3	8.3
	100-199	6.2	4.4	3.8	2.1	3.7	3.2	8.8	0.1	12.0	6.6	13.5	5.3	10.9	6.6	7.9	11.4	8.5	5.6	10.7	7.4	8.2	6.5	9.2	6.4	10.0	7.1	8.8	6.4	9.4	7.5
	199-349																														
Salida	2 to 8		3.5	0.0	1.2	0.8	1.5	1.6	3.3	0.0	3.3	0.0	3.4	6.9	0.0		0.0	3.3			3.3	0.0			6.7	6.7			4.5	3.3	
	9 to 50		3.4	0.0	0.5	0.4	4.4	3.9	2.1	2.1	2.1	2.1	2.1	0.0	2.1		2.1	0.0			0.0	4.2			2.1	2.1			4.2	6.3	
	51 to 99		3.6	0.0	2.0	0.9	4.0	3.0																							
	100-199																														
	199-349																														
Southeastern Colorado	2 to 8										0.0		12.5	0.0	0.0		12.5	12.5			12.5	12.5			0.0	0.0			0.0	0.0	
	9 to 50										11.1	6.1	4.9	4.1	4.1		3.4	4.1			6.1	4.5			2.7	4.5			1.6	3.2	
	51 to 99										3.8	5.0	5.0	8.8	7.5		5.0	5.0			5.0	2.5			5.0	5.0			0.0	5.0	
	100-199																														
	199-349																														
Steamboat Springs	2 to 8		0.6	1.4	1.5	2.3	2.5	1.0																			25.0		12.5	12.5	
	9 to 50		2.6	2.7	2.6	3.5	3.5	2.1	7.8	4.3	8.5	34.0		14.9	4.7		4.7	2.1			3.2	3.2			0.0	3.8		7.6	16.9		
	51 to 99		1.6	2.5	3.2	9.1	4.2	1.8	0.0	2.8	4.6	9.3	1.9	33.3	10.1		4.6	4.3			2.5	4.3			2.8	4.6		8.3	9.2		
	100-199																														
	199-349																														
Sterling	2 to 8										0.0		0.0																		
	9 to 50										20.0	26.5	11.8	18.2	18.2		15.9	8.3			9.1	18.2			6.8	13.6		6.6	9.2		
	51 to 99										9.7	9.7		11.3	11.6		6.8	7.7			6.0	6.7			9.0	4.4		1.9	0.0		
	100-199										5.5	1.8		4.5	0.9		11.8	13.6			9.1	3.6			9.1	5.5		3.6	7.3		
	199-349																														
Summit County	2 to 8	2.4	0.5	0.5	0.9	0.2	3.5	3.6	11.8	12.5		0.0	0.0	0.0			0.0	0.0			6.7								0.0	0.0	
	9 to 50	3.3	3.3	0.7	1.2	1.5	5.2	5.0	17.5	10.0		2.7	4.4	1.3	1.3		1.3	2.7			2.7	4.0			1.3	1.3		2.7			

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2000		2001		2002		2003		2004		2005		2006			2007				2008				2009				2010		
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Alamosa	To 1959																														
	1960-69																														
	1970-79																														
	1980-89													3.1	3.1	3.1	3.1		3.1		3.1		6.3		10.9		7.8		7.8		6.3
	1990-99													6.3	3.8	1.3	1.3		5.3		6.6		5.3		16.4		8.2		6.8		8.2
Aspen	2000-04																														
	2005+																														
	To 1959													0.0	0.0																
	1960-69													0.0	0.0																
	1970-79													0.0	0.0		0.0		3.5		3.5		3.5		3.5		3.5		3.5		5.3
Buena Vista	1980-89													2.4	2.0	2.0	1.2		0.7		1.4		1.4		2.7		2.7		3.4		5.4
	1990-99													0.0	0.0	0.0	0.0		1.6		0.8		2.4		0.8		2.4		1.6		5.7
	2000-04																														
	2005+																														
	To 1959																														
Canon City	1960-69													4.3	4.3		2.2		4.3		4.3		4.3		13.0		8.7		8.7		6.5
	1970-79													5.9	1.5	1.5	0.0		4.4		3.7		3.7		7.4		3.7		2.2		2.9
	1980-89																				0.0		0.0								
	1990-99													3.1	9.3	11.1	16.7		8.9		7.1		5.4		14.3		8.9		8.9		8.9
	2000-04																														
Colorado Springs	2005+													8.0	9.5	9.5	8.7		6.8		5.2		6.8		9.4		6.5		5.3		6.1
	To 1959	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	16.6	19.7	21.5	21.4	24.3	20.5	20.5	18.9	15.8	19.2
	1960-69	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	13.9	8.1	10.3	12.1	10.0	12.8	9.9	8.2	8.5	7.8
	1970-79	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	11.8	12.6	14.1	16.3	14.4	12.7	14.7	9.2	6.2	8.3
	1980-89	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	9.6	7.8	8.2	9.7	7.0	5.1	6.1	5.6	4.8	5.5
Durango	1990-99													2.6	10.5	7.8	10.1	7.4	6.4	4.9	6.7	5.3	5.1	6.3	6.0	9.7	8.1	4.4	6.7	3.2	3.8
	2000-04	6.3	3.1	3.2	6.8	12.2	7.0	13.2	0.1	0.1	0.1	0.1																			
	2005+																														
	To 1959																														
	1960-69													4.8	5.7	4.1	2.7		3.7		3.7		5.2		7.3		5.6		7.2		3.7
Eagle County	1970-79													2.7	5.0	2.1	5.5		5.8		5.4		5.7		6.5		4.8		5.7		3.3
	1980-89													5.1	7.6	3.6	3.9		3.2		3.9		2.5		6.3		2.2		9.1		3.8
	1990-99																														
	2000-04																														
	2005+													13.4	1.8		3.6		4.5		5.4		1.8		6.6		3.3		8.2		4.9
Fort Collins/Loveland	To 1959																														
	1960-69													4.0	0.0	2.6	2.0		1.1		1.8		1.5		2.2		7.0		7.7		7.0
	1970-79													8.0	0.9	1.3	1.7		0.0		0.9		1.7						0.0		21.6
	1980-89													4.6	2.4	1.2	1.8		12.3		3.1		3.3		2.0		2.4		6.2		9.1
	1990-99																														
Fort Morgan/Brush	2000-04																														
	2005+																														
	To 1959	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	0.0	0.9	3.9	4.9	12.5	0.0	1.8	0.0		0.0
	1960-69	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	9.2	8.4	3.4	3.4	10.5	4.6	2.5	3.7	7.9	1.8
	1970-79	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	8.2	2.1	3.8	2.0	9.0	3.6	4.7	5.0	5.9	3.5
Fort Morgan/Brush	1980-89	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	11.1	3.8	5.5	4.0	12.0	9.0	9.6	6.6	8.8	2.5
	1990-99	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	7.2	4.8	4.6	6.1	9.0	5.0	5.2	4.5	5.5
	2000-04													6.2	5.9	7.3	9.3	5.6	4.5	2.5	5.2	4.1	6.2	0.0	5.4	6.7	5.4	3.8	6.0	3.6	6.8
	2005+																														
	To 1959													21.7			14.3		5.9		4.3		8.7		8.7		13.0		21.7		0.0
Fort Morgan/Brush	1960-69																														
	1970-79													1.5	1.1	15.0	12.5		10.1		9.3		4.9		10.4		7.5		6.7		9.0
	1980-89													1.8	10.4	6.0	6.0		4.0		8.0		4.0		6.0		11.9		5.2		12.1
	1990-99																														
	2000-04																														
	2005+																														

(In Percent)

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

AVERAGE RENT BY MARKET AREA
(In Dollars)

	2001		2002		2003		2004		2005		2006			2007				2008				2009				2010		
Market Area	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Alamosa	399.31	312.12	334.28	479.93	397.26	405.55	407.44	411.60	415.22	441.81	442.55	455.84		459.66		466.87		477.01		483.72		503.44		510.68		510.92		512.26
Aspen	953.72	1147.48	1017.96	1027.08	1025.75	951.59	935.68	1041.94	1001.07	1026.31	1097.67	1106.35	1250.00	1106.42	709.33	1112.72		1132.53		1149.32		1031.90		1037.27		1094.44		1052.20
Buena Vista	657.96	639.32	516.51	521.41	524.97	491.07	497.02	485.71	488.10	457.69	457.69	507.14		507.74		517.26		526.79		528.87		607.74		610.71		610.71		591.67
Canon City	498.47	471.16	486.31	535.45	526.75	470.25	485.46	545.65	475.74	506.53	540.40	560.81		559.28		572.16		582.64		586.64		578.67		582.60		582.60		581.56
Colorado Springs	641.70	698.27	658.11	643.61	658.26	666.79	651.99	686.98	672.65	684.16	703.10	695.36	691.24	700.66	683.06	703.74	703.82	689.65	706.51	699.09	713.28	693.14	717.25	693.99	711.66	709.99	719.22	729.47
Northwest	598.59	735.55	732.60	674.49	703.87	734.17	767.16	686.33	702.37	755.27	763.63	727.97	746.63	740.46	719.44	721.96	725.00	755.05	787.71	782.03	752.50	732.22	708.93	717.58	784.99	770.74	765.40	798.96
Northeast	684.65	691.04	653.59	657.05	684.17	675.17	642.30	726.88	695.97	649.45	669.96	682.92	653.98	662.87	655.45	658.59	645.79	686.72	671.53	684.51	636.55	662.89	719.00	708.89	713.64	703.54	703.97	749.80
Far Northeast								740.80	728.6421	822.18	798.1872	737.78	758.56	758.0969	769.9169	829.62	821.07	794.3616	823.7584	815.42	925.43	811.29	849.00	799.47	836.58	811.14	840.25	838.51
Southeast	561.98	618.35	590.52	591.67	595.60	613.97	589.44	601.22	631.60	631.72	624.83	607.24	553.85	581.00	584.59	579.70	531.27	499.05	537.59	542.44	549.12	552.78	587.76	551.12	610.19	598.86	613.56	605.25
Security/Widefield/Fountain	687.78	686.84	681.75	668.93	673.62	628.48	645.20	613.27	652.48	617.93	655.07	576.55	576.71	585.80	575.59	585.34	577.40	616.63	581.95	577.56	616.85	603.21	619.89	614.99	607.60	603.58	615.66	596.85
Southwest	702.84	791.44	720.95	702.44	689.15	695.18	688.39	744.52	640.69	671.83	729.64	864.17	793.81	830.84	739.67	738.67	671.31	663.68	705.70	695.61	731.27	726.76	731.42	717.81	715.19	715.24	733.66	730.95
Central	542.84	636.90	593.27	558.90	561.86	606.23	597.93	536.93	537.99	493.96	535.52	522.98	548.17	594.54	556.62	627.68	901.12	571.98	620.84	585.26	577.32	583.40	577.04	519.41	565.54	649.88	659.79	662.77
Durango	714.38	758.21	738.16	713.92	673.84	700.59	745.76	723.50	731.85	744.40	772.47	784.22		788.46		795.22		798.33		833.01		829.31		858.91		829.50		837.29
Eagle County	1000.70	984.34	984.66	968.98	982.62	1009.64	1018.35	1033.49	1051.90	1074.66	1079.78	1047.54	912.13	1092.05	838.07	1078.60		1058.33		1089.28		1069.94		1091.44		1094.99		1120.29
Fort Collins/Loveland	726.72	710.20	752.54	729.51	743.27	721.84	725.90	722.65	739.79	730.27	748.88	766.14	752.45	758.27	800.88	757.17	767.72	760.21	835.55	854.38	809.81	860.81	825.03	846.37	854.10	837.99	885.29	879.85
Fort Collins																										837.15	875.14	868.36
Northwest	714.32	527.81	776.46	616.75	819.34	679.44	634.91	774.42	707.87	782.35	841.17	732.96	746.19	794.56	845.60	753.16	780.24	739.96	888.82	1002.13	833.75	986.60	867.71	880.76	875.78	855.13	888.23	855.81
Northeast	646.21	659.98	731.57	657.53	658.77	575.13	688.23	662.41	677.18	668.65	759.56	768.68	651.60	678.73	696.50	714.36	635.94	701.01	483.65	723.65	683.20	688.08	673.45	732.10	666.27	731.41	685.36	696.79
Southeast	777.89	788.17	795.58	763.10	734.17	746.39	785.68	737.60	784.12	766.53	696.86	790.65	774.13	741.71	818.72	761.69	757.43	776.22	784.06	763.36	776.05	786.67	826.70	890.85	833.90	890.80	890.37	
Southwest	684.16	699.62	728.59	702.14	706.32	701.84	739.96	655.72	711.10	659.52	711.49	753.04	726.88	703.92	743.68	712.71	744.91	743.48	873.86	836.29	826.81	816.96	815.38	882.22	861.35	835.92	864.02	866.32
Loveland	642.05	660.00	563.64	786.33	708.19	761.69	748.63	745.86	762.00	719.16	797.81	791.15	827.68	847.21	841.44	864.34	862.32	832.14	853.75	835.77	850.92	835.76	870.63	774.22	769.62	835.41	936.07	968.44
Fort Morgan/Brush	335.32	297.99	400.87	345.54	328.62	293.65	483.55	374.66	335.43	348.83	363.47	390.85	462.11	388.16	521.84	418.26		437.02		443.03		438.66		462.09		461.69		461.58
Glenwood Springs	667.01	818.51	826.98	731.34	673.58	617.67	701.85	661.78	645.40	665.06	721.88	724.09	808.38	736.47	683.33	730.31	750.00	715.00		829.63		854.37		863.99		869.53		833.51
Grand Junction	481.80	458.93	515.25	486.82	472.71	488.22	448.73	496.82	491.33	494.17	557.91	566.19	572.75	581.63	591.11	609.81	603.22	648.57	624.75	670.24	666.22	680.35	628.78	674.31	633.46	663.47	634.48	655.58
Greeley	584.34	597.80	600.45	598.86	590.67	588.50	595.20	655.34	611.28	615.46	625.10	634.45	624.78	623.99	596.19	622.57	631.19	636.38	630.30	655.11	628.77	655.57	629.01	628.60	636.86	660.86	618.29	661.07
Gunnison	344.01	485.05	494.65	524.75	524.25	523.10	556.57	470.65	537.36	536.30	558.91	562.92		560.37		573.40		586.97		604.29		595.48		595.88		592.30		564.34
Lake County	545.49	608.44	504.94	564.67	569.58	493.01	540.32	476.33	489.99	489.59	535.25	535.53		511.50		577.17		591.17		605.83		603.17		603.17		562.50		565.31
Montrose	549.75	542.40	533.53	504.90	513.48	574.31	548.01	552.61	576.97	584.12	572.79	555.69		569.13		601.44	471.32	610.66		611.58		594.79		636.12		641.23		658.26
Pueblo	462.01	446.40	494.64	460.23	460.39	486.81	498.11	485.26	479.62	469.23	474.97	493.95	478.91	498.67	497.11	513.97	470.65	543.68	532.83	514.17	518.26	528.73	538.14	554.58	541.44	547.03	541.78	551.61
Northwest	354.43	362.77	432.00	384.87	393.48	454.34	564.27	430.89	420.35	437.57	423.69	427.33	425.17	424.02	447.58	431.83	391.09	431.25	397.53	432.30	398.54	427.20	398.03	429.91	403.71	419.79	413.62	428.00
Northeast	497.33	469.69	524.78	480.07	504.30	512.32	481.48	526.28	513.26	492.94	504.91	530.03	516.00	538.03	522.78	549.09	496.11	554.58	548.75	559.02	497.78	502.47	507.85	515.67	523.22	502.63	517.38	504.25
Southeast	438.00	441.57	313.00	488.00	481.64	433.93	468.75	441.48	441.48	441.48	362.50		475.50	460.58	602.88	529.17	464.95	523.21	555.36	530.36		485.83	502.50	495.83	502.50	510.71	510.71	519.64
Southwest	408.49	435.86	444.24	442.98	425.86	467.60	480.32	419.80	444.69	436.13	437.70	440.97	431.72	440.10	451.51	458.01	452.94	561.67	547.71	455.39	592.01	619.10	622.29	690.06	634.48	681.29	632.51	683.37
Salida	511.76	512.19	483.76	467.61	463.23	427.88	426.60	411.86	426.14	426.14	431.98	425.96		426.60		435.58		441.35		443.59		441.67		443.59		444.64		456.73
Southeastern Colorado								486.17	475.64	470.10	468.49	461.72		457.82		455.45		500.88		507.27		524.41		522.27		506.25		499.83
Steamboat Springs	794.59	572.03	863.45	757.66	788.38	699.75	654.02	807.67	697.06	730.87	701.48	714.56	575.00	741.04	625.00	725.31	625.00	741.54		749.76		753.73		744.33		732.58		711.67
Sterling								314.68	311.22	428.15	314.97	317.60		333.58		323.49		342.36		339.93		341.58		346.03		327.75		322.46
Summit County	722.40	734.31	749.52	805.41	769.44	770.95	833.61	921.45	939.59	878.27	902.36	814.72		800.72	769.67	828.71		887.98		838.82		886.89		888.00		919.56		906.30

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

AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2000		2001		2002		2003		2004		2005		2006			2007				2008				2009				2010			
Area	Apartment Type	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	
Alamosa	Efficiency		303.00	294.25																												
	One bedroom		377.36	359.28	378.48	371.82	482.60	457.97	447.45	400.51	376.92	431.25	522.77	524.23	524.23		404.86		416.44		420.14		429.86		508.60		515.09		515.09		515.09	
	Two bed, one bath		457.19	400.29	299.12	289.97	469.82		311.54	373.54	411.21	442.31	396.40	393.17	384.66	396.63		493.93		490.56		508.60		516.72		431.26		436.85		437.50	438.47	
	Two bed, two bath		624.67	631.75		376.46																				1112.50		1137.50		1137.50		1137.50
	Three bedroom		588.00	388.00	220.20		220.20	302.50	425.00	512.50	362.50	392.50	392.50	466.00		623.60		648.00		662.50		647.50		663.60		677.50		677.50		687.50		687.50
	All		436.94	399.21	312.12	334.28	479.93	397.26	405.55	407.44	411.60	415.22	441.81	442.55	455.84		459.66		466.87		477.01		483.72		503.44		510.68		510.92		512.26	
Aspen	Efficiency	766.00	784.05	838.00	713.00	572.62	697.09	697.09	487.50	750.30	786.96	570.24	733.93	816.77	901.79		895.64		994.82		1001.52		1013.72		935.67		952.74		961.28		961.28	
	One bedroom	775.04	824.63	842.41	1075.79	845.27	852.55	852.55	712.11	850.00	994.02	988.60	987.76	1078.77	1056.55		1045.89		1115.81		1075.92		1072.11		1006.88		1004.80		1028.85		1007.62	
	Two bed, one bath	1070.87	967.55	1014.28	1328.26	952.81	1028.27	1028.27	922.81	989.91	1154.01	1111.30	1097.61	1156.10	1110.78		1115.49		1265.99		1265.99		1280.87		1126.34		1138.10		1138.10		1144.13	
	Two bed, two bath	1140.24	1178.88	1028.03	1116.28	1116.05	1125.03	1126.18	1065.54	987.50	1091.07	1100.00	1087.50	1140.00	1190.00		1237.10		1312.50		1146.19		1166.58		1018.28		1035.61		1140.34		1065.44	
	Three bedroom	1150.97	958.95	751.89	1397.91	1801.00	1211.52	1211.52		1310.83	1485.94	1262.50	1420.83	1437.50	1530.15		1081.60		1540.83		1492.50		1126.76		1081.60		1171.05		1010.32		1010.32	
	All	1093.20	987.93	953.72	1147.48	1017.96	1027.08	1025.75	951.59	935.68	1041.94	1001.07	1026.31	1097.67	1106.35		1106.42		1112.72		1132.53		1149.32		1031.90		1037.27		1094.44		1052.20	
Buena Vista	Efficiency		304.67	283.00																												
	One bedroom		714.02	677.73	582.39	538.00	452.29	464.19	463.69	491.07	387.50	438.69	438.69	438.69	438.69		439.88		439.88		452.98		476.19		560.12		560.12		560.12		560.12	
	Two bed, one bath		707.57	703.22	710.83	459.53	560.54	557.86	518.45	502.98	583.93	537.50	537.50	537.50	575.60		575.60		594.64		600.60		581.55		655.36		661.31		661.31		623.21	
	Two bed, two bath		740.38	763.00	730.86																											
	Three bedroom		688.00			588.00																										
	All		715.52	657.96	639.32	516.51	521.41	524.97	491.07	497.02	485.71	488.10	457.69	457.69	507.14		507.74		517.26		526.79		528.87		607.74		610.71		610.71		591.67	
Canon City	Efficiency		474.36	548.87	577.29	570.69	463.00	463.00		287.50	537.50	287.50		387.50	606.00		612.50		612.50		612.50		637.50		412.50		412.50		412.50		437.50	
	One bedroom		461.07	559.92	516.70	547.38	542.55	345.95	354.61	637.50	337.50	362.50	521.71	606.00		612.50		608.84		632.01		629.52		594.81		610.58		610.58		619.81		
	Two bed, one bath		449.18	451.48	737.30	447.63	601.50	536.91	502.88	520.45	525.50	515.50	513.53	550.58	549.87		546.39		562.50		571.04		562.50		578.89		579.37		579.37		573.62	
	Two bed, two bath		550.50	813.00	838.00	538.00	538.00	538.00																								
	Three bedroom		688.00	563.00		499.06	480.92	535.75	537.50				587.50																			
	All		456.81	498.47	471.16	486.31	535.45	526.75	470.25	485.46	545.65	475.74	506.53	540.40	560.81		559.28		572.16		582.64		586.64		578.67		582.60		581.56		581.56	
Colorado Springs	Efficiency	444.71	519.91	501.85	561.28	543.62	485.33	511.31	501.64	482.68	485.85	450.82	473.73	486.67	472.90	470.33	473.46	477.81	496.90	469.96	476.53	492.99	521.39	503.23	507.95	517.13	508.58	516.16	508.24	526.37	513.62	
	One bedroom	543.05	586.01	569.68	621.17	583.86	560.06	582.29	594.78	570.93	594.65	578.72	590.37	599.07	612.03	601.83	612.54	587.28	609.00	598.54	601.61	616.20	600.11	592.19	596.18	619.86	604.66	624.52	626.17	623.58	638.18	
	Two bed, one bath	608.69	681.62	650.35	667.28	660.06	659.10	658.49	647.38	599.48	653.51	635.00	646.85	661.00	648.60	653.34	651.56	625.23	647.89	638.03	627.99	630.27	639.43	630.01	640.32	643.46	646.98	633.27	640.86	645.41	656.98	
	Two bed, two bath	771.65	815.51	767.76	859.53	808.60	804.07	821.39	807.16	831.64	848.32	848.47	859.67	872.56	853.40	863.76	878.70	868.41	893.85	944.59	915.63	943.51	930.18	916.28	878.74	933.73	887.17	896.63	898.81	921.45	927.40	
	Three bedroom	903.25	952.66	848.10	917.33	835.51	843.98	869.09	898.32	846.71	939.25	886.87	993.33	965.52	884.07	873.95	921.71	921.21	935.19	988.99	962.24	984.28	961.82	1002.41	971.52	969.27	965.22	987.23	976.96	997.76	1022.87	
	All	619.97	668.23	641.70	698.27	658.11	643.61	658.26	666.79	651.99	686.98	672.65	684.16	703.10	695.36	691.24	700.66	683.06	703.74	703.82	689.65	706.51	699.09	713.28	693.14	717.25	693.99	711.66	709.99	719.22	729.47	
Durango	Efficiency	378.00	408.00	538.00		588.00	445.00	557.44	712.50	712.50	478.66	485.06	611.90	558.39	554.32		559.89		571.08		567.35		608.55		543.86		548.86		553.41		557.95	
	One bedroom	513.00	488.88	655.36	620.81	641.95	593.67	554.35	636.81	626.94	613.14	665.02	703.50	688.85	710.35		710.81		734.93		748.79		765.33		726.28		767.47		733.61		729.40	
	Two bed, one bath	535.40	553.78	631.06	648.89	672.74	635.67	657.69	679.39	709.51	712.71	737.50	632.58	741.34	757.73		788.52		804.92		794.81		880.10		819.14		856.88		783.22		777.79	
	Two bed, two bath	755.91	859.06	807.64	847.82	900.16	806.24	806.31	658.57	750.85	861.44	799.23	785.01	786.65	859.38		864.65		844.72		849.43		819.14		860.19		1007.30		1003.09		1015.49	
	Three bedroom	825.50	868.00	1198.87	865.04	976.89	972.47	861.15	757.34	1129.95	1106.59	966.89	987.26	1152.46	1154.91		1105.03		1096.97		1101.73		1236.13		954.87		1049.38		1044.40		1073.28	
	All	663.36	640.67	714.38	758.21	738.16	713.92	673.84	700.59	745.76	723.50	731.85	744.40	772.47	784.22		788.46		795.22		798.33		833.01		829.31		858.91		829.50		837.29	
Eagle County	Efficiency	540.27	529.28	536.68	542.81	788.00	788.00	600.00	600.00	537.50	550.34	544.50	569.57	675.00		669.12		672.47		695.17		798.65		695.17		798.65		798.44		768.25		1137.79
	One bedroom	780.82	813.00	866.87	622.83	831.08	713.96	713.96	729.75	798.39	844.02	788.36	867.84	855.56	894.12		942.58		962.00		957.24		969.18		914.53		918.69		925.38		974.97	
	Two bed, one bath	953.61	948.11	972.60	1009.34	1000.50	992.63	992.63	987.24	1047.55	1043.33	1055.25	1018.71	1079.99	929.58		1079.59		1091.34		1095.85		1118.72		1107.95		1172.91		1186.96		1157.95	
	Two bed, two bath	1098.45	1014.72	1129.41	1043.12	1031.82	1057.41	1079.12	1136.66	1005.04	1087.50	1063.51	1088.55	1073.94	1192.14		1108.55		1164.29		1097.28		1117.91		1101.24		1086.48		1106.69		1103.93	
	Three bedroom	1199.78	1123.60	920.14	1106.64	1025.96	1027.30	1042.92	1110.87	1159.03	1135.76	1160.08	1211.62	1220.18	1175.43		1249.70		1201.47		1100.90											

AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2001		2002		2003		2004		2005		2006		2007		2008		2009		2010							
Area	Type	1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	1st-2004	3rd-2004	1st-2005	3rd-2005	1st-2006	3rd-2006	4th-2006	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency	520.58	613.00		463.00	463.00	462.50	551.56	487.50	525.00	525.00	587.50	562.50				737.50		538.24		514.71		513.97		512.50	587.50	
	One bedroom	585.37	682.60	694.64	646.75	593.00	624.86	671.56	610.00	614.64	686.80	693.61	604.40		480.65		603.75		629.69		754.05		638.50		638.50	729.50	
	Two bed, one bath	761.76	858.89	814.61	746.94	691.57	612.12	730.70	690.35	671.43	642.00	715.16	778.13		787.50		806.69	750.00	820.70		817.06		823.21		836.67	884.17	
	Two bed, two bath	697.62	1141.17	1113.89	826.18	751.16	570.83	745.83	638.43	537.50	551.79	992.22	787.50		799.40		1037.50		718.45		903.75		903.75		900.00	787.50	
	Three bedroom	593.73	588.00	596.33	688.49	693.56	668.16	721.93	723.21	745.05	758.93	824.52	958.61		926.91		833.37		818.98		1008.32		1022.74		1023.06	931.82	
Grand Junction	All	667.01	818.51	826.98	731.34	673.58	617.67	701.85	661.78	645.40	665.06	721.88	724.09				736.47		715.00		829.63		854.37		863.99	833.51	
	Efficiency	310.50	356.01	307.44	225.00	239.42	131.87	212.87	263.71	239.61	214.48	238.62	205.00	250.00	266.60	267.35	315.86	267.35	340.49	291.98	340.49	291.98	250.05	291.67	237.50	226.00	
	One bedroom	419.61	433.81	422.57	389.53	379.20	402.02	388.06	410.99	419.00	418.37	411.96	456.45	483.71	497.21	525.17	537.48	520.53	547.45	529.23	555.48	500.60	524.62	535.55	526.11	491.08	
	Two bed, one bath	475.37	483.36	519.14	495.03	496.33	510.25	463.14	518.31	518.92	521.92	679.13	607.78	594.25	614.00	644.19	658.25	656.19	690.85	660.48	707.42	676.11	725.74	662.66	707.52	670.38	
	Two bed, two bath	563.54	581.26	588.69	559.12	556.06	554.46	531.94	563.18	587.43	558.75	564.42	718.45	727.73	740.80	746.33	752.52	733.26	783.92	750.92	787.90	823.17	792.78	747.79	784.77	769.08	
Greeley	Three bedroom	624.34	529.67	628.84	621.83	627.74	640.26	546.16	666.85	613.19	626.52	613.43	628.13	718.75	654.46	649.10	689.72	689.50	694.44	741.67	920.17	937.44	943.18	807.69	931.09	874.04	
	All	481.80	458.93	515.25	468.82	472.71	488.22	448.73	496.82	491.33	494.17	557.91	566.19	572.75	581.63	591.11	609.81	603.22	648.57	624.75	670.24	666.22	680.35	628.78	674.31	633.46	
	Efficiency	363.00	395.53	444.82	395.94	412.78	450.00	395.73	450.00	367.23	402.34	449.31	481.62	500.61	488.73	339.24	501.87	560.51	462.50	514.81	468.30	505.20	473.30	500.16	447.90	501.01	
	One bedroom	525.96	536.80	564.18	539.93	532.84	537.45	536.37	575.35	533.31	535.10	572.59	549.68	536.98	542.19	508.58	553.45	579.15	576.71	586.97	618.49	563.81	585.38	557.20	564.13	573.66	
	Two bed, one bath	598.44	617.38	572.59	572.06	575.42	577.40	591.07	624.08	578.41	584.91	600.89	589.35	573.29	569.68	536.59	613.67	608.82	612.75	616.45	615.98	615.71	628.84	621.96	608.75	625.00	
Gunnison	Two bed, two bath	707.05	641.30	738.45	790.06	758.63	657.91	692.60	783.34	731.63	763.22	735.68	762.95	755.50	766.51	765.91	732.24	718.71	739.78	735.60	849.72	733.06	817.28	735.30	797.04	774.10	
	Three bedroom	711.02	692.72	720.81	814.13	792.64	743.54	789.32	855.57	793.74	768.69	741.76	793.02	807.71	815.02	784.97	744.44	768.66	733.37	725.04	738.97	757.90	857.68	777.54	825.79	813.88	
	All	584.34	597.80	600.45	598.86	590.67	598.50	595.20	655.34	611.28	615.46	625.10	634.45	624.78	623.99	596.19	622.57	631.19	636.38	630.30	655.11	628.77	629.01	628.60	636.86	661.07	
	Efficiency	500.50	486.33	475.50		477.10	462.06	471.20	455.60	430.64	471.80	481.39	501.29	488.39		519.64		524.11		549.11		550.83		485.09		485.78	
	One bedroom	303.64	468.93	499.50	536.79	540.17	521.50	575.95	479.09	544.58	551.03	565.70	574.37		564.12		579.05		592.18		615.39		607.32		607.71	576.62	
Lake County	Two bed, one bath	644.32	649.54		738.00			587.50	562.50	612.50	587.50	562.50	562.50		569.32		592.05		594.32		594.32		594.32		594.32	712.50	
	Two bed, two bath							662.50	537.50	487.50	662.50	587.50	612.50		612.50		612.50		612.50		612.50		628.41		628.41	628.41	
	Three bedroom							523.10	556.57	470.65	537.36	536.30	558.91	562.92		560.37		573.40		586.97		604.29		595.48		592.30	
	All	344.01	485.05	494.65	524.75	524.25		556.57	470.65	537.36	536.30	558.91	562.92		560.37		573.40		586.97		604.29		595.48		592.30	564.34	
	Efficiency	338.00		338.00	263.00	263.00	387.50	287.50	287.50	337.50	312.50	312.50	312.50		312.50		312.50		337.50		337.50		362.50		362.50	312.50	
Montrose	One bedroom	441.41	608.31	533.22	547.42	542.94	452.99	537.87	425.39	445.86	435.32	539.94	539.94		461.89		576.52		589.33		602.13		602.13		602.13	541.16	
	Two bed, one bath	557.60	597.89	483.39	560.66	562.61	507.59	536.47	496.88	514.55	521.43	535.90	536.44		579.17		585.98		601.14		618.56		611.74		611.74	586.44	
	Two bed, two bath	688.00								487.50																	591.76
	Three bedroom	697.35	663.00	538.43	638.93	636.33	612.50	612.50	601.00	601.00	601.00																
	All	545.49	608.44	504.94	564.67	569.58	493.01	540.32	476.33	489.99	489.99	535.25	535.53		511.50		577.17		591.17		605.83		603.17		603.17	562.50	
Pueblo	Efficiency	504.90	525.70	556.06	490.64	509.06	603.07	577.04	528.23	622.17	627.73	586.47	555.43		566.14		592.89		609.90		610.94		582.35		651.21	662.50	
	One bedroom	519.10	533.10	489.86	524.84	518.36	459.38	481.25	506.25	490.28	515.09	542.78	548.21		581.05		612.50		594.85		595.59		607.01		602.13	599.13	
	Two bed, one bath	663.00	559.51	543.43	504.67	504.67	533.09	662.50	512.50	536.36																608.84	
	Two bed, two bath	738.00	663.00		604.67	604.67	625.00	687.50	554.17	598.61	604.17	604.17														737.50	
	All	549.75	542.40	533.53	504.90	513.48	574.31	548.01	552.61	576.97	584.12	572.79	555.69		569.13		601.44	471.32	610.66		611.58		594.79		636.12	641.23	
Salida	Efficiency	294.11	298.46	359.62	348.00	291.42	241.45	335.91	348.42	385.21	335.20	350.60	372.59	384.10	390.80	388.84	379.40	340.51	370.83	323.08	344.17	330.00	376.47	330.25	375.00	340.00	
	One bedroom	384.57	419.48	415.47	412.00	404.42	408.49	440.42	407.40	403.67	409.09	402.35	442.13	442.13	430.26	442.13	447.74	417.16	445.94	455.44	449.21	435.77	455.05	446.26	462.37	388.13	
	Two bed, one bath	477.26	478.72	506.84	460.70	473.68	495.00	501.42	452.90	493.95	466.71	479.50	477.97	505.59	477.73	546.02	490.64	502.72	519.71	565.44	517.69	537.92	507.37	571.65	548.18	550.20	
	Two bed, two bath	596.57	492.53	604.43	608.66	603.90	614.20	650.33	654.32	569.61	669.38	689.76	746.97				785.28	562.83	915.87	679.47	893.22	872.80	880.61	961.87	1003.33	942.12	
	Three bedroom	612.72	583.91	610.77	652.04	656.04	672.23	696.16	655.91	588.92	595.06	652.59	701.17	563.67	695.54	643.31	710.61	613.79	873.81	695.33	661.82	822.15	843.60	837.23	859.26	833.03	
Steamboat Springs	All	462.01	446.40	494.64	460.23	460.39	486.81	498.11	485.26	479.62	469.23	474.97	493.95	478.91	498.67	497.11	513.97	470.65	543.68	532.83	514.17	518.26	528.73	538.14	554.58	541.44	
	Efficiency	463.00	463.91	481.97	475.26	475.26	437.50	437.50	412.50	431.25	431.25	431.25	431.25		431.25		443.75		447.92		447.92		448.44		449.48	450.00	
	One bedroom	444.62	484.34	455.07	423.61	419.94	403.41	398.21	405.36	405.36	431.55	405.68		406.82		409.09		417.05		421.59		432.95		432.95		431.94	
	Two bed, one bath	777.47	743.88	659.43	666.57	574.36		412.50	450.00	450.00	437.50	450.00		453.13		459.38		468.75		478.13		425.00		437.50		437.50	512.50
	Two bed, two bath	505.31	499.36	450.50	433.00	433.00	437.50	42																			

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

		2001		2002		2003		2004		2005		2006		2007				2008				2009				2010				
Market Area		1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	
Alamosa	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	427.91 395.69 411.23	399.21 308.21 311.21	208.39 208.39 389.43	413.00 554.18 524.08	312.23 544.92 410.93	362.50 400.55 418.65	405.36 422.27 394.42	412.50 407.18 418.65	337.50 421.37 408.27	406.25 472.36 408.27	372.50 479.40 408.27	379.50 502.14 408.27		476.73 422.88		480.51 437.50		490.54 447.88		488.75 472.88		584.17 333.27		462.50 589.32 347.88		462.50 589.51 348.27		462.50 591.15 349.04	
Aspen	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	956.31 919.69 929.61 1041.23	1311.21 1123.90 1088.00 1639.37	1063.00 982.44 1138.00	938.00 1006.79 1047.65	939.68 1075.69 1018.94	906.05 874.26 1023.31	1787.50 865.76 986.15	1119.64 1138.92 1087.50 984.46	550.00 1087.92 937.33	1087.50 1022.64 923.84 1108.78	1487.50 1135.00 1107.71 1081.93	1602.50 1281.25 989.22 1160.14		1138.19 1016.76 1170.78		1146.25 1148.84 1261.66		1171.25 1007.48 1279.39		1039.31 1283.11		986.60 1086.99		991.11 1093.41		1093.33 1095.78		1016.36 1095.78	
Buena Vista	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	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		528.87		607.74		610.71		610.71		591.67	
Canon City	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	489.23 541.29	327.13 509.52 488.00	442.42 608.65	583.90 499.06 525.00	585.97 494.69 518.92	385.42 516.35 512.50	408.13 533.79	563.75 535.00	417.50 510.00	454.17 570.31 510.00	498.37 615.00 525.00	606.00 612.50 525.00		612.50 562.50 540.00		612.50 562.50 562.50		562.50 633.15 586.16 565.00		587.50 635.90 562.50 562.50		582.18 583.48 574.26		592.29 584.82 575.00		592.29 584.82 575.00		607.18 584.82 562.50	
Colorado Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	453.87 485.89 547.29 669.89	479.37 496.91 576.38 717.91	506.22 519.15 562.95 688.81	527.81 501.67 566.06 670.89	520.18 483.54 524.80 700.23	524.49 482.13 548.71 696.03	528.19 498.87 533.89 677.54	532.14 452.53 502.41 718.72	535.80 441.07 520.17 698.52	534.32 469.34 475.24 598.69 783.72 638.23	581.06 469.34 534.73 614.16 771.39 730.90	598.23 467.70 512.18 621.98 788.67 693.48	557.67 493.83 489.56 543.87 777.88 624.32	537.92 493.83 543.81 606.85 788.99 637.49	583.45 510.81 574.55 629.98 737.74 705.09	549.13 509.79 631.78 721.17 777.38 695.73	548.99 520.14 583.75 630.13 739.61 695.73	544.83 491.39 597.20 630.13 751.02 681.30	583.87 522.77 580.42 645.21 775.69 681.30	547.66 535.06 583.12 634.52 761.15 692.49	681.40 525.22 594.97 649.86 810.07 568.62	575.17 501.11 595.74 630.57 747.27 659.29	591.25 501.11 630.57 635.33 794.72 595.39	556.68 511.32 622.68 617.77 774.87 562.56	563.65 511.32 630.48 617.77 793.94 588.15	575.09 525.28 609.03 623.75 803.44 609.62	562.37 524.32 615.03 637.59 809.61 616.74	606.97 537.37 643.83 670.73 798.93 654.10	
Durango	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	663.00 611.55 626.19 827.41	713.00 726.25 648.16 889.73	649.11 647.51 686.64 890.47	688.50 528.85 696.55 833.78	640.78 539.62 670.35 783.69	762.50 662.15 630.03 783.19	537.50 660.49 632.86 863.12	498.21 611.20 634.02 856.13	466.67 634.20 602.28 847.18	662.50 658.96 545.49 861.36	516.67 645.43 725.26 870.57	516.67 645.43 802.19 874.22		747.68 851.07		612.50 759.42 848.35		616.67 748.81 853.86		604.17 733.26 774.10 976.80		861.58 758.89 815.81		811.67 758.89 957.95		629.17 744.81 758.89 957.95		633.33 733.59 1026.06 970.56	
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	935.67 952.69 998.51 1021.99	638.00 388.00 893.55 1044.65	688.00 1032.29 633.97 1012.81	725.99 1029.36 800.94 959.86	745.63 1052.37 812.59 980.22	1009.23 1214.58 1111.31 992.94	756.64 1064.19 1064.19 1022.77	967.50 925.35 1064.19 1030.40	637.50 925.35 1064.19 1079.20		946.09 1095.64 1084.49	910.99 1010.12 1088.82 1143.62	987.50 1010.12 1088.82 1013.01		838.07 1125.98 1128.46		1055.17 1073.85 1109.63		1009.87 1056.89 1109.75		1105.07 1073.06 1107.29		887.50 1033.82 1094.75 1075.53		900.00 1019.99 1104.55 1131.63		1037.50 907.71 1453.25 1028.44 1119.05 1144.01		1037.50 1453.25 1026.06 1079.09 1157.29
Fort Collins/ Loveland	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	702.67 632.60 599.10 741.11	759.67 672.72 603.33 723.93	747.29 634.22 593.08 749.03	738.97 705.77 600.77 795.96	734.75 580.00 612.62 825.98	739.23 571.83 603.50 753.66	667.68 605.93 614.61 753.96	660.23 578.22 594.89 747.92	714.12 624.47 610.36 758.06	687.50 535.34 581.92 710.71 767.54 725.20 1055.60	736.03 601.06 613.75 708.91 741.32 722.83 1031.04	682.14 601.06 613.75 708.91 741.32 722.83 1110.86	677.68 709.80 563.58 728.70 741.32 722.83 1153.93	766.91 680.55 765.96 756.50 788.07 743.28 1106.52	768.38 708.93 720.73 674.97 788.07 743.28 1209.58	737.50 645.55 688.19 721.82 788.53 756.14 1209.58	688.29 718.97 749.93 687.22 881.37 803.92 1243.71	694.55 718.97 704.08 724.76 881.37 803.92 1243.71	696.64 711.59 697.23 724.76 881.37 803.92 1243.71	745.84 752.14 669.05 775.03 803.92 822.10 1243.71	779.64 762.25 653.54 911.32 824.48 885.79 1284.96	737.81 733.06 677.79 772.10 824.48 885.79 1301.60	1160.73 743.43 643.09 762.17 869.84 885.79 1301.60	769.16 726.00 643.53 755.46 869.84 885.79 1301.60	1169.09 759.87 644.64 759.99 857.59 891.78 1291.71	1906.67 764.25 690.06 825.08 891.78 897.07 1336.24	695.00 793.04 662.41 786.40 897.07 897.07 1336.24		
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	333.21 276.94 356.69	356.94 358.11 284.76	371.19 396.58 380.50	352.39 439.17 290.17 173.10	394.95 348.65 334.25 252.58	312.50 347.43 297.73 154.09	330.00 365.64 325.68 646.42	313.69 425.42 273.84	313.69 368.03 273.26	317.93 416.96 274.71	316.07 409.23 273.55	316.07 397.59 406.15		324.40 399.80		308.09 382.12 438.38		320.11 382.12 459.34		330.98 382.12 465.55		336.41 458.46 439.53		337.50 503.87 439.53		325.54 490.64 439.53		328.80 473.57 475.42	
Glenwood Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	980.23 670.23 905.97	668.36 671.18 545.41 1066.66	623.00 882.13 545.41 521.12	693.00 800.50 681.33	612.33 755.99 825.77	525.00 546.11 728.97	554.17 751.33 650.00	671.31 671.57 639.19	706.62 646.72 620.83	669.93 671.53 637.50	749.94 702.96 728.82	739.06 663.06 920.83		898.55 542.24 879.24		863.21 688.41 770.64		750.00 665.38 745.09		828.29 627.24 974.93		857.50 765.37 974.93		852.50 746.57 974.93		1058.33 746.57 974.20		1058.33 808.82 854.77	
Grand Junction	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	411.39 450.23 482.37 594.97	419.16 413.30 482.65 503.43	419.93 431.01 521.18 598.77	445.50 441.70 521.18 524.73	130.26 431.29 462.39 512.99	512.67 427.11 506.16 493.86	425.39 441.97 487.26 405.64	429.62 468.09 567.47 469.59	424.75 475.12 543.55 465.99	463.18 505.64 514.75 470.24	557.81 808.38 537.89 516.22	462.03 620.87 620.87 551.00	458.25 558.46 640.06 524.54	458.96 609.76 645.23 525.62	487.50 594.95 634.66 473.41	387.50 683.92 634.66 528.33	551.88 602.03 650.54 550.34	512.50 665.11 650.38 640.04	591.25 604.30 687.64 593.59	786.76 680.92 685.49 598.73	842.87 682.69 687.88 593.59	795.50 698.74 609.95 612.35	538.09 609.95 653.32 593.37	756.44 596.73 752.99 615.38	747.97 596.73 676.73 595.90	696.29 642.36 716.16 636.61	778.03 616.21 689.28 604.45	537.75 642.14 719.82 616.96	

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

(In Dollars)

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

(In Dollars)

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

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AVERAGE RENT BY AGE OF BUILDING (CONTINUED)

(In Dollars)

Market Area	Age of Building	2001		2002		2003		2004		2005		2006			2007				2008				2009				2010		
		1st Qtr	3rd Atr	1st Qtr	3rd Atr	1st Qtr	3rd Atr	1st Qtr	3rd Atr	1st Qtr	3rd Atr	1st Qtr	3rd Atr	4th Qtr	1st Qtr	2nd Qtr	3rd Atr	4th Qtr	1st Qtr	2nd Qtr	3rd Atr	4th Qtr	1st Qtr	2nd Qtr	3rd Atr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Glenwood Springs	To 1959											857.50							762.50										
	1960-69											570.71							687.50										
	1970-79											663.82							687.50										
	1980-89											696.63							687.50										
	1990-99											637.50							976.56										
	2000-04 2005+											1085.71							974.93										
Grand Junction	To 1959	463.29	482.12	354.67	499.94	510.39	522.28	454.21	379.69	380.00	250.92	244.01	288.22	479.69	441.67	416.87	576.79	493.75	517.92	694.88	693.51	702.23	550.00	618.44	648.20	562.73	556.58	493.75	
	1960-69	428.91	442.55	405.10	456.18	426.98	440.00	440.00	435.00	435.00		300.94	442.50	460.00	460.00														
	1970-79	442.39	442.04	479.11	456.48	465.23	466.89	452.06	486.20	491.34	490.56	670.00	575.94	593.04	593.46	603.06	636.69	614.01	634.41	628.17	659.85	619.07	673.77	620.18	662.05	598.31	648.30	611.64	
	1980-89	507.36	467.87	542.32	513.77	512.69	515.91	494.90	572.62	539.16	511.34	547.97	613.29	603.89	666.64	653.57	729.27	668.13	731.30	689.31	733.62	798.58	760.49	696.97	750.80	699.37	767.18	661.39	
	1990-99	518.63	479.08	560.51	572.79	574.99	611.77	472.29	519.44	620.75	587.85	623.63	638.61	645.03	605.88	720.60	588.89	678.53	714.96	685.52	727.05	619.07	673.77	620.18	662.05	598.31	648.30	611.64	
	2000-04 2005+											650.00	528.13						1255.56	1256.82	1236.25	1113.64	1173.31	825.00	950.00				
Greeley	To 1959	454.99	545.57	525.89	509.05	509.10	532.14	333.93	437.50	775.00		437.50	639.34	375.00	426.56	302.27	524.04	524.04	642.74	727.05	644.89	584.23	571.13	349.40	584.23	584.23	581.96	581.96	
	1960-69	473.71	488.77	517.74	444.93	458.20	433.27	437.50	498.71	498.71		639.34	375.00		416.64	516.64			642.74	727.05	644.89	584.23	571.13	349.40	584.23	584.23	581.96	581.96	
	1970-79	549.15	593.44	557.43	563.93	565.77	529.63	608.96	599.57	558.76		630.00	620.38	624.36	636.11	630.64	650.13	617.75	651.56	660.39	773.04	645.74	706.76	645.81	672.19	663.52	701.55	590.65	
	1980-89	633.41	658.12	664.90	627.00	590.83	595.30	583.77	634.58	620.54	601.85	630.00	620.38	624.36	636.11	630.64	650.13	617.75	651.56	660.39	773.04	645.74	706.76	645.81	672.19	663.52	701.55	590.65	
	1990-99	702.29	712.61	715.29	811.95	813.56	820.72	738.47	804.07	712.77	560.07	560.07	581.45	569.92	574.07	652.90	613.95	555.82	669.53	580.48	669.53	540.75	569.21	762.14	564.81	655.53	455.48	646.67	
	2000-04 2005+											810.66	735.80	734.65	750.77	798.80	730.50	736.02	695.83	760.58	819.64	803.79	803.79	819.29	819.29	819.29	819.29	819.29	
Gunnison	To 1959										525.00	542.50	547.50		570.00			583.50				505.00							
	1960-69											550.00	554.17	553.75		550.00			600.00				604.17						
	1970-79											550.00	554.17	553.75		550.00			600.00				604.17						
	1980-89											550.00	554.17	553.75		550.00			600.00				604.17						
	1990-99											550.00	554.17	553.75		550.00			600.00				604.17						
	2000-04 2005+											550.00	554.17	553.75		550.00			600.00				604.17						
Lake County	To 1959										504.81								587.50				562.50						
	1960-69											504.81							587.50				562.50						
	1970-79											504.81							587.50				562.50						
	1980-89											504.81							587.50				562.50						
	1990-99											504.81							587.50				562.50						
	2000-04 2005+											504.81							587.50				562.50						
Montrose	To 1959										452.50	562.50			468.75			475.00				662.50							
	1960-69										452.50	562.50			468.75			475.00				662.50							
	1970-79										452.50	562.50			468.75			475.00				662.50							
	1980-89										452.50	562.50			468.75			475.00				662.50							
	1990-99										452.50	562.50			468.75			475.00				662.50							
	2000-04 2005+										452.50	562.50			468.75			475.00				662.50							
Pueblo	To 1959	464.44	408.74	436.12	467.90	499.32	452.72	428.08	409.56	429.22	488.57	503.94	432.42	483.53	499.57	479.42	552.68	467.09	459.17	404.17	430.32	494.27	430.31	437.50	437.50	439.42	466.07	521.88	
	1960-69	370.60	375.25	434.18	368.63	360.31	352.18	385.68	400.39	487.84	402.35	396.72	398.70	426.15	398.20	389.86	445.40	423.61	447.29	425.00	453.02	395.49	461.14	435.08	473.81	448.13	479.55	452.76	
	1970-79	462.36	464.56	479.50	467.36	460.97	490.03	484.94	433.67	469.66	446.84	456.25	453.22	480.83	436.01	494.16	452.78	462.58	446.35	476.40	460.70	480.88	469.40	487.15	480.94	493.68	486.19	488.00	
	1980-89	411.30	459.87	522.24	473.16	474.66	461.79	443.56	409.56	389.42	383.65	389.42	409.62	425.00	505.98	498.21	967.22	618.22	1104.80	762.73	809.05	1100.50	1192.01	1195.90	1197.56	1202.04			
	1990-99	756.04	458.05	681.06	635.57	641.35	660.82	857.50	785.18	747.68	783.50	699.55	782.65	645.83	757.54	645.51	789.06	645.83	789.06	662.50	789.58	662.50	792.71	662.50	971.75	754.17	833.33	754.17	
	2000-04 2005+										581.85	619.10	784.56	467.37	878.93	521.67	896.96	496.61		884.78	882.81			570.61					
Salida	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-04 2005+																												
Southeastern Colorado	To 1959										401.25	418.75	418.75		477.25			487.50				487.50							
	1960-69										493.75	421.88	421.88		500.00			500.00				575.00							
	1970-79										477.27	492.45	490.23		419.38			419.77				522.64							
	1980-89										458.59	458.59			456.25			459.38				459.38							
	1990-99																												
	2000-04 2005+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												

MEDIAN RENT BY MARKET AREA

(In Dollars)

	2001		2002		2003		2004		2005		2006		2007				2008				2009				2010			
Market Area	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Alamosa						364.54	408.25	407.40	390.14	407.37	393.11	405.17		417.60		431.03		437.85		455.46		577.61		476.00		476.00		
Aspen						986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47		1187.46		1124.96		1176.00		1168.86		1110.34		1114.60		1125.40		1121.95
Buena Vista						501.00	502.14	401.00	476.00	442.25	442.25	476.00		501.00		501.00		526.00		526.00		569.75		569.75		569.75		569.75
Canon City						504.49	527.77	538.85	512.40	515.00	518.19	522.69		547.69		566.49		572.03		570.01		586.20		570.85		570.85		571.63
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	674.87	671.69	655.46	671.21	691.46	666.26	700.17	687.04	684.14	700.90
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	806.62	807.35	739.68	746.32	740.64	745.33	834.16	811.53	806.66	802.47
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	617.21	652.04	629.13	650.83	672.51	670.97	705.84	682.56	656.23	700.57
Far Northeast								754.07	716.625	787.29	781.607	734.27	692.50	754.26	743.708	776.26	790.64	747.92	837.325	815.07	809.17	800.68	817.79	782.86	811.65	806.72	817.88	800.94
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	476.00	511.96	504.07	502.49	538.03	499.05	591.32	582.99	594.95	585.72
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	583.67	583.16	630.34	586.34	629.41	628.66	603.66	584.74	634.68	627.45
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	661.23	649.00	695.87	707.77	743.08	710.98	713.16	704.91	709.04	704.28
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	587.65	516.54	516.66	523.67	518.89	501.96	524.86	542.15	560.14	570.27
Durango						708.39	743.47	705.78	736.00	772.43	776.85	794.75		801.25		800.84		804.64		792.39		814.35		813.14		786.67		804.33
Eagle County						1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80		1098.14	820.23	1117.54		1104.66		1127.52		1075.25		1097.00	12.50	1121.24	945.23	1116.38
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	804.32	800.57	780.83	797.49	796.80	808.19	821.29	803.67	853.73	856.53
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	723.98	949.38	742.50	945.64	757.00	792.28	762.46	792.62	780.87	790.96
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	466.85	720.53	683.14	676.00	680.17	698.32	594.18	698.32	754.57	697.43
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	790.62	792.26	788.76	842.15	830.46	863.67	928.74	871.05	886.29	916.12
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	810.12	794.33	794.14	788.36	803.45	796.66	814.22	786.03	824.49	807.50
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	873.54	841.98	831.02	809.44	845.79	778.68	751.00	876.80	903.72	920.67
Fort Morgan/Brush						291.99	380.86	379.27	336.94	322.59	375.52	404.33		393.71		414.19		421.28		420.94		436.76		446.25		436.92	468.19	
Glenwood Springs						614.97	661.42	648.43	624.44	685.14	706.66	727.83		756.95		736.10		697.32		774.30		845.85		880.57		881.79	851.89	
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	642.00	649.91	641.55	682.20	641.49	680.37	641.60	678.81	647.95	674.08
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	636.05	637.31	631.16	622.90	628.44	607.58	619.58	669.01	599.98	617.82
Gunnison						518.50	579.39	457.67	541.14	544.64	564.08	558.73		561.00		580.71		591.75		599.18		608.19		607.85		599.03	547.53	
Lake County						499.21	530.10	491.06	504.17	504.71	520.58	520.58		495.38		569.75		586.94		606.15		604.91		604.91		577.79	577.79	
Montrose						579.13	584.02	512.46	593.71	552.25	563.50	536.94		521.56		557.73	504.75	565.47		566.38		526.00		602.25		551.00	606.43	
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	499.05	465.03	469.27	472.93	495.58	490.14	481.49	488.31	482.93	489.19
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	397.88	419.75	397.88	426.49	399.44	426.81	399.44	395.93	405.96	415.06
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	504.44	503.14	471.42	486.53	512.24	478.41	511.48	477.83	509.72	476.55
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	563.50	463.50		466.63	496.83	471.83	496.83	466.91	495.44	476.00
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	558.47	447.26	478.46	470.95	518.19	587.96	477.74	584.45	475.34	584.45
Salida						433.81	433.29	413.50	422.47	422.47	429.65	422.25		422.34		429.57		438.96		440.29		439.69		441.10		441.63	444.13	
Southeastern Colorado								486.17	438.02	477.53	479.73	467.25		462.11		454.13		491.18		497.43		498.22		498.22		493.14	493.14	
Steamboat Springs						614.54	660.94	779.31	692.30	679.47	610.72	618.61		694.23		735.19		736.91		758.47		726.00		729.66		729.23	697.13	
Sterling								309.57	294.966	413.71	303.5	286.55		330.17		280.55		336.00		318.86		344.75		377.67		296.00	276.00	
Summit County						755.61	805.00	885.38	934.93	916.57	895.64	888.19		870.94		902.93		916.71		911.63		927.06		927.39		927.39	953.26	

*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		2001		2002		2003		2004		2005		2006		2007				2008				2009				2010			
Area	Apartment Type	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd 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		425.00		582.97		581.42		581.42		581.42
	Two bed, one bath						338.50	410.95	451.63	416.63	410.93	387.51	408.81		441.56		441.56		466.56		491.56		365.67		365.67		366.23		366.84
	Two bed, two bath																					1113.00		1138.00		1138.00		1138.00	
	Three bedroom						271.83	426.00	513.50	363.50	405.17	405.17	530.17		780.00		805.00		805.00		780.00		880.00		880.00		880.00		880.00
	All						364.54	408.25	407.40	390.14	407.37	393.11	405.17		417.60		431.03		437.85		455.46		577.61		476.00		476.00		476.00
Aspen	Efficiency						488.50	751.60	778.50	561.71	715.29	774.75	891.00		891.60		997.60		997.60		997.60		956.14		956.14		963.00		963.00
	One bedroom						711.23	939.94	948.73	1012.72	1057.48	1083.81	1136.71		1104.00		1161.50		1188.00		1209.00		1094.00		1094.00		1094.00		1094.00
	Two bed, one bath						1129.98	1114.54	1107.85	1244.75	1099.21	1230.91			1253.57		1375.00		1375.00		1419.00		1124.16		1124.16		1124.16		1140.80
	Two bed, two bath						997.57	988.50	1088.70	1088.50	1138.50	1188.50			1237.81		1313.00		1332.97		1332.97		1117.62		1117.62		1142.00		1163.00
	Three bedroom						1280.69	1423.22	1263.50	1414.39	1438.50	1515.17			1512.14		1562.14		795.50		870.00		870.00		870.00		1167.00		920.00
	All						986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47		1187.46		1124.96		1176.00		1168.86		1110.34		1114.60		1125.40		1121.95
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		475.00		562.40		562.40		562.40		562.40
	Two bed, one bath						517.41	505.81	634.59	538.50	538.50	538.50	584.59		584.25		609.25		609.25		584.25		684.25		684.25		684.25		634.25
	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		526.00		569.75		569.75		569.75		569.75
	All						504.49	527.77	538.85	512.40	518.19	522.69		547.69		566.49		572.03		570.01		586.20		570.85		570.85		571.63	
Canon City	Efficiency							288.50	538.50	288.50		388.50	613.50		613.00		613.00		613.00		638.00		413.00		413.00		413.00		438.00
	One bedroom						344.88	349.75	638.50	338.50	363.50	520.79	613.50		613.00		612.05		637.05		620.40		629.47		654.47		654.47		654.47
	Two bed, one bath						511.66	528.13	535.38	516.63	515.34	518.46	518.46		542.76		563.00		567.48		563.00		585.12		569.44		569.44		569.44
	Two bed, two bath																												
	Three bedroom						493.71	538.50			588.50										713.00		638.00		638.00		638.00		663.00
	All						504.49	527.77	538.85	512.40	518.19	522.69		547.69		566.49		572.03		570.01		586.20		570.85		570.85		571.63	
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	449.30	461.45	444.79	449.39	481.60	487.40	506.14	489.78	495.29	479.00
	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	616.78	583.17	566.16	580.70	599.22	595.32	628.66	605.89	598.24	651.08
	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	592.35	602.96	607.00	594.91	598.63	597.62	594.43	593.59	604.48	632.89
	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	932.42	898.62	893.51	874.44	896.57	895.82	878.65	878.59	883.17	891.22
	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	942.00	882.00	896.00	905.73	893.93	1013.75	929.19	914.95	948.21	969.24
	All						649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	667.84	663.00	695.67	655.83	647.98	674.87	671.69	655.46	671.21	691.46	666.26	700.17	687.04	684.14	700.90
Durango	Efficiency						713.50	713.50	453.16	477.14	519.18	469.45	532.77		536.50		538.50		538.50		568.00		557.50		560.33		560.33		563.00
	One bedroom						651.00	679.33	658.50	670.53	764.43	753.33	751.58		712.55		735.74		745.27		745.69		713.75		691.43		690.00		683.50
	Two bed, one bath						695.64	756.39	679.85	787.54	576.00	792.88	802.21		829.23		833.75		802.80		813.36		1076.57		835.00		780.33		773.00
	Two bed, two bath						640.83	753.50	861.62	769.75	862.94	828.08	885.72		846.53		844.32		845.14		803.67		824.70		869.00		850.00		857.00
	Three bedroom						804.47	1131.08	1113.50	993.65	926.00	1154.91	1179.91		1178.25		1100.00		1176.38		1476.75		873.13		748.50		747.75		797.75
	All						708.39	743.47	705.78	736.00	772.43	776.85	794.75		801.25		800.84		804.64		792.39		814.35		813.14		786.67		804.33
Eagle County	Efficiency						588.50	588.50	539.39	525.72	539.02	526.00	732.82		731.45		700.00		700.00		700.00		832.27		832.55		826.27		863.82
	One bedroom						708.92	763.50	845.05	834.80	869.85	871.00	953.84		959.45		987.18		1009.45		1004.55		874.02		872.44		878.67		878.82
	Two bed, one bath						1101.63	1012.46	1102.57	1062.71	1062.77	1110.75	978.08		1090.42		1113.73		1113.73		1138.73		1069.30		1184.12		1187.15		1209.12
	Two bed, two bath						1118.11	946.31	1088.50	1111.36	1135.69	1131.10	1217.12		1114.11		1354.00		918.60		1088.79		1090.37		1088.39		1113.47		1113.47
	Three bedroom						1033.74	1096.60	1237.90	1281.11	1308.79	1305.26	1218.59		1335.82		1214.76		994.55		1155.09		1154.27		1150.00		1185.82		1201.39
	All						1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80		1098.14		1117.54		1104.66		1127.52		1075.25		1097.00		1121.24		1116.38
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	470.95	634.25	518.00	660.23	522.33	655.15	537.53	652.38	544.53	499.67
	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	727.35	728.15	698.49	699.24	722.49	738.39	780.46	768.89	815.15	792.13
	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	784.70	787.13	771.81	785.10	779.54	790.94	804.61	781.72	822.01	789.23
	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	994.94	939.49	897.09	911.98	890.79	958.89	942.76	979.73	970.76	1003.85
	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	1261.25	1260.20	952.07	1013.00	973.96	1005.00	937.67	1057.67	1071.25	1253.25
	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	804.32	800.57	780.83	797.49	796.80	808.19	821.29			

(In Dollars)

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

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

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

Market Area	Apartment Type	2001		2002		2003		2004		2005		2006		2007				2008				2009				2010		
		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	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Alamosa	Efficiency	0.62																										
	One bedroom	0.65	0.49	0.49	0.74	0.70						0.70	0.70			0.80		0.80		0.84		0.81		0.84		0.84	0.84	0.84
	Two bed, one bath	0.55	0.39	0.39	0.62	0.50						0.55	0.55			0.55		0.58		0.61		0.45		0.45		0.45	0.45	0.45
	Two bed, two bath	0.53		0.48		0.73																0.88		0.90		0.90	0.90	0.90
	Three bedroom	0.54	0.52			0.52																						
	All	0.54	0.42	0.43	0.65	0.54						0.64	0.64		0.67	0.69		0.71		0.74		0.71		0.73		0.73	0.73	0.73
Aspen	Efficiency	1.67	2.16	1.75	1.60	2		1.61	1.74	1.23	1.58	1.75	1.94					1.96		2.13		2.14		2.17		2.00	2.04	2.06
	One bedroom	1.18	1.74	1.57	1.39	1.39	1.06	1.34	1.49	1.64	1.61	1.75	1.58					1.65		1.77		1.67		1.69		1.61	1.64	1.61
	Two bed, one bath	0.99	1.61	1.21	1.17	1.17	1.08	1.12	1.24	1.26	1.24	1.31	1.24					1.26		1.44		1.44		1.45		1.30	1.29	1.30
	Two bed, two bath	1.24	1.10	1.15	1.21	1.21	1.10	1.09	1.19	1.21	1.20	1.25	1.31					1.35		1.44		1.26		1.29		1.12	1.14	1.18
	Three bedroom	0.78	1.51	1.76	1.45	1.45		1.16	1.30	1.15	1.29	1.31	1.37					1.38		1.42		1.01		1.06		0.92	0.92	0.95
	All	1.16	1.31	1.28	1.23	1.23	1.08	1.25	1.40	1.33	1.39	1.47	1.46		1.50			1.50		1.63		1.49		1.51		1.37	1.38	1.40
Buena Vista	Efficiency	0.92	0.91																									
	One bedroom	0.91	0.90	0.83	0.81	0.82	1.22	1.22	0.97	1.16	1.16	1.16	1.16					1.22				1.28		1.28		1.28	1.28	1.28
	Two bed, one bath	0.77	0.78	0.65	0.57	0.57	0.60	0.57	0.46	0.60	0.60	0.60	0.73					0.77		0.80		0.81		0.78		0.88	0.88	0.83
	Two bed, two bath	0.89		0.88	0.82	0.89	0.90																					
	Three bedroom			0.72																								
	All	0.83	0.82	0.74	0.72	0.72	0.70	0.68	0.54	0.69	0.69	0.69	0.75		0.79	0.82		0.83		0.80		0.89		0.90		0.90	0.90	0.85
Canon City	Efficiency	0.86	0.84	0.83	0.85	0.85																						
	One bedroom	0.83	0.84	0.87	0.89	0.89	9.86					0.53										0.89		0.78		0.78	0.78	0.82
	Two bed, one bath	0.71	0.69	0.57	0.62	0.58	3.44	0.83	0.80	0.79	0.72	0.76	0.75					0.75		0.78		0.78		0.78		0.79	0.79	0.78
	Two bed, two bath	0.66	0.66	0.55	0.61	0.61																						
	Three bedroom	0.62			0.51	0.50	26.34	0.53				0.65										0.78		0.70		0.70	0.73	0.73
	All	0.67	0.66	0.66	0.69	0.68	9.64	0.73	0.80	0.79	0.69	0.76	0.75		0.75	0.78		0.78		0.78		0.80		0.79		0.79	0.79	0.78
Colorado Springs	Efficiency	1.02	1.13	1.09	0.99	1.01	1.06	1.05	1.06	0.97	1.03	1.13	1.07	1.05	1.04	1.02	0.98	0.96	1.02	1.04	1.04	1.00	0.99	1.03	1.05	1.01	1.03	1.06
	One bedroom	0.87	0.93	0.91	0.89	0.91	1.04	0.87	0.90	0.89	0.92	0.92	0.95	0.94	0.94	0.90	0.93	0.92	0.93	0.94	0.92	0.91	0.92	0.94	0.92	0.94	0.93	0.95
	Two bed, one bath	0.75	0.77	0.76	0.78	0.76	0.99	0.71	0.76	0.74	0.75	0.78	0.75	0.77	0.76	0.74	0.75	0.74	0.74	0.74	0.74	0.75	0.75	0.75	0.75	0.75	0.75	0.76
	Two bed, two bath	0.79	0.86	0.81	0.83	0.84	0.82	0.82	0.83	0.83	0.84	0.84	0.84	0.83	0.85	0.85	0.87	0.86	0.88	0.91	0.90	0.88	0.85	0.89	0.84	0.86	0.88	0.89
	Three bedroom	0.70	0.73	0.72	0.70	0.75	0.76	0.75	0.78	0.76	0.83	0.82	0.77	0.76	0.78	0.79	0.79	0.84	0.79	0.81	0.81	0.82	0.79	0.81	0.79	0.82	0.83	0.83
	All	0.81	0.86	0.84	0.83	0.84	0.97	0.82	0.85	0.83	0.86	0.87	0.86	0.86	0.85	0.86	0.86	0.85	0.87	0.88	0.88	0.89	0.88	0.88	0.85	0.87	0.88	0.89
Durango	Efficiency	1.08				1.13	1.13	1.13	1.00	1.06	1.39	1.17	1.14					1.16		1.17		1.16		1.24		1.07	1.06	1.07
	One bedroom	1.04	1.01	0.94	0.92	0.90	1.07	1.12	1.07	1.17	1.23	1.22	1.22					1.22		1.25		1.27		1.34		1.35	1.29	1.29
	Two bed, one bath	0.77	0.75	0.82	0.74	0.81	0.82	0.89	0.91	0.93	0.76	0.95	0.97					0.98		1.00		0.99		1.10		1.19	1.06	0.98
	Two bed, two bath	0.97	1.02	1.05	0.87	0.89	0.83	0.94	0.88	0.95	0.90	0.99	0.97					0.94		0.94		1.05		1.08		1.25	1.25	1.27
	Three bedroom	1.10	0.73	0.78	0.94	0.78	0.69	1.03	1.02	0.95	0.89	1.06	1.06					1.02		1.01		1.02		1.18		0.94	0.94	0.97
	All	0.91	0.86	0.89	0.86	0.85	0.84	0.97	0.97	1.00	1.00	1.04	1.06		1.06	1.08		1.10		1.08		1.10		1.18		1.18	1.15	1.16
Eagle County	Efficiency	1.24	1.19	1.21	1.75	1.75	1.33	1.33	1.63	1.75	0.95	1.90	2.18					2.15		2.23		2.30		2.30		2.57	2.59	3.15
	One bedroom	1.23	1.23	1.35	1.16	1.16	1.20	1.17	1.36	1.33	1.37	1.42	1.44					1.43		1.58		1.57		1.57		1.60	1.57	1.64
	Two bed, one bath	1.16	1.23	1.28	1.23	1.23	1.31	1.39	1.31	1.33	1.36	1.43	1.15					1.39		1.40		1.41		1.44		1.48	1.52	1.47
	Two bed, two bath	1.21	1.26	1.25	1.28	1.30	1.23	1.12	1.26	1.23	1.23	1.26	1.41					1.25		1.40		1.29		1.32		1.35	1.33	1.33
	Three bedroom	1.13	1.08	1.05	1.00	1.03	1.06	1.10	1.09	1.12	1.18	1.24	1.15					1.23		1.18		1.08		1.15		1.13	1.17	1.13
	All	1.16	1.17	1.18	1.17	1.19	1.22	1.24	1.26	1.31	1.32	1.42	1.34		1.40	1.46		1.43		1.43		1.43		1.43		1.44	1.49	1.51
Fort Collins/ Loveland	Efficiency	0.90	0.91	1.02	0.96	0.92	1.12	0.77	1.30	1.21	1.09	1.26	1.32	1.55	1.48	1.23	1.48	1.54	1.48	1.82	1.60	1.60	1.70	1.78	1.68	1.68	1.87	1.64
	One bedroom	0.98	1.03	1.05	1.00	0.99	1.52	0.99	1.00	1.01	0.99	0.96	1.03	1.00	1.04	1.08	1.07	1.12	1.09	1.10	1.10	1.11	1.11	1.12	1.11	1.12	1.19	1.15
	Two bed, one bath	0.85	0.85	0.90	0.90	0.85	1.86	0.85	0.82	0.84	0.84	0.86	0.88	0.88	0.88	0.92	0.87	0.93	0.88	0.92	0.94	0.93	0.96	0.94	0.96	0.94	0.99	0.97
	Two bed, two bath	0.83	0.81	0.82	0.81	0.82	1.65	0.79	0.78	0.81	0.80	0.91	0.85	0.81	0.84	0.91	0.87	0.94	0.88	0.99	1.03	0.93	0.95	0.95	0.97	0.95	0.98	0.99
	Three bedroom	0.79	0.77	0.80	0.81	0.93	3.90	0.72	0.76	0.79	0.75	0.79	0.80	0.84	0.86	0.93	0.87	0.87	0.91	1.01	1.07	0.88	0.98	0.95	0.90	0.90	0.95	0.99
	All	0.88	0.88	0.90	0.89	0.89	2.20	0.83	0.85	0.88	0.86	0.91	0.92	0.92	0.94	0.98	0.94	1.00	0.95	1.03	1.09	0.99	1.05	1.01	1.02	1.01	1.01	1.06
Fort Morgan/ Brush	Efficiency	0.82	0.82					1.15																				
	One bedroom	0.47	0.38	0.55	0.48	0.42	0.41	0.68	0.54	0.49	0.44	0.56	0.57					0.56		0.63		0.63		0.63		0.70	0.75	0.68
	Two bed, one bath	0.49	0.41	0.56	0.45	0.39	0.46	0.63	0.50	0.49	0.44	0.52	0.54					0.58		0.50		0.57		0.59		0.62	0.64	0.64
	Two bed, two bath			0.46	0.43	0.42																0.40		0.40		0.43	0.40	0.43
	Three bedroom	0.45	0.44	0.51	0.43	0.49	0.63	0.83	0.58	0.59	0.53	0.61	0.49					0.72		0.53		0.54		0.57		0.78	0.78	0.56
	All	0.48	0.42	0.54	0.47	0.45	0.43																					

(In Dollars)

		2001			2002			2003			2004			2005			2006			2007				2008				2009				2010		
Market Area	Apartment Type	1st Qtr	3rd Qtr		1st Qtr	3rd Qtr		1st Qtr	3rd Qtr		1st Qtr	3rd Qtr		1st Qtr	3rd Qtr		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr				
Glenwood Springs	Efficiency	1.24	1.26		1.54	1.34		1.13	1.28	1.08	1.08	1.51	1.15	1.96			1.51		1.51							1.05		1.05		1.05	0.53	1.20		
	One bedroom	0.98	1.12	1.13	1.11	1.01	1.14	1.18	1.02	0.95	1.00	1.11	1.16	1.24	0.78		1.31		0.81		0.86				1.04	0.99	1.02		1.02	0.87	1.18			
	Two bed, one bath	0.71	1.18	1.15	0.86	0.82	0.82	0.97	0.80	0.78	0.76	0.84	0.98	0.96	0.84	0.93		0.86	0.65	0.93		0.89		0.89	0.96		0.97	1.06		1.06				
	Two bed, two bath	0.58	0.53	0.52	0.61	0.55	0.69	0.80	0.62	0.58	0.58	0.92	0.85	0.99	0.83		0.92		0.75		0.97				0.97	0.97		0.97	0.85		0.85			
	Three bedroom	0.59	0.55	0.56	0.60	0.60	0.62	0.64	0.64	0.67	0.69	0.69	0.89	0.76	0.85	0.67	0.76		0.77	0.85	0.67	0.76		0.77	0.92	0.97		0.97	0.91		0.91			
	All	0.69	0.96	0.97	0.82	0.69	0.87	0.97	0.80	0.78	0.78	0.91	0.98	1.04	0.84	0.66	0.99		0.80		0.95		0.98		0.95	0.98		0.98	1.02		1.02			
	Grand Junction	Efficiency	1.08	1.19	0.81	0.75	0.74	1.11		0.99	0.96	0.99	0.89	0.46	0.56	0.60	0.60	0.71	0.60	0.77	0.66	0.77	0.66	0.56	0.66	0.53	0.50	0.50	0.53	0.50	0.50	0.53	1.03	
One bedroom	0.65	0.69	0.73	0.77	0.76	0.78	0.75	0.77	0.79	0.81	0.83	0.81	0.84	0.86	0.90	0.94	0.90	0.96	0.94	0.97	0.84	0.92	0.92	0.92	0.80	0.90	0.87	0.92		0.90	0.87	0.92		
Two bed, one bath	0.60	0.60	0.64	0.63	0.64	2.16	0.57	0.65	0.65	0.65	0.69	0.76	0.74	0.76	0.79	0.82	0.82	0.87	0.84	0.88	0.83	0.92	0.83	0.87	0.83	0.89	0.82	0.90		0.89	0.82	0.90		
Two bed, two bath	0.64	0.62	0.65	0.59	0.60	3.11	0.62	0.65	0.67	0.64	0.65	0.82	0.78	0.85	0.89	0.88	0.86	0.88	0.86	0.90	0.92	0.89	0.86	0.88	0.86	0.87	0.84	0.88		0.87	0.84	0.88		
Three bedroom	0.61	0.54	0.55	0.55	0.54	3.56	0.56	0.63	0.57	0.58	0.55	0.58	0.74	0.67	0.66	0.71	0.70	0.71	0.76	0.77	0.75	0.77	0.83	0.80	0.78	0.79	0.61	0.79		0.80	0.76	0.82		
All	0.61	0.64	0.66	0.65	0.65	1.95	0.63	0.68	0.70	0.69	0.69	0.77	0.79	0.80	0.85	0.87	0.85	0.90	0.87	0.91	0.95	0.89	0.86	0.88	0.81	0.87	0.81	0.88		0.87	0.81	0.88		
Greeley	Efficiency	0.80	0.90	0.78	0.95	0.98	0.74	1.00	0.87	0.81	0.81	0.99	0.95	1.32	0.94	0.80	0.95	1.14	1.08	1.06	0.92	1.00	0.92	0.97	0.90	0.97	0.91	0.91	0.61	0.91		0.91	0.61	0.91
	One bedroom	0.81	0.86	0.89	0.83	0.84	1.44	0.84	0.91	0.82	0.86	0.91	0.85	0.83	0.87	0.81	0.90	0.90	0.93	0.93	1.00	0.91	0.92	0.89	0.91	0.88	0.94	0.89	0.93		0.88	0.94	0.93	
	Two bed, one bath	0.74	0.73	0.70	0.69	0.69	1.43	0.73	0.80	0.75	0.71	0.75	0.77	0.76	0.72	0.68	0.79	0.75	0.77	0.77	0.78	0.77	0.79	0.78	0.78	0.81	0.77	0.78	0.74		0.77	0.78	0.74	
	Two bed, two bath	0.74	0.68	0.76	0.76	0.71	2.41	0.70	0.81	0.75	0.77	0.78	0.78	0.77	0.80	0.80	0.81	0.74	0.80	0.78	0.90	0.75	0.81	0.75	0.76	0.74	0.80	0.76	0.82		0.80	0.76	0.82	
	Three bedroom	0.76	0.73	0.81	0.82	0.79	4.41	0.83	0.84	0.80	0.76	0.76	0.80	0.81	0.83	0.80	0.83	0.71	0.73	0.71	0.73	0.69	0.75	0.71	0.72	0.72	0.73	0.70	0.73		0.73	0.70	0.73	
	All	0.77	0.78	0.79	0.78	0.76	1.84	0.79	0.85	0.78	0.79	0.83	0.80	0.80	0.82	0.77	0.84	0.82	0.84	0.84	0.88	0.81	0.84	0.81	0.82	0.83	0.84	0.80	0.83		0.84	0.80	0.83	
	Gunnison	Efficiency	0.72																															
One bedroom	0.65	0.83	0.81	0.83	0.82	1.08		1.13	1.09	1.19							1.19			1.24					1.18		1.19		1.19		1.19	0.64		
Two bed, one bath	0.68	0.72	0.73	0.76	0.76	0.74	0.89	0.89			0.81	0.90	0.99				0.85			0.85				1.02		0.97		0.94		0.95	0.86			
Two bed, two bath	0.75	0.73																																
All	0.54	0.75	0.76	0.79	0.79	0.84	0.96	0.97			0.90	0.95	1.05				0.95			0.96				1.08		1.03		1.01		1.02	0.71			
Lake County	Efficiency	0.88			0.67	0.53	0.53	0.78	0.58	0.58	0.72	0.63	0.63	0.63	0.63		0.63		0.63		0.68		0.68		0.73		0.73		0.63	0.63		0.63		
	One bedroom	0.86	0.96	0.82	0.84	0.84	0.69	0.64	0.65	0.68	0.66	0.86	0.86			0.72		0.92		0.94		0.96		0.96		0.96		0.87	0.87		0.87			
	Two bed, one bath	0.73	0.72	0.58	0.67	0.67	0.59	0.64	0.60	0.61	0.61	0.64	0.63			0.68		0.70		0.71		0.73		0.75		0.75		0.68	0.69		0.69			
	Two bed, two bath	0.65											0.36																					
	Three bedroom	0.79	0.68	0.55	0.65	0.65	0.61	0.61	0.60	0.60	0.60	0.60																						
	All	0.79	0.76	0.63	0.71	0.71	0.63	0.72	0.62	0.64	0.63	0.79	0.79			0.71		0.84		0.86		0.86		0.89		0.89		0.81		0.81	0.81			
	Montrose	Efficiency																																
One bedroom	0.79	0.66	0.58	0.47	0.48	0.96	1.02	0.65	0.67	0.96	0.87	0.87			0.82		0.89		0.86		0.87		0.79		0.80		0.80		0.78	0.81				
Two bed, one bath	0.63	0.70	0.66	0.60	0.69	0.70	0.70	0.70	0.66	0.70	0.69	0.65			0.67		0.74		0.76		0.76		0.76		0.80		0.79		0.79	0.80				
Two bed, two bath	0.65		0.51	0.57	0.57				0.53	0.67					0.54		0.68		0.54		0.68		0.68		0.68		0.68		0.68	0.70				
Three bedroom	0.68			0.55	0.55				0.44	0.60	0.58	0.58			0.54		0.68		0.54		0.68		0.68		0.68		0.68		0.68	0.70				
All	0.69	0.67	0.61	0.58	0.59	0.89	0.94	0.68	0.61	0.84	0.79	0.78			0.75		0.85		0.83		0.89		0.90		0.80		0.80		0.79	0.79				
Pueblo	Efficiency	0.77	0.77	0.77	0.87	0.75	0.72	0.81	0.77	0.76	0.72	0.87	0.82	0.85	0.84	0.81	0.89	0.95	1.00	0.92	0.83	0.86	1.09	0.91	1.01	0.91	1.07	0.92	1.05		1.05			
	One bedroom	0.65	0.68	0.70	0.67	0.68	0.79	0.81	0.72	0.75	0.73	0.74	0.76	0.75	0.81	0.78	0.78	0.80	0.82	0.84	0.80	0.80	0.79	0.82	0.84	0.81	0.84	0.82	0.85		0.85			
	Two bed, one bath	0.62	0.60	0.62	0.55	0.59	0.62	0.63	0.56	0.61	0.56	0.59	0.58	0.61	0.57	0.68	0.59	0.63	0.61	0.66	0.63	0.65	0.60	0.68	0.67	0.67	0.66	0.67	0.67	0.67	0.67			
	Two bed, two bath	0.65	0.57	0.66	0.68	0.67	0.70	0.70	0.69	0.60	0.67	0.70	0.75	0.59	0.78	0.59	0.79	0.58	0.87	0.68	0.89	0.84	0.87	0.79	0.93	0.91	0.96	0.91	0.94		0.94			
	Three bedroom	0.62	0.58	0.63	0.61	0.60	0.67	0.66	0.60	0.57	0.55	0.60	0.64	0.52	0.63	0.59	0.65	0.59	0.70	0.62	0.61	0.73	0.75	0.75	0.75	0.73	0.74	0.76	0.76		0.76			
	All	0.64	0.64	0.66	0.63	0.64	0.71	0.73	0.66	0.65	0.65	0.68	0.69	0.68	0.71	0.73	0.73	0.70	0.75	0.74	0.78	0.76	0.74	0.76	0.79	0.76	0.79	0.77	0.79		0.79			
	Salida	Efficiency	0.70	0.70																														
One bedroom	0.65	0.64	0.57	0.58	0.58	0.50	0.50	0.49	0.50	0.50	0.53	0.50		0.50		0.51		0.52		0.52		0.54		0.54		0.53		0.56		0.56				
Two bed, one bath	0.69	0.68						0.51	0.47	0.47	0.45	0.47		0.47		0.48		0.49		0.50		0.44		0.45		0.45		0.45		0.53				
Three bedroom	0.66	0.68																																
All	0.66	0.65	0.56	0.55	0.55	0.49	0.48	0.49	0.49	0.49	0.51	0.49		0.49		0.50		0.51		0.52		0.51		0.51		0.51		0.52		0.55				
Southeastern Colorado	Efficiency																																	
	One bedroom																																	
	Two bed, one bath																																	
	Two bed, two bath																																	
	Three bedroom																																	
	All													</																				

*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

(In Percent)

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

**RESIDENT TURNOVER PER MONTH
BY AGE OF BUILDING (CONTINUED)**

(In Percent)

Market Area	Age of Building	2001		2002		2003		2004		2005		2006		2007				2008				2009				2010			
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Glenwood Springs	To 1959																												
	1960-69																												
	1970-79											3.9	0.0	3.9				1.3											
	1980-89																												
	1990-99																	0.0											
	2000-04 2005+															0.0		0.0						3.6		5.5	5.5	1.8	
Grand Junction	To 1959	3.2	9.5	9.1	6.9	6.4	12.1	6.3	50.0	8.0	1.5	0.5	0.5	4.3	0.0	8.3			0.0	0.0	0.0	0.0	8.1	0.0	40.0	31.3	4.5	10.5	0.0
	1960-69	4.0	4.8	1.5	1.2	1.6	0.0	10.0	20.0	0.0			0.0	0.0	0.0														
	1970-79	3.5	5.5	2.9	5.9	6.1	6.7	1.0	4.4	2.4	9.1	2.9	2.7	6.3	3.2	0.0	0.0	4.4	4.8	2.2	3.2	3.5	3.6	0.0	10.6	19.6	3.7	6.0	1.8
	1980-89	1.1	4.4	4.5	1.2	1.9	5.7	2.6	6.3	4.2	11.2	5.8	4.4	2.2	2.9	0.9	1.0	3.6	4.4	10.0	0.4	2.3	3.2	20.0	27.5	25.3	5.9	4.1	4.5
	1990-99	2.6	4.6	3.3	4.4	4.5	7.3	0.0	0.0	5.9	3.2		1.6	4.1	8.1	3.7		2.6	9.3	4.7	2.6	2.9	0.0	8.6	6.8	5.5	50.0	3.8	
	2000-04 2005+												0.0	8.3							12.5	0.0	0.0		36.4	25.0	0.0	0.0	
Greeley	To 1959	0.2	3.8	2.1	7.3	1.9		18.2		6.7					12.5	13.6									19.0				
	1960-69	11.7	3.9	5.9	7.8	8.2		3.7	4.2	5.5	12.5		4.2			9.9													
	1970-79	3.7	5.4	4.4	4.8	6.1	3.2	4.4	4.3	3.7	4.3	3.2	6.7	4.3	4.6	7.1	4.3	1.9	5.4	3.5	5.6	4.7	4.5	4.7	3.4	3.5	2.9	5.8	5.9
	1980-89	2.0	7.5	0.6	5.2	4.2	2.1	3.3	4.3	3.7	5.1	3.6	4.1	6.3	4.1	10.3	16.7	3.8	3.8	8.1	0.0	4.2	4.3	8.3	0.0	5.6	3.5	4.5	6.3
	1990-99	4.1	5.2	1.4	7.6	7.1	3.3	1.0	4.5	6.1	14.0	9.3	6.7	12.2	4.3	0.0	9.8		15.1	12.5	17.1	17.1	14.6	8.2	6.3	8.2	6.2	4.6	2.0
	2000-04 2005+										3.3	5.5	3.4	3.6				4.2	6.7		2.6		3.1	3.1	7.6	2.7	5.8		4.9
Gunnison	To 1959																												
	1960-69																												
	1970-79																												
	1980-89												0.0																
	1990-99												0.0								0.0		0.0						
	2000-04 2005+																												
Lake County	To 1959																												
	1960-69																												
	1970-79										3.9																		
	1980-89											0.0						0.0						0.0					
	1990-99																												
	2000-04 2005+																												
Montrose	To 1959																												
	1960-69																												
	1970-79											5.9	18.8																
	1980-89											6.2	5.9																
	1990-99											2.0	0.0		2.0		6.0		11.8	2.0		2.9		11.8		14.7		4.5	
	2000-04 2005+																												
Pueblo	To 1959	9.1	4.1	0.5	3.2	2.6	0.0	0.0	10.9	1.9	3.1	3.2	6.3	9.5	7.4	16.7	0.0	2.2	0.0		0.0	0.0	2.8	16.7	8.3	8.3	0.0	8.3	4.2
	1960-69	7.9	2.9	1.0	3.7	1.2	0.0	0.9	4.0	3.7	6.0	0.8	7.3	0.0	3.2	0.0	1.4	2.4	6.1	0.0	0.0	3.5	0.0	6.6	6.4	4.9	4.3	5.7	
	1970-79	4.3	3.6	3.7	4.0	2.9	4.7	3.9	3.8	3.1	3.3	0.8	5.3	0.7	3.4	3.9	0.0	3.9	4.1	6.8	2.9	4.3	2.0	5.5	5.4	4.1	4.0	4.4	3.3
	1980-89	2.3	4.2	10.8	9.4	9.4	0.0		4.4	0.0	5.6	18.8						18.8	5.6			5.6	4.0	9.1	6.5	5.6	4.6	7.4	6.5
	1990-99	7.3	2.8	11.8	9.6	8.7	0.0	3.6	10.6	1.9	10.0	6.1	0.0								3.1			7.3	5.2	1.0	5.2		
	2000-04 2005+										0.0	25.0	13.6								8.1	10.1							
Salida	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-04 2005+										10.3		0.0																
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79										0.0	0.0	5.5																
	1980-89																												
	1990-99																												
	2000-04 2005+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89											8.4	4.1																
	1990-99										3.9	1.9			3.7		5.4	7.4	4.3			7.3		1.0		4.3		4.2	3.3
	2000-04 2005+																												
Sterling	To 1959										0.0																		
	1960-69																												
	1970-79											8.3	0.0		16.7		8.3		0.0								0.0		0.0
	1980-89																												
	1990-99																												
	2000-04 2005+																												
Summit County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

		2001		2002		2003		2004		2005		2006			2007				2008				2009				2010		
Market Area	Size	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Alamosa	2 to 8													0.0		0.0		12.5						4.1					
	9 to 50																												
	51 to 99																												
	100 - 199																												
	200 - 349																												
350 up																													
Average													0.0		0.0		12.5						4.1						
Aspen	2 to 8													0															
	9 to 50																												
	51 to 99												3.4	1.6	3.4		0.0			3.3				3.5				1.6	
	100 - 199																												
	200 - 349																												
350 up																													
Average												3.4	1.6	3.4		0.0			3.3				3.5				1.6		
Buena Vista	2 to 8																												
	9 to 50													0.0				0.0				0.0		6.3		6.3	6.3	9.4	6.3
	51 to 99																												
	100 - 199																												
	200 - 349																												
350 up																													
Average													0.0				0.0					0.0		6.3		6.3	6.3	9.4	6.3
Canon City	2 to 8																												
	9 to 50																												
	51 to 99																												
	100 - 199												5.9	1.5	2.9		9.3		8.9		2.9		0.0		8.9		1.5		2.9
	200 - 349																												
350 up																													
Average												5.9	1.5	2.9		9.3		8.9		2.9		0.0		8.9		1.5	6.3	2.9	6.3
Colorado Springs	2 to 8																												
	9 to 50	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	0.0	1.7	9.6	4.2	7.7	10.4	5.3	6.1	8.7	5.3
	51 to 99	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	5.5	5.4	3.3	6.0	6.3	8.3	4.6	5.2	6.6	4.6
	100 - 199	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	5.6	4.6	5.2	4.7	5.2	6.1	5.9	6.2	7.3	5.9
	200 - 349	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	5.2	6.9	5.0	4.9	7.4	6.1	6.2	4.7	6.7	6.2
350 up																													
Average	4.8	6.4	5.0	5.9	4.8	5.4	4.2	6.3	4.7	6.1	4.9	5.8	4.7	4.7	5.9	6.4	5.3	4.1	6.3	7.1	4.6	4.8	6.9	6.6	6.5	4.7	6.0	6.5	
Durango	2 to 8													0.0				0.0				0.0						16.7	
	9 to 50										4.8	4.5	0.0		0.0		1.1		7.1		18.0		0.0		3.9	3.3	2.0		3.3
	51 to 99																												
	100 - 199																												
	200 - 349																												
350 up																													
Average											4.8	2.5	0.0		0.0		1.0		7.1		10.1		0.0		3.9	3.3	3.6		3.3
Eagle County	2 to 8																										5.4	0.0	5.4
	9 to 50																										5.0	9.2	5.0
	51 to 99																												
	100 - 199																												
	200 - 349																												
350 up																													
Average																													
Fort Collins/ Loveland	2 to 8																												
	9 to 50	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		7.4	0.0	2.8	15.5	9.1	20.0	0.0	0.0	20.0
	51 to 99	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		1.1	3.3	1.2	7.3	2.0	1.4	0.0	8.3	1.4
	100 - 199	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	3.8	3.2	1.8	2.0	7.3	2.7	4.8	2.8	5.6	4.8
	200 - 349	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	7.7	1.9	3.7	2.9	12.2	6.8	1.5	3.2	5.6	1.5
350 up																													
Average	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	8.0	6.6	4.0	3.1	9.2	5.5	4.5	3.9	5.1	4.5	
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.

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2001		2002		2003		2004		2005		2006		2007		2008		2009		2010	
		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	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8										0.0	0			0.0			0.0			0.0
	9 to 50										3.9	0.0	3.9		1.3			0.0			
	51 to 99													0.0	0.0			1.8			
	100 - 199																			5.5	5.5
	200 - 349																				1.8
Grand Junction	350 up										3.8	0.0	3.9		0.8			0.0			1.8
	Average																	3.4		5.5	5.1
	2 to 8	1.3	3.7	1.7	5.5	4.9	4.4	3.1	7.7	2.6	6.1	0.0	1.6	2.3	1.0	0.0	12.5	12.5	0.0	1.5	1.0
	9 to 50	2.7	7.9	6.8	7.6	6.5	7.3	6.4	4.8	5.0	10.8	8.3	3.4	5.1	5.0	0.6	3.1	5.3	2.7	2.9	4.0
	51 to 99	2.8	4.3	3.9	3.7	4.2	6.5	0.0	5.5	3.1	9.0	4.2	3.7	4.9	4.2	2.0	1.0	3.9	3.5	9.3	2.0
Greeley	100 - 199	3.1	6.8	3.1	2.7	3.8	0.1			0.0	0.5	0.5	0.5			1.1		3.3	3.3	4.7	3.3
	200 - 349																				1.6
	350 up																				2.2
	Average	2.6	5.6	4.0	4.6	4.5	6.5	3.9	6.0	3.7	6.9	2.3	2.6	4.5	3.7	1.3	1.0	3.9	3.9	3.9	2.2
	2 to 8	8.0	14.3	7.1	9.5	1.2	10.0	19.6	8.3	7.7	22.2	3.8	29.2	8.3	13.5	21.7	22.2	10.0	3.0	3.3	2.8
Gunnison	9 to 50	5.4	2.0	3.0	6.0	6.9	2.4	4.7	4.9	8.5	5.7	4.9	3.8	12.2	7.4	10.1	5.3	0.0	15.1	12.5	10.7
	51 to 99	3.6	3.9	4.1	4.9	3.9		4.5	2.4	4.7	5.8	3.8	2.5	5.0	3.8	5.8	6.8				4.5
	100 - 199	2.4	6.7	1.6	5.6	4.7	0.0	0.0	0.0	0.0	4.3	3.2	5.6	5.5	4.1	6.9	4.0	1.9	4.6	6.4	6.1
	200 - 349											5.990783	2.7	3.6		9.375		6.7	3.3		3.2
	350 up																				3.1
Lake County	Average	3.5	5.8	2.2	5.7	5.1	3.0	4.3	4.3	4.6	4.9	4.1	5.1	5.2	4.6	8.3	5.1	3.4	5.1	6.5	6.8
	2 to 8																				4.7
	9 to 50																				4.4
	51 to 99											0	0.0								6.9
	100 - 199																				4.8
Montrose	200 - 349																				3.8
	350 up																				4.1
	Average																				4.4
	2 to 8									5.9	7.0	2.4		2.0		6.0		6.0		2.9	
	9 to 50										5.2										11.8
Pueblo	51 to 99																				8.3
	100 - 199																				
	200 - 349																				
	350 up																				
	Average																				
Salida	2 to 8	6.7	6.8	5.2	12.0	8.5	2.2	8.9	9.1	3.0	1.8	4.2	19.2	4.8	18.2	0.0	0.0	2.6	4.3	33.3	20.0
	9 to 50	6.3	4.6	5.0	4.3	4	7.1	2.6	4.8	4.5	6.1	2.9	11.7	7.5	1.5	7.1	0.0	5.1	4.3	6.8	1.3
	51 to 99	5.3	2.0	1.2	3.7	3.2	0.7	5.8	1.2	5.2	3.8	9.2		5.6	0.0	1.4	2.1	5.1			3.6
	100 - 199	3.8	2.1	3.5	3.7	2.7	0.0	0.0	0.0	0.0	2.3	0.8	2.0	0.8	3.9		1.8	5.0	6.6	7.7	4.3
	200 - 349																				4.6
Steamboat Springs	350 up																				8.0
	Average	5.1	3.4	4.1	4.6	3.8	3.1	3.3	5.1	3.1	4.5	2.4	7.1	2.3	3.7	2.5	1.2	3.5	4.8	7.4	4.6
	2 to 8																				4.3
	9 to 50																				2.9
	51 to 99																				6.7
Southeastern Colorado	100 - 199																				5.7
	200 - 349																				4.3
	350 up																				2.9
	Average																				6.7
	2 to 8																				5.7
Sterling	9 to 50																				4.3
	51 to 99																				4.3
	100 - 199																				7.3
	200 - 349																				7.3
	350 up																				1.0
Summit County	Average																				4.3
	2 to 8																				3.1
	9 to 50																				3.1
	51 to 99																				8.8
	100 - 199																				5.5
Summit County	200 - 349																				6.0
	350 up																				5.5
	Average																				5.7
	2 to 8																				3.3
	9 to 50																				3.1
Summit County	51 to 99																				3.1
	100 - 199																				2.2
	200 - 349																				0.0
	350 up																				3.3
	Average																				3.3

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