

Colorado State

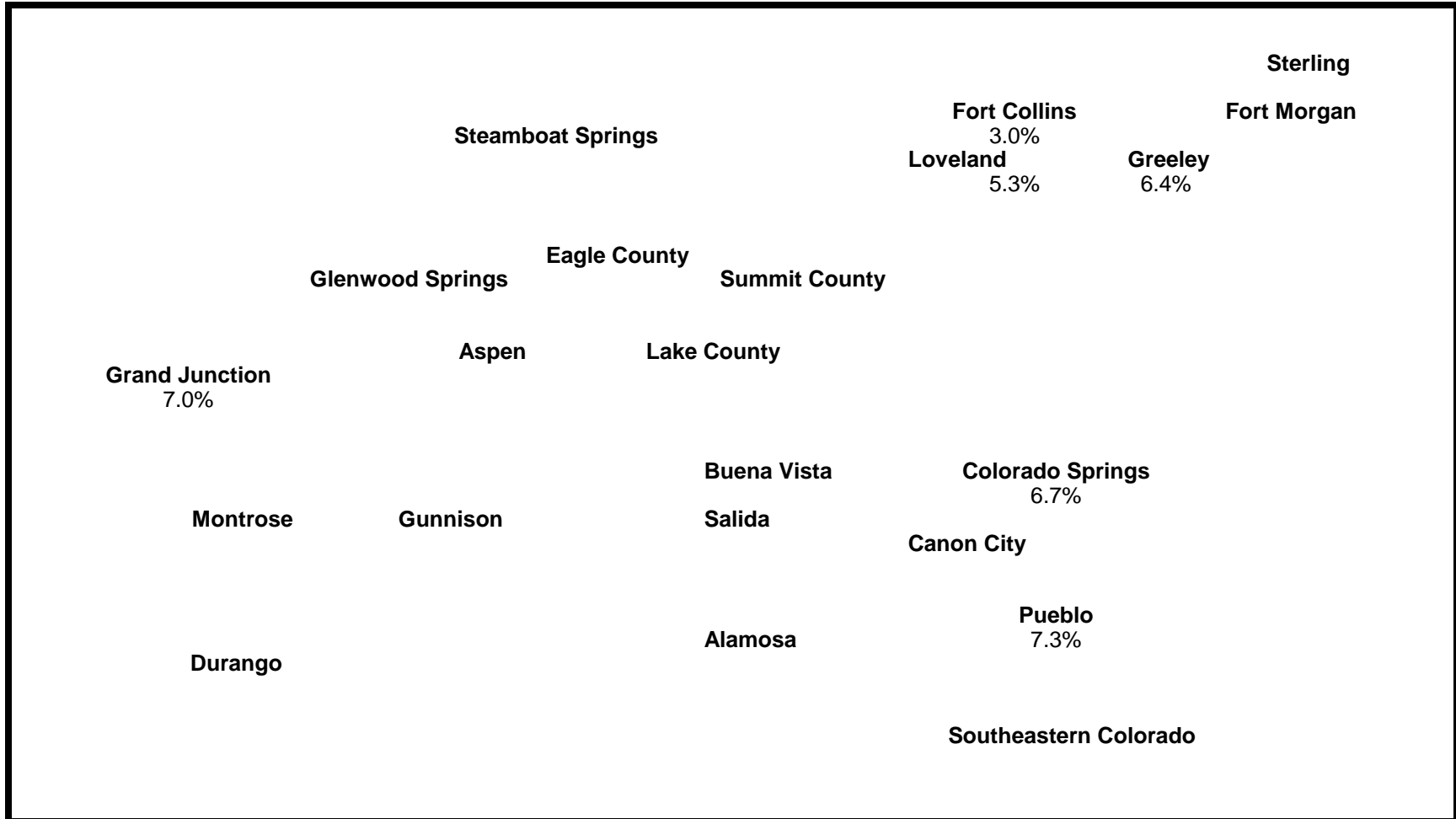
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**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2006			2007				2008				2009				2010				2011			
	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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	198	198		205		205		205		205		202		206		206		206		209		216	
Aspen	288	292		303		347		348		328		328		328		328		328		345		328	
Buena Vista	52	84		84		84		84		84		84		84		84		84		84		84	
Canon City	236	236		236		238		244		292		286		286		286		286		286		286	
Colorado Springs	18171	15459	15587	16501	16339	16057	16096	16103	16390	16125	16392	15713	15717	16797	17426	17288	17218	18373	18440	17786	18153	18017	18637
Northwest	1903	2035	2147	2196	2555	2376	2174	2535	1935	1980	2145	1766	1664	2230	1941	2053	1629	1722	1487	1662	1752	1878	1616
Northeast	3703	2616	3246	3152	3473	3448	3725	3448	3557	3775	3816	3492	3173	3753	4354	3583	3753	3960	3940	4019	3880	3880	4279
Far Northeast	4324	3787	3982	3695	3443	3421	3335	3749	3795	3336	3234	3272	3499	3177	2917	3161	3113	3574	4146	3332	3456	3067	3449
Southeast	2900	2711	1767	2501	2069	1787	1721	1473	1672	1786	1733	2064	1971	1842	2500	2260	2501	3194	2804	2853	2582	2535	2691
Security/Widefield/Fountain	479	509	673	684	737	670	734	547	403	397	547	358	699	574	574	699	700	575	575	575	575	700	700
Southwest	3406	2237	2416	2754	2734	2828	3049	3101	3367	3471	3432	3449	3440	3913	3669	3622	3658	3517	3717	3482	4002	4074	3834
Central	1456	1554	1356	1519	1328	1527	1358	1250	1661	1380	1485	1312	1271	1308	1471	1910	1864	1831	1771	1863	1906	1883	2068
Durango	583	526		649		651		561		696		652		641		617		588		609		601	
Eagle County	1187	1161		984		984		1044		1254		1124		1184		1111		1229		1251		1077	
Fort Collins/Loveland	5203	4757	4667	5216	5569	4810	4718	5226	4254	4931	5009	5092	4805	5033	5039	5808	5603	5619	5686	5879	5354	5810	5163
Fort Collins	4666	4244	4166	4562	4966	4321	4234	4707	3711	4389	4390	4467	4180	4314	4295	4921	4716	4951	4826	5104	4851	5005	4280
Northwest	1282	1180	1543	1530	1332	1248	1260	1428	779	1400	1448	1561	1374	1542	1402	1616	1436	1418	1396	1425	1039	1359	1120
Northeast	181	185	188	191	175	175	147	225	52	229	210	234	152	145	106	145	140	140	213	176	88	113	134
Southeast	1830	1690	1126	1479	1760	1816	1780	1711	1597	1603	1575	1382	1341	1419	1090	1699	1699	1932	1666	1942	2086	2024	1940
Southwest	1373	1189	1309	1362	1699	1082	1047	1343	1283	1157	1157	1290	1313	1208	1697	1461	1441	1461	1551	1561	1638	1509	1086
Loveland	537	513	501	654	603	489	484	519	543	542	619	625	625	719	744	887	887	668	860	775	503	805	883
Fort Morgan/Brush	255	188		136		180		230		230		224		224		283		263		270		240	
Glenwood Springs	317	248		268		254		217		225		267		221		217		163		238		235	
Grand Junction	1661	1757	1718	1878	1534	1514	1549	1980	1600	1778	1727	1732	1761	1833	1819	1635	1756	1638	1551	1652	1729	1841	1637
Greeley	3176	3015	3078	3160	3070	2651	2868	2400	3206	2581	2580	2709	2721	3109	2854	3159	2883	2879	2721	2768	3041	2819	2501
Gunnison	174	178		188		188		188		198		191		191		177		177		187		177	
Lake County	89	89		75		75		75		75		75		75		89		89		89		199	
Montrose	272	312		294		278		272		272		288		218		228		218		222		256	
Pueblo	1918	1872	1574	1603	1494	1585	1744	1693	1905	1735	1871	1805	1709	1844	1792	1780	1731	1736	1476	1723	1771	1785	1311
Northwest	285	258	215	165	194	191	224	180	197	197	197	199	199	201	199	199	179	179	101	181	178	174	89
Northeast	1133	1153	872	983	939	1017	1022	909	1082	1018	1060	1054	851	1116	1068	1033	1009	1009	848	1010	1177	1100	748
Southeast	9	0	50	13	13	15	51	14	14	14	0	15	15	15	15	14	14	14	9	14	14	14	14
Southwest	491	461	437	442	348	362	447	590	612	506	614	537	644	512	510	534	529	534	518	518	402	497	460
Salida	77	78		78		78		78		78		78		78		70		78		70		78	
Southeastern Colorado	258	258		204		234		186		198		198		198		150		150		160		160	
Steamboat Springs	258	255		254		257		257		257		252		247		249		247		247		247	
Sterling	287	353		287		252		288		288		288		290		240		240		240		264	
Summit County	367	417		354		349		354		339		339		339		347		347		348		341	
Total Responses	35027	31733	26624	32957	28006	31271	26975	32033	27355	32169	27579	31927	26713	33426	28930	34352	29191	34938	29874	34663	30048	35061	29249

STATE OF COLORADO VACANCY RATES BY MARKET AREA



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

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
1st Quarter 2001**	4.3	752.69	743.45
3rd Quarter 2001**	6.2	785.19	
1st Quarter 2002**	8.4	781.35	765.34
3rd Quarter 2002**	9.1	766.53	
1st Quarter 2003**	11.6	773.01	787.29
3rd Quarter 2003**	11.1	792.59	
1st Quarter 2004**	11.2	772.16	737.17
3rd Quarter 2004**	9.8	792.59	
1st Quarter 2005**	10.4	785.53	747.78
3rd Quarter 2005**	8.6	805.72	759.68
1st Quarter 2006**	7.7	798.26	753.72
3rd Quarter 2006**	7.2	824.54	788.02
1st Quarter 2007**	7.5	805.94	765.12
2nd Quarter 2007*	6.7	823.71	771.63
3rd Quarter 2007**	5.7	821.41	781.13
4th Quarter 2007*	6.6	824.35	784.23
1st Quarter 2008**	6.1	823.01	784.22
2nd Quarter 2008*	6.7	848.06	802.91
3rd Quarter 2008**	6.6	851.47	808.21
4th Quarter 2008*	8.0	851.81	797.23
1st Quarter 2009**	8.5	844.39	796.13
2nd Quarter 2009*	9.1	837.32	784.11
3rd Quarter 2009**	7.4	841.88	789.46
4th Quarter 2009*	7.9	839.86	782.53
1st Quarter 2010**	6.6	840.44	803.67
2nd Quarter 2010*	6.2	862.24	812.70
3rd Quarter 2010**	5.5	871.78	824.50
4th Quarter 2010*	5.8	871.82	821.30
1st Quarter 2011**	5.5	873.94	828.91
2nd Quarter 2011*	5.2	877.02	826.58
3rd Quarter 2011**	5.0	898.15	851.97
4th Quarter 2011*	5.6	900.05	848.21

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

** Includes data for all market areas surveyed for respective quarters.

* Only includes data for Colorado Metropolitan Areas.

VACANCY RATES BY MARKET AREA

(In Percent)

Market Area	2006			2007				2008				2009				2010				2011			
	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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	3.0	2.0		1.5		3.4		4.4		5.4		12.9		7.3		6.3		6.8		6.7		6.5	
Aspen	1.0	1.0		0.7		1.4		1.4		2.1		2.1		2.7	3.3	2.7		5.5		3.2		4.3	
Buena Vista	0.0	1.2		1.2		1.2		1.2		6.0		16.7		9.5		13.1		10.7		17.9		4.8	
Canon City	3.8	4.2		4.2		5.5		4.5		4.8		9.4		5.9		5.6		5.9		5.9		6.3	
Colorado Springs	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	7.2	5.8	6.4	6.2	6.7
Northwest	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	6.3	3.6	5.8	5.6	6.8
Northeast	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	6.0	6.5	5.4	4.6	5.3
Far Northeast	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	6.9	5.5	7.4	7.1	6.5
Southeast	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	9.9	7.0	9.0	8.0	9.6
Security/Widefield/Fountain	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	19.3	16.2	15.0	10.7	10.7
Southwest	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	5.4	3.3	4.9	5.6	5.4
Central	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	6.8	6.3	4.4	6.2	7.1
Durango	7.7	3.0		4.3		4.1		4.5		3.4		6.1		3.6		7.1		3.9		4.3		4.7	
Eagle County	1.3	1.6		2.0		4.7		2.7		2.9		2.1		3.5		6.0		8.9		5.7		6.7	
Fort Collins/Loveland	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	4.1	4.0	6.3	2.3	3.4
Fort Collins	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	4.1	4.0	6.4	2.2	3.0
Northwest	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	3.5	5.3	9.0	0.7	1.2
Northeast	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	6.1	2.3	4.5	1.8	2.2
Southeast	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	4.1	3.6	4.3	2.9	3.1
Southwest	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	4.6	3.6	7.6	2.6	4.7
Loveland	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	3.6	4.1	5.2	3.4	5.3
Fort Morgan/Brush	3.5	12.2		9.6		8.9		8.7		5.2		8.9		9.4		7.1		8.4		8.1		5.0	
Glenwood Springs	1.3	2.4		2.2		2.4		1.4		2.7		1.5		3.6		3.2		5.5		3.4		5.5	
Grand Junction	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	7.5	6.3	6.3	7.7	7.0
Greeley	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	5.1	3.8	6.7	1.8	6.4
Gunnison	2.9	2.8		3.7		4.3		4.3		2.0		7.9		6.8		7.3		13.0		7.5		9.6	
Lake County	12.4	7.9		6.7		4.0		5.3		4.0		8.0		10.7		7.9		7.9		7.9		2.5	
Montrose	5.1	6.1		5.1		4.0		4.8		5.5		9.4		11.0		6.6		7.3		5.0		9.0	
Pueblo	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	10.2	7.4	9.6	7.3	7.3
Northwest	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	5.0	9.4	7.3	7.5	6.7
Northeast	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	12.0	7.6	11.0	7.4	7.9
Southeast	0.0		8.0	0.0	0.0	0.0	3.9	0.0	0.0	0.0		0.0	6.7	6.7	6.7	14.3	7.1	14.3	0.0	7.1	0.0	7.1	0.0
Southwest	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	8.3	6.2	7.0	7.2	6.7
Salida	2.6	1.3		1.3		1.3		1.3		2.6		3.8		3.8		4.3		5.1		5.7		3.8	
Southeastern Colorado	5.4	5.0		4.4		4.7		5.9		4.0		3.5		4.5		0.7		4.0		3.1		3.8	
Steamboat Springs	22.1	8.6		6.3		3.5		2.7		3.9		1.2		4.9		8.0		13.4		17.8		12.1	
Sterling	9.8	9.1		10.1		10.3		7.6		7.3		8.7		6.2		4.2		6.3		4.6		5.7	
Summit County	1.6	7.0		2.8		4.0		3.4		2.9		2.7		5.0		4.9		5.2		2.6		3.2	

VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2006			2007				2008				2009				2010				2011				
Area	Apartment Type	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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Overall - Statewide	Efficiency																						4.0	3.0	
	One bedroom																							4.9	5.5
	Two bed, one bath																							5.9	6.7
	Two bed, two bath																							5.5	6.7
	Three bedroom																							6.6	6.9
All																							5.3	6.1	
Alamosa	Efficiency																								
	One bedroom	2.5	1.2		2.5	2.8			3.7	5.6			13.7	7.5			7.5	8.5			5.9	4.9			
	Two bed, one bath	3.1	3.1		3.1	0.0			3.9	5.2			11.7	6.5			5.2	5.2			7.1	7.7			
	Two bed, two bath												0.0	0.0			0.0	0.0			0.0	0.0			
	Three bedroom	5.0	0.0		5.0	20.0			10.0	5.0			15.0	10.0			5.0	5.0			10.0	10.0			
All	3.0	2.0		3.0	3.4			4.4	5.4			12.9	7.3			6.3	6.8			6.7	6.5				
Aspen	Efficiency	2.4	2.4		2.4	2.4			2.4	2.4			2.4	2.4			2.4	4.9			2.4	4.9			
	One bedroom	1.2	1.2		1.2	1.2	0.0		1.1	1.3			3.8	6.4			5.1	5.1			3.3	5.1			
	Two bed, one bath	1.2	1.1		1.2	1.2			2.3	3.6			2.4	1.2			2.4	4.8			2.4	3.6			
	Two bed, two bath	0.0	0.0		0.0	1.6	0.0		1.1	1.1			1.1	1.1			1.1	4.5			3.4	4.5			
	Three bedroom	0.0	0.0		0.0	0.0	0.0		0.0	2.6			0.0	2.6			2.6	10.5			5.3	2.6			
All	1.0	1.0		1.0	1.4	0.0		1.4	2.1			2.1	2.7			2.7	5.5			3.2	4.3				
Buena Vista	Efficiency																								
	One bedroom	0.0	2.4		0.0	2.4			2.4	2.4			4.8	2.4			4.8	7.1			4.8	4.8			
	Two bed, one bath	0.0	0.0		0.0	0.0			0.0	9.5			28.6	16.7			21.4	14.3			31.0	4.8			
	Two bed, two bath																								
	Three bedroom																								
All	0.0	1.2		0.0	1.2			1.2	6.0			16.7	9.5			13.1	10.7			17.9	4.8				
Canon City	Efficiency	12.5	0.0		12.5	12.5			12.5	0.0			0.0	0.0			0.0	0.0			12.5	0.0			
	One bedroom	2.6	5.3		2.6	2.4			2.4	6.4			12.3	9.2			10.8	7.7			7.7	9.2			
	Two bed, one bath	3.7	4.2		3.7	5.8			4.6	4.2			9.1	5.3			4.3	5.3			4.8	5.3			
	Two bed, two bath																								
	Three bedroom												0.0	0.0			0.0	25.0			25.0	25.0			
All	3.8	4.2		3.8	5.5			4.5	4.8			9.4	5.9			5.6	5.9			5.9	6.3				
Colorado Springs	Efficiency	8.6	9.2	7.7	8.6	9.5	8.3	3.0	8.5	11.0	10.2	11.5	10.8	9.2	7.2	5.9	5.9	3.9	5.4	6.7	4.8	3.5	3.8	3.0	
	One bedroom	8.3	8.1	10.6	8.3	9.1	6.9	5.8	7.6	8.6	7.6	8.9	11.1	9.9	9.2	7.8	6.5	5.6	6.1	5.9	5.5	5.5	5.1	5.8	
	Two bed, one bath	14.7	17.1	15.9	14.7	12.5	12.3	8.3	12.4	13.4	11.8	14.1	14.6	11.8	11.2	13.1	10.0	6.5	7.9	10.1	7.6	7.1	7.8	8.3	
	Two bed, two bath	9.7	9.5	7.9	9.7	6.6	7.0	7.2	7.3	9.1	8.8	8.6	9.9	7.1	5.1	6.7	5.3	5.5	6.0	6.0	4.3	7.6	6.7	7.2	
	Three bedroom	15.7	16.1	17.3	15.7	12.5	11.8	9.7	12.4	11.2	9.7	11.4	12.9	11.6	10.1	10.9	6.3	7.1	8.6	11.9	9.5	9.3	9.5	9.7	
All	10.6	11.3	11.7	10.6	9.6	8.6	6.7	9.0	10.2	9.2	10.4	11.7	9.8	8.7	8.7	6.9	5.8	6.6	7.2	5.8	6.4	6.2	6.7		
Durango	Efficiency	6.5	1.8		6.5	3.0			3.0	1.3			3.6	1.8			9.1	3.6			3.6	4.3			
	One bedroom	4.9	2.3		4.9	3.2			5.1	3.3			5.6	4.6			6.7	4.9			6.3	6.1			
	Two bed, one bath	6.5	3.0		6.5	4.7			4.4	3.3			6.7	3.0			6.7	3.1			2.1	4.2			
	Two bed, two bath	4.4	2.3		4.4	4.4			3.4	3.7			6.8	3.7			6.8	2.5			2.5	3.2			
	Three bedroom	28.6	7.1		28.6	4.5			6.2	6.5			6.8	3.3			8.6	6.9			8.6	5.8			
All	7.7	3.0		7.7	4.1			4.5	3.4			6.1	3.6			7.1	3.9			4.3	4.7				
Eagle County	Efficiency	0.0	1.6		0.0	4.5			3.4	2.3			1.5	3.1			3.4	11.5			3.8	8.7			
	One bedroom	1.2	1.8		1.2	5.6	10.0		2.2	5.2			1.8	2.9			8.3	10.4			4.0	8.4			
	Two bed, one bath	0.0	1.4		0.0	1.6	3.8		2.6	2.3			2.3	5.1			6.4	8.8			5.8	6.1			
	Two bed, two bath	2.6	1.2		2.6	8.6			1.0	2.7			2.7	2.9			3.8	6.7			5.7	6.0			
	Three bedroom	1.1	0.7		1.1	2.4	4.2		2.1	1.6			1.6	2.2			6.9	9.2			7.8	6.0			
All	1.3	1.6		1.3	4.7	5.0		2.7	2.9			2.1	3.5			6.0	8.9			5.7	6.7				
Fort Collins Loveland	Efficiency	12.7	8.5	7.5	12.7	5.7	2.1	1.5	2.3	10.0	8.7	2.5	4.0	9.7	4.4	4.5	3.6	6.3	2.0	1.3	2.9	24.5	2.0	1.5	
	One bedroom	6.5	2.8	4.9	6.5	7.0	2.4	3.1	4.0	5.6	2.3	3.9	3.4	7.7	3.7	5.1	4.3	4.7	3.3	4.0	6.5	4.3	2.1	3.1	
	Two bed, one bath	9.4	7.6	6.6	9.4	7.6	2.7	3.6	2.9	8.2	3.7	3.6	3.2	10.0	6.2	8.3	5.1	8.1	3.3	4.8	3.5	7.4	2.4	3.6	
	Two bed, two bath	7.5	5.6	5.7	7.5	6.9	5.5	3.4	5.6	6.6	4.0	4.8	4.7	8.0	5.8	3.9	4.6	6.0	2.5	4.2	3.4	5.2	2.2	3.4	
	Three bedroom	12.9	19.5	25.2	12.9	31.6	18.3	3.2	15.4	20.6	4.3	2.4	5.9	17.4	7.5	7.9	6.3	12.4	3.1	4.7	2.1	8.6	3.5	3.2	
All	8.8	8.1	7.9	8.8	9.1	5.0	3.4	5.2	8.9	4.1	4.3	4.4	9.9	5.6	6.3	4.9	6.8	2.9	4.1	4.0	6.3	2.3	3.4		
Fort Morgan/Brush	Efficiency																0.0				0.0				
	One bedroom	0.7	4.0		0.7	6.8	0.0		5.7	4.7			10.0	8.1			7.5	8.5			9.2	8.4			
	Two bed, one bath	8.0	16.9		8.0	5.7	4.2		6.9	3.4			7.1	10.7			7.3	5.6			9.7	3.2			
	Two bed, two bath								0.0	50.0			0.0	0.0			0.0	0.0			0.0	0.0			
	Three bedroom	8.3	17.6		8.3	17.9	6.3		16.7	8.3			0.0	33.3			0.0	5.6			5.6	1.9			
All	3.5	12.2		3.5	8.9	5.2		8.7	5.2			8.9	9.4			7.1	8.4			8.1	5.0				

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

VACANCIES BY APARTMENT TYPE

(In Percent)

Market Area	Apartment Type	2006			2007				2008			2009				2010				2011				
		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd 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	
Glenwood Springs	Efficiency	0.0	0.0				6.3				5.9			5.9	0.0			6.3			6.3		6.3	
	One bedroom	1.5	1.0		1.2		1.0		2.3		2.1			1.4	4.0			4.0			2.9		4.3	
	Two bed, one bath	0.7	3.1		2.6		3.5	0.0	1.6		0.0			1.6	4.8			3.3			4.4		5.7	
	Two bed, two bath	11.1	5.6		4.8		0.0		0.0		2.6			0.0	5.6			2.8			5.6		16.7	
	Three bedroom	0.0	4.4		2.4		2.0		0.0		3.5			1.3	2.5			3.8			0.0		2.3	
	All	1.3	2.4		2.2		2.4	0.0	1.4		2.7			1.5	3.6			3.2			3.4		5.5	
Grand Junction	Efficiency	0.0	1.5	3.0	1.5	3.0	1.5	1.5	0.0	1.5	0.0	1.5	8.3	4.2	7.0	7.0	5.6	5.6	5.6	5.6	4.2	7.0	5.6	0.0
	One bedroom	1.4	1.2	1.9	1.2	1.8	1.4	1.4	2.2	1.4	3.2	3.7	5.6	5.2	6.8	12.9	8.6	8.6	6.7	6.5	6.3	5.1	9.0	3.8
	Two bed, one bath	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	13.4	11.8	8.6	8.9	6.3	6.6	5.5	6.6	7.3
	Two bed, two bath	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	11.8	15.2	9.4	8.6	10.5	6.4	7.6	8.5	8.7
	Three bedroom	9.3	11.4	10.7	0.0	12.0	5.6	6.7	0.0	0.0	1.1	2.3	5.7	15.4	24.7	23.8	22.2	8.8	4.8	7.1	5.0	8.5	6.0	3.5
	All	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	7.5	6.3	6.3	7.7	7.0
Greeley	Efficiency	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	6.8	5.0	2.5	5.0	4.7	4.2	9.0	3.5	3.3
	One bedroom	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	5.0	5.2	4.8	2.6	4.5	3.7	3.8	1.0	6.8
	Two bed, one bath	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	6.4	5.0	7.2	3.6	5.8	3.0	10.2	1.4	3.6
	Two bed, two bath	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	12.6	11.7	7.7	5.1	4.3	4.9	5.8	2.0	10.8
	Three bedroom	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	13.8	12.7	10.4	8.5	7.9	2.6	7.4	3.8	5.9
	All	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	5.1	3.8	6.7	1.8	6.4
Gunnison	Efficiency																							
	One bedroom	0.0	3.6		3.6		3.6		7.1		3.3		3.4		3.4		2.9		17.1		8.1		14.3	
	Two bed, one bath	3.2	2.2		4.3		4.3		3.6		2.0		8.5		7.8		8.3		12.4		7.0		8.3	
	Two bed, two bath	0.0	0.0		0.0		9.1		9.1		0.0		10.0		0.0		10.0		10.0		10.0		10.0	
	Three bedroom	10.0	10.0		0.0		0.0		0.0		0.0		9.1		9.1		9.1		9.1		9.1		9.1	
	All	2.9	2.8		3.7		4.3		4.3		2.0		7.9		6.8		7.3		13.0		7.5		9.6	
Lake County	Efficiency	100.0	0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	One bedroom	12.2	7.3		9.8		2.4		4.9		4.9		9.8		12.2		9.8		7.3		2.4		4.3	
	Two bed, one bath	10.6	8.5		3.0		6.1		6.1		3.0		6.1		9.1		6.4		8.5		12.8		2.5	
	Two bed, two bath																						0.0	
	Three bedroom																						0.0	
	All	12.4	7.9		6.7		4.0		5.3		4.0		8.0		10.7		7.9		7.9		7.9		2.5	
Montrose	Efficiency																							
	One bedroom	2.4	5.7		5.5		3.7		4.2		5.2		9.3		13.7		3.8		7.3		5.2		8.5	
	Two bed, one bath	7.8	4.3		4.8		6.3		7.4		7.4		11.0		8.5		11.6		8.5		5.6		10.7	
	Two bed, two bath																							
	Three bedroom	25.0	25.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		8.3	
	All	5.1	6.1		5.1		4.0	0.0	4.8		5.5		9.4		11.0		6.6		7.3		5.0		9.0	
Pueblo	Efficiency	4.2	7.3	6.0	5.7	7.3	1.7	2.6	5.1	3.8	6.7	6.7	5.9	10.0	7.5	12.5	5.0	9.8	7.3	10.3	4.9	7.3	4.9	11.5
	One bedroom	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	14.5	14.3	12.0	13.0	11.9	7.7	10.9	6.8	8.3
	Two bed, one bath	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	11.8	12.7	10.2	11.7	9.4	8.2	8.3	8.0	5.5
	Two bed, two bath	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	4.9	7.3	4.0	6.4	4.8	3.0	7.5	8.2	6.0
	Three bedroom	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	6.6	7.5	6.5	9.3	7.4	6.3	9.3	9.3	15.4
	All	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	10.2	7.4	9.6	7.3	7.3
Salida	Efficiency																							
	One bedroom	0.0	2.1		2.1		0.0		0.0		4.2		2.1		2.1		4.2		6.3		6.3		6.3	
	Two bed, one bath	9.5	0.0		0.0		4.5		4.5		0.0		4.5		4.5		5.6		4.5		5.6		0.0	
	Two bed, two bath	0.0	0.0		0.0		0.0		0.0		0.0		12.5		12.5		0.0		0.0		0.0		0.0	
	Three bedroom																							
	All	2.6	1.3		1.3		1.3		1.3		2.6		3.8		3.8		4.3		5.1		5.7		3.8	
Southeastern Colorado	Efficiency	0.0	4.2		0.0		0.0					8.3		12.5							8.3		0.0	
	One bedroom	3.4	3.8		4.8		5.4		5.8		3.5		0.0		1.8		0.0		2.0		0.0		5.3	
	Two bed, one bath	4.5	2.8		4.5		4.5		4.2		7.4		1.5		3.0		2.1		4.2		4.6		4.6	
	Two bed, two bath		0.0								0.0													
	Three bedroom	15.6	13.3		6.7		4.4		8.9		2.2		8.9		6.7		0.0		6.7		0.0		4.4	
	All	5.4	5.0		4.4		4.7		5.9		4.0		3.5		4.5		0.7		4.0		3.1		3.8	
Steamboat Springs	Efficiency																							
	One bedroom	4.3	4.5		5.3		3.3		2.5		3.3		0.9		1.4		6.8		9.6		16.4		8.2	
	Two bed, one bath	16.4	7.6		6.1		2.8		4.2		4.2		1.4		5.8		8.5		18.3		19.2		14.4	
	Two bed, two bath	45.9	12.8		7.0		3.7	7.4	1.9		3.7		1.9		5.6		7.4		7.4		16.7		9.3	
	Three bedroom	11.1	8.1		7.5		10.0		0.0		10.0		0.0		12.5		12.5		18.8		18.8		25.0	
	All	22.1	8.6		6.3		3.5	7.4	2.7		3.9		1.2		4.9		8.0		13.4		17.8		12.1	
Sterling	Efficiency	100.0	0.0																					
	One bedroom	2.3	5.3		8.8		10.4		7.6		4.4		7.1		4.7		4.1		5.3		4.1		4.6	
	Two bed, one bath	19.5	18.4		11.4		6.2		9.5		13.9		11.1		10.0		4.2		6.3		4.2		8.3	
	Two bed, two bath		0.0						0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	Three bedroom	13.3	5.7		11.4		16.7		3.4		10.3		13.8		2.9		5.9		12					

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2006			2007				2008				2009				2010				2011			
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	2 to 8																						3.6	1.8
	9 to 50																						6.7	5.5
	51 to 99																						6.3	4.9
	100-199																						5.1	7.9
	199-349																						5.2	5.9
350 up																						3.8	4.8	
Alamosa	2 to 8	0.0	0.0											0.0		0.0		0.0		14.3		0.0		
	9 to 50	3.7	1.9							5.7	6.4			13.9	8.0		7.3	7.3		7.3		8.8		
	51 to 99	3.1	3.1			1.4	4.3			1.5	3.1			10.8	6.2		4.6	6.2		4.6		3.1		
	100-199																							
	199-349																							
350 up																								
Aspen	2 to 8	0.0	0.0																					
	9 to 50	0.0	0.0			2.8	0.0			0.0												0.0		
	51 to 99	0.0	0.0			0.0	2.5			1.7	2.8			1.7	2.8		2.2	5.6		3.3		4.4		
	100-199	2.0	2.0			0.7	0.7			1.4	1.4			2.7	2.7		3.4	5.4		3.4		4.1		
	199-349																							
350 up																								
Buena Vista	2 to 8																							
	9 to 50	0.0	1.2			1.2	1.2			1.2	6.0			16.7	9.5		13.1	10.7		17.9		4.8		
	51 to 99																							
	100-199																							
	199-349																							
350 up																								
Canon City	2 to 8									0.0	0.0													
	9 to 50	4.3	4.3			2.2	4.3			4.3	6.4			9.6	7.4		8.5	8.5		9.6		8.5		
	51 to 99	9.3	11.1			16.7	8.9			7.1	5.4			14.3	8.9		8.9	8.9		5.4		7.1		
	100-199	1.5	1.5			0.0	4.4			3.7	3.7			7.4	3.7		2.2	2.9		3.7		4.4		
	199-349																							
350 up																								
Colorado Springs	2 to 8	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	9.6	0.0	9.3	2.8	0.0
	9 to 50	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	7.9	6.6	2.9	6.7	6.8
	51 to 99	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	3.9	6.1	5.9	6.4	5.3
	100-199	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	9.5	7.7	7.5	6.6	7.9
	199-349	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	6.1	7.2	5.1	6.6	6.4	6.7
350 up	8.2	6.9	14.3	10.6	6.8	6.8	8.4	9.5	10.2	11.5	14.1	12.3	8.5	4.9	6.7	5.7	5.2	5.0	6.1	5.9	5.7	4.6	5.7	
Durango	2 to 8	16.7	16.7				0.0		16.7		0.0						16.7		0.0		0.0		0.0	
	9 to 50	5.5	3.0		4.8		4.6		4.6		4.0			5.4	3.3		5.9		2.9		4.2		5.1	
	51 to 99	5.7	4.1								5.2			7.2	6.2		7.2		4.1		3.1		4.1	
	100-199	10.2	2.3		3.5		3.7		4.0		2.2			6.6	2.9		8.3		5.0		5.0		4.5	
	199-349																							
350 up																								
Eagle County	2 to 8																0.0		0.0		0.0			
	9 to 50		2.8											2.8	2.8		2.7	15.1		5.6				
	51 to 99	0.5	0.5		0.0		0.0		0.5		0.8			2.1	1.6		8.9	10.5		6.2		10.1		
	100-199	2.8	2.0		3.0		6.6		3.5		3.5			2.1	2.3		3.8	9.0		5.3		5.8		
	199-349	0.0	1.3		1.7		1.5		2.0		2.6			2.1	5.7		6.6	7.0		5.7		6.2		
350 up																								
Fort Collins/ Loveland	2 to 8	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	2.1	0.0	4.5	0.0	3.9
	9 to 50	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	3.1	2.5	7.8	2.7	3.0
	51 to 99	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	7.4	0.9	2.7	6.1	1.8
	100-199	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	2.4	3.2	10.4	1.8	3.7
	199-349	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	3.1	5.2	5.2	5.3	2.3	3.8
350 up	27.2	34.6	32.6	30.1	32.6	14.6	11.2	11.5	25.0	8.4	7.3	7.3	25.3	16.9	15.4	10.4	15.2	0.8	0.3	0.6		0.3	0.0	
Fort Morgan/ Brush	2 to 8		19.0		14.3		5.9		4.3		8.7		8.7		13.0		21.7		0.0					
	9 to 50	5.3	7.0		8.7		4.0		8.0		4.0		8.7		9.6		4.6		8.3		9.2		6.9	
	51 to 99	0.0	21.2				10.1		9.3		4.9		9.3		8.1		8.1		10.4		6.3		2.1	
	100-199																							
	199-349																							
350 up																								

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2006			2007				2008				2009				2010				2011			
		1st Qtr	3rd Qtr	4th 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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8	1.1	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	1.3	1.7		2.6	2.4			2.3	2.6			2.0	3.9			2.9	5.9			3.9	5.9		
	51 to 99	1.4	5.6		2.8	3.6			0.0	3.7			0.9	3.7			3.7	5.5			3.1	5.5		
	100-199 199-349 350 up																							
Grand Junction	2 to 8	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	7.7	0.0	0.0	4.7	0.8
	9 to 50	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	6.9	5.8	6.1	8.1	4.9
	51 to 99	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	7.8	6.0	6.9	7.5	6.0
	100-199 199-349 350 up	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	7.5	7.1	6.1	8.2	9.7
Greeley	2 to 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	2.8	8.3	11.1	0.0	2.8
	9 to 50	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	20.8	11.3	6.0	2.5	5.4
	51 to 99	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	4.7	4.7	3.1	1.0	2.8
	100-199 199-349 350 up	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	5.5	2.9	9.6	1.4	10.9
Gunnison	2 to 8	0.0															0.0	0.0			16.7	16.7		
	9 to 50	2.8	2.5		3.1	3.1			3.9	1.4			7.6	6.1			7.2	15.3			7.4	9.9		
	51 to 99	3.3	3.3		5.0	6.7			5.0	3.3			8.3	8.3			8.3	10.0			6.7	8.3		
	100-199 199-349 350 up																							
Lake County	2 to 8	7.1	10.7		7.1	7.1			7.1	7.1			7.1	7.1			10.7	10.7			10.7			
	9 to 50	14.8	6.6		6.6	3.3			4.9	3.3			8.2	11.5			6.6	6.6			6.6			5.4
	51 to 99																							1.9
	100-199 199-349 350 up																							
Montrose	2 to 8																							
	9 to 50	2.8	4.3		7.4	4.7			7.0	7.0			10.3	12.1			6.3	7.8			6.0	9.5		
	51 to 99	9.4	7.6		3.5	3.5			3.5	4.7			8.7	9.8			6.9	6.9			4.7	8.7		
	100-199 199-349 350 up																							
Pueblo	2 to 8	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	3.7	9.4	4.8	0.0	0.0
	9 to 50	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	6.5	6.4	3.6	5.2	2.9
	51 to 99	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	6.5	6.7	7.1	7.9	7.0
	100-199 199-349 350 up	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	9.6	5.6	9.0	8.0	9.0
Salida	2 to 8	6.9	0.0		0.0	3.3			3.3	0.0			6.7	6.7			4.5	3.3			4.5	0.0		
	9 to 50	0.0	2.1		2.1	0.0			0.0	4.2			2.1	2.1			4.2	6.3			6.3	6.3		
	51 to 99																							
	100-199 199-349 350 up																							
Southeastern Colorado	2 to 8	0.0	0.0		12.5	12.5			12.5	12.5			0.0	0.0			0.0	0.0						
	9 to 50	4.1	4.1		3.4	4.1			6.1	4.5			2.7	4.5			1.6	3.2			6.3	1.3		
	51 to 99	8.8	7.5		5.0	5.0			5.0	2.5			5.0	5.0			0.0	5.0			0.0	6.3		
	100-199 199-349 350 up																							
Steamboat Springs	2 to 8													25.0			12.5	12.5			25.0	37.5		
	9 to 50	14.9	4.7		4.7	2.1			3.2	3.2			0.0	3.8			7.6	16.9			19.2	13.1		
	51 to 99	33.3	10.1		4.6	4.3			2.5	4.3			2.8	4.6			8.3	9.2			15.6	9.2		
	100-199 199-349 350 up	13.6	8.7		8.7																			
Sterling	2 to 8																							
	9 to 50	18.2	18.2		15.9	8.3			9.1	18.2			6.8	13.6			6.6	9.2			6.6	9.0		
	51 to 99	11.3	11.6		6.8	7.7			6.0	6.7			9.0	4.4			1.9	0.0			0.0	0.0		
	100-199 199-349 350 up	4.5	0.9		11.8	13.6			9.1	3.6			9.1	5.5			3.6	7.3			5.5	5.5		
Summit County	2 to 8	0.0			0.0	0.0			6.7				1.3	1.3			0.0	0.0			0.0	0.0		
	9 to 50	1.3	1.3		1.3	2.7			2.7	4.0			1.3	1.3			2.7	2.7			1.3	1.3		
	51 to 99	0.7	12.0		1.4	2.9			1.4	0.7			2.9	7.2			6.5	6.5			2.9	3.6		
	100-199 199-349 350 up	3.2	1.6		5.6	6.3			5.6	4.8			3.2	4.8			4.8	5.6			3.2	4.0		

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2006			2007			2008				2009				2010				2011					
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Overall - Statewide	To 1959																							10.1	13.1
	1960-69																							7.9	4.9
	1970-79																							4.8	6.9
	1980-89																							4.5	5.3
	1990 -99																							5.1	5.4
2000-04																							5.8	6.7	
2005+																							4.8	5.6	
Alamosa	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	3.1	3.1		3.1		3.1		3.1		6.3		10.9		7.8		7.8		6.3		6.3		7.8		
	1990 -99	3.8	1.3		1.3		5.3		6.6		5.3		16.4		8.2		6.8		8.2		8.2		9.6		
2000-04																									
2005+																									
Aspen	To 1959	0.0	0.0																						
	1960-69	0.0	0.0		0.0		3.5		3.5		3.5		3.5		3.5		5.3		3.5		5.3		5.3		
	1970-79	0.0	0.0		0.0		3.5		3.5		3.5		3.5		3.5		5.3		3.5		5.3		5.3		
	1980-89	2.0	2.0		1.2		0.7		1.4		1.4		2.7		2.7		3.4		5.4		3.0		4.1		
	1990 -99	0.0	0.0		0.0		1.6		0.8		2.4		0.8		2.4		1.6		5.7		3.3		4.1		
2000-04																									
2005+																									
Buena Vista	To 1959																								
	1960-69																								
	1970-79	0.0	0.0		0.0		0.0		0.0		0.0		0.0		0.0		8.3		8.3		8.3		8.3		
	1980-89																								
	1990 -99		0.0		0.0		0.0		0.0		12.5		37.5		21.9		28.1		15.6		37.5		6.3		
2000-04																									
2005+																									
Canon City	To 1959	4.3	4.3		2.2		4.3		4.3		4.3		13.0		8.7		8.7		6.5		6.5		6.5		
	1960-69	1.5	1.5		0.0		4.4		3.7		3.7		7.4		3.7		2.2		2.9		3.7		4.4		
	1970-79																								
	1980-89																								
	1990 -99	9.3	11.1		16.7		8.9		7.1		5.4		14.3		8.9		8.9		8.9		5.4		7.1		
2000-04																									
2005+																									
Colorado Springs	To 1959	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	17.7	15.5	13.9	13.7	16.0	
	1960-69	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	10.2	5.6	10.2	9.4	5.4	
	1970-79	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	9.6	8.3	5.2	5.1	7.0	
	1980-89	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	5.8	4.9	4.9	4.7	6.1	
	1990 -99	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	3.1	4.0	2.8	4.7	5.2	4.5	
2000-04	9.5	9.5	8.7	6.8	5.2	6.8	8.6	6.8	7.6	7.6	9.4	9.1	6.5	5.6	6.0	5.3	4.1	6.1	5.7	5.5	7.8	7.2	8.1		
2005+																									
Durango	To 1959																								
	1960-69																								
	1970-79	5.7	4.1		2.7		3.7		3.7		5.2		7.3		5.6		7.2		3.7		3.7		5.6		
	1980-89	5.0	2.1		5.5		5.8		5.4		5.7		6.5		4.8		5.7		3.3		4.1		5.4		
	1990 -99	7.6	3.6		3.9		3.2		3.9		2.5		6.3		2.2		9.1		3.8		4.0		4.0		
2000-04	13.4	1.8		3.6		4.5		5.4		1.8		6.6		3.3		8.2		4.9		4.9		4.9			
2005+																									
Eagle County	To 1959																								
	1960-69																								
	1970-79	0.0	2.6		2.0		1.1		1.8		1.5		2.2		7.0		7.7		7.0		5.5		7.0		
	1980-89	0.9	1.3		1.7		0.0		0.9		1.7		1.7		2.2		0.0		21.6		0.0		8.5		
	1990 -99	2.4	1.2		1.8		12.3		3.1		3.3		2.0		2.4		6.2		9.1		6.3		6.1		
2000-04	0.0	1.7		2.9		3.4		4.0		4.0		2.3		2.9		4.5		8.6		5.7		6.3			
2005+																									
Fort Collins/Loveland	To 1959	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		2.0	2.0	0.0	0.0	0.0	6.7	
	1960-69	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	2.2	1.2	19.2	0.8	1.5	
	1970-79	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	5.3	3.3	7.8	3.5	3.8	
	1980-89	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	3.2	5.8	4.7	1.8	2.1	
	1990 -99	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	1.7	2.7	3.3	7.0	2.6	4.2	
2000-04	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	4.5	5.1	3.9	3.2	1.8	2.7		
2005+				22.5	25.0	9.5	5.2	8.0	7.0	1.8	3.5	4.8	7.9	3.5	6.0	4.4	1.0	1.8	2.3	3.5	5.1	2.5	5.1		
Fort Morgan/Brush	To 1959		19.0		14.3		5.9		4.3		8.7		8.7		13.0		21.7		0.0						
	1960-69																								
	1970-79	1.1	15.0		12.5		10.1		9.3		4.9		10.4		7.5		6.7		9.0		9.0		2.8		
	1980-89	10.4	6.0		6.0		4.0		8.0		4.0		6.0		11.9		5.2		12.1		5.2		0.0		
	1990 -99																								
2000-04																									
2005+																									

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	2006			2007				2008				2009				2010				2011				
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	To 1959	0.0			0.0		0.0		0.0		0.0														
	1960-69	4.8	0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0
	1970-79	0.9	1.8		2.3		2.3		2.1		2.1		2.1		4.3		3.2		6.4		4.2		5.4		
	1980-89	0.0			0.0		0.0		0.0		0.0		0.0												
	1990-99		5.6				3.6		0.0		0.0													7.3	
	2000-04 2005+	14.3			2.8																				
Grand Junction	To 1959	0.8	0.5	2.4	0.0	0.0	0.0	0.0	0.0	0.0	5.1	5.1	0.0	14.3	16.7	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0
	1960-69		0.0	0.0	0.0																				
	1970-79	2.7	1.5	3.5	1.7	3.2	2.1	2.4	2.6	1.5	3.4	4.7	3.3	7.2	7.3	16.4	9.6	10.8	7.1	7.0	5.4	7.2	7.0	5.0	
	1980-89	5.6	4.7	1.7	1.4	1.4	1.3	0.7	2.4	0.8	2.0	1.8	3.0	3.9	9.4	13.1	11.5	7.3	7.3	7.2	5.6	5.6	8.2	4.8	
	1990-99	1.9	0.8	2.6	1.3	1.9	2.1	1.7	0.8	2.7	2.0	3.3	2.7	2.1	5.9	12.4	14.9	9.6	9.6	9.0	7.3	7.1	7.9	13.0	
	2000-04 2005+	0.0	68.8								0.0	0.0	0.0		27.3	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Greeley	To 1959				12.5	13.6	0.0		0.0						38.1										
	1960-69	3.2	4.2			8.6				7.3	1.8	8.0	10.2	6.5	10.7	5.1	9.2	15.9	2.9	1.4	9.2	4.1	1.6	2.0	
	1970-79	6.9	7.1	5.0	6.8	8.3	7.9	6.4	7.8	6.6	6.1	7.8	8.8	9.1	6.3	7.6	6.7	5.4	4.0	5.1	3.2	8.6	1.5	8.9	
	1980-89	8.7	10.0	11.1	8.9	10.7	7.1	8.0	6.3	4.9	5.4	8.5	7.4	9.3	6.3	7.0	5.4	3.5	2.2	3.4	1.8	3.2	1.4	2.2	
	1990-99	11.3	6.9	9.1	6.0	5.8	12.3	6.3	15.1	6.3	8.2	10.3	10.4	10.7	7.7	23.3	8.5	12.9	7.3	12.5	14.3	8.1	7.7	10.3	
	2000-04 2005+	9.6	5.1	5.6	5.3	6.6	12.5	9.1	10.4	8.3		8.0	9.4	9.4	7.1	7.1	12.9	10.7	3.6	4.5	4.9	8.0	2.7	3.1	
Gunnison	To 1959	4.0	4.0		2.0		0.0		2.0		2.0		8.0		10.0		8.0		8.0		6.0		6.0		
	1960-69																								
	1970-79	3.3	3.3		5.0		6.7		5.0		3.3		8.3		8.3		8.3		10.0		6.7		8.3		
	1980-89	0.0					3.6		3.6		0.0		0.0		0.0		7.1		35.7		14.3		17.9		
	1990-99		0.0		3.6				3.6																
	2000-04 2005+																								
Lake County	To 1959																							1.9	
	1960-69																								
	1970-79	7.1			7.1		7.1		7.1		7.1		7.1		7.1		10.7				10.7				
	1980-89	0.0	0.0		8.3		0.0		4.2		4.2		12.5		16.7		12.5				8.3		8.3		
	1990-99	24.3	10.8		5.4		5.4		5.4		2.7		5.4		8.1		2.7				5.4		5.4		5.4
	2000-04 2005+																								
Montrose	To 1959																								
	1960-69	0.0			6.3		6.3		12.5		6.3		6.3		6.3		6.3		6.3						
	1970-79	6.9	5.4		4.2		4.2		4.6		6.2		10.0		10.0		7.9		6.9		4.2		9.2		
	1980-89	2.0	5.6		7.1		4.0		4.0		4.8		8.7		14.3		1.8		8.9		5.6		8.7		
	1990-99	7.5	10.0		2.5		2.5																		
	2000-04 2005+																								
Pueblo	To 1959	3.7	4.7	7.7	5.2	7.7	3.6	1.8	0.0	0.0	1.1	1.0	2.7	15.4	15.4	15.4	0.0	8.3	0.0	6.7	0.0	6.7	0.0	14.3	
	1960-69	4.9	8.5	5.0	7.2	8.6	3.3	2.0	4.9	2.6	9.5	7.7	9.0	6.3	10.2	7.1	7.3	6.0	7.7	6.6	6.4	6.9	6.1	6.6	
	1970-79	10.2	8.0	7.6	10.1	8.5	5.2	8.9	5.4	7.7	6.7	7.6	6.5	8.4	14.2	14.5	15.3	12.3	13.6	11.8	8.3	10.8	7.3	7.7	
	1980-89	5.8	9.6	25.0	18.8	16.3			10.7	12.1	5.0		6.5	9.5	10.9	8.1	6.5	4.6	8.3	6.5	8.3	2.8	10.0	7.8	
	1990-99	7.0	7.1	8.3	7.1	7.1	8.3	7.3	6.3	9.4	8.3	8.3	9.4	5.2	4.2	8.3	4.2	7.3	4.2	5.2	5.2	5.2	7.3	5.2	
	2000-04 2005+	11.8	7.5	7.2	10.0	6.9	7.9	7.1	8.6	7.1	6.8	5.4				8.1									9.5
Salida	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99	6.9	0.0		0.0		3.3		3.3		0.0		6.7		6.7		4.5		3.3		4.5		0.0		
	2000-04 2005+																								
Southeastern Colorado	To 1959	0.0	0.0		10.0		10.0		15.0		12.5		0.0		0.0		0.0		0.0						
	1960-69	6.3	6.3		0.0		2.1		3.6		4.2		8.3		8.3		0.0		4.5		8.3		0.0		
	1970-79	6.4	5.5		5.0		4.5		3.6		1.8		3.6		3.6		0.0		4.5		0.0		6.3		
	1980-89	3.1	3.1		6.3		6.3		9.4		9.4		3.1		3.1		3.1		3.1		3.1		3.1		
	1990-99																								
	2000-04 2005+																								
Steamboat Springs	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	27.7	8.6		4.1		3.4		7.4		3.0		3.4		4.9		8.0		13.4		17.8		12.1		
	1990-99	13.6	8.7		8.7																				
	2000-04 2005+																								
Sterling	To 1959																								
	1960-69	8.3	0.0		16.7		8.3		0.0		16.7		8.3		16.7		0.0		8.3		8.3		16.7		
	1970-79	4.5	0.9		11.8		13.6		9.1		3.6		9.1		5.5		3.6		7.3		5.5		5.5		
	1980-89	9.3	9.3		8.1		7.4		8.1		7.0		5.8		4.7		5.8		5.8		5.8		4.7		
	1990-99	17.7	13.9		8.9		7.9		6.3		11.3		11.3		7.3		3.1		3.1		0.0		0.0		
	2000-04 2005+																								

AVERAGE RENT BY MARKET AREA

(In Dollars)

Market Area	2006			2007				2008				2009				2010				2011			
	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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	442.55	455.84		459.66		466.87		477.01		483.72		503.44		510.68		510.92		512.26		516.69		518.29	
Aspen	1097.67	1106.35	1250.00	1106.42	709.33	1112.72		1132.53		1149.32		1031.90		1037.27		1094.44		1052.20		1065.46		1054.56	
Buena Vista	457.69	507.14		507.74		517.26		526.79		528.87		607.74		610.71		610.71		591.67		591.67		586.90	
Canon City	540.40	560.81		559.28		572.16		582.64		586.64		578.67		582.60		582.60		581.56		600.96		600.96	
Colorado Springs	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	738.15	737.00	761.86	778.35	775.44
Northwest	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	800.86	839.62	832.05	849.38	819.88
Northeast	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	722.50	721.48	727.29	741.66	742.51
Far Northeast	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	824.89	832.69	844.61	909.82	900.42
Southeast	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	628.56	598.42	673.09	692.55	708.98
Security/Widefield/Fountain	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	597.08	568.86	577.16	613.55	615.80
Southwest	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	749.81	765.09	798.89	790.78	797.89
Central	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	712.13	719.37	715.93	718.82	699.29
Durango	772.47	784.22		788.46		795.22		798.33		833.01		829.31		858.91		829.50		837.29		835.93		850.56	
Eagle County	1079.78	1047.54	912.13	1092.05	838.07	1078.60		1058.33		1089.28		1069.94		1091.44		1094.99		1120.29		1138.00		1121.58	
Fort Collins/Loveland	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	892.74	901.44	882.52	954.22	973.93
Fort Collins																837.15	875.14	868.36	889.11	902.87	882.48	946.73	967.20
Northwest	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	846.34	961.89	642.36	979.55	943.22
Northeast	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	739.56	718.05	782.56	713.38	672.24
Southeast	696.86	790.65	774.13	741.71	818.72	761.69	757.43	776.22	784.06	763.36	776.05	800.23	786.67	826.70	890.85	833.90	890.80	890.37	934.65	898.50	920.02	942.96	980.15
Southwest	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	900.79	889.76	942.38	939.68	1005.21
Loveland	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	910.31	862.86	1045.62	1000.80	1006.51
Fort Morgan/Brush	363.47	390.85	462.11	388.16	521.84	418.26		437.02		443.03		438.66		462.09		461.69		461.58		460.69		467.66	
Glenwood Springs	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		837.55		842.41	
Grand Junction	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	616.58	656.95	631.11	655.58	640.28
Greeley	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	633.04	660.08	649.94	682.80	677.75
Gunnison	558.91	562.92		560.37		573.40		586.97		604.29		595.48		595.88		592.30		564.34		571.72		582.27	
Lake County	535.25	535.53		511.50		577.17		591.17		605.83		603.17		603.17		562.50		565.31		564.70		595.13	
Montrose	572.79	555.69		569.13		601.44	471.32	610.66		611.58		594.79		636.12		641.23		658.26		642.91		624.80	
Pueblo	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	553.24	570.20	512.54	541.24	535.62
Northwest	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	419.93	436.81	446.91	439.37	407.72
Northeast	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	518.67	516.29	528.45	537.93	564.77
Southeast	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	434.72	521.43	496.43	521.43	496.43
Southwest	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	637.88	723.25	495.58	584.78	514.15
Salida	431.98	425.96		426.60		435.58		441.35		443.59		441.67		443.59		444.64		456.73		444.64		456.09	
Southeastern Colorado	468.49	461.72		457.82		455.45		500.88		507.27		524.41		522.27		506.25		499.83		606.23		615.94	
Steamboat Springs	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		721.41		709.38	
Sterling	314.97	317.60		333.58		323.71		342.36		339.93		341.58		346.03		327.75		322.46		327.67		351.23	
Summit County	902.36	814.72		800.72	769.67	828.49		887.98		838.82		886.89		888.00		919.56		906.30		911.29		907.63	

AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006			2007				2008				2009				2010				2011			
Area	Apartment Type	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	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr
Alamosa	Efficiency																							
	One bedroom	524.23	524.23		404.86		416.44		420.14		429.86		508.60		515.09		515.09		515.09		518.14		518.63	
	Two bed, one bath	384.66	396.63		493.93		490.56		508.60		516.72		431.26		436.85		437.50		438.47		452.08		460.30	
	Two bed, two bath												1112.50		1137.50		1137.50		1137.50		1137.50		1137.50	
	Three bedroom	392.50	466.00		623.60		648.00		662.50		647.50		663.60		677.50		677.50		677.50		687.50		687.50	
All	442.55	455.84		459.66		466.87		477.01		483.72		503.44		510.68		510.92		512.26		516.69		518.29		
Aspen	Efficiency	816.77	901.79		895.64		994.82		1001.52		1013.72		935.67		952.74		961.28		961.28		962.50		961.89	
	One bedroom	1078.77	1056.55		1045.89		1115.81		1075.92		1072.11		1006.88		1004.80		1028.85		1007.62		1050.21		1007.94	
	Two bed, one bath	1156.10	1110.78		1115.49		1261.34		1265.99		1280.87		1142.32		1138.10		1138.10		1144.13		1156.32		1150.15	
	Two bed, two bath	1140.00	1190.00		1237.10		1312.50		1146.19		1166.58		1018.28		1035.61		1140.34		1065.44		1065.44		1065.44	
	Three bedroom	1437.50	1530.15		1492.50		1540.83		1081.60		1126.76		977.42		978.74		1171.05		1010.32		1012.95		1016.24	
All	1097.67	1106.35		1106.42		1112.72		1132.53		1149.32		1031.90		1037.27		1094.44		1052.20		1065.46		1054.56		
Buena Vista	Efficiency																							
	One bedroom	438.69	438.69		439.88		439.88		452.98		476.19		560.12		560.12		560.12		560.12		560.12		560.12	
	Two bed, one bath	537.50	575.60		575.60		594.64		600.60		581.55		655.36		661.31		661.31		623.21		623.21		613.69	
	Two bed, two bath																							
	Three bedroom																							
All	457.69	507.14		507.74		517.26		526.79		528.87		607.74		610.71		610.71		591.67		591.67		586.90		
Canon City	Efficiency	387.50	606.00		612.50		612.50		612.50		637.50		412.50		412.50		412.50		437.50		462.50		462.50	
	One bedroom	521.71	606.00		612.50		608.84		632.01		629.52		594.81		610.58		610.58		619.81		634.42		634.42	
	Two bed, one bath	550.58	549.87		546.39		562.50		571.04		562.50		578.89		579.37		579.37		573.62		594.68		594.68	
	Two bed, two bath																							
	Three bedroom																							
All	540.40	560.81		559.28		572.16		582.64		586.64		578.67		582.60		582.60		581.56		600.96		600.96		
Colorado Springs	Efficiency	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	551.12	542.07	567.30	569.62	568.40
	One bedroom	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	648.01	654.80	666.84	688.58	680.19
	Two bed, one bath	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	658.01	655.84	678.20	692.14	697.79
	Two bed, two bath	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	926.68	927.15	950.30	957.56	955.74
	Three bedroom	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	991.12	1012.12	1025.24	1032.73	1074.13
All	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	738.15	737.00	761.86	778.35	775.44	
Durango	Efficiency	558.39	554.32		559.89		571.08		567.35		608.55		543.86		548.86		553.41		557.95		568.86		586.96	
	One bedroom	688.85	710.35		710.81		734.93		748.79		765.33		726.28		767.47		733.61		729.40		734.32		747.42	
	Two bed, one bath	741.34	757.73		788.52		804.92		794.81		880.10		959.79		856.88		783.22		777.79		758.39		812.35	
	Two bed, two bath	786.65	859.38		864.65		844.72		849.43		819.14		860.19		1007.30		1003.09		1015.49		1026.99		1020.51	
	Three bedroom	1152.46	1154.91		1105.03		1096.97		1101.73		1236.13		954.87		1049.38		1044.40		1073.28		1076.29		1048.56	
All	772.47	784.22		788.46		795.22		798.33		833.01		829.31		858.91		829.50		837.29		835.93		850.56		
Eagle County	Efficiency	569.57	675.00		669.12		672.47		695.17		695.17		798.65		798.44		768.25		1137.79		1271.15		963.46	
	One bedroom	855.56	894.12		942.58		962.00		957.24		969.18		914.53		918.69		925.38		974.97		1010.33		961.19	
	Two bed, one bath	1079.99	929.58		1079.59		1091.34		1095.85		1118.72		1107.95		1172.91		1186.96		1157.95		1162.44		1221.32	
	Two bed, two bath	1073.94	1192.14		1108.55		1164.29		1097.28		1117.91		1101.24		1086.48		1106.69		1103.93		1112.03		1101.73	
	Three bedroom	1220.18	1175.43		1249.70		1201.47		1100.90		1165.61		1129.93		1124.83		1178.69		1147.81		1141.59		1173.62	
All	1079.78	1047.54		1092.05		1078.60		1058.33		1089.28		1069.94		1091.44		1094.99		1120.29		1138.00		1121.58		
Fort Collins Loveland	Efficiency	449.32	438.67	503.64	539.61	608.86	493.32	480.25	490.51	497.94	638.81	571.31	617.68	587.24	639.89	551.00	618.11	581.64	615.27	550.73	685.45	528.36	740.92	679.35
	One bedroom	615.80	655.28	609.80	656.98	691.05	681.93	678.44	702.97	719.06	721.45	703.42	720.34	717.36	736.82	747.62	744.81	795.78	772.17	802.26	777.57	809.68	813.56	879.68
	Two bed, one bath	682.96	724.79	737.69	724.88	772.53	718.08	736.92	710.69	772.09	776.54	762.77	788.71	764.83	799.48	780.57	780.66	813.18	805.20	818.17	798.71	842.47	819.34	863.51
	Two bed, two bath	846.24	812.13	786.04	812.58	848.10	823.95	871.04	826.81	956.82	927.98	870.39	894.72	895.00	935.38	935.39	933.55	955.28	975.68	969.60	992.36	992.31	1085.37	1058.59
	Three bedroom	884.21	901.08	912.64	919.70	971.69	936.76	909.56	939.85	1145.31	1178.46	999.39	1114.20	1073.74	1040.01	1037.09	1040.82	1106.71	1155.43	1101.43	1096.78	1042.50	1163.57	1210.66
All	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	892.74	901.44	882.52	954.22	973.93	
Fort Morgan/Brush	Efficiency																							
	One bedroom	330.53	326.83		324.94		394.05		396.67		397.32		419.71		443.54		441.86		417.40		413.91		404.64	
	Two bed, one bath	378.93	409.29		443.20		401.81		440.41		447.23		454.22		475.78		487.06		479.40		500.94		496.58	
	Two bed, two bath																							
	Three bedroom	622.50	474.12		792.00		486.00		497.92		520.17		816.00		862.00		862.00		530.22		538.22		531.67	
All	363.47	390.85		388.16		418.26		437.02		443.03		438.66		462.09		461.69		461.58		460.69		467.66		

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

AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)
(In Dollars)

Market	Apartment	2006			2007			2008				2009				2010				2011					
Area	Type	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency	587.50	562.50				737.50		538.24				514.71		513.97		512.50		587.50		587.50		587.50		587.50
	One bedroom	693.61	604.40		480.65		603.75		579.94		629.69		754.05		639.50		729.50		750.54		753.44		753.44		753.44
	Two bed, one bath	715.16	778.13		787.50		806.69	750.00	820.70		817.06		823.21		836.67		884.17		885.66		898.01		898.01		898.01
	Two bed, two bath	992.22	787.50		799.40		1037.50		718.45		914.04		903.75		903.75		900.00		787.50		820.00		820.00		820.00
	All	824.52	958.61		926.91		833.37	750.00	818.98		1008.32		1022.74		1023.06		1023.06		931.82		972.60		972.60		972.60
Grand Junction	Efficiency	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	237.50	237.50	237.50	226.00	262.50	262.50	237.50	226.00	226.00
	One bedroom	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	519.20	505.34	531.93	478.68	517.77	495.99	498.09	504.74	504.74
	Two bed, one bath	679.13	607.78	594.25	614.00	644.19	658.25	656.19	690.85	660.48	707.42	678.11	725.74	662.66	707.52	670.38	729.70	675.74	730.08	669.38	729.51	681.89	709.50	687.70	687.70
	Two bed, two bath	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	764.97	784.29	748.56	769.08	742.49	773.00	730.35	748.60	745.86	745.86
	All	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	857.59	693.00	780.12	876.43	832.06	730.08	780.57	890.87	890.87
Greeley	Efficiency	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	471.82	305.12	471.43	405.66	597.21	408.58	606.85	455.44	455.44
	One bedroom	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	595.49	563.33	593.92	574.02	586.31	578.98	623.77	618.34	618.34
	Two bed, one bath	600.89	589.35	573.29	569.68	536.59	613.67	600.82	612.75	616.45	615.98	628.84	621.96	608.75	625.00	632.82	613.08	622.14	626.76	617.19	622.59	626.91	625.03	625.03	625.03
	Two bed, two bath	735.68	762.95	765.50	766.51	765.91	732.24	718.71	739.78	735.60	849.72	733.06	817.28	735.30	797.04	774.10	796.03	768.48	836.22	757.72	827.96	778.13	873.43	848.45	848.45
	All	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	846.26	807.80	859.80	797.37	825.02	831.34	834.39	821.29	821.29
Gunnison	Efficiency	501.29	488.39		519.64		524.11		549.11		550.83		485.09		485.78		488.21		452.50		458.45		468.21		468.21
	One bedroom	565.70	574.37		564.12		579.05		592.18		615.39		607.71		609.19		607.71		578.62		588.47		600.31		600.31
	Two bed, one bath	587.50	562.50		569.32		592.05		594.32		594.32		712.50		712.50		712.50		712.50		712.50		712.50		712.50
	Three bedroom	612.50	612.50		612.50		612.50		612.50		612.50		628.41		628.41		628.41		628.41		628.41		628.41		628.41
	All	558.91	562.92		560.37		573.40		586.97		604.29		595.48		595.88		592.30		564.34		571.72		582.27		582.27
Lake County	Efficiency	312.50	312.50		312.50		312.50		337.50		337.50		362.50		362.50		312.50		312.50		368.00		400.00		400.00
	One bedroom	539.94	539.94		461.89		576.52		589.33		602.13		602.13		602.13		541.16		541.16		541.16		483.94		483.94
	Two bed, one bath	535.90	536.44		579.17		585.98		601.14		618.56		611.74		611.74		586.44		591.76		589.20		614.79		614.79
	Two bed, two bath																					530.00		530.00	
	All	535.25	535.53		511.50		577.17		591.17		605.83		603.17		603.17		562.50		565.31		564.70		595.13		595.13
Montrose	Efficiency	586.47	555.43		566.14		592.89		609.90		610.94		582.35		651.21		662.50		683.27		634.05		621.28		621.28
	One bedroom																								
	Two bed, one bath	542.78	548.21		581.05		612.50		594.85		595.59		607.01		602.13		599.13		608.84		645.83		607.14		607.14
	Two bed, two bath	604.17	604.17		562.50		712.50		712.50		712.50		712.50		712.50		712.50		737.50		762.50		762.50		762.50
	All	572.79	555.69		569.13		601.44	471.32	610.66		611.58		594.79		636.12		641.23		658.26		642.91		624.80		624.80
Pueblo	Efficiency	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	388.13	342.99	384.45	356.47	378.35	371.65	379.57	353.46	353.46
	One bedroom	402.35	422.42	432.13	430.26	442.13	447.74	417.16	445.94	455.44	462.86	433.49	449.21	435.77	455.05	442.60	457.12	446.26	462.37	452.70	466.04	456.74	475.83	479.96	479.96
	Two bed, one bath	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	544.54	556.26	548.98	557.76	573.51	538.42	563.23	580.66	580.66
	Two bed, two bath	689.76	746.97	588.53	769.60	566.65	785.28	562.83	915.87	679.47	893.22	872.80	880.61	799.94	961.87	943.82	1003.33	942.12	978.20	943.45	1052.37	609.33	838.11	743.84	743.84
	All	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	785.66	833.03	851.72	849.37	867.23	920.17	663.66	889.50	736.54	736.54
Salida	Efficiency	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	553.24	570.20	512.54	541.24	535.62	535.62
	One bedroom	431.25	431.25		431.25		443.75		447.92		447.92		448.44		449.48		450.00		450.00		451.04		451.04		451.04
	Two bed, one bath	431.55	405.68		406.82		409.09		417.05		421.59		432.95		432.95		431.94		431.94		451.14		446.59		446.59
	Two bed, two bath	437.50	450.00		453.13		459.38		468.75		478.13		425.00		437.50		437.50		512.50		437.50		512.50		512.50
	All	431.98	425.96		426.60		435.58		441.35		443.59		441.67		443.59		444.64		456.73		444.64		456.09		456.09
Southeastern Colorado	Efficiency	362.50	362.50		412.50		412.50		437.50		437.50		437.50		437.50		437.50		499.50		524.87		544.08		544.08
	One bedroom	478.19	465.14		465.85		513.83		509.41		513.90		520.89		522.50		507.68		499.50		524.87		602.12		602.12
	Two bed, one bath	490.91	487.85		437.50		514.77		506.75		512.06		537.50		537.50		507.50		505.21		589.35		602.12		602.12
	Two bed, two bath	449.17	449.17		369.17		394.17		469.16		469.16		477.78		465.83		483.11		472.50		738.00		730.83		730.83
	All	468.49	461.72		457.82		455.45		500.88		507.27		524.41		522.27		506.25		499.83		606.23		615.94		615.94
Steamboat Springs	Efficiency	632.64	646.59		691.18		708.37		717.46		726.76		718.37		725.17		706.68		671.62		678.94		678.81		678.81
	One bedroom	585.34	612.50		598.11		728.65		766.77		767.71		789.79		741.35		728.66		707.42		714.42		685.52		685.52
	Two bed, one bath	678.00	684.88		700.58		737.50																		

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2006			2007				2008				2009				2010				2011									
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr						
Alamosa	2 to 8	372.50	379.50																											
	9 to 50	479.40	502.14		476.73		480.51		490.54		488.75		584.17		462.50		462.50		512.50		512.50		537.50							
	51 to 99	408.27	408.27		422.88		437.50		447.88		472.88		333.27		589.32		589.32		596.26		596.26		596.44							
	100 to 199														347.88		347.88		349.42		349.42		349.42							
	200 to 349																													
350 up																														
Aspen	2 to 8	1487.50	1602.50																											
	9 to 50	1135.00	1281.25		1138.19		1146.25		1171.25		1039.31		986.60		991.11		1093.33		1284.56		1284.56		1019.14							
	51 to 99	1107.71	989.22		1016.76		1148.84		1007.48		1283.11		1086.99		1093.41		1095.78		1019.14		1019.14		1019.14							
	100 to 199	1081.93	1160.14		1170.78		1261.66		1279.39									1096.62		1096.62		1096.62		1019.14						
	200 to 349																													
350 up																														
Buena Vista	2 to 8																													
	9 to 50	457.69	507.14		507.74		517.26		526.79		528.87		607.74		610.71		610.71		591.67		591.67		586.90							
	51 to 99																													
	100 to 199																													
	200 to 349																													
350 up																														
Canon City	2 to 8																													
	9 to 50	498.37	606.00		612.50		612.50		633.15		587.50		582.18		592.29		592.29		630.05		630.05		630.05							
	51 to 99	615.00	612.50		562.50		562.50		586.16		635.90		583.48		584.82		584.82		584.82		584.82		584.82							
	100 to 199	525.00	525.00		540.00		562.50		565.00		562.50		574.26		575.00		575.00		587.50		587.50		587.50							
	200 to 349																													
350 up																														
Colorado Springs	2 to 8	581.06	598.23	557.67	537.92	583.45	549.13	548.99	544.83	583.87	547.66	681.40	575.17	591.25	556.68	563.65	575.09	562.37	606.97	610.63	650.06	598.56	595.31	1182.81						
	9 to 50	446.00	467.70	469.34	493.83	510.81	509.79	520.14	491.39	522.77	535.06	525.22	524.43	501.11	504.67	511.32	525.28	524.32	537.37	558.69	540.31	569.89	585.39	593.77						
	51 to 99	534.73	512.18	489.56	543.81	574.55	631.78	583.75	597.20	580.42	583.12	584.97	595.74	630.57	622.68	630.48	609.03	615.03	643.83	646.45	632.76	625.54	635.18	636.23						
	100 to 199	614.16	621.98	598.93	614.37	606.85	629.98	721.17	630.13	645.21	634.20	634.52	649.86	635.33	617.77	634.40	623.75	637.59	670.73	675.15	682.98	707.11	728.82	745.81						
	200 to 349	771.39	788.67	777.88	788.99	737.74	777.38	739.61	751.02	775.69	761.15	810.07	747.27	794.72	774.87	793.94	803.44	809.61	798.93	795.57	802.63	830.37	848.09	836.20						
350 up	730.90	693.48	624.32	637.49	705.09	656.63	695.73	702.09	681.30	692.49	568.62	659.29	595.39	562.56	588.15	609.62	616.74	654.10	691.05	666.88	679.06	660.00	707.61							
Durango	2 to 8	516.67	516.67																											
	9 to 50	658.96	645.43		747.68		612.50		616.67		604.17		861.58		811.67		629.17		633.33		637.50		637.50							
	51 to 99	725.26	802.19				759.42		748.81		733.26		758.89		758.89		744.81		733.59		731.80		762.79							
	100 to 199	870.57	874.22		851.07		848.35		853.86		774.10		815.81		758.89		777.19		777.19		777.19		777.19							
	200 to 349										976.80						957.95		970.56		978.00		978.00							
350 up																														
Eagle County	2 to 8																													
	9 to 50		987.50																											
	51 to 99	910.99	1010.12		838.07		1055.17		1009.87		1105.07		1033.82		1019.99		1028.44		1026.06		1215.93		1028.30							
	100 to 199	1082.41	1088.82		1125.98		1073.85		1056.89		1107.29		1094.75		1104.55		1079.09		1083.32		1083.32		1112.50							
	200 to 349	1143.62	1013.01		1128.46		1109.63		1109.75		1107.29		1075.53		1131.63		1144.01		1157.29		1157.29		1165.37							
350 up																														
Fort Collins/ Loveland	2 to 8	736.03	682.14	677.68	766.91	768.38	737.50	688.29	694.55	696.64	745.84	779.64	737.81	1160.73	769.16	1169.09	1906.67	695.00	934.31	891.30	1304.55	1131.94	788.45							
	9 to 50	558.91	601.06	709.80	680.55	708.93	737.82	645.55	718.97	582.15	711.59	752.14	762.25	733.06	743.43	726.00	759.87	764.25	793.04	722.46	700.26	756.37	720.03	729.78						
	51 to 99	581.92	613.75	563.58	765.96	720.73	724.22	688.19	749.93	704.08	697.23	669.05	653.54	677.79	643.09	643.53	644.64	690.06	662.41	694.63	759.11	788.13	751.50	798.23						
	100 to 199	767.54	708.91	728.70	756.50	771.71	674.97	721.82	687.22	724.76	893.02	775.03	911.32	772.10	762.17	755.46	759.99	825.08	786.40	815.56	886.34	769.79	953.69	870.75						
	200 to 349	725.20	806.72	741.32	722.83	788.07	743.28	788.53	756.14	881.37	831.08	803.92	822.10	824.48	869.84	885.79	857.59	891.78	897.07	920.13	893.01	925.78	939.49	999.58						
350 up	1031.04	1110.86	1153.93	1106.52	1209.58	1209.58	1209.58	1204.99	1243.71	1243.71	1284.96	1301.60	1301.60	1301.60	1301.60	1291.71	1336.24	1336.24	1336.24	1336.24	1336.24	1369.58	1363.68							
Fort Morgan/ Brush	2 to 8		316.07		324.40		308.09		320.11		330.98		336.41		337.50		325.54		328.80		452.57		453.99							
	9 to 50	409.23	397.59		399.80		382.12		382.12		458.46		439.53		503.87		490.64		473.57		473.57		488.17							
	51 to 99	273.55	406.15				438.38		459.34		465.55				439.53		439.53		475.42		475.42									
	100 to 199																													
	200 to 349																													
350 up																														
Glenwood Springs	2 to 8	749.94	739.06		898.55		863.21	750.00	864.84		828.29		857.50		852.50		1058.33		1058.33		910.56		1058.33							
	9 to 50	702.96	663.06		542.24		688.41		665.38		627.24		765.37		746.57		746.57		808.82		810.29		814.95							
	51 to 99	728.82	920.83		879.24		770.64		745.09		974.93		974.93		974.93		974.20		854.77		854.27		854.27							
	100 to 199																													
	200 to 349																													
350 up																														
Grand Junction	2 to 8	557.81	462.03	458.25	458.96	487.50	387.50	551.88	512.50	591.25	786.76	842.87	795.50	538.09	756.44	747.97	696.29	778.03	537.75	695.48	716.25	637.21	711.46	728.72						
	9 to 50	808.38	558.8																											

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2006				2007				2008				2009				2010				2011			
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	2 to 8	749.94	739.06		898.55		863.21	750.00	864.84		828.29		857.50		852.50		1058.33		1058.33		910.56		1058.33		
	9 to 50	702.96	663.06		542.24		688.41		665.38		627.24		765.37		746.57		746.57		808.82		810.29		814.95		
	51 to 99	728.82	920.83		879.24		770.64		745.09		974.93		974.93		974.93		974.20		854.77		854.27		854.27		
	100 to 199																								
	200 to 349 350 up																								
Grand Junction	2 to 8	557.81	462.03	458.25	458.96	487.50	387.50	551.88	512.50	591.25	786.76	842.87	795.50	538.09	756.44	747.97	696.29	778.03	537.75	695.48	716.25	637.21	711.46	728.72	
	9 to 50	808.38	558.89	558.46	609.76	594.95	683.92	602.03	665.11	604.30	680.92	682.69	698.74	609.95	653.32	596.73	642.36	616.21	642.14	553.73	609.62	555.03	564.35	619.12	
	51 to 99	537.89	620.87	640.06	645.23	646.45	634.66	650.54	650.38	678.64	685.49	680.12	717.06	687.88	752.99	676.73	716.16	689.28	719.82	672.33	726.79	683.15	734.41	678.89	
	100 to 199	516.22	551.00	524.54	525.62	473.41	528.33	550.34	640.04	593.59	598.73	593.59	612.35	593.37	615.38	595.90	636.61	604.45	616.96	602.33	616.09	625.03	630.47	603.06	
	200 to 349 350 up																								
Greeley	2 to 8	542.68	540.43	584.29	557.50	459.06	568.75	552.64	543.37	491.13	532.71	534.94	595.88	536.21	469.07	536.38	597.09	533.59	537.61	537.94	537.92	536.58	565.11	541.94	
	9 to 50	594.75	516.46	428.66	514.35	486.05	629.91	644.53	655.65	641.82	664.06	604.64	635.46	584.92	489.61	529.60	537.78	494.16	510.16	412.85	532.07	482.58	551.27	537.34	
	51 to 99	587.38	590.67	546.33	497.42	549.92	614.05	601.31	596.92	613.10	585.87	619.81	595.75	603.62	565.71	598.04	639.37	608.44	620.02	642.81	650.22	593.64	621.50	614.47	
	100 to 199	593.46	610.05	590.17	585.04	569.23	601.81	605.19	600.81	601.80	577.67	593.33	609.14	603.84	588.91	605.34	584.00	570.57	576.32	599.21	570.86	602.47	620.89	622.13	
	200 to 349 350 up	704.58	726.15	698.08	737.55	806.45	696.94	699.04	713.65	711.40	811.45	715.04	792.34	714.74	754.97	704.90	750.52	711.75	771.82	703.66	747.15	742.89	762.22	779.87	
Gunnison	2 to 8	612.50			565.23		572.66		580.86		606.16		592.27		592.08		437.50		437.50		437.50		437.50		
	9 to 50	558.56	567.58		550.00		575.00		600.00		600.00		602.50		604.17		593.36		545.83		555.48		572.18		
	51 to 99	554.17	553.75		550.00		575.00		600.00		600.00		602.50		604.17		605.83		611.25		617.92		615.42		
	100 to 199																								
	200 to 349 350 up																								
Lake County	2 to 8	525.00	531.25		562.50		562.50		587.50		600.00		562.50		562.50		587.50		593.75		593.75		449.73		
	9 to 50	539.96	537.50		499.80		580.53		592.01		607.17		612.50		612.50		551.02		552.25		551.36		628.33		
	51 to 99																								
	100 to 199																								
	200 to 349 350 up																								
Montrose	2 to 8				611.68		633.96		657.50		658.50		656.03		685.99		691.27		722.20		962.50		777.98		
	9 to 50	622.02	526.43		538.95		581.40		583.43		584.30		553.49		579.41		579.41		585.54		550.00		550.00		
	51 to 99	482.55	579.51		538.95		581.40		583.43		584.30		553.49		579.41		579.41		585.54		550.00		550.00		
	100 to 199																								
	200 to 349 350 up																								
Pueblo	2 to 8	418.41	456.44	496.47	546.88	583.80	478.20	397.19	479.92	455.60	526.50	406.82	439.88	455.77	467.86	455.77	459.44	432.01	440.76	476.39	475.78	549.40	560.00	549.17	
	9 to 50	413.32	413.21	438.16	470.57	437.97	521.85	456.46	486.12	496.96	489.62	454.20	464.17	455.66	457.98	436.82	463.19	497.34	474.35	452.08	528.60	461.41	469.59	501.09	
	51 to 99	522.15	520.08	487.45	495.24	525.66	497.52	500.61	507.94	537.80	499.52	504.85	519.72	533.32	564.93	540.47	551.06	541.55	551.10	575.46	549.22	551.10	574.63	585.61	
	100 to 199	474.62	513.81	486.46	509.18	494.44	524.27	464.20	597.52	552.21	530.13	565.54	590.92	581.46	624.16	672.98	650.95	702.30	654.06	708.77	699.65	537.18	538.16	559.04	
	200 to 349 350 up																								
Salida	2 to 8	433.19	417.50		419.17		422.50		430.83		436.67		430.83		434.17		432.95		467.50		432.95		464.17		
	9 to 50	431.25	431.25		431.25		443.75		447.92		447.92		448.44		449.48		450.00		450.00		450.00		451.04		
	51 to 99																								
	100 to 199																								
	200 to 349 350 up																								
Southeastern Colorado	2 to 8	465.63	465.63		461.88		487.50		487.50		487.50		346.88		368.75		371.88		371.88		524.69		547.19		
	9 to 50	462.91	452.06		484.05		465.41		505.20		509.64		546.45		546.45		528.23		523.39		687.78		684.69		
	51 to 99	480.63	481.88		419.38		434.06		496.93		506.00		511.85		504.38		502.65		494.38						
	100 to 199																								
	200 to 349 350 up																								
Steamboat Springs	2 to 8				588.66		669.07		696.94		691.22		734.28		800.00		787.50		800.00		787.50		745.00		
	9 to 50	547.61	602.03		634.72		757.75		767.25		783.51		779.24		707.98		687.12		691.60		697.50		680.25		
	51 to 99	562.18	568.46		916.14										783.60		783.60		729.13		745.07		741.51		
	100 to 199																								
	200 to 349 350 up																								
Sterling	2 to 8				401.14		437.50		419.32		419.32		401.14		464.77		455.39		457.76		463.03		470.50		
	9 to 50	404.77	401.14		371.33		360.77		377.80		372.76		371.08		363.05		262.04		259.26		263.89		277.78		
	51 to 99	339.00	333.61		260.91		267.50		268.41		268.18		281.82		277.50		271.82		260.00		265.45		278.86		
	100 to 199																								
	200 to 349 350 up																								
Summit County	2 to 8	1112.50			1239.17		1337.50		1250.83		697.83		732.50		737.50		1125.00		1137.50		1137.50		1050.00		
	9 to 50	689.17	680.83		721.83		705.17		694.83		697.83		933.10		933.10		938.83		728.17		755.17		751.83		
	51 to 99																								

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2006			2007				2008				2009				2010				2011			
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	To 1959																							
	1960-69																							
	1970-79																							
	1980-89	331.25	331.25		384.38		393.75		415.63		418.75		442.03		447.27		447.66		451.17		460.94		461.33	
	1990-99	612.981	574.09		547.592		547.64		551.645		547.04		708.79		713.87		713.87		713.87		714.90		714.90	
2000-04																								
2005+																								
Aspen	To 1959	1487.5	1587.50																					
	1960-69																							
	1970-79	1072.59	825.61		776.667		970.83		970.833		995.83		1058.33		1045.83		1045.83		1054.61		1063.38		1063.38	
	1980-89	1081.93	1160.14		1170.27		1261.66		1279.39		1283.11		1086.99		1093.41		1095.78		1095.78		1115.98		1097.64	
	1990-99	1140	1190.00		1237.5		992.83		1024.46		1059.46		953.36		965.76		1115.35		998.64		998.64		998.64	
2000-04																								
2005+																								
Buena Vista	To 1959																							
	1960-69																							
	1970-79	525	525.00		529.167		529.17		554.167		554.17		512.50		533.33		533.33		533.33		533.33		533.33	
	1980-89																							
	1990-99		587.50		587.5		612.50		612.5		587.50		700.00		700.00		700.00		650.00		650.00		637.50	
2000-04																								
2005+																								
Canon City	To 1959	498.37	606.00		612.5		612.50		633.152		658.15		598.37		619.02		619.02		623.37		648.37		648.37	
	1960-69																							
	1970-79	525	525.00		540		562.50		565		562.50		574.26		575.00		575.00		562.50		587.50		587.50	
	1980-89																							
	1990-99	615	612.50		562.5		562.50		586.16		562.50		583.48		584.82		584.82		584.82		584.82		584.82	
2000-04																								
2005+																								
Colorado Springs	To 1959	458.59	487.93	529.40	509.25	522.29	535.67	532.12	568.21	566.53	575.99	592.69	582.32	578.40	582.82	581.05	534.27	552.49	558.81	572.40	528.87	534.02	577.85	574.90
	1960-69	562.26	568.46	523.41	523.66	546.46	544.36	532.35	536.85	535.51	539.31	537.74	535.08	552.55	514.12	546.33	530.04	529.03	561.11	553.22	593.25	553.46	570.98	585.35
	1970-79	552.28	554.48	551.90	551.78	541.73	563.30	549.67	541.72	556.43	553.25	538.39	537.64	560.12	575.34	547.67	559.21	571.29	582.73	573.74	569.13	619.36	641.70	652.56
	1980-89	710.22	757.21	740.53	752.92	695.94	708.51	697.31	699.65	704.74	711.30	705.01	697.78	698.50	677.38	690.72	685.76	691.92	690.60	710.83	699.45	732.99	732.11	747.88
	1990-99	921.17	894.55	826.95	935.00	940.19	896.14	1165.44	944.18	931.77	906.38	905.28	868.04	900.27	893.90	909.45	929.00	949.33	938.97	919.74	928.75	952.71	978.66	949.36
2000-04	915.01	857.55	904.39	907.32	892.29	889.85	889.44	967.82	1008.93	968.58	1098.16	892.37	997.76	916.12	942.28	939.10	962.97	958.82	963.93	969.14	995.17	1020.79	1012.66	
2005+							1087.50	1087.50	1100.54		1056.00	1037.48	1035.33	1067.83	1067.52	1124.51	1117.31	1065.15	1087.34	1152.60	1136.40	1122.08	1078.26	
Durango	To 1959																							
	1960-69																							
	1970-79	725.26	802.19		643.581		711.57		732.87		761.94		827.42		831.85		758.89		760.40		790.00		823.61	
	1980-89	664.38	657.81		734.621		713.80		691.295		705.43		745.67		749.10		738.42		751.73		761.48		714.06	
	1990-99	782.55	758.31		801.26		804.40		795.869		787.39		936.72		1082.08		1058.20		1065.59		1041.90		1042.15	
2000-04	913.75	928.13		928.125		935.27		948.661		1236.07		771.11		710.04		710.04		735.04		735.04		735.04		
2005+																								
Eagle County	To 1959																							
	1960-69																							
	1970-79	1104.5	782.71		1084.75		1133.20		1136.58		1154.99		1092.90		1189.48		1188.81		1203.62		1206.91		1211.25	
	1980-89	1059.51	1089.08		1272.86		1233.39		1340.28		1348.40		1092.90		1189.48		1188.81		1203.62		1206.91		1211.25	
	1990-99	1130.17	1137.03		1074.3		920.80		937.538		1018.79		1050.97		1046.02		1054.78		1045.70		1045.24		1073.37	
2000-04	941.50	1029.17		1029.17		1054.17		1079.17		1091.52		1141.52		1160.20		1162.50		1154.17		1166.52		1166.52		
2005+																								
Fort Collins/Loveland	To 1959	554.69	590.00	543.75	571.88	462.50	578.13	604.24	624.32	558.93	638.74	639.16	643.91	649.25	1075.00	695.33	1025.00							
	1960-69	616.71	671.24	620.51	698.42	726.96	594.63	584.08	603.81	611.31	724.22	653.89	706.36	635.41	774.64	677.05	767.02	702.83	695.98	733.71	750.49	1018.00	1087.50	803.93
	1970-79	581.40	575.16	597.95	622.09	714.80	625.41	679.37	646.34	667.79	706.01	698.68	682.70	696.49	633.67	678.00	643.94	783.11	677.43	799.09	692.01	786.93	718.14	808.20
	1980-89	834.17	773.68	789.78	788.25	818.76	826.54	825.11	819.87	932.90	930.55	922.63	951.27	943.66	954.42	946.81	927.08	963.98	960.89	989.24	917.62	793.68	951.07	1074.68
	1990-99	726.12	792.38	853.48	816.99	868.51	767.90	879.07	715.92	933.66	1027.40	876.66	1042.66	905.94	848.12	890.03	842.70	907.64	900.05	887.82	1019.77	953.15	1100.95	970.42
2000-04	787.84	856.00	818.20	817.02	787.41	801.34	965.05	941.54	991.75	851.97	813.53	781.23	868.32	928.31	916.80	935.84	967.04	979.97	999.70	987.34	1018.54	1023.72	1045.42	
2005+				920	929.55	951.50		955	951.40	966.27	958.07	941.36	943.95	972.81	1031.57	998.27	1013.35	1057.55	1049.17	1077.76	1104.85	1134.70	1115.48	
Fort Morgan/Brush	To 1959		316.07		324.40		308.09		320.11		330.98		336.41		337.50		325.54		328.80					
	1960-69																							
	1970-79	332.91	417.44		429.33		438.38		459.34		465.55		446.15		455.34		464.30		499.83		486.50			

MEDIAN RENT BY MARKET AREA

(In Dollars)

Market Area	2006			2007				2008				2009				2010				2011			
	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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	393.11	405.17		417.60		431.03		437.85		455.46		577.61		476.00		476.00		520.64		558.14			
Aspen	1120.64	1184.47		1187.46		1124.96		1176.00		1168.86		1110.34		1114.60		1125.40		1121.95		1127.88			
Buena Vista	442.25	476.00		501.00		501.00		526.00		526.00		569.75		569.75		569.75		569.75		569.75			
Canon City	518.19	522.69		547.69		566.49		572.03		570.01		586.20		570.85		570.85		571.63		590.29			
Colorado Springs	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	711.12	714.14	740.87	752.39	742.18
Northwest	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	831.87	843.19	870.27	879.47	857.16
Northeast	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	696.04	696.80	701.00	715.18	697.43
Far Northeast	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	791.46	833.73	843.99	895.46	888.34
Southeast	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	614.15	580.69	622.26	643.65	650.32
Security/Widefield/Fountain	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	627.45	627.45	627.45	634.68	634.68
Southwest	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	722.66	767.86	792.92	789.29	782.43
Central	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	658.30	650.84	662.60	667.79	662.12
Durango	776.85	794.75		801.25		800.84		804.64		792.39		814.35		813.14		786.67		804.33		798.19			
Eagle County	1112.84	1090.80		1098.14	820.23	1117.54		1104.66		1127.52		1075.25		1097.00		1121.24		1116.38		1118.19			
Fort Collins/Loveland	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	872.83	879.63	843.25	932.58	980.32
Fort Collins																823.66	863.81	866.59	886.23	876.86	853.73	917.80	960.49
Northwest	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	777.29	821.28	640.26	843.71	853.83
Northeast	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	719.75	706.77	724.91	688.80	657.25
Southeast	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	976.41	926.00	875.02	946.83	1001.00
Southwest	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	807.57	883.68	813.40	895.85	828.73	980.03
Loveland	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	920.60	916.45	872.04	975.65	941.88	1009.16
Fort Morgan/Brush	375.52	404.33		393.71		414.19		421.28		420.94		436.76		446.25		436.92		468.19		464.54			
Glenwood Springs	706.66	727.83		756.95		736.10		697.32		774.30		845.85		880.57		881.79		851.89		832.82			
Grand Junction	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	637.37	682.10	654.65	667.72	664.15
Greeley	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	616.79	631.83	630.47	643.16	639.01
Gunnison	564.08	558.73		561.00		580.71		591.75		599.18		608.19		607.85		599.03		547.53		577.97			
Lake County	520.58	520.58		495.38		569.75		586.94		606.15		604.91		604.91		577.79		577.79		577.79			
Montrose	563.50	536.94		521.56		557.73	504.75	565.47		566.38		526.00		602.25		551.00		606.43		524.65			
Pueblo	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	483.14	495.25	482.78	511.60	528.15
Northwest	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	369.38	426.24	468.86	427.92	366.75
Northeast	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	496.10	480.55	496.54	492.97	555.46
Southeast	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	423.50	481.00	463.50	481.00	463.50
Southwest	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	491.38	587.27	467.99	584.63	482.58
Salida	429.65	422.25		422.34		429.57		438.96		440.29		439.69		441.10		441.63		444.13		441.63			
Southeastern Colorado	479.73	467.25		462.11		454.13		491.18		497.43		498.22		498.22		493.14		493.14		614.46			
Steamboat Springs	610.72	618.61		694.23		735.19		736.91		758.47		726.00		729.66		729.23		697.13		722.73			
Sterling	303.5	286.55		330.17		280.55		336.00		318.86		344.75		377.67		296.00		276.00		290.29			
Summit County	895.64	888.19		870.94		902.93		916.71		911.63		927.06		927.39		927.39		953.26		953.43			

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

MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market Area		2006				2007				2008				2009				2010				2011			
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	Efficiency																								
	One bedroom	397.38	397.38		409.96		421.69		425.00		425.00		582.97		581.42		581.42		581.42		582.97		582.97		
	Two bed, one bath	387.51	408.81		441.56		441.56		466.56		491.56		365.67		365.67		366.23		366.84		370.20		372.69		
	Two bed, two bath												1138.00		1138.00		1138.00		1138.00		1138.00		1138.00		
	Three bedroom	405.17	530.17		780.00		805.00		805.00		780.00		880.00		880.00		880.00		880.00		880.00		880.00		
All	393.11	405.17		417.60		431.03		437.85		455.46		577.61		476.00		476.00		476.00		520.64		558.14			
Aspen	Efficiency	774.75	891.00		891.60		997.60		997.60		997.60		956.14		956.14		963.00		963.00		964.71		963.00		
	One bedroom	1083.81	1136.71		1104.00		1161.50		1188.00		1209.00		1094.00		1094.00		1094.00		1094.00		1107.86		1094.00		
	Two bed, one bath	1099.21	1230.91		1253.57		1375.00		1375.00		1419.00		1124.16		1124.16		1124.16		1124.16		1140.80		1157.51		
	Two bed, two bath	1138.50	1188.50		1237.81		1313.00		1332.97		1332.97		1117.62		1142.00		1142.62		1163.00		1163.00		1163.00		
	Three bedroom	1438.50	1515.17		1512.14		1562.14		795.50		870.00		870.00		870.00		1167.00		920.00		920.00		920.00		
	All	1120.64	1184.47		1187.46		1124.96		1176.00		1168.86		1110.34		1114.60		1125.40		1121.95		1127.88		1122.53		
Buena Vista	Efficiency																								
	One bedroom	439.13	439.13		438.60		438.60		452.20		475.00		562.40		562.40		562.40		562.40		562.40		562.40		
	Two bed, one bath	538.50	584.59		584.25		609.25		609.25		584.25		684.25		684.25		684.25		634.25		634.25		634.25		
	Two bed, two bath																								
	Three bedroom																								
All	442.25	476.00		501.00		501.00		526.00		526.00		569.75		569.75		569.75		569.75		569.75		569.75			
Canon City	Efficiency	388.50	613.50		613.00		613.00		613.00		638.00		413.00		413.00		413.00		438.00		463.00		463.00		
	One bedroom	520.79	613.50		613.00		612.05		637.05		620.40		629.47		654.47		654.47		654.47		679.47		679.47		
	Two bed, one bath	518.46	518.46		542.76		563.00		567.48		563.00		585.12		569.44		569.44		569.44		589.27		589.27		
	Two bed, two bath																								
	Three bedroom										713.00		638.00		638.00		638.00		663.00		663.00		663.00		
All	518.19	522.69		547.69		566.49		572.03		570.01		586.20		570.85		570.85		571.63		590.29		590.29			
Colorado Springs	Efficiency	509.87	480.57	445.85	460.18	446.14	447.07	440.99	464.41	449.30	481.45	444.79	449.39	481.60	487.40	506.14	489.78	495.29	479.00	509.45	508.37	535.82	539.00	543.78	
	One bedroom	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	599.22	487.32	628.66	605.89	598.24	651.08	644.71	649.02	668.45	707.70	702.00
	Two bed, one bath	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	634.41	636.88	636.17	646.92	660.71	
	Two bed, two bath	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	899.36	892.74	929.85	922.87	919.83	
	Three bedroom	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	989.71	968.87	985.75	996.43	1111.00	
	All	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	711.12	714.14	740.87	752.39	742.18	
Durango	Efficiency	469.45	532.77		536.50		538.50		538.50		568.00		557.50		560.33		563.00		563.00		580.59		584.47		
	One bedroom	753.33	751.58		712.55		735.74		745.27		745.69		713.75		691.43		686.50		686.50		689.13		689.13		
	Two bed, one bath	792.88	802.21		829.23		833.75		802.80		813.36		1076.57		835.00		780.33		773.00		770.25		800.00		
	Two bed, two bath	828.08	885.72		846.53		844.32		845.14		803.67		824.70		869.00		850.00		857.00		857.00		849.09		
	Three bedroom	1154.91	1179.91		1178.25		1100.00		1176.38		1476.75		873.13		748.50		747.75		797.75		797.75		795.50		
All	776.85	794.75		801.25		800.84		804.64		792.39		814.35		813.14		786.67		804.33		798.19		808.11			
Eagle County	Efficiency	526.00	732.82		731.45		700.00		700.00		700.00		832.27		832.55		826.27		863.82		868.45		868.45		
	One bedroom	871.00	953.84		959.45		987.18		1009.45		1004.55		874.02		872.44		878.67		878.82		894.00		931.37		
	Two bed, one bath	1110.75	978.08		1090.42		1113.73		1113.73		1138.73		1069.30		1184.12		1187.15		1209.12		1209.12		1215.67		
	Two bed, two bath	1131.10	1217.12		1114.11		1354.00		1088.79		1090.37		1090.37		1088.39		1113.47		1113.47		1113.55		1135.39		
	Three bedroom	1305.26	1218.59		1335.82		1214.76		994.55		1155.09		1154.27		1150.00		1185.82		1201.39		1201.27		1205.36		
All	1112.84	1090.80		1098.14		1117.54		1104.66		1127.52		1075.25		1097.00		1121.24		1116.38		1118.19		1154.13			
Fort Collins Loveland	Efficiency	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	665.15	537.53	652.38	544.53	499.67	495.17	665.31	491.78	674.08	656.54	
	One bedroom	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	818.32	781.06	799.43	855.92	916.00	
	Two bed, one bath	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	822.20	785.46	826.85	808.71	836.24	
	Two bed, two bath	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	1012.24	1013.70	1036.96	1098.03	1044.37	
	Three bedroom	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	1220.33	1258.50	988.00	1257.00	1361.50	
	All	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	872.83	879.63	843.25	932.58	980.32	
Fort Morgan/ Brush	Efficiency																								
	One bedroom	357.82	358.81		298.67		410.29		410.71		410.71		435.42		444.53		434.51		384.80		398.40		370.16		
	Two bed, one bath	375.17	388.50		398.50		393.71		432.86		432.86		452.04		454.43		456.14		461.00		466.00		466.00		
	Two bed, two bath																								
	Three bedroom	501.00	416.18		788.00		488.00		496.57		496.57		813.00		863.00		863.00		489.50		489.50		489.50		
All	375.52	404.33		393.71		414.19		421.28		420.94		436.76		446.25		436.92		468.19		464.54		477.25			

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

MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market Area	Apartment Type	2006				2007				2008				2009				2010				2011					
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Glenwood Springs	Efficiency	501.00	563.50					738.00			538.00		513.75		513.75		513.00		588.00		588.00				588.00		588.00
	One bedroom	705.38	578.08		482.26			579.10		548.43	631.60		796.25		634.80		635.75		735.75		757.82				757.82		757.82
	Two bed, one bath	696.14	742.00		744.00			740.00		745.88	717.50		814.50		827.33		831.33		864.71		903.15				906.54		906.54
	Two bed, two bath	938.50	788.50		765.00			1019.00		686.15	1019.00		775.00		775.00		775.00		788.00		813.00				813.00		813.00
	Three bedroom	766.63	986.76		898.38			815.59		814.13	922.00		1127.33		1127.33		1127.33		890.27		940.27				940.27		940.27
	All	706.66	727.83		756.95			736.10		697.32	774.30		845.85		880.57		881.79		851.89		832.82				832.82		832.82
Grand Junction	Efficiency	238.69	12.50	238.00	263.18	263.18	313.18	263.18	338.18	288.18	338.18	288.18	238.17	288.17	238.00	238.00	238.00	238.00	238.00	238.00	263.00	238.00	263.00	238.00	238.00	238.00	238.00
	One bedroom	458.05	468.19	472.20	483.88	521.23	528.08	517.46	530.17	529.59	548.64	521.70	556.14	564.80	562.35	536.34	552.86	544.05	576.48	533.20	577.37	547.84	557.49	555.41	557.49	555.41	
	Two bed, one bath	531.57	652.89	593.63	591.23	631.21	613.77	640.15	658.55	639.26	665.59	635.33	710.52	644.45	710.10	645.06	757.48	645.29	753.93	644.12	746.40	669.82	723.75	669.37	723.75	669.37	
	Two bed, two bath	536.39	703.59	730.80	666.71	720.50	667.58	711.92	698.29	735.27	703.29	741.90	735.68	740.15	732.63	745.38	742.80	740.34	695.48	742.52	699.86	738.40	689.07	743.42	689.07	743.42	
	Three bedroom	608.43	616.71	759.00	654.69	678.57	688.00	703.00	690.77	717.00	849.14	872.00	900.00	775.00	890.00	842.00	695.00	657.35	764.00	773.00	781.14	715.25	718.88	816.00	718.88	816.00	
	All	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	637.37	682.10	654.65	667.72	664.15	667.72	664.15	
Greeley	Efficiency	446.71	513.50	514.29	463.00	347.82	466.79	562.33	470.20	557.19	508.00	557.00	506.59	555.63	502.40	554.88	506.48	246.13	506.48	368.51	635.72	368.10	635.79	479.07	635.79	479.07	
	One bedroom	586.91	582.73	556.89	578.63	471.54	582.05	586.62	589.48	592.74	631.85	576.89	604.15	548.92	589.14	588.03	595.17	578.07	593.63	574.50	589.31	582.10	619.38	609.48	619.38	609.48	
	Two bed, one bath	618.88	608.68	594.50	523.32	523.36	642.32	636.32	610.52	652.82	691.20	608.76	592.99	617.00	581.73	624.06	599.54	599.61	570.70	614.61	578.09	628.94	612.42	626.74	612.42	626.74	
	Two bed, two bath	753.47	732.03	713.00	762.02	725.00	722.71	729.93	758.13	726.31	814.76	745.67	788.32	780.69	789.26	783.72	787.36	783.27	789.50	801.45	827.43	762.50	886.29	878.30	886.29	878.30	
	Three bedroom	759.13	786.74	766.00	801.36	746.80	765.25	759.00	736.20	694.72	740.21	734.57	904.50	757.00	836.38	810.33	838.46	738.00	838.92	736.86	728.00	761.67	752.33	752.33	752.33	752.33	
	All	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	616.79	631.83	630.47	643.16	639.01	643.16	639.01	
Gunnison	Efficiency																										
	One bedroom	475.17	474.33		517.80			523.40		548.40		548.50		449.20		449.20		469.40		456.60		458.20		456.60		456.60	
	Two bed, one bath	563.50	562.81		566.60			582.24		594.86		609.13		616.30		615.57		618.71		589.50		601.71		588.00		588.00	
	Two bed, two bath	588.50	563.50		564.20			589.20		589.20		589.20		713.00		713.00		713.00		713.00		713.00		713.00		713.00	
	Three bedroom	613.50	613.50		613.00			613.00		613.00		613.00		589.20		589.20		589.20		589.20		589.20		589.20		589.20	
	All	564.08	558.73		561.00			580.71		591.75		599.18		608.19		607.85		599.03		547.53		577.97		572.88		572.88	
Lake County	Efficiency	313.50	313.50		313.00			313.00		338.00		338.00		363.00		363.00		313.00		313.00		363.00		388.00		388.00	
	One bedroom	626.60	626.60		449.43			626.57		615.57		676.57		676.57		676.57		676.57		676.57		676.57		554.11		554.11	
	Two bed, one bath	520.58	520.58		569.00			569.00		586.50		605.94		604.75		604.75		577.71		577.71		577.71		611.56		611.56	
	Two bed, two bath																						538.00		538.00		
	Three bedroom																						713.00		713.00		
	All	520.58	520.58		495.38			569.75		586.94		606.15		604.91		604.91		577.79		577.79		577.79		609.22		609.22	
Montrose	Efficiency																										
	One bedroom	580.17	626.63		517.42			542.67		559.84		560.85		515.57		532.55		525.00		557.55		508.14		503.59		503.59	
	Two bed, one bath	537.90	526.00		520.00			638.00		628.00		628.18		633.64		609.40		607.00		609.84		623.74		611.11		611.11	
	Two bed, two bath																										
	Three bedroom	676.00	676.00		563.00			713.00		713.00		713.00		713.00		713.00		713.00		738.00		763.00		763.00		763.00	
	All	563.50	536.94		521.56			557.73	504.75	565.47		566.38		526.00		602.25		551.00		606.43		524.65		527.25		527.25	
Pueblo	Efficiency	389.89	382.25	404.56	406.78	397.00	400.00	360.43	360.43	275.00	352.85	363.00	359.00	315.00	360.60	315.00	363.00	316.00	362.00	338.00	364.00	404.00	364.00	300.00	300.00		
	One bedroom	396.64	398.20	426.64	407.40	429.66	419.54	408.59	418.10	453.63	427.94	448.50	421.34	432.46	420.89	433.95	423.31	436.80	434.19	443.76	435.48	445.36	439.44	449.67	449.67		
	Two bed, one bath	485.54	489.24	471.00	472.55	518.14	492.00	477.69	493.55	549.74	484.92	513.77	480.54	547.63	511.98	528.00	501.34	535.08	507.97	533.40	533.40	539.00	539.25	582.93	582.93		
	Two bed, two bath	780.17	802.89	543.37	806.45	536.42	808.76	527.16	935.19	639.31	818.65	719.75	806.45	705.13	1012.81	770.13	847.94	770.88	847.56	771.25	874.06	575.00	852.50	749.61	749.61		
	Three bedroom	643.50	614.16	560.33	611.91	632.75	611.55	632.00	1079.75	649.11	643.70	645.50	645.90	620.13	644.43	644.44	667.85	644.44	669.00	644.44	668.70	638.59	646.80	646.80	646.80		
	All	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	483.14	495.25	482.78	511.60	528.15	528.15		
Salida	Efficiency																										
	One bedroom	431.00	431.00		430.80			440.40		445.20		445.20		445.20		445.64		445.64		445.64		446.73		446.73		446.73	
	Two bed, one bath	424.86	412.25		411.80			416.43		419.86		435.33		435.33		434.57		438.00		438.00		434.57		444.86		444.86	
	Two bed, two bath	401.00	481.00		480.80			480.80		480.80		485.60		425.00		438.00		438.00		450.00		438.00		513.00		513.00	
	Three bedroom																										
	All	429.65	422.25																								

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

Market Area	Apartment Type	2006			2007			2008			2009			2010			2011							
		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	4th Qtr				
Alamosa	Efficiency																							
	One bedroom	0.70	0.70		0.75		0.80		0.80		0.84		0.81		0.84		0.84		0.84		0.84			
	Two bed, one bath	0.55	0.55		0.55		0.55		0.58		0.61		0.45		0.45		0.45		0.45		0.45			
	Two bed, two bath												0.88		0.90		0.90		0.90		0.90			
	Three bedroom																							
All	0.64	0.64		0.67		0.69		0.71		0.74		0.71		0.73		0.73		0.73		0.73				
Aspen	Efficiency	1.75	1.94		1.96		2.13		2.14		2.17		2.00		2.04		2.06		2.07		2.06			
	One bedroom	1.75	1.58		1.65		1.77		1.67		1.69		1.61		1.61		1.64		1.61		1.73			
	Two bed, one bath	1.31	1.24		1.26		1.44		1.44		1.45		1.30		1.29		1.29		1.30		1.31			
	Two bed, two bath	1.25	1.31		1.35		1.44		1.26		1.29		1.12		1.14		1.26		1.18		1.18			
	Three bedroom	1.31	1.37		1.38		1.42		1.01		1.06		0.92		0.92		1.11		0.95		0.96			
All	1.47	1.46		1.50		1.63		1.49		1.51		1.37		1.38		1.44		1.40		1.44				
Buena Vista	Efficiency																							
	One bedroom	1.16	1.16		1.22		1.22		1.28		1.28		1.28		1.28		1.28		1.28		1.28			
	Two bed, one bath	0.60	0.73		0.77		0.80		0.81		0.78		0.88		0.88		0.88		0.83		0.83			
	Two bed, two bath																							
	Three bedroom																							
All	0.69	0.75		0.79		0.82		0.83		0.80		0.89		0.90		0.90		0.85		0.85				
Canon City	Efficiency																							
	One bedroom											0.89		0.78		0.78		0.78		0.82		0.82		
	Two bed, one bath	0.76	0.75		0.75		0.78		0.78		0.78		0.78		0.79		0.79		0.78		0.81			
	Two bed, two bath																							
	Three bedroom																							
All	0.76	0.75		0.75		0.78		0.78		0.80		0.79		0.79		0.79		0.73		0.73				
Colorado Springs	Efficiency	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	1.03	1.09	1.07	1.13	1.14	1.14
	One bedroom	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	0.93	0.95	0.96	0.97	0.98	1.01	1.01
	Two bed, one bath	0.78	0.75	0.77	0.76	0.74	0.75	0.74	0.74	0.74	0.76	0.74	0.75	0.75	0.75	0.75	0.75	0.75	0.76	0.77	0.77	0.79	0.81	0.81
	Two bed, two bath	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	0.86	0.88	0.89	0.89	0.90	0.91	0.91	0.92
	Three bedroom	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	0.82	0.83	0.83	0.82	0.84	0.85	0.86	0.88
All	0.87	0.86	0.86	0.86	0.85	0.86	0.85	0.87	0.88	0.88	0.89	0.86	0.88	0.86	0.87	0.87	0.88	0.89	0.90	0.91	0.92	0.94	0.94	
Durango	Efficiency	1.17	1.14		1.16		1.17		1.16		1.24		1.07		1.06		1.06		1.07		1.10		1.13	
	One bedroom	1.22	1.22		1.22		1.25		1.27		1.34		1.27		1.35		1.29		1.29		1.29		1.30	
	Two bed, one bath	0.95	0.97		0.98		1.00		0.99		1.10		1.19		1.06		0.99		0.98		0.95		1.06	
	Two bed, two bath	0.99	0.97		0.94		0.94		0.94		1.05		1.08		1.25		1.25		1.27		1.28		1.28	
	Three bedroom	1.06	1.06		1.02		1.01		1.02		1.18		0.84		0.94		0.94		0.97		0.97		0.97	
All	1.04	1.06		1.06		1.08		1.10		1.18		1.14		1.18		1.15		1.16		1.16		1.18		
Eagle County	Efficiency	1.90	2.18		2.15		2.23		2.30		2.30		2.57		2.59		2.32		3.15		3.34		2.66	
	One bedroom	1.42	1.44		1.43		1.58		1.57		1.57		1.61		1.60		1.57		1.64		1.68		1.53	
	Two bed, one bath	1.43	1.15		1.39		1.40		1.41		1.44		1.40		1.48		1.52		1.47		1.47		1.57	
	Two bed, two bath	1.26	1.41		1.25		1.40		1.29		1.32		1.35		1.31		1.33		1.33		1.34		1.30	
	Three bedroom	1.24	1.15		1.23		1.18		1.08		1.15		1.13		1.12		1.17		1.13		1.13		1.15	
All	1.42	1.34		1.40		1.46		1.43		1.43		1.42		1.44		1.49		1.51		1.56		1.53		
Fort Collins/ Loveland	Efficiency	1.26	1.32	1.55	1.48	1.23	1.48	1.54	1.48	1.48	1.82	1.60	1.60	1.70	1.78	1.68	1.68	1.87	1.64	1.58	1.33	1.73	1.31	1.30
	One bedroom	0.96	1.03	1.00	1.04	1.08	1.07	1.12	1.09	1.10	1.14	1.07	1.11	1.11	1.12	1.11	1.12	1.19	1.15	1.23	1.17	1.19	1.20	1.27
	Two bed, one bath	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	0.94	0.99	0.97	1.00	0.95	1.00	0.98	1.03
	Two bed, two bath	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	0.97	0.95	0.98	0.99	0.98	1.03	1.01	1.10	1.08
	Three bedroom	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	0.90	0.95	0.99	0.96	0.99	0.93	1.04	1.03
All	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	1.04	1.06	1.05	1.06	1.10	1.11	
Fort Morgan/ Brush	Efficiency																							
	One bedroom	0.56	0.57		0.56		0.63		0.63		0.63		0.70		0.75		0.67		0.68		0.68		0.66	
	Two bed, one bath	0.52	0.54		0.58		0.50		0.57		0.57		0.59		0.62		0.64		0.64		0.68		0.67	
	Two bed, two bath																							
	Three bedroom	0.61	0.49		0.72		0.53		0.54		0.57		0.74		0.78		0.78		0.56		0.57		0.56	
All	0.55	0.53		0.57		0.57		0.58		0.59		0.68		0.72		0.67		0.63		0.63		0.63		

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

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

Market Area	Apartment Type	2006			2007				2008				2009				2010				2011				
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency	1.51	1.15	1.96			1.51			1.10			1.05		1.05			1.05		1.20			1.20		
	One bedroom	1.11	1.16	1.24	0.78		1.31		0.81	1.04			0.99		1.02			1.02		1.18			1.28		1.28
	Two bed, one bath	0.84	0.98	0.96	0.84	0.65	0.93		0.86	0.89			0.96		0.97			0.97		1.06			1.16		1.16
	Two bed, two bath	0.92	0.85	0.99	0.83		0.92		0.75	0.97			0.97		0.97			0.97		0.85			0.88		0.88
	Three bedroom	0.69	0.89	0.76	0.85	0.67	0.76		0.77	0.92			0.97		0.97			0.97		0.91			0.95		0.95
	All	0.91	0.98	1.04	0.84	0.66	0.99		0.80	0.95			0.98		0.98			0.98		1.02			1.13		1.13
Grand Junction	Efficiency	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	0.53	0.53	0.53	0.59	0.59	0.53	0.50
	One bedroom	0.83	0.81	0.84	0.86	0.90	0.94	0.90	0.94	0.97	0.84	0.92	0.92	0.92	0.80	0.90	0.87	0.92	0.82	0.86	0.83	0.82	0.86	0.83	0.82
	Two bed, one bath	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	0.81	0.90	0.84	0.86	0.81	0.81
	Two bed, two bath	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	0.85	0.87	0.82	0.83	0.84	0.84
	Three bedroom	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	0.84	0.82	0.65	0.67	0.75	0.75
	All	0.69	0.77	0.79	0.80	0.85	0.87	0.85	0.90	0.87	0.91	0.85	0.89	0.86	0.88	0.81	0.87	0.81	0.88	0.82	0.86	0.81	0.81	0.81	0.81
Greeley	Efficiency	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	0.61	0.91	0.87	0.90	0.88	0.94	1.08	1.08
	One bedroom	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	0.90	0.89	0.91	0.95	0.94	0.94
	Two bed, one bath	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	0.81	0.75	0.80	0.81	0.81	0.81
	Two bed, two bath	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	0.76	0.81	0.77	0.86	0.84	0.84
	Three bedroom	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	0.73	0.70	0.72	0.73	0.70	0.75	0.75	0.77	0.75	0.75
	All	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	0.83	0.82	0.83	0.87	0.87	0.87
Gunnison	Efficiency																								
	One bedroom	1.09	1.19		1.19		1.19		1.24		1.24		1.18		1.19		1.19		0.84		0.84		1.00		
	Two bed, one bath	0.90	0.99		0.85		0.85		0.85		1.02		0.97		0.94		0.95		0.66		0.66		0.63		
	Two bed, two bath																								
	Three bedroom																								
	All	0.95	1.05		0.95		0.95		0.96		1.08		1.03		1.01		1.02		0.71		0.71		0.88		
Lake County	Efficiency	0.63	0.63		0.63		0.63		0.68		0.68		0.73		0.63			0.63		0.63			0.80		0.80
	One bedroom	0.86	0.86		0.72		0.92		0.94		0.96		0.96		0.87			0.87		0.87			0.69		0.69
	Two bed, one bath	0.64	0.63		0.68		0.70		0.71		0.73		0.75		0.75		0.68		0.69		0.68		0.45		0.45
	Two bed, two bath																						0.72		0.72
	Three bedroom																						0.45		0.45
	All	0.79	0.79		0.71		0.84		0.86		0.88		0.89		0.89		0.81		0.81		0.81		0.71		0.71
Montrose	Efficiency																								
	One bedroom	0.87	0.87		0.82		0.89		0.86		0.87		0.79		0.80		0.78		0.81		0.81		0.80		0.80
	Two bed, one bath	0.69	0.65		0.67		0.74		0.76		0.76		0.80		0.79		0.79		0.80		0.76		0.76		0.76
	Two bed, two bath																								
	Three bedroom	0.58	0.58		0.54		0.68		0.68		0.68		0.68		0.68		0.68		0.70		0.73		0.73		0.73
	All	0.79	0.78		0.75		0.83		0.80		0.80		0.79		0.79		0.78		0.80		0.78		0.78		0.78
Pueblo	Efficiency	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	1.04	1.02	1.02	1.02	1.02	0.87
	One bedroom	0.73	0.74	0.76	0.75	0.81	0.78	0.78	0.80	0.82	0.84	0.80	0.79	0.82	0.84	0.81	0.84	0.82	0.85	0.85	0.84	0.82	0.86	0.88	0.88
	Two bed, one bath	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	0.68	0.69	0.66	0.68	0.71	0.71
	Two bed, two bath	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	0.91	1.01	0.61	0.83	0.73	0.73
	Three bedroom	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	0.73	0.74	0.76	0.76	0.77	0.80	0.65	0.65	0.68	0.68	0.68
	All	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	0.81	0.74	0.79	0.80	0.80
Salida	Efficiency																								
	One bedroom																								
	Two bed, one bath	0.53	0.50		0.50		0.51		0.52		0.52		0.54		0.54		0.53		0.56		0.53		0.55		0.55
	Two bed, two bath	0.45	0.47		0.47		0.48		0.49		0.50		0.44		0.45		0.45		0.53		0.45		0.53		0.53
	Three bedroom																								
	All	0.51	0.49		0.49		0.50		0.51		0.52		0.51		0.51		0.52		0.55		0.52		0.55		0.55
Southeastern Colorado	Efficiency																								
	One bedroom	0.86	0.83		0.79		0.78		0.92		0.94		0.93		0.93		0.93		0.91		0.95		0.96		0.96
	Two bed, one bath	0.77	0.76		0.72		0.72		0.82		0.82		0.83		0.83		0.78		0.77		0.91		0.91		0.91
	Two bed, two bath		0.55																						
	Three bedroom	0.47	0.47		0.38		0.41		0.49		0.49		0.50		0.49		0.51		0.49		0.79		0.78		0.78
	All	0.74	0.71		0.62		0.66		0.77		0.78		0.74		0.73		0.73		0.72		0.84		0.83		0.83
Steamboat Springs	Efficiency																								
	One bedroom	0.99	1.01		1.06		1.34		1.36		1.35		1.44		1.40		1.36		1.30		1.32		1.32		1.32
	Two bed, one bath	0.78	0.82		0.74		0.97		1.02		1.02		1.06		1.01		0.99		0.96		0.97		0.93		0.93
	Two bed, two bath	0.79	0.80		0.82	0.74	0.87	0.74	0.87		0.89		0.87		0.87		0.87		0.87		0.9				

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2006			2007				2008				2009				2010				2011				
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99		0.0		0.0		12.5						4.1												
	2000-04 2005+																								
Aspen	To 1959	0.0																							
	1960-69																								
	1970-79		7.0										3.5												
	1980-89																								
	1990-99	1.6	0.0		0.0					3.3							3.3	1.6				1.6			
	2000-04 2005+																						1.6		
Buena Vista	To 1959																								
	1960-69																								
	1970-79																								
	1980-89						0.0																		
	1990-99		0.0																						
	2000-04 2005+												6.3		6.3		9.4		6.3		3.1		9.4		
Canon City	To 1959																								
	1960-69																								
	1970-79	1.5	2.9						2.9							1.5		2.9							
	1980-89																								
	1990-99				9.3		8.9						0.0		8.9										
	2000-04 2005+																								
Colorado Springs	To 1959	4.3	12.0	4.5	6.9	4.4	8.1	5.4	4.4	5.3	5.8	4.0	7.6	6.5	6.9	3.5	6.1	7.8	2.9	5.3	3.6	4.0	4.4	4.7	
	1960-69	4.5	4.8	5.8	4.8	6.2	5.5	4.4	3.9	5.2	5.5	4.1	4.8	6.4	5.1	4.1	5.0	6.1	5.1	3.9	3.9	4.9	5.8	4.0	
	1970-79	4.7	4.8	4.6	4.2	6.1	6.9	5.3	4.0	5.6	5.9	6.2	5.8	6.9	6.2	5.8	5.9	6.3	6.8	6.2	4.7	7.8	7.2	6.8	
	1980-89	4.9	6.1	4.9	4.6	5.4	5.6	5.4	3.8	7.5	7.9	3.7	3.2	6.5	6.3	5.0	4.0	5.6	6.9	4.2	4.2	6.7	6.4	5.9	
	1990-99	5.0	5.1	3.0	6.7	6.6	7.3	4.7	3.3	6.4	7.9	4.1	4.9	8.2	7.6	5.8	3.9	7.5	6.2	5.3	4.4	7.5	6.8	5.7	
	2000-04 2005+	5.3	7.2	4.8	4.3	5.8	7.2	6.6	5.2	6.3	9.1	4.8	4.9	7.4	8.3	6.5	5.3	4.9	7.1	4.9	5.2	7.0	8.3	5.0	
Durango	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	4.5	0.0		0.0		0.0		7.1		0.0		0.0		0.0		0.0	10.0			0.0		10.0		
	1990-99	2.1	0.0				1.9								5.6		4.8				0.0		7.1		
	2000-04 2005+	2.7													6.3										
Eagle County	To 1959																								
	1960-69																								
	1970-79	0.0																							
	1980-89		3.3		1.7										1.0		0.0								
	1990-99	9.9			1.7		7.0		0.6		0.8		3.3		1.7	15.0	9.2		5.0		8.3		10.0		
	2000-04 2005+	7.3																							
Fort Collins/ Loveland	To 1959	14.3	0.0	14.3	0.0	0.0	0.0	1.9	1.1		4.2	0.0	0.0	11.5	0.0	2.0	0.0			5.9	2.1	0.0	0.0	3.3	
	1960-69	1.1	0.0	0.0	0.0		0.8	1.3	0.7		7.1	2.3	2.5	3.0	17.2	0.9	1.4	0.0	5.1	0.8	1.4	1.8	30.6	0.0	1.5
	1970-79	2.9	3.4	0.0	3.9	4.5	5.1	3.1	3.2	4.7	2.3	0.0	1.6	7.4	2.7	3.7	2.8	3.5	7.9	3.1	3.3	10.2	4.9	2.5	
	1980-89	4.0	6.1	2.5	3.2	5.1	7.3	2.3	4.0	10.2	8.5	3.7	0.8	12.3	9.6	3.5	4.0	5.8	3.5	3.3	2.2	1.5	5.8	1.9	
	1990-99	4.5	6.5	1.7	1.7	6.8	3.0	14.3	3.2	8.2	7.2	4.5	2.8	7.3	6.7	3.3	3.5	5.9	4.6	1.6	4.3	7.1	8.6	3.0	
	2000-04 2005+	2.1	7.9	4.5		3.7	6.8	3.3	3.0	4.5	5.7		5.0	8.7	2.9	3.6	4.1	4.6	2.4	8.0	4.3	3.2	6.7	7.5	4.2
Fort Morgan/ Brush	To 1959		19.0		12.5				5.9		8.7		8.7		25.0		4.3		0.0						
	1960-69																								
	1970-79	1.6	6.0		4.2		1.9		0.0		5.2		6.3		2.1		4.2		0.8		3.5		4.2		
	1980-89	4.5	4.1		5.4		4.0		8.0		4.0		1.5		11.9		4.5		3.0		3.0		0.0		
	1990-99																								
	2000-04 2005+																0.0		0.0		0.0		10.0		

*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	2006			2007				2008				2009				2010				2011				
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	To 1959																								
	1960-69																								
	1970-79	0.0	3.9		1.3				0.0																
	1980-89																								
	1990-99					0.0			0.0				1.8			3.6		5.5	5.5	1.8			1.8		7.3
	2000-04 2005+																								
Grand Junction	To 1959	0.5	0.5	4.3	0.0	8.3		0.0	0.0	0.0	0.0	0.0	8.1	0.0	40.0	31.3	4.5	10.5	0.0	5.7	0.0	8.3	10.0	4.0	
	1960-69	0.0	0.0	0.0	0.0																				
	1970-79	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	5.7	4.2	7.7	4.7	0.7	
	1980-89	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	5.3	3.6	3.3	3.1	1.9	
	1990-99	1.6	4.1	8.1	3.7			3.7	2.6	9.3	4.7	2.6	2.9	0.0	8.6	6.8	5.5	50.0	3.8	2.8	4.9	13.0	3.1	3.6	
	2000-04 2005+	0.0	8.3								12.5	0.0	0.0		36.4	25.0	0.0	0.0		0.0	0.0	0.0	0.0	10.0	
Greeley	To 1959				12.5	13.6									19.0										
	1960-69		4.2		9.9							4.3	4.1	13.7	7.3	2.0	5.1	10.1	7.2	0.0	5.1	12.2	4.0	0.0	
	1970-79	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	4.2	4.0	6.5	7.8	5.1	
	1980-89	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	3.8	3.7	4.5	7.5	4.1	
	1990-99	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	5.6	8.6	0.0	2.6	2.6		
	2000-04 2005+	5.5	3.4	3.6			4.2	6.7		2.6		3.1	3.1	7.6	2.7	5.8		4.9	4.5	5.8	12.9	5.4	4.0		
Gunnison	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	0.0																							
	1990-99		0.0								0.0		0.0											28.6	
	2000-04 2005+																								
Lake County	To 1959																							3.1	
	1960-69																								
	1970-79																								
	1980-89	0.0						0.0						0.0										2.7	
	1990-99																				8.1				
	2000-04 2005+																								
Montrose	To 1959																								
	1960-69	18.8																							
	1970-79	6.2	5.9						11.8		2.9				14.7		4.5								
	1980-89	2.0	0.0		2.0		6.0		2.0						4.0		0.0								
	1990-99																								
	2000-04 2005+																								
Pueblo	To 1959	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	16.7	0.0	33.3	0.0	7.1		
	1960-69	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	3.5	5.4	0.0	0.0	2.1		
	1970-79	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	4.8	4.2	3.2	1.9	2.3	
	1980-89	5.6	18.8					18.8	5.6			5.6	4.0	9.1	6.5	5.6	4.6	7.4	6.5	7.4	2.8				
	1990-99	6.1	0.0			0.0						3.1		7.3	5.2	1.0	5.2				5.2				
	2000-04 2005+	25.0	13.6								8.1	10.1										3.6		3.4	
Salida	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99		0.0																					0.0	
	2000-04 2005+																								
Southeastern Colorado	To 1959	16.7	16.7		12.5																				
	1960-69				0.0																				
	1970-79	0.0	5.5						0.9		1.8		0.9		3.3		2.7				2.1		0.0		
	1980-89																				3.8				
	1990-99																								
	2000-04 2005+																								
Steamboat Springs	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	8.4	4.1		3.7		5.4	7.4	4.3		7.3		1.0		4.3		4.2		3.3		0.0		2.3		
	1990-99	1.9																							
	2000-04 2005+																								
Sterling	To 1959																								
	1960-69	8.3	0.0		16.7		8.3		0.0								0.0		0.0		0.0		8.3		
	1970-79	1.8			1.8						1.8		5.5		5.5		2.7		2.7		0.9				
	1980-89	1.2	5.8		1.9				6.3		0.0		1.9		1.2		2.3		3.5		0.0		12.5		
	1990-99				6.3				0.0		5.0		8.8		14.6		3.1		6.3		0.0				
	2000-04 2005+																								
Summit County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89		15.6				3.3		3.3				0.0				0.0		3.3				3.3		
	1990-99	0.6			0.0		5.0						0.7		3.8		3.3		1.3		2.9		2.9		
	2000-04 2005+																								

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2006			2007				2008				2009				2010				2011				
		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	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	2 to 8																								
	9 to 50		0.0		0.0		12.5						4.1												
	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	1.6	3.4		0.0				3.3					3.5			0.0	1.6				1.6			1.6
	100 - 199																								
	200 - 349																								
	350 up																								
Average	1.6	3.4		0.0				3.3					3.5			0.0	1.6				1.6			1.6	
Buena Vista	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average			0.0			0.0							6.3		6.3		9.4		6.3		3.1		9.4		
Canon City	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average	1.5	2.9		9.3		8.9			2.9				8.9		1.5		2.9				6.3				
Colorado Springs	2 to 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	0.0	6.1	8.7	5.3	11.4	0.0	32.1	0.0	0.0	
	9 to 50	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	4.8	5.2	6.6	4.6	3.7	4.6	5.0	6.4	4.8	
	51 to 99	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	4.2	6.2	7.3	5.9	4.8	4.7	6.3	6.6	4.2	
	100 - 199	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	5.7	4.7	6.7	6.2	5.7	4.1	6.4	5.8	5.7	
	200 - 349	4.8	5.9	4.9	4.3	6.0	6.7	6.4	4.4	6.8	8.1	4.2	4.6	7.0	6.8	6.0	4.6	5.6	6.9	4.7	4.6	7.5	7.5	6.0	
	350 up	5.8	4.7	3.8	7.6	5.6	5.5	4.3	4.4	7.0	6.8	5.2		6.3	6.2	6.2	3.7	5.3	6.6	4.4	4.6	4.7	6.5	6.2	
Average	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	5.8	4.7	6.0	6.5	4.8	4.5	6.8	6.9	5.8		
Durango	2 to 8		0.0				0.0																		
	9 to 50	4.5	0.0		0.0		1.1		7.1		18.0														
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average	2.5	0.0		0.0		1.0		7.1		10.1				3.9		3.6		3.3		0.0		8.8			
Eagle County	2 to 8																								
	9 to 50																								
	51 to 99	8.6			1.7		3.3		0.0				6.7		0.0	5.0	9.2		5.4						
	100 - 199	16.6	3.3		1.7		7.9		0.8		0.8		1.7		3.3				5.0		6.1		7.6		
	200 - 349	0.9																							
	350 up																								
Average	7.1	3.3		1.7		7.0		0.6		0.8		3.3		1.3	5.0	3.1		5.2		6.1		7.6			
Fort Collins/ Loveland	2 to 8	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	2.6	0.0	0.0	20.0	2.1	1.2	6.7	0.0	2.6	
	9 to 50	5.7	40.5	4.3	2.9	5.6	1.5	3.6	5.3	5.6	1.1	3.3	1.2	7.3	2.0	3.2	0.0	8.3	1.4	3.4	3.3	11.1	5.6	3.2	
	51 to 99	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	1.3	2.8	5.6	4.8	4.0	2.0	5.1	2.5	1.3	
	100 - 199	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	1.9	3.2	5.6	1.5	1.4	3.4	13.6	7.8	1.9	
	200 - 349	4.5	9.1	2.9	2.6	5.7	7.2	2.4	3.3	8.8	10.3	4.6	6.3	8.3	5.5	3.2	4.4	4.6	5.9	3.2	3.3	6.9	7.2	3.2	
	350 up			3.4		0		1.7																	
Average	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	2.9	3.9	5.1	4.5	2.9	3.2	9.1	6.8	2.9		
Fort Morgan/ Brush	2 to 8		19.0		12.5				5.9		8.7		8.7		25.0		4.3		0.0						
	9 to 50	3.6	4.1		4.7				8.0		4.0		3.5		7.8		3.5		1.4		2.1		2.1		
	51 to 99	0.0	7.7				1.9		0.0		5.2					5.2		1.0		4.2		6.3			
	100 - 199																								
	200 - 349																								
	350 up																								
Average	2.4	6.4		5.4		2.6		2.2		5.6		4.3		8.4		5.2	3.6	1.1		2.9		3.8			

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