

**First Quarter 2018**

**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**

conducted by

**Ron Throupe, Ph.D. CRE MAI FRICS**

of

**The University of Denver**

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 First Quarter 2018 Survey 34,182 units reported in the Colorado Metropolitan Areas compared to 33,935 for the First Quarter 2017 Survey. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area was 5.8 for March of 2018 compared to 5.1 percent for September of 2017 compared to 5.7 percent for March 2017, compared to 5.0 percent in September 2016, compared to 5.7 percent for March 2016. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs at 6.3 percent; Fort Collins/Loveland, 3.3 percent; Grand Junction, 0.8 percent; Greeley, 1.3 percent; and Pueblo, 4.5 percent.

The overall average rent per square foot ranges from a low of 82 cents in Grand Junction to a high of 175 cents in Steamboat Springs. 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 4.4 percent. This means that tenants moved out of 4.4 percent of the units the previous month.

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

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

## INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

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

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

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

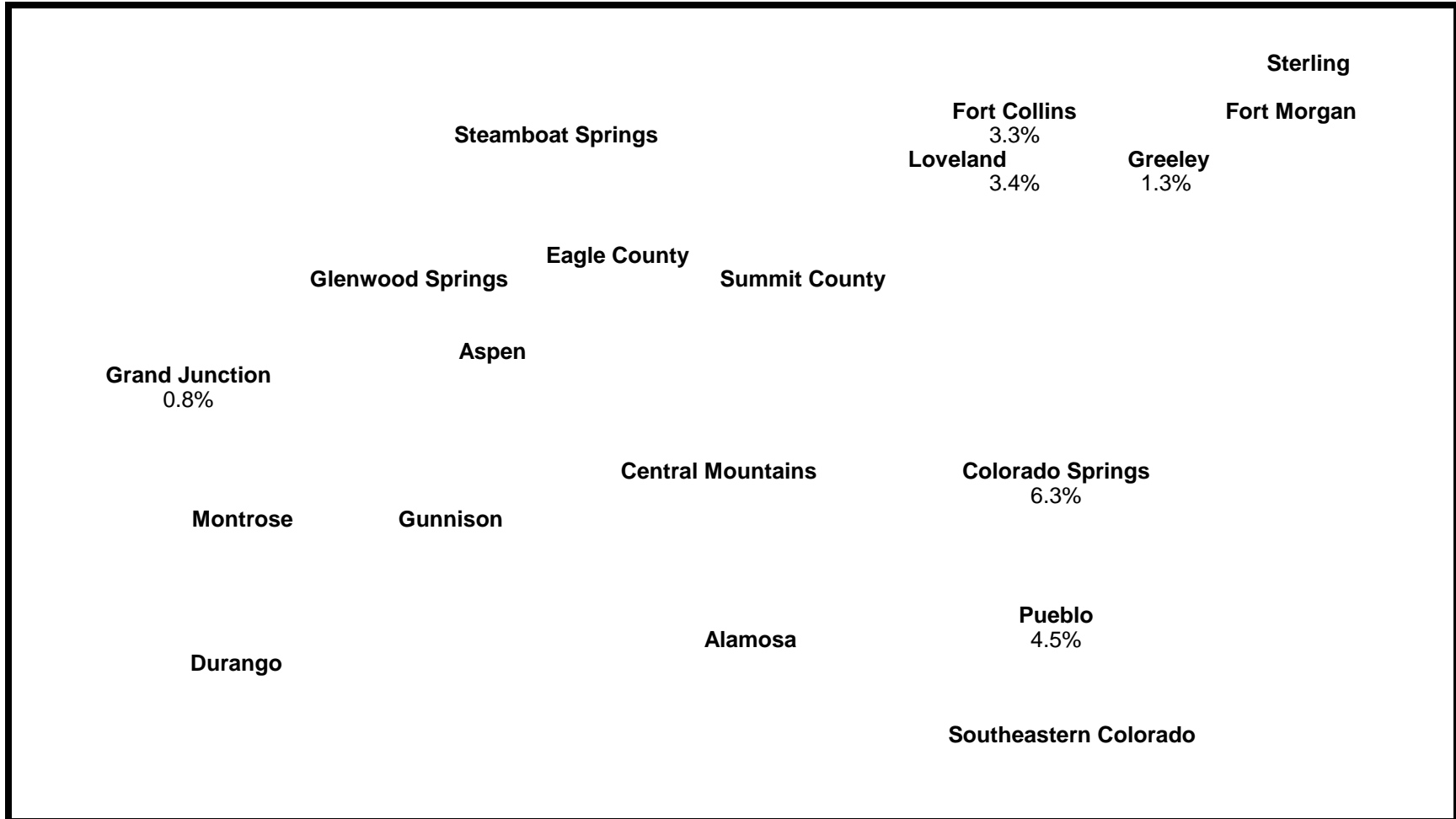
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at [VonStrohHousingSurvey@gmail.com](mailto:VonStrohHousingSurvey@gma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

**NUMBER OF  
SURVEY RESPONSES BY MARKET AREA**

Market Area	2011			2012			2013			2014			2015			2016			2017			2018								
	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		216		98	33		65	119		153	0		88	0		33		33												
Aspen		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		32	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Canon City		286		192	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Lake County		199		199	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Salida		78		0	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Colorado Springs	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	21527		
Northwest	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	1932		
Northeast	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	4500		
Far Northeast	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	5581		
Southeast	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	2820		
Security/Widefield/Fountain	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	630		
Southwest	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	4323		
Central	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	1741		
Durango		601		233	203		221	253		82	188		187	189		187	189	254												
Eagle County		1077		683	882		831	765		570	659		684	744		684	744	817												
Fort Collins/Loveland	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	6964		
Fort Collins	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	5674		
Northwest	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	1519		
Northeast	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	73		
Southeast	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	2535		
Southwest	1638	1509	1086	1504	1868	1849	1796	1670	1546	1665	1580	1458	1585	1801	1841	1841	1645	1625	1272	1403	1658	1550	1625	1580	1580	1530	1667	1547		
Loveland	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	1290		
Fort Morgan/Brush		240		366	245		366	342		144	240		216	240		216	240	264												
Glenwood Springs		235		157	273		231	223		242	169		172	224		172	224	206												
Grand Junction		1729	1841	1637	771	1085	717	1157	1289	1427	1002	1128	1062	967	962	1008	667	615	647	820	617	707	577	484	385	467	447	609		
Greeley		3041	2819	2501	3592	2936	3163	2735	3026	2798	2866	2948	2836	2952	3085	3202	3193	3474	3390	3631	3586	3380	3566	3540	3623	3390	3555	3656		
Gunnison		177		88	60		88	88		88	88		88	60		60	88	88	60											
Montrose		256		186	16		92	132		16	126		92	92		92	92	76												
Pueblo	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	1426		
Northwest	178	174	89	89	90	90	91	91	91	91	93	93	93	173	93	173	93	171	173	168	168	171	168	168	168	171	168	168	168	
Northeast	1177	1100	748	395	841	1069	743	908	971	1067	1067	1067	1101	851	920	999	924	1043	990	990	1138	1138	1138	1138	1138	1252	1252	1348	823	
Southeast	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	0	0	
Southwest	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	435		
Southeastern Colorado		160		112	110		90	120		10	110		10	110		10	110	142												
Steamboat Springs		247		248	303		206	240		151	146		146	146		146	146	203												
Sterling		264		86	240		196	240		196	240		228	154		228	154	318												
Summit County		341		243	243		243	243		243	182		152	213		152	213	243												
<b>Total Responses</b>	<b>30048</b>	<b>35061</b>	<b>29825</b>	<b>30773</b>	<b>29003</b>	<b>34185</b>	<b>30725</b>	<b>34635</b>	<b>32073</b>	<b>34919</b>	<b>32582</b>	<b>34622</b>	<b>32426</b>	<b>35023</b>	<b>32649</b>	<b>36687</b>	<b>32033</b>	<b>35540</b>	<b>32518</b>	<b>33067</b>	<b>33676</b>	<b>36504</b>	<b>33059</b>	<b>33935</b>	<b>33764</b>	<b>37268</b>	<b>34026</b>	<b>34182</b>		

\*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)
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
1st Quarter 2018*	5.8	1355.43	1317.05

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				2018				
	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	6.5			3.1 0.0				16.9 5.9				12.4				10.2				0.0				0.0								
Aspen	4.3			1.7 0.5				0.9 2.5				0.5 0.0				0.0 0.5				2.0				0.0								
Central Mountains				4.2				1.5 1.4				0.0 6.5				3.0 1.8				3.0				1.2								
Buena Vista	4.8			0.0 *				* *				* *				* *				* *				* *								
Canon City	6.3			7.8 *				* *				* *				* *				* *				* *								
Lake County	2.5			11.1 *				* *				* *				* *				* *				* *								
Salida	3.8			*				* *				* *				* *				* *				* *								
Colorado Springs	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	6.3				
Northwest	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	4.1				
Northeast	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	7.2				
Far Northeast	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	9.0				
Southeast	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	4.4				
Security/Widefield/Fountain	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	4.1				
Southwest	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	4.1				
Central	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	7.3				
Durango	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	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	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	3.3				
Fort Collins	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	3.3				
Northwest	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	1.8				
Northeast	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	0.0				
Southeast	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	4.0				
Southwest	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	3.7				
Loveland	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	3.4				
Fort Morgan/Brush	5.0			5.2 2.9				6.8 2.3				4.9 2.5				5.1 7.5				7.6				9.0								
Glenwood Springs	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	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	0.8				
Greeley	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	1.3				
Gunnison	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	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	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	4.5				
Northwest	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	1.2				
Northeast	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	6.8				
Southeast	0.0	7.1	0.0											0.0																		
Southwest	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	1.4				
Southeastern Colorado	3.8			1.8 0.9				1.1 0.0				30.0 0.0				0.0				0.7				0.7								
Steamboat Springs	12.1			9.7 10.2				5.8 17.1				2.6 0.0				0.0 0.0				0.0				3.4								
Sterling	5.7			1.2 11.3				7.7 7.5				10.2 7.5				4.8 8.4				5.0				0.0								
Summit County	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				2018			
			2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Overall - Statewide	Efficiency		4.0	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	6.3				
	One bedroom		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	4.9				
	Two bed, one bath		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	4.3				
	Two bed, two bath		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	5.0				
	Three bedroom		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	4.3				
	All		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	4.9				
Alamosa	Efficiency													50.0																
	One bedroom					7.9				10.3				3.1							0.0									
	Two bed, one bath					29.6				8.8				11.1							0.0									
	Two bed, two bath									0.0				10.7																
	Three bedroom									0.0				25.0																
	All					16.9				5.9				12.4							0.0									
Aspen	Efficiency		0.0			0.0				4.5				0.0							0.0									
	One bedroom		0.0			0.0				3.1				0.0							0.0									
	Two bed, one bath		0.0			0.0				0.0				0.0							0.0									
	Two bed, two bath		1.1			3.4				3.4				1.1							0.0									
	Three bedroom		0.0			0.0				0.0				0.0							4.2									
	All		0.5			0.9				2.5				0.5							0.0									
Buena Vista	Efficiency		*			*				*				*							*									
	One bedroom		*			*				*				*							*									
	Two bed, one bath		*			*				*				*							*									
	Two bed, two bath		*			*				*				*							*									
	Three bedroom		*			*				*				*							*									
	All		*			*				*				*							*									
Canon City	Efficiency		*			*				*				*							*									
	One bedroom		*			*				*				*							*									
	Two bed, one bath		*			*				*				*							*									
	Two bed, two bath		*			*				*				*							*									
	Three bedroom		*			*				*				*							*									
	All		*			*				*				*							*									
Central Mountains *	Efficiency		0.0			0.0				0.0																				
	One bedroom		3.4			0.0				0.0											0.0									
	Two bed, one bath		4.7			1.8				1.8				0.0							3.6									
	Two bed, two bath																				0.0									
	Three bedroom																				0.0									
	All																				0.0									
Colorado Springs	Efficiency		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	7.4				
	One bedroom		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	6.0				
	Two bed, one bath		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	5.3				
	Two bed, two bath		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	6.6				
	Three bedroom		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	7.8				
	All		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	6.3				
Durango	Efficiency					0.0				20.0				0.0							0.0									
	One bedroom					3.7				4.3				3.4							0.0									
	Two bed, one bath					0.0				2.2				0.0							2.6									
	Two bed, two bath					1.4				0.0				0.0							0.0									
	Three bedroom					2.9				9.4				0.0							2.9									
	All		1.5			2.3				4.3				1.2							1.6									
Eagle County	Efficiency		25.0			1.1				25.0				1.1							8.3									
	One bedroom		12.0			5.5				4.2				2.0							1.3									
	Two bed, one bath		12.8			7.4				13.8				1.8							0.0									
	Two bed, two bath		13.3			0.5				3.4				1.3							3.3									
	Three bedroom		17.3			4.4				2.2				1.8							0.0									
	All		14.2			4.5				8.8				1.6							1.2									
Fort Collins Loveland	Efficiency		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	2.3				
	One bedroom		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	2.7				
	Two bed, one bath		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	5.1				
	Two bed, two bath		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	3.2				
	Three bedroom		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	1.9				
	All		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	3.3				
Fort Morgan/Brush	Efficiency																													
	One bedroom					4.0				6.7				5.1							11.5									
	Two bed, one bath					3.8				3.9				5.3							6.5									
	Two bed, two bath					0.0				0.0				0.0							0.0									
	Three bedroom					0.0				3.7				0.0							0.0									
	All					2																								

**VACANCIES BY APARTMENT TYPE**  
(In Percent)

Market Area	Apartment Type	2012				2013				2014				2015				2016				2017				2018			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency	0.0			25.0			0.0			0.0			0.0	0.0	0.0			0.0			0.0			0.0			0.0	
	One bedroom	2.0			20.0		21.4	13.3			0.0			7.1		0.0			7.1			0.0			0.0			0.0	
	Two bed, one bath	0.0			13.5		6.4	9.2			0.0			1.9		3.9			0.0			0.0			0.0			0.0	
	Two bed, two bath	0.0			27.5		14.5	5.8			2.0			2.0		1.5			1.5			0.0			6.1			6.1	
	Three bedroom	3.8			26.4		7.7	5.5			5.7			5.7		1.1			4.7			0.0			2.0			2.0	
All	1.8			23.4		10.3	7.0			2.4			3.5		1.8			2.9			0.0			2.8			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	1.4	
	One bedroom	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	0.9			0.9	
	Two bed, one bath	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	0.7			0.7	
	Two bed, two bath	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	0.0	0.0	0.0			0.0	
	Three bedroom	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	0.0			0.0	
All	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	0.8			0.8		
Greeley	Efficiency	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	6.7			6.7	
	One bedroom	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	0.7			0.7	
	Two bed, one bath	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	0.9			0.9	
	Two bed, two bath	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	2.1			2.1	
	Three bedroom	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	1.2			1.2	
All	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	1.3			1.3		
Gunnison	Efficiency				12.5		12.5			0.0					0.0														
	One bedroom				7.5		2.5			3.8		0.0			1.7		0.0												
	Two bed, one bath	11.7																											
	Two bed, two bath																												
	Three bedroom																												
All	11.7			8.0		3.4		3.4		0.0		1.7		0.0															
Lake County	Efficiency	*			*		*		*		*		*		*		*		*		*		*		*		*		
	One bedroom	*			*		*		*		*		*		*		*		*		*		*		*		*		
	Two bed, one bath	*			*		*		*		*		*		*		*		*		*		*		*		*		
	Two bed, two bath	*			*		*		*		*		*		*		*		*		*		*		*		*		
	Three bedroom	*			*		*		*		*		*		*		*		*		*		*		*		*		
All	*			*		*		*		*		*		*		*		*		*		*		*		*			
Montrose	Efficiency																												
	One bedroom	25.0			5.0		0.8			0.0		4.3			6.3		6.3			0.0			0.0						
	Two bed, one bath	16.7			16.7		8.3			0.0		9.4			0.0		0.0												
	Two bed, two bath																												
	Three bedroom																												
All	18.8			6.5		1.5		0.0		5.6		5.4		5.4		0.0			0.0			0.0							
Pueblo	Efficiency	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	6.3			6.3	
	One bedroom	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	6.5			6.5	
	Two bed, one bath	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	2.7			2.7	
	Two bed, two bath	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	1.3			1.3	
	Three bedroom	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	5.9			5.9	
All	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	4.5			4.5		
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	2.5			0.0		0.0			28.6		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				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			0.0						
All	0.9			1.1		0.0		30.0		0.0		0.0		0.0		0.0			0.7			0.7							
Steamboat Springs	Efficiency				1.0		1.2			0.0		0.0			0.0				0.0				2.0						
	One bedroom	2.0			1.0		1.2			0.0		0.0			0.0				0.0				2.0						
	Two bed, one bath	10.0			2.6		40.0			0.0		0.0			0.0				0.0				2.6						
	Two bed, two bath	15.1			9.4		20.9			0.0		0.0			0.0				0.0				9.4						
	Three bedroom	18.6			20.0		20.5			11.4		0.0			0.0				0.0				3.0						
All	10.2			5.8		17.1		2.6		0.0		0.0		0.0				0.0				3.4							
Sterling	Efficiency				6.5		5.8		3.5		9.7		7.1		2.4		3.6			3.8			0.0						
	One bedroom				29.2		20.0		20.8		15.0		8.3		19.4		7.8			6.9			0.0						
	Two bed, one bath				0.0		0.0		0.0		0.0		0.0		0.0		0.0			0.0			0.0						
	Two bed, two bath				12.5		12.5		12.5		12.5		12.5		0.0		16.7			7.1			0.0						
	Three bedroom				11.3		7.7		7.5		10.2		7.5		4.8		8.4			5.0			0.0						
All				6.2		2.1		4.1		3.3		1.1		0.0		0.5			3.7			1.9							
Summit County	Efficiency				6.3		2.1		2.1		4.2		0.0		0.0		0.0			8.3			0.0						
	One bedroom				3.5		2.3		5.8		1.2		2.3		0.0		0.0			3.5			2.6						
	Two bed, one bath				13.0		0.0		8.7		4.3		0.0		0.0		2.2			2.2			5.0						
	Two bed, two bath				4.8		3.2		0.0		4.8		0.0		0.0		0.0			1.6			0.0	</					



## VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2012			2013				2014				2015				2016				2017				
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	2 to 8				9.7		7.8		8.7		1.5		1.5		3.1		2.1		0.0						
	9 to 50	1.2			30.0		0.0		8.3		0.0		0.0		0.0		0.0		0.0						
	51 to 99	2.8			29.5		12.1		6.0		3.2		5.3		1.3		3.4		4.3						
	100-199																								
	199-349																								
Grand Junction	2 to 8	2.8	3.2	6.3	3.8	11.0	6.5	7.3	2.0	5.4	7.3	7.1	3.0	4.9	0.0	2.9	0.6	0.0	2.0	2.8	3.9	0.0	0.0	0.0	0.0
	9 to 50	3.0	2.6	9.7	5.0	9.4	18.8	7.6	6.6	7.6	5.0	5.1	5.2	4.4	4.1	3.3	1.1	3.6	0.5	2.3	4.4	20.5	7.7	1.1	1.0
	51 to 99	5.0	5.8	9.3	6.7	11.4	8.4	10.1	8.5	9.6	6.4	10.3	8.0	2.0	1.0	2.7	1.4	1.0	0.5	1.3	0.6	1.3	0.0	0.0	0.0
	100-199	8.3	2.2	11.1	19.7	10.4	20.1	2.5	0.0	1.1	0.0	3.8	5.4	3.8	7.0	2.7	2.2	3.8	2.2	1.6	1.6	4.3	4.3	5.9	1.6
	199-349																								
Greeley	2 to 8	3.1	2.9	6.3	5.4	6.5	2.6	3.1	2.5	2.8	5.3	7.1	3.4	0.0	100.0	3.8	7.4	5.6	3.0	0.0	3.2	4.0	4.0	0.0	4.0
	9 to 50	4.2	1.7	0.6	1.1	3.4	2.9	1.4	2.9	2.9	3.5	2.1	0.0	0.0	1.2	1.0	3.1	1.3	1.4	4.0	1.7	1.4	0.8	0.0	0.6
	51 to 99	2.3	0.7	3.3	1.4	3.0	1.9	1.2	0.4	1.2	0.8	1.0	1.6	1.1	0.9	1.9	0.4	3.0	1.1	3.1	2.6	2.6	2.5	3.2	1.6
	100-199	9.2	4.2	1.3	1.6	1.7	1.1	12.9	9.5	4.7	1.9	1.1	0.7	1.7	3.1	2.6	1.0	1.7	2.9	2.6	1.6	1.6	1.5	1.8	1.8
	199-349	3.5	3.0	5.0	1.1	2.0	1.1	1.1	0.7	4.3	2.9	1.3	1.4	1.8	8.6	5.3	6.6	4.9	5.0	4.7	5.9	0.6	1.2	2.6	0.9
Gunnison	2 to 8				21.4		3.6		7.1																
	9 to 50				1.7		3.3		1.7		0.0		1.7		0.0										
	51 to 99	11.7																							
	100-199																								
	199-349																								
Lake County	2 to 8	*			*		*		*		*		*		*		*		*		*		*		
	9 to 50	*			*		*		*		*		*		*		*		*		*		*		
	51 to 99	*			*		*		*		*		*		*		*		*		*		*		
	100-199	*			*		*		*		*		*		*		*		*		*		*		
	199-349	*			*		*		*		*		*		*		*		*		*		*		
Montrose	2 to 8				18.8		1.8		0.0		10.0		0.0		0.0										
	9 to 50																								
	51 to 99				3.9		1.3				2.6		6.6		6.6										
	100-199																								
	199-349																								
Pueblo	2 to 8	0.0	8.3	15.0	5.9	5.0	4.8	0.0	0.0	5.6	5.9	7.7	0.0	11.8	6.7	12.5	0.0	9.1	7.1	9.1	18.2	12.5	15.4	15.4	16.7
	9 to 50	3.4	5.4	0.0	2.4	3.1	3.4	2.3	1.7	5.4	4.8	1.5	1.3	1.5	2.0	1.3	1.3	1.3	3.9	2.8	1.8	3.4	3.8	1.9	
	51 to 99	1.2	8.7	11.8	4.0	2.9	2.8	6.4	2.9	4.1	5.6	3.2	2.8	2.5	2.5	5.0	1.8	2.1	3.4	0.3	1.8	1.0	2.1	1.4	1.2
	100-199	7.0	10.1	10.7	8.9	5.7	6.8	4.2	4.4	1.1	2.4	4.0	1.6	3.3	1.9	2.8	0.6	0.7	1.2	3.9	1.2	1.2	2.4	4.2	5.0
	199-349	2.8	35.4		34.9	24.8	19.8	17.1	17.6	16.2	17.3	15.8	9.0	12.4	16.2	11.3	6.3	4.5	3.2	3.6	1.4	5.0	5.4	6.2	6.9
Salida	2 to 8	*			*		*		*		*		*		*		*		*		*		*		
	9 to 50	*			*		*		*		*		*		*		*		*		*		*		
	51 to 99	*			*		*		*		*		*		*		*		*		*		*		
	100-199	*			*		*		*		*		*		*		*		*		*		*		
	199-349	*			*		*		*		*		*		*		*		*		*		*		
Southeastern Colorado	2 to 8																								
	9 to 50	3.3			10.0		0.0		30.0		0.0				0.0				1.6				1.6		
	51 to 99	0.0			0.0		0.0				0.0				0.0				0.0				0.0		
	100-199																								
	199-349																								
Steamboat Springs	2 to 8				12.5																				
	9 to 50				6.0		19.3		0.0		0.0		0.0		0.0				0.0				0.0		
	51 to 99				8.3		25.9																1.8		
	100-199				15.5		10.7		3.9		0.0		0.0		0.0				0.0				5.8		
	199-349																								
Sterling	2 to 8																								
	9 to 50	25.0			18.8		18.4		12.5		9.2		10.9		12.5				10.9				0.0		
	51 to 99	1.9			7.4		3.7		7.4		1.9		0.0		5.6				3.5				0.0		
	100-199	6.4			4.5		1.8		10.9		9.1		3.6						3.6						
	199-349																								
Summit County	2 to 8																								
	9 to 50	3.3			0.0		0.0		0.0		0.0		0.0		0.5				0.0				3.3		
	51 to 99	6.6			2.3		4.7		3.8		1.3		0.0						4.2				1.4		
	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				2018			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Overall - Statewide	To 1959	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	5.8				
	1960-69	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	3.6				
	1970-79	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	3.6				
	1980-89	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	4.4				
	1990-99	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	3.3				
	2000-09 2010 +	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	3.5				
Alamosa	To 1959																												
	1960-69																												
	1970-79											9.1																	
	1980-89		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					
	1980-89		0.0		0.0		4.2		0.0		0.0		0.0		0.0				0.0					0.0					
	1990-99		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	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
	2000-09 2010 +	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				
Canon City	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
	2000-09 2010 +	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
Central Mountains	To 1959		2.2		0.0		0.0											1.9						1.9					
	1960-69																												
	1970-79		5.9		2.2		0.7		0.0		5.9		0.7		2.2				3.7					0.7					
	1980-89		4.2																										
	1990-99		0.0		1.2		6.3				9.4		8.1		0.0				6.3					0.0					
	2000-09 2010 +																												
Colorado Springs	To 1959	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	7.4				
	1960-69	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	4.3				
	1970-79	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	3.7				
	1980-89	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	4.9				
	1990-99	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	4.7				
	2000-09 2010 +	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	4.5				
Durango	To 1959																												
	1960-69		5.6		0.0		5.6		0.0		5.6		5.6		5.6				11.1				11.1						
	1970-79		2.1																										
	1980-89				0.0		0.0		0.0		0.0		0.0		0.0				0.0				2.0						
	1990-99		0.0		0.0		0.0		2.2		0.0		2.5		0.0				6.6				2.7						
	2000-09 2010 +											0.9		0.9					4.5				11.6		1.0				
Eagle County	To 1959																												
	1960-69																												
	1970-79		15.1		10.6		17.1				4.2		0.0		0.0				0.0				0.0						
	1980-89		27.4		0.0				1.6		4.3		0.0		0.0				0.0				0.0						
	1990-99		10.8		3.3		2.8		1.8		3.7		2.2		6.1				3.0				3.7						
	2000-09 2010 +		11.9		1.7		12.5		1.1		5.7		0.9		5.0				4.5				5.1						
Fort Collins/Loveland	To 1959	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		0.0	0.0	0.0	0.0	0.0	0.0	0.0				
	1960-69	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	1.0				
	1970-79	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	5.5				
	1980-89	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	3.7				
	1990-99	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	2.7				
	2000-09 2010 +	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	2.0				
Fort Morgan/Brush	To 1959		17.4																										
	1960-69																												
	1970-79		1.4		5.9		2.6		2.1		0.7		2.8		3.5				5.6				10.4						
	1980-89				7.6		0.0		6.1		3.0		7.1		7.1				1.5				6.1						
	1990-99																												
	2000-09 2010 +				13.3		3.3		6.7		10.0		13.3		26.7				33.3				13.3						

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

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	2012			2013				2014				2015				2016				2017				2018			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	To 1959				0.0				0.0				0.0				0.0				0.0				0.0			
	1960-69				50.0				0.0				0.0				50.0				0.0				0.0			
	1970-79		1.2		7.1				0.0		12.5		6.3				3.4				0.0				0.0			
	1980-89				32.2				11.9		8.3		2.1				3.8				3.2							
	1990-99		2.8		10.9				7.3		3.6						1.8											
	2000-09 2010+				0.0				66.7		33.3		0.0				0.0				0.0							
Grand Junction	To 1959	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	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	0.0	0.0	0.0	0.0	0.0	0.0
	1970-79	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	0.4	0.4	0.8	0.8
	1980-89	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	0.8	0.8	0.0	0.0
	1990-99	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 2010+	25.0	0.0	33.3	7.0	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								
Greeley	To 1959										16.7	0.0																
	1960-69	2.0	1.0	5.1	3.1	6.0	4.1	2.0	0.0	4.1	2.9	1.0	2.9	1.4	1.0	0.8	0.7	2.0	2.0	5.1	4.1	5.1	3.1	3.1	3.1	3.1	3.1	3.1
	1970-79	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	1.0	1.2	1.4	1.2
	1980-89	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	1.4	1.4	1.4	1.4
	1990-99	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	0.6	0.6	0.6	0.6
	2000-09 2010+	4.0	3.1	3.1	10.2	2.2	1.1	44.6	30.4	10.5	4.2	3.1	0.5	3.6	18.8	8.6	10.0	6.4	6.3	7.0	7.8	0.5	0.9	2.8	1.4	1.4	1.4	1.4
Gunnison	To 1959																											
	1960-69																											
	1970-79		11.7		1.7		3.3		1.7		0.0		1.7							0.0					0.0			
	1980-89																											
	1990-99				21.4		3.6		7.1																			
	2000-09 2010+																											
Lake County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Montrose	To 1959																											
	1960-69		18.8		18.8		6.3		0.0		18.8		0.0		0.0													
	1970-79										5.9																	
	1980-89				3.9		1.3				2.6		6.6		6.6				0.0				0.0					
	1990-99						0.0																					
	2000-09 2010+																											
Pueblo	To 1959	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	14.3	0.0	5.9	0.0	14.3	0.0	0.0	0.0	14.3	7.1	7.1	7.1	7.1
	1960-69	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	1.2	1.2	1.2	1.2
	1970-79	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	7.1	7.1	7.1	7.1
	1980-89		21.3	23.3	10.0																1.7	1.1	3.3	1.1	1.1	1.1	1.1	1.1
	1990-99	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	0.0	0.0
	2000-09 2010+	4.3	9.3	10.7	17.9	7.1	7.1	5.0	10.0	0.0		7.4	3.4	1.4	1.0	0.7	0.0	0.7	1.4	4.9	2.4	2.1	2.8	9.1	3.0	3.0	3.0	3.0
Salida	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Southeastern Colorado	To 1959																											
	1960-69																											
	1970-79		0.9		0.0		0.0				0.0				0.0										0.0			
	1980-89																		0.0						3.1			
	1990-99																											
	2000-09 2010+																											
Steamboat Springs	To 1959																											
	1960-69																											
	1970-79																											
	1980-89		7.5		1.0		21.9		0.0		0.0		0.0		0.0										1.0			
	1990-99		15.5		10.7		10.7		3.9		0.0		0.0		0.0										0.0			
	2000-09 2010+																											
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		14.0		7.4		10.5		7.4		7.0		3.5		12.5										3.5		0.0	
	1990-99		15.6		18.8		18.8		12.5		6.3		12.5		7.4										7.4		0.0	
	2000-09 2010+																											
Summit County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89		3.3		0.0		0.0		0.0		0.0									</								



**AVERAGE RENT BY MARKET AREA**  
(In Dollars)

Market Area	2012			2013				2014				2015				2016				2017				2018						
	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		649.00		574.81		609.77		569.93				657.96						687.50								695.27				
Aspen		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		*		*		*		*		*		*		*				*								*				
Canon City		*		*		*		*		*		*		*				*								*				
Lake County		*		*		*		*		*		*		*				*								*				
Salida		*		*		*		*		*		*		*				*								*				
Colorado Springs	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	1130.25						
Northwest	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	1225.49						
Northeast	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	1168.95						
Far Northeast	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	1200.57						
Southeast	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	941.32						
Security/Widefield/Fountain	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	1078.83						
Southwest	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	1115.74						
Central	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	1059.72						
Durango		780.21		988.83		983.14		908.48		1176.60		1166.52		1178.04				1131.83								1126.91				
Eagle County		993.35		1001.58		992.85		1075.08		1273.57		1272.94		1243.87				1341.86								1341.76				
Fort Collins/Loveland	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	1341.77						
Fort Collins	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	1333.05						
Northwest	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	1408.47						
Northeast	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	930.21						
Southeast	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	1296.87						
Southwest	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	1337.30						
Loveland	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	1380.12						
Fort Morgan/Brush		461.34		494.42		479.90		489.40		572.95		573.20		475.36				498.17								498.22			511.81	
Glenwood Springs		803.78		779.03		782.39		776.79		723.88		748.84		808.25				854.79								864.47			887.71	
Grand Junction	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	536.79						
Greeley	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	1086.49						
Gunnison		687.50		618.75		667.73		656.59		712.50		712.50		710.34				750.00								763.00				
Montrose		590.63		695.11		715.53		593.75		657.74		717.93		710.33				737.50								837.50				
Pueblo	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	757.05						
Northwest	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	534.58						
Northeast	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	881.37						
Southeast									722.50																					
Southwest	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	607.77						
Southeastern Colorado		678.60		609.72		542.76		512.50		415.45				417.36				673.37								657.75				
Steamboat Springs		746.22		772.16		726.48		932.35		990.92		1089.62		1096.82				1111.51								1035.97				
Sterling		335.61		665.97		623.96		680.81		566.23		577.57		559.32				585.87								502.25				
Summit County		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

(In Dollars)

Market		2012			2013				2014				2015				2016				2017				2018			
Area	Apartment Type	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr
Alamosa	Efficiency												504.17															
	One bedroom		649.00		512.50		560.14		565.29				684.00							687.50							717.00	
	Two bed, one bath		649.00		662.50		642.32		557.92				645.14							687.50							0.00	
	Two bed, two bath						662.50		687.50				665.18															
	Three bedroom						737.50		662.50				687.50															
Aspen	Efficiency		649.00		574.81		609.77		569.93			657.96							687.50							695.27		
Aspen	One bedroom		650.00		617.80		675.00		675.00		695.00		695.00		700.00				725.00							750.00		
	Two bed, one bath		794.75		1124.15		835.38		819.75		926.19		947.62		860.15				861.67							900.00		
	Two bed, two bath		1063.49		1396.99		1124.34		1124.34		1128.29		1148.68		1152.63				1202.63							1300.00		
	Three bedroom		1230.11		1230.11		1265.34		1265.34		1495.00		1495.00		1304.11				1321.73							1550.00		
	All		930.00		1301.18		930.00		930.00		1066.06		1190.94		1199.51				955.00							955.00		
Buena Vista	Efficiency																											
Buena Vista	One bedroom		*		*		*		*		*		*		*				*							*		
	Two bed, one bath		*		*		*		*		*		*		*				*							*		
	Two bed, two bath		*		*		*		*		*		*		*				*							*		
	Three bedroom		*		*		*		*		*		*		*				*							*		
	All		*		*		*		*		*		*		*				*							*		
Canon City	Efficiency																											
Canon City	One bedroom		*		*		*		*		*		*		*				*							*		
	Two bed, one bath		*		*		*		*		*		*		*				*							*		
	Two bed, two bath		*		*		*		*		*		*		*				*							*		
	Three bedroom		*		*		*		*		*		*		*				*							*		
	All		*		*		*		*		*		*		*				*							*		
Central Mountains	Efficiency		762.50		637.50		737.50																					
Central Mountains	One bedroom		801.91		837.50		837.50												887.50							912.50		
	Two bed, one bath		638.82		628.15		654.17		662.50		688.10		657.85		727.98				829.53							845.11		
	Two bed, two bath												538.00															
	Three bedroom												538.00															
	All		683.40		658.12		689.84		662.50		688.10		650.59		727.98				1237.50							1187.50		
Colorado Springs	Efficiency		625.53		582.38		596.41		616.26		621.92		644.92		663.77		702.99		682.40		655.17		719.22		726.92		739.46	
Colorado Springs	One bedroom		683.45		681.91		695.43		684.01		712.75		730.08		700.39		711.55		750.82		770.71		745.37		770.77		786.48	
	Two bed, one bath		714.88		714.58		726.13		725.87		759.32		775.11		748.07		759.23		797.33		810.65		794.97		823.18		850.14	
	Two bed, two bath		991.64		981.96		975.46		987.47		973.31		1005.11		976.31		1020.99		1059.23		1056.58		1050.09		1059.78		1079.05	
	Three bedroom		1047.39		1075.16		1073.23		1073.85		1151.04		1175.50		1106.22		1138.51		1199.61		1236.61		1206.48		1228.49		1330.67	
	All		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	
Durango	Efficiency																											
Durango	One bedroom		720.83		818.92		802.64		832.16		1004.90		975.60		985.00				991.58							1062.50		
	Two bed, one bath		808.36		976.24		966.10		963.20		1193.05		1180.84		1200.19				1076.39							1055.31		
	Two bed, two bath		787.50		893.75		950.00		873.53		905.00		910.71		937.50				940.91							1274.64		
	Three bedroom				1357.35		1425.00		1275.00		1522.06		1545.59		1547.06				1619.12							1506.82		
	All		780.21		988.83		983.14		908.48		1176.60		1166.52		1178.04				1131.83							1126.91		
Eagle County	Efficiency																											
Eagle County	One bedroom		656.82		615.64		735.00		676.18		750.00		770.00		770.00				687.18							701.82		
	Two bed, one bath		858.38		864.99		869.05		947.52		1270.58		1047.19		1024.81				1212.05							1155.13		
	Two bed, two bath		976.73		1017.34		1031.91		1117.25		1156.26		1277.62		1246.80				1195.77							1270.77		
	Three bedroom		1005.07		1086.86		964.08		1187.82		1384.18		1350.00		1350.00				1589.16							1449.35		
	All		1159.99		1214.00		1110.82		1301.69		1472.69		1600.00		1468.00				1625.50							1707.87		
Fort Collins	Efficiency																											
Fort Collins	One bedroom		703.25		731.36		704.62		766.49		791.66		789.47		810.83		808.48		926.89		915.60		928.02		749.03		781.18	
	Two bed, one bath		865.03		862.22		861.37		900.82		888.04		897.28		930.80		952.10		1023.14		1013.88		1059.71		1075.48		1131.13	
	Two bed, two bath		883.23		891.17		906.80		923.99		907.59		917.64		956.41		986.92		997.56		1019.91		1037.52		1052.63		1121.55	
	Three bedroom		1120.53		1141.93		1070.14		1122.52		1170.40		1172.09		1150.81		1210.62		1246.56		1259.22		1296.26		1313.81		1387.32	
	All		1166.26		1251.50		1187.73		1192.31		1151.99		1230.75		1110.33		1351.97		1195.26		1179.89		1355.04		1333.39		1491.48	
Fort Morgan/Brush	Efficiency																											
Fort Morgan/Brush	One bedroom		477.09		481.11		482.61		433.89		456.81		450.58		415.54				463.69							455.14		
	Two bed, one bath		420.04		502.53		436.53		549.68		628.03		641.61		539.52				512.94							540.05		
	Two bed, two bath		387.50																									
	Three bedroom		486.00		533.56		535.33		1040.00		709.11		709.11		546.00				553.56							962.00		
	All		461.34		494.42		479.90		489.40		572.95		573.20		475.36				498.22							498.22		

Rents are based on the units being unfurnished with tenants paying electricity and gas.  
 Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.  
 Average rent minus rental losses equals effective rent.  
 \*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area



## AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2012			2013				2014				2015				2016				2017				2018												
		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	2 to 8																																				
	9 to 50		649.00				612.50		495.31																												
	51 to 99				574.81		643.42		645.99																												
	100 to 199						589.42		504.04																												
	200 to 349																																				
350 up																																					
Aspen	2 to 8																																				
	9 to 50		679.17		103.50		704.17		683.33																												
	51 to 99		1080.08		1098.69		1117.09		1117.09																												
	100 to 199				1366.55																																
	200 to 349																																				
350 up																																					
Buena Vista	2 to 8																																				
	9 to 50																																				
	51 to 99																																				
	100 to 199																																				
	200 to 349																																				
350 up																																					
Canon City	2 to 8																																				
	9 to 50																																				
	51 to 99																																				
	100 to 199																																				
	200 to 349																																				
350 up																																					
Central Mountains	2 to 8																																				
	9 to 50																																				
	51 to 99																																				
	100 to 199																																				
	200 to 349																																				
350 up																																					
Colorado Springs	2 to 8																																				
	9 to 50	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	974.86												
	51 to 99	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	892.60												
	100 to 199	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	959.67												
	200 to 349	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	1083.95												
350 up	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	1172.73													
Durango	2 to 8																																				
	9 to 50																																				
	51 to 99																																				
	100 to 199																																				
	200 to 349																																				
350 up																																					
Eagle County	2 to 8																																				
	9 to 50																																				
	51 to 99																																				
	100 to 199																																				
	200 to 349																																				
350 up																																					
Fort Collins/ Loveland	2 to 8																																				
	9 to 50	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	1160.65												
	51 to 99	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	1073.78	1128.96	983.50	817.57	1020.30	582.00	1053.24	1031.99	1016.81	965.54												
	100 to 199	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	1229.84												
	200 to 349	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	1305.29												
350 up	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	1275.89	1319.70	1314.20	1311.88	1342.0													



## AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2012			2013				2014				2015				2016				2017				2018			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	To 1959																											
	1960-69																											
	1970-79																											
	1980-89		649.00																									
	1990-99																											
	2000-09 2010+																											
Aspen	To 1959																											
	1960-69																											
	1970-79																											
	1980-89		992.32		1051.10		1054.82		1054.82		1054.82		1079.82		1077.59													
	1990-99		679.17		1190.31		704.17		683.33		728.75		720.42		731.25													
	2000-09 2010+		1120.75		1120.75		1145.95		1145.95		1495.00		1495.00		1180.63													
Buena Vista	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Canon City	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Central Mountains	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Colorado Springs	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Durango	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Eagle County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Fort Collins/Loveland	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Fort Morgan/Brush	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											

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

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











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

Market Area	Apartment Type	2012				2013				2014				2015				2016				2017				2018					
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	Efficiency				0.93	0.98		1.05				1.16							1.17								1.22				
	One bedroom		1.10		0.83	0.83		1.03				0.00							0.70								0.00				
	Two bed, one bath		0.66																												
	Two bed, two bath																														
	Three bedroom																														
	All		1.09		0.89	0.92		1.05				1.13							1.15								1.18				
Aspen	Efficiency		1.86		1.33	1.93		1.93		1.99		1.99		2.00					2.07												2.14
	One bedroom		1.59		1.79	1.68		1.66		2.06		2.11		1.73					1.74											1.13	
	Two bed, one bath		1.20		1.58	1.27		1.27		1.28		1.30		1.31					1.36											1.30	
	Two bed, two bath		1.35		1.35	1.38		1.38		1.63		1.63		1.43					1.45											1.68	
	Three bedroom		0.90		1.22	0.90		0.90		1.41		1.67		1.46					0.92											0.92	
	All		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		-		-	-		-		-		-		-				-												-	
	Two bed, two bath		-		-	-		-		-		-		-				-												-	
	Three bedroom		-		-	-		-		-		-		-				-												-	
	All		-		-	-		-		-		-		-			-												-		
Canon City	Efficiency		-		-	-		-		-		-		-				-												-	
	One bedroom		-		-	-		-		-		-		-				-												-	
	Two bed, one bath		-		-	-		-		-		-		-				-												-	
	Two bed, two bath		-		-	-		-		-		-		-				-												-	
	Three bedroom		-		-	-		-		-		-		-				-												-	
	All		-		-	-		-		-		-		-			-												-		
Central Mountains	Efficiency		0.00		0.00	0.00																									
	One bedroom		0.45		0.00	0.00													1.27											1.30	
	Two bed, one bath		0.90		0.84	0.92		0.95		0.94		0.90		1.00					1.06											1.08	
	Two bed, two bath																		0.56											0.56	
	Three bedroom																		0.56											1.24	
	All				0.84	0.92		0.95		0.94		0.88		1.00				1.09											1.11		
Colorado Springs	Efficiency	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	1.51	2.22	1.63	1.57	1.62							
	One bedroom	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	1.44						
	Two bed, one bath	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	1.24						
	Two bed, two bath	0.95	0.94	0.94	0.95	0.94	0.97	0.94	0.98	1.02	1.01	1.00	1.02	1.04	1.06	1.07	1.08	1.12	1.17	1.16	1.20	1.25	1.25	1.24	1.24						
	Three bedroom	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	1.21						
	All	0.96	0.96	0.97	0.97	0.99	1.01	0.99	1.01	1.05	1.06	1.07	1.10	1.13	1.13	1.19	1.24	1.24	1.26	1.35	1.34	1.32	1.34								
Durango	Efficiency				1.56	1.66		1.66		1.84		1.72		1.76					1.92											1.68	
	One bedroom		1.29		1.43	1.35		1.53		1.75		1.70		1.71					1.73											1.61	
	Two bed, one bath		1.02		1.25	1.23		1.29		1.53		1.52		1.54					1.37											1.34	
	Two bed, two bath		1.17		0.96	1.03		0.97		0.97		1.02		1.05					1.06											1.26	
	Three bedroom				1.23	1.29		1.16		1.37		1.40		1.40					1.46											1.36	
	All		1.14		1.29	1.28		1.30		1.52		1.51		1.52				1.47											1.42		
Eagle County	Efficiency		2.02		1.83	2.26		2.01		2.31		2.36		2.36					2.11										2.16		
	One bedroom		1.30		1.33	1.39		1.45		1.86		1.68		1.63					1.78										1.71		
	Two bed, one bath		1.23		1.28	1.30		1.27		1.44		1.62		1.57					1.51										1.59		
	Two bed, two bath		1.13		1.24	1.11		1.37		1.48		1.57		1.57					1.70										1.57		
	Three bedroom		1.09		1.18	1.08		1.28		1.39		1.60		1.45					1.52										1.61		
	All		1.23		1.32	1.28		1.45		1.57		1.67		1.61				1.64										1.65			
Fort Collins/ Loveland	Efficiency	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	2.40						
	One bedroom	1.30	1.31	1.30	1.36	1.34	1.30	1.33	1.37	1.43	1.47	1.52	1.54	1.63	1.60	1.60	1.64	1.62	1.62	1.62	1.64	1.71	1.69	1.72	1.74						
	Two bed, one bath	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	1.49						
	Two bed, two bath	1.12	1.16	1.11	1.16	1.15	1.14	1.18	1.23	1.25	1.31	1.31	1.40	1.38	1.33	1.37	1.39	1.38	1.32	1.39	1.39	1.39	1.39	1.34	1.40						
	Three bedroom	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	1.40						
	All	1.16	1.20	1.16	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				0.78	0.79		0.71		0.75		0.75		0.73					0.74										0.75		
	One bedroom		0.76		0.68	0.60		0.74		0.84		0.88		0.74					0.69										0.73		
	Two bed, one bath		0.55		0.56	0.56		0.94		0.75		0.75		0.57					0.58										0.87		
	Two bed, two bath		0.46		0.70	0.69		0.73		0.76		0.76		0.68					0.67										0.75		
	Three bedroom		0.53		0.70	0.69		0.73		0.76		0.76		0.68					0.67										0.75		
	All		0.63		0.70	0.69		0.73		0.76		0.76		0.68				0.67										0.75			

Rents are based on the units being unfurnished with tenants paying gas and electricity. Average rents do not reflect " rental losses" from discounts/concessions, models, delinquents, and bad debts. Average rent minus rental losses equals effective rent.  
\*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

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

Market Area	Apartment Type	2012			2013			2014			2015			2016			2017			2018					
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency	1.20			1.62		1.09		1.05		1.05		1.09		1.18				1.23						
	One bedroom	1.19			1.14		1.10		1.02		1.02		1.11		1.13				1.22						
	Two bed, one bath	1.12			0.68		0.74		0.73		0.68		0.68		0.73				0.77						
	Two bed, two bath	0.88			0.83		0.83		0.83		0.80		0.83		0.86				0.91						
	All	0.89			0.83		0.81		0.82		0.76		0.80		0.86				0.90						
		1.00			0.83		0.82		0.81		0.77		0.80		0.86			0.91							
Grand Junction	Efficiency				0.55	0.55	0.55	0.50	0.55	0.56	0.50	0.56	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	
	One bedroom	0.91	0.91	0.91	0.77	0.79	0.76	0.79	0.79	0.79	0.78	0.80	0.82	0.82	0.83	0.85	0.84	0.85	0.79	0.78	0.74	0.76	0.76	0.79	
	Two bed, one bath	0.85	0.83	0.85	0.82	0.89	0.91	0.87	0.84	0.86	0.89	0.87	0.89	0.79	0.72	0.80	0.75	0.74	0.76	0.76	0.74	0.69	0.76	0.72	
	Two bed, two bath	0.78	0.73	0.74	0.59	0.59	0.55	0.72	0.68	0.68	0.70	0.73	0.72	0.73	0.74	0.76	0.76	0.78	0.78	0.78	0.74	0.69	0.76	0.72	
	All	0.82	0.85	0.89	0.54	0.54	0.54	0.86	0.94	0.93	0.95	0.95	0.93	0.79	0.78	0.71	0.78	0.79	0.73	0.82	0.85	0.71	0.74	0.78	
		0.86	0.85	0.86	0.74	0.78	0.75	0.80	0.79	0.80	0.81	0.79	0.82	0.79	0.77	0.80	0.79	0.79	0.80	0.76	0.75	0.71	0.74	0.75	
Greeley	Efficiency	0.94	0.92	0.95	0.96	0.94	1.00	1.04	1.08	1.14	1.16	1.17	1.27	1.19	1.28	1.27	1.24	1.29	1.25	1.29	1.33	1.42	1.41	1.48	
	One bedroom	0.92	0.95	0.95	0.97	0.97	1.00	1.02	1.07	1.10	1.15	1.17	1.18	1.20	1.24	1.21	1.23	1.28	1.34	1.33	1.35	1.37	1.48	1.44	
	Two bed, one bath	0.79	0.81	0.87	0.82	0.79	0.84	0.83	0.84	0.87	0.97	0.94	0.93	0.98	1.06	1.01	1.00	1.01	1.04	1.07	1.10	1.09	1.12	1.15	
	Two bed, two bath	0.81	0.86	0.85	0.88	0.89	0.88	0.91	0.96	0.99	1.03	1.07	1.08	1.12	1.13	1.11	1.14	1.14	1.15	1.18	1.15	1.18	1.22	1.23	
	All	0.76	0.76	0.77	0.77	0.82	0.87	0.86	0.92	0.95	1.03	1.02	1.00	1.08	1.10	1.07	1.08	1.10	1.09	1.10	1.13	1.14	1.13	1.17	
		0.84	0.87	0.89	0.89	0.88	0.91	0.92	0.96	0.99	1.05	1.06	1.07	1.11	1.15	1.12	1.12	1.15	1.17	1.18	1.20	1.22	1.28		
Gunnison	Efficiency				0.88		1.09		1.00						1.21										
	One bedroom				0.72		1.30		1.29		1.45		1.45		1.38				1.53					1.56	
	Two bed, one bath																								
	Two bed, two bath																								
	All				0.77		1.28		1.27		1.45		1.45		1.36				1.53						1.56
Lake County	Efficiency				-		-		-		-		-		-				-					-	
	One bedroom				-		-		-		-		-		-				-					-	
	Two bed, one bath				-		-		-		-		-		-				-					-	
	Two bed, two bath				-		-		-		-		-		-				-					-	
	All				-		-		-		-		-		-				-					-	
Montrose	Efficiency																								
	One bedroom		0.88		1.02		1.31		0.90		0.81		0.98		0.94										
	Two bed, one bath		0.83		0.83		0.87		0.83		0.79		0.87		0.80										
	Two bed, two bath																								
	All		0.84		0.88		1.22		0.85		0.80		0.90		0.83										
Pueblo	Efficiency	0.72	0.71	0.71	0.73	0.71	0.71	0.71	0.71	0.71	0.93	0.72	0.93	0.72	0.96	0.93	0.98	0.93	0.98	0.97	0.97	0.99	0.99	1.02	
	One bedroom	0.89	0.86	0.83	0.87	0.85	0.87	0.86	0.88	0.87	0.88	0.89	0.90	0.90	0.92	0.90	0.93	0.96	0.97	1.01	1.00	1.06	1.13	1.11	
	Two bed, one bath	0.73	0.68	0.70	0.71	0.74	0.72	0.73	0.74	0.73	0.78	0.74	0.76	0.76	0.79	0.76	0.76	0.78	0.79	0.81	0.83	0.85	0.87	0.87	
	Two bed, two bath	0.87	0.90	0.81	1.00	0.94	0.96	0.94	0.93	0.85	0.92	0.94	0.94	1.07	1.06	1.03	1.07	1.09	1.05	1.00	1.02	1.02	1.16	1.09	
	All	0.82	0.79	0.79	0.80	0.86	0.81	0.79	0.84	0.76	0.83	0.71	0.74	0.84	0.85	0.87	0.82	0.84	0.84	0.89	0.94	1.00	1.02	1.01	
		0.83	0.79	0.78	0.80	0.82	0.82	0.82	0.83	0.82	0.84	0.83	0.84	0.84	0.89	0.87	0.87	0.91	0.92	0.95	0.94	0.99	1.04	1.03	
Salida	Efficiency				-		-		-		-		-		-				-					-	
	One bedroom				-		-		-		-		-		-				-					-	
	Two bed, one bath				-		-		-		-		-		-				-					-	
	Two bed, two bath				-		-		-		-		-		-				-					-	
	All				-		-		-		-		-		-				-					-	
Southeastern Colorado	Efficiency																								
	One bedroom		1.09		0.82		1.10				0.99				1.00									1.20	
	Two bed, one bath		0.93		0.80		0.82				0.42				0.42									0.91	
	Two bed, two bath																								
	All		0.82		0.73		0.52				0.40				0.40									0.55	
		0.93		0.75		0.79				0.62				0.62										0.86	
Steamboat Springs	Efficiency																								
	One bedroom		1.28		1.22		1.31		1.48		1.51		1.62		1.65									1.55	
	Two bed, one bath		0.96		1.06		0.94		1.39		1.18		1.14		1.18									1.05	
	Two bed, two bath		0.81		1.00		0.77		1.16		1.28		1.47		1.47									1.55	
	All		1.03		1.02		0.98		1.17		1.30		1.42		1.42									1.61	
		1.03		1.12		1.01		1.34		1.41		1.54		1.55										1.46	
Sterling	Efficiency																								
	One bedroom																								
	Two bed, one bath		0.56		0.67		0.56		0.67		0.63		0.67		0.78									0.76	
	Two bed, two bath																							0.68	
	All		0.54		0.67		0.54		0.67		0.67		0.67		0.63										0.56
		0.55		0.67		0.55		0.67		0.64		0.67		0.73										0.67	
Summit County	Efficiency																								
	One bedroom		1.31		1.33		1.33		1.35		1.33		1.58		1.58									1.62	
	Two bed, one bath		1.08		1.08		1.08		1.09		1.10		1.15		1.21									1.48	
	Two bed, two bath		1.38		1.39		1.39		1.42		1.42		1.56												

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

(In Percent)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017				2018			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	To 1959																												
	1960-69																												
	1970-79																												
	1980-89			0.0									9.1																
	1990-99												3.0																
	2000-09																												
2010+																													
Aspen	To 1959																												
	1960-69																												
	1970-79			1.8		1.8		3.5		1.8		1.8		0.0		1.7													
	1980-89			0.0				4.2				8.3		0.0		0.0													
	1990-99			0.8		2.4		4.1				1.6		1.6		0.0										4.8			
	2000-09																												
2010+																													
Buena Vista	To 1959		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	1960-69		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	1970-79		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	1980-89		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	1990-99		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	2000-09		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
2010+		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Canon City	To 1959		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	1960-69		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	1970-79		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	1980-89		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	1990-99		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	2000-09		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
2010+		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Central Mountains	To 1959			0.0		0.0		0.0																					
	1960-69			9.4		2.3		6.3				12.5		4.8		3.1													
	1970-79			0.0		0.0		0.0		1.5		0.0		0.0		0.0													
	1980-89			0.0																									
	1990-99			9.4		2.3		6.3				12.5		4.8		3.1													
	2000-09																												
2010+																													
Colorado Springs	To 1959	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				4.2		
	1960-69	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	4.7			3.5		
	1970-79	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	4.4			4.9		
	1980-89	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	3.6			3.9		
	1990-99	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	5.3			4.3		
	2000-09	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	4.0			4.5		
2010+												3.9	5.6	7.8	4.5	3.4	5.4	6.1	2.1	3.1	3.5	5.1	3.7	5.3					
Durango	To 1959																												
	1960-69			5.6		5.6				0.0		5.6		5.6															
	1970-79																												
	1980-89					0.0		0.0		0.0		0.0		5.9		0.0													
	1990-99			0.0		2.5		0.0		2.3		0.0		2.5		0.0													
	2000-09																												
2010+																													
Eagle County	To 1959																												
	1960-69																												
	1970-79			2.5		0.0		1.0				0.0		1.0										0.0					
	1980-89					3.0				1.6		0.0		1.0										0.0					
	1990-99			3.3		4.2		3.3				2.6		1.5															
	2000-09			8.5		2.3		6.8		2.3		2.8		4.5		8.2													
2010+																													
Fort Collins/ Loveland	To 1959	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	0.0	0.0	0.0	0.0		
	1960-69	19.8	1.2	1.6	4.0	0.0	2.4	0.8	0.0	2.3	1.8	0.9	0.0	7.7	0.6	3.8	1.9	17.6	24.0	1.2	0.6	1.9	1.4	0.6	1.8				
	1970-79	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	4.9			2.6		
	1980-89	21.6	0.2	1.8	2.3		4.1	5.7	6.0	4.9	0.8	0.1	5.9	1.0	0.2	0.0	0.0	0.1	0.0	0.4	25.8	0.2	1.1	2.3					
	1990-99	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	3.9	3.1	2.3	4.5	9.7	3.3	3.7					
	2000-09	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	5.6			3.6		
2010+														3.8	7.2	7.2	3.6	4.6	2.5	5.1	4.0	5.4	8.0	9.1	3.7		4.3		
Fort Morgan/ Brush	To 1959			0.0																									
	1960-69																												
	1970-79			2.1		6.9		0.0		2.1		0.0		1.0		1.4													
	1980-89					2.8		0.0		0.0		0.0		2.4		0.0													
	1990-99																												
	2000-09					0.0		0.0		0.0				3.3		0.0													
2010+																													

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

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

(In Percent)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017				2018			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	To 1959				0.0		50.0		0.0		50.0		0.0		0.0		0.0		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
	1970-79		0.0		0.0		10.0		16.7				6.3		6.3								0.0		0.0		0.0		0.0
	1980-89				5.0		0.0		4.9		8.5		2.8		7.2		4.3						0.0		4.0		0.0		0.0
	1990-99						10.9		7.3																				
	2000-09						0.0				0.0				0.0		50.0						100.0						
Grand Junction	To 1959	0.0	6.3	12.5	4.2	8.3	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3			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			25.0	0.0	0.0				
	1970-79	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	1.2				
	1980-89	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	1.9	9.3	4.8	4.8	10.7	100.0	0.0	5.3	9.5	0.0	13.2	2.7	3.2	0.0	1.5	0.0	9.3	1.5	8.3	12.5								
	2000-09	25.0	0.0	16.7	0.0	0.0	25.0	0.0	0.0	0.0																			
Greeley	To 1959											16.7	0.0																
	1960-69	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	3.1				
	1970-79	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	3.3				
	1980-89	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	16.7				
	1990-99	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	0.0				
	2000-09				12.7				0.0	3.2	5.1	2.8	4.2	3.5	10.3	6.7													
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																												
Lake County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
Montrose	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
Pueblo	To 1959	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	0.0					
	1960-69			0.0	1.1								50.0		50.0				2.3	1.1	2.3	2.5							
	1970-79																												
	1980-89	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	2.4				
	1990-99																												
	2000-09													3.4	8.1	3.4			5.4	3.4			8.1	3.4					
Salida	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79			5.5				0.0				0.9				1.8			27.3										
	1980-89																												
	1990-99																												
	2000-09																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89			4.1		0.0		2.1		0.0		2.3		0.0		0.0			0.0										
	1990-99			8.7		2.9		2.9		3.9		1.9		1.9		1.9			2.9				3.9						
	2000-09																												
Sterling	To 1959																												
	1960-69																												
	1970-79																												
	1980-89			4.5		0.9		0.9		0.0		0.0		3.6					1.8										
	1990-99			8.1		0.0		0.0		1.9		0.0		1.2		3.1			5.6										
	2000-09			9.4		12.5		6.3		3.1		6.3		6.3		3.1													
Summit County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89			3.3		0.0		0.0		0.0		0.0		0.0				0.0											
	1990-99			4.6		0.7		3.3		0.0		1.3		0.0				1.3				0.0							
	2000-09																												

\*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				2018					
		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	2 to 8							25.0								50.0														
	9 to 50		0.0					21.4								7.1							0.0							
	51 to 99							12.3																						
	100 - 199																													
	200 - 349																													
	Average		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								
	51 to 99		1.1		2.2		3.9			1.8		1.7			0.8							0.8					4.8			
	100 - 199																													
	200 - 349																													
	Average		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		*				*															*								
	51 to 99		*				*															*								
	100 - 199		*				*															*								
	200 - 349		*				*															*								
	Average		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Canon City	2 to 8		*				*															*								
	9 to 50		*				*															*								
	51 to 99		*				*															*								
	100 - 199		*				*															*								
	200 - 349		*				*															*								
	Average		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Central Mountains	2 to 8														0.0															
	9 to 50			2.9		1.3		2.6				12.5			9.4								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				
	200 - 349																													
	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	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	8.7	0.0	0.0	16.7	6.3	7.7	0.0					
	9 to 50	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	2.6	3.4					
	51 to 99	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	4.7	4.7					
	100 - 199	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	3.4	3.6					
	200 - 349	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	4.2	4.6					
	Average	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	6.3	4.3	4.2					
Durango	2 to 8														0.0															
	9 to 50			0.9		2.8		1.5		1.8		1.4			4.2								2.8				5.6			
	51 to 99																													
	100 - 199							8.9																		9.9				
	200 - 349																													
	Average			0.9		2.7		6.0		1.6		1.3			4.0								2.8				8.0			
Eagle County	2 to 8																													
	9 to 50														4.5															
	51 to 99														0.0															
	100 - 199		6.7		3.8		3.3		1.6						0.0												0.0			
	200 - 349		5.3		1.1		3.7		2.3						2.8												8.0		3.4	
	Average		2.6				3.3		2.6						1.5												3.8		2.2	
Fort Collins/ Loveland	2 to 8	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	0.0	0.0	17.1	5.4	2.9		
	9 to 50	0.0	3.3	1.1	5.6	0.0		14.3	0.0	0.0		0.8						12.5	8.3	8.3		0.0			11.0	7.6	1.2	4.1		
	51 to 99	12.3	3.4	2.0	1.5	2.8	5.8	2.4	2.8	4.8	3.9	2.7	4.0	4.7	5.2	3.0	3.8	7.0	3.2	4.0	3.5	11.0	7.6	1.2	4.1					
	100 - 199	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	3.5	3.6					
	200 - 349	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	5.3	3.3					
	Average	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	25.9	0.0	0.6	0.0					
Fort Morgan/ Brush	2 to 8		0.0																											
	9 to 50				1.8		0.0		0.7		0.0				1.2												4.2			
	51 to 99		2.1		9.4										2.1															
	100 - 199																													
	200 - 349																													
	Average		1.8		5.2		0.0		0.7		0.0				1.5												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				2018			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8				2.9		10.0		7.5		50.0		2.9		9.6					2.7								
	9 to 50		0.0		40.0				0.0				10.0		10.0					10.0								
	51 to 99				4.7		7.3				8.5		4.3		4.3					5.3			4.3					
	100 - 199																											
	200 - 349																											
	350 up																											
Average		0.0			5.7		8.0		5.2		9.4		3.5		6.8					4.6			4.3					
Grand Junction	2 to 8	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	2.0	4.9	3.9	0.0	1.2	0.0	6.3			
	9 to 50	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	0.6			
	51 to 99	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	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	2.6				
Greeley	2 to 8	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	12.5				
	9 to 50	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	0.0				
	51 to 99	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	3.6				
	100 - 199	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	3.1			
	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	4.0			
	350 up																											
Average	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	3.5				
Gunnison	2 to 8																											
	9 to 50				14.3		25.0		0.0						0.0								0.0					
	51 to 99						3.3		6.7																			
	100 - 199																											
	200 - 349																											
	350 up																											
Average				14.3		10.2		4.5						0.0								0.0						
Lake County	2 to 8																											
	9 to 50																											
	51 to 99																											
	100 - 199																											
	200 - 349																											
	350 up																											
Average																												
Montrose	2 to 8																											
	9 to 50		6.3						12.5																			
	51 to 99																											
	100 - 199																											
	200 - 349																											
	350 up																											
Average		6.3						12.5																				
Pueblo	2 to 8	0.0	11.1	0.0	0.0	9.1	4.8	0.0	0.0	0.0	0.0	50.0	0.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.1	0.0	0.0	12.5			
	9 to 50	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	1.0			
	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	2.2			
	100 - 199								4.3	4.9			3.4	7.7	3.4				5.4	3.4								
	200 - 349		1.3																									
	350 up																											
Average	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	2.1				
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		10.0				0.0		20.0		0.0				0.0				100.0									
	51 to 99		3.8				0.0				1.3				2.5				0.0									
	100 - 199																											
	200 - 349																											
	350 up																											
Average		5.5				0.0		20.0		0.9				1.8				27.3										
Steamboat Springs	2 to 8		0.0																									
	9 to 50		4.8		0.0		2.1		0.0		2.3		0.0		0.0				0.0									
	51 to 99		3.6																									
	100 - 199		8.7		2.9		2.9		3.9		1.9		1.9		1.9				2.9				3.9					
	200 - 349																											
	350 up																											
Average		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		3.7		0.0		0.0		1.9		0.0		0.0		0.0													
	100 - 199		4.5		0.9		0.9		0.0		0.0		3.6		0.0													
	200 - 349																											
	350 up																											
Average		6.6		2.6		1.4		1.0		0.9		3.1		3.1				3.0										
Summit County	2 to 8																											



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

Market Area	Size	2012			2013			2014			2015			2016			2017			2018					
		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	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	1.9
	9 to 50	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	1.7
	51 to 99	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	7.1
	100 - 199	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	7.0
	200 - 349	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	6.8
	350 up	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	2.7
Average	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	6.7	
Fort Collins/ Loveland	2 to 8	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				
	9 to 50	-0.6	1.6	47.8	12.1			-1.9																	
	51 to 99	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	6.0
	100 - 199	-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	2.9
	200 - 349	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	7.9	9.8	12.0	9.9	2.2	6.4	6.3	1.3	1.2	10.3
	350 up		-3.5			-226.4	4.3	2.6	72.7	0.7	2.8	13.4	-1.6										23.2		8.4
Average	-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	6.7	
Grand Junction	2 to 8	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	0.0
	9 to 50	-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	4.2
	51 to 99	2.9	3.8	4.4	10.3	3.7		7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5		0.0	0.0						0.0
	100 - 199																								
	200 - 349																								
	350 up																								
Average	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	2.8	
Greeley	2 to 8	3.7	-0.8	20.3	1.2	1.0	-0.2	0.9	-0.1	-0.1	8.0	0.3	-0.1	4.9		0.0	0.0	11.7	-0.2	0.0	-0.4	0.0	0.1	0.0	-0.2
	9 to 50	0.8	-0.3	7.4	2.3	10.1	6.7	15.7	2.8	-2.9	8.2	-1.7	4.8			10.4	-0.3	-5.2	-0.1	19.5	5.8	8.5	46.2	43.3	6.5
	51 to 99	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	7.2
	100 - 199	50.3	13.7	-1.3	6.3	31.4	28.0	65.9	40.4	21.5	28.3	26.8	32.9	26.4	24.1	18.3	21.9	20.2	4.9	5.2	6.2	10.7	17.8	11.1	8.2
	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	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	18.0	19.6	18.0	4.2	6.2	6.1	6.1	18.9	12.1	7.9	
Pueblo	2 to 8	-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	-8.8	0.0	-5.7	-2.0	-2.3	-2.3	-5.6	-3.3	-4.1	-9.9
	9 to 50	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	6.9
	51 to 99											16.5	9.0	17.0		13.6									8.0
	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	-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	7.2	

\*Rental Losses are only reported for the Colorado Metropolitan areas

## Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	2009	44016	19300	11706	9254		2011	44365	19797	11706	9270
UNITS ADDED SINCE LAST SURVEY	First Qtr	0	170	0	0		Third Qtr	0	332	18	0
TOTAL UNITS AVAILABLE		44016	19470	11706	9254			44365	20129	11724	9270
QUARTERLY VACANCY RATE		0.1	4.4	8.4	7.4			6.2%	2.2%	1.8%	7.4%
UNITS RENTED		38866	18613	10723	8569			41592	19695	11508	8588
UNITS VACANT		5150	857	983	685			2773	434	216	682
NUMBER ABSORBED THIS TIME PERIOD		-572	124	-35	-19			-22	358	229	4
TOTAL UNITS AVAILABLE	2009	44016	19470	11706	9254		2011	44365	20129	11724	9270
UNITS ADDED SINCE LAST SURVEY	Second Qtr	223	267	0	47		Fourth Qtr	77	0	25	0
TOTAL UNITS AVAILABLE		44239	19737	11706	9301			44442	20129	11749	9270
QUARTERLY VACANCY RATE		9.8%	9.9%	9.1%	8.5%			6.7%	3.0%	6.4%	7.3%
UNITS RENTED		39904	17783	10641	8510			41471	19532	11002	8597
UNITS VACANT		4335	1954	1065	791			2971	597	747	673
NUMBER ABSORBED THIS TIME PERIOD		1038	-830	-82	-59			-199	-163	-531	9
TOTAL UNITS AVAILABLE	2009	44239	19737	11706	9254		2012	44442	20129	11749	9270
UNITS ADDED SINCE LAST SURVEY	Third Qtr	76	0	0	0		First Qtr	230	0	7	4
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44672	20129	11756	9274
QUARTERLY VACANCY RATE		8.7%	0.1	0.1	0.1			6.4%	2.6%	5.8%	5.9%
UNITS RENTED		40460	18573	10875	8144			41809	19606	11075	8728
UNITS VACANT		3855	1164	831	1110			2863	523	681	546
NUMBER ABSORBED THIS TIME PERIOD		556	790	234	-366			109	74	66	126
TOTAL UNITS AVAILABLE	2009	44315	19737	11706	9254		2012	44672	20129	11756	9274
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	0	0	0	0		Second Qtr	0	0	0	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44672	20129	11756	9274
QUARTERLY VACANCY RATE		8.7%	6.3%	7.4%	12.2%			6.0%	3.5%	5.4%	4.3%
UNITS RENTED		40460	18494	10840	8125			41979	19424	11123	8878
UNITS VACANT		3855	1243	866	1129			2693	705	633	396
NUMBER ABSORBED THIS TIME PERIOD		0	-79	-35	-19			169	-181	48	151
TOTAL UNITS AVAILABLE	2010	44315	19737	11706	9254		2012	44672	20129	11756	9274
UNITS ADDED SINCE LAST SURVEY	First Qtr	0	0	0	0		Third Qtr	187	0	20	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			44859	20129	11776	9274
QUARTERLY VACANCY RATE		6.9%	5.2%	6.9%	12.6%			6.1%	2.1%	3.1%	15.8%
UNITS RENTED		41257	18711	10898	8088			42143	19715	11407	7807
UNITS VACANT		3058	1026	808	1166			2716	414	369	1467
NUMBER ABSORBED THIS TIME PERIOD		797	217	58	-37			-23	291	264	-1072
TOTAL UNITS AVAILABLE	2010	44315	19737	11706	9254		2012	44859	20129	11776	9274
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	0	0	0		Fourth Qtr	315	4	5	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9254			45174	20133	11781	9274
QUARTERLY VACANCY RATE		5.8%	7.3%	6.3%	10.4%			6.3%	2.5%	3.2%	10.7%
UNITS RENTED		41745	18296	10969	8292			42341	19631	11402	8278
UNITS VACANT		2570	1441	737	962			2833	502	379	996
NUMBER ABSORBED THIS TIME PERIOD		488	-415	71	204			-117	-88	-10	471
TOTAL UNITS AVAILABLE	2010	44315	19737	11706	9254		2013	45174	20133	11781	9274
UNITS ADDED SINCE LAST SURVEY	Third Qtr	0	0	0	65		First Qtr	260	128	4	0
TOTAL UNITS AVAILABLE		44315	19737	11706	9319			45434	20261	11785	9274
QUARTERLY VACANCY RATE		5.8%	2.8%	3.9%	11.6%			5.6%	5.5%	1.4%	14.9%
UNITS RENTED		41745	19184	11249	8238			42875	19138	11621	7891
UNITS VACANT		2570	553	457	1081			2559	1123	164	1383
NUMBER ABSORBED THIS TIME PERIOD		488	888	280	-54			274	-621	215	-387
TOTAL UNITS AVAILABLE	2010	44315	19737	11706	9254		2013	45434	20261	11785	9274
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	29	60	0	16		Second Qtr	0	340	27	0
TOTAL UNITS AVAILABLE		44344	19797	11706	9270			45434	20601	11812	9274
QUARTERLY VACANCY RATE		7.2%	4.2%	5.1%	10.2%			5.4%	5.6%	2.2%	11.1%
UNITS RENTED		41151	18966	11109	8324			42998	19457	11554	8244
UNITS VACANT		3193	831	597	946			2436	1144	258	1030
NUMBER ABSORBED THIS TIME PERIOD		-256	-218	-140	86			123	-22	-94	352
TOTAL UNITS AVAILABLE	2011	44344	19797	11706	9270		2013	45434	20601	11812	9274
UNITS ADDED SINCE LAST SURVEY	First Qtr	21	0	0	0		Third Qtr	0	205	6	5
TOTAL UNITS AVAILABLE		44365	19797	11706	9270			45434	20806	11818	9279
QUARTERLY VACANCY RATE		5.2%	1.0%	1.3%	7.3%			5.4%	2.9%	1.3%	9.3%
UNITS RENTED		42058	19601	11550	8589			42962	20213	11665	8419
UNITS VACANT		2307	792	445	686			2472	593	153	860
NUMBER ABSORBED THIS TIME PERIOD		907	635	441	265			-36	551	105	170
TOTAL UNITS AVAILABLE	2011	44365	19797	11706	9270		2013	45434	20806	11818	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	0	0	0		Fourth Qtr	308	10	0	0
TOTAL UNITS AVAILABLE		44365	19797	11706	9270			45742	20816	11818	9279
QUARTERLY VACANCY RATE		5.2%	1.0%	1.3%	7.3%			7.1%	1.9%	6.3%	8.3%
UNITS RENTED		42058	19601	11550	8589			42477	20416	11072	8508
UNITS VACANT		2307	792	445	686			3265	400	746	771
NUMBER ABSORBED THIS TIME PERIOD		0	0	0	0			-793	193	-593	90

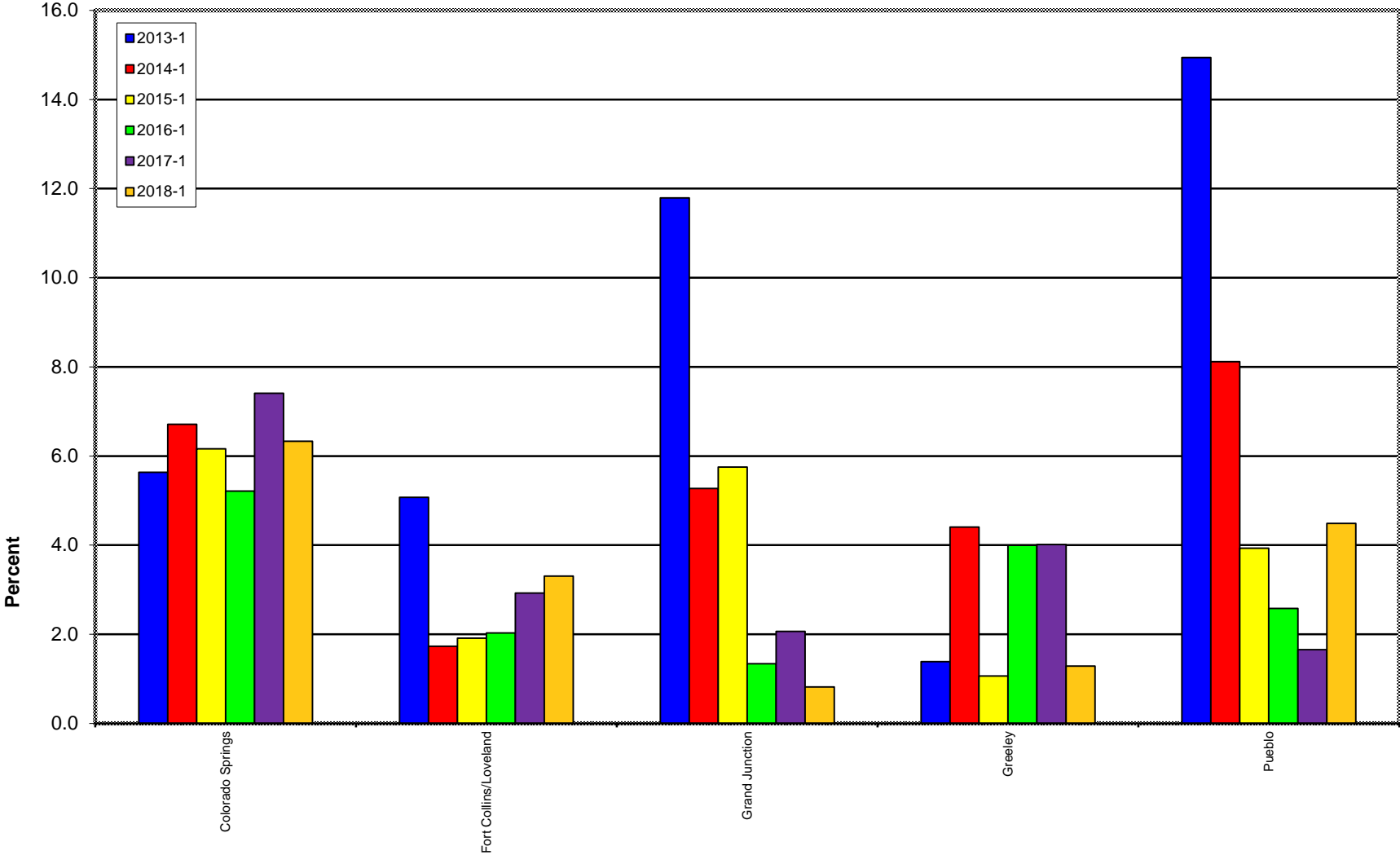
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

## Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	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
TOTAL UNITS AVAILABLE	2015	47211	21358	12159	9279		2018	49260	22708	13069	9286
UNITS ADDED SINCE LAST SURVEY	Third Qtr	0	304	100	0		First Qtr	12	126	119	0
TOTAL UNITS AVAILABLE		47211	21662	12259	9279			49272	22834	13188	9286
QUARTERLY VACANCY RATE		4.2%	2.2%	5.7%	6.2%			6.3%	3.4%	1.3%	4.5%
UNITS RENTED		45210	21184	11560	8708			46157	22067	13018	8869
UNITS VACANT		2001	478	699	571			3115	767	170	417
NUMBER ABSORBED THIS TIME PERIOD		149	-86	-508	-22			-475	55	240	-15
TOTAL UNITS AVAILABLE	2015	47211	21662	12259	9279		2018				
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	0	6	86	0		Second Qtr				
TOTAL UNITS AVAILABLE		47211	21668	12345	9279						
QUARTERLY VACANCY RATE		5.0%	2.0%	3.7%	5.7%						
UNITS RENTED		44836	21228	11893	8751						
UNITS VACANT		2375	440	452	528						
NUMBER ABSORBED THIS TIME PERIOD		-374	38	247	43						
TOTAL UNITS AVAILABLE	2016	47211	21668	12345	9279		2018				
UNITS ADDED SINCE LAST SURVEY	First Qtr	96	155	162	5		Third Qtr				
TOTAL UNITS AVAILABLE		47307	21823	12507	9284						
QUARTERLY VACANCY RATE		5.0%	2.0%	3.7%	5.7%						
UNITS RENTED		44927	21380	12050	8755						
UNITS VACANT		2380	443	457	529						
NUMBER ABSORBED THIS TIME PERIOD		-5	-3	-6	0						
TOTAL UNITS AVAILABLE	2016	47307	21823	12507	9284		2018				
UNITS ADDED SINCE LAST SURVEY	Second Qtr	319	0	154	0		Fourth Qtr				
TOTAL UNITS AVAILABLE		47626	21823	12661	9284						
QUARTERLY VACANCY RATE		5.0%	2.9%	3.5%	2.1%						
UNITS RENTED		45225	21199	12220	9086						
UNITS VACANT		2401	624	441	198						
NUMBER ABSORBED THIS TIME PERIOD		-21	-181	16	330						

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					11	0.0%		1	0.0%					1	1	100.0%		1	13	7.7%			
\$226 to \$250					1	0.0%													1	0.0%			
\$251 to \$275					1	0.0%													1	0.0%			
\$276 to \$300	1	71	1.4%		3	0.0%		1	0.0%									1	75	1.3%			
\$301 to \$325		13	0.0%																13	0.0%			
\$326 to \$350				2	114	1.8%		4	0.0%									2	118	1.7%			
\$351 to \$375					1	0.0%		1	0.0%										2	0.0%			
\$376 to \$400				4	42	9.5%									1	0.0%		4	43	9.3%			
\$401 to \$425					51	0.0%		1	16	6.3%				31	0.0%			1	98	1.0%			
\$426 to \$450	1	4	25.0%	4	47	8.5%												5	51	9.8%			
\$451 to \$475					3	0.0%								1	0.0%			7	0.0%				
\$476 to \$500					167	0.0%		8	0.0%						3	0.0%		175	0.0%				
\$501 to \$525					6	0.0%												6	0.0%				
\$526 to \$550				17	99	17.2%		1	0.0%									17	100	17.0%			
\$551 to \$575	2	52	3.8%		32	0.0%		1	20	5.0%								3	104	2.9%			
\$576 to \$600				1	93	1.1%		61	0.0%		33	0.0%						1	187	0.5%			
\$601 to \$625		10	0.0%	37	345	10.7%		79	0.0%									37	434	8.5%			
\$626 to \$650		66	0.0%	6	128	4.7%		9	146	6.2%		3	0.0%		3	0.0%	1	14	7.1%	16	360	4.4%	
\$651 to \$675	1	2	50.0%	1	212	0.5%		28	0.0%			10	0.0%					2	252	0.8%			
\$676 to \$700	6	284	2.1%		36	0.0%		53	0.0%			19	0.0%		8	0.0%		6	400	1.5%			
\$701 to \$725		64	0.0%	1	88	1.1%		5	178	2.8%		15	0.0%					6	345	1.7%			
\$726 to \$750		25	0.0%	15	396	3.8%		147	0.0%	2	73	2.7%		13	0.0%			17	654	2.6%			
\$751 to \$775	8	107	7.5%	17	414	4.1%		2	370	0.5%		3	0.0%	1	15	6.7%		28	909	3.1%			
\$776 to \$800	6	53	11.3%	35	739	4.7%		81	0.0%		20	0.0%		27	0.0%		2	23	8.7%	43	943	4.6%	
\$801 to \$825		21	0.0%	10	379	2.6%		6	71	8.5%				13	0.0%		7	0.0%	16	491	3.3%		
\$826 to \$850	4	100	4.0%	23	552	4.2%		2	167	1.2%	4	76	5.3%		1	0.0%		33	896	3.7%			
\$851 to \$875	1	88	1.1%	15	452	3.3%		9	359	2.5%	2	10	20.0%		5	0.0%	16	0.0%	27	930	2.9%		
\$876 to \$900	3	60	5.0%	17	368	4.6%		16	324	4.9%	3	65	4.6%		18	0.0%		39	835	4.7%			
\$901 to \$925		14	0.0%	6	305	2.0%		10	520	1.9%		21	0.0%		1	0.0%		16	861	1.9%			
\$926 to \$950		21	0.0%	68	981	6.9%		7	486	1.4%	2	51	3.9%	1	96	1.0%		78	1635	4.8%			
\$951 to \$975	1	12	8.3%	8	442	1.8%		13	345	3.8%	3	122	2.5%	2	84	2.4%		27	1005	2.7%			
\$976 to \$1000	11	112	9.8%	28	444	6.3%		7	254	2.8%		1	0.0%		11	0.0%		46	822	5.6%			
\$1001 to 1025	2	24	8.3%	9	378	2.4%		5	196	2.6%		126	0.0%		68	0.0%	1	16	6.3%	17	808	2.1%	
\$1026 to 1050				20	498	4.0%		36	424	8.5%	12	547	2.2%	3	98	3.1%		71	1567	4.5%			
\$1051 to 1075		36	0.0%	21	304	6.9%		19	572	3.3%	5	255	2.0%	1	13	7.7%		46	1180	3.9%			
\$1076 to 1100	1	91	1.1%	20	609	3.3%		7	309	2.3%	11	274	4.0%	2	31	6.5%		41	1314	3.1%			
\$1101 to 1125		3	40	7.5%	19	381	5.0%		6	139	4.3%	12	219	5.5%		8	0.0%	6	0.0%	40	793	5.0%	
\$1126 to 1150		25	0.0%	10	500	2.0%		6	193	3.1%	10	148	6.8%		67	0.0%		50	0.0%	26	983	2.6%	
\$1151 to 1175				23	552	4.2%		7	160	4.4%		7	226	3.1%	2	32	6.3%		39	970	4.0%		
\$1176 to 1200		52	0.0%	46	878	5.2%		1	52	1.9%		15	332	4.5%	3	133	2.3%		65	1447	4.5%		
\$1201 to 1225	8	66	12.1%	4	218	1.8%		31	252	12.3%	28	687	4.1%	5	68	7.4%		12	1	0.0%	76	1292	5.9%
\$1226 to 1250				14	483	2.9%		15	500	3.0%	13	322	4.0%		61	0.0%		54	1416	3.8%			
\$1251 to 1275				11	486	2.3%		14	310	4.5%	6	132	4.5%		88	0.0%		31	928	3.3%			
\$1276 to 1300	40	48	83.3%	69	492	14.0%		10	207	4.8%	24	577	4.2%	2	88	2.3%		145	1412	10.3%			
\$1301 to 1325		4	0.0%	74	327	22.6%		4	171	2.3%	5	107	4.7%	1	81	1.2%		4	0.0%	84	694	12.1%	
\$1326 to 1350				2	73	2.7%		5	143	3.5%	16	528	3.0%	6	71	8.5%		29	815	3.6%			
\$1351 to 1375				4	200	2.0%		15	228	6.6%	17	471	3.6%					36	899	4.0%			
\$1376 to 1400				4	202	2.0%		1	135	0.7%	8	344	2.3%		5	0.0%		13	687	1.9%			
\$1401 to 1425				4	130	3.1%			6	0.0%	38	804	4.7%		35	0.0%		42	975	4.3%			
\$1426 to 1450				2	122	1.6%		7	52	13.5%	14	533	2.6%	4	47	8.5%	5	72	6.9%	32	826	3.9%	
\$1451 to 1475				13	180	7.2%			52	0.0%	30	347	8.6%	4	36	11.1%		47	616	7.6%			
\$1476 to 1400								2	36	5.6%	29	547	5.3%	4	88	4.5%	1	28	3.6%	36	699	5.2%	
\$1501 to 1525								60	96	62.5%	17	301	5.6%	6	76	7.9%		83	473	17.5%			
\$1526 to 1550								1	0.0%	22	537	4.1%		48	0.0%		2	53	3.8%	24	639	3.8%	
\$1551 to 1575								1	0.0%	6	213	2.8%	1	126	0.8%		7	340	2.1%	7	340	2.1%	
\$1576 to 1500								1	0.0%	15	181	8.3%	8	149	5.4%		16	0.0%	23	347	6.6%		
\$1601 to 1625										12	218	5.5%		2	0.0%			12	220	5.5%			
\$1626 to 1650									13	0.0%	4	150	2.7%		39	0.0%		4	202	2.0%			
\$1651 to 1675					38	0.0%					2	78	2.6%	1	26	3.8%		3	142	2.1%			
\$1676 to 1600											3	30	10.0%		3	0.0%		3	31	9.7%			
\$1701 to 1725										38	126	30.2%		109	0.0%	18	24	75.0%	56	259	21.6%		
\$1726 to 1750											15	0.0%		1	22	4.5%	3	8	37.5%	4	45	8.9%	
\$1751 to 1775														5	103	4.9%		5	103	4.9%			
\$1776 to 1800														15	151	9.9%		17	167	10.2%			
\$1801 to 1825										7	120	5.8%		3	37	8.1%		10	157	6.4%			
\$1826 to 1850										72	141	51.1%		1	12	8.3%		73	153	47.7%			
\$1851 to 1875																							
\$1876 to 1900															1	21	4.8%		1	21	4.8%		
\$1901 to 1926											59	0.0%		36	0.0%				95	0.0%			
\$1926 to 1950														17	32	53.1%		17	32	53.1%			
\$1951 to 1975										2	24	8.3%						2	24	8.3%			
\$1976 to 2000																							
\$2000 and up														1	52	1.9%		1	52	1.9%			
TOTALS	99	1565	6.3%	684	14003	4.9%	339	7970	4.3%	513	10211	5.0%	104	2428	4.3%	48	412	11.7%	1787	36589	4.9%		

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

## Vacancy Rates During the Current Quarter Colorado Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450						1 0.0%															1 0.0%	
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600											33 0.0%										33 0.0%	
\$601 to \$625		9 0.0%																			9 0.0%	
\$626 to \$650		59 0.0%				6 88 6.8%															6 150 4.0%	
\$651 to \$675						1 48 2.1%															1 48 2.1%	
\$676 to \$700	6 220 2.7%																				6 220 2.7%	
\$701 to \$725		64 0.0%				1 87 1.1%															1 151 0.7%	
\$726 to \$750		3 0.0%				12 224 5.4%															12 227 5.3%	
\$751 to \$775	5 63 7.9%					17 343 5.0%					35 0.0%										22 441 5.0%	
\$776 to \$800	4 37 10.8%					35 700 5.0%				1 0.0%										2 23 8.7%	41 761 5.4%	
\$801 to \$825		20 0.0%				10 377 2.7%					1 0.0%										10 405 2.5%	
\$826 to \$850	4 81 4.9%					23 452 5.1%					1 0.0%										27 534 5.1%	
\$851 to \$875	1 88 1.1%					14 355 3.9%				9 335 2.7%											26 800 3.3%	
\$876 to \$900	3 60 5.0%					17 261 6.5%				13 295 4.4%											33 616 5.4%	
\$901 to \$925		13 0.0%				6 186 3.2%				10 489 2.0%											16 688 2.3%	
\$926 to \$950		21 0.0%				68 978 7.0%				5 248 2.0%											75 1294 5.8%	
\$951 to \$975	1 12 8.3%					6 318 1.9%				13 341 3.8%											20 676 3.0%	
\$976 to \$1000	8 58 13.8%					28 384 7.3%				2 47 4.3%											38 492 7.7%	
\$1001 to 1025	2 24 8.3%					9 270 3.3%				3 85 3.5%											14 503 2.8%	
\$1026 to 1050						20 249 8.0%				35 396 8.8%											69 1261 5.5%	
\$1051 to 1075		36 0.0%				13 135 9.6%				18 445 4.0%											36 856 4.2%	
\$1076 to 1100	1 81 1.2%					10 338 3.0%				2 84 2.4%											24 770 3.1%	
\$1101 to 1125	2 24 8.3%					19 381 5.0%				2 72 2.8%											35 605 5.8%	
\$1126 to 1150		16 0.0%				2 267 0.7%				3 48 6.3%											15 483 3.1%	
\$1151 to 1175						19 297 6.4%				7 72 9.7%											35 609 5.7%	
\$1176 to 1200		52 0.0%				43 806 5.3%				1 44 2.3%											55 1081 5.1%	
\$1201 to 1225	7 52 13.5%					4 171 2.3%															41 832 4.9%	
\$1226 to 1250						14 363 3.9%				12 318 3.8%											42 863 4.9%	
\$1251 to 1275						6 173 3.5%				3 116 2.6%											9 289 3.1%	
\$1276 to 1300	40 48 83.3%					58 206 28.2%				6 159 3.8%											125 735 17.0%	
\$1301 to 1325						68 214 31.8%				2 42 4.8%											76 447 17.0%	
\$1326 to 1350										4 118 3.4%											10 363 2.8%	
\$1351 to 1375						1 80 1.3%															8 209 3.8%	
\$1376 to 1400										1 86 1.2%											3 106 2.8%	
\$1401 to 1425						3 100 3.0%															36 697 5.2%	
\$1426 to 1450										7 52 13.5%											16 296 5.4%	
\$1451 to 1475						13 180 7.2%															39 488 8.0%	
\$1476 to 1400																					31 439 7.1%	
\$1501 to 1525										60 96 62.5%											79 310 25.5%	
\$1526 to 1550																					22 477 4.6%	
\$1551 to 1575																					1 83 1.2%	
\$1576 to 1500																					19 188 10.1%	
\$1601 to 1625																					12 218 5.5%	
\$1626 to 1650																					4 150 2.7%	
\$1651 to 1675																					3 104 2.9%	
\$1676 to 1600																					2 12 16.7%	
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	84 1141 7.4%					546 9032 6.0%				218 4078 5.3%											402 6103 6.6%	
																						68 889 7.6%
																						42 268 15.7%
																						1360 21511 6.3%

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																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750		3	0.0%																3	0.0%	
\$751 to \$775																					
\$776 to \$800				1	57	1.8%									2	23	8.7%		3	80	3.8%
\$801 to \$825				4	21	19.0%													4	21	19.0%
\$826 to \$850		5	0.0%																	5	0.0%
\$851 to \$875				1	148	0.7%													1	148	0.7%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950								1	0.0%		1	0.0%							1	1	0.0%
\$951 to \$975	1	12	8.3%																1	13	7.7%
\$976 to \$1000																					
\$1001 to 1025				1	62	1.6%													1	62	1.6%
\$1026 to 1050				14	120	11.7%		2	28	7.1%									16	148	10.8%
\$1051 to 1075											2	48	4.2%						2	48	4.2%
\$1076 to 1100				2	55	3.6%													2	55	3.6%
\$1101 to 1125				8	108	7.4%													8	108	7.4%
\$1126 to 1150																					
\$1151 to 1175				14	182	7.7%								1	3	33.3%			15	185	8.1%
\$1176 to 1200		52	0.0%								1	33	3.0%						1	85	1.2%
\$1201 to 1225				2	57	3.5%													2	57	3.5%
\$1226 to 1250								2	132	1.5%									2	132	1.5%
\$1251 to 1275				3	56	5.4%													3	56	5.4%
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350											3	152	2.0%						3	152	2.0%
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425											6	210	2.9%						6	210	2.9%
\$1426 to 1450																					
\$1451 to 1475								52	0.0%										52	0.0%	
\$1476 to 1400											1	60	1.7%						1	60	1.7%
\$1501 to 1525																					
\$1526 to 1550											7	112	6.3%						7	112	6.3%
\$1551 to 1575																					
\$1576 to 1500														10	0.0%				10	0.0%	
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675											2	78	2.6%						2	78	2.6%
\$1676 to 1600																					
\$1701 to 1725															18	0.0%				18	0.0%
\$1726 to 1750																					
\$1751 to 1775															21	0.0%				21	0.0%
\$1776 to 1800															12	0.0%				12	0.0%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
<b>TOTALS</b>	<b>1</b>	<b>72</b>	<b>1.4%</b>	<b>50</b>	<b>866</b>	<b>5.8%</b>	<b>4</b>	<b>213</b>	<b>1.9%</b>	<b>22</b>	<b>694</b>	<b>3.2%</b>	<b>1</b>	<b>64</b>	<b>1.6%</b>	<b>2</b>	<b>23</b>	<b>8.7%</b>	<b>80</b>	<b>1932</b>	<b>4.1%</b>

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																										
\$576 to \$600																										
\$601 to \$625																										
\$626 to \$650																										
\$651 to \$675																										
\$676 to \$700			1			0.0%															1	0.0%				
\$701 to \$725																										
\$726 to \$750					3	164	1.8%														3	164	1.8%			
\$751 to \$775					6	110	5.5%														6	110	5.5%			
\$776 to \$800						15	0.0%															15	0.0%			
\$801 to \$825						11	0.0%															11	0.0%			
\$826 to \$850			28			0.0%																28	0.0%			
\$851 to \$875		1	88			1.1%																1	88	1.1%		
\$876 to \$900					13	207	6.3%			90	0.0%											13	297	4.4%		
\$901 to \$925					2	97	2.1%		1	4	25.0%											3	101	3.0%		
\$926 to \$950					16	168	9.5%			6	0.0%											16	174	9.2%		
\$951 to \$975					6	318	1.9%															6	318	1.9%		
\$976 to \$1000		3	26			11.5%				28	0.0%											3	54	5.6%		
\$1001 to 1025								3	85	3.5%												3	85	3.5%		
\$1026 to 1050											213	0.0%											213	0.0%		
\$1051 to 1075					13	135	9.6%	8	269	3.0%	3	72	4.2%									24	476	5.0%		
\$1076 to 1100			1			0.0%			60	0.0%		80	0.0%										172	0.0%		
\$1101 to 1125					4	232	1.7%	2	32	6.3%	10	78	12.8%									16	342	4.7%		
\$1126 to 1150			16			0.0%																	17	0.0%		
\$1151 to 1175						1	0.0%					7	208	3.4%								7	209	3.3%		
\$1176 to 1200					8	104	7.7%						17	0.0%								8	121	6.6%		
\$1201 to 1225												4	64	6.3%								4	64	6.3%		
\$1226 to 1250					2	15	13.3%						3	0.0%								2	18	11.1%		
\$1251 to 1275																										
\$1276 to 1300						1	0.0%					10	82	12.2%			4	0.0%				10	87	11.5%		
\$1301 to 1325					60	109	55.0%					3	0.0%		1	80	1.3%					61	192	31.8%		
\$1326 to 1350												1	2	50.0%								1	2	50.0%		
\$1351 to 1375					1	80	1.3%					3	0.0%									1	83	1.2%		
\$1376 to 1400												1	0.0%			2	0.0%						3	0.0%		
\$1401 to 1425					3	100	3.0%								24	0.0%						3	124	2.4%		
\$1426 to 1450											2	120	1.7%									2	120	1.7%		
\$1451 to 1475					13	180	7.2%					1	0.0%									13	181	7.2%		
\$1476 to 1400											1	1	100.0%									1	1	100.0%		
\$1501 to 1525								24	0.0%													24	0.0%			
\$1526 to 1550												2	0.0%									2	0.0%			
\$1551 to 1575																										
\$1576 to 1500											14	120	11.7%									14	120	11.7%		
\$1601 to 1625											4	104	3.8%									4	104	3.8%		
\$1626 to 1650											4	150	2.7%									4	150	2.7%		
\$1651 to 1675															2	12	16.7%					2	12	16.7%		
\$1676 to 1600																										
\$1701 to 1725											2	32	6.3%									2	32	6.3%		
\$1726 to 1750																										
\$1751 to 1775																										
\$1776 to 1800																										
\$1801 to 1825																										
\$1826 to 1850												72	141	51.1%								72	141	51.1%		
\$1851 to 1875																										
\$1876 to 1900																										
\$1901 to 1926																										
\$1926 to 1950															17	28	60.7%					17	28	60.7%		
\$1951 to 1975																										
\$1976 to 2000																										
\$2000 and up																										
TOTALS		4	160			2.5%	150	2079		7.2%	14	598		2.3%	134	1497		9.0%	20	150		13.3%	322	4484		7.2%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625		9	0.0%																	9	0.0%		
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700		3	0.0%																	3	0.0%		
\$701 to \$725				1	87	1.1%														1	87	1.1%	
\$726 to \$750				9	60	15.0%														9	60	15.0%	
\$751 to \$775	1	1	100.0%	10	181	5.5%														11	182	6.0%	
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850				3	164	1.8%														3	164	1.8%	
\$851 to \$875				1	68	1.5%		108	0.0%											1	176	0.6%	
\$876 to \$900							6	41	14.6%											6	41	14.6%	
\$901 to \$925																							
\$926 to \$950				17	224	7.6%	1	153	0.7%											18	377	4.8%	
\$951 to \$975																							
\$976 to \$1000				8	164	4.9%														8	164	4.9%	
\$1001 to 1025				5	136	3.7%														5	136	3.7%	
\$1026 to 1050					1	0.0%				7	140	5.0%								7	141	5.0%	
\$1051 to 1075										5	96	5.2%								5	96	5.2%	
\$1076 to 1100				7	212	3.3%	1	5	20.0%											8	217	3.7%	
\$1101 to 1125	2	24	8.3%									30	0.0%							2	54	3.7%	
\$1126 to 1150				2	202	1.0%				10	144	6.9%								12	346	3.5%	
\$1151 to 1175				5	114	4.4%	6	48	12.5%											11	162	6.8%	
\$1176 to 1200				6	151	4.0%				4	68	5.9%								10	219	4.6%	
\$1201 to 1225	7	52	13.5%	2	114	1.8%				12	309	3.9%								21	475	4.4%	
\$1226 to 1250				10	292	3.4%	3	47	6.4%			16	0.0%			12	50	24.0%		25	405	6.2%	
\$1251 to 1275																							
\$1276 to 1300	40	48	83.3%	58	205	28.3%	1	52	1.9%											99	305	32.5%	
\$1301 to 1325				7	57	12.3%				2	38	5.3%								9	95	9.5%	
\$1326 to 1350												2	72	2.8%		16	0.0%			2	88	2.3%	
\$1351 to 1375												7	126	5.6%						7	126	5.6%	
\$1376 to 1400																							
\$1401 to 1425												19	288	6.6%		11	0.0%			19	299	6.4%	
\$1426 to 1450							7	52	13.5%							5	72	6.9%		12	124	9.7%	
\$1451 to 1475												23	155	14.8%		3	24	12.5%		26	179	14.5%	
\$1476 to 1400												18	240	7.5%		3	40	7.5%		21	280	7.5%	
\$1501 to 1525							60	72	83.3%			5	78	6.4%						65	150	43.3%	
\$1526 to 1550												8	136	5.9%						8	136	5.9%	
\$1551 to 1575															1	82	1.2%			1	82	1.2%	
\$1576 to 1500														5	42	11.9%		16	0.0%	5	58	8.6%	
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725											31	36	86.1%			12	0.0%	18	24	75.0%	49	72	68.1%
\$1726 to 1750															1	9	11.1%			1	9	11.1%	
\$1751 to 1775															2	16	12.5%			2	16	12.5%	
\$1776 to 1800															12	15	80.0%			12	15	80.0%	
\$1801 to 1825															3	21	14.3%			3	21	14.3%	
\$1826 to 1850															1	12	8.3%			1	12	8.3%	
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
<b>TOTALS</b>	<b>50</b>	<b>137</b>	<b>36.5%</b>	<b>151</b>	<b>2432</b>	<b>6.2%</b>	<b>99</b>	<b>852</b>	<b>11.6%</b>	<b>139</b>	<b>1698</b>	<b>8.2%</b>	<b>31</b>	<b>300</b>	<b>10.3%</b>	<b>35</b>	<b>162</b>	<b>21.6%</b>	<b>505</b>	<b>5581</b>	<b>9.0%</b>		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450					1	0.0%														1	0.0%
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725		64	0.0%																	64	0.0%
\$726 to \$750																					
\$751 to \$775	1	20	5.0%	1	52	1.9%													2	72	2.8%
\$776 to \$800	2	32	6.3%	12	303	4.0%													14	335	4.2%
\$801 to \$825				5	137	3.6%										7	0.0%		5	144	3.5%
\$826 to \$850	4	48	8.3%	20	288	6.9%													24	336	7.1%
\$851 to \$875							1	11	9.1%										1	11	9.1%
\$876 to \$900							1	48	2.1%										1	48	2.1%
\$901 to \$925							5	272	1.8%										5	272	1.8%
\$926 to \$950				25	380	6.6%	1	36	2.8%	2	46	4.3%							28	462	6.1%
\$951 to \$975							3	50	6.0%										3	50	6.0%
\$976 to \$1000																					
\$1001 to 1025	2	24	8.3%	3	72	4.2%					124	0.0%							5	220	2.3%
\$1026 to 1050										10	320	3.1%							12	367	3.3%
\$1051 to 1075								5	80	6.3%			2	47	4.3%				5	80	6.3%
\$1076 to 1100										11	168	6.5%		6	0.0%				11	174	6.3%
\$1101 to 1125																					
\$1126 to 1150					12	0.0%														12	0.0%
\$1151 to 1175																					
\$1176 to 1200							1	44	2.3%										1	44	2.3%
\$1201 to 1225										3	60	5.0%							3	60	5.0%
\$1226 to 1250											28	0.0%								28	0.0%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325								4	0.0%							4	0.0%			8	0.0%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525													4	32	12.5%				4	32	12.5%
\$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																					
<b>TOTALS</b>	<b>9</b>	<b>188</b>	<b>4.8%</b>	<b>66</b>	<b>1245</b>	<b>5.3%</b>	<b>17</b>	<b>545</b>	<b>3.1%</b>	<b>26</b>	<b>746</b>	<b>3.5%</b>	<b>6</b>	<b>85</b>	<b>7.1%</b>	<b>11</b>	<b>0.0%</b>	<b>124</b>	<b>2820</b>	<b>4.4%</b>	

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		45	0.0%		28	0.0%														73	0.0%	
\$651 to \$675																						
\$676 to \$700	6	216	2.8%																	6	216	2.8%
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775	1	30	3.3%																	1	30	3.3%
\$776 to \$800	2	5	40.0%	13	245	5.3%														15	250	6.0%
\$801 to \$825		20	0.0%		160	0.0%															180	0.0%
\$826 to \$850																						
\$851 to \$875				5	58	8.6%														5	58	8.6%
\$876 to \$900	3	60	5.0%				5	106	4.7%											8	166	4.8%
\$901 to \$925				4	89	4.5%	4	189	2.1%											8	278	2.9%
\$926 to \$950				1	102	1.0%		33	0.0%											1	135	0.7%
\$951 to \$975							9	206	4.4%											9	206	4.4%
\$976 to \$1000	5	32	15.6%										2	0.0%						5	34	14.7%
\$1001 to 1025																						
\$1026 to 1050				6	128	4.7%	2	54	3.7%				24	0.0%						8	206	3.9%
\$1051 to 1075												120	0.0%							120	0.0%	
\$1076 to 1100	1	80	1.3%				1	19	5.3%			13	0.0%							2	112	1.8%
\$1101 to 1125				7	41	17.1%		40	0.0%					8	0.0%					7	89	7.9%
\$1126 to 1150					52	0.0%								8	0.0%						60	0.0%
\$1151 to 1175																						
\$1176 to 1200				21	404	5.2%														21	404	5.2%
\$1201 to 1225														3	36	8.3%				3	36	8.3%
\$1226 to 1250				2	56	3.6%	7	139	5.0%	4	85	4.7%								13	280	4.6%
\$1251 to 1275				3	117	2.6%	3	116	2.6%											6	233	2.6%
\$1276 to 1300							5	107	4.7%		11	236	4.7%							16	343	4.7%
\$1301 to 1325										5	104	4.8%								5	104	4.8%
\$1326 to 1350							2	83	2.4%					3	0.0%					2	86	2.3%
\$1351 to 1375																						
\$1376 to 1400							1	86	1.2%		2	14	14.3%							3	100	3.0%
\$1401 to 1425										8	64	12.5%								8	64	12.5%
\$1426 to 1450										2	52	3.8%								2	52	3.8%
\$1451 to 1475											76	0.0%									76	0.0%
\$1476 to 1400										7	90	7.8%								7	90	7.8%
\$1501 to 1525													2	44	4.5%					2	44	4.5%
\$1526 to 1550														10	0.0%						10	0.0%
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625										8	114	7.0%								8	114	7.0%
\$1626 to 1650																						
\$1651 to 1675														2	0.0%						2	0.0%
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																3	8	37.5%		3	8	37.5%
\$1751 to 1775														1	28	3.6%				1	28	3.6%
\$1776 to 1800														1	20	5.0%				1	20	5.0%
\$1801 to 1825															16	0.0%					16	0.0%
\$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	18	488	3.7%	62	1480	4.2%	39	1178	3.3%	47	968	4.9%	7	201	3.5%	3	8	37.5%	176	4323	4.1%	

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

**Vacancy Rates During the Current Quarter  
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										33	0.0%								33	0.0%	
\$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							8	216	3.7%										8	216	3.7%
\$876 to \$900				4	54	7.4%													4	54	7.4%
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975							1	84	1.2%										1	84	1.2%
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075		36	0.0%																		
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325				1	48	2.1%													1	48	2.1%
\$1326 to 1350							1	20	5.0%										1	20	5.0%
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525										8	60	13.3%							8	60	13.3%
\$1526 to 1550															2	52	3.8%		2	52	3.8%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675													1	24	4.2%				1	24	4.2%
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
<b>TOTALS</b>		36	0.0%	5	102	4.9%	10	320	3.1%	8	93	8.6%	1	27	3.7%	2	52	3.8%	26	630	4.1%

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

**Vacancy Rates During the Current Quarter  
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																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650		14	0.0%	6	60	10.0%													6	74	8.1%	
\$651 to \$675				1	48	2.1%													1	48	2.1%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750									35	0.0%									2	47	4.3%	
\$751 to \$775	2	12	16.7%						1	0.0%									9	81	11.1%	
\$776 to \$800				9	80	11.3%																
\$801 to \$825				1	48	2.1%			1	0.0%									1	49	2.0%	
\$826 to \$850									1	0.0%										1	0.0%	
\$851 to \$875				7	81	8.6%					2	10	20.0%			12	0.0%		9	103	8.7%	
\$876 to \$900									1	10	10.0%								1	10	10.0%	
\$901 to \$925		13	0.0%						24	0.0%										37	0.0%	
\$926 to \$950		21	0.0%	9	104	8.7%	3	20	15.0%										12	145	8.3%	
\$951 to \$975														5	0.0%					5	0.0%	
\$976 to \$1000				20	220	9.1%	2	19	10.5%					1	0.0%				22	240	9.2%	
\$1001 to 1025								24	174	13.8%	2	12	16.7%						26	186	14.0%	
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100				1	40	2.5%													1	40	2.5%	
\$1101 to 1125											2	12	16.7%						2	12	16.7%	
\$1126 to 1150								3	48	6.3%									3	48	6.3%	
\$1151 to 1175								1	24	4.2%				1	29	3.4%			2	53	3.8%	
\$1176 to 1200				8	147	5.4%					6	60	10.0%		1	0.0%			14	208	6.7%	
\$1201 to 1225											8	140	5.7%						8	140	5.7%	
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325								1	15	6.7%									1	15	6.7%	
\$1326 to 1350																						
\$1351 to 1375															3	0.0%				3	0.0%	
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475											1	8	12.5%						1	8	12.5%	
\$1476 to 1400																						
\$1501 to 1525											5	165	3.0%						5	165	3.0%	
\$1526 to 1550															1	0.0%				1	0.0%	
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750															1	0.0%				1	0.0%	
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900														1	21	4.8%				1	21	4.8%
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
<b>TOTALS</b>	<b>2</b>	<b>60</b>	<b>3.3%</b>	<b>62</b>	<b>828</b>	<b>7.5%</b>	<b>35</b>	<b>372</b>	<b>9.4%</b>	<b>26</b>	<b>407</b>	<b>6.4%</b>	<b>2</b>	<b>62</b>	<b>3.2%</b>	<b>12</b>	<b>0.0%</b>	<b>127</b>	<b>1741</b>	<b>7.3%</b>		

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															1	1	100.0%		1	1	100.0%							
\$226 to \$250																												
\$251 to \$275																												
\$276 to \$300																												
\$301 to \$325																												
\$326 to \$350																												
\$351 to \$375																												
\$376 to \$400																												
\$401 to \$425																												
\$426 to \$450																												
\$451 to \$475																												
\$476 to \$500																												
\$501 to \$525																												
\$526 to \$550																												
\$551 to \$575																												
\$576 to \$600									16	0.0%										16	0.0%							
\$601 to \$625																												
\$626 to \$650																												
\$651 to \$675																												
\$676 to \$700		64	0.0%																	64	0.0%							
\$701 to \$725																												
\$726 to \$750					17	0.0%														17	0.0%							
\$751 to \$775					2	0.0%														2	0.0%							
\$776 to \$800		1	0.0%		21	0.0%														22	0.0%							
\$801 to \$825		1	0.0%		2	0.0%			1	0.0%										4	0.0%							
\$826 to \$850		16	0.0%		40	0.0%			6	0.0%										62	0.0%							
\$851 to \$875					1	0.0%														1	0.0%							
\$876 to \$900					86	0.0%		3	29	10.3%		3	36	8.3%					6	151	4.0%							
\$901 to \$925		1	0.0%										1	0.0%						2	0.0%							
\$926 to \$950								1	79	1.3%			1	0.0%					1	80	1.3%							
\$951 to \$975					2	120	1.7%			4	0.0%			1	0.0%				2	125	1.6%							
\$976 to \$1000		2	47	4.3%		2	0.0%		3	68	4.4%								5	117	4.3%							
\$1001 to 1025					4	0.0%			2	0.0%			2	0.0%		36	0.0%			44	0.0%							
\$1026 to 1050					4	0.0%							2	0.0%		1	0.0%			7	0.0%							
\$1051 to 1075					7	165	4.2%		1	124	0.8%			3	0.6%				8	292	2.7%							
\$1076 to 1100					5	124	4.0%		3	134	2.2%			13	0.0%				8	271	3.0%							
\$1101 to 1125		1	16	6.3%					4	66	6.1%			12	0.0%				5	94	5.3%							
\$1126 to 1150			9	0.0%		8	233	3.4%						4	0.0%				8	246	3.3%							
\$1151 to 1175						63	0.0%							6	0.0%					69	0.0%							
\$1176 to 1200					3	72	4.2%			2	0.0%		1	46	2.2%		2	92	2.2%	6	212	2.8%						
\$1201 to 1225		1	14	7.1%		47	0.0%		31	248	12.5%			1	0.0%				1	32	311	10.3%						
\$1226 to 1250						72	0.0%		3	180	1.7%			1	12	8.3%		60	0.0%	4	324	1.2%						
\$1251 to 1275						5	226	2.2%		11	191	5.8%			3	12	25.0%			19	429	4.4%						
\$1276 to 1300						11	285	3.9%					3	102	2.9%		2	36	5.6%	16	423	3.8%						
\$1301 to 1325			4	0.0%		6	113	5.3%		2	129	1.6%								8	246	3.3%						
\$1326 to 1350							8	0.0%		1	24	4.2%		5	150	3.3%		1	0.0%	6	183	3.3%						
\$1351 to 1375						3	120	2.5%		15	228	6.6%		4	104	3.8%				22	452	4.9%						
\$1376 to 1400						4	163	2.5%						4	275	1.5%				8	438	1.8%						
\$1401 to 1425						1	30	3.3%			6	0.0%		5	242	2.1%				6	278	2.2%						
\$1426 to 1450						2	122	1.6%						10	277	3.6%		4	46	8.7%	16	445	3.6%					
\$1451 to 1475														5	61	8.2%				5	61	8.2%						
\$1476 to 1400									2	36	5.6%			1	148	0.7%			1	28	3.6%	4	212	1.9%				
\$1501 to 1525													4	163	2.5%					4	163	2.5%						
\$1526 to 1550														60	0.0%						98	0.0%						
\$1551 to 1575									1	0.0%			6	212	2.8%				2	0.0%	6	215	2.8%					
\$1576 to 1500									1	0.0%			1	60	1.7%				9	0.0%	1	70	1.4%					
\$1601 to 1625															2	0.0%					2	0.0%						
\$1626 to 1650															3	0.0%					3	0.0%						
\$1651 to 1675																												
\$1676 to 1600															1	18	5.6%		1	0.0%	1	19	5.3%					
\$1701 to 1725													5	26	19.2%						5	105	4.8%					
\$1726 to 1750																79	0.0%				12	0.0%						
\$1751 to 1775																12	0.0%				1	16	6.3%					
\$1776 to 1800																1	16	6.3%			2	104	1.9%					
\$1801 to 1825																		2	16	12.5%	4	120	3.3%					
\$1826 to 1850																					7	120	5.8%					
\$1851 to 1875																												
\$1876 to 1900																												
\$1901 to 1926																4	0.0%					4	0.0%					
\$1926 to 1950																												
\$1951 to 1975																14	0.0%					14	0.0%					
\$1976 to 2000																												
\$2000 and up																												
TOTALS		4	173	2.3%		57	2142	2.7%		80	1575	5.1%		70	2176	3.2%		12	609	2.0%		4	47	8.5%		227	6722	3.4%

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





### Vacancy Rates During the Current Quarter Fort Collins - Northwest

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$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																					
\$876 to \$900						66 0.0%														66 0.0%	
\$901 to \$925																					
\$926 to \$950							1 66 1.5%													1 66 1.5%	
\$951 to \$975						84 0.0%														84 0.0%	
\$976 to \$1000						2 0.0%														2 0.0%	
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075							1 123 0.8%													1 123 0.8%	
\$1076 to 1100							2 100 2.0%													2 100 2.0%	
\$1101 to 1125	1 16 6.3%																			1 16 6.3%	
\$1126 to 1150		9 0.0%																		9 0.0%	
\$1151 to 1175										6 0.0%										6 0.0%	
\$1176 to 1200											2 91 2.2%									2 91 2.2%	
\$1201 to 1225															1 0.0%					1 0.0%	
\$1226 to 1250														60 0.0%						60 0.0%	
\$1251 to 1275					1 54 1.9%				102 0.0%											1 54 1.9%	
\$1276 to 1300																					
\$1301 to 1325		4 0.0%				24 0.0%			2 105 1.9%											2 133 1.5%	
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425					1 30 3.3%															1 30 3.3%	
\$1426 to 1450											36 0.0%									36 0.0%	
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525											3 0.0%									3 0.0%	
\$1526 to 1550																					
\$1551 to 1575										4 14 28.6%										4 14 28.6%	
\$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											5 26 19.2%									5 26 19.2%	
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800														2 104 1.9%						2 104 1.9%	
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926															36 0.0%					36 0.0%	
\$1926 to 1950															4 0.0%					4 0.0%	
\$1951 to 1975																					
\$1976 to 2000										2 24 8.3%										2 24 8.3%	
\$2000 and up																					
TOTALS	1 93 1.1%				2 294 0.7%		6 497 1.2%		11 109 10.1%		4 295 1.4%				2 0.0%				24 1290 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  
Fort Collins - Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800		1	0.0%		21	0.0%														22	0.0%
\$801 to \$825		1	0.0%					1	0.0%											2	0.0%
\$826 to \$850								3	0.0%											3	0.0%
\$851 to \$875																					
\$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								1	0.0%											1	0.0%
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075										1	0.0%									1	0.0%
\$1076 to 1100					1	0.0%		1	0.0%		5	0.0%								7	0.0%
\$1101 to 1125											1	0.0%								1	0.0%
\$1126 to 1150											1	0.0%								1	0.0%
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575								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																					
<b>TOTALS</b>		3	0.0%		42	0.0%		18	0.0%		8	0.0%		2	0.0%					73	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%		6	0.0%		1	0.0%											23	0.0%		
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950					1	32	3.1%													1	32	3.1%	
\$951 to \$975																				2	51	3.9%	
\$976 to \$1000	2	47	4.3%					4	0.0%														
\$1001 to 1025											2	0.0%									2	0.0%	
\$1026 to 1050														1	0.0%						1	0.0%	
\$1051 to 1075					7	165	4.2%													7	165	4.2%	
\$1076 to 1100					2	39	5.1%		1	32	3.1%									3	71	4.2%	
\$1101 to 1125									4	66	6.1%										4	66	6.1%
\$1126 to 1150					7	144	4.9%													7	144	4.9%	
\$1151 to 1175						54	0.0%														54	0.0%	
\$1176 to 1200													1	0.0%							1	0.0%	
\$1201 to 1225								30	180	16.7%											30	180	16.7%
\$1226 to 1250						12	0.0%														12	0.0%	
\$1251 to 1275					2	148	1.4%		11	191	5.8%										13	339	3.8%
\$1276 to 1300					2	45	4.4%						2	36	5.6%						4	81	4.9%
\$1301 to 1325					4	85	4.7%														4	85	4.7%
\$1326 to 1350								1	24	4.2%		5	150	3.3%		1	0.0%				6	175	3.4%
\$1351 to 1375					3	120	2.5%					4	104	3.8%							7	224	3.1%
\$1376 to 1400					1	45	2.2%					1	168	0.6%							2	213	0.9%
\$1401 to 1425												5	174	2.9%							5	174	2.9%
\$1426 to 1450												3	165	1.8%							3	165	1.8%
\$1451 to 1475																							
\$1476 to 1400								2	36	5.6%							13	0.0%			2	49	4.1%
\$1501 to 1525																							
\$1526 to 1550												60	0.0%									60	0.0%
\$1551 to 1575												80	0.0%									80	0.0%
\$1576 to 1500												1	60	1.7%							1	60	1.7%
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750															12	0.0%						12	0.0%
\$1751 to 1775														1	16	6.3%					1	16	6.3%
\$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																							
<b>TOTALS</b>	<b>2</b>	<b>63</b>	<b>3.2%</b>	<b>29</b>	<b>895</b>	<b>3.2%</b>	<b>49</b>	<b>534</b>	<b>9.2%</b>	<b>19</b>	<b>963</b>	<b>2.0%</b>	<b>3</b>	<b>67</b>	<b>4.5%</b>	<b>13</b>	<b>0.0%</b>	<b>102</b>	<b>2535</b>	<b>4.0%</b>			

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					16	0.0%														16	0.0%						
\$751 to \$775																											
\$776 to \$800																											
\$801 to \$825																											
\$826 to \$850																											
\$851 to \$875																											
\$876 to \$900								3	28	10.7%		3	36	8.3%					6	64	9.4%						
\$901 to \$925													1	0.0%						1	0.0%						
\$926 to \$950													1	0.0%						1	0.0%						
\$951 to \$975													1	0.0%						1	0.0%						
\$976 to \$1000										2	0.0%									2	0.0%						
\$1001 to 1025									1	0.0%				36	0.0%					37	0.0%						
\$1026 to 1050													2	0.0%						2	0.0%						
\$1051 to 1075													2	0.0%						2	0.0%						
\$1076 to 1100					3	52	5.8%		1	0.0%			8	0.0%					3	61	4.9%						
\$1101 to 1125														11	0.0%					11	0.0%						
\$1126 to 1150					1	89	1.1%						3	0.0%					1	92	1.1%						
\$1151 to 1175						9	0.0%													9	0.0%						
\$1176 to 1200					3	72	4.2%						2	0.0%					3	74	4.1%						
\$1201 to 1225						47	0.0%		1	68	1.5%		1	0.0%					1	116	0.9%						
\$1226 to 1250									3	78	3.8%								3	78	3.8%						
\$1251 to 1275																											
\$1276 to 1300					2	24	8.3%					1	4	25.0%					3	28	10.7%						
\$1301 to 1325					2	4	50.0%												2	4	50.0%						
\$1326 to 1350						8	0.0%													8	0.0%						
\$1351 to 1375									15	228	6.6%								15	228	6.6%						
\$1376 to 1400					3	118	2.5%												3	118	2.5%						
\$1401 to 1425													68	0.0%						68	0.0%						
\$1426 to 1450														4	46	8.7%				4	46	8.7%					
\$1451 to 1475													5	58	8.6%				5	58	8.6%						
\$1476 to 1400													1	148	0.7%				1	148	0.7%						
\$1501 to 1525													4	160	2.5%				4	160	2.5%						
\$1526 to 1550																											
\$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	18	5.6%				1	18	5.6%					
\$1701 to 1725															79	0.0%				79	0.0%						
\$1726 to 1750																											
\$1751 to 1775																											
\$1776 to 1800																			2	16	12.5%						
\$1801 to 1825																											
\$1826 to 1850																											
\$1851 to 1875																											
\$1876 to 1900																											
\$1901 to 1926																											
\$1926 to 1950																											
\$1951 to 1975																											
\$1976 to 2000																											
\$2000 and up																											
TOTALS					14	439	3.2%		22	406	5.4%		14	506	2.8%		5	180	2.8%		2	16	12.5%		57	1547	3.7%

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

### Vacancy Rates During the Current Quarter 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															1	1	100.0%		1	1	100.0%		
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600										16	0.0%									16	0.0%		
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750						1	0.0%													1	0.0%		
\$751 to \$775						2	0.0%													2	0.0%		
\$776 to \$800																							
\$801 to \$825						2	0.0%													2	0.0%		
\$826 to \$850										2	0.0%									2	0.0%		
\$851 to \$875						1	0.0%													1	0.0%		
\$876 to \$900										1	0.0%									1	0.0%		
\$901 to \$925																							
\$926 to \$950										2	0.0%									2	0.0%		
\$951 to \$975										3	0.0%									3	0.0%		
\$976 to \$1000					1	4	25.0%			3	62	4.8%							1	7	14.3%		
\$1001 to 1025										3	62	4.8%							3	62	4.8%		
\$1026 to 1050						4	0.0%			1	0.0%									5	0.0%		
\$1051 to 1075						4	0.0%													4	0.0%		
\$1076 to 1100										1	0.0%									1	0.0%		
\$1101 to 1125						32	0.0%													32	0.0%		
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200										2	0.0%		1	44	2.3%					1	46	2.2%	
\$1201 to 1225		1	14	7.1%																1	14	7.1%	
\$1226 to 1250						60	0.0%					1	12	8.3%						1	72	1.4%	
\$1251 to 1275						2	24	8.3%				3	12	25.0%						5	36	13.9%	
\$1276 to 1300						7	216	3.2%				2	98	2.0%						9	314	2.9%	
\$1301 to 1325										24	0.0%										24	0.0%	
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400												3	107	2.8%						3	107	2.8%	
\$1401 to 1425										6	0.0%									6	0.0%		
\$1426 to 1450						2	122	1.6%				7	76	9.2%						9	198	4.5%	
\$1451 to 1475													3	0.0%						3	0.0%		
\$1476 to 1400															1	15	6.7%			1	15	6.7%	
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575												2	118	1.7%						2	120	1.7%	
\$1576 to 1500																				6	0.0%		
\$1601 to 1625																				2	0.0%		
\$1626 to 1650																				3	0.0%		
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825													7	120	5.8%					7	120	5.8%	
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		1	14	7.1%		12	472	2.5%		3	120	2.5%		26	590	4.4%		65	0.0%		2	16	12.5%
																					44	1277	3.4%

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

**Vacancy Rates During the Current Quarter  
Grand Junction**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300	1	71	1.4%																1	71	1.4%
\$301 to \$325																					
\$326 to \$350				2	114	1.8%													2	114	1.8%
\$351 to \$375								1	0.0%											1	0.0%
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500					17	0.0%														17	0.0%
\$501 to \$525																					
\$526 to \$550					11	0.0%														11	0.0%
\$551 to \$575					20	0.0%		2	0.0%											22	0.0%
\$576 to \$600				1	72	1.4%		44	0.0%										1	116	0.9%
\$601 to \$625					82	0.0%		4	0.0%											86	0.0%
\$626 to \$650					11	0.0%	1	49	2.0%		3	0.0%							1	63	1.6%
\$651 to \$675					1	0.0%		3	0.0%		10	0.0%								14	0.0%
\$676 to \$700					3	0.0%		11	0.0%		11	0.0%								25	0.0%
\$701 to \$725								23	0.0%		15	0.0%								38	0.0%
\$726 to \$750								11	0.0%		13	0.0%								24	0.0%
\$751 to \$775								1	0.0%		3	0.0%								4	0.0%
\$776 to \$800													1	0.0%						1	0.0%
\$801 to \$825																					
\$826 to \$850														1	0.0%					1	0.0%
\$851 to \$875														1	0.0%					1	0.0%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1	71	1.4%	3	331	0.9%	1	149	0.7%		55	0.0%		3	0.0%				5	609	0.8%

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

## Vacancy Rates During the Current Quarter 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																					
\$526 to \$550																					
\$551 to \$575	1	37	2.7%																1	37	2.7%
\$576 to \$600																					
\$601 to \$625		1	0.0%		18	0.0%														19	0.0%
\$626 to \$650					29	0.0%														29	0.0%
\$651 to \$675					101	0.0%														101	0.0%
\$676 to \$700					32	0.0%														32	0.0%
\$701 to \$725					1	0.0%														1	0.0%
\$726 to \$750				1	70	1.4%		25	0.0%										1	95	1.1%
\$751 to \$775					58	0.0%		102	0.0%											160	0.0%
\$776 to \$800	2	15	13.3%		8	0.0%		76	0.0%	18	0.0%		26	0.0%					2	143	1.4%
\$801 to \$825								5	0.0%											5	0.0%
\$826 to \$850					60	0.0%	1	154	0.6%										1	214	0.5%
\$851 to \$875				1	24	4.2%		24	0.0%				4	0.0%					1	52	1.9%
\$876 to \$900					18	0.0%				2	0.0%		18	0.0%						38	0.0%
\$901 to \$925					90	0.0%				15	0.0%									105	0.0%
\$926 to \$950							1	159	0.6%										1	159	0.6%
\$951 to \$975										1	26	3.8%							1	26	3.8%
\$976 to \$1000	1	7	14.3%				2	136	1.5%				8	0.0%					3	151	2.0%
\$1001 to 1025					101	0.0%							8	0.0%						109	0.0%
\$1026 to 1050					156	0.0%	1	24	4.2%										1	180	0.6%
\$1051 to 1075											12	0.0%		3	0.0%					15	0.0%
\$1076 to 1100					48	0.0%		68	0.0%											116	0.0%
\$1101 to 1125										86	0.0%						6	0.0%		92	0.0%
\$1126 to 1150							3	96	3.1%				59	0.0%		50	0.0%		3	205	1.5%
\$1151 to 1175				4	192	2.1%					12	0.0%							4	204	2.0%
\$1176 to 1200										3	108	2.8%	1	40	2.5%				4	148	2.7%
\$1201 to 1225													5	0.0%						5	0.0%
\$1226 to 1250					48	0.0%				8	178	4.5%							8	226	3.5%
\$1251 to 1275					87	0.0%				3	120	2.5%							3	207	1.4%
\$1276 to 1300										156	0.0%		18	0.0%						174	0.0%
\$1301 to 1325																					
\$1326 to 1350				2	44	4.5%							12	0.0%					2	56	3.6%
\$1351 to 1375								48	0.0%	6	238	2.5%							6	238	2.5%
\$1376 to 1400																				48	0.0%
\$1401 to 1425																					
\$1426 to 1450										84	0.0%									84	0.0%
\$1451 to 1475										2	54	3.7%	1	12	8.3%		1	0.0%	3	67	4.5%
\$1476 to 1400												1	48	2.1%					1	48	2.1%
\$1501 to 1525																					
\$1526 to 1550													9	0.0%						9	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													1	22	4.5%				1	22	4.5%
\$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	60	6.7%	8	1185	0.7%	8	917	0.9%	23	1109	2.1%	4	328	1.2%		57	0.0%	47	3656	1.3%

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

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	1	4	25.0%		4	0.0%													1	8	12.5%	
\$451 to \$475					1	0.0%														1	0.0%	
\$476 to \$500					148	0.0%		8	0.0%											156	0.0%	
\$501 to \$525					5	0.0%														5	0.0%	
\$526 to \$550																						
\$551 to \$575	1	15	6.7%																1	15	6.7%	
\$576 to \$600					21	0.0%														21	0.0%	
\$601 to \$625				37	245	15.1%		72	0.0%										37	317	11.7%	
\$626 to \$650																1	14	7.1%		1	14	7.1%
\$651 to \$675					12	0.0%														12	0.0%	
\$676 to \$700								12	0.0%											12	0.0%	
\$701 to \$725							5	155	3.2%										5	155	3.2%	
\$726 to \$750								100	0.0%	2	60	3.3%							2	160	1.3%	
\$751 to \$775												1	15	6.7%					1	15	6.7%	
\$776 to \$800																						
\$801 to \$825							6	56	10.7%				1	0.0%					6	57	10.5%	
\$826 to \$850																						
\$851 to \$875					28	0.0%														28	0.0%	
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950											64	0.0%		56	0.0%					56	0.0%	
\$951 to \$975																				64	0.0%	
\$976 to \$1000																						
\$1001 to 1025															1	16	6.3%		1	16	6.3%	
\$1026 to 1050					84	0.0%														84	0.0%	
\$1051 to 1075													8	0.0%						8	0.0%	
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225										1	113	0.9%							1	113	0.9%	
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350													6	39	15.4%				6	39	15.4%	
\$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																						
<b>TOTALS</b>	<b>2</b>	<b>32</b>	<b>6.3%</b>	<b>39</b>	<b>603</b>	<b>6.5%</b>	<b>11</b>	<b>403</b>	<b>2.7%</b>	<b>3</b>	<b>237</b>	<b>1.3%</b>	<b>7</b>	<b>119</b>	<b>5.9%</b>	<b>2</b>	<b>30</b>	<b>6.7%</b>	<b>64</b>	<b>1424</b>	<b>4.5%</b>	

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	1	12	8.3%																				1	12	8.3%
\$576 to \$600																									
\$601 to \$625					58	0.0%																	58	0.0%	
\$626 to \$650																	1	14	7.1%				1	14	7.1%
\$651 to \$675																									
\$676 to \$700																									
\$701 to \$725																									
\$726 to \$750									10	0.0%													10	0.0%	
\$751 to \$775																									
\$776 to \$800																									
\$801 to \$825																									
\$826 to \$850																									
\$851 to \$875																									
\$876 to \$900																									
\$901 to \$925																									
\$926 to \$950																									
\$951 to \$975																									
\$976 to \$1000																									
\$1001 to 1025																									
\$1026 to 1050																									
\$1051 to 1075																									
\$1076 to 1100																									
\$1101 to 1125																									
\$1126 to 1150																									
\$1151 to 1175																									
\$1176 to 1200																									
\$1201 to 1225																									
\$1226 to 1250																									
\$1251 to 1275																									
\$1276 to 1300																									
\$1301 to 1325																									
\$1326 to 1350																									
\$1351 to 1375																									
\$1376 to 1400																									
\$1401 to 1425																									
\$1426 to 1450																									
\$1451 to 1475																									
\$1476 to 1400																									
\$1501 to 1525																									
\$1526 to 1550																									
\$1551 to 1575																									
\$1576 to 1500																									
\$1601 to 1625																									
\$1626 to 1650																									
\$1651 to 1675																									
\$1676 to 1600																									
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800																									
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$2000 and up																									
<b>TOTALS</b>	1	25	4.0%	109	0.0%		18	0.0%								1	14	7.1%	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																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600						12 0.0%														12 0.0%	
\$601 to \$625					36 168 21.4%															36 168 21.4%	
\$626 to \$650																					
\$651 to \$675						12 0.0%															12 0.0%
\$676 to \$700																					
\$701 to \$725								5 151 3.3%													5 151 3.3%
\$726 to \$750																					
\$751 to \$775													1 15 6.7%								1 15 6.7%
\$776 to \$800																					
\$801 to \$825								6 56 10.7%						1 0.0%							6 57 10.5%
\$826 to \$850																					
\$851 to \$875						28 0.0%															28 0.0%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950													56 0.0%								56 0.0%
\$951 to \$975											64 0.0%										64 0.0%
\$976 to \$1000																					
\$1001 to 1025																1 16 6.3%					1 16 6.3%
\$1026 to 1050						84 0.0%															84 0.0%
\$1051 to 1075														8 0.0%							8 0.0%
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225												1 113 0.9%									1 113 0.9%
\$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																					
<b>TOTALS</b>						<b>36 304 11.8%</b>															<b>56 823 6.8%</b>

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	1	4	25.0%		4	0.0%													1	8	12.5%	
\$451 to \$475					1	0.0%														1	0.0%	
\$476 to \$500					148	0.0%														148	0.0%	
\$501 to \$525					5	0.0%														5	0.0%	
\$526 to \$550																						
\$551 to \$575		3	0.0%																	3	0.0%	
\$576 to \$600					9	0.0%														9	0.0%	
\$601 to \$625				1	19	5.3%		72	0.0%											1	91	1.1%
\$626 to \$650																						
\$651 to \$675								12	0.0%											12	0.0%	
\$676 to \$700																						
\$701 to \$725								4	0.0%											4	0.0%	
\$726 to \$750								90	0.0%	2	60	3.3%							2	150	1.3%	
\$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																						
<b>TOTALS</b>	<b>1</b>	<b>7</b>	<b>14.3%</b>	<b>3</b>	<b>190</b>	<b>1.6%</b>	<b>178</b>	<b>0.0%</b>	<b>2</b>	<b>60</b>	<b>3.3%</b>							<b>6</b>	<b>435</b>	<b>1.4%</b>		

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