

Fourth Quarter 2016

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Apartment Realty Advisors

Pierce-Eislen

conducted by

Ron Throupe, Ph.D.

of

The University of Denver

And

Jennifer Von Stroh

of

Colorado Economic and Management Associates

Copyright 2017

Survey Sponsors' Contact Information

Colorado Division of Housing

1313 Sherman Street
Denver, Colorado 80203
Patrick Coyle, executive director
phone: (303)-866-2033
<http://dola.colorado.gov>

Pierce-Eislen

9200 East Pima Center Parkway, Suite 150
Scottsdale, AZ 85258
Ronald G. Brock, president/ceo
phone: (480) 663-1149; fax (480) 663-6269
email: info@pi-ei.com

Apartment Realty Advisors

1800 Lairmer Street, Suite 1700
Denver, CO 80202
Terrance Hunt, principal
phone: (303) 260-4477; fax (303) 260-4234
email: Hunt@ARAUSA.com

Rocky Mountain Property Management, Inc.

446 E. 4th Street
Loveland, CO 80537
Mike Easter, president
phone: (970) 669-0842; fax (970) 669-4942
email: Mike@RMPM.com

Researched and authored by:

Ron L. Throupe, Ph.D.

University of Denver
Daniels College of Business
Burns School of Real Estate & Construction
Management
944 Aztec Dr.
Castle Rock, CO 80108
rthroupe@du.edu

Jennifer L. Von Stroh

Colorado Economic & Management Associates
2581 East Wynterbrook Drive
Littleton, Colorado 80126-4519
303-818-0510
VonStrohHousingSurvey@gmail.com

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.

Copyright 2017

Colorado State

Table of Contents

Report Summary	1
Report Introduction	2
Number of Survey Responses by Market Area	4
Map of Vacancy Rates by Market Area	5
Rents and Vacancies for the Total State of Colorado	6
Vacancy Rates by Market Area	7
Vacancy Rates by Apartment Type by Market Area	8
Vacancy Rates by Size of Building by Market Area	10
Vacancy Rates by Age of Building by Market Area	12
Average Rent by Market Area	14
Average Rent by Apartment Type by Market Area	15
Average Rent by Size of Building by Market Area	17
Average Rent by Age of Building by Market Area	19
Median Rent by Market Area	21
Median Rent by Apartment Type by Market Area	22
Rent per Square Foot by Apartment Type by Market Area	24
Turnover by Age of Building by Market Area	26
Turnover by Building Size by Market Area	28
Apartment Unit Inventory and Absorption	30
Graph of Vacancy Rates by Market Area	33
Average Rents and Vacancies for the State of Colorado	34
Number of Multi Family Units	35
Summary Grids by Market Area	36

Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. For the Fourth Quarter 2016 Survey 33,059 units reported compared to 32,518 for the Fourth 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 6.1 for December of 2016 compared to 5.2 percent for June of 2016 compared to 6.3 percent for December 2015, compared to 4.4 percent in June 2015, compared to 4.6 percent for December 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 6.8 percent; Fort Collins/Loveland, 4.1 percent; Grand Junction, 1.9 percent; Greeley, 3.7 percent; and Pueblo, 3.1 percent.

The overall average rent per square foot ranges from a low of 76 cents in Grand Junction to a high of 147 cents in Fort Collins/Loveland. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 4.0 percent. This means that tenants moved out of 4.0 percent of the units the previous month.

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

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

INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

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

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

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

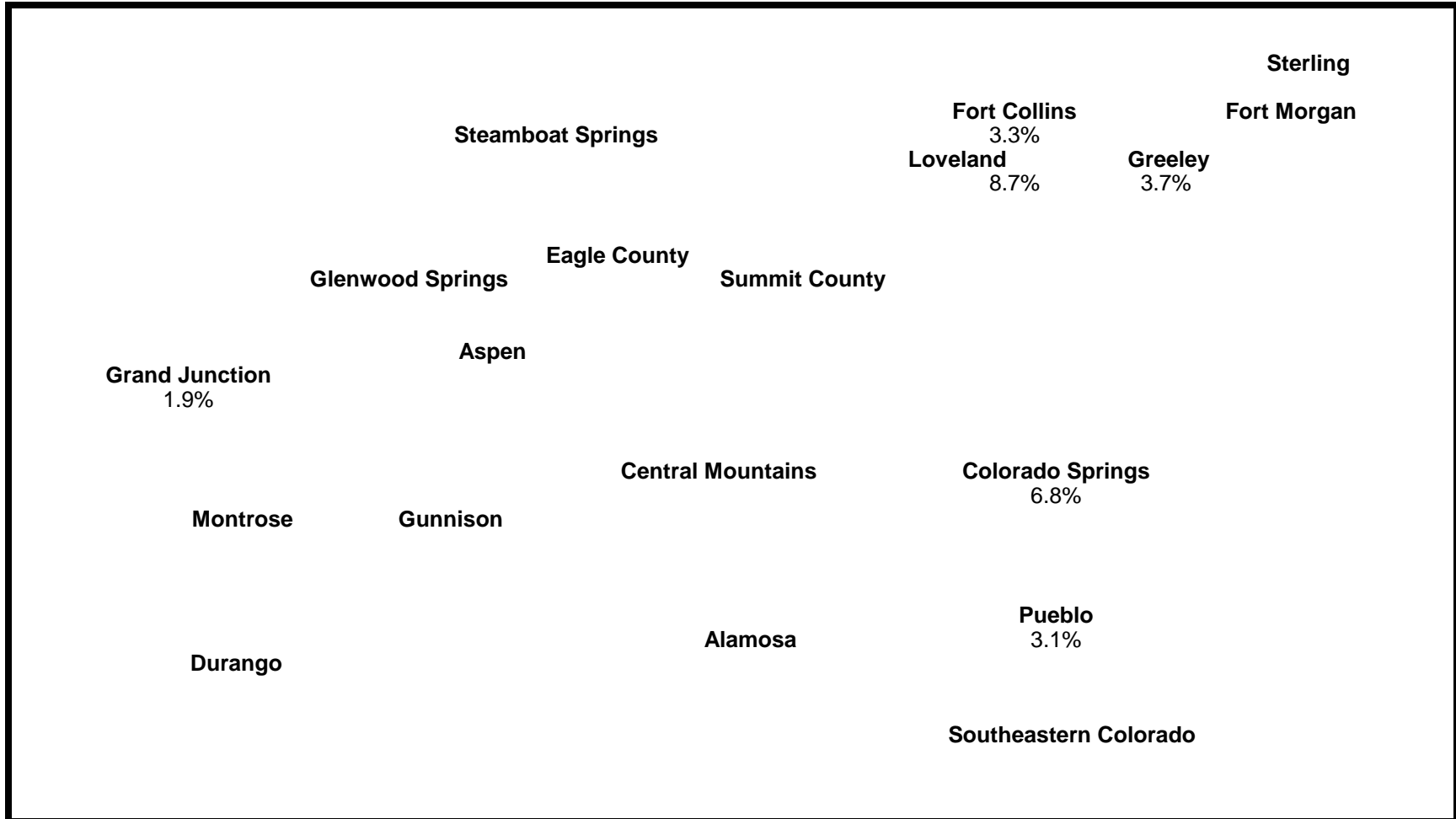
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	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	21082
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	1836
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	4857
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	4854
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	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	757
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	3851
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	1470
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	6195
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	5307
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	1153
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	84
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	2445
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	1625
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	888
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	577
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	3566
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	1639
Northwest	199	179	179	101	181	178	174	89	89	90	90	91	91	91	91	93	93	93	173	93	173	171	173	168	168	171	168	
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	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	333
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	33059

*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)
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
4th Quarter 2016*	6.1	1281.61	1249.78

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		0.5								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	6.8	
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	5.5	
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	14.4	
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	4.4	
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	3.7	
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	2.5	
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	4.5	
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	6.6	
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	4.1	
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	3.3	
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	0.7	
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	3.6	
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	4.9	
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	2.8	
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	8.7	
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	1.9	
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	3.7	
Gunnison	7.3		13.0		7.5		9.6		5.7		11.7		8.0		3.4		3.4		0.0		1.7		0.0		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	3.1	
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	0.0	
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	3.9	
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	2.1	
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	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
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	2.8		
	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	5.8		
	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	3.6		
	Two bed, two bath		5.5	6.7	6.9	6.8	5.9	7.6	7.5	6.7	6.7	8.4	7.4	5.7	3.7	5.0	5.7	4.9	4.7	5.8	6.0	5.0	4.7	7.7		
	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	5.2		
	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	5.7		
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		
	One bedroom		3.3	5.1		0.0	0.0		0.0		3.1		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					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					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		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		0.0		6.5		3.2		1.8					3.6		
	Two bed, two bath																0.0							0.0		
	Three bedroom																0.0							0.0		
	All																0.0							0.0		
Colorado Springs	Efficiency		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	3.2
	One bedroom		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	7.2
	Two bed, one bath		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	4.2
	Two bed, two bath		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	8.9
	Three bedroom		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	7.2
	All		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	6.8
Durango	Efficiency		3.6	4.3		20.0			0.0		20.0						10.0		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			2.9		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		6.0	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		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	1.3
	One bedroom		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	2.0	2.2	2.5	2.5	1.9	3.2	4.0	3.6
	Two bed, one bath		3.5	7.4	2.4	3.6	1.3	2.1	2.3	1.3	2.1	3.1	1.8	1.4	0.7	1.0	0.5	0.6	1.4	1.3	1.0	2.1	1.7	3.8	2.3	1.9
	Two bed, two bath		3.4	5.2	2.2	3.4	5.3	5.4	2.3	3.1	8.8	8.3	4.7	3.1	3.6	3.4	1.5	2.1	2.8	2.7	3.9	3.1	3.2	2.5	5.6	6.1
	Three bedroom		2.1	8.6	3.5	3.2	3.0	5.7	1.5	5.3	1.9	4.1	3.1	2.2	2.0	4.0	1.2	0.6	1.0	2.1	1.3	1.7	0.8	1.7	4.5	5.1
	All		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	4.1
Fort Morgan/Brush	Efficiency		0.0																							
	One bedroom		9.2	8.4		5.9		4.0	6.7		2.7				5.1		3.7		10.1		11.6				11.5	
	Two bed, one bath		9.7	3.2		5.6		3.8	3.9		0.0				5.3		3.2		2.2		0.0				6.5	
	Two bed, two bath							0.0			0.0															
	Three bedroom		5																							

VACANCIES BY APARTMENT TYPE

(In Percent)

Market Area	Apartment Type	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	
Glenwood Springs	Efficiency	6.3	6.3			0.0	0.0			25.0	0.0			0.0	0.0			0.0	0.0				0.0			
	One bedroom	2.9	4.3			6.3	2.0			20.0	21.4			13.3	0.0			7.1	0.0				7.1			
	Two bed, one bath	4.4	5.7			37.5	0.0			13.5	6.4			9.2	0.0			1.9	3.9				0.0			
	Two bed, two bath	5.6	16.7			5.6	0.0			27.5	14.5			5.8	2.0			2.0	1.5				1.5			
	Three bedroom	0.0	2.3			11.0	3.8			26.4	7.7			5.5	5.7			5.7	1.1				4.7			
	All	3.4	5.5			10.8	1.8			23.4	10.3			7.0	2.4			3.5	1.8				2.9			
Grand Junction	Efficiency	4.2	7.0	5.6	0.0					0.0	0.0	2.8	0.0	0.0	1.4	0.0	2.7	5.4	2.8	12.7	2.7	2.7	2.8	2.7	1.4	
	One bedroom	6.3	5.1	9.0	3.8	6.1	4.1	4.7	8.9	4.2	7.2	4.6	4.3	4.6	3.7	3.2	3.6	4.3	3.8	2.4	2.4	1.0	3.0	1.1	1.4	
	Two bed, one bath	6.6	5.5	6.6	7.3	9.7	4.5	1.5	8.1	6.6	12.6	10.0	10.9	6.5	11.9	7.4	10.0	7.0	3.8	3.3	3.9	1.0	1.3	0.9	2.8	
	Two bed, two bath	6.4	7.6	8.5	8.7	23.6	6.0	9.0	19.5	29.8	12.4	42.9	3.4	4.9	4.9	3.3	14.5	3.3	3.3	1.8	3.6	3.3	0.0	0.0	0.0	
	Three bedroom	5.0	8.5	6.0	3.5	29.4	24.0	9.5	16.0	41.2	9.2	42.7	17.4	12.0	8.0	10.5	19.0	16.0	12.5	0.0	0.0	0.0	40.0	0.0	0.0	
	All	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	1.9	
Greeley	Efficiency	4.2	9.0	3.5	3.3	3.0	4.7	3.3	4.8	4.8	4.0	3.3	3.3	1.7	1.7	3.2	1.6	4.5	1.7	2.3	2.3	1.7	2.3	1.7	3.3	
	One bedroom	3.7	3.8	1.0	6.8	5.8	4.9	3.2	1.0	1.1	1.4	1.1	4.8	2.8	2.8	1.7	1.5	0.6	0.8	5.1	2.5	1.9	1.3	1.9	2.4	
	Two bed, one bath	3.0	10.2	1.4	3.6	2.2	2.0	1.8	2.5	1.6	2.3	1.1	0.9	0.6	1.5	1.4	0.8	0.8	0.3	3.4	2.9	1.8	2.6	2.9	3.5	
	Two bed, two bath	4.9	5.8	2.0	10.8	14.5	16.7	6.5	9.8	1.4	3.3	1.7	16.5	11.7	11.2	4.5	1.5	2.0	3.7	7.6	5.8	8.6	6.2	6.3	5.8	
	Three bedroom	2.6	7.4	3.8	5.9	5.1	3.1	1.2	1.5	1.4	2.7	1.5	7.4	5.7	2.0	1.4	1.8	0.3	2.0	8.9	4.3	2.9	4.3	4.9	2.6	
	All	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	3.7	
Gunnison	Efficiency	8.1		14.3		12.5				12.5	12.5			0.0					0.0							
	One bedroom	7.0		8.3		5.0		11.7		7.5	2.5			3.8		0.0		1.7		0.0					0.0	
	Two bed, one bath	10.0		10.0																						
	Two bed, two bath	9.1		9.1																						
	Three bedroom	7.5		9.6		5.7		11.7		8.0	3.4			3.4		0.0		1.7		0.0					0.0	
	All	7.9		2.5		11.1																				
Lake County	Efficiency	0.0	0.0			0.0	*			*	*			*	*			*	*			*	*		*	
	One bedroom	2.4		4.3		6.4	*			*	*			*	*			*	*			*	*		*	
	Two bed, one bath	12.8		2.5		13.2	*			*	*			*	*			*	*			*	*		*	
	Two bed, two bath	0.0		0.0		0.0	*			*	*			*	*			*	*			*	*		*	
	Three bedroom	0.0		0.0		11.1	*			*	*			*	*			*	*			*	*		*	
	All	7.9		2.5		11.1	*			*	*			*	*			*	*			*	*		*	
Montrose	Efficiency	5.2	8.5			4.2	25.0			5.0	0.8			0.0	4.3			6.3	6.3						0.0	
	One bedroom	5.6	10.7			5.0	16.7			16.7	8.3			0.0	9.4			0.0	0.0							0.0
	Two bed, one bath	0.0		8.3																						0.0
	Two bed, two bath	0.0		8.3																						0.0
	Three bedroom	5.0	9.0			4.3	18.8			6.5	1.5			0.0	5.6			5.4	5.4							0.0
	All	4.9	7.3	4.9	11.5	0.0	0.0	0.0	0.0	0.0	0.0	5.0	5.0	0.0	0.0	3.1	5.0	6.3	0.0	3.1	3.1	0.0	0.0	0.0	0.0	0.0
Pueblo	Efficiency	7.7	10.9	6.8	8.3	4.9	3.0	14.6	10.4	19.7	13.2	10.5	9.3	9.5	8.1	8.8	8.5	3.8	7.3	4.7	3.4	1.9	1.5	2.3	2.7	
	One bedroom	8.2	8.3	8.0	5.5	4.0	6.2	18.6	11.0	13.9	11.5	10.0	7.6	7.4	5.5	8.4	5.3	3.7	5.3	11.6	9.8	3.9	3.3	1.9	4.2	
	Two bed, one bath	3.0	7.5	8.2	6.0	12.3	1.5	7.6	11.1	10.9	8.8	5.3	1.5	10.6	1.4	10.3	7.5	3.3	0.8	0.0	0.8	0.0	0.5	1.1	4.9	
	Two bed, two bath	6.3	9.3	9.3	15.4	8.3	10.1	17.1	13.5	8.1	1.0	7.4	12.8	2.8	10.1	2.7	9.7	6.3	7.1	2.8	9.5	4.7	4.5	5.8	0.9	
	Three bedroom	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	3.1	
	All	5.7		3.8																						
Salida	Efficiency	6.3		6.3			*			*	*			*	*			*	*			*	*		*	
	One bedroom	5.6		0.0			*			*	*			*	*			*	*			*	*		*	
	Two bed, one bath	0.0		0.0			*			*	*			*	*			*	*			*	*		*	
	Two bed, two bath	0.0		0.0			*			*	*			*	*			*	*			*	*		*	
	Three bedroom	5.7		3.8			*			*	*			*	*			*	*			*	*		*	
	All	8.3		0.0						33.3	0.0			33.3												
Southeastern Colorado	Efficiency	0.0		5.3		7.7		2.5		0.0	0.0			28.6		0.0			0.0						0.0	
	One bedroom	4.6		4.6		2.1		0.0		0.0	0.0					0.0			0.0						2.1	
	Two bed, one bath	0.0		4.4		0.0		0.0		0.0	0.0					0.0			0.0						0.0	
	Two bed, two bath	3.1		3.8		1.8		0.9		1.1	0.0			30.0		0.0			0.0							0.0
	Three bedroom																									0.7
	All	16.4		8.2		2.5		2.0		1.0	1.2			0.0	0.0			0.0	0.0						0.0	
Steamboat Springs	Efficiency	19.2		14.4		20.6		10.0		2.6	40.0			0.0	0.0			0.0	0.0						0.0	
	One bedroom	16.7		9.3		8.1		15.1		9.4	20.9			0.0	0.0			0.0	0.0						0.0	
	Two bed, one bath	18.8		25.0		16.3		18.6		20.0	20.5			11.4	0.0			0.0	0.0						0.0	
	Two bed, two bath	17.8		12.1		9.7		10.2		5.8	17.1			2.6	0.0			0.0	0.0						0.0	
	Three bedroom																									0.0
	All	4.1		4.6		1.9		6.5		5.8	3.5			9.7	7.1			2.4	3.6						3.8	
Sterling	Efficiency	4.2		8.3		0.0		29.2		20.0	20.8			15.0	8.3			19.4	7.8						6.9	
	One bedroom	0.0		0.0		0.0		0.0		0.0	0.0			0.0	0.0			0.0	0.0						0.0	
	Two bed, one bath	12.5		12.5		0.0		12.5		12.5	12.5			12.5	12.5			0.0	16.7						7.1	
	Two bed, two bath																									

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	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
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	2.6
	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	6.5
	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	4.0
	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	3.7
	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	6.6
350 up			3.8	4.8	6.8	4.9	4.7	5.9	9.4	6.8	6.0	5.0	3.9	5.2	3.9	5.0	3.3	3.2	4.4	4.8	3.4	4.7	3.3	4.2	
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		0.6				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		2.2		0.7		0.0		5.9		0.7		2.2				2.7	
	199-349																								
350 up																									
Colorado Springs	2 to 8	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	12.5
	9 to 50	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	12.1
	51 to 99	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	5.4
	100-199	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	4.9
	199-349	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	7.6
350 up	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	4.2	
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																0.0		4.5					
	9 to 50	5.6																0.0		0.8				0.0	
	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	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	1.0
	9 to 50	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	0.0
	51 to 99	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	7.0
	100-199	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	2.7
	199-349	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	4.4
350 up	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							17.4																	
	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	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
Glenwood Springs	2 to 8	0.0		0.0						9.7		7.8		8.7		1.5		1.5		3.1				2.1	
	9 to 50	3.9		5.9		14.6		1.2		30.0		0.0		8.3		0.0		0.0		0.0				0.0	
	51 to 99	3.1		5.5		9.2		2.8		29.5		12.1		6.0		3.2		5.3		1.3				3.4	
	100-199																								
	199-349																								
Grand Junction	2 to 8	0.0	0.0	4.7	0.8	15.0	2.8	3.2	6.3	3.8	11.0	6.5	7.3	2.0	5.4	7.3	7.1	3.0	4.9	0.0	2.9	0.6	0.0	2.0	2.8
	9 to 50	5.8	6.1	8.1	4.9	6.7	3.0	2.6	9.7	5.0	9.4	18.8	7.6	6.6	7.6	5.0	5.1	5.2	4.4	4.1	3.3	1.1	3.6	0.5	2.3
	51 to 99	6.0	6.9	7.5	6.0	9.3	5.0	5.8	9.3	6.7	11.4	8.4	10.1	8.5	9.6	6.4	10.3	8.0	2.0	1.0	2.7	1.4	1.0	0.5	1.3
	100-199	7.1	6.1	8.2	9.7	16.7	8.3	2.2	11.1	19.7	10.4	20.1	2.5	0.0	1.1	0.0	3.8	5.4	3.8	7.0	2.7	2.2	3.8	2.2	1.6
	199-349																								
Greeley	2 to 8	8.3	11.1	0.0	2.8	9.4	3.1	2.9	6.3	5.4	6.5	2.6	3.1	2.5	2.8	5.3	7.1	3.4	0.0	100.0	3.8	7.4	5.6	3.0	0.0
	9 to 50	11.3	6.0	2.5	5.4	5.1	4.2	1.7	0.6	1.1	3.4	2.9	1.4	2.9	2.9	3.5	2.1	0.0	0.0	1.2	1.0	3.1	1.3	1.4	4.0
	51 to 99	4.7	3.1	1.0	2.8	2.8	2.3	0.7	3.3	1.4	3.0	1.9	1.2	0.4	1.2	0.8	1.0	1.6	1.1	0.9	1.9	0.4	3.0	1.1	3.1
	100-199	2.9	9.6	1.4	10.9	8.9	9.2	4.2	1.3	1.6	1.7	1.1	12.9	9.5	4.7	1.9	1.1	0.7	1.7	3.1	2.6	1.0	1.7	2.9	2.6
	199-349	3.4	4.5	2.4	3.0	4.4	3.5	3.0	5.0	1.1	2.0	1.1	1.1	0.7	4.3	2.9	1.3	1.4	1.8	8.6	5.3	6.6	4.9	5.0	4.7
Gunnison	2 to 8	16.7		16.7																					
	9 to 50	7.4		9.9		14.3				21.4		3.6		7.1						0.0					
	51 to 99	6.7		8.3		1.7		11.7		1.7		3.3		1.7		0.0		1.7		0.0					0.0
	100-199																								
	199-349																								
Lake County	2 to 8	10.7						*		*		*		*		*		*		*		*		*	
	9 to 50	6.6		5.4		16.2		*		*		*		*		*		*		*		*		*	
	51 to 99							*		*		*		*		*		*		*		*		*	
	100-199			1.9		9.9		*		*		*		*		*		*		*		*		*	
	199-349							*		*		*		*		*		*		*		*		*	
Montrose	2 to 8																								
	9 to 50	6.0		9.5		8.8		18.8		18.8		1.8		0.0		10.0		0.0		0.0					
	51 to 99	4.7		8.7		3.3				3.9		1.3				2.6		6.6		6.6					0.0
	100-199																								
	199-349																								
Pueblo	2 to 8	9.4	4.8	0.0	0.0	0.0	0.0	8.3	15.0	5.9	5.0	4.8	0.0	0.0	5.6	5.9	7.7	0.0	11.8	6.7	12.5	0.0	9.1	7.1	9.1
	9 to 50	6.4	3.6	5.2	2.9	0.0	3.4	5.4	0.0	2.4	3.1	3.4	2.3	1.7	5.4	4.8	1.5	1.3	1.5	2.0	1.3	1.3	1.3	1.3	3.9
	51 to 99	6.7	7.1	7.9	7.0	6.1	1.2	8.7	11.8	4.0	2.9	2.8	6.4	2.9	4.1	5.6	3.2	2.8	2.5	2.5	5.0	1.8	2.1	3.4	0.3
	100-199	5.6	9.0	8.0	9.0	9.0	7.0	10.1	10.7	8.9	5.7	6.8	4.2	4.4	1.1	2.4	4.0	1.6	3.3	1.9	2.8	0.6	0.7	1.2	3.9
	199-349	10.1	16.0	7.2	9.0		2.8	35.4		34.9	24.8	19.8	17.1	17.6	16.2	17.3	15.8	9.0	12.4	16.2	11.3	6.3	4.5	3.2	3.6
Salida	2 to 8	4.5		0.0				*		*		*		*		*		*		*		*		*	
	9 to 50	6.3		6.3				*		*		*		*		*		*		*		*		*	
	51 to 99							*		*		*		*		*		*		*		*		*	
	100-199							*		*		*		*		*		*		*		*		*	
	199-349							*		*		*		*		*		*		*		*		*	
Southeastern Colorado	2 to 8																								
	9 to 50	6.3		1.3		6.3		3.3		10.0		0.0		30.0		0.0				0.0					1.6
	51 to 99	0.0		6.3		0.0		0.0		0.0		0.0				0.0				0.0					0.0
	100-199																								
	199-349																								
Steamboat Springs	2 to 8	25.0		37.5		0.0		12.5																	
	9 to 50	19.2		13.1		9.6		6.0		0.0		19.3		0.0		0.0		0.0		0.0					0.0
	51 to 99	15.6		9.2		9.3		8.3		1.8		25.9													
	100-199					10.7		15.5		10.7		10.7		3.9		0.0		0.0		0.0					0.0
	199-349																								
Sterling	2 to 8																								
	9 to 50	6.6		9.0		0.0		25.0		18.8		18.4		12.5		9.2		10.9		12.5					10.9
	51 to 99	0.0		0.0		1.9		1.9		7.4		3.7		7.4		1.9		0.0		5.6					3.5
	100-199	5.5		5.5				6.4		4.5		1.8		10.9		9.1		3.6							3.6
	199-349																								
Summit County	2 to 8	0.0		0.0																					
	9 to 50	1.3		1.3		0.0		3.3		0.0		0.0		0.0		0.0									0.0
	51 to 99	2.9		3.6		1.9		6.6		2.3		4.7		3.8		1.3		0.0		0.5					4.2
	100-199	3.2		4.0																					
	199-349																								

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

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	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
Glenwood Springs	To 1959									0.0		0.0				0.0				0.0				0.0	
	1960-69	0.0		0.0						50.0		0.0				0.0				0.0				50.0	
	1970-79	4.2		5.4		14.6		1.2		7.1		0.0				6.3				6.3				0.0	
	1980-89									32.2		11.9				2.1				3.4				2.1	
	1990-99			7.3		9.2		2.8		10.9		7.3				3.6								0.0	
	2000-09									0.0		66.7				33.3								0.0	
Grand Junction	To 1959	0.0	0.0	3.7	0.0	0.0	0.0	0.0	12.5	8.3	18.8	0.0	0.0	3.6	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	1960-69								0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	1970-79	5.4	7.2	7.0	5.0	10.2	4.8	2.3	6.4	4.5	12.0	10.8	9.4	6.8	7.7	7.3	7.8	7.4	3.5	1.7	2.8	0.6	1.7	0.4	1.0
	1980-89	5.6	5.6	8.2	4.8	4.3	3.2	7.0	11.5	30.6	8.3	31.0	11.7	7.5	10.0	4.9	7.2	4.2	5.3	4.1	3.7	1.9	4.1	1.5	4.4
	1990-99	7.3	7.1	7.9	13.0	15.4	7.7	3.8	11.8	7.4	17.0	9.0	2.4	4.0	7.9	0.0	16.4	4.0	1.6	1.9	3.0	2.7	0.0	0.0	0.0
	2000-09	0.0	0.0	0.0	0.0		25.0	0.0	33.3	0.0	0.0	0.0	0.0	0.0	0.0			0.0							
Greeley	To 1959															16.7	0.0								
	1960-69	9.2	4.1	1.6	2.0	5.6	2.0	1.0	5.1	3.1	6.0	4.1	2.0	0.0	4.1	16.7	0.0	2.9	1.4	1.0	0.8	0.7	2.0	2.0	5.1
	1970-79	3.2	8.6	1.5	8.9	8.0	8.2	3.7	2.2	1.0	1.3	0.8	1.5	1.1	2.2	3.2	1.4	1.1	0.7	2.7	1.4	1.3	1.5	1.5	1.7
	1980-89	1.8	3.2	1.4	2.2	3.8	0.3	2.2	8.6	0.6	2.5	1.0	0.2	0.0	7.7	3.3	0.4	1.0	0.6	0.8	1.6	2.9	4.1	4.2	3.7
	1990-99	14.3	8.1	7.7	10.3	3.0	1.3	2.3	0.3	0.7	0.3	1.2	0.9	0.9	0.9	4.5	0.6	0.6	0.3	2.8	5.8	4.1	1.3	0.6	3.8
	2000-09	4.9	8.0	2.7	3.1	4.0	4.0	3.1	3.1	10.2	2.2	1.1	44.6	30.4	10.5	4.2	3.1	2.6	7.1	2.7	4.5	8.0	14.7	4.8	4.8
Gunnison	To 1959	6.0		6.0																					
	1960-69																								
	1970-79	6.7		8.3		1.7		11.7		1.7		3.3		1.7		0.0		1.7					0.0		
	1980-89																								
	1990-99	14.3		17.9		14.3				21.4		3.6		7.1									0.0		
	2000-09																								
Lake County	To 1959				1.9				9.9		*		*	*	*	*	*	*	*	*	*	*	*	*	*
	1960-69										*		*	*	*	*	*	*	*	*	*	*	*	*	*
	1970-79										*		*	*	*	*	*	*	*	*	*	*	*	*	*
	1980-89										*		*	*	*	*	*	*	*	*	*	*	*	*	*
	1990-99										*		*	*	*	*	*	*	*	*	*	*	*	*	*
	2000-09										*		*	*	*	*	*	*	*	*	*	*	*	*	*
Montrose	To 1959																								
	1960-69							18.8		18.8		6.3		0.0		18.8		0.0		0.0					
	1970-79	4.2		9.2		8.8										5.9									
	1980-89	5.6		8.7		3.3				3.9		1.3				2.6		6.6		6.6					0.0
	1990-99											0.0													
	2000-09																								
Pueblo	To 1959	0.0	6.7	0.0	14.3	0.0	0.0	0.0	0.0	5.9	5.9	11.8	5.9	5.9	0.0	5.9	11.8	5.9	5.9	5.9	5.9	14.3	0.0	5.9	0.0
	1960-69	6.4	6.9	6.1	6.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2	1.8	1.1	0.6	1.1	1.8	4.1	0.0	0.0	1.2	0.0
	1970-79	8.3	10.8	7.3	7.7	6.2	5.3	18.3	9.6	17.4	12.5	10.9	9.9	8.7	8.3	9.0	8.4	4.6	7.5	8.2	7.0	3.4	3.1	2.9	3.5
	1980-89	2.8		10.0	7.8	18.3			21.3	23.3	10.0														
	1990-99	5.2	5.2	7.3	5.2	3.1	0.0	2.1	3.1		3.1	1.0	1.0	7.3	2.1	7.3	0.0	2.1	0.0		0.0	0.0	0.0	0.0	0.0
	2000-09		9.3	9.5			4.3	9.3	10.7	17.9	7.1	7.1	5.0	10.0	0.0		7.4	3.4	1.4	1.0	0.7	0.0	0.7	1.4	4.9
Salida	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99	4.5		0.0																					
	2000-09																								
Southeastern Colorado	To 1959																								
	1960-69	8.3		0.0																					
	1970-79	0.0		6.3		0.0		0.9		0.0		0.0												0.0	
	1980-89	3.1		3.1		6.3																		3.1	
	1990-99																								
	2000-09																								
Steamboat Springs	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	17.8		12.1		9.0		7.5		1.0		21.9		0.0		0.0		0.0		0.0				0.0	
	1990-99					10.7		15.5		10.7		10.7		3.9		0.0		0.0		0.0				0.0	
	2000-09																								
Sterling	To 1959			16.7																					
	1960-69	8.3		8.3				25.0				8.3				0.0									
	1970-79	5.5		5.5				6.4		4.5		1.8		10.9		9.1		3.6						3.6	
	1980-89	4.7		4.7		1.9		14.0		7.4		10.5		7.4		7.0		3.5		12.5				3.5	
	1990-99	0.0		0.0		0.0		15.6		18.8		18.8		12.5		6.3		12.5		7.4				7.4	
	2000-09																								
Summit County	To 1959																								
	1960-69																								
	1970-79			0.0																					
	1980-89	0.0		0.0		0.0		3.3		0.0		0.0		0.0		0.0								0.0	
	1990-99			3.6		1.9		6.6		2.3		4.7		3.8		1.3		0.0		0.5					4.2
	2000-09	3.2		4.0																					

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

AVERAGE RENT BY MARKET AREA
(In Dollars)

Market Area	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	
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	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	1025.59	1032.87	
Northwest	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	1136.10	1130.60	
Northeast	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	997.59	1064.65	
Far Northeast	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	1116.14	1094.11	
Southeast	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	893.16	888.17	
Security/Widefield/Fountain	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	957.74	962.11	
Southwest	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	1017.30	1018.59	
Central	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	984.90	1017.78	
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	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	1306.24	1237.32	
Fort Collins	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	1290.30	1221.38	
Northwest	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	1313.79	1209.87	
Northeast	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	890.96	917.77	
Southeast	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	1272.53	1208.31	
Southwest	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	1319.25	1264.90	
Loveland	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	1387.16	1332.62	
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	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	530.86	511.72	
Greeley	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	986.40	1000.09	
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	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	673.18	682.31	
Northwest	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	537.97	530.09	
Northeast	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	745.95	758.42	
Southeast	521.43	496.43	521.43	496.43										722.50											
Southwest	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	534.35	499.02	
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 SIZE OF BUILDING

(In Dollars)

Market Area		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	
Alamosa	2 to 8	512.50		537.50																						
	9 to 50	596.26		586.44		617.70		649.00				612.50			495.31						631.25					
	51 to 99	349.42		349.42		470.19									643.42						663.90					687.50
	100 to 199										574.81															
	200 to 349 350 up																									
Aspen	2 to 8																									
	9 to 50	1284.56						679.17				704.17			683.33		728.75				720.42					758.33
	51 to 99	1019.14		1019.14		916.91		1080.08				1117.09			1117.09		1284.16				1296.13					1166.39
	100 to 199	1096.62		1097.64																						
	200 to 349 350 up																									
Buena Vista	2 to 8																									
	9 to 50	591.67		586.90		650.00																				
	51 to 99																									
	100 to 199																									
	200 to 349 350 up																									
Canon City	2 to 8																									
	9 to 50	630.05		630.05																						
	51 to 99	584.82		584.82		608.48																				
	100 to 199	587.50		587.50		612.50																				
	200 to 349 350 up																									
Central Mountains	2 to 8																									
	9 to 50							777.94				760.58					850.00				497.20					900.00
	51 to 99											625.00									850.00					900.00
	100 to 199											612.50									637.50					864.18
	200 to 349 350 up																				637.50					864.18
Colorado Springs	2 to 8	650.06	598.56	595.31	1182.81	1084.81	576.53	1226.67	761.72	1118.91	664.93	660.02	775.50	676.52	749.89	626.66	691.04	712.89	756.91	794.64	790.28	875.00	1047.16	741.44	809.69	
	9 to 50	540.31	569.89	585.39	593.77	590.21	600.82	601.05	610.37	615.77	621.29	651.18	619.61	610.46	731.44	738.86	642.91	657.37	732.18	722.44	735.66	815.08	767.71	805.87	811.92	
	51 to 99	632.76	625.54	635.18	636.23	629.70	647.74	668.15	687.33	673.77	725.94	704.71	693.29	706.50	765.52	790.42	747.29	722.92	854.11	855.27	861.28	832.99	877.04	888.28	908.54	
	100 to 199	682.98	707.11	728.82	745.81	732.92	712.79	732.86	730.88	757.32	814.37	848.88	759.90	785.97	869.12	876.47	798.98	849.41	820.10	880.79	922.72	919.80	932.15	938.51	902.27	
	200 to 349 350 up	802.63	830.37	848.09	836.20	818.60	852.02	847.86	835.41	826.45	838.67	856.60	844.20	869.40	885.33	912.27	908.80	923.03	938.92	971.20	980.90	996.78	1031.43	1074.88	1083.53	
Durango	2 to 8	637.50		637.50																						
	9 to 50	731.80		762.79		827.25		804.20																		
	51 to 99	777.19		777.19																						
	100 to 199	978.00		978.10		1075.89																				
	200 to 349 350 up																									
Eagle County	2 to 8	1037.50																								
	9 to 50	900.69																								
	51 to 99	1215.93		1028.30		935.41		936.28				883.81		895.70		1120.57		1321.09		1321.09						
	100 to 199	1083.32		1112.50		958.76		991.01				958.21		994.27		1393.58		1158.50		1158.50						
	200 to 349 350 up	1157.29		1165.37		1052.00		1022.96				1422.96		1034.07		1197.74		1403.70		1403.70						
Fort Collins/ Loveland	2 to 8	891.30	1304.55	1131.94	788.45	1266.91	1233.48	925.25	938.75	943.14	1278.00	1178.51	917.87	911.28	925.69	963.00	941.17	969.48	1041.95	1002.84	1267.12	1291.04	962.85	1026.24	1087.39	
	9 to 50	700.26	756.37	720.03	729.78	803.56	778.26	733.86	795.80	800.51	923.99	848.69	816.08	726.76	639.60	637.60	834.42	759.03	964.58	565.00	565.00	1073.78	983.50	817.57	1020.30	
	51 to 99	759.11	788.13	751.50	798.23	880.89	825.70	859.79	866.38	934.77	869.00	907.67	912.08	893.40	913.75	928.86	918.77	983.86	967.22	1064.45	1073.78	1128.96	1185.52	1200.10	1181.43	
	100 to 199	886.34	769.79	953.69	870.75	905.61	953.25	1053.96	1054.41	1071.02	985.20	967.57	1001.99	1013.31	1093.31	1116.37	1225.60	1044.03	1287.58	1284.79	1021.31	1289.82	1289.52	1313.89	1239.91	
	200 to 349 350 up	893.01	925.78	939.49	999.58	1019.72	1010.25	1016.51	983.86	1024.42	1005.47	1018.96	1083.37	1126.98	1171.17	1158.42	1218.18	1227.19	1286.10	1272.17	1199.06	1258.04	1262.17	1300.95	1246.70	
Fort Morgan/ Brush	2 to 8																									
	9 to 50	452.57		453.99		447.54																				
	51 to 99	475.42		488.17		492.94																				
	100 to 199																									
	200 to 349 350 up																									

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

MEDIAN RENT BY MARKET AREA
(In Dollars)

Market Area	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		
Alamosa	520.64		558.14		540.47		638.50		522.38		628.40		566.73		680.25									688.50		
Aspen	1127.88		1122.53		904.13		948.92		1121.27		949.00		948.92		1120.26		1144.58		973.40						973.40	
Central Mountains							642.96		625.12		653.31		651.00		686.71		645.57		726.60						855.17	
Buena Vista	569.75		569.75		638.50		*		*		*		*		*		*		*						*	
Canon City	590.29		590.29		613.30		*		*		*		*		*		*		*						*	
Lake County	577.79		609.22		636.38		*		*		*		*		*		*		*						*	
Salida	441.63		449.61		*		*		*		*		*		*		*		*						*	
Colorado Springs	714.14	740.87	752.39	742.18	728.02	748.38	757.71	766.45	760.07	791.73	800.20	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20	922.20	948.19	976.42	1022.63	1001.72		
Northwest	843.19	870.27	879.47	857.16	810.38	876.21	884.59	838.28	890.30	927.44	926.00	827.42	913.50	971.18	983.64	891.53	976.16	941.86	993.71	1071.05	1049.23	1084.58	1123.67	1162.78		
Northeast	696.80	701.00	715.18	697.43	709.40	721.48	715.91	717.45	709.06	729.94	771.47	745.29	750.92	783.20	806.40	836.31	836.34	835.64	858.73	860.69	880.17	959.97	1006.44	1025.34		
Far Northeast	833.73	843.99	895.46	888.34	798.58	879.90	836.11	858.70	859.45	879.17	880.75	873.03	924.84	949.85	960.24	959.73	981.13	980.74	981.93	1034.13	1062.49	1088.28	1110.54	1118.71		
Southeast	580.69	622.26	643.65	650.32	631.99	634.33	729.76	717.03	673.81	691.10	706.30	689.67	704.06	705.56	720.83	702.11	732.05	761.94	831.72	784.92	820.99	841.03	872.84	863.85		
Security/Widefield/Fountain	627.45	627.45	634.68	634.68	634.68	634.74	627.45	627.45	628.49	684.67	679.76	674.38	677.68	729.27	781.21	716.63	718.53	803.83	828.38	853.38	803.38	828.38	824.73	856.25		
Southwest	767.86	792.92	789.29	782.43	816.37	776.78	788.55	796.65	785.57	806.56	788.43	782.20	785.56	818.99	875.47	878.28	860.53	869.41	875.03	901.22	968.23	981.36	1035.83	1024.80		
Central	650.84	662.60	667.79	662.12	660.46	660.85	657.03	662.64	670.89	722.28	764.21	690.34	697.00	828.94	839.95	762.65	764.76	799.96	817.41	959.33	888.24	902.29	937.05	964.98		
Durango	798.19		808.11		933.87		788.36		975.50		994.75		883.14		1213.50		1139.59		1138.50						1106.00	
Eagle County	1118.19		1154.13		1026.25		983.39		1013.28		999.94		1180.92		1145.00		1329.62		1199.96							1248.86
Fort Collins/Loveland	879.63	843.25	932.58	980.32	986.56	983.65	973.05	961.65	1004.34	964.87	998.84	986.99	1110.90	1123.84	1119.27	1211.83	1206.39	1249.12	1254.52	1217.67	1252.02	1286.86	1280.67	1214.08		
Fort Collins	876.86	853.73	917.80	960.49	982.78	1003.65	973.07	961.32	977.20	933.21	998.00	986.23	1145.36	1111.17	1122.63	1196.65	1193.29	1233.34	1248.66	1221.67	1249.73	1280.95	1268.85	1199.36		
Northwest	821.28	640.26	843.71	853.83	860.65	874.67	944.41	965.67	1004.74	888.16	1031.48	785.19	1357.50	726.94	835.00	1129.81	937.49	1072.86	1083.05	1102.83	1147.93	1224.33	1198.48	1135.87		
Northeast	706.77	724.91	688.80	657.25	816.77	815.45	756.88	770.49	726.00	643.68	643.68	779.41	649.17	668.68	693.07	801.00	801.00	700.40	748.32	743.07	743.07	747.51	844.15	845.64		
Southeast	926.00	875.02	946.83	1001.00	1052.93	1134.35	973.73	983.92	1040.42	992.13	1003.78	1038.21	1070.37	1226.50	1191.60	1269.48	1247.61	1317.67	1262.98	1255.90	1253.81	1292.95	1271.95	1214.55		
Southwest	813.40	895.85	828.73	980.03	1025.15	1004.00	1054.03	900.49	933.58	886.95	917.71	1024.14	1143.65	1147.02	1175.17	1224.91	1214.28	1199.95	1326.62	1239.64	1319.43	1168.80	1295.23	1252.43		
Loveland	872.04	975.65	941.88	1009.16	988.75	902.54	972.43	965.06	1050.74	998.28	1027.14	988.84	1057.25	1168.42	1099.04	1282.25	1254.61	1389.99	1327.95	1187.98	1258.21	1342.29	1352.13	1335.02		
Fort Morgan/Brush	464.54		477.25		484.44		490.32		515.06		496.31		407.25		569.75		563.50		479.13						484.33	
Glenwood Springs	832.82		835.72		878.08		816.63		748.44		776.30		776.61		730.69		754.13		798.50						842.25	
Grand Junction	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	570.47		
Greeley	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	994.04		
Gunnison	577.97		572.88		598.41		688.50		682.67		707.67		707.67		713.50		713.50		732.67						738.50	
Montrose	524.65		527.25		529.75		609.33		710.87		729.29		609.33		730.28		735.87		735.87						738.50	
Pueblo	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	595.52		
Northwest	426.24	468.86	427.92	366.75	440.95	367.00	392.00	366.93	391.93	366.93	391.93	367.42	384.17	367.42	524.96	367.42	553.68	367.42	551.89	549.96	562.54	551.00	575.04	551.00		
Northeast	480.55	496.54	492.97	555.46	559.60	629.35	581.64	574.54	592.99	568.45	584.59	606.24	594.70	595.92	591.36	605.93	632.34	616.98	634.85	630.51	618.02	646.83	648.76	648.76		
Southeast	481.00	463.50	481.00	463.50									855.17													
Southwest	587.27	467.99	584.63	482.58	542.57	453.84	507.54	545.47	507.05	445.41	483.81	473.69	445.31	485.72	580.77	475.05	480.17	475.21	471.33	501.93	487.54	501.00	501.81	471.33		
Southeastern Colorado	614.46		618.50		618.50		619.75		678.91		601.83		533.14		365.53				365.53						655.69	
Steamboat Springs	722.73		717.37		675.22		726.96		752.43		676.00		847.47		845.87		970.87		970.87						1105.31	
Sterling	290.29		323.50		656.09		245.48		662.45		682.71		686.71		493.86		500.57		523.69						548.92	
Summit County	953.43		952.56		897.88		922.45		922.99		946.05		946.05		948.92		1130.41		1031.50						1141.89	

*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	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	
Alamosa	Efficiency																									513.00
	One bedroom	582.97		582.97		548.11		638.00		513.00		541.51		627.00												688.00
	Two bed, one bath	370.20		372.69		363.48		638.00		663.00		647.43		561.84												688.00
	Two bed, two bath	1138.00		1138.00																						664.44
	Three bedroom	880.00		880.00																						688.00
	All	520.64		558.14		540.47		638.50		522.38		628.40		566.73											680.25	
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		913.60										937.40
	Two bed, one bath	1157.51		1156.83		1072.71		1063.32		1627.87		1112.68		1112.68		1113.32										931.14
	Two bed, two bath	1163.00		1163.00		813.00		813.00		1382.97		1382.97		1432.97		1432.97		1488.00								1137.68
	Three bedroom	920.00		920.00		913.00		913.00		938.00		945.00		938.00		938.00										1138.32
	All	1127.88		1122.53		819.75		904.13		948.92		1121.27		949.00		948.92		1120.26								1482.97
Buena Vista	Efficiency																									
	One bedroom	562.40		562.40																						
	Two bed, one bath	634.25		634.25		638.00																				
	Two bed, two bath																									
	Three bedroom																									
	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																									
	Three bedroom	663.00		663.00																						
	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		685.81										828.58
	Two bed, two bath																									
	Three bedroom																									1238.00
	All																									
Colorado Springs	Efficiency	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	832.39	
	One bedroom	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	899.90	
	Two bed, one bath	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	936.38	
	Two bed, two bath	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	1235.31	
	Three bedroom	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	1386.24	
	All	714.14	740.87	752.39	742.18	728.02	748.38	757.71	766.45	760.07	791.73	800.20	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20	922.20	948.19	976.42	1022.63	1001.72	
Durango	Efficiency	580.59		584.47		888.00				988.00		1038.00														1113.00
	One bedroom	686.50		689.13		796.00		700.00		829.43		819.67		852.00		888.00		895.20		921.00						975.00
	Two bed, one bath	770.25		800.00		944.00		813.86		1044.00		944.00		988.00		1305.75		1280.75		1305.75						1055.00
	Two bed, two bath	857.00		849.09		844.86		788.00		867.00		938.00		880.00		888.00		900.00		930.80						929.00
	Three bedroom	797.75		795.50		1287.64				1362.25		1413.00		1250.00		1537.25		1562.25		1562.25						1637.25
	All	798.19		808.11		933.87		788.36		975.50		994.75		883.14		1213.50		1139.59		1138.50						1106.00
Eagle County	Efficiency	868.45		868.45		638.00		639.20		599.48		738.00		624.73		738.00		763.00		763.00						664.20
	One bedroom	894.00		931.37		790.18		795.37		844.27		897.20		947.27		985.20		1045.25		1042.75						1083.41
	Two bed, one bath	1209.12		1215.67		1009.45		942.71		1011.91		1016.76		1184.45		1124.12		1195.71		1194.09						1235.26
	Two bed, two bath	1113.55		1135.39		1039.11		989.11		1086.34		985.95		1188.00		1142.66		1338.00		1338.00						1342.66
	Three bedroom	1201.27		1205.36		1159.18		1184.18		1281.59		1181.45		1384.59		1340.73		1588.00		1584.73						1587.45
	All	1118.19		1154.13		1026.25		983.39		1013.28		999.94		1180.92		1145.00		1329.62		1199.96						1248.86
Fort Collins Loveland	Efficiency	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	951.95	
	One bedroom	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	1114.40	
	Two bed, one bath	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	1138.55	
	Two bed, two bath	1013.70	1036.96	1098.03	1044.37	1139.23	1135.08	1124.85	1111.48	1146.50	1209.37	1176.10	1168.03	1205.19	1285.22	1304.10	1309.57	1330.29	1399.50	1397.11	1319.59	1427.25	1384.48	1418.62	1320.41	
	Three bedroom	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	1552.93	
	All	879.63	843.25	932.58	980.32	986.56	983.65	973.05	961.65	1004.34	964.87	998.84	986.99	1110.90	1123.84	1119.27	1211.83	1206.39	1249.12	1254.52	1217.67	1252.02	1286.86	1280.67	1214.08	
Fort Morgan/ Brush	Efficiency	313.00																								
	One bedroom	398.40		370.16		488.75		509.81		523.13		520.13		393.73		420.60		417.40		408.69					442.40	
	Two bed, one bath	466.00		466.00		424.25		397.55		567.50		454.00		555.50		598.50		608.00		474.00					466.00	
	Two bed, two bath							388.00																		
	Three bedroom	489.50		489.50		489.50		488.00		489.50		489.50		489.50		664.50		664.50		489.50						489.50
	All	464.54		477.25		484.44		490.32		515.06		496.31		407.25		569.75		563.50		479.13					484.33	

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	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	
Glenwood Springs	Efficiency	588.00		588.00		588.00		588.00		600.00		588.00		563.00		563.00		588.00		638.00					663.00	
	One bedroom	757.82		757.82		763.00		666.47		641.00		640.00		591.00		590.00		640.00		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					682.86	
	Two bed, two bath	813.00		813.00		813.00		741.90		741.90		741.90		736.20		736.20		761.20		791.60						830.80
	All	940.27		940.27		938.00		938.99		846.78		797.30		797.30		785.90		835.90		897.30						937.53
		832.82		835.72		878.08		816.63		748.44		776.30		776.61		730.69		754.13		798.50						842.25
Grand Junction	Efficiency	238.00	263.00	238.00	238.00					238.00	238.00	238.00	238.51	238.51	238.00	238.00	238.51	238.51	288.00	288.00	288.51	288.51	288.51	288.51	288.51	
	One bedroom	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	523.88	527.95	526.40	529.66	509.73	
	Two bed, one bath	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	612.23	
	Two bed, two bath	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	688.00	
	All	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	838.00	
		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	570.47	
Greeley	Efficiency	635.72	368.10	635.79	479.07	610.83	586.18	612.09	394.90	394.90	425.00	396.46	420.46	445.46	470.46	469.81	470.38	507.00	470.46	492.25	492.25	495.46	492.25	495.46	520.46	
	One bedroom	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	981.98	
	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	894.52	
	Two bed, two bath	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	1192.00	
	All	728.00	761.67	752.33	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	1189.60	
		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	994.04	
Gunnison	Efficiency									388.00		480.80		438.00						538.00					738.00	
	One bedroom	458.20		456.60		463.00				388.00		480.80		438.00						538.00					738.00	
	Two bed, one bath	601.71		588.00		602.41		688.00		684.00		709.00		709.00		713.00		713.00		734.00					738.00	
	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					738.50	
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		638.00		*		*		*		*		*		*		*				*	*	
	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					738.00	
	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																						
		524.65		527.25		529.75		609.33		710.87		729.29		609.33		730.28		735.87		735.87					738.50	
Pueblo	Efficiency	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	400.00	394.00	394.00	417.00	413.00	
	One bedroom	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	469.78	464.45	469.16	465.53	470.24	468.62	505.53	516.58	515.37	532.93	
	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	612.75	609.34	628.57	634.15	637.07		
	Two bed, two bath	874.06	575.00	852.50	749.61	830.13	775.00	891.75	1054.75	863.00	1012.25	874.25	874.25	874.25	872.60	862.25	872.00	872.00	872.00	1087.59	874.25	924.63	1137.54	1185.00	1087.54	
	All	644.44	668.70	638.59	646.80	692.50	732.00	730.29	733.93	765.36	758.50	758.50	717.50	683.50	827.03	658.07	692.00	689.98	689.98	694.25	783.71	694.50	735.68	735.43	720.61	
		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	595.52	
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						413.00		413.00		413.00												
	One bedroom	516.60		516.60		509.40		584.00		446.40		606.20		538.00		609.00				634.00					643.20	
	Two bed, one bath	607.60		607.60		521.89		613.00		538.00		634.00				288.00				288.00					879.11	
	Two bed, two bath																									
	All	737.44		737.44		737.44		763.00		688.00		367.65		363.00		363.00				363.00					418.42	
		614.46		618.50		618.50		619.75		678.91		601.83		533.14		365.53				365.53					655.69	
Steamboat Springs	Efficiency																									
	One bedroom	704.14		704.14		674.14		693.71		663.00		726														

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

Market Area	Apartment Type	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
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		0.63		1.03				0.00							0.70
	Two bed, two bath	0.90																							
	Three bedroom																								
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
	Three bedroom	0.96		0.96		0.88		0.90		1.22		0.90		0.90				0.92		0.92					0.92
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																								
	Three bedroom																								
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																								
	Three bedroom	0.73		0.73																					
All	0.81		0.81		0.84																				
Central Mountains	Efficiency							0.00		0.00		0.00													
	One bedroom							0.45		0.00		0.00													1.27
	Two bed, one bath							0.90		0.84		0.92		0.95		0.94		0.90		1.00					1.06
	Two bed, two bath																	0.56							
	Three bedroom																	0.56							1.24
All									0.84		0.92		0.95		0.94		0.88		1.00					1.09	
Colorado Springs	Efficiency	1.07	1.13	1.14	1.14	1.07	1.10	1.19	1.18	1.09	1.15	1.19	1.19	1.25	1.24	1.32	1.26	1.30	1.29	1.32	1.30	1.35	1.43	1.47	1.47
	One bedroom	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	1.33
	Two bed, one bath	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	1.14
	Two bed, two bath	0.90	0.91	0.91	0.92	0.90	0.95	0.94	0.94	0.95	0.94	0.97	0.94	0.98	1.02	1.01	1.00	1.02	1.04	1.06	1.07	1.08	1.12	1.17	1.16
	Three bedroom	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	1.11
All	0.91	0.92	0.94	0.94	0.93	0.96	0.96	0.97	0.97	0.99	1.01	0.99	1.01	1.05	1.06	1.04	1.07	1.10	1.13	1.13	1.19	1.19	1.24	1.24	
Durango	Efficiency	1.10		1.13		1.41				1.56		1.66				1.84		1.72		1.76					1.92
	One bedroom	1.29		1.30		1.47		1.29		1.43		1.35		1.53		1.75		1.70		1.71					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
	Three bedroom	0.97		0.97		1.16		1.23		1.29		1.29		1.16		1.37		1.40		1.40					1.46
All	1.16		1.18		1.22		1.14		1.29		1.28		1.30		1.52		1.51		1.52					1.47	
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
	Three bedroom	1.13		1.15		1.06		1.09		1.18		1.08		1.28		1.39		1.60		1.45					1.52
All	1.56		1.53		1.21		1.23		1.32		1.28		1.45		1.57		1.67		1.61					1.64	
Fort Collins/ Loveland	Efficiency	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	2.23
	One bedroom	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
	Two bed, one bath	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	1.37
	Two bed, two bath	1.03	1.01	1.10	1.08	1.08	1.12	1.16	1.11	1.16	1.15	1.14	1.18	1.23	1.25	1.31	1.31	1.40	1.38	1.33	1.37	1.39	1.38	1.38	1.32
	Three bedroom	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	1.39
All	1.05	1.06	1.10	1.11	1.13	1.16	1.20	1.18	1.22	1.19	1.21	1.13	1.29	1.20	1.23	1.37	1.37	1.48	1.46	1.41	1.49	1.47	1.50	1.47	
Fort Morgan/ Brush	Efficiency	0.68		0.66		0.75		0.76		0.79		0.79		0.71		0.75		0.75		0.73					0.74
	One bedroom	0.68		0.67		0.61		0.55		0.68		0.60		0.74		0.84		0.88		0.74					0.69
	Two bed, one bath							0.46																	
	Two bed, two bath																								
	Three bedroom	0.57		0.56		0.56		0.53		0.56		0.56		0.56		0.75		0.75		0.57					0.58
All	0.64		0.63		0.67		0.63		0.70		0.69		0.73		0.76		0.76		0.68					0.67	

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	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
Alamosa	To 1959																								
	1960-69																								
	1970-79																								
	1980-89					0.0		0.0										9.1							0.0
	1990-99																	3.0							
	2000-09																								
2010+																									
Aspen	To 1959																								
	1960-69																								
	1970-79								1.8		1.8		3.5		1.8		1.8		0.0		1.7			1.7	
	1980-89							0.0				4.2		8.3		0.0		0.0		0.0				0.0	
	1990-99	1.6		1.6		3.3		0.8		2.4		4.1		1.6		1.6		0.0		0.0				0.0	
	2000-09																								
2010+																									
Buena Vista	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99	3.1		9.4		3.1																			
	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	3.6	4.0	4.4	4.7	4.0	6.1	5.0	3.6	4.1	6.9	3.9	5.1	3.5	4.9	7.7	2.6	5.1	3.2	5.0	0.0	3.9	0.0	4.4	0.0
	1960-69	3.9	4.9	5.8	4.0	4.0	5.5	4.4	3.5	4.1	5.2	5.3	3.4	3.9	6.3	4.8	3.9	3.8	3.6	4.1	3.0	3.6	4.5	5.5	3.2
	1970-79	4.7	7.8	7.2	6.8	5.8	5.9	4.8	6.0	4.6	6.1	4.6	4.1	3.9	6.5	3.7	4.7	6.8	5.7	6.3	4.1	4.3	5.5	5.0	3.5
	1980-89	4.2	6.7	6.4	5.9	5.1	4.7	6.6	4.3	5.2	6.3	6.8	5.5	4.2	5.2	5.6	4.8	5.6	6.1	6.4	4.5	4.3	6.2	5.8	4.3
	1990-99	4.4	7.5	6.8	5.7	2.6	7.5	6.3	5.9	4.1	6.6	8.6	5.5	3.7	6.4	6.5	5.0	4.6	6.3	6.1	3.9	4.3	6.7	6.0	4.8
	2000-09	6.0	7.2	8.4	7.8	4.4	6.0	5.6	7.2	5.5	6.1	7.6	4.9	3.8	5.7	6.5	5.4	6.1	6.3	5.4	5.6	4.5	7.0	6.2	4.9
2010+																	3.9	5.6	7.8	4.5	3.4	5.4	6.1	2.1	
Durango	To 1959																								
	1960-69	0.0				0.0		5.6		5.6		5.6		0.0		5.6		5.6		5.6				11.1	
	1970-79			10.0																					
	1980-89	0.0		7.1		7.1					0.0		0.0		0.0		0.0		5.9		0.0			0.0	
	1990-99	0.0				0.0		0.0		2.5		0.0		2.3		0.0		2.5		0.0				0.0	
	2000-09																								
2010+																									
Eagle County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99	1.7		5.1																					
	2000-09	8.3		10.0		3.3		3.3		4.2		3.3		2.6		2.8		4.5		8.2				8.0	
2010+					3.4		8.5		2.3		6.8		2.3		2.8		4.5		8.2				8.0		
Fort Collins/ Loveland	To 1959	2.1	0.0	0.0	3.3	0.0	0.0	25.0	0.0	0.0	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1960-69	1.8	30.6	0.0	1.5	0.0	19.8	1.2	1.6	4.0	0.0	2.4	0.8	0.0	2.3	1.8	0.9	0.0	7.7	0.6	3.8	1.9	17.6	24.0	1.2
	1970-79	3.3	10.2	4.9	2.5	3.1	11.0	3.7	1.0	2.6	6.2	16.7	5.3	3.4	3.3	9.8	2.4	3.4	6.7	7.4	2.9	2.0	3.7	6.2	2.1
	1980-89	2.2	1.5	5.8	1.9	2.9	21.6	0.2	1.8	2.3				4.1	5.7	6.0	4.9	0.8	0.1	5.9	1.0	0.2	0.0	0.1	0.0
	1990-99	4.3	7.1	8.6	3.0	3.0	37.6	7.7	0.0	1.9	22.4	4.3	3.3	0.4	11.2	3.9	2.5	1.7	5.8	8.6	6.1	7.2	8.3	3.1	
	2000-09	3.3	6.6	6.4	3.7	4.2	6.0	5.6	3.0	3.0	6.5	6.3	4.3	3.8	8.4	7.4	3.5	4.3	7.3	6.6	3.1	3.8	8.1	6.8	5.2
2010+																								4.0	
Fort Morgan/ Brush	To 1959																								
	1960-69																								
	1970-79	3.5		4.2		1.4		2.1		6.9		0.0		2.1		0.0		1.0		1.4				2.1	
	1980-89	3.0		0.0		1.5				2.8		0.0		0.0		0.0		2.4		0.0				0.0	
	1990-99																								
	2000-09	0.0		10.0		3.3				0.0		0.0		0.0				3.3		0.0				3.3	
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	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
Glenwood Springs	To 1959									0.0	50.0			0.0		50.0		0.0	0.0					0.0	
	1960-69									0.0				0.0				50.0		0.0				0.0	
	1970-79									0.0				10.0	16.7			6.3		6.3				0.0	
	1980-89						0.0				5.0	0.0		4.9	8.5			2.8		7.2				4.3	
	1990-99	1.8		7.3		9.1					10.9	7.3													
	2000-09										0.0													50.0	
2010+																									
Grand Junction	To 1959	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	6.3
	1960-69									0.0	0.0			0.0										0.0	0.0
	1970-79	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	5.1
	1980-89	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	10.3
	1990-99	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	8.3
	2000-09	0.0		0.0	5.0		25.0	0.0	16.7	0.0	0.0	25.0	0.0	0.0	0.0										
2010+																									
Greeley	To 1959																16.7	0.0							
	1960-69	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	4.1
	1970-79	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	3.4
	1980-89	3.7	4.5	7.5	4.1	8.3	8.3	7.0	0.0	0.0	16.7	8.3	2.7	3.2	0.0	0.0	2.3	4.7	5.6		0.0	0.0	10.0	0.0	0.0
	1990-99	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	5.3
	2000-09									12.7				0.0	3.2	5.1	2.8	4.2	3.5	10.3	6.7				0.0
2010+																	1.7	6.3	3.0	3.9	4.5	4.0	4.6	2.3	
Gunnison	To 1959																								
	1960-69																								
	1970-79											3.3		6.7											0.0
	1980-89																								
	1990-99			28.6							14.3		25.0		0.0					0.0					
	2000-09																								
2010+																									
Lake County	To 1959			3.1		9.9		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1960-69							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1970-79							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1980-89							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1990-99							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2000-09	8.1		2.7				*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
2010+							*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Montrose	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Pueblo	To 1959	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	5.9	0.0
	1960-69	5.4		0.0	2.1	0.0	0.0	1.1																2.3	1.1
	1970-79	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	2.8																							
	1990-99	5.2																							
	2000-09		3.6	3.4															3.4	8.1	3.4				5.4
2010+																									
Salida	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09			0.0																					
2010+																									
Southeastern Colorado	To 1959																								
	1960-69	2.1		0.0																					
	1970-79	3.8																							27.3
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Steamboat Springs	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	0.0		2.3		3.3		4.1		0.0		2.1		0.0		2.3		0.0		0.0					0.0
	1990-99					3.9		8.7		2.9		2.9		3.9		1.9		1.9		1.9					2.9
	2000-09																								
2010+																									
Sterling	To 1959																								
	1960-69	0.0		8.3																					
	1970-79	0.9																							
	1980-89	0.0		12.5		1.9		4.5		0.9		0.9		0.0		0.0		3.6		3.1				1.8	
	1990-99	0.0																							5.6
	2000-09	0.0																							
2010+																									
Summit County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89			3.3		0.0		3.3		0.0		0.0		0.0		0.0									0.0
	1990-99					0.5		4.6		0.7		3.3		0.0		1.3		0.0							1.3
	2000-09	2.9		2.9																					
2010+																									

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	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				
Alamosa	2 to 8					0.0		0.0						25.0				50.0											0.0
	9 to 50													21.4				7.1											
	51 to 99													12.3															
	100 - 199																												
	200 - 349																												
	350 up																												
Average					0.0		0.0						16.5				10.0											0.0	
Aspen	2 to 8							0.0				4.2			8.3			0.0		0.0									0.0
	9 to 50																												
	51 to 99	1.6		1.6		3.3		1.1	2.2			3.9		1.8	1.7			0.8		0.8									0.8
	100 - 199																												
	200 - 349																												
	350 up																												
Average	1.6		1.6		3.3		1.0	2.2			3.9		1.8	2.8			0.7		0.7									0.7	
Buena Vista	2 to 8							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	9 to 50	3.1						*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	51 to 99							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	100 - 199							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	200 - 349							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	350 up							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
Average	3.1		9.4		3.1		*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*	
Canon City	2 to 8							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	9 to 50							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	51 to 99							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	100 - 199							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	200 - 349							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	350 up							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
Average	3.1		9.4		3.1		*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*	
Central Mountains	2 to 8							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	9 to 50							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	51 to 99							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	100 - 199							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	200 - 349							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
	350 up							*	*			*	*		*	*	*		*	*	*		*	*	*		*	*	*
Average							1.3	2.0			0.9		1.5	2.4			1.5		0.6									0.6	
Colorado Springs	2 to 8	0.0	32.1	0.0	0.0	0.0	0.0	0.0	1.9	0.0	5.0	0.0	33.3	8.7	7.1	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.7	0.0
	9 to 50	4.6	5.0	6.4	4.8	4.1	3.9	2.8	5.1	3.8	4.6	2.6	3.1	3.6	5.3	4.9	5.6	3.4	3.7	3.5	2.9	4.3	4.1	3.7	8.3				
	51 to 99	4.7	6.3	6.6	4.2	3.9	5.2	3.1	3.4	4.8	5.7	7.0	3.8	3.0	6.1	6.9	3.9	4.4	5.5	4.5	2.7	5.0	7.0	6.0	4.1				
	100 - 199	4.1	6.4	5.8	5.7	5.3	5.8	5.5	4.6	4.1	6.0	6.2	3.9	4.8	5.3	4.5	5.4	5.7	4.2	6.6	3.5	3.7	4.8	5.3	3.5				
	200 - 349	4.6	7.5	7.5	6.0	4.7	6.0	6.5	5.3	5.1	6.5	6.7	5.4	4.0	5.9	5.7	4.6	5.8	6.2	6.5	4.8	4.2	6.3	6.0	3.9				
	350 up	4.6	4.7	6.5	6.2	5.5	4.6	6.0	4.9	5.1	6.0	7.6	5.8	3.6	6.6	5.8	5.0	4.2	6.5	5.2	4.9	3.9	5.7	5.5	4.7				
Average	4.5	6.8	6.9	5.8	4.8	5.6	5.7	4.8	4.8	6.2	6.7	4.9	4.0	5.9	5.7	4.8	5.5	5.8	6.1	4.5	4.2	6.0	5.8	4.0					
Durango	2 to 8							0.0	0.0			0.0		0.0	0.0	0.0	0.0												
	9 to 50	0.0		8.8		1.4		0.9		2.8		1.5		1.8		1.4		4.2		1.4									2.8
	51 to 99																												
	100 - 199											8.9																	
	200 - 349																												
	350 up																												
Average	0.0		8.8		1.4		0.9		2.7		6.0		1.6		1.3		4.0		1.4									2.8	
Eagle County	2 to 8																	4.5		20.5									
	9 to 50																	0.0		1.0									
	51 to 99	6.1		7.6		3.3		6.7		3.8		3.3		1.6		0.0		0.0		5.1									0.0
	100 - 199					3.4		5.3		1.1		3.7		2.3		2.8													8.0
	200 - 349					3.3		2.6				3.3				2.6		1.5											
	350 up																												
Average	6.1		7.6		3.4		4.4		2.0		3.5		2.1		2.2		1.2		4.8									3.8	
Fort Collins/ Loveland	2 to 8	1.2	6.7	0.0	2.6	0.0	9.1	0.0	0.8	0.0	9.4	1.5	1.0	0.0	13.0	0.0	0.0	6.9	0.0	0.0	0.0	0.0	1.6	7.2	0.0				
	9 to 50	3.3	11.1	5.6	3.2	5.0	0.0	3.3	1.1	5.6	0.0	14.3	0.0	0.0	0.0	0.8							12.5	8.3					
	51 to 99	2.0	5.1	2.5	1.3	2.9	12.3	3.4	2.0	1.5	2.8	5.8	2.4	2.8	4.8	3.9	2.7	4.0	4.7	5.2	3.0	3.8	7.0	3.2	4.0				
	100 - 199	3.4	13.6	7.8	1.9	4.0	49.8	4.6	3.0	2.9	6.0	4.4	5.1	2.1	4.6	8.8	2.3	1.4	7.2	7.6	4.1	6.1	7.9	18.6	1.7				
	200 - 349	3.3	6.9	7.2	3.2	3.6	5.4	6.9	2.9	3.0	6.7	6.6	3.9	4.2	7.6	6.4	2.7	3.5	6.7	5.9	2.7	2.7	5.5	3.5	4.2				
	350 up					0.0	0.6	0.0	0.6		22.6	3.6	0.0	0.0	11.5	3.8	0.0	0.3		0.0	0.0	0.0	0.0	0.0	0.0				
Average	3.2	9.1	6.8	2.9	3.6	20.8	4.9	2.1	2.9	10.3	5.6	3.7	2.7	7.7	6.1	2.2	2.5	6.7	6.1	2.5	2.9	5.1	5.8	3.5					
Fort Morgan/ Brush	2 to 8							0.0																					
	9 to 50	2.1		2.1		2.8				1.8		0.0		0.7		0.0		1.2		0.0									2.1
	51 to 99	4.2		6.3		0.0		2.1		9.4								2.1		2.1									2.1
	100 - 199																												
	200 - 349																												
	350 up																												
Average	2.9		3.8		1.7		1.8		5.2		0.0		0.7		0.0		1.5		0.9									2.1	

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	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	
Glenwood Springs	2 to 8	0.0								2.9		10.0		7.5		50.0		2.9		9.6					2.7	
	9 to 50									40.0				0.0				0.0		10.0						
	51 to 99	1.8		7.3		9.1				4.7		7.3				8.5		4.3		4.3					5.3	
	100 - 199																									
	200 - 349																									
Average	1.7		7.3		9.1		0.0		5.7		8.0		5.2		9.4		3.5		6.8						4.6	
Grand Junction	2 to 8	0.0	8.3	4.3	1.6	0.0	5.6	5.7	4.5	2.0	7.8	38.5	0.0	1.5	11.5	1.5	1.0	0.8	9.6	11.1	0.0	0.0	0.0	0.0	2.0	4.9
	9 to 50	1.3	7.7	4.7	2.4	9.2	1.8	5.9	5.2	11.8	14.4	13.8	13.3	5.5	11.0	5.3	6.9	5.6	3.6	5.6	2.4	1.1	5.1	2.9	6.2	
	51 to 99	5.3	13.0	4.5	2.0	9.9	3.9	9.3	5.6	2.1	18.0	11.7	10.1	6.3	2.7	8.0	9.8	8.2	3.3	1.3	1.9		9.3	1.9		
	100 - 199	4.8		3.1						5.0	11.1	1.1						2.2								
	200 - 349																									
Average	4.4	10.2	3.8	2.0	8.9	3.1	6.6	5.1	5.3	12.3	8.9	8.3	4.7	7.9	6.2	7.4	4.8	4.5	4.1	1.6	0.4	5.5	2.5	5.6		
Greeley	2 to 8	11.9	16.7	6.8	8.3	12.5	3.1	5.0	6.3	6.5	15.2	15.6	0.0	11.5	5.7	3.5	3.6	6.9	6.9	4.2	4.2	8.6	9.4	3.4		
	9 to 50	5.9	16.9	1.7	3.3	5.0	34.5	0.0	1.6	1.7	9.0	0.0	11.8	2.5	6.5	1.9	2.6	0.0	17.2	48.3	0.0	0.0	4.0	2.1		
	51 to 99	4.6	6.0	5.7	4.6	5.9	7.3	5.8	0.0	2.8	12.0	6.9	2.9		5.3	4.7	4.0	4.0	8.6	1.5	3.3	10.2	1.4	4.7		
	100 - 199	3.7	6.2	8.5	3.7	3.8	6.1	4.0	0.8	2.8	5.8	4.4	2.3	2.8	3.0	3.8	3.0	1.9	6.0	6.9	3.2	4.1	6.0	8.4	2.9	
	200 - 349	3.3	8.3	6.4	4.0		10.7	6.5		5.4	6.7	7.1	2.8	4.1	10.3		3.3	4.3	7.8	3.6	3.9				2.3	
Average	3.9	7.7	6.8	4.0	4.7	8.2	5.1	1.2	3.4	8.1	5.5	3.5	3.5	4.9	3.8	3.3	3.2	7.0	6.3	2.9	4.0	6.5	5.8	3.2		
Gunnison	2 to 8																									
	9 to 50									14.3		25.0		0.0												
	51 to 99			28.6								3.3		6.7											0.0	
	100 - 199																									
	200 - 349																									
Average			28.6						14.3		10.2		4.5						0.0					0.0		
Lake County	2 to 8																									
	9 to 50																									
	51 to 99	8.1		2.7																						
	100 - 199				3.1	9.9																				
	200 - 349																									
Average	8.1		3.0		9.9																					
Montrose	2 to 8																									
	9 to 50							6.3						12.5												
	51 to 99																									
	100 - 199																									
	200 - 349																									
Average							6.3						12.5													
Pueblo	2 to 8	14.3	12.5	0.0	0.0	0.0	0.0	11.1	0.0	0.0	9.1	4.8	0.0	0.0	0.0	50.0	0.0	50.0	0.0	0.0	0.0	0.0	25.0	0.0	0.0	0.0
	9 to 50	5.4	2.6	2.3	5.2	3.4	6.9	4.7	0.0	1.7	2.8	5.2	3.4	1.7	5.6	3.4	1.2	3.4	0.0	3.4	3.1	0.0	1.7	5.2	0.0	0.0
	51 to 99	5.6	4.1		2.1			0.0	1.1									2.1	2.1	0.0		2.1	2.2	1.1	2.2	1.1
	100 - 199	3.2	3.6	3.4	2.4									4.3	4.9			3.4	7.7	3.4				5.4	3.4	
	200 - 349	3.7		1.8	2.0			1.3																		
Average	4.4	3.6	2.3	2.3	2.9	5.7	2.1	0.6	1.6	3.4	5.1	2.8	3.6	4.7	3.1	2.2	2.9	6.0	3.2	2.6	1.1	3.2	3.7	2.0		
Salida	2 to 8			0.0																						
	9 to 50																									
	51 to 99																									
	100 - 199																									
	200 - 349																									
Average			0.0																							
Southeastern Colorado	2 to 8																									
	9 to 50	2.1		0.0				10.0					0.0	20.0		0.0								100.0		
	51 to 99	3.8						3.8					0.0			1.3			2.5					0.0		
	100 - 199																									
	200 - 349																									
Average	3.1		0.0				5.5					0.0	20.0		0.9			1.8						27.3		
Steamboat Springs	2 to 8			0.0		0.0		0.0																		
	9 to 50	0.0		2.9		3.6		4.8		0.0		2.1		0.0		2.3		0.0		0.0					0.0	
	51 to 99							3.6																		
	100 - 199					3.9		8.7		2.9		2.9		3.9		1.9		1.9		1.9					2.9	
	200 - 349																									
Average	0.0		2.3		3.6		6.0		2.0		2.6		2.6		2.1		1.4		1.4						2.1	
Sterling	2 to 8																									
	9 to 50	0.0		11.4				12.5		12.5		4.5		3.1		3.1		4.7		3.1						
	51 to 99	0.0				1.9		3.7		0.0		0.0		1.9		0.0		0.0		0.0					5.6	
	100 - 199	0.9						4.5		0.9		0.9		0.0		0.0		3.6							1.8	
	200 - 349																									
Average	0.5		11.4		1.9		6.6		2.6		1.4		1.0		0.9		3.1		3.1						3.0	
Summit County	2 to 8																									
	9 to 50			3.3		0.0		3.3		0.0																

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

Market Area	SIZE	2011				2012				2013				2014				2015				2016				
		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	1.6	-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	6.0	
	9 to 50	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	6.2	
	51 to 99	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	0.7	
	100 - 199	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	7.1	
	200 - 349	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	8.1	
	350 up	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	5.2	
Average	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	7.6		
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	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	2.8	
	9 to 50	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	1.0		
	51 to 99	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	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	1.1	
	200 - 349	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	2.2	
	350 up																									
Average	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	2.1		
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	2011				2012				2013				2014				2015				2016			
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Glenwood Springs	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Grand Junction	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Greeley	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Gunnison	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Lake County	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Montrose	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Pueblo	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Salida	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Southeastern Colorado	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Steamboat Springs	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Sterling	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Summit County	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	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

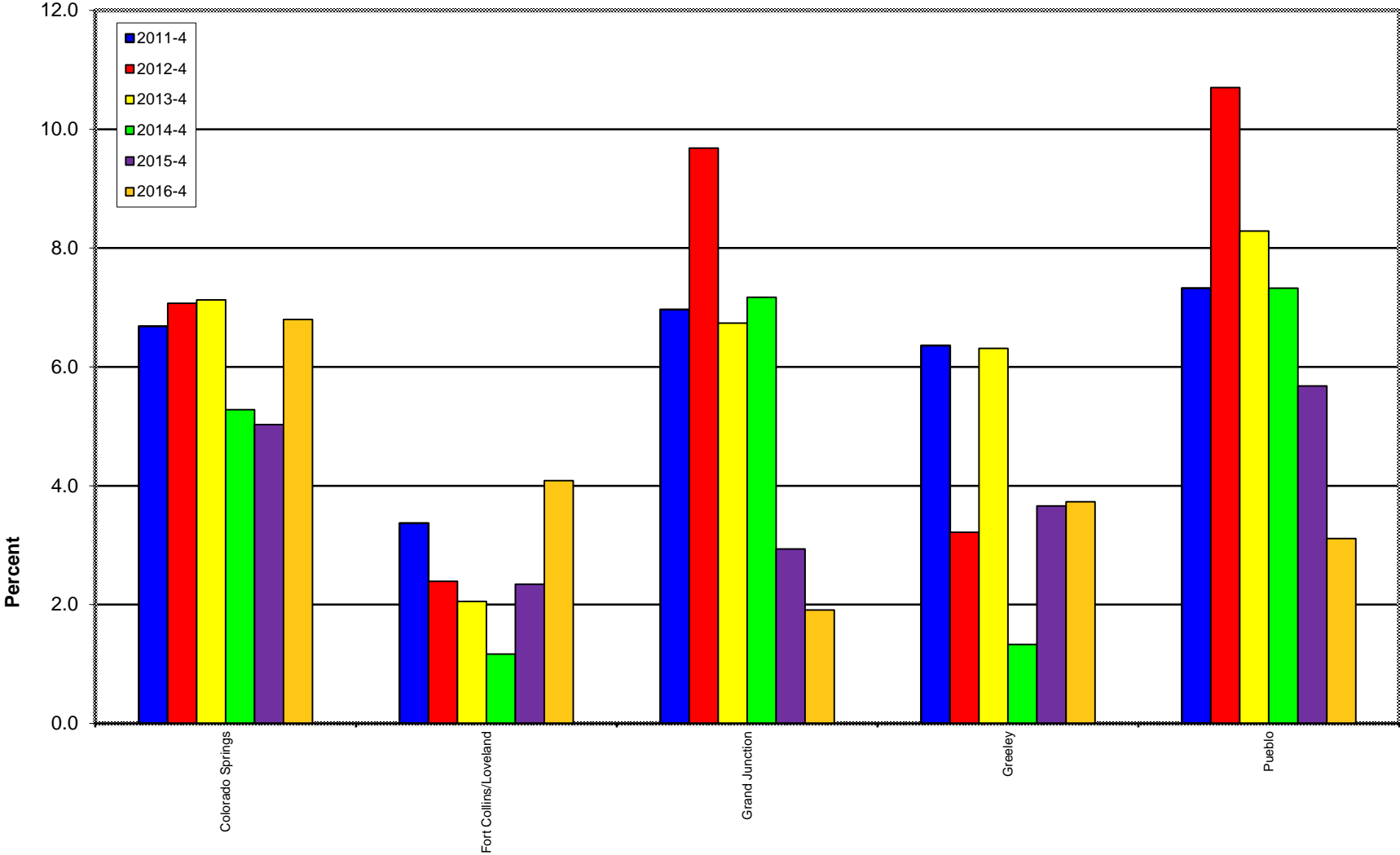
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

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	47734	21916	12751	9284
UNITS ADDED SINCE LAST SURVEY	Second Qtr	240	18	48	0		Fourth Qtr	5	408	123	0
TOTAL UNITS AVAILABLE		45982	20942	11866	9279			47739	22324	12874	9284
QUARTERLY VACANCY RATE		5.5%	2.9%	4.1%	6.7%			6.8%	3.4%	3.7%	3.1%
UNITS RENTED		43433	20334	11380	8660			44494	21570	12394	8995
UNITS VACANT		2549	608	486	619			3245	754	480	289
NUMBER ABSORBED THIS TIME PERIOD		521	-271	35	137			-1317	-36	3	-75

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

GRAPH OF VACANCY RATES BY MARKET AREA



Number of Multi-Family Units

Census 2000 Data

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

Source:

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

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																					1	71	1.4%
\$276 to \$300	1	71	1.4%																				
\$301 to \$325																							
\$326 to \$350																					1	13	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	42	1491	2.8%	761	13089	5.8%	262	7179	3.6%	704	9091	7.7%	107	2108	5.1%	7	293	2.4%	1883	33251	5.7%		

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

Vacancy Rates During the Current Quarter Colorado Springs

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%		1	0.0%														3	0.0%	
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550		14	0.0%	2	60	3.3%													2	74	2.7%	
\$551 to \$575	4	243	1.6%	5	120	4.2%									23	0.0%			9	386	2.3%	
\$576 to \$600	2	79	2.5%	1	28	3.6%				1	32	3.1%							4	139	2.9%	
\$601 to \$625		30	0.0%																		30	0.0%
\$626 to \$650		64	0.0%	3	400	0.8%								1	6	16.7%			4	470	0.9%	
\$651 to \$675				8	408	2.0%													8	408	2.0%	
\$676 to \$700	2	23	8.7%	4	210	1.9%	2	56	3.6%										8	289	2.8%	
\$701 to \$725	2	53	3.8%	44	581	7.6%		4	0.0%										46	638	7.2%	
\$726 to \$750		10	0.0%	7	144	4.9%	3	73	4.1%										10	227	4.4%	
\$751 to \$775				20	452	4.4%	2	239	0.8%										22	691	3.2%	
\$776 to \$800	1	44	2.3%	27	412	6.6%	3	143	2.1%						7	0.0%			31	606	5.1%	
\$801 to \$825		1	0.0%	2	32	6.3%	23	411	5.6%										25	444	5.6%	
\$826 to \$850	3	77	3.9%	15	283	5.3%	9	224	4.0%										27	584	4.6%	
\$851 to \$875		52	0.0%	12	426	2.8%	17	464	3.7%	2	32	6.3%		69	0.0%				31	1043	3.0%	
\$876 to \$900	3	24	12.5%	37	832	4.4%	6	200	3.0%	10	334	3.0%	1	6	16.7%				57	1396	4.1%	
\$901 to \$925		24	0.0%	10	160	6.3%	17	281	6.0%				1	134	0.7%		45	0.0%	28	644	4.3%	
\$926 to \$950	1	15	6.7%	13	174	7.5%	4	126	3.2%					3	0.0%				18	318	5.7%	
\$951 to \$975				17	478	3.6%	5	263	1.9%	2	124	1.6%							24	865	2.8%	
\$976 to \$1000	3	104	2.9%	34	796	4.3%	29	355	8.2%				1	6	16.7%				67	1261	5.3%	
\$1001 to 1025		36	0.0%	36	462	7.8%	3	67	4.5%	14	195	7.2%	2	107	1.9%				55	867	6.3%	
\$1026 to 1050				8	124	6.5%	1	45	2.2%	4	88	4.5%	3	24	12.5%				16	281	5.7%	
\$1051 to 1075	3	80	3.8%	11	288	3.8%	7	184	3.8%	27	330	8.2%							48	882	5.4%	
\$1076 to 1100				3	259	1.2%	9	100	9.0%	5	159	3.1%	1	1	100.0%				18	519	3.5%	
\$1101 to 1125		24	0.0%	4	198	2.0%	1	24	4.2%	11	188	5.9%							16	434	3.7%	
\$1126 to 1150		64	0.0%	163	330	49.4%	2	116	1.7%	21	284	7.4%		16	0.0%				186	810	23.0%	
\$1151 to 1175				19	278	6.8%	14	196	7.1%	6	372	1.6%		28	0.0%				39	874	4.5%	
\$1176 to 1200				1	126	0.8%	4	84	4.8%	5	228	2.2%				4	0.0%		10	442	2.3%	
\$1201 to 1225	13	104	12.5%	125	473	26.4%	3	158	1.9%	6	252	2.4%							147	987	14.9%	
\$1226 to 1250							4	170	2.4%	10	259	3.9%							14	429	3.3%	
\$1251 to 1275							5	172	2.9%	17	316	5.4%				50	0.0%		22	538	4.1%	
\$1276 to 1300				2	136	1.5%				31	424	7.3%		5	0.0%				33	565	5.8%	
\$1301 to 1325				1	100	1.0%				6	126	4.8%	6	24	25.0%		52	0.0%	13	302	4.3%	
\$1326 to 1350										10	184	5.4%	6	82	7.3%				16	266	6.0%	
\$1351 to 1375							3	52	5.8%	2	128	1.6%	1	36	2.8%				6	216	2.8%	
\$1376 to 1400							4	52	7.7%	24	348	6.9%	3	75	4.0%				31	475	6.5%	
\$1401 to 1425																						
\$1426 to 1450										3	210	1.4%		20	0.0%				3	230	1.3%	
\$1451 to 1475							1	40	2.5%	10	379	2.6%							11	419	2.6%	
\$1476 to 1400													1	36	2.8%				1	36	2.8%	
\$1501 to 1525										22	214	10.3%	3	40	7.5%				25	254	9.8%	
\$1526 to 1550										119	224	53.1%	8	140	5.7%				127	364	34.9%	
\$1551 to 1575													1	21	4.8%				1	21	4.8%	
\$1576 to 1500															1	8	12.5%		1	8	12.5%	
\$1601 to 1625																						
\$1626 to 1650														28	0.0%	2	16	12.5%	2	44	4.5%	
\$1651 to 1675																						
\$1676 to 1600													2	21	9.5%				2	21	9.5%	
\$1701 to 1725										138	141	97.9%	1	12	8.3%				139	153	90.8%	
\$1726 to 1750													1	61	1.6%				1	61	1.6%	
\$1751 to 1775														12	0.0%					12	0.0%	
\$1776 to 1800													29	56	51.8%				29	56	51.8%	
\$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	37	1167	3.2%	634	8771	7.2%	181	4299	4.2%	507	5705	8.9%	71	980	7.2%	3	160	1.9%	1433	21082	6.8%	

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 - 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		3	0.0%																	3	0.0%	
\$551 to \$575																23	0.0%			23	0.0%	
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675					2	57	3.5%													2	57	3.5%
\$676 to \$700																						
\$701 to \$725		5	0.0%																		5	0.0%
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825								28	0.0%												28	0.0%
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900					1	148	0.7%													1	148	0.7%
\$901 to \$925											1	0.0%									1	0.0%
\$926 to \$950	1	12	8.3%											3	0.0%					1	15	6.7%
\$951 to \$975																						
\$976 to \$1000					8	120	6.7%													8	120	6.7%
\$1001 to 1025					5	150	3.3%													5	150	3.3%
\$1026 to 1050																						
\$1051 to 1075					6	108	5.6%													6	108	5.6%
\$1076 to 1100						55	0.0%															
\$1101 to 1125										1	24	4.2%								1	24	4.2%
\$1126 to 1150																						
\$1151 to 1175					13	134	9.7%			9	132	6.8%								25	314	8.0%
\$1176 to 1200												56	0.0%								56	0.0%
\$1201 to 1225	2	52	3.8%		1	57	1.8%					2	108	1.9%						5	217	2.3%
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300												26	208	12.5%						26	208	12.5%
\$1301 to 1325																						
\$1326 to 1350												9	108	8.3%						9	108	8.3%
\$1351 to 1375																						
\$1376 to 1400								4	52	7.7%										4	52	7.7%
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475												4	78	5.1%						4	78	5.1%
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550															1	12	8.3%			1	12	8.3%
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600															2	21	9.5%			2	21	9.5%
\$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	72	4.2%	36	829	4.3%	14	236	5.9%	45	640	7.0%	3	36	8.3%	23	0.0%	101	1836	5.5%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575	1	24	4.2%																1	24	4.2%	
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650					1	328	0.3%													1	328	0.3%
\$651 to \$675																						
\$676 to \$700		1	0.0%																	1	0.0%	
\$701 to \$725					2	121	1.7%		4	0.0%									2	125	1.6%	
\$726 to \$750					1	15	6.7%												1	15	6.7%	
\$751 to \$775								1	151	0.7%									1	151	0.7%	
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850	2	37	5.4%		1	100	1.0%		32	0.0%									3	169	1.8%	
\$851 to \$875					3	237	1.3%	3	24	12.5%									6	261	2.3%	
\$876 to \$900	3	24	12.5%		23	320	7.2%						3	0.0%					26	347	7.5%	
\$901 to \$925					1	56	1.8%				121	0.0%							1	177	0.6%	
\$926 to \$950		3	0.0%		7	78	9.0%												7	81	8.6%	
\$951 to \$975								2	212	0.9%									2	212	0.9%	
\$976 to \$1000	3	104	2.9%		11	232	4.7%	11	109	10.1%									25	445	5.6%	
\$1001 to 1025								20	0.0%	4	75	5.3%							4	95	4.2%	
\$1026 to 1050					8	124	6.5%			4	72	5.6%							12	196	6.1%	
\$1051 to 1075					5	88	5.7%	6	140	4.3%		80	0.0%						11	308	3.6%	
\$1076 to 1100								6	52	11.5%									6	52	11.5%	
\$1101 to 1125						62	0.0%			9	80	11.3%							9	142	6.3%	
\$1126 to 1150					160	180	88.9%			1	12	8.3%							161	192	83.9%	
\$1151 to 1175													28	0.0%					28	0.0%		
\$1176 to 1200								2	40	5.0%	4	133	3.0%						6	173	3.5%	
\$1201 to 1225					106	109	97.2%												106	109	97.2%	
\$1226 to 1250										8	231	3.5%							8	231	3.5%	
\$1251 to 1275								1	32	3.1%	4	80	5.0%						5	112	4.5%	
\$1276 to 1300					1	104	1.0%						2	0.0%					1	106	0.9%	
\$1301 to 1325					1	100	1.0%												1	100	1.0%	
\$1326 to 1350													6	82	7.3%				6	82	7.3%	
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425										2	150	1.3%							2	150	1.3%	
\$1426 to 1450																						
\$1451 to 1475													1	24	4.2%				1	24	4.2%	
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550										119	224	53.1%							119	224	53.1%	
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750										138	141	97.9%							138	141	97.9%	
\$1751 to 1775													16	0.0%					16	0.0%		
\$1776 to 1800													12	0.0%					12	0.0%		
\$1801 to 1825													27	28	96.4%				27	28	96.4%	
\$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	193	4.7%	331	2254	14.7%	32	816	3.9%	293	1399	20.9%	34	195	17.4%				699	4857	14.4%	

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

**Vacancy Rates During the Current Quarter
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		3	0.0%	5	120	4.2%													5	123	4.1%
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675				5	251	2.0%													5	251	2.0%
\$676 to \$700							2	56	3.6%										2	56	3.6%
\$701 to \$725				2	90	2.2%													2	90	2.2%
\$726 to \$750																					
\$751 to \$775				4	60	6.7%													4	60	6.7%
\$776 to \$800				1	1	0.0%	1	108	0.9%										1	109	0.9%
\$801 to \$825		1	0.0%	2	32	6.3%		5	0.0%										2	38	5.3%
\$826 to \$850				8	159	5.0%													8	159	5.0%
\$851 to \$875																					
\$876 to \$900				12	216	5.6%													12	216	5.6%
\$901 to \$925							5	148	3.4%										5	148	3.4%
\$926 to \$950				1	30	3.3%	1	41	2.4%										2	71	2.8%
\$951 to \$975					34	0.0%	1	32	3.1%										1	66	1.5%
\$976 to \$1000				12	256	4.7%	12	228	5.3%										24	484	5.0%
\$1001 to 1025				31	312	9.9%	3	47	6.4%										34	359	9.5%
\$1026 to 1050								5	0.0%		16	0.0%								21	0.0%
\$1051 to 1075																					
\$1076 to 1100							1	24	4.2%	4	126	3.2%							5	150	3.3%
\$1101 to 1125		24	0.0%																	24	0.0%
\$1126 to 1150		64	0.0%				2	52	3.8%				16	0.0%					2	182	1.1%
\$1151 to 1175				6	144	4.2%				3	220	1.4%							9	364	2.5%
\$1176 to 1200					72	0.0%				1	39	2.6%							1	111	0.9%
\$1201 to 1225	11	52	21.2%	18	307	5.9%		86	0.0%	4	144	2.8%							33	589	5.6%
\$1226 to 1250																					
\$1251 to 1275										2	72	2.8%			50	0.0%			2	122	1.6%
\$1276 to 1300											68	0.0%								68	0.0%
\$1301 to 1325										6	126	4.8%							6	126	4.8%
\$1326 to 1350																					
\$1351 to 1375							3	52	5.8%					24	0.0%				3	76	3.9%
\$1376 to 1400										12	212	5.7%		31	0.0%				12	243	4.9%
\$1401 to 1425																					
\$1426 to 1450											136	0.0%								136	0.0%
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525										22	214	10.3%	2	24	8.3%				24	238	10.1%
\$1526 to 1550													5	48	10.4%				5	48	10.4%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625														28	0.0%	2	16	12.5%	2	44	4.5%
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750														1	45	2.2%			1	45	2.2%
\$1751 to 1775																					
\$1776 to 1800														2	28	7.1%			2	28	7.1%
\$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	11	153	7.2%	106	2134	5.0%	31	884	3.5%	54	1373	3.9%	10	244	4.1%	2	66	3.0%	214	4854	4.4%

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

**Vacancy Rates During the Current Quarter
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		64	0.0%																	64	0.0%		
\$651 to \$675				1	100	1.0%														1	100	1.0%	
\$676 to \$700		17	0.0%	4	176	2.3%														4	193	2.1%	
\$701 to \$725	2	48	4.2%	13	238	5.5%														15	286	5.2%	
\$726 to \$750				6	129	4.7%														6	129	4.7%	
\$751 to \$775				4	205	2.0%	1	32	3.1%											5	237	2.1%	
\$776 to \$800	32	0.0%		18	334	5.4%									7	0.0%				18	373	4.8%	
\$801 to \$825							2	48	4.2%											2	48	4.2%	
\$826 to \$850							4	130	3.1%											4	130	3.1%	
\$851 to \$875							9	251	3.6%	2	32	6.3%								11	283	3.9%	
\$876 to \$900				1	88	1.1%	6	180	3.3%	10	334	3.0%								17	602	2.8%	
\$901 to \$925		24	0.0%				2	23	8.7%					45	0.0%					2	92	2.2%	
\$926 to \$950																							
\$951 to \$975										2	124	1.6%								2	124	1.6%	
\$976 to \$1000				3	84	3.6%							1	6	16.7%					4	90	4.4%	
\$1001 to 1025														42	0.0%						42	0.0%	
\$1026 to 1050																							
\$1051 to 1075					92	0.0%	1	44	2.3%	23	168	13.7%								24	304	7.9%	
\$1076 to 1100													1	1	100.0%					1	1	100.0%	
\$1101 to 1125																							
\$1126 to 1150										5	60	8.3%								5	60	8.3%	
\$1151 to 1175																							
\$1176 to 1200							4	0.0%								4	0.0%				8	0.0%	
\$1201 to 1225																							
\$1226 to 1250										2	28	7.1%								2	28	7.1%	
\$1251 to 1275							2	24	8.3%											2	24	8.3%	
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350													2	128	1.6%	1	12	8.3%			3	140	2.1%
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450														20	0.0%						20	0.0%	
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550														1	56	1.8%					1	56	1.8%
\$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%	27	736	3.7%	46	874	5.3%	4	182	2.2%	11	0.0%	129	3457	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 - 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	3	216	1.4%																3	216	1.4%
\$576 to \$600	2	45	4.4%	1	28	3.6%													3	73	4.1%
\$601 to \$625		30	0.0%																	30	0.0%
\$626 to \$650				2	72	2.8%													2	72	2.8%
\$651 to \$675																					
\$676 to \$700	2	5	40.0%																2	5	40.0%
\$701 to \$725				19	108	17.6%													19	108	17.6%
\$726 to \$750		10	0.0%				3	72	4.2%										3	82	3.7%
\$751 to \$775				11	99	11.1%													11	99	11.1%
\$776 to \$800							1	33	3.0%										1	33	3.0%
\$801 to \$825							5	90	5.6%										5	90	5.6%
\$826 to \$850	1	40	2.5%	6	24	25.0%	3	34	8.8%										10	98	10.2%
\$851 to \$875		52	0.0%	5	137	3.6%	5	189	2.6%										10	378	2.6%
\$876 to \$900					60	0.0%							1	2	50.0%				1	62	1.6%
\$901 to \$925																					
\$926 to \$950				5	66	7.6%													5	66	7.6%
\$951 to \$975				7	224	3.1%	2	19	10.5%										9	243	3.7%
\$976 to \$1000					104	0.0%	6	18	33.3%										6	122	4.9%
\$1001 to 1025							1	40	2.5%	10	120	8.3%	2	36	5.6%				12	156	7.7%
\$1026 to 1050													3	24	12.5%				4	64	6.3%
\$1051 to 1075	3	80	3.8%							4	82	4.9%							7	162	4.3%
\$1076 to 1100				3	204	1.5%													3	204	1.5%
\$1101 to 1125										2	108	1.9%							2	108	1.9%
\$1126 to 1150				3	52	5.8%		16	0.0%	2	60	3.3%							5	128	3.9%
\$1151 to 1175							5	64	7.8%		104	0.0%							5	168	3.0%
\$1176 to 1200				1	54	1.9%	2	40	5.0%										3	94	3.2%
\$1201 to 1225							3	72	4.2%										3	72	4.2%
\$1226 to 1250							4	150	2.7%										4	150	2.7%
\$1251 to 1275							2	116	1.7%	2	104	1.9%							4	220	1.8%
\$1276 to 1300				1	32	3.1%				5	148	3.4%							6	180	3.3%
\$1301 to 1325													6	24	25.0%				6	24	25.0%
\$1326 to 1350										1	76	1.3%							1	76	1.3%
\$1351 to 1375																					
\$1376 to 1400										12	136	8.8%	3	44	6.8%				15	180	8.3%
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475							1	40	2.5%										1	40	2.5%
\$1476 to 1400													12	0.0%					12	0.0%	
\$1501 to 1525													1	16	6.3%				1	16	6.3%
\$1526 to 1550																					
\$1551 to 1575																1	8	12.5%			
\$1576 to 1500																			1	8	12.5%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725													1	12	8.3%				1	12	8.3%
\$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	11	478	2.3%	64	1264	5.1%	43	993	4.3%	38	938	4.1%	17	170	10.0%	1	8	12.5%	174	3851	4.5%

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

**Vacancy Rates During the Current Quarter
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										1	32	3.1%							1	32	3.1%			
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675													1	6	16.7%					1	6	16.7%		
\$676 to \$700																								
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775							1	54	1.9%			56	0.0%							1	110	0.9%		
\$776 to \$800																								
\$801 to \$825										12	216	5.6%								12	216	5.6%		
\$826 to \$850																								
\$851 to \$875															69	0.0%					69	0.0%		
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950										2	84	2.4%								2	84	2.4%		
\$951 to \$975																								
\$976 to \$1000																								
\$1001 to 1025			36			0.0%																36	0.0%	
\$1026 to 1050																								
\$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																								
\$1226 to 1250																								
\$1251 to 1275										20		0.0%										20	0.0%	
\$1276 to 1300																								
\$1301 to 1325																								
\$1326 to 1350																								
\$1351 to 1375																								
\$1376 to 1400																								
\$1401 to 1425																								
\$1426 to 1450													1	60	1.7%						1	60	1.7%	
\$1451 to 1475																								
\$1476 to 1400																								
\$1501 to 1525																								
\$1526 to 1550																								
\$1551 to 1575																								
\$1576 to 1500																								
\$1601 to 1625																								
\$1626 to 1650																								
\$1651 to 1675																								
\$1676 to 1600																								
\$1701 to 1725																								
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800																								
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS			36			0.0%	1	102	1.0%	14	376	3.7%	2	92	2.2%	2	99	2.0%		52	0.0%	19	757	2.5%

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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																							
\$501 to \$525					2	60	3.3%													2	60	3.3%	
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600		14	0.0%																		14	0.0%	
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700						34	0.0%														34	0.0%	
\$701 to \$725					8	24	33.3%														8	24	33.3%
\$726 to \$750									1	0.0%											1	0.0%	
\$751 to \$775						34	0.0%														34	0.0%	
\$776 to \$800	1	12	8.3%		9	77	11.7%		1	2	50.0%									11	91	12.1%	
\$801 to \$825									4	24	16.7%										4	24	16.7%
\$826 to \$850									2	28	7.1%										2	28	7.1%
\$851 to \$875					4	52	7.7%														4	52	7.7%
\$876 to \$900										20	0.0%				1	0.0%					21	0.0%	
\$901 to \$925					9	104	8.7%		10	110	9.1%		1	12	8.3%						20	226	8.8%
\$926 to \$950									1	1	100.0%										1	1	100.0%
\$951 to \$975					10	220	4.5%														10	220	4.5%
\$976 to \$1000																							
\$1001 to 1025														29	0.0%							29	0.0%
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100									2	24	8.3%										2	24	8.3%
\$1101 to 1125					4	136	2.9%														4	136	2.9%
\$1126 to 1150									48	0.0%		13	152	8.6%							13	200	6.5%
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275												9	60	15.0%							9	60	15.0%
\$1276 to 1300														3	0.0%							3	0.0%
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450													6	165	3.6%						6	165	3.6%
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575														1	21	4.8%					1	21	4.8%
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	1	28	3.6%	46	741	6.2%	20	258	7.8%	29	389	7.5%	1	54	1.9%					97	1470	6.6%	

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

Vacancy Rates During the Current Quarter Fort Collins / Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575		72	0.0%																	72	0.0%		
\$576 to \$600								16	0.0%											16	0.0%		
\$601 to \$625		1	0.0%																	1	0.0%		
\$626 to \$650																							
\$651 to \$675					36	0.0%														36	0.0%		
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750		1	0.0%																	1	0.0%		
\$751 to \$775																							
\$776 to \$800		1	0.0%		4	0.0%														5	0.0%		
\$801 to \$825								75	0.0%											75	0.0%		
\$826 to \$850					2	4.1%		2	0.0%		1	0.0%							2	52	3.8%		
\$851 to \$875					40	0.0%														40	0.0%		
\$876 to \$900		1	0.0%					1	0.0%											2	0.0%		
\$901 to \$925				4	165	2.4%		3	0.0%		3	0.0%							4	171	2.3%		
\$926 to \$950				3	66	4.5%		14	0.0%		1	0.0%							3	81	3.7%		
\$951 to \$975	1	63	1.6%	1	12	8.3%		4	0.0%										2	79	2.5%		
\$976 to \$1000				1	89	1.1%		104	0.0%		5	0.0%		1	0.0%				1	199	0.5%		
\$1001 to 1025				2	52	3.8%		5	180	2.8%		3	0.0%		1	0.0%				7	236	3.0%	
\$1026 to 1050				6	204	2.9%		3	0.0%			15	0.0%							6	222	2.7%	
\$1051 to 1075				2	40	5.0%						3	0.0%							2	43	4.7%	
\$1076 to 1100					54	0.0%					10	55	18.2%							10	109	9.2%	
\$1101 to 1125	1	14	7.1%	11	301	3.7%					2	0.0%								12	317	3.8%	
\$1126 to 1150				4	66	6.1%	6	519	1.2%		3	0.0%		60	0.0%					10	648	1.5%	
\$1151 to 1175				3	113	2.7%					2	68	2.9%							5	181	2.8%	
\$1176 to 1200		4	0.0%	5	163	3.1%		1	0.0%		5	175	2.9%							10	343	2.9%	
\$1201 to 1225				12	172	7.0%					12	150	8.0%							24	322	7.5%	
\$1226 to 1250							4	215	1.9%		7	72	9.7%			15	0.0%			11	302	3.6%	
\$1251 to 1275				7	90	7.8%	4	78	5.1%		3	53	5.7%				15	0.0%		14	221	6.3%	
\$1276 to 1300				4	120	3.3%		64	0.0%		26	181	14.4%	2	91	2.2%		1	0.0%	32	457	7.0%	
\$1301 to 1325											9	280	3.2%	2	60	3.3%				11	340	3.2%	
\$1326 to 1350				4	122	3.3%					6	286	2.1%		1	0.0%				10	409	2.4%	
\$1351 to 1375							6	66	9.1%								3	13	23.1%	9	79	11.4%	
\$1376 to 1400							1	1	100.0%		2	34	5.9%							3	35	8.6%	
\$1401 to 1425											8	0.0%								8	0.0%		
\$1426 to 1450											6	123	4.9%		46	0.0%				6	169	3.6%	
\$1451 to 1475											7	102	6.9%							7	102	6.9%	
\$1476 to 1400											8	104	7.7%							8	104	7.7%	
\$1501 to 1525											6	160	3.8%							6	160	3.8%	
\$1526 to 1550															1	0.0%				1	0.0%		
\$1551 to 1575											1	26	3.8%		6	56	10.7%			7	82	8.5%	
\$1576 to 1500								1	0.0%					5	15	33.3%		1	0.0%	5	17	29.4%	
\$1601 to 1625														2	60	3.3%				2	60	3.3%	
\$1626 to 1650																							
\$1651 to 1675											14	120	11.7%							14	120	11.7%	
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750															4	0.0%		16	0.0%		20	0.0%	
\$1751 to 1775																							
\$1776 to 1800														1	89	1.1%				1	89	1.1%	
\$1801 to 1825															2	14	14.3%				2	14	14.3%
\$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	157	1.3%	71	1958	3.6%	26	1347	1.9%	124	2033	6.1%	23	515	4.5%	3	46	6.5%	249	6056	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		72	0.0%																	72	0.0%							
\$576 to \$600																												
\$601 to \$625																												
\$626 to \$650																												
\$651 to \$675						36	0.0%														36	0.0%						
\$676 to \$700																												
\$701 to \$725																												
\$726 to \$750		1	0.0%																		1	0.0%						
\$751 to \$775																												
\$776 to \$800		1	0.0%			4	0.0%														5	0.0%						
\$801 to \$825									75	0.0%											75	0.0%						
\$826 to \$850						2	49	4.1%		2	0.0%			1	0.0%					2	52	3.8%						
\$851 to \$875							40	0.0%													40	0.0%						
\$876 to \$900		1	0.0%						1	0.0%											2	0.0%						
\$901 to \$925					4	165	2.4%			3	0.0%			3	0.0%					4	171	2.3%						
\$926 to \$950					3	66	4.5%			12	0.0%			1	0.0%					3	79	3.8%						
\$951 to \$975		1	63	1.6%						2	0.0%										1	65	1.5%					
\$976 to \$1000					1	89	1.1%			104	0.0%			5	0.0%		1	0.0%		1	199	0.5%						
\$1001 to 1025					2	52	3.8%		5	180	2.8%			3	0.0%		1	0.0%		7	236	3.0%						
\$1026 to 1050						72	0.0%			2	0.0%			15	0.0%						89	0.0%						
\$1051 to 1075					2	40	5.0%							3	0.0%					2	43	4.7%						
\$1076 to 1100						54	0.0%							7	0.0%						61	0.0%						
\$1101 to 1125					9	277	3.2%							2	0.0%					9	279	3.2%						
\$1126 to 1150					4	66	6.1%		6	519	1.2%			3	0.0%		60	0.0%		10	648	1.5%						
\$1151 to 1175					3	113	2.7%						2	68	2.9%					5	181	2.8%						
\$1176 to 1200		4	0.0%		5	163	3.1%						5	175	2.9%					10	342	2.9%						
\$1201 to 1225					12	172	7.0%						12	150	8.0%					24	322	7.5%						
\$1226 to 1250									4	215	1.9%									4	215	1.9%						
\$1251 to 1275						30	0.0%		4	78	5.1%			3	53	5.7%				7	161	4.3%						
\$1276 to 1300					4	120	3.3%				64	0.0%		26	181	14.4%		2	91	2.2%	1	0.0%	32	457	7.0%			
\$1301 to 1325													9	280	3.2%		2	60	3.3%		11	340	3.2%					
\$1326 to 1350													6	286	2.1%		1	0.0%		6	287	2.1%						
\$1351 to 1375									2	36	5.6%								3	13	23.1%	5	49	10.2%				
\$1376 to 1400									1	1	100.0%									1	1	100.0%	1	1	100.0%			
\$1401 to 1425														8	0.0%						8	0.0%						
\$1426 to 1450													6	123	4.9%		46	0.0%		6	169	3.6%						
\$1451 to 1475																												
\$1476 to 1400														8	104	7.7%					8	104	7.7%					
\$1501 to 1525														6	160	3.8%					6	160	3.8%					
\$1526 to 1550																												
\$1551 to 1575														1	26	3.8%		6	56	10.7%		1	0.0%	7	82	8.5%		
\$1576 to 1500									1	0.0%								2	0.0%		4	0.0%						
\$1601 to 1625																	24	0.0%					24	0.0%				
\$1626 to 1650																												
\$1651 to 1675																												
\$1676 to 1600																												
\$1701 to 1725																												
\$1726 to 1750																		2	0.0%		16	0.0%		18	0.0%			
\$1751 to 1775																												
\$1776 to 1800																	1	89	1.1%				1	89	1.1%			
\$1801 to 1825																												
\$1826 to 1850																												
\$1851 to 1875																												
\$1876 to 1900																												
\$1901 to 1926																	3	16	18.8%				3	16	18.8%			
\$1926 to 1950																												
\$1951 to 1975																												
\$1976 to 2000																												
\$2000 and up																												
TOTALS		1	142	0.7%		51	1608	3.2%		22	1295	1.7%		84	1657	5.1%		14	449	3.1%		3	31	9.7%		175	5182	3.4%

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

Vacancy Rates During the Current Quarter Fort Collins - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575		72	0.0%																	72	0.0%		
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675						36	0.0%														36	0.0%	
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825									72	0.0%											72	0.0%	
\$826 to \$850						8	0.0%														8	0.0%	
\$851 to \$875						40	0.0%														40	0.0%	
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950					3	66	4.5%														3	66	4.5%
\$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								1	225	0.4%				60	0.0%						1	285	0.4%
\$1151 to 1175																							
\$1176 to 1200		4	0.0%																		4	0.0%	
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275						30	0.0%															30	0.0%
\$1276 to 1300														2	91	2.2%		1	0.0%		2	92	2.2%
\$1301 to 1325																							
\$1326 to 1350										36	0.0%				24	0.0%						60	0.0%
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450											3	0.0%										3	0.0%
\$1451 to 1475																							
\$1476 to 1400											24	0.0%										24	0.0%
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500								1	0.0%		1	26	3.8%				1	0.0%			1	26	3.8%
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750															2	0.0%						2	0.0%
\$1751 to 1775																							
\$1776 to 1800															36	0.0%						36	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		92	0.0%		3	234	1.3%	1	398	0.3%	1	89	1.1%	2	213	0.9%	2	0.0%	7	1028	0.7%		

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

Vacancy Rates During the Current Quarter Fort Collins - Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750		1	0.0%																	1	0.0%	
\$751 to \$775																						
\$776 to \$800		1	0.0%		4	0.0%														5	0.0%	
\$801 to \$825								3	0.0%											3	0.0%	
\$826 to \$850					2	41	4.9%		1	0.0%									2	42	4.8%	
\$851 to \$875																						
\$876 to \$900		1	0.0%						1	0.0%										2	0.0%	
\$901 to \$925									3	0.0%										3	0.0%	
\$926 to \$950									11	0.0%										11	0.0%	
\$951 to \$975																						
\$976 to \$1000									3	0.0%										3	0.0%	
\$1001 to 1025																						
\$1026 to 1050									2	0.0%			6	0.0%						8	0.0%	
\$1051 to 1075					1	0.0%														1	0.0%	
\$1076 to 1100													1	0.0%						1	0.0%	
\$1101 to 1125													1	0.0%						1	0.0%	
\$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								1	1	100.0%										1	1	100.0%
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500														2	0.0%					2	0.0%	
\$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	46	4.3%		1	25	4.0%		8	0.0%		2	0.0%		3	84	3.6%	

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

Vacancy Rates During the Current Quarter Fort Collins - Southeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850								1	0.0%											1	0.0%	
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925				4	165	2.4%														4	165	2.4%
\$926 to \$950										1	0.0%									1	0.0%	
\$951 to \$975	1	47	2.1%							1	0.0%								1	47	2.1%	
\$976 to \$1000										1	0.0%		1	0.0%					2	0.0%		
\$1001 to 1025							5	180	2.8%					1	0.0%				5	181	2.8%	
\$1026 to 1050																						
\$1051 to 1075				2	39	5.1%													2	39	5.1%	
\$1076 to 1100																						
\$1101 to 1125				7	229	3.1%													7	229	3.1%	
\$1126 to 1150				4	66	6.1%	4	66	6.1%										8	132	6.1%	
\$1151 to 1175					45	0.0%														45	0.0%	
\$1176 to 1200				3	45	6.7%				5	174	2.9%							8	219	3.7%	
\$1201 to 1225				9	148	6.1%				12	150	8.0%							21	298	7.0%	
\$1226 to 1250							4	215	1.9%										4	215	1.9%	
\$1251 to 1275																						
\$1276 to 1300				4	120	3.3%				26	181	14.4%							30	301	10.0%	
\$1301 to 1325										4	104	3.8%	2	36	5.6%				6	140	4.3%	
\$1326 to 1350											152	0.0%		1	0.0%				153	0.0%		
\$1351 to 1375							2	36	5.6%							3	13	23.1%	5	49	10.2%	
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450										6	120	5.0%							6	120	5.0%	
\$1451 to 1475																						
\$1476 to 1400										8	80	10.0%							8	80	10.0%	
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575													1	12	8.3%				1	12	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														3	16	18.8%			3	16	18.8%	
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	1	47	2.1%	33	857	3.9%	15	498	3.0%	61	963	6.3%	6	67	9.0%	3	13	23.1%	119	2445	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 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%												2	0.0%		
\$976 to \$1000				1	89	1.1%	1	0.0%				4	0.0%						1	94	1.1%		
\$1001 to 1025				2	52	3.8%						3	0.0%							2	55	3.6%	
\$1026 to 1050					72	0.0%						9	0.0%								81	0.0%	
\$1051 to 1075												3	0.0%								3	0.0%	
\$1076 to 1100												6	0.0%								6	0.0%	
\$1101 to 1125				2	48	4.2%						1	0.0%							2	49	4.1%	
\$1126 to 1150							1	228	0.4%			3	0.0%							1	231	0.4%	
\$1151 to 1175				3	68	4.4%					2	68	2.9%							5	136	3.7%	
\$1176 to 1200				2	118	1.7%						1	0.0%							2	119	1.7%	
\$1201 to 1225				3	24	12.5%														3	24	12.5%	
\$1226 to 1250																							
\$1251 to 1275							4	78	5.1%			3	53	5.7%						7	131	5.3%	
\$1276 to 1300								64	0.0%												64	0.0%	
\$1301 to 1325												5	140	3.6%						5	140	3.6%	
\$1326 to 1350												6	134	4.5%						6	134	4.5%	
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425												8	0.0%								8	0.0%	
\$1426 to 1450														46	0.0%						46	0.0%	
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525												6	160	3.8%							6	160	3.8%
\$1526 to 1550																							
\$1551 to 1575														5	44	11.4%					5	44	11.4%
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS				13	471	2.8%	5	374	1.3%	22	597	3.7%	6	167	3.6%				16	0.0%	46	1625	2.8%

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

Vacancy Rates During the Current Quarter 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		1	0.0%																		1	0.0%		
\$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									2	0.0%											2	0.0%		
\$951 to \$975				1	12	8.3%			2	0.0%											1	14	7.1%	
\$976 to \$1000																								
\$1001 to 1025																								
\$1026 to 1050					6	132	4.5%			1	0.0%										6	133	4.5%	
\$1051 to 1075																								
\$1076 to 1100												10	48	20.8%								10	48	20.8%
\$1101 to 1125	1	14	7.1%																			3	38	7.9%
\$1126 to 1150																								
\$1151 to 1175																								
\$1176 to 1200										1	0.0%												1	0.0%
\$1201 to 1225																								
\$1226 to 1250												7	72	9.7%			15	0.0%				7	87	8.0%
\$1251 to 1275																						7	60	11.7%
\$1276 to 1300																								
\$1301 to 1325																								
\$1326 to 1350					4	122	3.3%															4	122	3.3%
\$1351 to 1375										4	30	13.3%										4	30	13.3%
\$1376 to 1400												2	34	5.9%								2	34	5.9%
\$1401 to 1425																								
\$1426 to 1450																								
\$1451 to 1475												7	102	6.9%								7	102	6.9%
\$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												14	120	11.7%								14	120	11.7%
\$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	15	6.7%	20	350	5.7%	4	52	7.7%	40	376	10.6%	9	66	13.6%	15	0.0%	74	874	8.5%				

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

Vacancy Rates During the Current Quarter 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	1	71	1.4%																1	71	1.4%
\$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%		18	0.0%														19	0.0%
\$476 to \$500					3	0.0%			5	0.0%										8	0.0%
\$501 to \$525		1	0.0%		11	0.0%		1	2	50.0%									1	14	7.1%
\$526 to \$550					13	0.0%			3	0.0%										16	0.0%
\$551 to \$575				1	47	2.1%			5	0.0%									1	52	1.9%
\$576 to \$600				1	65	1.5%			75	0.0%									1	140	0.7%
\$601 to \$625					8	0.0%		2	31	6.5%									2	39	5.1%
\$626 to \$650								3	57	5.3%									3	57	5.3%
\$651 to \$675									6	0.0%										6	0.0%
\$676 to \$700									8	0.0%		1	0.0%							9	0.0%
\$701 to \$725									11	0.0%										11	0.0%
\$726 to \$750									8	0.0%										8	0.0%
\$751 to \$775																					
\$776 to \$800														2	0.0%					2	0.0%
\$801 to \$825									2	0.0%										2	0.0%
\$826 to \$850														1	0.0%					1	0.0%
\$851 to \$875																					
\$876 to \$900														2	0.0%					2	0.0%
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1	74	1.4%	4	280	1.4%	6	217	2.8%	1	0.0%	5	0.0%					11	577	1.9%	

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

Vacancy Rates During the Current Quarter 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																							
\$501 to \$525		37	0.0%	3	18	16.7%													3	55	5.5%		
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600					41	0.0%														41	0.0%		
\$601 to \$625					41	0.0%														41	0.0%		
\$626 to \$650					129	0.0%		1	0.0%											130	0.0%		
\$651 to \$675					2	58	3.4%												2	58	3.4%		
\$676 to \$700	1	15	6.7%		21	0.0%		39	0.0%										1	75	1.3%		
\$701 to \$725					1	0.0%		42	0.0%											44	0.0%		
\$726 to \$750		1	0.0%		26	0.0%		1	114	0.9%		2	0.0%						1	142	0.7%		
\$751 to \$775								1	20	5.0%		18	0.0%						1	38	2.6%		
\$776 to \$800					3	72	4.2%		34	0.0%				26	0.0%				3	132	2.3%		
\$801 to \$825					1	24	4.2%							4	0.0%				1	28	3.6%		
\$826 to \$850						90	0.0%		2	100	2.0%		1	15	6.7%		18	0.0%		3	223	1.3%	
\$851 to \$875													26	0.0%						26	0.0%		
\$876 to \$900									5	103	4.9%								5	103	4.9%		
\$901 to \$925	1	7	14.3%						5	102	4.9%									6	109	5.5%	
\$926 to \$950									4	159	2.5%				16	0.0%				4	175	2.3%	
\$951 to \$975														3	0.0%					3	0.0%		
\$976 to \$1000					6	293	2.0%		7	96	7.3%		86	0.0%		24	0.0%		13	499	2.6%		
\$1001 to 1025					6	186	3.2%		1	0.0%				59	0.0%					6	246	2.4%	
\$1026 to 1050					2	96	2.1%					2	12	16.7%				1	56	1.8%	5	164	3.0%
\$1051 to 1075													5	0.0%							5	0.0%	
\$1076 to 1100													12	0.0%							12	0.0%	
\$1101 to 1125												7	108	6.5%						7	108	6.5%	
\$1126 to 1150								5	48	10.4%		2	70	2.9%		4	0.0%			7	122	5.7%	
\$1151 to 1175					4	48	8.3%					7	108	6.5%						11	156	7.1%	
\$1176 to 1200												16	102	15.7%		2	30	6.7%		18	132	13.6%	
\$1201 to 1225												7	180	3.9%		1	40	2.5%			8	220	3.6%
\$1226 to 1250												11	78	14.1%						11	78	14.1%	
\$1251 to 1275												5	128	3.9%						5	128	3.9%	
\$1276 to 1300					2	44	4.5%													2	44	4.5%	
\$1301 to 1325																							
\$1326 to 1350												4	110	3.6%						4	110	3.6%	
\$1351 to 1375																							
\$1376 to 1400														12	0.0%					12	0.0%		
\$1401 to 1425																							
\$1426 to 1450														2	48	4.2%				2	48	4.2%	
\$1451 to 1475																1	0.0%			1	0.0%		
\$1476 to 1400																							
\$1501 to 1525														2	22	9.1%				2	22	9.1%	
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650														2	36	5.6%				2	36	5.6%	
\$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	60	3.3%	29	1188	2.4%	30	859	3.5%	62	1060	5.8%	9	342	2.6%	1	57	1.8%	133	3566	3.7%		

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

Vacancy Rates During the Current Quarter Pueblo

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325		13	0.0%																		13	0.0%	
\$326 to \$350																					1	0.0%	
\$351 to \$375		1	0.0%																		1	0.0%	
\$376 to \$400				1	4	25.0%															1	4	25.0%
\$401 to \$425		3	0.0%		55	0.0%																58	0.0%
\$426 to \$450		2	0.0%																			2	0.0%
\$451 to \$475				5	190	2.6%															5	190	2.6%
\$476 to \$500					5	0.0%		8	0.0%													13	0.0%
\$501 to \$525				4	83	4.8%		1	27	3.7%											5	110	4.5%
\$526 to \$550		12	0.0%	12	303	4.0%															12	315	3.8%
\$551 to \$575					12	0.0%																12	0.0%
\$576 to \$600					58	0.0%		72	0.0%													130	0.0%
\$601 to \$625								19	0.0%													19	0.0%
\$626 to \$650							12	194	6.2%												12	194	6.2%
\$651 to \$675							1	77	1.3%												1	77	1.3%
\$676 to \$700								10	0.0%													10	0.0%
\$701 to \$725													1	71	1.4%						1	71	1.4%
\$726 to \$750														1	0.0%							1	0.0%
\$751 to \$775																	14	0.0%				14	0.0%
\$776 to \$800																							
\$801 to \$825					24	0.0%											16	0.0%				40	0.0%
\$826 to \$850					3	0.0%																3	0.0%
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925										64	0.0%											64	0.0%
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025					48	0.0%	4	24	16.7%				8	0.0%							4	80	5.0%
\$1026 to 1050																							
\$1051 to 1075				1	64	1.6%															1	64	1.6%
\$1076 to 1100										6	52	11.5%									6	52	11.5%
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225										3	64	4.7%									3	64	4.7%
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375														28	0.0%							28	0.0%
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400														8	0.0%							8	0.0%
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		31	0.0%	23	849	2.7%	18	431	4.2%	9	180	5.0%	1	116	0.9%		30	0.0%		51	1637	3.1%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325		13	0.0%																	13	0.0%
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425					51	0.0%														51	0.0%
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500								8	0.0%											8	0.0%
\$501 to \$525																					
\$526 to \$550		12	0.0%																	12	0.0%
\$551 to \$575																					
\$576 to \$600					58	0.0%														58	0.0%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700								10	0.0%											10	0.0%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																	14	0.0%		14	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																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$2000 and up																					
TOTALS		25	0.0%		109	0.0%		18	0.0%								14	0.0%		166	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 - 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																							
\$501 to \$525				4	79	5.1%														4	79	5.1%	
\$526 to \$550				12	284	4.2%														12	284	4.2%	
\$551 to \$575					12	0.0%															12	0.0%	
\$576 to \$600																							
\$601 to \$625								19	0.0%												19	0.0%	
\$626 to \$650							12	190	6.3%											12	190	6.3%	
\$651 to \$675							1	77	1.3%											1	77	1.3%	
\$676 to \$700																							
\$701 to \$725													1	71	1.4%					1	71	1.4%	
\$726 to \$750														1	0.0%						1	0.0%	
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825				24	0.0%											16	0.0%				40	0.0%	
\$826 to \$850				3	0.0%																3	0.0%	
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925										64	0.0%										64	0.0%	
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025				48	0.0%		4	24	16.7%				8	0.0%						4	80	5.0%	
\$1026 to 1050																							
\$1051 to 1075				1	64	1.6%															1	64	1.6%
\$1076 to 1100										6	52	11.5%									6	52	11.5%
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225										3	64	4.7%									3	64	4.7%
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375														28	0.0%						28	0.0%	
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400														8	0.0%						8	0.0%	
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		2	0.0%	17	514	3.3%	17	310	5.5%	9	180	5.0%	1	116	0.9%	16	0.0%			44	1138	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
Pueblo - Southeast**

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

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

Vacancy Rates During the Current Quarter Pueblo - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375		1	0.0%																	1	0.0%
\$376 to \$400				1	4	25.0%													1	4	25.0%
\$401 to \$425		1	0.0%		4	0.0%														5	0.0%
\$426 to \$450		2	0.0%																	2	0.0%
\$451 to \$475				5	190	2.6%													5	190	2.6%
\$476 to \$500					5	0.0%														5	0.0%
\$501 to \$525					4	0.0%	1	27	3.7%										1	31	3.2%
\$526 to \$550					19	0.0%														19	0.0%
\$551 to \$575																					
\$576 to \$600								72	0.0%											72	0.0%
\$601 to \$625																					
\$626 to \$650								4	0.0%											4	0.0%
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		4	0.0%	6	226	2.7%	1	103	1.0%										7	333	2.1%

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