

First Quarter 2017

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

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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

ARA, A Newmark Company

1800 Lairmer Street, Suite 1700
Denver, CO 80202
Kevin McKenna, Executive Managing Director
phone: (303) 260-4414
email: kmckenna@aranewmark.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.

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Colorado State

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Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. For the First Quarter 2017 Survey 33,935 units reported in the Colorado Metropolitan Areas compared to 33,067 for the First Quarter 2016 Survey. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area was 5.7 for March of 2016 compared to 5.0 percent for September of 2016 compared to 5.7 percent for March 2016, compared to 4.8 percent in September 2015, compared to 4.9 percent for March 2015. 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 7.4 percent; Fort Collins/Loveland, 2.9 percent; Grand Junction, 2.1 percent; Greeley, 4.0 percent; and Pueblo, 1.7 percent.

The overall average rent per square foot ranges from a low of 75 cents in Grand Junction to a high of 150 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 March except for turnover. That data is based on data from the previous month. Data for March represents move-outs from February. 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.

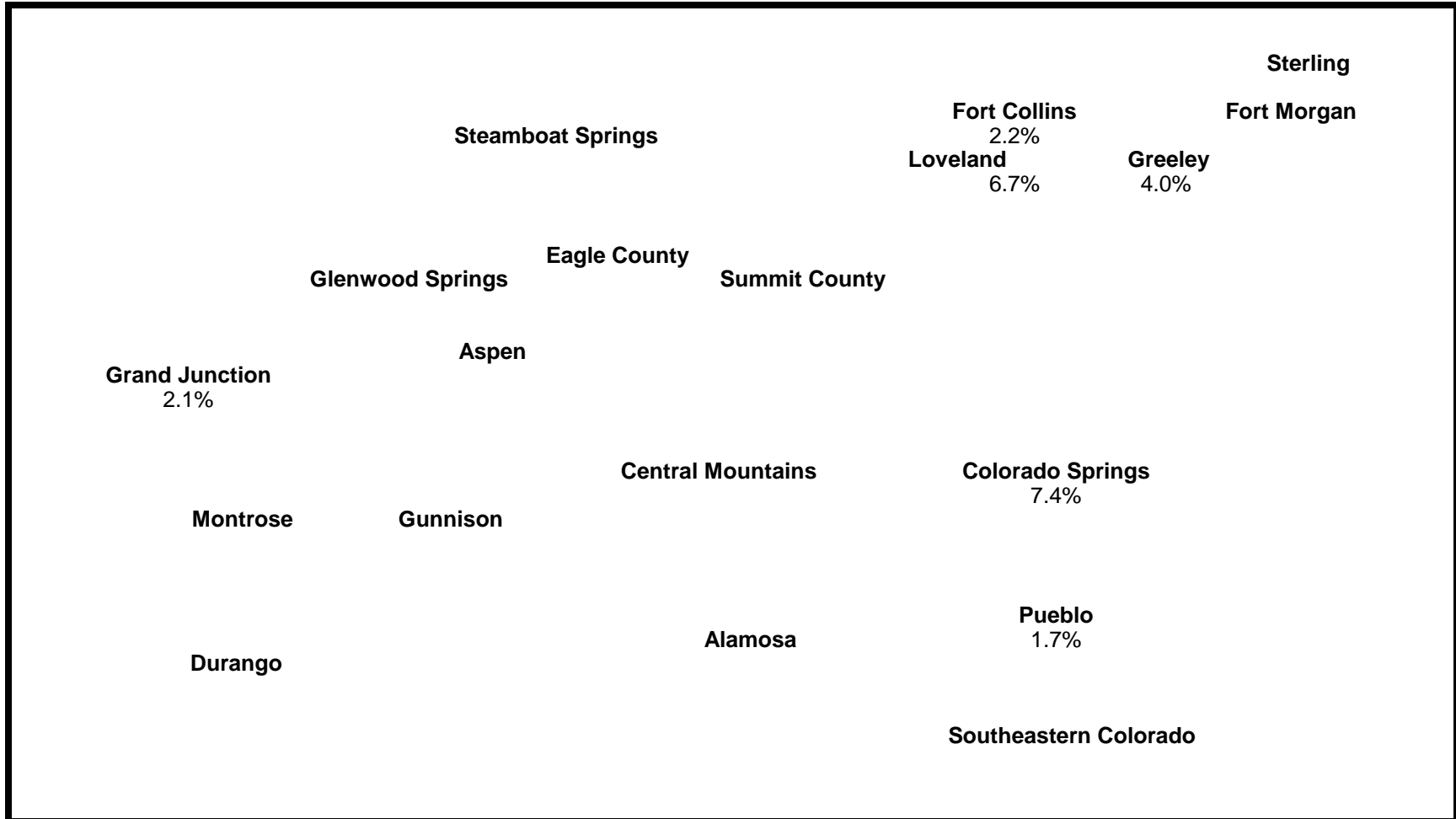
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2010			2011				2012				2013				2014				2015				2016				2017				
	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	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa		206		209	216		98	33		65	119		153	0		88	0					33										
Aspen		328		345	328		118	204		352	204		204	143		143	205					205										
Central Mountains								238		268	214		136	168		198	168					330										
Buena Vista		84		84	84		32	*		*	*		*	*		*	*					*										
Canon City		286		286	286		192	*		*	*		*	*		*	*					*										
Lake County		89		89	199		199	*		*	*		*	*		*	*					*										
Salida		78		70	78		0	*		*	*		*	*		*	*					*										
Colorado Springs	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			21397		
Northwest	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			1701		
Northeast	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			4690		
Far Northeast	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			5903		
Southeast	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			2673		
Security/Widefield/Fountain	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			632		
Southwest	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			4006		
Central	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			1792		
Durango		588		609	601		233	203		221	253		82	188		187	189					254										
Eagle County		1229		1251	1077		683	882		831	765		570	659		684	744					817										
Fort Collins/Loveland	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			6701		
Fort Collins	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			5645		
Northwest	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			1484		
Northeast	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			56		
Southeast	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			2525		
Southwest	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			1580		
Loveland	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			1056		
Fort Morgan/Brush		263		270	240		366	245		366	342		144	240		216	240					264										
Glenwood Springs		163		238	235		157	273		231	223		242	169		172	224					206										
Grand Junction	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			484		
Greeley	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			3540		
Gunnison		177		187	177		88	60		88	88		88	88		88	60					60										
Montrose		218		222	256		186	16		92	132		16	126		92	92					76										
Pueblo	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			1813		
Northwest	179	179	101	181	178	174	89	89	90	90	91	91	91	91	93	93	93	173	93	173	173	171	173	168	168	171	168			168		
Northeast	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			1138		
Southeast	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			0		
Southwest	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			507		
Southeastern Colorado		150		160	160		112	110		90	120		10	110		0	110					142										
Steamboat Springs		247		247	247		248	303		206	240		151	146		146	146					146										
Sterling		240		240	264		86	240		196	240		196	240		196	240					154										
Summit County		347		348	341		243	243		243	243		243	182		243	182					213										
Total Responses	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			33935		

*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)
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
1st Quarter 2017*	5.7	1310.80	1283.75

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.

VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment Type	2011				2012				2013				2014				2015				2016				2017				
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Overall - Statewide	Efficiency	4.0	3.0	5.3	4.0	6.0	4.6	3.6	4.7	4.7	4.3	5.6	5.7	4.4	3.6	4.0	4.1	2.8	2.0	2.7	3.4	2.4	2.8	2.9	4.1	4.2	3.6	5.8	6.5	
	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	6.5	4.1	4.2	3.6	5.8	6.5	
	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	3.0	3.1	3.9	3.2	3.6	3.0	
	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	7.3	6.0	5.0	4.7	7.7	7.3	
	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	4.0	3.7	4.2	4.2	5.2	4.0	
	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	5.5	4.6	3.9	4.1	4.4	4.4	
Alamosa	Efficiency																			50.0										
	One bedroom	4.9		4.3		0.0		7.9		3.8		10.3				3.1						0.0								
	Two bed, one bath	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				10.7														
	Three bedroom	10.0								0.0		25.0				0.0														
	All	6.5		3.1		0.0		16.9		5.9		12.4				10.2						0.0								
Aspen	Efficiency	4.9				0.0		0.0		4.5		0.0		0.0		0.0		0.0				0.0								
	One bedroom	5.1		0.0		0.0		0.0		3.1		0.0		0.0		0.0		0.0				0.0								
	Two bed, one bath	3.6		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0				0.0								
	Two bed, two bath	4.5		7.7		1.1		3.4		3.4		1.1		0.0		0.0		0.0				2.3								
	Three bedroom	2.6		0.0		0.0		0.0		0.0		0.0		0.0		0.0		4.2				8.3								
	All	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				*		*		*		*		*		*		*				*								
	Two bed, one bath	4.8		0.0		*		*		*		*		*		*		*				*								
	Two bed, two bath					*		*		*		*		*		*		*				*								
	Three bedroom					*		*		*		*		*		*		*				*								
	All	4.8		0.0		*		*		*		*		*		*		*				*								
Canon City	Efficiency	0.0				*		*		*		*		*		*		*				*								
	One bedroom	9.2		0.0		*		*		*		*		*		*		*				*								
	Two bed, one bath	5.3		7.9		*		*		*		*		*		*		*				*								
	Two bed, two bath					*		*		*		*		*		*		*				*								
	Three bedroom	25.0				*		*		*		*		*		*		*				*								
	All	6.3		7.8		*		*		*		*		*		*		*				*								
Central Mountains *	Efficiency					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	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	2.9	2.8	3.9	2.5	3.2	2.9
	One bedroom	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	8.4	5.0	5.0	3.9	7.2	8.4
	Two bed, one bath	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	4.0	3.9	4.4	3.8	4.2	4.0
	Two bed, two bath	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	9.5	6.7	5.7	4.5	8.9	9.5
	Three bedroom	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	6.0	5.7	5.6	4.4	7.2	6.0
	All	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	7.4	5.2	5.0	4.0	6.8	7.4
Durango	Efficiency	4.3			20.0				0.0		20.0					10.0						0.0		0.0						
	One bedroom	6.1			2.0		3.7		0.0		4.3		3.4		4.0		0.0					0.0		6.7						
	Two bed, one bath	4.2			4.0		0.0		4.0		2.2		0.0		1.3		2.6		2.6			2.6		4.4						
	Two bed, two bath	3.2			9.1		1.4		0.0		0.0		0.0		0.0		0.0		0.0			0.0		0.0						
	Three bedroom	5.8			0.0				2.9		9.4		0.0		2.9		2.9		0.0			5.9		5.9						
	All	4.7			3.9		1.5		2.3		4.3		1.2		2.7		1.6		1.1			4.7		4.7						
Eagle County	Efficiency	8.7			11.4		25.0		1.1		25.0		1.1		11.4		4.2		8.3			4.5								
	One bedroom	8.4			26.5		12.0		5.5		4.2		2.0		6.2		1.3		3.4			1.6								
	Two bed, one bath	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			2.8		13.3		0.5		3.4		1.3		3.3		3.3		9.2			2.4								
	Three bedroom	6.0			2.6		17.3		4.4		2.2		1.8		2.8		0.0		3.6			2.3								
	All	6.7			7.9		14.2		4.5		8.8		1.6		4.4		1.2		4.2			2.2								
Fort Collins Loveland	Efficiency	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	2.4	0.7	0.0	1.9	1.3	2.4
	One bedroom	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	3.4	1.9	3.2	4.0	3.6	3.4
	Two bed, one bath	7.4	2.4	3.6	1.3	2.1	2.3	1.3	2.1	3.1	1.8</																			

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2011			2012				2013				2014				2015				2016				2017			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8	0.0							9.7 7.8				8.7 1.5				1.5 3.1				2.1				0.0			
	9 to 50	5.9			14.6 1.2				30.0 0.0				8.3 0.0				0.0 0.0				0.0				0.0			
	51 to 99	5.5			9.2 2.8				29.5 12.1				6.0 3.2				5.3 1.3				3.4				2.0			
	100-199																											
	199-349																											
Grand Junction	2 to 8	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	3.9			
	9 to 50	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	4.4			
	51 to 99	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	0.6			
	100-199	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	1.6			
	199-349																											
Greeley	2 to 8	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	3.2			
	9 to 50	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	1.4	1.7			
	51 to 99	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	2.6			
	100-199	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	1.6			
	199-349	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	5.9			
Gunnison	2 to 8	16.7							21.4 3.6				7.1				1.7 0.0				1.7 0.0				0.0			
	9 to 50	9.9			14.3				1.7 3.3				1.7 0.0				1.7 0.0				0.0				0.0			
	51 to 99	8.3			1.7 11.7				1.7 3.3				1.7 0.0				1.7 0.0				0.0				0.0			
	100-199																											
	199-349																											
Lake County	2 to 8				*				*				*				*				*				*			
	9 to 50	5.4			16.2				*				*				*				*				*			
	51 to 99				*				*				*				*				*				*			
	100-199	1.9			9.9				*				*				*				*				*			
	199-349				*				*				*				*				*				*			
Montrose	2 to 8																											
	9 to 50	9.5			8.8 18.8				18.8 1.8				0.0 10.0				0.0 0.0											
	51 to 99	8.7			3.3				3.9 1.3				2.6				6.6 6.6				0.0				0.0			
	100-199																											
	199-349																											
Pueblo	2 to 8	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	18.2			
	9 to 50	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	2.8			
	51 to 99	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	1.8			
	100-199	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	1.2			
	199-349	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	1.4			
Salida	2 to 8	0.0			*				*				*				*				*				*			
	9 to 50	6.3			*				*				*				*				*				*			
	51 to 99				*				*				*				*				*				*			
	100-199				*				*				*				*				*				*			
	199-349				*				*				*				*				*				*			
Southeastern Colorado	2 to 8																											
	9 to 50	1.3			6.3 3.3				10.0 0.0				30.0 0.0				0.0 0.0				1.6				1.6			
	51 to 99	6.3			0.0 0.0				0.0 0.0				0.0 0.0				0.0 0.0				0.0				0.0			
	100-199																											
	199-349																											
Steamboat Springs	2 to 8	37.5			0.0 12.5																							
	9 to 50	13.1			9.6 6.0				0.0 19.3				0.0 0.0				0.0 0.0				0.0				0.0			
	51 to 99	9.2			9.3 8.3				1.8 25.9				0.0 0.0				0.0 0.0				0.0				0.0			
	100-199				10.7 15.5				10.7 10.7				3.9 0.0				0.0 0.0				0.0				7.8			
	199-349																											
Sterling	2 to 8																											
	9 to 50	9.0			0.0 25.0				18.8 18.4				12.5 9.2				10.9 12.5				10.9				0.0			
	51 to 99	0.0			1.9 1.9				7.4 3.7				7.4 1.9				0.0 5.6				3.5				1.4			
	100-199	5.5			6.4				4.5 1.8				10.9 9.1				3.6				3.6				6.4			
	199-349																											
Summit County	2 to 8	0.0																										
	9 to 50	1.3			0.0 3.3				0.0 0.0				0.0 0.0				0.0 0.5				0.0				0.0			
	51 to 99	3.6			1.9 6.6				2.3 4.7				3.8 1.3				0.0				4.2				0.5			
	100-199	4.0																										
	199-349																											

*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				2017					
	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		518.29		519.86		649.00		574.81		609.77		569.93			657.96														
Aspen		1054.56		916.91		1032.91		1143.46		1068.51		1066.06		1190.94		1199.51		1098.86											
Central Mountains						683.40		658.12		689.84		662.50		688.10		650.59		727.98											
Buena Vista		586.90		650.00		*		*		*		*		*		*		*											
Canon City		600.96		611.33		*		*		*		*		*		*		*											
Lake County		595.13		623.55		*		*		*		*		*		*		*											
Salida		456.09				*		*		*		*		*		*		*											
Colorado Springs	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	1060.84					
Northwest	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	1166.32					
Northeast	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	1062.33					
Far Northeast	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	1120.52					
Southeast	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	917.05					
Security/Widefield/Fountain	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	996.71					
Southwest	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	1073.60					
Central	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	968.87					
Durango		850.56		946.77		780.21		988.83		983.14		908.48		1176.60		1166.52		1178.04											
Eagle County		1121.58		991.52		993.35		1001.58		992.85		1075.08		1273.57		1272.94		1243.87											
Fort Collins/Loveland	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	1293.25					
Fort Collins	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	1260.62					
Northwest	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	1277.51					
Northeast	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	884.55					
Southeast	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	1245.91					
Southwest	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	1281.58					
Loveland	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	1467.71					
Fort Morgan/Brush		467.66		470.11		461.34		494.42		479.90		489.40		572.95		573.20		475.36				498.17							
Glenwood Springs		842.41		849.15		803.78		779.03		782.39		776.79		723.88		748.84		808.25				854.79							
Grand Junction	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	503.18					
Greeley	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	1004.24					
Gunnison		582.27		596.59		687.50		618.75		667.73		656.59		712.50		712.50		710.34				750.00							
Montrose		624.80		582.93		590.63		695.11		715.53		593.75		657.74		717.93		710.33				737.50							
Pueblo	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	694.84					
Northwest	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	520.17					
Northeast	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	775.78					
Southeast	496.43	521.43	496.43										722.50																
Southwest	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	571.03					
Southeastern Colorado		615.94		634.82		678.60		609.72		542.76		512.50		415.45				417.36				673.37							
Steamboat Springs		709.38		779.98		746.22		772.16		726.48		932.35		990.92		1089.62		1096.82				1111.51							
Sterling		351.23		572.49		335.61		665.97		623.96		680.81		566.23		577.57		559.32				585.87							
Summit County		907.63		970.82		987.59		989.77		994.22		1001.79		1026.64		1124.37		1084.92				1176.35							

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

AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2011				2012				2013				2014				2015				2016				2017			
Area	Apartment Type	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	
Alamosa	Efficiency																												
	One bedroom		518.63		582.99		649.00		512.50		560.14		565.29				504.17										687.50		
	Two bed, one bath		460.30		362.05		649.00		662.50		642.32		557.92				645.14										687.50		
	Two bed, two bath		1137.50								662.50		687.50				665.18												
	Three bedroom		687.50								737.50		662.50				687.50												
All		518.29		519.86		649.00		574.81		609.77		569.93				657.96										687.50			
Aspen	Efficiency		961.89				650.00		617.80		675.00		675.00		695.00				700.00							725.00			
	One bedroom		1007.94		804.82		794.75		1124.15		835.38		819.75		926.19				860.15							861.67			
	Two bed, one bath		1150.15		1084.87		1063.49		1396.99		1124.34		1128.29		1128.29				1152.63							1202.63			
	Two bed, two bath		1065.44		809.00		1230.11		1230.11		1265.34		1265.34		1495.00				1304.11							1321.73			
	Three bedroom		1016.24		908.00		930.00		1301.18		930.00		930.00						955.00							955.00			
All		1054.56		916.91		1032.91		1143.46		1068.51		1066.06		1190.94				1199.51							1098.86		1118.62		
Buena Vista	Efficiency						*		*		*		*		*		*		*							*			
	One bedroom		560.12				*		*		*		*		*		*		*							*			
	Two bed, one bath		613.69		650.00		*		*		*		*		*		*		*							*			
	Two bed, two bath						*		*		*		*		*		*		*							*			
	Three bedroom						*		*		*		*		*		*		*							*			
All		586.90		650.00		*		*		*		*		*		*		*							*				
Canon City	Efficiency		462.50				*		*		*		*		*		*		*							*			
	One bedroom		634.42		537.50		*		*		*		*		*		*		*							*			
	Two bed, one bath		594.68		612.50		*		*		*		*		*		*		*							*			
	Two bed, two bath						*		*		*		*		*		*		*							*			
	Three bedroom		662.50				*		*		*		*		*		*		*							*			
All		600.96		611.33		*		*		*		*		*		*		*							*				
Central Mountains	Efficiency						762.50		637.50		737.50																		
	One bedroom						801.91		837.50		837.50															887.50			
	Two bed, one bath						638.82		628.15		654.17		662.50		688.10		657.85		727.98							829.53			
	Two bed, two bath																538.00												
	Three bedroom																538.00												
All						683.40		658.12		689.84		662.50		688.10		650.59		727.98							1237.50	867.65			
Colorado Springs	Efficiency	567.30	569.62	568.40	537.84	557.91	625.53	600.71	582.38	596.41	616.26	621.92	644.92	663.77	702.99	682.40	655.17	719.22	726.92	739.46	744.01	784.78	812.60	828.84	824.86				
	One bedroom	666.84	688.58	680.19	659.01	683.45	681.91	695.43	684.01	712.75	730.08	700.39	711.55	750.82	770.71	745.37	770.77	786.48	816.49	832.57	846.98	880.25	908.48	917.14	931.10				
	Two bed, one bath	678.20	692.14	697.79	708.25	714.88	714.58	726.13	725.87	759.32	775.11	748.07	759.23	797.33	810.65	794.97	823.18	850.14	886.21	878.34	902.09	920.76	965.93	976.64	985.96				
	Two bed, two bath	950.30	957.56	955.74	942.98	991.64	981.96	975.46	987.47	973.31	1005.11	976.31	1020.99	1059.23	1056.58	1050.09	1059.78	1079.05	1112.02	1109.43	1126.25	1174.20	1223.42	1234.80	1290.52				
	Three bedroom	1025.24	1032.73	1074.13	1052.08	1047.39	1075.16	1073.23	1073.85	1151.04	1175.50	1106.22	1138.51	1199.61	1236.61	1206.48	1228.49	1330.67	1318.89	1302.24	1339.70	1348.74	1378.72	1353.54	1427.06				
All	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	1060.84					
Durango	Efficiency		586.96		887.50				987.50		1045.00				1162.50		1087.50		1112.50							1212.50			
	One bedroom		747.42		845.90		720.83		818.92		802.64		832.16		1004.90		975.60		985.00							991.58			
	Two bed, one bath		812.35		905.10		808.36		976.24		966.10		963.20		1193.05		1180.84		1200.19							1076.39			
	Two bed, two bath		1020.51		865.91		787.50		893.75		950.00		873.53		905.00		910.71		937.50							940.91			
	Three bedroom		1048.56		1286.76				1357.35		1425.00		1275.00		1522.06		1545.59		1547.06							1619.12			
All		850.56		946.77		780.21		988.83		983.14		908.48		1176.60		1166.52		1178.04							1131.83				
Eagle County	Efficiency		963.46		650.00		656.82		615.64		735.00		676.18		750.00		770.00		770.00							687.18			
	One bedroom		961.19		826.97		858.38		864.99		869.05		947.52		1270.58		1047.19		1024.81							1212.05			
	Two bed, one bath		1221.32		996.32		976.73		1017.34		1031.91		1117.25		1156.26		1277.62		1246.80							1195.77			
	Two bed, two bath		1101.73		1030.94		1005.07		1086.86		964.08		1187.82		1384.18		1350.00		1350.00							1589.16			
	Three bedroom		1173.62		1120.24		1159.99		1214.00		1110.82		1301.69		1472.69		1600.00		1468.00							1625.50			
All		1121.58		991.52		993.35		1001.58		992.85		1075.08		1273.57		1272.94		1243.87							1341.86				
Fort Collins Loveland	Efficiency	528.36	740.92	679.35	762.18	703.25	731.36	704.62	789.47	791.66	789.47	810.83	808.48	926.89	915.60	928.02	749.03	781.18	761.98	764.38	775.78	775.47	822.29	795.75	818.25				
	One bedroom	809.68	813.56	879.68	872.90	865.03	862.22	861.37	900.82	888.04	897.28	930.80	952.10	1023.14	1013.88	1059.71	1075.48	1131.13	1121.94	1048.86	1117.00	1133.58	1138.75	1100.92	1131.47				
	Two bed, one bath	842.47	819.34	863.51	880.28	883.23	891.17	906.80	923.99	907.59	917.64	956.41	986.92	997.56	1019.91	1037.52	1052.63	1121.55	1111.34	1093.73	1156.69	1103.16	1194.36	1122.19	1162.97				
	Two bed, two bath	992.31	1085.37	1058.59	1110.85	1120.53	1141.93	1070.14	1122.52	1170.40	1172.09	1150.81	1210.62	1246.56	1259.22	1296.26	1313.81	1387.32	1391.27	1320.39	1395.22	1410.36	1415.60	1342.13	1432.42				
	Three bedroom	1042.50	1163.57	1210.66	1166.36	1166.26	1251.50	1187.73	1192.31	1151.99	1230.75	1110.33	1351.97	1195.26	1179.89	1355.04	1333.39	1491.48	1455.45	1362.32	1472.37	1547.94	1577.06	1509.55	1510.70				
All	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											

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2011			2012				2013				2014				2015				2016				2017			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	To 1959																											
	1960-69																											
	1970-79																											
	1980-89		461.33		617.70		649.00						687.09				648.86									687.50		
	1990-99		714.90													663.27												
Aspen	To 1959																											
	1960-69																											
	1970-79		1063.38		1019.08		992.32		1051.10		1054.82		1054.82		1054.82		1079.82		1077.59							1109.48		
	1980-89		1097.64				679.17		1190.31		704.17		683.33		728.75		720.42		731.25							758.33		
	1990-99		998.64		821.44		1120.75		1120.75		1145.95		1145.95		1495.00		1495.00		1180.63							1193.23		
Buena Vista	To 1959																											
	1960-69																											
	1970-79		533.33																									
	1980-89																											
	1990-99		637.50		650.00																							
Canon City	To 1959		648.37																									
	1960-69																											
	1970-79		587.50		612.50																							
	1980-89																											
	1990-99		584.82		608.48																							
Central Mountains	To 1959																											
	1960-69						824.46		802.72		820.11															1012.50		
	1970-79						612.50		612.50		637.50		662.50		650.00		637.50		687.50							687.50		
	1980-89						759.38																					
	1990-99						725.00		652.91		725.00				850.00		679.29		900.00							900.00		
Colorado Springs	To 1959																											
	1960-69	534.02	577.85	574.90	551.20	578.66	575.79	584.94	597.71	644.42	567.44	622.76	601.98	718.01	681.90	670.94	680.51	753.88	781.88	847.16	754.22	775.28	786.41	814.22	874.53			
	1970-79	553.46	570.98	585.35	617.75	631.02	636.43	648.32	665.57	676.95	668.45	664.93	685.36	699.21	716.01	694.09	725.32	781.45	819.29	787.12	792.45	794.55	855.12	849.89	854.59			
	1980-89	619.36	641.70	652.56	648.25	654.67	616.97	612.89	635.89	670.18	682.85	659.48	662.81	668.64	690.77	699.38	717.50	731.05	759.20	784.77	812.30	845.29	875.35	880.57	872.98			
	1990-99	732.99	732.11	747.88	723.72	735.31	763.22	756.06	739.59	750.31	777.65	770.82	793.18	831.04	849.37	813.32	836.77	841.39	861.76	870.20	904.21	938.13	966.37	981.28	995.82			
Durango	To 1959																											
	1960-69																											
	1970-79		823.61		845.00		823.61		867.22		889.44		894.72		896.11		913.89		926.39						1050.56			
	1980-89		850.53				753.99																					
	1990-99		714.06		946.43		684.07		800.23		846.05		963.89		965.28		973.53		994.74						770.83			
Eagle County	To 1959																											
	1960-69																											
	1970-79		1211.25				950.00		1022.95		1022.36				1120.57		1177.60		1188.02						1213.23			
	1980-89		1119.60		1096.05		1213.57		788.39				746.05		1959.29		1190.00		1190.00						1735.98			
	1990-99		1073.37		1016.13		996.29		1079.37		991.50		1169.60		1197.74		1403.70		1311.34						1301.11			
Fort Collins/Loveland	To 1959																											
	1960-69	1018.00	1087.50	803.93	1100.00	779.29	792.50	874.35	914.05	1085.00	1163.00	1056.43	893.71	907.50	897.00	927.86	933.57	1087.14	955.20	1050.00	1079.33	1092.50	1115.17					
	1970-79	705.03	776.79	767.22	867.58	873.43	899.68	899.39	898.06	918.52	922.34	892.17	913.28	866.83	877.09	870.65	779.23	692.59	880.91	871.36	895.96	916.81	858.96	913.86				
	1980-89	786.93	718.14	808.20	765.25	778.19	775.15	842.44	858.56	864.34	847.22	883.97	900.47	918.56	932.22	954.82	1001.48	1075.78	1088.29	1045.19	1111.43	1057.97	1178.56	1094.95	1135.45			
	1990-99	793.68	951.07	1074.68	998.44	1015.70	1006.76	996.36	1004.19	998.96	1033.91	1060.70	1066.19	1152.65	1140.30	1155.84	1196.64	1227.65	1195.93	1215.05	1244.78	1268.97	1245.77	1161.65	1220.78			
Fort Morgan/Brush	To 1959																											
	1960-69																											
	1970-79		497.89		479.40		473.94		498.30		482.09		529.33		612.22		612.22		502.61					504.61				
	1980-89		451.79		487.18		544.64		544.64		550.71		505.09		569.97		569.97		550.71					518.52				
	1990-99																											

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

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

MEDIAN RENT BY MARKET AREA
(In Dollars)

Market Area	2011			2012				2013				2014				2015				2016				2017					
	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	558.14			540.47		638.50		522.38		628.40		566.73			680.25														
Aspen		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			638.50		*		*		*		*		*	*		*									*			
Canon City	590.29			613.30		*		*		*		*		*	*		*									*			
Lake County	609.22			636.38		*		*		*		*		*	*		*									*			
Salida	449.61			*		*		*		*		*		*	*		*									*			
Colorado Springs	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	1048.21					
Northwest	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	1124.58					
Northeast	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	992.54					
Far Northeast	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	1129.76					
Southeast	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	860.88					
Security/Widefield/Fountain	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	928.38					
Southwest	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	1081.16					
Central	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	936.90					
Durango	808.11			933.87		788.36		975.50		994.75		883.14		1213.50	1139.59		1138.50									1106.00			
Eagle County		1154.13		1026.25		983.39		1013.28		999.94		1180.92		1145.00	1329.62		1199.96									1248.86			
Fort Collins/Loveland	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	1263.91					
Fort Collins	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	1219.41					
Northwest	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	1178.88					
Northeast	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	818.07					
Southeast	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	1254.34					
Southwest	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	1233.07					
Loveland	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	1349.38					
Fort Morgan/Brush		477.25		484.44		490.32		515.06		496.31		407.25		569.75	563.50		479.13								484.33				
Glenwood Springs		835.72		878.08		816.63		748.44		776.30		776.61		730.69	754.13		798.50								842.25				
Grand Junction	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	579.63					
Greeley	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	1017.49					
Gunnison		572.88		598.41		688.50		682.67		707.67		707.67		713.50	713.50		732.67								738.50				
Montrose		527.25		529.75		609.33		710.87		729.29		609.33		730.28	735.87		735.87								738.50				
Pueblo	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	635.77					
Northwest	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	551.00					
Northeast	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	692.56					
Southeast	463.50	481.00	463.50									855.17																	
Southwest	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	568.61					
Southeastern Colorado		618.50		618.50		619.75		678.91		601.83		533.14		365.53											655.69				
Steamboat Springs		717.37		675.22		726.96		752.43		676.00		847.47		845.87	970.87		970.87								1105.31				
Sterling		323.50		656.09		245.48		662.45		682.71		686.71		493.86	500.57		523.69								548.92				
Summit County		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

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

Market Area	Apartment Type	2011				2012				2013				2014				2015				2016				2017			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	Efficiency																												
	One bedroom		0.84		1.03		1.10		0.93		0.98		1.05				1.16									1.17			
	Two bed, one bath		0.45		0.45		0.66		0.83		0.83		1.03				0.00									0.70			
	Two bed, two bath		0.90																										
	Three bedroom																												
All		0.73		0.86		1.09		0.89		0.92		1.05				1.13									1.15				
Aspen	Efficiency		2.06					1.93		1.93		1.93		1.99		1.99		2.00									2.07		
	One bedroom		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		1.23		1.20		1.58		1.27		1.27		1.28		1.30		1.31								1.36		
	Two bed, two bath		1.18		0.91		1.35		1.35		1.38		1.38		1.63		1.63		1.43								1.45		
	Three bedroom		0.96		0.88		0.90		1.22		0.90		0.90				0.92										0.92		
All		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																										
	Two bed, one bath		0.82		0.86																								
	Two bed, two bath																												
	Three bedroom																												
All		0.84		0.86																									
Canon City	Efficiency																												
	One bedroom		0.82																										
	Two bed, one bath		0.81		0.84																								
	Two bed, two bath																												
	Three bedroom		0.73																										
All		0.81		0.84																									
Central Mountains	Efficiency																												
	One bedroom						0.00		0.00		0.00																1.27		
	Two bed, one bath						0.45		0.00		0.00																1.06		
	Two bed, two bath						0.90		0.84		0.92		0.95		0.94		0.90		1.00								1.06		
	Three bedroom																0.56										1.24		
All							0.84		0.92		0.95		0.94		0.88		1.00								1.09				
Colorado Springs	Efficiency		1.13	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	1.51			
	One bedroom		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	1.32	1.32	1.33	1.34		
	Two bed, one bath		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	1.14			
	Two bed, two bath		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	1.20			
	Three bedroom		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	1.13			
All		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	1.24	1.24	1.24	1.26				
Durango	Efficiency		1.13		1.41				1.56		1.66		1.84		1.72		1.76									1.92			
	One bedroom		1.30		1.47		1.29		1.43		1.35		1.53		1.70		1.71									1.73			
	Two bed, one bath		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		0.93		1.17		0.96		1.03		0.97		1.02		1.05		1.02							1.06			
	Three bedroom		0.97		1.16		1.23		1.23		1.29		1.16		1.37		1.40		1.40							1.46			
All		1.18		1.22		1.14		1.29		1.28		1.30		1.52		1.52		1.52							1.47				
Eagle County	Efficiency		2.66		2.00		2.02		1.83		2.26		2.01		2.31		2.36		2.36								2.11		
	One bedroom		1.53		1.25		1.30		1.33		1.39		1.45		1.86		1.68		1.63								1.78		
	Two bed, one bath		1.57		1.13		1.23		1.28		1.30		1.27		1.44		1.62		1.57								1.51		
	Two bed, two bath		1.30		1.17		1.13		1.24		1.11		1.37		1.48		1.57		1.57								1.70		
	Three bedroom		1.15		1.06		1.09		1.18		1.08		1.28		1.39		1.60		1.45								1.52		
All		1.53		1.21		1.23		1.32		1.28		1.45		1.57		1.67		1.61								1.64			
Fort Collins/ Loveland	Efficiency		1.73	1.31	1.30	1.47	1.42	1.43	1.41	1.69	1.71	1.70	1.79	2.09	2.05	2.11	2.08	2.05	2.18	2.26	2.25	2.33	2.32	2.23	2.21				
	One bedroom		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	1.64	1.62	1.60	1.62	1.62	1.64			
	Two bed, one bath		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	1.43			
	Two bed, two bath		1.01	1.10	1.08	1.08	1.12	1.16	1.11	1.16	1.15	1.15	1.14	1.18	1.23	1.25	1.31	1.31	1.40	1.38	1.33	1.37	1.39	1.38	1.32	1.39			
	Three bedroom		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	1.38			
All		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	1.48	1.46	1.41	1.49	1.47	1.50	1.47	1.50					
Fort Morgan/ Brush	Efficiency																												
	One bedroom		0.66		0.75		0.76		0.78		0.79		0.71		0.75		0.75		0.73							0.74			
	Two bed, one bath		0.67		0.61		0.55		0.68		0.60		0.74		0.84		0.88		0.74						0.69				
	Two bed, two bath						0.46																						
	Three bedroom		0.56		0.56		0.53		0.56		0.56		0.56		0.75		0.75		0.57						0.58				
All		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

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

Market Area	Apartment Type	2011			2012			2013			2014			2015			2016			2017						
		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	1.20			1.20			1.62			1.09			1.05			1.09			1.18			1.23			
	One bedroom	1.28			1.34			1.14			1.10			1.02			1.11			1.13			1.22			
	Two bed, one bath	1.16			1.19			1.12			0.74			0.73			0.68			0.73			0.77			
	Two bed, two bath	0.88			0.88			0.83			0.83			0.83			0.83			0.86			0.91			
	Three bedroom	0.95			0.88			0.89			0.83			0.81			0.82			0.80			0.86			
All	1.13			0.99			1.00			0.83			0.82			0.77			0.80			0.86				
Grand Junction	Efficiency	0.59	0.53	0.50				0.55	0.55	0.55	0.50	0.50	0.55	0.56	0.50	0.56	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	
	One bedroom	0.83	0.82	0.80	0.89	0.91	0.91	0.91	0.77	0.79	0.76	0.79	0.79	0.79	0.78	0.80	0.82	0.82	0.83	0.85	0.84	0.85	0.84	0.85	0.79	0.78
	Two bed, one bath	0.84	0.86	0.81	0.80	0.85	0.83	0.85	0.82	0.89	0.91	0.87	0.84	0.86	0.89	0.87	0.89	0.79	0.72	0.80	0.75	0.74	0.76	0.76	0.76	0.74
	Two bed, two bath	0.82	0.83	0.84	0.73	0.78	0.73	0.74	0.59	0.59	0.55	0.72	0.68	0.68	0.70	0.73	0.72	0.73	0.74	0.76	0.75	0.78	0.78	0.78	0.78	0.78
	Three bedroom	0.65	0.67	0.77	0.80	0.82	0.85	0.89	0.54	0.54	0.54	0.86	0.94	0.93	0.95	0.95	0.93	0.79	0.78	0.71	0.78	0.79	0.73	0.82	0.82	
All	0.81	0.81	0.81	0.83	0.86	0.85	0.86	0.74	0.78	0.75	0.80	0.79	0.80	0.81	0.79	0.82	0.79	0.77	0.80	0.79	0.79	0.80	0.76	0.75		
Greeley	Efficiency	0.88	0.94	1.08	0.95	0.94	0.92	0.95	0.96	0.94	1.00	1.04	1.08	1.14	1.16	1.17	1.27	1.19	1.28	1.27	1.24	1.29	1.25	1.29	1.33	
	One bedroom	0.91	0.95	0.94	0.96	0.92	0.95	0.95	0.97	0.97	1.00	1.02	1.07	1.10	1.15	1.17	1.18	1.20	1.24	1.21	1.23	1.28	1.34	1.33	1.35	
	Two bed, one bath	0.80	0.81	0.81	0.82	0.79	0.81	0.87	0.82	0.79	0.84	0.83	0.84	0.87	0.97	0.94	0.93	0.98	1.06	1.01	1.00	1.01	1.04	1.07	1.10	
	Two bed, two bath	0.77	0.86	0.84	0.89	0.81	0.86	0.85	0.88	0.89	0.88	0.91	0.96	0.99	1.03	1.07	1.08	1.12	1.13	1.12	1.12	1.11	1.14	1.14	1.15	
	Three bedroom	0.75	0.77	0.75	0.76	0.76	0.76	0.77	0.77	0.82	0.87	0.86	0.92	0.95	1.03	1.02	1.00	1.08	1.10	1.07	1.08	1.10	1.09	1.10	1.13	
All	0.83	0.87	0.87	0.88	0.84	0.87	0.89	0.89	0.88	0.91	0.92	0.96	0.99	1.05	1.06	1.07	1.11	1.15	1.12	1.12	1.15	1.17	1.18	1.20		
Gunnison	Efficiency																									
	One bedroom		1.00		1.02						1.09															
	Two bed, one bath		0.83		0.85					0.88																
	Two bed, two bath									0.72																
	All		0.88		0.90					0.77																
Lake County	Efficiency				0.78			-		-																
	One bedroom				0.69			-		-																
	Two bed, one bath				0.72			-		-																
	Two bed, two bath				0.45			-		-																
	All				0.71			-		-																
Montrose	Efficiency																									
	One bedroom		0.80		0.77			0.88		1.02		1.31		0.90		0.81		0.98		0.94						
	Two bed, one bath		0.76		0.77			0.83		0.83		0.87		0.83		0.79		0.87		0.80						
	Two bed, two bath																									
	All		0.78		0.77			0.84		0.88		1.22		0.85		0.80		0.90		0.83						
Pueblo	Efficiency	1.02	1.02	0.87	0.75	0.72	0.71	0.71	0.73	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	
	One bedroom	0.82	0.86	0.88	0.81	0.89	0.86	0.83	0.87	0.85	0.87	0.86	0.88	0.87	0.88	0.89	0.90	0.90	0.92	0.90	0.93	0.96	0.97	1.01	1.00	
	Two bed, one bath	0.66	0.68	0.71	0.68	0.73	0.68	0.70	0.71	0.74	0.72	0.73	0.74	0.73	0.78	0.74	0.76	0.76	0.79	0.76	0.76	0.78	0.79	0.81	0.83	
	Two bed, two bath	0.61	0.83	0.73	0.75	0.87	0.90	0.90	0.81	1.00	0.94	0.96	0.94	0.93	0.85	0.92	0.94	0.94	1.07	1.06	1.03	1.07	1.09	1.05	1.00	
	All	0.65	0.65	0.68	0.67	0.82	0.79	0.79	0.80	0.86	0.81	0.79	0.84	0.76	0.83	0.71	0.74	0.74	0.85	0.87	0.82	0.84	0.84	0.89	0.94	
Salida	Efficiency																									
	One bedroom																									
	Two bed, one bath		0.55																							
	Two bed, two bath		0.53																							
	All		0.55																							
Southeastern Colorado	Efficiency																									
	One bedroom		0.96		0.96			1.09		0.82		1.10				0.99								1.30		
	Two bed, one bath		0.91		0.91			0.93		0.80		0.82				0.42								0.89		
	Two bed, two bath																									
	All		0.78		0.78			0.82		0.73		0.52				0.40								0.56		
Steamboat Springs	Efficiency																									
	One bedroom		1.32		1.30			1.28		1.22		1.31		1.48		1.51		1.62		1.65				1.67		
	Two bed, one bath		0.93		0.90			0.96		1.06		0.94		1.39		1.18		1.14		1.18				1.18		
	Two bed, two bath		0.90		0.90			0.81		1.00		0.77		1.16		1.28		1.47		1.47				1.48		
	All		0.78		1.03			1.03		1.02		0.98		1.30		1.42		1.42		1.42				1.44		
Sterling	Efficiency																									
	One bedroom		1.08																					0.89		
	Two bed, one bath		0.48		0.47			0.56		0.67		0.56		0.67		0.63		0.67		0.78				0.81		
	Two bed, two bath																									
	All		0.69		0.47			0.55		0.67		0.55		0.67		0.64		0.67		0.73				0.78		
Summit County	Efficiency																									
	One bedroom		0.68		1.31			1.31		1.33		1.33		1.35		1.33		1.58		1.58				1.68		
	Two bed, one bath		0.87		1.06			1.08		1.08		1.08		1.09		1.10		1.15		1.21				1.35		
	Two bed, two bath				1.38			1.38		1.39		1.39		1.42		1.42		1.56		1.56				1.81		
	All		0.95		1.05			1.08		1.08		1.10		1.10		1.10		1.11		1.16				1.29		
		0.87		1.15			1.16		1.16																	

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

(In Percent)

Market Area	Age of Building	2011			2012			2013			2014			2015			2016			2017					
		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																								
	1980-89								1.8			3.5		1.8		1.8		0.0		1.7			1.7		
	1990-99										0.0				8.3		0.0		0.0			0.0			
	2000-09			1.6		3.3		0.8		2.4		4.1			1.6		1.6		0.0			0.0			
2010+																									
Buena Vista	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Canon City	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Central Mountains	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Colorado Springs	To 1959																								
	1960-69	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	2.5
	1970-79	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	3.9
	1980-89	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	5.0
	1990-99	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	4.1
	2000-09	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	3.9
2010+	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	3.9	
Durango	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Eagle County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Fort Collins/ Loveland	To 1959																								
	1960-69	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	0.0	0.0
	1970-79	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	0.6
	1980-89	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	2.9
	1990-99	1.5	5.8	1.9	2.9	21.6	0.2	1.8	2.3																
	2000-09	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	2.3	
2010+	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	3.3	
Fort Morgan/ Brush	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									

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

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

(In Percent)

Market Area	Age of Building	2011			2012			2013			2014				2015				2016				2017					
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	To 1959							0.0		50.0			0.0		50.0			0.0		0.0			0.0					
	1960-69							0.0		0.0			0.0		0.0			50.0		0.0			0.0					
	1970-79						0.0		0.0		10.0		16.7		8.5		6.3		6.3		0.0		0.0					
	1980-89							5.0		0.0			4.9		8.5		2.8		7.2				4.3					
	1990-99		7.3			9.1			10.9		7.3																	
	2000-09								0.0																			
2010+								0.0																				
Grand Junction	To 1959	8.3	10.0	4.0	0.0	0.0	6.3	12.5	4.2	8.3	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3			
	1960-69							0.0	0.0	0.0			0.0		0.0			0.0		0.0			0.0		0.0			
	1970-79	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	3.6			
	1980-89	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	2.0				
	1990-99	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	12.5			
	2000-09								25.0	0.0	16.7	0.0																
2010+								0.0																				
Greeley	To 1959														16.7	0.0												
	1960-69	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	5.8			
	1970-79	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	4.4			
	1980-89	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	16.7			
	1990-99	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	0.0	7.8	5.3	3.8			
	2000-09																											
2010+								12.7					0.0	3.2	5.1	2.8	4.2	1.7	6.3	3.0	3.9	4.5	4.0	4.6	2.3	4.0		
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		2.7																									
2010+																												
Montrose	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+						6.3							12.5															
Pueblo	To 1959	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	14.3			
	1960-69		0.0	2.1	0.0	0.0	1.1										50.0		50.0		0.0		2.3	1.1	2.3			
	1970-79	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	2.4			
	1980-89																											
	1990-99																											
	2000-09	3.6	3.4															3.4	8.1	3.4			5.4	3.4				
2010+																												
Salida	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09		0.0																									
2010+																												
Southeastern Colorado	To 1959																											
	1960-69		0.0																									
	1970-79																											
	1980-89							5.5				0.0				0.9												
	1990-99																											
	2000-09																											
2010+																												
Steamboat Springs	To 1959																											
	1960-69																											
	1970-79																											
	1980-89		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		8.3																									
	1970-79																											
	1980-89							4.5		0.9		0.9		0.0		0.0		3.6						1.8				
	1990-99		12.5		1.9		8.1		0.0	0.0	0.0		1.9		0.0		1.2		3.1					5.6				
	2000-09							9.4		12.5		6.3		3.1		6.3		6.3		3.1								
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				

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2011			2012			2013			2014			2015			2016			2017					
		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												25.0				50.0								
	9 to 50				0.0		0.0						21.4				7.1							0.0	
	51 to 99												12.3												
	100 - 199																								
	200 - 349																								
	Average				0.0		0.0						16.5				10.0							0.0	
Aspen	2 to 8																								
	9 to 50						0.0				4.2				8.3		0.0		0.0				0.0		
	51 to 99		1.6		3.3		1.1		2.2		3.9		1.8		1.7		0.8		0.8				0.8		
	100 - 199																								
	200 - 349																								
	Average		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		9.4				*		*		*		*		*		*		*		*		*		*
	200 - 349						*		*		*		*		*		*		*		*		*		*
	Average		9.4		3.1		*		*		*		*		*		*		*		*		*		*
Canon City	2 to 8						*		*		*		*		*		*		*		*		*		*
	9 to 50						*		*		*		*		*		*		*		*		*		*
	51 to 99						*		*		*		*		*		*		*		*		*		*
	100 - 199						*		*		*		*		*		*		*		*		*		*
	200 - 349						*		*		*		*		*		*		*		*		*		*
	Average						*		*		*		*		*		*		*		*		*		*
Central Mountains	2 to 8																0.0								
	9 to 50						2.9		1.3		2.6				12.5		9.4		3.1				6.3		
	51 to 99								1.9																
	100 - 199						0.0		0.0		0.0		1.5		0.0		0.0		0.0				0.0		
	200 - 349																								
	Average						1.3		2.0		0.9		1.5		2.4		1.5		0.6				0.6		
Colorado Springs	2 to 8	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	
	9 to 50	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	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	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	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	
	Average	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	
Durango	2 to 8								0.0		0.0		0.0		0.0		0.0								
	9 to 50			8.8		1.4		0.9		2.8		1.5		1.8		1.4		4.2		1.4			2.8		
	51 to 99											8.9													
	100 - 199																								
	200 - 349																								
	Average			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				0.0		
	51 to 99		7.6		3.3		6.7		3.8		3.3		1.6		0.0		2.8		5.1				8.0		
	100 - 199				3.3		2.6		1.1		3.7		2.3		2.8		2.6								
	200 - 349				3.3						3.3						1.5								
	Average		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	6.7	0.0	2.6	0.0	9.1	0.0	0.0	0.8	0.0	9.4	1.5	1.0	0.0	13.0	0.0	6.9	0.0	0.0	0.0	1.6	7.2	0.0	0.0	
	9 to 50	11.1	5.6	3.2	5.0	0.0	3.3	1.1	5.6	0.0	0.0	14.3	0.0	0.0	0.8					12.5	8.3	8.3			
	51 to 99	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	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	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	
	Average	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		2.8			1.8		0.0		0.7		0.0		1.2		0.0				2.1		
	51 to 99		6.3		0.0		2.1		9.4								2.1		2.1				2.1		
	100 - 199																								
	200 - 349																								
	Average		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

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

Market Area	Size	2011			2012				2013				2014				2015				2016				2017					
		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	1st	2nd	3rd	4th Qtr		
Colorado Springs	2 to 8	-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	5.9					
	9 to 50	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	6.1					
	51 to 99	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	-0.7					
	100 - 199	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	6.7					
	200 - 349	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	9.1					
	350 up	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	3.2					
	Average	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	7.7					
Fort Collins/ Loveland	2 to 8	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	7.9					
	9 to 50	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	-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	3.8	5.9					
	100 - 199	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	4.6					
	200 - 349	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	6.4					
	350 up						-3.5			-226.4	4.3	2.6	72.7	0.7	2.8	13.4	-1.6				-5.4	15.0	9.6							
	Average	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	5.7					
Grand Junction	2 to 8	-0.3	44.5	1.2	-15.0	5.3	8.1	5.1	0.1	0.4	1.6	0.1	1.3	4.4	-4.2	-6.0	3.5	8.5	-0.5	-0.3	-0.6	4.6	0.2	0.2	0.6					
	9 to 50	-2.2	6.6	0.6	-3.1	-1.5	-1.0	-1.1	7.4	5.9	-1.1	9.9	1.5	2.6	-2.1	0.0	1.6	1.2	0.8	-2.0	-1.8	-0.6	-1.9	-1.3						
	51 to 99	0.6	3.9	39.8	-6.3	2.9	3.8	4.4	10.3	3.7		7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5		0.0	0.0							
	100 - 199		3.4	3.7																										
	200 - 349																													
	350 up																													
	Average	1.6	8.5	13.6	-7.7	0.0	1.6	1.6	1.0	3.2	-4.8	7.9	8.4	1.8	-2.3	0.5	2.5	3.1	0.5	0.4	-1.1	-1.0	-0.3	-1.0	-0.6					
Greeley	2 to 8	0.2	0.0	9.9	-1.5	3.7	-0.8	20.3	1.2	1.0	-0.2	0.9	-0.1	-0.1	8.0	0.3	-0.1	4.9		0.0	0.0	11.7	-0.2	0.0	-0.4					
	9 to 50	12.1	24.5	8.0	3.4	0.8	-0.3	7.4	2.3	10.1	6.7	15.7	2.8	-2.9	8.2	-1.7	4.8			10.4	-0.3	-5.2	-0.1	19.5	5.8					
	51 to 99	2.0	4.6	6.0	3.6	3.7	1.3	0.0	8.2	17.7	16.3	90.0		9.6	16.5	13.3	8.0		-4.1	6.1	12.4	2.4	-0.1	7.8	8.3					
	100 - 199	3.4	7.0	33.1	27.7	50.3	13.7	-1.3	6.3	31.4	28.0	65.9	40.4	21.5	28.3	26.8	32.9	26.4	24.1	18.3	21.9	20.2	4.9	5.2	6.2					
	200 - 349	9.8	10.8	1.1		7.1	0.3		7.9	12.1	10.0		11.6	2.7		10.9	14.3	13.6	55.5											
	350 up	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	Average	6.2	9.2	15.0	22.0	29.0	6.9	2.1	6.8	21.1	20.0	62.1	32.4	13.3	24.5	18.9	21.5	22.0	36.2	16.0	19.6	18.0	4.2	6.2	6.1					
Pueblo	2 to 8	7.6	1.2	0.5	0.0	-5.8	-8.9	4.3	-0.4	-5.5	3.0	0.0	1.3	1.9	9.2	43.8	0.0	2.1	6.6	-6.8	0.0	-5.7	-2.0	-2.3	-2.3					
	9 to 50	-6.1	4.5	2.3	1.7	2.1	3.1	1.4	1.1	2.2	-1.6	3.3	-0.2	-0.9	1.3	12.6	4.9	-1.5	4.9	-1.7	1.4	5.4	3.1	4.9	6.4					
	51 to 99	9.5	5.4	3.3												16.5	17.0			13.6			0.3	8.1	3.0					
	100 - 199	3.5	6.6	2.6									6.4	15.9			9.0		0.7	6.0			7.2	5.3						
	200 - 349		4.3	37.2			31.8																							
	350 up																													
	Average	1.9	5.4	20.3	-4.4	-1.2	36.4	-5.7	-11.1	-7.0	-5.9	-3.7	0.1	6.3	-1.2	12.3	5.5	1.2	1.7	8.1	1.3	4.2	5.1	6.7	4.2					

*Rental Losses are only reported for the Colorado Metropolitan areas

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
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
TOTAL UNITS AVAILABLE	2009	44239	19737	11706	9254		2012	44442	20129	11749	9270
UNITS ADDED SINCE LAST SURVEY	Third Qtr	76	0	0	0		First Qtr	230	0	7	4
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44672	20129	11756	9274
QUARTERLY VACANCY RATE		8.7%	0.1	0.1	0.1			6.4%	2.6%	5.8%	5.9%
UNITS RENTED		40460	18573	10875	8144			41809	19606	11075	8728
UNITS VACANT		3855	1164	831	1110			2863	523	681	546
NUMBER ABSORBED THIS TIME PERIOD		556	790	234	-366			109	74	66	126
TOTAL UNITS AVAILABLE	2009	44315	19737	11706	9254		2012	44672	20129	11756	9274
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	0	0	0	0		Second Qtr	0	0	0	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44672	20129	11756	9274
QUARTERLY VACANCY RATE		8.7%	6.3%	7.4%	12.2%			6.0%	3.5%	5.4%	4.3%
UNITS RENTED		40460	18494	10840	8125			41979	19424	11123	8878
UNITS VACANT		3855	1243	866	1129			2693	705	633	396
NUMBER ABSORBED THIS TIME PERIOD		0	-79	-35	-19			169	-181	48	151
TOTAL UNITS AVAILABLE	2010	44315	19737	11706	9254		2012	44672	20129	11756	9274
UNITS ADDED SINCE LAST SURVEY	First Qtr	0	0	0	0		Third Qtr	187	0	20	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44859	20129	11776	9274
QUARTERLY VACANCY RATE		6.9%	5.2%	6.9%	12.6%			6.1%	2.1%	3.1%	15.8%
UNITS RENTED		41257	18711	10898	8088			42143	19715	11407	7807
UNITS VACANT		3058	1026	808	1166			2716	414	369	1467
NUMBER ABSORBED THIS TIME PERIOD		797	217	58	-37			-23	291	264	-1072
TOTAL UNITS AVAILABLE	2010	44315	19737	11706	9254		2012	44859	20129	11776	9274
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	0	0	0		Fourth Qtr	315	4	5	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			45174	20133	11781	9274
QUARTERLY VACANCY RATE		5.8%	7.3%	6.3%	10.4%			6.3%	2.5%	3.2%	10.7%
UNITS RENTED		41745	18296	10969	8292			42341	19631	11402	8278
UNITS VACANT		2570	1441	737	962			2833	502	379	996
NUMBER ABSORBED THIS TIME PERIOD		488	-415	71	204			-117	-88	-10	471

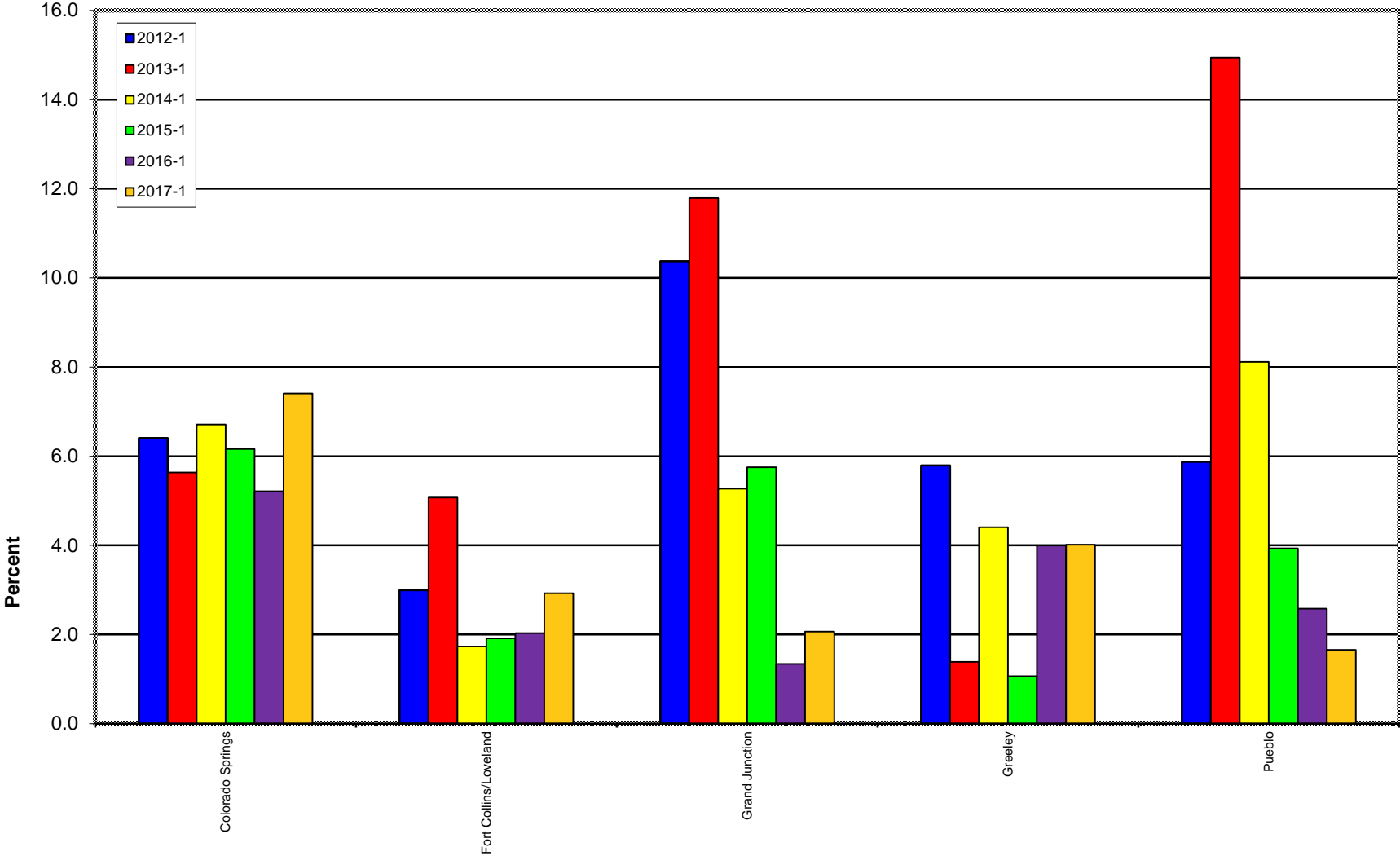
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	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
TOTAL UNITS AVAILABLE	2014	45982	20942	11866	9279		2017	47739	22324	12874	9284
UNITS ADDED SINCE LAST SURVEY	Third Qtr	20	183	99	0		First Qtr	367	73	87	0
TOTAL UNITS AVAILABLE		46002	21125	11965	9279			48106	22397	12961	9284
QUARTERLY VACANCY RATE		4.3%	0.9%	2.3%	8.0%			7.4%	2.3%	4.0%	1.7%
UNITS RENTED		44032	20925	11695	8538			44543	21888	12441	9130
UNITS VACANT		1970	200	270	741			3563	509	520	154
NUMBER ABSORBED THIS TIME PERIOD		579	408	216	-122			-319	245	-40	135
TOTAL UNITS AVAILABLE	2014	46002	21125	11965	9279		2017				
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	456	86	90	0		Second Qtr				
TOTAL UNITS AVAILABLE		46458	21211	12055	9279						
QUARTERLY VACANCY RATE		5.3%	1.0%	1.3%	7.3%						
UNITS RENTED		44005	21001	11895	8597						
UNITS VACANT		2453	210	160	682						
NUMBER ABSORBED THIS TIME PERIOD		-483	-10	110	59						
TOTAL UNITS AVAILABLE	2015	46458	21211	12055	9279		2017				
UNITS ADDED SINCE LAST SURVEY	First Qtr	442	6	84	0		Third Qtr				
TOTAL UNITS AVAILABLE		46900	21217	12139	9279						
QUARTERLY VACANCY RATE		6.2%	1.8%	1.1%	3.9%						
UNITS RENTED		44011	20839	12010	8913						
UNITS VACANT		2889	378	129	366						
NUMBER ABSORBED THIS TIME PERIOD		-436	-168	31	316						
TOTAL UNITS AVAILABLE	2015	46900	21217	12139	9279		2017				
UNITS ADDED SINCE LAST SURVEY	Second Qtr	311	141	20	0		Fourth Qtr				
TOTAL UNITS AVAILABLE		47211	21358	12159	9279						
QUARTERLY VACANCY RATE		4.6%	1.8%	1.6%	5.9%						
UNITS RENTED		45061	20966	11969	8730						
UNITS VACANT		2150	392	190	549						
NUMBER ABSORBED THIS TIME PERIOD		739	-14	-62	-183						

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				1		0.0%													1		0.0%
\$226 to \$250																					
\$251 to \$275																			1	71	1.4%
\$276 to \$300	1	71	1.4%																		
\$301 to \$325		13	0.0%																1	13	0.0%
\$326 to \$350				2	114	1.8%			4	0.0%									2	118	1.7%
\$351 to \$375								1	0.0%											1	0.0%
\$376 to \$400				12	41	29.3%										1	0.0%		12	42	28.6%
\$401 to \$425		1	0.0%	1	55	1.8%	1	16	6.3%				31	0.0%					2	103	1.9%
\$426 to \$450	2	5	40.0%	1	31	3.2%			2	0.0%									3	38	7.9%
\$451 to \$475				1	157	0.6%			4	0.0%						3	0.0%		1	164	0.6%
\$476 to \$500	2	33	6.1%		37	0.0%		10	0.0%				1	0.0%					2	81	2.5%
\$501 to \$525		37	0.0%	5	73	6.8%													5	110	4.5%
\$526 to \$550	2	21	9.5%	14	347	4.0%	1	30	3.3%			1	0.0%						17	399	4.3%
\$551 to \$575		30	0.0%	7	253	2.8%	1	36	2.8%			4	0.0%						8	323	2.5%
\$576 to \$600	3	151	2.0%	2	337	0.6%		156	0.0%	1	38	2.6%		1	0.0%				6	683	0.9%
\$601 to \$625	3	216	1.4%	6	151	4.0%		1	0.0%			1	0.0%						9	369	2.4%
\$626 to \$650		154	0.0%	2	293	0.7%	5	250	2.0%				6	0.0%	1	14	7.1%		8	717	1.1%
\$651 to \$675	1	46	2.2%		208	0.0%	4	78	5.1%			14	0.0%						5	354	1.4%
\$676 to \$700	2	39	5.1%	117	740	15.8%	10	463	2.2%			60	0.0%						129	1302	9.9%
\$701 to \$725	3	42	7.1%	24	612	3.9%	2	66	3.0%				2	19	10.5%				31	739	4.2%
\$726 to \$750		10	0.0%	25	272	9.2%	1	297	0.3%				14	0.0%					26	593	4.4%
\$751 to \$775		11	0.0%	31	418	7.4%	1	72	1.4%			18	0.0%						32	519	6.2%
\$776 to \$800		48	0.0%	12	383	3.1%	3	249	1.2%			54	0.0%						15	767	2.0%
\$801 to \$825				4	248	1.6%	14	555	2.5%			18	0.0%						18	837	2.2%
\$826 to \$850	1	42	2.4%	27	590	4.6%	16	476	3.4%			15	0.0%						44	1198	3.7%
\$851 to \$875	2	76	2.6%	25	272	9.2%	8	383	2.1%			58	0.0%			4	0.0%		35	793	4.4%
\$876 to \$900	2	16	12.5%	29	502	5.8%	9	211	4.3%	2	212	0.9%	3	44	6.8%				45	985	4.6%
\$901 to \$925	2	31	6.5%	37	446	8.3%	2	132	1.5%	1	22	4.5%	1	46	2.2%				43	677	6.4%
\$926 to \$950	12	161	7.5%	9	343	2.6%	25	522	4.8%	1	17	5.9%		49	0.0%				47	1092	4.3%
\$951 to \$975	4	127	3.1%	23	315	7.3%	23	410	5.6%			28	0.0%			16	0.0%		50	905	5.5%
\$976 to \$1000		13	0.0%	48	1484	3.2%	8	193	4.1%	3	211	1.4%	1	44	2.3%				60	1945	3.1%
\$1001 to 1025				12	439	2.7%	6	308	1.9%				25	0.0%					18	772	2.3%
\$1026 to 1050	2	52	3.8%	29	590	4.9%	7	396	1.8%	12	165	7.3%	1	128	0.8%				51	1331	3.8%
\$1051 to 1075				16	710	2.3%	1	92	1.1%	12	51	23.5%		2	0.0%			6	29	861	3.4%
\$1076 to 1100		1	0.0%	36	545	6.6%	3	307	1.0%	45	60	75.0%	4	152	2.6%	12	189	6.3%	100	1254	8.0%
\$1101 to 1125		24	0.0%	24	523	4.6%	7	252	2.8%			23	388	5.9%					54	1188	4.5%
\$1126 to 1150	4	116	3.4%	17	493	3.4%	13	376	3.5%	23	646	3.6%		53	0.0%				57	1684	3.4%
\$1151 to 1175				170	607	28.0%	8	155	5.2%	16	553	2.9%		8	0.0%				194	1323	14.7%
\$1176 to 1200				8	248	3.2%	14	329	4.3%	11	322	3.4%		127	0.0%				33	1026	3.2%
\$1201 to 1225	1	70	1.4%	114	635	18.0%	4	66	6.1%	71	838	8.5%	1	39	2.6%				191	1648	11.6%
\$1226 to 1250		10	0.0%	8	198	4.0%	8	170	4.7%	10	257	3.9%		17	0.0%				26	652	4.0%
\$1251 to 1275				2	56	3.6%	2	289	0.7%	25	554	4.5%		57	0.0%	4	43	9.3%	33	999	3.3%
\$1276 to 1300							11	296	3.7%	49	801	6.1%		45	0.0%			13	60	1155	5.2%
\$1301 to 1325							8	216	3.7%	15	433	3.5%		3	0.0%				23	652	3.5%
\$1326 to 1350				18	254	7.1%		24	0.0%	18	614	2.9%	1	97	1.0%	4	50	8.0%	41	1039	3.9%
\$1351 to 1375							5	53	9.4%	12	542	2.2%		1	0.0%			2	17	598	2.8%
\$1376 to 1400				2	100	2.0%	6	52	11.5%				5	111	4.5%				13	263	4.9%
\$1401 to 1425								22	0.0%	6	200	3.0%		16	0.0%	1	4	25.0%	7	242	2.9%
\$1426 to 1450							2	104	1.9%	27	366	7.4%	2	21	9.5%				31	491	6.3%
\$1451 to 1475							2	36	5.6%	9	315	2.9%	3	56	5.4%	1	53	1.9%	15	460	3.3%
\$1476 to 1400								6	0.0%	11	288	3.8%	1	73	1.4%			18	12	385	3.1%
\$1501 to 1525							4	113	3.5%	23	228	10.1%	5	12	41.7%				32	353	9.1%
\$1526 to 1550				1	38	2.6%			5	112	4.5%		9	97	9.3%				15	247	6.1%
\$1551 to 1575									109	135	80.7%		2	93	2.2%				111	228	48.7%
\$1576 to 1500							1	0.0%	11	234	4.7%		8	131	6.1%				19	366	5.2%
\$1601 to 1625										80	0.0%		2	158	1.3%				2	238	0.8%
\$1626 to 1650					84	0.0%			10	267	3.7%		7	168	4.2%				17	519	3.3%
\$1651 to 1675									17	120	14.2%			91	0.0%				17	211	8.1%
\$1676 to 1600													66	0.0%			1	0.0%	67	0.0%	
\$1701 to 1725																					
\$1726 to 1750										2	59	3.4%	6	61	9.8%				8	120	6.7%
\$1751 to 1775										131	196	66.8%	3	35	8.6%				134	231	58.0%
\$1776 to 1800													1	87	1.1%				1	87	1.1%
\$1801 to 1825														14	0.0%					14	0.0%
\$1826 to 1850													2	20	10.0%				2	20	10.0%
\$1851 to 1875													24	28	85.7%	16	0.0%		24	44	54.5%
\$1876 to 1900									24	0.0%			6	0.0%						30	0.0%
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	49	1667	2.9%	921	14243	6.5															

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																						
\$451 to \$475																						
\$476 to \$500	1	5	20.0%																	1	5	20.0%
\$501 to \$525																						
\$526 to \$550		9	0.0%		28	0.0%															37	0.0%
\$551 to \$575		27	0.0%	3	120	2.5%														3	147	2.0%
\$576 to \$600	3	79	3.8%	1	33	3.0%				1	32	3.1%								5	144	3.5%
\$601 to \$625	3	216	1.4%	5	60	8.3%														8	276	2.9%
\$626 to \$650		154	0.0%		164	0.0%							6	0.0%							324	0.0%
\$651 to \$675					120	0.0%															120	0.0%
\$676 to \$700	2	38	5.3%	116	671	17.3%	1	56	1.8%											119	765	15.6%
\$701 to \$725	1	5	20.0%	23	576	4.0%		4	0.0%											24	585	4.1%
\$726 to \$750		10	0.0%	23	200	11.5%	1	44	2.3%											24	254	9.4%
\$751 to \$775		11	0.0%	31	332	9.3%	1	69	1.4%											32	412	7.8%
\$776 to \$800		32	0.0%	12	349	3.4%	1	149	0.7%									7	0.0%	13	537	2.4%
\$801 to \$825				3	29	10.3%	13	471	2.8%											16	500	3.2%
\$826 to \$850	1	42	2.4%	26	448	5.8%	16	469	3.4%											43	959	4.5%
\$851 to \$875	1	32	3.1%	24	204	11.8%	8	359	2.2%		32	0.0%								33	627	5.3%
\$876 to \$900	2	16	12.5%	27	456	5.9%	6	94	6.4%	2	121	1.7%		3	0.0%					37	690	5.4%
\$901 to \$925	1	24	4.2%	36	368	9.8%	1	21	4.8%	1	13	7.7%	1	46	2.2%					40	472	8.5%
\$926 to \$950	12	161	7.5%	9	338	2.7%	15	326	4.6%	1	12	8.3%		3	0.0%					37	840	4.4%
\$951 to \$975		80	0.0%	17	124	13.7%	23	408	5.6%											40	612	6.5%
\$976 to \$1000		13	0.0%	37	1139	3.2%	7	96	7.3%	1	124	0.8%		30	0.0%					45	1402	3.2%
\$1001 to 1025				6	228	2.6%	5	130	3.8%											11	358	3.1%
\$1026 to 1050	2	36	5.6%	13	332	3.9%	5	137	3.6%	12	165	7.3%		42	0.0%					32	712	4.5%
\$1051 to 1075				10	561	1.8%	1	64	1.6%		3	0.0%								11	628	1.8%
\$1076 to 1100		1	0.0%	34	466	7.3%	1	54	1.9%	44	48	91.7%	4	36	11.1%	10	136	7.4%		93	741	12.6%
\$1101 to 1125		24	0.0%	10	205	4.9%	7	249	2.8%	15	280	5.4%								32	758	4.2%
\$1126 to 1150	4	116	3.4%	11	301	3.7%	6	214	2.8%	21	512	4.1%		53	0.0%					42	1196	3.5%
\$1151 to 1175				165	391	42.2%	8	155	5.2%	16	445	3.6%		4	0.0%					189	995	19.0%
\$1176 to 1200				1	144	0.7%	5	140	3.6%	10	298	3.4%								16	582	2.7%
\$1201 to 1225	1	52	1.9%	104	322	32.3%	4	64	6.3%	25	424	5.9%	1	39	2.6%					135	901	15.0%
\$1226 to 1250				4	116	3.4%	7	72	9.7%	10	211	4.7%		16	0.0%					21	415	5.1%
\$1251 to 1275				1	5	20.0%	2	20	10.0%	24	348	6.9%		3	0.0%	4	28	14.3%		31	404	7.7%
\$1276 to 1300							10	129	7.8%	25	283	8.8%		2	0.0%					35	414	8.5%
\$1301 to 1325										10	183	5.5%		3	0.0%					10	186	5.4%
\$1326 to 1350										11	410	2.7%		68	0.0%	4	50	8.0%		15	528	2.8%
\$1351 to 1375							5	52	9.6%	10	402	2.5%				2	0.0%			15	456	3.3%
\$1376 to 1400				2	100	2.0%	6	52	11.5%					5	99	5.1%				13	251	5.2%
\$1401 to 1425								22	0.0%	6	200	3.0%		16	0.0%	1	4	25.0%		7	242	2.9%
\$1426 to 1450							1	56	1.8%	12	64	18.8%	2	20	10.0%					15	140	10.7%
\$1451 to 1475										7	150	4.7%				1	52	1.9%		8	202	4.0%
\$1476 to 1400										4	151	2.6%		51	0.0%		16	0.0%		4	218	1.8%
\$1501 to 1525										22	166	13.3%								22	166	13.3%
\$1526 to 1550										4	78	5.1%		9	96	9.4%				13	174	7.5%
\$1551 to 1575										109	134	81.3%		1	49	2.0%				110	183	60.1%
\$1576 to 1500										11	114	9.6%		5	40	12.5%				16	154	10.4%
\$1601 to 1625																						
\$1626 to 1650										7	226	3.1%		28	0.0%					7	254	2.8%
\$1651 to 1675														47	0.0%						47	0.0%
\$1676 to 1600														30	0.0%						30	0.0%
\$1701 to 1725																						
\$1726 to 1750														1	25	4.0%				1	25	4.0%
\$1751 to 1775										131	196	66.8%		3	33	9.1%				134	229	58.5%
\$1776 to 1800														1	52	1.9%				1	52	1.9%
\$1801 to 1825																						
\$1826 to 1850														2	20	10.0%				2	20	10.0%
\$1851 to 1875														24	28	85.7%				24	28	85.7%
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	34	1183	2.9%	754	8930	8.4%	166	4176	4.0%	552	5825	9.5%	59	988	6.0%	20	295	6.8%		1585	21397	7.4%

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 - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700			5 0.0%																	5 0.0%	
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800					1 21 4.8%															1 21 4.8%	
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900					9 120 7.5%															9 120 7.5%	
\$901 to \$925									1 0.0%		1 0.0%									2 0.0%	
\$926 to \$950			12 0.0%																	12 0.0%	
\$951 to \$975																					
\$976 to \$1000					2 148 1.4%															2 148 1.4%	
\$1001 to 1025					1 62 1.6%															1 62 1.6%	
\$1026 to 1050					3 108 2.8%															3 108 2.8%	
\$1051 to 1075																					
\$1076 to 1100					26 200 13.0%					44 48 91.7%										70 248 28.2%	
\$1101 to 1125									2 132 1.5%											2 132 1.5%	
\$1126 to 1150					1 55 1.8%															1 55 1.8%	
\$1151 to 1175																					
\$1176 to 1200										1 89 1.1%										1 89 1.1%	
\$1201 to 1225	1 52 1.9%				2 57 3.5%															3 109 2.8%	
\$1226 to 1250																					
\$1251 to 1275										14 204 6.9%										14 204 6.9%	
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350										9 112 8.0%										9 112 8.0%	
\$1351 to 1375																					
\$1376 to 1400								6 52 11.5%												6 52 11.5%	
\$1401 to 1425										1 96 1.0%										1 96 1.0%	
\$1426 to 1450																					
\$1451 to 1475										6 78 7.7%										6 78 7.7%	
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													1 12 8.3%							1 12 8.3%	
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600													15 0.0%							15 0.0%	
\$1701 to 1725													21 0.0%							21 0.0%	
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1 69 1.4%			45 771 5.8%			8 185 4.3%			75 628 11.9%			1 48 2.1%							130 1701 7.6%	

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

Vacancy Rates During the Current Quarter 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		24	0.0%																	24	0.0%	
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650					164	0.0%														164	0.0%	
\$651 to \$675																						
\$676 to \$700					107	274	39.1%													107	274	39.1%
\$701 to \$725								4	0.0%											4	0.0%	
\$726 to \$750					15	0.0%														15	0.0%	
\$751 to \$775																						
\$776 to \$800								40	0.0%											40	0.0%	
\$801 to \$825									111	0.0%											111	0.0%
\$826 to \$850		2	0.0%	4	232	1.7%			32	0.0%									4	266	1.5%	
\$851 to \$875				22	168	13.1%			18	0.0%									22	186	11.8%	
\$876 to \$900	2	16	12.5%		155	0.0%					2	121	1.7%		3	0.0%			4	295	1.4%	
\$901 to \$925																						
\$926 to \$950	12	149	8.1%	1	88	1.1%	3	156	1.9%										16	393	4.1%	
\$951 to \$975				17	124	13.7%	11	136	8.1%										28	260	10.8%	
\$976 to \$1000				18	473	3.8%													18	473	3.8%	
\$1001 to 1025								20	0.0%											20	0.0%	
\$1026 to 1050										1	25	4.0%							1	25	4.0%	
\$1051 to 1075					11	0.0%	1	64	1.6%										1	75	1.3%	
\$1076 to 1100		1	0.0%	2	142	1.4%													2	143	1.4%	
\$1101 to 1125								29	0.0%		15	264	5.7%						15	293	5.1%	
\$1126 to 1150				1	1	100.0%								24	0.0%				1	25	4.0%	
\$1151 to 1175				148	182	81.3%	4	52	7.7%	14	197	7.1%		4	0.0%				166	435	38.2%	
\$1176 to 1200										3	82	3.7%							3	82	3.7%	
\$1201 to 1225				101	109	92.7%								29	0.0%				101	138	73.2%	
\$1226 to 1250				1	2	50.0%	5	32	15.6%		3	0.0%							6	37	16.2%	
\$1251 to 1275				1	5	20.0%				10	120	8.3%							11	125	8.8%	
\$1276 to 1300											3	0.0%		2	0.0%				5	0.0%		
\$1301 to 1325										6	107	5.6%							6	107	5.6%	
\$1326 to 1350											4	0.0%								4	0.0%	
\$1351 to 1375											77	0.0%				2	0.0%			79	0.0%	
\$1376 to 1400				2	100	2.0%							1	24	4.2%				3	124	2.4%	
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475											4	151	2.6%						4	151	2.6%	
\$1476 to 1400																						
\$1501 to 1525														1	16	6.3%			1	16	6.3%	
\$1526 to 1550																						
\$1551 to 1575										107	120	89.2%							107	120	89.2%	
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650														12	0.0%				12	0.0%		
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775										129	141	91.5%							129	141	91.5%	
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875														24	28	85.7%			24	28	85.7%	
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	14	192	7.3%	425	2245	18.9%	24	694	3.5%	291	1415	20.6%	26	142	18.3%	2	0.0%	780	4690	16.6%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		9	0.0%																	9	0.0%
\$551 to \$575		3	0.0%	3	120	2.5%													3	123	2.4%
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700				4	251	1.6%	1	56	1.8%										5	307	1.6%
\$701 to \$725				1	90	1.1%													1	90	1.1%
\$726 to \$750					1	0.0%														1	0.0%
\$751 to \$775		1	0.0%	19	151	12.6%													19	152	12.5%
\$776 to \$800				2	68	2.9%	1	108	0.9%										3	176	1.7%
\$801 to \$825																					
\$826 to \$850				22	216	10.2%	1	153	0.7%										23	369	6.2%
\$851 to \$875							2	30	6.7%										2	30	6.7%
\$876 to \$900								11	0.0%											11	0.0%
\$901 to \$925				17	156	10.9%													17	156	10.9%
\$926 to \$950					30	0.0%														30	0.0%
\$951 to \$975							6	47	12.8%										6	47	12.8%
\$976 to \$1000				12	290	4.1%	7	96	7.3%										19	386	4.9%
\$1001 to 1025				2	100	2.0%													2	100	2.0%
\$1026 to 1050							5	137	3.6%										5	137	3.6%
\$1051 to 1075				1	414	0.2%													1	414	0.2%
\$1076 to 1100														10	136	7.4%			10	136	7.4%
\$1101 to 1125		24	0.0%	10	151	6.6%		24	0.0%		16	0.0%							10	215	4.7%
\$1126 to 1150	4	116	3.4%		50	0.0%	1	48	2.1%	2	202	1.0%							7	416	1.7%
\$1151 to 1175				4	57	7.0%	1	52	1.9%	2	144	1.4%							7	253	2.8%
\$1176 to 1200				1	144	0.7%				2	39	5.1%							3	183	1.6%
\$1201 to 1225				1	156	0.6%				10	212	4.7%							11	368	3.0%
\$1226 to 1250				3	114	2.6%				10	208	4.8%		16	0.0%				13	338	3.8%
\$1251 to 1275																					
\$1276 to 1300								38	0.0%											38	0.0%
\$1301 to 1325																					
\$1326 to 1350										1	234	0.4%		24	0.0%	4	50	8.0%	5	308	1.6%
\$1351 to 1375							5	52	9.6%	3	152	2.0%							8	204	3.9%
\$1376 to 1400													2	51	3.9%				2	51	3.9%
\$1401 to 1425																					
\$1426 to 1450							1	56	1.8%	5	104	4.8%		16	0.0%				5	120	4.2%
\$1451 to 1475																			1	56	1.8%
\$1476 to 1400													50	0.0%		16	0.0%			66	0.0%
\$1501 to 1525										21	155	13.5%							21	155	13.5%
\$1526 to 1550										4	78	5.1%							4	78	5.1%
\$1551 to 1575																					
\$1576 to 1500													4	28	14.3%				4	28	14.3%
\$1601 to 1625																					
\$1626 to 1650										7	226	3.1%		16	0.0%				7	242	2.9%
\$1651 to 1675														32	0.0%					32	0.0%
\$1676 to 1600														9	0.0%					9	0.0%
\$1701 to 1725																					
\$1726 to 1750															12	0.0%				12	0.0%
\$1751 to 1775														3	33	9.1%			3	33	9.1%
\$1776 to 1800															24	0.0%				24	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	4	153	2.6%	102	2559	4.0%	31	908	3.4%	67	1770	3.8%	9	311	2.9%	14	202	6.9%	227	5903	3.8%

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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		20	0.0%																	20	0.0%	
\$601 to \$625																						
\$626 to \$650		64	0.0%																	64	0.0%	
\$651 to \$675					100	0.0%														100	0.0%	
\$676 to \$700				4	112	3.6%														4	112	3.6%
\$701 to \$725				18	414	4.3%														18	414	4.3%
\$726 to \$750				4	52	7.7%														4	52	7.7%
\$751 to \$775							1	68	1.5%											1	68	1.5%
\$776 to \$800		32	0.0%	3	154	1.9%									7	0.0%				3	193	1.6%
\$801 to \$825							4	48	8.3%											4	48	8.3%
\$826 to \$850							7	130	5.4%											7	130	5.4%
\$851 to \$875							6	311	1.9%		32	0.0%								6	343	1.7%
\$876 to \$900				9	88	10.2%														9	88	10.2%
\$901 to \$925	1	24	4.2%										1	45	2.2%					2	69	2.9%
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000				2	84	2.4%				1	124	0.8%		6	0.0%					3	214	1.4%
\$1001 to 1025																						
\$1026 to 1050				7	92	7.6%								42	0.0%					7	134	5.2%
\$1051 to 1075																						
\$1076 to 1100							1	54	1.9%											1	54	1.9%
\$1101 to 1125																						
\$1126 to 1150										16	228	7.0%								16	228	7.0%
\$1151 to 1175																						
\$1176 to 1200							4	24	16.7%	1	28	3.6%								5	52	9.6%
\$1201 to 1225														1	10	10.0%				1	10	10.0%
\$1226 to 1250																						
\$1251 to 1275																4	28	14.3%		4	28	14.3%
\$1276 to 1300				1	4	25.0%				19	156	12.2%								20	160	12.5%
\$1301 to 1325																						
\$1326 to 1350														12	0.0%						12	0.0%
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																1	4	25.0%		1	4	25.0%
\$1426 to 1450														2	20	10.0%				2	20	10.0%
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550														7	56	12.5%				7	56	12.5%
\$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	140	0.7%	47	1096	4.3%	24	639	3.8%	37	568	6.5%	11	191	5.8%	5	39	12.8%	125	2673	4.7%	

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					28	0.0%														28	0.0%
\$551 to \$575																					
\$576 to \$600	3	45	6.7%																3	45	6.7%
\$601 to \$625	3	216	1.4%																3	216	1.4%
\$626 to \$650		30	0.0%																	30	0.0%
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725	1	5	20.0%	4	72	5.6%													5	77	6.5%
\$726 to \$750		10	0.0%	15	108	13.9%	1	33	3.0%										16	151	10.6%
\$751 to \$775		10	0.0%	3	99	3.0%													3	109	2.8%
\$776 to \$800																					
\$801 to \$825				3	29	10.3%		72	0.0%										3	101	3.0%
\$826 to \$850	1	40	2.5%				7	124	5.6%										8	164	4.9%
\$851 to \$875	1	32	3.1%	2	36	5.6%													3	68	4.4%
\$876 to \$900				8	24	33.3%													8	24	33.3%
\$901 to \$925				10	108	9.3%													10	108	9.3%
\$926 to \$950							8	37	21.6%				2	0.0%					8	39	20.5%
\$951 to \$975		80	0.0%				6	225	2.7%										6	305	2.0%
\$976 to \$1000				3	144	2.1%							24	0.0%					3	168	1.8%
\$1001 to 1025				3	66	4.5%													3	66	4.5%
\$1026 to 1050				3	132	2.3%													3	132	2.3%
\$1051 to 1075				9	136	6.6%				3	0.0%								9	139	6.5%
\$1076 to 1100				6	124	4.8%							4	36	11.1%				10	160	6.3%
\$1101 to 1125					54	0.0%	1	40	2.5%										1	94	1.1%
\$1126 to 1150							5	166	3.0%	3	82	3.7%							8	248	3.2%
\$1151 to 1175							3	51	5.9%		104	0.0%							16	307	5.2%
\$1176 to 1200				13	152	8.6%	1	116	0.9%										1	116	0.9%
\$1201 to 1225							4	64	6.3%	15	212	7.1%							19	276	6.9%
\$1226 to 1250							2	40	5.0%										2	40	5.0%
\$1251 to 1275											24	0.0%	3	0.0%					27	0.0%	
\$1276 to 1300							8	72	11.1%	6	124	4.8%							14	196	7.1%
\$1301 to 1325										4	76	5.3%							4	76	5.3%
\$1326 to 1350													32	0.0%					32	0.0%	
\$1351 to 1375																					
\$1376 to 1400													2	24	8.3%				2	24	8.3%
\$1401 to 1425								22	0.0%											22	0.0%
\$1426 to 1450										12	64	18.8%							12	64	18.8%
\$1451 to 1475										1	72	1.4%							1	72	1.4%
\$1476 to 1400																					
\$1501 to 1525										1	11	9.1%							1	11	9.1%
\$1526 to 1550																					
\$1551 to 1575										2	14	14.3%	1	28	3.6%				3	42	7.1%
\$1576 to 1500										11	114	9.6%							11	114	9.6%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750													1	12	8.3%				1	12	8.3%
\$1751 to 1775										2	55	3.6%							2	55	3.6%
\$1776 to 1800													1	28	3.6%				1	28	3.6%
\$1801 to 1825																					
\$1826 to 1850													2	20	10.0%				2	20	10.0%
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	9	468	1.9%	82	1312	6.3%	46	1062	4.3%	57	955	6.0%	11	209	5.3%				205	4006	5.1%

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

**Vacancy Rates During the Current Quarter
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													6	0.0%						6	0.0%
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800				2	54	3.7%													2	54	3.7%
\$801 to \$825							8	216	3.7%										8	216	3.7%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950							1	84	1.2%										1	84	1.2%
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050	2	36	5.6%																2	36	5.6%
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150				3	48	6.3%													3	48	6.3%
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275							2	20	10.0%										2	20	10.0%
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350										1	60	1.7%							1	60	1.7%
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																1	52	1.9%	1	52	1.9%
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	36	5.6%	5	102	4.9%	11	320	3.4%	2	92	2.2%	1	30	3.3%	1	52	1.9%	22	632	3.5%

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																					
\$451 to \$475																					
\$476 to \$500	1	5	20.0%																1	5	20.0%
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600		14	0.0%	1	33	3.0%													1	47	2.1%
\$601 to \$625				5	60	8.3%													5	60	8.3%
\$626 to \$650		60	0.0%																	60	0.0%
\$651 to \$675					20	0.0%														20	0.0%
\$676 to \$700	2	33	6.1%	1	34	2.9%													3	67	4.5%
\$701 to \$725																					
\$726 to \$750				4	24	16.7%		11	0.0%										4	35	11.4%
\$751 to \$775				9	82	11.0%		1	0.0%										9	83	10.8%
\$776 to \$800				4	52	7.7%		1	0.0%										4	53	7.5%
\$801 to \$825							1	24	4.2%										1	24	4.2%
\$826 to \$850							1	30	3.3%										1	30	3.3%
\$851 to \$875																					
\$876 to \$900				1	69	1.4%	6	83	7.2%										7	152	4.6%
\$901 to \$925				9	104	8.7%	1	20	5.0%	1	12	8.3%		1	0.0%				11	137	8.0%
\$926 to \$950				8	220	3.6%	3	49	6.1%	1	12	8.3%		1	0.0%				12	282	4.3%
\$951 to \$975																					
\$976 to \$1000		13	0.0%																	13	0.0%
\$1001 to 1025							5	110	4.5%										5	110	4.5%
\$1026 to 1050										11	140	7.9%							11	140	7.9%
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125							4	24	16.7%										4	24	16.7%
\$1126 to 1150				6	147	4.1%								29	0.0%				6	176	3.4%
\$1151 to 1175																					
\$1176 to 1200										3	60	5.0%							3	60	5.0%
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300							1	15	6.7%										1	15	6.7%
\$1301 to 1325														3	0.0%					3	0.0%
\$1326 to 1350																					
\$1351 to 1375										7	173	4.0%							7	173	4.0%
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400														1	0.0%				1	0.0%	
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575														21	0.0%					21	0.0%
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775														1	0.0%					1	0.0%
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	3	125	2.4%	48	845	5.7%	22	368	6.0%	23	397	5.8%		57	0.0%				96	1792	5.4%

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

Vacancy Rates During the Current Quarter Fort Collins / Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total										
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent								
\$000 to \$225																													
\$226 to \$250																													
\$251 to \$275																													
\$276 to \$300																													
\$301 to \$325																													
\$326 to \$350																													
\$351 to \$375																													
\$376 to \$400																													
\$401 to \$425																													
\$426 to \$450																													
\$451 to \$475																													
\$476 to \$500																													
\$501 to \$525																													
\$526 to \$550																													
\$551 to \$575																													
\$576 to \$600		72	0.0%					16	0.0%											88	0.0%								
\$601 to \$625																													
\$626 to \$650																													
\$651 to \$675																													
\$676 to \$700		1	0.0%		36	0.0%															37	0.0%							
\$701 to \$725																													
\$726 to \$750																													
\$751 to \$775																													
\$776 to \$800		16	0.0%																			16	0.0%						
\$801 to \$825					45	0.0%		1	72	1.4%											1	117	0.9%						
\$826 to \$850					70	0.0%			1	0.0%													71	0.0%					
\$851 to \$875																													
\$876 to \$900					40	0.0%																		40	0.0%				
\$901 to \$925					1	76	1.3%			2	0.0%												1	78	1.3%				
\$926 to \$950										11	0.0%		1	0.0%										2	12	0.0%			
\$951 to \$975		4	47	8.5%		1	12	8.3%			2	0.0%												5	61	8.2%			
\$976 to \$1000					10	254	3.9%						1	0.0%										10	256	3.9%			
\$1001 to 1025					1	84	1.2%								1	0.0%									1	85	1.2%		
\$1026 to 1050		16	0.0%			54	0.0%		2	257	0.8%														2	327	0.6%		
\$1051 to 1075					6	148	4.1%					12	48	25.0%											18	196	9.2%		
\$1076 to 1100						48	0.0%		2	228	0.9%					91	0.0%								2	367	0.5%		
\$1101 to 1125					5	85	5.9%											1	0.0%						5	86	5.8%		
\$1126 to 1150					3	144	2.1%		2	66	3.0%														5	210	2.4%		
\$1151 to 1175					5	172	2.9%																		5	172	2.9%		
\$1176 to 1200					7	104	6.7%		8	185	4.3%					60	0.0%								15	349	4.3%		
\$1201 to 1225		18	0.0%		10	313	3.2%					3	174	1.7%											13	505	2.6%		
\$1226 to 1250					3	60	5.0%						46	0.0%											3	106	2.8%		
\$1251 to 1275					1	30	3.3%			215	0.0%				36	0.0%		15	0.0%						1	332	0.3%		
\$1276 to 1300									1	166	0.6%		17	422	4.0%			13	0.0%						18	601	3.0%		
\$1301 to 1325									4	180	2.2%		4	140	2.9%											8	320	2.5%	
\$1326 to 1350					18	254	7.1%			24	0.0%						1	0.0%							18	279	6.5%		
\$1351 to 1375													2	140	1.4%											2	140	1.4%	
\$1376 to 1400																													
\$1401 to 1425																													
\$1426 to 1450												9	270	3.3%												9	270	3.3%	
\$1451 to 1475									2	36	5.6%				2	165	1.2%									4	201	2.0%	
\$1476 to 1400										6	0.0%		7	137	5.1%											7	143	4.9%	
\$1501 to 1525															5	12	41.7%									5	12	41.7%	
\$1526 to 1550												1	34	2.9%		1	0.0%									1	35	2.9%	
\$1551 to 1575															1	44	2.3%									1	44	2.3%	
\$1576 to 1500									1	0.0%			120	0.0%		3	0.0%										124	0.0%	
\$1601 to 1625													80	0.0%		126	0.0%											206	0.0%
\$1626 to 1650					84	0.0%						3	26	11.5%		4	82	4.9%								7	192	3.6%	
\$1651 to 1675												17	120	14.2%												17	132	12.9%	
\$1676 to 1600																36	0.0%		1	0.0%							37	0.0%	
\$1701 to 1725																													
\$1726 to 1750																													
\$1751 to 1775															5	36	13.9%									5	36	13.9%	
\$1776 to 1800																2	0.0%										2	0.0%	
\$1801 to 1825																35	0.0%										35	0.0%	
\$1826 to 1850																14	0.0%										14	0.0%	
\$1851 to 1875																													
\$1876 to 1900												24	0.0%						16	0.0%							16	0.0%	
\$1901 to 1926																													
\$1926 to 1950																													
\$1951 to 1975																													
\$1976 to 2000																													
\$2000 and up																													
TOTALS	4	170	2.4%	71	2113	3.4%	22	1468	1.5%	77	1984	3.9%	15	593	2.5%	46	0.0%								189	6374	3.0%		

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

Vacancy Rates During the Current Quarter Fort Collins

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600		72	0.0%																	72	0.0%			
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700						36	0.0%														36	0.0%		
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800		16	0.0%																		16	0.0%		
\$801 to \$825						45	0.0%	1	72	1.4%										1	117	0.9%		
\$826 to \$850						70	0.0%		1	0.0%											71	0.0%		
\$851 to \$875																								
\$876 to \$900						40	0.0%															40	0.0%	
\$901 to \$925						1	76	1.3%													1	76	1.3%	
\$926 to \$950									11	0.0%		1	0.0%								12	0.0%		
\$951 to \$975	4	47	8.5%																	4	47	8.5%		
\$976 to \$1000						10	254	3.9%				1	0.0%							10	256	3.9%		
\$1001 to 1025						1	84	1.2%													1	85	1.2%	
\$1026 to 1050		16	0.0%			5	54	0.0%	2	257	0.8%										2	327	0.6%	
\$1051 to 1075							124	4.0%													5	124	4.0%	
\$1076 to 1100							48	0.0%	2	228	0.9%				91	0.0%					2	367	0.5%	
\$1101 to 1125						5	85	5.9%									1	0.0%			5	86	5.8%	
\$1126 to 1150						3	144	2.1%	2	66	3.0%										5	210	2.4%	
\$1151 to 1175						5	172	2.9%													5	172	2.9%	
\$1176 to 1200						7	104	6.7%	8	183	4.4%				60	0.0%					15	347	4.3%	
\$1201 to 1225		4	0.0%			10	313	3.2%				3	174	1.7%							13	491	2.6%	
\$1226 to 1250													46	0.0%								46	0.0%	
\$1251 to 1275						1	30	3.3%					36	0.0%			36	0.0%			1	317	0.3%	
\$1276 to 1300									1	166	0.6%	17	422	4.0%				13	0.0%			18	601	3.0%
\$1301 to 1325									4	180	2.2%		1	68	1.5%							5	248	2.0%
\$1326 to 1350															1	0.0%						1	0.0%	
\$1351 to 1375													2	140	1.4%						2	140	1.4%	
\$1376 to 1400																								
\$1401 to 1425																								
\$1426 to 1450									2	36	5.6%		9	168	5.4%						9	168	5.4%	
\$1451 to 1475													2	165	1.2%						4	201	2.0%	
\$1476 to 1400													7	137	5.1%						7	137	5.1%	
\$1501 to 1525																								
\$1526 to 1550																								
\$1551 to 1575																								
\$1576 to 1500									1	0.0%			120	0.0%	1	44	2.3%				1	44	2.3%	
\$1601 to 1625																								
\$1626 to 1650													80	0.0%										
\$1651 to 1675												3	26	11.5%	1	46	2.2%				4	72	5.6%	
\$1676 to 1600															12	0.0%					12	0.0%		
\$1701 to 1725																								
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800															35	0.0%						35	0.0%	
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900													24	0.0%				16	0.0%			16	0.0%	
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS	4	155	2.6%	48	1679	2.9%	22	1416	1.6%	44	1608	2.7%	5	527	0.9%	31	0.0%			123	5416	2.3%		

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

Vacancy Rates During the Current Quarter Fort Collins - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total									
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent							
\$000 to \$225																												
\$226 to \$250																												
\$251 to \$275																												
\$276 to \$300																												
\$301 to \$325																												
\$326 to \$350																												
\$351 to \$375																												
\$376 to \$400																												
\$401 to \$425																												
\$426 to \$450																												
\$451 to \$475																												
\$476 to \$500																												
\$501 to \$525																												
\$526 to \$550																												
\$551 to \$575																												
\$576 to \$600		72	0.0%																	72	0.0%							
\$601 to \$625																												
\$626 to \$650																												
\$651 to \$675																												
\$676 to \$700						36	0.0%														36	0.0%						
\$701 to \$725																												
\$726 to \$750																												
\$751 to \$775																												
\$776 to \$800																												
\$801 to \$825						4	0.0%	1	72	1.4%										1	76	1.3%						
\$826 to \$850						70	0.0%														70	0.0%						
\$851 to \$875																												
\$876 to \$900						40	0.0%														40	0.0%						
\$901 to \$925						44	0.0%														44	0.0%						
\$926 to \$950																												
\$951 to \$975																												
\$976 to \$1000																												
\$1001 to 1025																												
\$1026 to 1050		16	0.0%					1	223	0.4%										1	239	0.4%						
\$1051 to 1075																												
\$1076 to 1100													91	0.0%							91	0.0%						
\$1101 to 1125																1	0.0%				1	0.0%						
\$1126 to 1150																												
\$1151 to 1175						1	54	1.9%												1	54	1.9%						
\$1176 to 1200									1	105	1.0%			60	0.0%						1	165	0.6%					
\$1201 to 1225		4	0.0%																		4	0.0%						
\$1226 to 1250																												
\$1251 to 1275						1	30	3.3%					36	0.0%						1	66	1.5%						
\$1276 to 1300									1	102	1.0%									1	102	1.0%						
\$1301 to 1325																												
\$1326 to 1350																												
\$1351 to 1375																												
\$1376 to 1400																												
\$1401 to 1425																												
\$1426 to 1450																												
\$1451 to 1475																												
\$1476 to 1400													3	0.0%							3	0.0%						
\$1501 to 1525																												
\$1526 to 1550																												
\$1551 to 1575																												
\$1576 to 1500									1	0.0%											1	0.0%						
\$1601 to 1625																												
\$1626 to 1650													3	26	11.5%					3	26	11.5%						
\$1651 to 1675																												
\$1676 to 1600																	1	0.0%			37	0.0%						
\$1701 to 1725																												
\$1726 to 1750																												
\$1751 to 1775																												
\$1776 to 1800																												
\$1801 to 1825																												
\$1826 to 1850																												
\$1851 to 1875																												
\$1876 to 1900																												
\$1901 to 1926																												
\$1926 to 1950																												
\$1951 to 1975																												
\$1976 to 2000																												
\$2000 and up																												
TOTALS		92	0.0%		2	278	0.7%		4	503	0.8%		3	89	3.4%					291	0.0%		2	0.0%		9	1255	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																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825						41														41	0.0%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950									11											11	0.0%
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075									2											2	0.0%
\$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															2					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						41			13					2						56	0.0%

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

Vacancy Rates During the Current Quarter Fort Collins - Southeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800		16	0.0%																	16	0.0%	
\$801 to \$825																						
\$826 to \$850								1	0.0%											1	0.0%	
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925				1	32	3.1%														1	32	3.1%
\$926 to \$950										1	0.0%									1	0.0%	
\$951 to \$975	4	47	8.5%																4	47	8.5%	
\$976 to \$1000				2	165	1.2%				1	0.0%			1	0.0%				2	167	1.2%	
\$1001 to 1025				1	84	1.2%								1	0.0%				1	85	1.2%	
\$1026 to 1050					54	0.0%													1	86	1.2%	
\$1051 to 1075							1	32	3.1%													
\$1076 to 1100																						
\$1101 to 1125				5	85	5.9%													5	85	5.9%	
\$1126 to 1150				3	144	2.1%													5	210	2.4%	
\$1151 to 1175																						
\$1176 to 1200					12	0.0%														12	0.0%	
\$1201 to 1225				10	313	3.2%				3	174	1.7%							13	487	2.7%	
\$1226 to 1250																						
\$1251 to 1275								215	0.0%					36	0.0%					251	0.0%	
\$1276 to 1300										17	422	4.0%				13	0.0%		17	435	3.9%	
\$1301 to 1325							4	180	2.2%										4	180	2.2%	
\$1326 to 1350														1	0.0%					1	0.0%	
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475							2	36	5.6%	2	165	1.2%							4	201	2.0%	
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500											120	0.0%								120	0.0%	
\$1601 to 1625											80	0.0%								80	0.0%	
\$1626 to 1650																						
\$1651 to 1675														12	0.0%					12	0.0%	
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750														3	16	18.8%				3	16	18.8%
\$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	63	6.3%	22	889	2.5%	9	530	1.7%	22	963	2.3%	3	67	4.5%		13	0.0%	60	2525	2.4%	

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

Vacancy Rates During the Current Quarter Fort Collins - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000				8	89	9.0%													8	89	9.0%	
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075				5	124	4.0%													5	124	4.0%	
\$1076 to 1100					48	0.0%	2	228	0.9%									2	276	0.7%		
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175				4	118	3.4%													4	118	3.4%	
\$1176 to 1200				7	92	7.6%	7	78	9.0%									14	170	8.2%		
\$1201 to 1225																						
\$1226 to 1250										46	0.0%								46	0.0%		
\$1251 to 1275																						
\$1276 to 1300							64	0.0%											64	0.0%		
\$1301 to 1325										1	68	1.5%							1	68	1.5%	
\$1326 to 1350																						
\$1351 to 1375										2	140	1.4%							2	140	1.4%	
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450										9	168	5.4%							9	168	5.4%	
\$1451 to 1475																						
\$1476 to 1400										7	134	5.2%							7	134	5.2%	
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575													1	44	2.3%				1	44	2.3%	
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675													1	46	2.2%				1	46	2.2%	
\$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				24	471	5.1%	9	370	2.4%	19	556	3.4%	2	167	1.2%			16	0.0%	54	1580	3.4%

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

Vacancy Rates During the Current Quarter Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600									16	0.0%										16	0.0%			
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700			1	0.0%																	1	0.0%		
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825																								
\$826 to \$850																								
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925									2	0.0%											2	0.0%		
\$926 to \$950																								
\$951 to \$975					1	12	8.3%		2	0.0%											1	14	7.1%	
\$976 to \$1000																								
\$1001 to 1025																								
\$1026 to 1050																								
\$1051 to 1075					1	24	4.2%				12	48	25.0%								13	72	18.1%	
\$1076 to 1100																								
\$1101 to 1125																								
\$1126 to 1150																								
\$1151 to 1175																								
\$1176 to 1200											2	0.0%										2	0.0%	
\$1201 to 1225			14	0.0%																		14	0.0%	
\$1226 to 1250																						3	60	5.0%
\$1251 to 1275																		15	0.0%			15	0.0%	
\$1276 to 1300																								
\$1301 to 1325																								
\$1326 to 1350																								
\$1351 to 1375																								
\$1376 to 1400																								
\$1401 to 1425																								
\$1426 to 1450																								
\$1451 to 1475																								
\$1476 to 1400											6	0.0%										6	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			15	0.0%	23	434	5.3%		52	0.0%	33	376	8.8%	10	66	15.2%		15	0.0%		66	958	6.9%	

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

Vacancy Rates During the Current Quarter Grand Junction

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300	1	71	1.4%																	1	71	1.4%	
\$301 to \$325																							
\$326 to \$350				2	114	1.8%														2	114	1.8%	
\$351 to \$375									1	0.0%											1	0.0%	
\$376 to \$400																							
\$401 to \$425									2	0.0%											2	0.0%	
\$426 to \$450									4	0.0%											4	0.0%	
\$451 to \$475									2	0.0%											2	0.0%	
\$476 to \$500				17		0.0%															17	0.0%	
\$501 to \$525																							
\$526 to \$550				2		0.0%			3	0.0%											5	0.0%	
\$551 to \$575				2		0.0%			4	0.0%			1	0.0%							7	0.0%	
\$576 to \$600				64		0.0%			50	0.0%			2	0.0%							117	0.0%	
\$601 to \$625				1	40	2.5%			1	0.0%			1	0.0%							2	2.4%	
\$626 to \$650									5	67	7.5%										5	67	7.5%
\$651 to \$675									1	0.0%											1	0.0%	
\$676 to \$700									1	11	9.1%										1	11	9.1%
\$701 to \$725									8	0.0%											8	0.0%	
\$726 to \$750									11	0.0%											11	0.0%	
\$751 to \$775														1	0.0%						1	0.0%	
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850															1	0.0%					1	0.0%	
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	1	71	1.4%	3	239	1.3%	6	165	3.6%	6	0.0%	3	0.0%	10	484	2.1%							

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

Vacancy Rates During the Current Quarter Greeley

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500	1	28	3.6%																1	28	3.6%	
\$501 to \$525							2	18	11.1%										2	55	3.6%	
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600							1	57	1.8%										1	57	1.8%	
\$601 to \$625								41	0.0%												41	0.0%
\$626 to \$650							2	129	1.6%	2	0.0%								2	131	1.5%	
\$651 to \$675				1	0.0%			58	0.0%											59	0.0%	
\$676 to \$700							1	21	4.8%										1	65	1.5%	
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775	1	15	6.7%																			
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850							1	174	0.6%										1	178	0.6%	
\$851 to \$875							1	18	5.6%										1	51	2.0%	
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000	1	7	14.3%																			
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	3	88	3.4%	46	1184	3.9%	21	835	2.5%	64	1065	6.0%	6	311	1.9%	2	57	3.5%	142	3540	4.0%	

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

Vacancy Rates During the Current Quarter 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																						
\$351 to \$375																						
\$376 to \$400				1	4	25.0%													1	4	25.0%	
\$401 to \$425		1	0.0%	1	55	1.8%													1	56	1.8%	
\$426 to \$450	2	5	40.0%		1	0.0%													2	6	33.3%	
\$451 to \$475				1	145	0.7%													1	145	0.7%	
\$476 to \$500					4	0.0%		8	0.0%											12	0.0%	
\$501 to \$525				2	49	4.1%													2	49	4.1%	
\$526 to \$550	2	12	16.7%	6	247	2.4%	1	27	3.7%										9	286	3.1%	
\$551 to \$575		3	0.0%		31	0.0%														34	0.0%	
\$576 to \$600					183	0.0%		72	0.0%											255	0.0%	
\$601 to \$625								105	0.0%							1	14	7.1%		1	119	0.8%
\$626 to \$650								1	52	1.9%										1	52	1.9%
\$651 to \$675								3	167	1.8%		60	0.0%							3	227	1.3%
\$676 to \$700																						
\$701 to \$725								10	0.0%				2	15	13.3%					2	25	8.0%
\$726 to \$750								68	0.0%					1	0.0%						69	0.0%
\$751 to \$775																						
\$776 to \$800					24	0.0%															24	0.0%
\$801 to \$825																						
\$826 to \$850					3	0.0%								56	0.0%						59	0.0%
\$851 to \$875					64	0.0%															64	0.0%
\$876 to \$900											64	0.0%									64	0.0%
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																16	0.0%				16	0.0%
\$976 to \$1000				1	48	2.1%							8	0.0%						1	56	1.8%
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075								24	0.0%												24	0.0%
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150										2	64	3.1%								2	64	3.1%
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350										2	52	3.8%	1	28	3.6%					3	80	3.8%
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475														1	8	12.5%				1	8	12.5%
\$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	34	11.8%	12	858	1.4%	5	533	0.9%	4	240	1.7%	4	116	3.4%	1	30	3.3%	30	1811	1.7%	

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

**Vacancy Rates During the Current Quarter
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	2	12	16.7%																	2	12	16.7%
\$551 to \$575																						
\$576 to \$600					58	0.0%														58	0.0%	
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675															1	14	7.1%			1	14	7.1%
\$676 to \$700																						
\$701 to \$725								10	0.0%											10	0.0%	
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
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\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
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\$1876 to 1900																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$2000 and up																						
TOTALS	2	25	8.0%		109	0.0%		18	0.0%						1	14	7.1%		3	166	1.8%	

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

Vacancy Rates During the Current Quarter Pueblo - Northeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450		2	0.0%																	2	0.0%		
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550				6	247	2.4%														6	247	2.4%	
\$551 to \$575					12	0.0%															12	0.0%	
\$576 to \$600					116	0.0%															116	0.0%	
\$601 to \$625																							
\$626 to \$650								93	0.0%												93	0.0%	
\$651 to \$675							1	48	2.1%											1	48	2.1%	
\$676 to \$700								77	0.0%												77	0.0%	
\$701 to \$725													2	15	13.3%						2	15	13.3%
\$726 to \$750								68	0.0%					1	0.0%						69	0.0%	
\$751 to \$775																							
\$776 to \$800					24	0.0%															24	0.0%	
\$801 to \$825																							
\$826 to \$850					3	0.0%								56	0.0%						59	0.0%	
\$851 to \$875					64	0.0%															64	0.0%	
\$876 to \$900											64	0.0%									64	0.0%	
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																16	0.0%				16	0.0%	
\$976 to \$1000				1	48	2.1%							8	0.0%						1	56	1.8%	
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075								24	0.0%												24	0.0%	
\$1076 to 1100																							
\$1101 to 1125																							
\$1126 to 1150										2	64	3.1%									2	64	3.1%
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350										2	52	3.8%	1	28	3.6%						3	80	3.8%
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475														1	8	12.5%					1	8	12.5%
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		2	0.0%	7	514	1.4%	1	310	0.3%	4	180	2.2%	4	116	3.4%	16	0.0%			16	1138	1.4%	

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

**Vacancy Rates During the Current Quarter
Pueblo - 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																						
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\$1301 to 1325																						
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\$1351 to 1375																						
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\$1501 to 1525																						
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\$1601 to 1625																						
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\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS																						

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																					
\$376 to \$400				1	4	25.0%													1	4	25.0%
\$401 to \$425		1	0.0%	1	4	25.0%													1	5	20.0%
\$426 to \$450	2	3	66.7%		1	0.0%													2	4	50.0%
\$451 to \$475				1	145	0.7%													1	145	0.7%
\$476 to \$500					4	0.0%														4	0.0%
\$501 to \$525				2	49	4.1%													2	49	4.1%
\$526 to \$550							1	27	3.7%										1	27	3.7%
\$551 to \$575		3	0.0%		19	0.0%														22	0.0%
\$576 to \$600					9	0.0%		72	0.0%											81	0.0%
\$601 to \$625																					
\$626 to \$650								12	0.0%											12	0.0%
\$651 to \$675								4	0.0%											4	0.0%
\$676 to \$700							3	90	3.3%			60	0.0%						3	150	2.0%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
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\$1501 to 1525																					
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\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
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\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	7	28.6%	5	235	2.1%	4	205	2.0%	60	0.0%							11	507	2.2%	

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