

Fourth Quarter 2017

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Apartment Realty Advisors

Pierce-Eislen

conducted by

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of

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And

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of

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

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Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. For the Fourth Quarter 2017 Survey 34,026 units reported in the Colorado Metropolitan Areas compared to 33,059 for the Fourth 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 6.0 for December of 2017 compared to 4.9 percent for June of 2017 compared to 6.1 percent for December 2016, compared to 5.2 percent in June 2016, compared to 6.3 percent for December 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, 3.1 percent; Grand Junction, 2.7 percent; Greeley, 2.2 percent; and Pueblo, 4.3 percent.

The overall average rent per square foot ranges from a low of 75 cents in Grand Junction to a high of 154 cents in Fort Collins/Loveland. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 4.1 percent. This means that tenants moved out of 4.1 percent of the units the previous month.

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

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

INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

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

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

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

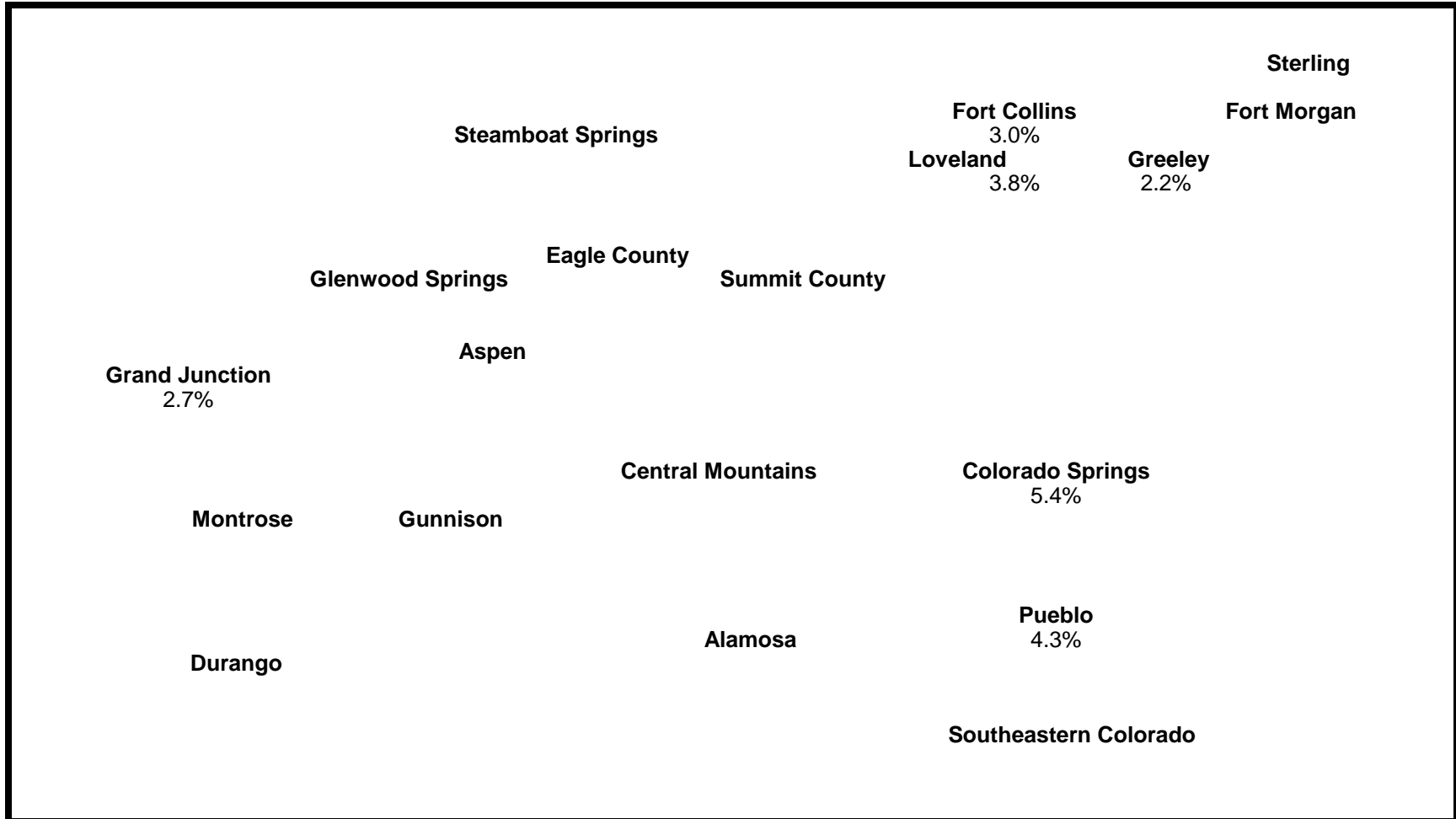
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2011				2012				2013				2014				2015				2016				2017				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	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	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	21349	
Northwest	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	1999	
Northeast	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	4676	
Far Northeast	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	5599	
Southeast	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	2566	
Security/Widefield/Fountain	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	630	
Southwest	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	4394	
Central	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	1485	
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	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	6759	
Fort Collins	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	5639	
Northwest	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	1527	
Northeast	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	77	
Southeast	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	2368	
Southwest	1561	1638	1509	1086	1504	1868	1849	1796	1670	1546	1665	1580	1458	1585	1801	1841	1841	1841	1645	1625	1272	1403	1658	1550	1625	1580	1580	1530	1667
Loveland	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	1120	
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	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	447	
Greeley	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	3555	
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	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	1916	
Northwest	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	168	
Northeast	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	1348	
Southeast	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	0	
Southwest	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	400	
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	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	34026	

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

STATE OF COLORADO VACANCY RATES BY MARKET AREA



**RENTS AND VACANCIES
FOR THE TOTAL STATE OF COLORADO****

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
4th Quarter 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
4th Quarter 2017*	6.0	1337.63	1298.40

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

** Includes data for all market areas surveyed for respective quarters.

* Only includes data for Colorado Metropolitan Areas.

VACANCY RATES BY MARKET AREA

(In Percent)

Market Area	2011				2012				2013				2014				2015				2016				2017				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	6.7		6.5		3.1		0.0		16.9		5.9		12.4			10.2													0.0
Aspen	3.2		4.3		1.7		0.5		0.9		2.5		0.5		0.0	0.0													0.0
Central Mountains							4.2		1.5		1.4		0.0		6.5	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	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	5.4	
Northwest	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	3.5	
Northeast	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	7.9	
Far Northeast	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	5.4	
Southeast	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	4.5	
Security/Widefield/Fountain	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	1.9	
Southwest	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	4.6	
Central	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	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	4.0	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	3.1	
Fort Collins	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	3.0	
Northwest	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	0.9	
Northeast	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	0.0	
Southeast	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	4.0	
Southwest	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	3.5	
Loveland	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	3.8	
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	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	2.7	
Greeley	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	2.2	
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	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	4.3	
Northwest	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	1.2	
Northeast	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	5.4	
Southeast	7.1	0.0	7.1	0.0											0.0														
Southwest	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	2.0	
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

(In Percent)

Market	Area	Apartment Type	2012				2013				2014				2015				2016				2017			
			1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall -	Statewide	Efficiency	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	3.7
		One bedroom	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	4.2
		Two bed, one bath	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	3.2
		Two bed, two bath	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	6.1
		Three bedroom	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	4.5
		All	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	4.5
	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		0.0		0.0		0.0		0.0		0.0		0.0		4.2				8.3					
		All	1.7		0.5		0.9		2.5		0.5		0.0		0.0		0.5				2.0					0.0
	Buena Vista	Efficiency			*		*		*		*		*		*		*				*					*
		One bedroom			*		*		*		*		*		*		*				*					*
		Two bed, one bath	0.0		*		*		*		*		*		*		*				*					*
		Two bed, two bath			*		*		*		*		*		*		*				*					*
		Three bedroom			*		*		*		*		*		*		*				*					*
		All	0.0		*		*		*		*		*		*		*				*					*
	Canon City	Efficiency			*		*		*		*		*		*		*				*					*
		One bedroom	0.0		*		*		*		*		*		*		*				*					*
		Two bed, one bath	7.9		*		*		*		*		*		*		*				*					*
		Two bed, two bath			*		*		*		*		*		*		*				*					*
		Three bedroom			*		*		*		*		*		*		*				*					*
		All	7.8		*		*		*		*		*		*		*				*					*
	Central Mountains *	Efficiency			0.0		0.0		0.0												0.0					3.7
		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																								
		Three bedroom																			0.0					
		All																			0.0					3.7
	Colorado Springs	Efficiency	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	3.5
		One bedroom	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	4.8
		Two bed, one bath	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	4.0
		Two bed, two bath	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	7.3
		Three bedroom	5.7	8.2	7.3	8.0	6.6	6.1	7.1	11.3	9.4	7.3	5.4	6.8	6.4	5.7	3.9	5.1	5.7	5.6	4.4	7.2	6.0	6.8	5.1	7.2
		All	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	5.4
	Durango	Efficiency	20.0				0.0		20.0				10.0		0.0		0.0				0.0					10.0
		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		3.3				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	1.3	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	2.3
		One bedroom	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	2.7
		Two bed, one bath	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	2.2
		Two bed, two bath	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	4.8
		Three bedroom	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	2.5
		All	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	3.1
	Fort Morgan/ Brush	Efficiency																								
		One bedroom	5.9		4.0		6.7		2.7		5.1		3.7		10.1		11.6				11.5					12.1
		Two bed, one bath	5.6		3.8		3.9																			

VACANCIES BY APARTMENT TYPE
(In Percent)

Market Area	Apartment Type	2012				2013				2014				2015				2016				2017			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	Efficiency	0.0		0.0		25.0		0.0		0.0		0.0		0.0	0.0	0.0				0.0				0.0	
	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	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	9.9
	One bedroom	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	1.6
	Two bed, one bath	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	0.8
	Two bed, two bath	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			0.0
	Three bedroom	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	0.0
All	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	2.7	
Greeley	Efficiency	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	3.4
	One bedroom	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	2.6
	Two bed, one bath	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	2.0
	Two bed, two bath	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	2.4
	Three bedroom	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	0.9
All	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	2.2	
Gunnison	Efficiency																								
	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																								
	Three bedroom																								
All	5.7		11.7		8.0		3.4		3.4		0.0		1.7		0.0				0.0				0.0		
Lake County	Efficiency	0.0																							
	One bedroom	6.4																							
	Two bed, one bath	13.2																							
	Two bed, two bath	0.0																							
	Three bedroom	11.1																							
All	11.1																								
Montrose	Efficiency																								
	One bedroom	4.2		25.0		5.0		0.8		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	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	6.5
	One bedroom	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	4.2
	Two bed, one bath	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	2.8
	Two bed, two bath	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	6.7
	Three bedroom	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	7.4
All	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	4.3	
Salida	Efficiency																								
	One bedroom																								
	Two bed, one bath																								
	Two bed, two bath																								
	Three bedroom																								
All																									
Southeastern Colorado	Efficiency					33.3		0.0		33.3															
	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				2.1				2.1	
	Two bed, two bath																								
	Three bedroom	0.0		0.0		0.0		0.0				0.0				0.0				0.0				0.0	
All	1.8		0.9		1.1		0.0		30.0		0.0				0.0				0.7				0.7		
Steamboat Springs	Efficiency																								
	One bedroom	2.5		2.0		1.0		1.2		0.0		0.0		0.0		0.0				0.0				2.0	
	Two bed, one bath	20.6		10.0		2.6		40.0		0.0		0.0		0.0		0.0				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																								
	One bedroom	1.9		6.5		5.8		3.5		9.7		7.1		2.4		3.6				3.8				0.0	
	Two bed, one bath	0.0		29.2		20.0		20.8		15.0		8.3		19.4		7.8				6.9				0.0	
	Two bed, two bath			0.0		0.0		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 County	Efficiency																								
	One bedroom	4.2		6.3		2.1		2.1		4.2		0.0		0.0		0.0				8.3				0.0	
	Two bed, one bath	1.2		3.5		2.3		5.8		1.2		2.3		0.0		0.0				3.5				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				3.7				1.9		

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

(In Percent)

Market Area	Building Size	2012				2013				2014				2015				2016				2017				
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Overall - Statewide	2 to 8	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	3.1	
	9 to 50	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	3.4	
	51 to 99	4.7	4.7	5.1	5.8	4.8	5.5	4.1	4.6	4.7	7.5	4.2	4.6	3.3	3.1	2.5	3.3	2.9	3.6	3.0	4.0	3.6	3.9	5.0	3.3	
	100-199	5.7	5.8	5.5	4.4	4.8	4.6	5.9	5.6	4.8	3.1	2.5	4.1	3.6	2.9	3.0	2.8	2.6	3.5	3.2	3.7	3.5	3.9	3.8	3.4	
	199-349	6.0	5.6	6.2	7.1	6.1	5.7	4.9	7.2	6.6	5.3	3.9	4.2	5.6	4.4	4.6	5.0	5.3	4.5	4.3	6.6	6.9	5.1	4.8	4.9	
350 up	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	4.8		
Alamosa	2 to 8							31.3		18.8				31.3						0.0				0.0		
	9 to 50	6.1		0.0				5.3		11.1				5.6												
	51 to 99	1.5				16.9		0.0		12.3																
	100-199																									
	199-349																									
350 up																										
Aspen	2 to 8																			0.0				0.0		
	9 to 50			0.0		0.0		4.2		0.0		0.0		0.0		0.0				0.0				0.0		
	51 to 99	1.7		0.6		1.7		2.2		0.6		0.0		0.0		0.6				2.2				0.0		
	100-199					0.0																				
	199-349																									
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			*		*		*		*		*		*		*				*			*		*	
	51 to 99	14.3		*		*		*		*		*		*		*				*			*		*	
	100-199	5.1		*		*		*		*		*		*		*				*			*		*	
	199-349			*		*		*		*		*		*		*				*			*		*	
350 up			*		*		*		*		*		*		*				*			*		*		
Central Mountains	2 to 8													0.0												
	9 to 50			2.0		0.0		2.6				9.4		15.6		0.0				6.3				0.0		
	51 to 99					1.9																				
	100-199			5.9		2.2		0.7		0.0		5.9		0.7		2.2				2.7				1.3		
	199-349																									
350 up																										
Colorado Springs	2 to 8	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	10.0	
	9 to 50	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	4.5	
	51 to 99	5.0	6.1	5.0	4.5	4.3	5.0	4.1	4.0	5.4	8.0	6.5	5.3	4.1	4.0	4.0	4.1	5.0	5.0	4.2	5.4	5.9	5.2	6.6	5.9	
	100-199	5.2	5.3	5.4	5.5	4.3	4.3	5.0	4.9	4.5	3.3	3.0	6.6	6.6	3.7	4.5	3.6	3.6	4.5	4.3	4.9	6.0	7.6	5.3	4.9	
	199-349	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	5.5	
350 up	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	5.5		
Durango	2 to 8					0.0		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			2.1																						
	100-199	3.6				4.5		8.9				3.6		0.9		0.9				4.5					6.6	
	199-349																									
350 up																										
Eagle County	2 to 8													0.0		4.5										
	9 to 50													0.0		0.8									0.0	
	51 to 99	6.7		25.8		5.9		1.7		1.6		4.2		0.0		0.0				0.0					0.0	
	100-199	3.1		16.9		6.4		14.9		1.1		5.1		1.1		5.1				2.7					3.1	
	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/ Loveland	2 to 8	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	1.7	
	9 to 50	3.8	0.6	2.0	0.6	2.7	2.8	2.6	1.3	0.0	4.0	0.0	0.0	0.0	2.1		6.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.1	6.9
	51 to 99	2.3	2.5	1.0	0.9	2.0	1.7	1.9	1.9	1.5	2.3	1.0	0.0	0.0	0.7	1.7	1.5	2.7	2.3	4.3	7.0	6.3	7.6	14.0	2.9	
	100-199	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	2.1	
	199-349	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	3.7	
350 up	0.6	0.0	0.3	0.6	0.3	7.5	0.0	0.4	0.3	5.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6	0.3	0.6		
Fort Morgan/ Brush	2 to 8			17.4																						
	9 to 50	8.7		2.5		8.2		2.5		4.9		4.2		7.5		11.1				10.7					9.0	
	51 to 99	1.6		1.1		5.5		2.2				0.0		2.1		2.1				2.1						
	100-199																									
	199-349																									
350 up																										

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

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	To 1959	6.7	5.6	4.9	4.3	4.2	5.1	6.4	5.8	2.8	6.5	4.4	2.6	3.8	2.0	6.0	1.9	3.8	3.2	2.6	3.9	1.9	1.9	3.5	3.0
	1960-69	3.5	5.9	4.1	4.9	3.1	4.0	4.8	3.8	3.9	6.2	4.1	4.9	4.1	4.2	4.0	3.6	4.1	6.1	4.9	4.7	4.3	5.0	3.4	4.2
	1970-79	6.8	6.2	6.1	4.1	5.4	5.2	4.2	4.9	4.0	4.8	4.2	4.8	4.0	3.4	3.4	3.6	2.8	3.5	3.1	3.4	4.6	2.7	3.2	3.2
	1980-89	5.6	4.4	4.9	5.6	5.9	5.7	6.1	4.9	3.9	4.0	3.6	3.3	4.1	3.3	3.8	3.3	3.5	4.5	3.5	3.8	4.0	4.0	4.2	4.3
	1990-99	6.0	4.7	5.4	6.2	4.3	6.0	4.6	4.3	4.0	3.7	2.5	4.2	3.6	2.8	3.3	4.1	3.6	2.9	3.5	4.8	4.4	4.3	3.6	4.2
	2000-09	5.3	6.3	10.1	13.3	10.6	7.4	5.1	14.8	14.8	9.4	4.0	5.2	5.1	5.5	3.7	3.8	4.1	3.1	3.9	3.9	3.4	3.1	3.6	4.3
2010 +																									
Alamosa	To 1959																								
	1960-69																								
	1970-79													9.1											
	1980-89	6.1		0.0						6.1				3.0						0.0					0.0
	1990-99																								
	2000-09																								
2010 +																									
Aspen	To 1959																								
	1960-69																								
	1970-79	0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0				0.0				0.0	
	1980-89			0.0		0.0		4.2		0.0		0.0		0.0		0.0				0.0					
	1990-99	3.3		0.8		2.4		3.3		0.8		0.0		0.0		0.8				3.3				0.0	
	2000-09																								
2010 +																									
Buena Vista	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99	0.0																							
	2000-09																								
2010 +																									
Canon City	To 1959																								
	1960-69																								
	1970-79	5.1																							
	1980-89																								
	1990-99	14.3																							
	2000-09																								
2010 +																									
Central Mountains	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010 +																									
Colorado Springs	To 1959	6.0	5.8	4.7	4.2	4.8	3.8	7.4	6.2	2.9	6.6	4.3	2.6	4.1	1.9	6.5	1.7	3.2	3.5	2.8	4.3	2.2	2.0	4.2	2.7
	1960-69	3.9	7.0	4.8	5.7	3.6	4.6	5.8	4.5	4.7	6.2	4.6	5.7	5.0	5.2	4.8	4.2	5.1	6.6	5.6	5.7	5.4	6.2	3.6	5.3
	1970-79	7.3	5.9	5.3	4.3	5.0	4.2	3.2	4.7	3.6	4.7	4.2	5.4	5.5	3.4	3.5	4.0	4.0	4.5	4.1	4.1	7.1	3.1	3.1	4.5
	1980-89	7.2	5.9	5.1	6.2	6.1	6.5	5.8	5.8	4.6	3.9	4.4	4.2	4.9	3.9	4.5	3.7	4.1	4.8	4.0	4.1	4.6	5.0	4.9	4.7
	1990-99	4.3	5.5	7.0	6.9	4.8	4.4	5.1	7.6	6.5	3.3	3.3	6.3	5.1	3.5	3.8	4.4	5.1	4.1	4.2	6.1	6.1	5.7	4.8	6.1
	2000-09	6.1	7.4	15.0	16.3	7.5	4.8	5.5	16.4	18.3	11.8	4.5	6.5	6.8	6.5	4.0	4.0	3.9	3.2	2.8	2.3	3.3	3.4	3.4	3.2
2010 +																									
Durango	To 1959																								
	1960-69	0.0																							
	1970-79																								
	1980-89	7.1																							
	1990-99	4.5																							
	2000-09																								
2010 +																									
Eagle County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	0.9																							
	1990-99	11.5																							
	2000-09	4.5																							
2010 +																									
Fort Collins/Loveland	To 1959	0.0	9.5	20.0	2.4	0.0	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.7							
	1960-69	0.6	1.3	0.8	0.7	0.8	1.0	0.8	0.9	0.0	1.7	0.0	0.0	0.0	0.0	0.3	0.6	0.6	7.4	3.2	0.6	0.6	0.9	2.7	0.0
	1970-79	1.8	5.9	1.6	0.7	3.3	4.2	3.0	1.8	2.6	2.9	1.2	0.7	1.0	2.6	0.7	1.6	1.3	3.4	3.0	3.4	2.8	3.3	6.1	1.3
	1980-89	0.7	0.4	1.3	1.2	1.0	1.2	0.9	1.5	1.2	1.0	0.6	0.7	1.8	0.8	2.2	2.3	2.0	2.8	2.8	2.0	2.1	0.9	2.9	3.0
	1990-99	4.5	3.6	1.8	0.5	0.8	14.3	2.3	0.5	1.1	5.0	0.9	2.2	2.5	2.4	2.6	2.3	1.8	1.7	3.1	4.1	2.5	2.5	2.6	1.6
	2000-09	4.6	5.2	2.7	5.5	13.5	10.2	3.9	3.4	2.5	3.3	2.0	1.6	2.4	3.5	3.1	3.5	3.2	2.5	5.0	7.2	3.6	2.8	3.8	6.0
2010 +																									
Fort Morgan/Brush	To 1959																								
	1960-69																								
	1970-79	4.1																							
	1980-89	4.5																							
	1990-99																								
	2000-09	16.7																							
2010 +																									

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

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	To 1959					0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	1960-69					50.0		0.0		0.0		0.0		0.0		50.0		0.0		0.0		0.0		0.0	
	1970-79	14.6		1.2		7.1		0.0		12.5		6.3		6.3		0.0									
	1980-89					32.2		11.9		8.3		2.1		3.4		2.1								3.8	
	1990-99	9.2		2.8		10.9		7.3		3.6						0.0								1.8	
	2000-09					0.0		66.7		33.3		0.0		0.0		0.0								0.0	
Grand Junction	To 1959	0.0	0.0	0.0	12.5	8.3	18.8	0.0	0.0	3.6	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	1960-69				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	1970-79	10.2	4.8	2.3	6.4	4.5	12.0	10.8	9.4	6.8	7.7	7.3	7.8	7.4	3.5	1.7	2.8	0.6	1.7	0.4	1.0	0.7	1.3	0.0	0.0
	1980-89	4.3	3.2	7.0	11.5	30.6	8.3	31.0	11.7	7.5	10.0	4.9	7.2	4.2	5.3	4.1	3.7	1.9	4.1	1.5	4.4	2.7	7.3	2.2	0.8
	1990-99	15.4	7.7	3.8	11.8	7.4	17.0	9.0	2.4	4.0	7.9	0.0	16.4	4.0	1.6	1.9	3.0	2.7	0.0	0.0	0.0	25.0		0.0	
	2000-09		25.0	0.0	33.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0							0.0	
Greeley	To 1959					3.1	6.0	4.1	2.0	0.0	4.1	16.7	0.0	2.9	1.4	1.0	0.8	0.7	2.0	2.0	5.1	4.1	5.1	3.1	3.1
	1960-69	5.6	2.0	1.0	5.1							2.9	1.0												
	1970-79	8.0	8.2	3.7	2.2	1.0	1.3	0.8	1.5	1.1	2.2	1.2	1.4	1.1	0.7	2.7	1.4	1.3	1.5	1.5	1.7	1.3	1.4	1.0	1.4
	1980-89	3.8	0.3	2.2	8.6	0.6	2.5	1.0	0.2	0.0	7.7	3.3	0.4	1.0	0.6	0.8	1.6	2.9	4.1	4.2	3.7	6.3	1.6	4.3	5.3
	1990-99	3.0	1.3	2.3	0.3	0.7	0.3	1.2	0.9	0.9	0.9	4.5	0.6	0.6	0.3	2.8	5.8	4.1	1.3	0.6	3.8	3.8	0.0	0.6	0.0
	2000-09	4.0	4.0	3.1	3.1	10.2	2.2	1.1	44.6	30.4	10.5	4.2	3.1	2.6	7.1	2.7	0.5	3.6	18.8	8.6	10.0	6.4	6.3	7.0	7.8
Gunnison	To 1959																								
	1960-69																								
	1970-79	1.7		11.7		1.7		3.3		1.7		0.0		1.7		0.0					0.0			0.0	
	1980-89																								
	1990-99	14.3				21.4		3.6		7.1						0.0									
	2000-09																								
Lake County	To 1959	9.9		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1960-69			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1970-79			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1980-89			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1990-99	16.2		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2000-09			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Montrose	To 1959					18.8		6.3		0.0		18.8		0.0		0.0									
	1960-69																								
	1970-79	8.8										5.9													
	1980-89	3.3				3.9		1.3				2.6		6.6		6.6				0.0				0.0	
	1990-99							0.0																	
	2000-09																								
Pueblo	To 1959	0.0	0.0	0.0	0.0	5.9	5.9	11.8	5.9	5.9	0.0	5.9	11.8	5.9	5.9	5.9	5.9	14.3	0.0	5.9	0.0	14.3	0.0	1.8	1.2
	1960-69	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2	1.8	1.1	0.6	1.1	1.8	4.1	0.0	0.0	1.2	0.0	1.8	0.6	1.8	1.2
	1970-79	6.2	5.3	18.3	9.6	17.4	12.5	10.9	9.9	8.7	8.3	9.0	8.4	4.6	7.5	8.2	7.0	3.4	3.1	2.9	3.5	1.4	2.9	4.1	3.2
	1980-89	18.3			21.3	23.3	10.0															1.7	1.1	3.3	1.1
	1990-99	3.1	0.0	2.1	3.1		1.0	1.0	7.3	2.1	7.3	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	2000-09		4.3	9.3	10.7	17.9	7.1	7.1	5.0	10.0	0.0	7.4	0.0	3.4	1.4	1.0	0.7	0.0	0.7	1.4	4.9	2.4	2.1	2.8	9.1
Salida	To 1959			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1960-69			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1970-79			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1980-89			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1990-99			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2000-09			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Southeastern Colorado	To 1959																								
	1960-69																								
	1970-79	0.0		0.9		0.0		0.0				0.0				0.0					0.0			0.0	
	1980-89	6.3																		3.1				3.1	
	1990-99																								
	2000-09																								
Steamboat Springs	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	9.0		7.5		1.0		21.9		0.0		0.0		0.0		0.0					0.0			1.0	
	1990-99	10.7		15.5		10.7		10.7		3.9		0.0		0.0		0.0					0.0			5.8	
	2000-09																								
Sterling	To 1959																								
	1960-69			25.0				8.3				0.0													
	1970-79			6.4		4.5		1.8		10.9		9.1		3.6							3.6				
	1980-89	1.9		14.0		7.4		10.5		7.4		7.0		3.5		12.5					3.5			0.0	
	1990-99	0.0		15.6		18.8		18.8		12.5		6.3		12.5		7.4					7.4			0.0	
	2000-09																								
Summit County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	0.0		3.3		0.0		0.0		0.0		0.0									0.0			3.3	
	1990-99	1.9		6.6		2.3		4.7		3.8		1.3		0.0		0.5					4.2			1.4	
	2000-09																								

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

AVERAGE RENT BY MARKET AREA
(In Dollars)

Market Area	2012				2013				2014				2015				2016				2017				
	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	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	1116.68	1116.68
Northwest	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	1253.36	1253.36
Northeast	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	1087.07	1087.07
Far Northeast	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	1187.16	1187.16
Southeast	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	998.53	998.53
Security/Widefield/Fountain	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	1057.15	1057.15
Southwest	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	1097.56	1097.56
Central	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	1046.18	1046.18
Durango	946.77		780.21		988.83		983.14		908.48		1176.00		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	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	1315.28	1315.28
Fort Collins	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	1301.27	1301.27
Northwest	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	1366.62	1366.62
Northeast	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	929.29	929.29
Southeast	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	1269.01	1269.01
Southwest	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	1304.42	1304.42
Loveland	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	1385.83	1385.83
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	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	483.88	483.88
Greeley	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	1064.08	1064.08
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	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	785.52	785.52
Northwest	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	541.67	541.67
Northeast	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	880.73	880.73
Southeast										722.50															
Southwest	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	567.10	567.10
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 (CONTINUED)
(In Dollars)

Market Area	Apartment Type	2012				2013				2014				2015				2016				2017				
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency	587.50		587.50		675.00		600.00		575.00		575.00		600.00		650.00		675.00		675.00		675.00		675.00		675.00
	One bedroom	762.50		679.50		695.00		683.93		647.00		636.07		691.07		703.57		762.50		783.21		783.21		783.21		783.21
	Two bed, one bath	871.88		903.41		661.25		706.17		713.85		665.60		674.25		696.67		728.06		807.41		807.41		807.41		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		856.63		856.63		856.63
	Three bedroom	936.74		940.59		870.24		849.42		851.12		785.75		825.47		896.72		934.85		934.69		934.69		934.69		934.69
All	849.15		803.78		779.03		782.39		776.79		723.88		748.84		808.25		854.79		864.47		864.47		864.47		864.47	
Grand Junction	Efficiency					246.00		246.00		235.76		246.00		250.00		300.00		307.43		307.43		300.00		300.00		307.70
	One bedroom	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	465.44	
	Two bed, one bath	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	617.97	
	Two bed, two bath	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			700.00	
	Three bedroom	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	813.33	848.00	731.67	833.33	850.00	850.00	
All	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	483.88		
Greeley	Efficiency	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	641.19	
	One bedroom	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	956.88	
	Two bed, one bath	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	951.84	
	Two bed, two bath	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	1239.79	
	Three bedroom	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	1287.32	
All	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	1064.08		
Gunnison	Efficiency					400.00		490.63		450.00				545.00												
	One bedroom	462.50				640.63		685.44		677.25				712.50												
	Two bed, one bath	610.00		687.50																						
	Two bed, two bath																									
	Three bedroom																									
All	596.59		687.50		618.75		667.73		656.59				712.50		710.34										763.00	
Lake County	Efficiency	387.50		-		-		-		-		-		-		-		-		-		-		-	-	
	One bedroom	542.09		-		-		-		-		-		-		-		-		-		-		-	-	
	Two bed, one bath	634.38		-		-		-		-		-		-		-		-		-		-		-	-	
	Two bed, two bath	637.50		-		-		-		-		-		-		-		-		-		-		-	-	
	Three bedroom	724.00		-		-		-		-		-		-		-		-		-		-		-	-	
All	623.55		-		-		-		-		-		-		-		-		-		-		-	-		
Montrose	Efficiency																									
	One bedroom	588.40		525.00		707.50		723.33		537.50		689.10		730.00		728.75				737.50						
	Two bed, one bath																									
	Two bed, two bath	537.50		612.50		612.50		637.50		612.50		565.63		637.50		587.50										
	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	339.61	328.25	323.25	323.25	332.13	324.00	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	443.15		
	One bedroom	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	681.64		
	Two bed, one bath	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	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	1202.82		
	Three bedroom	686.28	851.95	812.58	803.89	823.41	884.03	832.80	813.17	878.33	784.38	784.17	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	570.16	602.57	587.71	612.53	594.88	572.15	597.73	594.98	598.63	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	785.52		
Salida	Efficiency																									
	One bedroom																									
	Two bed, one bath																									
	Two bed, two bath																									
	Three bedroom																									
All																										
Southeastern Colorado	Efficiency					412.50		425.00		425.00																
	One bedroom	495.19		578.50		489.85		577.68		550.00		524.25								689.94					642.73	
	Two bed, one bath	555.05		625.00		537.50		550.15				285.00								766.78					772.61	
	Two bed, two bath																									
	Three bedroom	730.83		772.00		687.50		489.98				375.00								555.96					546.94	
All	634.82		678.60		609.72		542.76		512.50		415.45								673.37					657.75		
Steamboat Springs	Efficiency																									
	One bedroom	711.11		705.98		670.50		705.26		811.11		824.38		890.81		903.63				918.06						

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2012				2013				2014				2015				2016				2017				
		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			649.00				612.50		495.31				631.25												
	9 to 50	617.70						643.42		645.99				663.90							687.50				695.27	
	51 to 99	470.19				574.81		589.42		504.04																
	100 to 199																									
	200 to 349 350 up																									
Aspen	2 to 8																									
	9 to 50			679.17		103.50		704.17		683.33		728.75		720.42		731.25					758.33				779.17	
	51 to 99	916.91		1080.08		1098.69		1117.09		1117.09		1284.16		1296.13		1147.61					1166.39				1550.00	
	100 to 199					1366.55																				
	200 to 349 350 up																									
Buena Vista	2 to 8			*		*		*		*		*		*		*				*				*		
	9 to 50	650.00		*		*		*		*		*		*		*				*				*		
	51 to 99			*		*		*		*		*		*		*				*				*		
	100 to 199			*		*		*		*		*		*		*				*				*		
	200 to 349 350 up			*		*		*		*		*		*		*				*				*		
Canon City	2 to 8			*		*		*		*		*		*		*				*				*		
	9 to 50			*		*		*		*		*		*		*				*				*		
	51 to 99	608.48		*		*		*		*		*		*		*				*				*		
	100 to 199	612.50		*		*		*		*		*		*		*				*				*		
	200 to 349 350 up			*		*		*		*		*		*		*				*				*		
Central Mountains	2 to 8													497.20												
	9 to 50			777.94		760.58		781.09				850.00		850.00		900.00					900.00				950.00	
	51 to 99					625.00																				
	100 to 199			612.50		612.50		637.50		662.50		650.00		637.50		687.50					864.18				870.97	
	200 to 349 350 up																									
Colorado Springs	2 to 8	1084.81	576.53	1226.67	761.72	1118.91	664.93	660.02	775.50	676.52	749.89	626.66	691.04	712.89	756.91	794.64	790.28	875.00	1047.16	741.44	809.69	900.23	723.91	1390.33	1556.73	
	9 to 50	590.21	600.82	601.05	610.37	615.77	621.29	651.18	619.61	610.46	731.44	738.86	642.91	657.37	732.18	722.44	735.66	815.08	767.71	805.87	811.92	817.25	758.38	873.02	779.50	
	51 to 99	629.70	647.74	668.15	687.33	673.77	725.94	704.71	693.29	706.50	765.52	790.42	747.29	722.92	854.11	855.27	861.28	832.99	877.04	888.28	908.54	925.95	935.94	985.10	947.47	
	100 to 199	732.92	712.79	732.86	730.88	757.32	814.37	848.88	759.90	785.97	869.12	876.47	798.98	849.41	820.10	880.79	922.72	919.80	932.15	938.51	902.27	1000.30	1028.96	1107.58	1042.43	
	200 to 349 350 up	818.60	852.02	847.86	835.41	826.45	838.67	856.60	844.20	869.40	885.33	912.27	908.80	923.03	938.92	971.20	980.90	996.78	1031.43	1074.88	1083.53	1101.18	1195.02	1159.33	1147.65	
Durango	2 to 8					937.50		950.00		761.11		933.33		950.00		956.25									1200.00	
	9 to 50	827.25				793.11		778.22		926.64		930.14		938.75		954.45					904.82				955.34	
	51 to 99			804.20																						
	100 to 199	1075.89		753.99		1175.45		1236.52				1343.75		1318.75		1331.70					1419.64				1239.46	
	200 to 349 350 up																									
Eagle County	2 to 8													1321.09		1321.09										
	9 to 50													1183.87		1119.73					1143.15				1272.60	
	51 to 99	935.41		936.28		883.81		895.70		818.46		1120.57		1183.87		1119.73					1143.15				1272.60	
	100 to 199	958.76		991.01		958.21		994.27		1017.50		1393.58		1158.50		1158.50					1468.64				1318.87	
	200 to 349 350 up	1052.00		1022.96		1142.96		1034.07		1230.46		1197.74		1403.70		1403.70					1391.20				1391.20	
Fort Collins/ Loveland	2 to 8	1266.91	1233.48	925.25	938.75	943.14	1278.00	1178.51	917.87	911.28	925.69	963.00	941.17	969.48	1041.95	1002.84	1267.12	1291.04	962.85	1026.24	1087.39	1242.56	1219.04	1479.76	1150.11	
	9 to 50	803.56	778.26	733.86	795.80	800.51	923.99	848.69	816.08	726.76	639.60	637.60	834.42	759.03	964.58	565.00	565.00	983.50	817.57	1020.30	582.00	1053.24	1031.99	1016.81		
	51 to 99	880.89	825.70	859.79	866.38	934.77	869.00	907.67	912.08	893.40	913.75	928.86	918.77	983.86	967.22	1064.45	1073.78	1128.96	1185.52	1200.10	1181.43	1166.64	1223.00	1186.23	1254.48	
	100 to 199	905.61	953.25	1053.96	1054.41	1071.02	985.20	967.57	1001.99	1013.31	1093.31	1116.37	1225.60	1044.03	1287.58	1284.79	1021.31	1289.82	1289.52	1313.89	1239.91	1327.03	1259.10	1320.95	1303.56	
	200 to 349 350 up	1019.72	1010.25	1016.51	983.86	1024.42	1005.47	1018.96	1083.37	1126.98	1171.17	1158.42	1218.18	1227.19	1286.10	1272.17	1199.06	1258.04	1262.17	1300.95	1246.70	1545.89	1688.00	1688.00	1582.25	
Fort Morgan/ Brush	2 to 8			339.67																						
	9 to 50	447.54		387.50		463.71		451.63		489.40		522.92		513.37		468.10					504.98				498.22	
	51 to 99	492.94		492.94		525.46		504.75				648.00		648.00		486.25					486.25					
	100 to 199																									
	200 to 349 350 up																									

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

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017				
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	To 1959																									
	1960-69																									
	1970-79	617.70		649.00						687.09				648.86						687.50				695.27		
	1980-89													663.27												
	1990-99																									
	2000-09 2010+																									
Aspen	To 1959																									
	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 2010+																									
Buena Vista	To 1959																									
	1960-69																									
	1970-79																									
	1980-89																									
	1990-99	650.00																								
	2000-09 2010+																									
Canon City	To 1959																									
	1960-69																									
	1970-79	612.50																								
	1980-89																									
	1990-99	608.48																								
	2000-09 2010+																									
Central Mountains	To 1959			824.46		802.72		820.11												1012.50				1025.00		
	1960-69																									
	1970-79			612.50		612.50		637.50		662.50		650.00		637.50		687.50				687.50				687.50		
	1980-89			759.38																						
	1990-99			725.00		652.91		725.00				850.00		679.29		900.00				900.00				950.00		
	2000-09 2010+																									
Colorado Springs	To 1959	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	961.76	
	1960-69	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	923.85	
	1970-79	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	925.44	
	1980-89	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	1029.07	
	1990-99	972.21	953.71	972.32	961.98	986.14	977.54	983.62	946.65	932.33	1035.98	1030.96	1003.46	1033.08	1089.88	1070.30	1080.81	1086.25	1089.01	1120.59	1144.44	1175.77	1236.43	1310.99	1271.20	
	2000-09	1042.80	1103.84	1115.17	1088.17	1082.33	1117.02	1131.65	1092.82	1097.88	1115.02	1134.90	1130.50	1094.37	1080.90	1128.78	1127.21	1105.83	1183.90	1228.33	1246.30	1250.57	1323.99	1327.36	1303.90	
	2010+													1164.96	1174.37	1250.58	1243.75	1259.21	1304.43	1318.70	1359.90	1355.59	1680.85	1403.90	1397.30	
	Durango	To 1959																								
		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																									
	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	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	1199.00		
	1960-69	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	993.53	
	1970-79	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	1175.48	
	1980-89	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	1294.09	
	1990-99	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	1456.13	
	2000-09	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	1366.14	
	2010+													1426.50	1475.20	1383.91	1333.78	1413.19	1469.67	1475.04	1408.77	1445.74	1476.11	1459.73	1458.74	
	Fort Morgan/Brush	To 1959			339.67																					
		1960-69																								
		1970-79	479.40		473.94		498.30		482.09		529.33		612.22		612.22		502.61				504.61				541.33	
		1980-89	487.18				544.64		550.71		505.09		569.97		569.97		550.71				518.52				515.61	
1990-99																										
2000-09 2010+		348.97				348.97		361.00		391.00		391.00		391.00		391.00				391.00				391.00		

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

AVERAGE RENT BY AGE OF BUILDING (CONTINUED)

(In Dollars)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017					
		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					903.89		1068.75		1081.25		1093.75		1106.25		1075.00						1193.75				1231.25	
	1960-69					625.00		637.50		892.19		637.50		650.00		675.00						687.50					
	1970-79	740.63		741.87		671.79		753.13		676.56		673.13		696.56		694.38						729.00				760.00	
	1980-89					734.20		725.98		711.55		713.21		739.59		774.46						827.86				855.48	
	1990-99	896.94		896.94		898.04		898.04		898.04						898.04						898.04					
	2000-09 2010+					1200.00		1221.67		1250.00		1250.00		1250.00		1300.00						1575.00				1575.00	
Grand Junction	To 1959	485.83	504.75	513.44	482.00	500.42	532.50	537.50	508.93	507.14	513.13	494.58	508.75	510.94	502.08	505.83	528.44	528.44	562.19	555.94	559.38					550.00	609.58
	1960-69				602.50	596.25	602.50		602.50	602.50			602.50	602.50			630.00	630.00		625.00	625.00					650.00	
	1970-79	559.55	566.65	569.92	605.03	583.77	633.28	636.61	587.74	585.60	590.53	594.85	597.60	609.84	572.06	557.06	575.28	584.26	577.06	582.69	598.03	598.57	550.86			586.26	571.98
	1980-89	616.76	708.86	618.79	596.60	548.69	540.02	543.82	593.42	587.16	595.97	589.89	597.76	586.76	617.60	628.86	607.37	612.39	612.60	622.78	608.19	619.63	612.20			623.74	612.60
	1990-99	740.24	759.69	741.97	758.32	737.58	775.84	780.66	733.20	612.00	616.98	615.24	640.60	640.87	649.37	646.94	655.00	658.85	680.83	672.58	620.83	662.50				645.42	
	2000-09 2010+		1127.08	1193.75	1168.75	931.25	1016.25	962.50	800.00	825.00	825.00			825.00		800.00											
Greeley	To 1959												658.33	628.33													
	1960-69	584.40	603.72	603.48	610.46	620.41	565.73	721.41	730.41	753.29	790.00	841.53	813.73	868.78	775.51	832.63	805.10	822.48	846.77	852.37	812.36	869.45	875.14	890.27	891.47		
	1970-79	653.78	652.01	666.40	671.58	649.44	676.50	664.42	672.14	706.10	733.63	744.90	758.57	757.00	793.52	809.67	802.19	816.68	797.21	832.92	855.69	838.10	863.94	911.33	917.47		
	1980-89	781.34	695.93	765.24	765.34	796.71	796.72	795.95	807.77	843.77	844.11	855.91	893.84	957.75	956.02	984.19	960.18	972.45	1069.48	1111.80	1079.83	1141.12	1131.24	1244.59	1206.95		
	1990-99	706.93	685.42	712.94	683.44	732.64	687.72	728.63	739.48	752.91	767.78	991.43	935.06	859.95	851.16	927.93	921.08	958.30	936.62	938.50	934.58	943.18	940.48	954.93	937.31		
	2000-09 2010+	918.93	922.14	908.57	919.42	959.29	1023.57	989.50	1023.54	1078.92	1133.28	1159.97	1212.51	1290.89	1305.71	1243.14	1264.29	1208.93	1278.57	1274.13	1278.57	1298.21	1303.57	1319.64	1319.64		
Gunnison	To 1959																										
	1960-69																										
	1970-79	617.50		687.50		687.50		703.00		703.00		712.50		712.50		737.50				750.00						763.00	
	1980-89																										
	1990-99	551.79				471.43		592.14		557.14						652.14											
	2000-09 2010+																										
Lake County	To 1959	637.33																									
	1960-69																										
	1970-79																										
	1980-89																										
	1990-99	563.18																									
	2000-09 2010+																										
Montrose	To 1959																										
	1960-69			590.63		612.50		618.75		593.75			600.00		625.00		581.25										
	1970-79	506.62											506.62														
	1980-89	600.00				712.50		737.50		712.50			737.50				737.50				737.50					837.50	
	1990-99																										
	2000-09 2010+																										
Pueblo	To 1959	444.64	487.50	489.56	489.56	490.44	490.44	491.91	487.50	490.15	496.03	496.62	498.38	498.68	499.56	501.62	500.15	472.86	476.79	515.74	478.93	482.50	687.50			478.57	
	1960-69	471.21	403.02	414.51	402.56	422.06	402.56	415.34	402.22	406.39	405.04	490.29	402.78	499.55	402.78	501.34	492.06	523.36	493.01	535.30	530.09	520.17	535.77			518.75	541.67
	1970-79	534.50	540.43	531.94	571.99	536.00	532.86	541.84	542.08	534.83	541.58	569.62	529.20	545.10	537.82	539.32	560.26	560.97	566.71	570.69	570.10	599.56	622.50	649.94	649.91	687.50	
	1980-89	585.83		531.83	553.50	512.50														687.76	685.34	687.50	687.50			845.83	845.83
	1990-99	820.83	754.43	870.83	845.83	845.83	845.83	845.83	847.92	841.67	839.58	841.67	845.83	841.67	839.58	845.83	895.83	870.83	870.83	895.83	870.83	845.83	845.83	845.83	845.83	845.83	845.83
	2000-09 2010+		1007.50	1061.79	1030.36	1007.50	1007.50	1018.93	1021.79	1018.93	1021.79			940.20	976.01	1033.58	1224.64	1128.93	1100.00	1108.32	1129.10	1109.72	1198.26	1356.36	1176.43		
Salida	To 1959																										
	1960-69																										
	1970-79																										
	1980-89																										
	1990-99																										
	2000-09 2010+																										
Southeastern Colorado	To 1959																										
	1960-69																										
	1970-79	684.69		678.60		625.31		545.51				415.45				417.36					613.13					592.95	
	1980-89	510.16																			880.47					880.47	
	1990-99																										
	2000-09 2010+																										
Steamboat Springs	To 1959																										
	1960-69																										
	1970-79																										
	1980-89	679.90		656.28		712.77		647.49		809.06		807.56		830.81		855.23					858.72					774.52	
	1990-99	920.87		920.87		831.55		831.55		989.81		1067.48		1197.67		1197.67					1217.04					1289.81	
	2000-09 2010+																										
Sterling	To 1959																										
	1960-69			487.50				487.50					487.50			522.11					522.11						
	1970-79			260.00		679.25		686.00		699.80		507.18				637.65					651						

MEDIAN RENT BY MARKET AREA
(In Dollars)

Market Area	2012				2013				2014				2015				2016				2017				
	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	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	1113.88	
Northwest	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	1249.96	
Northeast	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	1021.20	
Far Northeast	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	1197.03	
Southeast	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	919.63	
Security/Widefield/Fountain	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	1028.68	
Southwest	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	1131.00	
Central	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	1061.72	
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	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	1288.26	
Fort Collins	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	1275.83	
Northwest	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	1196.05	1191.11	1190.69	
Northeast	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	889.13	
Southeast	1052.93	1134.35	973.73	983.92	1040.42	992.13	1003.78	1038.21	1070.37	1226.50	1191.60	1269.48	1247.61	1317.67	1262.98	1255.90	1253.81	1292.95	1271.95	1214.55	1254.34	1306.60	1285.84	1282.44	
Southwest	1025.15	1004.00	1054.03	900.49	933.58	886.95	917.71	1024.14	1143.65	1147.02	1175.17	1224.91	1214.28	1199.95	1326.62	1239.64	1319.43	1168.80	1295.23	1252.43	1233.07	1302.84	1355.61	1304.82	
Loveland	988.75	902.54	972.43	965.06	1050.74	998.28	1027.14	988.84	1057.25	1168.42	1099.04	1282.25	1254.61	1389.99	1327.95	1187.98	1258.21	1342.29	1352.13	1335.02	1349.38	1369.56	1365.68	1378.08	
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	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	536.46	
Greeley	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	1085.96	
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	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	694.48	
Northwest	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	601.00	
Northeast	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	813.05	
Southeast										855.17															
Southwest	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	525.00	
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						977.80
Sterling	656.09		245.48		662.45		662.71		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

(In Dollars)

Market	Apartment Type	2012				2013				2014				2015				2016				2017				
		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				513.00											713.00	
	Two bed, one bath	363.48		638.00		663.00		647.43		561.84				688.00											688.00	
	Two bed, two bath							663.00		688.00				688.00											688.00	
	Three bedroom							738.00		663.00				688.00											688.00	
	All	540.47		638.50		522.38		628.40		566.73				680.25										688.50		713.11
Aspen	Efficiency			638.00		931.56		663.00		663.00				688.00											713.00	
	One bedroom	881.05		857.00		1305.00		907.00		905.80				913.60											931.14	
	Two bed, one bath	1072.71		1063.32		1627.87		1112.68		1112.68				1113.32											1138.32	
	Two bed, two bath	813.00		1382.97		1382.97		1432.97		1432.97				1488.00											1482.97	
	Three bedroom	913.00		938.00		945.00		938.00		938.00				938.00											963.00	
	All	904.13		948.92		1121.27		949.00		948.92				1120.26											1144.58	
Buena Vista	Efficiency			*		*		*		*			*		*									*		*
	One bedroom			*		*		*		*			*		*									*		*
	Two bed, one bath	638.00		*		*		*		*			*		*								*		*	
	Two bed, two bath			*		*		*		*			*		*								*		*	
	Three bedroom			*		*		*		*			*		*								*		*	
	All	638.50		*		*		*		*			*		*								*		*	
Canon City	Efficiency			*		*		*		*			*		*									*		*
	One bedroom	538.00		*		*		*		*			*		*								*		*	
	Two bed, one bath	613.00		*		*		*		*			*		*								*		*	
	Two bed, two bath			*		*		*		*			*		*								*		*	
	Three bedroom			*		*		*		*			*		*								*		*	
	All	613.30		*		*		*		*			*		*								*		*	
Central Mountains	Efficiency			763.00		638.00		738.00																		
	One bedroom			802.41		838.00		838.00																	888.00	
	Two bed, one bath			636.98		623.81		652.29		650.00			685.81		655.47										828.58	
	Two bed, two bath														538.00										538.00	
	Three bedroom																								1238.00	
All																									1188.00	
Colorado Springs	Efficiency	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	861.94	
	One bedroom	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	984.41	
	Two bed, one bath	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	995.74	
	Two bed, two bath	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	1342.61	
	Three bedroom	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	1493.61	
	All	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	1113.88	
Durango	Efficiency	888.00				988.00		1038.00						1163.00											1213.00	
	One bedroom	796.00		700.00		829.43		819.67		852.00				888.00											975.00	
	Two bed, one bath	944.00		813.86		1044.00		944.00		988.00				1305.75											1305.75	
	Two bed, two bath	844.86		788.00		867.00		938.00		880.00				888.00											930.80	
	Three bedroom	1287.64				1362.25		1413.00		1250.00				1537.25											1562.25	
	All	933.87		788.36		975.50		994.75		883.14				1213.50											1139.59	
Eagle County	Efficiency	638.00		639.20		599.48		738.00		624.73				738.00											763.00	
	One bedroom	790.18		795.37		844.27		897.20		947.27				985.20											1045.25	
	Two bed, one bath	1009.45		942.71		1011.91		1016.76		1184.45				1124.12											1195.71	
	Two bed, two bath	1039.11		989.11		1086.34		985.95		1188.00				1142.66											1338.00	
	Three bedroom	1159.18		1184.18		1281.59		1181.45		1384.59				1340.73											1588.00	
	All	1026.25		983.39		1013.28		999.94		1180.92				1145.00											1329.62	
Fort Collins Loveland	Efficiency	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	927.79	
	One bedroom	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	1218.94	
	Two bed, one bath	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	1261.13	
	Two bed, two bath	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	1349.02	
	Three bedroom	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	1679.29	
	All	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	1288.26	
Fort Morgan/Brush	Efficiency																									
	One bedroom	488.75		509.81		523.13		520.13		393.73				420.60											442.40	
	Two bed, one bath	424.25		397.55		567.50		454.00		555.50				598.50										466.00		
	Two bed, two bath			388.00																					474.00	
	Three bedroom	489.50		488.00		489.50		489.50		489.50																

MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2012				2013				2014				2015				2016				2017					
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Glenwood Springs	Efficiency	588.00		588.00		600.00		588.00		563.00		563.00		588.00		638.00				663.00							
	One bedroom	763.00		666.47		641.00		640.00		591.00		590.00		640.00		665.00				715.00					740.00		
	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				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		
All	878.08		816.63		748.44		776.30		776.61		730.69		754.13		789.50				842.25					862.56			
Grand Junction	Efficiency					238.00		238.00		238.51		238.00		238.00		288.00		288.51		288.51		288.00		288.51		288.00	
	One bedroom	545.08	556.88	553.13	558.06	469.83	556.38	554.20	473.14	478.55	482.26	498.29	496.93	530.94	494.32	490.00	523.88	527.95	526.40	529.66	509.73	483.76	348.42	349.58	464.41		
	Two bed, one bath	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	632.48		
	Two bed, two bath	633.20	827.76	622.75	828.29	449.61	423.17	442.43	619.55	584.87	584.21	806.60	632.75	628.00	632.78	648.11	660.50	660.00	677.89	682.29	688.00	575.00			688.00		
	Three bedroom	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	838.00		
All	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	536.46			
Greeley	Efficiency	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	495.46	492.25	495.46	520.46	511.38	557.00	570.46	567.25			
	One bedroom	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	989.15		
	Two bed, one bath	618.49	628.02	638.04	652.72	640.91	641.36	648.03	644.20	659.91	693.24	673.37	752.15	707.55	801.21	822.52	841.03	838.12	860.62	859.48	894.52	918.08	881.17	922.31	940.94		
	Two bed, two bath	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	1279.51		
	Three bedroom	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	1195.80		
All	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	1085.96			
Gunnison	Efficiency					388.00		480.80		438.00					538.00												
	One bedroom	463.00				684.00		709.00		709.00		713.00		713.00		734.00				738.00					763.00		
	Two bed, one bath	602.41		688.00																							
	Two bed, two bath																										
	Three bedroom																										
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		*		*		*		*		*		*		*		*		*		*		*			
	One bedroom	554.11		*		*		*		*		*		*		*		*		*		*		*			
	Two bed, one bath	638.00		*		*		*		*		*		*		*		*		*		*		*			
	Two bed, two bath	638.00		*		*		*		*		*		*		*		*		*		*		*			
	Three bedroom	713.00		*		*		*		*		*		*		*		*		*		*		*			
All	636.38		*		*		*		*		*		*		*		*		*		*		*				
Montrose	Efficiency					712.37		731.05		525.00		735.16		737.37		737.37									838.00		
	One bedroom	497.79		517.00		613.00		638.00		613.00		545.20		638.00		588.00											
	Two bed, one bath	538.00																									
	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		
Pueblo	Efficiency	318.54	294.46	294.46	294.46	294.46	294.46	294.46	294.46	294.46	392.00	294.46	400.00	294.46	400.00	400.00	394.00	394.00	417.00	413.00	440.40	446.00	407.00	436.00			
	One bedroom	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	547.52	547.52	606.33	614.06		
	Two bed, one bath	555.05	589.78	554.75	564.23	572.90	596.23	574.34	584.00	595.30	597.21	608.62	597.10	627.48	607.59	612.75	609.34	628.57	634.15	637.07	676.36	686.56	701.11	701.52			
	Two bed, two bath	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	1189.06		
	Three bedroom	658.80	692.50	732.00	730.29	733.93	765.36	758.50	717.50	683.50	827.03	658.07	692.00	689.98	694.25	735.68	735.43	720.61	694.50	735.68	735.43	720.61	844.00	920.71	945.71	948.07	
All	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	694.48			
Salida	Efficiency			*		*		*		*		*		*		*		*		*		*		*			
	One bedroom			*		*		*		*		*		*		*		*		*		*		*			
	Two bed, one bath			*		*		*		*		*		*		*		*		*		*		*			
	Two bed, two bath			*		*		*		*		*		*		*		*		*		*		*			
	Three bedroom			*		*		*		*		*		*		*		*		*		*		*			
All			*		*		*		*		*		*		*		*		*		*		*				
Southeastern Colorado	Efficiency					413.00		413.00		413.00																	
	One bedroom	509.40		584.00		446.40		606.20		538.00																	
	Two bed, one bath	521.89		613.00		538.00		634.00																			
	Two bed, two bath																										
	Three bedroom	737.44		763.00		688.00		367.65		363.00		363.00		363.00		363.00				418.42				418.42			
All	618.50		619.75		678.91		601.83		533.14		365.53		365.53		365.53				655.69				670.17				
Steamboat Springs	Efficiency					663.00		726.86		774.14		799.41		824.41		849.41				843.56				843.56			
	One bedroom	674.14		693.71		764.03		639.33		963.00		813.00		788.00		813.00				813.00				763.32			
	Two bed, one bath	639.16		753.67		863.00</																					

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

Market Area	Apartment Type	2012				2013				2014				2015				2016				2017			
		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			1.22
	Two bed, one bath	0.45		0.66		0.83		0.83		1.03				0.00								0.70			0.00
	Two bed, two bath																								
	Three bedroom																								
All	0.86		1.09		0.89		0.92		1.05				1.13								1.15			1.18	
Aspen	Efficiency																								2.14
	One bedroom	1.62		1.86		1.33		1.93		1.93		1.99		1.99		2.00						2.07			2.14
	Two bed, one bath	1.23		1.59		1.79		1.68		1.66		2.06		2.11		1.73						1.74			1.13
	Two bed, two bath	0.91		1.20		1.58		1.27		1.27		1.28		1.30		1.31						1.36			1.30
	Three bedroom	0.88		1.35		1.35		1.38		1.38		1.63		1.63		1.43						1.45			1.68
All	1.19		1.36		1.49		1.41		1.41		1.65		1.67		1.46						1.48			1.79	
Buena Vista	Efficiency																								*
	One bedroom																								*
	Two bed, one bath	0.86																							*
	Two bed, two bath																								*
	Three bedroom																								*
All	0.86																							*	
Canon City	Efficiency																								*
	One bedroom																								*
	Two bed, one bath	0.84																							*
	Two bed, two bath																								*
	Three bedroom																								*
All	0.84																							*	
Central Mountains	Efficiency					0.00																			1.30
	One bedroom					0.45																1.27			1.30
	Two bed, one bath					0.90				0.95		0.94		0.90		1.00						1.06			1.08
	Two bed, two bath													0.56											1.08
	Three bedroom													0.56								1.24			1.19
All					0.84		0.92		0.95		0.94		0.88		1.00						1.09			1.11	
Colorado Springs	Efficiency	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	1.57
	One bedroom	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	1.41
	Two bed, one bath	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	1.20
	Two bed, two bath	0.90	0.95	0.94	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	1.12	1.17	1.16	1.20	1.25	1.25	1.24
	Three bedroom	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	1.18
All	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	1.34	1.32	
Durango	Efficiency	1.41				1.56						1.84		1.72		1.76						1.92			1.68
	One bedroom	1.47		1.29		1.43		1.35		1.53		1.75		1.70		1.71						1.73			1.61
	Two bed, one bath	1.15		1.02		1.25		1.23		1.29		1.53		1.52		1.54						1.37			1.34
	Two bed, two bath	0.93		1.17		0.96		1.03		0.97		1.02		1.02		1.05						1.06			1.26
	Three bedroom	1.16				1.23		1.29		1.16		1.37		1.40		1.40						1.46			1.36
All	1.22		1.14		1.29		1.28		1.30		1.52		1.51		1.52						1.47			1.42	
Eagle County	Efficiency	2.00		2.02		1.83		2.26		2.01		2.31		2.36		2.36						2.11			2.16
	One bedroom	1.25		1.30		1.33		1.39		1.45		1.86		1.68		1.63						1.78			1.71
	Two bed, one bath	1.13		1.23		1.28		1.30		1.27		1.44		1.62		1.57						1.51			1.59
	Two bed, two bath	1.17		1.13		1.24		1.11		1.37		1.48		1.57		1.57						1.70			1.57
	Three bedroom	1.06		1.09		1.18		1.08		1.28		1.39		1.60		1.45						1.52			1.61
All	1.21		1.23		1.32		1.28		1.45		1.57		1.67		1.61						1.64			1.65	
Fort Collins/ Loveland	Efficiency	1.47	1.42	1.43	1.41	1.69	1.71	1.70	1.79	1.77	2.09	2.05	2.11	2.08	2.05	2.18	2.26	2.25	2.33	2.32	2.23	2.21	2.46	2.43	2.37
	One bedroom	1.24	1.30	1.31	1.30	1.36	1.34	1.30	1.33	1.37	1.43	1.47	1.52	1.54	1.63	1.60	1.64	1.62	1.62	1.62	1.62	1.64	1.71	1.69	1.72
	Two bed, one bath	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	1.47
	Two bed, two bath	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	1.34
	Three bedroom	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	1.41
All	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	1.54	
Fort Morgan/ Brush	Efficiency																								0.75
	One bedroom	0.75		0.76		0.78		0.79		0.71		0.75		0.75		0.73						0.74			0.75
	Two bed, one bath	0.61		0.55		0.68		0.60		0.74		0.84		0.88		0.74						0.69			0.73
	Two bed, two bath			0.46																					0.73
	Three bedroom	0.56		0.53		0.56		0.56		0.94		0.75		0.75		0.57						0.58			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

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	To 1959																								
	1960-69																								
	1970-79																								
	1980-89		0.0		0.0									9.1											
	1990-99													3.0											
	2000-09																								
2010+																									
Aspen	To 1959																								
	1960-69																								
	1970-79				1.8																				
	1980-89				0.0			1.8																	
	1990-99		3.3		0.8																				
	2000-09							2.4																	
2010+																									
Buena Vista	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99		3.1																						
	2000-09																								
2010+																									
Canon City	To 1959																								
	1960-69																								
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Central Mountains	To 1959																								
	1960-69																								
	1970-79																								
	1980-89				0.0			0.0																	0.0
	1990-99				9.4			2.3																	6.3
	2010+																								0.0
Colorado Springs	To 1959																								
	1960-69		4.0	6.1	5.0	3.6	4.1	6.9	3.9	5.1	3.5	4.9	7.7	2.6	5.1	3.2	5.0	0.0	3.9	0.0	4.4	0.0	2.5	3.5	4.5
	1970-79		4.0	5.5	4.4	3.5	4.1	5.2	5.3	3.4	3.9	6.3	4.8	3.9	3.8	3.6	4.1	3.0	3.6	4.5	5.5	3.2	3.9	4.2	5.1
	1980-89		5.8	5.9	4.8	6.0	4.6	6.1	4.6	4.1	3.9	6.5	3.7	4.7	6.8	5.7	6.3	4.1	4.3	5.5	5.0	3.5	5.0	4.4	4.3
	1990-99		5.1	4.7	6.6	4.3	5.2	6.3	6.8	5.5	4.2	5.2	5.6	4.8	5.6	6.1	6.4	4.5	4.3	6.2	5.8	4.3	4.1	4.9	6.2
	2000-09		2.6	7.5	6.3	5.9	4.1	6.6	8.6	5.5	3.7	6.4	6.5	5.0	4.6	6.3	6.1	3.9	4.3	6.7	6.0	4.8	3.9	6.5	8.0
2010+		4.4	6.0	5.6	7.2	5.5	6.1	7.6	4.9	3.8	5.7	6.5	5.4	6.1	6.3	5.4	5.6	4.5	7.0	6.2	4.9	3.9	5.8	6.1	
Durango	To 1959																								
	1960-69		0.0																						
	1970-79																								
	1980-89		7.1																						
	1990-99		0.0																						
	2010+																								9.9
Eagle County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89				2.5																				
	1990-99		3.3		3.3																				
	2010+		3.4		8.5																				3.4
Fort Collins/ Loveland	To 1959																								
	1960-69		0.0	0.0	25.0	0.0	0.0	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	1970-79		3.1	11.0	3.7	1.0	2.6	6.2	16.7	5.3	3.4	3.3	9.8	2.4	3.4	6.7	7.4	2.9	2.0	3.7	6.2	2.1	2.9	2.7	6.0
	1980-89		2.9	21.6	0.2	1.8	2.3																		
	1990-99		3.0	37.6	7.7	0.0	1.9	22.4	4.3	3.3	0.4	11.2	3.9	2.5	1.7	5.8	8.6	6.1	7.2	8.3	3.1	2.3	4.5	9.7	3.3
	2010+		4.2	6.0	5.6	3.0	3.0	6.5	6.3	4.3	3.8	8.4	7.4	3.5	4.3	7.3	6.6	3.1	3.8	8.1	6.8	5.2	3.3	4.6	6.5
Fort Morgan/ Brush	To 1959																								
	1960-69				0.0																				
	1970-79		1.4																						
	1980-89		1.5																						
	1990-99																								
	2010+		3.3																						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)**
(In Percent)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	To 1959					0.0		50.0		0.0		50.0		0.0		0.0		0.0		0.0					0.0
	1960-69					0.0		0.0		0.0		0.0		50.0		0.0		0.0		0.0					0.0
	1970-79			0.0		0.0		10.0		16.7				8.3											0.0
	1980-89					5.0		0.0		4.9		8.5		2.8		7.2				4.3					4.0
	1990-99	9.1				10.9		7.3																	
	2000-09					0.0				0.0				0.0		0.0				50.0					100.0
2010+																									
Grand Junction	To 1959	0.0	0.0	6.3	12.5	4.2	8.3	0.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3			0.0
	1960-69					0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0			25.0
	1970-79	9.4	3.8	6.0	4.7	9.3	13.6	13.3	11.9	4.7	10.1	7.4	8.2	7.2	4.5	5.2	1.8	0.0	3.9	3.2	5.1	3.6	6.3	0.0	1.5
	1980-89	0.0	2.0	0.0	0.0	1.7	13.6	10.2	6.4	6.0	3.3	5.7	5.3	4.0	5.6	4.9	2.6	1.6	11.1	0.0	10.3	2.0	7.4	2.6	0.0
	1990-99	11.1	1.9	9.3	4.8	4.8	10.7	100.0	0.0	5.3	9.5	0.0	13.2	2.7	3.2	0.0	1.5	0.0	9.3	1.5	8.3	12.5			0.0
	2000-09					25.0	0.0	16.7	0.0	25.0	0.0	0.0		0.0											
2010+																									
Greeley	To 1959												16.7	0.0											
	1960-69	7.1	17.3	4.1	0.0	3.1	13.9	3.1	2.9		7.2	5.8	5.8	4.3	17.2	20.4	0.0	4.3	10.1	1.4	4.1	5.8	14.3	14.3	1.0
	1970-79	4.2	5.9	3.1	1.0	2.8	6.5	5.4	5.4	3.8	4.2	4.0	3.2	2.7	6.2	7.5	2.8	3.9	6.9	7.7	3.4	4.4	4.8	2.9	2.6
	1980-89	8.3	8.3	7.0	0.0	0.0	16.7	8.3	2.7	3.2	0.0	0.0	2.3	4.7	5.6		0.0	0.0	10.0	0.0	0.0	16.7	0.0	0.0	8.3
	1990-99	7.7	0.0	0.0	5.1	2.6	2.6	2.6	2.6	0.0	6.5	0.0	0.0	0.0			0.0	0.0	0.0	7.8	5.3	3.8	0.0	5.0	0.0
	2000-09					12.7				0.0	3.2	5.1	2.8	4.2	3.5	10.3	6.7								
2010+													1.7	6.3	3.0	3.9	4.5	4.0	4.6	2.3	4.0		200.0	8.8	
Gunnison	To 1959																								
	1960-69																								
	1970-79							3.3		6.7										0.0				0.0	
	1980-89																								
	1990-99					14.3		25.0		0.0						0.0									
	2000-09																								
2010+																									
Lake County	To 1959	9.9		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1960-69			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1970-79			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1980-89			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1990-99			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2000-09			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2010+			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Montrose	To 1959																								
	1960-69			6.3						12.5															
	1970-79																								
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Pueblo	To 1959	0.0	0.0	0.0	0.0	0.0	5.9	11.8	5.9	7.1	0.0	7.1	7.1	14.3	0.0	7.1	0.0	0.0	7.1	5.9	0.0	14.3			0.0
	1960-69	0.0		0.0	1.1							0.0	50.0			50.0				2.3	1.1	2.3	2.5		
	1970-79	3.8	7.5	2.7	0.0	2.0	3.0	3.2	1.9	3.3	5.1	2.1	1.2	1.4	5.0	1.8	2.8	1.2	2.1	2.6	0.0	2.4	5.5	3.5	1.9
	1980-89																						3.4		
	1990-99																								
	2000-09													3.4	8.1	3.4				5.4	3.4			8.1	3.4
2010+																						7.1	4.5		
Salida	To 1959			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1960-69			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1970-79			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1980-89			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1990-99			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2000-09			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2010+			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Southeastern Colorado	To 1959																								
	1960-69																								
	1970-79			5.5				0.0				0.9				1.8				27.3					
	1980-89																								
	1990-99																								
	2000-09																								
2010+																									
Steamboat Springs	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	3.3		4.1	0.0			2.1		0.0		2.3		0.0		0.0				0.0					
	1990-99	3.9		8.7	2.9			2.9		3.9		1.9		1.9		1.9				2.9				3.9	
	2000-09																								
2010+																									
Sterling	To 1959							0.0																	
	1960-69							0.9		0.0		0.0		3.6						1.8					
	1970-79			4.5	0.9			0.9		0.0		0.0		3.6											
	1980-89	1.9		8.1	0.0			0.0		1.9		0.0		1.2						5.6					
	1990-99			9.4	12.5			6.3		3.1		6.3		6.3		3.1									
	2000-09																								
2010+																									
Summit County	To 1959																								
	1960-69																								
	1970-79																								
	1980-89	0.0		3.3	0.0			0.0		0.0		0.0								0.0			</		

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2012				2013				2014				2015				2016				2017			
		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									25.0				50.0											
	9 to 50	0.0								21.4				7.1						0.0					
	51 to 99			0.0						12.3															
	100 - 199																								
	200 - 349																								
	350 up																								
Average	0.0			0.0						16.5				10.0						0.0					
Aspen	2 to 8																								
	9 to 50				0.0				4.2				8.3		0.0		0.0			0.0					
	51 to 99	3.3		1.1		2.2			3.9		1.8		1.7		0.8		0.8			0.8				4.8	
	100 - 199																								
	200 - 349																								
	350 up																								
Average	3.3		1.0		2.2			3.9		1.8		2.8		0.7		0.7			0.7					4.8	
Buena Vista	2 to 8			*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	3.1		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99			*		*		*		*		*		*		*		*		*		*		*	
	100 - 199			*		*		*		*		*		*		*		*		*		*		*	
	200 - 349			*		*		*		*		*		*		*		*		*		*		*	
	350 up			*		*		*		*		*		*		*		*		*		*		*	
Average	3.1		*		*		*		*		*		*		*		*		*		*		*		
Canon City	2 to 8			*		*		*		*		*		*		*		*		*		*		*	
	9 to 50			*		*		*		*		*		*		*		*		*		*		*	
	51 to 99			*		*		*		*		*		*		*		*		*		*		*	
	100 - 199			*		*		*		*		*		*		*		*		*		*		*	
	200 - 349			*		*		*		*		*		*		*		*		*		*		*	
	350 up			*		*		*		*		*		*		*		*		*		*		*	
Average			*		*		*		*		*		*		*		*		*		*		*		
Central Mountains	2 to 8																								
	9 to 50				2.9		1.3		2.6				12.5		9.4		3.1			6.3				6.3	
	51 to 99						1.9																		
	100 - 199				0.0		0.0		0.0		1.5		0.0		0.0		0.0			0.0				0.0	
	200 - 349																								
	350 up																								
Average			1.3		2.0		0.9		1.5		2.4		1.5		0.6			0.6					0.6		
Colorado Springs	2 to 8	0.0	0.0	0.0	1.9	0.0	5.0	0.0	33.3	8.7	7.1	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.7	6.3	7.7	
	9 to 50	4.1	3.9	2.8	5.1	3.8	4.6	2.6	3.1	3.6	5.3	4.9	5.6	3.4	3.7	3.5	2.9	4.3	4.1	3.7	8.3	3.1	3.4	2.5	
	51 to 99	3.9	5.2	3.1	3.4	4.8	5.7	7.0	3.8	3.0	6.1	6.9	3.9	4.4	5.5	4.5	2.7	5.0	7.0	6.0	4.1	4.8	4.5	6.6	
	100 - 199	5.3	5.8	5.5	4.6	4.1	6.0	6.2	3.9	4.8	5.3	4.5	5.4	5.7	4.2	6.6	3.5	3.7	4.8	5.3	3.5	4.4	4.5	4.7	
	200 - 349	4.7	6.0	6.5	5.3	5.1	6.5	6.7	5.4	4.0	5.9	5.7	4.6	5.8	6.2	6.5	4.8	4.2	6.3	6.0	3.9	3.9	5.1	6.0	
	350 up	5.5	4.6	6.0	4.9	5.1	6.0	7.6	5.8	3.6	6.6	5.8	5.0	4.2	6.5	5.2	4.9	3.9	5.7	5.5	4.7	3.5	4.3	4.3	
Average	4.8	5.6	5.7	4.8	4.8	6.2	6.7	4.9	4.0	5.9	5.7	4.8	5.5	5.8	6.1	4.5	4.2	6.0	5.8	4.0	4.0	4.9	5.8	4.1	
Durango	2 to 8					0.0		0.0		0.0		0.0		0.0		0.0								0.0	
	9 to 50	1.4			0.9		2.8		1.5		1.8		1.4		4.2		1.4			2.8				5.6	
	51 to 99																								
	100 - 199								8.9															9.9	
	200 - 349																								
	350 up																								
Average	1.4		0.9		2.7		6.0		1.6		1.3		4.0		1.4			2.8					8.0		
Eagle County	2 to 8																								
	9 to 50														4.5		20.5								
	51 to 99	3.3			6.7		3.8		3.3		1.6		0.0		0.0		1.0			0.0				0.0	
	100 - 199	3.4			5.3		1.1		3.7		2.3		2.8		2.6		5.1			8.0				3.4	
	200 - 349	3.3			2.6				3.3				2.6												
	350 up																								
Average	3.4		4.4		2.0		3.5		2.1		2.2		1.2		4.8			3.8					2.2		
Fort Collins/ Loveland	2 to 8	0.0	9.1	9.1	0.0	0.8	0.0	9.4	1.5	1.0	0.0	13.0	0.0	0.0	6.9	0.0	0.0	0.0	1.6	7.2	0.0	0.0	0.0	0.0	
	9 to 50	5.0	0.0	3.3	1.1	5.6	0.0	14.3	0.0	0.0	0.8	0.0	0.8	4.0	4.7	5.2	3.0	3.8	12.5	8.3	8.3	0.0	17.1	5.4	
	51 to 99	2.9	12.3	3.4	2.0	1.5	2.8	5.8	2.4	2.8	4.8	3.9	2.7	4.0	2.7	4.0	3.0	3.8	7.0	3.2	4.0	3.5	11.0	7.6	
	100 - 199	4.0	49.8	4.6	3.0	2.9	6.0	4.4	5.1	2.1	4.6	8.8	2.3	1.4	7.2	7.6	4.1	6.1	7.9	18.6	1.7	2.5	2.7	4.7	
	200 - 349	3.6	5.4	6.9	2.9	3.0	6.7	6.6	3.9	4.2	7.6	6.4	2.7	3.5	6.7	5.9	2.7	2.7	5.5	3.5	4.2	3.2	5.2	6.4	
	350 up			0.0	0.6		22.6	3.6	0.0	0.0	11.5	3.8	0.0	0.3		0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.9	0.0	
Average	3.6	20.8	4.9	2.1	2.9	10.3	5.6	3.7	2.7	7.7	6.1	2.2	2.5	6.7	6.1	2.5	2.9	5.1	5.8	3.5	2.7	8.8	5.6	3.3	
Fort Morgan/ Brush	2 to 8				0.0																				
	9 to 50	2.8				1.8		0.0		0.7		0.0		1.2		0.0								4.2	
	51 to 99	0.0			2.1		9.4							2.1		2.1									
	100 - 199																								
	200 - 349																								
	350 up																								
Average	1.7		1.8		5.2		0.0		0.7		0.0		1.5		0.9			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

(In Percent)

Market Area	Size	2012				2013				2014				2015				2016				2017			
		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					2.9		10.0		7.5		50.0		2.9		9.6				2.7					
	9 to 50					40.0				0.0				0.0		10.0									
	51 to 99	9.1		0.0		4.7		7.3				8.5		4.3		4.3				5.3				4.3	
	100 - 199																								
	200 - 349																								
	350 up																								
Average	9.1		0.0			5.7		8.0		5.2		9.4		3.5		6.8				4.6				4.3	
Grand Junction	2 to 8	0.0	5.6	5.7	4.5	2.0	7.8	38.5	0.0	1.5	11.5	1.5	1.0	0.8	9.6	11.1	0.0	0.0	0.0	0.0	2.0	4.9	3.9	0.0	1.2
	9 to 50	9.2	1.8	5.9	5.2	11.8	14.4	13.8	13.3	5.5	11.0	5.3	6.9	5.6	3.6	5.6	2.4	1.1	5.1	2.9	6.2	3.3	7.7	2.6	1.1
	51 to 99	9.9	3.9	9.3	5.6	2.1	18.0	11.7	10.1	6.3	2.7	8.0	9.8	8.2	3.3	1.3	1.9		9.3	1.9					
	100 - 199					5.0	11.1	1.1						2.2											
	200 - 349																								
	350 up																								
Average	8.9	3.1	6.6	5.1	5.3	12.3	8.9	8.3	4.7	7.9	6.2	7.4	4.8	4.5	4.1	1.6	0.4	5.5	2.5	5.6	3.5	7.0	1.6	1.0	
Greeley	2 to 8	12.5	3.1	5.0	6.3	6.5	15.2	15.6	0.0	11.5	5.7	3.5	3.6	6.9	6.9	4.2	4.2	8.6	9.4	3.4	16.7	0.0	12.0	4.2	
	9 to 50	5.0	34.5	0.0	1.6	1.7	9.0	0.0	11.8	2.5	6.5	1.9	2.6	0.0	17.2	48.3	0.0	0.0	4.0	2.1	4.0	10.3	16.3	0.0	
	51 to 99	5.9	7.3	5.8	0.0	2.8	12.0	6.9	2.9	5.3	4.7	4.7	4.0	4.0	8.6	1.5	3.3	10.2	1.4	4.7	3.9	10.1	10.0	5.1	
	100 - 199	3.8	6.1	4.0	0.8	2.8	5.8	4.4	2.3	2.8	3.0	3.8	3.0	1.9	6.0	6.9	3.2	4.1	6.0	8.4	2.9	3.7	4.8	3.0	3.2
	200 - 349		10.7	6.5		5.4	6.7	7.1	2.8	4.1	10.3		3.3	4.3	7.8	3.6	3.9			2.3				0.0	1.2
	350 up																								
Average	4.7	8.2	5.1	1.2	3.4	8.1	5.5	3.5	3.5	4.9	3.8	3.3	3.2	7.0	6.3	2.9	4.0	6.5	5.8	3.2	4.2	6.0	4.2	2.9	
Gunnison	2 to 8																								
	9 to 50					14.3		25.0		0.0						0.0								0.0	
	51 to 99							3.3		6.7															0.0
	100 - 199																								
	200 - 349																								
	350 up																								
Average					14.3		10.2		4.5						0.0				0.0				0.0		
Lake County	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199	9.9																							
	200 - 349																								
	350 up																								
Average	9.9																								
Montrose	2 to 8																								
	9 to 50									12.5															
	51 to 99			6.3																					
	100 - 199																								
	200 - 349																								
	350 up																								
Average			6.3						12.5																
Pueblo	2 to 8	0.0	0.0	11.1	0.0	0.0	9.1	4.8	0.0	0.0	0.0	50.0	0.0	0.0	50.0	0.0	0.0	0.0	25.0	0.0	0.0	0.0	11.1	0.0	0.0
	9 to 50	3.4	6.9	4.7	0.0	1.7	2.8	5.2	3.4	1.7	5.6	3.4	1.2	3.4	0.0	3.4	3.1	0.0	1.7	5.2	0.0	3.8	3.3	4.5	1.7
	51 to 99			0.0	1.1						4.1		2.1	2.1	0.0		2.1	2.1		2.2	1.1	2.3	3.9	7.7	3.8
	100 - 199									4.3	4.9			3.4	7.7			3.4		5.4	3.4				
	200 - 349			1.3																					
	350 up																								
Average	2.9	5.7	2.1	0.6	1.6	3.4	5.1	2.8	3.6	4.7	3.1	2.2	2.9	6.0	3.2	2.6	1.1	3.2	3.7	2.0	3.1	4.0	6.9	3.4	
Salida	2 to 8																								
	9 to 50																								
	51 to 99																								
	100 - 199																								
	200 - 349																								
	350 up																								
Average																									
Southeastern Colorado	2 to 8																								
	9 to 50									20.0		0.0				0.0									
	51 to 99			10.0						0.0						2.5				100.0					
	100 - 199			3.8																					
	200 - 349																								
	350 up																								
Average			5.5				0.0		20.0		0.9				1.8				27.3						
Steamboat Springs	2 to 8	0.0		0.0						0.0															
	9 to 50	3.6		4.8		0.0		2.1		0.0		2.3		0.0		0.0				0.0					
	51 to 99			3.6																					
	100 - 199	3.9		8.7		2.9		2.9		3.9		1.9		1.9		1.9				2.9				3.9	
	200 - 349																								
	350 up																								
Average	3.6		6.0		2.0		2.6		2.6		2.1		1.4		1.4				2.1				3.9		
Sterling	2 to 8																								
	9 to 50			12.5		12.5		4.5		3.1		3.1		4.7		3.1									
	51 to 99	1.9		3.7		0.0		0.0		1.9		0.0		0.0		0.0				5.6					
	100 - 199			4.5		0.9		0.9		0.0		0.0		0.0		3.6				1.8					
	200 - 349																								
	350 up																								
Average	1.9		6.6		2.6		1.4		1.0		0.9		3.1		3.1				3.0						
Summit County	2 to 8																								
	9 to 50	0.0		3.3		0.0		0.0		0.0		0.0								0.0				0.0	
	51 to 99	0.5		4.6		0.7		3.3		0.0		3.3		0.0		1.3				1.3					0.0
	100 - 199																								
	200 - 349																								

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

Market Area	Size	2012				2013				2014				2015				2016				2017			
		1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr
Colorado Springs	2 to 8	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	53.4
	9 to 50	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	10.3
	51 to 99	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	-3.9
	100 - 199	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	5.1
	200 - 349	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	3.3
	350 up	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	2.7
Average	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	3.3	
Fort Collins/ Loveland	2 to 8	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	2.8	1.4	
	9 to 50	2.6	-0.6	1.6	47.8	12.1	-	-	-1.9	-	-	-	9.3	-	-	-	-	0.0	1.6	1.0	28.8	14.4	0.6	0.6	
	51 to 99	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	5.6
	100 - 199	11.1	-29.4	3.6	18.9	5.7	0.7	6.3	8.4	11.0	9.4	9.2	10.2	8.4	7.7	13.1	4.4	7.8	7.7	14.0	1.1	4.6	2.8	7.2	12.3
	200 - 349	7.2	6.2	9.9	0.4	11.8	2.3	5.1	8.2	11.4	7.3	17.4	17.6	9.9	12.8	6.0	7.8	9.8	12.0	9.9	2.2	6.4	6.3	1.3	1.2
	350 up	4.0	3.2	-3.5	-	-	-226.4	4.3	2.6	72.7	0.7	2.8	13.4	-1.6	-	-	-5.4	15.0	9.6	-	-	23.2	8.4	8.4	
Average	8.0	-4.5	5.4	19.6	9.5	-9.0	5.7	6.8	31.9	7.0	14.3	14.5	7.2	11.4	8.5	3.9	10.4	8.9	10.0	2.1	5.7	9.4	4.4	4.7	
Grand Junction	2 to 8	-15.0	5.3	8.1	5.1	0.1	0.4	1.6	0.1	1.3	4.4	-4.2	-6.0	3.5	8.5	-0.5	-0.3	-0.6	4.6	0.2	0.2	0.6	24.6	0.0	0.0
	9 to 50	-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	-0.1
	51 to 99	-6.3	2.9	3.8	4.4	10.3	3.7	-	7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5	-	0.0	0.0	-	-	-	-	-
	100 - 199	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	200 - 349	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	350 up	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Average	-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	-0.1	
Greeley	2 to 8	-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	11.7	-0.2	0.0	-0.4	0.0	0.1	0.0	
	9 to 50	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	48.2	43.3	
	51 to 99	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	6.4	
	100 - 199	27.7	50.3	13.7	-1.3	6.3	31.4	28.0	65.9	40.4	21.5	28.3	28.8	32.9	26.4	24.1	18.3	21.9	20.2	4.9	5.2	6.2	10.7	17.8	11.1
	200 - 349	-	7.1	0.3	-	7.9	12.1	10.0	-	11.6	2.7	-	10.9	14.3	13.6	55.5	-	-	-	-	-	-	-	-	-
	350 up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Average	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	18.9	12.1		
Pueblo	2 to 8	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	-9.4
	9 to 50	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	7.9
	51 to 99	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	100 - 199	-	-	-	-	-	-	-	-	6.4	15.9	-	-	-	0.7	6.0	-	-	-	7.2	5.3	-	15.2	6.4	
	200 - 349	-	-	31.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	350 up	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Average	-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	6.4	

*Rental Losses are only reported for the Colorado Metropolitan areas

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE		43860	19123	11706	9240						
UNITS ADDED SINCE LAST SURVEY	2008 First Qtr	65	69	0	14		2010 Third Qtr	0	0	0	65
TOTAL UNITS AVAILABLE		43925	19182	11706	9254			44315	19737	11706	9319
QUARTERLY VACANCY RATE		9.0	4.8	7.3	6.0			5.8%	2.8%	3.9%	11.6%
UNITS RENTED		39972	18261	10851	8699			41745	19184	11249	8238
UNITS VACANT		3953	921	855	555			2570	553	457	1081
NUMBER ABSORBED THIS TIME PERIOD		849	18	-12	115			488	888	280	-54
TOTAL UNITS AVAILABLE		43925	19182	11706	9254		2010 Fourth Qtr	44315	19737	11706	9254
UNITS ADDED SINCE LAST SURVEY	2008 Second Qtr	35	12	0	0			29	60	0	16
TOTAL UNITS AVAILABLE		43960	19186	11706	9254			44344	19797	11706	9270
QUARTERLY VACANCY RATE		1020.0%	9.0	6.1	6.4			7.2%	4.2%	5.1%	10.2%
UNITS RENTED		39476	17459	10992	8662			41151	18966	11109	8324
UNITS VACANT		4484	1727	714	592			3193	831	597	946
NUMBER ABSORBED THIS TIME PERIOD		-496	-802	141	-37			-256	-218	-140	86
TOTAL UNITS AVAILABLE		43960	19186	11706	9254		2011 First Qtr	44344	19797	11706	9270
UNITS ADDED SINCE LAST SURVEY	2008 Third Qtr	44	72	0	0			21	0	0	0
TOTAL UNITS AVAILABLE		44004	19258	11706	9254			44365	19797	11706	9270
QUARTERLY VACANCY RATE		9.2	4.1	5.5	6.8			5.2%	1.0%	1.3%	7.3%
UNITS RENTED		39956	18468	11062	8625			42058	19601	11550	8589
UNITS VACANT		4048	790	644	629			2307	792	445	686
NUMBER ABSORBED THIS TIME PERIOD		480	1009	70	-37			907	635	441	265
TOTAL UNITS AVAILABLE		44004	19258	11706	9254		2011 Second Qtr	44365	19797	11706	9270
UNITS ADDED SINCE LAST SURVEY	2008 Fourth Qtr	12	42	0	0			0	0	0	0
TOTAL UNITS AVAILABLE		44016	19300	11706	9254			44365	19797	11706	9270
QUARTERLY VACANCY RATE		0.104	0.0	0.081	0.072			5.2%	1.0%	1.3%	7.3%
UNITS RENTED		39438	18489	10758	8588			42058	19601	11550	8589
UNITS VACANT		4578	811	948	666			2307	792	445	686
NUMBER ABSORBED THIS TIME PERIOD		-518	40	-304	-37			0	0	0	0
TOTAL UNITS AVAILABLE		44016	19300	11706	9254		2011 Third Qtr	44365	19797	11706	9270
UNITS ADDED SINCE LAST SURVEY	2009 First Qtr	0	170	0	0			0	332	18	0
TOTAL UNITS AVAILABLE		44016	19470	11706	9254			44365	20129	11724	9270
QUARTERLY VACANCY RATE		0.1	4.4	8.4	7.4			6.2%	2.2%	1.8%	7.4%
UNITS RENTED		38866	18613	10723	8569			41592	19695	11508	8588
UNITS VACANT		5150	857	983	685			2773	434	216	682
NUMBER ABSORBED THIS TIME PERIOD		-572	124	-35	-19			-22	358	229	4
TOTAL UNITS AVAILABLE		44016	19470	11706	9254		2011 Fourth Qtr	44365	20129	11724	9270
UNITS ADDED SINCE LAST SURVEY	2009 Second Qtr	223	267	0	47			77	0	25	0
TOTAL UNITS AVAILABLE		44239	19737	11706	9301			44442	20129	11749	9270
QUARTERLY VACANCY RATE		9.8%	9.9%	9.1%	8.5%			6.7%	3.0%	6.4%	7.3%
UNITS RENTED		39904	17783	10641	8510			41471	19532	11002	8597
UNITS VACANT		4335	1954	1065	791			2971	597	747	673
NUMBER ABSORBED THIS TIME PERIOD		1038	-830	-82	-59			-199	-163	-531	9
TOTAL UNITS AVAILABLE		44239	19737	11706	9254		2012 First Qtr	44442	20129	11749	9270
UNITS ADDED SINCE LAST SURVEY	2009 Third Qtr	76	0	0	0			230	0	7	4
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44672	20129	11756	9274
QUARTERLY VACANCY RATE		8.7%	0.1	0.1	0.1			6.4%	2.6%	5.8%	5.9%
UNITS RENTED		40460	18573	10875	8144			41809	19606	11075	8728
UNITS VACANT		3855	1164	831	1110			2863	523	681	546
NUMBER ABSORBED THIS TIME PERIOD		556	790	234	-366			109	74	66	126
TOTAL UNITS AVAILABLE		44315	19737	11706	9254		2012 Second Qtr	44672	20129	11756	9274
UNITS ADDED SINCE LAST SURVEY	2009 Fourth Qtr	0	0	0	0			0	0	0	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44672	20129	11756	9274
QUARTERLY VACANCY RATE		8.7%	6.3%	7.4%	12.2%			6.0%	3.5%	5.4%	4.3%
UNITS RENTED		40460	18494	10840	8125			41979	19424	11123	8878
UNITS VACANT		3855	1243	866	1129			2693	705	633	396
NUMBER ABSORBED THIS TIME PERIOD		0	-79	-35	-19			169	-181	48	151
TOTAL UNITS AVAILABLE		44315	19737	11706	9254		2012 Third Qtr	44672	20129	11756	9274
UNITS ADDED SINCE LAST SURVEY	2010 First Qtr	0	0	0	0			187	0	20	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44859	20129	11776	9274
QUARTERLY VACANCY RATE		6.9%	5.2%	6.9%	12.6%			6.1%	2.1%	3.1%	15.8%
UNITS RENTED		41257	18711	10898	8088			42143	19715	11407	7807
UNITS VACANT		3058	1026	808	1166			2716	414	369	1467
NUMBER ABSORBED THIS TIME PERIOD		797	217	58	-37			164	291	264	-1072
TOTAL UNITS AVAILABLE		44315	19737	11706	9254		2012 Fourth Qtr	44859	20129	11776	9274
UNITS ADDED SINCE LAST SURVEY	2010 Second Qtr	0	0	0	0			315	4	5	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			45174	20133	11781	9274
QUARTERLY VACANCY RATE		5.8%	7.3%	6.3%	10.4%			6.3%	2.5%	3.2%	10.7%
UNITS RENTED		41745	18296	10969	8292			42341	19631	11402	8278
UNITS VACANT		2570	1441	737	962			2833	502	379	996
NUMBER ABSORBED THIS TIME PERIOD		488	-415	71	204			-117	-88	-10	471

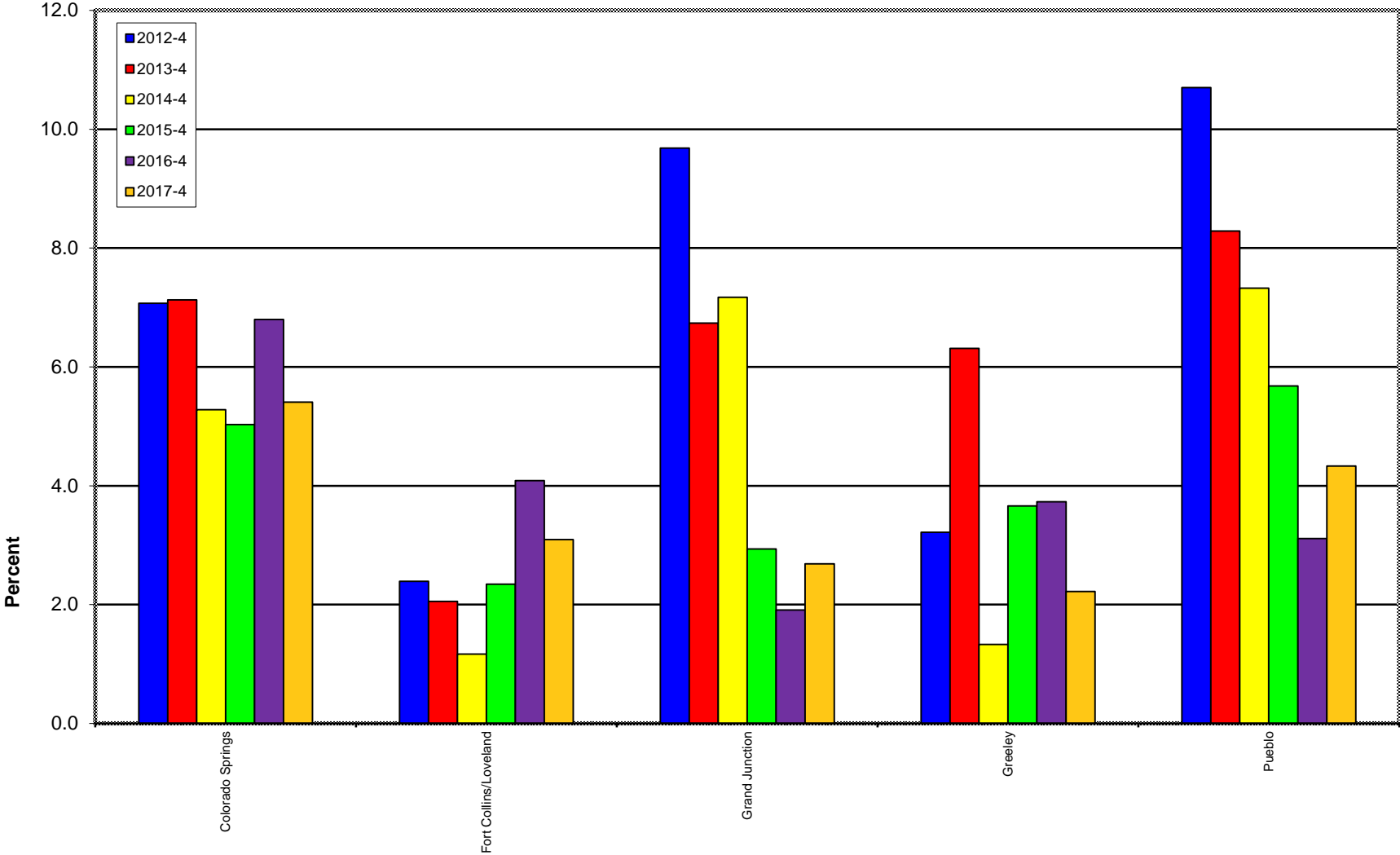
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	2013	45174	20133	11781	9274		2015	47211	21358	12159	9279
UNITS ADDED SINCE LAST SURVEY	First Qtr	260	128	4	0		Third Qtr	0	304	100	0
TOTAL UNITS AVAILABLE		45434	20261	11785	9274			47211	21662	12259	9279
QUARTERLY VACANCY RATE		5.6%	5.5%	1.4%	14.9%			4.2%	2.2%	5.7%	6.2%
UNITS RENTED		42875	19138	11621	7891			45210	21184	11560	8708
UNITS VACANT		2559	1123	164	1383			2001	478	699	571
NUMBER ABSORBED THIS TIME PERIOD		274	-621	215	-387			149	-86	-508	-22
TOTAL UNITS AVAILABLE	2013	45434	20261	11785	9274		2015	47211	21662	12259	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	340	27	0		Fourth Qtr	0	6	86	0
TOTAL UNITS AVAILABLE		45434	20601	11812	9274			47211	21668	12345	9279
QUARTERLY VACANCY RATE		5.4%	5.6%	2.2%	11.1%			5.0%	2.0%	3.7%	5.7%
UNITS RENTED		42998	19457	11554	8244			44836	21228	11893	8751
UNITS VACANT		2436	1144	258	1030			2375	440	452	528
NUMBER ABSORBED THIS TIME PERIOD		123	-22	-94	352			-374	38	247	43
TOTAL UNITS AVAILABLE	2013	45434	20601	11812	9274		2016	47211	21668	12345	9279
UNITS ADDED SINCE LAST SURVEY	Third Qtr	0	205	6	5		First Qtr	96	155	162	5
TOTAL UNITS AVAILABLE		45434	20806	11818	9279			47307	21823	12507	9284
QUARTERLY VACANCY RATE		5.4%	2.9%	1.3%	9.3%			5.0%	2.0%	3.7%	5.7%
UNITS RENTED		42962	20213	11665	8419			44927	21380	12050	8755
UNITS VACANT		2472	593	153	860			2380	443	457	529
NUMBER ABSORBED THIS TIME PERIOD		-36	551	105	170			-5	-3	-6	0
TOTAL UNITS AVAILABLE	2013	45434	20806	11818	9279		2016	47307	21823	12507	9284
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	308	10	0	0		Second Qtr	319	0	154	0
TOTAL UNITS AVAILABLE		45742	20816	11818	9279			47626	21823	12661	9284
QUARTERLY VACANCY RATE		7.1%	1.9%	6.3%	8.3%			5.0%	2.9%	3.5%	2.1%
UNITS RENTED		42477	20416	11072	8508			45225	21199	12220	9086
UNITS VACANT		3265	400	746	771			2401	624	441	198
NUMBER ABSORBED THIS TIME PERIOD		-793	193	-593	90			-21	-181	16	330
TOTAL UNITS AVAILABLE	2014	45742	20816	11818	9279		2016	47626	21823	12661	9284
UNITS ADDED SINCE LAST SURVEY	First Qtr	0	108	0	0		Third Qtr	108	93	90	0
TOTAL UNITS AVAILABLE		45742	20924	11818	9279			47734	21916	12751	9284
QUARTERLY VACANCY RATE		6.7%	1.6%	4.4%	8.1%			4.0%	3.3%	3.8%	2.3%
UNITS RENTED		42672	20586	11297	8524			45806	21198	12268	9070
UNITS VACANT		3070	338	521	755			1928	718	483	214
NUMBER ABSORBED THIS TIME PERIOD		195	62	225	15			473	-94	-42	-16
TOTAL UNITS AVAILABLE	2014	45742	20924	11818	9279		2016	47734	21916	12751	9284
UNITS ADDED SINCE LAST SURVEY	Second Qtr	240	18	48	0		Fourth Qtr	5	408	123	0
TOTAL UNITS AVAILABLE		45982	20942	11866	9279			47739	22324	12874	9284
QUARTERLY VACANCY RATE		5.5%	2.9%	4.1%	6.7%			6.8%	3.4%	3.7%	3.1%
UNITS RENTED		43433	20334	11380	8660			44494	21570	12394	8995
UNITS VACANT		2549	608	486	619			3245	754	480	289
NUMBER ABSORBED THIS TIME PERIOD		521	-271	35	137			-1317	-36	3	-75
TOTAL UNITS AVAILABLE	2014	45982	20942	11866	9279		2017	47739	22324	12874	9284
UNITS ADDED SINCE LAST SURVEY	Third Qtr	20	183	99	0		First Qtr	367	73	87	0
TOTAL UNITS AVAILABLE		46002	21125	11965	9279			48106	22397	12961	9284
QUARTERLY VACANCY RATE		4.3%	0.9%	2.3%	8.0%			7.4%	2.3%	4.0%	1.7%
UNITS RENTED		44032	20925	11695	8538			44543	21888	12441	9130
UNITS VACANT		1970	200	270	741			3563	509	520	154
NUMBER ABSORBED THIS TIME PERIOD		579	408	216	-122			-319	245	-40	135
TOTAL UNITS AVAILABLE	2014	46002	21125	11965	9279		2017	48106	22397	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		46900	21217	12139	9279			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	8913			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	49220	22583	12980	9284
UNITS ADDED SINCE LAST SURVEY	Second Qtr	311	141	20	0		Fourth Qtr	40	125	89	2
TOTAL UNITS AVAILABLE		47211	21358	12159	9279			49260	22708	13069	9286
QUARTERLY VACANCY RATE		4.6%	1.8%	1.6%	5.9%			5.3%	3.1%	2.2%	4.3%
UNITS RENTED		45061	20966	11969	8730			46632	22011	12779	8883
UNITS VACANT		2150	392	190	549			2628	697	290	403
NUMBER ABSORBED THIS TIME PERIOD		739	-14	-62	-183			53	296	-18	-102

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

GRAPH OF VACANCY RATES BY MARKET AREA



Number of Multi-Family Units

Census 2000 Data

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

Source:

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

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300	7	71	9.9%																7	71	9.9%	
\$301 to \$325		13	0.0%																	13	0.0%	
\$326 to \$350				4	114	3.5%													4	114	3.5%	
\$351 to \$375								1	0.0%											1	0.0%	
\$376 to \$400				2	4	50.0%													2	4	50.0%	
\$401 to \$425					51	0.0%														51	0.0%	
\$426 to \$450	2	6	33.3%		4	0.0%													2	10	20.0%	
\$451 to \$475					19	0.0%														19	0.0%	
\$476 to \$500					138	0.0%		8	0.0%											146	0.0%	
\$501 to \$525				2	68	2.9%													2	68	2.9%	
\$526 to \$550		5	0.0%	1	85	1.2%		43	0.0%										1	133	0.8%	
\$551 to \$575	3	89	3.4%		65	0.0%		1	29	3.4%									4	183	2.2%	
\$576 to \$600		12	0.0%		48	0.0%		1	21	4.8%	1	33	3.0%						2	114	1.8%	
\$601 to \$625		9	0.0%	15	238	6.3%		73	0.0%										15	320	4.7%	
\$626 to \$650	4	63	6.3%	1	34	2.9%	1	71	1.4%		2	0.0%		3	0.0%				6	173	3.5%	
\$651 to \$675				10	412	2.4%		2	0.0%										10	414	2.4%	
\$676 to \$700		150	0.0%	6	148	4.1%	3	144	2.1%		1	0.0%							9	443	2.0%	
\$701 to \$725		216	0.0%	9	108	8.3%	5	125	4.0%				1	15	6.7%				15	464	3.2%	
\$726 to \$750	1	31	3.2%	17	493	3.4%	1	56	1.8%										19	580	3.3%	
\$751 to \$775	1	16	6.3%	37	693	5.3%	4	163	2.5%										42	872	4.8%	
\$776 to \$800	1	55	1.8%	22	482	4.6%	1	74	1.4%	1	28	3.6%					14	0.0%	25	654	3.8%	
\$801 to \$825	1	20	5.0%	12	557	2.2%	8	209	3.8%		21	0.0%		3	0.0%		7	0.0%	21	817	2.6%	
\$826 to \$850		21	0.0%	7	224	3.1%	6	191	3.1%					1	0.0%				13	437	3.0%	
\$851 to \$875	6	35	17.1%	6	331	1.8%	16	472	3.4%		140	0.0%		4	0.0%				28	982	2.9%	
\$876 to \$900		52	0.0%	40	847	4.7%	10	361	2.8%		29	0.0%		1	49	2.0%			51	1338	3.8%	
\$901 to \$925	7	112	6.3%	12	596	2.0%	2	248	0.8%		15	0.0%							21	971	2.2%	
\$926 to \$950	4	47	8.5%		206	0.0%	4	191	2.1%	1	38	2.6%		93	0.0%				9	575	1.6%	
\$951 to \$975				9	254	3.5%	17	503	3.4%		27	0.0%	2	54	3.7%				28	838	3.3%	
\$976 to \$1000	4	41	9.8%	24	532	4.5%	31	567	5.5%		132	0.0%		11	0.0%				59	1283	4.6%	
\$1001 to 1025				29	797	3.6%	10	176	5.7%	2	171	1.2%	1	56	1.8%		16	0.0%	42	1216	3.5%	
\$1026 to 1050				7	167	4.2%	8	295	2.7%	10	215	4.7%		25	0.0%				25	702	3.6%	
\$1051 to 1075		36	0.0%	36	540	6.7%	4	275	1.5%	4	75	5.3%		6	0.0%		50	0.0%	44	982	4.5%	
\$1076 to 1100		1	0.0%	5	169	3.0%	12	568	2.1%	13	154	8.4%		61	0.0%				30	953	3.1%	
\$1101 to 1125	1	49	2.0%	8	444	1.8%	12	180	6.7%	2	97	2.1%	1	69	1.4%				24	839	2.9%	
\$1126 to 1150	4	80	5.0%	31	647	4.8%	1	24	4.2%	2	116	1.7%	6	133	4.5%		6	0.0%	44	1006	4.4%	
\$1151 to 1175				13	464	2.8%	1	51	2.0%	6	217	2.8%	1	29	3.4%				21	761	2.8%	
\$1176 to 1200	6	104	5.8%	17	1039	1.6%	3	155	1.9%	34	684	5.0%	2	101	2.0%				62	2083	3.0%	
\$1201 to 1225	1	64	1.6%	40	530	7.5%	4	282	1.4%	22	540	4.1%	5	80	6.3%				72	1496	4.8%	
\$1226 to 1250		14	0.0%	22	610	3.6%	6	242	2.5%	71	333	21.3%	3	80	3.8%				102	1279	8.0%	
\$1251 to 1275				33	593	5.6%	24	401	6.0%	21	248	8.5%				7	72	9.7%	85	1314	6.5%	
\$1276 to 1300				2	185	1.1%	13	480	2.7%	10	535	1.9%		22	0.0%		1	0.0%	25	1223	2.0%	
\$1301 to 1325		4	0.0%	68	153	44.4%	7	176	4.0%	45	802	5.6%	8	39	20.5%				128	1174	10.9%	
\$1326 to 1350				8	216	3.7%	4	248	1.6%	39	764	5.1%		29	0.0%				51	1257	4.1%	
\$1351 to 1375				3	122	2.5%	4	148	2.7%	10	240	4.2%	2	24	8.3%				19	534	3.6%	
\$1376 to 1400				5	132	3.8%	3	64	4.7%	10	307	3.3%		17	0.0%		3	32	9.4%	21	552	3.8%
\$1401 to 1425				1	30	3.3%				8	303	2.6%	2	75	2.7%	2	16	12.5%	13	424	3.1%	
\$1426 to 1450										23	322	7.1%	3	48	6.3%				26	370	7.0%	
\$1451 to 1475										39	886	4.4%	2	22	9.1%				41	908	4.5%	
\$1476 to 1400										5	129	3.9%	6	92	6.5%		8	0.0%	11	229	4.8%	
\$1501 to 1525										48	807	5.9%	3	44	6.8%				51	851	6.0%	
\$1526 to 1550							10	28	35.7%	14	105	13.3%	1	106	0.9%		1	68	1.5%	26	307	8.5%
\$1551 to 1575								1	0.0%	1	144	0.7%							1	145	0.7%	
\$1576 to 1500								1	0.0%				8	123	6.5%				8	124	6.5%	
\$1601 to 1625										39	430	9.1%	2	16	12.5%				41	446	9.2%	
\$1626 to 1650										4	34	11.8%	2	106	1.9%	1	13	7.7%	7	153	4.6%	
\$1651 to 1675										2	33	6.1%							2	33	6.1%	
\$1676 to 1600										3	62	4.8%					1	0.0%	3	63	4.8%	
\$1701 to 1725										3	26	11.5%	3	198	1.5%				6	224	2.7%	
\$1726 to 1750													22	0.0%					22	0.0%		
\$1751 to 1775													4	69	5.8%				4	69	5.8%	
\$1776 to 1800													4	48	8.3%		16	0.0%	4	64	6.3%	
\$1801 to 1825													3	28	10.7%				3	28	10.7%	
\$1826 to 1850										79	141	56.0%							79	141	56.0%	
\$1851 to 1875																						
\$1876 to 1900													4	0.0%					4	0.0%		
\$1901 to 1926													2	73	2.7%				2	73	2.7%	
\$1926 to 1950																						
\$1951 to 1975										1	24	4.2%							1	24	4.2%	
\$1976 to 2000																						
\$2000 and up																						
TOTALS	53	1416	3.7%	564	13589	4.2%	237	7347	3.2%	568	9315	6.1%	83	2174	3.8%	14	320	4.4%	1519	34161	4.4%	

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Vacancy Rates During the Current Quarter Colorado Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		5	0.0%																	5	0.0%
\$551 to \$575	2	24	8.3%																2	24	8.3%
\$576 to \$600								4	0.0%	1	33	3.0%							1	37	2.7%
\$601 to \$625		9	0.0%																	9	0.0%
\$626 to \$650	4	62	6.5%	1	33	3.0%								3	0.0%				5	98	5.1%
\$651 to \$675				4	166	2.4%		1	0.0%										4	167	2.4%
\$676 to \$700		84	0.0%	6	116	5.2%													6	200	3.0%
\$701 to \$725		216	0.0%	8	48	16.7%													8	264	3.0%
\$726 to \$750	1	30	3.3%	17	401	4.2%	1	46	2.2%										19	477	4.0%
\$751 to \$775		1	0.0%	37	659	5.6%	2	4	50.0%										39	664	5.9%
\$776 to \$800	1	54	1.9%	22	427	5.2%	1	33	3.0%	1	10	10.0%							25	524	4.8%
\$801 to \$825	1	20	5.0%	12	493	2.4%	6	148	4.1%		3	0.0%			3	0.0%			7	674	2.8%
\$826 to \$850		5	0.0%	7	190	3.7%	4	31	12.9%										11	226	4.9%
\$851 to \$875	6	34	17.6%	6	276	2.2%	16	451	3.5%										28	761	3.7%
\$876 to \$900		52	0.0%	40	821	4.9%	10	361	2.8%						5	0.0%			50	1239	4.0%
\$901 to \$925	7	112	6.3%	12	440	2.7%	1	193	0.5%										20	745	2.7%
\$926 to \$950					166	0.0%	1	21	4.8%		1	0.0%							1	188	0.5%
\$951 to \$975				8	162	4.9%	17	434	3.9%				1	3	33.3%				26	599	4.3%
\$976 to \$1000	3	34	8.8%	18	374	4.8%	29	428	6.8%		132	0.0%		3	0.0%				50	971	5.1%
\$1001 to 1025				16	522	3.1%	10	170	5.9%	2	169	1.2%		24	0.0%				28	885	3.2%
\$1026 to 1050				7	120	5.8%	7	271	2.6%	10	201	5.0%							24	592	4.1%
\$1051 to 1075		36	0.0%	34	488	7.0%	4	210	1.9%	4	72	5.6%		6	0.0%				42	812	5.2%
\$1076 to 1100		1	0.0%		41	0.0%	7	143	4.9%	13	140	9.3%							20	325	6.2%
\$1101 to 1125	1	24	4.2%		176	0.0%	10	156	6.4%					10	0.0%				11	366	3.0%
\$1126 to 1150	4	80	5.0%	12	323	3.7%				1	80	1.3%	6	42	14.3%				23	525	4.4%
\$1151 to 1175				13	464	2.8%	1	51	2.0%	6	217	2.8%	1	29	3.4%				21	761	2.8%
\$1176 to 1200	6	104	5.8%	15	751	2.0%	2	48	4.2%	17	420	4.0%							40	1323	3.0%
\$1201 to 1225	1	64	1.6%	38	425	8.9%	4	282	1.4%	22	527	4.2%	5	76	6.6%				70	1374	5.1%
\$1226 to 1250				7	248	2.8%	4	108	3.7%	60	79	75.9%	3	80	3.8%				74	515	14.4%
\$1251 to 1275				23	362	6.4%	6	84	7.1%	21	224	9.4%				7	72	9.7%	57	742	7.7%
\$1276 to 1300				1	101	1.0%	8	110	7.3%	4	248	1.6%							13	459	2.8%
\$1301 to 1325				66	109	60.6%	6	116	5.2%	1	135	0.7%							73	360	20.3%
\$1326 to 1350				5	156	3.2%		20	0.0%	30	380	7.9%		16	0.0%				35	572	6.1%
\$1351 to 1375							4	148	2.7%	4	130	3.1%	2	24	8.3%				10	302	3.3%
\$1376 to 1400							3	64	4.7%	3	167	1.8%		5	0.0%	3	32	9.4%	9	268	3.4%
\$1401 to 1425										8	267	3.0%	1	39	2.6%				9	306	2.9%
\$1426 to 1450										23	314	7.3%	3	48	6.3%				26	362	7.2%
\$1451 to 1475										27	644	4.2%	1	10	10.0%				28	654	4.3%
\$1476 to 1400										5	129	3.9%	6	92	6.5%		8	0.0%	11	229	4.8%
\$1501 to 1525										42	500	8.4%	3	44	6.8%				45	544	8.3%
\$1526 to 1550							4	22	18.2%	12	91	13.2%		12	0.0%	1	68	1.5%	17	193	8.8%
\$1551 to 1575										1	144	0.7%							1	144	0.7%
\$1576 to 1500													8	118	6.8%				8	118	6.8%
\$1601 to 1625										35	310	11.3%	2	16	12.5%				37	326	11.3%
\$1626 to 1650										2	45	4.4%							2	45	4.4%
\$1651 to 1675										2	33	6.1%							2	33	6.1%
\$1676 to 1600																					
\$1701 to 1725														48	0.0%					48	0.0%
\$1726 to 1750														20	0.0%					20	0.0%
\$1751 to 1775													3	12	25.0%				3	12	25.0%
\$1776 to 1800														16	0.0%					16	0.0%
\$1801 to 1825													3	28	10.7%				3	28	10.7%
\$1826 to 1850										79	141	56.0%							79	141	56.0%
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950													2	37	5.4%				2	37	5.4%
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	37	1051	3.5%	435	9058	4.8%	168	4158	4.0%	432	5908	7.3%	54	947	5.7%	11	187	5.9%	1137	21309	5.3%

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

Vacancy Rates During the Current Quarter Colorado Springs - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total						
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent				
\$000 to \$225																									
\$226 to \$250																									
\$251 to \$275																									
\$276 to \$300																									
\$301 to \$325																									
\$326 to \$350																									
\$351 to \$375																									
\$376 to \$400																									
\$401 to \$425																									
\$426 to \$450																									
\$451 to \$475																									
\$476 to \$500																									
\$501 to \$525																									
\$526 to \$550																									
\$551 to \$575																									
\$576 to \$600									4	0.0%										4	0.0%				
\$601 to \$625																									
\$626 to \$650																									
\$651 to \$675					2	0.0%			1	0.0%											3	0.0%			
\$676 to \$700																									
\$701 to \$725																									
\$726 to \$750																									
\$751 to \$775																									
\$776 to \$800																									
\$801 to \$825						21	0.0%															21	0.0%		
\$826 to \$850																									
\$851 to \$875																									
\$876 to \$900			12	0.0%																			12	0.0%	
\$901 to \$925					4	148	2.7%		1	0.0%												4	149	2.7%	
\$926 to \$950											1	0.0%											1	0.0%	
\$951 to \$975					2	62	3.2%															2	62	3.2%	
\$976 to \$1000																									
\$1001 to 1025																									
\$1026 to 1050																									
\$1051 to 1075																									
\$1076 to 1100																									
\$1101 to 1125																									
\$1126 to 1150					11	134	8.2%															11	134	8.2%	
\$1151 to 1175					7	206	3.4%															7	206	3.4%	
\$1176 to 1200	1	52	1.9%																			1	52	1.9%	
\$1201 to 1225									2	132	1.5%											2	132	1.5%	
\$1226 to 1250					1	108	0.9%															1	108	0.9%	
\$1251 to 1275					1	57	1.8%				9	144	6.3%									10	201	5.0%	
\$1276 to 1300												60	0.0%										60	0.0%	
\$1301 to 1325																									
\$1326 to 1350											11	112	9.8%									11	112	9.8%	
\$1351 to 1375											1	56	1.8%									2	108	1.9%	
\$1376 to 1400									1	52	1.9%														
\$1401 to 1425												2	102	2.0%								2	102	2.0%	
\$1426 to 1450																									
\$1451 to 1475												4	108	3.7%			1	10	10.0%				5	118	4.2%
\$1476 to 1400																									
\$1501 to 1525												78	0.0%			2	12	16.7%				2	90	2.2%	
\$1526 to 1550																									
\$1551 to 1575												1	144	0.7%								1	144	0.7%	
\$1576 to 1500																									
\$1601 to 1625																									
\$1626 to 1650																									
\$1651 to 1675																	1	21	4.8%			1	21	4.8%	
\$1676 to 1600																	1	21	4.8%			1	21	4.8%	
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800																									
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up																									
TOTALS	1	64	1.6%	33	858	3.8%	3	190	1.6%	28	805	3.5%	5	82	6.1%							70	1999	3.5%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575	2	24	8.3%																2	24	8.3%
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675				4	164	2.4%													4	164	2.4%
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750				3	164	1.8%													3	164	1.8%
\$751 to \$775					15	0.0%			2	4	50.0%								2	19	10.5%
\$776 to \$800				2	110	1.8%													2	110	1.8%
\$801 to \$825				6	152	3.9%			6	111	5.4%								12	263	4.6%
\$826 to \$850																					
\$851 to \$875	5	24	20.8%						2	50	4.0%								7	74	9.5%
\$876 to \$900				25	407	6.1%				40	0.0%								25	447	5.6%
\$901 to \$925	3	88	3.4%	2	80	2.5%													5	168	3.0%
\$926 to \$950					78	0.0%														78	0.0%
\$951 to \$975				6	100	6.0%			7	80	8.8%				1	3	33.3%		14	183	7.7%
\$976 to \$1000		2	0.0%	9	124	7.3%			2	236	0.8%								11	362	3.0%
\$1001 to 1025				5	320	1.6%			1	29	3.4%								6	349	1.7%
\$1026 to 1050										140	0.0%	10	201	5.0%					10	341	2.9%
\$1051 to 1075					11	0.0%			1	60	1.7%	4	72	5.6%					5	143	3.5%
\$1076 to 1100		1	0.0%		29	0.0%			2	32	6.3%								2	62	3.2%
\$1101 to 1125																					
\$1126 to 1150					1	0.0%						1	80	1.3%					1	81	1.2%
\$1151 to 1175					1	0.0%						6	217	2.8%					6	218	2.8%
\$1176 to 1200												2	112	1.8%					2	112	1.8%
\$1201 to 1225				28	180	15.6%								24	0.0%				28	204	13.7%
\$1226 to 1250				1	4	25.0%							3	0.0%	3	80	3.8%		4	87	4.6%
\$1251 to 1275					13	0.0%						12	80	15.0%					12	93	12.9%
\$1276 to 1300				1	101	1.0%						2	106	1.9%					3	207	1.4%
\$1301 to 1325				66	109	60.6%							3	0.0%					66	112	58.9%
\$1326 to 1350												1	2	50.0%					1	2	50.0%
\$1351 to 1375													2	0.0%	2	24	8.3%		2	26	7.7%
\$1376 to 1400													1	0.0%		2	0.0%			3	0.0%
\$1401 to 1425																					
\$1426 to 1450												12	120	10.0%					12	120	10.0%
\$1451 to 1475												1	2	50.0%					1	2	50.0%
\$1476 to 1400													1	0.0%						1	0.0%
\$1501 to 1525												3	150	2.0%					3	150	2.0%
\$1526 to 1550													2	0.0%						2	0.0%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625												22	120	18.3%					22	120	18.3%
\$1626 to 1650																					
\$1651 to 1675															1	12	8.3%		1	12	8.3%
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850												79	141	56.0%					79	141	56.0%
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	10	139	7.2%	158	2163	7.3%	23	782	2.9%	155	1415	11.0%	7	145	4.8%				353	4644	7.6%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625		9	0.0%																	9	0.0%	
\$626 to \$650		3	0.0%																	3	0.0%	
\$651 to \$675																						
\$676 to \$700				6	68	8.8%														6	68	8.8%
\$701 to \$725																						
\$726 to \$750				14	237	5.9%														14	237	5.9%
\$751 to \$775		1	0.0%	9	91	9.9%														9	92	9.8%
\$776 to \$800					1	0.0%															1	0.0%
\$801 to \$825																						
\$826 to \$850							4	30	13.3%											4	30	13.3%
\$851 to \$875				3	164	1.8%				108	0.0%									3	272	1.1%
\$876 to \$900				8	216	3.7%				16	0.0%									8	232	3.4%
\$901 to \$925																						
\$926 to \$950							3	148	2.0%											3	148	2.0%
\$951 to \$975																						
\$976 to \$1000				9	250	3.6%														9	250	3.6%
\$1001 to 1025				4	136	2.9%														4	136	2.9%
\$1026 to 1050							7	47	14.9%											7	47	14.9%
\$1051 to 1075				25	217	11.5%														25	217	11.5%
\$1076 to 1100							5	101	5.0%											5	101	5.0%
\$1101 to 1125	1	24	4.2%		72	0.0%	10	156	6.4%											11	252	4.4%
\$1126 to 1150					48	0.0%															48	0.0%
\$1151 to 1175				3	203	1.5%														3	203	1.5%
\$1176 to 1200	5	52	9.6%	2	219	0.9%	2	48	4.2%	11	220	5.0%								20	539	3.7%
\$1201 to 1225	1	64	1.6%	10	193	5.2%				4	251	1.6%								15	508	3.0%
\$1226 to 1250											16	0.0%									16	0.0%
\$1251 to 1275				22	292	7.5%	3	52	5.8%						7	72	9.7%			32	416	7.7%
\$1276 to 1300							8	90	8.9%											8	90	8.9%
\$1301 to 1325																						
\$1326 to 1350				5	156	3.2%				8	130	6.2%		16	0.0%					13	302	4.3%
\$1351 to 1375							1	56	1.8%	3	72	4.2%								4	128	3.1%
\$1376 to 1400										2	2	100.0%								2	2	100.0%
\$1401 to 1425													1	39	2.6%					1	39	2.6%
\$1426 to 1450										9	82	11.0%	3	24	12.5%					12	106	11.3%
\$1451 to 1475										15	382	3.9%								15	382	3.9%
\$1476 to 1400										5	128	3.9%								10	176	5.7%
\$1501 to 1525										39	272	14.3%								39	272	14.3%
\$1526 to 1550										12	89	13.5%				1	16	6.3%		13	105	12.4%
\$1551 to 1575																						
\$1576 to 1500													2	62	3.2%					2	62	3.2%
\$1601 to 1625													2	16	12.5%					2	16	12.5%
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725														30	0.0%						30	0.0%
\$1726 to 1750																						
\$1751 to 1775													3	12	25.0%					3	12	25.0%
\$1776 to 1800														16	0.0%						16	0.0%
\$1801 to 1825													1	12	8.3%					1	12	8.3%
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950														16	0.0%						16	0.0%
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	7	153	4.6%	120	2563	4.7%	43	852	5.0%	108	1644	6.6%	17	291	5.8%	8	88	9.1%	303	5591	5.4%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total											
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent									
\$000 to \$225																														
\$226 to \$250																														
\$251 to \$275																														
\$276 to \$300																														
\$301 to \$325																														
\$326 to \$350																														
\$351 to \$375																														
\$376 to \$400																														
\$401 to \$425																														
\$426 to \$450																														
\$451 to \$475																														
\$476 to \$500																														
\$501 to \$525																														
\$526 to \$550																														
\$551 to \$575																														
\$576 to \$600																														
\$601 to \$625																														
\$626 to \$650																														
\$651 to \$675																														
\$676 to \$700			84			0.0%															84	0.0%								
\$701 to \$725																														
\$726 to \$750																														
\$751 to \$775				18	454	4.0%															18	454	4.0%							
\$776 to \$800			32			0.0%	7	112	6.3%	1	32	3.1%								8	176	4.5%								
\$801 to \$825				4	124	3.2%															4	131	3.1%							
\$826 to \$850				6	130	4.6%															6	130	4.6%							
\$851 to \$875										2	59	3.4%									2	59	3.4%							
\$876 to \$900						88			0.0%													88	0.0%							
\$901 to \$925		4	24			16.7%				1	192	0.5%									5	216	2.3%							
\$926 to \$950																														
\$951 to \$975																														
\$976 to \$1000										23	144	16.0%									23	144	16.0%							
\$1001 to 1025										3	80	3.8%	2	156	1.3%						5	236	2.1%							
\$1026 to 1050																														
\$1051 to 1075															6		0.0%					6	0.0%							
\$1076 to 1100						12			0.0%			10										22	0.0%							
\$1101 to 1125															10		0.0%					10	0.0%							
\$1126 to 1150				1	92	1.1%									6	42	14.3%				7	134	5.2%							
\$1151 to 1175																														
\$1176 to 1200				2	72	2.8%						2	28	7.1%							4	100	4.0%							
\$1201 to 1225												18	168	10.7%							18	168	10.7%							
\$1226 to 1250										68		0.0%										68	0.0%							
\$1251 to 1275																														
\$1276 to 1300										4		0.0%										4	0.0%							
\$1301 to 1325													28		0.0%							28	0.0%							
\$1326 to 1350																														
\$1351 to 1375																														
\$1376 to 1400													60		0.0%				3	32	9.4%	3	92	3.3%						
\$1401 to 1425																														
\$1426 to 1450												6	128	4.7%								6	128	4.7%						
\$1451 to 1475																														
\$1476 to 1400																														
\$1501 to 1525														1	20	5.0%					1	20	5.0%							
\$1526 to 1550															12		0.0%					12	0.0%							
\$1551 to 1575																														
\$1576 to 1500													6	56	10.7%						6	56	10.7%							
\$1601 to 1625																														
\$1626 to 1650																														
\$1651 to 1675																														
\$1676 to 1600																														
\$1701 to 1725																														
\$1726 to 1750																														
\$1751 to 1775																														
\$1776 to 1800																														
\$1801 to 1825																														
\$1826 to 1850																														
\$1851 to 1875																														
\$1876 to 1900																														
\$1901 to 1926																														
\$1926 to 1950																														
\$1951 to 1975																														
\$1976 to 2000																														
\$2000 and up																														
TOTALS		4	140			2.9%	38	1084		3.5%	30	589		5.1%	28	568		4.9%	13	146		8.9%	3	39		7.7%	116	2566		4.5%

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

Vacancy Rates During the Current Quarter Colorado Springs - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650	4	45	8.9%																4	45	8.9%	
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725		216	0.0%																	216	0.0%	
\$726 to \$750	1	30	3.3%																1	30	3.3%	
\$751 to \$775				10	99	10.1%													10	99	10.1%	
\$776 to \$800		10	0.0%	7	146	4.8%													7	156	4.5%	
\$801 to \$825	1	20	5.0%	2	196	1.0%		36	0.0%		3	0.0%		3	0.0%			3	258	1.2%		
\$826 to \$850		5	0.0%	1	60	1.7%													1	65	1.5%	
\$851 to \$875	1	10	10.0%	3	58	5.2%													4	68	5.9%	
\$876 to \$900		40	0.0%	2	29	6.9%	9	295	3.1%										11	364	3.0%	
\$901 to \$925					108	0.0%														108	0.0%	
\$926 to \$950					88	0.0%														88	0.0%	
\$951 to \$975							7	206	3.4%										7	206	3.4%	
\$976 to \$1000	3	32	9.4%							120	0.0%		2	0.0%				3	154	1.9%		
\$1001 to 1025				7	66	10.6%	3	37	8.1%		13	0.0%		24	0.0%				10	140	7.1%	
\$1026 to 1050																						
\$1051 to 1075				1	40	2.5%		40	0.0%										1	80	1.3%	
\$1076 to 1100																						
\$1101 to 1125					104	0.0%														104	0.0%	
\$1126 to 1150	4	80	5.0%																4	80	5.0%	
\$1151 to 1175				3	54	5.6%	1	51	2.0%										4	105	3.8%	
\$1176 to 1200				11	460	2.4%													11	460	2.4%	
\$1201 to 1225					52	0.0%	2	150	1.3%		108	0.0%	5	52	9.6%				7	362	1.9%	
\$1226 to 1250							4	40	10.0%	60	60	100.0%							64	100	64.0%	
\$1251 to 1275							3	32	9.4%										3	32	9.4%	
\$1276 to 1300								16	0.0%	2	82	2.4%							2	98	2.0%	
\$1301 to 1325							6	116	5.2%	1	104	1.0%							7	220	3.2%	
\$1326 to 1350										10	136	7.4%							10	136	7.4%	
\$1351 to 1375							2	40	5.0%										2	40	5.0%	
\$1376 to 1400							3	64	4.7%	1	104	1.0%							4	168	2.4%	
\$1401 to 1425																						
\$1426 to 1450										2	52	3.8%		24	0.0%				2	76	2.6%	
\$1451 to 1475										1	24	4.2%							1	24	4.2%	
\$1476 to 1400													1	44	2.3%	8	0.0%		1	52	1.9%	
\$1501 to 1525														12	0.0%					12	0.0%	
\$1526 to 1550							4	22	18.2%										4	22	18.2%	
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625										13	190	6.8%							13	190	6.8%	
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750													20	0.0%						20	0.0%	
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825													2	16	12.5%					2	16	12.5%
\$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	14	488	2.9%	47	1560	3.0%	44	1145	3.8%	90	996	9.0%	8	197	4.1%	8	0.0%	203	4394	4.6%		

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

**Vacancy Rates During the Current Quarter
Security / Widefield / Fountain**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total								
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent						
\$000 to \$225																											
\$226 to \$250																											
\$251 to \$275																											
\$276 to \$300																											
\$301 to \$325																											
\$326 to \$350																											
\$351 to \$375																											
\$376 to \$400																											
\$401 to \$425																											
\$426 to \$450																											
\$451 to \$475																											
\$476 to \$500																											
\$501 to \$525																											
\$526 to \$550																											
\$551 to \$575																											
\$576 to \$600										1	33	3.0%							1	33	3.0%						
\$601 to \$625																											
\$626 to \$650																											
\$651 to \$675													3	0.0%						3	0.0%						
\$676 to \$700																											
\$701 to \$725																											
\$726 to \$750																											
\$751 to \$775																											
\$776 to \$800																											
\$801 to \$825																											
\$826 to \$850																											
\$851 to \$875						54	0.0%			10	216	4.6%							10	270	3.7%						
\$876 to \$900																											
\$901 to \$925																											
\$926 to \$950																											
\$951 to \$975																											
\$976 to \$1000																											
\$1001 to 1025																											
\$1026 to 1050																											
\$1051 to 1075			36	0.0%						84	0.0%									84	0.0%						
\$1076 to 1100																				36	0.0%						
\$1101 to 1125																											
\$1126 to 1150						48	0.0%													48	0.0%						
\$1151 to 1175																											
\$1176 to 1200																											
\$1201 to 1225																											
\$1226 to 1250																											
\$1251 to 1275																											
\$1276 to 1300																											
\$1301 to 1325																											
\$1326 to 1350										20	0.0%									20	0.0%						
\$1351 to 1375																											
\$1376 to 1400																											
\$1401 to 1425																											
\$1426 to 1450													60	0.0%						60	0.0%						
\$1451 to 1475																											
\$1476 to 1400																											
\$1501 to 1525																											
\$1526 to 1550																											
\$1551 to 1575																											
\$1576 to 1500																											
\$1601 to 1625																											
\$1626 to 1650																											
\$1651 to 1675																											
\$1676 to 1600																											
\$1701 to 1725																											
\$1726 to 1750																											
\$1751 to 1775																											
\$1776 to 1800																											
\$1801 to 1825																											
\$1826 to 1850																											
\$1851 to 1875																											
\$1876 to 1900																											
\$1901 to 1926																											
\$1926 to 1950																											
\$1951 to 1975																											
\$1976 to 2000																											
\$2000 and up																											
TOTALS			36	0.0%			102	0.0%		10	320	3.1%		1	93	1.1%		1	27	3.7%		52	0.0%		12	630	1.9%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		5	0.0%																	5	0.0%
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650		14	0.0%	1	33	3.0%													1	47	2.1%
\$651 to \$675																					
\$676 to \$700					48	0.0%														48	0.0%
\$701 to \$725				8	48	16.7%													8	48	16.7%
\$726 to \$750							1	46	2.2%										1	46	2.2%
\$751 to \$775																					
\$776 to \$800	1	12	8.3%	6	58	10.3%		1	0.0%	1	10	10.0%							8	81	9.9%
\$801 to \$825								1	0.0%											1	0.0%
\$826 to \$850								1	0.0%											1	0.0%
\$851 to \$875							2	18	11.1%										2	18	11.1%
\$876 to \$900				5	81	6.2%	1	10	10.0%				5	0.0%					6	96	6.3%
\$901 to \$925				6	104	5.8%													6	104	5.8%
\$926 to \$950							1	21	4.8%										1	21	4.8%
\$951 to \$975																					
\$976 to \$1000							4	48	8.3%		12	0.0%	1	0.0%					4	61	6.6%
\$1001 to 1025							3	24	12.5%										3	24	12.5%
\$1026 to 1050																					
\$1051 to 1075				8	220	3.6%	3	110	2.7%										11	330	3.3%
\$1076 to 1100										13	140	9.3%							13	140	9.3%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175													1	29	3.4%				1	29	3.4%
\$1176 to 1200										2	60	3.3%							2	60	3.3%
\$1201 to 1225																					
\$1226 to 1250				5	136	3.7%													5	136	3.7%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400													3	0.0%					3	0.0%	
\$1401 to 1425										6	165	3.6%							6	165	3.6%
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926													2	21	9.5%				2	21	9.5%
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1	31	3.2%	39	728	5.4%	15	280	5.4%	22	387	5.7%	3	59	5.1%				80	1485	5.4%

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

Vacancy Rates During the Current Quarter Fort Collins / Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600							1	16	6.3%										1	16	6.3%		
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700		64	0.0%																	64	0.0%		
\$701 to \$725																							
\$726 to \$750		1	0.0%																	1	0.0%		
\$751 to \$775								1	0.0%											1	0.0%		
\$776 to \$800		1	0.0%		37	0.0%														38	0.0%		
\$801 to \$825																							
\$826 to \$850		16	0.0%		34	0.0%			6	0.0%										56	0.0%		
\$851 to \$875		1	0.0%		8	0.0%														9	0.0%		
\$876 to \$900					26	0.0%					1	0.0%								27	0.0%		
\$901 to \$925					66	0.0%	1	29	3.4%											1	95	1.1%	
\$926 to \$950	4	47	8.5%		40	0.0%		11	0.0%	1	37	2.7%								5	135	3.7%	
\$951 to \$975				1	92	1.1%		69	0.0%		1	0.0%								1	162	0.6%	
\$976 to \$1000					2	0.0%		3	0.0%												5	0.0%	
\$1001 to 1025				9	90	10.0%		6	0.0%		2	0.0%								9	98	9.2%	
\$1026 to 1050											2	0.0%			1	0.0%					3	0.0%	
\$1051 to 1075				2	52	3.8%		65	0.0%		3	0.0%								2	120	1.7%	
\$1076 to 1100					24	0.0%	2	261	0.8%		14	0.0%			36	0.0%				2	335	0.6%	
\$1101 to 1125		25	0.0%	1	204	0.5%					11	0.0%								1	240	0.4%	
\$1126 to 1150				1	54	1.9%					24	0.0%			91	0.0%				1	169	0.6%	
\$1151 to 1175																							
\$1176 to 1200				2	240	0.8%	1	107	0.9%	4	43	9.3%		2	61	3.3%				9	451	2.0%	
\$1201 to 1225				2	105	1.9%					13	0.0%								2	118	1.7%	
\$1226 to 1250		14	0.0%	15	362	4.1%		134	1.5%											17	510	3.3%	
\$1251 to 1275				10	231	4.3%		13	269	4.8%										23	500	4.6%	
\$1276 to 1300				1	84	1.2%	5	370	1.4%		3	0.0%			4	0.0%		1	0.0%	6	462	1.3%	
\$1301 to 1325		4	0.0%				1	60	1.7%	40	571	7.0%								41	635	6.5%	
\$1326 to 1350				3	60	5.0%	4	228	1.8%	8	246	3.3%			1	0.0%				15	535	2.8%	
\$1351 to 1375				3	122	2.5%														3	122	2.5%	
\$1376 to 1400				5	132	3.8%				7	140	5.0%			12	0.0%				12	284	4.2%	
\$1401 to 1425				1	30	3.3%					36	0.0%		1	36	2.8%		2	15	13.3%	4	117	3.4%
\$1426 to 1450											8	0.0%									8	0.0%	
\$1451 to 1475										12	242	5.0%								12	242	5.0%	
\$1476 to 1400																							
\$1501 to 1525							6	6	100.0%	6	307	2.0%								6	307	2.0%	
\$1526 to 1550										2	14	14.3%		1	46	2.2%				9	66	13.6%	
\$1551 to 1575										1	0.0%									1	0.0%		
\$1576 to 1500										1	0.0%			5	0.0%					6	0.0%		
\$1601 to 1625										4	120	3.3%								4	120	3.3%	
\$1626 to 1650										4	34	11.8%					1	13	7.7%		5	72	6.9%
\$1651 to 1675																							
\$1676 to 1600														3	62	4.8%		1	0.0%	3	63	4.8%	
\$1701 to 1725											3	26	11.5%	3	150	2.0%				6	176	3.4%	
\$1726 to 1750															2	0.0%					2	0.0%	
\$1751 to 1775														1	35	2.9%				1	35	2.9%	
\$1776 to 1800														3	16	18.8%		16	0.0%	3	32	9.4%	
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900															4	0.0%					4	0.0%	
\$1901 to 1926															36	0.0%					36	0.0%	
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	4	173	2.3%	56	2095	2.7%	36	1643	2.2%	92	1922	4.8%	14	623	2.2%	3	46	6.5%	205	6502	3.2%		

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

Vacancy Rates During the Current Quarter Fort Collins

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700			64 0.0%																		64 0.0%
\$701 to \$725																					
\$726 to \$750			1 0.0%																		1 0.0%
\$751 to \$775									1 0.0%												1 0.0%
\$776 to \$800			1 0.0%			37 0.0%															38 0.0%
\$801 to \$825																					
\$826 to \$850			16 0.0%			34 0.0%				4 0.0%											54 0.0%
\$851 to \$875			1 0.0%			8 0.0%															9 0.0%
\$876 to \$900						26 0.0%						1 0.0%									27 0.0%
\$901 to \$925						66 0.0%		1 29 3.4%													1 95 1.1%
\$926 to \$950	4 47 8.5%					40 0.0%			11 0.0%		1 37 2.7%										5 135 3.7%
\$951 to \$975					1 76 1.3%				69 0.0%			1 0.0%									1 146 0.7%
\$976 to \$1000						2 0.0%			2 0.0%												4 0.0%
\$1001 to 1025					9 90 10.0%				6 0.0%			2 0.0%									9 98 9.2%
\$1026 to 1050												2 0.0%			1 0.0%						3 0.0%
\$1051 to 1075					2 52 3.8%							3 0.0%									2 55 3.6%
\$1076 to 1100						24 0.0%		2 261 0.8%				14 0.0%			36 0.0%						2 335 0.6%
\$1101 to 1125			25 0.0%		1 204 0.5%							11 0.0%									1 240 0.4%
\$1126 to 1150					1 54 1.9%							24 0.0%			91 0.0%						1 169 0.6%
\$1151 to 1175																					
\$1176 to 1200					2 216 0.9%			1 105 1.0%				9 0.0%			2 61 3.3%						5 391 1.3%
\$1201 to 1225					2 45 4.4%							1 0.0%									2 46 4.3%
\$1226 to 1250					13 278 4.7%			2 134 1.5%													15 412 3.6%
\$1251 to 1275					10 231 4.3%			13 269 4.8%													23 500 4.6%
\$1276 to 1300					1 84 1.2%			5 370 1.4%				3 0.0%			4 0.0%			1 0.0%			6 462 1.3%
\$1301 to 1325			4 0.0%					1 36 2.8%			40 571 7.0%										41 611 6.7%
\$1326 to 1350					3 60 5.0%			4 228 1.8%			8 174 4.6%				1 0.0%						15 463 3.2%
\$1351 to 1375																					
\$1376 to 1400												7 140 5.0%									7 140 5.0%
\$1401 to 1425					1 30 3.3%							36 0.0%			1 36 2.8%						2 102 2.0%
\$1426 to 1450												8 0.0%									8 0.0%
\$1451 to 1475												8 140 5.7%									8 140 5.7%
\$1476 to 1400																					
\$1501 to 1525												4 223 1.8%									4 223 1.8%
\$1526 to 1550												2 14 14.3%			1 46 2.2%						3 60 5.0%
\$1551 to 1575									1 0.0%												1 0.0%
\$1576 to 1500									1 0.0%						3 0.0%						4 0.0%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675															24 0.0%		1 13 7.7%				1 37 2.7%
\$1676 to 1600															3 62 4.8%		1 0.0%				3 63 4.8%
\$1701 to 1725												3 26 11.5%			1 114 0.9%						4 140 2.9%
\$1726 to 1750															2 0.0%						2 0.0%
\$1751 to 1775															1 35 2.9%						1 35 2.9%
\$1776 to 1800															3 16 18.8%			16 0.0%			3 32 9.4%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900															4 0.0%						4 0.0%
\$1901 to 1926																					
\$1926 to 1950															36 0.0%						36 0.0%
\$1951 to 1975												1 24 4.2%									1 24 4.2%
\$1976 to 2000																					
\$2000 and up																					
TOTALS	4	159	2.5%	46	1657	2.8%	29	1527	1.9%	74	1464	5.1%	12	572	2.1%	1	31	3.2%	166	5410	3.1%

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

Vacancy Rates During the Current Quarter Fort Collins - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700			64 0.0%																		64 0.0%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850						34 0.0%															34 0.0%
\$851 to \$875						8 0.0%															8 0.0%
\$876 to \$900																					
\$901 to \$925						66 0.0%															66 0.0%
\$926 to \$950						40 0.0%															40 0.0%
\$951 to \$975				1	44	2.3%			66	0.0%									1	110	0.9%
\$976 to \$1000						2 0.0%															2 0.0%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100									223	0.0%											223 0.0%
\$1101 to 1125			25 0.0%																		25 0.0%
\$1126 to 1150																					91 0.0%
\$1151 to 1175																					
\$1176 to 1200							1	105	1.0%		6	0.0%		2	60	3.3%				3	171 1.8%
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275						1 54 1.9%														1	54 1.9%
\$1276 to 1300						24 0.0%			102	0.0%							1	0.0%			127 0.0%
\$1301 to 1325			4 0.0%																		4 0.0%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425						1 30 3.3%						36	0.0%								1 66 1.5%
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550												3 0.0%								2	14 14.3%
\$1551 to 1575																					
\$1576 to 1500									1 0.0%												1 0.0%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																	1 0.0%				1 0.0%
\$1701 to 1725												3 26 11.5%									3 128 2.3%
\$1726 to 1750																					2 0.0%
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					4 0.0%
\$1901 to 1926																					
\$1926 to 1950																					36 0.0%
\$1951 to 1975																					
\$1976 to 2000												1 24 4.2%									1 24 4.2%
\$2000 and up																					
TOTALS			93 0.0%			3 302 1.0%			1 497 0.2%			6 109 5.5%			2 295 0.7%			2 0.0%			12 1298 0.9%

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

**Vacancy Rates During the Current Quarter
Fort Collins - Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750		1	0.0%					1	0.0%											1	0.0%
\$751 to \$775																				1	0.0%
\$776 to \$800		1	0.0%		21	0.0%														22	0.0%
\$801 to \$825																					
\$826 to \$850								3	0.0%											3	0.0%
\$851 to \$875		1	0.0%																	1	0.0%
\$876 to \$900					20	0.0%														20	0.0%
\$901 to \$925								1	0.0%											1	0.0%
\$926 to \$950								11	0.0%											11	0.0%
\$951 to \$975								3	0.0%											3	0.0%
\$976 to \$1000																					
\$1001 to 1025					1	0.0%		1	0.0%											2	0.0%
\$1026 to 1050																					
\$1051 to 1075											1	0.0%								1	0.0%
\$1076 to 1100											5	0.0%								6	0.0%
\$1101 to 1125																					
\$1126 to 1150											1	0.0%								1	0.0%
\$1151 to 1175											1	0.0%								1	0.0%
\$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									1	0.0%										1	0.0%
\$1576 to 1500														2	0.0%					2	0.0%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		3	0.0%		42	0.0%		22	0.0%		8	0.0%		2	0.0%					77	0.0%

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

Vacancy Rates During the Current Quarter Fort Collins - Southeast

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700																								
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825																								
\$826 to \$850		16	0.0%					1	0.0%											17	0.0%			
\$851 to \$875																								
\$876 to \$900					6	0.0%															6	0.0%		
\$901 to \$925																								
\$926 to \$950	4	47	8.5%																		4	47	8.5%	
\$951 to \$975					32	0.0%																32	0.0%	
\$976 to \$1000																								
\$1001 to 1025								4	0.0%		2	0.0%										6	0.0%	
\$1026 to 1050																						1	0.0%	
\$1051 to 1075															1	0.0%								
\$1076 to 1100								2	36	5.6%												2	36	5.6%
\$1101 to 1125					1	204	0.5%															1	204	0.5%
\$1126 to 1150					1	54	1.9%					20	0.0%									1	74	1.4%
\$1151 to 1175																								
\$1176 to 1200					2	144	1.4%								1	0.0%						2	145	1.4%
\$1201 to 1225					2	45	4.4%															2	45	4.4%
\$1226 to 1250					10	160	6.3%		1	66	1.5%											11	226	4.9%
\$1251 to 1275					3	85	3.5%		3	191	1.6%											6	276	2.2%
\$1276 to 1300					1	60	1.7%		5	204	2.5%					4	0.0%					6	268	2.2%
\$1301 to 1325									1	36	2.8%		33	437	7.6%							34	473	7.2%
\$1326 to 1350					3	60	5.0%					8	174	4.6%			1	0.0%				11	235	4.7%
\$1351 to 1375																								
\$1376 to 1400																								
\$1401 to 1425															1	36	2.8%					1	36	2.8%
\$1426 to 1450																								
\$1451 to 1475												8	140	5.7%								8	140	5.7%
\$1476 to 1400																								
\$1501 to 1525												1	60	1.7%								1	60	1.7%
\$1526 to 1550																								
\$1551 to 1575																								
\$1576 to 1500																								
\$1601 to 1625																								
\$1626 to 1650																								
\$1651 to 1675																	1	13	7.7%			1	13	7.7%
\$1676 to 1600																								
\$1701 to 1725															1	12	8.3%					1	12	8.3%
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800															3	16	18.8%					3	16	18.8%
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS	4	63	6.3%	23	850	2.7%	12	538	2.2%	50	833	6.0%	5	71	7.0%	1	13	7.7%			95	2368	4.0%	

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

Vacancy Rates During the Current Quarter Fort Collins - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800						16		0.0%												16	0.0%		
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900													1		0.0%						1	0.0%	
\$901 to \$925									1	28	3.6%									1	28	3.6%	
\$926 to \$950												1	37	2.7%						1	37	2.7%	
\$951 to \$975													1		0.0%						1	0.0%	
\$976 to \$1000												2		0.0%							2	0.0%	
\$1001 to 1025				9	89	10.1%			1		0.0%									9	90	10.0%	
\$1026 to 1050													2		0.0%						2	0.0%	
\$1051 to 1075				2	52	3.8%							2		0.0%					2	54	3.7%	
\$1076 to 1100					24	0.0%			1		0.0%										70	0.0%	
\$1101 to 1125													10		0.0%						10	0.0%	
\$1126 to 1150													3		0.0%						3	0.0%	
\$1151 to 1175																							
\$1176 to 1200						72		0.0%					3		0.0%						75	0.0%	
\$1201 to 1225													1		0.0%						1	0.0%	
\$1226 to 1250				3	118	2.5%			1	68	1.5%									4	186	2.2%	
\$1251 to 1275				6	92	6.5%			10	78	12.8%									16	170	9.4%	
\$1276 to 1300													64		0.0%						67	0.0%	
\$1301 to 1325																							
\$1326 to 1350									4	228	1.8%		7	134	5.2%					7	134	5.2%	
\$1351 to 1375																					4	228	1.8%
\$1376 to 1400													7	140	5.0%						7	140	5.0%
\$1401 to 1425																							
\$1426 to 1450																					8	0.0%	
\$1451 to 1475																							
\$1476 to 1400													8		0.0%								
\$1501 to 1525																							
\$1526 to 1550													3	160	1.9%						3	160	1.9%
\$1551 to 1575																					1	46	2.2%
\$1576 to 1500																						1	0.0%
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																					24	0.0%	
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																					3	62	4.8%
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS				20	463	4.3%	16	470	3.4%	18	514	3.5%	5	204	2.5%				16	0.0%	59	1667	3.5%

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

Vacancy Rates During the Current Quarter Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total								
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent						
\$000 to \$225																											
\$226 to \$250																											
\$251 to \$275																											
\$276 to \$300																											
\$301 to \$325																											
\$326 to \$350																											
\$351 to \$375																											
\$376 to \$400																											
\$401 to \$425																											
\$426 to \$450																											
\$451 to \$475																											
\$476 to \$500																											
\$501 to \$525																											
\$526 to \$550																											
\$551 to \$575																											
\$576 to \$600							1	16	6.3%										1	16	6.3%						
\$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								2	0.0%											2	0.0%						
\$851 to \$875																											
\$876 to \$900																											
\$901 to \$925																											
\$926 to \$950					16	0.0%														16	0.0%						
\$951 to \$975								1	0.0%											1	0.0%						
\$976 to \$1000																											
\$1001 to 1025																											
\$1026 to 1050																											
\$1051 to 1075								65	0.0%											65	0.0%						
\$1076 to 1100																											
\$1101 to 1125																											
\$1126 to 1150																											
\$1151 to 1175																											
\$1176 to 1200					24	0.0%		2	0.0%	4	34	11.8%							4	60	6.7%						
\$1201 to 1225					60	0.0%					12	0.0%								72	0.0%						
\$1226 to 1250	14	0.0%		2	84	2.4%													2	98	2.0%						
\$1251 to 1275																											
\$1276 to 1300																											
\$1301 to 1325								24	0.0%											24	0.0%						
\$1326 to 1350											72	0.0%								72	0.0%						
\$1351 to 1375					3	122	2.5%												3	122	2.5%						
\$1376 to 1400					5	132	3.8%						12	0.0%					5	144	3.5%						
\$1401 to 1425															2	15	13.3%			2	15	13.3%					
\$1426 to 1450																											
\$1451 to 1475										4	102	3.9%							4	102	3.9%						
\$1476 to 1400																											
\$1501 to 1525																											
\$1526 to 1550							6	6	100.0%	2	84	2.4%							2	84	2.4%						
\$1551 to 1575																											
\$1576 to 1500													2	0.0%						2	0.0%						
\$1601 to 1625										4	120	3.3%							4	120	3.3%						
\$1626 to 1650										4	34	11.8%			1	0.0%			4	35	11.4%						
\$1651 to 1675																											
\$1676 to 1600																											
\$1701 to 1725													2	36	5.6%					2	36	5.6%					
\$1726 to 1750																											
\$1751 to 1775																											
\$1776 to 1800																											
\$1801 to 1825																											
\$1826 to 1850																											
\$1851 to 1875																											
\$1876 to 1900																											
\$1901 to 1926																											
\$1926 to 1950																											
\$1951 to 1975																											
\$1976 to 2000																											
\$2000 and up																											
TOTALS		14	0.0%		10	438	2.3%		7	116	6.0%		18	458	3.9%		2	51	3.9%		2	15	13.3%		39	1092	3.6%

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

Vacancy Rates During the Current Quarter Grand Junction

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300	7	71	9.9%																7	71	9.9%
\$301 to \$325																					
\$326 to \$350				4	114	3.5%													4	114	3.5%
\$351 to \$375								1	0.0%											1	0.0%
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475						17	0.0%													17	0.0%
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550					6	0.0%			43	0.0%										49	0.0%
\$551 to \$575					48	0.0%			2	0.0%										50	0.0%
\$576 to \$600					48	0.0%			1	0.0%										49	0.0%
\$601 to \$625					12	0.0%			3	0.0%										15	0.0%
\$626 to \$650					1	0.0%		1	50	2.0%									1	51	2.0%
\$651 to \$675					1	0.0%			1	0.0%										2	0.0%
\$676 to \$700									6	0.0%			1	0.0%						7	0.0%
\$701 to \$725									10	0.0%										10	0.0%
\$726 to \$750									10	0.0%										10	0.0%
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850															1	0.0%				1	0.0%
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	7	71	9.9%	4	247	1.6%	1	127	0.8%	1	0.0%	1	0.0%	1	0.0%	12	447	2.7%			

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

Vacancy Rates During the Current Quarter Greeley

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525					18	0.0%														18	0.0%
\$526 to \$550																					
\$551 to \$575	1	65	1.5%																1	65	1.5%
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650		1	0.0%					2	0.0%											3	0.0%
\$651 to \$675				2	117	1.7%													2	117	1.7%
\$676 to \$700					32	0.0%														32	0.0%
\$701 to \$725				1	60	1.7%													1	60	1.7%
\$726 to \$750					69	0.0%														69	0.0%
\$751 to \$775	1	15	6.7%				1	110	0.9%									2	125	1.6%	
\$776 to \$800					8	0.0%		41	0.0%		18	0.0%							67	0.0%	
\$801 to \$825					60	0.0%			5	0.0%										65	0.0%
\$826 to \$850							2	154	1.3%									2	154	1.3%	
\$851 to \$875					42	0.0%			21	0.0%		36	0.0%		4	0.0%			103	0.0%	
\$876 to \$900											2	0.0%		1	44	2.3%			1	46	2.2%
\$901 to \$925					90	0.0%					15	0.0%								105	0.0%
\$926 to \$950							3	159	1.9%										3	159	1.9%
\$951 to \$975														3	0.0%				3	0.0%	
\$976 to \$1000	1	7	14.3%	6	156	3.8%	2	136	1.5%					8	0.0%			9	307	2.9%	
\$1001 to 1025					101	0.0%								8	0.0%					109	0.0%
\$1026 to 1050							1	24	4.2%		12	0.0%							1	36	2.8%
\$1051 to 1075																50	0.0%			50	0.0%
\$1076 to 1100				1	48	2.1%	3	164	1.8%										4	212	1.9%
\$1101 to 1125											2	86	2.3%	1	59	1.7%			3	145	2.1%
\$1126 to 1150				18	270	6.7%				1	12	8.3%				6	0.0%		19	288	6.6%
\$1151 to 1175																					
\$1176 to 1200					48	0.0%				1	108	0.9%			40	0.0%			1	196	0.5%
\$1201 to 1225														4	0.0%					4	0.0%
\$1226 to 1250										6	178	3.4%							6	178	3.4%
\$1251 to 1275							5	48	10.4%		24	0.0%							5	72	6.9%
\$1276 to 1300										6	284	2.1%			18	0.0%			6	302	2.0%
\$1301 to 1325				2	44	4.5%				4	96	4.2%							6	140	4.3%
\$1326 to 1350											84	0.0%		12	0.0%					96	0.0%
\$1351 to 1375										6	110	5.5%							6	110	5.5%
\$1376 to 1400																					
\$1401 to 1425																1	0.0%			1	0.0%
\$1426 to 1450																					
\$1451 to 1475													1	12	8.3%				1	12	8.3%
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550														48	0.0%					48	0.0%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650															36	0.0%				36	0.0%
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775															22	0.0%				22	0.0%
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	3	88	3.4%	30	1163	2.6%	17	864	2.0%	26	1065	2.4%	3	318	0.9%	57	0.0%	79	3555	2.2%	

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

Vacancy Rates During the Current Quarter Pueblo

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total						
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent				
\$000 to \$225																									
\$226 to \$250																									
\$251 to \$275																									
\$276 to \$300																									
\$301 to \$325		13	0.0%																			13	0.0%		
\$326 to \$350																									
\$351 to \$375																									
\$376 to \$400				2	4	50.0%																2	4	50.0%	
\$401 to \$425					51	0.0%																	51	0.0%	
\$426 to \$450	2	6	33.3%		4	0.0%																2	10	20.0%	
\$451 to \$475					2	0.0%																	2	0.0%	
\$476 to \$500					138	0.0%		8	0.0%														146	0.0%	
\$501 to \$525				2	50	4.0%																2	50	4.0%	
\$526 to \$550				1	79	1.3%																1	79	1.3%	
\$551 to \$575					17	0.0%	1	27	3.7%													1	44	2.3%	
\$576 to \$600		12	0.0%																			12	0.0%		
\$601 to \$625				15	226	6.6%		70	0.0%													15	296	5.1%	
\$626 to \$650								19	0.0%														19	0.0%	
\$651 to \$675				4	128	3.1%																4	128	3.1%	
\$676 to \$700							3	138	2.2%													3	138	2.2%	
\$701 to \$725							5	115	4.3%				1	15	6.7%							6	130	4.6%	
\$726 to \$750																									
\$751 to \$775					24	0.0%	1	48	2.1%													1	72	1.4%	
\$776 to \$800													1	0.0%		14	0.0%					15	0.0%		
\$801 to \$825					4	0.0%	2	56	3.6%													2	60	3.3%	
\$826 to \$850																									
\$851 to \$875					5	0.0%					64	0.0%											69	0.0%	
\$876 to \$900																									
\$901 to \$925														56	0.0%								56	0.0%	
\$926 to \$950														8	0.0%								8	0.0%	
\$951 to \$975																									
\$976 to \$1000																									
\$1001 to 1025				4	84	4.8%											16	0.0%				4	100	4.0%	
\$1026 to 1050																									
\$1051 to 1075																									
\$1076 to 1100				4	56	7.1%																4	56	7.1%	
\$1101 to 1125				7	64	10.9%	2	24	8.3%													9	88	10.2%	
\$1126 to 1150							1	24	4.2%													1	24	4.2%	
\$1151 to 1175																									
\$1176 to 1200											12	113	10.6%										12	113	10.6%
\$1201 to 1225																									
\$1226 to 1250											5	76	6.6%										5	76	6.6%
\$1251 to 1275																									
\$1276 to 1300																									
\$1301 to 1325														8	39	20.5%							8	39	20.5%
\$1326 to 1350																									
\$1351 to 1375																									
\$1376 to 1400																									
\$1401 to 1425																									
\$1426 to 1450																									
\$1451 to 1475																									
\$1476 to 1400																									
\$1501 to 1525																									
\$1526 to 1550																									
\$1551 to 1575																									
\$1576 to 1500																									
\$1601 to 1625																									
\$1626 to 1650																									
\$1651 to 1675																									
\$1676 to 1600																									
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800														1	16	6.3%							1	16	6.3%
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up																									
TOTALS	2	31	6.5%	39	936	4.2%	15	529	2.8%	17	253	6.7%	10	135	7.4%	30	0.0%		83	1914	4.3%				

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325		13	0.0%																	13	0.0%		
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425					51	0.0%															51	0.0%	
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500								8	0.0%												8	0.0%	
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600		12	0.0%																		12	0.0%	
\$601 to \$625					2	58	3.4%														2	58	3.4%
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725								10	0.0%												10	0.0%	
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																	14	0.0%			14	0.0%	
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$2000 and up																							
TOTALS		25	0.0%	2	109	1.8%		18	0.0%								14	0.0%		2	166	1.2%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450		2	0.0%																	2	0.0%			
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550				1	79	1.3%														1	79	1.3%		
\$551 to \$575					12	0.0%															12	0.0%		
\$576 to \$600																								
\$601 to \$625				13	168	7.7%															13	168	7.7%	
\$626 to \$650								19	0.0%												19	0.0%		
\$651 to \$675				4	128	3.1%															4	128	3.1%	
\$676 to \$700								2	48	4.2%											2	48	4.2%	
\$701 to \$725								5	103	4.9%				1	15	6.7%					6	118	5.1%	
\$726 to \$750																								
\$751 to \$775					24	0.0%		1	48	2.1%											1	72	1.4%	
\$776 to \$800														1	0.0%							1	0.0%	
\$801 to \$825								2	56	3.6%											2	56	3.6%	
\$826 to \$850																								
\$851 to \$875					5	0.0%							64	0.0%								69	0.0%	
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950														56	0.0%							56	0.0%	
\$951 to \$975														8	0.0%							8	0.0%	
\$976 to \$1000																								
\$1001 to 1025				4	84	4.8%											16	0.0%				4	100	4.0%
\$1026 to 1050																								
\$1051 to 1075																								
\$1076 to 1100				4	56	7.1%																4	56	7.1%
\$1101 to 1125								2	24	8.3%												9	88	10.2%
\$1126 to 1150								1	24	4.2%												1	24	4.2%
\$1151 to 1175																								
\$1176 to 1200												12	113	10.6%								12	113	10.6%
\$1201 to 1225																								
\$1226 to 1250													5	76	6.6%							5	76	6.6%
\$1251 to 1275																								
\$1276 to 1300																								
\$1301 to 1325																								
\$1326 to 1350														8	39	20.5%						8	39	20.5%
\$1351 to 1375																								
\$1376 to 1400																								
\$1401 to 1425																								
\$1426 to 1450																								
\$1451 to 1475																								
\$1476 to 1400																								
\$1501 to 1525																								
\$1526 to 1550																								
\$1551 to 1575																								
\$1576 to 1500																								
\$1601 to 1625																								
\$1626 to 1650																								
\$1651 to 1675																								
\$1676 to 1600																								
\$1701 to 1725																								
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800														1	16	6.3%						1	16	6.3%
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS		2	0.0%	33	620	5.3%	13	322	4.0%	17	253	6.7%	10	135	7.4%		16	0.0%			73	1348	5.4%	

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

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

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

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

Vacancy Rates During the Current Quarter Pueblo - Southwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400				2	4	50.0%													2	4	50.0%
\$401 to \$425																					
\$426 to \$450	2	4	50.0%		4	0.0%												2	8	25.0%	
\$451 to \$475					2	0.0%													2		0.0%
\$476 to \$500					138	0.0%													138		0.0%
\$501 to \$525				2	50	4.0%												2	50	4.0%	
\$526 to \$550																					
\$551 to \$575					5	0.0%	1	27	3.7%									1	32	3.1%	
\$576 to \$600																					
\$601 to \$625								70	0.0%										70		0.0%
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700							1	90	1.1%									1	90	1.1%	
\$701 to \$725								2	0.0%										2		0.0%
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825					4	0.0%													4		0.0%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
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\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
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\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	4	50.0%	4	207	1.9%	2	189	1.1%									8	400	2.0%	

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