

Third Quarter 2016

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Apartment Realty Advisors

Pierce-Eislen

conducted by

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

And

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

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Colorado State

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Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. For the Third Quarter 2016 Survey 36,504 units reported compared to 35,540 for the Third Quarter 2015 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 5.0 for September of 2016 compared to 5.7 percent for March of 2016 compared to 4.8 percent for September 2015, compared to 4.9 percent in March 2015, compared to 3.8 percent for September 2014. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs at 4.0 percent; Fort Collins/Loveland, 4.0 percent; Grand Junction, 1.1 percent; Greeley, 3.8 percent; and Pueblo, 2.3 percent.

The overall average rent per square foot ranges from a low of 67 cents in Fort Morgan/Brush to a high of 164 cents in Eagle County. 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 5.8 percent. This means that tenants moved out of 5.8 percent of the units the previous month.

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

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

INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

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

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

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

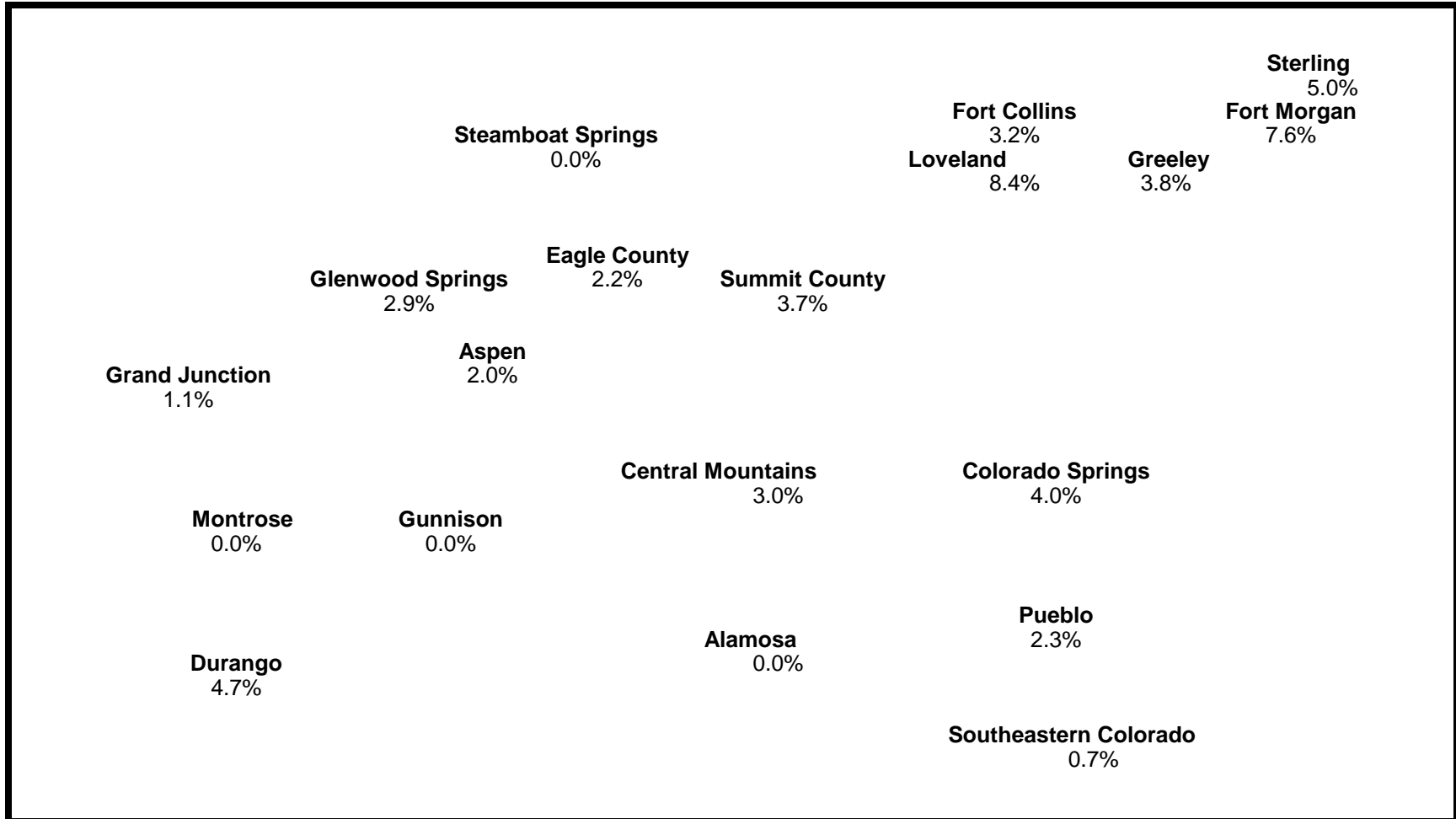
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2010				2011				2012				2013				2014				2015				2016			
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	206		206		209		216		98		33		65		119		153		0		88		0					33
Aspen	328		328		345		328		118		204		352		204		204		143		143		205					205
Central Mountains																												330
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	17288	17218	18373	18440	17786	18153	18017	18637	17431	17515	19323	19435	19619	20369	20772	20892	21444	21181	21087	21345	22075	20968	21279	21648	21458	21768	21247	
Northwest	2053	1629	1722	1487	1662	1752	1878	1616	1620	1356	1649	1605	1957	2139	2306	2001	2270	2233	2195	1996	1950	2151	2039	2025	2013	2020	1799	
Northeast	3583	3753	3960	3940	4019	3880	3880	4279	4014	3769	4523	3507	3432	3774	4002	4086	3931	4244	4225	4259	3934	3951	4041	4166	3895	4204	4086	
Far Northeast	3161	3113	3574	4146	3332	3456	3067	3449	3319	3685	4901	4717	4677	4769	4970	4473	4834	4852	4594	4301	5019	5596	5992	6280	5968	5716	5750	
Southeast	2260	2501	3194	2804	2853	2582	2535	2691	2394	1898	2340	2838	3307	3665	3220	3620	3774	3245	3557	4081	3769	3097	3123	3071	3273	3333	3457	
Security/Widefield/Fountain	699	700	575	575	575	575	700	700	700	699	575	575	575	392	535	607	571	626	751	810	777	629	632	632	632	632	670	
Southwest	3622	3658	3517	3717	3482	4002	4074	3834	3391	3972	3717	3384	3711	3978	4274	3845	3873	4128	4218	4049	4426	4010	3859	3898	4005	4115	3748	
Central	1910	1864	1831	1771	1863	1906	1883	2068	1993	2136	1618	2092	1960	1652	1465	2203	2191	1529	1547	1849	2200	1534	1593	1576	1672	1744	1737	
Durango	617		588		609		601		233		203		221		253		82		188		187		189					254
Eagle County	1111		1229		1251		1077		683		882		831		765		570		659		684		744					817
Fort Collins/Loveland	5808	5603	5619	5686	5879	5354	5810	5163	5274	5433	6215	5857	6033	6098	5593	6045	5653	5792	6226	5837	6434	5781	6052	5248	5570	5969	6337	
Fort Collins	4921	4716	4951	4826	5104	4851	5005	4280	4154	4513	5111	4776	4999	5113	4525	4997	4647	4786	5281	4857	5503	5069	5259	4689	5006	5055	5294	
Northwest	1616	1436	1418	1396	1425	1039	1359	1120	1211	1394	1507	1599	1707	1473	1102	1642	1543	1323	1604	1186	1332	1380	1381	1382	1382	1122	1200	
Northeast	145	140	140	213	176	88	113	134	55	59	92	167	138	58	58	122	76	58	56	120	120	82	77	56	56	80	73	
Southeast	1699	1699	1932	1666	1942	2086	2024	1940	1384	1192	1663	1214	1484	2036	1700	1653	1570	1820	1820	1710	2210	1962	2176	1979	2165	2195	2471	
Southwest	1461	1441	1461	1551	1561	1638	1509	1086	1504	1868	1849	1796	1670	1546	1665	1580	1458	1585	1801	1841	1841	1645	1625	1272	1403	1658	1550	
Loveland	887	887	668	860	775	503	805	883	1120	920	1104	1081	1034	985	1068	1048	1006	1006	945	980	931	712	793	559	564	914	1043	
Fort Morgan/Brush	283		263		270		240		366		245		366		342		144		240		216		240					264
Glenwood Springs	217		163		238		235		157		273		231		223		242		169		172		224					206
Grand Junction	1635	1756	1638	1551	1652	1729	1841	1637	771	1085	717	1157	1289	1427	1002	1128	1062	967	897	962	1008	667	615	647	820	617	707	
Greeley	3159	2883	2879	2721	2768	3041	2819	2501	3592	2936	3163	2735	3026	2798	2866	2948	2836	2952	2925	3085	3202	3193	3474	3390	3631	3586	3380	
Gunnison	177		177		187		177		88		60		88		88		88		60		60		88					60
Montrose	228		218		222		256		186		16		92		132		16		126		92		92					76
Pueblo	1780	1731	1736	1476	1723	1771	1785	1311	664	1176	1717	1112	1419	1381	1503	1569	1392	1534	1457	1420	1602	1424	1547	1585	1588	1736	1739	
Northwest	199	179	179	101	181	178	174	89	89	90	90	91	91	91	91	93	93	93	173	93	173	93	171	173	168	168	171	
Northeast	1033	1009	1009	848	1010	1177	1100	748	395	841	1069	743	908	971	1067	1067	1067	1101	851	920	999	924	1043	990	990	1138	1138	
Southeast	14	14	14	9	14	14	14	14	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
Southwest	534	529	534	518	518	402	497	460	180	245	558	278	420	319	345	409	232	335	433	407	430	407	333	422	430	430	430	
Southeastern Colorado	150		150		160		160		112		110		90		120		10		110		0		110					142
Steamboat Springs	249		247		247		247		248		303		206		240		151		146		146		146					146
Sterling	240		240		240		264		86		240		196		240		196		240		228		154					318
Summit County	347		347		348		341		243		243		243		243		243		182		152		213					243
Total Responses	34352	29191	34938	29874	34663	30048	35061	29825	30773	29003	34185	30725	34635	32073	34919	32582	34622	32426	35023	32649	36687	32033	35540	32518	33067	33676	36504	

*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 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
1st Quarter 2016*	5.7	1241.06	1207.90
2nd Quarter 2016*	5.2	1292.50	1265.39
3rd Quarter 2016**	5.0	1291.57	1267.18

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	2010				2011				2012				2013				2014				2015				2016					
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	6.3		6.8		6.7		6.5		3.1		0.0		16.9		5.9		12.4		10.2										0.0	
Aspen	2.7		5.5		3.2		4.3		1.7		0.5		0.9		2.5		0.5		0.0		0.0		0.5						2.0	
Central Mountains											4.2		1.5		1.4		0.0		6.5		3.0		1.8						3.0	
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	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	5.2	5.0	4.0		4.0	
Northwest	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	5.7	5.1	5.1		5.1	
Northeast	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	3.4	4.3	4.2		4.2	
Far Northeast	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	7.2	5.7	3.7		3.7	
Southeast	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	4.5	4.8	3.8		3.8	
Security/Widefield/Fountain	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	3.5	4.4	4.9		4.9	
Southwest	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	4.2	4.0	3.9		3.9	
Central	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	6.3	7.8	4.1		4.1	
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		11.8				4.7	
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		2.0				2.2	
Fort Collins/Loveland	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	2.0	2.9	4.0		4.0	
Fort Collins	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	1.8	2.7	3.2		3.2	
Northwest	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	0.4	2.2	0.9		0.9	
Northeast	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	0.0	1.3	4.1		4.1	
Southeast	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	2.5	2.5	4.1		4.1	
Southwest	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	2.2	3.4	3.4		3.4	
Loveland	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	3.7	3.7	8.4		8.4	
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						7.6	
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						2.9	
Grand Junction	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	1.3	2.6	1.1		1.1	
Greeley	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	4.0	3.5	3.8		3.8	
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		0.0				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		0.0				0.0	
Pueblo	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	2.6	2.1	2.3		2.3	
Northwest	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	0.0	0.0	1.2		1.2	
Northeast	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	3.1	2.2	2.2		2.2	
Southeast	14.3	7.1	14.3	0.0	7.1	0.0	7.1	0.0											0.0											
Southwest	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	2.3	2.8	3.0		3.0	
Southeastern Colorado	0.7		4.0		3.1		3.8		1.8		0.9		1.1		0.0		30.0		0.0				0.0						0.7	
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						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						5.0	
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						3.7	

*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				2016						
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
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	2.7	3.4	2.4								
	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	4.1	4.2	3.6								
	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	3.1	3.9	3.2								
	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	6.0	5.0	4.7								
	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	3.7	4.2	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	4.3	4.3	3.8									
Alamosa	Efficiency																	50.0														
	One bedroom			5.9	4.9	4.3		0.0		7.9	3.8			10.3				3.1						0.0								
	Two bed, one bath			7.1	7.7	0.0		0.0		29.6	8.8			16.1				11.1						0.0								
	Two bed, two bath			0.0	0.0						0.0			0.0				10.7														
	Three bedroom			10.0	10.0						0.0			25.0				0.0														
All			6.7	6.5	3.1		0.0		16.9	5.9			12.4				10.2														0.0	
Aspen	Efficiency			2.4	4.9			0.0		0.0	4.5			0.0	0.0			0.0		0.0			0.0								0.0	
	One bedroom			3.3	5.1			0.0		0.0	3.1			0.0	0.0			0.0		0.0			0.0								0.0	
	Two bed, one bath			2.4	3.6			0.0		0.0	0.0			0.0	0.0			0.0		0.0			0.0								0.0	
	Two bed, two bath			3.4	4.5			7.7	1.1	3.4	3.4			1.1	0.0			0.0		0.0			0.0								2.3	
	Three bedroom			5.3	2.6			0.0	0.0	0.0	0.0			0.0	0.0					4.2											8.3	
All			3.2	4.3			1.7	0.5	0.9	2.5			0.5	0.0			0.0	0.5				0.0								2.0		
Buena Vista	Efficiency									*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom			4.8	4.8			*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath			31.0	4.8			0.0		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath							*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Three bedroom							*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
All			17.9	4.8			0.0	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Canon City	Efficiency			12.5	0.0			*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom			7.7	9.2			0.0	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath			4.8	5.3			7.9	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath							*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Three bedroom			25.0	25.0			*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
All			5.9	6.3			7.8	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Central Mountains *	Efficiency									0.0	0.0																				0.0	
	One bedroom									3.4	0.0	0.0																				0.0
	Two bed, one bath									4.7	1.8	1.8																				3.6
	Two bed, two bath																															0.0
	Three bedroom																															0.0
All																															0.0	
Colorado Springs	Efficiency	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	4.1	4.8	2.2	2.0	2.8	3.9	2.5							
	One bedroom	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	6.1	3.9	4.3	5.0	5.0	5.0	3.9							
	Two bed, one bath	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	5.0	3.8	4.1	3.6	3.9	4.4	3.8							
	Two bed, two bath	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	7.5	5.9	4.7	6.5	6.7	5.7	4.5							
	Three bedroom	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	6.4	5.7	3.9	5.1	5.7	5.6	4.4							
All	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	5.2	5.0	4.0								
Durango	Efficiency			3.6	4.3		20.0			0.0	20.0							0.0		0.0												0.0
	One bedroom			6.3	6.1		2.0		3.7	0.0	4.3			3.4		4.0		0.0		0.0												6.7
	Two bed, one bath			2.1	4.2		4.0		0.0	4.0	2.2			0.0		1.3		2.6		2.6												4.4
	Two bed, two bath			2.5	3.2		9.1		1.4	0.0	0.0			0.0		0.0		0.0		0.0												0.0
	Three bedroom			8.6	5.8		0.0		2.6	2.9	9.4			0.0		2.9		2.9		0.0												5.9
All			4.3	4.7		3.9		1.5	2.3	4.3			1.2		2.7		1.6		1.1												4.7	
Eagle County	Efficiency			3.8	8.7		11.4		25.0	1.1	25.0			1.1		11.4		4.2		8.3												4.5
	One bedroom			4.0	8.4		26.5		12.0	5.5	4.2			2.0		6.2		1.3		3.4												1.6
	Two bed, one bath			5.8	6.1		3.5		12.8	7.4	13.8			1.8		3.8		0.0		1.7												2.0
	Two bed, two bath			5.7	6.0		2.8		13.3	0.5	3.4			1.3		3.3		3.3		9.2												2.4
	Three bedroom			7.8	6.0		2.6		17.3	4.4	2.2			1.8		2.8		0.0		3.6												2.3
All			5.7	6.7		7.9		14.2	4.5	8.8			1.6		4.4		1.2		4.2												2.2	
Fort Collins Loveland	Efficiency	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	0.0	0.6	1.6	1.8	1.4	0.7	0.0	1.9							
	One bedroom	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	0.7	2.													

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2010	2011				2012				2013				2014				2015				2016			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	2 to 8			3.6	1.8		7.3	3.3	9.1	5.1	4.0	8.5	6.5	5.3	3.8	5.0	4.9	4.2	2.8	3.7	2.9	4.4	3.4	2.5	3.2	
	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	4.1	6.0	3.8	
	51 to 99			6.3	4.9		4.7	4.7	5.1	5.8	4.8	5.5	4.1	4.6	4.7	7.5	4.2	4.6	3.3	3.1	2.5	3.3	2.9	3.6	3.0	
	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	2.6	3.5	3.2	
	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	5.3	4.5	4.3	
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	3.4	4.7	3.3		
Alamosa	2 to 8		14.3	0.0								31.3		18.8				31.3								
	9 to 50		7.3	8.8		6.1		0.0				5.3		11.1				5.6							0.0	
	51 to 99		4.6	3.1		1.5					16.9		0.0		12.3											
	100-199																									
	199-349																									
350 up																										
Aspen	2 to 8																									
	9 to 50		0.0					0.0		0.0		4.2		0.0		0.0		0.0		0.0					0.0	
	51 to 99		3.3	4.4		1.7		0.6		1.7		2.2		0.6		0.0		0.0		0.0		0.6			2.2	
	100-199		3.4	4.1						0.0																
	199-349																									
350 up																										
Buena Vista	2 to 8									*		*		*		*		*		*					*	
	9 to 50		17.9	4.8		0.0		*		*		*		*		*		*		*					*	
	51 to 99							*		*		*		*		*		*		*					*	
	100-199							*		*		*		*		*		*		*					*	
	199-349							*		*		*		*		*		*		*					*	
350 up							*		*		*		*		*		*		*					*		
Canon City	2 to 8									*		*		*		*		*		*					*	
	9 to 50		9.6	8.5				*		*		*		*		*		*		*					*	
	51 to 99		5.4	7.1		14.3		*		*		*		*		*		*		*					*	
	100-199		3.7	4.4		5.1		*		*		*		*		*		*		*					*	
	199-349							*		*		*		*		*		*		*					*	
350 up							*		*		*		*		*		*		*					*		
Central Mountains	2 to 8																	0.0								
	9 to 50							2.0		0.0		2.6				9.4		15.6		0.0					6.3	
	51 to 99									1.9																
	100-199								5.9			0.7		0.0		5.9		0.7		2.2					2.7	
	199-349									2.2																
350 up																										
Colorado Springs	2 to 8	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	0.0	0.0	9.7	
	9 to 50	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	6.3	10.8	4.8	
	51 to 99	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	5.0	5.0	4.2	
	100-199	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	3.6	4.5	4.3	
	199-349	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	5.8	4.9	4.0	
350 up	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	3.9	5.3	3.7		
Durango	2 to 8		0.0	0.0						0.0		0.0		0.0		0.0		0.0		0.0						
	9 to 50		4.2	5.1		4.1		0.9		0.0		0.7		1.4		1.4		2.8		1.4					4.9	
	51 to 99		3.1	4.1				2.1																		
	100-199		5.0	4.5		3.6				4.5		8.9					3.6		0.9		0.9				4.5	
	199-349																									
350 up																										
Eagle County	2 to 8		0.0																							
	9 to 50		5.6																0.0		4.5					
	51 to 99		6.2	10.1		6.7		25.8		5.9		1.7		1.6		4.2		0.0		0.8					0.0	
	100-199		5.3	5.8		3.1		16.9		6.4		14.9		1.1		5.1		1.1		5.1					2.7	
	199-349		5.7	6.2		13.7		4.1		0.7		3.3		1.9		3.7		2.2		6.7					3.7	
350 up																										
Fort Collins/ Loveland	2 to 8	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	11.5	1.4	2.2	
	9 to 50	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		0.0	0.0	
	51 to 99	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	2.7	2.3	4.3	
	100-199	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	1.6	4.4	2.8	
	199-349	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	2.3	2.5	4.9	
350 up	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	0.0	0.0	0.0	0.0	
Fort Morgan/ Brush	2 to 8																									
	9 to 50		9.2	6.9		8.7		2.5		8.2		2.5		4.9		4.2		7.5		11.1					10.7	
	51 to 99		6.3	2.1		1.6		1.1		5.5		2.2				0.0		2.1		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				2016									
		4th Qtr		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr						
		Glenwood Springs	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			0.0 3.9 3.1		0.0 5.9 5.5			14.6 1.2 9.2			2.8		9.7 30.0 29.5			7.8 0.0 12.1			8.7 8.3 6.0			1.5 0.0 3.2			1.5 0.0 5.3			3.1 0.0 1.3		
Grand Junction	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	7.7 6.9 7.8 7.5		0.0 5.8 6.0 7.1	0.0 6.1 6.9 6.1	4.7 8.1 7.5 8.2	0.8 4.9 6.0 9.7	15.0 6.7 9.3 16.7	2.8 3.0 5.0 8.3	3.2 2.6 5.8 2.2	6.3 9.7 9.3 11.1		3.8 5.0 6.7 19.7	11.0 9.4 11.4 10.4	6.5 18.8 8.4 20.1	7.3 7.6 10.1 2.5			2.0 6.6 8.5 0.0	5.4 7.6 9.6 1.1	7.3 5.0 6.4 0.0	7.1 5.1 10.3 3.8			3.0 5.2 8.0 5.4	4.9 4.4 2.0 3.8	0.0 4.1 1.0 7.0	2.9 3.3 2.7 2.7	0.6 1.1 1.4 2.2	0.0 3.6 1.0 3.8	2.0 0.5 0.5 2.2		
Greeley	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	2.8 20.8 4.7 5.5 3.6	8.3 11.3 4.7 2.9 3.4	11.1 6.0 3.1 9.6 4.5	0.0 2.5 1.0 1.4 2.4	2.8 5.4 2.8 10.9 3.0	0.8 5.4 3.3 1.3 5.0	9.4 5.1 2.8 8.9 4.4	3.1 4.2 2.3 9.2 3.5	2.9 1.7 0.7 4.2 3.0	6.3 0.6 3.3 1.3 5.0		5.4 1.1 1.4 1.6 1.1	6.5 3.4 3.0 1.7 2.0	2.6 2.9 1.9 1.1 1.1	3.1 1.4 1.2 12.9 1.1			2.5 2.9 0.4 9.5 0.7	2.8 2.9 1.2 4.7 4.3	5.3 3.5 0.8 1.9 2.9	7.1 2.1 1.0 1.1 1.3			3.4 0.0 1.6 0.7 1.4	0.0 0.0 1.1 1.8 1.8	100.0 1.2 0.9 3.1 8.6	3.8 1.0 1.9 2.6 5.3	7.4 3.1 0.4 1.0 6.6	5.6 1.3 3.0 1.7 4.9	3.0 1.4 1.1 2.9 5.0		
Gunnison	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			16.7 7.4 6.7		16.7 9.9 8.3		14.3 1.7			11.7		21.4 1.7		3.6 3.3				7.1 1.7		0.0 0.0												0.0
Lake County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			10.7 6.6		5.4		16.2		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Montrose	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			6.0 4.7		9.5 8.7		8.8 3.3		18.8		18.8 3.9		1.8 1.3					0.0 10.0		10.0 2.6			0.0 6.6		0.0 6.6						0.0	
Pueblo	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	3.7 6.5 6.5 9.6 16.2	9.4 6.4 6.7 5.6 10.1	4.8 3.6 7.1 9.0 16.0	0.0 2.9 7.9 8.0 7.2	0.0 2.9 7.0 9.0 9.0	0.0 0.0 6.1 10.1 2.8	8.3 5.4 8.7 10.1 35.4	15.0 0.0 11.8 10.7				5.9 2.4 4.0 8.9 34.9	5.0 3.1 2.9 5.7 24.8	4.8 3.4 3.8 6.8 19.8	0.0 2.3 6.4 4.2 17.1			0.0 1.7 2.9 4.4 17.6	5.6 5.4 4.1 1.1 16.2	5.9 4.8 5.6 2.4 17.3	7.7 1.5 3.2 4.0 15.8			0.0 1.3 2.8 1.6 9.0	11.8 1.5 2.5 3.3 12.4	6.7 2.0 2.5 1.9 16.2	12.5 1.3 5.0 2.8 11.3	0.0 1.3 1.8 0.6 6.3	9.1 1.3 2.1 0.7 4.5	7.1 1.3 3.4 1.2 3.2		
Salida	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			4.5 6.3		0.0 6.3		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			6.3 0.0		1.3 6.3		6.3 0.0		3.3 0.0		10.0 0.0		0.0 0.0					30.0 0.0		0.0 0.0			0.0 0.0								1.6 0.0	
Steamboat Springs	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			25.0 19.2 15.6		37.5 13.1 9.2		0.0 9.6 9.3 10.7		12.5 6.0 8.3 15.5		0.0 1.8 10.7		19.3 25.9 10.7				0.0 0.0 3.9		0.0 0.0 0.0			0.0 0.0 0.0								0.0 0.0 0.0		
Sterling	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			6.6 0.0 5.5		9.0 0.0 5.5		0.0 1.9		25.0 1.9 6.4		18.8 7.4 4.5		18.4 3.7 1.8					12.5 7.4 10.9		9.2 1.9 9.1			10.9 0.0 3.6		12.5 5.6					10.9 3.5 3.6		
Summit County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up			0.0 1.3 2.9 3.2		0.0 1.3 3.6 4.0		0.0 1.9		3.3 6.6		0.0 2.3		0.0 4.7					0.0 3.8		0.0 1.3			0.0 0.5							0.0 4.2		

*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				2016				
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
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	3.8	3.2	2.6				
	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	4.1	6.1	4.9				
	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	2.8	3.5	3.1				
	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	3.5	4.5	3.5				
	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	3.6	2.9	3.5				
	2000-09					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	4.1	3.1	3.9				
2010 +																			13.6	5.7	8.9	13.2	12.5	8.3	6.1					
Alamosa	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Aspen	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Buena Vista	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Canon City	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Central Mountains	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Colorado Springs	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Durango	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Eagle County	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Fort Collins/Loveland	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														
Fort Morgan/Brush	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010 +																														

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

AVERAGE RENT BY MARKET AREA
(In Dollars)

Market Area	2010	2011				2012				2013				2014				2015				2016				
	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		516.69		518.29		519.86		649.00		574.81		609.77		569.93				657.96							687.50	
Aspen		1065.46		1054.56		916.91		1032.91		1143.46		1068.51		1066.06		1190.94		1199.51		1098.86						1118.62
Central Mountains								683.40		658.12		689.84		662.50		688.10		650.59		727.98						867.65
Buena Vista		591.67		586.90		650.00		*		*		*		*		*		*		*					*	
Canon City		600.96		600.96		611.33		*		*		*		*		*		*		*					*	
Lake County		564.70		595.13		623.55		*		*		*		*		*		*		*					*	
Salida		444.64		456.09				*		*		*		*		*		*		*					*	
Colorado Springs	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	959.74	991.15	991.15	1025.59	
Northwest	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	1069.04	1080.75	1080.75	1136.10	
Northeast	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	889.37	969.62	969.62	997.59	
Far Northeast	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	1064.78	1093.76	1093.76	1116.14	
Southeast	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	828.24	855.18	855.18	893.16	
Security/Widefield/Fountain	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	917.81	947.97	947.97	957.74	
Southwest	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	955.90	969.80	969.80	1017.30	
Central	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	899.55	929.79	929.79	984.90	
Durango		835.93		850.56		946.77		780.21		988.83		983.14		908.48		1176.60		1166.52		1178.04						1131.83
Eagle County		1138.00		1121.58		991.52		993.35		1001.58		992.85		1075.08		1273.57		1272.94		1243.87						1341.86
Fort Collins/Loveland	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	1273.86	1279.14	1279.14	1306.24	
Fort Collins	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	1273.65	1270.05	1270.05	1290.30	
Northwest	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	1259.55	1351.84	1351.84	1313.79	
Northeast	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	810.18	817.84	817.84	890.96	
Southeast	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	1259.58	1259.97	1259.97	1272.53	
Southwest	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	1327.76	1249.87	1249.87	1319.25	
Loveland	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	1275.72	1329.37	1329.37	1387.16	
Fort Morgan/Brush		460.69		467.66		470.11		461.34		494.42		479.90		489.40		572.95		573.20		475.36						498.17
Glenwood Springs		837.55		842.41		849.15		803.78		779.03		782.39		776.79		723.88		748.84		808.25						854.79
Grand Junction	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	536.69	518.65	518.65	530.86	
Greeley	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	957.07	963.37	963.37	986.40	
Gunnison		571.72		582.27		596.59		687.50		618.75		667.73		656.59		712.50		712.50		710.34						750.00
Montrose		642.91		624.80		582.93		590.63		695.11		715.53		593.75		657.74		717.93		710.33						737.50
Pueblo	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	627.59	663.98	663.98	673.18	
Northwest	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	523.36	493.01	493.01	537.97	
Northeast	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	686.87	739.10	739.10	745.95	
Southeast	434.72	521.43	496.43	521.43	496.43									722.50												
Southwest	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	531.83	531.97	531.97	534.35	
Southeastern Colorado		606.23		615.94		634.82		678.60		609.72		542.76		512.50		415.45				417.36						673.37
Steamboat Springs		721.41		709.38		779.98		746.22		772.16		726.48		932.35		990.92		1089.62		1096.82						1111.51
Sterling		327.67		351.23		572.49		335.61		665.97		623.96		680.81		566.23		577.57		559.32						585.87
Summit County		911.29		907.63		970.82		987.59		989.77		994.22		1001.79		1026.64		1124.37		1084.92						1176.35

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

AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2010				2011				2012				2013				2014				2015				2016			
Area	Apartment Type	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr			
Alamosa	Efficiency																		504.17										
	One bedroom		518.14		518.63		582.99		649.00		512.50		560.14		565.29				684.00							687.50			
	Two bed, one bath		452.08		460.30		362.05		649.00		662.50		642.32		557.92				645.14							687.50			
	Two bed, two bath		1137.50		1137.50								662.50		687.50				665.18										
	Three bedroom		687.50		687.50								737.50		662.50				687.50										
All		516.69		518.29		519.86		649.00		574.81		609.77		569.93				657.96								687.50			
Aspen	Efficiency		962.50		961.89				650.00		617.80		675.00		675.00		695.00		695.00						700.00		725.00		
	One bedroom		1050.21		1007.94		804.82		794.75		1124.15		835.38		819.75		926.19		947.62						860.15		861.67		
	Two bed, one bath		1156.32		1150.15		1084.87		1063.49		1396.99		1124.34		1124.34		1128.29		1148.68						1152.63		1202.63		
	Two bed, two bath		1065.44		1065.44		809.00		1230.11		1230.11		1265.34		1265.34		1495.00		1495.00						1304.11		1321.73		
	Three bedroom		1012.95		1016.24		908.00		930.00		1301.18		930.00		930.00				955.00						955.00		955.00		
All		1065.46		1054.56		916.91		1032.91		1143.46		1068.51		1066.06		1190.94		1199.51						1098.86		1118.62			
Buena Vista	Efficiency								*		*		*		*		*		*		*		*		*		*		
	One bedroom		560.12		560.12				*		*		*		*		*		*		*		*		*		*		
	Two bed, one bath		623.21		613.69		650.00		*		*		*		*		*		*		*		*		*		*		
	Two bed, two bath								*		*		*		*		*		*		*		*		*		*		
	All		591.67		586.90		650.00		*		*		*		*		*		*		*		*		*		*		
Canon City	Efficiency		462.50		462.50				*		*		*		*		*		*		*		*		*		*		
	One bedroom		634.42		634.42		537.50		*		*		*		*		*		*		*		*		*		*		
	Two bed, one bath		594.68		594.68		612.50		*		*		*		*		*		*		*		*		*		*		
	Two bed, two bath								*		*		*		*		*		*		*		*		*		*		
	All		662.50		662.50		611.33		*		*		*		*		*		*		*		*		*		*		
Central Mountains	Efficiency								762.50		637.50		737.50																
	One bedroom								801.91		837.50		837.50														887.50		
	Two bed, one bath								638.82		628.15		654.17		662.50		688.10		657.85						727.98		829.53		
	Two bed, two bath																		538.00										
	All								683.40		658.12		689.84		662.50		688.10		650.59							727.98		1237.50	
Colorado Springs	Efficiency	551.12	542.07	567.30	569.62	568.40	537.84	557.91	625.53	600.71	582.38	596.41	616.26	621.92	644.92	663.77	702.99	682.40	655.17	719.22	726.92	739.46	744.01	784.78	812.60	812.60			
	One bedroom	648.01	654.80	666.84	688.58	680.19	659.01	683.45	681.91	695.43	684.01	712.75	730.08	700.39	711.55	750.82	770.71	745.37	770.77	786.48	816.49	832.57	846.98	880.25	908.48	908.48			
	Two bed, one bath	658.01	655.84	678.20	692.14	697.79	708.25	714.88	714.58	726.13	725.87	759.32	775.11	748.07	759.23	797.33	810.65	794.97	823.18	850.14	886.21	878.34	902.09	920.76	965.93	965.93			
	Two bed, two bath	926.68	927.15	950.30	957.56	955.74	942.98	991.64	981.96	975.46	987.47	973.31	1005.11	976.31	1020.99	1059.23	1056.58	1050.09	1059.78	1079.05	1112.02	1109.43	1126.25	1174.20	1223.42	1223.42			
	All	991.12	1012.12	1025.24	1032.73	1074.13	1052.08	1047.39	1075.16	1073.23	1073.85	1151.04	1175.50	1106.22	1138.51	1199.61	1236.61	1206.48	1228.49	1330.67	1318.89	1302.24	1339.70	1348.74	1378.72	1378.72			
Durango	Efficiency		568.86		586.96		887.50				987.50		1045.00				1162.50		1087.50						1112.50		1212.50		
	One bedroom		734.32		747.42		845.90		720.83		818.92		802.64		832.16		1004.90		975.60						985.00		991.58		
	Two bed, one bath		658.01		655.84		678.20		697.79		708.25		714.88		714.58		726.13		725.87						1180.84		1076.39		
	Two bed, two bath		1026.99		1020.51		865.91		787.50		893.75		950.00		873.53		905.00		910.71						937.50		940.91		
	All		1076.29		1048.56		1286.76		776.85		787.24		790.95		787.74		810.99		830.27		878.86		899.22		932.25		941.91		
Eagle County	Efficiency		1271.15		963.46		650.00		656.82		615.64		735.00		676.18		750.00		770.00						770.00		687.18		
	One bedroom		1010.33		961.19		826.97		858.38		864.99		869.05		947.52		1270.58		1047.19						1024.81		1212.05		
	Two bed, one bath		1162.44		1221.32		996.32		976.73		1017.34		1031.91		1117.25		1156.26		1277.62						1246.80		1195.77		
	Two bed, two bath		1112.03		1101.73		1030.94		1005.07		1086.86		964.08		1187.82		1384.18		1350.00						1350.00		1589.16		
	All		1141.59		1173.62		1120.24		1159.99		1214.00		1110.82		1130.69		1472.69		1600.00						1468.00		1625.50		
Fort Collins Loveland	Efficiency	550.73	685.45	528.36	740.92	679.35	762.18	703.25	731.36	704.62	766.49	791.66	789.47	810.83	808.48	926.89	915.60	928.02	749.03	781.18	761.98	764.38	775.78	775.47	822.29	822.29			
	One bedroom	802.26	777.57	809.68	813.56	879.68	872.90	865.03	862.22	861.37	900.82	888.04	897.28	930.80	952.10	1023.14	1013.88	1059.71	1075.48	1131.13	1121.94	1048.86	1117.00	1133.58	1138.75	1138.75			
	Two bed, one bath	818.17	798.71	842.47	819.34	863.51	880.28	883.23	891.17	906.80	923.99	907.59	917.64	956.41	986.92	997.56	1019.91	1037.52	1052.63	1121.55	1111.34	1093.73	1156.69	1103.16	1194.36	1194.36			
	Two bed, two bath	969.60	992.36	992.31	1085.37	1058.59	1110.85	1120.53	1141.93	1070.14	1122.52	1170.40	1172.09	1150.81	1210.62	1246.56	1259.22	1296.26	1313.81	1387.32	1391.27	1320.39	1395.22	1410.36	1415.60	1415.60			
	All	1101.43	1096.78	1042.50	1163.57	1210.66	1166.36	1166.26	1251.50	1187.73	1192.31	1151.99	1230.75	1110.33	1351.97	1195.26	1179.89	1355.04	1333.39	1491.48	1455.45	1362.32	1472.37	1547.94	1577.06	1577.06			
Fort Morgan/Brush	Efficiency		312.50																										
	One bedroom		413.91		404.64		460.19		477.09		481.11		482.61		433.89		456.81		450.58						415.54		463.69		
	Two bed, one bath		500.94		496.58		456.12		420.04		502.53		436.53		549.68		628.03		641.61						539.52		512.94		
	Two bed, two bath								387.50																				
	All		538.22		531.67		531.67		486.00		533.56		535.33		1040.00		709.11		709.11						546.00		553.56		
		460.69		467.66		470.11		461.34		494.42		479.90		489.40		572.95		573.20						475.36		498.17			

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2010				2011				2012				2013				2014				2015				2016				
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	To 1959																													
	1960-69																													
	1970-79																													
	1980-89		460.94			461.33			617.70			649.00						687.09				648.86							687.50	
	1990-99		714.90			714.90																663.27								
Aspen	To 1959																													
	1960-69																													
	1970-79		1063.38			1063.38			1019.08			992.32			1051.10			1054.82			1054.82			1079.82			1077.59			1109.48
	1980-89		1115.98			1097.64			821.44			679.17			1190.31			704.17			683.33			728.75			731.25			758.33
	1990-99		998.64			998.64						1120.75			1120.75			1145.95			1145.95			1495.00			1180.63			1193.23
Buena Vista	To 1959																													
	1960-69																													
	1970-79		533.33			533.33																								
	1980-89																													
	1990-99		650.00			637.50			650.00																					
Canon City	To 1959		648.37			648.37																								
	1960-69																													
	1970-79		587.50			587.50			612.50																					
	1980-89																													
	1990-99		584.82			584.82			608.48																					
Central Mountains	To 1959										824.46			802.72			820.11												1012.50	
	1960-69																													
	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	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	754.22	775.28	786.41					
	1960-69	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	792.45	794.55	855.12					
	1970-79	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	812.30	845.29	875.35					
	1980-89	710.83	699.45	732.99	732.11	747.88	723.72	735.31	763.22	756.06	739.59	750.31	777.65	770.82	793.18	831.04	849.37	813.32	836.77	841.39	861.76	870.20	904.21	938.13	966.37					
	1990-99	919.74	928.75	952.71	978.66	949.36	972.21	953.71	972.32	961.98	986.14	977.54	983.62	946.65	932.33	1035.98	1030.96	1003.46	1033.08	1089.88	1070.30	1080.81	1086.25	1089.01	1120.59					
Durango	To 1959																													
	1960-69		790.00			823.61			845.00			823.61			867.22			889.44			894.72			896.11			913.89			1050.56
	1970-79		760.40			850.53						753.99																		
	1980-89		761.48			714.06			946.43			684.07			580.41			963.89			965.28			973.53			994.74			770.83
	1990-99		1041.90			1042.15			804.92			800.23			909.63			846.05			929.88			936.00			948.13			954.93
Eagle County	To 1959																													
	1960-69																													
	1970-79		1206.91			1211.25						950.00			1022.95			1022.36			1120.57			1177.60			1188.02			1213.23
	1980-89		1995.55			1119.60			1096.05			1213.57			788.39			746.05			1959.29			1190.00			1190.00			1735.98
	1990-99		1045.24			1073.37			1016.13			996.29			1079.37			991.50			1169.60			1403.70			1311.34			1301.11
Fort Collins/Loveland	To 1959	733.71	750.49	1018.00	1087.50	803.93	1100.00	779.29	792.50	874.35	914.05	1085.00	1163.00	1056.43	893.71	907.50	897.00	927.86	933.57	1087.14	955.20	1050.00	1079.33	1079.33	916.81					
	1960-69	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	880.91	871.36	895.96	895.96	916.81					
	1970-79	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	1111.43	1057.97	1178.56					
	1980-89	989.24	917.62	793.68	951.07	1074.68	998.44	1015.70	1006.76	996.36	1004.19	998.96	1033.91	1060.70	1066.19	1152.65	1140.30	1155.84	1196.64	1227.65	1195.93	1215.05	1244.78	1268.97	1245.77					
	1990-99	887.62	1019.77	953.15	1100.95	970.42	1087.33	1111.44	1289.56	1391.28	1394.09	739.56	1522.65	630.64	1595.54	951.15	970.17	1410.06	1234.05	1460.41	1515.73	829.15	1500.35	1460.84	1474.23					
Fort Morgan/Brush	To 1959																													
	1960-69																													
	1970-79		486.50			497.89			479.40			473.94			498.30			482.09			529.33			612.22			504.61			504.61
	1980-89		453.97			451.79			487.18			544.64			550.71			550.71			505.09			569.97			550.71			518.52
	1990-99																													

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

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

MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market	Apartment Type	2010	2011				2012				2013				2014				2015				2016					
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	Efficiency																										513.00	
	One bedroom		582.97		582.97		548.11		638.00		513.00		541.51		627.00				688.00									688.00
	Two bed, one bath		370.20		372.69		363.48		638.00		663.00		647.43		561.84				684.57									688.00
	Two bed, two bath		1138.00		1138.00								663.00		688.00				664.44									
	All		880.00		880.00								738.00		663.00				688.00									688.00
Aspen	Efficiency		964.71		963.00				638.00		931.56		663.00		663.00				688.00									688.00
	One bedroom		1107.86		1094.00		663.00	881.05	857.00		1305.00		907.00		905.80				913.60									932.00
	Two bed, one bath		1157.51		1156.83			1072.71	1063.32		1627.87		1112.68		1112.68				1113.32									1188.32
	Two bed, two bath		1163.00		1163.00		813.00	813.00	1382.97		1382.97		1432.97		1432.97				1488.00									1507.97
	All		1127.88		1122.53		819.75	904.13	948.92		1121.27		949.00		948.92				1120.26									963.00
Buena Vista	Efficiency																											
	One bedroom		562.40		562.40																							
	Two bed, one bath		634.25		634.25			638.00																				
	Two bed, two bath																											
	All		569.75		569.75		638.50																					
Canon City	Efficiency		463.00		463.00																							
	One bedroom		679.47		679.47			538.00																				
	Two bed, one bath		589.27		589.27			613.00																				
	Two bed, two bath																											
	All		590.29		590.29		613.30																					
Central Mountains	Efficiency								763.00		638.00		738.00															
	One bedroom							802.41		838.00		838.00															888.00	
	Two bed, one bath								636.98		623.81		652.29		650.00				655.47			726.10					828.58	
	Two bed, two bath																		538.00									
	All																		538.00								1238.00	
Colorado Springs	Efficiency	509.45	508.37	535.82	539.00	543.78	497.00	498.56	604.77	513.47	519.69	521.49	547.68	556.05	572.06	604.39	708.83	646.83	635.39	711.25	648.16	676.75	702.13	761.14	792.09			
	One bedroom	644.71	649.02	668.45	707.70	702.00	637.30	657.13	652.38	674.43	659.33	689.60	711.96	676.18	692.25	751.41	748.10	730.21	758.15	780.17	811.02	831.24	845.32	890.31	917.12			
	Two bed, one bath	634.41	636.88	636.17	646.92	660.71	683.32	674.54	684.51	689.17	704.34	714.64	723.41	716.03	730.34	746.92	767.07	751.13	787.46	829.78	838.07	853.05	847.61	854.58	915.70			
	Two bed, two bath	899.36	892.74	929.85	922.87	919.83	895.04	971.04	961.12	978.23	986.80	942.62	987.73	955.05	987.51	1041.69	1024.52	1017.52	1032.56	1022.24	1087.53	1118.77	1101.55	1160.61	1232.90			
	All	989.71	968.87	985.75	996.43	1111.00	1009.25	972.60	1023.06	1013.76	1046.57	1180.50	1206.23	1072.10	1072.73	1249.57	1280.93	1235.00	1289.71	1334.83	1342.12	1326.39	1350.00	1392.70	1438.00			
Durango	Efficiency		580.59		584.47		888.00		888.00		1038.00		988.00		1163.00				1088.00								1213.00	
	One bedroom		686.50		689.13		796.00		700.00		829.43		819.67		852.00				888.00								975.00	
	Two bed, one bath		770.25		800.00		944.00		813.86		1044.00		944.00		988.00				1305.75								1055.00	
	Two bed, two bath		857.00		849.09		844.86		788.00		867.00		938.00		880.00				888.00								929.00	
	All		797.75		795.50		1287.64				1362.25		1413.00		1250.00				1537.25								1637.25	
Eagle County	Efficiency		868.45		868.45		638.00		639.20		599.48		738.00		624.73				763.00								664.20	
	One bedroom		894.00		931.37		790.18		795.37		844.27		897.20		947.27				1045.25								1083.41	
	Two bed, one bath		1209.12		1215.67		1009.45		942.71		1011.91		1016.76		1184.45				1124.12								1235.26	
	Two bed, two bath		1113.55		1135.39		1039.11		989.11		1086.34		985.95		1188.00				1338.00								1342.66	
	All		1201.27		1205.36		1159.18		1184.18		1281.59		1181.45		1384.59				1588.00								1587.45	
Fort Collins Loveland	Efficiency	495.17	665.31	491.78	674.08	656.54	737.04	734.16	720.85	700.00	772.10	804.32	779.32	772.12	834.57	916.32	891.32	911.47	779.82	792.91	776.71	574.33	574.00	573.00	955.50			
	One bedroom	818.32	781.06	799.43	855.92	916.00	930.17	891.96	889.13	881.82	924.15	914.25	915.32	940.84	987.52	1059.64	1028.00	1085.71	1140.25	1182.32	1188.56	1101.59	1157.62	1164.30	1134.74			
	Two bed, one bath	822.20	785.46	826.85	808.71	836.24	841.94	836.72	849.38	888.48	880.44	867.96	886.30	970.50	997.45	992.91	989.17	992.72	1026.17	1075.00	1088.23	1106.56	1205.27	1064.26	1255.52			
	Two bed, two bath	1012.24	1013.70	1036.96	1098.03	1044.37	1139.23	1135.08	1124.85	1111.48	1146.50	1209.37	1176.14	1168.03	1205.19	1285.22	1304.10	1309.57	1330.29	1399.50	1397.11	1319.59	1427.25	1384.48	1418.62			
	All	1220.33	1258.50	988.00	1257.00	1361.50	1236.17	1235.39	1299.67	1223.33	1157.26	1149.45	1346.09	1081.00	1376.75	1293.62	1227.60	1481.92	1439.53	1557.35	1478.16	1484.46	1487.90	1616.89	1587.67			
Fort Morgan/Brush	Efficiency		313.00																									
	One bedroom		398.40		370.16		488.75		509.81		523.13		520.13		393.73				417.40								442.40	
	Two bed, one bath		466.00		466.00		424.25		397.55		567.50		454.00		555.50				608.00								466.00	
	Two bed, two bath								388.00																			
	All		489.50		489.50		489.50		488.00		489.50		489.50		1038.00				664.50								489.50	

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

MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2010				2011				2012				2013				2014				2015				2016			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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		588.00		588.00		588.00		588.00		600.00		588.00		563.00		563.00		588.00		638.00		288.00		663.00		288.00		663.00
	One bedroom		757.82		757.82		763.00		666.47		641.00		640.00		591.00		590.00		640.00		590.00		640.00		665.00		665.00		715.00
	Two bed, one bath		903.15		906.54		870.20		906.14		634.00		633.71		643.54		632.00		641.75		658.00		641.75		682.86		682.86		682.86
	Two bed, two bath		813.00		813.00		813.00		827.76		741.90		741.90		736.20		736.20		761.20		791.60		761.20		830.80		830.80		830.80
	All		940.27		940.27		938.00		938.99		846.76		797.30		797.30		785.90		835.90		897.30		835.90		937.53		937.53		937.53
			832.82		835.72		878.08		816.63		748.44		776.30		776.61		730.69		754.13		798.50		754.13		842.25		842.25		842.25
Grand Junction	Efficiency	238.00	238.00	263.00	238.00	238.00							238.00	238.00	238.00	238.00	238.00	238.00	238.51	288.00	288.00	288.00	288.00	288.51	288.51	288.51	288.51	288.51	
	One bedroom	533.20	577.37	547.84	557.49	555.41	545.08	556.88	553.13	558.06	469.83	556.38	554.20	473.14	478.55	482.26	498.29	496.93	530.94	494.32	490.00	490.00	523.88	527.95	526.40	529.66	529.66	529.66	
	Two bed, one bath	644.12	746.40	669.82	723.75	669.37	657.77	708.50	669.46	681.00	659.51	649.51	655.00	618.00	595.56	597.96	614.71	620.53	609.38	636.22	599.40	617.70	599.88	629.27	610.20	610.20	610.20	610.20	
	Two bed, two bath	742.52	699.86	738.40	689.07	743.42	633.20	827.76	622.75	828.29	449.61	423.17	442.43	619.55	584.87	584.21	606.60	632.75	628.00	632.78	648.11	660.50	660.00	677.89	682.29	682.29	682.29	682.29	
	All	773.00	781.14	715.25	718.88	816.00	784.31	788.86	790.57	795.38	540.88	515.88	540.63	786.15	836.40	833.00	831.00	836.15	833.71	800.00	796.00	788.00	788.00	830.00	794.00	794.00	794.00	794.00	
		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	580.60	564.18	581.49	581.49	581.49		
Greeley	Efficiency	368.51	635.72	368.10	635.79	479.07	610.83	586.18	612.09	394.90	394.90	425.00	395.46	420.46	445.46	470.46	469.81	470.38	507.00	470.46	492.25	492.25	495.46	492.25	495.46	495.46	495.46	495.46	
	One bedroom	574.50	589.31	582.10	619.38	609.48	614.72	606.18	609.03	607.35	617.00	612.71	628.23	638.66	692.03	689.50	728.25	721.81	780.31	794.66	819.75	813.99	819.11	941.80	824.53	824.53	824.53	824.53	
	Two bed, one bath	578.09	628.94	612.42	626.74	618.49	628.02	638.04	652.72	640.91	641.36	648.03	644.20	659.91	693.24	673.37	752.15	707.55	801.21	822.52	841.03	838.12	860.62	859.48	859.48	859.48	859.48	859.48	
	Two bed, two bath	801.45	827.43	762.50	886.29	878.30	888.61	854.00	870.50	903.43	935.76	935.60	952.95	950.00	998.63	1020.50	1077.21	1131.14	1126.80	1140.22	1183.41	1166.60	1179.26	1182.55	1188.84	1188.84	1188.84	1188.84	
	All	736.86	728.00	761.67	752.33	770.03	794.00	808.91	781.00	790.27	794.42	865.03	872.97	894.31	898.17	919.51	919.39	897.98	999.39	1137.10	1022.56	1178.67	1209.70	1154.00	1154.00	1154.00	1154.00	1154.00	
		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	942.39	980.28	1011.43	1011.43	1011.43		
Gunnison	Efficiency																												
	One bedroom		458.20		456.60		463.00				388.00		480.80		438.00						538.00								
	Two bed, one bath		601.71		588.00		602.41		688.00		684.00		709.00		709.00		713.00		713.00		734.00								
	Two bed, two bath		713.00		713.00																								
	All		589.20		589.20																								
		577.97		572.88		598.41		688.50		682.67		707.67		707.67		713.50		713.50		732.67									
Lake County	Efficiency		363.00		388.00		388.00		*		*		*		*		*		*		*		*		*		*		
	One bedroom		676.57		554.11		554.11		*		*		*		*		*		*		*		*		*		*		
	Two bed, one bath		577.71		611.56		638.00		*		*		*		*		*		*		*		*		*		*		
	Two bed, two bath		538.00		538.00		538.00		*		*		*		*		*		*		*		*		*		*		
	All		577.79		609.22		636.38		*		*		*		*		*		*		*		*		*		*		
Montrose	Efficiency																												
	One bedroom		508.14		503.59		497.79		517.00		712.37		731.05		525.00		735.16		737.37		737.37								
	Two bed, one bath		623.74		611.11		538.00		613.00		613.00		638.00		613.00		545.20		638.00		588.00								
	Two bed, two bath																												
	All		763.00		763.00		529.75		609.33		710.87		729.29		609.33		730.28		735.87		735.87								
		524.65		527.25		318.54		294.46		294.46		294.46		294.46		294.46		294.46		294.46		400.00		294.46		400.00			
Pueblo	Efficiency	338.00	364.00	404.00	364.00	300.00	318.54	294.46	294.46	294.46	294.46	294.46	294.46	294.46	294.46	294.46	392.00	294.46	400.00	294.46	400.00	294.46	400.00	400.00	394.00	394.00	417.00		
	One bedroom	443.76	435.48	445.36	439.44	449.67	446.32	470.23	444.03	474.38	440.87	452.71	460.03	456.35	465.38	466.99	468.78	464.45	469.16	465.53	470.24	468.62	505.53	516.58	515.37	515.37			
	Two bed, one bath	523.77	539.00	539.25	582.93	555.05	589.78	554.75	564.23	572.90	596.23	574.34	584.00	595.30	597.21	608.62	597.10	627.48	607.59	630.47	612.75	609.34	628.57	634.15	634.15	634.15			
	Two bed, two bath	771.25	874.06	575.00	852.50	749.61	830.13	775.00	891.75	1054.75	863.00	1012.25	874.25	874.25	872.60	862.25	872.00	872.00	872.00	872.00	1087.59	874.25	924.63	1137.54	1185.00	1185.00			
	All	669.00	644.44	668.70	638.59	646.80	658.80	692.50	732.00	730.29	733.93	765.36	758.50	717.50	683.50	827.03	658.07	692.00	689.98	694.25	783.71	694.50	735.68	735.68	735.68	735.68			
		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	589.73	599.46	623.71				
Salida	Efficiency																												
	One bedroom		445.64		446.73																								
	Two bed, one bath		434.57		444.86																								
	Two bed, two bath		438.00		513.00																								
	All		441.63		449.61																								
Southeastern Colorado	Efficiency		413.00		438.00																								
	One bedroom		516.60		516.60		509.40		584.00		413.00		606.20		413.00		538.00				634.00					</			

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

Market Area	Apartment Type	2010	2011				2012				2013				2014				2015				2016				
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	Efficiency																										
	One bedroom		0.84		0.84		1.03		1.10		0.93		0.98		1.05				1.16								1.17
	Two bed, one bath		0.45		0.45		0.45		0.66		0.83		0.83		1.03				0.00								0.70
	Two bed, two bath		0.90																								
	All		0.73		0.73		0.86		1.09		0.89		0.92		1.05				1.13								1.15
Aspen	Efficiency		2.07		2.06				1.86		1.33		1.93		1.93		1.99		1.99		2.00						2.07
	One bedroom		1.73		1.61		1.62		1.59		1.79		1.68		1.66		2.06		2.11		1.73						1.74
	Two bed, one bath		1.31		1.31		1.23		1.20		1.58		1.27		1.27		1.28		1.30		1.31						1.36
	Two bed, two bath		1.18		1.18		0.91		1.35		1.35		1.38		1.38		1.63		1.63		1.43						1.45
	All		1.44		1.40		1.19		1.36		1.49		1.41		1.41		1.65		1.67		1.46						1.48
Buena Vista	Efficiency								-		-		-		-		-		-		-						-
	One bedroom		1.28		1.28				-		-		-		-		-		-		-						-
	Two bed, one bath		0.83		0.82		0.86		-		-		-		-		-		-		-						-
	Two bed, two bath								-		-		-		-		-		-		-						-
	All		0.85		0.84		0.86		-		-		-		-		-		-		-						-
Canon City	Efficiency								-		-		-		-		-		-		-						-
	One bedroom		0.82		0.82				-		-		-		-		-		-		-						-
	Two bed, one bath		0.81		0.81		0.84		-		-		-		-		-		-		-						-
	Two bed, two bath								-		-		-		-		-		-		-						-
	All		0.81		0.81		0.84		-		-		-		-		-		-		-						-
Central Mountains	Efficiency								0.00		0.00		0.00														1.27
	One bedroom								0.45		0.00		0.00														1.06
	Two bed, one bath								0.90		0.84		0.92		0.95		0.94		0.90		1.00						1.24
	Two bed, two bath																		0.56								1.09
	All								0.84		0.92		0.95		0.94		0.94		0.56		1.00						1.09
Colorado Springs	Efficiency	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	1.28	1.30	1.29	1.32	1.30	1.35	1.43	1.43	1.47	1.47
	One bedroom	0.96	0.97	0.98	1.01	1.01	0.99	1.02	1.02	1.03	1.03	1.04	1.07	1.05	1.06	1.10	1.13	1.10	1.13	1.16	1.20	1.21	1.22	1.28	1.28	1.32	1.32
	Two bed, one bath	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	1.03	1.05	1.10	1.10	1.10
	Two bed, two bath	0.89	0.90	0.91	0.91	0.92	0.90	0.95	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	1.08	1.12	1.12	1.17	1.17	1.17
	All	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	1.07	1.09	1.12	1.12	1.24
Durango	Efficiency		1.10		1.13		1.41				1.56		1.66		2.01		2.31		2.36		2.36						2.11
	One bedroom		1.29		1.30		1.47		1.29		1.43		1.35		1.53		1.75		1.70		1.70						1.73
	Two bed, one bath		0.95		1.06		1.15		1.02		1.25		1.23		1.29		1.53		1.52		1.54						1.37
	Two bed, two bath		1.28		1.28		0.93		1.17		0.96		1.03		0.97		1.02		1.02		1.05						1.06
	All		0.97		0.97		1.16		1.23		1.29		1.29		1.16		1.37		1.40		1.40						1.46
Eagle County	Efficiency		3.34		2.66		2.00		2.02		1.83		2.26		2.01		2.31		2.36		2.36						2.11
	One bedroom		1.68		1.53		1.25		1.30		1.33		1.39		1.45		1.86		1.68		1.63						1.78
	Two bed, one bath		1.47		1.57		1.13		1.23		1.28		1.30		1.27		1.44		1.62		1.57						1.51
	Two bed, two bath		1.34		1.30		1.17		1.13		1.24		1.11		1.37		1.48		1.57		1.57						1.70
	All		1.13		1.15		1.06		1.09		1.18		1.08		1.28		1.39		1.60		1.45						1.52
Fort Collins/Loveland	Efficiency	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	2.25	2.33	2.32	2.32	2.32
	One bedroom	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	1.64	1.62	1.62	1.62	1.62
	Two bed, one bath	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	1.42	1.34	1.45	1.45	1.45
	Two bed, two bath	0.98	1.03	1.01	1.10	1.08	1.12	1.16	1.11	1.16	1.15	1.15	1.14	1.18	1.23	1.25	1.31	1.31	1.40	1.38	1.33	1.37	1.39	1.39	1.38	1.38	1.38
	All	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	1.37	1.38	1.40	1.40	1.40
Fort Morgan/Brush	Efficiency																										0.74
	One bedroom		0.68		0.66		0.75		0.76		0.78		0.79		0.71		0.75		0.75		0.73						0.74
	Two bed, one bath		0.68		0.67		0.61		0.55		0.68		0.60		0.74		0.84		0.88		0.74						0.69
	Two bed, two bath								0.46																		
	All		0.57		0.56		0.56		0.53		0.56		0.56		0.94		0.75		0.75		0.57						0.58

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				2016				
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	To 1959																													
	1960-69																													
	1970-79																													
	1980-89									0.0		0.0																		0.0
	1990-99																													
	2000-09																													
2010+																														
Aspen	To 1959																													
	1960-69																													
	1970-79																													
	1980-89										1.8		1.8			3.5		1.8			1.8		0.0			1.7			1.7	
	1990-99									0.0		0.0			4.2		8.3			0.0		0.0			0.0			0.0		
	2000-09			1.6			1.6			3.3		0.8		2.4		4.1				1.6		1.6			0.0			0.0		
2010+																														
Buena Vista	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Canon City	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Central Mountains	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Colorado Springs	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Durango	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Eagle County	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Fort Collins/ Loveland	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														
Fort Morgan/ Brush	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-09																													
2010+																														

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

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

Market Area	Age of Building	2010		2011				2012				2013				2014				2015				2016				
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	To 1959																											
	1960-69												0.0		50.0		0.0		50.0		0.0		0.0		0.0		0.0	
	1970-79												0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	1980-89												0.0		10.0		16.7		0.0		6.3		6.3		0.0		6.3	
	1990-99				1.8		7.3				9.1				5.0		0.0		4.9		8.5		2.8		7.2		4.3	
	2000-09												10.9		7.3													
2010+												0.0				0.0										50.0		
Grand Junction	To 1959	0.0	5.7	0.0	8.3	10.0	4.0	0.0	0.0	6.3	12.5	4.2	8.3	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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		
	1970-79	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	0.0	3.9	3.2	0.0	0.0
	1980-89	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	1.6	11.1	0.0	0.0	0.0
	1990-99	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	0.0	9.3	1.5	0.0	0.0
	2000-09																											
2010+																												
Greelev	To 1959																											
	1960-69	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	4.3	10.1	1.4	0.0	
	1970-79	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	3.9	6.9	7.7	0.0	0.0
	1980-89	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	2.3	4.7	5.6			0.0	0.0	10.0	0.0	0.0	0.0
	1990-99	2.0	5.6	8.6	0.0	2.6	2.6	7.7	0.0	0.0	5.1	2.6	2.6	2.6	2.6	0.0	6.5	0.0	0.0	0.0			0.0	0.0	0.0	7.8	0.0	0.0
	2000-09																											
2010+																												
Gunnison	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Lake County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Montrose	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Pueblo	To 1959	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	0.0	7.1	5.0	0.0	
	1960-69	5.7	3.5	5.4																								
	1970-79	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	1.2	2.1	2.6	0.0	
	1980-89	6.5	7.4	2.8																								
	1990-99																											
	2000-09																											
2010+																												
Salida	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Southeastern Colorado	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Steamboat Springs	To 1959																											
	1960-69																											
	1970-79																											
	1980-89	3.3		0.0		2.3		3.3		4.1		0.0		2.1		0.0		2.3		0.0		0.0					0.0	
	1990-99																											
	2000-09																											
2010+																												
Sterling	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99	0.0		0.0		8.3																						
	2000-09	2.7		0.9																								
2010+	3.5		0.0		12.5		1.9		4.5		0.9		0.0		0.0		0.0		3.6		1.2		3.1			1.8		
Summit County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89	3.3				3.3		0.0		3.3		0.0		0.0														

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

Market Area	Size	2010				2011				2012				2013				2014				2015				2016			
		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	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	-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	0.0	13.6	-2.2			
	9 to 50	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	4.2	16.2	6.6			
	51 to 99	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	-0.8	-3.3	-1.3			
	100 - 199	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	5.7	14.3	8.8			
	200 - 349	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	7.3	8.1	8.6			
	350 up	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	1.2	4.9	5.4			
Average	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	5.9	7.9	7.5				
Durango	2 to 8																												
	9 to 50																												
	51 to 99																												
	100 - 199																												
	200 - 349																												
	350 up																												
Average																													
Eagle County	2 to 8																												
	9 to 50																												
	51 to 99																												
	100 - 199																												
	200 - 349																												
	350 up																												
Average																													
Fort Collins/Loveland	2 to 8	0.0	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	0.2	-1.1				
	9 to 50	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					0.0	1.6				
	51 to 99	2.0	5.4	4.4	-2.7	9.2	10.8	3.7	20.4	15.4	0.2	6.1			12.2	-0.4			18.2	0.8	18.0		8.8	10.2	5.0	6.7	3.0	4.3	
	100 - 199	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	7.8	7.7	14.0			
	200 - 349	9.2	12.0	9.2	20.6	11.2	11.0	7.2	6.2	9.9	0.4	11.8	2.3	5.1	8.2	11.4	7.3	17.4	17.6	9.9	12.8	6.0	7.8	9.8	12.0	9.9			
	350 up									-3.5																			
Average	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	10.4	8.9	10.0				
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				2016			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Glenwood Springs	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	Average																										
Grand Junction	2 to 8	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	-0.6	4.6	0.2	
	9 to 50	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	-2.0	-1.8	-0.6	
	51 to 99	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	0.0	0.0	0.0	0.0	
	100 - 199	8.4	3.5	7.5	3.4	3.7																					
	200 - 349																										
	Average	2.4	4.1	6.6	1.6	8.5	13.6	-7.7	0.0	1.6	1.6	1.0	3.2	-4.9	7.9	8.4	1.8	-2.3	0.5	2.5	3.1	0.5	0.4	-1.1	-1.0	-9.3	
Greeley	2 to 8	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	0.0	11.7	-0.2
	9 to 50	-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	-0.3	-6.2	-0.1	
	51 to 99	4.2	15.5	22.3	2.0	4.6	6.0	3.6	3.7	1.3	0.0	8.2	17.7	16.3	90.0		9.6	16.5	13.3	8.0			6.1	12.4	2.4	-0.1	
	100 - 199	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	21.9	20.2	4.9	
	200 - 349	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						
	Average	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
Gunnison	2 to 8	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	19.6	18.0	4.2	
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	Average																										
Lake County	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	Average																										
Montrose	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	Average																										
Pueblo	2 to 8	9.6	1.6	-1.8	7.6	1.2	0.6	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	0.0	-5.7	-2.0	
	9 to 50	-3.0	3.4	0.7	-6.1	4.5	2.3	1.7	2.1	3.1	1.4	1.1	2.2	-1.6	3.3	-0.2	-0.9	1.3	12.6	4.9	-1.5	4.9	-1.7	1.4	5.4	3.1	
	51 to 99	1.6	5.1	2.3	9.5	5.4	3.3												16.5	9.0	17.0					0.3	
	100 - 199	7.6	1.0	8.5	3.5	6.6	2.6									6.4	15.9				0.7	6.0				7.2	
	200 - 349	-4.4	3.8	-1.1		4.3	37.2				31.8																
	Average	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	1.3	4.2	5.1	
Salida	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	Average																										
Southeastern Colorado	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	Average																										
Steamboat Springs	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	Average																										
Sterling	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	Average																										
Summit County	2 to 8																										
	9 to 50																										
	51 to 99																										
	100 - 199																										
	200 - 349																										
	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	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
TOTAL UNITS AVAILABLE	2008	43960	19186	11706	9254		2011	44344	19797	11706	9270
UNITS ADDED SINCE LAST SURVEY	Third Qtr	44	72	0	0		First Qtr	21	0	0	0
TOTAL UNITS AVAILABLE		44004	19258	11706	9254			44365	19797	11706	9270
QUARTERLY VACANCY RATE		9.2	4.1	5.5	6.8			5.2%	1.0%	1.3%	7.3%
UNITS RENTED		39956	18468	11062	8625			42058	19601	11550	8589
UNITS VACANT		4048	790	644	629			2307	792	445	686
NUMBER ABSORBED THIS TIME PERIOD		480	1009	70	-37			907	635	441	265
TOTAL UNITS AVAILABLE	2008	44004	19258	11706	9254		2011	44365	19797	11706	9270
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	12	42	0	0		Second Qtr	0	0	0	0
TOTAL UNITS AVAILABLE		44016	19300	11706	9254			44365	19797	11706	9270
QUARTERLY VACANCY RATE		0.104	0.0	0.081	0.072			5.2%	1.0%	1.3%	7.3%
UNITS RENTED		39438	18489	10758	8588			42058	19601	11550	8589
UNITS VACANT		4578	811	948	666			2307	792	445	686
NUMBER ABSORBED THIS TIME PERIOD		-518	40	-304	-37			0	0	0	0
TOTAL UNITS AVAILABLE	2009	44016	19300	11706	9254		2011	44365	19797	11706	9270
UNITS ADDED SINCE LAST SURVEY	First Qtr	0	170	0	0		Third Qtr	0	332	18	0
TOTAL UNITS AVAILABLE		44016	19470	11706	9254			44365	20129	11724	9270
QUARTERLY VACANCY RATE		0.1	4.4	8.4	7.4			6.2%	2.2%	1.8%	7.4%
UNITS RENTED		38866	18613	10723	8569			41592	19695	11508	8588
UNITS VACANT		5150	857	983	685			2773	434	216	682
NUMBER ABSORBED THIS TIME PERIOD		-572	124	-35	-19			-22	358	229	4
TOTAL UNITS AVAILABLE	2009	44016	19470	11706	9254		2011	44365	20129	11724	9270
UNITS ADDED SINCE LAST SURVEY	Second Qtr	223	267	0	47		Fourth Qtr	77	0	25	0
TOTAL UNITS AVAILABLE		44239	19737	11706	9301			44442	20129	11749	9270
QUARTERLY VACANCY RATE		9.8%	9.9%	9.1%	8.5%			6.7%	3.0%	6.4%	7.3%
UNITS RENTED		39904	17783	10641	8510			41471	19532	11002	8597
UNITS VACANT		4335	1954	1065	791			2971	597	747	673
NUMBER ABSORBED THIS TIME PERIOD		1038	-830	-82	-59			-199	-163	-531	9

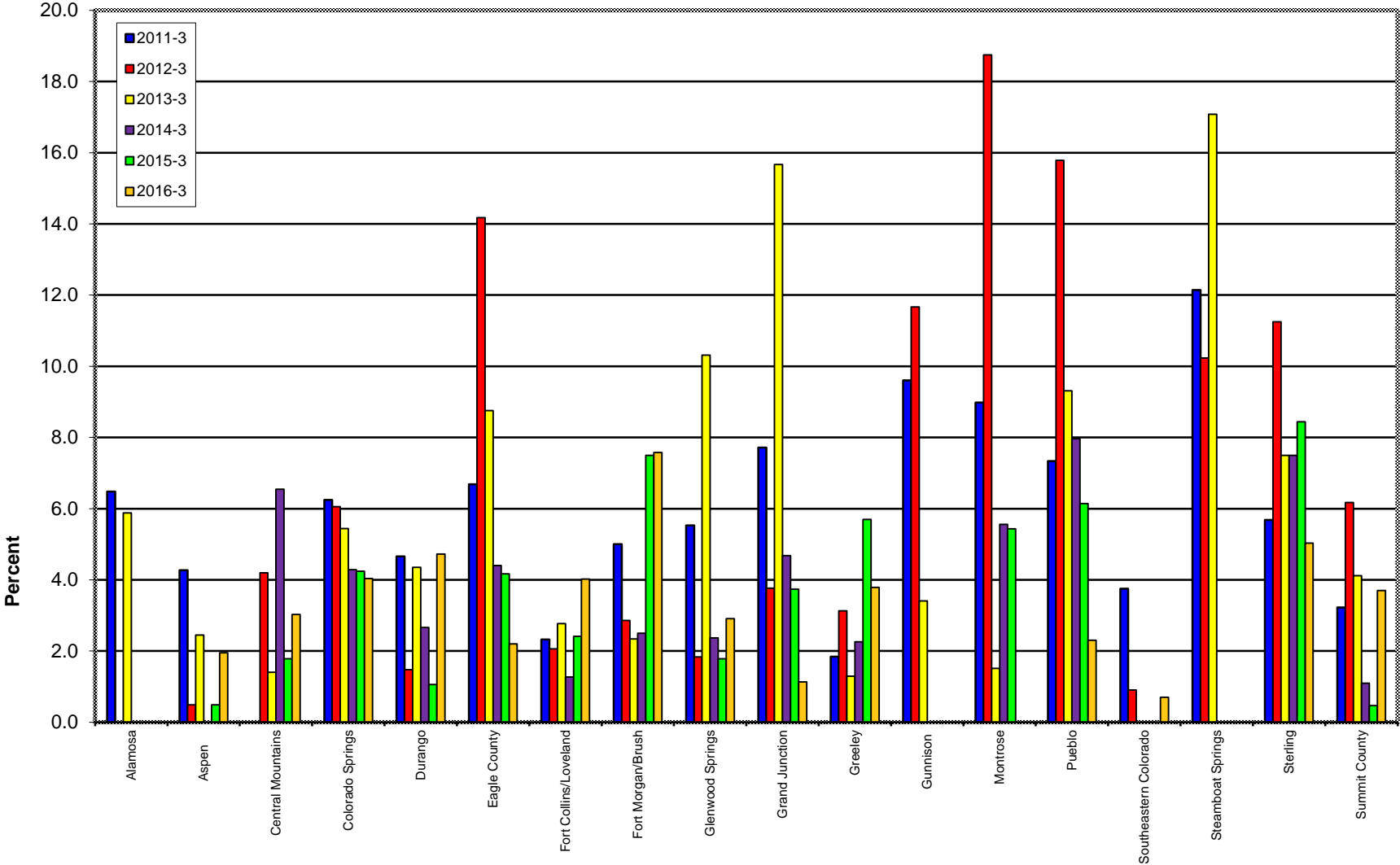
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	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	131	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
TOTAL UNITS AVAILABLE	2013	45434	20601	11812	9274		2016	47211	21668	12345	9279
UNITS ADDED SINCE LAST SURVEY	Third Qtr	0	205	6	5		First Qtr	96	155	162	5
TOTAL UNITS AVAILABLE		45434	20806	11818	9279			47307	21823	12507	9284
QUARTERLY VACANCY RATE		5.4%	2.9%	1.3%	9.3%			5.0%	2.0%	3.7%	5.7%
UNITS RENTED		42962	20213	11665	8419			44927	21380	12050	8755
UNITS VACANT		2472	593	153	860			2380	443	457	529
NUMBER ABSORBED THIS TIME PERIOD		-36	551	105	170			-5	-3	-6	0
TOTAL UNITS AVAILABLE	2013	45434	20806	11818	9279		2016	47307	21823	12507	9284
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	308	10	0	0		Second Qtr	319	0	154	0
TOTAL UNITS AVAILABLE		45742	20816	11818	9279			47626	21823	12661	9284
QUARTERLY VACANCY RATE		7.1%	1.9%	6.3%	8.3%			5.0%	2.9%	3.5%	2.1%
UNITS RENTED		42477	20416	11072	8508			45225	21199	12220	9086
UNITS VACANT		3265	400	746	771			2401	624	441	198
NUMBER ABSORBED THIS TIME PERIOD		-793	193	-593	90			-21	-181	16	330
TOTAL UNITS AVAILABLE	2014	45742	20816	11818	9279		2016	47626	21823	12661	9284
UNITS ADDED SINCE LAST SURVEY	First Qtr	0	108	0	0		Third Qtr	108	93	90	0
TOTAL UNITS AVAILABLE		45742	20924	11818	9279			47734	21916	12751	9284
QUARTERLY VACANCY RATE		6.7%	1.6%	4.4%	8.1%			4.0%	3.3%	3.8%	2.3%
UNITS RENTED		42672	20586	11297	8524			45806	21198	12268	9070
UNITS VACANT		3070	338	521	755			1928	718	483	214
NUMBER ABSORBED THIS TIME PERIOD		195	62	225	15			473	-94	-42	-16
TOTAL UNITS AVAILABLE	2014	45742	20924	11818	9279		2016				
UNITS ADDED SINCE LAST SURVEY	Second Qtr	240	18	48	0		Fourth Qtr				
TOTAL UNITS AVAILABLE		45982	20942	11866	9279						
QUARTERLY VACANCY RATE		5.5%	2.9%	4.1%	6.7%						
UNITS RENTED		43433	20334	11380	8660						
UNITS VACANT		2549	608	486	619						
NUMBER ABSORBED THIS TIME PERIOD		521	-271	35	137						

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 Alamosa

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

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

Vacancy Rates During the Current Quarter Aspen

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700						11 0.0%														11 0.0%	
\$701 to \$725		22 0.0%																			22 0.0%
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850										1 26 3.8%										1 26 3.8%	
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950						22 0.0%															22 0.0%
\$951 to \$975													2 24 8.3%								2 24 8.3%
\$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										37 0.0%											37 0.0%
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300										1 0.0%											1 0.0%
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		22 0.0%			33 0.0%			38 0.0%		2 88 2.3%			2 24 8.3%						4 205 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
Central Mountains**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700									5	136	3.7%									5	136	3.7%
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900						27	0.0%		2	32	6.3%									2	59	3.4%
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000									3	108	2.8%									3	108	2.8%
\$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						27	0.0%		10	276	3.6%				27	0.0%				10	330	3.0%

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

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		2	0.0%		2	0.0%														4	0.0%			
\$451 to \$475								1	0.0%															
\$476 to \$500		6	0.0%							1	0.0%										7	0.0%		
\$501 to \$525																								
\$526 to \$550		43	0.0%		29	0.0%															72	0.0%		
\$551 to \$575	2	216	0.9%	7	120	5.8%														9	336	2.7%		
\$576 to \$600	3	82	3.7%	1	88	1.1%					65	0.0%								4	235	1.7%		
\$601 to \$625		60	0.0%	7	224	3.1%															7	284	2.5%	
\$626 to \$650		118	0.0%	10	256	3.9%	1	4	25.0%				2	11	18.2%					13	389	3.3%		
\$651 to \$675		2	0.0%	11	354	3.1%			4	0.0%						23	0.0%			11	383	2.9%		
\$676 to \$700		8	0.0%	27	667	4.0%	1	56	1.8%											28	731	3.8%		
\$701 to \$725	1	9	11.1%	21	188	11.2%	2	144	1.4%											24	341	7.0%		
\$726 to \$750		12	0.0%	7	315	2.2%	2	89	2.2%											9	416	2.2%		
\$751 to \$775		32	0.0%	8	234	3.4%	2	72	2.8%											10	338	3.0%		
\$776 to \$800	4	47	8.5%		30	0.0%	10	364	2.7%							7	0.0%			14	448	3.1%		
\$801 to \$825		48	0.0%	14	379	3.7%	9	276	3.3%											23	703	3.3%		
\$826 to \$850	2	94	2.1%	28	507	5.5%	25	549	4.6%											55	1150	4.8%		
\$851 to \$875		16	0.0%	6	305	2.0%	10	165	6.1%	1	32	3.1%								17	518	3.3%		
\$876 to \$900				10	247	4.0%	10	158	6.3%	4	291	1.4%				3	0.0%			24	699	3.4%		
\$901 to \$925	2	36	5.6%	37	632	5.9%	7	324	2.2%		1	0.0%								46	993	4.6%		
\$926 to \$950		3	0.0%	25	660	3.8%		12	0.0%	2	30	6.7%				1	32	3.1%		28	737	3.8%		
\$951 to \$975	4	101	4.0%	11	294	3.7%	5	97	5.2%				1	45	2.2%					21	537	3.9%		
\$976 to \$1000				4	172	2.3%	3	161	1.9%	14	288	4.9%				1	30	3.3%		22	651	3.4%		
\$1001 to 1025				9	356	2.5%	14	318	4.4%	1	37	2.7%				4	42	0.0%		24	753	3.2%		
\$1026 to 1050				32	848	3.8%	2	64	3.1%	17	283	6.0%				4	39	10.3%		55	1234	4.5%		
\$1051 to 1075		36	0.0%	9	288	3.1%	19	232	8.2%	19	284	6.7%								47	840	5.6%		
\$1076 to 1100				2	170	1.2%		169	0.0%	36	511	7.0%				1	0.0%			38	851	4.5%		
\$1101 to 1125	8	104	7.7%	21	244	8.6%				1	156	0.6%				2	0.0%	8	136	5.9%	38	642	5.9%	
\$1126 to 1150		64	0.0%	8	141	5.7%	1	72	1.4%	10	151	6.6%				41	0.0%			19	469	4.1%		
\$1151 to 1175				3	151	2.0%	3	164	1.8%	13	244	5.3%				29	0.0%	4	50	8.0%	23	638	3.6%	
\$1176 to 1200	1	52	1.9%	2	201	1.0%	9	234	3.8%	15	267	5.6%				12	0.0%			27	766	3.5%		
\$1201 to 1225	4	52	7.7%	18	429	4.2%	4	60	6.7%	2	185	1.1%								28	726	3.9%		
\$1226 to 1250				1	52	1.9%	3	40	7.5%	8	268	3.0%				25	0.0%			12	385	3.1%		
\$1251 to 1275								24	0.0%	4	208	1.9%				1	9	11.1%		5	241	2.1%		
\$1276 to 1300				4	156	2.6%	4	32	12.5%	20	512	3.9%				5	0.0%	4	56	7.1%	32	761	4.2%	
\$1301 to 1325							5	52	9.6%	3	108	2.8%				4	0.0%			8	164	4.9%		
\$1326 to 1350										5	126	4.0%				12	104	11.5%	2	0.0%	17	232	7.3%	
\$1351 to 1375							4	116	3.4%	3	136	2.2%				16	0.0%			7	268	2.6%		
\$1376 to 1400							5	108	4.6%	30	512	5.9%				1	23	4.3%		36	643	5.6%		
\$1401 to 1425										7	192	3.6%								7	192	3.6%		
\$1426 to 1450										12	135	8.9%				4	56	7.1%	1	16	6.3%	17	207	8.2%
\$1451 to 1475										14	391	3.6%				1	28	3.6%		15	419	3.6%		
\$1476 to 1400										18	301	6.0%				1	72	1.4%		19	373	5.1%		
\$1501 to 1525																16	0.0%				16	0.0%		
\$1526 to 1550															3	116	2.6%			3	116	2.6%		
\$1551 to 1575																		1	8	12.5%	1	8	12.5%	
\$1576 to 1500																								
\$1601 to 1625										3	90	3.3%				12	0.0%			3	102	2.9%		
\$1626 to 1650													1	28	3.6%					1	28	3.6%		
\$1651 to 1675													1	65	1.5%					1	65	1.5%		
\$1676 to 1600													2	54	3.7%					2	54	3.7%		
\$1701 to 1725													1	9	11.1%					1	9	11.1%		
\$1726 to 1750													3	33	9.1%					3	33	9.1%		
\$1751 to 1775																3	16	18.8%		3	16	18.8%		
\$1776 to 1800																								
\$1801 to 1825																								
\$1826 to 1850																1	24	4.2%		1	24	4.2%		
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS	31	1243	2.5%	343	8739	3.9%	160	4161	3.8%	262	5804	4.5%	44	1002	4.4%	18	298	6.0%		858	21247	4.0%		

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

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

Vacancy Rates During the Current Quarter 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																											
\$526 to \$550		24	0.0%																	24	0.0%						
\$551 to \$575																											
\$576 to \$600																											
\$601 to \$625					1	164	0.6%													1	164	0.6%					
\$626 to \$650					6	164	3.7%			1	4	25.0%								7	168	4.2%					
\$651 to \$675					2	110	1.8%													2	110	1.8%					
\$676 to \$700																											
\$701 to \$725										2	111	1.8%								2	111	1.8%					
\$726 to \$750						15	0.0%														15	0.0%					
\$751 to \$775										2	40	5.0%								2	40	5.0%					
\$776 to \$800		3	37	8.1%																3	37	8.1%					
\$801 to \$825					1	132	0.8%			2	32	6.3%								3	164	1.8%					
\$826 to \$850		2	24	8.3%						1	18	5.6%								3	42	7.1%					
\$851 to \$875			16	0.0%		4	105	3.8%												4	121	3.3%					
\$876 to \$900						7	134	5.2%					121	0.0%		3	0.0%			7	258	2.7%					
\$901 to \$925					25	320	7.8%			3	156	1.9%								28	476	5.9%					
\$926 to \$950			3	0.0%		11	124	8.9%												11	127	8.7%					
\$951 to \$975		4	88	4.5%																4	88	4.5%					
\$976 to \$1000											29	0.0%									29	0.0%					
\$1001 to 1025					1	104	1.0%			5	188	2.7%		25	0.0%					6	317	1.9%					
\$1026 to 1050					10	232	4.3%						7	147	4.8%					17	379	4.5%					
\$1051 to 1075					5	88	5.7%			18	140	12.9%		8	80	10.0%				31	308	10.1%					
\$1076 to 1100																											
\$1101 to 1125						62	0.0%						1	12	8.3%					1	76	1.3%					
\$1126 to 1150																25	0.0%				25	0.0%					
\$1151 to 1175										2	32	6.3%				29	0.0%			2	61	3.3%					
\$1176 to 1200										1	40	2.5%								1	40	2.5%					
\$1201 to 1225					7	100	7.0%							47	0.0%					7	147	4.8%					
\$1226 to 1250														6	208	2.9%				6	209	2.9%					
\$1251 to 1275														1	64	1.6%				1	64	1.6%					
\$1276 to 1300														10	200	5.0%				2	202	5.0%					
\$1301 to 1325																											
\$1326 to 1350																8	80	10.0%		2	0.0%						
\$1351 to 1375																											
\$1376 to 1400																											
\$1401 to 1425																											
\$1426 to 1450																											
\$1451 to 1475													3	150	2.0%				1	16	6.3%						
\$1476 to 1400																					4	166	2.4%				
\$1501 to 1525																											
\$1526 to 1550																24	0.0%				24	0.0%					
\$1551 to 1575																											
\$1576 to 1500																											
\$1601 to 1625																											
\$1626 to 1650																											
\$1651 to 1675																											
\$1676 to 1600																											
\$1701 to 1725																											
\$1726 to 1750																											
\$1751 to 1775																											
\$1776 to 1800																											
\$1801 to 1825																											
\$1826 to 1850																											
\$1851 to 1875																											
\$1876 to 1900																											
\$1901 to 1926																											
\$1926 to 1950																											
\$1951 to 1975																											
\$1976 to 2000																											
\$2000 and up																											
TOTALS		9	192	4.7%		80	1854	4.3%		37	790	4.7%		36	1054	3.4%		9	194	4.6%		2	0.0%		171	4086	4.2%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		9	0.0%																	9	0.0%
\$551 to \$575				7	120	5.8%													7	120	5.8%
\$576 to \$600		3	0.0%																3		0.0%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675				4	87	4.6%													4	87	4.6%
\$676 to \$700							1	56	1.8%										1	56	1.8%
\$701 to \$725				2	90	2.2%													2	90	2.2%
\$726 to \$750																					
\$751 to \$775				1	9	11.1%													1	9	11.1%
\$776 to \$800							2	113	1.8%										2	113	1.8%
\$801 to \$825				2	100	2.0%													2	100	2.0%
\$826 to \$850		10	0.0%	13	307	4.2%													13	317	4.1%
\$851 to \$875				2	60	3.3%													2	60	3.3%
\$876 to \$900								38	0.0%											38	0.0%
\$901 to \$925				2	120	1.7%													2	120	1.7%
\$926 to \$950				1	200	0.5%		11	0.0%	2	30	6.7%							3	241	1.2%
\$951 to \$975					34	0.0%	3	79	3.8%										3	113	2.7%
\$976 to \$1000					100	0.0%	3	132	2.3%										3	232	1.3%
\$1001 to 1025							9	130	6.9%										9	130	6.9%
\$1026 to 1050				18	482	3.7%		5	0.0%										18	503	3.6%
\$1051 to 1075										8	144	5.6%							8	144	5.6%
\$1076 to 1100				1	72	1.4%				4	202	2.0%							5	274	1.8%
\$1101 to 1125	1	24	4.2%								144	0.0%				8	136	5.9%	9	304	3.0%
\$1126 to 1150		64	0.0%	1	50	2.0%		48	0.0%	3	31	9.7%		16	0.0%				4	209	1.9%
\$1151 to 1175				3	151	2.0%										4	50	8.0%	7	201	3.5%
\$1176 to 1200	1	52	1.9%	2	201	1.0%	1	90	1.1%	15	243	6.2%							19	586	3.2%
\$1201 to 1225				3	136	2.2%													3	136	2.2%
\$1226 to 1250																					
\$1251 to 1275										3	72	4.2%	1	9	11.1%				4	81	4.9%
\$1276 to 1300				4	156	2.6%				6	136	4.4%							10	292	3.4%
\$1301 to 1325							5	52	9.6%					4	0.0%				5	56	8.9%
\$1326 to 1350										5	126	4.0%	4	24	16.7%				9	150	6.0%
\$1351 to 1375														16	0.0%				16		0.0%
\$1376 to 1400							3	56	5.4%	16	337	4.7%	1	11	9.1%				20	404	5.0%
\$1401 to 1425													3	24	12.5%	1	16	6.3%	4	40	10.0%
\$1426 to 1450														12	0.0%				2	120	1.7%
\$1451 to 1475										17	136	12.5%	1	28	3.6%				18	164	11.0%
\$1476 to 1400														16	0.0%				16		0.0%
\$1501 to 1525													1	12	8.3%				1	12	8.3%
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500										3	90	3.3%							3	90	3.3%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675														1	32	3.1%			1	32	3.1%
\$1676 to 1600																					
\$1701 to 1725														1	9	11.1%			1	9	11.1%
\$1726 to 1750														3	33	9.1%			3	33	9.1%
\$1751 to 1775																					
\$1776 to 1800														3	16	18.8%			3	16	18.8%
\$1801 to 1825																					
\$1826 to 1850														1	24	4.2%			1	24	4.2%
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	162	1.2%	66	2475	2.7%	27	810	3.3%	84	1815	4.6%	20	286	7.0%	13	202	6.4%	212	5750	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
Colorado Springs - Southeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450					1	0.0%														1	0.0%	
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550		2	0.0%																	2	0.0%	
\$551 to \$575																						
\$576 to \$600		20	0.0%																	20	0.0%	
\$601 to \$625																						
\$626 to \$650		67	0.0%																	67	0.0%	
\$651 to \$675		2	0.0%		3	100	3.0%													3	102	2.9%
\$676 to \$700		8	0.0%		27	638	4.2%													27	646	4.2%
\$701 to \$725		4	0.0%																	4		0.0%
\$726 to \$750					5	167	3.0%													5	167	3.0%
\$751 to \$775		32	0.0%						32	0.0%										32	119	0.0%
\$776 to \$800								6	204	2.9%										6	241	2.5%
\$801 to \$825		48	0.0%																	48		0.0%
\$826 to \$850								4	80	5.0%										4	80	5.0%
\$851 to \$875					88	0.0%		9	145	6.2%	1	32	3.1%							10	265	3.8%
\$876 to \$900								5	36	13.9%	4	170	2.4%							9	206	4.4%
\$901 to \$925	2	24	8.3%	10	192	5.2%	4	167	2.4%											16	383	4.2%
\$926 to \$950					12	0.0%															12	0.0%
\$951 to \$975													1	45	2.2%					1	45	2.2%
\$976 to \$1000				4	72	5.6%					14	288	4.9%	1	6	16.7%				19	366	5.2%
\$1001 to \$1025														42	0.0%						42	0.0%
\$1026 to \$1050																						
\$1051 to \$1075				1	92	1.1%			44	0.0%										1	136	0.7%
\$1076 to \$1100								4	0.0%				23	168	13.7%		1	0.0%		23	173	13.3%
\$1101 to \$1125																						
\$1126 to \$1150											3	60	5.0%							3	60	5.0%
\$1151 to \$1175																						
\$1176 to \$1200																						
\$1201 to \$1225																						
\$1226 to \$1250																						
\$1251 to \$1275								24	0.0%											24		0.0%
\$1276 to \$1300										1	28	3.6%					4	0.0%		1	32	3.1%
\$1301 to \$1325																						
\$1326 to \$1350																						
\$1351 to \$1375											2	128	1.6%							2	128	1.6%
\$1376 to \$1400																						
\$1401 to \$1425																						
\$1426 to \$1450													1	20	5.0%					1	20	5.0%
\$1451 to \$1475																						
\$1476 to \$1400														12	0.0%					12		0.0%
\$1501 to \$1525																						
\$1526 to \$1550														56	0.0%					56		0.0%
\$1551 to \$1575																						
\$1576 to \$1500																						
\$1601 to \$1625																						
\$1626 to \$1650																						
\$1651 to \$1675																						
\$1676 to \$1600																						
\$1701 to \$1725																						
\$1726 to \$1750																						
\$1751 to \$1775																						
\$1776 to \$1800																						
\$1801 to \$1825																						
\$1826 to \$1850																						
\$1851 to \$1875																						
\$1876 to \$1900																						
\$1901 to \$1926																						
\$1926 to \$1950																						
\$1951 to \$1975																						
\$1976 to \$2000																						
\$2000 and up																						
TOTALS	2	207	1.0%	50	1447	3.5%	28	736	3.8%	48	874	5.5%	3	182	1.6%	11	0.0%	131	3457	3.8%		

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

Vacancy Rates During the Current Quarter 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					28	0.0%														28	0.0%	
\$551 to \$575	2	216	0.9%																2	216	0.9%	
\$576 to \$600	1	45	2.2%																1	45	2.2%	
\$601 to \$625																						
\$626 to \$650		30	0.0%		3	72	4.2%													3	102	2.9%
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725	1	5	20.0%	15	74	20.3%		33	0.0%										16	112	14.3%	
\$726 to \$750				2	133	1.5%	1	72	1.4%										3	205	1.5%	
\$751 to \$775																						
\$776 to \$800	1	10	10.0%																1	10	10.0%	
\$801 to \$825																						
\$826 to \$850		60	0.0%	9	108	8.3%	15	313	4.8%										24	481	5.0%	
\$851 to \$875					52	0.0%														52	0.0%	
\$876 to \$900				3	113	2.7%													3	113	2.7%	
\$901 to \$925																						
\$926 to \$950					1	140	0.7%	2	18	11.1%									3	158	1.9%	
\$951 to \$975																				24	0.0%	
\$976 to \$1000													24	0.0%						24	0.0%	
\$1001 to 1025				4	190	2.1%													4	190	2.1%	
\$1026 to 1050				4	134	3.0%	2	59	3.4%	10	120	8.3%	4	38	10.5%				20	351	5.7%	
\$1051 to 1075																						
\$1076 to 1100				1	32	3.1%		150	0.0%	9	108	8.3%							10	290	3.4%	
\$1101 to 1125	7	80	8.8%																7	80	8.8%	
\$1126 to 1150				7	80	8.8%				4	60	6.7%							11	140	7.9%	
\$1151 to 1175											104	0.0%								104	0.0%	
\$1176 to 1200							7	104	6.7%		24	0.0%		12	0.0%				7	140	5.0%	
\$1201 to 1225							1	40	2.5%	2	82	2.4%							3	122	2.5%	
\$1226 to 1250				1	52	1.9%	3	40	7.5%					24	0.0%				4	116	3.4%	
\$1251 to 1275											72	0.0%								72	0.0%	
\$1276 to 1300							4	32	12.5%	3	148	2.0%							7	180	3.9%	
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375							4	116	3.4%										4	116	3.4%	
\$1376 to 1400										4	63	6.3%		12	0.0%				4	75	5.3%	
\$1401 to 1425																						
\$1426 to 1450										6	75	8.0%		12	0.0%				6	87	6.9%	
\$1451 to 1475										3	55	5.5%							3	55	5.5%	
\$1476 to 1400														32	0.0%					32	0.0%	
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																1	8	12.5%	1	8	12.5%	
\$1601 to 1625																						
\$1626 to 1650													16	0.0%						16	0.0%	
\$1651 to 1675												1	28	3.6%					1	28	3.6%	
\$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	12	446	2.7%	50	1208	4.1%	39	977	4.0%	41	911	4.5%	5	198	2.5%	1	8	12.5%	148	3748	3.9%	

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

**Vacancy Rates During the Current Quarter
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																						
\$551 to \$575																						
\$576 to \$600										65	0.0%								65	0.0%		
\$601 to \$625																						
\$626 to \$650													2	11	18.2%				2	11	18.2%	
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775				2	54	3.7%													2	54	3.7%	
\$776 to \$800																						
\$801 to \$825							6	216	2.8%										6	216	2.8%	
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900							5	84	6.0%										5	84	6.0%	
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075		36	0.0%																		36	0.0%
\$1076 to 1100																						
\$1101 to 1125				3	48	6.3%													3	48	6.3%	
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225							3	20	15.0%										3	20	15.0%	
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300															4	52	7.7%		4	52	7.7%	
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450										6	60	10.0%							6	60	10.0%	
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575															2	24	8.3%		2	24	8.3%	
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		36	0.0%	5	102	4.9%	14	320	4.4%	6	125	4.8%	4	35	11.4%	4	52	7.7%	33	670	4.9%	

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																						
\$401 to \$425																						
\$426 to \$450		2	0.0%																	2	0.0%	
\$451 to \$475																						
\$476 to \$500		6	0.0%					1	0.0%											7	0.0%	
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600	2	14	14.3%	1	33	3.0%														3	47	6.4%
\$601 to \$625		60	0.0%	6	60	10.0%														6	120	5.0%
\$626 to \$650		21	0.0%	1	20	5.0%														1	41	2.4%
\$651 to \$675																						
\$676 to \$700																					29	0.0%
\$701 to \$725				4	24	16.7%														4	24	16.7%
\$726 to \$750	12		0.0%				1	17	5.9%											1	29	3.4%
\$751 to \$775							5	116	4.3%											5	116	4.3%
\$776 to \$800							2	46	4.3%											2	46	4.3%
\$801 to \$825																						
\$826 to \$850				6	92	6.5%	5	138	3.6%											11	230	4.8%
\$851 to \$875							1	20	5.0%											1	20	5.0%
\$876 to \$900																						
\$901 to \$925								1	0.0%												1	0.0%
\$926 to \$950				13	324	4.0%		1	0.0%				1	29	3.4%					14	354	4.0%
\$951 to \$975	13		0.0%																		13	0.0%
\$976 to \$1000																						
\$1001 to 1025										1	12	8.3%								1	12	8.3%
\$1026 to 1050															1	0.0%				1	1	0.0%
\$1051 to 1075							1	48	2.1%											1	60	1.7%
\$1076 to 1100								15	0.0%												15	0.0%
\$1101 to 1125																						
\$1126 to 1150					11	0.0%	1	24	4.2%											1	35	2.9%
\$1151 to 1175										13	140	9.3%								13	140	9.3%
\$1176 to 1200																						
\$1201 to 1225				3	136	2.2%														3	136	2.2%
\$1226 to 1250										2	60	3.3%								2	60	3.3%
\$1251 to 1275																						
\$1276 to 1300														3	0.0%						3	0.0%
\$1301 to 1325																						
\$1326 to 1350										1	8	12.5%								1	8	12.5%
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475										1	165	0.6%								1	165	0.6%
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675														22	0.0%						22	0.0%
\$1676 to 1600														1	0.0%						1	0.0%
\$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	128	1.6%	39	845	4.6%	11	311	3.5%	18	397	4.5%	1	56	1.8%				71	1737	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 Durango

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625					10	0.0%														10	0.0%	
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700								24	0.0%											24	0.0%	
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850					1	0.0%														1	0.0%	
\$851 to \$875					4	0.0%	4	36	11.1%										4	40	10.0%	
\$876 to \$900				4	60	6.7%				1	0.0%								4	61	6.6%	
\$901 to \$925					3	0.0%				4	0.0%									7	0.0%	
\$926 to \$950				1	4	25.0%		2	0.0%	4	0.0%								1	10	10.0%	
\$951 to \$975				1	3	33.3%				2	0.0%								1	5	20.0%	
\$976 to \$1000					1	0.0%		1	0.0%											2	0.0%	
\$1001 to 1025					2	0.0%		3	0.0%											5	0.0%	
\$1026 to 1050				1	2	50.0%		2	0.0%										1	4	25.0%	
\$1051 to 1075					1	0.0%		3	0.0%											4	0.0%	
\$1076 to 1100					1	0.0%		7	0.0%											8	0.0%	
\$1101 to 1125					1	0.0%		4	0.0%											5	0.0%	
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200								2	0.0%											2	0.0%	
\$1201 to 1225		10	0.0%	1	22	4.5%		2	0.0%										1	34	2.9%	
\$1226 to 1250								2	0.0%											2	0.0%	
\$1251 to 1275																						
\$1276 to 1300													1	0.0%						1	0.0%	
\$1301 to 1325																						
\$1326 to 1350													1	0.0%						1	0.0%	
\$1351 to 1375								1	0.0%											1	0.0%	
\$1376 to 1400																						
\$1401 to 1425								2	48	4.2%										2	48	4.2%
\$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													2	32	6.3%					2	32	6.3%
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		10	0.0%	8	115	7.0%	6	137	4.4%	11	0.0%	2	34	5.9%	2	0.0%	16	309	5.2%			

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225				1		0.0%														1	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																					
\$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	1	40	2.5%																1	40	2.5%
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750					10	0.0%														10	0.0%
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825	1	4	25.0%																1	4	25.0%
\$826 to \$850																					
\$851 to \$875					40	0.0%		26	0.0%											66	0.0%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000													24	0.0%					24	0.0%	
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075							1	53	1.9%										1	53	1.9%
\$1076 to 1100				2	34	5.9%													2	34	5.9%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250								193	0.0%											193	0.0%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350										5	152	3.3%							5	152	3.3%
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400							5	35	14.3%										5	35	14.3%
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													3	88	3.4%				3	88	3.4%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850					38	0.0%														38	0.0%
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	44	4.5%	2	123	1.6%	6	307	2.0%	5	152	3.3%	3	112	2.7%				18	738	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 / 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																											
\$576 to \$600		72	0.0%					16	0.0%											88	0.0%						
\$601 to \$625																											
\$626 to \$650																											
\$651 to \$675																											
\$676 to \$700		1	0.0%		36	0.0%															37	0.0%					
\$701 to \$725		1	0.0%																		1	0.0%					
\$726 to \$750																											
\$751 to \$775								1	0.0%												1	0.0%					
\$776 to \$800								1	0.0%												1	0.0%					
\$801 to \$825					4	0.0%		1	74	1.4%											1	78	1.3%				
\$826 to \$850		1	0.0%		2	45	4.4%					1	0.0%								2	47	4.3%				
\$851 to \$875					40	0.0%																40	0.0%				
\$876 to \$900					44	0.0%				2	0.0%											46	0.0%				
\$901 to \$925										2	0.0%		3	0.0%								5	0.0%				
\$926 to \$950										12	0.0%		1	0.0%		2	0.0%					15	0.0%				
\$951 to \$975		16	0.0%							2	0.0%		1	0.0%								19	0.0%				
\$976 to \$1000					3	178	1.7%					1	4	25.0%								4	283	1.4%			
\$1001 to 1025		2	47	4.3%									3	0.0%								2	50	4.0%			
\$1026 to 1050						72	0.0%						15	0.0%									87	0.0%			
\$1051 to 1075						3	204	1.5%					3	0.0%								3	207	1.4%			
\$1076 to 1100						7	139	5.0%		1	5	20.0%		6	0.0%							8	150	5.3%			
\$1101 to 1125		1	14	7.1%		8	144	5.6%						2	0.0%							9	160	5.6%			
\$1126 to 1150						11	247	4.5%			228	0.0%		23	0.0%		60	0.0%				11	558	2.0%			
\$1151 to 1175																											
\$1176 to 1200		4	0.0%		18	272	6.6%				105	0.0%		2	0.0%							18	383	4.7%			
\$1201 to 1225						2	45	4.4%		1	66	1.5%		5	48	10.4%						8	159	5.0%			
\$1226 to 1250						6	118	5.1%					6	174	3.4%							12	292	4.1%			
\$1251 to 1275						2	78	2.6%		14	239	5.9%		38	0.8%		4	0.0%				16	359	4.5%			
\$1276 to 1300							84	0.0%		10	180	5.6%		24	272	8.8%				13	0.0%	34	549	6.2%			
\$1301 to 1325										4	244	1.6%		68	0.0%							4	312	1.3%			
\$1326 to 1350													10	102	9.8%							10	102	9.8%			
\$1351 to 1375						14	122	11.5%								36	0.0%					14	158	8.9%			
\$1376 to 1400													7	150	4.7%							7	150	4.7%			
\$1401 to 1425													1	173	0.6%							1	173	0.6%			
\$1426 to 1450						4	120	3.3%					4	134	3.0%			15	0.0%			8	269	3.0%			
\$1451 to 1475													7	140	5.0%							7	140	5.0%			
\$1476 to 1400											36	0.0%		61	0.0%								97	0.0%			
\$1501 to 1525													14	244	5.7%							14	244	5.7%			
\$1526 to 1550													4	72	5.6%		3	138	2.2%			7	210	3.3%			
\$1551 to 1575										6	0.0%											6	0.0%				
\$1576 to 1500													4	120	3.3%		2	36	5.6%			6	156	3.8%			
\$1601 to 1625																											
\$1626 to 1650													3	106	2.8%		11	46	23.9%			14	152	9.2%			
\$1651 to 1675																	12	0.0%				12	0.0%				
\$1676 to 1600																	54	0.0%				54	0.0%				
\$1701 to 1725													27	120	22.5%		35	0.0%				27	155	17.4%			
\$1726 to 1750																											
\$1751 to 1775																	18	0.0%				18	0.0%				
\$1776 to 1800																1	58	1.7%				1	58	1.7%			
\$1801 to 1825																											
\$1826 to 1850																			1	16	6.3%						
\$1851 to 1875																						1	16	6.3%			
\$1876 to 1900																											
\$1901 to 1926																											
\$1926 to 1950																											
\$1951 to 1975																											
\$1976 to 2000																											
\$2000 and up																											
TOTALS		3	156	1.9%		80	1992	4.0%		31	1320	2.3%		117	2086	5.6%		17	499	3.4%		1	44	2.3%	249	6097	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 Fort Collins

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600		72	0.0%																	72	0.0%	
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700		1	0.0%		36	0.0%														37	0.0%	
\$701 to \$725		1	0.0%																	1	0.0%	
\$726 to \$750																						
\$751 to \$775								1	0.0%											1	0.0%	
\$776 to \$800								1	0.0%											1	0.0%	
\$801 to \$825					4	0.0%	1	74	1.4%										1	78	1.3%	
\$826 to \$850		1	0.0%	2	45	4.4%					1	0.0%							2	47	4.3%	
\$851 to \$875					40	0.0%														40	0.0%	
\$876 to \$900					44	0.0%			2	0.0%										46	0.0%	
\$901 to \$925								2	0.0%		3	0.0%								5	0.0%	
\$926 to \$950								12	0.0%		1	0.0%		2	0.0%					15	0.0%	
\$951 to \$975		16	0.0%					2	0.0%		1	0.0%								19	0.0%	
\$976 to \$1000				2	166	1.2%		101	0.0%	1	4	25.0%							3	271	1.1%	
\$1001 to 1025	2	47	4.3%								3	0.0%							2	50	4.0%	
\$1026 to 1050					72	0.0%					15	0.0%								87	0.0%	
\$1051 to 1075				3	204	1.5%					3	0.0%							3	207	1.4%	
\$1076 to 1100				7	139	5.0%	1	5	20.0%		6	0.0%							8	150	5.3%	
\$1101 to 1125				8	144	5.6%					2	0.0%							8	146	5.5%	
\$1126 to 1150				11	247	4.5%		228	0.0%		23	0.0%		60	0.0%				11	558	2.0%	
\$1151 to 1175																						
\$1176 to 1200		4	0.0%	7	80	8.8%		105	0.0%		2	0.0%							7	191	3.7%	
\$1201 to 1225				2	45	4.4%	1	66	1.5%										3	111	2.7%	
\$1226 to 1250				6	118	5.1%					6	174	3.4%						12	292	4.1%	
\$1251 to 1275				2	54	3.7%	12	215	5.6%		38	0.0%		4	0.0%				14	311	4.5%	
\$1276 to 1300							10	180	5.6%		24	272	8.8%				13	0.0%	34	465	7.3%	
\$1301 to 1325							4	244	1.6%		68	0.0%							4	312	1.3%	
\$1326 to 1350														36	0.0%					36	0.0%	
\$1351 to 1375																			7	150	4.7%	
\$1376 to 1400											7	150	4.7%							7	150	4.7%
\$1401 to 1425											1	173	0.6%						1	173	0.6%	
\$1426 to 1450				4	120	3.3%					4	134	3.0%						8	254	3.1%	
\$1451 to 1475											7	140	5.0%						7	140	5.0%	
\$1476 to 1400								36	0.0%		27	0.0%								63	0.0%	
\$1501 to 1525											11	160	6.9%						11	160	6.9%	
\$1526 to 1550														102	0.0%					102	0.0%	
\$1551 to 1575																						
\$1576 to 1500											4	120	3.3%		24	0.0%			4	144	2.8%	
\$1601 to 1625																						
\$1626 to 1650											3	106	2.8%		11	46	23.9%		14	152	9.2%	
\$1651 to 1675															12	0.0%				12	0.0%	
\$1676 to 1600															54	0.0%				54	0.0%	
\$1701 to 1725															35	0.0%				35	0.0%	
\$1726 to 1750																						
\$1751 to 1775															18	0.0%				18	0.0%	
\$1776 to 1800														1	44	2.3%			1	44	2.3%	
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																	1	16	6.3%	1	16	6.3%
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	2	142	1.4%	54	1558	3.5%	29	1274	2.3%	68	1626	4.2%	12	437	2.7%	1	29	3.4%	166	5066	3.3%	

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

Vacancy Rates During the Current Quarter Fort Collins - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600		72	0.0%																	72	0.0%		
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700						36	0.0%														36	0.0%	
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825						4	0.0%	1	72	1.4%									1	76	1.3%		
\$826 to \$850						4	0.0%													4	0.0%		
\$851 to \$875						40	0.0%													40	0.0%		
\$876 to \$900						44	0.0%													44	0.0%		
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975		16	0.0%																		16	0.0%	
\$976 to \$1000									100	0.0%											100	0.0%	
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100						54	0.0%														54	0.0%	
\$1101 to 1125																							
\$1126 to 1150													60	0.0%							60	0.0%	
\$1151 to 1175																							
\$1176 to 1200		4	0.0%						105	0.0%											109	0.0%	
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275						30	0.0%					36	0.0%								66	0.0%	
\$1276 to 1300									8	102	7.8%									8	102	7.8%	
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400												27	0.0%								27	0.0%	
\$1501 to 1525																							
\$1526 to 1550														102	0.0%						102	0.0%	
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650												1	26	3.8%						1	26	3.8%	
\$1651 to 1675																							
\$1676 to 1600														36	0.0%						36	0.0%	
\$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		92	0.0%			212	0.0%		9	379	2.4%		1	89	1.1%			200	0.0%		10	972	1.0%

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 - 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			1 0.0%																		1 0.0%
\$701 to \$725			1 0.0%																		1 0.0%
\$726 to \$750																					
\$751 to \$775									1 0.0%												1 0.0%
\$776 to \$800									1 0.0%												1 0.0%
\$801 to \$825									2 0.0%												2 0.0%
\$826 to \$850			1 0.0%		2 41 4.9%																2 42 4.8%
\$851 to \$875																					
\$876 to \$900									2 0.0%												2 0.0%
\$901 to \$925									2 0.0%												2 0.0%
\$926 to \$950									11 0.0%												11 0.0%
\$951 to \$975																					
\$976 to \$1000						1 0.0%															1 0.0%
\$1001 to 1025																					
\$1026 to 1050											6 0.0%										6 0.0%
\$1051 to 1075																					
\$1076 to 1100									1 1 100.0%												1 2 50.0%
\$1101 to 1125																					
\$1126 to 1150																					1 0.0%
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS			3 0.0%			2 42 4.8%			1 20 5.0%			8 0.0%									3 73 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 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																							
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950										1	0.0%		2	0.0%						3	0.0%		
\$951 to \$975																							
\$976 to \$1000				2	165	1.2%				1	100.0%									3	166	1.8%	
\$1001 to 1025	2	47	4.3%																	2	47	4.3%	
\$1026 to 1050																							
\$1051 to 1075					39	0.0%															39	0.0%	
\$1076 to 1100				7	85	8.2%		4	0.0%											7	89	7.9%	
\$1101 to 1125				8	144	5.6%															8	144	5.6%
\$1126 to 1150				11	247	4.5%				20	0.0%										11	267	4.1%
\$1151 to 1175																							
\$1176 to 1200				3	12	25.0%															3	12	25.0%
\$1201 to 1225				2	45	4.4%	1	66	1.5%												3	111	2.7%
\$1226 to 1250										6	174	3.4%									6	174	3.4%
\$1251 to 1275								12	215	5.6%				4	0.0%						12	219	5.5%
\$1276 to 1300										24	272	8.8%					13	0.0%			24	285	8.4%
\$1301 to 1325								4	180	2.2%											4	180	2.2%
\$1326 to 1350																							
\$1351 to 1375														36	0.0%							36	0.0%
\$1376 to 1400										7	150	4.7%									7	150	4.7%
\$1401 to 1425										1	165	0.6%									1	165	0.6%
\$1426 to 1450				4	120	3.3%															4	120	3.3%
\$1451 to 1475																							
\$1476 to 1400								36	0.0%												36	0.0%	
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575										4	120	3.3%									4	120	3.3%
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650										2	80	2.5%									2	80	2.5%
\$1651 to 1675														12	0.0%							12	0.0%
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775															16	0.0%						16	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																							
TOTALS	2	47	4.3%	37	857	4.3%	17	501	3.4%	45	983	4.6%	70	0.0%		13	0.0%			101	2471	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 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										1	0.0%								1	0.0%	
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925										3	0.0%								3	0.0%	
\$926 to \$950							1	0.0%											1	0.0%	
\$951 to \$975							2	0.0%		1	0.0%								3	0.0%	
\$976 to \$1000							1	0.0%		3	0.0%								4	0.0%	
\$1001 to 1025										3	0.0%								3	0.0%	
\$1026 to 1050					72	0.0%				9	0.0%								81	0.0%	
\$1051 to 1075				3	165	1.8%				3	0.0%							3	168	1.8%	
\$1076 to 1100										5	0.0%								5	0.0%	
\$1101 to 1125										1	0.0%								1	0.0%	
\$1126 to 1150								228	0.0%	3	0.0%								231	0.0%	
\$1151 to 1175																					
\$1176 to 1200				4	68	5.9%				2	0.0%							4	70	5.7%	
\$1201 to 1225																					
\$1226 to 1250				6	118	5.1%												6	118	5.1%	
\$1251 to 1275				2	24	8.3%				2	0.0%							2	26	7.7%	
\$1276 to 1300							2	78	2.6%									2	78	2.6%	
\$1301 to 1325								64	0.0%												
\$1326 to 1350										68	0.0%										
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425										8	0.0%								8	0.0%	
\$1426 to 1450										4	134	3.0%						4	134	3.0%	
\$1451 to 1475										7	140	5.0%						7	140	5.0%	
\$1476 to 1400																					
\$1501 to 1525										11	160	6.9%						11	160	6.9%	
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													24	0.0%					24	0.0%	
\$1601 to 1625																					
\$1626 to 1650													11	46	23.9%			11	46	23.9%	
\$1651 to 1675																					
\$1676 to 1600													18	0.0%					18	0.0%	
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800													1	44	2.3%			1	44	2.3%	
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																1	16	6.3%	1	16	6.3%
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				15	447	3.4%	2	374	0.5%	22	546	4.0%	12	167	7.2%	1	16	6.3%	52	1550	3.4%

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

Vacancy Rates During the Current Quarter 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																					
\$576 to \$600							16	0.0%											16	0.0%	
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000				1	12	8.3%													1	12	8.3%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125	1	14	7.1%																1	14	7.1%
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200				11	192	5.7%													11	192	5.7%
\$1201 to 1225										5	48	10.4%							5	48	10.4%
\$1226 to 1250																					
\$1251 to 1275					24	0.0%	2	24	8.3%										2	48	4.2%
\$1276 to 1300					84	0.0%														84	0.0%
\$1301 to 1325																					
\$1326 to 1350										10	102	9.8%							10	102	9.8%
\$1351 to 1375				14	122	11.5%													14	122	11.5%
\$1376 to 1400																					
\$1401 to 1425																	15	0.0%		15	0.0%
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400										34	0.0%								34	0.0%	
\$1501 to 1525										3	84	3.6%							3	84	3.6%
\$1526 to 1550										4	72	5.6%	3	36	8.3%				7	108	6.5%
\$1551 to 1575							6	0.0%											6	0.0%	
\$1576 to 1500													2	12	16.7%				2	12	16.7%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725										27	120	22.5%							27	120	22.5%
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800													14	0.0%					14	0.0%	
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1	14	7.1%	26	434	6.0%	2	46	4.3%	49	460	10.7%	5	62	8.1%	15	0.0%	83	1031	8.1%	

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

Vacancy Rates During the Current Quarter Fort Morgan/Brush

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400				10	37	27.0%									1	0.0%			10	38	26.3%	
\$401 to \$425					8	0.0%	1	16	6.3%										1	24	4.2%	
\$426 to \$450					30	0.0%														30	0.0%	
\$451 to \$475							1	24	4.2%										1	24	4.2%	
\$476 to \$500													48	0.0%						48	0.0%	
\$501 to \$525																						
\$526 to \$550				5	56	8.9%									1	16	6.3%			6	72	8.3%
\$551 to \$575							2	16	12.5%										2	16	12.5%	
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925							6	0.0%												6	0.0%	
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050													6	0.0%						6	0.0%	
\$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				15	131	11.5%	4	62	6.5%				54	0.0%	1	17	5.9%		20	264	7.6%	

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

Vacancy Rates During the Current Quarter Glenwood Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525								1	0.0%											1	0.0%	
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600								1	0.0%		1	0.0%								2	0.0%	
\$601 to \$625								1	0.0%		1	0.0%		1	0.0%					3	0.0%	
\$626 to \$650								3	0.0%					1	0.0%					4	0.0%	
\$651 to \$675		2	0.0%					10	0.0%		1	0.0%		1	0.0%					14	0.0%	
\$676 to \$700								7	0.0%		1	0.0%								8	0.0%	
\$701 to \$725				1	12	8.3%		2	0.0%		2	0.0%		1	0.0%					1	17	5.9%
\$726 to \$750								6	0.0%		1	0.0%		1	0.0%					8	0.0%	
\$751 to \$775								1	0.0%		1	0.0%								2	0.0%	
\$776 to \$800																						
\$801 to \$825											18	0.0%								1	18	0.0%
\$826 to \$850											1	40	2.5%							1	40	2.5%
\$851 to \$875								1	0.0%											1	0.0%	
\$876 to \$900														1	0.0%					1	0.0%	
\$901 to \$925																						
\$926 to \$950								1	0.0%					3	77	3.9%				3	78	3.8%
\$951 to \$975					1	0.0%		1	0.0%					1	0.0%					3	0.0%	
\$976 to \$1000					1	0.0%														1	0.0%	
\$1001 to 1025														1	1	100.0%				1	1	100.0%
\$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								1	0.0%												1	0.0%
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450														1	0.0%						1	0.0%
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		2	0.0%	1	14	7.1%		36	0.0%	1	68	1.5%	4	86	4.7%					6	206	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 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					2	115	1.7%												2	115	1.7%	
\$351 to \$375								1	0.0%											1	0.0%	
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450		1	0.0%					3	0.0%											4	0.0%	
\$451 to \$475		1	0.0%																	3	0.0%	
\$476 to \$500					2	0.0%														26	0.0%	
\$501 to \$525								5	0.0%											5	0.0%	
\$526 to \$550																				30	0.0%	
\$551 to \$575		1	0.0%																	27	0.0%	
\$576 to \$600																				27	0.0%	
\$601 to \$625					1	62	1.6%													77	0.0%	
\$626 to \$650																				30	0.0%	
\$651 to \$675																				1	81	1.2%
\$676 to \$700																				14	0.0%	
\$701 to \$725								1	60	1.7%										1	81	1.2%
\$726 to \$750																				1	27	3.7%
\$751 to \$775																				2	23	0.0%
\$776 to \$800																				2	0.0%	
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$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%	4	354	1.1%	2	221	0.9%	55	0.0%	3	0.0%	8	707	1.1%						

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

Vacancy Rates During the Current Quarter 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		37	0.0%																	37	0.0%	
\$501 to \$525				1	18	5.6%													1	18	5.6%	
\$526 to \$550					6	0.0%														6	0.0%	
\$551 to \$575																						
\$576 to \$600					151	0.0%														151	0.0%	
\$601 to \$625					60	0.0%														60	0.0%	
\$626 to \$650								26	0.0%											26	0.0%	
\$651 to \$675	1	16	6.3%	4	58	6.9%													5	74	6.8%	
\$676 to \$700					21	0.0%	1	135	0.7%		2	0.0%							1	158	0.6%	
\$701 to \$725					1	0.0%														1	61	0.0%
\$726 to \$750				1	8	12.5%		60	0.0%		18	0.0%							2	31	6.5%	
\$751 to \$775							1	17	5.9%				1	5	20.0%				1	17	5.9%	
\$776 to \$800					90	0.0%	5	182	2.7%					30	0.0%				5	302	1.7%	
\$801 to \$825					102	0.0%								18	0.0%						120	0.0%
\$826 to \$850								3	0.0%		15	0.0%								18	0.0%	
\$851 to \$875							4	58	6.9%										4	58	6.9%	
\$876 to \$900											26	0.0%								26	0.0%	
\$901 to \$925							2	136	1.5%										2	136	1.5%	
\$926 to \$950							1	101	1.0%		4	0.0%		16	0.0%				1	121	0.8%	
\$951 to \$975		7	0.0%							86	0.0%		3	0.0%						96	0.0%	
\$976 to \$1000							5	120	4.2%		1	0.0%							5	121	4.1%	
\$1001 to 1025				2	126	1.6%		1	0.0%										2	127	1.6%	
\$1026 to 1050				1	101	1.0%								59	0.0%		50	0.0%	1	210	0.5%	
\$1051 to 1075																6	0.0%			6	0.0%	
\$1076 to 1100				4	192	2.1%					14	0.0%		1	12	8.3%			5	218	2.3%	
\$1101 to 1125										3	108	2.8%							3	108	2.8%	
\$1126 to 1150				7	48	14.6%	7	48	14.6%		12	0.0%							14	108	13.0%	
\$1151 to 1175										5	108	4.6%		4	0.0%				5	112	4.5%	
\$1176 to 1200										23	257	8.9%		3	58	5.2%			26	315	8.3%	
\$1201 to 1225										3	96	3.1%							3	96	3.1%	
\$1226 to 1250					44	0.0%				5	78	6.4%							5	122	4.1%	
\$1251 to 1275										19	128	14.8%							19	128	14.8%	
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350										9	110	8.2%							9	110	8.2%	
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425														12	0.0%					12	0.0%	
\$1426 to 1450																						
\$1451 to 1475													7	48	14.6%		1	0.0%	7	49	14.3%	
\$1476 to 1400													2	22	9.1%				2	22	9.1%	
\$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	60	1.7%	20	1026	1.9%	26	887	2.9%	67	1063	6.3%	14	287	4.9%		57	0.0%	128	3380	3.8%	

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

Vacancy Rates During the Current Quarter Gunnison

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750							60	0.0%											60	0.0%	
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$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							60	0.0%											60	0.0%	

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

Vacancy Rates During the Current Quarter Montrose

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750						76															76	0.0%
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$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						76															76	0.0%

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

Vacancy Rates During the Current Quarter 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		3	0.0%																	3	0.0%		
\$301 to \$325		9	0.0%																	9	0.0%		
\$326 to \$350		1	0.0%																	1	0.0%		
\$351 to \$375		1	0.0%																	1	0.0%		
\$376 to \$400				1	36	2.8%														1	36	2.8%	
\$401 to \$425					23	0.0%															23	0.0%	
\$426 to \$450		3	0.0%																		3	0.0%	
\$451 to \$475		3	0.0%	1	197	0.5%		2	0.0%											1	199	0.5%	
\$476 to \$500				4	84	4.8%		5	0.0%											4	89	4.5%	
\$501 to \$525				1	147	0.7%		28	0.0%											1	175	0.6%	
\$526 to \$550				10	141	7.1%														10	141	7.1%	
\$551 to \$575		12	0.0%	1	12	8.3%		72	0.0%						1	0.0%				1	97	1.0%	
\$576 to \$600								19	0.0%						6	0.0%					25	0.0%	
\$601 to \$625					19	0.0%	2	50	4.0%						2	0.0%				2	71	2.8%	
\$626 to \$650				1	58	1.7%		4	190	2.1%					2	0.0%				5	250	2.0%	
\$651 to \$675								2	77	2.6%										2	77	2.6%	
\$676 to \$700															2	0.0%					2	0.0%	
\$701 to \$725																							
\$726 to \$750								4	0.0%						1	0.0%				8	60	13.3%	
\$751 to \$775							1	10	10.0%											1	10	10.0%	
\$776 to \$800					27	0.0%															27	0.0%	
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875					64	0.0%															64	0.0%	
\$876 to \$900											64	0.0%									64	0.0%	
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000				1	48	2.1%								8	0.0%					1	56	1.8%	
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075								24	0.0%												24	0.0%	
\$1076 to 1100																							
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200											2	64	3.1%							2	64	3.1%	
\$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		32	0.0%	20	856	2.3%	9	481	1.9%	2	180	1.1%	9	156	5.8%				30	0.0%	40	1735	2.3%

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 - 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		3	0.0%																	3	0.0%	
\$301 to \$325		9	0.0%																	9	0.0%	
\$326 to \$350		1	0.0%																	1	0.0%	
\$351 to \$375																						
\$376 to \$400					28	0.0%														28	0.0%	
\$401 to \$425					23	0.0%														23	0.0%	
\$426 to \$450		1	0.0%																	1	0.0%	
\$451 to \$475								2	0.0%											2	0.0%	
\$476 to \$500								5	0.0%											5	0.0%	
\$501 to \$525								1	0.0%											1	0.0%	
\$526 to \$550																						
\$551 to \$575		12	0.0%													1	0.0%			13	0.0%	
\$576 to \$600																6	0.0%			6	0.0%	
\$601 to \$625																2	0.0%			2	0.0%	
\$626 to \$650					1	58	1.7%									2	0.0%		1	60	1.7%	
\$651 to \$675																						
\$676 to \$700																2	0.0%			2	0.0%	
\$701 to \$725																1	0.0%			1	0.0%	
\$726 to \$750																						
\$751 to \$775								1	10	10.0%										1	10	10.0%
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$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																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$2000 and up																						
TOTALS		26	0.0%		1	109	0.9%		1	18	5.6%						14	0.0%		2	167	1.2%

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

Vacancy Rates During the Current Quarter Pueblo - 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		2	0.0%																	2	0.0%				
\$426 to \$450																									
\$451 to \$475																									
\$476 to \$500					4	79	5.1%													4	79	5.1%			
\$501 to \$525						143	0.0%														143	0.0%			
\$526 to \$550					10	141	7.1%													10	141	7.1%			
\$551 to \$575					1	12	8.3%													1	12	8.3%			
\$576 to \$600									19	0.0%											19	0.0%			
\$601 to \$625																									
\$626 to \$650								4	190	2.1%										4	190	2.1%			
\$651 to \$675								2	77	2.6%										2	77	2.6%			
\$676 to \$700																									
\$701 to \$725														56	0.0%						56	0.0%			
\$726 to \$750														16	0.0%						16	0.0%			
\$751 to \$775																									
\$776 to \$800						27	0.0%														27	0.0%			
\$801 to \$825																	16	0.0%				16	0.0%		
\$826 to \$850																									
\$851 to \$875						64	0.0%														64	0.0%			
\$876 to \$900											64	0.0%									64	0.0%			
\$901 to \$925																									
\$926 to \$950																									
\$951 to \$975																									
\$976 to \$1000					1	48	2.1%							8	0.0%					1	56	1.8%			
\$1001 to 1025																									
\$1026 to 1050									24	0.0%											24	0.0%			
\$1051 to 1075																									
\$1076 to 1100																									
\$1101 to 1125																									
\$1126 to 1150																									
\$1151 to 1175																									
\$1176 to 1200										2	64	3.1%								2	64	3.1%			
\$1201 to 1225																									
\$1226 to 1250																									
\$1251 to 1275											52	0.0%									52	0.0%			
\$1276 to 1300																									
\$1301 to 1325																									
\$1326 to 1350															27	0.0%					27	0.0%			
\$1351 to 1375														1	1	100.0%					1	1	100.0%		
\$1376 to 1400																									
\$1401 to 1425															8	0.0%					8	0.0%			
\$1426 to 1450																									
\$1451 to 1475																									
\$1476 to 1400																									
\$1501 to 1525																									
\$1526 to 1550																									
\$1551 to 1575																									
\$1576 to 1500																									
\$1601 to 1625																									
\$1626 to 1650																									
\$1651 to 1675																									
\$1676 to 1600																									
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800																									
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up																									
TOTALS		2	0.0%		16	514	3.1%		6	310	1.9%		2	180	1.1%		1	116	0.9%		16	0.0%	25	1138	2.2%

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

**Vacancy Rates During the Current Quarter
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																						
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\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
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\$1351 to 1375																						
\$1376 to 1400																						
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\$1551 to 1575																						
\$1576 to 1500																						
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\$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																						

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

Vacancy Rates During the Current Quarter Pueblo - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375		1	0.0%																	1	0.0%			
\$376 to \$400				1	8	12.5%														1	8	12.5%		
\$401 to \$425		1	0.0%																		1	0.0%		
\$426 to \$450		2	0.0%																		2	0.0%		
\$451 to \$475				1	197	0.5%															1	197	0.5%	
\$476 to \$500					5	0.0%																5	0.0%	
\$501 to \$525				1	4	25.0%			27	0.0%											1	31	3.2%	
\$526 to \$550																								
\$551 to \$575									72	0.0%												72	0.0%	
\$576 to \$600																								
\$601 to \$625					19	0.0%			2	50	4.0%											2	69	2.9%
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700																								
\$701 to \$725									4	0.0%				8	40	20.0%						8	44	18.2%
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825																								
\$826 to \$850																								
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950																								
\$951 to \$975																								
\$976 to \$1000																								
\$1001 to 1025																								
\$1026 to 1050																								
\$1051 to 1075																								
\$1076 to 1100																								
\$1101 to 1125																								
\$1126 to 1150																								
\$1151 to 1175																								
\$1176 to 1200																								
\$1201 to 1225																								
\$1226 to 1250																								
\$1251 to 1275																								
\$1276 to 1300																								
\$1301 to 1325																								
\$1326 to 1350																								
\$1351 to 1375																								
\$1376 to 1400																								
\$1401 to 1425																								
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\$1476 to 1400																								
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\$1576 to 1500																								
\$1601 to 1625																								
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\$1651 to 1675																								
\$1676 to 1600																								
\$1701 to 1725																								
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800																								
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS		4	0.0%	3	233	1.3%	2	153	1.3%				8	40	20.0%					13	430	3.0%		

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

Vacancy Rates During the Current Quarter Southeastern Colorado

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

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

Vacancy Rates During the Current Quarter Steamboat Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675						10	0.0%													10	0.0%			
\$676 to \$700																								
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800										8	0.0%									8	0.0%			
\$801 to \$825								1	0.0%											1	0.0%			
\$826 to \$850						41	0.0%													41	0.0%			
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925													8	0.0%						8	0.0%			
\$926 to \$950																								
\$951 to \$975																								
\$976 to \$1000																								
\$1001 to 1025																								
\$1026 to 1050																								
\$1051 to 1075																								
\$1076 to 1100																								
\$1101 to 1125						29	0.0%													29	0.0%			
\$1126 to 1150																								
\$1151 to 1175																								
\$1176 to 1200																								
\$1201 to 1225																								
\$1226 to 1250															1	0.0%				1	0.0%			
\$1251 to 1275																								
\$1276 to 1300																								
\$1301 to 1325																								
\$1326 to 1350																								
\$1351 to 1375																								
\$1376 to 1400																								
\$1401 to 1425																								
\$1426 to 1450												24	0.0%							24	0.0%			
\$1451 to 1475																								
\$1476 to 1400																								
\$1501 to 1525																								
\$1526 to 1550																								
\$1551 to 1575																								
\$1576 to 1500																								
\$1601 to 1625															24	0.0%				24	0.0%			
\$1626 to 1650																								
\$1651 to 1675																								
\$1676 to 1600																								
\$1701 to 1725																								
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800																								
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS						80	0.0%			1	0.0%			32	0.0%				33	0.0%			146	0.0%

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

Vacancy Rates During the Current Quarter Sterling

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475							5	20	25.0%										5	20	25.0%
\$476 to \$500				4	116	3.4%													4	116	3.4%
\$501 to \$525					12	0.0%														12	0.0%
\$526 to \$550													2	12	16.7%				2	12	16.7%
\$551 to \$575								16	0.0%											16	0.0%
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650							2	66	3.0%										2	66	3.0%
\$651 to \$675										2	0.0%								2	0.0%	
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750				3	54	5.6%								12	0.0%				3	66	4.5%
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825													4	0.0%						4	0.0%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																4	0.0%			4	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																					
\$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				7	182	3.8%	7	102	6.9%	2	0.0%	2	28	7.1%	4	0.0%			16	318	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 Summit County

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725						10 0.0%															10 0.0%
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925										26 0.0%											26 0.0%
\$926 to \$950					10 0.0%																10 0.0%
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050								20 0.0%						25 0.0%							45 0.0%
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150								48 0.0%													48 0.0%
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225					4 28 14.3%																4 28 14.3%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300														30 0.0%							30 0.0%
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475								3 18 16.7%													3 18 16.7%
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575										1 20 5.0%											1 20 5.0%
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800														1 8 12.5%							1 8 12.5%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS					4 48 8.3%			3 86 3.5%		1 46 2.2%			1 63 1.6%							9 243 3.7%	

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