

Fourth Quarter 2015

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Apartment Realty Advisors

Pierce-Eislen

conducted by

Ron Throupe, Ph.D.

of

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And

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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 Fourth Quarter 2015 Survey 32,945 units reported compared to 32,649 for the Fourth 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 6.3 for December of 2015 compared to 4.4 percent for June of 2015 compared to 4.6 percent for December 2014, compared to 4.8 percent in June 2014, compared to 5.4 percent for Dec 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 5.0 percent; Fort Collins/Loveland, 2.3 percent; Grand Junction, 2.9 percent; Greeley, 3.7 percent; and Pueblo, 5.7 percent.

The overall average rent per square foot ranges from a low of 80 cents in Grand Junction to a high of 141 cents in Fort Collins/Loveland. 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 4.5 percent. This means that tenants moved out of 4.5 percent of the units the previous month.

All data is for the month of December except for turnover. That data is based on data from the previous month. Data for December represents move-outs from November. 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.

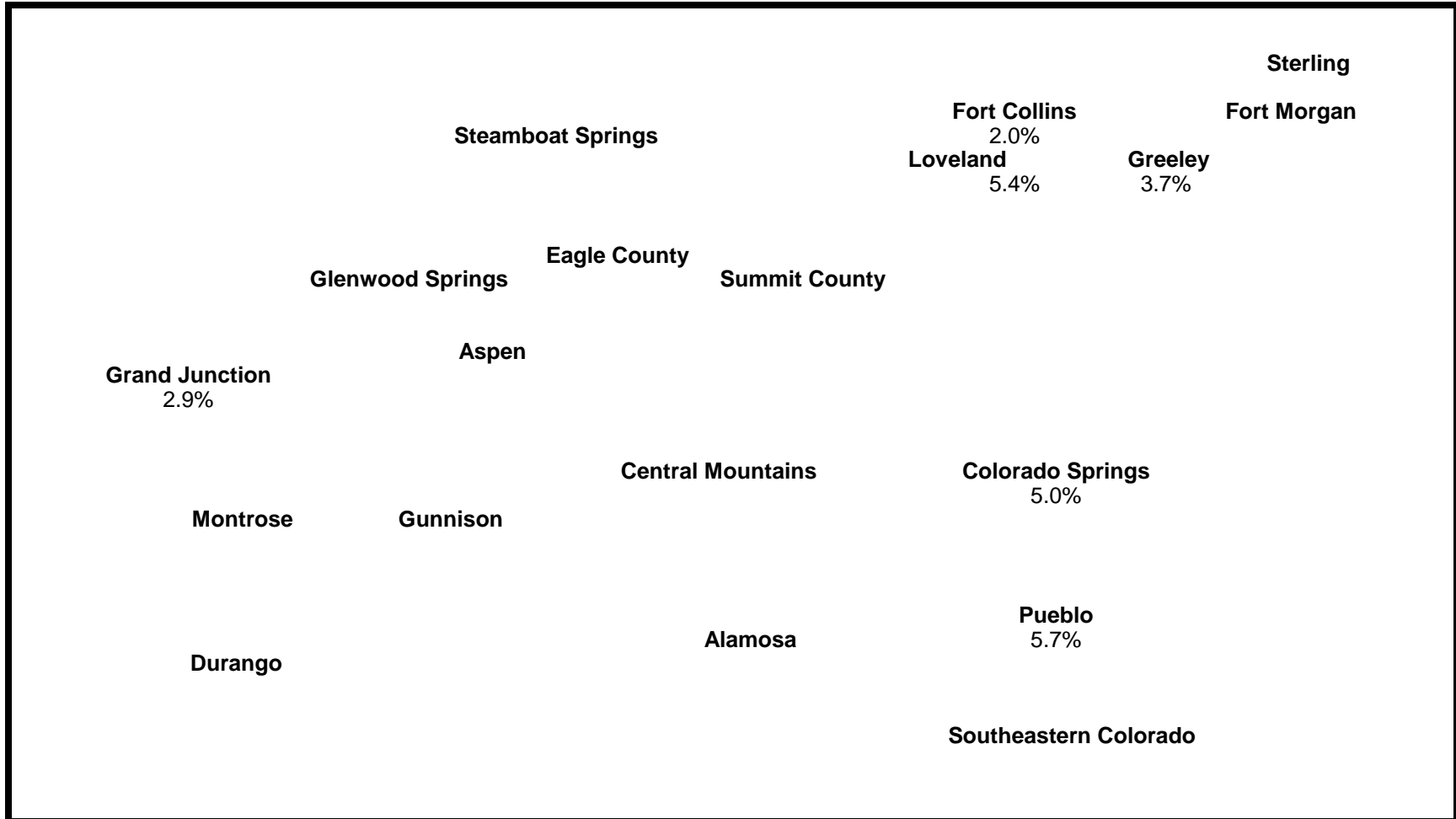
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**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	21648
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	2025
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	4166
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	6280
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	3071
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	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	3898
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	1576
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	5248
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	4689
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	1382
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	56
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	1979
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	1272
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	559
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	647
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	3390
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	1585
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	173
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	990
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	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	422
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	32518

*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)
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
4th Quarter 2015*	6.3	1218.86	1183.35

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	5.0	
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	5.5	
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	3.6	
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	8.0	
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	4.1	
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	1.9	
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	3.2	
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	4.2	
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	2.3	
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	2.0	
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	0.4	
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	3.6	
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	3.2	
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	1.7	
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	5.4	
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	2.9	
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	3.7	
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	5.7	
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	4.0	
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	7.3	
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	2.6	
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	2010				2011				2012				2013				2014				2015			
			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	Efficiency						4.0	3.0	5.3	4.0	6.0	4.6	3.6	4.7	4.7	4.3	5.6	5.7	4.4	3.6	4.0	4.1	2.8	2.0		
	One bedroom						4.9	5.5	5.5	4.5	5.5	5.7	5.8	5.0	4.7	5.8	5.0	4.6	3.9	4.2	4.8	3.6	4.1	4.3		
	Two bed, one bath						5.9	6.7	5.8	5.0	5.3	5.0	4.5	5.1	4.3	4.6	4.9	5.0	3.6	4.0	3.7	3.1	3.7	3.6		
	Two bed, two bath						5.5	6.7	6.9	6.8	5.9	7.6	7.5	6.7	6.7	8.4	7.4	5.7	3.7	5.0	5.7	4.9	4.7	5.8		
	Three bedroom						6.6	6.9	5.0	7.1	6.4	6.9	6.8	5.5	6.9	7.9	6.3	6.4	3.2	4.4	3.7	4.1	3.6	4.2		
	All						5.3	6.1	5.8	5.4	5.6	6.0	5.8	5.6	5.2	6.1	5.6	5.1	3.7	4.3	4.6	3.9	4.1	4.4		
Alamosa	Efficiency																									
	One bedroom						7.5	8.5	5.9	4.9	4.3	0.0	7.9	3.8	10.3		50.0				3.1					
	Two bed, one bath						5.2	5.2	7.1	7.7	0.0	0.0	29.6	8.8	16.1		11.1				11.1					
	Two bed, two bath						0.0	0.0	0.0	0.0			0.0	0.0	0.0		10.7				10.7					
	Three bedroom						5.0	5.0	10.0	10.0			0.0	0.0	25.0		0.0				0.0					
	All						6.3	6.8	6.7	6.5	3.1	0.0	16.9	5.9	12.4		10.2				10.2					
Aspen	Efficiency						2.4	4.9	2.4	4.9	0.0	0.0	0.0	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	One bedroom						5.1	5.1	3.3	5.1	0.0	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	Two bed, one bath						2.4	4.8	2.4	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	Two bed, two bath						1.1	4.5	3.4	4.5	7.7	1.1	3.4	3.4	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	Three bedroom						2.6	10.5	5.3	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.2			
	All						2.7	5.5	3.2	4.3	1.7	0.5	0.9	2.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5			
Buena Vista	Efficiency										*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	One bedroom						4.8	7.1	4.8	4.8		*	*	*	*	*	*	*	*	*	*	*	*	*		
	Two bed, one bath						21.4	14.3	31.0	4.8	0.0	*	*	*	*	*	*	*	*	*	*	*	*	*		
	Two bed, two bath											*	*	*	*	*	*	*	*	*	*	*	*	*		
	Three bedroom											*	*	*	*	*	*	*	*	*	*	*	*	*		
	All						13.1	10.7	17.9	4.8	0.0	*	*	*	*	*	*	*	*	*	*	*	*	*		
Canon City	Efficiency						0.0	0.0	12.5	0.0		*	*	*	*	*	*	*	*	*	*	*	*	*		
	One bedroom						10.8	7.7	7.7	9.2	0.0	*	*	*	*	*	*	*	*	*	*	*	*	*		
	Two bed, one bath						4.3	5.3	4.8	5.3	7.9	*	*	*	*	*	*	*	*	*	*	*	*	*		
	Two bed, two bath											*	*	*	*	*	*	*	*	*	*	*	*	*		
	Three bedroom						0.0	25.0	25.0	25.0		*	*	*	*	*	*	*	*	*	*	*	*	*		
	All						5.6	5.9	5.9	6.3	7.8	*	*	*	*	*	*	*	*	*	*	*	*	*		
Central Mountains *	Efficiency											0.0		0.0		0.0										
	One bedroom											3.4		0.0		0.0										
	Two bed, one bath											4.7		1.8		1.8		0.0		6.5		3.2		1.8		
	Two bed, two bath																					0.0				
	Three bedroom																					0.0				
	All																					0.0				
Colorado Springs	Efficiency						5.9	3.9	5.4	6.7	4.8	3.5	3.8	3.0	6.1	4.1	6.9	5.0	4.1	5.3	4.5	4.7	7.0	6.6	4.4	4.0
	One bedroom						6.5	5.6	6.1	5.9	5.5	5.5	5.1	5.8	5.9	5.1	5.9	6.7	5.4	4.8	5.2	6.4	5.5	5.0	4.1	4.8
	Two bed, one bath						10.0	6.5	7.9	10.1	7.6	7.1	7.8	8.3	7.6	6.8	4.8	5.9	4.8	4.8	4.1	5.3	6.6	5.7	4.1	4.9
	Two bed, two bath						5.3	5.5	6.0	6.0	4.3	7.6	6.7	7.2	6.1	6.8	6.7	8.6	6.8	6.4	6.7	9.3	8.4	5.8	4.4	6.4
	Three bedroom						6.3	7.1	8.6	11.9	9.5	9.3	9.5	9.7	5.7	8.2	7.3	8.0	6.6	6.1	7.1	11.3	9.4	7.3	5.4	6.8
	All						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
Durango	Efficiency						9.1	3.6							20.0						10.0		0.0			
	One bedroom						6.7	4.9							2.0		3.7				4.0		0.0			
	Two bed, one bath						6.7	3.1							4.0		0.0				0.0		2.6			
	Two bed, two bath						6.8	2.5							9.1		1.4				0.0		0.0			
	Three bedroom						8.6	6.9							0.0						0.0		2.9			
	All						7.1	3.9							3.9		1.5				2.2		2.9			
Eagle County	Efficiency						3.4	11.5							11.4		25.0				1.1		11.4			
	One bedroom						8.3	10.4							26.5		12.0				5.5		4.2			
	Two bed, one bath						6.4	8.8							3.5		12.8				7.4		13.8			
	Two bed, two bath						3.8	6.7							2.8		13.3				0.5		3.4			
	Three bedroom						6.9	9.2							2.6		17.3				4.4		2.2			
	All						6.0	8.9							7.9		14.2				4.5		8.8			
Fort Collins	Efficiency						3.6	6.3	2.0	1.3	2.9	24.5	2.0	1.5	1.3	0.0	1.9	0.9	3.9	2.8	0.0	3.0	1.8	1.6	8.1	
	One bedroom						4.3	4.7	3.3	4.0	6.5	4.3	2.1	3.1	2.4	2.4	2.0	1.8	6.4	4.5	2.7	2.1	1.3	1.9	1.8	
	Two bed, one bath						5.1	8.1	3.3	4.8	3.5	7.4	2.4	3.6	1.3	2.1	2.3	1.3	2.1	3.1	1.8	1.4	0.7	1.0	0.5	
	Two bed, two bath						4.6	6.0	2.5	4.2	3.4	5.2	2.2	3.4	5.3	5.4	2.3	3.1	8.8	8.3	4.7	3.1	3.6	3.4	1.5	
	Three bedroom						6.3	12.4	3.1	4.7	2.1	8.6	3.5	3.2	3.0	5.7	1.5	5.3	1.9	4.1	3.1	2.2	2.0	4.0	1.2	
	All						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	
Fort Morgan/Brush	Efficiency						0.0																			
	One bedroom						7.5	8.5							5.9		4.0		6.7		2.7		5.1		3.7	
	Two bed, one bath						7.3	5.6							5.6		3.8		3.9		0.0		5.3		3.2	
	Two bed, two bath						0.0	0.0									0.0									
	Three bedroom						0.0	5.6							3.7		0.0		3.7		5.6		0.0		0.0	
	All						7.1	8.4							5.2		2.9		6.8		2.3		4.9		2.5	

Rents are based on the units being unfurnished with tenants paying electricity and gas.
 Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.
 Average rent minus rental losses equals effective rent.
 *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	2010				2011				2012				2013				2014				2015				
		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
	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		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		3.9
	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		1.5		1.5
	Three bedroom	3.8		4.5		0.0		2.3		11.0		3.8		26.4		7.7		5.5		5.7		5.7		1.1		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		1.8		1.8
Grand Junction	Efficiency	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	2.7	
	One bedroom	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	2.4	
	Two bed, one bath	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	3.9	
	Two bed, two bath	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	3.6	
	Three bedroom	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	0.0	
	All	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	2.9	
Greeley	Efficiency	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	2.3	
	One bedroom	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	2.5	
	Two bed, one bath	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	2.9	
	Two bed, two bath	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	5.8	
	Three bedroom	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	4.3	
	All	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	3.7	
Gunnison	Efficiency																									
	One bedroom	2.9		17.1		8.1		14.3		12.5				12.5		12.5		0.0		0.0				0.0		0.0
	Two bed, one bath	8.3		12.4		7.0		8.3		5.0		11.7		7.5		2.5		3.8		0.0		1.7		0.0		0.0
	Two bed, two bath	10.0		10.0		10.0		10.0																		
	Three bedroom	9.1		9.1		9.1		9.1																		
	All	7.3		13.0		7.5		9.6		5.7		11.7		8.0		3.4		3.4		0.0		1.7		0.0		0.0
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		0.0	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Three bedroom					0.0		0.0		11.1	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	All	7.9		7.9		7.9		2.5		11.1	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Montrose	Efficiency																									
	One bedroom	3.8		7.3		5.2		8.5		4.2		25.0		5.0		0.8		0.0		4.3		6.3		6.3		
	Two bed, one bath	11.6		8.5		5.6		10.7		5.0		16.7		16.7		8.3		0.0		9.4		0.0		0.0		
	Two bed, two bath																									
	Three bedroom	0.0		0.0		0.0		8.3																		
	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		
Pueblo	Efficiency	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	3.1	
	One bedroom	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	3.4	
	Two bed, one bath	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	9.8	
	Two bed, two bath	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	0.8	
	Three bedroom	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	9.5	
	All	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	5.7	
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		0.0						
	One bedroom	0.0		2.0		0.0		5.3		7.7		2.5		0.0		0.0		28.6		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																									
	Three bedroom	0.0		6.7		0.0		4.4		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						
Steamboat Springs	Efficiency																									
	One bedroom	6.8		9.6		16.4		8.2		2.5		2.0		1.0		1.2		0.0		0.0		0.0		0.0		
	Two bed, one bath	8.5		18.3		19.2		14.4		20.6		10.0		2.6		40.0		0.0		0.0		0.0		0.0		
	Two bed, two bath	7.4		7.4		16.7		9.3		8.1		15.1		9.4		20.9		0.0		0.0		0.0		0.0		
	Three bedroom	12.5		18.8		18.8		25.0		16.3		18.6		20.0		20.5		11.4		0.0		0.0		0.0		
	All	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	Efficiency																									
	One bedroom	4.1		5.3		4.1		4.6		1.9		6.5		5.8		3.5		9.7		7.1		2.4		3.6		
	Two bed, one bath	4.2		6.3		4.2		8.3		0.0		29.2		20.0		20.8		15.0</								

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2010				2011				2012				2013				2014				2015			
		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	4.4
	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	3.4
	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	3.3
	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	2.8
	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	5.0
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	4.8	
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				4.2				0.0	0.0			0.0	0.0
	9 to 50					0.0						0.0		0.0		2.2		0.0		0.0		0.0		0.0	
	51 to 99	2.2	5.6			3.3	4.4			1.7	0.6			1.7				0.6		0.0		0.0		0.6	
	100-199	3.4	5.4			3.4	4.1							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													0.0								15.6		0.0	
	51 to 99											5.9		1.9								0.7		2.2	
	100-199													2.2		0.7		0.0		5.9					
	199-349																								
350 up																									
Colorado Springs	2 to 8	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	5.6
	9 to 50	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	5.4
	51 to 99	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	4.1
	100-199	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	3.6
	199-349	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	5.3
350 up	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	5.3	
Durango	2 to 8	16.7	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	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	7.7
	9 to 50	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	6.3	
	51 to 99	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	1.5
	100-199	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	1.4
	199-349	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	3.0
350 up	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	2010				2011				2012				2013				2014				2015			
		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	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	2.9
	9 to 50	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	3.3
	51 to 99	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	2.7
	100-199	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	2.7
	199-349 350 up																								
Greeley	2 to 8	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	3.8
	9 to 50	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	1.0
	51 to 99	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	1.9
	100-199	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	2.6
	199-349 350 up	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	5.3
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		10.7				16.2		*	*	*	*	*	*	*	*	*	*	*	*	*	*
	9 to 50	6.6		6.6		6.6	5.4			9.9		*	*	*	*	*	*	*	*	*	*	*	*	*	*
	51 to 99						1.9					*	*	*	*	*	*	*	*	*	*	*	*	*	*
	100-199											*	*	*	*	*	*	*	*	*	*	*	*	*	*
	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	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	12.5
	9 to 50	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	1.3
	51 to 99	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	5.0
	100-199	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	2.8
	199-349 350 up	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	9.0	12.4	16.2	11.3
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						6.3		1.3		6.3		3.3		10.0		0.0				0.0	
	9 to 50	1.6		3.2		0.0		6.3		0.0		0.0		0.0		0.0		0.0		0.0				0.0	
	51 to 99	0.0		5.0																					
	100-199																								
	199-349 350 up																								
Steamboat Springs	2 to 8	12.5		12.5		25.0		37.5		0.0		12.5		0.0		12.5		0.0		0.0		0.0		0.0	
	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		3.9		0.0		0.0		0.0	
	100-199									10.7		15.5		10.7		10.7									
	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		0.0		3.3		0.0		0.0		0.0		0.0				0.5	
	9 to 50	2.7		2.7		1.3		1.3		1.9		6.6		2.3		4.7		3.8		1.3		0.0			
	51 to 99	6.5		6.5		2.9		3.6																	
	100-199	4.8		5.6		3.2		4.0																	
	199-349 350 up																								

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

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2010				2011				2012				2013				2014				2015			
		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	To 1959						10.1	13.1	6.7	5.6	4.9	4.3	4.2	5.1	6.4	5.8	2.8	6.5	4.4	2.6	3.8	2.0	6.0	1.9	
	1960-69						7.9	4.9	3.5	5.9	4.1	4.9	3.1	4.0	4.8	3.8	3.9	6.2	4.1	4.9	4.1	4.2	4.0	3.6	
	1970-79						4.8	6.9	6.8	6.2	6.1	4.1	5.4	5.2	4.2	4.9	4.0	4.8	4.2	4.8	4.0	3.4	3.4	3.6	
	1980-89						4.5	5.3	5.6	4.4	4.9	5.6	5.9	5.7	6.1	4.9	3.9	4.0	3.6	3.3	4.1	3.3	3.8	3.3	
	1990-99						5.1	5.4	6.0	4.7	5.4	6.2	4.3	6.0	4.6	4.3	4.0	3.7	2.5	4.2	3.6	2.8	3.3	4.1	
	2000-09 2010 +						5.3	6.1	5.3	6.3	10.1	13.3	10.6	7.4	5.1	14.8	14.8	9.4	4.0	5.2	5.1	5.5	3.7	3.8	
Alamosa	To 1959																								
	1960-69																								
	1970-79																					9.1			
	1980-89	7.8		6.3							6.1		0.0				6.1				3.0				
	1990-99	6.8		8.2																					
	2000-09 2010 +																								
Aspen	To 1959																								
	1960-69																								
	1970-79	3.5		5.3					5.3		0.0		0.0		0.0		0.0		0.0		0.0		0.0		
	1980-89	3.4		5.4				3.0		4.1		0.0		0.0		4.2		0.0		0.0		0.0		0.0	
	1990-99	1.6		5.7				3.3		4.1		3.3		0.8		2.4		3.3		0.8		0.0		0.0	
	2000-09 2010 +																							0.8	
Buena Vista	To 1959																								
	1960-69																								
	1970-79	0.0		8.3				8.3				*		*		*		*		*		*		*	
	1980-89											*		*		*		*		*		*		*	
	1990-99	28.1		15.6				37.5		6.3		0.0		*		*		*		*		*		*	
	2000-09 2010 +													*		*		*		*		*		*	
Canon City	To 1959																								
	1960-69																								
	1970-79	8.7		6.5				6.5		6.5				*		*		*		*		*		*	
	1980-89													*		*		*		*		*		*	
	1990-99	2.2		2.9				3.7		4.4		5.1		*		*		*		*		*		*	
	2000-09 2010 +	8.9		8.9				5.4		7.1		14.3		*		*		*		*		*		*	
Central Mountains	To 1959																								
	1960-69																								
	1970-79													2.2		0.0		0.0							
	1980-89													5.9		2.2		0.7		0.0		5.9		0.7	
	1990-99													4.2										0.0	
	2000-09 2010 +													0.0		1.2		6.3				9.4		8.1	
Colorado Springs	To 1959	18.9	15.8	19.2	17.7	15.5	13.9	13.7	16.0	6.0	5.8	4.7	4.2	4.8	3.8	7.4	6.2	2.9	6.6	4.3	2.6	4.1	1.9	6.5	
	1960-69	8.2	8.5	7.8	10.2	5.6	10.2	9.4	5.4	3.9	7.0	4.8	5.7	3.6	4.6	5.8	4.5	4.7	6.2	4.6	5.7	5.0	5.2	4.8	
	1970-79	9.2	6.2	8.3	9.6	8.3	5.2	5.1	7.0	7.3	5.9	5.3	4.3	5.0	4.2	3.2	4.7	3.6	4.7	4.2	5.4	5.5	3.4	3.5	
	1980-89	5.6	4.8	5.5	5.8	4.9	4.9	4.7	6.1	7.2	5.9	5.1	6.2	6.1	6.5	5.8	5.8	4.6	3.9	4.4	4.2	4.9	3.9	4.5	
	1990-99	3.2	3.8	3.1	4.0	2.8	4.7	5.2	4.5	4.3	5.5	7.0	6.9	4.8	4.4	5.1	7.6	6.5	3.3	3.3	6.3	5.1	3.5	3.8	
	2000-09 2010 +	7.6	5.5	5.3	6.3	5.6	7.5	6.1	7.1	6.1	7.4	15.0	16.3	7.5	4.8	5.5	16.4	18.3	11.8	4.5	6.5	6.8	6.5	4.0	
Durango	To 1959																								
	1960-69																								
	1970-79	7.2		3.7				12.5		5.6		0.0		5.6		0.0		5.6		5.6		5.6		5.6	
	1980-89							3.7		5.1				2.1											
	1990-99	5.7		3.3				4.1		5.4		7.1		0.0		0.0		0.0		0.0		0.0		0.0	
	2000-09 2010 +	9.1		3.8				4.0		4.0		4.5		0.0		0.0		2.2		0.0		2.5		0.0	
Eagle County	To 1959																								
	1960-69																								
	1970-79	7.7		7.0				5.5		7.0				15.1		10.6		17.1				4.2		0.0	
	1980-89	0.0		21.6				0.0		8.5		0.9		27.4		0.0				1.6		4.3		0.0	
	1990-99	6.2		9.1				6.3		6.1		11.5		10.8		3.3		2.8		1.8		3.7		2.2	
	2000-09 2010 +	4.5		8.6				5.7		6.3		4.5		11.9		1.7		12.5		1.1		5.7		0.9	
Fort Collins/Loveland	To 1959	0.0			2.0	2.0	0.0	0.0	6.7	0.0	9.5	20.0	2.4	0.0	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1960-69	3.7	7.9	1.8	2.2	1.2	19.2	0.8	1.5	0.6	1.3	0.8	0.7	0.8	1.0	0.8	0.9	0.0	1.7	0.0	0.0	0.0	0.0	0.3	
	1970-79	5.0	5.9	3.5	5.3	3.3	7.8	3.5	3.8	1.8	5.9	1.6	0.7	3.3	4.2	3.0	1.8	2.6	2.9	1.2	0.7	1.0	2.6	0.7	
	1980-89	6.6	8.8	2.5	3.2	5.8	4.7	1.8	2.1	0.7	0.4	1.3	1.2	1.0	1.2	0.9	1.5	1.2	1.0	0.6	0.7	1.8	0.8	2.2	
	1990-99	4.5	5.5	1.7	2.7	3.3	7.0	2.6	4.2	4.5	3.6	1.8	0.5	0.8	14.3	2.3	0.5	1.1	5.0	0.9	2.2	2.5	2.4	2.6	
	2000-09 2010 +	4.0	3.9	3.1	3.7	3.7	4.2	2.2	3.9	4.6	5.2	2.7	5.5	13.5	10.2	3.9	3.4	2.5	3.3	2.0	1.6	2.4	3.5	3.1	
Fort Morgan/Brush	To 1959	21.7		0.0								17.4										1.7	0.3	7.6	
	1960-69																								
	1970-79	6.7		9.0				2.8		4.1		1.4		5.9		2.6		2.1		0.7		2.8		3.5	
	1980-89	5.2		12.1				5.2		0.0		4.5		7.6		0.0		6.1		3.0		7.1		7.1	
	1990-99																								
	2000-09 2010 +	3.3		3.3				13.3		26.7		16.7				13.3		3.3		6.7		10.0		26.7	

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

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	2010				2011				2012				2013				2014				2015			
		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																								
	1960-69	0.0		0.0		0.0		0.0						50.0		0.0				0.0		0.0		0.0	
	1970-79													7.1		0.0		12.5		6.3				6.3	
	1980-89	3.2		6.4		4.2		5.4		14.6		1.2		32.2		11.9		8.3		2.1		3.4		2.1	
	1990-99							7.3		9.2		2.8		10.9		7.3		3.6						0.0	
	2000-09 2010+													0.0		66.7		33.3		0.0		0.0		0.0	
Grand Junction	To 1959	4.5	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	0.0	0.0	12.5	8.3	18.8	0.0	0.0	3.6	12.5	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	0.0	0.0
	1970-79	9.6	10.8	7.1	7.0	5.4	7.2	7.0	5.0	10.2	4.8	2.3	6.4	4.5	12.0	10.8	9.4	6.8	7.7	7.3	7.8	7.4	3.5	1.7	2.8
	1980-89	11.5	7.3	7.3	7.2	5.6	5.6	8.2	4.8	4.3	3.2	7.0	11.5	30.6	8.3	31.0	11.7	7.5	10.0	4.9	7.2	4.2	5.3	4.1	3.7
	1990-99	14.9	9.6	9.6	9.0	7.3	7.1	7.9	13.0	15.4	7.7	3.8	11.8	7.4	17.0	9.0	2.4	4.0	7.9	0.0	16.4	4.0	1.6	1.9	3.0
	2000-09 2010+	0.0	9.5		0.0	0.0	0.0	0.0	0.0	0.0	25.0	0.0	33.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Greeley	To 1959																								
	1960-69	9.2	15.9	2.9	1.4	9.2	4.1	1.6	2.0	5.6	2.0	1.0	5.1	3.1	6.0	4.1	2.0	0.0	4.1	16.7	0.0	2.9	1.4	1.0	0.8
	1970-79	6.7	5.4	4.0	5.1	3.2	8.6	1.5	8.9	8.0	8.2	3.7	2.2	1.9	0.8	1.5	0.8	1.1	2.2	1.2	1.4	1.1	0.7	2.7	1.4
	1980-89	5.4	3.5	2.2	3.4	1.8	3.2	1.4	2.2	3.8	0.3	2.2	8.6	0.6	2.6	1.0	0.2	0.0	7.7	3.3	0.4	1.0	0.6	0.8	1.6
	1990-99	8.5	12.9	7.3	12.5	14.3	8.1	7.7	10.3	3.0	1.3	2.3	0.3	0.7	0.3	1.2	0.9	0.9	0.9	4.5	0.6	0.6	0.3	2.8	5.8
	2000-09 2010+	12.9	10.7	3.6	4.5	4.9	8.0	2.7	3.1	4.0	4.0	3.1	3.1	10.2	2.2	1.1	44.6	30.4	10.5	4.2	3.1	0.5	3.6	18.8	8.6
Gunnison	To 1959	8.0		8.0		6.0		6.0																	
	1960-69																								
	1970-79	8.3		10.0		6.7		8.3		1.7		11.7		1.7		3.3		1.7		0.0		1.7		0.0	
	1980-89																								
	1990-99	7.1		35.7		14.3		17.9		14.3				21.4		3.6		7.1						0.0	
	2000-09 2010+																								
Lake County	To 1959							1.9		9.9															
	1960-69																								
	1970-79	10.7		10.7		10.7																			
	1980-89	12.5		8.3		8.3																			
	1990-99	2.7		5.4		5.4		5.4		16.2															
	2000-09 2010+																								
Montrose	To 1959																								
	1960-69	6.3		6.3								18.8		18.8		6.3		0.0		18.8		0.0		0.0	
	1970-79	7.9		6.9		4.2		9.2		8.8										5.9					
	1980-89	1.8		8.9		5.6		8.7		3.3				3.9		1.3		0.0		2.6		6.6		6.6	
	1990-99															0.0									
	2000-09 2010+																								
Pueblo	To 1959	0.0	8.3	0.0	6.7	0.0	6.7	0.0	14.3	0.0	0.0	0.0	0.0	5.9	5.9	11.8	5.9	5.9	0.0	5.9	11.8	5.9	5.9	5.9	5.9
	1960-69	7.3	6.0	7.7	6.6	6.4	6.9	6.1	6.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2	1.8	1.1	0.6	1.1	1.8	4.1
	1970-79	15.3	12.3	13.6	11.8	8.3	10.8	7.3	7.7	6.2	5.3	18.3	9.6	17.4	12.5	10.9	9.9	8.7	8.3	9.0	8.4	4.6	7.5	8.2	7.0
	1980-89	4.6	8.3	6.5	8.3	2.8	10.0	7.8	8.3	21.3	23.3	10.0													
	1990-99	8.3	4.2	7.3	4.2	5.2	5.2	7.3	5.2	3.1	0.0	2.1	3.1	1.9		1.0	1.0	7.3	2.1	7.3	0.0	2.1	0.0	0.0	0.0
	2000-09 2010+					9.3	9.5				4.3	9.3	10.7	17.9	7.1	7.1	5.0	10.0	0.0		7.4	3.4	1.4	1.0	0.7
Salida	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99	4.5		3.3		4.5		0.0																	
	2000-09 2010+																								
Southeastern Colorado	To 1959	0.0		0.0																					
	1960-69					8.3		0.0																	
	1970-79	0.0		4.5		0.0		6.3		0.0		0.9		0.0		0.0				0.0				0.0	
	1980-89	3.1		3.1		3.1		3.1		6.3		6.3													
	1990-99																								
	2000-09 2010+																								
Steamboat Springs	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	8.0		13.4		17.8		12.1		9.0		7.5		1.0		21.9		0.0		0.0		0.0		0.0	
	1990-99									10.7		15.5		10.7		10.7		3.9		0.0		0.0		0.0	
	2000-09 2010+																								
Sterling	To 1959																								
	1960-69	0.0		8.3		8.3		16.7				25.0				8.3				0.0					
	1970-79	3.6		7.3		5.5		5.5				6.4		4.5		1.8		10.9		9.1		3.6			
	1980-89	5.8		5.8		4.7		4.7		1.9		14.0		7.4		10.5		7.4		7.0		3.5		12.5	
	1990-99	3.1		3.1		0.0		0.0		0.0		15.6		18.8		18.8		12.5		6.3		12.5		7.4	
	2000-09 2010+																								
Summit County	To 1959																								
	1960-69																								
	1970-79							0.0																	
	1980-89	0.0		0.0		0.0		0.0		0.0		3.3		0.0		0.0		0.0		0.0					
	1990-99							3.6		1.9		6.6		2.3		4.7		3.8		1.3		0.0		0.5	
	2000-09 2010+	4.8		5.6		3.2		4.0																	

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

AVERAGE RENT BY MARKET AREA

(In Dollars)

Market Area	2010				2011				2012				2013				2014				2015			
	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	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	941.91
Northwest	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	1081.20
Northeast	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	856.54
Far Northeast	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	1039.88
Southeast	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	788.90
Security/Widefield/Fountain	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	915.96
Southwest	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	922.82
Central	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	954.03
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	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	1167.90
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	1165.34
Northwest	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	1077.33
Northeast	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	810.18
Southeast	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	1188.98
Southwest	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	1239.81
Loveland	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	1189.39
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	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	517.78
Greeley	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	920.38
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		590.83		695.11		715.53		593.75		657.74		717.93		710.33	
Pueblo	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	628.20
Northwest	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	494.87
Northeast	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	694.78
Southeast	510.71	510.71	519.64	434.72	521.43	496.43	521.43	496.43										722.50						
Southwest	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	526.68
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 RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2010				2011				2012				2013				2014				2015			
		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	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		1079.82		1077.59	
	1980-89	1095.78		1095.78		1115.98		1097.64				679.17		1190.31		704.17		683.33		728.75		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		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											824.46		802.72											
	1970-79											612.50		612.50		637.50		662.50		650.00		637.50		687.50	
	1980-89											759.38													
	1990-99											725.00		652.91		725.00				850.00		679.29		900.00	
Colorado Springs	To 1959																								
	1960-69																								
	1970-79	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	847.16
	1980-89	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	668.45	664.93	685.36	699.21	716.01	694.09	725.32	781.45	819.29	787.12
	1990-99	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	784.77
Durango	To 1959																								
	1960-69																								
	1970-79	758.89		760.40		790.00		823.61		845.00		823.61		867.22		889.44		894.72		896.11		913.89		926.39	
	1980-89	738.42		751.73		761.48		714.06		946.43				684.07		580.41		963.89		965.28		973.53		994.74	
	1990-99	1058.20		1065.59		1041.90		1042.15		804.92		800.23		909.63		846.05		892.17		929.88		936.00		948.13	
Eagle County	To 1959																								
	1960-69																								
	1970-79	1188.81		1203.62		1206.91		1211.25				950.00		1022.95		1022.36				1120.57		1177.60		1188.02	
	1980-89	915.20		1990.88		1995.55		1119.60		1096.05		1213.57		788.39				746.05		1959.29		1190.00		1190.00	
	1990-99	1054.78		1045.70		1073.37		996.29		1016.13		996.29		1079.37		991.50		1169.60		1197.74		1403.70		1311.34	
Fort Collins/Loveland	To 1959																								
	1960-69																								
	1970-79	1025.00		733.71		750.49		1018.00		803.93		1100.00		779.29		792.50		1163.00		1056.43		893.71		907.50	
	1980-89	767.02	702.83	695.98	691.82	751.96	705.03	776.79	767.22	867.58	873.43	899.68	899.39	898.06	918.52	922.34	892.17	913.28	866.83	877.09	870.65	779.23	692.59	850.91	880.91
	1990-99	643.94	783.11	677.43	799.09	692.01	786.93	718.14	808.20	765.25	778.19	775.15	842.44	858.56	864.34	847.22	883.97	900.47	918.56	932.22	954.82	1001.48	1075.78	1088.29	1045.19
Fort Morgan/Brush	To 1959																								
	1960-69																								
	1970-79	325.54		328.80								339.67													
	1980-89	464.30		499.83		486.50		497.89		479.40		473.94		498.30		482.09		529.33		612.22		612.22		502.61	
	1990-99	522.98		471.33		453.97		451.79		487.18				544.64		550.71		505.09		569.97		569.57		550.71	

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	2010				2011				2012				2013				2014				2015				
	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	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		642.96		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	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	922.20	
Northwest	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	1071.05	
Northeast	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	860.69	
Far Northeast	806.72	817.88	800.94	791.46	833.73	843.99	895.46	888.34	798.58	879.90	836.11	859.70	859.45	879.17	880.75	873.03	924.84	949.85	960.24	959.73	981.13	980.74	981.93	1034.13	
Southeast	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	784.92	
Security/Widefield/Fountain	584.74	634.68	627.45	627.45	627.45	627.45	634.68	634.68	634.68	634.74	627.45	627.45	628.49	684.67	679.76	674.38	677.68	729.27	781.21	716.63	718.53	803.83	828.38	853.38	
Southwest	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	901.22	
Central	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	959.33	
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	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	1217.67	
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	1221.67	
Northwest	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	1102.83	
Northeast	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	743.07	
Southeast	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	1255.90	
Southwest	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	1239.64	
Loveland	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	1187.98	
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	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	558.07	
Greeley	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	909.80	
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	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	582.16	
Northwest	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	549.96	
Northeast	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	630.51	
Southeast	466.91	495.44	476.00	423.50	481.00	463.50	481.00	463.50											855.17						
Southwest	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	501.93	
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

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

Market Area	Apartment Type	2010				2011				2012				2013				2014				2015				
		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					1.86		1.33		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		
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		0.88		1.00			
Colorado Springs	Efficiency	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	1.30	
	One bedroom	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	1.10	1.13	1.10	1.13	1.16	1.20	1.21
	Two bed, one bath	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	1.02	
	Two bed, two bath	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	1.07	
	Three bedroom	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	1.05	
All	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	1.13		
Durango	Efficiency	1.06		1.07		1.10		1.13		1.41				1.56		1.66		2.01		2.31		2.36		2.36		
	One bedroom	1.29		1.29		1.29		1.30		1.47		1.29		1.43		1.35		1.53		1.75		1.70		1.71		
	Two bed, one bath	0.99		0.98		0.95		1.06		1.15		1.02		1.25		1.23		1.29		1.53		1.52		1.54		
	Two bed, two bath	1.25		1.27		1.28		1.28		1.28		0.93		1.17		1.03		0.97		1.02		1.02		1.05		
	Three bedroom	0.94		0.97		0.97		0.97		1.16		1.16		1.23		1.29		1.16		1.37		1.40		1.40		
All	1.15		1.16		1.16		1.18		1.22		1.14		1.29		1.28		1.30		1.52		1.51		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		2.36		2.36		
	One bedroom	1.57		1.64		1.68		1.53		1.25		1.30		1.33		1.39		1.45		1.86		1.68		1.63		
	Two bed, one bath	1.52		1.47		1.47		1.57		1.13		1.23		1.28		1.30		1.27		1.44		1.62		1.57		
	Two bed, two bath	1.33		1.33		1.34		1.30		1.17		1.13		1.24		1.11		1.37		1.48		1.57		1.57		
	Three bedroom	1.17		1.13		1.13		1.15		1.06		1.09		1.18		1.08		1.28		1.39		1.60		1.45		
All	1.49		1.51		1.56		1.53		1.21		1.23		1.32		1.28		1.45		1.57		1.67		1.61			
Fort Collins/Loveland	Efficiency	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	2.26	
	One bedroom	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	1.60	
	Two bed, one bath	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	1.33	
	Two bed, two bath	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	1.15	1.14	1.16	1.23	1.25	1.31	1.31	1.40	1.38	1.33	
	Three bedroom	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	1.28	
All	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	1.41		
Fort Morgan/Brush	Efficiency	0.67		0.68		0.68		0.66		0.75				0.78		0.79		0.71		0.75		0.75		0.73		
	One bedroom	0.64		0.64		0.68		0.67		0.61				0.55		0.60		0.74		0.84		0.88		0.74		
	Two bed, one bath	0.40		0.43										0.46												
	Two bed, two bath	0.78		0.56		0.57		0.56		0.56				0.53		0.56		0.56		0.75		0.75		0.57		
	Three bedroom	0.67		0.63		0.64		0.63		0.67				0.63		0.70		0.69		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	2010				2011				2012				2013				2014				2015			
		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											1.8						1.8				1.8			1.7
	1980-89											0.0										8.3			0.0
	1990-99	1.6				1.6		1.6		3.3		0.8		2.4		4.1				1.6		1.6			0.0
	2000-09																								0.0
2010+																									
Buena Vista	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99	9.4		6.3		3.1		9.4		3.1															
	2000-09																								
2010+																									
Canon City	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99	2.9																							
	2000-09																								
2010+																									
Central Mountains	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Colorado Springs	To 1959	6.1	7.8	2.9	5.3	3.6	4.0	4.4	4.7	4.0	6.1	5.0	3.6	4.1	6.9	3.9	5.1	3.5	4.9	7.7	2.6	5.1	3.2	5.0	0.0
	1960-69	5.0	6.1	5.1	3.9	3.9	4.9	5.8	4.0	4.0	5.5	4.4	3.5	4.1	5.2	5.3	3.4	3.9	6.3	4.8	3.9	3.8	3.6	4.1	3.0
	1970-79	5.9	6.3	6.8	6.2	4.7	7.8	7.2	6.8	5.8	5.9	4.8	6.0	4.6	6.1	4.6	4.1	3.9	6.5	3.7	4.7	6.8	5.7	6.3	4.1
	1980-89	4.0	5.6	6.9	4.2	4.2	6.7	6.4	5.9	5.1	4.7	6.6	4.3	5.2	6.3	6.8	5.5	4.2	5.2	5.6	4.8	5.6	6.1	6.4	4.5
	1990-99	3.9	7.5	6.2	5.3	4.4	7.5	6.8	5.7	2.6	7.5	6.3	5.9	4.1	6.6	8.6	5.5	3.7	6.4	6.5	5.0	4.6	6.3	6.1	3.9
	2000-09	3.8	4.8	7.0	5.2	6.0	7.2	8.4	7.8	4.4	6.0	5.6	7.2	5.5	6.1	7.6	4.9	3.8	5.7	6.5	5.4	6.1	6.3	5.4	5.6
2010+																					3.9	5.6	7.8	4.5	
Durango	To 1959																								
	1960-69																								
	1970-79																								
	1980-89			10.0																					
	1990-99	0.0		0.0																					
	2000-09	4.8		2.8																					
2010+																									
Eagle County	To 1959																								
	1960-69																								
	1970-79	0.0																							
	1980-89	0.0		5.4																					
	1990-99	9.2		5.0																					
	2000-09																								
2010+																									
Fort Collins/ Loveland	To 1959	0.0				5.9	2.1	0.0		0.0	3.3	0.0	0.0	25.0	0.0	0.0	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0
	1960-69	0.0	5.1	0.8	1.4	1.8	30.6	0.0	1.5	0.0	19.8	1.2	1.6	4.0	0.0	2.4	0.8	0.0	2.3	1.8	0.9	0.0	7.7	0.6	3.8
	1970-79	2.8	3.5	7.9	3.1	3.3	10.2	4.9	2.5	3.1	11.0	3.7	1.0	2.6	6.2	16.7	5.3	3.4	3.3	9.8	2.4	3.4	6.7	7.4	2.9
	1980-89	4.0	5.8	3.5	3.3	2.2	1.5	5.8	1.9	2.9	21.6	0.2	1.8	2.3					4.1	5.7	6.0	4.9	0.8	0.1	5.9
	1990-99	3.5	5.9	4.6	1.6	4.3	7.1	8.6	3.0	3.0	37.6	7.7	0.0	1.9	22.4	4.3	3.3	0.4	11.2	3.9	2.5	1.7	5.8	8.6	6.1
	2000-09	4.6	3.4	8.0	3.9	3.3	6.6	6.4	3.7	4.2	6.0	5.6	3.0	3.0	6.5	6.3	4.3	3.8	8.4	7.4	3.5	4.3	7.3	6.6	3.1
2010+																									
Fort Morgan/ Brush	To 1959	4.3																							
	1960-69																								
	1970-79	4.2		0.8																					
	1980-89	4.5		3.0																					
	1990-99																								
	2000-09	0.0		0.0																					
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	2010				2011				2012				2013				2014				2015			
		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																								
	1960-69												0.0												
	1970-79																								
	1980-89																								
	1990-99	1.8				1.8		7.3		9.1															
	2000-09																								
Grand Junction	To 1959	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
	1960-69																								
	1970-79	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	1.8
	1980-89	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	2.6	
	1990-99	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	0.0	1.5
	2000-09	0.0	0.0										25.0	0.0	16.7	0.0	0.0	25.0	0.0	0.0	0.0				
Greeley	To 1959																								
	1960-69	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	0.0
	1970-79	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	2.8
	1980-89	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		0.0
	1990-99	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
	2000-09																								
Gunnison	To 1959																								
	1960-69																								
	1970-79															3.3									
	1980-89																								
	1990-99																								
	2000-09																								
Lake County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
Montrose	To 1959																								
	1960-69																								
	1970-79	4.5																							
	1980-89	0.0																							
	1990-99																								
	2000-09																								
Pueblo	To 1959	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	0.0
	1960-69	4.9	4.3	5.7	3.5	5.4																			
	1970-79	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	2.8
	1980-89	4.6	7.4	6.5	7.4	2.8																			
	1990-99	5.2																							
	2000-09																								
Salida	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
Southeastern Colorado	To 1959																								
	1960-69																								
	1970-79	2.7																							
	1980-89																								
	1990-99																								
	2000-09																								
Steamboat Springs	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	4.2		3.3																					
	1990-99																								
	2000-09																								
Sterling	To 1959																								
	1960-69	0.0																							
	1970-79	2.7																							
	1980-89	2.3																							
	1990-99	3.1																							
	2000-09																								
Summit County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	0.0		3.3																					
	1990-99	3.3		1.3																					
	2000-09																								

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2010				2011				2012				2013				2014				2015			
		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																								
	350 up																								
Average										0.0		0.0						16.5				10.0			
Aspen	2 to 8											0.0					4.2			8.3		0.0		0.0	
	9 to 50	1.6								1.6		1.6	3.3	1.1	2.2	3.9	1.8		1.7		0.8		0.8		
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average	1.6							1.6		1.6		3.3		1.0	2.2	3.9	1.8		2.8		0.7		0.7		
Buena Vista	2 to 8											*	*	*	*	*	*	*	*	*	*	*	*	*	*
	9 to 50	9.4								3.1		9.4					*	*	*	*	*	*	*	*	
	51 to 99			6.3													*	*	*	*	*	*	*	*	
	100 - 199																*	*	*	*	*	*	*	*	
	200 - 349																*	*	*	*	*	*	*	*	
	350 up																*	*	*	*	*	*	*	*	
Average	9.4									3.1		9.4				*	*	*	*	*	*	*	*		
Canon City	2 to 8											*	*	*	*	*	*	*	*	*	*	*	*	*	
	9 to 50											*	*	*	*	*	*	*	*	*	*	*	*	*	
	51 to 99											*	*	*	*	*	*	*	*	*	*	*	*	*	
	100 - 199											*	*	*	*	*	*	*	*	*	*	*	*	*	
	200 - 349											*	*	*	*	*	*	*	*	*	*	*	*	*	
	350 up											*	*	*	*	*	*	*	*	*	*	*	*	*	
Average	9.4									3.1		9.4				*	*	*	*	*	*	*	*		
Central Mountains	2 to 8											*	*	*	*	*	*	*	*	*	*	*	*	*	
	9 to 50											*	*	*	*	*	*	*	*	*	*	*	*	*	
	51 to 99											*	*	*	*	*	*	*	*	*	*	*	*	*	
	100 - 199											*	*	*	*	*	*	*	*	*	*	*	*	*	
	200 - 349											*	*	*	*	*	*	*	*	*	*	*	*	*	
	350 up											*	*	*	*	*	*	*	*	*	*	*	*	*	
Average	2.9										2.9					1.3			12.5		9.4		3.1		
Colorado Springs	2 to 8																								
	9 to 50	6.1	8.7	5.3	11.4	0.0	32.1	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		
	51 to 99	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		
	100 - 199	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		
	200 - 349	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		
	350 up	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		
Average	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			
Durango	2 to 8																								
	9 to 50	16.7																							
	51 to 99	2.0																							
	100 - 199																								
	200 - 349																								
	350 up																								
Average	3.6																								
Eagle County	2 to 8																								
	9 to 50																								
	51 to 99	0.0																							
	100 - 199	9.2																							
	200 - 349																								
	350 up	0.0																							
Average	3.1																								
Fort Collins/ Loveland	2 to 8																								
	9 to 50	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	0.0	0.0	0.0	6.9		
	51 to 99	0.0	8.3	1.4	3.4	3.3	11.1	5.6	3.2	5.0	0.0	3.3	1.1	5.6	0.0	14.3	0.0	0.0	0.8	0.8	0.8	0.8	0.8		
	100 - 199	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		
	200 - 349	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		
	350 up	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		
Average	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			
Fort Morgan/ Brush	2 to 8																								
	9 to 50	4.3																							
	51 to 99	3.5																							
	100 - 199																								
	200 - 349																								
	350 up																								
Average	3.6																								

*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	2010				2011				2012				2013				2014				2015			
		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	6.2	-0.8	-1.5	0.1	1.6	-2.4	1.2	66.8	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	5.9
	9 to 50	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	11.7
	51 to 99	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	5.8	8.2	0.4	7.0	5.4	-1.1	-4.8	0.6
	100 - 199	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	11.0
	200 - 349	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	11.8	12.3	10.4	5.3	5.9	8.0	8.0	7.4
	350 up	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	4.0
Average	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	7.1	
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	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	23.8	6.0	4.0	-2.9	-2.0	0.9	1.0	2.3	-2.0	-1.1
	9 to 50	-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	2.0	5.4	4.4	-2.7	9.2	10.8	3.7	20.4	15.4	0.2	6.1			12.2		18.2	0.8	18.0		8.8	10.2	5.0
	100 - 199	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	4.4
	200 - 349	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	7.8
	350 up											-3.5				-226.4	4.3	2.6	72.7	0.7	2.8	13.4	-1.6		-5.4
Average	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	3.9	
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	2010				2011				2012				2013				2014				2015			
		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	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	-0.3
	9 to 50	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	0.8
	51 to 99	-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	0.5
	100 - 199		2.8		8.4		3.5		7.5		3.4														
	200 - 349																								
	350 up																								
	Average	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	7.9	8.4	1.8	-2.3	0.5	2.5	3.1	0.5	0.4
Greeley	2 to 8	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		0.0
	9 to 50	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			10.4
	51 to 99	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	16.5	13.3	8.0			-4.1
	100 - 199	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	18.3
	200 - 349	11.2	3.8	16.0	4.3	8.5	9.8	10.8	1.1		7.1	0.3		7.9	12.1	10.0		11.6	2.7		10.9	14.3	13.6	55.5	0
	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
	Average	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	16.0
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	-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	-6.8
	9 to 50	-4.0	2.6	-3.0	3.4	0.7	-6.1	4.5	2.9	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	-1.7
	51 to 99	5.4	3.9	1.6	5.1	2.3	9.5	5.4	3.9												16.5	9.0	17.0		13.6
	100 - 199	3.8	4.4	7.6	1.0	8.5	3.5	6.6	2.6												6.4	15.9	0.7	6.0	
	200 - 349	22.9	2.9	-4.4	3.8	-1.1		4.3	37.2			31.8													
	350 up																								
	Average	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	8.1
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

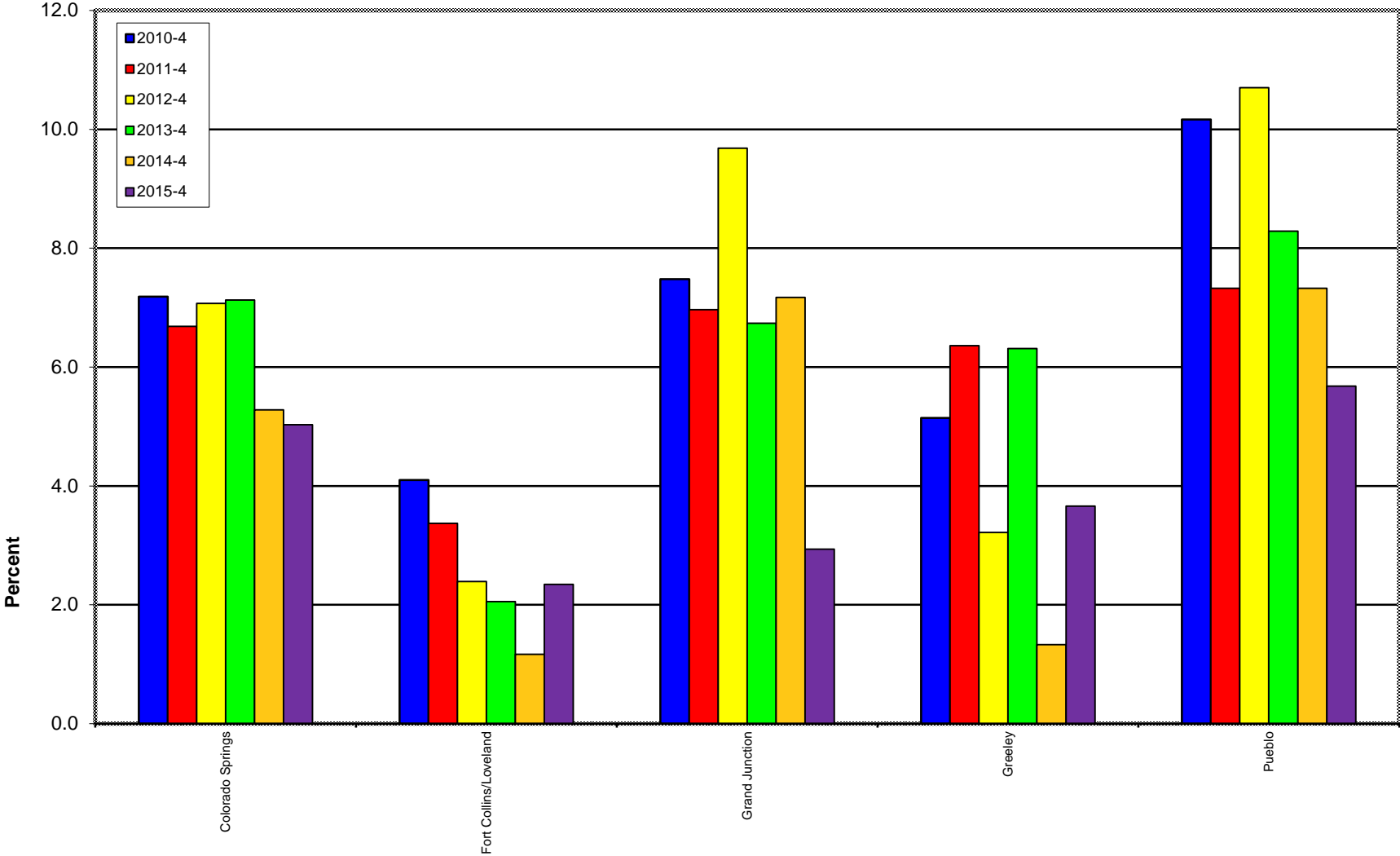
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

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	47211	21662	12259	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	340	27	0		Fourth Qtr	0	6	86	0
TOTAL UNITS AVAILABLE		45434	20601	11812	9274			47211	21668	12345	9279
QUARTERLY VACANCY RATE		5.4%	5.6%	2.2%	11.1%			5.0%	2.0%	3.7%	5.7%
UNITS RENTED		42998	19457	11554	8244			44836	21228	11893	8751
UNITS VACANT		2436	1144	258	1030			2375	440	452	528
NUMBER ABSORBED THIS TIME PERIOD		123	-22	-94	352			-374	38	247	43

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 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										124	0.0%										124	0.0%			
\$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																									
\$426 to \$450					1	0.0%															1	0.0%			
\$451 to \$475				1	33	3.0%															1	33	3.0%		
\$476 to \$500																									
\$501 to \$525		33	0.0%																			33	0.0%		
\$526 to \$550	1	224	0.4%							1	34	2.9%									2	258	0.8%		
\$551 to \$575	1	57	1.8%		22	438	5.0%														23	495	4.6%		
\$576 to \$600		6	0.0%		37	574	6.4%			11	0.0%			4	0.0%						37	595	6.2%		
\$601 to \$625																									
\$626 to \$650		124	0.0%		12	519	2.3%														12	643	1.9%		
\$651 to \$675		32	0.0%		3	161	1.9%			4	0.0%									3	197	1.5%			
\$676 to \$700	1	32	3.1%		20	491	4.1%		10	102	9.8%									31	625	5.0%			
\$701 to \$725		6	0.0%		17	338	5.0%		1	274	0.4%									18	618	2.9%			
\$726 to \$750	1	60	1.7%		5	225	2.2%		11	668	1.6%		5	46	10.9%			7	0.0%	22	1006	2.2%			
\$751 to \$775					11	588	1.9%		10	291	3.4%									21	879	2.4%			
\$776 to \$800		50	0.0%		2	220	0.9%		8	128	6.3%									10	398	2.5%			
\$801 to \$825		25	0.0%		44	736	6.0%		7	102	6.9%									51	863	5.9%			
\$826 to \$850	2	44	4.5%		36	648	5.6%		9	524	1.7%		1	10	10.0%					48	1226	3.9%			
\$851 to \$875					6	365	1.6%		20	656	3.0%		1	73	1.4%					27	1095	2.5%			
\$876 to \$900	4	24	16.7%		15	308	4.9%		10	202	5.0%		2	144	1.4%		2	47	4.3%	33	725	4.6%			
\$901 to \$925		3	0.0%		33	834	4.0%		8	184	4.3%		1	163	0.6%					42	1184	3.5%			
\$926 to \$950	1	48	2.1%		12	192	6.3%		6	118	5.1%		36	528	6.8%			5	0.0%	55	891	6.2%			
\$951 to \$975	1	24	4.2%		4	206	1.9%		11	168	6.5%		4	132	3.0%					20	555	3.6%			
\$976 to \$1000					7	183	3.8%		4	77	5.2%		29	518	5.6%					40	807	5.0%			
\$1001 to 1025					26	658	4.0%		5	0.0%		5	186	2.7%		2	48	4.2%	5	136	3.7%	38	1033	3.7%	
\$1026 to 1050		5	104	4.8%		5	249	2.0%		7	202	3.5%		9	310	2.9%		44	0.0%	3	50	6.0%	29	959	3.0%
\$1051 to 1075					13	500	2.6%						18	336	5.4%		5	82	6.1%				36	918	3.9%
\$1076 to 1100					3	66	4.5%		10	132	7.6%		1	279	0.4%		7	0.0%			14	484	2.9%		
\$1101 to 1125	2	64	3.1%		7	156	4.5%		8	160	5.0%		22	237	9.3%					39	617	6.3%			
\$1126 to 1150					106	186	57.0%		4	78	5.1%		2	182	1.1%		1	64	1.6%				113	510	22.2%
\$1151 to 1175					2	56	3.6%			20	0.0%		22	374	5.9%			29	0.0%				24	479	5.0%
\$1176 to 1200										22	0.0%		4	136	2.9%			28	0.0%				4	186	2.2%
\$1201 to 1225									6	88	6.8%		12	278	4.3%			33	0.0%				18	399	4.5%
\$1226 to 1250													20	424	4.7%			8	0.0%				20	432	4.6%
\$1251 to 1275													19	245	7.8%							19	245	7.8%	
\$1276 to 1300									5	104	4.8%						1	3	33.3%				6	107	5.6%
\$1301 to 1325													24	513	4.7%		4	64	6.3%	4	18	22.2%	32	595	5.4%
\$1326 to 1350													9	78	11.5%		2	31	6.5%				11	109	10.1%
\$1351 to 1375													140	387	36.2%		1	12	8.3%				142	451	31.5%
\$1376 to 1400													6	290	2.1%		5	100	5.0%	1	52	1.9%	11	390	2.8%
\$1401 to 1425													6	90	6.7%		5	50	10.0%				11	140	7.9%
\$1426 to 1450																	48	0.0%				48	0.0%		
\$1451 to 1475																5	84	6.0%				5	84	6.0%	
\$1476 to 1400																10	0.0%		1	8	12.5%	1	18	5.6%	
\$1501 to 1525																	1	12	8.3%				1	12	8.3%
\$1526 to 1550																									
\$1551 to 1575																									
\$1576 to 1500																	21	0.0%				21	0.0%		
\$1601 to 1625																	4	57	7.0%				4	57	7.0%
\$1626 to 1650																	10	16	62.5%				10	16	62.5%
\$1651 to 1675																		9	0.0%				9	0.0%	
\$1676 to 1600																	2	16	12.5%				2	16	12.5%
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																		12	0.0%				12	0.0%	
\$1776 to 1800																									
\$1801 to 1825																	3	20	15.0%				3	20	15.0%
\$1826 to 1850																									
\$1851 to 1875																		24	0.0%				24	0.0%	
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up																									
TOTALS	19	966	2.0%	449	8931	5.0%	155	4320	3.6%	399	6117	6.5%	53	1043	5.1%	14	271	5.2%	1089	21648	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 - 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		5	0.0%																	5	0.0%	
\$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						55	0.0%													55	0.0%	
\$801 to \$825						88	0.0%													88	0.0%	
\$826 to \$850																						
\$851 to \$875					3	148	2.0%			1	0.0%								3	149	2.0%	
\$876 to \$900					8	120	6.7%		24	0.0%									8	144	5.6%	
\$901 to \$925																						
\$926 to \$950	1	12	8.3%																1	12	8.3%	
\$951 to \$975										4	108	3.7%							4	108	3.7%	
\$976 to \$1000					2	62	3.2%												2	62	3.2%	
\$1001 to 1025					19	242	7.9%												19	242	7.9%	
\$1026 to 1050					2	57	3.5%												6	109	5.5%	
\$1051 to 1075	4	52	7.7%																3	48	6.3%	
\$1076 to 1100					3	66	4.5%		10	132	7.6%								13	198	6.6%	
\$1101 to 1125																						
\$1126 to 1150										22	237	9.3%							22	237	9.3%	
\$1151 to 1175																						
\$1176 to 1200					2	56	3.6%												2	112	1.8%	
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300									2	52	3.8%								12	112	10.7%	
\$1301 to 1325																			2	52	3.8%	
\$1326 to 1350										1	60	1.7%							1	60	1.7%	
\$1351 to 1375																						
\$1376 to 1400										8	96	8.3%							8	96	8.3%	
\$1401 to 1425										2	78	2.6%							2	78	2.6%	
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400															10	0.0%				10	0.0%	
\$1501 to 1525																						
\$1526 to 1550															1	12	8.3%			1	12	8.3%
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625															2	36	5.6%			2	36	5.6%
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	5	69	7.2%	39	894	4.4%	12	208	5.8%	52	796	6.5%	3	58	5.2%				111	2025	5.5%	

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

Vacancy Rates During the Current Quarter Colorado Springs - 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																				22	438	5.0%
\$551 to \$575					22	438	5.0%													22	438	5.0%
\$576 to \$600		4	0.0%		1	164	0.6%													1	168	0.6%
\$601 to \$625																						
\$626 to \$650		60	0.0%			18	0.0%														78	0.0%
\$651 to \$675						110	0.0%														110	0.0%
\$676 to \$700					1	15	6.7%	10	98	10.2%										11	113	9.7%
\$701 to \$725																						
\$726 to \$750									111	0.0%											111	0.0%
\$751 to \$775					9	319	2.8%	2	40	5.0%										11	359	3.1%
\$776 to \$800					1	48	2.1%		36	0.0%										1	84	1.2%
\$801 to \$825		16	0.0%		18	320	5.6%	2	50	4.0%										20	386	5.2%
\$826 to \$850								2	60	3.3%										2	60	3.3%
\$851 to \$875								11	352	3.1%	1	40	2.5%							12	392	3.1%
\$876 to \$900		4	24	16.7%				10	178	5.6%	2	40	5.0%		2	0.0%				16	244	6.6%
\$901 to \$925			3	0.0%		9	232	3.9%	1	29	3.4%	1	121	0.8%						11	385	2.9%
\$926 to \$950						8	124	6.5%				2	72	2.8%						10	196	5.1%
\$951 to \$975												12	0.0%		3	0.0%					15	0.0%
\$976 to \$1000												25	0.0%								25	0.0%
\$1001 to 1025					3	166	1.8%													3	166	1.8%
\$1026 to 1050													44	0.0%							44	0.0%
\$1051 to 1075											8	160	5.0%	5	82	6.1%				13	242	5.4%
\$1076 to 1100												104	0.0%		4	0.0%					108	0.0%
\$1101 to 1125								1	32	3.1%										1	32	3.1%
\$1126 to 1150												47	0.0%	1	24	4.2%				1	71	1.4%
\$1151 to 1175											6	120	5.0%		29	0.0%				6	149	4.0%
\$1176 to 1200																						
\$1201 to 1225											7	104	6.7%							7	104	6.7%
\$1226 to 1250															8	0.0%					8	0.0%
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325															2	0.0%					2	0.0%
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450															36	0.0%					36	0.0%
\$1451 to 1475															16	0.0%					16	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	4	131	3.1%	72	1954	3.7%	39	986	4.0%	27	845	3.2%	6	248	2.4%	2	0.0%	148	4166	3.6%		

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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																							
\$626 to \$650				6	252	2.4%														6	252	2.4%	
\$651 to \$675				3	51	5.9%														3	51	5.9%	
\$676 to \$700				3	90	3.3%														3	90	3.3%	
\$701 to \$725		1	0.0%	11	183	6.0%														11	184	6.0%	
\$726 to \$750								148	0.0%												148	0.0%	
\$751 to \$775				2	69	2.9%		3	170	1.8%										5	239	2.1%	
\$776 to \$800																							
\$801 to \$825		9	0.0%	21	216	9.7%	4	41	9.8%											25	266	9.4%	
\$826 to \$850				7	220	3.2%														7	220	3.2%	
\$851 to \$875							6	79	7.6%											6	79	7.6%	
\$876 to \$900					34	0.0%															34	0.0%	
\$901 to \$925				20	412	4.9%	5	131	3.8%											25	543	4.6%	
\$926 to \$950																							
\$951 to \$975	1	24	4.2%	1	114	0.9%	11	168	6.5%											13	306	4.2%	
\$976 to \$1000				2	72	2.8%		10	0.0%	18	220	8.2%								20	302	6.6%	
\$1001 to 1025					130	0.0%		5	0.0%						5	136	3.7%			5	271	1.8%	
\$1026 to 1050	1	52	1.9%	3	144	2.1%	3	52	5.8%	4	142	2.8%			3	50	6.0%			14	440	3.2%	
\$1051 to 1075				7	364	1.9%				7	68	10.3%								14	432	3.2%	
\$1076 to 1100										1	175	0.6%								1	175	0.6%	
\$1101 to 1125	2	64	3.1%	7	156	4.5%														9	220	4.1%	
\$1126 to 1150				106	186	57.0%	2	38	5.3%	2	39	5.1%		16	0.0%					110	279	39.4%	
\$1151 to 1175										16	198	8.1%								16	198	8.1%	
\$1176 to 1200										4	136	2.9%		4	0.0%					4	140	2.9%	
\$1201 to 1225								56	0.0%					33	0.0%						89	0.0%	
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300							3	52	5.8%											3	52	5.8%	
\$1301 to 1325										19	288	6.6%	3	52	5.8%	4	16	25.0%			26	356	7.3%
\$1326 to 1350										9	78	11.5%	2	11	18.2%						11	89	12.4%
\$1351 to 1375										132	291	45.4%	1	12	8.3%						133	303	43.9%
\$1376 to 1400										4	212	1.9%	2	32	6.3%						6	244	2.5%
\$1401 to 1425										6	90	6.7%		5	50	10.0%					11	140	7.9%
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500														21	0.0%						21	0.0%	
\$1601 to 1625																							
\$1626 to 1650													10	16	62.5%						10	16	62.5%
\$1651 to 1675														9	0.0%						9	0.0%	
\$1676 to 1600													2	16	12.5%						2	16	12.5%
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775															12	0.0%					12	0.0%	
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875															24	0.0%					24	0.0%	
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	4	162	2.5%	199	2693	7.4%	37	950	3.9%	222	1937	11.5%	28	336	8.3%	12	202	5.9%	502	6280	8.0%		

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

**Vacancy Rates During the Current Quarter
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										124	0.0%								124	0.0%	
\$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																					
\$576 to \$600					33	338	9.8%												33	338	9.8%
\$601 to \$625																					
\$626 to \$650		64	0.0%		5	201	2.5%												5	265	1.9%
\$651 to \$675		32	0.0%																	32	0.0%
\$676 to \$700					2	240	0.8%												2	240	0.8%
\$701 to \$725									192	0.0%									192	0.0%	
\$726 to \$750		48	0.0%		30	0.0%		4	84	4.8%	5	46	10.9%			7	0.0%	9	215	4.2%	
\$751 to \$775								5	80	6.3%								5	80	6.3%	
\$776 to \$800								2	48	4.2%								2	136	1.5%	
\$801 to \$825								1	11	9.1%								1	11	9.1%	
\$826 to \$850	1	24	4.2%		13	192	6.8%	1	144	0.7%								15	360	4.2%	
\$851 to \$875					1	72	1.4%					32	0.0%					1	104	1.0%	
\$876 to \$900													2	45	4.4%			2	45	4.4%	
\$901 to \$925									44	0.0%											
\$926 to \$950											34	456	7.5%					34	500	6.8%	
\$951 to \$975					3	92	3.3%											3	92	3.3%	
\$976 to \$1000																					
\$1001 to 1025													2	48	4.2%				2	48	4.2%
\$1026 to 1050												60	0.0%						60	0.0%	
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125									24	0.0%									24	0.0%	
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250											12	128	9.4%						12	128	9.4%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350															20	0.0%			20	0.0%	
\$1351 to 1375																					
\$1376 to 1400														1	56	1.8%			1	56	1.8%
\$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	168	0.6%	57	1254	4.5%	13	627	2.1%	51	846	6.0%	5	169	3.0%	7	0.0%	127	3071	4.1%	

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

Vacancy Rates During the Current Quarter Colorado Springs - 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	1	216	0.5%																1	216	0.5%
\$551 to \$575		45	0.0%																	45	0.0%
\$576 to \$600				3	72	4.2%													3	72	4.2%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700	1	32	3.1%	10	74	13.5%													11	106	10.4%
\$701 to \$725		5	0.0%	6	101	5.9%													6	106	5.7%
\$726 to \$750				4	161	2.5%	1	72	1.4%										5	233	2.1%
\$751 to \$775					200	0.0%														200	0.0%
\$776 to \$800		50	0.0%				5	34	14.7%										5	84	6.0%
\$801 to \$825																					
\$826 to \$850	1	20	5.0%	8	132	6.1%	3	190	1.6%										12	342	3.5%
\$851 to \$875				2	145	1.4%	1	140	0.7%										3	285	1.1%
\$876 to \$900				7	154	4.5%					104	0.0%							7	258	2.7%
\$901 to \$925				4	190	2.1%					42	0.0%							4	232	1.7%
\$926 to \$950				4	68	5.9%	6	74	8.1%										10	142	7.0%
\$951 to \$975													22	0.0%						22	0.0%
\$976 to \$1000				2	32	6.3%	1	19	5.3%	1	133	0.8%							4	184	2.2%
\$1001 to 1025				4	120	3.3%				5	186	2.7%							9	306	2.9%
\$1026 to 1050							4	150	2.7%	5	108	4.6%							9	258	3.5%
\$1051 to 1075											60	0.0%								60	0.0%
\$1076 to 1100													2	0.0%						2	0.0%
\$1101 to 1125							7	104	6.7%										7	104	6.7%
\$1126 to 1150							2	40	5.0%		96	0.0%		24	0.0%				2	160	1.3%
\$1151 to 1175																					
\$1176 to 1200								22	0.0%					24	0.0%					46	0.0%
\$1201 to 1225							6	32	18.8%	4	114	3.5%							10	146	6.8%
\$1226 to 1250										1	76	1.3%							1	76	1.3%
\$1251 to 1275										7	133	5.3%							7	133	5.3%
\$1276 to 1300																					
\$1301 to 1325													1	12	8.3%				1	12	8.3%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400													2	12	16.7%				2	12	16.7%
\$1401 to 1425																					
\$1426 to 1450														12	0.0%					12	0.0%
\$1451 to 1475														16	0.0%					16	0.0%
\$1476 to 1400															1	8	12.5%		1	8	12.5%
\$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													3	20	15.0%				3	20	15.0%
\$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	368	0.8%	54	1449	3.7%	36	877	4.1%	23	1052	2.2%	6	144	4.2%	1	8	12.5%	123	3898	3.2%

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

**Vacancy Rates During the Current Quarter
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										1	34	2.9%							1	34	2.9%				
\$551 to \$575																									
\$576 to \$600													4	0.0%						4	0.0%				
\$601 to \$625																									
\$626 to \$650																									
\$651 to \$675																									
\$676 to \$700																									
\$701 to \$725					54	0.0%															54	0.0%			
\$726 to \$750								5	216	2.3%										5	216	2.3%			
\$751 to \$775																									
\$776 to \$800																									
\$801 to \$825																									
\$826 to \$850																									
\$851 to \$875								2	84	2.4%										2	84	2.4%			
\$876 to \$900																									
\$901 to \$925																									
\$926 to \$950		36	0.0%																		36	0.0%			
\$951 to \$975																									
\$976 to \$1000																									
\$1001 to 1025																									
\$1026 to 1050					48	0.0%															48	0.0%			
\$1051 to 1075																									
\$1076 to 1100																									
\$1101 to 1125																									
\$1126 to 1150																									
\$1151 to 1175									20	0.0%											20	0.0%			
\$1176 to 1200																									
\$1201 to 1225																									
\$1226 to 1250										1	60	1.7%									1	60	1.7%		
\$1251 to 1275																									
\$1276 to 1300																									
\$1301 to 1325																									
\$1326 to 1350																									
\$1351 to 1375																1	52	1.9%			1	52	1.9%		
\$1376 to 1400																									
\$1401 to 1425																									
\$1426 to 1450																									
\$1451 to 1475																2	24	8.3%			2	24	8.3%		
\$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%		102	0.0%		7	320	2.2%		2	94	2.1%		2	28	7.1%		1	52	1.9%	12	632	1.9%

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

Vacancy Rates During the Current Quarter Colorado Springs - Central

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																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500					1	33	3.0%												1	33	3.0%
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575	1	12	8.3%																1	12	8.3%
\$576 to \$600		2	0.0%					11	0.0%											13	0.0%
\$601 to \$625																					
\$626 to \$650					1	48	2.1%												1	48	2.1%
\$651 to \$675									4	0.0%										4	0.0%
\$676 to \$700					4	72	5.6%		4	0.0%									4	76	5.3%
\$701 to \$725								1	82	1.2%									1	82	1.2%
\$726 to \$750	1	12	8.3%		1	34	2.9%	1	37	2.7%									3	83	3.6%
\$751 to \$775									1	0.0%										1	0.0%
\$776 to \$800					1	29	3.4%	1	10	10.0%									2	39	5.1%
\$801 to \$825					5	112	4.5%												5	112	4.5%
\$826 to \$850					8	104	7.7%	3	130	2.3%	1	10	10.0%					12	244	4.9%	
\$851 to \$875									1	0.0%				1	0.0%				2	0.0%	
\$876 to \$900																					
\$901 to \$925								2	24	8.3%									2	24	8.3%
\$926 to \$950															5	0.0%				5	0.0%
\$951 to \$975											12	0.0%								12	0.0%
\$976 to \$1000					1	17	5.9%	3	48	6.3%	10	140	7.1%		29	0.0%			14	234	6.0%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075					6	136	4.4%												6	136	4.4%
\$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											7	220	3.2%						7	220	3.2%
\$1251 to 1275																					
\$1276 to 1300														1	3	33.3%			1	3	33.3%
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$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	32	6.3%	28	585	4.8%	11	352	3.1%	22	547	4.0%	3	60	5.0%				66	1576	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																												
\$401 to \$425																												
\$426 to \$450																												
\$451 to \$475																												
\$476 to \$500																												
\$501 to \$525																												
\$526 to \$550																												
\$551 to \$575		72	0.0%					1	16	6.3%							120	0.0%		1	88	1.1%						
\$576 to \$600														36	0.0%						36	0.0%						
\$601 to \$625																						37	0.0%					
\$626 to \$650		1	0.0%									36	0.0%									36	0.0%					
\$651 to \$675																												
\$676 to \$700																												
\$701 to \$725					1	38	2.6%															1	38	2.6%				
\$726 to \$750					2	41	4.9%															2	41	4.9%				
\$751 to \$775																												
\$776 to \$800		16	0.0%																				16	0.0%				
\$801 to \$825												72	0.0%										72	0.0%				
\$826 to \$850						40	0.0%					3	0.0%										43	0.0%				
\$851 to \$875						76	0.0%		2	43	4.7%											2	119	1.7%				
\$876 to \$900						165	0.0%					11	0.0%										176	0.0%				
\$901 to \$925					5	138	3.6%					2	0.0%									5	140	3.6%				
\$926 to \$950						36	0.0%							1	0.0%								39	0.0%				
\$951 to \$975									7	282	2.5%			1	0.0%							7	283	2.5%				
\$976 to \$1000									2	2	100.0%											2	2	100.0%				
\$1001 to 1025						52	0.0%		1	32	3.1%				1	30	3.3%					2	114	1.8%				
\$1026 to 1050		2	47	4.3%					5	228	2.2%					60	0.0%					7	335	2.1%				
\$1051 to 1075						24	0.0%																24	0.0%				
\$1076 to 1100					1	101	1.0%															1	101	1.0%				
\$1101 to 1125					11	204	5.4%		1	123	0.8%											12	327	3.7%				
\$1126 to 1150		4	0.0%									105	0.0%		1	48	2.1%			14	0.0%	1	171	0.6%				
\$1151 to 1175					6	139	4.3%									51	0.0%					6	190	3.2%				
\$1176 to 1200					1	24	4.2%															1	24	4.2%				
\$1201 to 1225					1	54	1.9%		1	24	4.2%											2	78	2.6%				
\$1226 to 1250					4	188	2.1%										1	0.0%				4	355	1.1%				
\$1251 to 1275					6	148	4.1%		2	227	0.9%				2	91	2.2%					10	466	2.1%				
\$1276 to 1300									4	78	5.1%			11	342	3.2%						15	420	3.6%				
\$1301 to 1325									4	24	16.7%			14	244	5.7%			1	1	100.0%	15	245	6.1%				
\$1326 to 1350																		1	28	3.6%		5	53	9.4%				
\$1351 to 1375																												
\$1376 to 1400														9	330	2.7%						9	330	2.7%				
\$1401 to 1425														4	120	3.3%						4	120	3.3%				
\$1426 to 1450														2	137	1.5%						2	150	1.3%				
\$1451 to 1475																												
\$1476 to 1400																			1	0.0%			106	0.0%				
\$1501 to 1525																												
\$1526 to 1550														1	26	3.8%						1	46	2.2%				
\$1551 to 1575																						2	38	5.3%				
\$1576 to 1500									1	0.0%													25	0.0%				
\$1601 to 1625																												
\$1626 to 1650																												
\$1651 to 1675																						2	62	3.2%				
\$1676 to 1600																						2	36	5.6%				
\$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	140	1.4%		38	1504	2.5%		30	1439	2.1%		42	1336	3.1%		9	542	1.7%		2	181	1.1%		123	5142	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																120	0.0%			120	0.0%							
\$551 to \$575		72	0.0%																	72	0.0%							
\$576 to \$600													36	0.0%						36	0.0%							
\$601 to \$625																												
\$626 to \$650												36	0.0%							36	0.0%							
\$651 to \$675					36	0.0%														36	0.0%							
\$676 to \$700																												
\$701 to \$725																												
\$726 to \$750					2	41	4.9%													2	41	4.9%						
\$751 to \$775																												
\$776 to \$800		16	0.0%																	16	0.0%							
\$801 to \$825									72	0.0%										72	0.0%							
\$826 to \$850									1	0.0%										1	0.0%							
\$851 to \$875					40	0.0%														41	0.0%							
\$876 to \$900					76	0.0%														76	0.0%							
\$901 to \$925					165	0.0%			11	0.0%										176	0.0%							
\$926 to \$950					5	138	3.6%												5	138	3.6%							
\$951 to \$975						24	0.0%					1	0.0%		2	0.0%				27	0.0%							
\$976 to \$1000									7	282	2.5%		1	0.0%					7	283	2.5%							
\$1001 to 1025																												
\$1026 to 1050									1	32	3.1%									1	84	1.2%						
\$1051 to 1075		2	47	4.3%					5	228	2.2%				60	0.0%				7	335	2.1%						
\$1076 to 1100																					24	0.0%						
\$1101 to 1125																					1	101	1.0%					
\$1126 to 1150																					6	267	2.2%					
\$1151 to 1175																					109	0.0%						
\$1176 to 1200																					6	190	3.2%					
\$1201 to 1225																												
\$1226 to 1250																					2	78	2.6%					
\$1251 to 1275																					4	354	1.1%					
\$1276 to 1300																					10	466	2.1%					
\$1301 to 1325																					15	420	3.6%					
\$1326 to 1350																												
\$1351 to 1375																												
\$1376 to 1400																												
\$1401 to 1425																												
\$1426 to 1450																												
\$1451 to 1475																												
\$1476 to 1400																												
\$1501 to 1525																												
\$1526 to 1550																												
\$1551 to 1575																												
\$1576 to 1500																												
\$1601 to 1625																												
\$1626 to 1650																												
\$1651 to 1675																												
\$1676 to 1600																												
\$1701 to 1725																												
\$1726 to 1750																												
\$1751 to 1775																												
\$1776 to 1800																												
\$1801 to 1825																												
\$1826 to 1850																												
\$1851 to 1875																												
\$1876 to 1900																												
\$1901 to 1926																												
\$1926 to 1950																												
\$1951 to 1975																												
\$1976 to 2000																												
\$2000 and up																												
TOTALS		2	139	1.4%		30	1370	2.2%		21	1350	1.6%		33	1114	3.0%		6	460	1.3%		1	151	0.7%		93	4584	2.0%

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 - 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																120	0.0%			120	0.0%						
\$551 to \$575		72	0.0%																	72	0.0%						
\$576 to \$600													36	0.0%						36	0.0%						
\$601 to \$625																											
\$626 to \$650												36	0.0%							36	0.0%						
\$651 to \$675					36	0.0%														36	0.0%						
\$676 to \$700																											
\$701 to \$725																											
\$726 to \$750																											
\$751 to \$775																											
\$776 to \$800																											
\$801 to \$825								72	0.0%											72	0.0%						
\$826 to \$850					40	0.0%														40	0.0%						
\$851 to \$875					44	0.0%														44	0.0%						
\$876 to \$900																											
\$901 to \$925					1	66	1.5%													1	66	1.5%					
\$926 to \$950																											
\$951 to \$975										100	0.0%									100	0.0%						
\$976 to \$1000																											
\$1001 to 1025																											
\$1026 to 1050																											
\$1051 to 1075															60	0.0%				60	0.0%						
\$1076 to 1100																											
\$1101 to 1125																											
\$1126 to 1150		4	0.0%					1	123	0.8%									1	123	0.8%						
\$1151 to 1175										105	0.0%									109	0.0%						
\$1176 to 1200																											
\$1201 to 1225																											
\$1226 to 1250					30	0.0%														30	0.0%						
\$1251 to 1275																				102	0.0%						
\$1276 to 1300																											
\$1301 to 1325																											
\$1326 to 1350																											
\$1351 to 1375																											
\$1376 to 1400																											
\$1401 to 1425																											
\$1426 to 1450																											
\$1451 to 1475																											
\$1476 to 1400															102	0.0%			1	0.0%	103	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		76	0.0%		1	216	0.5%		1	503	0.2%		1	65	1.5%		2	295	0.7%		1	122	0.8%		6	1277	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 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																						
\$726 to \$750				2	41	4.9%													2	41	4.9%	
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900									11	0.0%										11	0.0%	
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975									2	0.0%										2	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													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				2	41	4.9%			13	0.0%					2	0.0%				2	56	3.6%

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

Vacancy Rates During the Current Quarter 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		16	0.0%																	16	0.0%		
\$801 to \$825																							
\$826 to \$850								1	0.0%											1	0.0%		
\$851 to \$875					32	0.0%														32	0.0%		
\$876 to \$900					165	0.0%														165	0.0%		
\$901 to \$925																							
\$926 to \$950								7	180	3.9%		1	0.0%		2	0.0%				7	3	0.0%	
\$951 to \$975											1	0.0%									181	3.9%	
\$976 to \$1000																							
\$1001 to 1025								1	32	3.1%										1	32	3.1%	
\$1026 to 1050	2	47	4.3%																	2	47	4.3%	
\$1051 to 1075																							
\$1076 to 1100					1	12	8.3%													1	12	8.3%	
\$1101 to 1125					5	144	3.5%													5	144	3.5%	
\$1126 to 1150																							
\$1151 to 1175					6	139	4.3%													6	139	4.3%	
\$1176 to 1200																							
\$1201 to 1225								1	24	4.2%										1	24	4.2%	
\$1226 to 1250					4	120	3.3%													4	120	3.3%	
\$1251 to 1275					6	148	4.1%													6	148	4.1%	
\$1276 to 1300												11	342	3.2%						11	342	3.2%	
\$1301 to 1325												9	104	8.7%						9	104	8.7%	
\$1326 to 1350															1	0.0%		13	0.0%		14	0.0%	
\$1351 to 1375																							
\$1376 to 1400												3	80	3.8%						3	80	3.8%	
\$1401 to 1425												4	120	3.3%						4	120	3.3%	
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550															1	12	8.3%				1	12	8.3%
\$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	63	3.2%	22	760	2.9%	11	464	2.4%	27	648	4.2%	1	31	3.2%	13	0.0%	63	1979	3.2%			

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 - 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																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925				4	72	5.6%													4	72	5.6%	
\$926 to \$950					24	0.0%														24	0.0%	
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025					52	0.0%														52	0.0%	
\$1026 to 1050							5	228	2.2%										5	228	2.2%	
\$1051 to 1075					24	0.0%														24	0.0%	
\$1076 to 1100					89	0.0%														89	0.0%	
\$1101 to 1125																						
\$1126 to 1150										51	0.0%									51	0.0%	
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225				1	24	4.2%													1	24	4.2%	
\$1226 to 1250					68	0.0%			64	0.0%										132	0.0%	
\$1251 to 1275																						
\$1276 to 1300							4	78	5.1%										4	78	5.1%	
\$1301 to 1325										68	0.0%									68	0.0%	
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400										3	148	2.0%							3	148	2.0%	
\$1401 to 1425																						
\$1426 to 1450										2	134	1.5%							2	134	1.5%	
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525													1	46	2.2%				1	46	2.2%	
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500													24	0.0%					24	0.0%		
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675													2	62	3.2%				2	62	3.2%	
\$1676 to 1600																						
\$1701 to 1725																		16	0.0%		16	0.0%
\$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	353	1.4%	9	370	2.4%	5	401	1.2%	3	132	2.3%			16	0.0%	22	1272	1.7%

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

Vacancy Rates During the Current Quarter Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575							1	16	6.3%										1	16	6.3%	
\$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	38	2.6%														1	38	2.6%
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850								2	0.0%											2	0.0%	
\$851 to \$875							2	43	4.7%											2	43	4.7%
\$876 to \$900																						
\$901 to \$925								2	0.0%											2	0.0%	
\$926 to \$950					12	0.0%														12	0.0%	
\$951 to \$975																						
\$976 to \$1000							2	2	100.0%											2	2	100.0%
\$1001 to 1025													1	30	3.3%					1	30	3.3%
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125				6	60	10.0%														6	60	10.0%
\$1126 to 1150										1	48	2.1%					14	0.0%		1	62	1.6%
\$1151 to 1175																						
\$1176 to 1200				1	24	4.2%														1	24	4.2%
\$1201 to 1225																						
\$1226 to 1250														1	0.0%					1	0.0%	
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350							4	24	16.7%	5	72	6.9%					1	15	6.7%	5	39	12.8%
\$1351 to 1375																						
\$1376 to 1400										3	102	2.9%								3	102	2.9%
\$1401 to 1425																						
\$1426 to 1450														13	0.0%					13	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																						
\$1651 to 1675														2	36	5.6%				2	36	5.6%
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775														1	0.0%					1	0.0%	
\$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																			1	0.0%	1	0.0%
TOTALS		1	0.0%	8	134	6.0%	9	89	10.1%	9	222	4.1%	3	82	3.7%	1	30	3.3%	30	558	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 Grand Junction

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300	2	71	2.8%																2	71	2.8%
\$301 to \$325																					
\$326 to \$350					3	115	2.6%												3	115	2.6%
\$351 to \$375								1	0.0%										1	0.0%	
\$376 to \$400																					
\$401 to \$425						1	0.0%													1	0.0%
\$426 to \$450		1	0.0%			1	0.0%		2	0.0%										4	0.0%
\$451 to \$475		1	0.0%			12	0.0%		1	0.0%										14	0.0%
\$476 to \$500						9	0.0%	2	4	50.0%								2	13	15.4%	
\$501 to \$525		1	0.0%			32	0.0%		1	0.0%										34	0.0%
\$526 to \$550					2	41	4.9%	1	10	10.0%								3	51	5.9%	
\$551 to \$575					1	59	1.7%		10	0.0%								1	69	1.4%	
\$576 to \$600					1	49	2.0%		44	0.0%								1	93	1.1%	
\$601 to \$625						6	0.0%		23	0.0%		1	0.0%							30	0.0%
\$626 to \$650					1	12	8.3%	4	54	7.4%		17	0.0%					5	83	6.0%	
\$651 to \$675									11	0.0%		24	0.0%							35	0.0%
\$676 to \$700									1	0.0%	1	9	11.1%					1	10	10.0%	
\$701 to \$725									8	0.0%										8	0.0%
\$726 to \$750									8	0.0%	1	4	25.0%		1	0.0%			1	13	7.7%
\$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																					
\$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	2	74	2.7%	8	337	2.4%	7	178	3.9%	2	55	3.6%	3	0.0%				19	647	2.9%	

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

Vacancy Rates During the Current Quarter 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					28	0.0%														28	0.0%
\$526 to \$550					6	0.0%														6	0.0%
\$551 to \$575				1	45	2.2%													1	45	2.2%
\$576 to \$600					122	0.0%														122	0.0%
\$601 to \$625					60	0.0%														60	0.0%
\$626 to \$650		1	0.0%		8	0.0%	1	32	3.1%										1	41	2.4%
\$651 to \$675	1	15	6.7%		4	99	4.0%	1	23	4.3%									6	137	4.4%
\$676 to \$700								2	212	0.9%		2	0.0%						2	214	0.9%
\$701 to \$725					1	0.0%	1	60	1.7%		18	0.0%							1	79	1.3%
\$726 to \$750					12	0.0%							5	0.0%						17	0.0%
\$751 to \$775							2	53	3.8%	2	10	20.0%							4	63	6.3%
\$776 to \$800				2	78	2.6%					16	0.0%		30	0.0%				2	124	1.6%
\$801 to \$825					242	0.0%							18	0.0%						260	0.0%
\$826 to \$850		7	0.0%		32	0.0%	6	103	5.8%				8	0.0%					6	150	4.0%
\$851 to \$875					133	0.0%		58	0.0%		26	0.0%				8	0.0%			225	0.0%
\$876 to \$900													9	0.0%						9	0.0%
\$901 to \$925							1	78	1.3%		64	0.0%							1	142	0.7%
\$926 to \$950							8	101	7.9%		16	0.0%		24	0.0%				8	141	5.7%
\$951 to \$975				1	60	1.7%		24	0.0%	5	102	4.9%		3	0.0%				6	189	3.2%
\$976 to \$1000				1	36	2.8%	1	96	1.0%										2	132	1.5%
\$1001 to 1025				16	174	9.2%							2	59	3.4%		6	0.0%	18	239	7.5%
\$1026 to 1050																4	50	8.0%	4	50	8.0%
\$1051 to 1075				4	44	9.1%													4	44	9.1%
\$1076 to 1100										1	12	8.3%		16	0.0%				1	28	3.6%
\$1101 to 1125								1	0.0%		12	0.0%								13	0.0%
\$1126 to 1150							3	48	6.3%										3	48	6.3%
\$1151 to 1175										6	240	2.5%							6	240	2.5%
\$1176 to 1200										24	162	14.8%							24	162	14.8%
\$1201 to 1225													4	40	10.0%				4	40	10.0%
\$1226 to 1250										6	78	7.7%							6	78	7.7%
\$1251 to 1275																					
\$1276 to 1300										6	110	5.5%		18	0.0%				6	128	4.7%
\$1301 to 1325																					
\$1326 to 1350													12	0.0%					12	0.0%	
\$1351 to 1375																					
\$1376 to 1400																3	22	13.6%			
\$1401 to 1425																		1	0.0%	1	0.0%
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400													3	22	13.6%				3	22	13.6%
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													4	36	11.1%				4	36	11.1%
\$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%	29	1180	2.5%	26	889	2.9%	50	868	5.8%	13	300	4.3%	4	65	6.2%	124	3390	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 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		13	0.0%																	13	0.0%	
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375		1	0.0%		51	0.0%														52	0.0%	
\$376 to \$400		2	0.0%																	2	0.0%	
\$401 to \$425		2	0.0%	1	2	50.0%													1	4	25.0%	
\$426 to \$450				1	94	1.1%		8	0.0%										1	104	1.0%	
\$451 to \$475		2	0.0%																18	335	5.4%	
\$476 to \$500				1	24	4.2%													1	24	4.2%	
\$501 to \$525				2	116	1.7%		46	0.0%										2	162	1.2%	
\$526 to \$550	1	12	8.3%		19	0.0%													1	31	3.2%	
\$551 to \$575				2	12	16.7%													2	12	16.7%	
\$576 to \$600				2	58	3.4%	1	151	0.7%										3	209	1.4%	
\$601 to \$625								48	0.0%							14	0.0%			62	0.0%	
\$626 to \$650							38	126	30.2%										38	126	30.2%	
\$651 to \$675																						
\$676 to \$700							3	10	30.0%				8	41	19.5%				11	51	21.6%	
\$701 to \$725								3	68	4.4%									3	68	4.4%	
\$726 to \$750													15	0.0%						15	0.0%	
\$751 to \$775					24	0.0%														24	0.0%	
\$776 to \$800					3	0.0%							6	56	10.7%				6	59	10.2%	
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875										64	0.0%									64	0.0%	
\$876 to \$900																						
\$901 to \$925																2	16	12.5%		2	16	12.5%
\$926 to \$950																						
\$951 to \$975													8	0.0%						8	0.0%	
\$976 to \$1000					48	0.0%														48	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																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300										1	64	1.6%							1	64	1.6%	
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400													28	0.0%					28	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																						
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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%	27	786	3.4%	45	457	9.8%	1	128	0.8%	14	148	9.5%	2	30	6.7%	90	1581	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
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		13	0.0%																	13	0.0%
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375					51	0.0%														51	0.0%
\$376 to \$400																					
\$401 to \$425				1	2	50.0%													1	2	50.0%
\$426 to \$450		1	0.0%						8	0.0%										9	0.0%
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525		1	12	8.3%															1	12	8.3%
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600				2	58	3.4%													2	58	3.4%
\$601 to \$625																	14	0.0%		14	0.0%
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700								3	10	30.0%									3	10	30.0%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$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																					
\$2000 and up																					
TOTALS		1	26	3.8%	3	111	2.7%	3	18	16.7%							14	0.0%	7	169	4.1%

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 - 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				1	79	1.3%														1	79	1.3%	
\$451 to \$475				18	153	11.8%														18	153	11.8%	
\$476 to \$500					15	0.0%															15	0.0%	
\$501 to \$525				2	116	1.7%		19	0.0%											2	135	1.5%	
\$526 to \$550																							
\$551 to \$575				2	12	16.7%														2	12	16.7%	
\$576 to \$600								29	0.0%												29	0.0%	
\$601 to \$625								48	0.0%												48	0.0%	
\$626 to \$650								37	122	30.3%										37	122	30.3%	
\$651 to \$675																							
\$676 to \$700														1	0.0%						1	0.0%	
\$701 to \$725								3	68	4.4%										3	68	4.4%	
\$726 to \$750														15	0.0%						15	0.0%	
\$751 to \$775				24		0.0%														24		0.0%	
\$776 to \$800				3		0.0%							6	56	10.7%					6	59	10.2%	
\$801 to \$825																							
\$826 to \$850													64		0.0%						64		0.0%
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																2	16	12.5%			2	16	12.5%
\$926 to \$950																							
\$951 to \$975														8		0.0%					8		0.0%
\$976 to \$1000				48		0.0%															48		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																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275													1	64	1.6%						1	64	1.6%
\$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															28		0.0%				28		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																							
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\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		2	0.0%	23	450	5.1%	40	286	14.0%	1	128	0.8%	6	108	5.6%	2	16	12.5%	72	990	7.3%		

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

**Vacancy Rates During the Current Quarter
Pueblo - 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																						
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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																						
\$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																						
\$401 to \$425		2	0.0%																	2	0.0%	
\$426 to \$450		1	0.0%		15	0.0%														16	0.0%	
\$451 to \$475					182	0.0%														182	0.0%	
\$476 to \$500				1	9	11.1%														1	9	11.1%
\$501 to \$525								27	0.0%											27	0.0%	
\$526 to \$550					19	0.0%														19	0.0%	
\$551 to \$575																						
\$576 to \$600								1	122	0.8%										1	122	0.8%
\$601 to \$625																						
\$626 to \$650								1	4	25.0%										1	4	25.0%
\$651 to \$675																						
\$676 to \$700													8	40	20.0%					8	40	20.0%
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
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\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
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\$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%	1	225	0.4%	2	153	1.3%				8	40	20.0%				11	422	2.6%	

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