

Third Quarter 2015

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Apartment Realty Advisors

Pierce-Eislen

conducted by

Ron Throupe, Ph.D.
of
The University of Denver

And

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

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Colorado State

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Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. For the Third Quarter 2015 Survey 35,540 units reported compared to 35,023 for the Third Quarter 2014 Survey. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area was 4.8 for September of 2015 compared to 4.9 percent for March of 2015 compared to 3.8 percent for September 2014, compared to 5.2 percent in March 2014, compared to 4.6 percent for September 2013. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs at 4.2 percent; Fort Collins/Loveland, 2.4 percent; Grand Junction, 3.7 percent; Greeley, 5.7 percent; and Pueblo, 6.1 percent.

The overall average rent per square foot ranges from a low of 62 cents in Southeastern Colorado to a high of 161 cents in Eagle. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 6.1 percent. This means that tenants moved out of 6.1 percent of the units the previous month.

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

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

INTRODUCTION

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

The Survey covers seventeen major market areas for the First and Third Quarters: Alamosa, Aspen, Buena Vista, Canon City, Colorado Springs, Durango, Eagle County, Fort Collins/Loveland, Fort Morgan/Brush, Glenwood Springs, Grand Junction, Gunnison, Lake County, Montrose, Pueblo, Salida, Southeast Colorado, Steamboat Springs, Sterling, Summit County, and Weld County. For the Second and Fourth Quarters only metropolitan areas in the state are surveyed. Because of the size of some of the markets, three areas were sub-divided: Colorado Springs has seven sub-markets, Fort Collins/Loveland has five, and Pueblo has four.

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

The excellent industry cooperation by various apartment associations, county and local officials, owners and apartment managers is appreciated. Survey management and analysis was done by Jennifer L. Von Stroh of Colorado Economic and Management Associates, and Ron L. Throupe of the University of Denver.

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

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

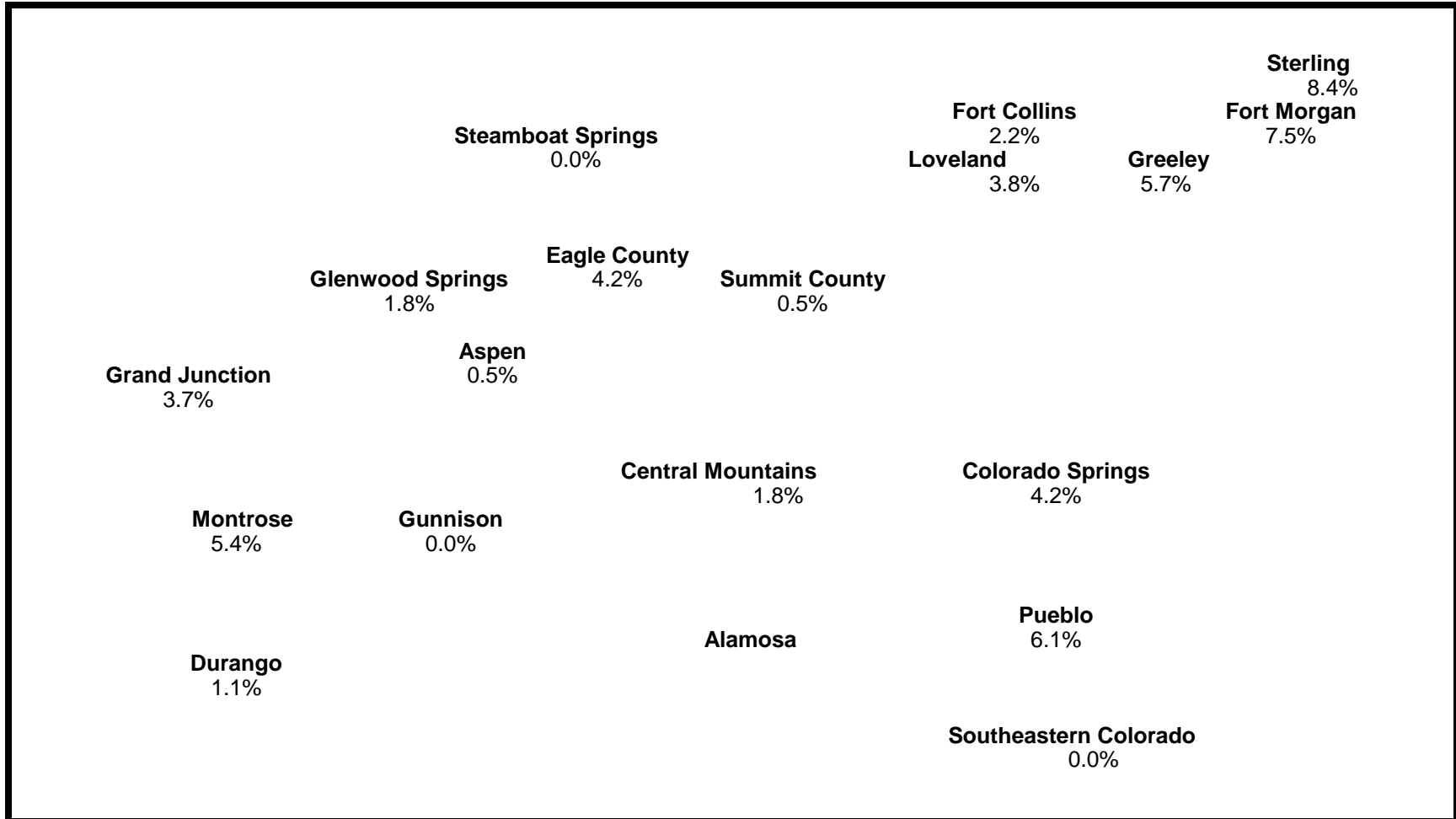
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2009	2010				2011				2012				2013				2014				2015			
	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa		206		206		209		216		98		33		65		119		153		0		88		0	
Aspen		328		328		345		328		118		204		352		204		204		143		143		205	
Central Mountains												238		268		214		136		168		198		168	
Buena Vista		84		84		84		84		32		*		*		*		*		*		*		*	
Canon City		286		286		286		286		192		*		*		*		*		*		*		*	
Lake County		89		89		89		199		199		*		*		*		*		*		*		*	
Salida		70		78		70		78		0		*		*		*		*		*		*		*	
Colorado Springs	17426	17288	17218	18373	18440	17786	18153	18017	18637	17431	17515	19323	19435	19619	20369	20772	20892	21444	21181	21087	21345	22075	20968	21279	
Northwest	1941	2053	1629	1722	1487	1662	1752	1878	1616	1620	1356	1649	1605	1957	2139	2306	2001	2270	2233	2195	1996	1950	2151	2039	
Northeast	4354	3583	3753	3960	3940	4019	3880	3880	4279	4014	3769	4523	3507	3432	3774	4002	4086	3931	4244	4225	4259	3934	3951	4041	
Far Northeast	2917	3161	3113	3574	4146	3332	3456	3067	3449	3319	3685	4901	4717	4677	4769	4970	4473	4834	4852	4594	4301	5019	5596	5992	
Southeast	2500	2260	2501	3194	2804	2853	2582	2535	2691	2394	1898	2340	2838	3307	3665	3220	3620	3774	3245	3557	4081	3769	3097	3123	
Security/Widefield/Fountain	574	699	700	575	575	575	575	700	700	700	699	575	575	575	392	535	607	571	626	751	810	777	629	632	
Southwest	3669	3622	3658	3517	3717	3482	4002	4074	3834	3391	3972	3717	3384	3711	3978	4274	3845	3873	4128	4218	4049	4426	4010	3859	
Central	1471	1910	1864	1831	1771	1863	1906	1883	2068	1993	2136	1618	2092	1960	1652	1465	2203	2191	1529	1547	1849	2200	1534	1593	
Durango		617		588		609		601		233		203		221		253		82		188		187		189	
Eagle County		1111		1229		1251		1077		683		882		831		765		570		659		684		744	
Fort Collins/Loveland	5039	5808	5603	5619	5686	5879	5354	5810	5163	5274	5433	6215	5857	6033	6098	5593	6045	5653	5792	6226	5837	6434	5781	6052	
Fort Collins	4295	4921	4716	4951	4826	5104	4851	5005	4280	4154	4513	5111	4776	4999	5113	4525	4997	4647	4786	5281	4857	5503	5069	5259	
Northwest	1402	1616	1436	1418	1396	1425	1039	1359	1120	1211	1394	1507	1599	1707	1473	1102	1642	1543	1323	1604	1186	1332	1380	1381	
Northeast	106	145	140	140	213	176	88	113	134	55	59	92	167	138	58	58	122	76	58	56	120	120	82	77	
Southeast	1090	1699	1699	1932	1666	1942	2086	2024	1940	1384	1192	1663	1214	1484	2036	1700	1653	1570	1820	1820	1710	2210	1962	2176	
Southwest	1697	1461	1441	1461	1551	1561	1638	1509	1086	1504	1868	1849	1796	1670	1546	1665	1580	1458	1585	1801	1841	1841	1645	1625	
Loveland	744	887	887	668	860	775	503	805	883	1120	920	1104	1081	1034	985	1068	1048	1006	1006	945	980	931	712	793	
Fort Morgan/Brush		283		263		270		240		366		245		366		342		144		240		216		240	
Glenwood Springs		217		163		238		235		157		273		231		223		242		169		172		224	
Grand Junction	1819	1635	1756	1638	1551	1652	1729	1841	1637	771	1085	717	1157	1289	1427	1002	1128	1062	967	897	962	1008	667	615	
Greeley	2854	3159	2883	2879	2721	2768	3041	2819	2501	3592	2936	3163	2735	3026	2798	2866	2948	2836	2952	2925	3085	3202	3193	3474	
Gunnison		177		177		187		177		88		60		88		88		88		60		60		88	
Montrose		228		218		222		256		186		16		92		132		16		126		92		92	
Pueblo	1792	1780	1731	1736	1476	1723	1771	1785	1311	664	1176	1717	1112	1419	1381	1503	1569	1392	1534	1457	1420	1602	1424	1547	
Northwest	199	199	179	179	101	181	178	174	89	89	90	90	91	91	91	91	93	93	93	173	93	173	93	171	
Northeast	1068	1033	1009	1009	848	1010	1177	1100	748	395	841	1069	743	908	971	1067	1067	1067	1101	851	920	999	924	1043	
Southeast	15	14	14	14	9	14	14	14	14	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	
Southwest	510	534	529	534	518	518	402	497	460	180	245	558	278	420	319	345	409	232	335	433	407	430	407	333	
Southeastern Colorado		150		150		160		160		112		110		90		120		10		110		0		110	
Steamboat Springs		249		247		247		247		248		303		206		240		151		146		146		146	
Sterling		240		240		240		264		86		240		196		240		196		240		228		154	
Summit County		347		347		348		341		243		243		243		243		243		182		152		213	
Total Responses	28930	34352	29191	34938	29874	34663	30048	35061	29825	30773	29003	34185	30725	34635	32073	34919	32582	34622	32426	35023	32649	36687	32033	35540	

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

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 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
1st Quarter 2012**	5.2	914.95	861.34
2nd Quarter 2012*	4.9	942.03	888.31
3rd Quarter 2012**	4.6	944.87	892.54
4th Quarter 2012*	5.2	943.01	885.77
1st Quarter 2013**	4.9	950.42	894.30
2nd Quarter 2013*	4.5	977.50	919.76
3rd Quarter 2013**	4.6	1000.33	943.31
4th Quarter 2013*	5.4	992.34	942.15
1st Quarter 2014**	5.2	1026.4	972.52
2nd Quarter 2014*	4.8	1064.65	1016.94
3rd Quarter 2014**	3.8	1087.08	1050.36
4th Quarter 2014*	4.6	1109.55	1069.00
1st Quarter 2015**	4.9	1137.63	1105.98
2nd Quarter 2015*	4.4	1199.37	1164.51
3rd Quarter 2015**	4.8	1219.12	1187.97

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	2009	2010				2011				2012				2013				2014				2015			
	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa		6.3		6.8		6.7		6.5		3.1		0.0		16.9		5.9		12.4				10.2			
Aspen	3.3	2.7		5.5		3.2		4.3		1.7		0.5		0.9		2.5		0.5		0.0		0.0		0.5	
Central Mountains												4.2		1.5		1.4		0.0		6.5		3.0		1.8	
Buena Vista		13.1		10.7		17.9		4.8		0.0		*		*		*		*		*		*		*	
Canon City		5.6		5.9		5.9		6.3		7.8		*		*		*		*		*		*		*	
Lake County		7.9		7.9		7.9		2.5		11.1		*		*		*		*		*		*		*	
Salida		4.3		5.1		5.7		3.8				*		*		*		*		*		*		*	
Colorado Springs	8.7	6.9	5.8	6.6	7.2	5.8	6.4	6.2	6.7	6.4	6.0	6.1	7.1	5.6	5.4	5.4	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	
Northwest	5.6	5.2	6.0	4.3	6.3	3.6	5.8	5.6	6.8	5.1	4.4	5.9	4.2	3.7	4.3	5.4	5.1	13.7	11.7	6.7	5.6	6.0	5.2	5.7	
Northeast	8.0	7.1	5.8	5.5	6.0	6.5	5.4	4.6	5.3	5.4	6.7	4.4	5.6	5.6	4.0	4.1	5.2	4.8	4.7	4.4	3.9	4.3	3.8	4.2	
Far Northeast	6.9	4.5	4.7	6.0	6.9	5.5	7.4	7.1	6.5	6.1	4.8	8.2	6.6	6.5	5.5	7.0	13.0	7.9	5.6	3.4	6.0	8.1	4.9	3.9	
Southeast	14.6	9.8	6.7	8.8	9.9	7.0	9.0	8.0	9.6	10.5	8.8	8.0	10.1	7.3	8.0	6.2	6.9	6.2	4.5	5.1	6.1	6.4	5.2	5.0	
Security/Widefield/Fountain	19.2	14.2	11.7	18.4	19.3	16.2	15.0	10.7	10.7	5.3	3.6	4.7	2.6	5.9	5.9	10.1	5.3	3.9	7.3	3.3	4.4	5.1	1.1	2.8	
Southwest	6.6	5.1	3.7	6.1	5.4	3.3	4.9	5.6	5.4	6.2	5.1	4.8	4.7	4.5	4.4	3.8	4.8	4.7	3.1	2.8	4.6	5.6	4.4	2.8	
Central	9.2	9.4	7.7	5.8	6.8	6.3	4.4	6.2	7.1	5.8	8.0	4.7	6.5	4.7	5.6	5.3	5.6	5.3	6.8	5.9	6.4	6.0	5.0	6.3	
Durango		7.1		3.9		4.3		4.7		3.9		1.5		2.3		4.3		1.2		2.7		1.6		1.1	
Eagle County		6.0		8.9		5.7		6.7		7.9		14.2		4.5		8.8		1.6		4.4		1.2		4.2	
Fort Collins/Loveland	6.3	4.9	6.8	2.9	4.1	4.0	6.3	2.3	3.4	3.0	3.5	2.1	2.4	5.1	5.2	2.8	2.1	1.7	2.8	1.3	1.2	1.9	2.1	2.4	
Fort Collins	5.8	5.2	7.9	2.8	4.1	4.0	6.4	2.2	3.0	2.6	3.5	2.1	2.5	5.5	5.6	2.9	1.9	1.6	2.9	0.9	1.0	1.8	1.8	2.2	
Northwest	6.6	5.9	10.4	2.0	3.5	5.3	9.0	0.7	1.2	0.7	0.6	0.4	0.9	0.3	3.8	0.5	0.6	0.2	4.2	0.1	0.2	0.0	0.4	0.3	
Northeast	4.7	5.5	9.3	2.9	6.1	2.3	4.5	1.8	2.2	3.6	0.0	1.1	0.6	0.7	0.0	0.0	2.5	1.3	3.4	0.0	0.0	0.0	1.2	0.0	
Southeast	4.4	3.7	4.9	2.5	4.1	3.6	4.3	2.9	3.1	2.8	3.1	2.9	3.4	13.3	5.6	3.1	3.0	1.8	2.7	1.1	1.9	2.0	1.7	3.4	
Southwest	7.3	5.6	7.0	3.0	4.6	3.6	7.6	2.6	4.7	3.9	6.0	2.7	3.5	4.4	7.4	4.3	2.1	2.9	2.0	1.6	0.7	2.9	3.2	2.4	
Loveland	6.6	3.8	4.1	5.5	3.6	4.1	5.2	3.4	5.3	4.5	3.5	2.1	1.9	2.8	3.2	2.4	2.7	2.3	2.6	3.1	2.0	2.7	3.9	3.8	
Fort Morgan/Brush		7.1		8.4		8.1		5.0		5.2		2.9		6.8		2.3		4.9		2.5		5.1		7.5	
Glenwood Springs		3.2		5.5		3.4		5.5		10.8		1.8		23.4		10.3		7.0		2.4		3.5		1.8	
Grand Junction	13.2	11.6	8.9	7.9	7.5	6.3	6.3	7.7	7.0	10.4	5.5	3.8	9.7	11.8	10.6	15.7	6.7	5.3	6.9	4.7	7.2	5.8	3.7	3.7	
Greeley	7.4	6.9	6.3	3.9	5.1	3.8	6.7	1.8	6.4	5.8	5.4	3.1	3.2	1.4	2.2	1.3	6.3	4.4	4.1	2.3	1.3	1.1	1.6	5.7	
Gunnison		7.3		13.0		7.5		9.6		5.7		11.7		8.0		3.4		3.4		0.0		1.7		0.0	
Montrose		6.6		7.3		5.0		9.0		4.3		18.8		6.5		1.5		0.0		5.6		5.4		5.4	
Pueblo	12.2	12.6	10.4	11.6	10.2	7.4	9.6	7.3	7.3	5.9	4.3	15.8	10.7	14.9	11.1	9.3	8.3	8.1	6.6	8.0	7.3	3.9	5.9	6.1	
Northwest	6.0	9.0	4.5	9.5	5.0	9.4	7.3	7.5	6.7	0.0	0.0	0.0	0.0	1.1	0.0	1.1	0.0	0.0	0.0	1.7	1.1	0.6	1.1	1.8	
Northeast	15.2	16.3	12.7	14.1	12.0	7.6	11.0	7.4	7.9	5.1	5.2	19.6	8.6	19.8	14.2	10.3	9.5	10.0	7.7	11.5	10.0	4.9	8.0	8.1	
Southeast	6.7	14.3	7.1	14.3	0.0	7.1	0.0	7.1	0.0											0.0					
Southwest	8.4	6.7	8.1	7.7	8.3	6.2	7.0	7.2	6.7	10.6	2.4	10.9	19.8	7.4	4.7	8.4	7.1	2.6	5.1	3.5	2.7	3.0	2.2	2.4	
Southeastern Colorado		0.7		4.0		3.1		3.8		1.8		0.9		1.1		0.0		30.0		0.0				0.0	
Steamboat Springs		8.0		13.4		17.8		12.1		9.7		10.2		5.8		17.1		2.6		0.0		0.0		0.0	
Sterling		4.2		6.3		4.6		5.7		1.2		11.3		7.7		7.5		10.2		7.5		4.8		8.4	
Summit County		4.9		5.2		2.6		3.2		1.6		6.2		2.1		4.1		3.3		1.1		0.0		0.5	

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

VACANCIES BY APARTMENT TYPE

(In Percent)

Market Area	Apartment Type	2009				2010				2011				2012				2013				2014				2015					
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency		0.0		6.3		6.3		6.3		0.0		0.0		25.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0
	One bedroom		4.0		4.0		2.9		4.3		6.3		2.0		20.0		21.4		13.3		0.0		7.1		0.0		7.1		0.0		
	Two bed, one bath		3.3		6.7		4.4		5.7		37.5		0.0		13.5		6.4		9.2		0.0		1.9		3.9		2.0		1.5		
	Two bed, two bath		2.8		5.6		5.6		16.7		5.6		0.0		27.5		14.5		5.8		2.0		2.0		5.7		5.7		1.1		
	Three bedroom		3.8		4.5		0.0		2.3		11.0		3.8		26.4		7.7		5.5		5.7		5.7		5.7		5.7		1.1		
All		3.2		5.5		3.4		5.5		10.8		1.8		23.4		10.3		7.0		2.4		3.5		3.5		3.5		1.8			
Grand Junction	Efficiency	7.0	5.6	5.6	5.6	5.6	4.2	7.0	5.6	0.0				0.0	0.0	2.8	0.0	0.0	1.4	0.0	2.7	5.4	2.8	12.7		5.4	2.8	12.7			
	One bedroom	12.9	8.6	8.6	6.7	6.5	6.3	5.1	9.0	3.8	6.1	4.1	4.7	8.9	4.2	7.2	4.6	4.3	4.6	3.7	3.2	3.6	4.3	3.8	2.4	4.3	3.8	2.4			
	Two bed, one bath	13.4	11.8	8.6	8.9	6.3	6.6	5.5	6.6	7.3	9.7	4.5	1.5	8.1	6.6	12.6	10.0	10.9	6.5	11.9	7.4	10.0	7.0	3.8	3.3	7.0	3.8	3.3			
	Two bed, two bath	11.8	15.2	9.4	8.6	10.5	6.4	7.6	8.5	8.7	23.6	6.0	9.0	19.5	29.8	12.4	42.9	3.4	4.9	4.9	3.3	14.5	3.3	3.3	1.8	3.3	3.3	1.8			
	Three bedroom	23.8	22.2	8.8	4.8	7.1	5.0	8.5	6.0	3.5	29.4	24.0	9.5	16.0	41.2	9.2	42.7	17.4	12.0	8.0	10.5	19.0	16.0	12.5	0.0	16.0	12.5	0.0			
All	13.2	11.6	8.9	7.9	7.5	6.3	6.3	7.7	7.0	10.4	5.5	3.8	9.7	11.8	10.6	15.7	6.7	5.3	6.9	4.7	7.2	5.8	3.7	3.7	5.8	3.7	3.7				
Greeley	Efficiency	6.8	5.0	2.5	5.0	4.7	4.2	9.0	3.5	3.3	3.0	4.7	3.3	4.8	4.8	4.0	3.3	3.3	1.7	1.7	3.2	1.6	4.5	1.7	2.3		4.5	1.7	2.3		
	One bedroom	5.0	5.2	4.8	2.6	4.5	3.7	3.8	1.0	6.8	5.8	4.9	3.2	1.0	1.1	1.4	1.1	4.8	2.8	2.8	1.7	1.5	0.6	0.8	5.1		0.6	0.8	5.1		
	Two bed, one bath	6.4	5.0	7.2	3.6	5.8	3.0	10.2	1.4	3.6	2.2	2.0	1.8	2.5	1.6	2.3	1.1	0.9	0.6	1.5	1.4	0.8	0.8	0.3	3.4		0.8	0.3	3.4		
	Two bed, two bath	12.6	11.7	7.7	5.1	4.3	4.9	5.8	2.0	10.8	14.5	16.7	6.5	9.8	1.4	3.3	1.7	16.5	11.7	11.2	4.5	1.5	2.0	3.7	7.6		2.0	3.7	7.6		
	Three bedroom	13.8	12.7	10.4	8.5	7.9	2.6	7.4	3.8	5.9	5.1	3.1	1.2	1.5	1.4	2.7	1.5	7.4	5.7	2.0	1.4	1.8	0.3	2.0	8.9		0.3	2.0	8.9		
All	7.4	6.9	6.3	3.9	5.1	3.8	6.7	1.8	6.4	5.8	5.4	3.1	3.2	1.4	2.2	1.3	6.3	4.4	4.1	2.3	1.3	1.1	1.6	5.7		1.1	1.6	5.7			
Gunnison	Efficiency		2.9		17.1		8.1		14.3		12.5				12.5		12.5		0.0										0.0		
	One bedroom		8.3		12.4		7.0		8.3		5.0				7.5		2.5		3.8		0.0		1.7					1.7	0.0		
	Two bed, one bath		10.0		10.0		10.0		10.0																					0.0	
	Two bed, two bath		9.1		9.1		9.1		9.1																					0.0	
	Three bedroom		7.3		13.0		7.5		9.6		5.7		11.7		8.0		3.4		3.4		0.0		1.7					1.7	0.0		
All		7.9		7.9		7.9		2.5		11.1																					
Lake County	Efficiency		0.0		0.0		0.0		0.0		0.0		*		*		*		*		*		*		*		*		*		
	One bedroom		9.8		7.3		2.4		4.3		6.4		*		*		*		*		*		*		*		*		*		
	Two bed, one bath		6.4		8.5		12.8		2.5		13.2		*		*		*		*		*		*		*		*		*		
	Two bed, two bath						0.0				0.0		*		*		*		*		*		*		*		*		*		
	Three bedroom						0.0				11.1		*		*		*		*		*		*		*		*		*		
All		7.9		7.9		7.9		2.5		11.1		*		*		*		*		*		*		*		*		*			
Montrose	Efficiency		3.8		7.3		5.2		8.5		4.2		25.0		5.0		0.8		0.0		4.3		6.3		6.3		6.3		6.3		
	One bedroom		11.6		8.5		5.6		10.7		5.0		16.7		16.7		8.3		0.0		9.4		0.0		0.0		0.0		0.0		
	Two bed, one bath																														
	Two bed, two bath		0.0		0.0		0.0		8.3		4.3		18.8		6.5		1.5		0.0		5.6		5.4		5.4		5.4		5.4		
	Three bedroom		6.6		7.3		5.0		9.0		4.3		18.8		6.5		1.5		0.0		5.6		5.4		5.4		5.4		5.4		
All		6.6		7.3		5.0		9.0		4.3		18.8		6.5		1.5		0.0		5.6		5.4		5.4		5.4		5.4			
Pueblo	Efficiency	12.5	5.0	9.8	7.3	10.3	4.9	7.3	4.9	11.5	0.0	0.0	0.0	0.0	0.0	0.0	5.0	5.0	0.0	0.0	3.1	5.0	6.3	0.0	3.1		6.3	0.0	3.1		
	One bedroom	14.5	14.3	12.0	13.0	11.9	7.7	10.9	6.8	8.3	4.9	3.0	14.6	10.4	19.7	13.2	10.5	9.3	9.5	8.1	8.8	8.5	3.8	7.3	4.7		3.8	7.3	4.7		
	Two bed, one bath	11.8	12.7	10.2	11.7	9.4	8.2	8.3	8.0	5.5	4.0	6.2	18.6	11.0	13.9	11.5	10.0	7.6	7.4	5.5	8.4	5.3	3.7	5.3	11.6		3.7	5.3	11.6		
	Two bed, two bath	4.9	7.3	4.0	6.4	4.8	3.0	7.5	8.2	6.0	12.3	1.5	7.6	11.1	10.9	8.8	5.3	1.5	10.6	1.4	10.3	7.5	3.3	0.8	0.0		3.3	0.8	0.0		
	Three bedroom	6.6	7.5	6.5	9.3	7.4	6.3	9.3	9.3	15.4	8.3	10.1	17.1	13.5	8.1	1.0	7.4	12.8	2.8	10.1	2.7	9.7	6.3	7.1	2.8		6.3	7.1	2.8		
All	12.2	12.6	10.4	11.6	10.2	7.4	9.6	7.3	7.3	5.9	4.3	15.8	10.7	14.9	11.1	9.3	8.3	8.1	6.6	8.0	7.3	3.9	5.9	6.1		3.9	5.9	6.1			
Salida	Efficiency																														
	One bedroom		4.2		6.3		6.3		6.3																						
	Two bed, one bath		5.6		4.5		5.6		0.0																						
	Two bed, two bath		0.0		0.0		0.0		0.0																						
	Three bedroom																														
All		4.3		5.1		5.7		3.8																							
Southeastern Colorado	Efficiency						8.3		0.0					33.3		0.0		33.3													
	One bedroom		0.0		2.0		0.0		5.3		7.7		2.5		0.0		0.0		28.6		0.0								0.0		
	Two bed, one bath		2.1		4.2		4.6		4.6		2.1		0.0		0.0		0.0				0.0								0.0		
	Two bed, two bath																												0.0		
	Three bedroom		0.0		6.7		0.0		4.4		0.0		0.0		0.0		0.0				0.0								0.0		
All		0.7		4.0		3.1		3.8		1.8		0.9		1.1		0.0		30.0		0.0								0.0			
Steamboat Springs	Efficiency		6.8		9.6		16.4		8.2																						

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2009	2010				2011				2012				2013				2014				2015			
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	2 to 8						3.6	1.8			7.3	3.3	9.1	5.1	4.0	8.5	6.5	5.3	3.8	5.0	4.9	4.2	2.8	3.7	2.9	
	9 to 50						6.7	5.5			6.2	3.8	4.4	4.5	4.2	4.7	5.8	3.1	4.5	5.7	4.6	4.4	4.1	3.3	4.8	
	51 to 99						6.3	4.9			4.7	4.7	5.1	5.8	4.8	5.5	4.1	4.6	4.7	7.5	4.2	4.6	3.3	3.1	2.5	
	100-199						5.1	7.9			5.7	5.8	5.5	4.4	4.8	4.6	5.9	5.6	4.8	3.1	2.5	4.1	3.6	2.9	3.0	
	199-349						5.2	5.9			6.0	5.6	6.2	7.1	6.1	5.7	4.9	7.2	6.6	5.3	3.9	4.2	5.6	4.4	4.6	
	350 up						3.8	4.8			6.8	4.9	4.7	5.9	9.4	6.8	6.0	5.0	3.9	5.2	3.9	5.0	3.3	3.2	4.4	
Alamosa	2 to 8		0.0	0.0			14.3	0.0									31.3		18.8				31.3			
	9 to 50		7.3	7.3			7.3	8.8			6.1		0.0				5.3		11.1				5.6			
	51 to 99		4.6	6.2			4.6	3.1			1.5				16.9		0.0		12.3							
	100-199																									
	199-349																									
	350 up																									
Aspen	2 to 8						0.0					0.0		0.0		4.2			0.0		0.0	0.0	0.0		0.0	
	9 to 50						3.3	4.4			1.7	0.6		1.7		2.2			0.6		0.0	0.0	0.0		0.6	
	51 to 99		2.2	5.6			3.4	4.1																		
	100-199		3.4	5.4										0.0												
	199-349																									
	350 up																									
Buena Vista	2 to 8											*		*		*			*		*	*	*	*	*	
	9 to 50		13.1	10.7			17.9	4.8			0.0	*		*		*			*		*	*	*	*	*	
	51 to 99											*		*		*			*		*	*	*	*	*	
	100-199											*		*		*			*		*	*	*	*	*	
	199-349											*		*		*			*		*	*	*	*	*	
	350 up										*		*		*			*		*	*	*	*	*		
Canon City	2 to 8											*		*		*			*		*	*	*	*	*	
	9 to 50		8.5	8.5			9.6	8.5				*		*		*			*		*	*	*	*	*	
	51 to 99		8.9	8.9			5.4	7.1		14.3		*		*		*			*		*	*	*	*	*	
	100-199		2.2	2.9			3.7	4.4			5.1	*		*		*			*		*	*	*	*	*	
	199-349											*		*		*			*		*	*	*	*	*	
	350 up										*		*		*			*		*	*	*	*	*		
Central Mountains	2 to 8												2.0	0.0		2.6					9.4	0.0		0.0		
	9 to 50													1.9								15.6		0.0		
	51 to 99													2.2		0.7			0.0		5.9	0.7		2.2		
	100-199																									
	199-349																									
	350 up																									
Colorado Springs	2 to 8	9.7	13.1	21.2	7.7	9.6	0.0	9.3	2.8	0.0	7.1	0.0	4.2	0.0	0.0	3.6	0.0	28.6	7.4	11.1	10.3	3.8	3.7	4.5	0.0	
	9 to 50	13.8	7.3	9.3	10.4	7.9	6.6	2.9	6.7	6.8	5.6	4.9	5.9	5.5	3.8	4.4	6.3	2.7	3.8	5.8	5.6	6.6	4.5	5.1	7.6	
	51 to 99	6.6	7.2	5.7	6.1	3.9	6.1	5.9	6.4	5.3	5.0	6.1	5.0	4.5	4.3	5.0	4.1	4.0	5.4	8.0	6.5	5.3	4.1	4.0	4.0	
	100-199	10.8	9.0	8.4	8.1	9.5	7.7	7.5	6.6	7.9	5.2	5.3	5.4	5.5	4.3	4.3	5.0	4.9	4.5	3.3	3.0	6.6	6.6	3.7	4.5	
	199-349	8.1	6.2	4.6	6.1	7.2	5.1	6.6	6.4	6.7	6.9	6.5	6.7	8.3	5.1	5.3	5.3	8.5	8.0	5.7	4.1	4.8	7.0	5.0	4.0	
	350 up	6.7	5.7	5.2	5.0	6.1	5.9	5.7	4.6	5.7	7.8	5.7	5.3	6.6	10.5	6.7	7.0	6.6	5.0	5.1	5.5	5.7	3.7	3.6	4.9	
Durango	2 to 8		16.7	0.0			0.0	0.0						0.0		0.0			0.0		0.0	0.0	0.0		0.0	
	9 to 50		5.9	2.9			4.2	5.1			4.1		0.9		0.0		0.7		1.4		1.4		2.8		1.4	
	51 to 99		7.2	4.1			3.1	4.1					2.1													
	100-199		8.3	5.0			5.0	4.5			3.6				4.5		8.9				3.6		0.9		0.9	
	199-349																									
	350 up																									
Eagle County	2 to 8		0.0	0.0			0.0															0.0		4.5		
	9 to 50		2.7	15.1			5.6															0.0		0.8		
	51 to 99		8.9	10.5			6.2	10.1			6.7		25.8		5.9		1.7		1.6		4.2		0.0		0.0	
	100-199		3.8	9.0			5.3	5.8			3.1		16.9		6.4		14.9		1.1		5.1		1.1		5.1	
	199-349		6.6	7.0			5.7	6.2			13.7		4.1		0.7		3.3		1.9		3.7		2.2		6.7	
	350 up																									
Fort Collins/ Loveland	2 to 8	1.5	0.0	0.0	0.0	2.1	0.0	4.5	0.0	3.9	0.0	9.1	16.7	4.7	1.5	4.0	2.9	2.1	1.8	2.9	0.0	0.0	0.0	2.2	2.2	
	9 to 50	3.9	4.4	6.3	1.4	3.1	2.5	7.8	2.7	3.0	3.8	0.6	2.0	0.6	2.7	2.8	2.6	1.3	0.0	4.0	0.0	0.0	0.0	2.1		
	51 to 99	5.5	5.4	7.1	2.7	7.4	0.9	2.7	6.1	1.8	2.3	2.5	1.0	0.9	2.0	1.7	1.9	1.9	1.5	2.3	1.0	0.0	0.0	0.7	1.7	
	100-199	5.0	4.1	5.6	3.2	2.4	3.2	10.4	1.8	3.7	2.4	3.0	1.6	1.0	2.3	3.6	3.1	2.0	2.2	2.4	1.2	1.3	1.8	2.2	1.1	
	199-349	6.2	4.6	6.5	3.1	5.2	5.2	5.3	2.3	3.8	3.6	4.3	2.5	3.8	7.9	5.8	3.2	2.7	2.1	2.2	1.7	1.4	2.3	2.3	3.3	
	350 up	15.4	10.4	15.2	0.8	0.3	0.6	0.3	0.0	0.6	0.0	0.3	0.6	0.3	7.5	0.0	0.4	0.3	5.5	0.0	0.0	0.0	0.0	0.0	0.0	
Fort Morgan/ Brush	2 to 8		21.7	0.0									17.4													
	9 to 50		4.6	8.3			9.2	6.9			8.7		2.5		8.2		2.5		4.9		4.2		7.5		11.1	
	51 to 99		8.1	10.4			6.3	2.1			1.6		1.1		5.5		2.2				0.0		2.1		2.1	
	100-199																									
	199-349																									
	350 up																									

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2009	2010				2011				2012				2013				2014				2015			
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8		0.0		0.0		0.0		0.0					9.7		7.8		8.7		1.5		1.5		3.1		
	9 to 50		2.9		5.9		3.9		5.9		14.6		1.2		30.0		0.0		8.3		0.0		0.0		0.0	
	51 to 99		3.7		5.5		3.1		5.5		9.2		2.8		29.5		12.1		6.0		3.2		5.3		1.3	
	100-199																									
	199-349																									
350 up																										
Grand Junction	2 to 8	22.1	7.4	2.1	0.0	7.7	0.0	0.0	4.7	0.8	15.0	2.8	3.2	6.3	3.8	11.0	6.5	7.3	2.0	5.4	7.3	7.1	3.0	4.9	0.0	
	9 to 50	15.7	9.3	12.3	6.3	6.9	5.8	6.1	8.1	4.9	6.7	3.0	2.6	9.7	5.0	9.4	18.8	7.6	6.6	7.6	5.0	5.1	5.2	4.4	4.1	
	51 to 99	11.4	12.2	8.0	7.5	7.8	6.0	6.9	7.5	6.0	9.3	5.0	5.8	9.3	6.7	11.4	8.4	10.1	8.5	9.6	6.4	10.3	8.0	2.0	1.0	
	100-199	11.0	12.7	8.5	9.4	7.5	7.1	6.1	8.2	9.7	16.7	8.3	2.2	11.1	19.7	10.4	20.1	2.5	0.0	1.1	0.0	3.8	5.4	3.8	7.0	
	199-349																									
350 up																										
Greeley	2 to 8	8.3	6.1	15.6	2.8	2.8	8.3	11.1	0.0	2.8	9.4	3.1	2.9	6.3	5.4	6.5	2.6	3.1	2.5	2.8	5.3	7.1	3.4	0.0	100.0	
	9 to 50	14.7	9.3	15.0	11.2	20.8	11.3	6.0	2.5	5.4	5.1	4.2	1.7	0.6	1.1	3.4	2.9	1.4	2.9	2.9	3.5	2.1	0.0	0.0	1.2	
	51 to 99	6.9	11.7	10.2	3.6	4.7	4.7	3.1	1.0	2.8	2.8	2.3	0.7	3.3	1.4	3.0	1.9	1.2	0.4	1.2	0.8	1.0	1.6	1.1	0.9	
	100-199	6.8	5.5	5.0	3.4	5.5	2.9	9.6	1.4	10.9	8.9	9.2	4.2	1.3	1.6	1.7	1.1	12.9	9.5	4.7	1.9	1.1	0.7	1.7	3.1	
	199-349	7.5	6.9	6.0	3.7	3.6	3.4	4.5	2.4	3.0	4.4	3.5	3.0	5.0	1.1	2.0	1.1	1.1	0.7	4.3	2.9	1.3	1.4	1.8	8.6	
350 up																										
Gunnison	2 to 8		0.0		0.0		16.7		16.7																	
	9 to 50		7.2		15.3		7.4		9.9		14.3				21.4		3.6		7.1						0.0	
	51 to 99		8.3		10.0		6.7		8.3		1.7		11.7		1.7		3.3		1.7		0.0			1.7	0.0	
	100-199																									
	199-349																									
350 up																										
Lake County	2 to 8		10.7				10.7							*	*			*	*			*	*		*	
	9 to 50		6.6		6.6		6.6		5.4		16.2		*	*	*	*		*	*	*	*	*	*	*	*	
	51 to 99													*	*	*	*	*	*	*	*	*	*	*	*	
	100-199								1.9		9.9		*	*	*	*	*	*	*	*	*	*	*	*	*	
	199-349													*	*	*	*	*	*	*	*	*	*	*	*	
350 up													*	*	*	*	*	*	*	*	*	*	*	*		
Montrose	2 to 8																									
	9 to 50		6.3		7.8		6.0		9.5		8.8		18.8		18.8		1.8		0.0		10.0		0.0		0.0	
	51 to 99		6.9		6.9		4.7		8.7		3.3				3.9		1.3				2.6		6.6		6.6	
	100-199																									
	199-349																									
350 up																										
Pueblo	2 to 8	3.8	6.1	7.3	8.7	3.7	9.4	4.8	0.0	0.0	0.0	0.0	8.3	15.0	5.9	5.0	4.8	0.0	0.0	5.6	5.9	7.7	0.0	11.8	6.7	
	9 to 50	9.7	6.2	7.2	6.0	6.5	6.4	3.6	5.2	2.9	0.0	3.4	5.4	0.0	2.4	3.1	3.4	2.3	1.7	5.4	4.8	1.5	1.3	1.5	2.0	
	51 to 99	6.9	8.3	6.3	8.3	6.5	6.7	7.1	7.9	7.0	6.1	1.2	8.7	11.8	4.0	2.9	2.8	6.4	2.9	4.1	5.6	3.2	2.8	2.5	2.5	
	100-199	8.8	6.4	9.4	7.5	9.6	5.6	9.0	8.0	9.0	9.0	7.0	10.1	10.7	8.9	5.7	6.8	4.2	4.4	1.1	2.4	4.0	1.6	3.3	1.9	
	199-349	25.0	28.6	19.1	23.2	16.2	10.1	16.0	7.2	9.0					2.8	35.4			34.9	24.8	19.8	17.1	17.6	16.2	17.3	15.8
350 up																										
Salida	2 to 8		4.5		3.3		4.5		0.0					*	*	*	*	*	*	*	*	*	*	*	*	
	9 to 50		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																					
	9 to 50		1.6		3.2						6.3		1.3		6.3		3.3		10.0		0.0				0.0	
	51 to 99		0.0		5.0		0.0		6.3		0.0		0.0		0.0		0.0		0.0		0.0				0.0	
	100-199																									
	199-349																									
350 up																										
Steamboat Springs	2 to 8		12.5		12.5		25.0		37.5		0.0		12.5													
	9 to 50		7.6		16.9		19.2		13.1		9.6		6.0		0.0		19.3		0.0		0.0		0.0		0.0	
	51 to 99		8.3		9.2		15.6		9.2		9.3		8.3		1.8		25.9									
	100-199										10.7		15.5		10.7		10.7		3.9		0.0		0.0		0.0	
	199-349																									
350 up																										
Sterling	2 to 8																									
	9 to 50		6.6		9.2		6.6		9.0		0.0		25.0		18.8		18.4		12.5		9.2		10.9		12.5	
	51 to 99		1.9		0.0		0.0		0.0		1.9		1.9		7.4		3.7		7.4		1.9		0.0		5.6	
	100-199		3.6		7.3		5.5		5.5				6.4		4.5		1.8		10.9		9.1		3.6			
	199-349																									
350 up																										
Summit County	2 to 8		0.0		0.0		0.0		0.0																	
	9 to 50		2.7		2.7		1.3		1.3		0.0		3.3		0.0		0.0		0.0		0.0					
	51 to 99		6.5		6.5		2.9		3.6		1.9															

AVERAGE RENT BY MARKET AREA

(In Dollars)

Market Area	2009				2010				2011				2012				2013				2014					
	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa		510.92		512.26		516.69		518.29		519.86		649.00		574.81		609.77		569.93				657.96				
Aspen		1094.44		1052.20		1065.46		1054.56		916.91		1032.91		1143.46		1068.51		1066.06		1190.94		1199.51			1098.86	
Central Mountains												683.40		658.12		689.84		662.50		688.10		650.59			727.98	
Buena Vista		610.71		591.67		591.67		586.90		650.00		*		*		*		*		*		*		*		*
Canon City		582.60		581.56		600.96		600.96		611.33		*		*		*		*		*		*		*		*
Lake County		562.50		565.31		564.70		595.13		623.55		*		*		*		*		*		*		*		*
Salida		444.64		456.73		444.64		456.09		*		*		*		*		*		*		*		*		*
Colorado Springs	711.66	709.99	719.22	729.47	738.15	737.00	761.86	778.35	775.44	754.77	776.85	787.22	790.95	787.74	810.99	830.27	799.67	822.14	861.04	881.29	856.40	878.86	899.22	932.25		
Northwest	784.99	770.74	765.40	798.96	800.86	839.62	832.05	849.38	819.88	785.71	851.89	882.03	841.42	927.05	903.02	910.53	850.15	903.13	985.99	985.03	931.61	949.37	950.63	1016.68		
Northeast	713.64	703.54	703.97	749.80	722.50	721.48	727.29	741.66	742.51	745.16	755.77	750.79	721.27	731.68	753.35	789.03	760.36	768.79	761.98	837.85	850.61	870.68	875.47	867.30		
Far Northeast	836.58	811.14	840.25	838.51	824.89	832.69	844.61	909.82	900.42	846.38	886.24	851.46	880.01	860.25	901.68	923.43	917.13	948.18	968.95	957.50	956.36	981.01	967.28	1025.42		
Southeast	610.19	598.86	613.56	605.25	628.56	598.42	673.09	692.55	708.98	644.93	638.52	718.69	704.11	701.41	717.84	729.44	727.47	747.05	742.79	767.72	735.48	762.35	787.09	825.37		
Security/Widefield/Fountain	607.60	603.58	615.66	596.85	597.08	568.86	577.16	613.55	615.80	615.70	622.78	594.95	598.33	601.93	664.39	632.32	626.31	627.35	835.08	837.15	794.72	811.73	851.97	903.77		
Southwest	715.19	715.24	733.66	730.95	749.81	765.09	798.89	790.78	797.89	796.14	783.78	795.31	808.39	802.43	821.51	815.61	805.78	809.93	852.96	897.81	878.91	888.14	900.58	921.33		
Central	565.54	649.88	659.79	662.77	712.13	719.37	715.93	718.82	699.29	706.81	738.18	746.70	718.40	746.15	777.86	837.20	745.91	757.55	847.58	863.89	800.64	802.57	882.26	885.76		
Durango		829.50		837.29		835.93		850.56		946.77		780.21		988.83		983.14		908.48		1176.60		1166.52			1178.04	
Eagle County		1094.99		1120.29		1138.00		1121.58		991.52		993.35		1001.58		992.85		1075.08		1273.57		1272.94			1243.87	
Fort Collins/Loveland	854.10	837.99	885.29	879.85	892.74	901.44	882.52	954.22	973.93	1001.51	996.04	1024.74	1008.76	1036.13	996.70	1043.17	995.88	1183.04	1084.96	1090.20	1203.11	1173.59	1279.89	1267.86		
Fort Collins		837.15	875.14	868.36	889.11	902.87	882.48	946.73	967.20	1010.34	1020.38	1042.14	1021.53	1037.34	987.78	1055.62	998.03	1216.97	1087.46	1089.53	1209.96	1173.65	1260.25	1259.08		
Northwest	875.78	855.13	888.23	855.81	846.34	961.89	642.36	979.55	943.22	976.79	983.21	1107.09	1097.67	1114.07	934.54	1201.92	852.97	1407.59	875.33	882.15	1232.55	1017.24	1221.55	1207.24		
Northeast	666.27	731.41	685.36	696.79	739.56	718.05	782.56	713.38	672.24	924.45	918.64	739.45	806.33	783.05	780.17	793.10	801.19	750.41	727.59	729.11	813.29	797.71	839.42	835.27		
Southeast	890.85	833.90	890.80	890.37	934.65	898.50	920.02	942.96	980.15	1012.39	1104.12	976.72	1018.02	1024.32	1021.76	1012.07	1099.76	1109.49	1182.41	1195.77	1206.74	1243.75	1293.81	1287.33		
Southwest	861.35	835.92	864.02	866.32	900.79	889.76	942.38	939.68	1005.21	1038.60	997.90	1063.11	976.13	991.49	1001.54	1012.40	1057.56	1155.29	1168.69	1178.09	1224.26	1227.18	1273.66	1285.38		
Loveland	769.62	835.41	936.07	968.44	910.31	862.86	1045.62	1000.80	1006.51	968.74	876.62	944.18	952.30	1030.29	1042.98	990.40	985.60	1026.32	1073.07	1093.95	1169.15	1173.24	1419.77	1326.11		
Fort Morgan/Brush		461.69		461.58		460.69		467.66		470.11		461.34		494.42		479.90		489.40		572.95		573.20			475.36	
Glenwood Springs		869.53		833.51		837.55		842.41		849.15		803.78		779.03		782.39		776.79		723.88		748.84			808.25	
Grand Junction	633.46	663.47	634.48	655.58	616.58	656.95	631.11	655.58	640.28	625.26	674.78	638.99	659.02	554.20	590.67	560.27	561.04	525.24	527.59	523.38	529.32	538.64	521.18	510.72		
Greeley	636.86	660.86	618.29	661.07	633.04	660.08	649.94	682.80	677.75	688.48	662.42	693.82	692.24	704.29	715.79	728.21	756.52	793.11	812.78	842.77	869.41	882.78	924.25	956.73		
Gunnison		592.30		564.34		571.72		582.27		596.59		687.50		618.75		667.73		656.59		712.50		712.50			710.34	
Montrose		641.23		658.26		642.91		624.80		582.93		590.63		695.11		715.53		593.75		657.74		717.93			710.33	
Pueblo	541.44	547.03	541.78	551.61	553.24	570.20	512.54	541.24	535.62	570.16	602.57	587.71	612.53	594.88	572.15	597.73	594.98	595.83	593.10	576.75	585.06	597.73	594.71	627.03		
Northwest	403.71	419.79	413.62	428.00	419.93	436.81	446.91	439.37	407.72	471.21	412.50	423.61	411.95	430.81	411.95	424.31	410.62	414.65	411.16	493.28	411.16	505.13	411.16	504.17		
Northeast	523.22	502.63	517.38	504.25	518.67	516.29	528.45	537.93	564.77	593.45	664.71	644.85	658.46	652.67	620.54	641.25	646.62	637.28	627.76	582.98	634.99	646.01	646.23	688.25		
Southeast	502.50	510.71	510.71	519.64	434.72	521.43	496.43	521.43	496.43											722.50						
Southwest	634.48	681.29	632.51	683.37	637.88	723.25	495.58	584.78	514.15	567.96	459.10	504.72	555.44	505.47	470.56	508.86	502.19	477.78	527.78	597.85	511.95	522.82	519.68	498.36		
Southeastern Colorado		506.25		499.83		606.23		615.94		634.82		678.60		609.72		542.76		512.50		415.45					417.36	
Steamboat Springs		732.58		711.67		721.41		709.38		779.98		746.22		772.16		726.48		932.35		990.92		1089.62			1096.82	
Sterling		327.75		322.46		327.67		351.23		572.49		335.61		665.97		623.96		680.81		566.23		577.57			559.32	
Summit County		919.56		906.30		911.29		907.63		970.82		987.59		989.77		994.22		1001.79		1026.64		1124.37			1084.92	

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2009	2010				2011				2012				2013				2014				2015					
Area	Apartment Type	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	1st Qtr	2nd Qtr	3rd Qtr	4th qtr		
Alamosa	Efficiency																											
	One bedroom		515.09		515.09		518.14		518.63		582.99		649.00		512.50		560.14		565.29					504.17				
	Two bed, one bath		437.50		438.47		452.08		460.30		362.05		649.00		662.50		642.32		557.92					684.00				
	Two bed, two bath		1137.50		1137.50		1137.50		1137.50								662.50		687.50					665.18				
	Three bedroom		677.50		687.50		687.50		687.50								737.50		662.50					687.50				
All		510.92		512.26		516.69		518.29		519.86		649.00		574.81		609.77		569.93					657.96					
Aspen	Efficiency		961.28		961.28		962.50		961.89		650.00		617.80		675.00		675.00		695.00				695.00				700.00	
	One bedroom		1028.85		1007.62		1050.21		1007.94		804.82		794.75		1124.15		835.38		819.75		926.19		947.62				860.15	
	Two bed, one bath		1138.10		1144.13		1156.32		1150.15		1084.87		1063.49		1396.99		1124.34		1124.34		1128.29		1148.68				1148.68	
	Two bed, two bath		1140.34		1065.44		1065.44		1065.44		809.00		1230.11		1230.11		1265.34		1265.34		1495.00		1495.00				1304.11	
	Three bedroom		1171.05		1010.32		1012.95		1016.24		908.00		930.00		1301.18		930.00		930.00				930.00				955.00	
All		1094.44		1052.20		1065.46		1054.56		916.91		1032.91		1143.46		1068.51		1066.06		1190.94		1199.51				1098.86		
Buena Vista	Efficiency																											
	One bedroom		560.12		560.12		560.12		560.12				*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath		661.31		623.21		623.21		613.69		650.00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath												*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	All		610.71		591.67		591.67		586.90		650.00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Canon City	Efficiency		412.50		437.50		462.50		462.50				*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom		610.58		619.81		634.42		634.42		537.50		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath		579.37		573.62		594.68		594.68		612.50		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath												*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	All		637.50		662.50		662.50		662.50		600.96		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Central Mountains	Efficiency											762.50		637.50		737.50												
One bedroom												801.91		837.50		837.50												
Two bed, one bath												638.82		628.15		654.17		662.50		688.10		657.85				727.98		
Two bed, two bath																						538.00						
All												683.40		658.12		689.84		662.50		688.10		650.59				727.98		
Colorado Springs	Efficiency	516.16	508.24	526.37	513.62	551.12	542.07	567.30	569.62	568.40	537.84	557.91	625.53	600.71	582.38	596.41	616.26	621.92	644.92	663.77	702.99	682.40	655.17	719.22	726.92			
	One bedroom	624.52	626.17	623.58	638.18	648.01	654.80	666.84	688.58	680.19	659.01	683.45	681.91	695.43	684.01	712.75	730.08	700.39	711.55	750.82	770.71	745.37	770.77	786.48	816.49			
	Two bed, one bath	633.27	640.86	645.41	656.98	658.01	655.84	678.20	692.14	697.79	708.25	714.88	714.58	726.13	725.87	759.32	775.11	748.07	759.23	797.33	797.33	810.65	794.97	823.18	850.14			
	Two bed, two bath	896.63	898.81	921.45	927.40	926.68	927.15	950.30	957.56	955.74	942.98	991.64	981.96	975.46	987.47	973.31	1005.11	976.31	1020.99	1059.23	1056.58	1050.09	1059.78	1079.05	1112.02			
	Three bedroom	987.23	976.96	997.76	1022.87	991.12	1012.12	1025.24	1032.73	1074.13	1052.08	1047.39	1075.16	1073.23	1073.85	1151.04	1175.50	1106.22	1138.51	1199.61	1206.48	1228.49	1330.67	1330.67	1318.89			
All	711.66	709.99	719.22	729.47	738.15	737.00	761.86	778.35	775.44	754.77	776.85	787.22	790.95	787.74	810.99	830.27	799.67	822.14	861.04	881.29	856.40	878.86	899.22	932.25				
Durango	Efficiency		553.41		557.95		568.86		586.96		887.50		887.50		987.50		1045.00				1162.50		1087.50			1112.50		
	One bedroom		733.61		729.40		734.32		747.42		845.90		720.83		818.92		802.64		832.16		1004.90		975.60			985.00		
	Two bed, one bath		783.22		777.79		758.39		812.35		905.10		808.36		976.24		966.10		963.20		1193.05		1180.84			1200.19		
	Two bed, two bath		1003.09		1015.49		1026.99		1020.51		865.91		787.50		893.75		950.00		873.53		905.00		910.71			937.50		
	All		829.50		837.29		835.93		850.56		946.77		780.21		988.83		983.14		908.48		1176.60		1166.52			1178.04		
Eagle County	Efficiency		768.25		1137.79		1271.15		963.46		650.00		656.82		615.64		735.00		676.18		750.00		770.00			770.00		
	One bedroom		925.38		974.97		1010.33		961.19		826.97		858.38		864.99		869.05		947.52		1270.58		1047.19			1024.81		
	Two bed, one bath		1186.96		1157.95		1162.44		1221.32		996.32		976.73		1017.34		1031.91		1117.25		1156.26		1277.62			1246.80		
	Two bed, two bath		1106.69		1103.93		1112.03		1101.73		1030.94		1005.07		1086.86		964.08		1187.82		1384.18		1350.00			1350.00		
	All		1037.09		1106.71		1147.81		1114.59		1173.62		1120.24		1159.99		1214.00		1110.82		1301.69		1468.00			1468.00		
Fort Collins	Efficiency	551.00	618.11	581.64	615.27	550.73	685.45	528.36	740.92	679.35	762.18	703.25	731.36	704.62	766.49	791.66	789.47	810.83	808.48	926.89	915.60	928.02	749.03	781.18	761.98			
One bedroom	747.62	744.81	795.78	772.17	802.26	777.57	809.68	813.56	879.68	872.90	865.03	862.22	861.37	900.82	888.04	897.28	930.80	952.10	1023.14	1013.88	1059.71	1075.48	1131.13	1121.94				
Two bed, one bath	780.57	780.66	813.18	805.20	818.17	798.71	842.47	819.34	863.51	880.28	883.23	891.17	906.80	923.99	907.59	917.64	956.41	986.92	997.56	1019.91	1037.52	1052.63	1121.55	1111.34				
Two bed, two bath	935.39	933.55	955.28	975.68	969.60	992.36	992.31	1085.37	1058.59	1110.85	1120.53	1141.93	1070.14	1122.52	1170.40	1172.09	1150.81	1210.62	1246.56	1259.22	1296.26	1313.81	1387.32	1391.27				
All	1037.09	1040.82	1106.71	1155.43	1101.43	1096.78	1042.50	1163.57	1210.66	1166.26	1251.50	1187.73	1192.31	1151.99	1230.75	1110.33	1351.97	1195.26	1179.89	1355.04	1333.39	1491.48	1455.45					
Fort Morgan/Brush	Efficiency		587.50				312.50																					
One bedroom		441.86		417.40		413.91		404.64		460.19		477.09		481.11		482.61		433.89		456.81		450.58			415.54			
Two bed, one bath		487.06		479.40		500.94		496.58		456.12		420.04		502.53		436.53		549.68		628.03		641.61			539.52			
Two bed, two bath		337.50		362.50								387.50																
All		461.69		461.58		460.69		467.66		470.11																		

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

Market Area	Apartment Type	2009	2010				2011				2012				2013				2014				2015				
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency		512.50	587.50		587.50		587.50		587.50		587.50		587.50		675.00		600.00		575.00		575.00		600.00		650.00	
	One bedroom		639.50	729.50		750.54		753.44		762.50		679.50		695.00		683.93		647.00		636.07		691.07		703.57		703.57	
	Two bed, one bath		836.67	884.17		885.66		898.01		871.88		903.41		861.25		706.17		713.85		665.60		674.25		696.67		696.67	
	Two bed, two bath		900.00	931.82		820.00		820.00		816.25		816.25		771.81		771.16		772.10		747.10		768.80		802.35		802.35	
	Three bedroom		1023.75	972.60		972.60		936.74		936.74		940.59		870.24		849.42		851.12		785.75		825.47		896.72		896.72	
	All		869.53	833.51		837.55		842.41		849.15		803.78		779.03		782.39		776.79		723.88		748.84		808.25		808.25	
Grand Junction	Efficiency		226.00	237.50		237.50		226.00		262.50		237.50		226.00		246.00		246.00		235.76		246.00		250.00		300.00	
	One bedroom		491.08	519.20		531.93		478.68		517.77		495.99		498.09		504.74		530.08		533.39		525.01		534.22		448.75	
	Two bed, one bath		670.38	729.70		675.74		730.08		669.38		729.51		681.89		709.50		687.70		662.94		696.14		683.99		676.97	
	Two bed, two bath		764.97	784.29		748.56		769.08		742.49		773.00		730.35		748.60		745.86		696.52		772.15		689.62		730.24	
	Three bedroom		874.04	857.59		693.00		780.12		876.43		832.06		730.08		780.57		890.87		768.24		839.40		874.29		926.90	
	All		633.46	663.47		634.48		655.58		616.58		656.95		631.11		655.58		640.28		625.26		674.78		638.99		659.02	
Greeley	Efficiency		501.01	471.82		305.12		471.43		405.66		597.21		408.58		606.85		455.44		586.41		566.76		604.82		450.48	
	One bedroom		573.66	595.49		563.33		593.92		574.02		586.31		578.98		623.77		618.34		633.61		609.02		631.01		618.30	
	Two bed, one bath		625.00	632.82		613.08		622.14		626.76		617.19		622.59		626.91		625.03		646.93		619.46		643.89		650.79	
	Two bed, two bath		774.10	796.03		768.48		836.22		757.72		827.96		778.13		873.43		848.45		872.78		847.46		846.04		863.09	
	Three bedroom		813.88	846.26		807.80		859.80		797.37		825.02		831.34		834.39		821.29		819.76		850.11		819.10		845.04	
	All		636.86	660.86		618.29		661.07		633.04		660.08		649.94		682.80		677.75		688.48		662.42		693.82		692.24	
Gunnison	Efficiency																										
	One bedroom		488.21		452.50		458.45		468.21		462.50				400.00		490.63				450.00					545.00	
	Two bed, one bath		609.19		578.62		588.47		600.31		640.63		687.50			640.63		685.44			677.25				712.50		726.88
	Two bed, two bath		712.50		712.50		712.50		712.50																		
	Three bedroom		628.41		628.41		628.41		628.41																		
	All		592.30		564.34		571.72		582.27		596.59		687.50		618.75		667.73				656.59				712.50		710.34
Lake County	Efficiency		312.50		368.00		400.00		387.50																		
	One bedroom		541.16		541.40		483.94		542.09																		
	Two bed, one bath		586.44		591.76		614.79		634.38																		
	Two bed, two bath					530.00		637.50																			
	Three bedroom					715.00		724.00																			
	All		562.50		565.31		564.70		595.13		623.55																
Montrose	Efficiency																										
	One bedroom		662.50		683.27		634.05		621.28		588.40		525.00		707.50		723.33				537.50			689.10		730.00	
	Two bed, one bath		599.13		608.84		645.83		607.14		537.50		612.50		612.50		637.50				612.50			565.63		637.50	
	Two bed, two bath																										
	Three bedroom		712.50		737.50		762.50		762.50																		
	All		641.23		658.26		642.91		624.80		582.93		590.63		695.11		715.53				593.75			657.74		717.93	
Pueblo	Efficiency		340.00		378.35		371.65		379.57		353.46		339.61		328.25		323.25		332.13		324.00		325.25		326.50		407.93
	One bedroom		442.60		457.12		446.26		462.37		452.70		466.04		456.74		475.83		479.96		484.15		509.33		491.53		507.98
	Two bed, one bath		550.20		544.54		556.26		548.98		557.76		573.51		538.42		569.23		580.66		556.41		575.42		563.48		583.20
	Two bed, two bath		943.82		1003.33		942.12		978.20		943.45		1052.37		609.33		838.11		743.84		722.88		875.57		880.81		854.17
	Three bedroom		785.66		833.03		851.72		849.37		867.23		920.17		663.66		689.50		736.54		686.28		851.95		812.58		803.89
	All		541.44		547.03		541.78		551.61		553.24		570.20		512.54		541.24		535.62		570.16		602.57		587.71		612.53
Salida	Efficiency																										
	One bedroom		450.00		450.00		450.00		451.04		446.59																
	Two bed, one bath		431.94		431.94		431.94		431.94																		
	Two bed, two bath		437.50		437.50		437.50		437.50																		
	Three bedroom																										
	All		444.64		456.73		444.64		456.09																		
Southeastern Colorado	Efficiency																										
	One bedroom		507.68		499.50		524.87		544.08		495.19		578.50		469.85		577.68				550.00			524.25			
	Two bed, one bath		507.50		505.21		589.35		602.12		555.05		625.00		537.50						550.15						
	Two bed, two bath																										
	Three bedroom		483.11		472.50		738.00		730.83		730.83		772.00		687.50		489.98							375.00			
	All		506.25		499.83		606.23		615.94		634.82		678.60		609.72		542.76				512.50			415.45			
Steamboat Springs	Efficiency																										
	One bedroom		706.68		671.62		678.94		678.81		711.11		705.98		670.50		705.26				811.11			824.38			
	Two bed, one bath		728.66		707.42		714.42		685.52		647.35		690.89		758.16		660.45				975.00			825.00			
	Two bed, two bath		737.50		737.50		762.50		762.50		769.48		690.99		860.00		657.50				1000.00			1100.00			
	Three bedroom		860.16																								

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2009				2010				2011				2012				2013				2014				2015			
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	2 to 8		462.50		462.50		512.50		537.50																				
	9 to 50		589.51		591.15		596.26		596.44		617.70		649.00																
	51 to 99		348.27		349.04		349.42		349.42		470.19				574.81		612.50												
	100 to 199																643.42												
	200 to 349																589.42												
350 up																													
Aspen	2 to 8						1284.56																						
	9 to 50						1019.14				916.91		679.17				103.50												
	51 to 99		1093.33		1016.36		1096.62		1019.14				1080.08				704.17												
	100 to 199		1095.78		1095.78				1097.64								1117.09												
	200 to 349																												
350 up																													
Buena Vista	2 to 8																												
	9 to 50																												
	51 to 99																												
	100 to 199																												
	200 to 349																												
350 up																													
Canon City	2 to 8																												
	9 to 50																												
	51 to 99																												
	100 to 199																												
	200 to 349																												
350 up																													
Central Mountains	2 to 8																												
	9 to 50																												
	51 to 99																												
	100 to 199																												
	200 to 349																												
350 up																													
Colorado Springs	2 to 8	563.65	575.09	562.37	606.97	610.63	650.06	598.56	595.31	1182.81	1084.81	576.53	1226.67	761.72	1118.91	664.93	660.02	775.50	676.52	749.89	626.66	691.04	712.89	756.91	794.64				
	9 to 50	511.32	525.28	524.32	537.37	558.69	540.31	569.89	585.39	593.77	590.21	600.82	601.05	610.37	615.77	621.29	651.18	619.61	610.46	731.44	738.86	642.91	657.37	732.18	722.44				
	51 to 99	630.48	609.03	615.03	643.83	646.45	632.76	625.54	635.18	636.23	629.70	647.74	668.15	687.33	673.77	725.94	704.71	693.29	706.50	765.52	790.42	747.29	722.92	854.11	855.27				
	100 to 199	634.40	623.75	637.59	670.73	675.15	682.98	707.11	728.82	745.81	732.92	712.79	732.86	730.88	757.32	814.37	848.88	759.90	785.97	869.12	876.47	798.98	849.41	820.10	880.79				
	200 to 349	793.94	803.44	809.61	798.93	795.57	802.63	830.37	848.09	836.20	818.60	852.02	847.86	835.41	826.45	838.67	856.60	844.20	869.40	885.33	912.27	908.80	923.03	938.92	971.20				
350 up	588.15	609.62	616.74	654.10	691.05	666.88	679.06	660.00	707.61	664.11	706.54	742.75	807.79	776.56	771.29	784.57	771.25	792.15	782.14	767.44	788.92	848.66	847.15	857.54					
Durango	2 to 8		629.17		633.33		637.50		637.50																				
	9 to 50		744.81		733.59		731.80		762.79		827.25		804.20																
	51 to 99		758.89		777.19		777.19		777.19																				
	100 to 199		957.95		970.56		978.00		978.10																				
	200 to 349																												
350 up																													
Eagle County	2 to 8		1037.50		1037.50		1037.50																						
	9 to 50		907.71		1453.25		900.69																						
	51 to 99		1028.44		1026.06		1215.93		1028.30		935.41		936.28		883.81		895.70												
	100 to 199		1119.05		1079.09		1083.32		1112.50		958.76		991.01		958.21		994.27												
	200 to 349		1144.01		1157.29		1157.29		1165.37		1052.00		1022.96		1142.96		1034.07												
350 up																													
Fort Collins/ Loveland	2 to 8	769.16	1169.09	1906.67	695.00	934.31	891.30	1304.55	1131.94	788.45	1266.91	1233.48	925.25	938.75	943.14	1278.00	1178.51	917.87	911.28	925.69	963.00	941.17	969.48	1041.95	1002.84				
	9 to 50	726.00	758.87	764.25	793.04	722.46	700.26	756.37	720.03	729.78	803.56	778.26	733.86	795.80	800.51	923.99	848.69	816.08	726.76	639.60	637.60	834.42	759.03	964.58					
	51 to 99	643.53	644.64	690.06	682.41	694.63	759.11	788.13	751.50	798.23	890.89	825.70	859.79	866.38	934.77	869.00	907.67	912.08	893.40	913.75	928.86	918.77	983.86	967.22	1064.45				
	100 to 199	755.46	759.99	825.08	786.40	815.56	886.34	769.79	953.69	870.75	905.61	953.25	1053.96	1054.41	1071.02	985.20	967.57	1001.99	1013.31	1116.37	1225.60	1044.03	1287.58	1284.79					
	200 to 349	885.79	857.59	891.78	897.07	920.13	893.01	939.49	999.58	1019.72	1010.25	1016.51	983.86	1024.42	1005.47	1018.96	1083.37	1126.98	1171.17	1158.42	1218.18	1227.19	1286.10	1272.17					
350 up	1301.60	1291.71	1336.24	1336.24	1336.24	1336.24	1369.58	1363.68	1369.58	1307.13	1307.13	1310.84	1299.02	1046.66	1494.10	820.60	1673.29	867.86	858.84	1465.75	1475.92	1524.81	1411.38						
Fort Morgan/ Brush	2 to 8		325.54		328.80																								
	9 to 50		490.64		473.57		452.57		453.99		447.54		387.50		463.71		451.63												
	51 to 99		439.53		475.42		475.42		488.17		492.94		492.94		525.46		504.75												
	100 to 199																												
	200 to 349																												
350 up																													

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2009				2010				2011				2012				2013				2014				2015			
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Glenwood Springs	2 to 8		1058.33		1058.33		910.56		1058.33					709.93		743.98		708.26		701.38		708.82		740.86					
	9 to 50		746.57		808.82		810.29		814.95					645.00		646.50		812.08		651.50		660.00		610.00					
	51 to 99		974.20		854.77		854.27		854.27					896.94		896.94		802.83		747.13		787.23		850.95					
	100 to 199																												
	200 to 349 350 up																												
Grand Junction	2 to 8	747.97	696.29	778.03	537.75	695.48	716.25	637.21	711.46	728.72	586.00	736.14	858.71	659.09	603.36	612.93	752.42	587.99	583.95	625.66	581.71	593.75	609.94	617.44	656.82				
	9 to 50	596.73	642.36	616.21	642.14	553.73	609.62	555.03	564.35	619.12	541.41	544.76	530.98	565.96	542.35	634.48	669.63	553.82	555.78	566.01	573.05	573.54	586.17	576.22	558.38				
	51 to 99	676.73	716.16	689.28	719.82	672.33	726.79	683.15	734.41	678.89	602.48	657.96	609.59	613.16	618.75	609.92	608.49	605.90	606.56	606.16	615.70	615.38	616.09	613.07	609.93				
	100 to 199	595.90	636.61	604.45	616.96	602.33	616.09	625.03	630.47	603.06	782.64	784.47	784.25	785.33	505.13	565.64	505.13	508.21	245.59	253.22	254.75	245.59	254.75	330.97	330.97				
	200 to 349 350 up																												
Greeley	2 to 8	536.38	597.09	533.59	537.61	537.94	537.92	536.58	565.11	541.94	548.69	568.44	554.34	562.66	637.70	587.33	648.41	620.03	642.15	670.24	650.01	626.91	734.76	748.71	1075.00				
	9 to 50	529.60	537.78	494.16	510.16	412.85	532.07	482.58	551.27	537.34	531.86	574.54	566.52	554.25	567.90	564.47	613.05	595.07	648.75	653.82	595.76	654.97	636.57	702.23	715.00				
	51 to 99	598.04	639.37	608.44	620.02	642.81	650.22	593.64	621.50	614.47	613.69	628.85	633.22	639.43	632.92	640.15	674.37	694.03	712.05	728.67	756.68	800.94	793.13	745.71	701.83				
	100 to 199	605.34	584.00	570.57	576.32	599.21	570.86	602.47	620.89	622.13	634.29	625.90	663.04	636.29	644.30	671.49	665.53	722.84	754.52	783.63	830.18	840.18	838.22	883.75	898.41				
	200 to 349 350 up	704.90	750.52	711.75	771.82	703.66	747.15	742.89	762.22	779.87	771.14	710.62	743.71	773.46	806.23	805.27	817.23	826.78	868.02	883.11	918.94	951.54	993.97	1020.67	1055.23				
Gunnison	2 to 8		437.50		437.50		437.50		437.50																				
	9 to 50		593.36		545.83		572.18		572.18		551.79				471.43		592.14		557.14							652.14			
	51 to 99		605.83		611.25		617.92		615.42		617.50		687.50		687.50		703.00		703.00		712.50		712.50		712.50				
	100 to 199																												
	200 to 349 350 up																												
Lake County	2 to 8		587.50		593.75		593.75																						
	9 to 50		551.02		552.25		551.36			449.73					563.18														
	51 to 99																												
	100 to 199																												
	200 to 349 350 up																												
Montrose	2 to 8																												
	9 to 50		691.27		722.20		962.50		777.98		506.62		590.63		612.50		685.71		593.75		536.50		625.00		581.25				
	51 to 99		579.41		585.54		550.00		550.00		600.00				712.50		737.50				737.50		737.50		737.50				
	100 to 199																												
	200 to 349 350 up																												
Pueblo	2 to 8	455.77	459.44	432.01	440.76	476.39	475.78	549.40	560.00	549.17	483.64	485.69	544.79	475.13	613.97	477.38	482.50	528.83	551.79	518.06	524.26	439.42	560.21	521.97	548.23				
	9 to 50	436.82	463.19	497.34	474.35	452.08	528.60	461.41	469.59	501.09	517.67	527.67	491.73	518.28	505.18	488.50	518.97	492.73	529.74	494.95	632.54	508.96	519.07	509.19	527.30				
	51 to 99	540.47	551.06	541.55	551.10	575.46	549.22	551.10	574.63	585.61	604.67	575.74	590.49	537.14	594.34	502.52	607.11	600.49	611.03	609.80	617.81	616.77	624.59	625.64	541.51				
	100 to 199	672.98	650.95	702.30	654.06	708.77	699.65	537.18	538.16	559.04	687.00	691.48	688.79	685.98	697.52	744.41	688.79	685.98	697.52	675.35	668.04	596.29	652.04	667.98	670.87	754.26			
	200 to 349 350 up	439.13	518.24	441.95	520.83	442.00	520.83	442.17	520.95	481.53		461.00	485.70		483.33	496.11	496.11	496.11	496.11	508.28	508.28	508.28	512.56	508.28	512.56				
Salida	2 to 8		432.95		467.50		432.95		464.17																				
	9 to 50		450.00		450.00		450.00		451.04																				
	51 to 99																												
	100 to 199																												
	200 to 349 350 up																												
Southeastern Colorado	2 to 8		371.88		371.88		524.69		547.19		510.16		600.00		485.00		587.13		512.50		624.00				631.00				
	9 to 50		528.23		523.39		687.78		684.69		684.69		708.08		625.31		520.58				337.25				337.25				
	51 to 99		502.65		494.38																								
	100 to 199																												
	200 to 349 350 up																												
Steamboat Springs	2 to 8		787.50		800.00		787.50		745.00		750.00		750.00		705.31		719.04		809.06		807.56		830.81		855.23				
	9 to 50		687.12		691.60		697.50		680.25		684.46		681.69		719.27		537.50												
	51 to 99		783.60		729.13		745.07		741.51		662.50		630.05		831.55		831.55		989.81		1067.48		1197.67		1197.67				
	100 to 199																												
	200 to 349 350 up																												
Sterling	2 to 8																												
	9 to 50		455.39		457.76		463.03		470.50		423.13		505.87		606.75		490.08		606.75		558.76		572.13		572.13				
	51 to 99		262.04		259.26		263.89		277.78		661.00		250.00		674.00		686.00		686.00		697.00		697.00		550.22				
	100 to 199		271.82		260.00		265.45		278.86				260.00		679.25		686.00		699.80		507.18		522.11						
	200 to 349 350 up																												
Summit County	2 to 8		1125.00		1137.50		1137.50		1050.00																				

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2009				2010				2011				2012				2013				2014				2015			
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Alamosa	To 1959																												
	1960-69																												
	1970-79																												
	1980-89			447.66		451.17		460.94		461.33		617.70		649.00						687.09							648.86		
	1990-99			713.87		713.87		714.90		714.90																		663.27	
Aspen	To 1959																												
	1960-69																												
	1970-79			1045.83		1054.61		1063.38		1063.38		1019.08		992.32		1051.10		1054.82		1054.82		1054.82		1054.82		1079.62		1077.59	
	1980-89			1095.78		1095.78		1115.98		1097.64				679.17		1190.31		704.17		683.33		728.75		1495.00		720.42		731.25	
	1990-99			1115.35		998.64		998.64		998.64		821.44		1120.75		1120.75		1145.95		1145.95		1495.00		1495.00		1495.00		1180.63	
Buena Vista	To 1959																												
	1960-69																												
	1970-79			533.33		533.33		533.33		533.33																			
	1980-89																												
	1990-99			700.00		650.00		650.00		637.50		650.00																	
Canon City	To 1959																												
	1960-69																												
	1970-79			619.02		623.37		648.37		648.37																			
	1980-89			575.00		562.50		587.50		587.50		612.50																	
	1990-99			584.82		584.82		584.82		584.82		608.48																	
Central Mountains	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
Colorado Springs	To 1959																												
	1960-69																												
	1970-79			581.05	534.27	552.49	558.81	572.40	528.87	534.02	577.85	574.90	551.20	578.66	575.79	584.94	597.71	644.42	567.44	622.76	601.98	718.01	681.90	670.94	680.51	753.88	781.88		
	1980-89			546.33	530.04	529.03	561.11	553.22	593.25	553.46	570.98	585.35	617.75	631.02	636.43	648.32	665.57	676.95	688.45	664.93	685.36	699.21	716.01	694.09	725.32	781.45	819.29		
	1990-99			547.67	559.21	571.29	582.73	573.74	569.13	619.36	641.70	652.56	648.25	654.67	616.97	612.89	635.89	670.18	682.85	659.48	662.81	668.64	690.77	699.38	717.50	731.05	759.20		
Durango	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
Eagle County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
Fort Collins/Loveland	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
Fort Morgan/Brush	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												

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.

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

MEDIAN RENT BY MARKET AREA

(In Dollars)

Market Area	2009				2010				2011				2012				2013				2014				2015					
	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa		476.00		476.00		520.64		558.14		540.47		638.50		522.38		628.40		566.73												680.25
Aspen		1125.40		1121.95		1127.88		1122.53		904.13		948.92		1121.27		949.00		948.92		1120.26		1144.58							973.40	
Central Mountains																														
Buena Vista		569.75		569.75		569.75		569.75		638.50		*		625.12		653.31		651.00		686.71		645.57							726.60	
Canon City		570.85		571.63		590.29		590.29		613.30		*		*		*		*		*		*						*	*	
Lake County		577.79		577.79		577.79		609.22		636.38		*		*		*		*		*		*						*	*	
Salida		441.63		444.13		441.63		449.61		*		*		*		*		*		*		*					*	*	*	
Colorado Springs	700.17	687.04	684.14	700.90	711.12	714.14	740.87	752.39	742.18	728.02	748.38	757.71	766.45	760.07	791.73	800.20	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20						
Northwest	834.16	811.53	806.66	802.47	831.87	843.19	870.27	879.47	857.16	810.38	876.21	884.59	838.28	890.30	927.44	926.00	827.42	913.50	971.18	983.64	891.53	976.16	941.86	993.71						
Northeast	705.84	682.56	656.23	700.57	696.04	696.80	701.00	715.18	697.43	709.40	721.48	715.91	717.45	709.06	729.94	771.47	745.29	750.92	783.20	806.40	836.31	836.34	835.64	858.73						
Far Northeast	811.65	806.72	817.88	800.94	791.46	833.73	843.99	895.46	888.34	798.58	879.90	836.11	858.70	859.45	879.17	880.75	873.03	924.84	949.85	960.24	959.73	981.13	980.74	981.93						
Southeast	591.32	582.99	594.95	585.72	614.15	580.69	622.26	643.65	650.32	631.99	634.33	729.76	717.03	673.81	691.10	706.30	689.67	704.06	705.56	720.83	702.11	732.05	761.94	831.72						
Security/Widefield/Fountain	603.66	584.74	634.68	627.45	627.45	627.45	627.45	634.68	634.68	634.68	634.68	634.74	627.45	628.49	684.67	679.76	674.38	677.68	729.27	781.21	716.63	718.53	803.83	828.38						
Southwest	713.16	704.91	709.04	704.28	722.66	767.86	792.92	789.29	782.43	816.37	776.78	788.55	796.65	785.57	806.56	788.43	782.20	785.56	818.99	875.47	878.28	860.53	869.41	875.03						
Central	524.86	542.15	560.14	570.27	658.30	650.84	662.60	667.79	662.12	660.46	660.85	657.03	662.64	670.89	722.28	764.21	690.34	697.00	828.94	839.95	762.65	764.76	799.96	817.41						
Durango		786.67		804.33		798.19		808.11		933.87		788.36		975.50		994.75		883.14		1213.50		1139.59						1138.50		
Eagle County		1121.24		1116.38		1118.19		1154.13		1026.25		983.39		1013.28		999.94		1180.92		1145.00		1329.62						1199.96		
Fort Collins/Loveland	821.29	803.67	853.73	856.53	872.83	879.63	843.25	932.58	980.32	986.56	983.65	973.05	961.65	1004.34	964.87	998.84	986.99	1110.90	1123.84	1119.27	1211.83	1206.39	1249.12	1254.52						
Fort Collins		823.66	863.81	866.59	886.23	876.86	853.73	917.80	960.49	982.78	1003.65	973.07	961.32	977.20	933.21	998.00	986.23	1145.36	1111.17	1122.63	1196.65	1193.29	1233.34	1248.66						
Northwest	762.46	792.62	780.87	790.96	777.29	821.28	640.26	843.71	853.83	860.65	874.67	944.41	965.67	1004.74	888.16	1031.48	785.19	1357.50	726.94	835.00	1129.81	937.49	1072.86	1083.05						
Northeast	594.18	698.32	754.57	697.43	719.75	706.77	724.91	688.80	657.25	816.77	815.45	756.88	770.49	726.00	643.68	643.68	779.41	649.17	668.68	693.07	801.00	801.00	700.40	748.32						
Southeast	928.74	871.05	886.29	916.12	976.41	926.00	875.02	946.83	1001.00	1052.93	1134.35	973.73	983.92	1040.42	992.13	1003.78	1038.21	1070.37	1226.50	1191.60	1269.48	1247.61	1317.67	1262.98						
Southwest	814.22	786.03	824.49	807.57	883.68	813.40	895.85	828.73	980.03	1025.15	1004.00	1054.03	900.49	933.58	886.95	917.71	1024.14	1143.65	1147.02	1175.17	1224.91	1214.28	1199.95	1326.62						
Loveland	751.00	876.80	903.72	920.60	916.45	872.04	975.65	941.88	1009.16	988.75	902.54	972.43	965.06	1050.74	998.28	1027.14	988.84	1057.25	1168.42	1099.04	1282.25	1254.61	1389.99	1327.95						
Fort Morgan/Brush		436.92		468.19		464.54		477.25		484.44		490.32		515.06		496.31		407.25		569.75		563.50						479.13		
Glenwood Springs		881.79		851.89		832.82		835.72		878.08		816.63		748.44		776.30		776.61		730.69		754.13						798.50		
Grand Junction	641.60	678.81	647.95	674.08	637.37	682.10	654.65	667.72	664.15	596.63	661.76	595.31	617.32	570.46	589.51	584.68	583.53	567.13	575.65	570.73	575.44	572.20	558.81	554.63						
Greeley	619.58	669.01	599.98	617.82	616.79	631.83	630.47	643.16	639.01	642.82	622.70	642.96	663.20	659.93	678.42	684.33	720.05	749.97	758.02	787.71	814.98	873.64	891.06	959.01						
Gunnison		599.03		547.53		577.97		572.88		598.41		688.50		682.67		707.67		707.67		713.50		713.50						732.67		
Montrose		551.00		606.43		524.65		527.25		529.75		609.33		710.87		729.29		609.33		730.28		735.87						735.87		
Pueblo	481.49	488.31	482.93	489.19	483.14	495.25	482.78	511.60	528.15	542.01	544.75	526.52	554.10	549.03	512.74	557.51	543.28	555.43	571.67	566.10	553.88	572.88	577.23	579.02						
Northwest	399.44	395.93	405.96	415.06	369.38	426.24	468.86	427.92	366.75	440.95	367.00	392.00	366.93	391.93	366.93	391.93	367.42	384.17	367.42	524.96	367.42	553.68	367.42	551.89						
Northeast	511.48	477.83	509.72	476.55	496.10	480.55	496.54	492.97	555.46	559.60	629.35	581.64	574.54	592.99	568.45	584.59	606.24	594.70	595.92	591.36	605.93	632.34	616.98	634.85						
Southeast	496.83	466.91	495.44	476.00	423.50	481.00	463.50	481.00	463.50											855.17										
Southwest	477.74	584.45	475.34	584.45	491.38	587.27	467.99	584.63	482.58	542.57	453.84	507.54	545.47	507.05	445.41	483.81	473.69	445.31	485.72	580.77	475.05	480.17	475.21	471.33						
Southeastern Colorado		493.14		493.14		614.46		618.50		618.50		619.75		678.91		601.83		533.14		365.53								365.53		
Steamboat Springs		729.23		697.13		722.73		717.37		675.22		726.96		752.43		676.00		847.47		845.87		970.87						970.87		
Sterling		296.00		276.00		290.29		323.50		656.09		245.48		662.45		682.71		686.71		493.86		500.57						523.69		
Summit County		927.39		953.26		953.43		952.56		897.88		922.45		922.99		946.05		946.05		948.92		1130.41						1031.50		

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market		2009	2010				2011				2012				2013				2014				2015					
Area	Apartment Type	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	Efficiency		581.42		581.42		582.97		582.97		548.11		638.00		513.00		541.51		627.00				513.00		688.00		513.00	
	One bedroom		366.23		366.84		370.20		372.69		363.48		638.00		663.00		647.43		561.84				688.00		684.57		684.57	
	Two bed, one bath		1138.00		1138.00		1138.00		1138.00								663.00		663.00				688.00		664.44		664.44	
	Two bed, two bath		880.00		880.00		880.00		880.00										738.00				688.00		688.00		688.00	
	Three bedroom		476.00		476.00		520.64		558.14		540.47		638.50		522.38		628.40		566.73				688.00		680.25		680.25	
Aspen	Efficiency		963.00		963.00		964.71		963.00		638.00		931.56		663.00		663.00		688.00				688.00		688.00		688.00	
	One bedroom		1094.00		1094.00		1107.86		1094.00	663.00	881.05		857.00		1305.00		907.00		905.80		913.60		937.40		937.40		931.14	
	Two bed, one bath		1124.16		1140.80		1157.51		1156.83		1072.71		1063.32		1627.87		1112.68		1112.68		1113.32		1137.68		1137.68		1138.32	
	Two bed, two bath		1142.62		1163.00		1163.00		1163.00	813.00	813.00		1382.97		1382.97		1432.97		1432.97		1488.00		1488.00		1488.00		1482.97	
	Three bedroom		1167.00		920.00		920.00		920.00	913.00	913.00		938.00		945.00		938.00		938.00		938.00		963.00		963.00		963.00	
All		1125.40		1121.95		1127.88		1122.53		819.75		904.13		948.92		1121.27		949.00		948.92		1120.26		1144.58		973.40		973.40
Buena Vista	Efficiency																											
	One bedroom		562.40		562.40		562.40		562.40																			
	Two bed, one bath		684.25		634.25		634.25		634.25		638.00																	
	Two bed, two bath																											
	Three bedroom																											
All		569.75		569.75		569.75		569.75		638.50																		
Canon City	Efficiency		413.00		438.00		463.00		463.00																			
	One bedroom		654.47		654.47		679.47		679.47		538.00																	
	Two bed, one bath		569.44		569.44		589.27		589.27		613.00																	
	Two bed, two bath																											
	Three bedroom		638.00		663.00		663.00		663.00		663.00																	
All		570.85		571.63		590.29		590.29		613.30																		
Central Mountains	Efficiency												763.00		638.00		738.00											
	One bedroom												802.41		838.00		838.00											
	Two bed, one bath												636.98		623.81		652.29											
	Two bed, two bath																											
	Three bedroom																											
All																												
Colorado Springs	Efficiency	506.14	489.78	495.29	479.00	509.45	508.37	535.82	539.00	543.78	497.00	498.56	604.77	513.47	519.69	521.49	547.68	556.05	572.06	604.39	708.83	646.83	635.39	711.25	648.16			
	One bedroom	628.66	605.89	598.24	651.08	644.71	649.02	668.45	707.70	702.00	637.30	657.13	652.38	674.43	659.33	689.60	711.96	676.18	692.25	751.41	748.10	730.21	758.15	780.17	811.02			
	Two bed, one bath	594.43	593.59	604.48	632.89	634.41	636.88	636.17	646.92	660.71	683.32	674.54	684.51	689.17	704.34	714.64	723.41	716.03	730.34	746.92	767.07	751.13	787.46	829.78	838.07			
	Two bed, two bath	878.65	878.59	883.17	891.22	899.36	892.74	929.85	922.87	919.83	895.04	971.04	961.12	978.23	986.80	942.62	987.73	955.05	987.51	1041.69	1024.52	1017.52	1032.56	1022.24	1087.53			
	Three bedroom	929.19	914.95	948.21	969.24	989.71	968.87	985.75	996.43	1111.00	1009.25	972.60	1023.06	1013.76	1046.57	1180.50	1206.23	1072.10	1072.73	1249.57	1280.93	1235.00	1289.71	1334.83	1342.12			
All	700.17	687.04	684.14	700.90	711.12	714.14	740.87	752.39	742.18	728.02	748.38	757.71	766.45	780.07	791.73	800.20	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20				
Durango	Efficiency		560.33		563.00		580.59		584.47																			
	One bedroom		690.00		683.50		686.50		689.13		796.00		700.00		829.43		819.67		852.00		888.00		895.20		921.00			
	Two bed, one bath		780.33		773.00		770.25		800.00		944.00		813.86		1044.00		944.00		988.00		1305.75		1280.75		1305.75			
	Two bed, two bath		850.00		857.00		849.09		857.00		844.86		788.00		867.00		938.00		880.00		880.00		900.00		930.80			
	Three bedroom		747.75		797.75		797.75		795.50		1287.64				1362.25		1413.00		1250.00		1537.25		1562.25		1562.25			
All		786.67		804.33		798.19		808.11		933.87		788.36		975.50		994.75		883.14		1213.50		1139.59		1138.50				
Eagle County	Efficiency		826.27		863.82		868.45		868.45		638.00		639.20		599.48		738.00		624.73		738.00		763.00		763.00			
	One bedroom		878.67		878.82		894.00		931.37		790.18		795.37		844.27		897.20		947.27		985.20		1045.25		1042.75			
	Two bed, one bath		1187.15		1209.12		1209.12		1215.67		1009.45		942.71		1011.91		1016.76		1184.45		1124.12		1195.71		1194.09			
	Two bed, two bath		1113.47		1113.47		1113.55		1135.39		1039.11		989.11		1086.34		985.95		1188.00		1142.66		1338.00		1338.00			
	Three bedroom		1185.82		1201.39		1201.27		1205.36		1159.18		1184.18		1281.59		1181.45		1384.59		1340.73		1588.00		1584.73			
All		1121.24		1116.38		1118.19		1154.13		1026.25		983.39		1013.28		999.94		1180.92		1145.00		1329.62		1199.96				
Fort Collins Loveland	Efficiency	537.53	652.38	544.53	499.67	495.17	665.31	491.78	674.08	656.54	737.04	734.16	720.85	700.00	772.10	804.32	779.32	772.12	834.57	916.32	891.32	911.47	779.82	792.91	776.71			
	One bedroom	780.46	768.89	815.15	792.13	818.32	781.06	799.43	855.92	916.00	930.17	891.96	889.13	881.82	924.15	914.25	915.32	940.84	987.52	1059.64	1028.00	1085.71	1140.25	1182.32	1188.56			
	Two bed, one bath	804.61	781.72	822.01	789.23	822.20	785.46	826.85	808.71	836.24	841.94	836.72	849.38	888.48	880.44	867.96	886.30	970.50	997.45	992.91	989.17	992.72	1026.17	1075.00	1088.23			
	Two bed, two bath	942.76	979.73	970.76	1003.85	1012.24	1013.70	1036.96	1098.03	1044.37	1139.23	1135.08	1124.85	1111.48	1146.50	1209.37	1176.14	1168.03	1205.19	1285.22	1304.10	1309.57	1330.29	1399.50	1397.11			
	Three bedroom	937.67	1057.67	1071.25	1253.25	1220.33	1258.50	988.00	1257.00	1361.50	1236.17	1235.39	1299.67	1223.33	1157.26	1149.45	1346.09											

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

Market Area	Apartment Type	2009				2010				2011				2012				2013				2014				2015				
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	Efficiency																													
	One bedroom		0.84		0.84		0.84		0.84		1.03		1.10		0.93		0.98		1.05									1.16		
	Two bed, one bath		0.45		0.45		0.45		0.45		0.45		0.66		0.83		0.83		1.03									0.00		
	Two bed, two bath		0.90		0.90		0.90		0.90																					
	Three bedroom																													
All		0.73		0.73		0.73		0.73		0.86		1.09		0.89		0.92		1.05									1.13			
Aspen	Efficiency		2.06		2.06		2.07		2.06					1.33		1.93		1.93		1.99							1.99		2.00	
	One bedroom		1.64		1.61		1.73		1.61		1.62		1.59		1.79		1.68		1.66		2.06						2.11		1.73	
	Two bed, one bath		1.29		1.30		1.31		1.31		1.23		1.20		1.58		1.27		1.27		1.28						1.30		1.31	
	Two bed, two bath		1.26		1.18		1.18		1.18		0.91		1.35		1.35		1.38		1.38		1.63						1.63		1.43	
	Three bedroom		1.11		0.95		0.96		0.96		0.88		0.90		1.22		0.90		0.90								0.92		1.46	
All		1.44		1.40		1.44		1.40		1.19		1.36		1.49		1.41		1.41		1.65						1.67		1.46		
Buena Vista	Efficiency																													
	One bedroom		1.28		1.28		1.28		1.28																					
	Two bed, one bath		0.88		0.83		0.83		0.82		0.86																			
	Two bed, two bath																													
	Three bedroom																													
All		0.90		0.85		0.85		0.84		0.86																				
Canon City	Efficiency																													
	One bedroom		0.78		0.82		0.82		0.82																					
	Two bed, one bath		0.79		0.78		0.81		0.81		0.84																			
	Two bed, two bath																													
	Three bedroom		0.70		0.73		0.73		0.73																					
All		0.79		0.78		0.81		0.81		0.84																				
Central Mountains	Efficiency																													
	One bedroom												0.00		0.00		0.00													
	Two bed, one bath												0.45		0.00		0.00													
	Two bed, two bath												0.90		0.84		0.92		0.95		0.94						0.90		1.00	
	Three bedroom																													
All														0.84		0.92		0.95		0.94						0.56		1.00		
Colorado Springs	Efficiency		1.01	1.03	1.06	1.03	1.09	1.07	1.13	1.14	1.14	1.07	1.10	1.19	1.18	1.09	1.15	1.19	1.19	1.25	1.24	1.32	1.26	1.30	1.29	1.32				
	One bedroom		0.94	0.93	0.93	0.95	0.96	0.97	0.98	1.01	1.01	0.99	1.02	1.02	1.03	1.03	1.04	1.07	1.05	1.06	1.10	1.13	1.10	1.13	1.16	1.20				
	Two bed, one bath		0.75	0.75	0.75	0.76	0.77	0.77	0.79	0.81	0.81	0.82	0.83	0.84	0.85	0.85	0.88	0.90	0.88	0.89	0.93	0.94	0.92	0.96	0.99	1.03				
	Two bed, two bath		0.86	0.86	0.88	0.89	0.89	0.90	0.91	0.91	0.92	0.90	0.95	0.94	0.94	0.95	0.94	0.97	0.94	0.98	1.02	1.01	1.00	1.02	1.04	1.06				
	Three bedroom		0.82	0.82	0.83	0.83	0.82	0.84	0.85	0.86	0.88	0.87	0.88	0.89	0.88	0.89	0.94	0.95	0.91	0.94	0.97	1.00	0.98	0.99	1.06	1.06				
All		0.87	0.87	0.88	0.89	0.90	0.91	0.92	0.94	0.94	0.93	0.96	0.96	0.97	0.97	0.99	1.01	0.99	1.01	1.05	1.06	1.04	1.07	1.10	1.13					
Durango	Efficiency		1.06		1.07		1.10		1.13		1.41		1.29		1.56		1.66		1.84		1.72									
	One bedroom		1.29		1.29		1.29		1.30		1.47		1.47		1.43		1.35		1.53		1.75									
	Two bed, one bath		0.99		0.98		0.95		1.06		1.15		1.02		1.25		1.23		1.29		1.53									
	Two bed, two bath		1.25		1.27		1.28		1.28		0.93		1.17		0.96		1.03		0.97		1.02									
	Three bedroom		0.94		0.97		0.97		1.16		1.16		1.16		1.23		1.29		1.16		1.37									
All		1.15		1.16		1.16		1.18		1.22		1.14		1.29		1.28		1.30		1.52										
Eagle County	Efficiency		2.32		3.15		3.34		2.66		2.00		2.02		1.83		2.26		2.01		2.31									
	One bedroom		1.57		1.64		1.68		1.53		1.25		1.30		1.33		1.39		1.45		1.86									
	Two bed, one bath		1.52		1.47		1.47		1.57		1.13		1.23		1.28		1.30		1.27		1.44									
	Two bed, two bath		1.33		1.33		1.34		1.30		1.17		1.13		1.24		1.11		1.37		1.48									
	Three bedroom		1.17		1.13		1.13		1.15		1.06		1.09		1.18		1.08		1.28		1.39									
All		1.49		1.51		1.56		1.53		1.21		1.23		1.32		1.28		1.45		1.57										
Fort Collins/ Loveland	Efficiency		1.68	1.68	1.87	1.64	1.58	1.33	1.73	1.31	1.30	1.47	1.42	1.43	1.41	1.69	1.71	1.70	1.79	1.77	2.09	2.05	2.11	2.08	2.05	2.18				
	One bedroom		1.11	1.12	1.19	1.15	1.23	1.17	1.19	1.20	1.27	1.24	1.30	1.31	1.30	1.36	1.34	1.30	1.33	1.37	1.43	1.47	1.52	1.54	1.63	1.60				
	Two bed, one bath		0.94	0.94	0.99	0.97	1.00	0.95	1.00	0.98	1.03	1.05	1.06	1.08	1.09	1.12	1.11	1.12	1.15	1.17	1.19	1.23	1.25	1.28	1.35	1.35				
	Two bed, two bath		0.97	0.95	0.98	0.99	0.98	1.03	1.01	1.10	1.08	1.08	1.12	1.16	1.11	1.16	1.15	1.14	1.18	1.23	1.25	1.31	1.31	1.40	1.38	1.38				
	Three bedroom		0.90	0.90	0.95	0.99	0.96	0.99	0.93	1.04	1.03	1.06	1.06	1.14	1.12	1.12	1.08	1.13	1.01	1.21	1.07	1.10	1.27	1.23	1.38	1.34				
All		1.01	1.01	1.06	1.04	1.06	1.05	1.06	1.10	1.11	1.13	1.16	1.20	1.18	1.22	1.19	1.21	1.13	1.29	1.20	1.23	1.37	1.37	1.48	1.46					
Fort Morgan/ Brush	Efficiency																													
	One bedroom		0.67		0.68		0.68		0.66		0.75		0.76		0.78		0.79		0.71		0.75						0.75		0.73	
	Two bed, one bath		0.64		0.64		0.68		0.67		0.61		0.55		0.68		0.60		0.74		0.84					0.88		0.74		
	Two bed, two bath		0.40		0.43																									
	Three bedroom		0.78		0.56		0.57		0.56		0.56		0.53		0.56		0.56		0.56		0.75					0.75		0.57		
All		0.67		0.63		0.64		0.63		0.67		0.63		0.70		0.69		0.73		0.76					0.76		0.68			

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.
*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

**RESIDENT TURNOVER PER MONTH
BY AGE OF BUILDING**

(In Percent)

Market Area	Age of Building	2009				2010				2011				2012				2013				2014				2015				
		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	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														0.0		0.0											9.1		
	1990-99																											3.0		
	2000-09																													
2010+																														
Aspen	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																1.8		1.8			3.5		1.8			1.8		0.0	1.7
	1990-99															0.0					4.2					8.3		0.0	0.0	
	2000-09															3.3		0.8		2.4		4.1				1.6		1.6	0.0	
2010+																														
Buena Vista	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Canon City	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Central Mountains	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Colorado Springs	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Durango	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Eagle County	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Fort Collins/ Loveland	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Fort Morgan/ Brush	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

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

Market Area	Age of Building	2009				2010				2011				2012				2013				2014				2015			
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Glenwood Springs	To 1959																	0.0	50.0	0.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0		
	1960-69																	0.0	0.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0		
	1970-79																	0.0	10.0	16.7	0.0	0.0	10.0	6.3	6.3	6.3	6.3		
	1980-89																	5.0	10.0	0.0	4.9	8.5	2.8	2.8	7.2	7.2	7.2		
	1990-99	5.5	1.8					1.8		7.3		9.1						10.9	7.3										
	2000-09 2010+																	0.0					0.0				0.0		
Grand Junction	To 1959	31.3	4.5	10.5	0.0	5.7	0.0	8.3	10.0	4.0	0.0	0.0	6.3	12.5	4.2	8.3	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	1960-69																	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	1970-79	19.6	3.7	6.0	1.8	5.7	4.2	7.7	4.7	0.7	9.4	3.8	6.0	4.7	9.3	13.6	13.3	11.9	4.7	10.1	7.4	8.2	7.2	4.5	5.2	5.2			
	1980-89	25.3	5.9	4.1	4.5	5.3	3.6		3.3	1.9	0.0	2.0	0.0	0.0	1.7	13.6	10.2	6.4	6.0	3.3	5.7	5.3	4.0	5.6	4.9	4.9			
	1990-99	6.8	5.5	50.0	3.8	2.8	4.9	13.0	3.1	3.6	11.1				1.9	9.3	4.8	4.8	10.7	100.0	0.0	5.3	9.5	0.0	13.2	2.7	3.2		
	2000-09 2010+	18.5	0.0	0.0														0.0	0.0	25.0	0.0	0.0				0.0	0.0		
Greeley	To 1959																												
	1960-69	2.0	5.1	10.1	7.2	0.0	5.1	12.2	4.0	0.0	7.1	17.3	4.1	0.0	3.1	13.9	3.1	2.9		7.2	5.8	5.8	4.3	17.2	20.4	20.4			
	1970-79	3.5	2.9	5.8	5.9	4.2	4.0	6.5	7.8	5.1	4.2	5.9	3.1	1.0	2.8	6.5	5.4	5.4	3.8	4.2	4.0	3.2	2.7	6.2	7.5	7.5			
	1980-89	5.6	3.5	4.5	6.3	3.8	3.7	4.5	7.5	4.1	8.3	8.3	7.0	0.0	0.0	16.7	8.3	2.7	3.2	0.0	0.0	2.3	4.7	5.6	5.6	5.6			
	1990-99	8.2	6.2	4.6	2.0	5.6	8.6	0.0	2.6	2.6	7.7	0.0	0.0	5.1	2.6	2.6	2.6	2.6	0.0	6.5	0.0	0.0	0.0	0.0	0.0	0.0			
	2000-09 2010+																			0.0	3.2	5.1	2.8	4.2	3.5	10.3	6.7		
Gunnison	To 1959																												
	1960-69																												
	1970-79																			3.3		6.7							
	1980-89																												
	1990-99																												
	2000-09 2010+										28.6						14.3			25.0		0.0					0.0		
Lake County	To 1959									3.1		9.9		*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69													*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79													*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89													*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99													*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09 2010+									8.1		2.7		*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Montrose	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Pueblo	To 1959	8.3	0.0	8.3	4.2	16.7	0.0	33.3	0.0	7.1	0.0	0.0	0.0	0.0	0.0	5.9	11.8	5.9	7.1	0.0	7.1	7.1	14.3	0.0	7.1	7.1			
	1960-69	6.4	4.9	4.3	5.7	3.5	5.4																						
	1970-79	4.1	4.0	4.4	3.3	4.8	4.2	3.2	1.9	2.3	3.8	7.5	2.7	0.0	2.0	3.0	3.2	1.9	3.3	5.1	2.1	1.2	1.4	5.0	1.8	1.8			
	1980-89	5.6	4.6	7.4	6.5	7.4	2.8																						
	1990-99	1.0	5.2																										
	2000-09 2010+										3.6	3.4												3.4	8.1	3.4	3.4		
Salida	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+										0.0																		
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Sterling	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Summit County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2009	2010				2011				2012				2013				2014				2015				
		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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	2 to 8										0.0		0.0						25.0				50.0				
	9 to 50																		21.4				7.1				
	51 to 99																		12.3								
	100 - 199																										
	200 - 349																										
	Average											0.0		0.0						16.5				10.0			
Aspen	2 to 8																										
	9 to 50	0.0											0.0									8.3		0.0		0.0	
	51 to 99	0.8	1.6																			1.7		0.8		0.8	
	100 - 199						1.6						1.6														
	200 - 349																										
	Average	0.7	1.6											1.0									2.8		0.7		0.7
Buena Vista	2 to 8																										
	9 to 50	3.1	9.4																								
	51 to 99				6.3																						
	100 - 199																										
	200 - 349																										
	Average	3.1	9.4		6.3																						
Canon City	2 to 8																										
	9 to 50				6.3																						
	51 to 99																										
	100 - 199			2.9																							
	200 - 349																										
	Average		2.9		6.3																						
Central Mountains	2 to 8																										
	9 to 50												2.9		1.3							12.5		9.4		3.1	
	51 to 99																										
	100 - 199																										
	200 - 349														0.0	0.0							0.0		0.0		
	Average												1.3		2.0		0.9						1.5		1.5		0.6
Colorado Springs	2 to 8	0.0	6.1	8.7	5.3	11.4	0.0	32.1	0.0	0.0	0.0	0.0	0.0	1.9	0.0	5.0	0.0	33.3	8.7	7.1	12.0	0.0	0.0	0.0	0.0	0.0	
	9 to 50	3.5	5.2	6.6	4.6	3.7	4.6	5.0	6.4	4.8	4.1	3.9	2.8	5.1	3.8	4.6	2.6	3.1	3.6	5.3	4.9	5.6	3.4	3.7	3.5	3.5	
	51 to 99	4.5	6.2	7.3	5.9	4.8	4.7	6.3	6.6	4.2	3.9	5.2	3.1	3.4	4.8	5.7	7.0	3.8	3.0	6.1	6.9	3.9	4.4	5.5	4.5		
	100 - 199	6.6	4.7	6.7	6.2	5.7	4.1	6.4	5.8	5.7	5.3	5.8	5.5	4.6	4.1	6.0	6.2	3.9	4.8	5.3	4.5	5.4	5.7	4.2	6.6		
	200 - 349	6.5	4.6	5.6	6.9	4.7	4.6	7.5	7.5	6.0	4.7	6.0	6.5	5.3	5.1	6.5	6.7	5.4	4.0	5.9	5.7	4.6	5.8	6.2	6.5		
	Average	5.2	3.7	5.3	6.6	4.4	4.6	4.7	6.5	6.2	5.5	4.6	6.0	4.9	5.1	6.0	7.6	5.8	3.6	6.6	5.8	5.0	4.2	6.5	5.2		
Durango	2 to 8		16.7																								
	9 to 50	1.4	2.0				0.0		8.8		1.4		0.9		2.8		1.5					1.4		4.2		1.4	
	51 to 99																										
	100 - 199																8.9										
	200 - 349																										
	Average	1.4	3.6		3.3		0.0		8.8		1.4		0.9		2.7		6.0		1.6		1.3		4.0		1.4		
Eagle County	2 to 8																										
	9 to 50	20.5	0.0		5.4																		4.5		20.5		
	51 to 99	1.0	9.2		5.0																		0.0		1.0		
	100 - 199	5.1																							5.1		
	200 - 349		0.0																								
	Average	4.8	3.1		5.2																		1.5		4.8		
Fort Collins/ Loveland	2 to 8	0.0	0.0	0.0	20.0	2.1	1.2	6.7	0.0	2.6	0.0	9.1	9.1	0.0	0.8	0.0	9.4	1.5	1.0	0.0	13.0	0.0	0.0	6.9	0.0		
	9 to 50			8.3	1.4	3.4	3.3	11.1	5.6	3.2	5.0	0.0	3.3	1.1	5.6			14.3	0.0	0.0		0.8					
	51 to 99	5.2	2.8	5.6	4.8	4.0	2.0	5.1	2.5	1.3	2.9	12.3	3.4	2.0	1.5	2.8	5.8	2.4	2.8	4.8	3.9	2.7	4.0	4.7	5.2		
	100 - 199	7.6	3.2	5.6	1.5	1.4	3.4	13.6	7.8	1.9	4.0	49.8	4.6	3.0	2.9	6.0	4.4	5.1	2.1	4.6	8.8	2.3	1.4	7.2	7.6		
	200 - 349	5.9	4.4	4.6	5.9	3.2	3.3	6.9	7.2	3.2	3.6	5.4	6.9	2.9	3.0	6.7	6.6	3.9	4.2	7.6	6.4	2.7	3.5	6.7	5.9		
	Average	6.1	3.9	5.1	4.5	2.9	3.2	9.1	6.8	2.9	3.6	20.8	4.9	2.1	2.9	10.3	5.6	3.7	2.7	7.7	6.1	2.2	2.5	6.7	6.1		
Fort Morgan/ Brush	2 to 8		4.3																								
	9 to 50	0.0	3.5		1.4		2.1		2.1		2.8			1.8		0.0			0.7		0.0		1.2		0.0		
	51 to 99	2.1			1.0		4.2		6.3		0.0				9.4								2.1		2.1		
	100 - 199																										
	200 - 349																										
	Average	0.9	3.6		1.1		2.9		3.8		1.7				5.2		0.0		0.7		0.0		1.5		0.9		

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

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

Market Area	Size	2009	2010				2011				2012				2013				2014				2015				
		4th	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	
Alamosa	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average																											
Aspen	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average																											
Buena Vista	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average																											
Canon City	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average																											
Central Mountains	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average																											
Colorado Springs	2 to 8	6.3	6.2	-0.8	-1.5	0.1	1.6	-2.4	1.2	66.6	38.2	10.8	50.8	5.7	52.3	4.6	0.3	-8.4	5.8	2.6	-7.4	2.5	7.3	-1.2	0.0		
	9 to 50	8.3	8.2	12.4	8.4	11.4	6.9	10.5	9.8	7.3	2.7	7.1	4.6	6.4	3.8	4.7	-1.4	7.2	7.1	7.1	-3.4	13.5	7.4	16.4	0.6		
	51 to 99	11.3	8.2	9.0	9.2	11.9	7.4	13.1	7.5	8.2	5.7	8.6	5.3	6.9	6.5	4.7	1.4	5.8	5.9	8.2	0.4	7.0	5.4	-1.1	-4.8		
	100 - 199	10.6	12.5	9.7	8.9	5.2	7.6	20.4	8.0	7.4	7.2	7.9	7.3	6.8	12.8	6.2	5.2	8.0	22.2	9.6	7.5	8.1	9.3	8.6	8.7		
	200 - 349	10.2	10.5	12.1	10.0	8.9	9.7	12.5	8.4	7.9	6.0	8.3	6.9	7.8	8.2	8.8	7.3	7.0	11.9	12.3	10.4	5.3	5.9	8.0	8.0		
	350 up	7.6	5.9	8.8	12.0	12.0	11.5	6.1	8.6	8.4	4.2	3.2	6.4	5.9	6.4	9.3	7.4	9.8	5.8	4.6	7.8	3.3	7.7	6.3	2.9		
Average	10.2	10.2	10.9	9.8	9.1	9.2	13.1	8.3	8.0	6.1	7.7	6.9	7.0	8.7	8.1	6.5	7.3	11.9	11.3	8.9	6.0	6.9	7.7	6.2			
Durango	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average																											
Eagle County	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average																											
Fort Collins/ Loveland	2 to 8	-0.4	22.9	67.7	0.0	9.5	13.9	22.6	0.0	1.5	22.7	16.4	-9.9	7.3	4.1	27.2	23.6	6.0	4.0	-2.9	-2.0	0.9	1.0	2.3	-2.0		
	9 to 50	3.5	-1.5	5.4	2.0	2.7	3.3	15.2	12.9	3.4	2.6	-0.6	1.6	47.8	12.1			-1.9				9.3					
	51 to 99	4.9		4.9	2.0	5.4	4.4	-2.7	9.2	10.8	3.7	20.4	15.4	0.2	6.1		12.2	-0.4		18.2	0.8	18.0	8.8	10.2			
	100 - 199	12.3	7.7	8.3	13.2	9.7	8.9	32.8	10.6	11.2	11.1	-29.4	3.6	18.9	5.7	0.7	6.3	8.4	11.0	9.4	9.2	10.2	8.4	7.7	13.1		
	200 - 349	7.1	5.8	5.7	9.2	12.0	9.2	20.6	11.2	11.0	7.2	6.2	9.9	0.4	11.8	2.3	5.1	8.2	11.4	7.3	17.4	17.6	9.9	12.8	6.0		
	350 up																										
Average	6.9	5.9	6.1	9.6	10.6	9.0	23.3	10.9	10.7	8.0	-4.5	5.4	19.6	9.5	-9.0	5.7	6.8	31.9	7.0	14.3	14.5	7.2	11.4	8.5			
Fort Morgan/ Brush	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average																											

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

Market Area	Size	2009	2010				2011				2012				2013				2014				2015			
		4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Glenwood Springs	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										
Grand Junction	2 to 8	2.4	8.0	8.2	0.0	3.2	-0.4	-0.3	44.5	1.2	-15.0	5.3	8.1	5.1	0.1	0.4	1.6	0.1	1.3	4.4	-4.2	-6.0	3.5	8.5	-0.5	
	9 to 50	2.7	4.6	2.3	0.6	3.1	0.7	-2.2	6.6	0.6	-3.1	-1.5	-1.0	-1.1	7.4	5.9	-1.1	9.9	1.5	2.6	-2.1	0.0	0.0	1.6	1.2	
	51 to 99	-2.2	-2.3	4.0	2.0	5.3	7.4	0.6	3.9	39.8	-6.3	2.9	3.8	4.4	10.3	3.7	7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	2.5	
	100 - 199			2.8	8.4	3.5	7.5	3.4	3.7																	
	200 - 349																									
	350 up																									
Average	4.9	1.1	3.1	2.4	4.1	6.6	1.6	8.5	13.6	-7.7	0.0	1.6	1.6	1.0	3.2	-4.8	7.8	8.4	1.8	-2.3	0.5	2.5	3.1	0.5		
Greeley	2 to 8	-1.7	4.4	-0.6	1.8	0.0	4.1	0.2	0.0	9.9	-1.5	3.7	-0.8	20.3	1.2	1.0	-0.2	0.9	-0.1	-0.1	8.0	0.3	-0.1	4.9		
	9 to 50	7.9	12.2	4.6	-1.0	3.9	19.5	12.1	24.5	8.0	3.4	0.8	-0.3	7.4	2.3	10.1	6.7	15.7	2.8	-2.9	8.2	-1.7	4.8			
	51 to 99	2.4	2.2	-4.7	4.2	15.5	22.3	2.0	4.6	6.0	3.6	3.7	1.3	0.0	8.2	17.7	16.3	90.0	9.6	16.5	13.3	8.0			-4.1	
	100 - 199	34.8	17.5	6.6	7.2	9.1	11.9	3.4	7.0	33.1	27.7	50.3	13.7	-1.3	6.3	31.4	28.0	65.9	40.4	21.5	28.3	26.8	32.9	26.4	24.1	
	200 - 349	6.6	11.2	3.8	16.0	4.3	8.5	9.8	10.8	1.1	7.1	0.3	0.3		7.9	12.1	10.0		11.6	2.7	10.9	14.3	13.6	55.5		
	350 up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Average	20.8	13.2	4.5	9.9	7.7	11.1	6.2	9.2	15.0	22.0	29.0	6.9	2.1	6.8	21.1	20.0	62.1	32.4	13.3	24.5	18.9	21.5	22.0	36.2		
Gunnison	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										
Lake County	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										
Montrose	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										
Pueblo	2 to 8	-2.7	-6.1	0.5	9.6	1.6	-1.8	7.6	1.2	0.5	0.0	-5.8	-8.9	4.3	-0.4	-5.5	3.0	0.0	1.3	1.9	9.2	43.8	0.0	2.1	6.6	
	9 to 50	-5.5	-4.0	2.6	-3.0	3.4	0.7	-6.1	4.5	2.3	1.7	2.1	3.1	1.4	1.1	2.2	-1.6	3.3	-0.2	-0.9	1.3	12.6	4.9	-1.5	4.9	
	51 to 99	5.1	5.4	3.8	1.6	5.1	2.3	9.5	5.4	3.3												16.5	9.0	17.0	4.9	
	100 - 199	4.9	3.8	4.4	7.6	1.0	8.5	6.6	2.6															0.7	6.0	
	200 - 349	1.9	22.9	2.9	-4.4	3.8	-1.1		4.3	37.2			31.8							6.4	15.9					
	350 up																									
Average	3.3	9.2	3.4	3.8	3.3	3.4	1.9	5.4	20.3	-4.4	-1.2	36.4	-5.7	-11.1	-7.0	-5.9	-3.7	0.1	6.3	-1.2	12.3	5.5	1.2	1.7		
Salida	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										
Southeastern Colorado	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										
Steamboat Springs	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										
Sterling	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										
Summit County	2 to 8																									
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
	350 up																									
Average																										

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	2004	43146	18143	11213	8966		2008	43960	19186	11706	9254
UNITS ADDED SINCE LAST SURVEY	Third Qtr	234	277	115	24		Third Qtr	44	72	0	0
TOTAL UNITS AVAILABLE		43380	18420	11328	8990			44004	19258	11706	9254
QUARTERLY VACANCY RATE		10.2	11.0	11.1	7.4			9.2	4.1	5.5	6.8
UNITS RENTED		38955	16394	10071	8325			39956	18468	11062	8625
UNITS VACANT		4425	2026	1257	665			4048	790	644	629
NUMBER ABSORBED THIS TIME PERIOD		1113	773	484	507			480	1009	70	-37
TOTAL UNITS AVAILABLE	2005	43380	18420	11328	8990		2008	44004	19258	11706	9254
UNITS ADDED SINCE LAST SURVEY	First Qtr	112	148	119	60		Fourth Qtr	12	42	0	0
TOTAL UNITS AVAILABLE		43492	18568	11447	9050			44016	19300	11706	9254
QUARTERLY VACANCY RATE		12.6	12.9	12.1	12.9			0.104	0.0	0.081	0.072
UNITS RENTED		38018	16164	10065	7883			39438	18489	10758	8588
UNITS VACANT		5474	2404	1382	1167			4578	811	948	666
NUMBER ABSORBED THIS TIME PERIOD		-937	-230	-6	-442			-518	40	-304	-37
TOTAL UNITS AVAILABLE	2006	0	0	0	0		2009	44016	19300	11706	9254
UNITS ADDED SINCE LAST SURVEY	Third Qtr	48	152	68	24		First Qtr	0	170	0	0
TOTAL UNITS AVAILABLE		43670	19014	11672	9166			44016	19470	11706	9254
QUARTERLY VACANCY RATE		11.3	8.1	7.3	8.0			0.1	4.4	8.4	7.4
UNITS RENTED		38735	17474	10820	8433			38866	18613	10723	8569
UNITS VACANT		4935	1540	852	733			5150	857	983	685
NUMBER ABSORBED THIS TIME PERIOD		263	272	156	86			-572	124	-35	-19
TOTAL UNITS AVAILABLE	2006	43670	19014	11672	9166		2009	44016	19470	11706	9254
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	12	39	15	20		Second Qtr	223	267	0	47
TOTAL UNITS AVAILABLE		43682	19053	11687	9186			44239	19737	11706	9301
QUARTERLY VACANCY RATE		12.6	9.3	7.2	7.5			9.8%	9.9%	9.1%	8.5%
UNITS RENTED		38178	17281	10846	8497			39904	17783	10641	8510
UNITS VACANT		5504	1772	841	689			4335	1954	1065	791
NUMBER ABSORBED THIS TIME PERIOD		-557	-193	26	64			1038	-830	-82	-59
TOTAL UNITS AVAILABLE	2007	43682	19053	11687	9186		2009	44239	19737	11706	9254
UNITS ADDED SINCE LAST SURVEY	First Qtr	16	0	14	12		Third Qtr	76	0	0	0
TOTAL UNITS AVAILABLE		43698	19053	11701	9198			44315	19737	11706	9254
QUARTERLY VACANCY RATE		11.4	7.9	7.2	9.2			8.7%	0.1	0.1	0.1
UNITS RENTED		38716	17548	10859	8352			40460	18573	10875	8144
UNITS VACANT		4982	1505	842	846			3855	1164	831	1110
NUMBER ABSORBED THIS TIME PERIOD		538	267	13	-145			556	790	234	-366
TOTAL UNITS AVAILABLE	2007	43698	19053	11701	9198		2009	44315	19737	11706	9254
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	28	0	32		Fourth Qtr	0	0	0	0
TOTAL UNITS AVAILABLE		43698	19081	11701	9230			44315	19737	11706	9254
QUARTERLY VACANCY RATE		9.6	9.1	8.3	8.4			8.7%	6.3%	7.4%	12.2%
UNITS RENTED		39503	17345	10730	8455			40460	18494	10840	8125
UNITS VACANT		4195	1736	971	775			3855	1243	866	1129
NUMBER ABSORBED THIS TIME PERIOD		787	-203	-129	103			0	-79	-35	-19
TOTAL UNITS AVAILABLE	2007	43698	19081	11701	9230		2010	44315	19737	11706	9254
UNITS ADDED SINCE LAST SURVEY	Third Qtr	67	42	0	0		First Qtr	0	0	0	0
TOTAL UNITS AVAILABLE		43765	19123	11701	9230			44315	19737	11706	9254
QUARTERLY VACANCY RATE		8.6	5.0	8.1	5.2			6.9%	5.2%	6.9%	12.6%
UNITS RENTED		40001	18167	10753	8750			41257	18711	10898	8088
UNITS VACANT		3764	956	948	480			3058	1026	808	1166
NUMBER ABSORBED THIS TIME PERIOD		498	822	23	295			797	217	58	-37
TOTAL UNITS AVAILABLE	2007	43765	19123	11701	9230		2010	44315	19737	11706	9254
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	95	0	5	10		Second Qtr	0	0	0	0
TOTAL UNITS AVAILABLE		43860	19123	11706	9240			44315	19737	11706	9254
QUARTERLY VACANCY RATE		0.1	4.6	7.2	7.1			5.8%	7.3%	6.3%	10.4%
UNITS RENTED		39123	18243	10863	8584			41745	18296	10969	8292
UNITS VACANT		4737	880	843	656			2570	1441	737	962
NUMBER ABSORBED THIS TIME PERIOD		-878	76	110	-166			488	-415	71	204
TOTAL UNITS AVAILABLE	2008	43860	19123	11706	9240		2010	44315	19737	11706	9254
UNITS ADDED SINCE LAST SURVEY	First Qtr	65	69	0	14		Third Qtr	0	0	0	65
TOTAL UNITS AVAILABLE		43925	19182	11706	9254			44315	19737	11706	9319
QUARTERLY VACANCY RATE		9.0	4.8	7.3	6.0			5.8%	2.8%	3.9%	11.6%
UNITS RENTED		39972	18261	10851	8699			41745	19184	11249	8238
UNITS VACANT		3953	921	855	555			2570	553	457	1081
NUMBER ABSORBED THIS TIME PERIOD		849	18	-12	115			488	888	280	-54
TOTAL UNITS AVAILABLE	2008	43925	19182	11706	9254		2010	44315	19737	11706	9254
UNITS ADDED SINCE LAST SURVEY	Second Qtr	35	12	0	0		Fourth Qtr	29	60	0	16
TOTAL UNITS AVAILABLE		43960	19186	11706	9254			44344	19797	11706	9270
QUARTERLY VACANCY RATE		1020.0%	9.0	6.1	6.4			7.2%	4.2%	5.1%	10.2%
UNITS RENTED		39476	17459	10992	8662			41151	18966	11109	8324
UNITS VACANT		4484	1727	714	592			3193	831	597	946
NUMBER ABSORBED THIS TIME PERIOD		-496	-802	141	-37			-256	-218	-140	86

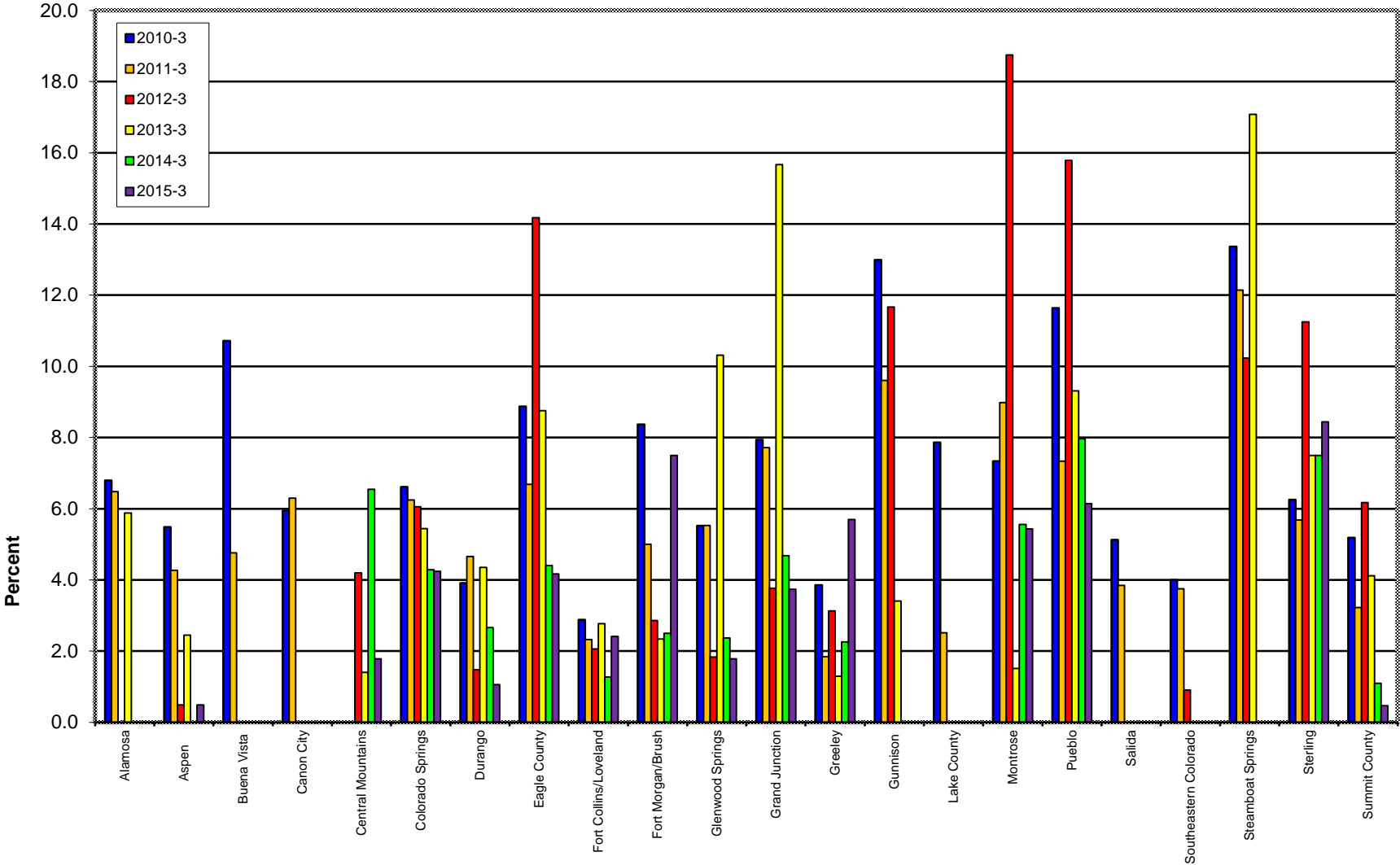
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	2011	44344	19797	11706	9270		2013	45434	20601	11812	9274
UNITS ADDED SINCE LAST SURVEY	First Qtr	21	0	0	0		Third Qtr	0	205	6	5
TOTAL UNITS AVAILABLE		44365	19797	11706	9270			45434	20806	11818	9279
QUARTERLY VACANCY RATE		5.2%	1.0%	1.3%	7.3%			5.4%	2.9%	1.3%	9.3%
UNITS RENTED		42058	19601	11550	8589			42962	20213	11665	8419
UNITS VACANT		2307	792	445	686			2472	593	153	860
NUMBER ABSORBED THIS TIME PERIOD		907	635	441	265			-36	551	105	170
TOTAL UNITS AVAILABLE	2011	44365	19797	11706	9270		2013	45434	20806	11818	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	0	0	0		Fourth Qtr	308	10	0	0
TOTAL UNITS AVAILABLE		44365	19797	11706	9270			45742	20816	11818	9279
QUARTERLY VACANCY RATE		5.2%	1.0%	1.3%	7.3%			7.1%	1.9%	6.3%	8.3%
UNITS RENTED		42058	19601	11550	8589			42477	20416	11072	8508
UNITS VACANT		2307	792	445	686			3265	400	746	771
NUMBER ABSORBED THIS TIME PERIOD		0	0	0	0			-793	193	-593	90
TOTAL UNITS AVAILABLE	2011	44365	19797	11706	9270		2014	45742	20816	11818	9279
UNITS ADDED SINCE LAST SURVEY	Third Qtr	0	332	18	0		First Qtr	0	108	0	0
TOTAL UNITS AVAILABLE		44365	20129	11724	9270			45742	20924	11818	9279
QUARTERLY VACANCY RATE		6.2%	2.2%	1.8%	7.4%			6.7%	1.6%	4.4%	8.1%
UNITS RENTED		41592	19695	11508	8588			42672	20586	11297	8524
UNITS VACANT		2773	434	216	682			3070	338	521	755
NUMBER ABSORBED THIS TIME PERIOD		-22	358	229	4			195	62	225	15
TOTAL UNITS AVAILABLE	2011	44365	20129	11724	9270		2014	45742	20924	11818	9279
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	77	0	25	0		Second Qtr	240	18	48	0
TOTAL UNITS AVAILABLE		44442	20129	11749	9270			45982	20942	11866	9279
QUARTERLY VACANCY RATE		6.7%	3.0%	6.4%	7.3%			5.5%	2.9%	4.1%	6.7%
UNITS RENTED		41471	19532	11002	8597			43433	20334	11380	8660
UNITS VACANT		2971	597	747	673			2549	608	486	619
NUMBER ABSORBED THIS TIME PERIOD		-199	-163	-531	9			521	-271	35	137
TOTAL UNITS AVAILABLE	2012	44442	20129	11749	9270		2014	45982	20942	11866	9279
UNITS ADDED SINCE LAST SURVEY	First Qtr	230	0	7	4		Third Qtr	20	183	99	0
TOTAL UNITS AVAILABLE		44672	20129	11756	9274			46002	21125	11965	9279
QUARTERLY VACANCY RATE		6.4%	2.6%	5.8%	5.9%			4.3%	0.9%	2.3%	8.0%
UNITS RENTED		41809	19606	11075	8728			44032	20925	11695	8538
UNITS VACANT		2863	523	681	546			1970	200	270	741
NUMBER ABSORBED THIS TIME PERIOD		109	74	66	126			579	408	216	-122
TOTAL UNITS AVAILABLE	2012	44672	20129	11756	9274		2014	46002	21125	11965	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	0	0	0		Fourth Qtr	456	86	90	0
TOTAL UNITS AVAILABLE		44672	20129	11756	9274			46458	21211	12055	9279
QUARTERLY VACANCY RATE		6.0%	3.5%	5.4%	4.3%			5.3%	1.0%	1.3%	7.3%
UNITS RENTED		41979	19424	11123	8878			44005	21001	11895	8597
UNITS VACANT		2693	705	633	396			2453	210	160	682
NUMBER ABSORBED THIS TIME PERIOD		169	-181	48	151			-483	-10	110	59
TOTAL UNITS AVAILABLE	2012	44672	20129	11756	9274		2015	46458	21211	12055	9279
UNITS ADDED SINCE LAST SURVEY	Third Qtr	187	0	20	0		First Qtr	442	6	84	0
TOTAL UNITS AVAILABLE		44859	20129	11776	9274			46900	21217	12139	9279
QUARTERLY VACANCY RATE		6.1%	2.1%	3.1%	15.8%			6.2%	1.8%	1.1%	3.9%
UNITS RENTED		42143	19715	11407	7807			44011	20839	12010	8913
UNITS VACANT		2716	414	369	1467			2889	378	129	366
NUMBER ABSORBED THIS TIME PERIOD		-23	291	264	-1072			-436	-168	31	316
TOTAL UNITS AVAILABLE	2012	44859	20129	11776	9274		2015	46900	21217	12139	9279
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	315	4	5	0		Second Qtr	311	141	20	0
TOTAL UNITS AVAILABLE		45174	20133	11781	9274			47211	21358	12159	9279
QUARTERLY VACANCY RATE		6.3%	2.5%	3.2%	10.7%			4.6%	1.8%	1.6%	5.9%
UNITS RENTED		42341	19631	11402	8278			45061	20966	11969	8730
UNITS VACANT		2833	502	379	996			2150	392	190	549
NUMBER ABSORBED THIS TIME PERIOD		-117	-88	-10	471			739	-14	-62	-183
TOTAL UNITS AVAILABLE	2013	45174	20133	11781	9274		2015	47211	21358	12159	9279
UNITS ADDED SINCE LAST SURVEY	First Qtr	260	128	4	0		Third Qtr	0	304	100	0
TOTAL UNITS AVAILABLE		45434	20261	11785	9274			47211	21662	12259	9279
QUARTERLY VACANCY RATE		5.6%	5.5%	1.4%	14.9%			4.2%	2.2%	5.7%	6.2%
UNITS RENTED		42875	19138	11621	7891			45210	21184	11560	8708
UNITS VACANT		2559	1123	164	1383			2001	478	699	571
NUMBER ABSORBED THIS TIME PERIOD		274	-621	215	-387			149	-86	-508	-22
TOTAL UNITS AVAILABLE	2013	45434	20261	11785	9274		2015				
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	340	27	0		Fourth Qtr				
TOTAL UNITS AVAILABLE		45434	20601	11812	9274						
QUARTERLY VACANCY RATE		5.4%	5.6%	2.2%	11.1%						
UNITS RENTED		42998	19457	11554	8244						
UNITS VACANT		2436	1144	258	1030						
NUMBER ABSORBED THIS TIME PERIOD		123	-22	-94	352						

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

GRAPH OF VACANCY RATES BY MARKET AREA



Number of Multi-Family Units

Census 2000 Data

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

Source:

2000 Census of Housing, General Housing Characteristics,
Colorado. (Data includes rental and owneroccupied multifamily housing.

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225					23	0.0%									2	2	100.0%		2	25	8.0%		
\$226 to \$250																							
\$251 to \$275					1	0.0%														1	0.0%		
\$276 to \$300	9	71	12.7%		1	0.0%		20	0.0%										9	92	9.8%		
\$301 to \$325		13	0.0%		1	0.0%														14	0.0%		
\$326 to \$350				4	115	3.5%													4	115	3.5%		
\$351 to \$375		1	0.0%		2	0.0%		1	0.0%				43	0.0%						47	0.0%		
\$376 to \$400		11	0.0%	9	89	10.1%										1	0.0%		9	101	8.9%		
\$401 to \$425		7	0.0%	3	41	7.3%										7	0.0%		3	55	5.5%		
\$426 to \$450		2	0.0%	2	131	1.5%													2	133	1.5%		
\$451 to \$475				30	367	8.2%		32	0.0%										30	399	7.5%		
\$476 to \$500	1	68	1.5%	4	171	2.3%							2	48	4.2%				7	287	2.4%		
\$501 to \$525		33	0.0%	2	62	3.2%	1	100	1.0%							2	23	8.7%	5	218	2.3%		
\$526 to \$550	7	231	3.0%	5	269	1.9%	1	17	5.9%	2	33	6.1%				16	0.0%		15	566	2.7%		
\$551 to \$575	3	189	1.6%	40	583	6.9%	2	46	4.3%							14	0.0%		45	832	5.4%		
\$576 to \$600		22	0.0%	8	610	1.3%	4	208	1.9%		4	0.0%	1	15	6.7%				13	859	1.5%		
\$601 to \$625				2	335	0.6%		16	0.0%		6	0.0%							2	357	0.6%		
\$626 to \$650	3	168	1.8%	11	460	2.4%	54	315	17.1%		27	0.0%		4	0.0%				68	974	7.0%		
\$651 to \$675		45	0.0%	7	165	4.2%	1	53	1.9%		20	0.0%		16	12.5%				10	299	3.3%		
\$676 to \$700	3	65	4.6%	33	437	7.6%	10	512	2.0%	1	6	16.7%		2	72	2.8%	8	0.0%	49	1100	4.5%		
\$701 to \$725	2	54	3.7%	14	581	2.4%	4	317	1.3%		4	0.0%							20	956	2.1%		
\$726 to \$750		1	0.0%	20	457	4.4%	14	619	2.3%		19	0.0%		7	0.0%		7	0.0%	34	1110	3.1%		
\$751 to \$775	4	57	7.0%	6	501	1.2%	7	465	1.5%		26	0.0%		26	0.0%				17	1075	1.6%		
\$776 to \$800	5	93	5.4%	35	552	6.3%	4	150	2.7%		1	41	2.4%		7	0.0%		2	16	12.5%	47	859	5.5%
\$801 to \$825		37	0.0%	30	1258	2.4%	20	505	4.0%	1	29	3.4%	1	20	5.0%				52	1849	2.8%		
\$826 to \$850				14	449	3.1%	21	529	4.0%	1	150	0.7%	3	59	5.1%				39	1187	3.3%		
\$851 to \$875	1	24	4.2%	45	655	6.9%	23	384	6.0%	1	207	0.5%	1	1	100.0%				71	1271	5.6%		
\$876 to \$900		36	0.0%	11	529	2.1%	5	96	5.2%	3	208	1.4%	1	62	1.6%				20	931	2.1%		
\$901 to \$925		3	0.0%	18	343	5.2%	13	423	3.1%		79	0.0%		7	0.0%				31	855	3.6%		
\$926 to \$950	1	31	3.2%	22	427	5.2%	20	338	5.9%	61	743	8.2%		37	0.0%				104	1576	6.6%		
\$951 to \$975				45	635	7.1%	2	68	2.9%		38	930	4.1%	1	42	2.4%			86	1675	5.1%		
\$976 to \$1000		47	0.0%	8	210	3.8%	26	625	4.2%		1	45	2.2%	1	26	3.8%	8	136	5.9%	44	1089	4.0%	
\$1001 to 1025				56	684	8.2%	1	32	3.1%	6	210	2.9%		101	0.0%	3	50	6.0%	66	1077	6.1%		
\$1026 to 1050				2	169	1.2%	8	275	2.9%	10	154	6.5%		29	0.0%				20	627	3.2%		
\$1051 to 1075		14	0.0%	8	191	4.2%	1	12	8.3%	13	185	7.0%		95	0.0%	6	0.0%		22	503	4.4%		
\$1076 to 1100	2	116	1.7%	14	382	3.7%	11	194	5.7%	10	510	2.0%		3	94	3.2%	4	0.0%	40	1300	3.1%		
\$1101 to 1125	2	74	2.7%	10	241	4.1%	2	76	2.6%		117	0.0%	6	82	7.3%		1	0.0%	20	591	3.4%		
\$1126 to 1150		4	0.0%		215	0.0%	15	308	4.9%	8	290	2.8%	4	88	4.5%		2	0.0%	27	907	3.0%		
\$1151 to 1175				6	300	2.0%		22	0.0%	5	405	1.2%	2	29	6.9%	3	50	6.0%	16	806	2.0%		
\$1176 to 1200				4	85	4.7%	3	400	0.8%		44	387	11.4%		58	0.0%			51	930	5.5%		
\$1201 to 1225				1	75	1.3%				25	434	5.8%	1	9	11.1%				27	518	5.2%		
\$1226 to 1250				12	204	5.9%		256	0.0%	41	259	15.8%		10	0.0%				53	729	7.3%		
\$1251 to 1275				10	421	2.4%	2	56	3.6%	8	280	2.9%	9	104	8.7%				29	861	3.4%		
\$1276 to 1300				2	24	8.3%		1	0.0%	10	368	2.7%		21	0.0%				12	414	2.9%		
\$1301 to 1325					44	0.0%	4	100	4.0%	25	427	5.9%	2	44	4.5%		2	0.0%	31	617	5.0%		
\$1326 to 1350				3	118	2.5%	6	222	2.7%	14	375	3.7%	4	70	5.7%	2	52	3.8%	29	837	3.5%		
\$1351 to 1375							3	25	12.0%	24	360	6.7%	2	48	4.2%				29	433	6.7%		
\$1376 to 1400							1	37	2.7%	25	450	5.6%	4	133	3.0%	1	31	3.2%	31	651	4.8%		
\$1401 to 1425							5	130	3.8%	17	561	3.0%		217	0.0%				22	908	2.4%		
\$1426 to 1450										5	116	4.3%	3	59	5.1%		13	0.0%	8	188	4.3%		
\$1451 to 1475										4	168	2.4%	4	73	5.5%		1	0.0%	8	242	3.3%		
\$1476 to 1400										15	197	7.6%		62	0.0%		1	0.0%	15	260	5.8%		
\$1501 to 1525										2	84	2.4%	1	28	3.6%				3	112	2.7%		
\$1526 to 1550										2	26	7.7%	6	78	7.7%				8	104	7.7%		
\$1551 to 1575										1	80	1.3%	1	48	2.1%				2	128	1.6%		
\$1576 to 1500													19	124	15.3%				19	124	15.3%		
\$1601 to 1625														15	0.0%					15	0.0%		
\$1626 to 1650														41	0.0%					41	0.0%		
\$1651 to 1675										10	160	6.3%		42	0.0%				10	202	5.0%		
\$1676 to 1600													2	72	2.8%				2	72	2.8%		
\$1701 to 1725													2	59	3.4%				2	59	3.4%		
\$1726 to 1750														31	0.0%	16	0.0%			47	0.0%		
\$1751 to 1775														12	0.0%					12	0.0%		
\$1776 to 1800														28	0.0%					28	0.0%		
\$1801 to 1825													1	35	2.9%				1	35	2.9%		
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000													24	0.0%		104	0.0%			104	0.0%		
\$2000 and up													1	4	25.0%		1	0.0%	1	126	0.8%		
T																							

Vacancy Rates During the Current Quarter Alamosa

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

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

Vacancy Rates During the Current Quarter Aspen

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700		22	0.0%		11	0.0%														33	0.0%		
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850										26	0.0%									26	0.0%		
\$851 to \$875																							
\$876 to \$900						1	0.0%														1	0.0%	
\$901 to \$925																							
\$926 to \$950						21	0.0%														21	0.0%	
\$951 to \$975													1	24	4.2%						1	24	4.2%
\$976 to \$1000																							
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125																							
\$1126 to 1150								37	0.0%												37	0.0%	
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250								1	0.0%												1	0.0%	
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400										62	0.0%										62	0.0%	
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		22	0.0%		33	0.0%		38	0.0%		88	0.0%		1	24	4.2%					1	205	0.5%

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

Vacancy Rates During the Current Quarter Central Mountains

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700									3	136	2.2%									3	136	2.2%
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900									32		0.0%									32		0.0%
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS									3	168	1.8%									3	168	1.8%

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

Vacancy Rates During the Current Quarter Colorado Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total						
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent				
\$000 to \$225																									
\$226 to \$250																									
\$251 to \$275																									
\$276 to \$300																									
\$301 to \$325																									
\$326 to \$350																									
\$351 to \$375																									
\$376 to \$400		6	0.0%																	6	0.0%				
\$401 to \$425		2	0.0%																	2	0.0%				
\$426 to \$450				1	33	3.0%														1	33	3.0%			
\$451 to \$475																									
\$476 to \$500		3	0.0%																		3	0.0%			
\$501 to \$525		33	0.0%													2	23	8.7%		2	56	3.6%			
\$526 to \$550	6	219	2.7%		164	0.0%	1	11	9.1%	2	33	6.1%							9	427	2.1%				
\$551 to \$575	3	117	2.6%	39	500	7.8%													42	617	6.8%				
\$576 to \$600		22	0.0%	5	399	1.3%							5	0.0%					5	426	1.2%				
\$601 to \$625				1	233	0.4%														1	233	0.4%			
\$626 to \$650	2	150	1.3%	10	372	2.7%														12	522	2.3%			
\$651 to \$675		44	0.0%	7	97	7.2%														7	141	5.0%			
\$676 to \$700	3	43	7.0%	33	426	7.7%	5	136	3.7%											41	605	6.8%			
\$701 to \$725	2	53	3.8%	14	570	2.5%	4	248	1.6%											20	871	2.3%			
\$726 to \$750				15	323	4.6%	13	520	2.5%							7	0.0%			28	850	3.3%			
\$751 to \$775		9	0.0%	6	497	1.2%	7	453	1.5%											13	959	1.4%			
\$776 to \$800	2	76	2.6%	35	463	7.6%	4	74	5.4%											41	613	6.7%			
\$801 to \$825		37	0.0%	30	922	3.3%	19	444	4.3%	1	10	10.0%								50	1413	3.5%			
\$826 to \$850				14	288	4.9%	19	515	3.7%	1	124	0.8%			3	48	6.3%			37	975	3.8%			
\$851 to \$875	1	24	4.2%	45	648	6.9%	21	298	7.0%	1	177	0.6%			1	1	100.0%			69	1148	6.0%			
\$876 to \$900		36	0.0%	10	380	2.6%	5	47	10.6%	3	206	1.5%			22	0.0%			18	691	2.6%				
\$901 to \$925		3	0.0%	10	265	3.8%	11	235	4.7%		42	0.0%			5	0.0%				21	550	3.8%			
\$926 to \$950	1	24	4.2%	22	394	5.6%	20	232	8.6%	61	701	8.7%								104	1351	7.7%			
\$951 to \$975				21	409	5.1%	2	24	8.3%	33	807	4.1%			9	0.0%				56	1249	4.5%			
\$976 to \$1000				4	32	12.5%	6	340	1.8%	1	25	4.0%			2	0.0%	8	136	5.9%		19	535	3.6%		
\$1001 to 1025				23	510	4.5%		5	0.0%	6	191	3.1%			42	0.0%	3	50	6.0%		32	798	4.0%		
\$1026 to 1050					120	0.0%		40	0.0%	10	152	6.6%								10	312	3.2%			
\$1051 to 1075				8	128	6.3%		4	0.0%	13	168	7.7%			2	0.0%				21	302	7.0%			
\$1076 to 1100	2	116	1.7%	13	352	3.7%	11	88	12.5%	10	379	2.6%			1	21	4.8%		4	0.0%		37	960	3.9%	
\$1101 to 1125	2	64	3.1%	9	193	4.7%	2	76	2.6%		105	0.0%			6	82	7.3%				19	520	3.7%		
\$1126 to 1150					50	0.0%	13	223	5.8%	8	242	3.3%			1	48	2.1%				22	563	3.9%		
\$1151 to 1175				5	156	3.2%		22	0.0%	5	184	2.7%			2	29	6.9%				12	391	3.1%		
\$1176 to 1200							2	38	5.3%	12	224	5.4%			28	0.0%				14	290	4.8%			
\$1201 to 1225										24	306	7.8%			1	9	11.1%				25	315	7.9%		
\$1226 to 1250											5	0.0%				8	0.0%				13	0.0%			
\$1251 to 1275							2	56	3.6%	3	74	4.1%			9	104	8.7%				14	234	6.0%		
\$1276 to 1300										8	262	3.1%				3	0.0%				8	265	3.0%		
\$1301 to 1325							3	52	5.8%	21	317	6.6%			1	16	6.3%			2	2	0.0%	25	387	6.5%
\$1326 to 1350							4	84	4.8%		4	67	6.0%			4	67	6.0%	2	52	3.8%	10	203	4.9%	
\$1351 to 1375							3	25	12.0%		24	360	6.7%			2	40	5.0%				29	425	6.8%	
\$1376 to 1400										3	180	1.7%			2	97	2.1%	1	16	6.3%		6	293	2.0%	
\$1401 to 1425										9	246	3.7%				83	0.0%				9	329	2.7%		
\$1426 to 1450										5	116	4.3%			2	58	3.4%				7	174	4.0%		
\$1451 to 1475																13	0.0%				13	0.0%			
\$1476 to 1400																1	0.0%				1	0.0%			
\$1501 to 1525															1	28	3.6%				1	28	3.6%		
\$1526 to 1550															3	32	9.4%				3	32	9.4%		
\$1551 to 1575															1	16	6.3%				1	16	6.3%		
\$1576 to 1500																									
\$1601 to 1625																15	0.0%					15	0.0%		
\$1626 to 1650																21	0.0%					21	0.0%		
\$1651 to 1675																42	0.0%					42	0.0%		
\$1676 to 1600																									
\$1701 to 1725															1	9	11.1%				1	9	11.1%		
\$1726 to 1750																									
\$1751 to 1775																12	0.0%					12	0.0%		
\$1776 to 1800																16	0.0%					16	0.0%		
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000															24	0.0%						24	0.0%		
\$2000 and up																									
TOTALS	24	1081	2.2%	380	8924	4.3%	177	4290	4.1%	264	5636	4.7%	41	1058	3.9%	16	290	5.5%		902	21279	4.2%			

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

Vacancy Rates During the Current Quarter Colorado Springs - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500		3	0.0%																	3	0.0%	
\$501 to \$525																2	23	8.7%		2	23	8.7%
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600				1	23	4.3%														1	23	4.3%
\$601 to \$625				1	57	1.8%														1	57	1.8%
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700					10	0.0%			2	0.0%											12	0.0%
\$701 to \$725		5	0.0%				3	28	10.7%											3	33	9.1%
\$726 to \$750				1	84	1.2%														1	84	1.2%
\$751 to \$775				5	96	5.2%														5	96	5.2%
\$776 to \$800																						
\$801 to \$825				2	46	4.3%														2	46	4.3%
\$826 to \$850																						
\$851 to \$875				15	120	12.5%		1	0.0%		1	0.0%		1	3	33.3%				15	122	12.3%
\$876 to \$900																						
\$901 to \$925				3	55	5.5%														3	55	5.5%
\$926 to \$950				3	108	2.8%		4	24	16.7%	3	21	14.3%							10	153	6.5%
\$951 to \$975											11	216	5.1%							11	216	5.1%
\$976 to \$1000							2	132	1.5%											2	132	1.5%
\$1001 to 1025				19	134	14.2%				4	27	14.8%								23	161	14.3%
\$1026 to 1050																						
\$1051 to 1075				8	128	6.3%														8	128	6.3%
\$1076 to 1100	1	64	1.6%	2	57	3.5%				8	96	8.3%								11	217	5.1%
\$1101 to 1125																						
\$1126 to 1150											33	0.0%									33	0.0%
\$1151 to 1175										1	56	1.8%								1	56	1.8%
\$1176 to 1200										6	112	5.4%								6	112	5.4%
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325								1	52	1.9%										1	52	1.9%
\$1326 to 1350											7	96	7.3%							7	96	7.3%
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425										3	78	3.8%								3	78	3.8%
\$1426 to 1450																						
\$1451 to 1475														12	0.0%					12	0.0%	
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625														15	0.0%					15	0.0%	
\$1626 to 1650																						
\$1651 to 1675														21	0.0%					21	0.0%	
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	1	72	1.4%	60	918	6.5%	10	239	4.2%	43	736	5.8%	1	51	2.0%	2	23	8.7%	117	2039	5.7%	

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

Vacancy Rates During the Current Quarter Colorado Springs - Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525		24	0.0%																	24	0.0%
\$526 to \$550					164	0.0%														164	0.0%
\$551 to \$575				11	274	4.0%													11	274	4.0%
\$576 to \$600					164	0.0%														164	0.0%
\$601 to \$625																					
\$626 to \$650		60	0.0%																	60	0.0%
\$651 to \$675					15	0.0%	5	98	5.1%										5	113	4.4%
\$676 to \$700																					
\$701 to \$725				1	48	2.1%													1	48	2.1%
\$726 to \$750				6	237	2.5%		111	0.0%										6	348	1.7%
\$751 to \$775							1	40	2.5%										1	40	2.5%
\$776 to \$800		16	0.0%	11	168	6.5%													11	184	6.0%
\$801 to \$825					152	0.0%	3	50	6.0%										3	202	1.5%
\$826 to \$850							9	245	3.7%										9	245	3.7%
\$851 to \$875	1	24	4.2%	23	356	6.5%	9	80	11.3%	1	40	2.5%						34	500	6.8%	
\$876 to \$900				2	156	1.3%				2	112	1.8%						4	268	1.5%	
\$901 to \$925		3	0.0%					56	0.0%											59	0.0%
\$926 to \$950							13	140	9.3%	5	80	6.3%						18	220	8.2%	
\$951 to \$975				3	104	2.9%				2	12	16.7%		3	0.0%			5	119	4.2%	
\$976 to \$1000										1	25	4.0%		2	0.0%			1	27	3.7%	
\$1001 to 1025					62	0.0%				1	104	1.0%							1	166	0.6%
\$1026 to 1050																					
\$1051 to 1075										7	80	8.8%							7	82	8.5%
\$1076 to 1100							6	32	18.8%					2	0.0%			6	34	17.6%	
\$1101 to 1125													6	82	7.3%			6	82	7.3%	
\$1126 to 1150							13	140	9.3%	8	179	4.5%	1	24	4.2%			22	343	6.4%	
\$1151 to 1175													2	29	6.9%			2	29	6.9%	
\$1176 to 1200																					
\$1201 to 1225										11	104	10.6%						11	104	10.6%	
\$1226 to 1250														8	0.0%				8	0.0%	
\$1251 to 1275													6	80	7.5%			6	80	7.5%	
\$1276 to 1300																					
\$1301 to 1325																2	0.0%		2	0.0%	
\$1326 to 1350																		1	24	4.2%	
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450														16	0.0%				16	0.0%	
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550														12	0.0%				12	0.0%	
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1	127	0.8%	57	1900	3.0%	59	992	5.9%	38	736	5.2%	16	284	5.6%	2	0.0%	171	4041	4.2%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525		9	0.0%																	9	0.0%		
\$526 to \$550		3	0.0%																	3	0.0%		
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625					164	0.0%															164	0.0%	
\$626 to \$650					2	132	1.5%														2	132	1.5%
\$651 to \$675					7	97	7.2%														7	97	7.2%
\$676 to \$700		1	0.0%		8	151	5.3%														8	152	5.3%
\$701 to \$725					1	32	3.1%														1	32	3.1%
\$726 to \$750								2	172	1.2%											2	172	1.2%
\$751 to \$775		9	0.0%		1	69	1.4%		2	146	1.4%										3	224	1.3%
\$776 to \$800									11	0.0%												11	0.0%
\$801 to \$825					17	336	5.1%		9	193	4.7%										26	529	4.9%
\$826 to \$850																							
\$851 to \$875					4	100	4.0%														4	100	4.0%
\$876 to \$900					8	224	3.6%		5	47	10.6%										13	271	4.8%
\$901 to \$925					5	144	3.5%		9	96	9.4%										14	240	5.8%
\$926 to \$950		1	24	4.2%		136	0.0%		1	24	4.2%		14	144	9.7%						16	328	4.9%
\$951 to \$975					18	284	6.3%					6	202	3.0%							24	486	4.9%
\$976 to \$1000									1	58	1.7%					8	136	5.9%			9	194	4.6%
\$1001 to 1025					1	130	0.8%			5	0.0%					3	50	6.0%			4	185	2.2%
\$1026 to 1050												10	152	6.6%							10	152	6.6%
\$1051 to 1075																							
\$1076 to 1100		1	52	1.9%		11	295	3.7%				2	175	1.1%							14	522	2.7%
\$1101 to 1125		2	64	3.1%		2	57	3.5%		2	52	3.8%									6	173	3.5%
\$1126 to 1150							50	0.0%					39	0.0%		16	0.0%					105	0.0%
\$1151 to 1175					5	156	3.2%					2	68	2.9%							7	224	3.1%
\$1176 to 1200									2	38	5.3%		4	72	5.6%						6	114	5.3%
\$1201 to 1225															1	9	11.1%				1	9	11.1%
\$1226 to 1250																							
\$1251 to 1275									2	56	3.6%				3	24	12.5%				5	80	6.3%
\$1276 to 1300											8	262	3.1%								8	262	3.1%
\$1301 to 1325									3	52	5.8%		9	152	5.9%						13	220	5.9%
\$1326 to 1350													1	16	6.3%						1	23	4.3%
\$1351 to 1375												17	263	6.5%							17	263	6.5%
\$1376 to 1400												1	104	1.0%		1	16	6.3%			3	176	1.7%
\$1401 to 1425												6	168	3.6%							6	218	2.8%
\$1426 to 1450															2	40	5.0%				2	40	5.0%
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																21	0.0%					21	0.0%
\$1676 to 1600																							
\$1701 to 1725															1	9	11.1%				1	9	11.1%
\$1726 to 1750																							
\$1751 to 1775																12	0.0%					12	0.0%
\$1776 to 1800																16	0.0%					16	0.0%
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																24	0.0%					24	0.0%
\$2000 and up																							
TOTALS	4	162	2.5%	90	2557	3.5%	38	950	4.0%	79	1801	4.4%	10	320	3.1%	12	202	5.9%			233	5992	3.9%

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

**Vacancy Rates During the Current Quarter
Colorado Springs - Southeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450					1	0.0%														1	0.0%		
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575					28	226	12.4%													28	226	12.4%	
\$576 to \$600		20	0.0%		2	112	1.8%													2	132	1.5%	
\$601 to \$625						12	0.0%														12	0.0%	
\$626 to \$650		64	0.0%			124	0.0%														188	0.0%	
\$651 to \$675		32	0.0%																		32	0.0%	
\$676 to \$700					1	52	1.9%			36	0.0%									1	88	1.1%	
\$701 to \$725	2	48	4.2%		11	276	4.0%		1	156	0.6%									14	480	2.9%	
\$726 to \$750									8	95	8.4%						7	0.0%			8	102	7.8%
\$751 to \$775					1	118	0.8%			32	0.0%									1	150	0.7%	
\$776 to \$800																							
\$801 to \$825		24	0.0%						1	11	9.1%									1	35	2.9%	
\$826 to \$850					13	192	6.8%		1	144	0.7%		1	124	0.8%		2	45	4.4%		17	505	3.4%
\$851 to \$875					3	72	4.2%		10	80	12.5%			32	0.0%					13	184	7.1%	
\$876 to \$900																							
\$901 to \$925						12	0.0%														12	0.0%	
\$926 to \$950					16	82	19.5%		2	44	4.5%		39	456	8.6%					57	582	9.8%	
\$951 to \$975						10	0.0%									6	0.0%				16	0.0%	
\$976 to \$1000																							
\$1001 to 1025												1	60	1.7%			42	0.0%			1	102	1.0%
\$1026 to 1050																							
\$1051 to 1075										4	0.0%			28	0.0%						32	0.0%	
\$1076 to 1100									1	16	6.3%							4	0.0%		1	20	5.0%
\$1101 to 1125										4	0.0%										4	0.0%	
\$1126 to 1150										4	0.0%										4	0.0%	
\$1151 to 1175																							
\$1176 to 1200												2	40	5.0%							2	40	5.0%
\$1201 to 1225												5	80	6.3%							5	80	6.3%
\$1226 to 1250																					5	0.0%	
\$1251 to 1275																					2	0.0%	
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																2	20	10.0%			2	20	10.0%
\$1351 to 1375													1	0.0%		1	16	6.3%			1	17	5.9%
\$1376 to 1400																1	41	2.4%			1	41	2.4%
\$1401 to 1425																	9	0.0%			9	0.0%	
\$1426 to 1450																	1	0.0%			1	0.0%	
\$1451 to 1475																	1	0.0%			1	0.0%	
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	2	188	1.1%	75	1289	5.8%	24	626	3.8%	48	828	5.8%	6	181	3.3%	11	0.0%	155	3123	5.0%			

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

Vacancy Rates During the Current Quarter Colorado Springs - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550	6	216	2.8%																6	216	2.8%	
\$551 to \$575	1	45	2.2%																1	45	2.2%	
\$576 to \$600				2	100	2.0%													2	100	2.0%	
\$601 to \$625																						
\$626 to \$650	1	5	20.0%																1	5	20.0%	
\$651 to \$675																						
\$676 to \$700	3	42	7.1%	20	174	11.5%													23	216	10.6%	
\$701 to \$725					160	0.0%														160	0.0%	
\$726 to \$750							2	105	1.9%										2	105	1.9%	
\$751 to \$775				3	226	1.3%	4	95	4.2%										3	226	1.3%	
\$776 to \$800	2	60	3.3%				3	34	8.8%										9	189	4.8%	
\$801 to \$825					168	0.0%	6	190	3.2%										6	358	1.7%	
\$826 to \$850					56	0.0%	4	42	9.5%										4	98	4.1%	
\$851 to \$875								116	0.0%		104	0.0%								220	0.0%	
\$876 to \$900										82	0.0%		22	0.0%						104	0.0%	
\$901 to \$925				2	54	3.7%		35	0.0%		42	0.0%							2	131	1.5%	
\$926 to \$950				3	68	4.4%													3	68	4.4%	
\$951 to \$975										3	237	1.3%							3	237	1.3%	
\$976 to \$1000				4	32	12.5%	3	150	2.0%										7	182	3.8%	
\$1001 to 1025					136	0.0%														136	0.0%	
\$1026 to 1050					120	0.0%		40	0.0%											160	0.0%	
\$1051 to 1075																						
\$1076 to 1100							4	40	10.0%		108	0.0%	1	18	5.6%				5	166	3.0%	
\$1101 to 1125											72	0.0%								72	0.0%	
\$1126 to 1150								64	0.0%		24	0.0%		8	0.0%					96	0.0%	
\$1151 to 1175								22	0.0%											22	0.0%	
\$1176 to 1200														24	0.0%					24	0.0%	
\$1201 to 1225										8	114	7.0%								8	114	7.0%
\$1226 to 1250																						
\$1251 to 1275										3	72	4.2%							3	72	4.2%	
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350							3	32	9.4%										3	32	9.4%	
\$1351 to 1375							3	25	12.0%				1	24	4.2%				4	49	8.2%	
\$1376 to 1400										2	76	2.6%							2	76	2.6%	
\$1401 to 1425																						
\$1426 to 1450										5	116	4.3%							5	116	4.3%	
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525													1	28	3.6%				1	28	3.6%	
\$1526 to 1550													3	20	15.0%				3	20	15.0%	
\$1551 to 1575													1	16	6.3%				1	16	6.3%	
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	13	368	3.5%	38	1389	2.7%	28	895	3.1%	21	1047	2.0%	7	160	4.4%				107	3859	2.8%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550										2	33	6.1%							2	33	6.1%	
\$551 to \$575																						
\$576 to \$600													5	0.0%						5	0.0%	
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725				1	54	1.9%													1	54	1.9%	
\$726 to \$750																						
\$751 to \$775							3	216	1.4%										3	216	1.4%	
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850							5	84	6.0%										5	84	6.0%	
\$851 to \$875																						
\$876 to \$900			36	0.0%																	36	0.0%
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025				3	48	6.3%													3	48	6.3%	
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125									20	0.0%										20	0.0%	
\$1126 to 1150																						
\$1151 to 1175										2	60	3.3%							2	60	3.3%	
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																2	52	3.8%		2	52	3.8%
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425														24	0.0%					24	0.0%	
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		36	0.0%	4	102	3.9%	8	320	2.5%	4	93	4.3%		29	0.0%	2	52	3.8%	18	632	2.8%	

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

Vacancy Rates During the Current Quarter Colorado Springs - Central

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400		6	0.0%																6	0.0%		
\$401 to \$425		2	0.0%																2	0.0%		
\$426 to \$450				1	32	3.1%													1	32	3.1%	
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550							1	11	9.1%										1	11	9.1%	
\$551 to \$575	2	72	2.8%																2	72	2.8%	
\$576 to \$600		2	0.0%																2	0.0%		
\$601 to \$625																						
\$626 to \$650	1	21	4.8%		8	116	6.9%												9	137	6.6%	
\$651 to \$675		12	0.0%																12	0.0%		
\$676 to \$700					4	24	16.7%												4	24	16.7%	
\$701 to \$725								64	0.0%											64	0.0%	
\$726 to \$750					9	86	10.5%	1	37	2.7%									10	123	8.1%	
\$751 to \$775								1	19	5.3%									1	19	5.3%	
\$776 to \$800					15	104	14.4%	1	29	3.4%									16	133	12.0%	
\$801 to \$825		13	0.0%		11	220	5.0%				1	10	10.0%						12	243	4.9%	
\$826 to \$850					1	40	2.5%												1	40	2.5%	
\$851 to \$875								2	21	9.5%				1	1	100.0%			3	22	13.6%	
\$876 to \$900											1	12	8.3%						1	12	8.3%	
\$901 to \$925								2	48	4.2%					5	0.0%				2	53	3.8%
\$926 to \$950																						
\$951 to \$975						11	0.0%		2	24	8.3%		11	140	7.9%					13	175	7.4%
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075											6	60	10.0%						6	60	10.0%	
\$1076 to 1100															1	0.0%				1	0.0%	
\$1101 to 1125					7	136	5.1%												7	136	5.1%	
\$1126 to 1150									15	0.0%										15	0.0%	
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225											8	0.0%								8	0.0%	
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300															3	0.0%				3	0.0%	
\$1301 to 1325											12	165	7.3%							12	165	7.3%
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450															1	0.0%				1	0.0%	
\$1451 to 1475																						
\$1476 to 1400															1	0.0%				1	0.0%	
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650															21	0.0%				21	0.0%	
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	3	128	2.3%	56	769	7.3%	10	268	3.7%	31	395	7.8%	1	33	3.0%				101	1593	6.3%	

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

Vacancy Rates During the Current Quarter Durango

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775						4 0.0%														4 0.0%		
\$776 to \$800						1 0.0%			1 0.0%											2 0.0%		
\$801 to \$825						2 0.0%														2 0.0%		
\$826 to \$850						3 0.0%			1 1 100.0%										1 4 25.0%			
\$851 to \$875						7 0.0%						2 0.0%								9 0.0%		
\$876 to \$900						50 0.0%			2 0.0%			1 0.0%								53 0.0%		
\$901 to \$925						6 0.0%						4 0.0%								10 0.0%		
\$926 to \$950									3 0.0%			5 0.0%								8 0.0%		
\$951 to \$975						2 0.0%			2 0.0%			4 0.0%								8 0.0%		
\$976 to \$1000									1 0.0%											1 0.0%		
\$1001 to 1025									3 0.0%											3 0.0%		
\$1026 to 1050									7 0.0%											7 0.0%		
\$1051 to 1075									7 0.0%											7 0.0%		
\$1076 to 1100									1 0.0%											1 0.0%		
\$1101 to 1125		10 0.0%															1 0.0%			11 0.0%		
\$1126 to 1150						22 0.0%											1 0.0%			23 0.0%		
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250														1 0.0%						1 0.0%		
\$1251 to 1275																						
\$1276 to 1300									1 0.0%											1 0.0%		
\$1301 to 1325									1 48 2.1%											1 48 2.1%		
\$1326 to 1350														1 0.0%						1 0.0%		
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575														32 0.0%						32 0.0%		
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		10 0.0%				97 0.0%			2 77 2.6%				16 0.0%						34 0.0%		2 0.0%	2 236 0.8%

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

**Vacancy Rates During the Current Quarter
Eagle County**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750					10	0.0%														10	0.0%
\$751 to \$775	4	48	8.3%																4	48	8.3%
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875							1	26	3.8%										1	26	3.8%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000					1	0.0%							1	24	4.2%				1	25	4.0%
\$1001 to 1025																					
\$1026 to 1050					2	48	4.2%												2	48	4.2%
\$1051 to 1075																					
\$1076 to 1100					1	30	3.3%												1	30	3.3%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200								193	0.0%											193	0.0%
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350											14	152	9.2%						14	152	9.2%
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425								5	124	4.0%									5	124	4.0%
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													3	88	3.4%				3	88	3.4%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	4	48	8.3%	3	89	3.4%	6	343	1.7%	14	152	9.2%	4	112	3.6%				31	744	4.2%

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

Vacancy Rates During the Current Quarter Fort Collins / Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total						
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent				
\$000 to \$225																									
\$226 to \$250																									
\$251 to \$275																									
\$276 to \$300																									
\$301 to \$325																									
\$326 to \$350																									
\$351 to \$375																									
\$376 to \$400		3	0.0%																3	0.0%					
\$401 to \$425		3	0.0%																3	0.0%					
\$426 to \$450																									
\$451 to \$475																									
\$476 to \$500																									
\$501 to \$525																									
\$526 to \$550																									
\$551 to \$575		72	0.0%																	72	0.0%				
\$576 to \$600																									
\$601 to \$625																									
\$626 to \$650		1	0.0%																	1	0.0%				
\$651 to \$675					36	0.0%														36	0.0%				
\$676 to \$700																									
\$701 to \$725		1	0.0%					1	0.0%											2	0.0%				
\$726 to \$750		1	0.0%		41	0.0%														42	0.0%				
\$751 to \$775								1	0.0%											1	0.0%				
\$776 to \$800		3	17	17.6%		66	0.0%		75	0.0%		1	0.0%						3	159	1.9%				
\$801 to \$825					32	0.0%														32	0.0%				
\$826 to \$850					84	0.0%			4	0.0%										88	0.0%				
\$851 to \$875									2	0.0%		2	0.0%							4	0.0%				
\$876 to \$900									15	0.0%		1	0.0%							16	0.0%				
\$901 to \$925				8	72	11.1%		4	0.0%		2	0.0%							8	78	10.3%				
\$926 to \$950					12	0.0%		101	0.0%		5	0.0%								118	0.0%				
\$951 to \$975					24	0.0%		18	0.0%		1	0.0%								43	0.0%				
\$976 to \$1000		47	0.0%	4	141	2.8%		1	140	0.7%		20	0.0%						5	348	1.4%				
\$1001 to 1025											3	0.0%								3	0.0%				
\$1026 to 1050					1	0.0%		8	228	3.5%		2	0.0%						8	231	3.5%				
\$1051 to 1075		14	0.0%		63	0.0%					1	0.0%		91	0.0%					169	0.0%				
\$1076 to 1100								105	0.0%		3	0.0%		60	0.0%					168	0.0%				
\$1101 to 1125																	1	0.0%							
\$1126 to 1150		4	0.0%		122	0.0%					48	0.0%								175	0.0%				
\$1151 to 1175				1	144	0.7%					51	0.0%								1	195	0.5%			
\$1176 to 1200				4	85	4.7%		1	168	0.6%		1	0.0%							5	254	2.0%			
\$1201 to 1225				1	75	1.3%														1	75	1.3%			
\$1226 to 1250				12	204	5.9%			255	0.0%		11	176	6.3%		1	0.0%			23	636	3.6%			
\$1251 to 1275				10	421	2.4%						1	104	1.0%						11	525	2.1%			
\$1276 to 1300				2	24	8.3%					2	104	1.9%							4	128	3.1%			
\$1301 to 1325																									
\$1326 to 1350				3	118	2.5%		2	138	1.4%			223	0.0%		1	0.0%			5	480	1.0%			
\$1351 to 1375																									
\$1376 to 1400								1	24	4.2%		22	270	8.1%		2	36	5.6%		15	0.0%	25	345	7.2%	
\$1401 to 1425									6	0.0%		8	315	2.5%		102	0.0%			8	423	1.9%			
\$1426 to 1450															1	1	100.0%		13	0.0%		1	14	7.1%	
\$1451 to 1475											4	168	2.4%									4	168	2.4%	
\$1476 to 1400											14	120	11.7%					1	0.0%			14	182	7.7%	
\$1501 to 1525											2	84	2.4%									2	84	2.4%	
\$1526 to 1550											2	26	7.7%				24	0.0%				2	50	4.0%	
\$1551 to 1575											1	80	1.3%									1	80	1.3%	
\$1576 to 1500																									
\$1601 to 1625																									
\$1626 to 1650																									
\$1651 to 1675											10	160	6.3%									10	160	6.3%	
\$1676 to 1600															2	72	2.8%					2	72	2.8%	
\$1701 to 1725															1	44	2.3%					1	44	2.3%	
\$1726 to 1750																		16	0.0%				1	47	0.0%
\$1751 to 1775																									
\$1776 to 1800																									
\$1801 to 1825															1	35	2.9%					1	35	2.9%	
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																		1	0.0%				1	0.0%	
\$1951 to 1975																		122	0.0%				1	126	0.8%
\$1976 to 2000															1	4	25.0%								
\$2000 and up																									
TOTALS		3	163	1.8%	45	1765	2.5%	13	1285	1.0%	77	1971	3.9%	8	595	1.3%		273	0.0%	146	6052	2.4%			

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

Vacancy Rates During the Current Quarter Fort Collins

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575		72	0.0%																	72	0.0%	
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675					36	0.0%														36	0.0%	
\$676 to \$700																						
\$701 to \$725		1	0.0%																	1	0.0%	
\$726 to \$750		1	0.0%		41	0.0%														42	0.0%	
\$751 to \$775								1	0.0%											1	0.0%	
\$776 to \$800	3	17	17.6%		66	0.0%		75	0.0%		1	0.0%							3	159	1.9%	
\$801 to \$825					32	0.0%														32	0.0%	
\$826 to \$850					84	0.0%			3	0.0%										87	0.0%	
\$851 to \$875									2	0.0%		2	0.0%							4	0.0%	
\$876 to \$900									13	0.0%		1	0.0%							14	0.0%	
\$901 to \$925				8	72	11.1%		4	0.0%		2	0.0%							8	78	10.3%	
\$926 to \$950									101	0.0%		5	0.0%							106	0.0%	
\$951 to \$975					24	0.0%			16	0.0%		1	0.0%							41	0.0%	
\$976 to \$1000		47	0.0%	4	141	2.8%			139	0.0%		20	0.0%						4	347	1.2%	
\$1001 to 1025											3	0.0%								3	0.0%	
\$1026 to 1050					1	0.0%		8	228	3.5%		2	0.0%						8	231	3.5%	
\$1051 to 1075					63	0.0%						1	0.0%		91	0.0%				155	0.0%	
\$1076 to 1100									105	0.0%		3	0.0%		60	0.0%				168	0.0%	
\$1101 to 1125																	1	0.0%			127	0.0%
\$1126 to 1150	4		0.0%		122	0.0%														1	195	0.5%
\$1151 to 1175				1	144	0.7%					51	0.0%								5	254	2.0%
\$1176 to 1200				4	85	4.7%	1	168	0.6%		1	0.0%								5	254	2.0%
\$1201 to 1225				1	75	1.3%														1	75	1.3%
\$1226 to 1250				1	12	8.3%		255	0.0%		11	176	6.3%						12	443	2.7%	
\$1251 to 1275				7	313	2.2%					1	104	1.0%						8	417	1.9%	
\$1276 to 1300				2	24	8.3%					2	104	1.9%						4	128	3.1%	
\$1301 to 1325																						
\$1326 to 1350				3	118	2.5%		114	0.0%			151	0.0%		1	0.0%				3	384	0.8%
\$1351 to 1375																						
\$1376 to 1400							1	24	4.2%		17	168	10.1%		2	36	5.6%			20	228	8.8%
\$1401 to 1425											8	315	2.5%		102	0.0%				8	417	1.9%
\$1426 to 1450																	13	0.0%		13	0.0%	
\$1451 to 1475											1	134	0.7%							1	134	0.7%
\$1476 to 1400											14	120	11.7%		48	0.0%		1	0.0%	14	169	8.3%
\$1501 to 1525																						
\$1526 to 1550											2	26	7.7%		24	0.0%				2	50	4.0%
\$1551 to 1575											1	80	1.3%							1	80	1.3%
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650															20	0.0%				20	0.0%	
\$1651 to 1675											10	160	6.3%							10	160	6.3%
\$1676 to 1600															36	0.0%				36	0.0%	
\$1701 to 1725														1	44	2.3%				1	44	2.3%
\$1726 to 1750															16	0.0%		16	0.0%		32	0.0%
\$1751 to 1775																						
\$1776 to 1800															12	0.0%				12	0.0%	
\$1801 to 1825																						
\$1826 to 1850															1	35	2.9%			1	35	2.9%
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																	104	0.0%			104	0.0%
\$1976 to 2000																						
\$2000 and up														1	4	25.0%		121	0.0%	1	125	0.8%
TOTALS	3	142	2.1%	31	1453	2.1%	10	1248	0.8%	67	1631	4.1%	5	529	0.9%		256	0.0%	116	5259	2.2%	

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

Vacancy Rates During the Current Quarter Fort Collins - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total						
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent				
\$000 to \$225																									
\$226 to \$250																									
\$251 to \$275																									
\$276 to \$300																									
\$301 to \$325																									
\$326 to \$350																									
\$351 to \$375																									
\$376 to \$400																									
\$401 to \$425																									
\$426 to \$450																									
\$451 to \$475																									
\$476 to \$500																									
\$501 to \$525																									
\$526 to \$550																									
\$551 to \$575		72	0.0%																	72	0.0%				
\$576 to \$600																									
\$601 to \$625																									
\$626 to \$650																									
\$651 to \$675						36	0.0%														36	0.0%			
\$676 to \$700																									
\$701 to \$725																									
\$726 to \$750																									
\$751 to \$775																									
\$776 to \$800						66	0.0%		72	0.0%											138	0.0%			
\$801 to \$825																									
\$826 to \$850						84	0.0%															84	0.0%		
\$851 to \$875																									
\$876 to \$900																									
\$901 to \$925																									
\$926 to \$950									100	0.0%												100	0.0%		
\$951 to \$975																									
\$976 to \$1000									123	0.0%												123	0.0%		
\$1001 to 1025																									
\$1026 to 1050																									
\$1051 to 1075																									
\$1076 to 1100																									
\$1101 to 1125																									
\$1126 to 1150																									
\$1151 to 1175																									
\$1176 to 1200		4	0.0%																						
\$1201 to 1225																									
\$1226 to 1250						30	0.0%																		
\$1251 to 1275																									
\$1276 to 1300																									
\$1301 to 1325																									
\$1326 to 1350																									
\$1351 to 1375																									
\$1376 to 1400																									
\$1401 to 1425																									
\$1426 to 1450																									
\$1451 to 1475																									
\$1476 to 1400																									
\$1501 to 1525																									
\$1526 to 1550																									
\$1551 to 1575																									
\$1576 to 1500																									
\$1601 to 1625																									
\$1626 to 1650																									
\$1651 to 1675																									
\$1676 to 1600																									
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800																									
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up																									
TOTALS		76	0.0%		216	0.0%		1	502	0.2%		2	65	3.1%		1	295	0.3%		227	0.0%		4	1381	0.3%

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

Vacancy Rates During the Current Quarter Fort Collins - Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725		1	0.0%																	1	0.0%
\$726 to \$750		1	0.0%	41	0.0%															42	0.0%
\$751 to \$775								1	0.0%											1	0.0%
\$776 to \$800		1	0.0%					3	0.0%											4	0.0%
\$801 to \$825																					
\$826 to \$850								1	0.0%											1	0.0%
\$851 to \$875								2	0.0%											2	0.0%
\$876 to \$900								13	0.0%											13	0.0%
\$901 to \$925								2	0.0%											2	0.0%
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000										5	0.0%									5	0.0%
\$1001 to 1025										1	0.0%									1	0.0%
\$1026 to 1050				1	0.0%															1	0.0%
\$1051 to 1075																					
\$1076 to 1100										2	0.0%									2	0.0%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400													2	0.0%						2	0.0%
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		3	0.0%		42	0.0%		22	0.0%		8	0.0%		2	0.0%					77	0.0%

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

Vacancy Rates During the Current Quarter Fort Collins - Southeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800	3	16	18.8%																3	16	18.8%
\$801 to \$825					32	0.0%														32	0.0%
\$826 to \$850								1	0.0%											1	0.0%
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975								16	0.0%											16	0.0%
\$976 to \$1000		47	0.0%					16	0.0%											63	0.0%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075					39	0.0%														39	0.0%
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150					54	0.0%														54	0.0%
\$1151 to 1175				1	144	0.7%													1	144	0.7%
\$1176 to 1200				4	85	4.7%		66	0.0%										4	151	2.6%
\$1201 to 1225				1	45	2.2%													1	45	2.2%
\$1226 to 1250				1	12	8.3%		191	0.0%	11	174	6.3%							12	377	3.2%
\$1251 to 1275				7	313	2.2%													7	313	2.2%
\$1276 to 1300										2	104	1.9%							2	104	1.9%
\$1301 to 1325								36	0.0%					1	0.0%					37	0.0%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400							1	24	4.2%	17	168	10.1%	2	36	5.6%				20	228	8.8%
\$1401 to 1425										8	315	2.5%							8	315	2.5%
\$1426 to 1450															13	0.0%				13	0.0%
\$1451 to 1475																					
\$1476 to 1400										14	120	11.7%							14	120	11.7%
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575										1	80	1.3%							1	80	1.3%
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750														16	0.0%					16	0.0%
\$1751 to 1775																					
\$1776 to 1800														12	0.0%					12	0.0%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	3	63	4.8%	14	724	1.9%	1	350	0.3%	53	961	5.5%	2	65	3.1%	13	0.0%	73	2176	3.4%	

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

Vacancy Rates During the Current Quarter Fort Collins - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800											1	0.0%								1	0.0%		
\$801 to \$825																							
\$826 to \$850								1	0.0%												1	0.0%	
\$851 to \$875											2	0.0%									2	0.0%	
\$876 to \$900											1	0.0%									1	0.0%	
\$901 to \$925				8	72	11.1%		2	0.0%		2	0.0%								8	76	10.5%	
\$926 to \$950								1	0.0%		5	0.0%									6	0.0%	
\$951 to \$975					24	0.0%					1	0.0%									25	0.0%	
\$976 to \$1000				4	141	2.8%					15	0.0%									4	156	2.6%
\$1001 to 1025											2	0.0%									2	0.0%	
\$1026 to 1050							8	228	3.5%		2	0.0%								8	230	3.5%	
\$1051 to 1075					24	0.0%					1	0.0%									25	0.0%	
\$1076 to 1100											1	0.0%									1	0.0%	
\$1101 to 1125																							
\$1126 to 1150					68	0.0%															68	0.0%	
\$1151 to 1175											51	0.0%									51	0.0%	
\$1176 to 1200											1	0.0%									1	0.0%	
\$1201 to 1225																							
\$1226 to 1250								64	0.0%		2	0.0%									66	0.0%	
\$1251 to 1275											1	68	1.5%								1	68	1.5%
\$1276 to 1300				2	24	8.3%															2	24	8.3%
\$1301 to 1325																							
\$1326 to 1350				3	118	2.5%		78	0.0%		148	0.0%									3	344	0.9%
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450											1	134	0.7%								1	134	0.7%
\$1451 to 1475																							
\$1476 to 1400														46	0.0%						46	0.0%	
\$1501 to 1525																							
\$1526 to 1550														24	0.0%						24	0.0%	
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675											10	160	6.3%		18	0.0%					10	160	6.3%
\$1676 to 1600																							
\$1701 to 1725														1	44	2.3%					1	44	2.3%
\$1726 to 1750																		16	0.0%			16	0.0%
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825														1	35	2.9%					1	35	2.9%
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS				17	471	3.6%	8	374	2.1%	12	597	2.0%	2	167	1.2%		16	0.0%		39	1625	2.4%	

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

Vacancy Rates During the Current Quarter Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total							
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent					
\$000 to \$225																										
\$226 to \$250																										
\$251 to \$275																										
\$276 to \$300																										
\$301 to \$325																										
\$326 to \$350																										
\$351 to \$375																										
\$376 to \$400		3	0.0%																3	0.0%						
\$401 to \$425		3	0.0%																3	0.0%						
\$426 to \$450																										
\$451 to \$475																										
\$476 to \$500																										
\$501 to \$525																										
\$526 to \$550																										
\$551 to \$575																										
\$576 to \$600																										
\$601 to \$625																										
\$626 to \$650		1	0.0%																	1	0.0%					
\$651 to \$675																										
\$676 to \$700																										
\$701 to \$725								1	0.0%											1	0.0%					
\$726 to \$750																										
\$751 to \$775																										
\$776 to \$800																										
\$801 to \$825																										
\$826 to \$850								1	0.0%											1	0.0%					
\$851 to \$875																										
\$876 to \$900								2	0.0%											2	0.0%					
\$901 to \$925																										
\$926 to \$950					12	0.0%														12	0.0%					
\$951 to \$975								2	0.0%											2	0.0%					
\$976 to \$1000							1	1	100.0%										1	1	100.0%					
\$1001 to 1025																										
\$1026 to 1050																										
\$1051 to 1075																										
\$1076 to 1100		14	0.0%																	14	0.0%					
\$1101 to 1125																										
\$1126 to 1150										48	0.0%									48	0.0%					
\$1151 to 1175																										
\$1176 to 1200																										
\$1201 to 1225																										
\$1226 to 1250					11	192	5.7%						1	0.0%					11	193	5.7%					
\$1251 to 1275					3	108	2.8%												3	108	2.8%					
\$1276 to 1300																										
\$1301 to 1325																										
\$1326 to 1350								2	24	8.3%		72	0.0%						2	96	2.1%					
\$1351 to 1375																										
\$1376 to 1400										5	102	4.9%				15	0.0%		5	117	4.3%					
\$1401 to 1425									6	0.0%										6	0.0%					
\$1426 to 1450														1	1	100.0%			1	1	100.0%					
\$1451 to 1475										3	34	8.8%							3	34	8.8%					
\$1476 to 1400														13	0.0%					13	0.0%					
\$1501 to 1525										2	84	2.4%							2	84	2.4%					
\$1526 to 1550																										
\$1551 to 1575																										
\$1576 to 1500																										
\$1601 to 1625																										
\$1626 to 1650																										
\$1651 to 1675																										
\$1676 to 1600														2	36	5.6%			2	36	5.6%					
\$1701 to 1725																										
\$1726 to 1750																										
\$1751 to 1775																										
\$1776 to 1800														15	0.0%					15	0.0%					
\$1801 to 1825																										
\$1826 to 1850																										
\$1851 to 1875																										
\$1876 to 1900																										
\$1901 to 1926																										
\$1926 to 1950																										
\$1951 to 1975																										
\$1976 to 2000																				1	0.0%					
\$2000 and up																				1	0.0%					
TOTALS		21	0.0%		14	312	4.5%		3	37	8.1%		10	340	2.9%		3	66	4.5%		17	0.0%		30	793	3.8%

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

Vacancy Rates During the Current Quarter Fort Morgan/Brush

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225				13	0.0%								2	2	100.0%	2	15	13.3%			
\$226 to \$250																					
\$251 to \$275				1	0.0%														1	0.0%	
\$276 to \$300				1	0.0%														1	0.0%	
\$301 to \$325				1	0.0%														1	0.0%	
\$326 to \$350																					
\$351 to \$375				2	0.0%														2	0.0%	
\$376 to \$400				8	30	26.7%								1	0.0%	8	31	25.8%			
\$401 to \$425				3	39	7.7%													3	39	7.7%
\$426 to \$450																					
\$451 to \$475								24	0.0%										24	0.0%	
\$476 to \$500													2	48	4.2%				2	48	4.2%
\$501 to \$525																					
\$526 to \$550				3	32	9.4%										16	0.0%	3	48	6.3%	
\$551 to \$575					1	0.0%			16	0.0%									17	0.0%	
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725				1	0.0%														1	0.0%	
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850								6	0.0%										6	0.0%	
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975														6	0.0%				6	0.0%	
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				14	121	11.6%		46	0.0%				2	54	3.7%	2	19	10.5%	18	240	7.5%

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

Vacancy Rates During the Current Quarter Glenwood Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625								10	0.0%											10	0.0%	
\$626 to \$650		2	0.0%					12	0.0%		8	0.0%		4	0.0%					26	0.0%	
\$651 to \$675					12	0.0%		1	12	8.3%				4	0.0%				1	28	3.6%	
\$676 to \$700								4	0.0%					1	0.0%					5	0.0%	
\$701 to \$725																						
\$726 to \$750								7	0.0%											7	0.0%	
\$751 to \$775											1	40	2.5%						1	40	2.5%	
\$776 to \$800												18	0.0%							18	0.0%	
\$801 to \$825																				1	4	25.0%
\$826 to \$850					1	0.0%		1	3	33.3%												
\$851 to \$875																						
\$876 to \$900					1	0.0%								1	40	2.5%				1	41	2.4%
\$901 to \$925															2	0.0%				2	0.0%	
\$926 to \$950								2	0.0%					37	0.0%					39	0.0%	
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200								1	0.0%											1	0.0%	
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300											2	0.0%								2	0.0%	
\$1301 to 1325																						
\$1326 to 1350														1	0.0%					1	0.0%	
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		2	0.0%		14	0.0%		2	51	3.9%		1	68	1.5%		1	89	1.1%		4	224	1.8%

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

Vacancy Rates During the Current Quarter Grand Junction

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300	9	71	12.7%																9	71	12.7%	
\$301 to \$325																						
\$326 to \$350				4	115	3.5%													4	115	3.5%	
\$351 to \$375								1	0.0%											1	0.0%	
\$376 to \$400																						
\$401 to \$425					2	0.0%														2	0.0%	
\$426 to \$450					7	0.0%														7	0.0%	
\$451 to \$475					24	0.0%														24	0.0%	
\$476 to \$500				1	30	3.3%													1	30	3.3%	
\$501 to \$525					19	0.0%														19	0.0%	
\$526 to \$550					28	0.0%														28	0.0%	
\$551 to \$575				1	21	4.8%				6	0.0%									1	21	4.8%
\$576 to \$600				1	43	2.3%				10	0.0%									1	31	3.2%
\$601 to \$625																						
\$626 to \$650				1	42	2.4%				60	0.0%				4	0.0%				1	107	0.9%
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	9	71	12.7%	8	331	2.4%	5	151	3.3%	1	55	1.8%	7	0.0%				23	615	3.7%		

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

Vacancy Rates During the Current Quarter Greeley

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500	1	65	1.5%																1	65	1.5%		
\$501 to \$525				2	28	7.1%													2	28	7.1%		
\$526 to \$550					6	0.0%														6	0.0%		
\$551 to \$575					57	0.0%														57	0.0%		
\$576 to \$600					110	0.0%														110	0.0%		
\$601 to \$625					60	0.0%														60	0.0%		
\$626 to \$650	1	15	6.7%					32	0.0%										2	105	1.9%		
\$651 to \$675		1	0.0%	1	58	1.7%			39	0.0%										60	0.0%		
\$676 to \$700					20	0.0%											8	0.0%		2	214	0.9%	
\$701 to \$725								60	0.0%		2	0.0%								62	0.0%		
\$726 to \$750								12	0.0%		18	0.0%		5	0.0%					35	0.0%		
\$751 to \$775								11	0.0%		26	0.0%		26	0.0%					63	0.0%		
\$776 to \$800					18	0.0%							4	0.0%						22	0.0%		
\$801 to \$825					302	0.0%	1	58	1.7%					18	0.0%				1	378	0.3%		
\$826 to \$850					32	0.0%								8	0.0%					40	0.0%		
\$851 to \$875							1	58	1.7%		26	0.0%							1	84	1.2%		
\$876 to \$900					32	0.0%														32	0.0%		
\$901 to \$925							2	179	1.1%										2	179	1.1%		
\$926 to \$950		7	0.0%							32	0.0%									39	0.0%		
\$951 to \$975				24	161	14.9%		24	0.0%	5	118	4.2%		3	0.0%				29	306	9.5%		
\$976 to \$1000					36	0.0%	19	96	19.8%										19	132	14.4%		
\$1001 to 1025				33	174	19.0%				16	0.0%		59	0.0%					33	249	13.3%		
\$1026 to 1050													4	0.0%						4	0.0%		
\$1051 to 1075							1	1	100.0%		16	0.0%				6	0.0%		1	23	4.3%		
\$1076 to 1100										12	0.0%		2	12	16.7%				2	24	8.3%		
\$1101 to 1125				1	48	2.1%				12	0.0%								1	60	1.7%		
\$1126 to 1150							2	48	4.2%					3	40	7.5%		3	50	6.0%	5	88	5.7%
\$1151 to 1175										170	0.0%								3	220	1.4%		
\$1176 to 1200										32	162	19.8%							32	162	19.8%		
\$1201 to 1225										1	128	0.8%							1	128	0.8%		
\$1226 to 1250										30	78	38.5%							30	78	38.5%		
\$1251 to 1275										4	70	5.7%							4	70	5.7%		
\$1276 to 1300														18	0.0%					18	0.0%		
\$1301 to 1325					44	0.0%				4	110	3.6%							4	154	2.6%		
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475													4	60	6.7%		1	0.0%	4	61	6.6%		
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550													3	22	13.6%				3	22	13.6%		
\$1551 to 1575																							
\$1576 to 1500													16	36	44.4%				16	36	44.4%		
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	2	88	2.3%	61	1186	5.1%	28	824	3.4%	76	996	7.6%	28	315	8.9%	3	65	4.6%	198	3474	5.7%		

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

Vacancy Rates During the Current Quarter Gunnison

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550					8	0.0%														8	0.0%	
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700									20	0.0%										20	0.0%	
\$701 to \$725																						
\$726 to \$750									60	0.0%										60	0.0%	
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
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\$1126 to 1150																						
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\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS					8	0.0%			80	0.0%										88	0.0%	

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

Vacancy Rates During the Current Quarter Montrose

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575						4	0.0%													4	0.0%	
\$576 to \$600										12	0.0%									12	0.0%	
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750						5	76	6.6%												5	76	6.6%
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
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\$1301 to 1325																						
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\$1351 to 1375																						
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\$1601 to 1625																						
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\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS						5	80	6.3%			12	0.0%								5	92	5.4%

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

Vacancy Rates During the Current Quarter Pueblo

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325		13	0.0%																	13	0.0%
\$326 to \$350																				1	0.0%
\$351 to \$375		1	0.0%																	1	0.0%
\$376 to \$400		2	0.0%	1	59	1.7%													1	61	1.6%
\$401 to \$425		2	0.0%																	2	0.0%
\$426 to \$450		2	0.0%																	81	0.0%
\$451 to \$475				30	343	8.7%		8	0.0%										30	351	8.5%
\$476 to \$500				3	125	2.4%													3	125	2.4%
\$501 to \$525					15	0.0%		46	0.0%											61	0.0%
\$526 to \$550	1	12	8.3%	2	31	6.5%													3	43	7.0%
\$551 to \$575															14	0.0%				14	0.0%
\$576 to \$600				2	58	3.4%		120	0.0%										2	178	1.1%
\$601 to \$625								49	223	22.0%									49	223	22.0%
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700								10	0.0%				2	71	2.8%				2	81	2.5%
\$701 to \$725																					
\$726 to \$750													1	0.0%						1	0.0%
\$751 to \$775																					
\$776 to \$800					4	0.0%									2	16	12.5%		2	20	10.0%
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900				1	112	0.9%													1	112	0.9%
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025								1	24	4.2%									1	24	4.2%
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100											116	0.0%								116	0.0%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325													1	28	3.6%				1	28	3.6%
\$1326 to 1350																					
\$1351 to 1375													8	0.0%					8	0.0%	
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
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\$1576 to 1500																					
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\$1676 to 1600																					
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\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1	32	3.1%	39	826	4.7%	50	431	11.6%	116	0.0%	3	108	2.8%	2	30	6.7%	95	1543	6.2%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325		13	0.0%																	13	0.0%	
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400					51	0.0%														51	0.0%	
\$401 to \$425																						
\$426 to \$450		1	0.0%																	1	0.0%	
\$451 to \$475								8	0.0%											8	0.0%	
\$476 to \$500																						
\$501 to \$525		1	12	8.3%																1	12	8.3%
\$526 to \$550																						
\$551 to \$575																14	0.0%			14	0.0%	
\$576 to \$600					2	58	3.4%													2	58	3.4%
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700								10	0.0%											10	0.0%	
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
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\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
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\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$2000 and up																						
TOTALS		1	26	3.8%	2	109	1.8%	18	0.0%							14	0.0%		3	167	1.8%	

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

Vacancy Rates During the Current Quarter Pueblo - Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400		2	0.0%																	2	0.0%
\$401 to \$425																					
\$426 to \$450					79	0.0%														79	0.0%
\$451 to \$475				26	153	17.0%													26	153	17.0%
\$476 to \$500				2	116	1.7%													2	116	1.7%
\$501 to \$525					15	0.0%		19	0.0%											34	0.0%
\$526 to \$550					12	0.0%														12	0.0%
\$551 to \$575																					
\$576 to \$600								48	0.0%											48	0.0%
\$601 to \$625																					
\$626 to \$650								49	219	22.4%									49	219	22.4%
\$651 to \$675																					
\$676 to \$700													2	71	2.8%				2	71	2.8%
\$701 to \$725																					
\$726 to \$750													1	0.0%					1	0.0%	
\$751 to \$775																					
\$776 to \$800					4	0.0%										2	16	12.5%	2	20	10.0%
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900					1	112	0.9%												1	112	0.9%
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025								1	24	4.2%									1	24	4.2%
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100											116	0.0%								116	0.0%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325													1	28	3.6%				1	28	3.6%
\$1326 to 1350																					
\$1351 to 1375													8	0.0%					8	0.0%	
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		2	0.0%	29	491	5.9%	50	310	16.1%	116	0.0%	3	108	2.8%	2	16	12.5%	84	1043	8.1%	

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

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

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

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375		1	0.0%																	1	0.0%	
\$376 to \$400				1	8	12.5%														1	8	12.5%
\$401 to \$425		2	0.0%																	2	0.0%	
\$426 to \$450		1	0.0%																	1	0.0%	
\$451 to \$475				4	190	2.1%														4	190	2.1%
\$476 to \$500				1	9	11.1%														1	9	11.1%
\$501 to \$525									27	0.0%										27	0.0%	
\$526 to \$550				2	19	10.5%														2	19	10.5%
\$551 to \$575																						
\$576 to \$600									72	0.0%										72	0.0%	
\$601 to \$625																						
\$626 to \$650									4	0.0%										4	0.0%	
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		4	0.0%	8	226	3.5%		103	0.0%										8	333	2.4%	

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

Vacancy Rates During the Current Quarter Southeastern Colorado

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225				10		0.0%													10		0.0%
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300							20		0.0%										20		0.0%
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375													43		0.0%				43		0.0%
\$376 to \$400																					
\$401 to \$425																7		0.0%	7		0.0%
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650							30		0.0%										30		0.0%
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
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\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				40		0.0%	20		0.0%				43		0.0%	7		0.0%	110		0.0%

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

Vacancy Rates During the Current Quarter Steamboat Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825								1	0.0%											1	0.0%	
\$826 to \$850				41	0.0%															41	0.0%	
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975				39	0.0%																39	0.0%
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100														1	0.0%						1	0.0%
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275										32	0.0%										32	0.0%
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425															32	0.0%					32	0.0%
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS				80	0.0%			1	0.0%		32	0.0%		33	0.0%						146	0.0%

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

Vacancy Rates During the Current Quarter Sterling

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450					1	12	8.3%												1	12	8.3%
\$451 to \$475																					
\$476 to \$500						16	0.0%													16	0.0%
\$501 to \$525								1	54	1.9%									1	54	1.9%
\$526 to \$550																					
\$551 to \$575								2	20	10.0%									2	20	10.0%
\$576 to \$600								4	16	25.0%			1	10	10.0%				5	26	19.2%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675													2	12	16.7%				2	12	16.7%
\$676 to \$700																					
\$701 to \$725								1	12	8.3%									1	12	8.3%
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825													1	2	50.0%				1	2	50.0%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS					1	28	3.6%	8	102	7.8%			4	24	16.7%				13	154	8.4%

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

Vacancy Rates During the Current Quarter Summit County

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700																								
\$701 to \$725						10	0.0%													10	0.0%			
\$726 to \$750						7	0.0%													7	0.0%			
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825																								
\$826 to \$850																								
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925								5	0.0%		31	0.0%								36	0.0%			
\$926 to \$950																								
\$951 to \$975																								
\$976 to \$1000								48	0.0%											48	0.0%			
\$1001 to 1025																								
\$1026 to 1050																								
\$1051 to 1075													25	0.0%						25	0.0%			
\$1076 to 1100													2	0.0%						2	0.0%			
\$1101 to 1125																								
\$1126 to 1150						21	0.0%													21	0.0%			
\$1151 to 1175																								
\$1176 to 1200													30	0.0%						30	0.0%			
\$1201 to 1225																								
\$1226 to 1250																								
\$1251 to 1275																								
\$1276 to 1300																								
\$1301 to 1325																								
\$1326 to 1350																								
\$1351 to 1375																								
\$1376 to 1400								13	0.0%											13	0.0%			
\$1401 to 1425																								
\$1426 to 1450																								
\$1451 to 1475																								
\$1476 to 1400										1	15	6.7%								1	15	6.7%		
\$1501 to 1525																								
\$1526 to 1550																								
\$1551 to 1575																								
\$1576 to 1500																								
\$1601 to 1625																								
\$1626 to 1650																								
\$1651 to 1675																								
\$1676 to 1600																								
\$1701 to 1725																								
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800																								
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS						38	0.0%			66	0.0%		1	46	2.2%				63	0.0%		1	213	0.5%

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