Third Quarter 2017

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Apartment Realty Advisors

Pierce-Eislen

conducted by

Ron Throupe, Ph.D.

of
The University of Denver

And

Jennifer Von Stroh

of

Colorado Economic and Management Associates

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

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Colorado State

Table of Contents

Report Summary	1
Report Introduction	2
Number of Survey Responses by Market Area	4
Map of Vacancy Rates by Market Area	5
Rents and Vacancies for the Total State of Colorado	6
Vacancy Rates by Market Area	7
Vacancy Rates by Apartment Type by Market Area	8
Vacancy Rates by Size of Building by Market Area	10
Vacancy Rates by Age of Building by Market Area	12
Average Rent by Market Area	14
Average Rent by Apartment Type by Market Area	15
Average Rent by Size of Building by Market Area	17
Average Rent by Age of Building by Market Area	19
Median Rent by Market Area	21
Median Rent by Apartment Type by Market Area	22
Rent per Square Foot by Apartment Type by Market Area	24
Turnover by Age of Building by Market Area	26
Turnover by Building Size by Market Area	28
Apartment Unit Inventory and Absorption	31
Graph of Vacancy Rates by Market Area	33
Number of Multi Family Units	34
Summary Grids by Market Area	35

Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. For the Third Quarter 2017 Survey 37,268 units reported in the Colorado Metropolitan Areas compared to 36,504 for the Third 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 5.1 for September of 2017 compared to 5.7 percent for March of 2017 compared to 5.0 percent for September 2016, compared to 5.7 percent in March 2016, compared to 4.5 percent for September 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 5.4 percent; Fort Collins/Loveland, 3.9 percent; Grand Junction, 2.4 percent; Greeley, 1.4 percent; and Pueblo, 3.2 percent.

The overall average rent per square foot ranges from a low of 67 cents in Sterling to a high of 179 cents in Aspen. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 5.8 percent. This means that tenants moved out of 5.8 percent of the units the previous month.

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

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

INTRODUCTION

The purpose of this <u>Colorado Multi-Family Vacancy and Rental Survey</u> 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:

<u>Northwest</u>: on the east, College Avenue and on the south, Prospect Road; <u>Northeast</u>: on the west, College Avenue and on the south, Prospect Road; <u>Southeast</u>: on the north, Prospect Road and on the west, College Avenue; and <u>Southwest</u>: 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:

<u>Northwest</u>: on the east, I-25 and on the south, the Arkansas River; <u>Northeast</u>: on the west, I-25 and on the south, the Arkansas River; <u>Southeast</u>: 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 <u>Denver Area Apartment Vacancy and Rental Survey</u>. 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

									-					אואו וט כ			-			_								
	2010		201				2012				201				201				201				201				201	
Market Area	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr 3	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		209		216		98		33		65		119		153		0		88		0				33				33
Aspen		345		328		118		204		352		204		204		143		143		205				205				86
Central Mountains								238		268		214		136		168		198		168				330				330
Buena Vista		84		84		32		*		*		*		*		*		*		*				*				*
Canon City		286		286		192		*		*		*		*		*		*		*				*				*
Lake County		89		199		199		*		*		*		*		*		*		*				*				*
Salida		70		78		0		*		*		*		*		*		*		*				*				*
Colorado Springs	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	21305	22150
Northwest	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	1858	2314
Northeast	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	4838	4410
Far Northeast	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	5971	6064
Southeast	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	2907	3048
Security/Widefield/Fountain	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	630	631
Southwest	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	3721	4026
Central	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	1380	1657
Durango		609		601		233		203		221		253		82		188		187		189				254				357
Eagle County		1251		1077		683		882		831		765		570		659		684		744				817				659
Fort Collins/Loveland	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	6535	6998
Fort Colllins	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	5445	5743
Northwest	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	1284	1716
Northeast	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	56	56
Southeast	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	2525	2441
Southwest	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	1580	1530
Loveland	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	1090	1255
Fort Morgan/Brush		270		240		366		245		366		342		144		240		216		240				264				144
Glenwood Springs		238		235		157		273		231		223		242		169		172		224				206				141
Grand Junction	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	385	467
Greeley	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	3623	3390
Gunnison		187		177		88		60		88		88		88		60		60		88				60				60
Montrose		222		256		186		16		92		132		16		126		92		92				76				76
Pueblo	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	1916	1806
Northwest	101	181	178	174	89	89	90	90	91	91	91	91	93	93	93	173	93	173	93	171	173	168	168	171	168	168	171	168
Northeast	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	1252	1252
Southeast	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	0	0
Southwest	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	493	386
Southeastern Colorado		160		160		112		110		90		120		10		110		0		110				142				142
Steamboat Springs		247		247		248		303		206		240		151		146		146		146				146				203
Sterling		240		264		86		240		196		240		196		240		228		154				318				122
Summit County		348		341		243		243		243		243		243		182		152		213				243				104
Total Responses	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	33764	37268

^{*}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

	Steamb	ooat Springs 3.4%		Fort Collins 3.7% Loveland 4.5%	Greeley 1.4%	Sterling 0.0% Fort Morgan 9.0%
	Glenwood Springs 2.8%	Eagle County 2.9%	Summit County 1.9%			
Grand Junction 2.4%	Aspen 0.0%					
Montrose 0.0%	Gunnison 0.0%	Central	Mountains 1.2%	Colorado Spr 5.4%	ings	
Durango 5.3%			Alamosa 0.0%	Pueblo 3.2%		
				Southeastern 0.7		

RENTS AND VACANCIES FOR THE TOTAL STATE OF COLORADO**

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
3rd Quarter 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
2nd Quarter 2017*	4.9	1356.12	1319.67
3rd Quarter 2017**	5.1	1346.16	1318.68

Denver Metro Area Apartment Vacancy and Rent Survey Colorado Multi-Family Housing Vacancy and Rent Survey

^{**} Includes data for all market areas surveyed for respective quarters.
* Only includes data for Colorado Metropolitan Areas.

VACANCY RATES BY MARKET AREA

	2010		201	1			201	2			201	3			201	4			201	5			201	6			201	7
Market Area	4th Qtr	1st Qtr	2nd Qtr 3	3rd Qtr 4	4th Qtr	1st Qtr 2	nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr 4	4th Qtr	1st Qtr	2nd Qtr 3	3rd Qtr	4th Qtr	1st Qtr 2	nd Qtr 3	3rd Qtr 4	4th Qtr	1st Qtr 2	nd Qtr 3	3rd Qtr 4	th Qtr	1st Qtr	2nd Qtr 3	rd Qtr 4th Qtr
Alamosa		6.7		6.5		3.1		0.0		16.9		5.9		12.4				10.2						0.0				0.0
Aspen		3.2		4.3		1.7		0.5		0.9		2.5		0.5		0.0		0.0		0.5				2.0				0.0
Central Mountains								4.2		1.5		1.4		0.0		6.5		3.0		1.8				3.0				1.2
Buena Vista		17.9		4.8		0.0		*		*		*		*		*		*		*				*				*
Canon City		5.9		6.3		7.8		*		*		*		*		*		*		*				*				*
Lake County		7.9		2.5		11.1		*		*		*		*		*		*		*				*				*
Salida		5.7		3.8				*		*		*		*		*		*		*				*				*
Colorado Springs	7.2	5.8	6.4	6.2	6.7	6.4	6.0	6.1	7.1	5.6	5.4	5.4	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	5.0	5.2	5.0	4.0	6.8	7.4	6.4	5.4
Northwest	6.3	3.6	5.8	5.6	6.8	5.1	4.4	5.9	4.2	3.7	4.3	5.4	5.1	13.7	11.7	6.7	5.6	6.0	5.2	5.7	5.5	5.7	5.1	5.1	5.5	7.6	5.6	4.7
Northeast	6.0	6.5	5.4	4.6	5.3	5.4	6.7	4.4	5.6	5.6	4.0	4.1	5.2	4.8	4.7	4.4	3.9	4.3	3.8	4.2	3.6	3.4	4.3	4.2	14.4	16.6	11.6	9.9
Far Northeast	6.9	5.5	7.4	7.1	6.5	6.1	4.8	8.2	6.6	6.5	5.5	7.0	13.0	7.9	5.6	3.4	6.0	8.1	4.9	3.9	8.0	7.2	5.7	3.7	4.4	3.8	6.0	5.6
Southeast	9.9	7.0	9.0	8.0	9.6	10.5	8.8	8.0	10.1	7.3	8.0	6.2	6.9	6.2	4.5	5.1	6.1	6.4	5.2	5.0	4.1	4.5	4.8	3.8	3.7	4.7	3.6	3.0
Security/Widefield/Fountain	19.3	16.2	15.0	10.7	10.7	5.3	3.6	4.7	2.6	5.9	5.9	10.1	5.3	3.9	7.3	3.3	4.4	5.1	1.1	2.8	1.9	3.5	4.4	4.9	2.5	3.5	3.7	3.5
Southwest	5.4	3.3	4.9	5.6	5.4	6.2	5.1	4.8	4.7	4.5	4.4	3.8	4.8	4.7	3.1	2.8	4.6	5.6	4.4	2.8	3.2	4.2	4.0	3.9	4.5	5.1	3.9	2.5
Central	6.8	6.3	4.4	6.2	7.1	5.8	8.0	4.7	6.5	4.7	5.6	5.3	5.6	5.3	6.8	5.9	6.4	6.0	5.0	6.3	4.2	6.3	7.8	4.1	6.6	5.4	4.1	5.4
Durango		4.3		4.7		3.9		1.5		2.3		4.3		1.2		2.7		1.6		1.1		11.8		4.7				5.3
Eagle County		5.7		6.7		7.9		14.2		4.5		8.8		1.6		4.4		1.2		4.2		2.0		2.2				2.9
Fort Collins/Loveland	4.1	4.0	6.3	2.3	3.4	3.0	3.5	2.1	2.4	5.1	5.2	2.8	2.1	1.7	2.8	1.3	1.2	1.9	2.1	2.4	2.3	2.0	2.9	4.0	4.1	2.9	2.4	3.9
Fort Collins	4.1	4.0	6.4	2.2	3.0	2.6	3.5	2.1	2.5	5.5	5.6	2.9	1.9	1.6	2.9	0.9	1.0	1.8	1.8	2.2	2.0	1.8	2.7	3.2	3.3	2.2	2.0	3.7
Northwest	3.5	5.3	9.0	0.7	1.2	0.7	0.6	0.4	0.9	0.3	3.8	0.5	0.6	0.2	4.2	0.1	0.2	0.0	0.4	0.3	0.4	0.4	2.2	0.9	0.7	0.7	1.4	4.7
Northeast	6.1	2.3	4.5	1.8	2.2	3.6	0.0	1.1	0.6	0.7	0.0	0.0	2.5	1.3	3.4	0.0	0.0	0.0	1.2	0.0	3.6	0.0	1.3	4.1	3.6	0.0	1.8	0.0
Southeast	4.1	3.6	4.3	2.9	3.1	2.8	3.1	2.9	3.4	13.3	5.6	3.1	3.0	1.8	2.7	1.1	1.9	2.0	1.7	3.4	3.2	2.5	2.5	4.1	4.9	2.4	2.1	3.5
Southwest	4.6	3.6	7.6	2.6	4.7	3.9	6.0	2.7	3.5	4.4	7.4	4.3	2.1	2.9	2.0	1.6	0.7	2.9	3.2	2.4	1.7	2.2	3.4	3.4	2.8	3.4	2.3	3.1
Loveland	3.6	4.1	5.2	3.4	5.3	4.5	3.5	2.1	1.9	2.8	3.2	2.4	2.7	2.3	2.6	3.1	2.0	2.7	3.9	3.8	5.4	3.7	3.7	8.4	8.7	6.7	4.1	4.5
Fort Morgan/Brush		8.1		5.0		5.2		2.9		6.8		2.3		4.9		2.5		5.1		7.5				7.6				9.0
Glenwood Springs		3.4		5.5		10.8		1.8		23.4		10.3		7.0		2.4		3.5		1.8				2.9				2.8
Grand Junction	7.5	6.3	6.3	7.7	7.0	10.4	5.5	3.8	9.7	11.8	10.6	15.7	6.7	5.3	6.9	4.7	7.2	5.8	3.7	3.7	2.9	1.3	2.6	1.1	1.9	2.1	4.7	2.4
Greeley	5.1	3.8	6.7	1.8	6.4	5.8	5.4	3.1	3.2	1.4	2.2	1.3	6.3	4.4	4.1	2.3	1.3	1.1	1.6	5.7	3.7	4.0	3.5	3.8	3.7	4.0	1.2	1.4
Gunnison		7.5		9.6		5.7		11.7		8.0		3.4		3.4		0.0		1.7		0.0		0.0		0.0				0.0
Montrose		5.0		9.0		4.3		18.8		6.5		1.5		0.0		5.6		5.4		5.4		0.0		0.0				0.0
Pueblo	10.2	7.4	9.6	7.3	7.3	5.9	4.3	15.8	10.7	14.9	11.1	9.3	8.3	8.1	6.6	8.0	7.3	3.9	5.9	6.1	5.7	2.6	2.1	2.3	3.1	1.7	2.2	3.2
Northwest	5.0	9.4	7.3	7.5	6.7	0.0	0.0	0.0	0.0	1.1	0.0	1.1	0.0	0.0	0.0	1.7	1.1	0.6	1.1	1.8	4.0	0.0	0.0	1.2	0.0	1.8	0.6	1.8
Northeast	12.0	7.6	11.0	7.4	7.9	5.1	5.2	19.6	8.6	19.8	14.2	10.3	9.5	10.0	7.7	11.5	10.0	4.9	8.0	8.1	7.3	3.1	2.2	2.2	3.9	1.4	2.7	3.1
Southeast	0.0	7.1	0.0	7.1	0.0										0.0													
Southwest	8.3	6.2	7.0	7.2	6.7	10.6	2.4	10.9	19.8	7.4	4.7	8.4	7.1	2.6	5.1	3.5	2.7	3.0	2.2	2.4	2.6	2.3	2.8	3.0	2.1	2.2	1.4	4.1
Southeastern Colorado		3.1	-	3.8		1.8		0.9		1.1		0.0		30.0		0.0				0.0		-		0.7				0.7
Steamboat Springs		17.8		12.1		9.7		10.2		5.8		17.1		2.6	-	0.0		0.0		0.0				0.0				3.4
Sterling		4.6		5.7		1.2		11.3		7.7		7.5		10.2		7.5		4.8		8.4				5.0				0.0
Summit County		2.6		3.2		1.6		6.2		2.1		4.1		3.3		1.1		0.0		0.5				3.7				1.9

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

VACANCIES BY APARTMENT TYPE

Market		2011		201:	2			2013	3			2014	4			2015	5			2016	6			2017	7
Area	Apartment Type	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr 4th Qtr
Overall -	Efficiency	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	2.1	4.1
Statewide	One bedroom	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	4.6	4.3
	Two bed, one bath	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	2.8	2.8
	Two bed, two bath	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	6.1	5.4
	Three bedroom	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	4.3	3.8
	All	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	4.7	4.4
Alamosa	Efficiency														50.0										
	One bedroom		4.3		0.0		7.9		3.8		10.3				3.1						0.0				0.0
	Two bed, one bath		0.0		0.0		29.6		8.8		16.1				11.1						0.0				0.0
	Two bed, two bath								0.0		0.0				10.7										
	Three bedroom								0.0		25.0				0.0										
	All		3.1		0.0		16.9		5.9		12.4				10.2						0.0				0.0
Aspen	Efficiency				0.0		0.0		4.5		0.0		0.0		0.0		0.0				0.0				0.0
	One bedroom		0.0		0.0		0.0		3.1		0.0		0.0		0.0		0.0				0.0				0.0
	Two bed, one bath		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0				0.0				0.0
	Two bed, two bath		7.7		1.1		3.4		3.4		1.1		0.0		0.0		0.0				2.3				0.0
	Three bedroom		0.0 1.7		0.0		0.0		0.0 2.5		0.0 0.5		0.0		0.0		4.2 0.5				8.3 2.0				0.0
Buena Vista	7 tii		1.7		U.5 *	-	0.9 *		2.5		0.5		v.0	-	*		U.5 *	-			ž.U *				*
Duena Visid	Efficiency One bodroom				*		*		*				*		*		*				*	1			*
	One bedroom Two bed, one bath		0.0		*		*		*		*		*		*		*				*	J			*
	Two bed, one bath		0.0		*		*		*		*		*		*		*				*	J			*
	Three bedroom				*		*		*		*		*		*		*				*	J			*
	All		0.0		*		*		*		*		*		*		*				*				*
Canon City	Efficiency		0.0		*		*		*		*		*		*		*				*				*
Carlon Oily	One bedroom		0.0		*		*		*		*		*		*		*				*				*
	Two bed, one bath		7.9		*		*		*		*		*		*		*				*				*
	Two bed, two bath				*		*		*		*		*		*		*				*				*
	Three bedroom				*		*		*		*		*		*		*				*				*
	All		7.8		*		*		*		*		*		*		*				*				*
Central	Efficiency				0.0		0.0		0.0																
Mountains *	One bedroom				3.4		0.0		0.0												0.0				3.7
	Two bed, one bath				4.7		1.8		1.8		0.0		6.5		3.2		1.8				3.6				0.7
	Two bed, two bath														0.0										
	Three bedroom														0.0						0.0				3.7
	All					= 0																			
Colorado	Efficiency	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	2.2	3.8
Springs	One bedroom	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	6.1	5.2
	Two bed, one bath	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	3.4	3.5
	Two bed, two bath	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	8.1	6.0
	Three bedroom	9.7 6.7	5.7 6.4	8.2 6.0	7.3 6.1	8.0 7.1	6.6 5.6	6.1 5.4	7.1 5.4	11.3 7.1	9.4 6.7	7.3 5.5	5.4 4.3	6.8 5.3	6.4 6.2	5.7 4.6	3.9 4.2	5.1 5.0	5.7 5.2	5.6 5.0	4.4 4.0	7.2 6.8	6.0 7.4	6.8 6.4	5.1 5.4
Durango	Efficiency	0.7	20.0	0.0	0.1	7.1	0.0	3.4	20.0	7.1	0.7	5.5	10.0	5.5	0.0	4.0	0.0	3.0	J.2	3.0	0.0	0.0	7.4	0.4	10.0
Durango	One bedroom		2.0		3.7		0.0		4.3		3.4		4.0		0.0		0.0				6.7				3.7
	Two bed, one bath		4.0		0.0		4.0		2.2		0.0		1.3		2.6		2.6				4.4				8.1
	Two bed, two bath		9.1		1.4		0.0		0.0		0.0		0.0		0.0		0.0				0.0				1.4
	Three bedroom		0.0				2.9		9.4		0.0		2.9		2.9		0.0				5.9				3.0
	All		3.9		1.5		2.3		4.3		1.2		2.7		1.6		1.1				4.7				5.3
Eagle County	Efficiency		11.4		25.0		1.1		25.0		1.1		11.4		4.2		8.3				4.5				11.4
	One bedroom		26.5		12.0		5.5		4.2		2.0		6.2		1.3		3.4				1.6				2.7
	Two bed, one bath		3.5		12.8		7.4		13.8		1.8		3.8		0.0		1.7				2.0				1.6
	Two bed, two bath		2.8		13.3		0.5		3.4		1.3		3.3		3.3		9.2				2.4				2.4
	Three bedroom		2.6		17.3		4.4		2.2		1.8		2.8		0.0		3.6				2.3				2.8
	All		7.9		14.2		4.5		8.8		1.6		4.4		1.2		4.2				2.2				2.9
Fort Collins	Efficiency	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	1.2	4.4
Loveland	One bedroom	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	1.6	3.1
1	Two bed, one bath	3.6	1.3	2.1	2.3	1.3	2.1	3.1	1.8	1.4	0.7	1.0	0.5	0.6	1.4	1.3	1.0	2.1	1.7	3.8	2.3	1.9	1.5	1.8	1.7
1	Two bed, two bath	3.4	5.3	5.4	2.3	3.1	8.8	8.3	4.7	3.1	3.6	3.4	1.5	2.1	2.8	2.7	3.9	3.1	3.2	2.5	5.6	6.1	3.8	3.5	6.0
	Three bedroom	3.2	3.0	5.7	1.5	5.3	1.9	4.1	3.1	2.2	2.0	4.0	1.2	0.6	1.0	2.1	1.3	1.7	0.8	1.7	4.5	5.1	3.4	3.1	4.4
	All	3.4	3.0	3.5	2.1	2.4	5.1	5.2	2.8	2.1	1.7	2.8	1.3	1.2	1.9	2.1	2.4	2.3	2.0	2.9	4.0	4.1	2.9	2.4	3.9
Fort Morgan/	Efficiency				4.0		6.7		2.7				2 7		10.1		44.0				11.5	J			10.1
Brush	One bedroom		5.9		4.0		6.7		2.7		5.1		3.7		10.1		11.6				11.5	J			12.1
	Two bed, one bath Two bed, two bath		5.6		3.8		3.9		0.0		5.3		3.2		2.2		0.0				6.5				2.6
			2.7				2.7		E 6		0.0		0.0		0.0		27				0.0				0.0
	Three bedroom All		3.7 5.2		0.0 2.9		3.7 6.8		5.6 2.3		0.0 4.9		0.0 2.5		0.0 5.1		3.7 7.5				0.0 7.6	J			0.0 9.0
	Oil	1	5.2		2.9		0.0		۷.۵		4.9		۵.5		J. I		r.5				0.1				J.U

Rents are based on the units being unfurnished with tenants paying electricity and gas.

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

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

VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment	2011		201:	2			2013	3			2014	4			2015	5	1		2010	ŝ	ī		201	7
	Туре	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr 2	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr :	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr 4	4th Qtr	1st Qtr 2	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr 4th Qtr
Glenwood	Efficiency		0.0		0.0		25.0		0.0		0.0		0.0		0.0	0.0	0.0				0.0				0.0
Springs	One bedroom		6.3		2.0		20.0		21.4		13.3		0.0		7.1		0.0				7.1				0.0
	Two bed, one bath		37.5		0.0		13.5		6.4		9.2		0.0		1.9		3.9				0.0				0.0
	Two bed, two bath		5.6		0.0		27.5		14.5		5.8		2.0		2.0		1.5				1.5				6.1
	Three bedroom		11.0		3.8		26.4		7.7		5.5		5.7		5.7		1.1				4.7				2.0
	All		10.8		1.8		23.4		10.3		7.0		2.4		3.5		1.8				2.9				2.8
Grand Junction	Efficiency	0.0					0.0	0.0	2.8	0.0	0.0	1.4	0.0	2.7	5.4	2.8	12.7	2.7	2.7	2.8	2.7	1.4	1.4	4.2	5.4
	One bedroom	3.8	6.1	4.1	4.7	8.9	4.2	7.2	4.6	4.3	4.6	3.7	3.2	3.6	4.3	3.8	2.4	2.4	1.0	3.0	1.1	1.4	1.3	3.3	1.8
	Two bed, one bath	7.3	9.7	4.5	1.5	8.1	6.6	12.6	10.0	10.9	6.5	11.9	7.4	10.0	7.0	3.8	3.3	3.9	1.0	1.3	0.9	2.8	3.6	7.1	1.8
	Two bed, two bath	8.7	23.6	6.0	9.0	19.5	29.8	12.4	42.9	3.4	4.9	4.9	3.3	14.5	3.3	3.3	1.8	3.6	3.3	0.0	0.0	0.0	0.0		-
	Three bedroom	3.5	29.4	24.0	9.5	16.0	41.2	9.2	42.7	17.4	12.0	8.0	10.5	19.0	16.0	12.5	0.0	0.0	0.0	40.0	0.0	0.0	0.0	33.3	0.0
	All	7.0	10.4	5.5	3.8	9.7	11.8	10.6	15.7	6.7	5.3	6.9	4.7	7.2	5.8	3.7	3.7	2.9	1.3	2.6	1.1	1.9	2.1	4.7	2.4
Greeley	Efficiency	3.3	3.0	4.7	3.3	4.8	4.8	4.0	3.3	3.3	1.7	1.7	3.2	1.6	4.5	1.7	2.3	2.3	1.7	2.3	1.7	3.3	3.4	1.1	1.7
,	One bedroom	6.8	5.8	4.9	3.2	1.0	1.1	1.4	1.1	4.8	2.8	2.8	1.7	1.5	0.6	0.8	5.1	2.5	1.9	1.3	1.9	2.4	3.9	0.9	1.1
	Two bed, one bath	3.6	2.2	2.0	1.8	2.5	1.6	2.3	1.1	0.9	0.6	1.5	1.4	0.8	0.8	0.3	3.4	2.9	1.8	2.6	2.9	3.5	2.5	2.1	2.0
	Two bed, two bath	10.8	14.5	16.7	6.5	9.8	1.4	3.3	1.7	16.5	11.7	11.2	4.5	1.5	2.0	3.7	7.6	5.8	8.6	6.2	6.3	5.8	6.0	0.7	1.6
	Three bedroom	5.9	5.1	3.1	1.2	1.5	1.4	2.7	1.5	7.4	5.7	2.0	1.4	1.8	0.3	2.0	8.9	4.3	2.9	4.3	4.9	2.6	1.9	1.6	0.9
	All	6.4	5.8	5.4	3.1	3.2	1.4	2.2	1.3	6.3	4.4	4.1	2.3	1.3	1.1	1.6	5.7	3.7	4.0	3.5	3.8	3.7	4.0	1.2	1.4
Gunnison	Efficiency	0.4	3.0	5.4	5.1	5.2	1.4	2.2	1.0	0.0	7.7	7.1	2.0	1.0		1.0	5.7	5.7	4.0	5.5	0.0	5.7	7.0	1.2	1.77
Guillison	One bedroom		12.5				12.5		12.5		0.0						0.0								
	Two bed, one bath		5.0		11.7		7.5		2.5		3.8		0.0		1.7		0.0				0.0				0.0
	Two bed, two bath		3.0		11.7		7.5		2.5		3.0		0.0		1.7		0.0				0.0				0.0
	Three bedroom																								
	All		5.7		11.7		8.0		3.4		3.4		0.0		4.7		0.0				0.0				0.0
Laka Carrati			0.0		*		*		*		3.4		*		*		*				*				*
Lake County	Efficiency One bedroom		6.4										*												
			13.2										*												
	Two bed, one bath																								
	Two bed, two bath		0.0																						
	Three bedroom		11.1												- :										
	All		11.1										-												•
Montrose	Efficiency		4.0		05.0				0.0				4.0		0.0										0.0
	One bedroom		4.2		25.0		5.0		8.0		0.0		4.3		6.3		6.3				0.0				0.0
	Two bed, one bath		5.0		16.7		16.7		8.3		0.0		9.4		0.0		0.0								
	Two bed, two bath																								
	Three bedroom																								
	All		4.3		18.8		6.5		1.5		0.0		5.6		5.4		5.4				0.0				0.0
Pueblo	Efficiency	11.5	0.0	0.0	0.0	0.0	0.0	0.0	5.0	5.0	0.0	0.0	3.1	5.0	6.3	0.0	3.1	3.1	0.0	0.0	0.0	0.0	11.8	0.0	7.4
	One bedroom	8.3	4.9	3.0	14.6	10.4	19.7	13.2	10.5	9.3	9.5	8.1	8.8	8.5	3.8	7.3	4.7	3.4	1.9	1.5	2.3	2.7	1.4	2.6	3.6
	Two bed, one bath	5.5	4.0	6.2	18.6	11.0	13.9	11.5	10.0	7.6	7.4	5.5	8.4	5.3	3.7	5.3	11.6	9.8	3.9	3.3	1.9	4.2	0.9	2.0	2.8
	Two bed, two bath	6.0	12.3	1.5	7.6	11.1	10.9	8.8	5.3	1.5	10.6	1.4	10.3	7.5	3.3	0.8	0.0	0.8	0.0	0.5	1.1	4.9	1.7	1.5	1.9
	Three bedroom	15.4	8.3	10.1	17.1	13.5	8.1	1.0	7.4	12.8	2.8	10.1	2.7	9.7	6.3	7.1	2.8	9.5	4.7	4.5	5.8	0.9	3.4	2.4	3.2
	All	7.3	5.9	4.3	15.8	10.7	14.9	11.1	9.3	8.3	8.1	6.6	8.0	7.3	3.9	5.9	6.1	5.7	2.6	2.1	2.3	3.1	1.7	2.2	3.2
Salida	Efficiency				*		*		*		*		*		*		*				*				*
	One bedroom				*		*		*		*		*		*		*				*				*
	Two bed, one bath				*		*		*		*		*		*		*				*				*
	Two bed, two bath				*		*		*		*		*		*		*				*				*
	Three bedroom				*		*		*		*		*		*		*				*				*
	All				*		*		*		*		*		*		*				*				*
Southeastern	Efficiency						33.3		0.0		33.3														
Colorado	One bedroom		7.7		2.5		0.0		0.0		28.6		0.0				0.0				0.0				0.0
	Two bed, one bath		2.1		0.0		0.0		0.0				0.0				0.0	ļ			2.1	ļ			2.1
	Two bed, two bath																	ļ				ļ			
	Three bedroom		0.0		0.0		0.0		0.0				0.0				0.0	ļ			0.0	ļ			0.0
	All		1.8		0.9		1.1		0.0		30.0		0.0				0.0				0.7				0.7
Steamboat	Efficiency																								
Springs	One bedroom		2.5		2.0		1.0		1.2		0.0		0.0		0.0		0.0	ļ			0.0				2.0
	Two bed, one bath		20.6		10.0		2.6		40.0		0.0		0.0		0.0		0.0	ļ			0.0				2.6
]	Two bed, two bath		8.1		15.1		9.4		20.9		0.0		0.0		0.0		0.0				0.0				9.4
]	Three bedroom		16.3		18.6		20.0		20.5		11.4		0.0		0.0		0.0				0.0				3.0
	All		9.7		10.2		5.8		17.1		2.6		0.0		0.0		0.0				0.0				3.4
Sterling	Efficiency																	ļ				ļ			
	One bedroom		1.9		6.5		5.8		3.5		9.7		7.1		2.4		3.6	ļ			3.8				0.0
	Two bed, one bath		0.0		29.2		20.0		20.8		15.0		8.3		19.4		7.8	ļ			6.9				0.0
]	Two bed, two bath				0.0		0.0		0.0		0.0		0.0		0.0						0.0				
]	Three bedroom		0.0		12.5		12.5		12.5		12.5		12.5		0.0		16.7				7.1				0.0
	All		1.2		11.3		7.7		7.5		10.2		7.5		4.8		8.4				5.0				0.0
Summit	Efficiency																								
County	One bedroom		4.2		6.3		2.1		2.1		4.2		0.0		0.0		0.0	ļ			8.3	ļ			0.0
'	Two bed, one bath		1.2		3.5		2.3		5.8		1.2		2.3		0.0		0.0	ļ			3.5	ļ			2.6
]	Two bed, two bath		0.0		13.0		0.0		8.7		4.3		0.0		0.0		2.2				2.2				5.0
]	Three bedroom		1.6		4.8		3.2		0.0		4.8		0.0		0.0		0.0				1.6				0.0
	All		1.6		6.2		2.1		4.1		3.3		1.1		0.0		0.5	ļ			3.7	ļ			1.9
			1.0		J.2		4.1		7.1		J.J		1.1		J.U		0.0				U.1				

Rents are based on the units being unfurnished with tenants paying electricity and gas.

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

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

VACANCIES BY SIZE OF BUILDING

Market	Building	2011		201	2			2013	3			201	4			201	5			201	6			201	7
Area	Size	4th Qtr		2nd Qtr	3rd Qtr	4th Qtr		2nd Qtr 3	Brd Qtr	4th Qtr		2nd Qtr	3rd Qtr	4th Qtr		2nd Qtr 3	3rd Qtr	4th Qtr		2nd Qtr	3rd Qtr	4th Qtr		2nd Qtr	3rd Qtr 4th Qtr
Overall -	2 to 8	1.8	7.3	3.3	9.1	5.1	4.0	8.5	6.5	5.3	3.8	5.0	4.9	4.2	2.8	3.7	2.9	4.4	3.4	2.5	3.2	2.6	3.6	7.3	3.4
Statewide	9 to 50	5.5	6.2	3.8	4.4	4.5	4.2	4.7	5.8	3.1	4.5	5.7	4.6	4.4	4.1	3.3	4.8	3.4	4.1	6.0	3.8	6.5	5.1	5.8	3.4
	51 to 99 100-199	4.9 7.9	4.7 5.7	4.7 5.8	5.1 5.5	5.8 4.4	4.8 4.8	5.5 4.6	4.1 5.9	4.6 5.6	4.7 4.8	7.5 3.1	4.2 2.5	4.6 4.1	3.3 3.6	3.1 2.9	2.5 3.0	3.3 2.8	2.9 2.6	3.6 3.5	3.0	4.0 3.7	3.6 3.5	3.9 3.9	5.0 3.8
	199-349	5.9	6.0	5.6	6.2	7.1	6.1	5.7	4.9	7.2	6.6	5.3	3.9	4.1	5.6	4.4	4.6	5.0	5.3	4.5	4.3	6.6	6.9	5.1	4.8
	350 up	4.8	6.8	4.9	4.7	5.9	9.4	6.8	6.0	5.0	3.9	5.2	3.9	5.0	3.3	3.2	4.4	4.8	3.4	4.7	3.3	4.2	3.8	4.1	3.4
Alamosa	2 to 8								31.3		18.8				31.3										
1	9 to 50		6.1		0.0				5.3		11.1				5.6						0.0				0.0
	51 to 99 100-199		1.5				16.9		0.0		12.3														
	199-349																								
	350 up																								
Aspen	2 to 8																								
	9 to 50				0.0		0.0		4.2		0.0		0.0		0.0		0.0				0.0				0.0
	51 to 99 100-199		1.7		0.6		1.7 0.0		2.2		0.6		0.0		0.0		0.6				2.2				0.0
	199-349						0.0																		
	350 up																								
Buena Vista	2 to 8				*		*		*		*		*		*		*				*				*
	9 to 50		0.0		*		*		*		*		*		*		*				*				*
	51 to 99 100-199				*		*		*		*		*		*		*				*				*
	199-349				*		*		*		*		*		*		*				*				*
	350 up				*		*		*		*		*		*		*				*				*
Canon City	2 to 8				*		*		*		*		*		*		*				*				*
	9 to 50		4		*		*		*		*		*		*		*				*				*
	51 to 99		14.3		*		*		*		*		*		*		*				*				*
	100-199 199-349		5.1		*		*		*		*		*		*		*				*				*
	350 up				*		*		*		*		*		*		*				*				*
Central	2 to 8														0.0										
Mountains	9 to 50				2.0		0.0		2.6				9.4		15.6		0.0				6.3				0.0
	51 to 99 100-199				5.9		1.9 2.2		0.7		0.0		5.9		0.7		2.2				2.7				1.3
	199-349				5.9		2.2		0.7		0.0		5.9		0.7		۷.۷				2.1				1.0
	350 up																								
Colorado	2 to 8	0.0	7.1	0.0	4.2	0.0	0.0	3.6	0.0	28.6	7.4	11.1	10.3	3.8	3.7	4.5	0.0	5.6	0.0	0.0	9.7	12.5	0.0	9.1	4.3
Springs	9 to 50	6.8	5.6	4.9	5.9	5.5	3.8	4.4	6.3	2.7	3.8	5.8	5.6	6.6	4.5	5.1	7.6	5.4	6.3	10.8	4.8	12.1	8.0	10.4	3.4
	51 to 99 100-199	5.3 7.9	5.0 5.2	6.1 5.3	5.0 5.4	4.5 5.5	4.3 4.3	5.0 4.3	4.1 5.0	4.0 4.9	5.4 4.5	8.0 3.3	6.5 3.0	5.3 6.6	4.1 6.6	4.0 3.7	4.0 4.5	4.1 3.6	5.0 3.6	5.0 4.5	4.2 4.3	5.4 4.9	5.9 6.0	5.2 7.6	6.6 5.3
	199-349	6.7	6.9	6.5	6.7	8.3	5.1	5.3	5.3	8.5	8.0	5.7	4.1	4.8	7.0	5.0	4.0	5.3	5.8	4.9	4.0	7.6	8.3	6.6	5.7
	350 up	5.7	7.8	5.7	5.3	6.6	10.5	6.7	7.0	6.6	5.0	5.1	5.5	5.7	3.7	3.6	4.9	5.3	3.9	5.3	3.7	4.2	4.3	4.5	3.8
Durango	2 to 8						0.0		0.0		0.0		0.0		0.0		0.0								0.0
	9 to 50		4.1		0.9		0.0		0.7		1.4		1.4		2.8		1.4				4.9				3.5
	51 to 99 100-199		3.6		2.1		4.5		8.9				3.6		0.9		0.9				4.5				6.6
	199-349		3.0				7.5		0.0				0.0		5.5		0.0				7.0				0.0
	350 up																								
Eagle	2 to 8					Ţ									0.6		4.5	Ī							
County	9 to 50 51 to 99		6.7		25.8		5.9		1.7		1.6		4.2		0.0		4.5 0.8				0.0				0.0
1	100-199		3.1		25.8 16.9		6.4		1.7		1.1		4.2 5.1		1.1		5.1				2.7				3.1
1	199-349		13.7		4.1		0.7		3.3		1.9		3.7		2.2		6.7				3.7				3.7
	350 up																								
Fort Collins/	2 to 8	3.9	0.0	9.1	16.7	4.7	1.5	4.0	2.9	2.1	1.8	2.9	0.0	0.0	0.0	2.2	2.2	7.7	11.5	1.4	2.2	1.0	5.9	7.7	14.3
Loveland	9 to 50 51 to 99	3.0 1.8	3.8 2.3	0.6 2.5	2.0 1.0	0.6 0.9	2.7 2.0	2.8 1.7	2.6 1.9	1.3 1.9	0.0 1.5	4.0 2.3	0.0 1.0	0.0	0.0	2.1 0.7	1.7	6.3 1.5	2.7	0.0 2.3	0.0 4.3	0.0 7.0	0.0 6.3	0.0 7.6	3.1 14.0
1	100-199	3.7	2.4	3.0	1.6	1.0	2.3	3.6	3.1	2.0	2.2	2.4	1.2	1.3	1.8	2.2	1.1	1.4	1.6	4.4	2.8	2.7	2.4	1.8	3.8
1	199-349	3.8	3.6	4.3	2.5	3.8	7.9	5.8	3.2	2.7	2.1	2.2	1.7	1.4	2.3	2.3	3.3	3.0	2.3	2.5	4.9	4.4	3.0	2.2	3.1
	350 up	0.0	0.6	0.0	0.3	0.6	0.3	7.5	0.0	0.4	0.3	5.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.3	0.6	0.3
Fort Morgan/	2 to 8		6.7		17.4				0.5		4.0		4.0				44.4				40.7				0.0
Brush	9 to 50 51 to 99		8.7 1.6		2.5 1.1		8.2 5.5		2.5 2.2		4.9		4.2 0.0		7.5 2.1		11.1 2.1				10.7 2.1				9.0
	100-199		1.0		1.1		5.5		۷.۷				0.0		۷.۱		۷.۱				2.1				
	199-349																								
	350 up																								

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

VACANCIES BY SIZE OF BUILDING

Market	Building	2011		20	12			201	13			201	14			201	5			201	16			201	7	$\overline{}$
Area	Size	4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr		3rd Qtr 4	th Qtr
Glenwood Springs	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		14.6 9.2		1.2 2.8		9.7 30.0 29.5		7.8 0.0 12.1		8.7 8.3 6.0		1.5 0.0 3.2		1.5 0.0 5.3		3.1 0.0 1.3				2.1 0.0 3.4				0.0 0.0 4.3	
Grand Junction	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	0.8 4.9 6.0 9.7	15.0 6.7 9.3 16.7	2.8 3.0 5.0 8.3	3.2 2.6 5.8 2.2	6.3 9.7 9.3 11.1	3.8 5.0 6.7 19.7	11.0 9.4 11.4 10.4	6.5 18.8 8.4 20.1	7.3 7.6 10.1 2.5	2.0 6.6 8.5 0.0	5.4 7.6 9.6 1.1	7.3 5.0 6.4 0.0	7.1 5.1 10.3 3.8	3.0 5.2 8.0 5.4	4.9 4.4 2.0 3.8	0.0 4.1 1.0 7.0	2.9 3.3 2.7 2.7	0.6 1.1 1.4 2.2	0.0 3.6 1.0 3.8	2.0 0.5 0.5 2.2	2.8 2.3 1.3 1.6	3.9 4.4 0.6 1.6	0.0 20.5 1.3 4.3	0.0 7.7 0.0 4.3	
Greeley	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	2.8 5.4 2.8 10.9 3.0	9.4 5.1 2.8 8.9 4.4	3.1 4.2 2.3 9.2 3.5	2.9 1.7 0.7 4.2 3.0	6.3 0.6 3.3 1.3 5.0	5.4 1.1 1.4 1.6 1.1	6.5 3.4 3.0 1.7 2.0	2.6 2.9 1.9 1.1 1.1	3.1 1.4 1.2 12.9 1.1	2.5 2.9 0.4 9.5 0.7	2.8 2.9 1.2 4.7 4.3	5.3 3.5 0.8 1.9 2.9	7.1 2.1 1.0 1.1 1.3	3.4 0.0 1.6 0.7 1.4	0.0 0.0 1.1 1.7 1.8	100.0 1.2 0.9 3.1 8.6	3.8 1.0 1.9 2.6 5.3	7.4 3.1 0.4 1.0 6.6	5.6 1.3 3.0 1.7 4.9	3.0 1.4 1.1 2.9 5.0	0.0 4.0 3.1 2.6 4.7	3.2 1.7 2.6 1.6 5.9	4.0 1.4 2.6 1.6 0.6	4.0 0.8 2.5 1.5 1.2	
Gunnison	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		14.3 1.7		11.7		21.4 1.7		3.6 3.3		7.1 1.7		0.0		1.7		0.0 0.0				0.0				0.0	
Lake County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		16.2 9.9		* * * * *		*		* * * * * * *		* * * *		* * * * * * *		* * * *		* * * * *				* * * * * *				* * * * *	
Montrose	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		8.8 3.3		18.8		18.8 3.9		1.8 1.3		0.0		10.0 2.6		0.0 6.6		0.0 6.6				0.0				0.0	
Pueblo	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up	0.0 2.9 7.0 9.0 9.0	0.0 0.0 6.1 9.0	0.0 3.4 1.2 7.0 2.8	8.3 5.4 8.7 10.1 35.4	15.0 0.0 11.8 10.7	5.9 2.4 4.0 8.9 34.9	5.0 3.1 2.9 5.7 24.8	4.8 3.4 2.8 6.8 19.8	0.0 2.3 6.4 4.2 17.1	0.0 1.7 2.9 4.4 17.6	5.6 5.4 4.1 1.1 16.2	5.9 4.8 5.6 2.4 17.3	7.7 1.5 3.2 4.0 15.8	0.0 1.3 2.8 1.6 9.0	11.8 1.5 2.5 3.3 12.4	6.7 2.0 2.5 1.9 16.2	12.5 1.3 5.0 2.8 11.3	0.0 1.3 1.8 0.6 6.3	9.1 1.3 2.1 0.7 4.5	7.1 1.3 3.4 1.2 3.2	9.1 3.9 0.3 3.9 3.6	18.2 2.8 1.8 1.2 1.4	12.5 1.8 1.0 1.2 5.0	15.4 3.4 2.1 2.4 5.4	
Salida	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up				* * * * *		* * * * *		* * * * *		* * * * *		* * * * *		* * * * *		* * * * *				* * * * *				* * * * *	
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		6.3 0.0		3.3 0.0		10.0 0.0		0.0 0.0		30.0		0.0 0.0				0.0 0.0				1.6 0.0				1.6 0.0	
Steamboat Springs	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		0.0 9.6 9.3 10.7		12.5 6.0 8.3 15.5		0.0 1.8 10.7		19.3 25.9 10.7		0.0 3.9		0.0		0.0		0.0				0.0				0.0 1.8 5.8	
Sterling	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		0.0 1.9		25.0 1.9 6.4		18.8 7.4 4.5		18.4 3.7 1.8		12.5 7.4 10.9		9.2 1.9 9.1		10.9 0.0 3.6		12.5 5.6				10.9 3.5 3.6				0.0 0.0	
Summit County	2 to 8 9 to 50 51 to 99 100-199 199-349 350 up		0.0 1.9		3.3 6.6		0.0 2.3		0.0 4.7		0.0 3.8		0.0 1.3		0.0		0.5				0.0 4.2				3.3 1.4	

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

VACANCY RATES BY AGE OF BUILDING

Market Area	Age of	2011		20	12			20	13			20	14			20	15	1		20	16			20	17	
	Building	4th Qtr	1st Qtr		3rd Qtr	4th Qtr	1st Qtr		3rd Qtr	4th Qtr	1st Qtr			4th Qtr	1st Qtr	2nd Qtr		4th Qtr	1st Qtr	2nd Qtr		4th Qtr	1st Qtr	2nd Qtr		4th Qtr
Overall - Statewide	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +	13.1 4.9 6.9 5.3 5.4 6.1	6.7 3.5 6.8 5.6 6.0 5.3	5.6 5.9 6.2 4.4 4.7 6.3	4.9 4.1 6.1 4.9 5.4 10.1	4.3 4.9 4.1 5.6 6.2 13.3	4.2 3.1 5.4 5.9 4.3 10.6	5.1 4.0 5.2 5.7 6.0 7.4	6.4 4.8 4.2 6.1 4.6 5.1	5.8 3.8 4.9 4.9 4.3 14.8	2.8 3.9 4.0 3.9 4.0 14.8	6.5 6.2 4.8 4.0 3.7 9.4	4.4 4.1 4.2 3.6 2.5 4.0	2.6 4.9 4.8 3.3 4.2 5.2	3.8 4.1 4.0 4.1 3.6 5.1 13.6	2.0 4.2 3.4 3.3 2.8 5.5 5.7	6.0 4.0 3.4 3.8 3.3 3.7 8.9	1.9 3.6 3.6 3.3 4.1 3.8 13.2	3.8 4.1 2.8 3.5 3.6 4.1 12.5	3.2 6.1 3.5 4.5 2.9 3.1 8.3	2.6 4.9 3.1 3.5 3.5 3.9 6.1	3.9 4.7 3.4 3.8 4.8 3.9 21.4	1.9 4.3 4.6 4.0 4.4 3.4 18.9	1.9 5.0 2.7 4.0 4.3 3.1 14.1	3.5 3.4 3.2 4.2 3.6 3.6 10.0	
Alamosa	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +		6.1		0.0						6.1				9.1 3.0						0.0				0.0	
Aspen	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +		0.0 3.3		0.0 0.0 0.8		0.0 0.0 2.4		0.0 4.2 3.3		0.0 0.0 0.8		0.0 0.0 0.0		0.0 0.0 0.0		0.0 0.0 0.8				0.0 0.0 3.3				0.0 0.0	
Buena Vista	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +		0.0										:													
Canon City	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +		5.1 14.3																							
Central Mountains	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +				5.9 4.2 0.0		0.0 2.2 1.2		0.0 0.7 6.3		0.0		5.9 9.4		0.7 8.1		2.2				1.9 3.7 6.3				1.9 0.7 0.0	
Colorado Springs	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +	16.0 5.4 7.0 6.1 4.5 7.1	6.0 3.9 7.3 7.2 4.3 6.1	5.8 7.0 5.9 5.9 5.5 7.4	4.7 4.8 5.3 5.1 7.0 15.0	4.2 5.7 4.3 6.2 6.9 16.3	4.8 3.6 5.0 6.1 4.8 7.5	3.8 4.6 4.2 6.5 4.4 4.8	7.4 5.8 3.2 5.8 5.1 5.5	6.2 4.5 4.7 5.8 7.6 16.4	2.9 4.7 3.6 4.6 6.5 18.3	6.6 6.2 4.7 3.9 3.3 11.8	4.3 4.6 4.2 4.4 3.3 4.5	2.6 5.7 5.4 4.2 6.3 6.5	4.1 5.0 5.5 4.9 5.1 6.8 19.7	1.9 5.2 3.4 3.9 3.5 6.5 7.6	6.5 4.8 3.5 4.5 3.8 4.0 4.4	1.7 4.2 4.0 3.7 4.4 4.0 16.8	3.2 5.1 4.0 4.1 5.1 3.9 15.4	3.5 6.6 4.5 4.8 4.1 3.2 10.3	2.8 5.6 4.1 4.0 4.2 2.8 5.1	4.3 5.7 4.1 4.1 6.1 2.3 33.5	2.2 5.4 7.1 4.6 6.1 3.3 28.7	2.0 6.2 3.1 5.0 5.7 3.4 22.2	4.2 3.6 3.1 4.9 4.8 3.4 15.1	
Durango	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +		0.0 7.1 4.5		5.6 2.1 0.0		0.0 0.0 0.0		5.6 0.0 0.0		0.0 0.0 2.2		5.6 0.0 0.0		5.6 0.0 2.5 0.9		5.6 0.0 0.0 0.9				11.1 0.0 6.6 4.5				11.1 2.0 2.7 11.6 1.0	
Eagle County	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +		0.9 11.5 4.5		15.1 27.4 10.8 11.9		10.6 0.0 3.3 1.7		17.1 2.8 12.5		1.6 1.8 1.1		4.2 4.3 3.7 5.7		0.0 0.0 2.2 0.9		0.0 0.0 6.1 5.0				0.0 0.0 3.0 4.5				0.0 0.0 3.7 5.1	
Fort Collins/Loveland		6.7 1.5 3.8 2.1 4.2 3.9	0.0 0.6 1.8 0.7 4.5 4.6	9.5 1.3 5.9 0.4 3.6 5.2	20.0 0.8 1.6 1.3 1.8 2.7	2.4 0.7 0.7 1.2 0.5 5.5	0.0 0.8 3.3 1.0 0.8 13.5	0.0 1.0 4.2 1.2 14.3 10.2	0.0 0.8 3.0 0.9 2.3 3.9	2.9 0.9 1.8 1.5 0.5 3.4	0.0 0.0 2.6 1.2 1.1 2.5	0.0 1.7 2.9 1.0 5.0 3.3	0.0 0.0 1.2 0.6 0.9 2.0	0.0 0.0 0.7 0.7 2.2 1.6	0.0 0.0 1.0 1.8 2.5 2.4 1.7	0.0 0.0 2.6 0.8 2.4 3.5 0.3	0.0 0.3 0.7 2.2 2.6 3.1 7.6	0.0 0.6 1.6 2.3 2.3 3.5 3.0	16.7 0.6 1.3 2.0 1.8 3.2 2.6	7.4 3.4 2.8 1.7 2.5 2.0	3.2 3.0 2.8 3.1 5.0 8.6	0.0 0.6 3.4 2.0 4.1 7.2 5.1	0.0 0.6 2.8 2.1 2.5 3.6 5.7	0.0 0.9 3.3 0.9 2.5 2.8 4.1	0.0 2.7 6.1 2.9 2.6 3.8 4.8	
Fort Morgan/Brush	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010 +		4.1 4.5 16.7		17.4 1.4		5.9 7.6 13.3		2.6 0.0 3.3		2.1 6.1 6.7		0.7 3.0 10.0		2.8 7.1 13.3	5.0	3.5 7.1 26.7	2.0		1.0	5.6 1.5 33.3				10.4 6.1 13.3	

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

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

Market Area	Age of	2011		20				20	13			20)14			20	15			20	16			20)17	\Box
Glenwood Springs	Building To 1959	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr 0.0	2nd Qtr	3rd Qtr 0.0	4th Qtr	1st Qtr 0.0	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr 0.0	2nd Qtr	3rd Qtr 0.0	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr 0.0	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr 0.0	4th Qtr
	1960-69 1970-79 1980-89 1990 -99 2000-09 2010+		14.6 9.2		1.2 2.8		50.0 7.1 32.2 10.9 0.0		0.0 0.0 11.9 7.3 66.7		0.0 12.5 8.3 3.6 33.3		0.0 6.3 2.1		0.0 6.3 3.4 0.0		50.0 0.0 2.1 0.0 0.0				0.0 0.0 3.8 1.8 0.0				0.0 3.2 0.0	
Grand Junction	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+	5.0 4.8 13.0 0.0	0.0 10.2 4.3 15.4	0.0 4.8 3.2 7.7 25.0	0.0 2.3 7.0 3.8 0.0	12.5 0.0 6.4 11.5 11.8 33.3	8.3 0.0 4.5 30.6 7.4 0.0	18.8 0.0 12.0 8.3 17.0 0.0	0.0 10.8 31.0 9.0 0.0	0.0 0.0 9.4 11.7 2.4 0.0	3.6 0.0 6.8 7.5 4.0 0.0	7.7 10.0 7.9 0.0	7.3 4.9 0.0	0.0 0.0 7.8 7.2 16.4	0.0 0.0 7.4 4.2 4.0 0.0	0.0 3.5 5.3 1.6	0.0 1.7 4.1 1.9 0.0	0.0 0.0 2.8 3.7 3.0	0.0 0.0 0.6 1.9 2.7	0.0 1.7 4.1 0.0	0.0 0.0 0.4 1.5 0.0	0.0 0.0 1.0 4.4 0.0	0.7 2.7 25.0	1.3 7.3	0.0 0.0 0.0 2.2 0.0	
Greeley	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+	2.0 8.9 2.2 10.3 3.1	5.6 8.0 3.8 3.0 4.0	2.0 8.2 0.3 1.3 4.0	1.0 3.7 2.2 2.3 3.1	5.1 2.2 8.6 0.3 3.1	3.1 1.0 0.6 0.7 10.2	6.0 1.3 2.5 0.3 2.2	4.1 0.8 1.0 1.2 1.1	2.0 1.5 0.2 0.9 44.6	0.0 1.1 0.0 0.9 30.4	4.1 2.2 7.7 0.9 10.5	16.7 2.9 1.2 3.3 4.5 4.2	0.0 1.0 1.4 0.4 0.6 3.1	2.9 1.1 1.0 0.6 2.6 0.5	1.4 0.7 0.6 0.3 7.1 3.6	1.0 2.7 0.8 2.8 2.7 18.8	0.8 1.4 1.6 5.8	0.7 1.3 2.9 4.1 4.5 10.0	2.0 1.5 4.1 1.3 8.0 6.4	2.0 1.5 4.2 0.6 14.7 6.3	5.1 1.7 3.7 3.8 4.8 7.0	4.1 1.3 6.3 3.8 2.2 7.8	5.1 1.4 1.6 0.0 0.9 0.5		
Gunnison	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+		1.7		11.7		1.7 21.4		3.3 3.6		1.7 7.1		0.0		1.7		0.0				0.0				0.0	
Lake County	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+		9.9																							
Montrose	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+		8.8 3.3		18.8		18.8 3.9		6.3 1.3 0.0		0.0		18.8 5.9 2.6		0.0 6.6		0.0 6.6				0.0				0.0	
Pueblo	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+	14.3 6.6 7.7 7.8 5.2	0.0 0.0 6.2 18.3 3.1	0.0 0.0 5.3 0.0 4.3	0.0 0.0 18.3 21.3 2.1 9.3	0.0 0.0 9.6 23.3	5.9 0.0 17.4 10.0 3.1 17.9	5.9 0.0 12.5 7.1	11.8 0.0 10.9 1.0 7.1	5.9 0.0 9.9 1.0 5.0	5.9 0.0 8.7 7.3 10.0	0.0 3.2 8.3 2.1 0.0	5.9 1.8 9.0 7.3	11.8 1.1 8.4 0.0 7.4	5.9 0.6 4.6 2.1 3.4	5.9 1.1 7.5 0.0 1.4	5.9 1.8 8.2	5.9 4.1 7.0 0.0 0.7	14.3 0.0 3.4 0.0 0.0	0.0 0.0 3.1 0.0 0.7	5.9 1.2 2.9 0.0 1.4	0.0 0.0 3.5 0.0 4.9	14.3 1.8 1.4 1.7 0.0 2.4	0.0 0.6 2.9 1.1 0.0 2.1	3.3	
Salida	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+						:						:				:									
Southeastern Colorado	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+		0.0 6.3		0.9		0.0		0.0				0.0				0.0				0.0 3.1				0.0 3.1	
Steamboat Springs	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+		9.0 10.7		7.5 15.5		1.0 10.7		21.9 10.7		0.0 3.9		0.0 0.0		0.0 0.0		0.0 0.0				0.0 0.0				1.0 5.8	
Sterling	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+		1.9 0.0		25.0 6.4 14.0 15.6		4.5 7.4 18.8		8.3 1.8 10.5 18.8		10.9 7.4 12.5		0.0 9.1 7.0 6.3		3.6 3.5 12.5		12.5 7.4				3.6 3.5 7.4				0.0 0.0	
Summit County	To 1959 1960-69 1970-79 1980-89 1990 -99 2000-09 2010+		0.0 1.9		3.3 6.6		0.0 2.3		0.0 4.7		0.0 3.8		0.0 1.3		0.0		0.5				0.0 4.2				3.3 1.4	

AVERAGE RENT BY MARKET AREA

	2011		20)12			20	13			20	114			2	015			20	016			20	17	
Market Area	4th Qtr	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		519.86		649.00		574.81		609.77		569.93				657.96						687.50				695.27	
Aspen		916.91		1032.91		1143.46		1068.51		1066.06		1190.94		1199.51		1098.86				1118.62				1334.88	
Central Mountains				683.40		658.12		689.84		662.50		688.10		650.59		727.98				867.65				878.64	
Buena Vista		650.00		*		*		*		*		*		*		*				*				*	
Canon City		611.33		*		*		*		*		*		*		*				*				*	
Lake County		623.55		*		*		*		*		*		*		*				*				*	
Salida				*		*		*		*		*		*		*				*				*	
Colorado Springs	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	1141.40	1133.23	
Northwest	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	1170.50	1200.76	
Northeast	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	1119.80	1116.09	
Far Northeast	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	1284.04	1227.69	
Southeast	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	957.83	971.59	
Security/Widefield/Fountain	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	1021.27	1033.18	
Southwest	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	1110.73	1140.38	
Central	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	1085.01	1056.86	
Durango		946.77		780.21		988.83		983.14		908.48		1176.60		1166.52		1178.04				1131.83				1126.91	
Eagle County		991.52		993.35		1001.58		992.85		1075.08		1273.57		1272.94		1243.87				1341.86				1341.76	
Fort Collins/Loveland	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	1318.17	1323.73	
Fort Collins	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	1301.34	1309.90	
Northwest	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	1269.10	1320.69	
Northeast	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	884.11	901.96	
Southeast	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	1287.40	1282.16	
Southwest	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	1364.60	1357.00	
Loveland	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	1402.22	1387.01	
Fort Morgan/Brush		470.11		461.34		494.42		479.90		489.40		572.95		573.20		475.36				498.17				498.22	
Glenwood Springs		849.15		803.78		779.03		782.39		776.79		723.88		748.84		808.25				854.79				864.47	
Grand Junction	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	464.22	496.13	
Greeley	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	1018.43	1080.12	
Gunnison		596.59		687.50		618.75		667.73		656.59		712.50		712.50		710.34				750.00				763.00	
Montrose		582.93		590.63		695.11		715.53		593.75		657.74		717.93		710.33				737.50				837.50	
Pueblo	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	760.55	793.68	
Northwest	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	538.44	518.75	
Northeast	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	858.27	892.86	
Southeast	496.43										722.50														
Southwest	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	589.45	591.65	
Southeastern Colorado		634.82		678.60		609.72		542.76		512.50		415.45				417.36				673.37				657.75	
Steamboat Springs		779.98		746.22		772.16		726.48		932.35		990.92		1089.62		1096.82				1111.51				1035.97	
Sterling		572.49		335.61		665.97		623.96		680.81		566.23		577.57		559.32				585.87				502.25	
Summit County		970.82		987.59		989.77		994.22		1001.79		1026.64		1124.37		1084.92				1176.35				1251.53	

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

AVERAGE RENTS BY APARTMENT TYPE

Market		2011		20	12			20	13			20	14			20	15			20	16			20	17	
Area	Apartment Type	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr
Alamosa	Efficiency														504.17											
	One bedroom		582.99		649.00		512.50		560.14		565.29				684.00						687.50				717.00	
	Two bed, one bath		362.05		649.00		662.50		642.32		557.92				645.14						687.50				0.00	
	Two bed, two bath								662.50		687.50				665.18											
	Three bedroom								737.50		662.50				687.50											
	All		519.86		649.00		574.81		609.77		569.93				657.96						687.50				695.27	
Aspen	Efficiency		010.00		650.00		617.80		675.00		675.00		695.00		695.00		700.00				725.00				750.00	
Азреп	One bedroom		804.82		794.75		1124.15		835.38		819.75		926.19		947.62		860.15				861.67				900.00	
	Two bed, one bath		1084.87		1063.49		1396.99		1124.34		1124.34		1128.29		1148.68		1152.63				1202.63				1300.00	
	Two bed, one bath Two bed, two bath		809.00		1230.11		1230.11		1265.34		1265.34		1128.29		1495.00		1304.11				1321.73				1550.00	
	Three bedroom		908.00		930.00		1301.18		930.00		930.00		1433.00		1433.00		955.00				955.00				1330.00	
	All		916.91		1032.91		1143.46		1068.51		1066.06		1190.94		1199.51		1098.86				1118.62				1334.88	
Buena Vista	Efficiency		310.31		*		*		*		*		*		*		*				*				*	
Duella Vista	One bedroom				*		*		*		*		*		*		*				*				*	
			650.00				*										*				*					
	Two bed, one bath		00.00																							
	Two bed, two bath												_		_		_									
	Three bedroom								î.						*						*					
	All		650.00				*		*													-			*	
Canon City	Efficiency				*		*		*		*		*		*		*				*				*	
	One bedroom		537.50		*		*		*		*		*		*		*				*				*	
	Two bed, one bath		612.50		*		*		*		*		*		*		*				*				*	
	Two bed, two bath				*		*		*		*		*		*		*				*				*	
	Three bedroom				*		*		*		*		*		*		*				*				*	
	All		611.33		*		*		*		*		*		*		*				*				*	
Central	Efficiency				762.50		637.50		737.50																	
Mountains	One bedroom				801.91		837.50		837.50												887.50				912.50	
	Two bed, one bath				638.82		628.15		654.17		662.50		688.10		657.85		727.98				829.53				845.11	
	Two bed, two bath														538.00											
	Three bedroom														538.00						1237.50				1187.50	
	All				683.40		658.12		689.84		662.50		688.10		650.59		727.98				867.65				878.64	
Colorado	Efficiency	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	1373.82	899.80	
Springs	One bedroom	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	985.85	1003.33	
-1 5-	Two bed, one bath	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	1023.19	1051.26	
	Two bed, two bath	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	1330.84	1331.77	
	Three bedroom	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	1523.18	1536.97	
	All	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	1141.40	1133.23	
Durango	Efficiency	770.44	887.50	770.00	101.22	730.30	987.50	010.00	1045.00	100.01	022.14	001.04	1162.50	000.40	1087.50	000.22	1112.50	041.01	300.14	331.10	1212.50	1002.07	1000.04	1141.40	1062.50	
Durango	One bedroom		845.90		720.83		818.92		802.64		832.16		1004.90		975.60		985.00				991.58				1002.00	
			905.10		808.36		976.24		966.10		963.20		1193.05		1180.84		1200.19				1076.39				1055.31	
	Two bed, one bath		905.10 865.91		787.50		893.75		950.00		963.20 873.53		905.00		910.71		937.50				940.91				1274.64	
	Two bed, two bath				767.50																				-	
	Three bedroom		1286.76		700.04		1357.35		1425.00		1275.00		1522.06		1545.59		1547.06				1619.12				1506.82	
Faula Carri	All		946.77		780.21		988.83		983.14		908.48		1176.60		1166.52		1178.04				1131.83				1126.91	
Eagle County	Efficiency		650.00		656.82		615.64		735.00		676.18		750.00		770.00		770.00				687.18				701.82	
	One bedroom		826.97		858.38		864.99		869.05		947.52		1270.58		1047.19		1024.81				1212.05				1155.13	
	Two bed, one bath		996.32		976.73		1017.34		1031.91		1117.25		1156.26		1277.62		1246.80				1195.77				1270.77	
	Two bed, two bath		1030.94		1005.07		1086.86		964.08		1187.82		1384.18		1350.00		1350.00				1589.16				1449.35	
	Three bedroom		1120.24		1159.99		1214.00		1110.82		1301.69		1472.69		1600.00		1468.00				1625.50				1707.87	
	All		991.52		993.35		1001.58		992.85		1075.08		1273.57		1272.94		1243.87				1341.86				1341.76	
Fort Collins	Efficiency	679.35	762.18	703.25	731.36	704.62	766.49	791.66	789.47	810.83	808.48	926.89	915.60	928.02	749.03	781.18	761.98	764.38	775.78	775.47	822.29	795.75	818.25	891.55	889.54	
Loveland	One bedroom	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	1180.34	1166.62	
	Two bed, one bath	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	1211.39	1200.48	
I	Two bed, two bath	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	1448.86	1422.86	
	Three bedroom	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	1561.75	1563.26	
	All	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	1318.17	1323.73	
Fort Morgan/	Efficiency																									
Brush	One bedroom		460.19		477.09		481.11		482.61		433.89		456.81		450.58		415.54				463.69				455.14	
	Two bed, one bath		456.12		420.04		502.53		436.53		549.68		628.03		641.61		539.52				512.94				540.05	
	Two bed, two bath		.50.12		387.50		332.00		.00.00		0 70.00		020.00		571.01		000.02				5.2.54				3.3.00	
	Three bedroom		531.67		486.00		533.56		535.33		1040.00		709.11		709.11		546.00				553.56				962.00	
1	All		470.11		461.34		494.42		479.90		489.40		572.95		573.20		475.36				498.17				498.22	
	All		470.11		401.34		494.42		419.90		409.40		312.93		313.20		410.30				490.17				490.22	

Rents are based on the units being unfurnished with tenants paying electricity and gas.

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

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

AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

Market	Apartment	2011		201	12			20)14			20	15				16			20	17	
Area	Туре	4th Qtr	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	Efficiency		587.50		587.50		675.00		600.00		575.00		575.00		600.00		650.00				675.00				675.00	
Springs	One bedroom		762.50		679.50		695.00		683.93		647.00		636.07		691.07		703.57				762.50				783.21	
Opringo	Two bed, one bath		871.88		903.41		661.25		706.17		713.85		665.60		674.25		696.67				728.06				807.41	
	Two bed, two bath		816.25		816.25		771.81		771.16		772.10		747.10		768.80		802.35				844.93				856.63	
	Three bedroom		936.74		940.59		870.24		849.42		851.12		785.75		825.47		896.72				934.85				934.69	
	All		849.15		803.78		779.03		782.39		776.79		723.88		748.84		808.25				854.79				864.47	
Grand Junction	Efficiency	226.00					246.00	246.00	246.00	235.76	235.76	246.00	250.00	235.76	258.78	300.00	300.00	307.43	307.43	300.00	307.43	307.43	300.00	300.00	307.70	
	One bedroom	504.74	530.08	533.39	525.01	534.22	448.75	470.97	443.91	451.40	453.86	459.08	458.98	455.88	464.55	475.10	476.22	483.78	496.35	483.46	496.42	473.01	472.00	445.79	461.93	
	Two bed, one bath	687.70	662.94	696.14	683.99	676.97	653.29	665.46	672.17	643.52	611.26	624.17	628.56	626.73	630.45	639.32	621.44	619.47	614.20	630.12	618.81	622.73	628.62	611.96	622.63	
	Two bed, two bath	745.86	696.52	772.15	689.62	730.24	560.77	589.09	543.41	688.71	585.92	592.54	608.11	635.73	625.00	632.13	647.91	664.73	661.80	681.18	684.36	700.00	585.83			
	Three bedroom	890.87	768.24	839.40	874.29	926.90	589.06	583.89	587.63	811.20	828.20	826.10	802.76	862.02	835.70	855.63	813.57	798.33	777.14	828.00		848.00	731.67	833.33	850.00	
	Tillee bearoom																									
	All	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	464.22	496.13	
Greeley	Efficiency	455.44	586.41	566.76	604.82	450.48	456.23	485.85	478.04	498.54	515.54	541.21	548.67	557.90	547.74	570.58	557.11	548.96	592.58	561.31	597.94	614.73	580.40	616.19	674.16	
	One bedroom	618.34	633.61	609.02	631.01	618.30	633.06	639.56	656.97	675.29	711.85	727.75	755.04	768.23	784.25	805.74	843.99	806.86	836.81	860.33	882.49	892.55	900.27	915.77	991.44	
	Two bed, one bath	625.03	646.93	619.46	643.89	650.79	646.58	656.98	660.13	677.82	703.69	718.02	749.32	772.51	768.62	790.94	832.13	839.20	836.36	838.71	855.93	881.04	889.45	886.97	934.62	
	Two bed, two bath	848.45	872.78	847.46	846.04	863.09	900.29	907.17	903.81	922.77	968.61	1002.80	1036.40	1073.08	1098.64	1135.27	1144.35	1116.40	1137.70	1143.43	1171.37	1174.01	1175.89	1208.68	1251.75	
	Three bedroom	821.29	819.76	850.11	849.55	819.10	845.04	885.77	909.76	929.07	969.35	995.16	1055.87	1071.07	1064.54	1159.09	1195.68	1127.33	1171.95	1189.89	1145.04	1193.72	1224.31	1241.97	1237.29	
	All	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		924.25	956.73	920.38	957.07	963.37		1000.09		1018.43	1080.12	
	All	6//./5	000.40	002.42	093.02	092.24	704.29	/ 15./9	720.21	/30.32	793.11	012.70	042.77	009.41	002.70	924.25	950.73	920.36	957.07	903.37	900.40	1000.09	1004.24	1016.43	1000.12	
Gunnison	Efficiency																									
	One bedroom		462.50				400.00		490.63		450.00						545.00	J								
	Two bed, one bath		610.00		687.50		640.63		685.44		677.25		712.50		712.50		726.88	J			750.00				763.00	
1	Two bed, two bath																									
	Three bedroom																	J								
	All		596.59		687.50		618.75		667.73		656.59		712.50		712.50		710.34				750.00				763.00	
Lake County	Efficiency		387.50		*		*		*		*		. 12.50		* 12.50		*				. 50.00				*	
Lake County	,																									
	One bedroom		542.09		•		- 1		-		-						:	J							-	
	Two bed, one bath		634.38		•		•		•		•						-				•				•	
	Two bed, two bath		637.50		•		-		•				•		-										•	
	Three bedroom		724.00										•		-											
	ΔΙΙ		623.55																							
Montrose	Efficiency	l	020.00	-						-											l					
WUITIUSE			500.40		525.00		707.50		723.33		537.50		000.40		700.00		700 75				737.50				837.50	
	One bedroom		588.40		525.00		707.50		723.33		537.50		689.10		730.00		728.75				/3/.50				837.50	
	Two bed, one bath		537.50		612.50		612.50		637.50		612.50		565.63		637.50		587.50									
	Two bed, two bath						0.2.00																			
	Three bedroom																									
	All		582.93		590.63		695.11		715.53		593.75		657.74		717.93		710.33				737.50				837.50	
Pueblo	Efficiency	353.46	339.61	328.25	323.25	323.25	332.13	324.00	325.25	325.25	326.50	327.50	407.03	329.00	407.97	329.00	418.13	407.97	427.18	407.82	428.77	424.32	442.76	441.45	419.91	
	One bedroom	479.96	484.15	509.33	491.53	507.98	489.59	477.89	491.84	488.49	495.93	493.06	485.24	496.94	510.55	503.30	530.68	516.26	533.39	559.59	568.85	588.84	583.33	653.76	695.31	
	Two bed, one bath	580.66	556.41	575.42	563.48	583.20	578.08	591.59	588.55	592.70	587.80	592.12	605.50	604.10	620.89	613.50	629.73	614.18	615.43	634.88	642.73	645.12	678.49	728.17	740.90	
	Two bed, two bath	743.84	722.88	875.57	880.81	854.17	801.34	993.38	944.70	965.72	943.75	937.85	855.51	931.88	955.21	952.71	1077.13	1062.50	1032.50	1078.43	1095.31	1063.41	1003.02	1060.26	1202.62	
	Three bedroom	736.54	686.28	851.95	812.58	803.89	823.41	884.03	832.80	813.17	878.33	784.38	764.17	722.90	753.79	753.52	899.44	897.03	844.43	880.77	882.02	944.54	995.58	1090.02	1116.34	
	All	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	760.55	793.68	
Salida	Efficiency				•				•		•						•								•	
	One bedroom				•		•				•														•	
	Two bed, one bath						-						•		-											
	Two bed, two bath																									
	Three bedroom																									
	All																	J								
	All .	-			-	-							- 1			-										
Southeastern	Efficiency						412.50		425.00		425.00															
Colorado	One bedroom		495.19		578.50		469.85		577.68		550.00		524.25				529.50	J			689.94				642.73	
	Two bed, one bath		555.05		625.00		537.50		550.15				285.00				285.00	J			766.78				772.61	
	Two bed, two bath																	J								
1	Three bedroom		730.83		772.00		687.50		489.98				375.00				375.00				555.96				546.94	
1	All		634.82		678.60		609.72		542.76		512.50		415.45				417.36				673.37				657.75	
Steamboat	Efficiency		004.02		070.00		000.12		J72.70		312.30		T10.40				717.30				013.31				031.13	
	,																	J								
Springs	One bedroom		711.11		705.98		670.50		705.26		811.11		824.38		890.81		903.63				918.06				861.88	
1	Two bed, one bath		647.35		690.89		758.16		660.45		975.00		825.00		800.00		825.00				825.00				753.59	
	Two bed, two bath		769.48		690.99		860.00		657.50		1000.00		1100.00		1260.00		1260.00	J			1270.50				1334.00	
	Three bedroom		1043.02		1044.65		1000.43		972.33		1147.43		1293.94		1415.15		1415.15	J			1434.97				1599.68	
1	All		779.98		746.22		772.16		726.48		932.35		990.92		1089.62		1096.82				1111.51				1035.97	
Sterling	Efficiency				,				, 20. 10		JOL. 30		000.02		1000.02		1000.02								1000.07	
Coming			661.00		270.00		674.00		657.91		686.00		546 69		554 93		471.43				560.74				466.07	
	One bedroom												010.00		001.00		-									
	Two bed, one bath		395.00		509.79		567.00		509.79		567.00		553.96		576.11		561.57	J			591.13				502.13	
	Two bed, two bath				300.00		553.00		686.00		729.00		643.00		662.00						662.00					
	Three bedroom		470.00		498.50		684.75		582.50		708.75		705.00		710.75		652.33	J			668.64				587.50	
	All		572.49		335.61		665.97		623.96		680.81		566.23		577.57		559.32				585.87				502.25	
Summit	Efficiency		5, 2,43		555.01		000.01		020.00		000.01		550.25		5/1.5/		555.52				555.07				552.25	
			044.00		040.0-		050.70		050 7-		004.55		001.00		4040.0-		057.5-				4040 4-				400446	
County	One bedroom		841.88		843.96		850.73		850.73		861.52		901.39		1046.00		957.58				1046.17				1094.16	
	Two bed, one bath		926.05		940.00		940.58		946.16		950.64		956.22		1029.17		1058.26				1176.42				1214.08	
	Two bed, two bath		1018.26		1032.39		1035.11		1035.11		1048.37		1221.75		1341.75		1100.54	J			1195.00				1450.50	
	Three bedroom		1095.56		1129.29		1129.76		1139.29		1144.46		1208.58		1233.05		1178.27				1261.83				1679.50	
	All		970.82		987.59		989.77		994.22		1001.79		1026.64		1124.37		1084.92	J			1176.35				1251.53	
	7.00		010.02		301.33		303.11		007.22		.001.79		1020.04		1127.37		1004.32				1170.33				1201.00	

Rents are based on the units being unfurnished with tenants paying electricity and gas.

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

Average rent mius rental losses equals effective rent.

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

AVERAGE RENTS BY SIZE OF BUILDING

		2011		20	12			20	13			20	14			20	15			20	16			20	17	
Market Area		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		617.70 470.19		649.00		574.81		612.50 643.42 589.42		495.31 645.99 504.04				631.25 663.90						687.50				695.27	
Aspen	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		916.91		679.17 1080.08		103.50 1098.69 1366.55		704.17 1117.09		683.33 1117.09		728.75 1284.16		720.42 1296.13		731.25 1147.61				758.33 1166.39				779.17 1550.00	
Buena Vista	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		650.00		* * * * * * *		* * * * * * * * * * * * * * * * * * * *		* * *		* * * *		* * *		* * * *		* * * * * * * *				* * * * * * * *				* * * *	
Canon City	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		608.48 612.50		* * * * * * * *		* * * * * * * *		* * * *		* * * * * * * *		* * * * *		* * * *		* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *				* * * *	
Central Mountains	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up				777.94 612.50		760.58 625.00 612.50		781.09 637.50		662.50		850.00 650.00		497.20 850.00 637.50		900.00 687.50				900.00 864.18				950.00 870.97	
Colorado Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	1182.81 593.77 636.23 745.81 836.20 707.61	1084.81 590.21 629.70 732.92 818.60 664.11	576.53 600.82 647.74 712.79 852.02 706.54	1226.67 601.05 668.15 732.86 847.86 742.75	761.72 610.37 687.33 730.88 835.41 807.79	1118.91 615.77 673.77 757.32 826.45 776.56	664.93 621.29 725.94 814.37 838.67 771.29	660.02 651.18 704.71 848.88 856.60 784.57	775.50 619.61 693.29 759.90 844.20 771.25	676.52 610.46 706.50 785.97 869.40 792.15	749.89 731.44 765.52 869.12 885.33 782.14	626.66 738.86 790.42 876.47 912.27 767.44	691.04 642.91 747.29 798.98 908.80 788.92	712.89 657.37 722.92 849.41 923.03 848.66	756.91 732.18 854.11 820.10 938.92 847.15	794.64 722.44 855.27 880.79 971.20 857.54	790.28 735.66 861.28 922.72 980.90 837.88	875.00 815.08 832.99 919.80 996.78 900.35	1047.16 767.71 877.04 932.15 1031.43 944.42	741.44 805.87 888.28 938.51 1074.88 968.03	809.69 811.92 908.54 902.27 1083.53 940.65	900.23 817.25 925.95 1000.30 1101.18 999.29	723.91 758.38 935.94 1028.96 1195.02 1058.03	1390.33 873.02 985.10 1107.58 1159.33 1100.35	
Durango	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		827.25 1075.89		804.20 753.99		937.50 793.11 1175.45		950.00 778.22 1236.52		761.11 926.64		933.33 930.14 1343.75		950.00 938.75 1318.75		956.25 954.45 1331.70				904.82 1419.64				1200.00 955.34 1239.46	
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		935.41 958.76 1052.00		936.28 991.01 1022.96		883.81 958.21 1142.96		895.70 994.27 1034.07		818.46 1017.50 1230.46		1120.57 1393.58 1197.74		1321.09 1183.87 1158.50 1403.70		1321.09 1119.73 1158.50 1403.70				1143.15 1468.64 1391.20				1272.60 1318.87 1391.20	
Fort Collins/ Loveland	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	788.45 729.78 798.23 870.75 999.58 1363.68	1266.91 803.56 880.89 905.61 1019.72 1369.58	1233.48 778.26 825.70 953.25 1010.25 1307.13	925.25 733.86 859.79 1053.96 1016.51 1307.13	938.75 795.80 866.38 1054.41 983.86 1310.84	943.14 800.51 934.77 1071.02 1024.42 1299.02	1278.00 923.99 869.00 985.20 1005.47 1046.66	1178.51 848.69 907.67 967.57 1018.96 1494.10	917.87 816.08 912.08 1001.99 1083.37 820.60	911.28 726.76 893.40 1013.31 1126.98 1673.29	925.69 639.60 913.75 1093.31 1171.17 867.86	963.00 637.60 928.86 1116.37 1158.42 858.84	941.17 834.42 918.77 1225.60 1218.18 1465.75	969.48 759.03 983.86 1044.03 1227.19 1475.92	1041.95 964.58 967.22 1287.58 1286.10 1524.81	1002.84 1064.45 1284.79 1272.17 1411.38	1267.12 565.00 1073.78 1021.31 1199.06 1475.92	1291.04 1128.96 1289.82 1258.04 1475.92	962.85 983.50 1185.52 1289.52 1262.17 1566.23	1026.24 817.57 1200.10 1313.89 1300.95 1525.55	1087.39 1020.30 1181.43 1239.91 1246.70	1242.56 582.00 1166.64 1327.03 1275.89 1545.89	1219.04 1053.24 1223.00 1259.10 1319.70 1688.00	1479.76 1031.99 1186.23 1320.95 1314.20 1688.00	
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		447.54 492.94		339.67 387.50 492.94		463.71 525.46		451.63 504.75		489.40		522.92 648.00		513.37 648.00		468.10 486.25				504.98 486.25				498.22	

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

AVERAGE RENTS BY SIZE OF BUILDING

		2011		20	12			20	13			20	14			20	15			20	16			20	17	
Market Area		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		740.63 896.94		741.87 896.94		709.93 645.00 821.42		743.98 646.50 808.00		708.26 812.08 802.83		701.38 651.50 747.13		708.82 660.00 787.23		740.86 610.00 850.95				800.00 704.50 882.16				845.95 750.00 883.94	
Grand Junction	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	728.72 619.12 678.89 603.06	586.00 541.41 602.48 782.64	736.14 544.76 657.96 784.47	858.71 530.98 609.59 784.25	659.09 565.96 613.16 785.33	603.36 542.35 618.75 505.13	612.93 634.48 609.92 565.64	752.42 669.63 608.49 505.13	587.99 553.82 605.90 508.21	583.95 555.78 606.56 245.59	625.66 566.01 606.16 253.22	581.71 573.05 615.70 254.75	593.75 573.54 615.38 245.59	609.94 586.17 616.09 254.75	617.44 576.22 613.07 330.97	656.82 558.38 609.93 330.97	580.59 577.82 623.07 330.97	589.51 586.82 615.60 330.97	634.17 587.51 607.10 330.97	588.53 591.58 619.48 330.97		603.53 637.91 597.12 330.97	837.50 647.18 567.79 330.97	601.10 648.46 597.12 330.97	
Greeley	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	541.94 537.34 614.47 622.13 779.87	548.69 531.86 613.69 634.29 771.14	568.44 574.54 628.65 625.90 710.62	554.34 566.52 633.22 663.04 743.71	562.66 554.25 639.43 636.29 773.46	637.70 567.90 632.92 644.30 806.23	587.33 564.47 640.15 671.49 805.27	648.41 613.05 674.37 665.53 817.23	620.03 595.07 694.03 722.84 826.78	642.15 648.75 712.05 754.52 868.02	670.24 653.82 728.67 783.63 883.11	650.01 595.76 756.68 830.18 918.94	626.91 654.97 800.94 840.18 951.54	734.76 636.57 793.13 838.22 993.97	748.71 702.23 745.71 883.75 1020.67	1075.00 715.00 701.83 898.41 1055.23	774.63 725.95 747.20 874.42 1020.59	706.72 744.23 792.48 885.48 1055.34	801.22 715.69 721.17 884.71 1072.48	834.48 763.00 768.55 912.30 1097.03	828.77 781.25 797.93 923.94 1097.77	959.15 782.20 730.67 919.46 1114.71	794.32 813.64 753.22 945.45 1127.96	800.12 801.40 907.63 983.45 1182.02	
Gunnison	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		551.79 617.50		687.50		471.43 687.50		592.14 703.00		557.14 703.00		712.50		712.50		652.14 737.50				750.00				763.00	
Lake County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		563.18 637.33		* * * * * *		* * * * *		* * * * *		* * * * *		* * * *		* * * *		* * * * *				* * * *				* * * * *	
Montrose	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		506.62 600.00		590.63		612.50 712.50		685.71 737.50		593.75		536.50 737.50		625.00 737.50		581.25 737.50				737.50				837.50	
Pueblo	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	549.17 501.09 585.61 559.04 481.53	483.64 517.67 604.67 439.25	485.69 527.67 575.74 687.00 461.00	544.79 491.73 590.49 691.48 485.70	475.13 518.28 537.14 695.54	613.97 505.18 594.34 744.41 483.33	477.38 488.50 502.52 688.79 496.11	482.50 518.97 607.11 685.98 496.11	528.83 492.73 600.49 697.52 496.11	551.79 529.74 611.03 675.35 496.11	518.06 494.95 609.80 668.04 508.28	524.26 632.54 617.81 596.29 508.28	439.42 508.96 616.77 652.04 508.28	560.21 519.07 624.59 667.98 512.56	521.97 509.19 625.64 670.87 508.28	548.23 527.30 541.51 754.26 512.56	646.94 511.49 624.35 758.32 512.44	485.27 531.98 665.33 710.34 525.62	492.09 535.54 632.34 795.48 538.63	539.32 547.50 657.74 807.65 526.30	521.36 535.28 661.63 819.84 538.40	521.36 569.58 665.62 850.65 538.40	592.97 588.19 668.07 968.72 554.79	571.15 585.34 673.81 990.92 613.29	
Salida	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up				* * * * * *		* * * * * * * *		* * * * * *		* * * *		* * * *		* * * * *		* * * * *				* * * *				* * * * * *	
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		510.16 684.69		600.00 708.08		485.00 625.31		587.13 520.58		512.50		624.00 337.25				631.00 337.25				765.08 602.30				775.00 566.88	
Steamboat Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		750.00 684.46 662.50 920.87		750.00 681.69 630.05 920.87		705.31 719.27 831.55		719.04 537.50 831.55		809.06 989.81		807.56 1067.48		830.81 1197.67		855.23 1197.67				858.72 1217.04				846.22 720.42 1289.81	
Sterling	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		423.13 661.00		505.87 250.00 260.00		606.75 674.00 679.25		490.08 686.00 686.00		606.75 686.00 699.80		558.76 697.00 507.18		572.13 697.00 522.11		572.13 550.22				509.31 668.60 522.11				525.00 494.17	
Summit County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up		777.67 998.03		777.67 1017.16		777.67 1019.65		777.67 1024.72		777.67 1033.35		777.67 1075.78		1124.37		1084.92				1007.33 1200.15				1054.17 1331.54	

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

AVERAGE RENT BY AGE OF BUILDING

Market Area	Age of	2011		20	12	1		201	13	1		201	14	1		20	15	1		20	16	1		201	7	
mantot / troa	Building	4th Qtr	1st Qtr	2nd 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														648.86											
	1980-89		617.70		649.00						687.09				663.27						687.50				695.27	
	1990-99																									
	2000-09 2010+																									
Aspen	To 1959																									
лорон	1960-69																									
	1970-79		1019.08		992.32		1051.10		1054.82		1054.82		1054.82		1079.82		1077.59				1109.48					
	1980-89				679.17		1190.31		704.17		683.33		728.75		720.42		731.25				758.33				779.17	
	1990-99		821.44		1120.75		1120.75		1145.95		1145.95		1495.00		1495.00		1180.63				1193.23				1550.00	
	2000-09																									
Buena Vista	2010+ To 1959																									
Buena vista	1960-69																									
	1970-79																									
	1980-89																									
	1990-99		650.00																							
	2000-09								•																•	
	2010+						٠		٠		٠		•		•		٠				٠				٠	
Canon City	To 1959	Ţ			• 7	I	• 1	T	• 1	Ī	•]	Ī	•]	Ţ	•]		•]	Ţ	Ī	Ţ	•	Ţ	Ī	Ī	. 1	7
	1960-69								•		•		•				•									
	1970-79 1980-89		612.50		:		:		:		:						:									
	1990-99		608.48																							
	2000-09		000.10																							
	2010+								•																	
Central	To 1959				824.46		802.72		820.11												1012.50				1025.00	
Mountains	1960-69																									
	1970-79				612.50		612.50		637.50		662.50		650.00		637.50		687.50				687.50				687.50	
	1980-89 1990-99				759.38 725.00		652.91		725.00				850.00		679.29		900.00				900.00				950.00	
	2000-09				725.00		032.91		723.00				650.00		079.29		900.00				900.00				930.00	
	2010+																									
Colorado Springs	To 1959	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	887.92	1039.76	
	1960-69	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	929.88	861.76	
	1970-79	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	893.97	925.40	
	1980-89	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	1039.00	1049.28	
	1990-99 2000-09	949.36 1045.46	972.21 1042.80	953.71 1103.84	972.32 1115.17	961.98 1088.17	986.14 1082.33	977.54 1117.02	983.62 1131.65	946.65 1092.82	932.33 1097.88	1035.98 1115.02	1030.96 1134.90	1003.46 1130.50	1033.08 1094.37	1089.88 1080.90	1070.30 1128.78	1080.81 1127.21	1086.25 1105.83	1089.01 1183.90	1120.59 1228.33	1144.44 1246.30	1175.77 1250.57	1236.43 1323.99	1310.99 1327.36	
	2010+	1045.46	1042.60	1103.64	1115.17	1000.17	1062.33	1117.02	1131.00	1092.62	1097.00	1115.02	1134.90	1130.50	1164.96	1174.37	1250.58	1243.75	1259.21	1304.43	1318.70	1359.90	1355.59	1680.85	1403.90	
Durango	To 1959														1104.30	1174.07	1230.30	1240.70	1233.21	1304.43	1310.70	1000.00	1333.33	1000.00	1403.30	
Ü	1960-69		845.00		823.61		867.22		889.44		894.72		896.11		913.89		926.39				1050.56				1094.72	
	1970-79				753.99																					
	1980-89		946.43				684.07		580.41		963.89		965.28		973.53		994.74				770.83				907.65	
	1990-99		804.92		800.23		909.63		846.05		892.17		929.88		936.00		948.13				954.93				964.10	
	2000-09 2010+		1075.89		#DIV/0!		1175.45		1236.52				1343.75		1318.75		1331.70				1419.64				1276.79 1198.07	
Eagle County	To 1959																								1196.07	
gy	1960-69																									
	1970-79				950.00		1022.95		1022.36				1120.57		1177.60		1188.02				1213.23				1272.60	
	1980-89		1096.05		1213.57		788.39				746.05		1959.29		1190.00		1190.00				1735.98				1758.01	
	1990-99		1016.13		996.29		1079.37		991.50		1169.60		1197.74		1403.70		1311.34				1301.11				1391.20	
	2000-09 2010+		867.50		889.43		885.00		962.50		1017.50		1017.50		1191.02		1191.02				1006.96				1026.93	
Fort Collins/Loveland	To 1959	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	1115.00	1199.00	
coms/Loveldilu	1960-69	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	859.09	880.91	871.36	895.96	916.81	858.96	913.86	986.42	984.64	
	1970-79	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	1160.62	1126.86	
	1980-89	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	1317.02	1285.96	
	1990-99	970.42	1087.33	1111.44	1289.56	1391.28	1394.09	739.56	1522.65	630.64	1595.54	951.15	970.17	1410.06	1234.05	1460.41	1515.73	829.15	1500.35	1460.84	1474.23	1426.99	1430.56	1391.52	1561.19	
	2000-09	1080.45	1094.45	1094.36	1110.28	1115.48	1166.27	1185.61	1163.16	1196.84	1216.21	1247.41	1247.78	1328.04	1294.68	1384.50	1366.78	1340.48	1349.20	1435.29	1364.30	1322.35	1430.11	1410.93	1405.92	
Fort Morgan/Brush	2010+ To 1959				200.07										1426.50	1475.20	1383.91	1333.78	1413.19	1469.67	1475.04	1408.77	1445.74	1478.11	1459.73	
FULL WOLGALI/ DLUST	1960-69				339.67																					
							498.30		482.09		529.33		612.22		612.22		502.61				504.61				541.33	
	1970-79		479.40		473.94																					
			479.40 487.18		473.94		544.64		550.71		505.09		569.97				550.71				518.52				515.61	
	1970-79 1980-89 1990-99				473.94						020.00				569.57		550.71				518.52					
	1970-79 1980-89				473.94						020.00						550.71 391.00				518.52 391.00					

AVERAGE RENT BY AGE OF BUILDING (CONTINUED)

Market Area	Age of	2011		20	12			20	13			20	14			20	15			20	16			20	17	
	Building	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		740.63 896.94		741.87 896.94		903.89 625.00 671.79 734.20 898.04 1200.00		1068.75 637.50 753.13 725.98 898.04 1221.67		1081.25 892.19 676.56 711.55 898.04 1250.00		1093.75 637.50 673.13 713.21 1250.00		1106.25 650.00 686.56 739.59 1250.00		1075.00 675.00 694.38 774.46 898.04 1300.00				1193.75 687.50 729.00 827.86 898.04 1575.00				760.00 855.48 1575.00	
Grand Junction	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	631.09 600.64 691.43 726.25 1075.95	485.83 559.55 616.76 740.24	504.75 566.65 708.86 759.69 1127.08	513.44 569.92 618.79 741.97 1193.75	482.00 602.50 605.03 596.60 758.32 1168.75	500.42 596.25 583.77 548.69 737.58 931.25	532.50 602.50 633.28 540.02 775.84 1016.25	537.50 636.61 543.82 780.66 962.50	508.93 602.50 587.74 593.42 733.20 800.00	507.14 602.50 585.60 587.16 612.00 825.00	513.13 590.53 595.97 616.98 825.00	494.58 594.85 589.89 615.24	508.75 602.50 597.60 597.76 640.60	510.94 602.50 609.84 586.76 640.87 825.00	502.08 572.06 617.60 649.37	505.83 557.06 628.86 646.94 800.00	528.44 630.00 575.28 607.37 655.00	528.44 630.00 584.26 612.39 658.85	562.19 577.06 612.60 680.83	555.94 625.00 582.69 622.78 672.58	559.38 625.00 598.03 608.19 620.83	598.57 619.63 662.50	550.86 612.20	550.00 650.00 586.26 623.74 645.42	
Greeley	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	604.72 641.33 757.47 530.13 901.07	584.40 653.78 781.34 706.93 918.93	603.72 652.01 695.93 685.42 922.14	603.48 666.40 765.24 712.94 908.57	610.46 671.58 765.34 683.44 919.42	620.41 649.44 796.71 732.64 959.29	565.73 676.50 796.72 687.72 1023.57	721.41 664.42 795.95 728.63 989.50	730.41 672.14 807.77 739.48 1023.54	753.29 706.10 843.77 752.91 1078.92	790.00 733.63 844.11 767.78 1133.28	658.33 841.52 744.90 855.91 991.43 1159.97	628.33 813.73 758.57 893.84 935.06 1212.51	868.78 757.00 957.75 859.95 1290.89 1122.93	775.51 793.52 956.02 851.16 1305.71 1170.59	832.63 809.67 984.19 927.93 1243.14 1198.39	805.10 802.19 960.18 921.08	822.48 816.68 972.45 958.30 1264.29 1163.38	846.77 797.21 1069.48 936.62 1208.93 1172.70	852.37 832.92 1111.80 938.50 1278.57 1212.19	812.36 855.69 1079.83 934.58 1274.13 1205.48	869.45 838.10 1141.12 943.18 1278.57 1172.72	875.14 863.94 1131.24 940.48 1298.21 1234.05	890.27 911.33 1244.59 954.93 1303.57 1283.67	
Gunnison	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		617.50 551.79		687.50		687.50 471.43		703.00 592.14		703.00 557.14		712.50		712.50		737.50 652.14				750.00				763.00	
Lake County	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		637.33 563.18																							
Montrose	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		506.62 600.00		590.63		612.50 712.50		618.75 737.50 712.50		593.75		600.00 506.62 737.50		625.00 737.50		581.25 737.50				737.50				837.50	
Pueblo	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	444.64 479.38 516.43 637.50 754.43	444.64 471.21 534.50 585.83 820.83	487.50 403.02 540.43 754.43 1007.50	489.56 414.51 531.94 531.83 870.83 1061.79	489.56 402.56 571.99 553.50 1030.36	490.44 422.06 536.00 512.50 845.83 1007.50	490.44 402.56 532.86 1007.50	491.91 415.34 541.84 845.83 1018.93	487.50 402.22 542.08 847.92 1021.79	490.15 406.39 534.83 841.67 1018.93	496.03 405.04 541.58 839.58 1021.79	496.62 490.29 569.62 841.67	498.38 402.78 529.20 845.83 940.20	498.68 499.55 545.10 841.67 976.01	499.56 402.78 537.82 839.58 976.01	501.62 501.34 539.32 1033.58	500.15 492.06 560.26 845.83 1224.64	472.86 523.36 560.97 895.83 1128.93	476.79 493.01 566.71 870.83 1100.00	515.74 535.30 570.69 870.83 1108.32	478.93 530.09 570.10 895.83 1129.10	482.50 520.17 599.56 687.76 870.83 1109.72	687.50 535.77 622.50 685.34 845.83 1198.26	518.75 649.94 687.50 945.83 1242.76 1356.36	
Salida	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+																									
Southeastern Colorado	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		684.69 510.16		678.60		625.31		545.51				415.45				417.36				613.13 880.47				592.95 880.47	
Steamboat Springs	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		679.90 920.87		656.28 920.87		712.77 831.55		647.49 831.55		809.06 989.81		807.56 1067.48		830.81 1197.67		855.23 1197.67				858.72 1217.04				774.52 1289.81	
Sterling	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		661.00 423.13		487.50 260.00 352.33 493.63		679.25 674.00 606.75		487.50 686.00 612.14 493.63		699.80 686.00 606.75		487.50 507.18 637.65 606.75		522.11 637.65 606.75		537.50 565.05				522.11 651.21 597.30				525.00 494.17	
Summit County	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		777.67		777.67		777.67		777.67		777.67		777.67				1084.92				1007.33 1200.15				1054.17 1331.54	

MEDIAN RENT BY MARKET AREA (In Dollars)

					-																				
	2011		201	2			201	3			201	14			201	15			20	16			201	7	
Market Area	4th Qtr	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		540.47		638.50		522.38		628.40		566.73				680.25						688.50				713.11	
Aspen		904.13		948.92		1121.27		949.00		948.92		1120.26		1144.58		973.40				973.40				1533.66	
Central Mountains				642.96		625.12		653.31		651.00		686.71		645.57		726.60				855.17				872.29	
Buena Vista		638.50		*		*		*		*		*		*		*				*				*	
Canon City		613.30		*		*		*		*		*		*		*				*				*	
Lake County		636.38		*		*		*		*		*		*		*				*				*	
Salida				*		*		*		*		*		*		*				*				*	
Colorado Springs	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	1123.49	1117.34	
Northwest	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	1123.36	1208.29	
Northeast	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	1073.76	1074.48	
Far Northeast	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	1196.60	1235.94	
Southeast	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	922.56	930.43	
Security/Widefield/Fountain	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	978.68	1056.90	
Southwest	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	1138.28	1144.75	
Central	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	1003.63	1046.20	
Durango		933.87		788.36		975.50		994.75		883.14		1213.50		1139.59		1138.50				1106.00				1066.06	
Eagle County		1026.25		983.39		1013.28		999.94		1180.92		1145.00		1329.62		1199.96				1248.86				1336.44	
Fort Collins/Loveland	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				1217.67	1252.02	1286.86	1280.67	1214.08	1263.91		1306.64	
Fort Collins	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	1291.26	1288.45	
Northwest	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		1191.11	
Northeast	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	798.58	884.75	
Southeast	1001.00		1134.35	973.73	983.92	1040.42	992.13	1003.78	1038.21	1070.37		1191.60	1269.48		1317.67	1262.98	1255.90	1253.81	1292.95	1271.95	1214.55	1254.34		1285.84	
Southwest	980.03	1025.15	1004.00	1054.03	900.49	933.58	886.95	917.71	1024.14	1143.65	1147.02		1224.91	1214.28		1326.62	1239.64	1319.43	1168.80	1295.23	1252.43	1233.07		1355.61	
Loveland	1009.16	988.75	902.54	972.43	965.06	1050.74	998.28	1027.14	988.84		1168.42		1282.25		1389.99	1327.95	1187.98	1258.21	1342.29		1335.02	1349.38	1369.56	1365.68	
Fort Morgan/Brush		484.44		490.32		515.06		496.31		407.25		569.75		563.50		479.13				484.33				441.00	
Glenwood Springs		878.08		816.63		748.44		776.30		776.61		730.69		754.13		798.50				842.25				862.56	
Grand Junction	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	460.56	577.56	
Greeley	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	1031.42	1100.75	
Gunnison		598.41		688.50		682.67		707.67		707.67		713.50		713.50		732.67				738.50				763.50	
Montrose		529.75		609.33		710.87		729.29		609.33		730.28		735.87		735.87				738.50				838.50	
Pueblo	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	671.83	674.33	
Northwest	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	576.22	551.00	
Northeast	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	751.94	763.50	
Southeast	463.50										855.17														
Southwest	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	581.36	571.48	
Southeastern Colorado		618.50		619.75		678.91		601.83		533.14		365.53				365.53				655.69				670.17	
Steamboat Springs		675.22		726.96		752.43		676.00		847.47		845.87		970.87		970.87				1105.31				977.60	
Sterling		656.09		245.48		662.45		682.71		686.71		493.86		500.57		523.69				548.92				490.94	
Summit County		897.88		922.45		922.99		946.05		946.05		948.92		1130.41		1031.50				1141.89				1254.57	

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

MEDIAN RENT BY APARTMENT TYPE

Market		2011		20)12			20	13			20)14			20	15			20	16			20	17	
Area	Apartment Type	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	Efficiency														513.00											
	One bedroom		548.11		638.00		513.00		541.51		627.00				688.00						688.00				713.00	.
	Two bed, one bath		363.48		638.00		663.00		647.43		561.84				684.57						688.00				112.50	.
	Two bed, two bath								663.00		688.00				664.44											ı
	Three bedroom								738.00		663.00				688.00											ı
	All		540.47		638.50		522.38		628.40		566.73				680.25						688.50				713.11	ı
Aspen	Efficiency				638.00		931.56		663.00		663.00		688.00		688.00		688.00				713.00				738.00	i
	One bedroom	663.00	881.05		857.00		1305.00		907.00		905.80		913.60		937.40		931.14				932.00				888.00	ı
	Two bed, one bath		1072.71		1063.32		1627.87		1112.68		1112.68		1113.32		1137.68		1138.32				1188.32				1288.00	ı
	Two bed, two bath	813.00	813.00		1382.97		1382.97		1432.97		1432.97		1488.00		1488.00		1482.97				1507.97				1538.00	ı
	Three bedroom	913.00	913.00		938.00		945.00		938.00		938.00						963.00				963.00					ı
5 15:	All	819.75	904.13		948.92		1121.27		949.00		948.92		1120.26		1144.58		973.40				973.40				1533.66	
Buena Vista	Efficiency						*																			ı
	One bedroom						*																			ı
	Two bed, one bath		638.00																							ı
	Two bed, two bath				,																					ı
	Three bedroom		638.50																							
Canon City	Efficiency		00.800		*		*		*		*		*		*		*				*				*	
Carlon City	One bedroom		538.00		*		*				*		*													
	Two bed, one bath		613.00				*																			
	Two bed, two bath		013.00				*										*									ı
	Three bedroom																									i
	All		613.30																							i
Central	Efficiency		010.00		763.00		638.00		738.00																	i
Mountains	One bedroom				802.41		838.00		838.00												888.00				913.00	ı
	Two bed, one bath				636.98		623.81		652.29		650.00		685.81		655.47		726.10				828.58				844.16	ı
	Two bed, two bath														538.00											ı
	Three bedroom														538.00						1238.00				1188.00	ı
	All																									.
Colorado	Efficiency	543.78	497.00	498.56	604.77	513.47	519.69	521.49	547.68	556.05	572.06	604.39	708.83	646.83	635.39	711.25	648.16	676.75	702.13	761.14	792.09	832.39	829.14	849.77	872.68	ı
Springs	One bedroom	702.00	637.30	657.13	652.38	674.43	659.33	689.60	711.96	676.18	692.25	751.41	748.10	730.21	758.15	780.17	811.02	831.24	845.32	890.31	917.12	899.90	947.80	984.04	1001.12	ı
	Two bed, one bath	660.71	683.32	674.54	684.51	689.17	704.34	714.64	723.41	716.03	730.34	746.92	767.07	751.13	787.46	829.78	838.07	853.05	847.61	854.58	915.70	936.38	952.53	987.69	971.72	ı
	Two bed, two bath	919.83	895.04	971.04	961.12	978.23	986.80	942.62	987.73	955.05	987.51	1041.69	1024.52	1017.52	1032.56	1022.24	1087.53	1118.77	1101.55	1160.61	1232.90	1235.31	1264.28	1307.07	1336.58	ı
	Three bedroom	1111.00	1009.25	972.60	1023.06	1013.76	1046.57	1180.50	1206.23	1072.10	1072.73	1249.57	1280.93	1235.00	1289.71	1334.83	1342.12	1326.39	1350.00	1392.70	1438.00	1386.24	1478.35	1537.00	1597.36	ı
	All	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	1123.49	1117.34	
Durango	Efficiency		888.00				988.00		1038.00				1163.00		1088.00		1113.00				1213.00				1063.00	ı
	One bedroom		796.00		700.00		829.43		819.67		852.00		888.00		895.20		921.00				975.00				1037.28	ı
	Two bed, one bath		944.00		813.86		1044.00		944.00		988.00		1305.75		1280.75		1305.75				1055.00				1075.00	ı
	Two bed, two bath		844.86		788.00		867.00		938.00		880.00		888.00		900.00		930.80				929.00				1334.67	ı
	Three bedroom		1287.64 933.87		700.00		1362.25		1413.00 994.75		1250.00		1537.25		1562.25		1562.25				1637.25				1512.63	i
Eagle County	Efficiency		638.00		788.36 639.20		975.50 599.48		738.00		883.14 624.73		1213.50 738.00		1139.59 763.00		1138.50 763.00				1106.00 664.20				1066.06 689.20	
Eagle County	One bedroom		790.18		795.37		844.27		897.20		947.27		985.20		1045.25		1042.75				1083.41				1088.40	ı
	Two bed, one bath		1009.45		942.71		1011.91		1016.76		1184.45		1124.12		1195.71		1194.09				1235.26				1285.98	ıl
	Two bed, two bath		1009.45		989.11		1011.91		985.95		1188.00		1142.66		1338.00		1338.00				1342.66				1342.66	.
	Three bedroom		1159.18		1184.18		1281.59		1181.45		1384.59		1340.73		1588.00		1584.73				1587.45				1590.73	.
	All		1026.25		983.39		1013.28		999.94		1180.92		1145.00		1329.62		1199.96				1248.86				1336.44	ıl
Fort Collins	Efficiency	656.54	737.04	734.16	720.85	700.00	772.10	804.32	779.32	772.12	834.57	916.32	891.32	911.47	779.82	792.91	776.71	574.33	574.00	573.00	955.50	951.95	794.00	844.00	965.09	
Loveland	One bedroom	916.00	930.17	891.96	889.13	881.82	924.15	914.25	915.32	940.84	987.52	1059.64	1028.00	1085.71	1140.25	1182.32	1188.56	1101.59	1157.62	1164.30	1134.74	1114.40	1143.42	1219.47	1203.00	
	Two bed, one bath	836.24	841.94	836.72	849.38	888.48	880.44	867.96	886.30	970.50	997.45	992.91	989.17	992.72	1026.17	1075.00	1088.23	1106.56	1205.27	1064.26	1255.52	1138.55	1186.25	1249.68	1282.45	
	Two bed, two bath	1044.37	1139.23	1135.08	1124.85	1111.48	1146.50	1209.37	1176.14	1168.03	1205.19	1285.22	1304.10	1309.57	1330.29	1399.50	1397.11	1319.59	1427.25	1384.48	1418.62	1320.41	1428.31	1434.86	1454.28	ıl
	Three bedroom	1361.50	1236.17	1235.39	1299.67	1223.33	1157.26	1149.45	1346.09	1081.00	1376.75	1293.62	1227.60	1481.92	1439.53	1557.35	1478.16	1484.46	1487.90	1616.89	1587.67	1552.93	1611.38	1679.39	1648.56	.
	All	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	1306.49	1306.64	
Fort Morgan/	Efficiency																									
Brush	One bedroom		488.75		509.81		523.13		520.13		393.73		420.60		417.40		408.69				442.40				436.00	.
	Two bed, one bath		424.25		397.55		567.50		454.00		555.50		598.50		608.00		474.00				466.00				555.50	ıl
	Two bed, two bath				388.00																					ıl
	Three bedroom		489.50		488.00		489.50		489.50		1038.00		664.50		664.50		489.50				489.50				963.00	
	All		484.44		490.32		515.06		496.31		407.25		569.75		563.50		479.13				484.33				441.00	1

Rents are based on the units being unfurnished with tenants paying electricity and gas.

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

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

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

Market	Apartment	2011		20 ⁻	12			20	13			20	14			201	15			20	16			20	17	
Area	Туре		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	Efficiency		588.00		588.00		600.00		588.00		563.00		563.00		588.00		638.00				663.00					
Springs	One bedroom		763.00		666.47		641.00		640.00		591.00		590.00		640.00		665.00				715.00				740.00	
-1 5	Two bed, one bath		870.20		906.14		634.00		633,71		643.54		632.00		641.75		658.00				682.86				777.09	
	Two bed, two bath		813.00		813.00		741.90		741.90		741.90		736.20		761.20		791.60				830.80				860.90	
	Three bedroom		938.00		938.99		846.78		797.30		797.30		785.90		835.90		897.30				937.53				937.10	
	Three bearoom																									
	All		878.08		816.63		748.44		776.30		776.61		730.69		754.13		798.50				842.25				862.56	
Grand Junction	Efficiency	238.00					238.00	238.00	238.00	238.51	238.51	238.00	238.00	238.51	238.51	288.00	288.00	288.51	288.51	288.00	288.51	288.51	288.00	288.00	288.51	
	One bedroom	555.41	545.08	556.88	553.13	558.06	469.83	556.38	554.20	473.14	478.55	482.26	498.29	496.93	530.94	494.32	490.00	523.88	527.95	526.40	529.56	509.73	483.76	348.42	349.58	
	Two bed, one bath	669.37	657.77	708.50	669.46	681.00	659.51	649.51	655.00	618.00	595.56	597.96	614.71	620.53	609.38	636.22	599.40	617.70	599.88	629.27	610.20	612.23	631.55	629.33	611.15	
	Two bed, two bath	743.42	633.20	827.76	622.75	828.29	449.61	423.17	442.43	619.55	584.87	584.21	606.60	632.75	628.00	632.78	648.11	660.50	660.00	677.89	682.29	688.00	575.00			
	Three bedroom	816.00	784.31	788.86	790.57	795.38	540.88	515.88	540.63	786.15	836.40	833.00	831.00	836.15	833.71	800.00	796.00	788.00	788.00	830.00	794.00	838.00	738.00	832.00	838.00	
	All	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	460.56	577.56	
Greeley	Efficiency	479.07	610.83	586.18	612.09	394.90	394.90	425.00	395.46	420.46	445.46	470.46	469.81	470.38	507.00	470.46	492.25	492.25	495.46	492.25	495.46	520.46	511.38	557.00	570.46	
Orccicy	One bedroom	609.48	614.72	606.18	609.03	607.35	617.00	612.71	628.23	638.66	692.03	689.50	728.25	721.81	780.31	794.66	819.75	813.99	819.11	941.80	824.53	981.98	968.82	1010.52	1049.64	
					638.04													841.03						881.17		
	Two bed, one bath	626.74	618.49	628.02		652.72	640.91	641.36	648.03	644.20	659.91	693.24	673.37	752.15	707.55	801.21	822.52		838.12	860.62	859.48	894.52	918.08		922.31	
	Two bed, two bath	878.30	888.61	854.00	870.50	903.43	935.76	935.60	952.95	950.00	998.63	1020.50	1077.21	1131.14	1126.80	1140.22	1183.41	1166.60	1179.26	1182.55	1188.84	1192.00	1206.35	1231.95	1284.72	
	Three bedroom	752.33	770.03	794.00	808.91	781.00	790.27	794.42	865.03	872.97	894.31	898.17	919.51	919.39	897.98	999.39	1137.10	1022.56	1178.67	1209.70	1154.00	1189.60	1195.50	1218.40	1183.20	
	All	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	1031.42	1100.75	
Gunnison	Efficiency																									
	One bedroom		463.00				388.00		480.80		438.00						538.00									
	Two bed, one bath		602.41		688.00		684.00		709.00		709.00		713.00		713.00		734.00				738.00				763.00	
			002.41		000.00		004.00		705.00		705.00		7 13.00		713.00		734.00				730.00				703.00	
	Two bed, two bath																									
	Three bedroom															1										
	All		598.41		688.50		682.67		707.67		707.67		713.50		713.50		732.67				738.50				763.50	
Lake County	Efficiency		388.00		*		*		*		*		*		*	ļ	*			ļ	*				*	
1	One bedroom		554.11		*		*		*		*		*		*	1	*				*				*	
	Two bed, one bath		638.00		*		*		*		*		*		*	ļ	*			ļ	*				*	
	Two bed, two bath		638.00		*		*		*		*		*		*		*				*				*	
	,																									
	Three bedroom		713.00				î.		î l								î.				î.					
	All		636.38		*		*		*		*		*		*	-	*				*				*	
Montrose	Efficiency																									
	One bedroom		497.79		517.00		712.37		731.05		525.00		735.16		737.37		737.37				738.00				838.00	
	Two bed, one bath		538.00		613.00		613.00		638.00		613.00		545.20		638.00		588.00									
	Two bed, two bath																									
	Three bedroom																									
	All		529 75		609 33		710.87		729.29		609 33		730.28		735.87		735.87				738.50				838 50	
Develope	All	200.00	020.70	004.40	000.00	004.40	7 10.07	004.40		004.40	000.00	004.40	100.20	004.40	100.01	294.46	100.01	400.00	204.00	204.00		440.00	440.40	110.00	000.00	
Pueblo	Efficiency	300.00	318.54	294.46	294.46	294.46	294.46	294.46	294.46	294.46	294.46	294.46	392.00	294.46	400.00		400.00	400.00	394.00	394.00	417.00	413.00		446.00	407.00	
	One bedroom	449.67	446.32	470.23	444.03	474.38	440.87	452.71	460.03	456.35	465.38	466.99	469.78	464.45	469.16	465.53	470.24	468.62	505.53	516.58	515.37	532.93	542.62	547.52	606.33	
	Two bed, one bath	582.93	555.05	589.78	554.75	564.23	572.90	596.23	574.34	584.00	595.30	597.21	608.62	597.10	627.48	607.59	630.47	612.75	609.34	628.57	634.15	637.07	676.36	686.56	701.11	
	Two bed, two bath	749.61	830.13	775.00	891.75	1054.75	863.00	1012.25	874.25	874.25	874.25	872.60	862.25	872.00	872.00	872.00	1087.59	874.25	924.63	1137.54	1185.00	1087.54	898.13	1203.25	1214.88	
	Three bedroom	646.80	658.80	692.50	732.00	730.29	733.93	765.36	758.93	758.50	717.50	683.50	827.03	658.07	692.00	689.98	694.25	783.71	694.50	735.68	735.43	720.61	844.00	920.71	945.71	
	All	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	671.83	674.33	
Salida	Efficiency				*		*		*	0.00.20	*		*		*		*				*				*	
Canaa	One bedroom				*		*		*		*		*		*		*				*				*	
							*				*				*		*				*					
	Two bed, one bath																									
	Two bed, two bath				*		*		*		*		*		*		*				*				*	
	Three bedroom				*		*		*		*		*		*		*				*				*	
	All				*		*		*		*		*		*		*				*				*	
Southeastern	Efficiency	1 7		٦			413.00		413.00		413.00															
Colorado	One bedroom	i l									413.00	l l										J	l			
		l l	509.40	l	584.00		446.40		606.20		538.00		609.00				634.00				643.20				660.20	
	Two bed, one bath		509.40 521.89		584.00 613.00		446.40		606.20								634.00 288.00									
1	Two bed, one bath												609.00 288.00								643.20 879.11				660.20 879.11	
	Two bed, two bath		521.89		613.00		446.40 538.00		606.20 634.00				288.00				288.00				879.11				879.11	
	Two bed, two bath Three bedroom		521.89 737.44		613.00 763.00		446.40 538.00 688.00		606.20 634.00 367.65		538.00		288.00 363.00				288.00 363.00				879.11 418.42				879.11 418.42	
	Two bed, two bath Three bedroom All		521.89		613.00		446.40 538.00		606.20 634.00				288.00				288.00				879.11				879.11	
Steamboat	Two bed, two bath Three bedroom All Efficiency		521.89 737.44 618.50		613.00 763.00 619.75		446.40 538.00 688.00 678.91		606.20 634.00 367.65 601.83		538.00		288.00 363.00 365.53				288.00 363.00 365.53				879.11 418.42 655.69				879.11 418.42 670.17	
Steamboat Springs	Two bed, two bath Three bedroom All		521.89 737.44		613.00 763.00		446.40 538.00 688.00		606.20 634.00 367.65		538.00		288.00 363.00		824.41		288.00 363.00				879.11 418.42				879.11 418.42	
	Two bed, two bath Three bedroom All Efficiency		521.89 737.44 618.50		613.00 763.00 619.75		446.40 538.00 688.00 678.91		606.20 634.00 367.65 601.83		538.00		288.00 363.00 365.53		824.41 788.00		288.00 363.00 365.53				879.11 418.42 655.69				879.11 418.42 670.17	
	Two bed, two bath Three bedroom All Efficiency One bedroom		521.89 737.44 618.50 674.14		613.00 763.00 619.75 693.71		446.40 538.00 688.00 678.91 663.00		606.20 634.00 367.65 601.83 726.86		538.00 533.14 774.14		288.00 363.00 365.53 799.41 813.00				288.00 363.00 365.53 849.41				879.11 418.42 655.69 843.56				879.11 418.42 670.17 843.56	
	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath		521.89 737.44 618.50 674.14 639.16 670.11		613.00 763.00 619.75 693.71 753.67		446.40 538.00 688.00 678.91 663.00 764.03 863.00		606.20 634.00 367.65 601.83 726.86 639.33 545.11		533.14 774.14 963.00 988.00		288.00 363.00 365.53 799.41 813.00 1088.00		788.00 1263.00		288.00 363.00 365.53 849.41 813.00 1263.00				879.11 418.42 655.69 843.56 813.00				879.11 418.42 670.17 843.56 763.32 1338.00	
	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath		521.89 737.44 618.50 674.14 639.16 670.11 1083.88		613.00 763.00 619.75 693.71 753.67 545.11 1083.88		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63		533.14 774.14 963.00 988.00 1136.88		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63		788.00 1263.00 1412.63		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63	
Springs	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All		521.89 737.44 618.50 674.14 639.16 670.11		613.00 763.00 619.75 693.71 753.67 545.11		446.40 538.00 688.00 678.91 663.00 764.03 863.00		606.20 634.00 367.65 601.83 726.86 639.33 545.11		533.14 774.14 963.00 988.00		288.00 363.00 365.53 799.41 813.00 1088.00		788.00 1263.00		288.00 363.00 365.53 849.41 813.00 1263.00				879.11 418.42 655.69 843.56 813.00 1434.00				879.11 418.42 670.17 843.56 763.32 1338.00	
	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00		538.00 533.14 774.14 963.00 988.00 1136.88 847.47		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87		788.00 1263.00 1412.63 970.87		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60	
Springs	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Three bedroom All Efficiency One bedroom		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40		788.00 1263.00 1412.63 970.87 493.59		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60	
Springs	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40 565.40		788.00 1263.00 1412.63 970.87 493.59 572.60		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31 494.83 631.45				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60	
Springs	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Three bedroom All Efficiency One bedroom		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40		788.00 1263.00 1412.63 970.87 493.59		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60	
Springs	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, one bath Two bed, one bath		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00 388.00		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00 688.00		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00 738.00		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40 565.40 638.00		788.00 1263.00 1412.63 970.87 493.59 572.60 663.00		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87 479.00 523.67				879.11 418.42 655.69 843.56 813.00 1434.00 1105.31 494.83 631.45 663.00				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60 479.00 490.91	
Springs	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00 388.00		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00 288.00 534.00		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00 563.00 667.00		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00 688.00 542.00		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00 738.00 667.00		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40 565.40 638.00 667.00		788.00 1263.00 1412.63 970.87 493.59 572.60 663.00 667.00		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87 479.00 523.67 655.00				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31 494.83 631.45 663.00 730.00				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60 479.00 490.91 588.00	
Springs Sterling	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Two bed, two bath Two bed, two bath Three bedroom		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00 388.00		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00 288.00		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00 688.00		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00 738.00		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40 565.40 638.00		788.00 1263.00 1412.63 970.87 493.59 572.60 663.00		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87 479.00 523.67				879.11 418.42 655.69 843.56 813.00 1434.00 1105.31 494.83 631.45 663.00				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60 479.00 490.91	
Springs Sterling Summit	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Two bed, two bath Three bedroom All Efficiency		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00 388.00 463.00 656.09		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00 288.00 534.00 245.48		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00 667.00 662.45		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00 688.00 542.00 682.71		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00 738.00 667.00 686.71		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40 565.40 638.00 667.00 493.86		788.00 1263.00 1412.63 970.87 493.59 572.60 663.00 667.00 500.57		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87 479.00 523.67 655.00 523.69				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31 494.83 631.45 663.00 730.00 548.92				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60 479.00 490.91 588.00 490.94	
Springs Sterling	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, two bath Two bed, two bath Two bed, two bath Two bed, two bath Three bedroom All Efficiency One bedroom One bedroom One bedroom		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00 388.00 463.00 656.09		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00 288.00 534.00 245.48 765.40		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00 667.00 662.45		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00 688.00 542.00 682.71		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00 738.00 667.00 686.71 767.80		288.00 363.00 365.53 799.41 813.00 1287.63 845.87 471.40 638.00 667.00 493.86		788.00 1263.00 1412.63 970.87 493.59 572.60 663.00 667.00 500.57		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87 479.00 523.67 655.00 523.69				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31 494.83 631.45 663.00 730.00 548.92				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60 479.00 490.91 1253.29	
Springs Sterling Summit	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, two bath Two bed, two bath Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, one bath		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00 388.00 463.00 656.09 765.40 886.42		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00 288.00 534.00 245.48 765.40 910.00		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00 667.00 662.45		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00 688.00 542.00 682.71		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00 738.00 667.00 686.71 767.80 935.00		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40 565.40 638.00 667.00 493.86		788.00 1263.00 1412.63 970.87 493.59 572.60 663.00 667.00 500.57		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87 479.00 523.67 655.00 523.69				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31 494.83 631.45 663.00 730.00 548.92 1204.43 1137.50				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60 479.00 490.91 588.00 490.94	
Springs Sterling Summit	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, two bath Two bed, two bath Two bed, two bath Two bed, two bath Three bedroom All Efficiency One bedroom One bedroom One bedroom		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00 388.00 463.00 656.09		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00 288.00 534.00 245.48 765.40		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00 667.00 662.45		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00 688.00 542.00 682.71		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00 738.00 667.00 686.71 767.80		288.00 363.00 365.53 799.41 813.00 1287.63 845.87 471.40 638.00 667.00 493.86		788.00 1263.00 1412.63 970.87 493.59 572.60 663.00 667.00 500.57		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87 479.00 523.67 655.00 523.69				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31 494.83 631.45 663.00 730.00 548.92				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60 479.00 490.91 1253.29	
Springs Sterling Summit	Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, two bath Two bed, two bath Two bed, one bath Two bed, two bath Three bedroom All Efficiency One bedroom Two bed, one bath Two bed, one bath		521.89 737.44 618.50 674.14 639.16 670.11 1083.88 675.22 663.00 388.00 463.00 656.09 765.40 886.42		613.00 763.00 619.75 693.71 753.67 545.11 1083.88 726.96 239.25 484.00 288.00 534.00 245.48 765.40 910.00		446.40 538.00 688.00 678.91 663.00 764.03 863.00 989.13 752.43 663.00 563.00 667.00 662.45		606.20 634.00 367.65 601.83 726.86 639.33 545.11 987.63 676.00 686.75 484.00 688.00 542.00 682.71		538.00 533.14 774.14 963.00 988.00 1136.88 847.47 688.00 563.00 738.00 667.00 686.71 767.80 935.00		288.00 363.00 365.53 799.41 813.00 1088.00 1287.63 845.87 471.40 565.40 638.00 667.00 493.86		788.00 1263.00 1412.63 970.87 493.59 572.60 663.00 667.00 500.57		288.00 363.00 365.53 849.41 813.00 1263.00 1412.63 970.87 479.00 523.67 655.00 523.69				879.11 418.42 655.69 843.56 813.00 1434.00 1608.50 1105.31 494.83 631.45 663.00 730.00 548.92 1204.43 1137.50				879.11 418.42 670.17 843.56 763.32 1338.00 1612.63 977.60 479.00 490.91 588.00 490.94	

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

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

RENT PER SQUARE FOOT BY APARTMENT TYPE AND COUNTY

(In Dollars)

		2011		20	12			20	13			20	14			20	15			20)16			20	17
Market Area	Apartment Type	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr 4th Qtr
Alamosa	Efficiency																								
	One bedroom		1.03		1.10		0.93		0.98		1.05				1.16						1.17			ı	1.22
	Two bed, one bath		0.45		0.66		0.83		0.83		1.03				0.00						0.70			ı	0.00
	Two bed, two bath																							ı	
	Three bedroom																							ı	
	All		0.86		1.09		0.89		0.92		1.05				1.13						1.15				1.18
Aspen	Efficiency				1.86		1.33		1.93		1.93		1.99		1.99		2.00				2.07			ı	2.14
	One bedroom		1.62		1.59		1.79		1.68		1.66		2.06		2.11		1.73				1.74			ı	1.13
	Two bed, one bath		1.23		1.20		1.58		1.27		1.27		1.28		1.30		1.31				1.36			ı	1.30
	Two bed, two bath		0.91		1.35		1.35		1.38		1.38		1.63		1.63		1.43				1.45			ı	1.68
	Three bedroom		0.88		0.90		1.22		0.90		0.90						0.92				0.92			ı	
	All		1.19		1.36		1.49		1.41		1.41		1.65		1.67		1.46				1.48			igsquare	1.79
Buena Vista	Efficiency				*		*		*		*		*		*		*				*			ı	*
	One bedroom				*		*		*		*		*		*		*				*			ı	*
	Two bed, one bath		0.86		*		*		*		*		*		*		*				*			ı	*
	Two bed, two bath				*		*		*				*		*		*							ı	
1	Three bedroom						•						*										, ,	ı	: 1
Conon City	ΔII		0.86		- :		•						*		•						H .				-
Canon City	Efficiency																				:		, ,	ı	
	One bedroom				1										1									ı	
	Two bed, one bath Two bed, two bath		0.84																					ı	
	Three bedroom																							ı	
	i nree bedroom		0.84																					ı	
Central	Efficiency		0.84		0.00		0.00		0.00														-	+	
Mountains	One bedroom				0.45		0.00		0.00												1.27			ı	1.30
Wountains	Two bed, one bath				0.90		0.84		0.92		0.95		0.94		0.90		1.00				1.06			ı	1.08
	Two bed, two bath				0.30		0.04		0.32		0.55		0.34		0.56		1.00				1.00			ı	1.00
	Three bedroom														0.56						1.24			ı	1.19
1	All						0.84		0.92		0.95		0.94		0.88		1.00				1.09		, ,	ı	1.11
Colorado	Efficiency	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	2.22	1.63
Springs	One bedroom	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	1.33	1.34	1.41	1.43
I	Two bed, one bath	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	1.18	1.21
	Two bed, two bath	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	1.25	1.25
	Three bedroom	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	1.21	1.21
	All	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	1.26	1.35	1.34
Durango	Efficiency		1.41				1.56		1.66				1.84		1.72		1.76				1.92			ı	1.68
	One bedroom		1.47		1.29		1.43		1.35		1.53		1.75		1.70		1.71				1.73			ı	1.61
	Two bed, one bath		1.15		1.02		1.25		1.23		1.29		1.53		1.52		1.54				1.37			ı	1.34
	Two bed, two bath		0.93		1.17		0.96		1.03		0.97		0.97		1.02		1.05				1.06			ı	1.26
	Three bedroom		1.16				1.23		1.29		1.16		1.37		1.40		1.40				1.46			ı	1.36
F 1 0	All	L	1.22		1.14		1.29		1.28		1.30		1.52		1.51		1.52				1.47				1.42
Eagle County			2.00		2.02		1.83		2.26		2.01		2.31		2.36		2.36				2.11		, ,	ı	2.16
	One bedroom		1.25		1.30		1.33		1.39		1.45		1.86		1.68		1.63				1.78			ı	1.71
1	Two bed, one bath		1.13		1.23		1.28		1.30		1.27		1.44		1.62		1.57				1.51		, ,	ı	1.59
l	Two bed, two bath		1.17		1.13		1.24		1.11		1.37		1.48		1.57		1.57				1.70 1.52			ı	1.57
1	Three bedroom		1.06 1.21		1.09 1.23		1.18 1.32		1.08		1.28 1.45		1.39 1.57		1.60 1.67		1.45 1.61				1.52		, ,	ı	1.61 1.65
Fort Collins/	Efficiency	1.30	1.47	1.42	1.43	1.41	1.69	1.71	1.70	1.79	1.45	2.09	2.05	2.11	2.08	2.05	2.18	2.26	2.25	2.33	2.32	2.23	2.21	2.46	2.43
Loveland	One bedroom	1.30	1.47	1.42	1.43	1.41	1.36	1.71	1.30	1.79	1.37	1.43	1.47	1.52	1.54	1.63	1.60	1.60	1.64	1.62	1.62	1.62	1.64	1.71	1.69
	Two bed, one bath	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	1.49	1.47
	Two bed, two bath	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	1.39	1.39
	Three bedroom	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	1.43	1.43
	All	1.11	1.13	1.16	1.20	1.18	1.22	1.19	1.21	1.13	1.29	1.20	1.23	1.37	1.37	1.48	1.46	1.41	1.49	1.47	1.50	1.47	1.50	1.55	1.54
Fort Morgan/	Efficiency										T I														
Brush	One bedroom		0.75		0.76		0.78		0.79		0.71		0.75		0.75		0.73				0.74		, ,	ı	0.75
	Two bed, one bath		0.61		0.55		0.68		0.60		0.74		0.84		0.88		0.74				0.69			ı	0.73
	Two bed, two bath				0.46																		, ,	ı	
	Three bedroom		0.56		0.53		0.56		0.56		0.94		0.75		0.75		0.57				0.58		, ,	ı	0.87
	All		0.67		0.63		0.70		0.69		0.73		0.76		0.76		0.68				0.67				0.75

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)

		2011		20	112			201	13			20	14			20	15			20	16			20	17	=
Market Area	Apartment Type	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr		4th Qtr
Glenwood Springs	One bedroom Two bed, one bath Two bed, two bath Three bedroom All		1.20 1.34 1.19 0.88 0.88 0.99		1.20 1.19 1.12 0.88 0.89 1.00		1.62 1.14 0.68 0.83 0.83 0.83		1.09 1.10 0.74 0.83 0.81 0.82		1.05 1.02 0.73 0.83 0.82 0.81		1.05 1.02 0.68 0.80 0.76 0.77		1.09 1.11 0.68 0.83 0.80 0.80		1.18 1.13 0.73 0.86 0.86 0.86				1.23 1.22 0.77 0.91 0.90 0.91				1.23 1.26 0.84 0.93 0.91 0.95	
Grand Junction	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All	0.50 0.80 0.81 0.84 0.77 0.81	0.89 0.80 0.73 0.80 0.83	0.91 0.85 0.78 0.82 0.86	0.91 0.83 0.73 0.85	0.91 0.85 0.74 0.89 0.86	0.55 0.77 0.82 0.59 0.54 0.74	0.55 0.79 0.89 0.59 0.54 0.78	0.55 0.76 0.91 0.55 0.54 0.75	0.50 0.79 0.87 0.72 0.86 0.80	0.50 0.79 0.84 0.68 0.94 0.79	0.55 0.79 0.86 0.68 0.93 0.80	0.56 0.79 0.89 0.70 0.95 0.81	0.50 0.78 0.87 0.73 0.95 0.79	0.56 0.80 0.89 0.72 0.93 0.82	0.67 0.82 0.79 0.73 0.79 0.79	0.67 0.82 0.72 0.74 0.78 0.77	0.67 0.83 0.80 0.76 0.71 0.80	0.67 0.85 0.75 0.76 0.78 0.79	0.67 0.84 0.74 0.78 0.79 0.79	0.67 0.85 0.76 0.78 0.73	0.67 0.79 0.76 0.78 0.82 0.76	0.67 0.78 0.74	0.67 0.74 0.69 0.85 0.71	0.67 0.76 0.76	
Greeley	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom	1.08 0.94 0.81 0.84 0.75 0.87	0.95 0.96 0.82 0.89 0.76 0.88	0.94 0.92 0.79 0.81 0.76 0.84	0.92 0.95 0.81 0.86 0.76 0.87	0.95 0.95 0.87 0.85 0.77 0.89	0.96 0.97 0.82 0.88 0.77 0.89	0.94 0.97 0.79 0.89 0.82 0.88	1.00 1.00 0.84 0.88 0.87 0.91	1.04 1.02 0.83 0.91 0.86 0.92	1.08 1.07 0.84 0.96 0.92 0.96	1.14 1.10 0.87 0.99 0.95	1.16 1.15 0.97 1.03 1.03	1.17 1.17 0.94 1.07 1.02	1.27 1.18 0.93 1.08 1.00	1.19 1.20 0.98 1.12 1.08	1.28 1.24 1.06 1.13 1.10	1.27 1.21 1.01 1.12 1.07	1.24 1.23 1.00 1.12 1.08 1.12	1.29 1.28 1.01 1.11 1.10 1.15	1.25 1.34 1.04 1.14 1.09	1.29 1.33 1.07 1.14 1.10	1.33 1.35 1.10 1.15 1.13 1.20	1.42 1.37 1.09 1.18 1.14 1.22	1.41 1.48 1.12 1.22 1.13 1.28	
Gunnison	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom	0.07	1.02	0.04	6.01	0.00	0.88 0.72	6.50	1.09	0.02	1.00	0.00	1.45	1.55	1.45		1.21		1.12	0	1.53		1.20	1.22	1.56	
Lake County	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom		0.78 0.77 0.74 0.54 0.72 0.74				•		*		*		•		•		*				*				* * * * * * * * * * * * * * * * * * * *	
Montrose	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom		0.77 0.77		0.88 0.83		1.02 0.83		1.31 0.87		0.90 0.83		0.81 0.79		0.98 0.87		0.94 0.80									
Pueblo	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All	0.87 0.88 0.71 0.73 0.68 0.80	0.75 0.81 0.68 0.75 0.67 0.74	0.72 0.89 0.73 0.87 0.82 0.83	0.71 0.86 0.68 0.90 0.79	0.71 0.83 0.70 0.90 0.79 0.78	0.73 0.87 0.71 0.81 0.80 0.80	0.71 0.85 0.74 1.00 0.86 0.82	0.71 0.87 0.72 0.94 0.81 0.82	0.71 0.86 0.73 0.96 0.79 0.82	0.71 0.88 0.74 0.94 0.84 0.83	0.71 0.87 0.73 0.93 0.76 0.82	0.93 0.88 0.78 0.85 0.83	0.72 0.89 0.74 0.92 0.71 0.83	0.93 0.90 0.76 0.94 0.74	0.72 0.90 0.76 0.94 0.74 0.84	0.96 0.92 0.79 1.07 0.85 0.89	0.93 0.90 0.76 1.06 0.87 0.87	0.98 0.93 0.76 1.03 0.82 0.87	0.93 0.96 0.78 1.07 0.84 0.91	0.98 0.97 0.79 1.09 0.84 0.92	0.97 1.01 0.81 1.05 0.89 0.95	0.97 1.00 0.83 1.00 0.94 0.94	0.99 1.06 0.85 1.02 1.00 0.99	0.99 1.13 0.87 1.16 1.02 1.04	
Salida	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All				•				•		•		•		•											
Southeastern Colorado	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All		0.96 0.91 0.78 0.83		1.09 0.93 0.82 0.93		0.82 0.80 0.73 0.75		1.10 0.82 0.52 0.79				0.99 0.42 0.40 0.62				1.00 0.42 0.40 0.62				1.30 0.89 0.56 0.90				1.20 0.91 0.55 0.86	
Steamboat Springs	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All		1.30 0.90 0.90 1.03 1.05		1.28 0.96 0.81 1.03 1.03		1.22 1.06 1.00 1.02 1.12		1.31 0.94 0.77 0.98 1.01		1.48 1.39 1.16 1.17 1.34		1.51 1.18 1.28 1.30 1.41		1.62 1.14 1.47 1.42 1.54		1.65 1.18 1.47 1.42 1.55				1.67 1.18 1.48 1.44 1.57				1.55 1.05 1.55 1.61 1.46	
Sterling	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All		0.47 0.47 0.47		0.56 0.54 0.55		0.67 0.67 0.67		0.56 0.54 0.55		0.67 0.67 0.67		0.63 0.67 0.64		0.67 0.67 0.67		0.78 0.75 0.63 0.73				0.89 0.81 0.62 0.78				0.76 0.68 0.56 0.67	
Summit County	Efficiency One bedroom Two bed, one bath Two bed, two bath Three bedroom All		1.31 1.06 1.38 1.05 1.15		1.31 1.08 1.38 1.08 1.16		1.33 1.08 1.39 1.08 1.16		1.33 1.08 1.39 1.10 1.17		1.35 1.09 1.42 1.10 1.18		1.33 1.10 1.42 1.10 1.18		1.58 1.15 1.56 1.11 1.28		1.58 1.21 1.56 1.16 1.31				1.68 1.35 1.81 1.29 1.46				1.62 1.48 1.69 1.68 1.58	

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

Market Area	Age of	2011		20	012			20	13			20	14		1	20	15			20	16			20)17	
	Building		1st Qtr		3rd Qtr	4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr
Alamosa	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09		0.0		0.0										9.1						0.0					
Aspen	2010+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		3.3		1.8 0.0 0.8		1.8		3.5 4.2 4.1		1.8		1.8 8.3 1.6		0.0 0.0 1.6		1.7 0.0 0.0				1.7 0.0 0.0				4.8	
Buena Vista	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		3.1																							
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+				0.0 9.4 0.0 0.0 9.4		0.0 2.3 0.0 2.3		0.0 6.3 0.0 6.3		1.5		12.5 0.0 12.5		4.8 0.0 4.8		3.1 0.0 3.1				0.0 6.3 0.0 6.3				0.0 6.3 0.0 6.3	
Colorado Springs	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	4.7 4.0 6.8 5.9 5.7 7.8	4.0 4.0 5.8 5.1 2.6 4.4	6.1 5.5 5.9 4.7 7.5 6.0	4.8 6.6 6.3	3.6 3.5 6.0 4.3 5.9 7.2	4.1 4.6 5.2 4.1 5.5	6.9 5.2 6.1 6.3 6.6 6.1	3.9 5.3 4.6 6.8 8.6 7.6	5.1 3.4 4.1 5.5 5.5 4.9	3.5 3.9 3.9 4.2 3.7 3.8	4.9 6.3 6.5 5.2 6.4 5.7	7.7 4.8 3.7 5.6 6.5 6.5	2.6 3.9 4.7 4.8 5.0 5.4	5.1 3.8 6.8 5.6 4.6 6.1 3.9	3.2 3.6 5.7 6.1 6.3 6.3 5.6	5.0 4.1 6.3 6.4 6.1 5.4 7.8	0.0 3.0 4.1 4.5 3.9 5.6 4.5	3.9 3.6 4.3 4.3 4.3 4.5 3.4	0.0 4.5 5.5 6.2 6.7 7.0 5.4	4.4 5.5 5.0 5.8 6.0 6.2 6.1	0.0 3.2 3.5 4.3 4.8 4.9 2.1	3.9 5.0 4.1 3.9	3.5 4.2 4.4 4.9 6.5 5.8 3.5	4.5 5.1 4.3 6.2 8.0 6.1 5.1	
Durango	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		0.0 7.1 0.0		5.6		5.6 0.0 2.5		5.6 0.0 0.0		0.0 0.0 2.3		5.6 0.0 0.0		5.6 5.9 2.5		5.6 0.0 0.0				11.1 0.0 0.0				11.1 0.0 5.0 9.9	
Eagle County	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		3.3 3.4		2.5 3.3 8.5		0.0 3.0 4.2 2.3		1.0 3.3 6.8		1.6		0.0 2.6 2.8		0.0 0.0 1.5 4.5		1.0 1.0 8.2				0.0 0.0 8.0				0.0	
Fort Collins/ Loveland	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	3.3 1.5 2.5 1.9 3.0 3.7	0.0 0.0 3.1 2.9 3.0 4.2	0.0 19.8 11.0 21.6 37.6 6.0	0.2 7.7 5.6	0.0 1.6 1.0 1.8 0.0 3.0	0.0 4.0 2.6 2.3 1.9 3.0	0.0 0.0 6.2 22.4 6.5	0.0 2.4 16.7 4.3 6.3	2.9 0.8 5.3 4.1 3.3 4.3	0.0 0.0 3.4 5.7 0.4 3.8	2.3 3.3 6.0 11.2 8.4	0.0 1.8 9.8 4.9 3.9 7.4	0.0 0.9 2.4 0.8 2.5 3.5	0.0 0.0 3.4 0.1 1.7 4.3 3.8	0.0 7.7 6.7 5.9 5.8 7.3 7.2	0.0 0.6 7.4 1.0 8.6 6.6 7.2	0.0 3.8 2.9 0.2 6.1 3.1 3.6	1.9 2.0 0.0 7.2 3.8 4.6	17.6 3.7 0.0 8.1 2.5	24.0 6.2 0.1 8.3 6.8 5.1	1.2 2.1 0.0 3.1 5.2 4.0	2.9 0.4 2.3 3.3	0.0 1.9 2.7 25.8 4.5 4.6 8.0	1.4 6.0 0.2 9.7 6.5 9.1	
Fort Morgan/ Brush	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		1.4 1.5 3.3		2.1		6.9 2.8 0.0		0.0 0.0 0.0		2.1 0.0 0.0		0.0 0.0		1.0 2.4 3.3		1.4 0.0 0.0				2.1 0.0 3.3				4.2 7.1 0.0	

^{*}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)

Market Area	Age of	2011		20)12			20	13			20)14			20	15			20	16			20)17	
	Building	4th Qtr				4th Qtr			3rd Qtr	4th Qtr			3rd Qtr	4th Qtr	1st Qtr		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr		3rd Qtr	4th Qtr
Glenwood Springs	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		9.1		0.0		0.0 0.0 5.0 10.9		10.0 0.0 7.3		0.0 0.0 16.7 4.9		50.0 8.5		0.0 50.0 6.3 2.8		0.0 0.0 6.3 7.2 0.0				0.0 0.0 0.0 4.3				0.0 4.0 100.0	
Grand Junction	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	4.0 0.7 1.9 3.6 5.0	9.4 0.0 11.1	0.0 3.8 2.0 1.9 25.0	6.3 6.0 0.0 9.3 0.0	12.5 0.0 4.7 0.0 4.8 16.7	4.2 0.0 9.3 1.7 4.8 0.0	8.3 0.0 13.6 13.6 10.7 0.0	13.3 10.2 100.0 25.0	0.0 0.0 11.9 6.4 0.0	0.0 0.0 4.7 6.0 5.3 0.0	12.5 10.1 3.3 9.5 0.0	7.4 5.7 0.0	0.0 0.0 8.2 5.3 13.2	4.0	0.0 4.5 5.6 3.2	0.0 5.2 4.9 0.0 0.0	0.0 0.0 1.8 2.6 1.5	0.0 0.0 0.0 1.6 0.0	3.9 11.1 9.3	0.0 0.0 3.2 0.0 1.5	6.3 0.0 5.1 10.3 8.3	3.6 2.0 12.5	6.3 7.4	0.0 25.0 0.0 2.6 0.0	
Greeley	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	0.0 5.1 4.1 2.6	7.1 4.2 8.3 7.7	17.3 5.9 8.3 0.0	4.1 3.1 7.0 0.0	0.0 1.0 0.0 5.1	3.1 2.8 0.0 2.6 12.7	13.9 6.5 16.7 2.6	3.1 5.4 8.3 2.6	2.9 5.4 2.7 2.6 0.0	3.8 3.2 0.0 3.2	7.2 4.2 0.0 6.5 5.1	16.7 5.8 4.0 0.0 0.0 2.8	0.0 5.8 3.2 2.3 0.0 4.2	4.7 0.0	17.2 6.2 5.6 10.3 6.3	20.4 7.5 6.7 3.0	0.0 2.8 0.0 0.0	4.3 3.9 0.0 0.0	10.1 6.9 10.0 0.0	1.4 7.7 0.0 7.8	4.1 3.4 0.0 5.3 0.0	5.8 4.4 16.7 3.8	14.3 4.8 0.0 0.0	14.3 2.9 0.0 5.0	
Gunnison	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+						14.3		3.3 25.0		6.7				1.2	0.0	0.0	0.0	7.5	7.0	0.0	2.0	4.0		0.0	
Lake County	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09		9.9				•		•						•		•								•	
Montrose	2010+ To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+				6.3						12.5		·													
Pueblo	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	7.1 2.1 2.3	0.0 0.0 3.8	7.5	0.0 0.0 2.7	0.0 1.1 0.0	2.0	5.9 3.0	11.8 3.2	5.9 1.9	7.1 3.3	5.1	7.1 0.0 2.1	7.1 50.0 1.2	14.3 1.4 3.4	0.0 50.0 5.0	7.1 1.8 3.4	0.0 0.0 2.8	1.2	7.1	5.9 2.3 2.6 5.4	0.0 1.1 0.0	14.3 2.3 2.4	2.5 5.5 3.4	3.5 8.1 7.1	
Salida	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+																									
Southeastern Colorado	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+				5.5				0.0				0.9				1.8				27.3					
Steamboat Springs	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		3.3 3.9		4.1 8.7		0.0 2.9		2.1 2.9		0.0 3.9		2.3 1.9		0.0 1.9		0.0 1.9				0.0 2.9				3.9	
Sterling	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		1.9		4.5 8.1 9.4		0.9 0.0 12.5		0.0 0.9 0.0 6.3		0.0 1.9 3.1		0.0 0.0 6.3		3.6 1.2 6.3		3.1 3.1				1.8 5.6					
Summit County	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		0.0		3.3 4.6		0.0 0.7		0.0 3.3		0.0 0.0		0.0 1.3		0.0						0.0 1.3				0.0	

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

		2011		20	112			20	13			20	14			20	15			20)16			20	17	
Market Area	Size		1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr	1st Qtr	2nd Qtr		4th Qtr
Alamosa	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up	THI QU	0.0	Ziid Qii	0.0	711 941	131 Q11	Ziid Qii	Sid Qii	7iii Qii	25.0 21.4 12.3	Ziid Qii	old Qil	711 91	50.0 7.1	Ziid Qii	old Qii	Till Qil	131 Q11	Zild Qil	0.0	441 Q4	130 Q11	Zild Qti	ord Qu	741 941
Aspen	Average 2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up		3.3		0.0		2.2		4.2		1.8		8.3 1.7		0.0 0.8		0.0				0.0 0.0 0.8				4.8	
Buena Vista	Average 2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up		3.3		* * * *		2.2		3.9		1.8		2.8		* * * *		0.7				* * * * *				* * * * * *	
Canon City	Average 2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		0.1		* * * * * *				* * * * * * * * * * * * * * * * * * * *		* * * * * * * * * * * * * * * * * * * *		* * * * * *		* * * * * *		* * * * * *				* * * * * * * * * * * * * * * * * * * *				* * * * * * * * * * * * * * * * * * * *	
Central Mountains	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average				2.9 0.0		1.3 1.9 0.0		2.6 0.0 0.9		1.5		12.5 0.0 2.4		0.0 9.4 0.0		3.1 0.0 0.6				6.3 0.0				6.3 0.0	
Colorado Springs	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average	0.0 4.8 4.2 5.7 6.0 6.2 5.8	0.0 4.1 3.9 5.3 4.7 5.5 4.8	0.0 3.9 5.2 5.8 6.0 4.6 5.6	0.0 2.8 3.1 5.5 6.5 6.0 5.7	1.9 5.1 3.4 4.6 5.3 4.9 4.8	0.0 3.8 4.8 4.1 5.1 5.1 4.8	5.0 4.6 5.7 6.0 6.5 6.0 6.2	0.0 2.6 7.0 6.2 6.7 7.6 6.7	33.3 3.1 3.8 3.9 5.4 5.8 4.9	8.7 3.6 3.0 4.8 4.0 3.6 4.0	7.1 5.3 6.1 5.3 5.9 6.6 5.9	12.0 4.9 6.9 4.5 5.7 5.8 5.7	0.0 5.6 3.9 5.4 4.6 5.0 4.8	0.0 3.4 4.4 5.7 5.8 4.2 5.5	0.0 3.7 5.5 4.2 6.2 6.5 5.8	0.0 3.5 4.5 6.6 6.5 5.2 6.1	0.0 2.9 2.7 3.5 4.8 4.9	0.0 4.3 5.0 3.7 4.2 3.9 4.2	0.0 4.1 7.0 4.8 6.3 5.7 6.0	8.7 3.7 6.0 5.3 6.0 5.5	0.0 8.3 4.1 3.5 3.9 4.7 4.0	0.0 3.1 4.8 4.4 3.9 3.5 4.0	4.3	6.3 2.5 6.6 4.7 6.0 6.3 5.8	
Durango	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		1.4		0.9		0.0 2.8		0.0 1.5 8.9		0.0 1.8		0.0 1.4		0.0 4.2		1.4				2.8				0.0 5.6 9.9	
Eagle County	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		3.3 3.4 3.3		6.7 5.3 2.6 4.4		3.8 1.1 2.0		3.3 3.7 3.3 3.5		1.6 2.3 2.1		0.0 2.8 2.6		4.5 0.0 1.5		20.5 1.0 5.1 4.8				0.0 8.0				0.0 3.4	
Fort Collins/ Loveland	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average	2.6 3.2 1.3 1.9 3.2 2.9	0.0 5.0 2.9 4.0 3.6	9.1 0.0 12.3 49.8 5.4 20.8	9.1 3.3 3.4 4.6 6.9 0.0 4.9	0.0 1.1 2.0 3.0 2.9 0.6 2.1	0.8 5.6 1.5 2.9 3.0	0.0 0.0 2.8 6.0 6.7 22.6 10.3	9.4 5.8 4.4 6.6 3.6 5.6	1.5 14.3 2.4 5.1 3.9 0.0 3.7	1.0 0.0 2.8 2.1 4.2 0.0 2.7	0.0 0.0 4.8 4.6 7.6 11.5 7.7	3.9 8.8 6.4 3.8 6.1	0.0 0.8 2.7 2.3 2.7 0.0 2.2	0.0 4.0 1.4 3.5 0.3 2.5	6.9 4.7 7.2 6.7	0.0 5.2 7.6 5.9 6.1	0.0 3.0 4.1 2.7 0.0 2.5	0.0 3.8 6.1 2.7 0.0 2.9	1.6 12.5 7.0 7.9 5.5 0.0 5.1	8.3 3.2 18.6 3.5	4.0	0.0 3.5 2.5 3.2 0.0 2.7	0.0 11.0 2.7	17.1 7.6 4.7 6.4 0.0 5.6	
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		2.8 0.0		0.0 2.1 1.8		1.8 9.4 5.2		0.0		0.7		0.0		1.2 2.1 1.5		0.0 2.1 0.9				2.1 2.1 2.1				4.2	

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

		2011		20	112			20	13			20	14			20	15			20)16			20	17	
Market Area	Size	4th Qtr	1st Qtr			4th Qtr	1st Qtr	2nd Qtr		4th Qtr	1st Qtr			4th Qtr	1st Qtr		3rd Qtr	4th Qtr	1st Qtr			4th Qtr	1st Qtr			4th Qtr
	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		9.1 9.1		0.0		2.9 40.0 4.7 5.7		10.0 7.3 8.0		7.5 0.0 5.2		50.0 8.5 9.4		2.9 0.0 4.3		9.6 10.0 4.3				2.7 5.3 4.6			4.3		
Grand Junction	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average	1.6 2.4 2.0	0.0 9.2 9.9	5.6 1.8 3.9	5.7 5.9 9.3	4.5 5.2 5.6 5.1	2.0 11.8 2.1 5.0	7.8 14.4 18.0 11.1	38.5 13.8 11.7 1.1	0.0 13.3 10.1	1.5 5.5 6.3	11.5 11.0 2.7 7.9	1.5 5.3 8.0	1.0 6.9 9.8 7.4	0.8 5.6 8.2 2.2	9.6 3.6 3.3 4.5	11.1 5.6 1.3 4.1	0.0 2.4 1.9	0.0 1.1	0.0 5.1 9.3 5.5	2.0 2.9 1.9	4.9 6.2 5.6	3.9 3.3 3.5	0.0 7.7 7.0	1.2 2.6	
Greeley	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average	8.3 3.3 4.6 3.7 4.0	12.5 5.0 5.9 3.8	3.1 34.5 7.3 6.1 10.7	5.0 0.0 5.8 4.0 6.5	6.3 1.6 0.0 0.8	6.5 1.7 2.8 2.8 5.4	15.2 9.0 12.0 5.8 6.7	15.6 0.0 6.9 4.4 7.1	0.0 11.8 2.9 2.3 2.8	11.5 2.5 2.8 4.1 3.5	5.7 6.5 5.3 3.0 10.3	3.5 1.9 4.7 3.8	3.6 2.6 4.7 3.0 3.3	6.9 0.0 4.0 1.9 4.3	6.9 17.2 6.0 7.8 7.0	48.3 8.6 6.9 3.6	4.2 0.0 1.5 3.2 3.9	4.2 0.0 3.3 4.1	8.6 0.0 10.2 6.0	4.0 1.4 8.4 2.3	3.4 2.1 4.7 2.9	16.7 4.0 3.9 3.7	0.0 10.3 10.1 4.8	12.0 16.3 10.0 3.0 0.0	
Gunnison	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average	4.0	70.7	6.2	5.1	1.2	14.3	0.1	25.0 3.3	5.5	0.0 6.7 4.5	4.0	3.0	3.3	3.2	7.0	0.0	2.0	4.0	6.5	0.0	3.2	4.2	0.0	0.0	
Lake County	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		9.9																							
Montrose	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average				6.3						12.5															
Pueblo	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average	0.0 5.2 2.1 2.4 2.0	0.0 3.4 2.9	0.0 6.9 5.7	11.1 4.7 0.0 1.3	0.0 0.0 1.1	0.0 1.7 1.6	9.1 2.8 3.4	4.8 5.2 5.1	0.0 3.4 2.8	0.0 1.7 4.3	0.0 5.6 4.1 4.9	0.0 3.4 3.1	50.0 1.2 2.1	0.0 3.4 2.1 3.4	50.0 0.0 0.0 7.7	0.0 3.4 3.4 3.2	0.0 3.1 2.1	0.0 0.0 2.1	25.0 1.7	2.2 5.4	0.0 0.0 1.1 3.4	0.0 3.8 2.3	11.1 3.3 3.9 4.0	0.0 4.5 7.7 6.9	
	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average				:		:		:		:				:											
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average				10.0 3.8 5.5				0.0 0.0		20.0		0.0 1.3 0.9				0.0 2.5 1.8				100.0 0.0 27.3					
	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		0.0 3.6 3.9 3.6		0.0 4.8 3.6 8.7		0.0 2.9 2.0		2.1 2.9 2.6		0.0 3.9 2.6		2.3 1.9 2.1		0.0 1.9 1.4		0.0 1.9 1.4				0.0 2.9 2.1				3.9	
	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		1.9		12.5 3.7 4.5		12.5 0.0 0.9		4.5 0.0 0.9		3.1 1.9 0.0		3.1 0.0 0.0		4.7 0.0 3.6		3.1				5.6 1.8 3.0					
Summit County	2 to 8 9 to 50 51 to 99 100 - 199 200 - 349 350 up Average		0.0 0.5		3.3 4.6		0.0 0.7		0.0 3.3		0.0		0.0		0.0		3.1				0.0 1.3				0.0	

^{*}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*

		2011		2012		1		2013				2014		1		2015	5			2016	6	1		201	7
Market Area	Size	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	2 to 8	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	-1.1	51.1
Springs	9 to 50	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	6.0	16.3
	51 to 99	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	-3.2	1.9
	100 - 199	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	12.9	8.0
	200 - 349	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	15.8	5.5
	350 up	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	8.2	4.9
	Average	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	13.2	5.9
Fort Collins/	2 to 8	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	0.0	
Loveland	9 to 50	3.4	2.6	-0.6	1.6	47.8	12.1			-1.9				9.3						0.0	1.6	1.0		28.8	14.4
	51 to 99	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	9.9	11.2
	100 - 199 200 - 349	11.2	11.1	-29.4	3.6	18.9 0.4	5.7 11.8	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 9.9	1.1	4.6 6.4	2.8	7.2
		11.0	7.2	6.2	9.9 -3.5	0.4	11.8	2.3 -226.4	5.1 4.3	8.2	11.4	7.3 0.7	17.4	17.6	9.9 -1.6	12.8	6.0	7.8 -5.4	9.8 15.0	12.0	9.9	2.2	6.4	6.3	1.3
	350 up Average	10.7	8.0	-4.5	-3.5 5.4	19.6	9.5	-226.4	4.3 5.7	2.6 6.8	72.7 31.9	7.0	2.8	13.4 14.5	-1.6 7.2	11.4	8.5	-5.4 3.9	10.4	9.6 8.9	10.0	2.1	5.7	23.2	4.4
Grand Junction	2 to 8	10.7	-15.0	-4.5 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	24.6	0.0
Grand Junction	9 to 50	0.6	-3.1	-1.5	-1.0	-1.1	7.4	5.9	-1.1	9.9	1.5	2.6	-2.1	0.0	0.0	1.6	1.2	0.8	-2.0	-1.8	-0.6	-1.9	-1.3	-11.0	5.8
	51 to 99	39.8	-6.3	2.9	3.8	4.4	10.3	3.7	-1.1	7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5	-2.0	0.0	0.0	-1.0	-1.5	-11.0	3.0
	100 - 199	00.0	0.0	2.0	0.0		10.0	0.7			10.0	2.0	0.4	0.0	0.0	2.0	2.0	0.0		0.0	0.0				
	200 - 349																								
	350 up																								
	Average	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	-7.3	2.0
Greeley	2 to 8	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	0.0	0.1
	9 to 50	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	8.5	46.2
	51 to 99	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	-9.5	16.9
	100 - 199	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	10.7	17.8
	200 - 349	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
	Average	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	6.1	18.9
Pueblo	2 to 8	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	-5.6	-5.3
	9 to 50	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	9.4	10.1
	51 to 99	3.3												16.5	9.0	17.0		13.6			0.3	8.1	3.0	4.1	
	100 - 199	2.6									6.4	15.9				0.7	6.0				7.2	5.3			15.2
	200 - 349	37.2			31.8																				
	350 up																								
	Average	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	5.0	14.3

^{*}Rental Losses are only reported for the Colorado Metropolitan areas

Apartment Unit Inventory and Absorption

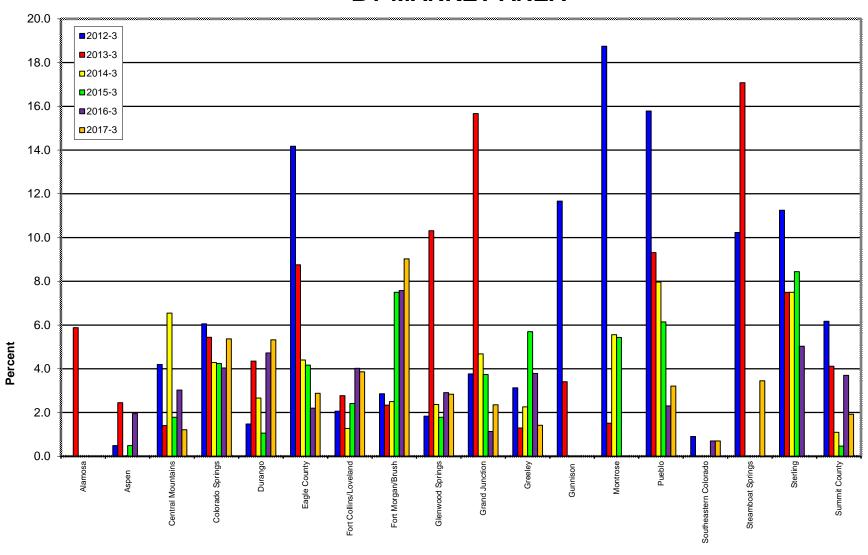
TOTAL UNITS AVAILABLE 2008 43950 19186 11706 9254 2011 44344 19797 11706 9270 0 0 TOTAL UNITS AVAILABLE 9.2 41 5.5 6.8 5.2% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0											
TOTAL UNITS AVAILABLE MINTS ADDED SINCE LAST SURVEY First GIT 43900 91822 11706 9254 1706 9254 44511 9177 17706 9255 9256		-			Greeley	Pueblo				Greeley	Pueblo
UNITS ADDED SINCE LAST SURVEY OLATER LAYS AND AND ADDED SINCE LAST SURVEY OLATER LAYS AND ADDED SINCE LAST SURVEY OL	TOTAL LINUTE AVAILABLE				44700	0040				44700	0054
TOTAL UNITS AVAILABLE UNITS AV											
Second Color		1 1131 Q11					Trilla Qu	1	_	-	
UNITS RENTED 3987 19261 3985 3685 41745 19164 11248 2308 3808 3218 3985 39											
NUMBER ABSORBED THIST IMPERIOD 848 16 12 115 488 880 20 17074 LUNTS ADDED SINCE LAST SURVEY Second Oir 35 12 0 0 0 Fourth Oir 22 60 0 0 17074 LUNTS ADDED SINCE LAST SURVEY Second Oir 36 170 0 0 0 Fourth Oir 22 60 0 0 17074 LUNTS ADDED SINCE LAST SURVEY Second Oir 36 170 0 0 0 0 0 0 0 0 0	UNITS RENTED		39972	18261	10851	8699			19184		
TOTAL UNITS AVAILABLE 2008 4398 4	UNITS VACANT		3953	921	855	555		2570	553	457	1081
UNITS ADDED SINCE LAST SURVEY OURTER LYCACANCY PATE 1020.07% 10											
COTAL UNITS AVAILABLE							I				
QUARTERILY VACANOY RATE 1020% 0.9 0.5 0.5 6.4 7.2% 4.2% 5.1% 10.2% UNITS RATED 39976 17765 10992 39976 17765 10992 39976 17765 1776 1777 1776 1776 1776 1777 1776 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 1776 1777 177		Second Qtr			-	-	Fourth Qtr				
UNITS RENTED											
UNITS VACANT WINESANDED THIS TIME PERIOD					-	-					
NUMBER ABSORBED THIS TIME PERIOD OLD TOTAL LUNTS AVAILABLE OLD TOTAL SURVEY THIRD GIFT 4495 4396											
UNITS ADDED SINCE LAST SURVEY OLDATE TRY VACANOV RATE UNITS RENTED UNITS RENTED UNITS RENTED UNITS SORDED THIS TIME PERIOD A60 A60 A60 A60 A60 A60 A60 A6	NUMBER ABSORBED THIS TIME PERIOD							1			86
TOTAL UNITS AVAILABLE QUARTERLY VACANOY RATE QUARTER	TOTAL UNITS AVAILABLE	2008	43960	19186	11706	9254	2011	44344	19797	11706	9270
QUARTERLY VACANCY RATE UNITS RENTED UNITS SACANT UNITS ASSORBED THIS TIME PERIOD 4046 790 644 629 2207 792 445 628 628 2207 792 445 628 628 2207 792 445 628 628 628 628 629 629 629 620 620 620 620 620 620 620 620 620 620	UNITS ADDED SINCE LAST SURVEY	Third Qtr	44	72	0	0	First Qtr	21	0	0	0
UNITS RENTED 39566 194868 11902 8625 22057 792 4456 6888 24008 19601 11550 8889 10080 270 37 37 20 4456 6888 24008 19797 11706 270											9270
UNITS VACANT WILDINGS AND SORBED THIS TIME PERIOD 480 1099 70 637 90 634 412 265 1070TAL LUNITS AVAILABLE 2008 44004 19258 11706 9254 2011 44965 1977 11706 9270 1071AL UNITS AVAILABLE 4010 1090 01 11706 9254 2011 44965 1977 11706 9270 1071AL UNITS AVAILABLE 4010 4010 0.081 11706 9254 41968 1970 11706 9254 41968 1970 11706 9254 41968 1970 11706 9254 41968 1970 11706 9254 41968 11907 11706 9254 41968 11907 11706 9254 41968 11907 11706 9254 41968 11907 11706 9250 11706 9254 41968 11907 11706 9250 11706 9											
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UNITS ADDED SINCE LAST SURVEY OT TOTAL UNITS AVAILABLE OF WITH OUT OF AUTOR		2008					2011				
MATERIAN MATERIAL							l -				
UNITS RENTED UNITS AVAILABLE UNITS RENTED UNITS AVAILABLE UNITS AVAILABLE UNITS RENTED UNITS AVAILABLE						_		_	_	-	9270
UNITS VACANT MERSORED THIS TIME PERIOD 5-18 40 - 304 - 3-7	QUARTERLY VACANCY RATE		0.104	0.0	0.081	0.072		5.2%	1.0%	1.3%	7.3%
NUMBER ABSORBED THIS TIME PERIOD -5-18 40 -3-04 -3-0	UNITS RENTED		39438	18489	10758	8588		42058	19601	11550	8589
TOTAL UNITS AVAILABLE UNITS ADDED SINCE LAST SURVEY First Qtr 0 170 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	UNITS VACANT		4578	811	948	666		2307	792	445	686
UNITS AVAILABLE TITLE PRIOD TOTAL LUNITS AVAILABLE TOTAL LUNITS AVAILABLE AND BE SURVEY TO SURVEY T											0
TOTAL UNITS AVAILABLE							I -				
QUARTERLY VACANCY RATE 0.1 4.4 8.4 7.4 6.2% 2.2% 1.8% 7.4% UNITS RNTED 38.66 18613 10723 8569 2773 434 216 682 NUMBER ABSORBED THIS TIME PERIOD 572 124 -35 -19 224 201 4436 2173 436 682 TOTAL LUNITS AVAILABLE 2009 44016 19470 11706 9254 2011 4436 2012 11724 9270 UNITS ADDED SINCE LAST SURVEY Second Otr 223 267 0 47 Fourth Qtr 77 70 25 0 0 75 19737 11706 9301 44442 2012 11744 9270 11724 9270 11724 9270 11724 9270 11724 9270 11724 9270 11724 9270 11724 9270 11724 9270 11724 9270 11724 9270 11724 9270 14124 14127 120		First Qtr	-	-		-	Third Qtr	_		-	_
UNITS NENTED UNITS VACANT NUMBER ABSORBED THIS TIME PERIOD 5150 857 983 8685 14192 19695 11508 8588 8685 1773 434 216 682 7773 434 216 682 7773 434 216 682 7773 434 216 682 7773 434 216 682 7773 434 216 682 7773 434 216 682 7773 434 2173 434 216 682 7773 77 222 388 229 4476 77 70 70 70 70 70 70 70 70 70 70 70 70											
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TOTAL UNITS AVAILABLE QUARTERLY VACANCY RATE 9.8% 9.8% 9.1% 8.5% 9.10 44.42 20129 11749 9270 QUARTERLY VACANCY RATE 9.8% 9.1% 9.1% 8.5% 14.71 1952 11002 8597 UNITS VACANT 4335 1954 1065 791 2971 597 747 657 1702 UNITS RASORBED THIS TIME PERIOD 1038 8.830 8-22 5-59	TOTAL UNITS AVAILABLE	2009	44016	19470	11706	9254	2011	44365	20129	11724	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 1952 11002 8597 747 673 NUMBER ABSORBED THIS TIME PERIOD 1038 -830 -82 -59 -199 -163 -531 992 TOTAL UNITS AVAILABLE 2009 44239 19737 11706 9 254 2012 4442 2012 11749 9270 UNITS ADDED SINCE LAST SURVEY Third Qtr 76 0 0 6 First Qtr 230 0 7 4 TOTAL UNITS AVAILABLE 40460 18573 11706 9 254 2412 44672 20129 11756 9274 UNITS VACANT 3855 1164 831 1110 2863 523 681 546 UNITS VACANT 3855 1164 831 1110 2854 2012 44672 20129 11756 9274	UNITS ADDED SINCE LAST SURVEY	Second Qtr	223	267	0		Fourth Qtr	77	0	25	0
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UNITS VACANT											
NUMBER ABSORBED THIS TIME PERIOD 1038											
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QUARTERLY VACANCY RATE UNITS RENTED 40460 18573 10875 8144 1110 2883 523 681 548 528 1110 2863 523 681 548 548 548 548 548 548 548 548 548 548							I -			-	4
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UNITS VACANT NUMBER ABSORBED THIS TIME PERIOD 556 790 234 -366 109 74 661 126 126 127 127 12012 1201	QUARTERLY VACANCY RATE		8.7%	0.1	0.1	0.1		6.4%	2.6%	5.8%	5.9%
NUMBER ABSORBED THIS TIME PERIOD 556 790 234 -366 2012 109 74 66 126 126 126 126 126 127 127 127 127 127 127 127 127 127 127			40460	18573	10875	8144		41809	19606	11075	8728
TOTAL UNITS AVAILABLE UNITS RENTED UNITS RENTED UNITS AVAILABLE UNITS RENTED UNITS AVAILABLE UNITS RENTED UNITS AVAILABLE UNIT											546
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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 2012 44672 20129 11756 9274 UNITS ADDED SINCE LAST SURVEY First Qtr 0 0 0 0 Third Qtr 187 0 </td <td></td> <td>Fourth Qti</td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td>Second Qii</td> <td>1</td> <td>-</td> <td>-</td> <td>-</td>		Fourth Qti	-	-		-	Second Qii	1	-	-	-
UNITS RENTED 40460 18494 10840 8125 41979 19424 11123 8878 11125 2693 705 633 396 NUMBER ABSORBED THIS TIME PERIOD 0 7-79 -35 -19 169 -181 48 151 TOTAL UNITS AVAILABLE 2010 44315 19737 11706 9254 2012 44672 20129 11756 9274 11706 9254 2012 11756 9274 11706 9254 2012 11756 9274 11706 9254 12.6%											
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UNITS ADDED SINCE LAST SURVEY TOTAL UNITS AVAILABLE QUARTERLY VACANCY RATE QUARTERLY VACANCY RATE UNITS VACANT UNITS VACANT UNITS VACANT TOTAL UNITS AVAILABLE UNITS ADDED SINCE LAST SURVEY TOTAL UNITS AVAILABLE UNITS ADDED SINCE LAST SURVEY TOTAL UNITS AVAILABLE UNITS ADDED SINCE LAST SURVEY UNITS ADDED SINCE LAST SURVEY UNITS ADDED SINCE LAST SURVEY UNITS AVAILABLE UNITS RENTED UNITS RENTED UNITS RENTED UNITS RENTED UNITS RENTED UNITS VACANT UNITS VACANT UNITS VACANT UNITS RENTED UNITS VACANT UNITS VAC	NUMBER ABSORBED THIS TIME PERIOD		0	-79	-35	-19		169	-181	48	151
TOTAL UNITS AVAILABLE QUARTERLY VACANCY RATE QUARTERLY VACANCY RATE UNITS RENTED UNITS VACANT UNITS VACANT UNITS VACANT UNITS ADDED SINCE LAST SURVEY CUARTERLY VACANCY RATE UNITS RENTED UNITS ADDED SINCE LAST SURVEY CUARTERLY VACANCY RATE UNITS RENTED UNITS RENTED UNITS RENTED UNITS AVAILABLE UNITS RENTED UNITS RENTED UNITS RENTED UNITS RENTED UNITS RENTED UNITS VACANT UNITS RENTED UNITS VACANT UN	TOTAL UNITS AVAILABLE	2010	44315	19737	11706	9254	2012	44672	20129	11756	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 Fourth Qtr 315 4 5 0 QUARTERLY VACANCY RATE 5.8% 7.3% 6.3% 10.4% 6.3% 2.5% 3.2% 10.7% UNITS VACANT 42341 19631 11402 8278 UNITS VACANT 2570 1441	UNITS ADDED SINCE LAST SURVEY	First Qtr	0	0	0	0	Third Qtr	187	0	20	0
UNITS RENTED	TOTAL UNITS AVAILABLE		44315	19737	11706	9254		44859	20129	11776	9274
UNITS VACANT 3058 1026 808 1166 2716 414 369 1467 1407	QUARTERLY VACANCY RATE		6.9%	5.2%	6.9%	12.6%		6.1%	2.1%	3.1%	15.8%
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 VACANT 41745 18296 10969 8292 42341 19631 11402 8278 UNITS VACANT 2570 1441 737 962 2833 502 379 996	UNITS RENTED		41257	18711	10898	8088		42143	19715	11407	7807
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 VACANT 41745 18296 10969 8292 42341 19631 11402 8278 UNITS VACANT 2570 1441 737 962 2833 502 379 996	UNITS VACANT		3058	1026	808	1166		2716	414	369	1467
TOTAL UNITS AVAILABLE 2010 44315 19737 11706 9254 2012 44859 20129 11776 9274 2012											-1072
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		2010					2012				9274
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											0
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					_	-				_	9274
UNITS RENTED 41745 18296 10969 8292 42341 19631 11402 8278 UNITS VACANT 2570 1441 737 962 2833 502 379 996											
UNITS VACANT 2570 1441 737 962 2833 502 379 996											
	NUMBER ABSORBED THIS TIME PERIOD		488	-415	71	204		-117			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

Apartment Unit Inventory and Absorption

	Jai tillel			·····							
	Time	Colorado	Fort	Greeley	Pueblo		Time	Colorado	Fort	Greeley	Pueblo
	Period	Springs	Collins				Period	Springs	Collins		
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
		123	-22		352			-374	38	247	
NUMBER ABSORBED THIS TIME PERIOD TOTAL UNITS AVAILABLE	2013	45434	20601	-94 11812	9274		2016	47211	21668	12345	9279
UNITS ADDED SINCE LAST SURVEY	Third Qtr	45454	20001	6	9274		First Qtr	96	155	162	9279 5
TOTAL UNITS AVAILABLE	Tillia Qti	45434	20806	11818	9279		i iisi Qii	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	Tima Qu	46002	21125	11965	9279		i not Qu	48106		12961	9284
QUARTERLY VACANCY RATE		4.3%	0.9%	2.3%				7.4%	2.3%	4.0%	1.7%
					8.0%						
UNITS RENTED		44032	20925	11695	8538			44543		12441	9130
UNITS VACANT		1970	200	270				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	48106		12961	9284
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	456	86	90	0		Second Qtr	403	74	16	0
TOTAL UNITS AVAILABLE		46458	21211	12055	9279			48509	22471	12977	9284
QUARTERLY VACANCY RATE		5.3%	1.0%	1.3%	7.3%			6.3%	2.0%	1.2%	2.2%
UNITS RENTED		44005	21001	11895	8597			45450	22016	12823	9080
UNITS VACANT		2453	210	160	682			3059	455	154	204
NUMBER ABSORBED THIS TIME PERIOD		-483	-10	110	59			907	128	382	-50
TOTAL UNITS AVAILABLE	2015	46458	21211	12055	9279		2017	48509	22471	12977	9284
UNITS ADDED SINCE LAST SURVEY	First Qtr	442	6	84	0		Third Qtr	711	112	3	0
TOTAL UNITS AVAILABLE	i iiot Qti	46900	21217	12139	9279		Time Qu	49220	22583	12980	9284
QUARTERLY VACANCY RATE		6.2%	1.8%	1.1%	3.9%			5.4%	3.8%	1.4%	3.2%
UNITS RENTED		44011	20839	12010				46579	21715	12796	8986
UNITS VACANT		2889	378	129	366			2641	868	184	298
NUMBER ABSORBED THIS TIME PERIOD		-436	-168	31	316			1129	-301	-27	-95
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							
UNITS VACANT		2150	392	190							
NUMBER ABSORBED THIS TIME PERIOD		739	-14	-62							
	!	139	- 14	-02	103	<u> </u>	L		<u> </u>		

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 identifed markets(*) this will include condominuims used as second homes)

Vacancy Rates During the Current Quarter Cumulative Totals

							Tv	vo Bedro	om	Tv	vo Bedro	om									
	Е	fficienc	ies	O	ne Bedroo	om	Or	ne Bathro	om	Tw	o Bathro	om	Th	ree Bedro	oom		Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percen
\$000 to \$225					1	0.0%		1	0.0%							1			1	2	
\$226 to \$250					-			-												_	
\$251 to \$275																					
\$276 to \$300	4																		4	71	
\$301 to \$325 \$326 to \$350		13	0.0%	4	114	3.5%		4	0.0%										4	13 118	
\$351 to \$375				-	114	3.570		1	0.0%											1	0.09
\$376 to \$400				6	41	14.6%											1	0.0%	6	42	
\$401 to \$425		2			55	0.0%	1	16	6.3%					31	0.0%				1	104	
\$426 to \$450		3	0.0%	3	43	7.0%			0.00/									0.00	3	46	
\$451 to \$475 \$476 to \$500		1	0.0%	4	1 37	0.0% 10.8%		2 75	0.0%								3	0.0%	4	6 113	
\$501 to \$525		1	0.0%	5	66	7.6%		8	0.0%										5	75	
\$526 to \$550	2	22		8	114	7.0%		3	0.0%										10	139	
\$551 to \$575	1	61		2	176	1.1%		63	0.0%										3	300	
\$576 to \$600		3		4.0	104	0.0%	1	74	1.4%	3	34	8.8%		12	0.0%				4	227	
\$601 to \$625 \$626 to \$650	4 7	68 69		10 11	195 385	5.1% 2.9%	3	99 61	0.0% 4.9%					3	0.0%	2	37	5.4%	14 23	362 555	
\$651 to \$675	,	2		1	211	0.5%	1	58	1.7%					3	0.070	1 -	31	J.4 /	23	271	
\$676 to \$700	5	112		12	244	4.9%	4		1.6%	<u> </u>	8	0.0%	<u> </u>	5	0.0%	<u></u>			21	615	
\$701 to \$725	3	216		3	152	2.0%	7	122	5.7%				2		13.3%				15	505	
\$726 to \$750	1	43		1	187	0.5%		46	0.0%					1	0.0%	1			2	277	
\$751 to \$775 \$776 to \$800	3 1	59 5		39 10	756 428	5.2% 2.3%	5 5	345 221	1.4% 2.3%		20	0.0%							47 16	1160 674	
\$801 to \$825	2	10		18	596	3.0%	9	234	3.8%	l	20	0.0%	1	13	0.0%		7	0.0%	29	860	
\$826 to \$850	1	48		8	468	1.7%	3	219	1.4%	30	65	46.2%		27	0.0%	1	•	0.07	42	827	
\$851 to \$875	3	61		1	185	0.5%	10	272	3.7%	3	81	3.7%		25	0.0%		4	0.0%	17	628	
\$876 to \$900	1	52		23	697	3.3%	9	441	2.0%	1	13	7.7%							34	1203	
\$901 to \$925 \$926 to \$950	8	48 32		16 7	221 350	7.2% 2.0%	11 3	443 470	2.5% 0.6%	1	37 50	2.7% 0.0%	1	96	1.0%				36 11	749 998	
\$951 to \$975		23		12	274	4.4%	10	341	2.9%		190	0.0%	l '	17	0.0%				22	845	
\$976 to \$1000	3	56		37	698	5.3%	8	245	3.3%		1	0.0%		8	0.0%				48	1008	
\$1001 to 1025				17	788	2.2%	17	324	5.2%	2		1.3%	1		1.2%		16	0.0%	37	1362	
\$1026 to 1050	4	88		19	860	2.2%	13	166	7.8%	2	206	1.0%	1		3.6%	1			39	1348	
\$1051 to 1075	1	46		3	130	2.3%	17	296	5.7%	21	193	10.9%		37	0.0%				42	702	
\$1076 to 1100 \$1101 to 1125	1	17 117		45 2	705 242	6.4% 0.8%	6 10	343 265	1.7% 3.8%	16 14	198 369	8.1% 3.8%		59	0.0%		6	0.0%	67 27	1322 999	
\$1126 to 1150	4	80		16	733	2.2%	3	219	1.4%	9	87	10.3%		42	0.0%		50	0.0%	32	1211	
\$1151 to 1175				10	309	3.2%	3	48	6.3%	8	76	10.5%							21	433	4.89
\$1176 to 1200				14	540	2.6%	2	124	1.6%	10	498	2.0%	7		4.4%				33	1320	
\$1201 to 1225	1	14 52		1 28	288 726	0.3%		4 35	0.0% 2.9%	23 17	547 563	4.2%		49	0.0%		1	0.0%	25 50	903	
\$1226 to 1250 \$1251 to 1275	3	52	5.8%	26 88	248	3.9% 35.5%	1 12		4.6%	8	272	3.0% 2.9%		61	1.6%	1			108	1437 780	
\$1276 to 1300	1	56	1.8%	96	728	13.2%	8	483	1.7%	7	671	1.0%	8	60	13.3%	59	72	81.9%	179	2070	
\$1301 to 1325				3	105	2.9%	9	306	2.9%		207	0.0%	2	57	3.5%				14	675	2.19
\$1326 to 1350				12	318	3.8%	9	278	3.2%	38	744	5.1%	2		6.9%	_			61	1369	
\$1351 to 1375 \$1376 to 1400				3 8	184	1.6%	3	268 1	1.1% 0.0%	12 30	379 687	3.2%	3		5.8% 2.8%	3	52 1	5.8% 100.0%	24 40	935	2.69 4.49
\$1376 to 1400 \$1401 to 1425				2	186 84	4.3% 2.4%	5	168	3.0%	12	312	4.4% 3.8%	 	11	0.0%	1	- 1	100.0%	19	911 575	
\$1426 to 1450				_	0-4	2.770	8	77	10.4%	33	841	3.9%	1		1.2%	2	4	50.0%	44	1007	
\$1451 to 1475				1	45	2.2%				23	392	5.9%		16	0.0%	2		11.8%	26	470	5.59
\$1476 to 1400				2	100	2.0%	1	86	1.2%	37	573	6.5%	3		6.0%		13	0.0%	43	822	
\$1501 to 1525 \$1526 to 1550					38	0.0%	4	163	2.5%	59	191 64	30.9%	2	52 16	3.8% 0.0%	1	52 1	1.9% 0.0%	66	458 119	
\$1526 to 1550 \$1551 to 1575					30	0.0%				22	470	0.0% 4.7%	I	10	0.0%	16		11.8%	38	606	
\$1576 to 1500				<u></u>			<u> </u>	1	0.0%	14	420	3.3%	3	142	2.1%		31	25.8%	25	594	
\$1601 to 1625										4	102	3.9%			6.0%				14	270	
\$1626 to 1650										1	220	0.5%		73	0.0%				1	293	
\$1651 to 1675 \$1676 to 1600							2	15	13.3%	5 5	89 90	5.6% 5.6%	7	28 99	0.0% 7.1%		1	0.0%	5 14	117 205	
\$1701 to 1725								10	13.3%	2		2.0%	3		2.3%	1	- 1	0.0%	14	230	
\$1726 to 1750											59	0.0%			5.9%	I			2	93	
\$1751 to 1775										89	141	63.1%		100	8.0%				97	241	40.29
\$1776 to 1800							ļ			ļ			.	58	0.0%				.	58	
\$1801 to 1825													1		1.8%				1	55 51	
\$1826 to 1850 \$1851 to 1875										I			1	51 14	2.0% 7.1%				1	51 14	
\$1876 to 1900													1		5.0%				1	20	
\$1901 to 1926													-	36	0.0%	1			†	36	
\$1926 to 1950											24	0.0%	16		57.1%	1			16	52	
\$1951 to 1975																					
\$1976 to 2000										<u> </u>			1	20	0.0%					20	0.09
\$2000 and up							I			ı			1			i					

Vacancy Rates During the Current Quarter Alamosa

\$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350 \$331 to \$375 \$3376 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 \$661 to \$675 \$676 to \$700								Two	n Rodro	om	т.	vo Bodr	nom									
Section Sect		_												_				0.1				
\$200 to \$225 \$250 to \$255 \$250 t														_								
120 to		Vacant	Total	Percent	Vacant	Total	Percent	Vacant			Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant		
\$250 to \$2575 \$270 to \$2500 \$3500 to \$3575 \$370 to \$4500 \$4500 to \$4575 \$4500 to									1	0.0%											1	0.0%
\$201 to \$202 to \$200 t	\$251 to \$275																					
\$350 to \$350 to \$370 to \$350 to \$350 to \$370 to \$350 to \$350 to \$370 to \$350 t																						
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Vacancy Rates During the Current Quarter Aspen

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\$1126 to 1150 \$1176 to 1200 \$1201 to 1225 \$1226 to 1250 \$1226 to 1250 \$1276 to 1300 \$1301 to 1325 \$1326 to 1350 \$1331 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1526 to 1550 \$2 0.0%		
\$1151 to 1175 \$1176 to 1200 \$1201 to 1225 \$1226 to 1250 \$1251 to 1275 \$1276 to 1300 \$1301 to 1325 \$1336 to 1350 \$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1415 to 1450 \$1476 to 1400 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1526 to 1550		
\$1176 to 1200 \$1201 to 1225 \$1226 to 1250 \$1226 to 1275 \$1276 to 1300 \$1301 to 1325 \$1326 to 1350 \$13151 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1526 to 1550 \$2 0.0%		
\$1201 to 1225 \$1226 to 1250 \$1251 to 1275 \$1276 to 1300 \$1301 to 1325 \$1326 to 1350 \$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$2 0.0%		
\$1251 to 1275 \$1276 to 1300 1 0.0% \$1301 to 1325 \$1326 to 1350 \$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1415 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 62 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 \$1501 to 1525 \$1526 to 1550	1	0.0%
\$1326 to 1350 \$1331 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 62 0.0%		0.070
\$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 62 0.0%		
\$1401 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550		
\$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1526 \$1526 to 1550		
\$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550		
\$1501 to 1525 \$1526 to 1550 62 0.0%		
\$1526 to 1550 62 0.0%		
	62	0.0%
\$1551 to 1575		
\$1576 to 1500		
\$1601 to 1625 \$1626 to 1650		
\$1651 to 1675		
\$1676 to 1600		
\$1701 to 1725		
\$1726 to 1750 \$1751 to 1775		
\$1776 to 1800		
\$1801 to 1825		
\$1826 to 1850		
\$1851 to 1875 \$1876 to 1900		
\$1901 to 1926		
\$1926 to 1950		
\$1951 to 1975		
\$1976 to 2000 \$200		
TOTALS 22 0.0% 1 0.0% 1 0.0% 62 0.0%	86	0.0%

Vacancy Rates During the Current Quarter Central Mountains

			-				Tw	o Bedroc	m	Tv	vo Bedro	om									
		Efficienci	es	On	e Bedroo	om	On	e Bathroo	om	Tw	o Bathro	om	Thi	ee Bedro	oom		Other			Total	
Rent Level	Vacant		Percent				Vacant		Percent			Percent	1		Percent	Vacant	Total	Percent	Vacant		Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300 \$301 to \$325													1								
\$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													1								
\$626 to \$650																					
\$651 to \$675																1					
\$676 to \$700				<u></u>			1	136	0.7%				<u> </u>						1	136	0.7%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775 \$776 to \$800																					
\$801 to \$825	t			l			1			i			t			1			1		
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925				1	27	3.7%		22	0.00/										1	27	
\$926 to \$950 \$951 to \$975								32	0.0%											32	0.0%
\$976 to \$1000																					
\$1001 to 1025							1	108	0.9%										1	108	0.9%
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100 \$1101 to 1125				-									<u> </u>			-			-		
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200													1	27	3.7%				1	27	3.7%
\$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																1			1		
\$1401 to 1423 \$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575 \$1576 to 1500																1					
\$1601 to 1625	1						1						t e			1			1		
\$1626 to 1650																1					
\$1651 to 1675																1					
\$1676 to 1600				 						.			 			1			1		
\$1701 to 1725 \$1726 to 1750																					
\$1726 to 1750 \$1751 to 1775																1					
\$1776 to 1800																1					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900 \$1901 to 1926													-								
\$1901 to 1926 \$1926 to 1950																					
\$1926 to 1950 \$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				1	27	3.7%	2	276	0.7%				1	27	3.7%				4	330	1.2%

Vacancy Rates During the Current Quarter Colorado Springs

							Two	o Bedro	om	Tw	o Bedro	om									
	F	fficiencie	ic.	One	e Bedro	nom		e Bathro			o Bathro		Thr	ee Bedr	nom		Other			Total	
Rent Level	Vacant				Total					Vacant	Total	Percent			Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225	vacant	Total	reicent	vacant	Total	1 ercent	vacant	Total	1 ercent	vacant	Total	rercent	vacant	Total	1 ercent	vacant	Total	1 GICGIII	vacant	TOTAL	i ercern
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300 \$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400 \$401 to \$425																					
\$426 to \$450		2	0.0%		1	0.0%														3	0.0%
\$451 to \$475			,.																		
\$476 to \$500																					
\$501 to \$525 \$526 to \$550		10	0.0%					4	0.0%											4 10	
\$551 to \$575	1	24	4.2%																1	24	
\$576 to \$600		3	0.0%							3	34	8.8%							3	37	8.1%
\$601 to \$625	4	68	5.9%	0	2	0.0%		1	0.0%						0.00/		00	4.00/	4	71	5.6%
\$626 to \$650 \$651 to \$675	3	64	4.7%	6 1	257 48	2.3% 2.1%								3	0.0%	1	23	4.3%	10 1	347 48	2.9% 2.1%
\$676 to \$700				12	224	5.4%													12	224	5.4%
\$701 to \$725	3	216	1.4%	1	57	1.8%													4	273	1.5%
\$726 to \$750	1	21	4.8%	1	91	1.1%		11	0.0%										2	123	1.6%
\$751 to \$775 \$776 to \$800	2	43 5	4.7% 20.0%	39 9	756 389	5.2% 2.3%	1	39 185	2.6% 2.2%										42 14	838 579	5.0% 2.4%
\$801 to \$825	2	10	20.0%	17	595	2.9%	9	217	4.1%								7	0.0%	28	829	3.4%
\$826 to \$850	1	48	2.1%	8	238	3.4%		32	0.0%										9	318	2.8%
\$851 to \$875	3	57	5.3%	47	100	0.0%	10	227	4.4% 1.9%		40	10.0%		3	0.0%				13 27	387	3.4% 2.9%
\$876 to \$900 \$901 to \$925	<u>1</u> 8	52 48	1.9% 16.7%	17 15	466 192	3.6% 7.8%	8	414 380	2.4%	1	10 32	3.1%							33	942 652	5.1%
\$926 to \$950		32	0.0%	7	308	2.3%	1	207	0.5%		47	0.0%							8	594	1.3%
\$951 to \$975				11	209	5.3%	10	340	2.9%		121	0.0%		8	0.0%				21	678	
\$976 to \$1000 \$1001 to 1025		2	0.0%	34 16	633 514	5.4% 3.1%	15	191	7.9%	2	149	1.3%	1	77	1.3%				34	635 931	5.4% 3.7%
\$1001 to 1023 \$1026 to 1050	4	88	4.5%	18	654	2.8%	13	162	8.0%	2	120	1.7%	· '	"	1.5/6				37	1024	3.6%
\$1051 to 1075		36	0.0%		15	0.0%	14	176	8.0%		47	0.0%		27	0.0%				14	301	4.7%
\$1076 to 1100		1	0.0%	33	459	7.2%	2	56	3.6%	16	198	8.1%							51	714	7.1%
\$1101 to 1125 \$1126 to 1150	1	117 80	0.9% 5.0%	9	655	1.4%	10 2	263 24	3.8% 8.3%	14 8	368 75	3.8% 10.7%		42	0.0%				25 23	748 876	
\$1151 to 1175	7	00	0.070	7	293	2.4%	3	48	6.3%	8	76	10.5%		72	0.070				18	417	4.3%
\$1176 to 1200				11	380	2.9%	2	119	1.7%	7	213	3.3%							20	712	2.8%
\$1201 to 1225 \$1226 to 1250	3	52	E 00/	10	452	4 20/	1	32	2 10/	20	471 351	4.2% 4.3%		45	0.0%				20 38	516 887	3.9% 4.3%
\$1251 to 1275	3	32	5.8%	19 86	109	4.2% 78.9%	2	212	3.1% 0.9%	15 8	248	3.2%							96	569	
\$1276 to 1300	1	52	1.9%	88	612	14.4%	_	:-		7	542	1.3%		2	0.0%	59	72	81.9%	155	1280	12.1%
\$1301 to 1325						. =0.		58	0.0%		51	0.0%	2		3.6%				2	165	
\$1326 to 1350 \$1351 to 1375				2	120 52	1.7% 0.0%	8 2	154 40	5.2% 5.0%	17 12	254 379	6.7% 3.2%	2 2		12.5% 8.3%	3	52	5.8%	29 19	544 547	5.3% 3.5%
\$1376 to 1400				7	156	4.5%	_	40	0.070	20	443	4.5%	_	2-1	0.070		02	0.070	27	599	4.5%
\$1401 to 1425							5	168	3.0%	10	168	6.0%		11	0.0%				15	347	4.3%
\$1426 to 1450							5	52	9.6%	9	489	1.8%	1	36	2.8%	2		50.0%		581	2.9%
\$1451 to 1475 \$1476 to 1400				2	100	2.0%	1	86	1.2%	35	1 463	0.0% 7.6%	3	4 50	0.0% 6.0%	2	16	12.5%	2 41	21 699	9.5% 5.9%
\$1501 to 1525						2.070	3	108	2.8%	59	128	46.1%	1		5.0%	1	52	1.9%	64	308	20.8%
\$1526 to 1550											2	0.0%		16	0.0%					18	
\$1551 to 1575 \$1576 to 1500										21	435	4.8%		50	0.0%	16	136	11.8%	37	571 50	6.5% 0.0%
\$1576 to 1500 \$1601 to 1625											76	0.0%	8		8.0%				8	176	
\$1626 to 1650											205	0.0%	ľ	12	0.0%					217	
\$1651 to 1675										5	89	5.6%		28	0.0%				5	117	4.3%
\$1676 to 1600 \$1701 to 1725							2	15	13.3%	5 1	90 14	5.6% 7.1%	2	53 18	3.8% 0.0%				9	158 32	5.7% 3.1%
\$1701 to 1725 \$1726 to 1750										1	14	7.1%		18 21	0.0%				1	32 21	
\$1751 to 1775										89	141	63.1%	7	56	12.5%				96	197	48.7%
\$1776 to 1800													<u> </u>	48	0.0%					48	
\$1801 to 1825 \$1826 to 1850													1	37 16	2.7% 0.0%				1	37 16	2.7% 0.0%
\$1851 to 1875														10	0.0%					10	0.0%
\$1876 to 1900													1	14	7.1%				1	14	7.1%
\$1901 to 1926																					
\$1926 to 1950 \$1951 to 1975													16	28	57.1%				16	28	57.1%
\$1951 to 1975 \$1976 to 2000														20	0.0%					20	0.0%
\$2000 and up															3.070						0.07
TOTALS	43	1131	3.8%	476	9137	5.2%	142	4021	3.5%	395	6530	6.0%	47	941	5.0%	84	362	23.2%	1187	22122	5.4%

Vacancy Rates During the Current Quarter Colorado Springs - Northwest

							Tv	vo Bedro	om	Tw	o Bedro	om									
	Е	fficiencie	es	On	e Bedr	oom	On	ne Bathro	oom	Tw	o Bathro	om	Thr	ree Bedro	om		Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percen
\$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								4	0.0%											4	
\$526 to \$550		5	0.0%																	5	0.0%
\$551 to \$575 \$576 to \$600		3	0.0%																	3	0.0%
\$601 to \$625		3	0.0%		2	0.0%		1	0.0%											3	
\$626 to \$650					_	0.070			0.070							1	23	4.3%	1	23	
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725				1	57	1.8%													1	57	1.8%
\$726 to \$750 \$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875		40	0.00/	0	4.40	4 40/		28	0.0%											28	
\$876 to \$900 \$901 to \$925		12	0.0%	2	148	1.4%													2	160	1.3%
\$926 to \$950											1	0.0%								1	0.0%
\$951 to \$975																					
\$976 to \$1000				13	175														13	175	
\$1001 to 1025				8	150														8	150	
\$1026 to 1050 \$1051 to 1075				3	108	2.8%	5	24	20.8%					3	0.0%				3 5	108 27	
\$1076 to 1100				25	134	18.7%	J	24	20.070		33	0.0%		3	0.070				25	167	
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175				1	104														1	104	
\$1176 to 1200 \$1201 to 1225					66	0.0%				12	48 96	0.0% 12.5%							12	114 96	
\$1201 to 1223 \$1226 to 1250										9	108	8.3%							9	108	
\$1251 to 1275								132	0.0%											132	
\$1276 to 1300	1	52	1.9%	2	57	3.5%				3		2.5%							6	229	
\$1301 to 1325											48	0.0%								48	0.0%
\$1326 to 1350 \$1351 to 1375											56	0.0%								56	0.0%
\$1376 to 1400										9	112	8.0%							9	112	
\$1401 to 1425										4	102	3.9%							4	102	
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400 \$1501 to 1525							2	52	3.8%					10	0.0%	<u> </u>			2	10 52	
\$1501 to 1525 \$1526 to 1550								32	3.0%										2	52	3.07
\$1551 to 1575											96	0.0%							1	96	0.0%
\$1576 to 1500																					
\$1601 to 1625				1									4	12	33.3%	I			4	12	33.3%
\$1626 to 1650 \$1651 to 1675											70	E 40'								70	E 40
\$1651 to 1675 \$1676 to 1600										4	78	5.1%							4	78	5.1%
\$1701 to 1725							İ			l			İ	18	0.0%	l				18	0.0%
\$1726 to 1750														-							
\$1751 to 1775																					
\$1776 to 1800														15	0.0%	.				15	
\$1801 to 1825 \$1826 to 1850														21	0.0%					21	0.0%
\$1851 to 1875																			1		
\$1876 to 1900				<u></u>												<u> </u>			<u>L_</u>		
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																			1		
\$1976 to 2000																-			1		
\$2000 and up				•									•								

Vacancy Rates During the Current Quarter Colorado Springs - Northeast

							Tva	vo Bedro	om	T144	o Bedro	om									
	_	fficiencie	0.0	One	e Bedro	om		ne Bathro			Bathro		The	ree Bedro	nom		Other			Total	
Dant Lavel																\/		Devee	\/a+		Danasa
Rent Level \$000 to \$225	Vacant	rotai	Percent	vacant	Total	Percent	vacant	rotai	Percent	vacant	Total	Percent	vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325 \$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475 \$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575	1	24	4.2%																1	24	4.2%
\$576 to \$600																					
\$601 to \$625 \$626 to \$650					164	0.0%														164	0.0%
\$651 to \$675					104	0.076														104	0.07
\$676 to \$700				5	164	3.0%													5	164	3.0%
\$701 to \$725																					
\$726 to \$750							l .														
\$751 to \$775 \$776 to \$800				2	125	1.6%	1		25.0% 2.0%										3	129 151	2.3% 2.0%
\$801 to \$825							3	131	2.0 /0										3	131	2.0 /
\$826 to \$850				3	132	2.3%		32	0.0%										3	164	1.8%
\$851 to \$875	3	37	8.1%											3	0.0%				3	40	7.5%
\$876 to \$900			40 =0/		400			18	0.0%											18	0.0%
\$901 to \$925 \$926 to \$950	4	24	16.7%	13 5	168 58	7.7% 8.6%		156	0.0%										17 5	192 214	8.9% 2.3%
\$951 to \$975				3	105	2.9%	9		11.3%		121	0.0%							12	306	3.9%
\$976 to \$1000		2	0.0%	14	224	6.3%					.=.	0.070							14	226	6.2%
\$1001 to 1025																					
\$1026 to 1050	4	88	4.5%	5	232	2.2%		70	0.00/					0.4	0.00/				9	320	2.8%
\$1051 to 1075 \$1076 to 1100		1	0.0%		3 127	0.0%	6 2		8.3% 6.3%	1	25	4.0%		24	0.0%				6	99 185	6.1% 1.6%
\$1101 to 1125		16	0.0%		121	0.070	1		1.4%	8	80	10.0%							9	165	5.5%
\$1126 to 1150					1	0.0%				8	75	10.7%							8	76	10.5%
\$1151 to 1175					1	0.0%				8	76	10.5%							8	77	10.4%
\$1176 to 1200										2	105	0.0%							2	105	0.0%
\$1201 to 1225 \$1226 to 1250				1	15	6.7%				2 5	192 83	1.0% 6.0%							2 6	192 98	1.0% 6.1%
\$1251 to 1275				86	109	78.9%					00	0.070							86	109	78.9%
\$1276 to 1300				56	285	19.6%					2	0.0%		2	0.0%				56	289	19.4%
\$1301 to 1325											3	0.0%		29	0.0%					32	0.0%
\$1326 to 1350 \$1351 to 1375										3 4	66 107	4.5% 3.7%					2	0.0%	3 4	66 109	4.5% 3.7%
\$1376 to 1400										5	121	4.1%					2	0.070	5	121	4.1%
\$1401 to 1425										Ť		,							·		,
\$1426 to 1450																					
\$1451 to 1475				0	400	0.00/					1	0.0%							_	1	0.0%
\$1476 to 1400 \$1501 to 1525				2	100	2.0%				59	1 120	0.0% 49.2%	1						59	101 120	2.0% 49.2%
\$1501 to 1525 \$1526 to 1550										33	2	0.0%							39	2	
\$1551 to 1575																					
\$1576 to 1500										ļ			.						.		
\$1601 to 1625											150	0.007								150	0.00
\$1626 to 1650 \$1651 to 1675										I	150	0.0%	1						1	150	0.0%
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775										89	141	63.1%	1						89	141	63.1%
\$1776 to 1800 \$1801 to 1825							1			 			1			1			1		
\$1826 to 1850														16	0.0%					16	0.0%
\$1851 to 1875															3.270						/
\$1876 to 1900													1	12	8.3%				1	12	8.3%
\$1901 to 1926																					
\$1926 to 1950 \$1951 to 1975													16	28	57.1%				16	28	57.1%
\$1951 to 1975 \$1976 to 2000																					
\$2000 and up							l			l						İ					
TOTALS	12	192	6.3%	195	2013	9.7%	22	614	3.6%	192	1471	13.1%	17	114	14.9%		2	0.0%	438	4406	9.9%

Vacancy Rates During the Current Quarter Colorado Springs - Far Northeast

\$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350	Et Vacant	ficiencie Total		One	e Bedro			o Bedroo		l	o Bedroo		1			I			I		
\$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350						om	One	e Bathro	om	Two	o Bathroo	om	Thr	ee Bedro	om		Other			Total	
\$000 to \$225 \$226 to \$250 \$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350			Percent	Vacant		Percent			Percent				Vacant		Percent	Vacant	Total	Percent	Vacant		Percent
\$251 to \$275 \$276 to \$300 \$301 to \$325 \$326 to \$350																					
\$276 to \$300 \$301 to \$325 \$326 to \$350																					
\$301 to \$325 \$326 to \$350																					
\$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		9	0.0%																	9	0.0%
\$626 to \$650																					
\$651 to \$675 \$676 to \$700				7	60	11.7%							1						7	60	11.7%
\$701 to \$725					00	11.1/0							1						- 	00	11.7
\$726 to \$750				1	91	1.1%													1	91	1.1%
\$751 to \$775		1	0.0%	13	159	8.2%													13	160	8.1%
\$776 to \$800				1	165	0.6%													1	165	0.6%
\$801 to \$825																					
\$826 to \$850 \$851 to \$875							5	108	4.6%										5	108	4.6%
\$876 to \$900				15	228	6.6%	5 2	189	1.1%										17	417	4.0%
\$901 to \$925				10	220	0.070		100	1.170											717	4.17
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000				7	130	5.4%													7	130	5.4%
\$1001 to 1025 \$1026 to 1050				5	256	2.0%	15 7	191 96	7.9% 7.3%										20 7	447 96	4.5% 7.3%
\$1026 to 1030 \$1051 to 1075							,	90	1.3%		47	0.0%							<i>'</i>	47	0.0%
\$1076 to 1100				2	34	5.9%		5	0.0%		71	0.070							2	39	5.1%
\$1101 to 1125	1	88	1.1%																1	88	1.1%
\$1126 to 1150				3	462	0.6%													3	462	0.6%
\$1151 to 1175				3	74	4.1%	3	48	6.3%										6	122	4.9%
\$1176 to 1200				7	223	3.1%		24	0.0%	•	100	0.00/							7	247	2.8%
\$1201 to 1225 \$1226 to 1250	3	52	5.8%	6	193	3.1%				6 1	183 160	3.3% 0.6%							6 10	183 405	3.3% 2.5%
\$1251 to 1275	3	32	3.0 /6	0	193	3.170				8	144	5.6%							8	144	5.6%
\$1276 to 1300				30	270	11.1%				2	126	1.6%				59	72	81.9%	91	468	19.4%
\$1301 to 1325								38	0.0%											38	0.0%
\$1326 to 1350										2	52	3.8%		16	12.5%				4	68	5.9%
\$1351 to 1375				_	450	4.50/					400	4.00/	2	24	8.3%	3	50	6.0%	5	74	6.8%
\$1376 to 1400 \$1401 to 1425				7	156	4.5%	1	52	1.9%	6	126 66	1.6% 9.1%		11	0.0%				9	282 129	3.2% 5.4%
\$1401 to 1425 \$1426 to 1450							1 5	52	9.6%	3	272	1.1%	1	- ''	0.0 %				8	324	2.5%
\$1451 to 1475								J.L	3.070			70		4	0.0%	2	16	12.5%		20	10.0%
\$1476 to 1400										35	462	7.6%	3	40	7.5%	<u></u>			38	502	7.6%
\$1501 to 1525							1	56	1.8%										1	56	1.8%
\$1526 to 1550											00-			16	0.0%		400	44.00		16	0.0%
\$1551 to 1575 \$1576 to 1500										21	225	9.3%	1	50	0.00/	16	136	11.8%	37	361 50	10.2%
\$1601 to 1625														50	0.0%					50	0.0%
\$1626 to 1650														12	0.0%					12	0.0%
\$1651 to 1675																					
\$1676 to 1600										5	90	5.6%	2	41	4.9%				7	131	5.3%
\$1701 to 1725																					
\$1726 to 1750 \$1751 to 1775													-	EG	12 50/				-	EC	10 50
\$1751 to 1775 \$1776 to 1800													7	56 33	12.5% 0.0%				7	56 33	12.5% 0.0%
\$1801 to 1825														00	5.070					55	3.07
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950 \$1051 to 1975																					
\$1951 to 1975 \$1976 to 2000																					
\$2000 and up													 			1			l l		
TOTALS	4	150	2.7%	107	2501	4.3%	39	859	4.5%	91	1953	4.7%	16	303	5.3%	80	274	29.2%	337	6040	5.6%

Vacancy Rates During the Current Quarter Colorado Springs - Southeast

								T	Two	Bedroo	om	Tv	vo Bedr	oom									
	E	Efficie	encies		0	ne Bed	room			Bathro			o Bathr		Th	ree Bedr	oom		Other			Total	
Rent Level	Vacant	То	tal F	Percent	Vacant	Tota	Percei	nt Vaca	ant	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							1 00	0/															0.00/
\$426 to \$450 \$451 to \$475							1 0.0	%														1	0.0%
\$476 to \$500																							
\$501 to \$525 \$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625 \$626 to \$650	3		64	4.7%																	3	64	4.7%
\$651 to \$675	3		04	4.7 70																	3	04	4.770
\$676 to \$700																							
\$701 to \$725 \$726 to \$750																							
\$751 to \$775	1		20	5.0%	16	34	0 4.7	%													17	360	4.7%
\$776 to \$800					1				1	32	3.1%										2	109	1.8%
\$801 to \$825 \$826 to \$850	1		48	2.1%	16	36	3 4.4	%											7	0.0%	16 1	370 48	
\$851 to \$875			40	2.170		10	0.0	%	4	47	8.5%										4	147	2.7%
\$876 to \$900			0.4	40.70/		3	0.0	%		000	4 70/			0.40/							40	30	
\$901 to \$925 \$926 to \$950	4		24	16.7%	1	19	2 0.5	%	5 1	288 50	1.7% 2.0%	1	32 46								10 2		2.9% 0.7%
\$951 to \$975							_ 0.0	,,,	1	144	0.7%			0.070							1	144	
\$976 to \$1000													404	0.00/			0.00/				ļ	477	0.00/
\$1001 to 1025 \$1026 to 1050													124	0.0%		53	0.0%	'l				177	0.0%
\$1051 to 1075						1	2 0.0	%	3	80	3.8%										3	92	3.3%
\$1076 to 1100					6	16	4 3.7	%					000	0.40/							6		3.7%
\$1101 to 1125 \$1126 to 1150												6	288	2.1%		42	0.0%				6	288 42	
\$1151 to 1175																							
\$1176 to 1200 \$1201 to 1225									1	44	2.3%	7	60	11.7%							8	104	7.7%
\$1201 to 1225 \$1226 to 1250																							
\$1251 to 1275										24	0.0%											24	0.0%
\$1276 to 1300 \$1301 to 1325																							
\$1326 to 1350										4	0.0%											4	0.0%
\$1351 to 1375												6	156	3.8%							6	156	
\$1376 to 1400 \$1401 to 1425								-										1			.		
\$1426 to 1450																		2	4	50.0%	2	4	50.0%
\$1451 to 1475																							
\$1476 to 1400 \$1501 to 1525								-							1	20	5.0%				1	20	5.0%
\$1526 to 1550																20	3.070				· '	20	3.070
\$1551 to 1575																							
\$1576 to 1500 \$1601 to 1625								-							3	56	5.4%				3	56	5.4%
\$1626 to 1650															ľ	55	5.470					55	J. 7/0
\$1651 to 1675																							
\$1676 to 1600 \$1701 to 1725								+								12	0.0%	1			1	12	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								+										ł			 		
TOTALS	9	1	156	5.8%	40	127	9 3.1	%	16	713	2.2%	20	706	2.8%	4	183	2.2%	2	. 11	18.2%	91	3048	3.0%

Vacancy Rates During the Current Quarter Colorado Springs - Southwest

							Tw	o Bedro	om	Tw	o Bedro	om									
		((:.::		0	. D								Th.	D-d			045			Tatal	
Danid aval		fficienci			Bedro			e Bathro			o Bathro			ee Bedro		\/t	Other		\/a+	Total	Danasat
Rent Level \$000 to \$225	Vacant	rotai	Percent	vacant	rotai	Percent	vacant	rotai	Percent	vacant	lotai	Percent	vacant	Total	Percent	vacant	ıotaı	Percent	vacant	rotai	Percent
\$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	4	45	8.9%																4	45	8.9%
\$626 to \$650																					
\$651 to \$675 \$676 to \$700																					
\$701 to \$725	3	216	1.4%																3	216	1.4%
\$726 to \$750																					
\$751 to \$775	1	10	10.0%	5	74	6.8%													6	84	
\$776 to \$800 \$801 to \$825	2	5 10	20.0%	<u>4</u> 1	99 232	4.0% 0.4%	1						1			-			5 3	104 242	4.8% 1.2%
\$826 to \$850	_	10	20.070		202	0.470														2-12	1.270
\$851 to \$875		20	0.0%				1	34	2.9%										1	54	
\$876 to \$900	1	40	2.5%		60	0.0%	2	189	1.1%										3	289	1.0%
\$901 to \$925 \$926 to \$950		32	0.0%	2 1	24 29	8.3% 3.4%	1	72	1.4%										3	96 61	3.1% 1.6%
\$951 to \$975		02	0.070		20	0.470		116	0.0%					2	0.0%					118	0.0%
\$976 to \$1000					104	0.0%														104	0.0%
\$1001 to 1025 \$1026 to 1050				3 2	108	2.8%	,	10	11 10/	2	13	0.0%	1	24	4.2%				4	145	2.8%
\$1026 to 1050 \$1051 to 1075				2	94	2.1%	2	18	11.1%	2	120	1.7%							6	232	2.6%
\$1076 to 1100								19	0.0%											19	0.0%
\$1101 to 1125																					
\$1126 to 1150 \$1151 to 1175	4	80	5.0%	6 1	192 66	3.1% 1.5%													10	272 66	
\$1176 to 1200				4	80	5.0%	1	51	2.0%										5	131	1.5% 3.8%
\$1201 to 1225				·										16	0.0%					16	
\$1226 to 1250				5	68	7.4%	1	32	3.1%										6	100	6.0%
\$1251 to 1275 \$1276 to 1300							2	56	3.6%	2	104 294	0.0% 0.7%							2 2	160 294	1.3% 0.7%
\$1301 to 1325											234	0.7 /6								234	0.1 /6
\$1326 to 1350				2	120	1.7%	8	150	5.3%	12	136	8.8%							22	406	5.4%
\$1351 to 1375					52	0.0%	2	40	5.0%										2		
\$1376 to 1400 \$1401 to 1425							4	116	3.4%		24	0.0%							4	24 116	0.0% 3.4%
\$1426 to 1450							4	110	3.4 /0	2	52	3.8%	1	36	2.8%				3	88	3.4%
\$1451 to 1475																					
\$1476 to 1400							1	86	1.2%										1	86	1.2%
\$1501 to 1525 \$1526 to 1550																					
\$1526 to 1550 \$1551 to 1575	ĺ										114	0.0%							1	114	0.0%
\$1576 to 1500																					
\$1601 to 1625											76	0.0%	1	32	3.1%				1		
\$1626 to 1650 \$1651 to 1675										1	55 11	0.0% 9.1%		28	0.0%				1	55 39	
\$1676 to 1600										'	11	3.170		20	0.0 /0				'	39	2.0%
\$1701 to 1725										1	14	7.1%							1	14	7.1%
\$1726 to 1750																					
\$1751 to 1775 \$1776 to 1800																					
\$1801 to 1825													1	16	6.3%				1	16	6.3%
\$1826 to 1850	ĺ																		1		
\$1851 to 1875																					
\$1876 to 1900 \$1901 to 1926	-																		1		
\$1901 to 1926 \$1926 to 1950																					
\$1951 to 1975	ĺ																		1		
\$1976 to 2000														20	0.0%					20	0.0%
\$2000 and up	40	450	0.50/	200	1400	0.001	25	070	0.007	200	1010	0.007	<u> </u>	174	2.207	-			404	4000	2.5%
TOTALS	16	458	3.5%	36	1402	2.6%	25	979	2.6%	20	1013	2.0%	4	174	2.3%	ı			101	4026	2.5%

Vacancy Rates During the Current Quarter Security / Widefield / Fountain

PRINCIPORE Vacant Total Percent Vacant Total Vacant Total Percent Vacant Total Percent Vacant Total Percent Vacant Total Percent Vacant Total Percent Vacant Total Percent Vacant Total Percent Vacant Total Percent Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vacant Total Vaca								Two	o Bedroo	m	Two	Bedroom							
Total Person Vacant Total Person			Efficiencies	S	Or	ne Bedroo	om						Thre	e Bedroom		Other		Total	
300 to 1255 327 to 1257 327 to 1250 328 to 1257 327 to 1250 328 to 1257 327 to 1250 328 to 1257 328 to 1257 328 to 1258 328 to 1257 328 to 1258 328 to	Rent Level	Vacant			+										t Vacant		Vacant		Percent
Size in Size i					1								l l		l I				
1279 to 1570																			
\$301 to \$325 to \$350 to \$375 to \$375 to \$375 to \$475 to \$425 to \$475 to \$425 to \$475 to \$425 to \$425 to \$475 to \$425 to \$475 to \$425 to \$475 to \$425 to \$475 to \$425 to \$475 to \$425 to \$475 to \$475 to \$425 to \$475 t																			
\$326 0 \$359 \$350 \$357 \$350 \$350 \$350 \$350 \$350 \$350 \$350 \$350					1								1		1				
SSS 18 S 3576 SST 18 S 3426 SST 18 S 3426 SST 18 S 3426 SST 18 S 3427 SST 18 S 3426 SST 18 S 3427 SS																			
\$601 to \$426 \$ \$400 \$ \$																			
\$260 is \$450 \$41 is \$475 \$41 is \$475 \$41 is \$475 \$42 is \$475 \$43 is \$475 \$43 is \$475 \$43 is \$475 \$43 is \$475 \$43 is \$475 \$43 is \$475 \$43 is \$475 \$43 is \$475 \$43 is \$475 \$43 is \$475 \$44 is \$475 \$45 is \$475 \$																			
Self to S475 Self to S475 Self to S576 Self to S577 Self																			
SETE IS SEGO																			
\$5001 to \$5055																			
\$563 ib \$575 \$501 ib \$525 \$501 ib \$525 \$501 ib \$525 \$570 ib \$575 \$571 ib \$575 \$570 i																			
\$576 to \$500 \$500 \$500 \$500 \$500 \$500 \$500 \$50	\$526 to \$550																		
\$601 to \$625																			
\$800 to \$8500 \$ \$700 \$		<u> </u>									3	34 8.8%			1		3	34	8.8%
SSST IS SST25S ST70 IS ST27S ST70 IS ST27S ST70 IS ST27S ST70 IS ST27S ST70 IS ST27S ST70 IS ST27S ST70 IS ST27S ST70 IS ST27S ST70 IS ST27S ST70 IS ST27S S														3 0.0%				3	0.0%
\$876 to \$700 to \$725														3 0.070				3	0.070
\$726 to \$760 \$776 to \$800 \$950 \$9216 \$4.2% \$9.216 \$4.2% \$		<u> </u>													<u></u>				
\$757 to \$776 to \$800 to \$255																			
\$776 to \$800 \$876 to \$800 \$825																			
S801 to \$825																			
\$826 to \$850 \$875 \$900 \$900 \$900 \$900 \$900 \$900 \$900 \$90					+			9	216	4 2%			 		 		9	216	4.2%
S851 to S876 to S900 S901 to S252 S800 S901 to S276 to S1000 S1001 to 1025 S1001 to 1025 S1051 to 1075 S					1	54	1.9%	Ŭ	2.0	/0									1.9%
\$300 to \$5925 \$950 \$951 to \$5925 \$951 to \$975 \$951 to \$975 \$951 to \$975 \$951 to \$975 \$951 to \$1000 \$975 \$1000 to \$1025 \$1000 \$100 to \$1075 \$36 0.0% \$105 to \$1075 \$36 0.0% \$105 to \$1075 \$36 0.0% \$105 to \$1075 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$100 \$100 \$100 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$101 to \$125 \$100 \$100 \$100 to \$125 \$100 to \$12																			
\$20 to \$350 to \$350 \$350 \$357 \$357 \$0.000 \$351 to \$357 \$350 \$0.000 \$351 to \$357 \$357 \$0.000 to 1025 \$31026 to 1050 \$31026 to 1050 \$31026 to 1050 \$31026 to 1050 \$31010 to 1025 \$31010 to 1																			
\$365 to \$376 to \$1000 \$1001 to 1025 \$1001 to 1025 \$1001 to 1025 \$1001 to 1025 \$1001 to 1025 \$1001 to 1025 \$1101 to 1125 \$1201 to 1225 \$1226 to 1250 \$1231 to 1275 \$1301 to 1325 \$1301 to 1325 \$1301 to 1325 \$1301 to 1325 \$1301 to 1325 \$1301 to 1325 \$1301 to 1425 \$1401 to 1425 \$1501 to 1625 \$1501 to																			
\$976 to \$1000 to \$1000 \$ \$1000 to \$1005 \$ \$1006 to \$1075 \$ \$1006 to \$1075 \$ \$1006 to \$1075 \$ \$1006 to \$1075 \$ \$1107 to \$1125 \$ \$1126 to \$1500 \$ \$1126 to \$1500 \$ \$1126 to \$1500 \$ \$1126 to \$1500 \$ \$1126 to \$125 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1226 to \$1250 \$ \$1326 to \$1275 \$ \$1276 to \$1250 \$ \$1401 to \$1425 \$ \$1426 to \$1450 \$ \$1451 to \$1475 \$ \$1476 to \$1400 \$ \$1501 to \$1225 \$ \$1551 to \$1525 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1576 to \$1500 \$ \$1701 to \$1225 \$ \$1726 to \$1500 \$ \$1701 to \$1225 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1576 to \$1500 \$ \$1701 to \$1225 \$ \$1551 to \$1575 \$ \$1576 to \$1500 \$ \$1701 to \$1225 \$ \$1551 to \$1575 \$ \$1576 to \$1500 \$ \$1701 to \$1225 \$ \$1576 to \$1500 \$ \$1701 to \$1225 \$ \$1551 to \$1575 \$ \$1551 to \$1575 \$ \$1751 to \$1500 \$ \$1701 to \$1225 \$ \$1551 to \$1500 \$ \$1701 to \$125 \$ \$1751 to \$1500 \$ \$1701 to \$1500 \$ \$1701 to \$1500 \$ \$1701 to \$1500 \$ \$1701 to \$1500 \$ \$1701 to \$1500 \$ \$1701 to \$1500 \$ \$1701 to \$1500 \$ \$1751 to \$1500 \$ \$1751 to \$1500 \$ \$1751 to \$1500 \$ \$1751 to \$1500 \$																			
\$1001 to 1025 \$105 to 1075 \$105 to 1075 \$107 to 1100 \$1101 to 1125 \$1101 to 1125 \$1126 to 1150 \$1151 to 1175 \$12 48 4.2% \$1156 to 1200 \$1720 to 1225 \$1226 to 1226 \$1226 to 1226 \$1226 to 1226 \$1226 to 1226 \$1226 to 1226 \$1226 to 1226 \$13276 to 1225 \$1226 to 1226 \$13276 to 1225 \$1226 to 1226 \$13276 to 1225 \$1276 to 1225 \$1276 to 1200 \$1325 to 1300 \$1335 to 1300 \$1335 to 1305 \$13376 to 1400 \$1325 to 1400 \$1326 to 1450 \$1426																			
\$100 to 1075																			
\$1076 to 100 \$107 to 1025 \$1126 to 150 \$1126 to 150 \$1126 to 1200 \$1201 to 1225 \$1126 to 1200 \$1201 to 1225 \$1226 to 1250 \$125 to 1275 \$1276 to 1300 \$1301 to 1325 \$1301 t																			
\$1101 to 1125 \$1156 to 1175 \$126 to 1150 \$1151 to 1175 \$2 48 4.2% \$1176 to 1200 \$1151 to 1275 \$1226 to 1250 \$1226 to 1250 \$1276 to 1300 \$1251 to 1275 \$1276 to 1300 \$1325 to 1350 \$1336 to 1355 \$1336 to 1400 \$1440 to 1425 \$1346 to 1450 \$1441 to 1475 \$1476 to 1400 \$1501 to 1256 \$15156 to 1505 \$151576 to 1505 \$151576 to 1505 \$151576 to 1505 \$151576 to 1505 \$151576 to 1505 \$151576 to 1505 \$151576 to 1505 \$151576 to 1505 \$151576 to 1505 \$151576 to 1525 \$151576 to 1505 \$151576 to 1525 \$151576 to 1505 \$151576 to 1575 \$151576 to 1500 \$15151 to 1255 \$151576 to 1500 \$15151 to 1255 \$151576 to 1500 \$15151 to 1255 \$151576 to 1500 \$15151 to 1255 \$151576 to 1500 \$15151 to 1255 \$151576 to 1500 \$15151 to 1255 \$151576 to 1500 \$15151 to 1255 \$151576 to 1500 \$15151 to 1255 \$151576 to 1500 \$15151 to 1525 \$151576 to 1500 \$15151 to 1525 \$151576 to 1500 \$15151 to 1525 \$151576 to 1500 \$15151 to 1525 \$151576 to 1500 \$15151 to 1525 \$15151 to 1575 \$15176 to 1500 \$15151 to 1525 \$15151 to 1575 \$15176 to 1500 \$15151 to 1525 \$15151 to 1575 \$15151 to 1575 \$15151 to 1575 \$15151 to 1575 \$15151 to 1575 \$15151 to 1575 \$15151 to 1575 \$15151 to 1575 \$15151 to 1575 \$15151 to 1500 \$15151 to 1525 \$15151 to 1575 \$15				36 0.0%	5													36	0.0%
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\$1151 to 1175 \$2 48 4.2% \$1201 to 1225 \$1226 to 1250 \$1226 to 1250 \$1226 to 1250 \$1226 to 1250 \$1275 to 1300 \$1325 \$13276 to 1300 \$1326 to 1355 \$1336 to 1355 \$1336 to 1355 \$1336 to 1400 \$144 to 1475 \$1491 to 1425 \$1426 to 1455 \$1451 to 1475 \$1451 to 1475 \$1451 to 1475 \$15176 to 1505 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$1671 to 1625 \$1726 to 1750 \$1676 to 1800 \$1671 to 1825 \$1726 to 1750 \$1751 to 1775 \$1776 to 1800 \$1891 to 1825 \$1826 to 1850 \$1881 to 1855 \$1826 to 1850 \$1881 to 1875 \$1876 to 1900 \$1901 to 1825 \$1826 to 1850 \$1816 to 1855 \$1826 to 1850 \$1510 to 1755 \$1776 to 1800 \$1901 to 1825 \$1826 to 1850 \$1816 to 1857 \$18176 to 1800 \$1901 to 1825 \$1826 to 1850 \$1826 to 1850 \$1816 to 1857 \$1876 to 1900 \$1901 to 1825 \$1826 to 1950 \$1901 to 1926 \$1902 to 1905 \$1901 to 1926 \$1901 to 1926 \$1901 to 1926 \$1901 to 1926 \$1901 to 1926 \$1901 to 1926 \$1901 to 1926 \$1901 to 1926								1	84	1.2%							1	84	1.2%
\$1176 to 1200 \$1226 to 1250 \$1226 to 1250 \$1226 to 1275 \$1226 to 1275 \$1226 to 1275 \$1226 to 1275 \$13276 to 1300 \$1301 to 1325 \$1328 to 1350 \$1335 to 1375 \$1336 to 1400 \$1428 to 1450 \$1440 to 1428 \$1426 to 1450 \$1441 to 1428 \$1445 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1526 to 1550 \$1526 to 1550 \$15276 to 1500 \$1601 to 1625 \$1626 to 1650 \$1601 to 1625 \$1626 to 1650 \$1610 to 1725 \$1776 to 1800 \$1770 to 17725 \$1776 to 1800 \$1770 to 17725 \$1776 to 1800 \$1770 to 1775 \$1776 to 1800 \$1851 to 1825 \$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1891 to 1825 \$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1996 to 1990 \$1996 to 1990 \$1996 to 1990					2	48	4.2%										2	48	4.2%
\$1226 to 1250 \$ \$1251 to 1275 \$ \$1276 to 1300 \$ \$1301 to 1325 \$ \$126 to 1350 \$ \$1336 to 1350 \$ \$1336 to 1350 \$ \$1376 to 1400 \$ \$1401 to 1425 \$ \$1426 to 1450 \$ \$1445 to 14475 \$ \$1476 to 1400 \$ \$1401 to 1425 \$ \$1426 to 1450 \$ \$1451 to 1475 \$ \$1476 to 1400 \$ \$1501 to 1525 \$ \$1526 to 1550 \$ \$1651 to 1625 \$ \$1626 to 1650 \$ \$1601 to 1625 \$ \$1626 to 1650 \$ \$1661 to 1675 \$ \$1676 to 1600 \$ \$1701 to 1725 \$ \$1776 to 1800 \$ \$1770 to 1725 \$ \$1776 to 1800 \$ \$1770 to 1825 \$ \$1826 to 1850 \$ \$1826 to 1855 \$ \$1826 to 1850 \$ \$1826 to 1855 \$ \$1826 to 1850 \$ \$1926 to 1950 \$ \$1000							,										_		,.
\$1276 to 1275 \$1276 to 1300 \$1301 to 1325 \$1302 to 1325 \$1336 to 1305 \$1336 to 1375 \$1376 to 1400 \$144 to 1425 \$1426 to 1450 \$1442 to 1450 \$1446 to 1475 \$1476 to 1400 \$1501 to 1425 \$1512 to 1475 \$1516 to 1505 \$1525 to 1550 \$1551 to 1575 \$1576 to 1500 \$1651 to 1625 \$1626 to 1650 \$1701 to 1725 \$1667 to 1600 \$1701 to 1725 \$1676 to 1600 \$1701 to 1725 \$1676 to 1800 \$1801 to 1825 \$1826 to 1850 \$1726 to 1750 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1826 to 1850 \$1776 to 1800 \$1801 to 1825 \$1826 to 1855 \$1826 to 1850 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1951 to 1775 \$1876 to 1900 \$1801 to 1825 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1951 to 1755 \$1876 to 1900 \$1801 to 1825 \$1826 to 1850	\$1201 to 1225																		
\$1301 to 1325 \$1301 to 1325 \$1326 to 1350 \$1336 to 1350 \$1336 to 1350 \$13376 to 1400 \$14 60 6.7% \$14 6																			
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\$1326 to 1350					+				20	0.0%			1	24 42%			1	44	2.3%
\$1351 to 1375 \$1376 to 1400 \$14 60 6.7% \$4 60 6.7% \$4 60 6.7% \$4 60 6.7% \$1425 to 1450 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1500 \$1550 to 1525 \$1576 to 1500 \$1601 to 1625 \$1626 to 1660 \$1651 to 1675 \$1676 to 1600 \$1701 to 1725 \$1776 to 1800 \$1851 to 1825 \$1826 to 1850 \$1851 to 1875 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1976 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1951 to 1975 \$1976 to 2000									20	0.070			· '	24 4.270	1				2.570
\$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 1680 \$1651 to 1675 \$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1726 to 1750 \$1751 to 1755 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1876 to 1900 \$1901 to 1926 \$1900 to 1926 \$1900 to 1926 \$1900 to 1926 \$1926 to 1950 \$1951 to 1975 \$1956 to 1950																			
\$1426 to 1450											4	60 6.7%					4	60	6.7%
\$1451 to 1475																			
\$1476 to 1400 \$1501 to 1525 \$1 52 1.9% 1 52																			
\$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1601 to 1625 \$1626 to 1650 \$1661 to 1625 \$1626 to 1650 \$1661 to 1675 \$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1826 to 1850 \$1827 to 1900 \$1901 to 1926 \$1926 to 1950 \$1926 to 1950 \$1926 to 1950 \$1927 to 1975 \$1976 to 2000																			
\$1526 to 1550 \$15576 to 1500 \$1601 to 1625 \$1626 to 1600 \$1651 to 1675 \$1676 to 1600 \$17701 to 1725 \$1776 to 1700 \$1771 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1991 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000					1								<u>† </u>		1	52 1.9%	1	52	1.9%
\$1576 to 1500 \$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$17701 to 1725 \$1776 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1886 to 1870 \$1891 to 1926 \$1991 to 1926 \$1996 to 1950 \$1991 to 1975 \$1976 to 2000	\$1526 to 1550																		
\$1601 to 1625 \$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$1701 to 1725 \$1776 to 1750 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1901 to 1926 \$1901 to 1975 \$1976 to 2000																			
\$1626 to 1650 \$1651 to 1675 \$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1775 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$18876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1996 to 1950 \$1996 to 1950 \$1996 to 2000		 			1								<u> </u>		!				
\$1651 to 1675 \$1676 to 1600 \$1726 to 1750 \$1775 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000																			
\$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1776 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1876 to 1900 \$1901 to 1926 \$19926 to 1950 \$1995 to 1975 \$1976 to 2000																			
\$1701 to 1725 \$1726 to 1750 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1851 to 1900 \$1901 to 1926 \$1901 to 1926 \$1926 to 1950 \$1996 to 1950 \$1996 to 2000					<u>L</u>								<u> </u>		<u>L</u>				
\$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	1701 to 1725																		
\$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1881 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1991 to 1975 \$1996 to 2000																			
\$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000					1										1				
\$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000		 			1						1		1		1		1		
\$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000					1										1				
\$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000																			
\$1926 to 1950 \$1951 to 1975 \$1976 to 2000	\$1876 to 1900	<u> </u>			Ц														
\$1951 to 1975 \$1976 to 2000																			
\$1976 to 2000																			
					1										1				
		 			1										1				
TOTALS 36 0.0% 3 102 2.9% 10 320 3.1% 7 94 7.4% 1 27 3.7% 1 52 1.9% 22 631		 		36 0.0%	3	102	2.9%	10	320	3.1%	7	94 7 4%	1	27 3 7%	1	52 1.9%	22	631	3.5%

Vacancy Rates During the Current Quarter Colorado Springs - Central

							т	. D. d		т	. Dade										
								o Bedro		IW	o Bedro	om									
	Е	fficiencie	es	One	e Bedro	oom	One	Bathro	om	Tw	o Bathro	om	Thr	ee Bedro	om		Other			Total	
Rent Level	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%
\$426 to \$450 \$451 to \$475		2	0.0%																	2	0.0%
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		5	0.0%																	5	0.0%
\$551 to \$575																					
\$576 to \$600		14	0.00/																	11	0.00/
\$601 to \$625 \$626 to \$650		14	0.0%	6	93	6.5%													6	14 93	0.0% 6.5%
\$651 to \$675	1			1	93 48					I									1	48	2.1%
\$676 to \$700	<u> </u>			<u> </u>			<u> </u>			<u> </u>			<u> </u>			<u> </u>			L `		
\$701 to \$725																					
\$726 to \$750	1		4.8%					11	0.0%										1	32	3.1%
\$751 to \$775	1	12	0.0%	3	58			35	0.0%	I									3	105	2.9%
\$776 to \$800	1			3	48	6.3%		1	0.0%	 						 			3	50	6.0%
\$801 to \$825 \$826 to \$850				4	52	7.7%		1	0.0%										4	1 52	0.0% 7.7%
\$851 to \$875				4	32	1.1 /0		10	0.0%										4	10	0.0%
\$876 to \$900							4	18	22.2%	1	10	10.0%							5	28	17.9%
\$901 to \$925							3	20	15.0%										3	20	15.0%
\$926 to \$950					29	0.0%		1	0.0%											30	0.0%
\$951 to \$975				8	104	7.7%								6	0.0%				8	110	7.3%
\$976 to \$1000 \$1001 to 1025										_	12	40.70/							2	40	40.70/
\$1001 to 1025 \$1026 to 1050				8	220	3.6%	4	48	8.3%	2	12	16.7%							12	12 268	16.7% 4.5%
\$1050 to 1050 \$1051 to 1075				0	220	3.070	7	40	0.570										12	200	4.570
\$1076 to 1100										15	140	10.7%							15	140	10.7%
\$1101 to 1125		13	0.0%				8	110	7.3%										8	123	6.5%
\$1126 to 1150							2	24	8.3%										2	24	8.3%
\$1151 to 1175																					
\$1176 to 1200					11	0.0%								20	0.00/					11	0.0%
\$1201 to 1225 \$1226 to 1250				7	176	4.0%								29	0.0%				7	29 176	0.0% 4.0%
\$1250 to 1250 \$1251 to 1275				· '	170	4.070													· '	170	4.070
\$1276 to 1300																					
\$1301 to 1325													1	3	33.3%				1	3	33.3%
\$1326 to 1350																					
\$1351 to 1375										2	60	3.3%							2	60	3.3%
\$1376 to 1400	 						1			!			!			.			 		
\$1401 to 1425 \$1426 to 1450										4	165	2.4%							4	165	2.4%
\$1426 to 1450 \$1451 to 1475										l "	103	∠.4 /0								103	2.470
\$1476 to 1400																					
\$1501 to 1525											8	0.0%								8	0.0%
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500	 						1			!			!			.			 		
\$1601 to 1625 \$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600							2	15	13.3%										2	15	13.3%
\$1701 to 1725																					
\$1726 to 1750														21	0.0%					21	0.0%
\$1751 to 1775																					
\$1776 to 1800	 						1			!			!			.			 		
\$1801 to 1825 \$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900	1									I				2	0.0%				1	2	0.0%
\$1901 to 1926	Ī														2.070					_	2.070
\$1926 to 1950	1									I									1		
\$1951 to 1975																					
\$1976 to 2000										ļ						ļ					
\$2000 and up	.		4 =0:						= 000		605	6 15:			4 ***	ļ				10==	F 46:
TOTALS	1	67	1.5%	40	839	4.8%	23	295	7.8%	24	395	6.1%	1	61	1.6%	ı			89	1657	5.4%

Vacancy Rates During the Current Quarter Durango

								o De	om	т.	o Bo-l-								I		
							Iw	o Bedro	om	IW	o Bedro	om									
	Е	fficienc	ies	One	Bedro	om	One	e Bathro	om	Tw	o Bathro	om	Th	ree Bedr	oom		Other			Total	
Rent Level	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					10	0.0%														10	0.0%
\$801 to \$825						0.070		11	0.0%											11	0.0%
\$826 to \$850							1	24	4.2%										1	24	4.2%
\$851 to \$875					3	0.0%		24	0.0%											27	0.0%
\$876 to \$900				4	107 2	3.7% 0.0%					1	0.0%							4	108 2	3.7% 0.0%
\$901 to \$925 \$926 to \$950					2	0.0%					3	0.0%								5	0.0%
\$951 to \$975				1	5	20.0%					5	0.0%							1	10	10.0%
\$976 to \$1000				1	3	33.3%		1	0.0%		1	0.0%							1	5	20.0%
\$1001 to 1025					3	0.0%		1	0.0%											4	0.0%
\$1026 to 1050			40.00/		50	0.0%		4	0.0%											54	0.0%
\$1051 to 1075 \$1076 to 1100	1	10	10.0%	2	26	7.7%		3	0.0% 0.0%										3	39 3	7.7% 0.0%
\$1101 to 1125					1	0.0%		2	0.0%		1	0.0%								4	0.0%
\$1126 to 1150								4	0.0%		-									4	0.0%
\$1151 to 1175																					
\$1176 to 1200								3	0.0%		3	0.0%								6	0.0%
\$1201 to 1225								4	0.0%											4	0.0%
\$1226 to 1250 \$1251 to 1275							10	3 48	0.0% 20.8%										10	3 48	0.0% 20.8%
\$1276 to 1300							10	40	20.070		1	0.0%							10	1	0.0%
\$1301 to 1325														1	0.0%					1	0.0%
\$1326 to 1350										1	54	1.9%							1	54	1.9%
\$1351 to 1375																					== ===
\$1376 to 1400 \$1401 to 1425								1	0.0%							1	1	100.0%	1	2	50.0%
\$1401 to 1425 \$1426 to 1450							I												I		
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525													1	32	3.1%				1	32	3.1%
\$1526 to 1550																	1	0.0%		1	0.0%
\$1551 to 1575 \$1576 to 1500																					
\$1601 to 1625							1						t			ł –			1		
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600							ļ												ļ		
\$1701 to 1725																					
\$1726 to 1750 \$1751 to 1775																					
\$1751 to 1775 \$1776 to 1800																					
\$1801 to 1825													ì			ì			l		
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900							-												-		
\$1901 to 1926 \$1926 to 1950																					
\$1926 to 1950 \$1951 to 1975							I												I		
\$1976 to 2000							I												I		
\$2000 and up																					
TOTALS	1	10	10.0%	8	212	3.8%	11	136	8.1%	1	69	1.4%	1	33	3.0%	1	2	50.0%	23	462	5.0%

Vacancy Rates During the Current Quarter Eagle County

								Tv	vo Bedro	oom	Tv	vo Bedro	om									
		Efficie	encies		c	ne Bed	froom		ne Bathro			vo Bathr		Th	ree Bedi	room		Other			Total	
Rent Level	Vacant			Percent		Tota		Vacant		Percent	1		Percent	†		Percent	Vacant		Percent	Vacant	Total	Percent
\$000 to \$225							1 0.0%														1	0.0%
\$226 to \$250																						
\$251 to \$275 \$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375 \$376 to \$400																						
\$401 to \$400																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500 \$501 to \$525																				<u> </u>		
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625 \$626 to \$650																						
\$651 to \$675																						
\$676 to \$700	5	5	40	12.5%																5	40	12.5%
\$701 to \$725																						
\$726 to \$750 \$751 to \$775																						
\$776 to \$800								<u></u>			<u> </u>			<u> </u>			<u></u>					
\$801 to \$825																						
\$826 to \$850 \$851 to \$875			4	0.0%			0 2.5%													1	44	2.3%
\$876 to \$900			4	0.0%	1	4	0 2.5%													·	44	2.3%
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975 \$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075 \$1076 to 1100					2	2 3	0 6.7%	3	52	5.8%										3 2		5.8%
\$1101 to 1125							0 0.7 /0							1			1				30	6.7%
\$1126 to 1150																						
\$1151 to 1175							4 0.0%	,													4	0.0%
\$1176 to 1200 \$1201 to 1225														1			1			1		
\$1201 to 1223 \$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300									95	0.0%										<u> </u>	95	0.0%
\$1301 to 1325 \$1326 to 1350											5	152	3.3%							5	152	3.3%
\$1351 to 1375												102	0.070								102	0.070
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450 \$1451 to 1475																						
\$1476 to 1400																	<u> </u>					
\$1501 to 1525									36	0.0%											36	0.0%
\$1526 to 1550 \$1551 to 1575						3	8 0.0%	·I													38	0.0%
\$1551 to 1575 \$1576 to 1500														3	88	3.4%	l			3	88	3.4%
\$1601 to 1625														Ī		70						
\$1626 to 1650																						
\$1651 to 1675 \$1676 to 1600																						
\$1701 to 1725																				1		
\$1726 to 1750												59	0.0%	1							59	0.0%
\$1751 to 1775																						
\$1776 to 1800 \$1801 to 1825														1			1			1		
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900								<u> </u>						!			!			1		
\$1901 to 1926 \$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up	_		44	44.401			0 0=0	—	100	1.001	 	04:	0.461	!		0.401				L	000	0.00
TOTALS		5	44	11.4%		3 11	3 2.7%	3	183	1.6%	5	211	2.4%	3	88	3.4%	1			19	639	3.0%

Vacancy Rates During the Current Quarter Fort Collins / Loveland

							_	. D :		T -	. D		Ī						1		
							Tv	vo Bedro	om	Tw	o Bedro	om									
	E	fficienci	es	One	e Bedro	om	On	e Bathro	om	Tw	o Bathro	om	Thi	ee Bedr	oom		Other	•		Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225										I											
\$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	16	6.3%				<u> </u>						1	16	6.3%
\$601 to \$625 \$626 to \$650	4	5	80.0%																4	5	80.0%
\$651 to \$675		Ü	00.070																	Ü	00.07
\$676 to \$700		72	0.0%																	72	0.0%
\$701 to \$725																					_
\$726 to \$750					8	0.0%														8	0.0%
\$751 to \$775 \$776 to \$800					21	0.0%														21	0.0%
\$801 to \$825					21	0.070														21	0.07
\$826 to \$850					36	0.0%		3	0.0%	30	65	46.2%							30	104	28.8%
\$851 to \$875																					
\$876 to \$900				6	138	4.3%							-						6	138	4.3%
\$901 to \$925 \$926 to \$950					40	0.0%	1	83	1.2%										1	123	0.8%
\$951 to \$975		23	0.0%		60	0.0%	'	1	0.0%										'	84	0.0%
\$976 to \$1000	3		6.4%		12	0.0%	8		4.3%										11	245	4.5%
\$1001 to 1025					222	0.0%														222	0.0%
\$1026 to 1050				1	55	1.8%													1	55	1.8%
\$1051 to 1075		16	0.00/	1 10	89 169	1.1% 6.0%		65 167	0.0% 0.0%	21	134	15.7%	1						22 10	288 351	7.6%
\$1076 to 1100 \$1101 to 1125		10	0.0%	2	168 85	2.4%		167	0.0%										2	85	2.8%
\$1126 to 1150				_	00	2.470	1	191	0.5%										1	191	0.5%
\$1151 to 1175				3	12	25.0%													3	12	25.0%
\$1176 to 1200				3	96	3.1%		2	0.0%	3	174	1.7%	5	91	5.5%				11	363	3.0%
\$1201 to 1225	1	14	7.1%	1	48	2.1%				1	12	8.3%		00	4.70/		1	0.0%	3	75	4.0%
\$1226 to 1250 \$1251 to 1275				9	274 118	3.3% 1.7%				2	34	5.9%	1	60	1.7%				12 2	368 118	3.3% 1.7%
\$1276 to 1300		4	0.0%	8	60	13.3%	8	387	2.1%				8	46	17.4%				24	497	4.8%
\$1301 to 1325				3	105	2.9%	3		2.0%										6	257	2.3%
\$1326 to 1350				9	154	5.8%	1	124	0.8%	1	72	1.4%		13	0.0%				11	363	3.0%
\$1351 to 1375				3	132	2.3%	1	228	0.4%				١.						4	360	1.1%
\$1376 to 1400 \$1401 to 1425				2	30 84	3.3% 2.4%				10	244 68	4.1% 0.0%	1	36	2.8%				12	310 152	3.9% 1.3%
\$1401 to 1423 \$1426 to 1450				2	04	2.4 /0	3	24	12.5%	19	242	7.9%							22	266	8.3%
\$1451 to 1475				1	45	2.2%				23	391	5.9%							24	436	5.5%
\$1476 to 1400										2	110	1.8%	,				13	0.0%	2	123	1.6%
\$1501 to 1525							1	6	16.7%		63	0.0%							1	69	1.4%
\$1526 to 1550											24	2.00/							1	24	2.00
\$1551 to 1575 \$1576 to 1500								1	0.0%	1 14	34 420	2.9% 3.3%		4	0.0%	8	31	25.8%	1 22	34 456	2.9% 4.8%
\$1601 to 1625									J.U /0	4	26	15.4%			2.8%	ľ	. 31	20.070	5	62	8.1%
\$1626 to 1650]			1	25	0.0%				1	25	0.0%
\$1651 to 1675																					
\$1676 to 1600										.	٠,	4.001	3		18.8%		1	0.0%		17	17.6%
\$1701 to 1725 \$1726 to 1750										1	84	1.2%	3 2		2.6% 15.4%				4 2	198 13	2.0% 15.4%
\$1726 to 1750 \$1751 to 1775													1		2.3%				1	44	2.3%
\$1776 to 1800				<u> </u>						<u> </u>			L '	2	0.0%					2	0.0%
\$1801 to 1825														18	0.0%					18	0.0%
\$1826 to 1850													1		2.9%				1	35	2.9%
\$1851 to 1875													1	14	7.1%				1	14	7.1%
\$1876 to 1900 \$1901 to 1926										 	24	0.0%	 							24	0.0%
\$1901 to 1926 \$1926 to 1950											24	0.0%	1							24	0.0%
\$1951 to 1975																					
\$1976 to 2000													<u> </u>								
\$2000 and up																					
TOTALS	8	181	4.4%	65	2092	3.1%	28	1636	1.7%	132	2197	6.0%	27	603	4.5%	8	46	17.4%	268	6755	4.0%

Vacancy Rates During the Current Quarter Fort Collins

								Tue	o Bedro	nm	Tva	o Bedro	om									
		-fficion	oioo		One	e Bedro								The	aa Badra			Other			Total	
B I I		fficien							e Bathro			o Bathro		i	ee Bedro				D	V		D
Rent Level \$000 to \$225	Vacant	1018	ıı Pe	ercent	Vacant	Total	Percent	vacant	Total	Percent	Vacant	rotai	Percent	vacant	Total	Percent	vacant	Total	Percent	Vacant	Total	Percent
\$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	4		5 8	30.0%																4	5	80.0%
\$651 to \$675 \$676 to \$700		7	2	0.0%																	72	0.0%
\$701 to \$725																						,,0
\$726 to \$750						8	0.0%														8	0.0%
\$751 to \$775 \$776 to \$800						21	0.0%														21	0.0%
\$801 to \$825						- 41	0.0 /6							1							۷۱	0.0%
\$826 to \$850						36	0.0%		1	0.0%	30	65	46.2%	1						30	102	29.4%
\$851 to \$875																						
\$876 to \$900 \$901 to \$925				_	6	138	4.3%													6	138	4.3%
\$926 to \$950						40	0.0%	1	83	1.2%										1	123	0.8%
\$951 to \$975				0.0%		44	0.0%		1	0.0%											68	0.0%
\$976 to \$1000	3	4	7	6.4%		202	0.00/	4	123	3.3%				.						7	170	4.1%
\$1001 to 1025 \$1026 to 1050					1	222 55	0.0% 1.8%													1	222 55	0.0% 1.8%
\$1051 to 1075					1	89	1.1%				21	134	15.7%							22	223	9.9%
\$1076 to 1100		1	6	0.0%	10	168	6.0%		167	0.0%										10	351	2.8%
\$1101 to 1125 \$1126 to 1150					2	85	2.4%	1	191	0.5%										2	85 191	2.4% 0.5%
\$1126 to 1130 \$1151 to 1175					3	12	25.0%	l '	191	0.5%										3	12	25.0%
\$1176 to 1200					1	72	1.4%				3	174	1.7%	5	91	5.5%				9	337	2.7%
\$1201 to 1225					1	48	2.1%									. =0.		1	0.0%		49	2.0%
\$1226 to 1250 \$1251 to 1275					9 2	214 118	4.2% 1.7%							1	60	1.7%				10 2	274 118	3.6% 1.7%
\$1276 to 1300			4	0.0%	8	60	13.3%	8	387	2.1%				8	46	17.4%				24	497	4.8%
\$1301 to 1325					3	105	2.9%	3	152	2.0%										6	257	2.3%
\$1326 to 1350					1	32	3.1%	1	100	1.0%					1	0.0%				2	133	1.5%
\$1351 to 1375 \$1376 to 1400					1	30	3.3%	1	228	0.4%	10	244	4.1%	1	36	2.8%				1 12	228 310	0.4% 3.9%
\$1401 to 1425							0.070					68	0.0%			2.070				·	68	0.0%
\$1426 to 1450								3	24	12.5%	7	194	3.6%							10	218	4.6%
\$1451 to 1475					1	45	2.2%				23	391	5.9%					12	0.00/	24	436	5.5%
\$1476 to 1400 \$1501 to 1525								 				63	0.0%	1				13	0.0%	1	21 63	0.0%
\$1526 to 1550													2.270									
\$1551 to 1575											_				_	6.65	_		0			
\$1576 to 1500 \$1601 to 1625				_				-	1	0.0%	9	300 26	3.0% 15.4%	1	2	0.0%	5	16	31.3%	14	319 26	4.4% 15.4%
\$1601 to 1625 \$1626 to 1650											4	20	13.4%	1	24	0.0%				4	26	0.0%
\$1651 to 1675																						
\$1676 to 1600								!						3		18.8%		1	0.0%	3	17	17.6%
\$1701 to 1725 \$1726 to 1750														1	102 12	0.0% 8.3%				1	102 12	0.0% 8.3%
\$1726 to 1750 \$1751 to 1775														1	44	2.3%				1	44	2.3%
\$1776 to 1800															2	0.0%					2	0.0%
\$1801 to 1825								I							18	0.0%					18	0.0%
\$1826 to 1850 \$1851 to 1875								I						1	35	2.9%				1	35	2.9%
\$1876 to 1900								<u> </u>			<u> </u>			<u>L</u>			<u> </u>					
\$1901 to 1926															36	0.0%					36	0.0%
\$1926 to 1950 \$1951 to 1975												24	0.0%	1							24	0.0%
\$1951 to 1975 \$1976 to 2000																						
\$2000 and up																						
TOTALS	7	16	7	4.2%	50	1642	3.0%	22	1458	1.5%	107	1691	6.3%	21	525	4.0%	5	31	16.1%	212	5514	3.8%

Vacancy Rates During the Current Quarter Fort Collins - Northwest

							т	o Dodra	om	т	o Bod	om									
								o Bedro			o Bedro			_							
	E	fficiencie	es	On	e Bedro	om	On	e Bathro	om	Two	o Bathro	oom	Th	ree Bedr	oom		Other			Total	
Rent Level	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													 								
\$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													<u> </u>								
\$626 to \$650	4	5	80.0%																4	5	80.0%
\$651 to \$675													1						1		
\$676 to \$700		72	0.0%										!						-	72	0.0%
\$701 to \$725 \$726 to \$750					8	0.0%														8	0.0%
\$751 to \$750					0	0.0%														0	0.070
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850					36	0.0%				30	65	46.2%	·						30	101	29.7%
\$851 to \$875 \$876 to \$900				4		4.50/														00	4.50/
\$901 to \$925				1_	66	1.5%							 						1	66	1.5%
\$926 to \$950					40	0.0%	1	72	1.4%										1	112	0.9%
\$951 to \$975		4	0.0%		44	0.0%														48	0.0%
\$976 to \$1000							4	123	3.3%										4	123	3.3%
\$1001 to 1025					18	0.0%														18	0.0%
\$1026 to 1050 \$1051 to 1075										21	13/	15.7%							21	134	15.7%
\$1031 to 1073 \$1076 to 1100		16	0.0%					100	0.0%	21	134	13.7 /0	1						21	116	0.0%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175													l _						_		
\$1176 to 1200 \$1201 to 1225													5	91	5.5%		1	0.0%	5	91 1	5.5% 0.0%
\$1201 to 1223 \$1226 to 1250				1	54	1.9%							1	60	1.7%		'	0.076	2	114	1.8%
\$1251 to 1275					-	,.													_		
\$1276 to 1300		4	0.0%				7	207	3.4%										7	211	3.3%
\$1301 to 1325								6	0.0%											6	0.0%
\$1326 to 1350																					
\$1351 to 1375 \$1376 to 1400				1	30	3.3%													1	30	3.3%
\$1401 to 1425					- 00	0.070							<u> </u>							- 00	0.070
\$1426 to 1450											36	0.0%	,							36	0.0%
\$1451 to 1475																					
\$1476 to 1400												0.00/	1								0.00/
\$1501 to 1525 \$1526 to 1550											3	0.0%	'							3	0.0%
\$1551 to 1575																					
\$1576 to 1500								1	0.0%											1	0.0%
\$1601 to 1625										4	26	15.4%							4	26	15.4%
\$1626 to 1650																					
\$1651 to 1675 \$1676 to 1600													1				1	0.007	1	4	0.00/
\$1676 to 1600 \$1701 to 1725													 	102	0.0%			0.0%	1	102	0.0%
\$1701 to 1723 \$1726 to 1750														102	3.070					102	3.070
\$1751 to 1775																					
\$1776 to 1800														2	0.0%					2	0.0%
\$1801 to 1825																					
\$1826 to 1850 \$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926	ì						1						i e	36	0.0%	ì			1	36	0.0%
\$1926 to 1950											24	0.0%	·I							24	0.0%
\$1951 to 1975																					
\$1976 to 2000 \$2000 and up													1			-			-		
TOTALS	4	101	4.0%	3	296	1.0%	12	509	2.4%	55	288	19.1%	. 6	291	2.1%		2	0.0%	80	1487	5.4%
IOIALO	4	101	7.∪ /0	<u> </u>	230	1.0 /0	12	JU3	4.4/0	ı JJ	200	13.170		231	2.170			0.070	00	1+07	J. 4 70

Vacancy Rates During the Current Quarter Fort Collins - Northeast

							Tue	o Bedro	om	т,	wo Bedro	nom				<u> </u>			Ī		
	_	Efficienci	20	On	ne Bedr	oom		e Bathro			vo Bathr		The	ree Bedr	nom		Other			Total	
Rent Level						Percent			Percent			Percent	 		Percent	Vecent		Percent	Vacant		Percent
\$000 to \$225	vacant	rotai	Percent	vacant	Total	Percent	vacant	Total	Percent	vacant	Total	Percent	vacant	Total	Percent	vacant	Total	Percent	Vacant	Total	Percent
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300													1								
\$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 \$755																					
\$776 to \$800					21	0.0%	<u> </u>						<u></u>						<u></u>	21	0.0%
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875 \$876 to \$900					20	0.0%														20	0.0%
\$901 to \$925					20	0.076														20	0.076
\$926 to \$950								11	0.0%											11	0.0%
\$951 to \$975								1	0.0%											1	0.0%
\$976 to \$1000													ł								
\$1001 to 1025 \$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100								1	0.0%											1	0.0%
\$1101 to 1125																					
\$1126 to 1150 \$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275 \$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400													-								
\$1401 to 1425 \$1426 to 1450																					
\$1420 to 1430 \$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525					_				_		_			_			_				
\$1526 to 1550 \$1551 to 1575							I						1						I		
\$1551 to 1575 \$1576 to 1500														2	0.0%					2	0.0%
\$1601 to 1625							i e						i e		3.070	1			1		5.570
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600 \$1701 to 1725				-			1			-			1			1			1		
\$1701 to 1723 \$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800							ļ						.						.		
\$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	0.0%	l	13	0.0%	l			t	2	0.0%	İ			t	56	0.0%

Vacancy Rates During the Current Quarter Fort Collins - Southeast

							Tv	vo Bedro	om	Tw	o Bedro	om									
	_	fficienci	ae .	05	e Bedro	om		ne Bathro			o Bathro		The	ee Bedro	nom		Other			Total	
																		_	1		_
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	lotal	Percent	Vacant	Total	Percent	Vacant	lotal	Percent	Vacant	Total	Percen
\$000 to \$225 \$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375 \$376 to \$400																					
\$401 to \$425																			†		
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550 \$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700 \$701 to \$725	1			 			1						 			1			1		
\$701 to \$725 \$726 to \$750				I									I						I		
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825									0.00/												0.00
\$826 to \$850 \$851 to \$875								1	0.0%											1	0.0%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000 \$1001 to 1025	3	47	6.4%		204	0.0%													3	47 204	
\$1001 to 1023 \$1026 to 1050				1	54	1.9%													1		
\$1051 to 1075					٠.	1.070														٠.	1.07
\$1076 to 1100				10	144	6.9%		66	0.0%										10		
\$1101 to 1125				2	85	2.4%													2		
\$1126 to 1150							1	191	0.5%										1	191	0.5%
\$1151 to 1175 \$1176 to 1200										3	174	1.7%							3	174	1.7%
\$1201 to 1225												111 70							Ť		,
\$1226 to 1250				8	160	5.0%													8	160	5.0%
\$1251 to 1275				_																	
\$1276 to 1300				8	60	13.3%	1	180	0.6%										9		
\$1301 to 1325 \$1326 to 1350				3	105	2.9%	1	36	2.8%					1	0.0%				3		
\$1351 to 1375								00	2.070						0.070					01	2.7
\$1376 to 1400										4	104	3.8%	1	36	2.8%				5	140	3.6%
\$1401 to 1425																					
\$1426 to 1450					45	0.00/	3	24	12.5%	7	150	4.7%							10		
\$1451 to 1475 \$1476 to 1400				1	45	2.2%				22	333	6.6%					13	0.0%	23	378 13	
\$1501 to 1525											60	0.0%					13	0.070	1	60	
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500				-						2	140	1.4%	-						2	140	1.4%
\$1601 to 1625 \$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600	<u> </u>			<u> </u>			<u> </u>						3	16	18.8%	<u> </u>			3	16	18.8%
\$1701 to 1725																					
\$1726 to 1750				I									1	12	8.3%				1	12	8.3%
\$1751 to 1775 \$1776 to 1800				I									I						I		
\$1776 to 1800 \$1801 to 1825	 			 			 						 			1			 		
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950				I									I						I		
				I			ı			l			I			1			1		
\$1951 to 1975																					

Vacancy Rates During the Current Quarter Fort Collins - Southwest

							Tv	vo Bedro	om	Tv	vo Bedro	om									
	.	Efficiencie	e	055	e Bedro	om		ne Bathro			o Bathro		The	ee Bedro	om		Other			Total	
5	l l																				
Rent Level	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					
\$301 to \$325																					
\$326 to \$350																1					
\$351 to \$375																1					
\$376 to \$400																			<u> </u>		
\$401 to \$425																					
\$426 to \$450 \$451 to \$475																1					
\$476 to \$500																1					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																1					
\$576 to \$600																<u> </u>					
\$601 to \$625																1					
\$626 to \$650 \$651 to \$675																1					
\$676 to \$700																1					
\$701 to \$725							Ì												1		
\$726 to \$750																1					
\$751 to \$775																1					
\$776 to \$800																					
\$801 to \$825																1					
\$826 to \$850																1					
\$851 to \$875 \$876 to \$900				5	52	9.6%										1			5	52	9.6%
\$901 to \$925					32	9.076													3	32	9.07
\$926 to \$950																1					
\$951 to \$975		19	0.0%													1				19	0.0%
\$976 to \$1000																					
\$1001 to 1025																1					
\$1026 to 1050					1	0.0%										1			l .	1	
\$1051 to 1075				1	89	1.1%										1			1	89	
\$1076 to 1100 \$1101 to 1125					24	0.0%														24	0.0%
\$1126 to 1150																1					
\$1151 to 1175				3	12	25.0%										1			3	12	25.0%
\$1176 to 1200				1	72	1.4%													1	72	
\$1201 to 1225				1	48	2.1%													1	48	2.1%
\$1226 to 1250				_												1					
\$1251 to 1275				2	118	1.7%								40	47 40/	1			2	118	
\$1276 to 1300 \$1301 to 1325							3	146	2.1%				8	46	17.4%	 			8	46 146	
\$1326 to 1350				1	32	3.1%	3	64	0.0%							1			1	96	
\$1351 to 1375					02	0,0	1		0.4%							1			1	228	
\$1376 to 1400										6	140	4.3%							6	140	
\$1401 to 1425											68	0.0%								68	
\$1426 to 1450											8	0.0%				1				8	
\$1451 to 1475										1		1.7%				1			1	58	
\$1476 to 1400 \$1501 to 1525											8	0.0%				├──				8	0.0%
\$1526 to 1550																1					
\$1551 to 1575																1					
\$1576 to 1500	<u> </u>			<u> </u>						7	160	4.4%	<u></u>			5	16	31.3%	12	176	6.8%
\$1601 to 1625																		_			
\$1626 to 1650														24	0.0%	1				24	0.0%
\$1651 to 1675																1					
\$1676 to 1600																—			1		
\$1701 to 1725 \$1726 to 1750																1					
\$1726 to 1750 \$1751 to 1775													1	44	2.3%	1			1	44	2.3%
\$1776 to 1800													l '		2.0/0	1] '		2.5/
\$1801 to 1825														18	0.0%					18	0.0%
\$1826 to 1850													1		2.9%				1		
\$1851 to 1875																1					
\$1876 to 1900	ļ												ļ			—			!		
\$1901 to 1926																1					
\$1926 to 1950																1					
\$1051 to 1075				1			I			1						1			1		
\$1951 to 1975 \$1976 to 2000																Į.					
\$1951 to 1975 \$1976 to 2000 \$2000 and up																					

Vacancy Rates During the Current Quarter Loveland

							т	o Bedro	om	т.	vo Bedro	om									
	-	·		0	. D								The	D.d.			O4h			Tatal	
D. at Level		ficiencie			Bedro			e Bathro			o Bathro			ree Bedr			Other			Total	D
Rent Level \$000 to \$225	Vacant	lotal	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	lotal	Percent	Vacant	Total	Percent
\$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	16	6.3%										1	16	6.3%
\$601 to \$625							_	10	0.070										·	10	0.070
\$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								2	0.0%											2	0.0%
\$851 to \$875								_	0.070											-	0.070
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950 \$951 to \$975					16	0.0%														16	0.0%
\$976 to \$1000					12		4	63	6.3%										4		5.3%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075 \$1076 to 1100								65	0.0%											65	0.0%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175					0.4	0.00/			0.00/										0	00	7 70/
\$1176 to 1200 \$1201 to 1225	1	14	7.1%	2	24	8.3%		2	0.0%	1	12	8.3%	1						2	26 26	7.7% 7.7%
\$1201 to 1223 \$1226 to 1250		17	7.170		60	0.0%				2		5.9%							2		2.1%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325 \$1326 to 1350				8	122	6.6%		24	0.0%	1	72	1.4%		12	0.0%				9	230	3.9%
\$1351 to 1375				3	132				0.070		,,_	1.470		12	0.070				3		2.3%
\$1376 to 1400																					
\$1401 to 1425				2	84	2.4%				40	40	05.00/							2	84	2.4%
\$1426 to 1450 \$1451 to 1475										12	48	25.0%							12	48	25.0%
\$1431 to 1473 \$1476 to 1400										2	102	2.0%							2	102	2.0%
\$1501 to 1525							1	6	16.7%										1	6	16.7%
\$1526 to 1550										l .											
\$1551 to 1575 \$1576 to 1500										1 5		2.9% 4.2%		2	0.0%	3	15	20.0%	1 8	34 137	2.9% 5.8%
\$1601 to 1625							1			- 3	120	→.∠ 70	1		2.8%		13	20.070	1	36	2.8%
\$1626 to 1650													·	1	0.0%]	1	0.0%
\$1651 to 1675																					
\$1676 to 1600 \$1701 to 1725										1	84	1.2%	3	12	25.0%				4	96	4.2%
\$1701 to 1725 \$1726 to 1750										l '	04	1.270	1		100.0%				1		100.0%
\$1751 to 1775													l '		. 2 3.0 70				l '		
\$1776 to 1800										ļ			↓						.		
\$1801 to 1825 \$1826 to 1850													1								
\$1826 to 1850 \$1851 to 1875													1	14	7.1%				1	14	7.1%
\$1876 to 1900										<u> </u>			<u> </u>		/0				<u> </u>		,
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975 \$1976 to 2000													1								
\$2000 and up							1			 			1			1			1		
TOTALS	1	14	7.1%	15	450	3.3%	6	178	3.4%	25	506	4.9%	6	78	7.7%	3	15	20.0%	56	1241	4.5%

Vacancy Rates During the Current Quarter Fort Morgan/Brush

							Τw	o Bedroo	om	Tı	wo Bedro	oom									
	F	fficiencie	98	On	e Bedro	nom		e Bathro			vo Bathr		Thi	ee Bedr	oom		Other			Total	
Rent Level				Vacant					Percent			Percent	_		Percent	\/acant		Percent	Vacant		Percent
\$000 to \$225	vacant	Total	1 CIOCIII	vacant	Total	1 GIGGIR	vaoant	Total	1 CIOCIII	vaoant	Total	1 Clock	vaoan	Total	reroent	vaoant	Total	1 CIOCIII	vaoant	Total	1 Clocit
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300 \$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400				4	37	10.8%		10	0.20/				.			.	1	0.0%	1		
\$401 to \$425 \$426 to \$450				3	30	10.0%	1	16	6.3%										1		
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525 \$526 to \$550				5	32	15.6%													5	32	15.6%
\$520 to \$550 \$551 to \$575				,	32	13.076		16	0.0%										٦	16	
\$576 to \$600									0.070												
\$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								6	0.0%											6	0.0%
\$851 to \$875																					
\$876 to \$900 \$901 to \$925																					
\$926 to \$950																					
\$951 to \$975														6	0.0%					6	0.0%
\$976 to \$1000 \$1001 to 1025																					
\$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													1			1			1		
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600				.			.												 		
\$1701 to 1725 \$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825				I			ĺ									1					
\$1826 to 1850 \$1851 to 1875																					
\$1876 to 1900				<u> </u>			<u> </u>			<u> </u>			<u>L</u>			<u>L</u>			<u>L</u>		
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975 \$1976 to 2000																					
\$2000 and up																					
TOTALS				12	99	12.1%	1	38	2.6%					6	0.0%		1	0.0%	13	144	9.0%

Vacancy Rates During the Current Quarter Glenwood Springs

							Tu.	o Bedro	nm .	Tu	vo Bedro	nom									
		fficionois		05	e Bedro								The	oo Dodr			Othor			Total	
De et le cert		fficiencie						e Bathro			vo Bathro		_	ee Bedro			Other	D		Total	D
Rent Level \$000 to \$225	vacant	Total	Percent	vacant	rotai	Percent	vacant	rotai	Percent	vacant	rotai	Percent	vacant	Total	Percent	vacant	rotai	Percent	Vacant	rotai	Percent
\$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			0.00/																		0.00/
\$651 to \$675 \$676 to \$700		2	0.0%					2	0.0%		8	0.0%		5	0.0%					2 15	
\$701 to \$725									5.570			3.070	l		3.070					10	3.070
\$726 to \$750					12	0.0%		11	0.0%					1	0.0%					24	0.0%
\$751 to \$775 \$776 to \$800								11	0.00/											11	0.00/
\$801 to \$825								11	0.0%											11	0.0%
\$826 to \$850																					
\$851 to \$875										3	40	7.5%							3	40	7.5%
\$876 to \$900 \$901 to \$925																			-		
\$926 to \$950								2	0.0%				1	40	2.5%				1	42	2.4%
\$951 to \$975																					
\$976 to \$1000					1	0.0%														1	0.0%
\$1001 to 1025 \$1026 to 1050					1	0.0%								2	0.0%					1 2	0.0% 0.0%
\$1050 to 1030 \$1051 to 1075															0.070					2	0.070
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150 \$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250 \$1251 to 1275																					
\$1231 to 1273 \$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375 \$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450								1	0.0%					1	0.0%					2	0.0%
\$1451 to 1475																					
\$1476 to 1400 \$1501 to 1525							 						t						1		
\$1526 to 1550																					
\$1551 to 1575											1	0.0%	l							1	0.0%
\$1576 to 1500 \$1601 to 1625							-						1						}		
\$1601 to 1625 \$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																			.		
\$1701 to 1725 \$1726 to 1750																					
\$1726 to 1750 \$1751 to 1775																					
\$1776 to 1800																			<u> </u>		
\$1801 to 1825																					
\$1826 to 1850 \$1851 to 1875																					
\$1876 to 1900	<u></u>						<u> </u>						<u></u>						<u>L</u>		
\$1901 to 1926																					
\$1926 to 1950 \$1051 to 1975																					
\$1951 to 1975 \$1976 to 2000																					
\$2000 and up																					
TOTALS		2	0.0%		14	0.0%		27	0.0%	3	49	6.1%	1	49	2.0%				4	141	2.8%

Vacancy Rates During the Current Quarter Grand Junction

								Τv	vo Bedro	oom	Т	wo Bedr	oom									
		Effic	iencie	es	o	ne Bedr	oom		ne Bathr			wo Bathr		Th	ree Bedr	oom		Other			Total	
Rent Level	Vacant			Percent			Percent	+		Percent	 	Total	Percent	 		Percent	Vacant		Percent	Vacant	Total	Percent
\$000 to \$225																						
\$226 to \$250 \$251 to \$275																						
\$276 to \$300		4	71	5.6%																4	71	5.6%
\$301 to \$325 \$326 to \$350					4	114	3.5%													4	114	3.5%
\$351 to \$375							0.070		1	0.0%											1	0.0%
\$376 to \$400																						
\$401 to \$425 \$426 to \$450			1	0.0%																	1	0.0%
\$451 to \$475				0.00/		1			2												3	0.0%
\$476 to \$500 \$501 to \$525			1	0.0%		17			1 4	0.0%											19 8	0.0%
\$526 to \$550						3			3	0.0%											6	0.0%
\$551 to \$575 \$576 to \$600						46	0.0%		4 58	0.0%											4 104	0.0% 0.0%
\$601 to \$625						40		1	26	0.0%	1			1						1	66	0.0%
\$626 to \$650								3		7.5%										3		7.5%
\$651 to \$675 \$676 to \$700									10 2	0.0%											10 2	0.0% 0.0%
\$701 to \$725									9	0.0%											9	0.0%
\$726 to \$750									8	0.0%											8	0.0%
\$751 to \$775 \$776 to \$800																						
\$801 to \$825																						
\$826 to \$850 \$851 to \$875															1	0.0%					1	0.0%
\$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																				ļ		
\$1201 to 1225 \$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300 \$1301 to 1325																						
\$1301 to 1323 \$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400 \$1401 to 1425								1			1			1						1		
\$1426 to 1450																						
\$1451 to 1475 \$1476 to 1400																						
\$1501 to 1525								1			1			1						1		
\$1526 to 1550																						
\$1551 to 1575 \$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650 \$1651 to 1675																						
\$1651 to 1675 \$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750 \$1751 to 1775																						
\$1776 to 1800											<u></u>			<u></u>						<u></u>		
\$1801 to 1825																						
\$1826 to 1850 \$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926							-						-									-
\$1926 to 1950 \$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up		1	74	E 40/	<u> </u>	1 224	1 00/	2	160	1 00/					4	0.00/				11	167	2 40/
TOTALS		4	74	5.4%	4	224	1.8%	3	168	1.8%	1			1	1	0.0%				11	467	2.4%

Vacancy Rates During the Current Quarter Greeley

							Tw	o Bedro	om	Tw	o Bedro	om	Ī								
	Е	fficiencie	es	One	e Bedro	om		e Bathro			o Bathro		Thr	ee Bedro	om		Other			Total	
Rent Level	Vacant		Percent			Percent			Percent			Percent				Vacant		Percent	Vacant		Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275 \$276 to \$300																					
\$301 to \$325																1					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425 \$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525				1	18	5.6%													1	18	5.6%
\$526 to \$550 \$551 to \$575		37	0.0%																	37	0.0%
\$576 to \$600		31	0.0%																	31	0.0%
\$601 to \$625																					
\$626 to \$650					12			2	0.0%											14	0.0%
\$651 to \$675					101	0.0%														101	0.0%
\$676 to \$700 \$701 to \$725				2	20 60	0.0% 3.3%										1			2	20 60	0.0% 3.3%
\$726 to \$750				_	69	0.0%		16	0.0%											85	0.0%
\$751 to \$775	1	16	6.3%				1	105	1.0%										2	121	1.7%
\$776 to \$800				1	8	12.5%	1	25	4.0%		18	0.0%				↓			2	51	3.9%
\$801 to \$825 \$826 to \$850					72	0.0%	2	5	0.0%					26	0.0%				2	5 252	0.0% 0.8%
\$851 to \$875					18	0.0%		154 21	1.3% 0.0%		41	0.0%		20	0.0%					102	0.0%
\$876 to \$900					90	0.0%			0.070		2	0.0%			0.070					92	0.0%
\$901 to \$925							2	58	3.4%										2	58	3.4%
\$926 to \$950							1	146	0.7%					2	0.0%				1	146	0.7%
\$951 to \$975 \$976 to \$1000		7	0.0%					58	0.0%					3 8	0.0%					3 73	0.0% 0.0%
\$1001 to 1025			0.070				1	24	4.2%					8	0.0%				1	32	3.1%
\$1026 to 1050					101	0.0%					86	0.0%	1	24	4.2%				1	211	0.5%
\$1051 to 1075					40	0.00/		07	0.40/		12	0.0%		50	0.00/					12	0.0%
\$1076 to 1100 \$1101 to 1125					48 156	0.0%	3	97	3.1%					59	0.0%	1	6	0.0%	3	204 162	1.5% 0.0%
\$1126 to 1150				7	78	9.0%				1	12	8.3%					50	0.0%	8	140	5.7%
\$1151 to 1175																					
\$1176 to 1200											108	0.0%	1	40	2.5%				1	148	0.7%
\$1201 to 1225 \$1226 to 1250					240	0.0%					178	0.0%		4	0.0%					244 178	0.0% 0.0%
\$1250 to 1230 \$1251 to 1275											24	0.0%								24	0.0%
\$1276 to 1300											128	0.0%		12	0.0%					140	0.0%
\$1301 to 1325							4	48	8.3%		156	0.0%							4	204	2.0%
\$1326 to 1350				1	44	2.3%				11	180	6.1%							12	224	5.4%
\$1351 to 1375 \$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450										5	110	4.5%		48	0.0%				5	158	3.2%
\$1451 to 1475														12	0.0%		1	0.0%		13	0.0%
\$1476 to 1400 \$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																↓					
\$1601 to 1625														20	0.007					20	0.007
\$1626 to 1650 \$1651 to 1675							I							36	0.0%	1			I	36	0.0%
\$1676 to 1600				<u></u>			<u> </u>			<u> </u>			1	22	4.5%	<u>L</u>			1	22	4.5%
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775 \$1776 to 1800																					
\$1801 to 1825							l						1			1			l		
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900							 									1			 		
\$1901 to 1926 \$1926 to 1950																					
\$1926 to 1950 \$1951 to 1975							I									1			I		
\$1976 to 2000				<u></u>			<u> </u>			<u> </u>						<u>L</u>			<u> </u>		
\$2000 and up																					
TOTALS	1	60	1.7%	12	1135	1.1%	15	759	2.0%	17	1055	1.6%	3	324	0.9%		57	0.0%	48	3390	1.4%

Vacancy Rates During the Current Quarter Gunnison

							Total	o Bedro	om	т.	wo Bedro	nom									
	_	:#6a!		_	P- '									D			Ott -			T-/-!	
B		fficienci			ne Bedr			e Bathro			vo Bathr			ee Bedr			Other			Total	D
Rent Level	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																					
\$701 to \$725 \$726 to \$750							Ī												I		
\$751 to \$775								60	0.0%											60	0.0%
\$776 to \$800							!												1		
\$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																					
\$1031 to 1073 \$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							Ī												I		
\$1476 to 1400																			.		
\$1501 to 1525 \$1526 to 1550							Ī												I		
\$1526 to 1550 \$1551 to 1575																					
\$1576 to 1500										<u></u>									<u></u>		
\$1601 to 1625																					
\$1626 to 1650 \$1651 to 1675																					
\$1651 to 1675 \$1676 to 1600							Ī												I		
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775 \$1776 to 1800																					
\$1801 to 1825							l						1			1			t		
\$1826 to 1850							Ī												I		
\$1851 to 1875																					
\$1876 to 1900 \$1901 to 1926							 			-									1		
\$1901 to 1926 \$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up							-	00	0.001										1	00	0.001
TOTALS								60	0.0%										1	60	0.0%

Vacancy Rates During the Current Quarter Montrose

							т	o Bedro	ıom	т.	wo Bedro	nom									
	_	,,											_				0.1				
		fficiencie			e Bedro			e Bathro			vo Bathr		 	ree Bedr			Other			Total	
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225 \$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350 \$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450 \$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575 \$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700 \$701 to \$725													1								
\$701 to \$725 \$726 to \$750																					
\$751 to \$775																					
\$776 to \$800							!												1		
\$801 to \$825 \$826 to \$850					76	0.0%														76	0.0%
\$851 to \$875						0.070															0.070
\$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							Ī												I		
\$1551 to 1575																					
\$1576 to 1500																			<u> </u>		
\$1601 to 1625 \$1626 to 1650																					
\$1626 to 1650 \$1651 to 1675							Ī												I		
\$1676 to 1600																			<u> </u>		
\$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																			1		
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000 \$2000 and up							 						-						1		
TOTALS				-	76	0.0%	 			 			 			 			 	76	0.0%

Vacancy Rates During the Current Quarter Pueblo

							Tw	o Bedro	om	Tv	vo Bedro	om									
		Efficienci	es	One	e Bedro	om	One	e Bathro	om	Tw	o Bathro	om	Thr	ee Bedr	oom		Other			Total	
Rent Level	Vacant		Percent			Percent			Percent				Vacant		Percent	Vacant		Percent	Vacant		Percent
\$000 to \$225	rabant	rotai	. 0.00	racant	rotai	. Groom	raoan	. ota.	1 01001K	radant	rotar	. 0.00ik	racant	Total	, orount	racant	rota	. 0.00.11	racan	. otal	. 0.00
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300		13	0.00/																	12	0.00/
\$301 to \$325 \$326 to \$350		13	0.0%																	13	0.0%
\$351 to \$375																					
\$376 to \$400				2	4	50.0%													2		50.0%
\$401 to \$425		2	0.0%		55	0.0%														57	0.0%
\$426 to \$450																					
\$451 to \$475 \$476 to \$500				4	4	100.0%		8	0.0%										4	12	33.3%
\$501 to \$525				4	45	8.9%			0.070										4		8.9%
\$526 to \$550	2	12	16.7%	3	79	3.8%													5	91	5.5%
\$551 to \$575				2	166	1.2%		27	0.0%										2		1.0%
\$576 to \$600				40	58	0.0%		70	0.00/										40	58	0.0%
\$601 to \$625 \$626 to \$650				10 5	153 116	6.5% 4.3%		72 19	0.0% 0.0%							1	14	7.1%	10 6		4.4% 4.0%
\$651 to \$675					12	0.0%	1	48	2.1%							l '	14	1.170	1	60	1.7%
\$676 to \$700	<u> </u>			<u> </u>			3	90	3.3%	<u> </u>			<u></u>						3		3.3%
\$701 to \$725							7	113	6.2%				2	15	13.3%				9	128	7.0%
\$726 to \$750							_	401											_		
\$751 to \$775 \$776 to \$800							2	104	1.9%										2	104	1.9%
\$801 to \$825				1	1	100.0%								1	0.0%				1	2	50.0%
\$826 to \$850					5	0.0%														5	
\$851 to \$875					24	0.0%														24	0.0%
\$876 to \$900																					
\$901 to \$925 \$926 to \$950														56	0.0%					F.C.	0.0%
\$951 to \$975											64	0.0%		30	0.0%					56 64	0.0%
\$976 to \$1000											٥.	0.070								٠.	0.07
\$1001 to 1025				1	48	2.1%											16	0.0%	1	64	1.6%
\$1026 to 1050														_						_	
\$1051 to 1075														8	0.0%					8	0.0%
\$1076 to 1100 \$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200					64	0.0%														64	0.0%
\$1201 to 1225										2	64	3.1%							2	64	3.1%
\$1226 to 1250 \$1251 to 1275																					
\$1276 to 1300					56	0.0%														56	0.0%
\$1301 to 1325							2	48	4.2%										2		4.2%
\$1326 to 1350																					
\$1351 to 1375													1	28	3.6%				1	28	3.6%
\$1376 to 1400 \$1401 to 1425										2	76	2.6%							2	76	2.6%
\$1426 to 1450										_	70	2.070								70	2.07
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550 \$1551 to 1575																					
\$1551 to 1575 \$1576 to 1500																					
\$1601 to 1625	1									l			1			ì			1		
\$1626 to 1650																					
\$1651 to 1675	1			I						I			1	_	40				1		
\$1676 to 1600 \$1701 to 1725	 			 						 			1	8	12.5%				1	8	12.5%
\$1701 to 1725 \$1726 to 1750	1			I						I			1						1		
\$1751 to 1775	1			I						I			1						1		
\$1776 to 1800														8	0.0%					8	0.0%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875 \$1876 to 1900																					
\$1901 to 1926	1			l			1			1			1			ł –			1		
\$1926 to 1950	1			I						I			1						1		
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																		.= -:			
TOTALS	2	27	7.4%	32	890	3.6%	15	529	2.8%	4	204	2.0%	4	124	3.2%	1	30	3.3%	58	1804	3.29

Vacancy Rates During the Current Quarter Pueblo - Northwest

				_																	
							Tv	wo Bedro	om	Tv	vo Bedro	om									
		Efficienc	ies		One Bedr	room	Oı	ne Bathro	oom	Tv	o Bathro	oom	Thi	ee Bedi	room		Other			Total	
Rent Level	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	3 0.0%																	13	0.0%
\$326 to \$350		10	0.07	0																13	0.0%
\$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									0.070												0.070
\$526 to \$550	2	12	16.79	ó															2	12	16.7%
\$551 to \$575																					
\$576 to \$600					58	3 0.0%														58	0.0%
\$601 to \$625 \$626 to \$650																1	14	7.1%	1	14	7.1%
\$651 to \$675																l '		7.170	l '	1-7	7.170
\$676 to \$700				<u> </u>																	
\$701 to \$725								10	0.0%											10	0.0%
\$726 to \$750																					
\$751 to \$775 \$776 to \$800																					
\$801 to \$825	1			1			1			1			1			1			1		
\$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				1			1														
\$1401 to 1425 \$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550 \$1551 to 1575																					
\$1551 to 1575 \$1576 to 1500																					
\$1601 to 1625	ì			1			1			Ì			ì			Ì					
\$1626 to 1650				1			1														
\$1651 to 1675																					
\$1676 to 1600	!			1			 			.			!			!			1		
\$1701 to 1725 \$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800				<u> </u>																	
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900 \$1801 to 1825				1																	
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$2000 and up	.			1	100	2 222	ļ	10	0.001	.			-			ļ.,		7.401	_	400	1.000
TOTALS	2	25	8.0%	D	109	0.0%	1	18	0.0%	ı			1			1	14	7.1%	3	166	1.8%

Vacancy Rates During the Current Quarter Pueblo - Northeast

							Tue	o Bedro	nm	Tu	o Bedro	nm				l					
	_	· · · · ·		_	. 5 .								_				0			.	
		fficienci			e Bedro			e Bathro			o Bathro			ee Bedro			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																					
\$250 to \$250 \$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375 \$376 to \$400																					
\$401 to \$425		2	0.0%																	2	0.0%
\$426 to \$450		_	0.070																	-	0.070
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525					70	0.00/														70	0.00/
\$526 to \$550 \$551 to \$575				3	79 27	3.8%													3	79 27	3.8%
\$576 to \$600					21	0.0%														21	0.0%
\$601 to \$625				10	153	6.5%													10	153	6.5%
\$626 to \$650				5	116	4.3%		19	0.0%										5	135	3.7%
\$651 to \$675					12	0.0%	1	48	2.1%										1	60	1.7%
\$676 to \$700																					
\$701 to \$725							7	103	6.8%				2	15	13.3%				9	118	7.6%
\$726 to \$750 \$751 to \$775							_	104	4.007										_	404	4.004
\$751 to \$775 \$776 to \$800							2	104	1.9%										2	104	1.9%
\$801 to \$825														1	0.0%					1	0.0%
\$826 to \$850					5	0.0%									0.070					5	0.0%
\$851 to \$875					24	0.0%														24	0.0%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950														56	0.0%					56	0.0%
\$951 to \$975											64	0.0%								64	0.0%
\$976 to \$1000				-	40	0.40/											10	0.00/	-	C4	4.00/
\$1001 to 1025 \$1026 to 1050				1	48	2.1%											16	0.0%	1	64	1.6%
\$1050 to 1030 \$1051 to 1075														8	0.0%					8	0.0%
\$1076 to 1100														Ū	0.070					Ü	0.070
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200					64	0.0%					0.4	0.40/								64	0.0%
\$1201 to 1225 \$1226 to 1250										2	64	3.1%							2	64	3.1%
\$1226 to 1230 \$1251 to 1275																					
\$1276 to 1300					56	0.0%														56	0.0%
\$1301 to 1325							2	48	4.2%										2	48	4.2%
\$1326 to 1350																					
\$1351 to 1375													1	28	3.6%				1	28	3.6%
\$1376 to 1400											=-	0.00/									0.00/
\$1401 to 1425										2	76	2.6%							2	76	2.6%
\$1426 to 1450 \$1451 to 1475																					
\$1451 to 1475 \$1476 to 1400										I									1		
\$1501 to 1525													Ì						1		
\$1526 to 1550																					
\$1551 to 1575										I									1		
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650 \$1651 to 1675																					
\$1651 to 1675 \$1676 to 1600										I			1	٥	12.5%				1	Q	12.5%
\$1701 to 1725							1			l			 	0	12.0/0	i			 	U	12.0/0
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800														8	0.0%					8	0.0%
\$1801 to 1825					_					I											·
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900 \$1901 to 1926				-			1			 			1			1			1		
\$1901 to 1926 \$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		2	0.0%	19	584	3.3%	12	322	3.7%	4	204	2.0%	4	124	3.2%		16	0.0%	39	1252	3.1%

Vacancy Rates During the Current Quarter Pueblo - Southeast

\$270 b. \$250 b								Two	n Bodro	ıom	т.	vo Bodro	nom									
		_												_								
3020 to 16250 1025														-								
\$220 to \$270 to \$220 to \$270 to \$220 to \$270 to \$220 to \$270 to \$220 to \$270 to \$220 to \$270 t		Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$25 to \$275 \$27 to \$250 \$27 to \$250 \$28 to \$350 \$350 to \$355 \$37 to \$450 \$350 to \$45																						
303 to \$2525 303 to \$2526 304 to \$400 305 to \$4525 305 to \$4500 306 to \$4525 306 to \$4500 307 to	\$251 to \$275																					
\$350 in \$350 i	\$276 to \$300																					
\$350 to \$375 \$350 to \$425 \$450 to \$425 \$451 t																						
\$376 to \$400 \$450 to \$400 \$450 to \$400 \$550 to \$555 \$550 to \$550 \$550																						
\$42 kin \$450 \$450 \$450 \$450 \$450 \$450 \$450 \$450	\$376 to \$400																					
\$45 to \$475 \$470 to \$500 \$500 to \$505 \$500 t	\$401 to \$425																					
\$476 to \$500																						
\$500 to \$5250 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$55000 \$5																						
\$350 to \$500 \$ \$550 t																						
\$370 to \$500 \$300 to \$502 \$300 \$300 to \$502 \$300 \$300 \$300 \$300 \$300 \$300 \$300 \$3	\$526 to \$550																					
\$601 to \$625 \$601 to \$675 \$601 to \$675 \$601 to \$675 \$601 to \$675 \$75 to \$775 \$776 to \$775 \$776 to \$775 \$776 to \$776 \$777 to \$776 \$776 to \$776 \$777 to \$777 \$777 to \$777 \$777 to \$777 \$777 to \$777 \$777 to \$777 \$777 t	\$551 to \$575																					
\$365 to \$450 \$ \$457 to \$700 \$ \$700 to \$702 \$ \$700 t																						
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\$2000 and up																						
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TOTALS	TOTALS																					

Vacancy Rates During the Current Quarter Pueblo - Southwest

							Two	Bedroo	m	Τν	vo Bedro	oom									
	E	Efficienci	es	On	e Bedro	oom	One	Bathroo	om	Tv	vo Bathr	oom	Thr	ree Bedr	oom		Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275 \$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400				2	4														2	4	50.0%
\$401 to \$425 \$426 to \$450					4	0.0%														4	0.0%
\$451 to \$475																					
\$476 to \$500				4	4	100.0%													4	4	100.0%
\$501 to \$525				4	45	8.9%													4	45	8.9%
\$526 to \$550																					
\$551 to \$575				2	139	1.4%		27	0.0%										2	166	1.2%
\$576 to \$600 \$601 to \$625								72	0.0%											72	0.0%
\$626 to \$650								12	0.070											12	0.070
\$651 to \$675																					
\$676 to \$700							3	90	3.3%										3	90	3.3%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800 \$801 to \$825				1	1	100.0%													1	1	100.0%
\$826 to \$850				· '		100.070													'		100.070
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000 \$1001 to 1025																					
\$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																			1		
\$1201 to 1223 \$1226 to 1250																					
\$1251 to 1275																					
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\$1301 to 1325																					
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\$1376 to 1400 \$1401 to 1425																					
\$1401 to 1423 \$1426 to 1450																					
\$1451 to 1475				I			I												1		
\$1476 to 1400				<u> </u>																	
\$1501 to 1525		· <u>-</u>			_			_	_								_			_	
\$1526 to 1550																					
\$1551 to 1575 \$1576 to 1500																					
\$1601 to 1625	1			 			 						1			1			 		
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\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
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\$1751 to 1775				I			I												1		
\$1776 to 1800 \$1801 to 1825				 															1		
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900	<u></u>			<u></u>			<u> </u>												<u></u>		
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000	!			!			!			-			!			!			}		
\$2000 and up				40	407	0.001	_	100	1.007							1			40	200	4.1%
TOTALS				13	197	6.6%	3	189	1.6%										16	386	4.1

Vacancy Rates During the Current Quarter Southeastern Colorado

							Tv	vo Bedro	om	Tv	vo Bedro	oom									
	ļ ,	fficiencie	98	Or	ne Bedro	om		ne Bathro			vo Bathro		Thi	ree Bedr	oom		Other			Total	
Rent Level	-		Percent			Percent			Percent			Percent	 		Percent	Vacant		Percent	Vacant	Total	Percent
\$000 to \$225	vacant	Total	1 ercent	vacant	Total	1 ercent	vacant	Total	1 ercent	vacant	Total	1 ercent	vacant	Total	rercent	vacant	Total	reicent	vacant	Total	reicent
\$226 to \$250																					
\$251 to \$275 \$276 to \$300																					
\$301 to \$325																					
\$326 to \$350								4	0.0%											4	0.0%
\$351 to \$375 \$376 to \$400																					
\$401 to \$425	1													31	0.0%					31	0.0%
\$426 to \$450																					
\$451 to \$475 \$476 to \$500																	3	0.0%	1	3	0.0%
\$501 to \$525																					
\$526 to \$550					40	0.00/														40	0.00/
\$551 to \$575 \$576 to \$600					10	0.0%														10	0.0%
\$601 to \$625																					
\$626 to \$650					30	0.0%														30	0.0%
\$651 to \$675 \$676 to \$700					30	0.0%		16	0.0%											16	
\$701 to \$725					3	0.0%														3	
\$726 to \$750 \$751 to \$775																					
\$776 to \$800																					
\$801 to \$825														12	0.0%					12	0.0%
\$826 to \$850 \$851 to \$875																	4	0.0%		4	0.0%
\$876 to \$900							1	27	3.7%								4	0.0%	1		
\$901 to \$925																					
\$926 to \$950 \$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050 \$1051 to 1075														2	0.0%					2	0.0%
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150 \$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
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\$1301 to 1325																					
\$1326 to 1350 \$1351 to 1375																					
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\$2000 and up TOTALS					43	0.0%	1	47	2.1%	 			}	45	0.0%	 	7	0.0%	1	142	0.7%
IOTAL5					43	0.0%	1	4/	2.1%					45	0.0%		7	0.0%	1	142	0.7%

Vacancy Rates During the Current Quarter Steamboat Springs

							Tw	o Bedro	om	Tw	o Bedro	om									
	_	fficiencie		On	ne Bedro	om		e Bathro			o Bathro		Th	ree Bedi	room		Other			Total	
Dant Lawel																\/		Descript	\/		Dansont
Rent Level \$000 to \$225	Vacant	ıotaı	Percent	vacant	lotai	Percent	Vacant	ıotaı	Percent	vacant	Total	Percent	vacant	Total	Percent	vacant	lotai	Percent	vacant	Total	Percent
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\$276 to \$300 \$301 to \$325																					
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\$576 to \$600																					
\$601 to \$625 \$626 to \$650																					
\$651 to \$675					20	0.0%														20	0.0%
\$676 to \$700																					
\$701 to \$725 \$726 to \$750																					
\$726 to \$750 \$751 to \$775							1	37	2.7%										1	37	2.7%
\$776 to \$800																					
\$801 to \$825						0.00/		1	0.0%											1	
\$826 to \$850 \$851 to \$875					41	0.0%														41	0.0%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950 \$951 to \$975																					
\$976 to \$1000				2	39	5.1%													2	39	5.1%
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\$1226 to 1250														1	0.0%					1	0.0%
\$1251 to 1275 \$1276 to 1300																					
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\$1326 to 1350										3	32	9.4%							3	32	9.4%
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\$1951 to 1975																					
\$1976 to 2000																			.		
\$2000 and up TOTALS				2	100	2.0%	1	20	2 60/	3	22	9.4%	1	33	3.0%				7	202	3.4%
IUIALO	ı			2	100	2.0%	1	38	2.6%	3	32	9.4%	1	33	3.0%				/	203	3.4%

Vacancy Rates During the Current Quarter Sterling

Personal Content Total Process Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Total Personal Content Cont								Tw	o Bedroo	nm	Τι	vo Bedro	om									
Real Level Total Percent Vacant			Efficionci	00	Or	o Bodr	oom							The	roo Bodr	nom		Othor			Total	
3000 to 1,9250 t	Bont Lovel	-												-			Vecent			Vecent		Doroont
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\$426 in \$450 in \$10 0.0% \$52	\$376 to \$400																					
\$45 10 \$475 \$16 0.0% \$2 0.0% \$	\$401 to \$425																					
\$470 to \$500 t	\$426 to \$450					12	0.0%														12	0.0%
\$500 to \$5026 \$500 to \$5020 \$5						16	0.00/		66	0.00/											92	0.00/
\$500 to \$500 t						10	0.0%		66	0.0%											02	0.0%
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TOTALS 1 28 0.0% 82 0.0% 1 12 0.0% 1 12 0.0%	TOTALS	1				28	0.0%	l	82	0.0%				1	12	0.0%	1			1	122	0.0%

Vacancy Rates During the Current Quarter Summit County

							Tw	o Bedro	om	Τι	vo Bedro	om									
	Efficiencies			One Bedroom			One Bathroom			Two Bathroom			Three Bedroom			Other		Total			
Rent Level			Vacant Total Perc			-	Total Percent					Vacant Total Percent				Percent	Vacant		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					7	0.0%														7	0.0%
\$751 to \$775																			1		
\$776 to \$800																					
\$801 to \$825 \$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925								5	0.0%		5	0.0%								10	0.0%
\$926 to \$950																					
\$951 to \$975					40	0.00/														40	0.00/
\$976 to \$1000 \$1001 to 1025					10	0.0%														10	0.0%
\$1001 to 1025 \$1026 to 1050																					
\$1051 to 1075														2	0.0%					2	0.0%
\$1076 to 1100							1	20	5.0%										1		
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200 \$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275					21	0.0%														21	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																					
\$1501 to 1525								13	0.0%											13	0.0%
\$1526 to 1550 \$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650										1	15	6.7%							1	15	6.7%
\$1651 to 1675																					
\$1676 to 1600										.									ļ		
\$1701 to 1725																			1		
\$1726 to 1750 \$1751 to 1775																					
\$1731 to 1773 \$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																			1		
\$1876 to 1900														6	0.0%					6	0.0%
\$1901 to 1926																					
\$1926 to 1950 \$1951 to 1975																					
\$1951 to 1975 \$1976 to 2000																			1		
\$2000 and up										l											
					38	0.0%	1	38	2.6%	1	20	5.0%		8	0.0%				2	104	1.9%