

Second 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

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of

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And

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of

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

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Colorado State

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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 Second Quarter 2018 Survey 34,111 units reported in the Colorado Metropolitan Areas compared to 33,764 for the Second 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 5.9 for June of 2018 compared to 6.0 percent for December of 2017 compared to 4.9 percent for June 2017, compared to 6.1 percent in December 2016, compared to 5.2 percent for June 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, 3.8 percent; Grand Junction, 4.3 percent; Greeley, 3.6 percent; and Pueblo, 4.4 percent.

The overall average rent per square foot ranges from a low of 83 cents in Grand Junction to a high of 160 cents in Fort Collins/Loveland. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 5.3 percent. This means that tenants moved out of 5.3 percent of the units the previous month.

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

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

INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

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

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

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

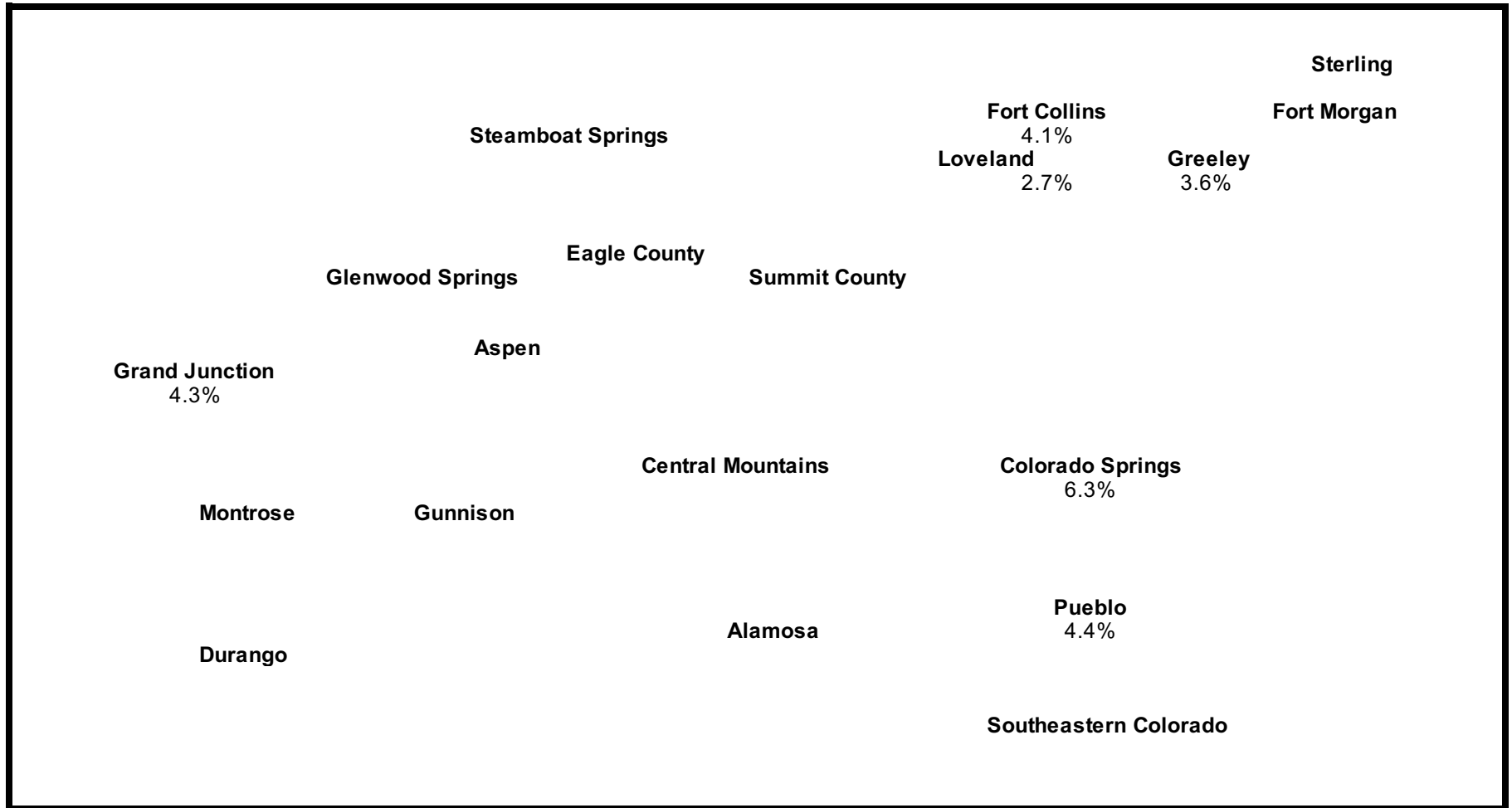
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2011		2012				2013				2014				2015				2016				2017				2018						
	3rd Qtr	4th Qtr	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	216		98		33		65		119		153		0		88		0				33				33								
Aspen	328		118		204		352		204		204		143		143		205				205				330								
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	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	21423					
Northwest	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	2599					
Northeast	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	3848					
Far Northeast	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	6389					
Southeast	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	2492					
Security/Widefield/Fountain	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	630					
Southwest	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	3578					
Central	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	1885					
Durango	601		233		203		221		253		82		188		187		189				254				357								
Eagle County	1077		683		882		831		765		570		659		684		744				817				659								
Fort Collins/Loveland	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	6676					
Fort Collins	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	5511					
Northwest	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	1511					
Northeast	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	126					
Southeast	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	2363					
Southwest	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	1511					
Loveland	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	1165					
Fort Morgan/Brush	240		366		245		366		342		144		240		216		240				264				144								
Glenwood Springs	235		157		273		231		223		242		169		172		224				206				141								
Grand Junction	1841	1637	771	1085	717	1157	1289	1427	1002	1128	1062	967	897	962	1008	667	615	647	820	617	707	577	484	385	467	447	609	561					
Greeley	2819	2501	3592	2936	3163	2735	3026	2798	2866	2948	2836	2952	2925	3085	3202	3193	3474	3390	3631	3586	3380	3566	3540	3623	3390	3555	3656	3861					
Gunnison	177		88		60		88		88		88		60		60		88				60				60								
Montrose	256		186		16		92		132		16		126		92		92				76				76								
Pueblo	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	1590					
Northwest	174	89	89	90	90	91	91	91	91	93	93	93	173	93	173	93	171	173	168	168	171	168	168	171	168	168	168	88					
Northeast	1100	748	395	841	1069	743	908	971	1067	1067	1067	1101	851	920	999	924	1043	990	990	1138	1138	1138	1138	1252	1252	1348	823	1168					
Southeast	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	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	334					
Southeastern Colorado	160		112		110		90		120		10		110		0		110				142				142								
Steamboat Springs	247		248		303		206		240		151		146		146		146				146				203								
Sterling	264		86		240		196		240		196		240		228		154				318				122								
Summit County	341		243		243		243		243		243		182		152		213				243				104								
Total Responses	35061	29825	30773	29003	34185	30725	34635	32073	34919	32582	34622	32426	35023	32649	36687	32033	35540	32518	33067	33676	36504	33059	33935	33764	37268	34026	34182	34111					

*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)
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
2nd Quarter 2018*	5.9	1416.75	1380.99

[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					
	3rd Qtr	4th Qtr	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														
Aspen	4.3		1.7		0.5		0.9		2.5		0.5		0.0		0.5			2.0														
Central Mountains					4.2		1.5		1.4		0.0		6.5		3.0		1.8		3.0							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	6.2	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	6.3				
Northwest	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	5.3				
Northeast	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	8.5				
Far Northeast	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	7.5				
Southeast	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	3.8				
Security/Widefield/Fountain	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	5.9				
Southwest	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	4.9				
Central	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	5.7				
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	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	3.8				
Fort Collins	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	4.1				
Northwest	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	8.3				
Northeast	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	0.8				
Southeast	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	1.8				
Southwest	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	3.8				
Loveland	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	2.7				
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	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	4.3				
Greeley	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	3.6				
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	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	4.4				
Northwest	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	0.0				
Northeast	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	5.1				
Southeast	7.1	0.0											0.0																			
Southwest	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	3.3				
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		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	Apartment Type	2012		2013				2014				2015				2016				2017				2018			
		3rd Qtr	4th Qtr	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	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	5.0		
	One bedroom	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	5.2		
	Two bed, one bath	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	4.7		
	Two bed, two bath	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	5.9		
	Three bedroom	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	5.7		
All	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	5.4			
Alamosa	Efficiency										50.0																
	One bedroom	0.0		7.9		3.8		10.3				3.1						0.0				0.0					
	Two bed, one bath	0.0		29.6		8.8		16.1				11.1						0.0				0.0					
	Two bed, two bath					0.0		0.0				10.7															
	Three bedroom					0.0		25.0				0.0															
All	0.0		16.9		5.9		12.4				10.2						0.0				0.0						
Aspen	Efficiency	0.0		0.0		4.5		0.0		0.0	0.0						0.0				0.0						
	One bedroom	0.0		0.0		3.1		0.0		0.0	0.0						0.0				0.0						
	Two bed, one bath	0.0		0.0		0.0		0.0		0.0	0.0						0.0				0.0						
	Two bed, two bath	1.1		3.4		3.4		1.1		0.0	0.0						0.0				2.3			0.0			
	Three bedroom	0.0		0.0		0.0		0.0		0.0	4.2						8.3										
All	0.5		0.9		2.5		0.5		0.0	0.0			0.5			2.0				0.0							
Buena Vista	Efficiency	*		*		*		*		*	*		*		*		*		*		*		*		*		
	One bedroom	*		*		*		*		*	*		*		*		*		*		*		*		*		
	Two bed, one bath	*		*		*		*		*	*		*		*		*		*		*		*		*		
	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											0.0					3.7					
	One bedroom	3.4		0.0		0.0																					
	Two bed, one bath	4.7		1.8		1.8		0.0		6.5		3.2		1.8			3.6					0.7					
	Two bed, two bath											0.0															
	Three bedroom											0.0											3.7				
All																	0.0					3.7					
Colorado Springs	Efficiency	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	5.5		
	One bedroom	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	6.0		
	Two bed, one bath	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	5.8		
	Two bed, two bath	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	7.1		
	Three bedroom	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	6.7		
All	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	6.3			
Durango	Efficiency			0.0		20.0				10.0		0.0		0.0				0.0				10.0					
	One bedroom	3.7		0.0		4.3		3.4		4.0		0.0		0.0				6.7				3.7					
	Two bed, one bath	0.0		4.0		2.2		0.0		1.3		2.6		2.6				4.4				8.1					
	Two bed, two bath	1.4		0.0		0.0		0.0		0.0		0.0		0.0				0.0				1.4					
	Three bedroom			2.9		9.4		0.0		2.9		2.9		0.0				5.9				3.0					
All	1.5		2.3		4.3		1.2		2.7		1.6		1.1				4.7				5.3						
Eagle County	Efficiency	25.0		1.1		25.0		1.1		11.4		4.2		8.3				4.5				11.4					
	One bedroom	12.0		5.5		4.2		2.0		6.2		1.3		3.4				1.6				2.7					
	Two bed, one bath	12.8		7.4		13.8		1.8		3.8		0.0		1.7				2.0				1.6					
	Two bed, two bath	13.3		0.5		3.4		1.3		3.3		3.3		9.2				2.4				2.4					
	Three bedroom	17.3		4.4		2.2		1.8		2.8		0.0		3.6				2.3				2.8					
All	14.2		4.5		8.8		1.6		4.4		1.2		4.2				2.2				2.9						
Fort Collins Loveland	Efficiency	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	2.4		
	One bedroom	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	2.0		
	Two bed, one bath	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	4.0		
	Two bed, two bath	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	3.4		
	Three bedroom	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	7.0		
All	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	3.8			
Fort Morgan/Brush	Efficiency																										
	One bedroom	4.0		6.7		2.7		5.1		3.7		10.1		11.6				11.5				12.1					
	Two bed, one bath	3.8		3.9		0.0		5.3		3.2		2.2		0.0				6.5				2.6					
	Two bed, two bath	0.0																									
	Three bedroom	0.0		3.7		5.6		0.0		0.0		0.0		3.7				0.0				0.0					
All	2.9		6.8		2.3		4.9		2.5		5.1		7.5				7.6				9.0						

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

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2012		2013				2014				2015				2016				2017				2018			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	2 to 8	9.1	5.1	4.0	8.5	6.5	5.3	3.8	5.0	4.9	4.2	2.8	3.7	2.9	4.4	3.4	2.5	3.2	2.6	3.6	7.3	3.4	3.1	3.3	4.8		
	9 to 50	4.4	4.5	4.2	4.7	5.8	3.1	4.5	5.7	4.6	4.4	4.1	3.3	4.8	3.4	4.1	6.0	3.8	6.5	5.1	5.8	3.4	3.4	3.8	3.2		
	51 to 99	5.1	5.8	4.8	5.5	4.1	4.6	4.7	7.5	4.2	4.6	3.3	3.1	2.5	3.3	2.9	3.6	3.0	4.0	3.6	3.9	5.0	3.3	3.6	4.8		
	100-199	5.5	4.4	4.8	4.6	5.9	5.6	4.8	3.1	2.5	4.1	3.6	2.9	3.0	2.8	2.6	3.5	3.2	3.7	3.5	3.9	3.8	3.4	3.5	3.6		
	199-349	6.2	7.1	6.1	5.7	4.9	7.2	6.6	5.3	3.9	4.2	5.6	4.4	4.6	5.0	5.3	4.5	4.3	6.6	6.9	5.1	4.8	4.9	5.7	5.8		
350 up	4.7	5.9	9.4	6.8	6.0	5.0	3.9	5.2	3.9	5.0	3.3	3.2	4.4	4.8	3.4	4.7	3.3	4.2	3.8	4.1	3.4	4.8	4.0	7.6			
Alamosa	2 to 8					31.3		18.8			31.3																
	9 to 50	0.0				5.3		11.1			5.6						0.0										
	51 to 99			16.9		0.0		12.3																			
	100-199																										
	199-349																										
350 up																											
Aspen	2 to 8																										
	9 to 50	0.0		0.0		4.2		0.0		0.0	0.0						0.0						0.0				
	51 to 99	0.6		1.7		2.2		0.6		0.0			0.6					2.2					0.0				
	100-199					0.0																					
	199-349																										
350 up																											
Buena Vista	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*			
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*			
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*			
	100-199	*		*		*		*		*		*		*		*		*		*		*		*			
	199-349	*		*		*		*		*		*		*		*		*		*		*		*			
350 up	*		*		*		*		*		*		*		*		*		*		*		*				
Canon City	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*			
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*			
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*			
	100-199	*		*		*		*		*		*		*		*		*		*		*		*			
	199-349	*		*		*		*		*		*		*		*		*		*		*		*			
350 up	*		*		*		*		*		*		*		*		*		*		*		*				
Central Mountains	2 to 8																										
	9 to 50	2.0		0.0		2.6				9.4		0.0			15.6		0.0						6.3		0.0		
	51 to 99					1.9																					
	100-199	5.9		2.2		0.7		0.0		5.9		0.7		2.2				2.7					1.3				
	199-349																										
350 up																											
Colorado Springs	2 to 8	4.2	0.0	0.0	3.6	0.0	28.6	7.4	11.1	10.3	3.8	3.7	4.5	0.0	5.6	0.0	0.0	9.7	12.5	0.0	9.1	4.3	10.0	7.1	0.0		
	9 to 50	5.9	5.5	3.8	4.4	6.3	2.7	3.8	5.8	5.6	6.6	4.5	5.1	7.6	5.4	6.3	10.8	4.8	12.1	8.0	10.4	3.4	4.5	6.6	4.8		
	51 to 99	5.0	4.5	4.3	5.0	4.1	4.0	5.4	8.0	6.5	5.3	4.1	4.0	4.0	4.1	5.0	5.0	4.2	5.4	5.9	5.2	6.6	5.9	5.0	6.2		
	100-199	5.4	5.5	4.3	4.3	5.0	4.9	4.5	3.3	3.0	6.6	6.6	3.7	4.5	3.6	3.6	4.5	4.3	4.9	6.0	7.6	5.3	4.9	5.3	3.8		
	199-349	6.7	8.3	5.1	5.3	5.3	8.5	8.0	5.7	4.1	4.8	7.0	5.0	4.0	5.3	5.8	4.9	4.0	7.6	8.3	6.6	5.7	5.5	7.1	7.2		
350 up	5.3	6.6	10.5	6.7	7.0	6.6	5.0	5.1	5.5	5.7	3.7	3.6	4.9	5.3	3.9	5.3	3.7	4.2	4.3	4.5	3.8	5.5	4.3	5.0			
Durango	2 to 8			0.0		0.0		0.0		0.0		0.0		0.0									0.0				
	9 to 50	0.9		0.0		0.7		1.4		1.4		2.8		1.4				4.9					3.5				
	51 to 99	2.1																									
	100-199			4.5		8.9				3.6		0.9		0.9				4.5					6.6				
	199-349																										
350 up																											
Eagle County	2 to 8																										
	9 to 50											0.0		4.5													
	51 to 99	25.8		5.9		1.7		1.6		4.2		0.0		0.8				0.0					0.0				
	100-199	16.9		6.4		14.9		1.1		5.1		1.1		5.1				2.7					3.1				
	199-349	4.1		0.7		3.3		1.9		3.7		2.2		6.7				3.7					3.7				
350 up																											
Fort Collins/ Loveland	2 to 8	16.7	4.7	1.5	4.0	2.9	2.1	1.8	2.9	0.0	0.0	0.0	2.2	2.2	7.7	11.5	1.4	2.2	1.0	5.9	7.7	14.3	1.7	3.4	4.5		
	9 to 50	2.0	0.6	2.7	2.8	2.6	1.3	0.0	4.0	0.0	0.0	0.0	2.1		6.3			0.0	0.0	0.0	0.0	0.0	3.1	6.9	1.4	1.2	
	51 to 99	1.0	0.9	2.0	1.7	1.9	1.9	1.5	2.3	1.0	0.0	0.0	0.7	1.7	1.5	2.7	2.3	4.3	7.0	6.3	7.6	14.0	2.9	5.9	3.6		
	100-199	1.6	1.0	2.3	3.6	3.1	2.0	2.2	2.4	1.2	1.3	1.8	2.2	1.1	1.4	1.6	4.4	2.8	2.7	2.4	1.8	3.8	2.1	2.8	1.8		
	199-349	2.5	3.8	7.9	5.8	3.2	2.7	2.1	2.2	1.7	1.4	2.3	2.3	3.3	3.0	2.3	2.5	4.9	4.4	3.0	2.2	3.1	3.7	3.4	2.5		
350 up	0.3	0.6	0.3	7.5	0.0	0.4	0.3	5.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6	0.3	0.6	1.7	29.0			
Fort Morgan/ Brush	2 to 8	17.4																									
	9 to 50	2.5		8.2		2.5		4.9		4.2		7.5		11.1				10.7					9.0				
	51 to 99	1.1		5.5		2.2				0.0		2.1		2.1				2.1									
	100-199																										
	199-349																										
350 up																											

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

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2012		2013				2014				2015				2016				2017				2018			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8			9.7		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	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	0.0	0.0	0.0
	9 to 50	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	7.7		
	51 to 99	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	0.0	9.0	
	100-199	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	1.9		
	199-349																										
Greeley	2 to 8	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	0.0		
	9 to 50	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	1.4		
	51 to 99	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	3.4		
	100-199	4.2	1.3	1.6	1.7	1.1	12.9	9.5	4.7	1.9	1.1	1.0	1.7	3.1	2.6	1.0	1.7	2.9	2.6	1.6	1.6	1.5	1.8	1.8	4.6		
	199-349	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	3.1		
Gunnison	2 to 8																										
	9 to 50			21.4		3.6		7.1																			
	51 to 99	11.7		1.7		3.3		1.7		0.0		1.7		0.0				0.0				0.0					
	100-199																										
	199-349																										
Lake County	2 to 8	*		*		*		*		*		*		*				*				*					
	9 to 50	*		*		*		*		*		*		*				*				*					
	51 to 99	*		*		*		*		*		*		*				*				*					
	100-199	*		*		*		*		*		*		*				*				*					
	199-349	*		*		*		*		*		*		*				*				*					
Montrose	2 to 8																										
	9 to 50	18.8		18.8		1.8		0.0		10.0		0.0		0.0				0.0				0.0					
	51 to 99			3.9		1.3				2.6		6.6		6.6				0.0				0.0					
	100-199																										
	199-349																										
Pueblo	2 to 8	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	25.0		
	9 to 50	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	1.9			
	51 to 99	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	0.0		
	100-199	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	4.8		
	199-349	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	5.6		
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		0.0		19.3		0.0		0.0		0.0		0.0				0.0				0.0					
	51 to 99	8.3		1.8		25.9																1.8					
	100-199	15.5		10.7		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 (CONTINUED)

(In Percent)

Market Area	Age of Building	2012		2013				2014				2015				2016				2017				2018				
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	To 1959			0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0
	1960-69			50.0		0.0		0.0		0.0		0.0		50.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0
	1970-79	1.2		7.1		0.0		12.5		6.3		6.3		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0
	1980-89			32.2		11.9		8.3		2.1		3.4		2.1		3.8		3.8		3.2		3.2		3.2		3.2		3.2
	1990-99		2.8	10.9		7.3		3.6		0.0		0.0		0.0		1.8		1.8		0.0		0.0		0.0		0.0		0.0
	2000-09 2010+			0.0		66.7		33.3		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0
Grand Junction	To 1959	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	
	1970-79	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	0.0	0.0	0.8	2.8	
	1980-89	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	0.0	0.4	12.2	0.0	
	1990-99	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	0.0	25.0	7.3	0.0	0.0	0.0	0.0	0.0	
	2000-09 2010+	0.0	33.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	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	4.1	4.1	
	1970-79	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	1.2	1.3	1.3	1.3	
	1980-89	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	1.7	1.6	1.6	
	1990-99	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	2.5	0.0	2.5	
	2000-09 2010+	3.1	3.1	10.2	2.2	1.1	44.6	30.4	10.5	4.2	3.1	2.6	7.1	2.7	0.5	3.6	18.8	8.6	10.0	6.4	6.3	7.0	7.8	0.5	0.9	2.8	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																											
	1970-79	18.8		18.8		6.3		0.0		18.8		0.0		0.0														
	1980-89									5.9																		
	1990-99			3.9		1.3		0.0		2.6		6.6		6.6				0.0										
	2000-09 2010+					0.0																						
Pueblo	To 1959	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			14.3	0.0	7.1	7.1		
	1960-69	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	0.0	0.0		
	1970-79	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	6.3	6.3		
	1980-89	21.3	23.3	10.0																1.7	1.1	3.3	1.1	1.1	1.1	1.1		
	1990-99	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+	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	2.3	3.6		
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														
	1980-89																	0.0										
	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														
	1990-99	15.5		10.7		10.7		3.9		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																
	1980-89	14.0		7.4		10.5		7.4		7.0		3.5		12.5														
	1990-99	15.6		18.8		18.8		12.5		6.3		12.5		7.4														
	2000-09 2010+																											
Summit County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89	3.3		0.0		0.0		0.0		0.0																		
	1990-99	6.6		2.3		4.7		3.8		1.3		0.0		0.5														
	2000-09 2010+																											

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

AVERAGE RENT BY MARKET AREA
(In Dollars)

Market Area	2012		2013				2014				2015				2016				2017				2018						
	3rd Qtr	4th Qtr	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	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	1156.76					
Northwest	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	1261.39					
Northeast	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	1175.23					
Far Northeast	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	1242.53					
Southeast	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	962.22					
Security/Widefield/Fountain	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	1067.05					
Southwest	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	1122.14					
Central	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	1036.04					
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	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	1378.10					
Fort Collins	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	1373.79					
Northwest	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	1425.96					
Northeast	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	1002.46					
Southeast	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	1343.67					
Southwest	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	1399.67					
Loveland	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	1398.53					
Fort Morgan/Brush	461.34		494.42		479.90		489.40		572.95		573.20		475.36			498.17									498.22				
Glenwood Springs	803.78		779.03		782.39		776.79		723.88		748.84		808.25			854.79									864.47				
Grand Junction	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	593.22					
Greeley	693.82	692.24	704.29	715.79	728.21	756.52	793.11	812.78	842.77	869.41	862.78	924.25	956.73	920.38	957.07	963.37	986.40	1000.09	1004.24	1018.43	1080.12	1064.08	1086.49	1146.51					
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	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	837.85					
Northwest	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	469.32					
Northeast	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	952.58					
Southeast																													
Southwest	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	533.71					
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 (CONTINUED)

(In Dollars)

Market Area	Apartment Type	2012		2013				2014				2015				2016				2017				2018				
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency	587.50		675.00		600.00		575.00		575.00		600.00		650.00				675.00				675.00						
	One bedroom	679.50		695.00		683.93		647.00		636.07		691.07		703.57				762.50				783.21						
	Two bed, one bath	903.41		661.25		706.17		713.85		665.60		674.25		696.67				728.06				807.41						
	Two bed, two bath	816.25		771.81		771.16		747.10		772.10		768.80		802.35				844.93				856.63						
	Three bedroom	940.59		870.24		849.42		851.12		785.75		825.47		896.72				934.85				934.69						
All	803.78		779.03		782.39		776.79		723.88		748.84		808.25				854.79				864.47							
Grand Junction	Efficiency	604.82		246.00		246.00	235.76	235.76		258.78		300.00		300.00	307.43	307.43	300.00	307.43	307.43	300.00	300.00	307.70	300.00	300.00	300.00	300.00	300.00	300.00
	One bedroom	525.01	534.22	448.75	470.97	443.91	451.40	453.86	459.08	458.98	455.88	464.55	475.10	476.22	483.78	496.35	483.46	496.42	473.01	472.00	445.79	461.93	465.44	507.24	484.70			
	Two bed, one bath	683.99	676.97	653.29	665.46	672.17	643.52	611.26	624.17	628.56	626.73	630.45	639.32	621.44	619.47	614.20	630.12	618.81	622.73	628.62	611.96	622.63	617.97	646.65	710.53			
	Two bed, two bath	689.62	730.24	560.77	589.09	543.41	688.71	585.92	592.54	608.11	635.73	625.00	632.13	647.91	664.73	661.80	681.18	684.36	700.00	585.83		700.00	706.45	837.50				
	Three bedroom	874.29	926.90	589.06	583.89	587.63	811.20	828.20	826.10	802.76	862.02	835.70	855.63	813.57	798.33	777.14	828.00	813.33	848.00	731.67	833.33	850.00	850.00	833.33	900.00			
All	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	593.22				
Greeley	Efficiency	604.82	450.48	456.23	485.85	478.04	498.54	515.54	541.21	548.67	557.90	547.74	570.58	557.11	548.96	592.58	561.31	597.94	614.73	580.40	616.19	674.16	641.19	675.16	753.61			
	One bedroom	631.01	618.30	633.06	639.56	656.97	675.29	711.89	727.75	755.04	768.23	784.25	805.74	843.99	806.86	836.81	860.33	882.49	892.55	900.27	915.77	991.44	956.88	983.29	1020.04			
	Two bed, one bath	643.89	650.79	646.58	656.98	660.13	677.82	703.69	718.02	749.32	772.51	768.62	790.94	832.13	839.20	836.36	838.71	855.93	881.04	889.45	886.97	934.62	951.84	951.95	987.98			
	Two bed, two bath	846.04	863.09	900.29	907.17	903.81	922.77	968.61	1002.80	1036.40	1073.08	1098.64	1135.27	1144.35	1116.40	1137.70	1143.43	1171.37	1174.01	1175.89	1208.68	1251.75	1239.79	1268.49	1331.43			
	Three bedroom	849.55	819.10	845.04	885.77	909.76	929.07	969.35	995.16	1055.87	1071.07	1064.54	1159.09	1195.68	1127.33	1171.95	1189.89	1145.04	1193.72	1224.31	1241.97	1237.29	1287.32	1285.89	1403.54			
All	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	1146.51				
Gunnison	Efficiency																											
	One bedroom			400.00		490.63		450.00					545.00															
	Two bed, one bath	687.50		640.63		685.44		677.25		712.50		712.50		726.88			750.00							763.00				
	Two bed, two bath																											
	Three bedroom																											
All	687.50		618.75		667.73		656.59		712.50		712.50		710.34			750.00								763.00				
Lake County	Efficiency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, one bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, two bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Three bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Montrose	Efficiency																											
	One bedroom	525.00		707.50		723.33		537.50		689.10		730.00		728.75				737.50							837.50			
	Two bed, one bath																											
	Two bed, two bath	612.50		612.50		637.50		612.50		565.63		637.50		587.50														
	Three bedroom																											
All	590.63		695.11		715.53		593.75		657.74		717.93		710.33				737.50							837.50				
Pueblo	Efficiency	323.25	323.25	332.13	324.00	325.25	325.25	326.50	327.50	407.03	329.00	407.97	329.00	418.13	407.97	427.18	407.82	428.77	424.32	442.76	441.45	419.91	443.15	451.17	382.88			
	One bedroom	491.53	507.98	489.59	477.89	491.84	488.49	495.93	493.06	485.24	496.94	510.55	503.30	530.68	516.26	533.39	559.59	568.85	588.84	583.33	653.76	695.31	681.64	634.50	693.67			
	Two bed, one bath	563.48	583.20	578.08	591.59	588.55	592.70	587.80	592.12	605.50	604.10	620.89	613.50	629.73	614.18	615.43	634.88	642.73	645.12	678.49	728.17	740.90	734.07	708.98	783.92			
	Two bed, two bath	880.81	854.17	801.34	993.38	944.70	965.72	943.75	937.85	855.51	931.88	955.21	952.71	1077.13	1062.50	1032.50	1078.43	1095.31	1063.41	1003.02	1060.26	1202.62	1121.50	1029.29	1224.62			
	Three bedroom	812.58	803.89	823.41	884.03	832.80	813.17	878.33	784.38	764.17	722.90	753.79	753.52	899.44	897.03	844.43	880.77	882.02	944.54	995.58	1090.02	1116.34	1124.29	1056.03	1186.14			
All	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	837.85				
Salida	Efficiency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, one bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, two bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Three bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Southeastern Colorado	Efficiency			412.50		425.00		425.00																				
	One bedroom	578.50		469.85		577.68		550.00																	642.73			
	Two bed, one bath	625.00		537.50		550.15				285.0																		

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area	2012				2013				2014				2015				2016				2017				2018				
	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	649.00		574.81		612.50 643.42 589.42		495.31 645.99 504.04				631.25 663.90					687.50								695.27				
Aspen	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	679.17 1080.08		103.50 1098.69 1366.55		704.17 1117.09		683.33 1117.09		728.75 1284.16		720.42 1296.13		731.25 1147.61			758.33 1166.39								779.17 1550.00				
Buena Vista	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
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	777.94 612.50		760.58 625.00 612.50		781.09 637.50		662.50		850.00 650.00		497.20 850.00 637.50		900.00 687.50			900.00 864.18								950.00 870.97				
Colorado Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	1226.67 601.05 668.15 732.86 847.86 742.75	761.72 610.37 687.33 730.88 835.41 807.79	1118.91 615.77 673.77 757.32 826.45 776.56	664.93 621.29 725.94 814.37 838.67 771.29	680.02 651.18 704.71 848.88 856.60 784.57	775.50 619.61 693.29 759.90 844.20 771.25	676.52 610.46 706.50 785.97 869.40 792.15	749.89 731.44 765.52 869.12 885.33 782.14	626.66 738.86 796.42 798.98 912.27 767.44	691.04 642.91 747.29 849.41 908.80 788.92	712.89 657.37 722.92 854.11 880.79 848.66	756.91 732.18 855.27 820.10 938.92 847.15	794.64 722.44 861.28 922.72 919.80 857.54	790.28 735.66 832.99 880.79 919.80 837.88	875.00 815.08 877.04 932.15 1031.43 900.35	1047.16 767.71 888.28 902.27 1074.88 944.42	809.69 811.92 908.54 900.30 1083.53 940.65	900.23 817.25 925.95 1000.30 1101.18 999.29	723.91 758.38 935.94 1028.96 1195.02 1058.03	1390.33 873.02 985.10 1107.58 1159.33 1100.35	1556.73 779.50 947.47 1042.63 1147.65 1090.74	974.86 892.60 959.67 1083.95 1172.73 1070.88	3601.43 897.61 988.15 1124.16 1199.00 1086.32					
Durango	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	804.20 753.99		937.50 793.11 1175.45		950.00 778.22 1236.52		761.11 926.64		933.33 930.14 1343.75		950.00 938.75 1318.75		956.25 954.45 1331.70			904.82 1419.64							1200.00 955.34 1239.46					
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up			883.81 958.21 1142.96		895.70 994.27 1034.07		818.46 1017.50 1230.46		1120.57 1393.58 1197.74		1321.09 1183.87 1158.50 1403.70		1321.09 1119.73 1158.50 1403.70			1143.15 1468.64 1391.20							1272.60 1318.87 1391.20					
Fort Collins/ Loveland	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	925.25 733.86 859.79 1053.96 1016.51 1307.13	938.75 795.80 866.38 1054.41 983.86 1310.84	943.14 800.51 934.77 1071.02 1024.42 1299.02	1278.00 923.99 869.00 985.20 1005.47 1046.86	1178.51 848.69 907.67 967.57 1018.96 1494.10	917.87 816.08 912.08 1001.99 1083.37 820.60	911.28 728.76 893.40 1013.31 1128.98 1673.29	925.69 639.60 913.75 1093.31 1171.17 867.86	963.00 637.60 928.86 1116.37 1218.18 858.84	941.17 834.42 918.77 1116.37 1225.60 1465.75	969.48 759.03 983.96 1044.03 1227.19 1475.92	1041.95 964.58 967.22 1064.45 1287.58 1524.81	1002.84 565.00 967.22 1064.45 1287.58 1411.38	1267.12 565.00 1073.78 1289.82 1199.06 1475.92	1291.04 962.85 1128.96 1289.52 1258.04 1475.92	962.85 983.50 1185.52 1289.52 1262.17 1525.55	1026.24 817.57 1200.10 1313.89 1300.95 1525.55	1087.39 582.00 1181.43 1239.91 1246.70 1545.89	1242.56 1053.24 1166.64 1327.03 1275.89 1688.00	1219.04 1031.98 1166.64 1259.10 1319.70 1688.00	1479.76 1016.81 1186.23 1327.03 1314.20 1688.00	1150.11 1016.81 1254.48 1327.03 1311.88 1582.25	1160.65 965.54 1229.84 1303.56 1342.08 1782.87	1420.11 1416.75 1241.34 1334.59 1373.28 1818.06				
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	339.67 387.50 492.94		463.71 525.46		451.63 504.75		489.40		522.92 648.00		513.37 648.00		468.10 486.25			504.98 486.25							498.22					

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

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2012		2013				2014				2015				2016				2017				2018					
		3rd Qtr	4th Qtr	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							687.09					648.86					687.50								695.27		
	1990-99													663.27															
	2000-09 2010+																												
Aspen	To 1959																												
	1960-69																												
	1970-79	962.32		1051.10		1054.82		1054.82		1054.82		1079.82		1077.59				1109.48											
	1980-89	679.17		1190.31		704.17		683.33		728.75		720.42		731.25				758.33								779.17			
	1990-99	1120.75		1120.75		1145.95		1145.95		1495.00		1495.00		1180.63				1193.23								1550.00			
	2000-09 2010+																												
Buena Vista	To 1959	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	1960-69	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	1970-79	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	1980-89	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	1990-99	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	2000-09 2010+	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
Canon City	To 1959	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	1960-69	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	1970-79	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	1980-89	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	1990-99	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
	2000-09 2010+	-		-		-		-		-		-		-		-		-		-		-		-		-		-	
Central Mountains	To 1959																												
	1960-69	824.46		802.72		820.11		820.11		820.11		820.11		820.11		820.11		820.11		820.11		820.11		820.11		820.11		820.11	
	1970-79	612.50		612.50		637.50		662.50		660.00		637.50		687.50		687.50		687.50		687.50		687.50		687.50		687.50		687.50	
	1980-89	759.38		759.38		759.38		759.38		759.38		759.38		759.38		759.38		759.38		759.38		759.38		759.38		759.38		759.38	
	1990-99	725.00		652.91		725.00		725.00		850.00		679.29		900.00		900.00		900.00		900.00		900.00		900.00		900.00		900.00	
	2000-09 2010+																												
Colorado Springs	To 1959	575.79	584.94	597.71	644.42	567.44	622.76	601.96	718.01	681.90	670.94	680.51	753.88	781.88	847.16	754.22	775.28	786.41	814.22	874.53	887.92	1039.76	961.76	1014.73	1128.61				
	1960-69	636.43	648.32	665.57	676.95	668.45	664.93	685.36	699.21	716.01	694.09	725.32	781.45	819.29	787.12	792.45	794.55	855.12	849.89	854.59	929.88	861.76	923.85	941.17	910.94				
	1970-79	616.97	612.89	635.89	670.18	682.85	659.48	662.81	688.64	690.77	699.38	717.50	731.05	759.20	784.77	812.30	845.29	875.35	880.57	872.98	893.97	925.40	925.44	935.20	946.20				
	1980-89	763.22	756.06	739.59	750.31	777.65	770.82	793.18	831.04	849.37	813.32	836.77	841.39	861.76	870.20	904.21	938.13	966.37	981.28	995.62	1039.00	1049.28	1029.07	1048.93	1059.15				
	1990-99	972.32	961.98	986.14	977.54	983.62	946.65	932.33	1035.98	1030.96	1003.46	1033.08	1089.88	1070.30	1080.81	1086.25	1089.01	1120.59	1144.44	1175.77	1236.43	1310.99	1271.20	1300.44	1313.49				
	2000-09	1115.17	1088.17	1082.33	1117.02	1131.65	1092.82	1097.88	1115.02	1134.90	1130.50	1094.37	1080.90	1128.78	1127.21	1105.83	1183.90	1228.33	1246.30	1250.57	1323.99	1327.36	1303.90	1304.95	1366.78				
	2010+																												
	Durango	To 1959																											
		1960-69	823.61		867.22		889.44		894.72		896.11		913.89		926.39		926.39		1050.56								1094.72		
		1970-79	753.99																										
		1980-89			684.07		580.41		963.89		965.28		973.53		994.74				770.83								907.65		
		1990-99	800.23		909.63		846.05		892.17		929.88		936.00		948.13				954.93								964.10		
2000-09 2010+		#DIV/0!		1175.45		1236.52		1343.75		1343.75		1318.75		1331.70				1419.64								1276.79		1198.07	
Eagle County	To 1959																												
	1960-69																												
	1970-79	950.00		1022.95		1022.36		1120.57		1120.57		1177.60		1188.02				1213.23								1272.60			
	1980-89	1213.57		788.39		746.05		1959.29		1959.29		1190.00		1190.00				1735.98								1758.01			
	1990-99	996.29		1079.37		991.50		1169.60		1197.74		1403.70		1403.70				1301.11								1391.20			
	2000-09 2010+	889.43		885.00		962.50		1017.50		1017.50		1191.02		1191.02				1006.96								1026.93			
Fort Collins/Loveland	To 1959	792.50	874.35	914.05	1085.00	1163.00	1056.43	893.71	907.50	897.00	927.86	933.57	1087.14	955.20	1050.00	1079.33		1092.50	1115.17	1115.00	1199.00	1199.00	1199.00	964.71	1383.33				
	1960-69	899.68	899.39	898.06	918.52	922.34	892.17	913.28	866.83	877.09	870.65	779.23	692.59	859.09	880.91	871.36	895.96	916.81	858.96	913.86	966.42	994.64	993.53	973.50	997.31				
	1970-79	775.15	842.44	858.56	864.34	847.22	883.97	900.47	918.56	932.22	954.82	1001.48	1075.78	1088.29	1045.19	1111.43	1057.97	1178.56	1094.95	1135.45	1160.62	1126.86	1175.48	1154.99	1170.98				
	1980-89	1006.76	996.36	1004.19	998.96	1033.91	1060.70	1066.19	1152.65	1140.30	1155.84	1196.64	1227.65	1195.93	1215.05	1244.78	1268.97	1245.77	1161.65	1220.78	1317.02	1285.96	1294.09	1349.83	1379.30				
	1990-99	1289.56	1391.28	1394.09	739.56	1522.65	630.64	1595.54	951.15	970.17	1410.06	1234.05	1460.41	1515.73	829.15	1500.35	1460.84	1474.23	1426.99	1430.56	1391.52	1561.19	1456.13	1476.53	1591.90				
	2000-09	1110.28	1115.48	1166.27	1185.61	1163.16	1196.84	1216.21	1247.41	1247.78	1328.04	1294.68	1384.50	1366.78	1340.48	1349.20	1435.29	1364.30	1322.35	1430.11	1410.93	1405.92	1366.14	1410.96	1470.73				
	2010+																												
	Fort Morgan/Brush	To 1959																											
		1960-69	339.67																										
		1970-79	473.94		498.30		482.09		529.33		612.22		612.22		502.61				504.61							541.33			
		1980-89			544.64		550.71		505.09		569.97		569.97		550.71				518.52							515.61			
		1990-99																											
2000-09 2010+				348.97		361.00		391.00		391.00		391.00		391.00				391.00							391.00				

Rents

MEDIAN RENT BY MARKET AREA
(In Dollars)

Market Area	2012		2013				2014				2015				2016				2017				2018				
	3rd Qtr	4th Qtr	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	638.50		522.38		628.40		566.73			680.25				688.50				713.11									
Aspen	948.92		1121.27		949.00		948.92		1120.26		1144.58		973.40					973.40									1533.66
Central Mountains	642.96		625.12		653.31		651.00		686.71		645.57		726.60				855.17										872.29
Buena Vista	*		*		*		*		*		*		*				*										*
Canon City	*		*		*		*		*		*		*				*										*
Lake County	*		*		*		*		*		*		*				*										*
Salida	*		*		*		*		*		*		*				*										*
Colorado Springs	757.71	766.45	760.07	791.73	800.20	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20	922.20	948.19	976.42	1022.63	1001.72	1048.21	1123.49	1117.34	1113.88	1095.40	1140.66			
Northwest	884.59	838.28	890.30	927.44	926.00	827.42	913.50	971.18	983.64	891.53	976.16	941.86	993.71	1071.05	1049.23	1084.58	1123.67	1162.78	1124.58	1123.36	1208.29	1249.96	1202.75	1246.25			
Northeast	715.91	717.45	709.06	729.94	771.47	745.29	750.92	783.20	806.40	836.31	836.34	835.64	858.73	860.69	880.17	959.97	1006.44	1025.34	992.54	1073.76	1074.48	1021.20	1092.72	1140.44			
Far Northeast	836.11	858.70	859.45	879.17	880.75	873.03	924.84	949.85	960.24	959.73	981.13	980.74	981.93	1034.13	1062.49	1088.28	1110.54	1118.71	1129.76	1196.60	1235.94	1197.03	1209.24	1251.45			
Southeast	729.76	717.03	673.81	691.10	706.30	689.67	704.06	705.56	720.83	702.11	732.05	761.94	831.72	784.92	820.99	841.03	872.84	863.85	860.88	922.56	930.43	919.63	932.87	918.47			
Security/Widefield/Fountain	627.45	627.45	628.49	684.67	679.76	674.38	677.68	729.27	781.21	716.63	718.53	803.83	828.38	853.38	803.38	828.38	824.73	856.25	928.38	978.68	1056.90	1028.68	953.68	1003.68			
Southwest	788.55	796.65	785.57	806.56	788.43	782.20	785.56	818.99	875.47	878.28	860.53	869.41	875.03	901.22	968.23	981.36	1035.83	1024.80	1081.16	1138.28	1144.75	1131.00	1129.54	1098.50			
Central	657.03	662.64	670.89	722.28	764.21	690.34	697.00	828.94	839.95	762.65	764.76	799.96	817.41	959.33	888.24	902.29	937.05	964.98	936.90	1003.63	1046.20	1061.72	1030.10	974.68			
Durango	788.36		975.50		994.75		883.14		1213.50		1139.59		1138.50				1106.00										1066.06
Eagle County	983.39		1013.28		999.94		1180.92		1145.00		1329.62		1199.96				1248.86										1336.44
Fort Collins/Loveland	973.05	961.65	1004.34	964.87	998.84	986.99	1110.90	1123.84	1119.27	1211.83	1206.39	1249.12	1254.52	1217.67	1252.02	1286.86	1280.67	1214.08	1263.91	1306.49	1306.64	1288.26	1310.76	1337.70			
Fort Collins	973.07	961.32	977.20	933.21	998.00	986.23	1145.36	1111.17	1122.63	1196.65	1193.29	1233.34	1248.66	1221.67	1249.73	1280.95	1268.85	1199.36	1219.41	1291.26	1288.45	1275.83	1309.11	1337.40			
Northwest	944.41	965.67	1004.74	888.16	1031.48	785.19	1357.50	726.94	835.00	1129.81	937.49	1072.86	1083.05	1102.83	1147.93	1224.33	1198.48	1135.87	1178.88	1196.05	1191.11	1190.69	1241.05	1251.20			
Northeast	756.88	770.49	726.00	643.68	643.68	779.41	649.17	668.68	693.07	801.00	801.00	700.40	748.32	743.07	743.07	747.51	844.15	845.64	818.07	798.58	884.75	889.13	887.88	943.74			
Southeast	973.73	983.92	1040.42	992.13	1003.78	1038.21	1070.37	1226.50	1191.60	1269.48	1247.61	1317.67	1262.98	1255.90	1253.81	1292.95	1271.95	1214.55	1254.34	1306.60	1285.84	1282.44	1314.38	1339.54			
Southwest	1054.03	900.49	933.58	886.95	917.71	1024.14	1143.65	1147.02	1175.17	1224.91	1214.28	1199.95	1326.62	1239.64	1319.43	1168.80	1295.23	1252.43	1233.07	1302.84	1355.61	1304.82	1369.26	1345.60			
Loveland	972.43	965.06	1050.74	998.28	1027.14	988.84	1057.25	1168.42	1099.04	1282.25	1254.61	1389.99	1327.95	1187.98	1258.21	1342.29	1352.13	1335.02	1349.38	1369.56	1365.68	1378.08	1326.00	1344.01			
Fort Morgan/Brush	490.32		515.06		496.31		407.25		569.75		563.50		479.13				484.33										441.00
Glenwood Springs	816.63		748.44		776.30		776.61		730.69		754.13		798.50				842.25										862.56
Grand Junction	595.31	617.32	570.46	589.51	584.68	583.53	567.13	575.65	570.73	575.44	572.20	558.81	554.63	558.07	580.60	564.18	581.49	570.47	579.63	460.56	577.56	536.46	590.76	648.57			
Greeley	642.96	663.20	659.93	678.42	684.33	720.05	749.97	758.02	787.71	814.98	873.64	891.06	959.01	909.80	942.39	980.28	1011.43	994.04	1017.49	1031.42	1100.75	1085.96	1112.14	1123.80			
Gunnison	688.50		682.67		707.67		707.67		713.50		713.50		732.67				738.50										763.50
Montrose	609.33		710.87		729.29		609.33		730.28		735.87		735.87				738.50										838.50
Pueblo	526.52	554.10	549.03	512.74	557.51	543.28	555.43	571.67	566.10	553.88	572.88	577.23	579.02	582.16	589.73	599.46	623.71	595.52	635.77	671.83	674.33	694.48	714.55	752.67			
Northwest	392.00	366.93	391.93	366.93	391.93	367.42	384.17	367.42	524.96	367.42	553.68	367.42	551.89	549.96	562.54	551.00	575.04	551.00	551.00	576.22	551.00	601.00	576.00	416.20			
Northeast	581.64	574.54	592.99	568.45	584.59	606.24	594.70	595.92	591.36	605.93	632.34	616.98	634.85	630.51	618.02	646.83	648.76	648.76	692.56	751.94	763.50	813.05	824.46	947.88			
Southeast									855.17																		
Southwest	507.54	545.47	507.05	445.41	483.81	473.69	445.31	485.72	580.77	475.05	480.17	475.21	471.33	501.93	487.54	501.00	501.81	471.33	568.61	581.36	571.48	525.00	611.85	498.61			
Southeastern Colorado	619.75		678.91		601.83		533.14		365.53				365.53				655.69										670.17
Steamboat Springs	726.96		752.43		676.00		847.47		845.87		970.87		970.87				1105.31										977.60
Sterling	245.48		662.45		682.71		686.71		493.86		500.57		523.69				548.92										490.94
Summit County	922.45		922.99		946.05		946.05		948.92		1130.41		1031.50				1141.89										1254.57

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

MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market	Apartment Type	2012		2013				2014				2015				2016				2017				2018				
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	Efficiency																											
	One bedroom	638.00		513.00		541.51		627.00				513.00																
	Two bed, one bath	638.00		663.00		647.43		561.84				688.00																
	Two bed, two bath					663.00		688.00				684.57																
	Three bedroom					738.00		663.00				664.44																
All	638.50		522.38		628.40		566.73				680.25																	
Aspen	Efficiency	638.00		931.56		663.00		663.00				688.00																
	One bedroom	857.00		1305.00		907.00		905.80			688.00																	
	Two bed, one bath	1063.32		1627.87		1112.68		1112.68			1113.32																	
	Two bed, two bath	1382.97		1382.97		1432.97		1432.97			1488.00																	
	Three bedroom	938.00		945.00		938.00		938.00																				
All	948.92		1121.27		949.00		948.92			1120.26																		
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	763.00		638.00		738.00																						
	One bedroom	802.41		838.00		838.00																						
	Two bed, one bath	636.98		623.81		652.29		650.00			685.81																	
	Two bed, two bath																											
	Three bedroom																											
All																												
Colorado Springs	Efficiency	604.77	513.47	519.69	521.49	547.68	556.05	572.06	604.39	708.83	646.83	635.39	711.25	648.16	676.75	702.13	761.14	792.09	832.39	829.14	849.77	872.68	861.94	854.95	849.04			
	One bedroom	652.38	674.43	659.33	689.60	711.96	676.18	692.25	751.41	748.10	730.21	758.15	780.17	811.02	831.24	845.32	890.31	917.12	899.90	947.80	984.04	1001.12	984.41	982.13	1014.59			
	Two bed, one bath	684.51	689.17	704.34	714.64	723.41	716.03	730.34	746.92	767.07	751.13	787.46	829.78	838.07	853.05	847.61	854.58	915.70	936.38	952.53	987.69	971.72	995.74	1035.76	1029.99			
	Two bed, two bath	961.12	978.23	986.80	942.62	987.73	955.05	987.51	1041.69	1024.52	1017.52	1032.56	1022.24	1087.53	1118.77	1101.55	1160.61	1232.90	1235.31	1264.28	1307.07	1336.58	1342.61	1327.22	1365.58			
	Three bedroom	1023.06	1013.76	1046.57	1180.50	1206.23	1072.10	1072.73	1249.57	1289.71	1235.00	1289.71	1334.83	1342.12	1326.39	1350.00	1392.70	1438.00	1386.24	1478.35	1537.00	1597.36	1493.61	1523.89	1608.59			
All	757.71	766.45	760.07	791.73	800.20	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20	922.20	948.19	976.42	1022.63	1001.72	1048.21	1123.49	1117.34	1113.88	1095.40	1140.66				
Durango	Efficiency			988.00		1038.00																						
	One bedroom	700.00		829.43		819.67		852.00			888.00																	
	Two bed, one bath	813.86		1044.00		944.00		988.00			1305.75																	
	Two bed, two bath	788.00		867.00		938.00		880.00			888.00																	
	Three bedroom			1362.25		1413.00		1250.00			1537.25																	
All	788.36		975.50		994.75		883.14			1213.50																		
Eagle County	Efficiency	639.20		599.48		738.00		624.73			738.00																	
	One bedroom	795.37		844.27		897.20		947.27			985.20																	
	Two bed, one bath	942.71		1011.91		1016.76		1184.45			1124.12																	
	Two bed, two bath	989.11		1086.34		985.95		1188.00			1142.66																	
	Three bedroom	1184.18		1281.59		1181.45		1384.59			1340.73																	
All	983.39		1013.28		999.94		1180.92			1145.00																		
Fort Collins Loveland	Efficiency	720.85	700.00	772.10	804.32	779.32	772.12	834.57	916.32	891.32	911.47	779.82	792.91	776.71	574.33	574.00	573.00	955.50	951.95	794.00	844.00	965.09	927.79	977.79	1053.55			
	One bedroom	889.13	881.82	924.15	914.25	915.32	940.84	987.52	1059.64	1028.00	1085.71	1140.25	1182.32	1188.56	1101.59	1157.62	1164.30	1134.74	1114.40	1143.42	1219.47	1203.00	1218.94	1248.67	1235.23			
	Two bed, one bath	849.38	888.48	880.44	867.96	886.30	970.50	997.45	992.91	989.17	992.72	1026.17	1075.00	1088.23	1106.56	1205.27	1064.26	1255.52	1138.55	1186.25	1249.68	1282.45	1261.13	1227.13	1319.80			
	Two bed, two bath	1124.85	1111.48	1146.50	1209.37	1176.14	1168.03	1205.19	1285.22	1304.10	1309.57	1330.29	1399.50	1397.11	1319.59	1427.25	1384.48	1418.62	1320.41	1428.31	1434.86	1454.28	1349.02	1431.46	1488.81			
	Three bedroom	1299.67	1223.33	1157.26	1149.45	1346.09	1081.00	1376.75	1293.62	1227.60	1481.92	1439.53	1557.35	1478.16	1484.46	1487.90	1616.89	1587.67	1552.93	1611.38	1679.39	1648.56	1679.29	1577.33	1755.09			
All	973.05	961.65	1004.34	964.87	998.84	986.99	1110.90	1123.84	1119.27	1211.83	1206.39	1249.12	1254.52	1217.67	1252.02	1286.86	1280.67	1214.08	1263.91	1306.49	1306.64	1288.26	1310.76	1337.70				
Fort Morgan/Brush	Efficiency																											
	One bedroom	509.81		523.13		520.13		393.73			420.60																	
	Two bed, one bath	397.55		567.50		454.00		555.50			598.50																	
	Two bed, two bath	388.00																										
	Three bedroom	488.00		489.50		489.50		1038.00			664.50																	
All	490.32		515.06		496.31		407.25			569.75																		

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

MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment Type	2012		2013				2014				2015				2016				2017				2018				
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	Efficiency	588.00		600.00		588.00		563.00		563.00		588.00		638.00														
	One bedroom	666.47		641.00		640.00		591.00		590.00		640.00		665.00												740.00		
	Two bed, one bath	906.14		634.00		633.71		643.54		632.00		641.75		658.00												777.09		
	Two bed, two bath	813.00		741.90		741.90		741.90		736.20		761.20		791.60												860.90		
	Three bedroom	938.99		846.78		797.30		797.30		785.90		835.90		897.30												937.10		
All	816.63		748.44		776.30		776.61		730.69		754.13		798.50												862.56			
Grand Junction	Efficiency			238.00		238.00		238.51		238.00		238.51		288.00		288.51		288.51		288.00		288.51		288.00		288.51		
	One bedroom	553.13	558.06	469.83	556.38	554.20	473.14	478.55	482.26	498.29	496.93	530.94	494.32	490.00	523.88	527.95	526.40	529.56	509.73	483.76	348.42	349.58	464.41	577.17	349.16			
	Two bed, one bath	669.46	681.00	659.51	649.51	655.00	618.00	595.56	597.96	614.71	620.53	609.38	636.22	599.40	617.70	599.88	629.27	610.20	612.23	631.55	629.33	611.15	632.48	637.51	778.30			
	Two bed, two bath	622.75	828.29	449.61	423.17	442.43	619.55	584.87	584.21	606.60	632.75	628.00	632.78	648.11	660.50	660.00	677.89	682.29	688.00	575.00					688.00	706.60	838.00	
	Three bedroom	790.57	795.38	540.88	515.88	540.63	786.15	836.40	833.00	831.00	836.15	833.71	800.00	796.00	788.00	788.00	830.00	794.00	838.00	738.00					838.00	838.00	888.00	
	All	595.31	617.32	570.46	589.51	584.68	583.53	567.13	575.65	570.73	575.44	572.20	558.81	554.63	558.07	590.60	564.18	581.49	570.47	579.63	460.56	577.56	536.46	590.76	648.57			
	Greeley	Efficiency	612.09	394.90	394.90	425.00	395.46	420.46	445.46	470.46	469.81	470.38	507.00	470.46	492.25	492.25	495.46	492.25	495.46	520.46	511.38	557.00	570.46	567.25	570.46	644.95		
One bedroom	609.03	607.35	617.00	612.71	628.23	638.66	692.03	689.50	728.25	721.81	780.31	794.66	819.75	813.99	819.11	941.80	824.53	981.98	968.82	1010.52	1049.64	989.15	1020.84	1079.88				
Two bed, one bath	638.04	652.72	640.91	641.36	648.03	644.20	659.91	693.24	673.37	752.15	707.55	801.21	822.52	841.03	860.62	859.48	894.52	918.08	881.17	922.31	940.94	936.94	978.94					
Two bed, two bath	870.50	903.43	935.76	935.60	952.95	950.00	998.63	1020.50	1077.21	1131.14	1126.80	1140.22	1183.41	1166.60	1179.26	1182.55	1188.84	1192.00	1206.35	1231.95	1284.72	1279.51	1270.50	1298.15				
Three bedroom	808.91	781.00	790.27	794.42	865.03	872.97	894.31	898.17	915.51	919.39	897.98	999.39	1137.10	1022.56	1178.67	1209.70	1188.84	1189.60	1195.50	1218.40	1183.20	1195.80	1198.80	1318.33				
All	642.96	663.20	659.93	678.42	684.33	720.05	749.97	758.02	787.71	814.98	873.64	891.06	959.01	909.80	942.39	980.28	1011.43	994.04	1017.49	1031.42	1100.75	1085.96	1112.14	1123.80				
Gunnison	Efficiency																											
	One bedroom			388.00		480.80		438.00						538.00														
	Two bed, one bath	688.00		684.00		709.00		709.00		713.00		713.00		734.00					738.00						763.00			
	Two bed, two bath																											
	All	688.50		682.67		707.67		707.67		713.50		713.50		732.67					738.50						763.50			
Lake County	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Montrose	Efficiency																											
	One bedroom	517.00		712.37		731.05		525.00		735.16		737.37		737.37												838.00		
	Two bed, one bath	613.00		613.00		638.00		613.00		545.20		638.00		588.00														
	Two bed, two bath																											
	All	609.33		710.87		729.29		609.33		730.28		735.87		735.87												838.50		
Pueblo	Efficiency	294.46	294.46	294.46	294.46	294.46	294.46	294.46	294.46	392.00	294.46	400.00	294.46	400.00	394.00	394.00	417.00	413.00	440.40	446.00	407.00	436.00	444.00	319.46				
	One bedroom	444.03	474.38	440.87	452.71	460.03	456.35	465.38	466.99	469.78	464.45	469.16	465.53	470.24	468.62	505.53	516.58	515.37	532.93	542.62	547.52	606.33	614.06	607.61	620.84			
	Two bed, one bath	554.75	564.23	572.90	596.23	574.34	584.00	595.30	597.21	608.62	597.10	627.48	607.59	630.47	612.75	609.34	628.57	634.15	637.07	676.36	686.56	701.11	701.52	717.95	719.74			
	Two bed, two bath	891.75	1054.75	863.00	1012.25	874.25	874.25	872.60	862.25	872.00	872.00	872.00	1087.59	874.25	924.63	1137.54	1185.00	1087.54	898.13	1203.25	1214.88	1189.06	972.56	1264.06				
	Three bedroom	732.00	730.29	733.93	765.36	758.93	758.50	717.50	683.50	827.03	692.00	689.98	694.25	783.71	694.50	735.68	735.43	720.61	844.00	920.71	945.71	844.00	920.71	945.71	1060.00			
	All	526.52	554.10	549.03	512.74	557.51	543.28	555.43	571.67	566.10	553.88	572.88	577.23	579.02	582.16	589.73	599.46	623.71	595.52	635.77	671.83	674.33	694.48	714.55	752.67			
	Salida	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Southeastern Colorado	Efficiency			413.00		413.00		413.00																				
	One bedroom	584.00		446.40		606.20		538.00						634.00											660.20			
	Two bed, one bath	613.00		538.00		634.00								288.00											879.11			
	Two bed, two bath																											
	All	763.00		688.00		367.65		363.00						363.00											418.42			
Steamboat Springs	Efficiency																											
One bedroom	693.71		663.00		726.86		774.14		799.41		824.41		849.41												843.56			
Two bed, one bath	753.67		764.03		639.33		813.00		788.00		813.00		813.00												813.00			
Two bed, two bath	545.11		863.00		545.11		988.00		1088.00		1263.00		1263.00												1338.00			
All	1083.88		989.13		987.63		1136.88		1287.63		1412.63</																	

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

Market Area	Apartment Type	2012				2013				2014				2015				2016				2017				2018			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	Efficiency																												
	One bedroom	1.10		0.93		0.98		1.05					1.16						1.17						1.22				
	Two bed, one bath	0.66		0.83		0.83		1.03					0.00						0.70						0.00				
	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				2.00										2.07		2.14		
	One bedroom	1.59		1.79		1.68		1.66			2.06			2.11		1.73			1.74						1.74		1.13		
	Two bed, one bath	1.20		1.58		1.27		1.27			1.28			1.30		1.31			1.36						1.36		1.30		
	Two bed, two bath	1.35		1.35		1.38		1.38			1.63			1.63		1.43			1.45						1.45		1.68		
	Three bedroom	0.90		1.22		0.90		0.90						0.92					0.92						0.92				
	All	1.36		1.49		1.41		1.41			1.65			1.67		1.46			1.48						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																		1.24							1.19			
All			0.84		0.92		0.95			0.94			0.88		1.00			1.09							1.11				
Colorado Springs	Efficiency	1.19	1.18	1.09	1.15	1.19	1.19	1.25	1.24	1.32	1.26	1.30	1.29	1.32	1.30	1.35	1.43	1.47	1.47	1.51	2.22	1.63	1.57	1.62	1.67				
	One bedroom	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	1.45				
	Two bed, one bath	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	1.25				
	Two bed, two bath	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	1.26				
	Three bedroom	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	1.24				
	All	0.96	0.97	0.97	0.99	1.01	0.99	1.01	1.05	1.06	1.04	1.07	1.10	1.13	1.13	1.13	1.19	1.24	1.24	1.26	1.35	1.34	1.32	1.34	1.36				
Durango	Efficiency			1.56		1.66					1.84			1.72				1.76							1.68				
	One bedroom	1.29		1.43		1.35		1.53			1.75			1.70				1.71							1.61				
	Two bed, one bath	1.02		1.25		1.23		1.29			1.53			1.52				1.54							1.34				
	Two bed, two bath	1.17		0.96		1.03		0.97			0.97			1.02				1.05							1.26				
	Three bedroom			1.23		1.29		1.16			1.37			1.40				1.46							1.36				
	All	1.14		1.29		1.28		1.30			1.52			1.51				1.52							1.42				
Eagle County	Efficiency	2.02		1.83		2.26		2.01			2.31			2.36				2.11							2.16				
	One bedroom	1.30		1.33		1.39		1.45			1.86			1.68				1.63							1.71				
	Two bed, one bath	1.23		1.28		1.30		1.27			1.44			1.62				1.57							1.59				
	Two bed, two bath	1.13		1.24		1.11		1.37			1.48			1.57				1.70							1.57				
	Three bedroom	1.09		1.18		1.08		1.28			1.39			1.60				1.45							1.61				
	All	1.23		1.32		1.28		1.45			1.57			1.67				1.61							1.65				
Fort Collins/ Loveland	Efficiency	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	2.48				
	One bedroom	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	1.77				
	Two bed, one bath	1.08	1.09	1.12	1.11	1.12	1.15	1.17	1.19	1.23	1.25	1.28	1.35	1.33	1.42	1.34	1.45	1.37	1.43	1.49	1.47	1.47	1.47	1.49	1.53				
	Two bed, two bath	1.16	1.11	1.16	1.15	1.15	1.14	1.18	1.23	1.25	1.31	1.31	1.40	1.38	1.33	1.37	1.39	1.38	1.32	1.39	1.39	1.39	1.34	1.40	1.42				
	Three bedroom	1.14	1.12	1.12	1.08	1.13	1.01	1.21	1.07	1.27	1.23	1.38	1.28	1.37	1.38	1.40	1.39	1.38	1.40	1.39	1.38	1.43	1.43	1.41	1.40	1.48			
	All	1.20	1.18	1.22	1.19	1.21	1.13	1.29	1.20	1.23	1.37	1.37	1.48	1.46	1.41	1.49	1.47	1.50	1.47	1.50	1.55	1.54	1.54	1.56	1.60				
Fort Morgan/ Brush	Efficiency																												
	One bedroom	0.76		0.78		0.79		0.71			0.75			0.75				0.74							0.75				
	Two bed, one bath	0.55		0.68		0.60		0.74			0.84			0.88				0.69							0.73				
	Two bed, two bath	0.46																											
	Three bedroom	0.53		0.56		0.56		0.94			0.75			0.75				0.58							0.87				
All	0.63		0.70		0.69		0.73			0.76			0.76				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						
		3rd Qtr	4th Qtr	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	1.20		1.62		1.09		1.05		1.05		1.09		1.19		1.23		1.23		1.23		1.23		1.23		1.23		1.23		
	One bedroom	1.19		1.14		1.10		1.02		1.02		1.11		1.13		1.22		1.26		1.26		1.26		1.26		1.26		1.26		
	Two bed, one bath	1.12		0.68		0.74		0.73		0.68		0.68		0.73		0.77		0.84		0.77		0.84		0.77		0.84		0.84		
	Two bed, two bath	0.88		0.83		0.83		0.83		0.80		0.83		0.86		0.91		0.93		0.91		0.93		0.91		0.93		0.93		
	Three bedroom	0.89		0.83		0.81		0.82		0.76		0.80		0.86		0.90		0.90		0.90		0.90		0.90		0.90		0.90		
All	1.00		0.83		0.82		0.81		0.77		0.80		0.86		0.91		0.95		0.91		0.95		0.91		0.95		0.95			
Grand Junction	Efficiency			0.55	0.55	0.55	0.50	0.50	0.55	0.56	0.50	0.56	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	
	One bedroom	0.91	0.91	0.77	0.79	0.76	0.79	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	0.74	0.69	0.76	0.72	0.76	0.88	
	Two bed, one bath	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	0.76	0.74	0.69	0.76	0.72	0.76	0.89	
	Two bed, two bath	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	0.78	0.74	0.69	0.76	0.76	0.74	0.69	0.76	0.72	0.76	
	Three bedroom	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	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.79
	All	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	0.80	0.79	0.80	0.76	0.75	0.71	0.74	0.75	0.74	0.75	0.74	0.75	0.82	0.83
Greeley	Efficiency	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	1.41	1.48	1.41	1.58			
	One bedroom	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	1.47	1.44	1.47	1.52			
	Two bed, one bath	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	1.16	1.20					
	Two bed, two bath	0.86	0.85	0.88	0.89	0.88	0.91	0.96	0.99	1.03	1.07	1.08	1.12	1.13	1.12	1.12	1.11	1.14	1.14	1.15	1.18	1.22	1.23	1.25	1.29					
	Three bedroom	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	1.16	1.20					
	All	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	1.27	1.29	1.33					
Gunnison	Efficiency																													
	One bedroom			0.88		1.09		1.00																						
	Two bed, one bath			0.72		1.30		1.29		1.45		1.45																		
	Two bed, two bath																													
	Three bedroom																													
All			0.77		1.28		1.27		1.45		1.45																			
Lake County	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Three bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
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																													
	Three bedroom																													
All	0.84		0.88		1.22		0.85		0.80		0.90		0.83																	
Pueblo	Efficiency	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	0.99	1.02	0.99	0.79			
	One bedroom	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	1.08	1.11	1.08	0.85	0.92		
	Two bed, one bath	0.68	0.70	0.71	0.74	0.72	0.73	0.74	0.73	0.78	0.74	0.76	0.78	0.79	0.76	0.78	0.78	0.79	0.81	0.83	0.85	0.87	0.87	0.85	0.87	0.85	0.85	0.92		
	Two bed, two bath	0.90	0.90	0.81	1.00	0.94	0.96	0.94	0.93	0.85	0.92	0.94	0.94	1.07	1.06	1.03	1.07	1.09	1.05	1.00	1.02	1.16	1.09	1.03	1.03	1.18				
	Three bedroom	0.79	0.79	0.80	0.86	0.81	0.79	0.84	0.76	0.83	0.71	0.74	0.74	0.85	0.87	0.82	0.84	0.84	0.88	0.94	1.00	1.02	1.01	1.00	1.10	1.10				
	All	0.79	0.78	0.80	0.82	0.82	0.83	0.82	0.84	0.83	0.84	0.84	0.84	0.85	0.87	0.87	0.91	0.92	0.95	0.94	0.99	1.04	1.03	0.99	1.07					
Salida	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Three bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Southeastern Colorado	Efficiency																													
	One bedroom	1.09		0.82		1.10				0.99				1.00																
	Two bed, one bath	0.93		0.80		0.82				0.42				0.42																
	Two bed, two bath																													
	Three bedroom	0.82		0.73		0.52				0.40				0.40																
All	0.93		0.75		0.79				0.62				0.62																	
Steamboat Springs	Efficiency																													
	One bedroom	1.28		1.22		1.31		1.48		1.51		1.62		1.65		1.														

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017				2018			
		3rd Qtr	4th Qtr	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																											
	1990-99																												
	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																				0.0			
	1960-69	9.4		2.3		6.3				12.5		4.8		3.1												6.3			
	1970-79	0.0		0.0		0.0		1.5		0.0		0.0		0.0												0.0			
	1980-89	0.0																											
	1990-99	9.4		2.3		6.3				12.5		4.8		3.1												6.3			
	2000-09 2010+																												
Colorado Springs	To 1959	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	8.9				
	1960-69	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	3.2				
	1970-79	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	5.0				
	1980-89	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	5.6				
	1990-99	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	6.1				
	2000-09 2010+	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	5.1				
Durango	To 1959																												
	1960-69	5.6		5.6		5.6		0.0		5.6		5.6		5.6															
	1970-79																												
	1980-89			0.0		0.0		0.0		0.0		5.9		0.0												0.0			
	1990-99	0.0		2.5		0.0		2.3		0.0		2.5		0.0												5.0			
	2000-09 2010+																									9.9			
Eagle County	To 1959																												
	1960-69																												
	1970-79	2.5		0.0		1.0				0.0		0.0		1.0												0.0			
	1980-89			3.0				1.6						0.0															
	1990-99	3.3		4.2		3.3				2.6		1.5																	
	2000-09 2010+	8.5		2.3		6.8		2.3		2.8		4.5		8.2					8.0							3.4			
Fort Collins/ Loveland	To 1959	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														
	1960-69	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	0.0				
	1970-79	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	3.4				
	1980-89	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	22.9					
	1990-99	7.7	0.0	1.9	22.4	4.3	3.3	0.4	11.2	3.9	2.5	1.7	5.8	8.6	6.1	7.2			8.3	3.1	2.3	4.5	9.7	3.3	7.2				
	2000-09 2010+	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	5.6				
Fort Morgan/ Brush	To 1959	0.0																											
	1960-69																												
	1970-79	2.1				0.0		2.1		0.0		1.0		1.4												4.2			
	1980-89			2.8		0.0		0.0		0.0		0.0		2.4												7.1			
	1990-99																												
	2000-09 2010+			0.0		0.0		0.0				3.3		0.0					3.3							0.0			

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

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

Market Area	Age of Building	2012				2013				2014				2015				2016				2017				2018			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Glenwood Springs	To 1959																												
	1960-69																												
	1970-79	0.0																											
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Grand Junction	To 1959	6.3	12.5	4.2	8.3	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3										
	1960-69																												
	1970-79	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	0.0				
	1980-89	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	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 2010+	0.0	16.7	0.0	0.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0															
Greeley	To 1959																												
	1960-69	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	3.1				
	1970-79	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	4.9				
	1980-89	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	0.0				
	1990-99	0.0	5.1	2.6	2.6	2.6	2.6	0.0	6.5	0.0	0.0	0.0	0.0		0.0	0.0	0.0	7.8	5.3	3.8	0.0	5.0	0.0	0.0	0.0				
	2000-09 2010+																												
Gunnison	To 1959																												
	1960-69																												
	1970-79					3.3		6.7																					
	1980-89																												
	1990-99				14.3		25.0		0.0					0.0															
	2000-09 2010+																												
Lake County	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09 2010+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Montrose	To 1959																												
	1960-69	6.3							12.5																				
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Pueblo	To 1959	0.0	0.0	0.0	5.9	11.8	5.9	7.1	0.0	7.1	7.1	14.3	0.0	7.1	0.0	0.0	7.1	5.9	0.0	14.3									
	1960-69	0.0	1.1							0.0	50.0																		
	1970-79	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	3.4				
	1980-89																												
	1990-99																												
	2000-09 2010+												3.4	8.1	3.4				5.4	3.4			8.1	3.4	5.1				
Salida	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09 2010+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79	5.5								0.9					1.8														
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89	4.1		0.0		2.1		0.0		2.3		0.0		0.0															
	1990-99	8.7		2.9		2.8		3.8		1.9		1.5		1.9										3.9					
	2000-09 2010+																												
Sterling	To 1959																												
	1960-69																												
	1970-79	4.5		0.9		0.9		0.0		0.0		3.6																	
	1980-89	8.1		0.0		0.0		1.9		0.0		1.2		3.1															
	1990-99	9.4		12.5		6.3		3.1		6.3		6.3		3.1															
	2000-09 2010+																												
Summit County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89	3.3		0.0		0.0		0.0		0.0		0.0																	
	1990-99	4.6		0.7		3.3		0.0		1.3		0.0																	
	2000-09 2010+																												

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2012		2013				2014				2015				2016				2017				2017				
		3rd Qtr	4th Qtr	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																											
	350 up																											
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			0.0										
	51 to 99	1.1		2.2		3.9		1.8		1.7			0.8		0.8			0.8							4.8			
	100 - 199																											
	200 - 349																											
	350 up																											
Average	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	*		*		*		*		*		*		*		*		*		*		*		*		*		*
	350 up	*		*		*		*		*		*		*		*		*		*		*		*		*		*
Average	*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Canon City	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*		*		*
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*		*		*
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*		*		*
	100 - 199	*		*		*		*		*		*		*		*		*		*		*		*		*		*
	200 - 349	*		*		*		*		*		*		*		*		*		*		*		*		*		*
	350 up	*		*		*		*		*		*		*		*		*		*		*		*		*		*
Average	*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Central Mountains	2 to 8													0.0														
	9 to 50	2.9		1.3		2.6				12.5			9.4		3.1			6.3					6.3					
	51 to 99			1.9																								
	100 - 199	0.0		0.0		0.0		1.5		0.0		0.0		0.0		0.0		0.0				0.0						
	200 - 349																											
	350 up																											
Average	1.3		2.0		0.9		1.5		2.4		1.5		0.6		0.6		0.6				0.6							
Colorado Springs	2 to 8	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	0.0			
	9 to 50	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	3.7			
	51 to 99	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	6.0			
	100 - 199	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	5.1			
	200 - 349	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	5.2			
	350 up	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	6.3			
Average	5.7	4.8	4.8	6.2	6.7	4.9	4.0	5.9	5.7	4.8	5.5	5.8	6.1	4.5	4.2	6.0	5.8	4.0	4.0	4.9	5.8	4.1	4.4	5.3				
Durango	2 to 8													0.0														
	9 to 50	0.9		2.8		1.5		1.8		1.4			4.2		1.4			2.8										
	51 to 99																											
	100 - 199							8.9																				
	200 - 349																											
	350 up																											
Average	0.9		2.7		6.0		1.6		1.3			4.0		1.4			2.8				8.0							
Eagle County	2 to 8																											
	9 to 50													4.5														
	51 to 99	6.7		3.8		3.3		1.6		0.0		20.5		1.0				0.0				0.0						
	100 - 199	5.3		1.1		3.7		2.3		2.8		5.1		8.0				8.0				3.4						
	200 - 349	2.6				3.3		2.6		2.6		1.5																
	350 up																											
Average	4.4		2.0		3.5		2.1		2.2		4.8		3.8				3.8				2.2							
Fort Collins/ Loveland	2 to 8	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	2.9	0.0			
	9 to 50	3.3	1.1	5.6	0.0		14.3	0.0	0.0	0.8							12.5	8.3	8.3		0.0	17.1	5.4	2.3	0.0			
	51 to 99	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	7.2			
	100 - 199	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	4.6			
	200 - 349	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	6.4			
	350 up	0.0	0.6		22.6	3.6	0.0	0.0	11.5	3.8	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.9	0.0	0.6	0.0	29.0			
Average	4.9	2.1	2.9	10.3	5.6	3.7	2.7	7.7	6.1	2.2	2.5	6.7	6.1	2.5	2.9	5.1	5.8	3.5	2.7	8.8	5.6	3.3	3.1	9.9				
Fort Morgan/ Brush	2 to 8	0.0																										
	9 to 50			1.8		0.0		0.7		0.0		1.2		0.0				2.1				4.2						
	51 to 99	2.1		9.4								2.1		2.1														
	100 - 199																											
	200 - 349																											
	350 up																											
Average	1.8		5.2		0.0		0.7		0.0		1.5		0.9				2.1				4.2							

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

**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	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	72.2					
	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	6.4					
	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	4.0					
	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	7.7					
	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	9.5					
	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	2.1					
Average	7.7	6.9	7.3	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	8.6						
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	14.4	0.6	1.4	0.3	0.0					
	9 to 50	-0.6	1.6	47.8	12.1			-1.9				9.3					0.0	1.6	1.0		28.8	14.4	0.6	-1.5	3.2						
	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	8.3					
	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	4.5					
	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	7.8	9.8	12.0	9.9	2.2	6.4	6.3	1.3	1.2	10.3	8.7					
	350 up		-3.5			-226.4	4.3	2.6	72.7	0.7	2.8	13.4	-1.6			-5.4	15.0	9.6			23.2			8.4	3.9	-6.8					
Average	-4.5	5.4	19.6	9.5	-9.0	5.7	6.8	31.8	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	5.4						
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	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	1.7					
	51 to 99	2.9	3.8	4.4	10.3				7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5	0.0	0.0												
	100 - 199																														
	200 - 349																														
	350 up	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	1.7					
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	1.7						
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	0.6					
	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	3.3					
	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	8.8					
	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	8.9					
	200 - 349	7.1	0.3	7.9	12.1	10.0	11.6	2.7	11.6	2.7	10.9	14.3	13.6	55.5	0	0	0	0	0	0	0	0	0	0	0	0					
	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	0					
Average	26.0	6.9	2.1	6.8	21.1	20.0	62.1	32.4	13.3	24.5	18.9	21.5	22.0	36.2	16.0	19.6	18.0	4.2	6.2	6.1	6.1	18.9	12.1	7.9	8.1						
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	-6.8	0.0	-5.7	-2.0	-2.3	-2.3	-5.6	-5.3	-9.4	-9.9	-1.5					
	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	4.2					
	51 to 99											16.5	9.0	17.0	1	13.6			0.3	8.1	3.0	4.1			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	2.9						

*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			164	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

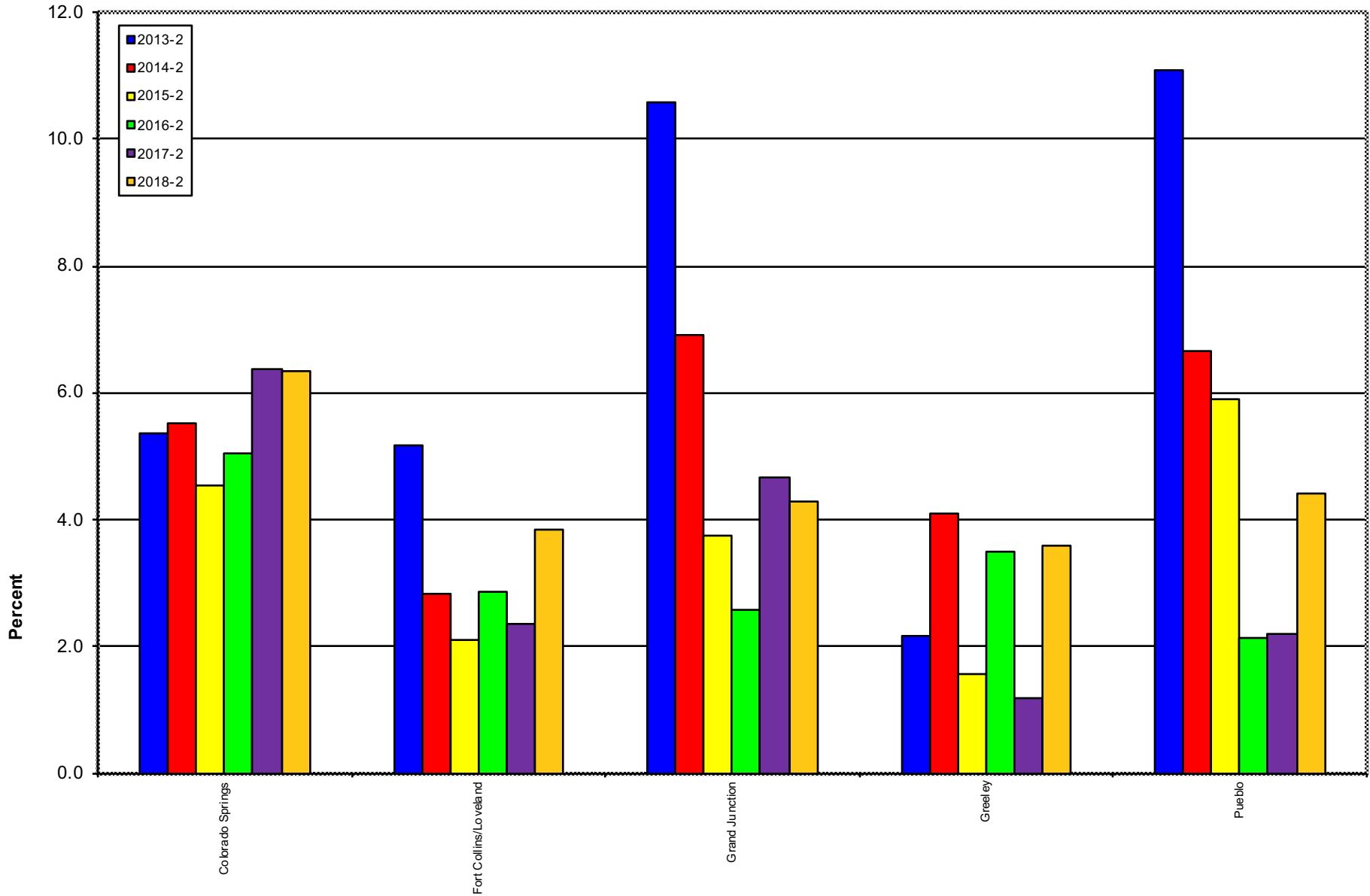
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

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%	3.6%	3.6%	4.4%
UNITS RENTED		45210	21184	11560	8708			46147	22008	12713	8877
UNITS VACANT		2001	478	699	571			3125	826	475	409
NUMBER ABSORBED THIS TIME PERIOD		149	-86	-508	-22			-485	-3	-65	-7
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																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300	4	71	5.6%																4	71	5.6%	
\$301 to \$325		13	0.0%																	13	0.0%	
\$326 to \$350				3	128	2.3%													3	128	2.3%	
\$351 to \$375					16	0.0%		1	0.0%											17	0.0%	
\$376 to \$400				2	4	50.0%													2	4	50.0%	
\$401 to \$425					51	0.0%														51	0.0%	
\$426 to \$450	1	4	25.0%		4	0.0%													1	8	12.5%	
\$451 to \$475					19	0.0%														19	0.0%	
\$476 to \$500				2	136	1.5%		8	0.0%										2	144	1.4%	
\$501 to \$525					7	0.0%														7	0.0%	
\$526 to \$550				1	8	12.5%														8	12.5%	
\$551 to \$575					27	0.0%														27	0.0%	
\$576 to \$600	5	0.0%		2	0.0%		3	68	4.4%	3	31	9.7%							6	106	5.7%	
\$601 to \$625		3	0.0%	24	171	14.0%	1	88	1.1%										25	262	9.5%	
\$626 to \$650	3	97	3.1%	6	60	10.0%	3	36	8.3%		2	0.0%	2	5	40.0%				14	200	7.0%	
\$651 to \$675		11	0.0%	18	265	6.8%													18	276	6.5%	
\$676 to \$700	1	131	0.8%	3	100	3.0%													4	231	1.7%	
\$701 to \$725				2	13	15.4%	4	105	3.8%										6	118	5.1%	
\$726 to \$750	2	60	3.3%	8	415	1.9%	1	2	50.0%								23	0.0%	11	500	2.2%	
\$751 to \$775	5	216	2.3%	24	640	3.8%	4	95	4.2%										33	951	3.5%	
\$776 to \$800				24	406	5.9%	2	134	1.5%					1	0.0%		14	0.0%	26	587	4.4%	
\$801 to \$825		5	0.0%	9	413	2.2%	1	59	1.7%								19	0.0%	10	496	2.0%	
\$826 to \$850	3	75	4.0%	14	257	5.4%	24	573	4.2%	2	92	2.2%							43	997	4.3%	
\$851 to \$875	5	126	4.0%	7	320	2.2%	1	140	0.7%	1	28	3.6%					56	0.0%	14	670	2.1%	
\$876 to \$900	2	43	4.7%	25	525	4.8%	13	215	6.0%					1	0.0%				40	812	4.9%	
\$901 to \$925		20	0.0%	48	479	10.0%	6	224	2.7%		15	0.0%							54	738	7.3%	
\$926 to \$950	2	40	5.0%	15	611	2.5%	16	401	4.0%	3	32	9.4%	3	88	3.4%				39	1172	3.3%	
\$951 to \$975	3	24	12.5%	20	320	6.3%	17	490	3.5%	2	91	2.2%		42	0.0%				42	967	4.3%	
\$976 to \$1000		32	0.0%	12	713	1.7%	3	159	1.9%	22	358	6.1%	5	67	7.5%				42	1329	2.7%	
\$1001 to \$1025		13	0.0%	14	398	3.5%	6	251	2.4%	1	125	0.8%	1	33	3.0%				22	820	2.7%	
\$1026 to \$1050		87	0.0%	20	252	7.9%	28	367	7.6%		1	0.0%		72	0.0%				48	779	6.2%	
\$1051 to \$1075	1	59	1.7%	5	218	2.3%	8	214	3.7%	12	285	4.2%		14	0.0%	1	16	6.3%	27	806	3.3%	
\$1076 to \$1100		39	0.0%	18	637	2.8%	6	217	2.8%	12	303	4.0%	2	28	7.1%				38	1224	3.1%	
\$1101 to \$1125				11	392	2.8%	2	195	1.0%	43	423	10.2%		83	0.0%	2	50	4.0%	58	1143	5.1%	
\$1126 to \$1150				18	497	3.6%	7	233	3.0%	1	161	0.6%		106	0.0%		6	0.0%	26	1003	2.6%	
\$1151 to \$1175	2	16	12.5%	31	535	5.8%	1	56	1.8%				4	4	100.0%				38	611	6.2%	
\$1176 to \$1200				14	451	3.1%	6	171	3.5%	6	97	6.2%	2	31	6.5%				28	750	3.7%	
\$1201 to \$1225		47	0.0%	51	687	7.4%	4	170	2.4%	3	184	1.6%		4	0.0%				58	1092	5.3%	
\$1226 to \$1250	6	52	11.5%	57	770	7.4%	23	424	5.4%	19	590	3.2%		40	0.0%				105	1876	5.6%	
\$1251 to \$1275				18	533	3.4%				7	546	1.3%		60	0.0%				25	1140	2.2%	
\$1276 to \$1300				11	621	1.8%	14	200	7.0%	10	462	2.2%				8	50	16.0%	43	1333	3.2%	
\$1301 to \$1325	29	52	55.8%	60	249	24.1%	6	180	3.3%	9	184	4.9%		26	0.0%	4	72	5.6%	108	763	14.2%	
\$1326 to \$1350				11	302	3.6%	23	709	3.2%	15	321	4.7%		17	0.0%				49	1349	3.6%	
\$1351 to \$1375				29	93	31.2%		56	0.0%	18	726	2.5%	3	29	10.3%				50	904	5.5%	
\$1376 to \$1400				52	332	15.7%	41	221	18.6%	48	396	12.1%	1	44	2.3%				142	993	14.3%	
\$1401 to \$1425				2	30	6.7%		48	0.0%	18	367	4.9%	4	28	14.3%		15	0.0%	24	488	4.9%	
\$1426 to \$1450					60	0.0%				20	514	3.9%	2	48	4.2%	1	6	16.7%	23	628	3.7%	
\$1451 to \$1475							10	22	45.5%	18	636	2.8%		11	0.0%				28	669	4.2%	
\$1476 to \$1400				1	194	0.5%				51	773	6.6%	1	28	3.6%		1	0.0%	53	996	5.3%	
\$1501 to \$1525							2	52	3.8%	8	397	2.0%	1	44	2.3%	1	16	6.3%	12	509	2.4%	
\$1526 to \$1550							1	15	6.7%	63	286	22.0%		70	0.0%	6	52	11.5%	70	423	16.5%	
\$1551 to \$1575										13	270	4.8%	2	87	2.3%				15	357	4.2%	
\$1576 to \$1500								31	0.0%	5	252	2.0%	4	59	6.8%				9	342	2.6%	
\$1601 to \$1625										22	386	5.7%		58	0.0%				22	444	5.0%	
\$1626 to \$1650							29	72	40.3%	6	85	7.1%		56	0.0%				35	213	16.4%	
\$1651 to \$1675										14	180	7.8%		9	128	7.0%			23	308	7.5%	
\$1676 to \$1600										5	164	3.0%		5	79	6.3%	1	9	11.1%	11	252	4.4%
\$1701 to \$1725										5	26	19.2%		2	28	7.1%			7	54	13.0%	
\$1726 to \$1750													3	97	3.1%		6	37	16.2%	9	134	6.7%
\$1751 to \$1775										12	120	10.0%		44	0.0%				12	164	7.3%	
\$1776 to \$1800										31	36	86.1%		2	0.0%				31	38	81.6%	
\$1801 to \$1825													1	36	2.8%	2	16	12.5%	3	52	5.8%	
\$1826 to \$1850										66	141	46.8%		68	0.0%				66	209	31.6%	
\$1851 to \$1875													47	209	22.5%				47	209	22.5%	
\$1876 to \$1900													22	0.0%					22	22	0.0%	
\$1901 to \$1925																						
\$1926 to \$1950										8	0.0%		1	62	1.6%				1	70	1.4%	
\$1951 to \$1975														16	0.0%					16	0.0%	
\$1976 to \$2000													15	44	34.1%				15	44	34.1%	
\$2000 and up											24	0.0%								24	0.0%	
TOTALS	69	1373	5.0%	690	13361	5.2%	316	6702	4.7%	594	10146	5.9%	120	2119	5.7%	32	459	7.0%	1821	34160	5.3%	

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

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

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		5	0.0%							3	31	9.7%							3	36	8.3%	
\$601 to \$625																						
\$626 to \$650	3	59	5.1%	6	60	10.0%							2	5	40.0%				11	124	8.9%	
\$651 to \$675		9	0.0%		48	0.0%														57	0.0%	
\$676 to \$700	1	67	1.5%	3	61	4.9%													4	128	3.1%	
\$701 to \$725																						
\$726 to \$750	2	60	3.3%	8	233	3.4%										23	0.0%		10	316	3.2%	
\$751 to \$775	5	216	2.3%	21	572	3.7%	1	35	2.9%										27	823	3.3%	
\$776 to \$800		32	0.0%	24	367	6.5%													24	399	6.0%	
\$801 to \$825		5	0.0%	6	409	1.5%										19	0.0%		6	433	1.4%	
\$826 to \$850	3	75	4.0%	14	223	6.3%	16	259	6.2%										33	557	5.9%	
\$851 to \$875	4	110	3.6%	6	236	2.5%	1	119	0.8%	1	10	10.0%							12	475	2.5%	
\$876 to \$900		28	0.0%	25	481	5.2%	13	212	6.1%										38	721	5.3%	
\$901 to \$925		20	0.0%	48	413	11.6%	6	198	3.0%										54	631	8.6%	
\$926 to \$950	2	40	5.0%	15	437	3.4%	16	390	4.1%	3	32	9.4%							36	899	4.0%	
\$951 to \$975	3	24	12.5%	20	304	6.6%	15	365	4.1%		1	0.0%		5	0.0%				38	699	5.4%	
\$976 to \$1000		32	0.0%	12	474	2.5%				21	332	6.3%		3	0.0%				33	841	3.9%	
\$1001 to \$1025		13	0.0%	8	354	2.3%	6	173	3.5%	1	124	0.8%							15	664	2.3%	
\$1026 to \$1050		80	0.0%	20	224	8.9%	28	367	7.6%						47	0.0%			48	718	6.7%	
\$1051 to \$1075		12	0.0%		65	0.0%	5	90	5.6%	12	285	4.2%			6	0.0%			17	458	3.7%	
\$1076 to \$1100		39	0.0%	11	310	3.5%	6	201	3.0%	12	303	4.0%							29	853	3.4%	
\$1101 to \$1125				3	120	2.5%	1	29	3.4%	43	411	10.5%			24	0.0%			47	584	8.0%	
\$1126 to \$1150				17	376	4.5%	2	84	2.4%	1	25	4.0%			19	0.0%			20	504	4.0%	
\$1151 to \$1175				30	450	6.7%	1	56	1.8%										31	506	6.1%	
\$1176 to \$1200				12	301	4.0%	3	49	6.1%	6	97	6.2%		2	30	6.7%			23	477	4.8%	
\$1201 to \$1225		24	0.0%	31	615	5.0%				3	184	1.6%							34	823	4.1%	
\$1226 to \$1250	6	52	11.5%	37	484	7.6%	22	400	5.5%	15	278	5.4%							80	1214	6.6%	
\$1251 to \$1275				18	524	3.4%				4	393	1.0%							22	917	2.4%	
\$1276 to \$1300				2	232	0.9%	14	200	7.0%	6	152	3.9%					8	50	16.0%	30	634	4.7%
\$1301 to \$1325		29	48	60.4%	58	147	39.5%			6	88	6.8%				4	72	5.6%		97	355	27.3%
\$1326 to \$1350				3	140	2.1%	5	88	5.7%	10	234	4.3%		16	0.0%				18	478	3.8%	
\$1351 to \$1375				28	69	40.6%		56	0.0%	10	480	2.1%	3	29	10.3%				41	634	6.5%	
\$1376 to \$1400				52	308	16.9%	7	68	10.3%	45	316	14.2%		5	0.0%				104	697	14.9%	
\$1401 to \$1425							24	0.0%	17	203	8.4%		4	28	14.3%				21	255	8.2%	
\$1426 to \$1450									8	272	2.9%					1	6	16.7%		9	278	3.2%
\$1451 to \$1475							10	22	45.5%	15	439	3.4%		11	0.0%				25	472	5.3%	
\$1476 to \$1400									14	515	2.7%		1	28	3.6%				15	543	2.8%	
\$1501 to \$1525							2	52	3.8%	4	254	1.6%		1	32	3.1%	1	16	6.3%	8	354	2.3%
\$1526 to \$1550							1	15	6.7%	62	184	33.7%		24	0.0%	6	52	11.5%		69	275	25.1%
\$1551 to \$1575													2	75	2.7%				2	75	2.7%	
\$1576 to \$1500									5	218	2.3%		3	46	6.5%				8	264	3.0%	
\$1601 to \$1625									22	218	10.1%			49	0.0%				22	267	8.2%	
\$1626 to \$1650							29	72	40.3%	6	78	7.7%			56	0.0%			35	206	17.0%	
\$1651 to \$1675													5	68	7.4%				5	68	7.4%	
\$1676 to \$1600									2	90	2.2%		3	30	10.0%	1	8	12.5%		6	128	4.7%
\$1701 to \$1725													2	28	7.1%				2	28	7.1%	
\$1726 to \$1750													2	63	3.2%	6	24	25.0%		8	87	9.2%
\$1751 to \$1775										12	120	10.0%							12	120	10.0%	
\$1776 to \$1800										31	36	86.1%							31	36	86.1%	
\$1801 to \$1825																						
\$1826 to \$1850										66	141	46.8%			28	0.0%			66	169	39.1%	
\$1851 to \$1875													14	72	19.4%				14	72	19.4%	
\$1876 to \$1900																						
\$1901 to \$1926																						
\$1926 to \$1950															16	0.0%				16	0.0%	
\$1951 to \$1975															28	50.0%				28	50.0%	
\$1976 to \$2000																						
\$2000 and up																						
TOTALS	58	1050	5.5%	538	9037	6.0%	210	3624	5.8%	466	6544	7.1%	58	871	6.7%	27	270	10.0%	1357	21396	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		3	0.0%																3	0.0%				
\$701 to \$725																								
\$726 to \$750					57	0.0%												23	0.0%		80	0.0%		
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825																								
\$826 to \$850		5	0.0%																		5	0.0%		
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950				1	55	1.8%															1	55	1.8%	
\$951 to \$975										1	0.0%										1	0.0%		
\$976 to \$1000				3	148	2.0%															3	148	2.0%	
\$1001 to 1025					88	0.0%																88	0.0%	
\$1026 to 1050								1	28	3.6%											1	28	3.6%	
\$1051 to 1075	12		0.0%																			12	0.0%	
\$1076 to 1100				5	150	3.3%																5	150	3.3%
\$1101 to 1125																								
\$1126 to 1150								1	24	4.2%											1	24	4.2%	
\$1151 to 1175				23	284	8.1%															23	284	8.1%	
\$1176 to 1200				6	62	9.7%				1	33	3.0%									7	95	7.4%	
\$1201 to 1225																								
\$1226 to 1250				15	134	11.2%		14	132	10.6%											1	108	0.9%	
\$1251 to 1275				4	113	3.5%															29	266	10.9%	
\$1276 to 1300																					4	161	2.5%	
\$1301 to 1325				1	38	2.6%																1	38	2.6%
\$1326 to 1350																								
\$1351 to 1375										5	56	8.9%										5	56	8.9%
\$1376 to 1400										10	354	2.8%										10	354	2.8%
\$1401 to 1425										19	112	17.0%										20	148	13.5%
\$1426 to 1450										1	36	2.8%										16	156	10.3%
\$1451 to 1475																								
\$1476 to 1400																								
\$1501 to 1525																								
\$1526 to 1550																								
\$1551 to 1575																								
\$1576 to 1500										5	218	2.3%				2	22	9.1%				7	240	2.9%
\$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		20	0.0%	58	1129	5.1%	17	220	7.7%	57	1086	5.2%	7	121	5.8%			23	0.0%	139	2599	5.3%		

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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					5	274	1.8%												5	274	1.8%
\$776 to \$800						15	0.0%													15	0.0%
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875	4	88	4.5%																4	88	4.5%
\$876 to \$900		28	0.0%	6	105	5.7%	2	90	2.2%									8	223	3.6%	
\$901 to \$925				20	168	11.9%													20	168	11.9%
\$926 to \$950				1	32	3.1%													1	32	3.1%
\$951 to \$975	3	24	12.5%	2	88	2.3%	11	80	13.8%									16	192	8.3%	
\$976 to \$1000				4	152	2.6%												4	152	2.6%	
\$1001 to 1025							4	57	7.0%									4	57	7.0%	
\$1026 to 1050				20	224	8.9%												20	224	8.9%	
\$1051 to 1075					65	0.0%	3	40	7.5%	12	285	4.2%						15	390	3.8%	
\$1076 to 1100		3	0.0%																3		0.0%
\$1101 to 1125										7	80	8.8%						7	80	8.8%	
\$1126 to 1150								20	0.0%	1	25	4.0%						1	45	2.2%	
\$1151 to 1175							1	56	1.8%									1	56	1.8%	
\$1176 to 1200							3	49	6.1%	5	64	7.8%						8	113	7.1%	
\$1201 to 1225				26	180	14.4%												26	180	14.4%	
\$1226 to 1250							3	32	9.4%	14	262	5.3%						17	294	5.8%	
\$1251 to 1275				3	62	4.8%					80	0.0%						3	142	2.1%	
\$1276 to 1300				2	232	0.9%												2	232	0.9%	
\$1301 to 1325				57	109	52.3%												57	109	52.3%	
\$1326 to 1350				3	100	3.0%												3	100	3.0%	
\$1351 to 1375													3	29	10.3%			3	29	10.3%	
\$1376 to 1400													2	0.0%				2		0.0%	
\$1401 to 1425										1	47	2.1%						1	47	2.1%	
\$1426 to 1450										6	120	5.0%				2	0.0%	6	122	4.9%	
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525										3	150	2.0%						3	150	2.0%	
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													1	24	4.2%			1	24	4.2%	
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600													12	0.0%				12		0.0%	
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775										12	120	10.0%						12	120	10.0%	
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850										66	141	46.8%						66	141	46.8%	
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000													14	28	50.0%			14	28	50.0%	
\$2000 and up																					
TOTALS	7	143	4.9%	149	1806	8.3%	27	424	6.4%	127	1374	9.2%	18	95	18.9%	2	0.0%	328	3844	8.5%	

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

**Vacancy Rates During the Current Quarter
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																						
\$626 to \$650																						
\$651 to \$675	9		0.0%																	9	0.0%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800				8	150	5.3%														8	150	5.3%
\$801 to \$825																						
\$826 to \$850	1		0.0%	10	124	8.1%														10	125	8.0%
\$851 to \$875				2	164	1.2%		108	0.0%											2	272	0.7%
\$876 to \$900				1	68	1.5%	2	30	6.7%											3	98	3.1%
\$901 to \$925				25	216	11.6%														25	216	11.6%
\$926 to \$950					13	0.0%	4	148	2.7%											4	161	2.5%
\$951 to \$975							3	11	27.3%											3	11	27.3%
\$976 to \$1000				3	120	2.5%														3	120	2.5%
\$1001 to 1025				8	266	3.0%														8	298	2.7%
\$1026 to 1050								32	0.0%											25	275	9.1%
\$1051 to 1075								25	275	9.1%										13	13	0.0%
\$1076 to 1100				2	72	2.8%														2	72	2.8%
\$1101 to 1125								1	29	3.4%	18	191	9.4%							19	220	8.6%
\$1126 to 1150				17	376	4.5%														17	376	4.5%
\$1151 to 1175				6	114	5.3%														6	114	5.3%
\$1176 to 1200																						
\$1201 to 1225		24	0.0%	2	287	0.7%				2	76	2.6%								4	387	1.0%
\$1226 to 1250	6	52	11.5%	2	114	1.8%	2	86	2.3%	1	16	6.3%								11	268	4.1%
\$1251 to 1275				11	349	3.2%				2	183	1.1%								13	532	2.4%
\$1276 to 1300										3	68	4.4%								8	118	9.3%
\$1301 to 1325	29	48	60.4%				2	52	3.8%					16	0.0%	4	72	5.6%		33	120	27.5%
\$1326 to 1350										3	126	2.4%								5	194	2.6%
\$1351 to 1375				28	69	40.6%		56	0.0%		126	0.0%								28	251	11.2%
\$1376 to 1400				52	308	16.9%				3	72	4.2%								55	380	14.5%
\$1401 to 1425													4	28	14.3%					4	28	14.3%
\$1426 to 1450										2	152	1.3%								2	152	1.3%
\$1451 to 1475										10	136	7.4%				11	0.0%			10	147	6.8%
\$1476 to 1400										14	427	3.3%				16	0.0%			14	443	3.2%
\$1501 to 1525							2	52	3.8%													
\$1526 to 1550										1	104	1.0%				1	16	6.3%		4	172	2.3%
\$1551 to 1575										52	120	43.3%								52	132	39.4%
\$1576 to 1500													2	74	2.7%					2	74	2.7%
\$1601 to 1625														28	0.0%						28	0.0%
\$1626 to 1650							29	72	40.3%		6	78	7.7%							35	150	23.3%
\$1651 to 1675														3	32	9.4%				3	32	9.4%
\$1676 to 1600										2	90	2.2%								2	90	2.2%
\$1701 to 1725													2	28	7.1%					2	28	7.1%
\$1726 to 1750														21	0.0%					6	45	13.3%
\$1751 to 1775																6	24	25.0%				
\$1776 to 1800																						
\$1801 to 1825										31	36	86.1%								31	36	86.1%
\$1826 to 1850																						
\$1851 to 1875														12	15	80.0%				12	15	80.0%
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950															16	0.0%					16	0.0%
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	35	134	26.1%	177	2810	6.3%	70	964	7.3%	150	2001	7.5%	23	297	7.7%	19	162	11.7%	474	6368	7.4%	

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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	1	64	1.6%																	1	64	1.6%
\$701 to \$725																						
\$726 to \$750				8	176	4.5%														8	176	4.5%
\$751 to \$775				12	278	4.3%														12	278	4.3%
\$776 to \$800		32	0.0%																	32		0.0%
\$801 to \$825				6	249	2.4%									7	0.0%				6	256	2.3%
\$826 to \$850	3	48	6.3%				2	32	6.3%											5	80	6.3%
\$851 to \$875							1	11	9.1%											1	11	9.1%
\$876 to \$900				13	192	6.8%	3	48	6.3%											16	240	6.7%
\$901 to \$925							2	156	1.3%											2	156	1.3%
\$926 to \$950				3	88	3.4%				3	32	9.4%								6	120	5.0%
\$951 to \$975								86	0.0%												86	0.0%
\$976 to \$1000										20	288	6.9%								20	288	6.9%
\$1001 to 1025										1	124	0.8%								1	124	0.8%
\$1026 to 1050													47	0.0%						47		0.0%
\$1051 to 1075													6	0.0%						6		0.0%
\$1076 to 1100										10	168	6.0%								10	168	6.0%
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200				1	92	1.1%														1	92	1.1%
\$1201 to 1225				1	12	8.3%														1	12	8.3%
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300							4	0.0%												4	0.0%	
\$1301 to 1325										1	28	3.6%								1	28	3.6%
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425							24	0.0%													24	0.0%
\$1426 to 1450															1	4	25.0%			1	4	25.0%
\$1451 to 1475										2	128	1.6%								2	128	1.6%
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650													56	0.0%							56	0.0%
\$1651 to 1675													1	12	8.3%					1	12	8.3%
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	4	144	2.8%	44	1087	4.0%	8	361	2.2%	37	768	4.8%	1	121	0.8%	1	11	9.1%	95	2492	3.8%	

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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	3	45	6.7%																3	45	6.7%
\$626 to \$650																					
\$651 to \$675				1	28	3.6%													1	28	3.6%
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750	5	216	2.3%																5	216	2.3%
\$751 to \$775				1	74	1.4%													1	74	1.4%
\$776 to \$800																					
\$801 to \$825		5	0.0%		160	0.0%														165	0.0%
\$826 to \$850				4	99	4.0%													4	99	4.0%
\$851 to \$875		10	0.0%	4	72	5.6%													4	82	4.9%
\$876 to \$900				5	116	4.3%	5	34	14.7%									10	150	6.7%	
\$901 to \$925		20	0.0%	3	29	10.3%													3	49	6.1%
\$926 to \$950	2	40	5.0%				9	222	4.1%									11	262	4.2%	
\$951 to \$975					60	0.0%	1	188	0.5%									1	248	0.4%	
\$976 to \$1000		32	0.0%							32	0.0%		2	0.0%				66	0.0%		
\$1001 to 1025																				80	0.0%
\$1026 to 1050		80	0.0%				1	18	5.6%									1	18	5.6%	
\$1051 to 1075								19	0.0%												
\$1076 to 1100				4	88	4.5%				1	123	0.8%						5	230	2.2%	
\$1101 to 1125				3	120	2.5%													3	144	2.1%
\$1126 to 1150							1	40	2.5%					24	0.0%			1	56	1.8%	
\$1151 to 1175				1	52	1.9%												1	52	1.9%	
\$1176 to 1200				5	136	3.7%												5	136	3.7%	
\$1201 to 1225																					
\$1226 to 1250				17	188	9.0%	3	150	2.0%									20	338	5.9%	
\$1251 to 1275										2	82	2.4%						2	82	2.4%	
\$1276 to 1300							14	196	7.1%	3	84	3.6%						17	280	6.1%	
\$1301 to 1325																					
\$1326 to 1350							2	16	12.5%	2	52	3.8%						4	68	5.9%	
\$1351 to 1375																					
\$1376 to 1400							6	32	18.8%	20	72	27.8%						26	104	25.0%	
\$1401 to 1425																					
\$1426 to 1450							10	22	45.5%	1	10	10.0%						11	32	34.4%	
\$1451 to 1475											80	0.0%						1	92	1.1%	
\$1476 to 1400													1	12	8.3%						
\$1501 to 1525													1	32	3.1%			1	32	3.1%	
\$1526 to 1550										10	64	15.6%		12	0.0%			10	76	13.2%	
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625										22	218	10.1%						22	218	10.1%	
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																1	8	12.5%	1	8	12.5%
\$1701 to 1725																					
\$1726 to 1750													2	20	10.0%			2	20	10.0%	
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850														28	0.0%				28	0.0%	
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	10	448	2.2%	48	1222	3.9%	52	937	5.5%	61	817	7.5%	4	146	2.7%	1	8	12.5%	176	3578	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
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										3	31	9.7%							3	31	9.7%		
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675													2	5	40.0%					2	5	40.0%	
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850										14	216	6.5%								14	216	6.5%	
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000							2	54	3.7%											2	54	3.7%	
\$1001 to 1025										2	84	2.4%									2	84	2.4%
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100			36	0.0%																		36	0.0%
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250							3	48	6.3%												3	48	6.3%
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350										1	20	5.0%									1	20	5.0%
\$1351 to 1375																							
\$1376 to 1400													3	60	5.0%						3	60	5.0%
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS			36	0.0%	5	102	4.9%	17	320	5.3%	6	91	6.6%	3	29	10.3%	6	52	11.5%	37	630	5.9%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600			5			0.0%														5	0.0%	
\$601 to \$625																						
\$626 to \$650			14		6	60	10.0%												6	74	8.1%	
\$651 to \$675							48	0.0%												48	0.0%	
\$676 to \$700					2	33	6.1%												2	33	6.1%	
\$701 to \$725																						
\$726 to \$750			2																2	60	3.3%	
\$751 to \$775					4	20	20.0%	1	35	2.9%									5	55	9.1%	
\$776 to \$800					15	128	11.7%												15	128	11.7%	
\$801 to \$825																	12	0.0%			12	0.0%
\$826 to \$850			21					11	0.0%											32	0.0%	
\$851 to \$875			12							1	10	10.0%							1	22	4.5%	
\$876 to \$900								1	10	10.0%									1	10	10.0%	
\$901 to \$925							4	42	9.5%										4	42	9.5%	
\$926 to \$950					10	249	4.0%	3	20	15.0%									13	269	4.8%	
\$951 to \$975					18	156	11.5%							5	0.0%				18	161	11.2%	
\$976 to \$1000										1	12	8.3%		1	0.0%				1	13	7.7%	
\$1001 to 1025			13																	13	0.0%	
\$1026 to 1050							2	64	3.1%										2	64	3.1%	
\$1051 to 1075							1	19	5.3%										1	19	5.3%	
\$1076 to 1100							6	182	3.3%				1	12	8.3%				7	194	3.6%	
\$1101 to 1125										18	140	12.9%								18	140	12.9%
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200							11	0.0%						2	30	6.7%			2	41	4.9%	
\$1201 to 1225					2	136	1.5%												2	136	1.5%	
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325										5	60	8.3%							5	60	8.3%	
\$1326 to 1350							40	0.0%												40	0.0%	
\$1351 to 1375																						
\$1376 to 1400														3	0.0%				3	0.0%		
\$1401 to 1425																						
\$1426 to 1450										2	165	1.2%							2	165	1.2%	
\$1451 to 1475											8	0.0%								8	0.0%	
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550								1	15	6.7%									1	15	6.7%	
\$1551 to 1575														1	0.0%					1	0.0%	
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775															1	0.0%				1	0.0%	
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875															21	0.0%				21	0.0%	
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	2	125	1.6%	57	881	6.5%	19	398	4.8%	28	407	6.9%	2	62	3.2%	12	0.0%	108	1885	5.7%		

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

**Vacancy Rates During the Current Quarter
Fort Collins / Loveland**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600									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																							
\$751 to \$775																							
\$776 to \$800						21	0.0%															21	0.0%
\$801 to \$825																							
\$826 to \$850						34	0.0%		2	0.0%											36	0.0%	
\$851 to \$875	1	16	6.3%																	1	16	6.3%	
\$876 to \$900						20	0.0%														20	0.0%	
\$901 to \$925						66	0.0%														66	0.0%	
\$926 to \$950						20	0.0%		11	0.0%											31	0.0%	
\$951 to \$975						16	0.0%		67	0.0%											83	0.0%	
\$976 to \$1000						221	0.0%														221	0.0%	
\$1001 to 1025				6	44	13.6%					1	0.0%								6	45	13.3%	
\$1026 to 1050					28	0.0%					1	0.0%									30	0.0%	
\$1051 to 1075	1	47	2.1%	4	52	7.7%		3	124	2.4%				1	0.0%					8	223	3.6%	
\$1076 to 1100				3	39	7.7%			16	0.0%											3	55	5.5%
\$1101 to 1125					24	0.0%		1	166	0.6%											1	190	0.5%
\$1126 to 1150				1	121	0.8%		4	81	4.9%		50	0.0%								5	339	1.5%
\$1151 to 1175				1	85	1.2%								4	4	100.0%					7	105	6.7%
\$1176 to 1200	2	16	12.5%	2	150	1.3%			2	0.0%					1	0.0%					2	153	1.3%
\$1201 to 1225		23	0.0%					4	170	2.4%											4	193	2.1%
\$1226 to 1250				5	208	2.4%					2	48	4.2%								7	256	2.7%
\$1251 to 1275												40	0.0%								101	0.0%	
\$1276 to 1300				9	389	2.3%					2	96	2.1%								11	485	2.3%
\$1301 to 1325		4	0.0%	2	54	3.7%		6	180	3.3%											8	238	3.4%
\$1326 to 1350				4	118	3.4%		16	597	2.7%		1	34	2.9%		1	0.0%				21	750	2.8%
\$1351 to 1375				1	24	4.2%					8	246	3.3%								9	270	3.3%
\$1376 to 1400					24	0.0%		29	105	27.6%		3	80	3.8%							32	209	15.3%
\$1401 to 1425				2	30	6.7%			24	0.0%			36	0.0%							2	105	1.9%
\$1426 to 1450					60	0.0%							104	0.0%		1	36	2.8%			1	200	0.5%
\$1451 to 1475												3	173	1.7%							3	173	1.7%
\$1476 to 1400				1	194	0.5%						13	134	9.7%							14	328	4.3%
\$1501 to 1525											4	143	2.8%								4	143	2.8%
\$1526 to 1550											1	102	1.0%			46	0.0%				1	148	0.7%
\$1551 to 1575											8	160	5.0%			12	0.0%				8	172	4.7%
\$1576 to 1500								31	0.0%			34	0.0%		1	5	20.0%				1	70	1.4%
\$1601 to 1625												168	0.0%									168	0.0%
\$1626 to 1650												7	0.0%								7	0.0%	
\$1651 to 1675											14	180	7.8%			24	0.0%				14	204	6.9%
\$1676 to 1600											3	74	4.1%			1	0.0%				3	76	3.9%
\$1701 to 1725											5	26	19.2%								5	26	19.2%
\$1726 to 1750															1	34	2.9%				1	47	2.1%
\$1751 to 1775																44	0.0%					44	0.0%
\$1776 to 1800															2	0.0%					2	0.0%	
\$1801 to 1825															1	36	2.8%				3	52	5.8%
\$1826 to 1850																							
\$1851 to 1875															33	137	24.1%				33	137	24.1%
\$1876 to 1900																							
\$1901 to 1926															1	62	1.6%				1	62	1.6%
\$1926 to 1950												24	0.0%		1	16	6.3%				1	16	6.3%
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	4	170	2.4%	41	2042	2.0%	63	1592	4.0%	67	1961	3.4%	43	609	7.1%	2	46	4.3%			220	6420	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**

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						21															21	0.0%			
\$801 to \$825																									
\$826 to \$850						34				1		0.0%									35	0.0%			
\$851 to \$875	1	16	6.3%																	1	16	6.3%			
\$876 to \$900						20															20	0.0%			
\$901 to \$925						66															66	0.0%			
\$926 to \$950						20				11		0.0%									31	0.0%			
\$951 to \$975						16				67		0.0%									83	0.0%			
\$976 to \$1000						221															221	0.0%			
\$1001 to 1025					6	44	13.6%				1	0.0%									6	45	13.3%		
\$1026 to 1050											1	0.0%										2	0.0%		
\$1051 to 1075	1	47	2.1%		4	52	7.7%		3	123	2.4%				1	0.0%					8	222	3.6%		
\$1076 to 1100					3	39	7.7%			16	0.0%											3	55	5.5%	
\$1101 to 1125						24	0.0%		1	166	0.6%											1	190	0.5%	
\$1126 to 1150						89	0.0%			17	0.0%		50	0.0%								243	0.0%		
\$1151 to 1175					1	85	1.2%							4	4	100.0%						7	105	6.7%	
\$1176 to 1200					2	126	1.6%								1	0.0%						2	127	1.6%	
\$1201 to 1225			9			0.0%			4	170	2.4%											4	179	2.2%	
\$1226 to 1250					5	148	3.4%															5	148	3.4%	
\$1251 to 1275															60	0.0%			1	0.0%		61	0.0%		
\$1276 to 1300					8	257	3.1%															8	257	3.1%	
\$1301 to 1325			4		2	54	3.7%		6	180	3.3%											8	238	3.4%	
\$1326 to 1350					4	118	3.4%		16	597	2.7%				1	0.0%						20	716	2.8%	
\$1351 to 1375					1	24	4.2%					4	174	2.3%								5	198	2.5%	
\$1376 to 1400						24	0.0%		29	105	27.6%	3	80	3.8%								32	209	15.3%	
\$1401 to 1425					2	30	6.7%						36	0.0%								2	66	3.0%	
\$1426 to 1450						60	0.0%						104	0.0%	1	36	2.8%					1	200	0.5%	
\$1451 to 1475												3	173	1.7%								3	173	1.7%	
\$1476 to 1400						72	0.0%					13	134	9.7%								13	206	6.3%	
\$1501 to 1525												4	143	2.8%								4	143	2.8%	
\$1526 to 1550															46	0.0%						46	0.0%		
\$1551 to 1575												8	160	5.0%								8	160	5.0%	
\$1576 to 1500										25	0.0%				1	3	33.3%					1	28	3.6%	
\$1601 to 1625													168	0.0%									168	0.0%	
\$1626 to 1650													7	0.0%								7	0.0%		
\$1651 to 1675												3	60	5.0%								3	84	3.6%	
\$1676 to 1600												3	74	4.1%				1	0.0%			3	75	4.0%	
\$1701 to 1725												5	26	19.2%								5	26	19.2%	
\$1726 to 1750															1	34	2.9%			13	0.0%	1	47	2.1%	
\$1751 to 1775																44	0.0%						44	0.0%	
\$1776 to 1800																2	0.0%						2	0.0%	
\$1801 to 1825																		2	16	12.5%			2	16	12.5%
\$1826 to 1850																									
\$1851 to 1875															33	137	24.1%						33	137	24.1%
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950															1	62	1.6%						1	62	1.6%
\$1951 to 1975																									
\$1976 to 2000															1	16	6.3%						1	16	6.3%
\$2000 and up													24	0.0%									24	0.0%	
TOTALS	4	156	2.6%	38	1644	2.3%	59	1478	4.0%	46	1415	3.3%	42	558	7.5%	2	31	6.5%				191	5282	3.6%	

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

**Vacancy Rates During the Current Quarter
Fort Collins - 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																							
\$901 to \$925					66	0.0%														66	0.0%		
\$926 to \$950										66	0.0%									66	0.0%		
\$951 to \$975					40	0.0%														40	0.0%		
\$976 to \$1000																							
\$1001 to 1025				6	44	13.6%														6	44	13.6%	
\$1026 to 1050																							
\$1051 to 1075								3	123	2.4%										3	123	2.4%	
\$1076 to 1100																							
\$1101 to 1125									100	0.0%										100	0.0%		
\$1126 to 1150														87	0.0%					87	0.0%		
\$1151 to 1175	2	16	12.5%										4	4	100.0%					6	20	30.0%	
\$1176 to 1200																							
\$1201 to 1225		9	0.0%						102	0.0%											111	0.0%	
\$1226 to 1250																							
\$1251 to 1275														60	0.0%			1	0.0%		61	0.0%	
\$1276 to 1300																							
\$1301 to 1325		4	0.0%	2	54	3.7%														2	58	3.4%	
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400					24	0.0%	29	105	27.6%											29	129	22.5%	
\$1401 to 1425				2	30	6.7%					36	0.0%								2	66	3.0%	
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525											3	0.0%									3	0.0%	
\$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											3	14	21.4%					1	0.0%		3	15	20.0%
\$1701 to 1725											5	26	19.2%								5	26	19.2%
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800															2	0.0%					2	0.0%	
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875															33	102	32.4%				33	102	32.4%
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950															1	36	2.8%				1	36	2.8%
\$1951 to 1975																							
\$1976 to 2000															1	4	25.0%				1	4	25.0%
\$2000 and up											24	0.0%									24	0.0%	
TOTALS	2	93	2.2%	10	292	3.4%	32	497	6.4%	8	103	7.8%	39	295	13.2%		2	0.0%		91	1282	7.1%	

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

**Vacancy Rates During the Current Quarter
Fort Collins - 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						21	0.0%														21	0.0%			
\$801 to \$825																									
\$826 to \$850																									
\$851 to \$875																									
\$876 to \$900						20	0.0%															20	0.0%		
\$901 to \$925																									
\$926 to \$950						20	0.0%		11	0.0%												31	0.0%		
\$951 to \$975									1	0.0%													1	0.0%	
\$976 to \$1000																									
\$1001 to 1025																									
\$1026 to 1050																									
\$1051 to 1075																									
\$1076 to 1100																									
\$1101 to 1125																									
\$1126 to 1150									1	0.0%		50	0.0%										51	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																									
\$1576 to 1500													1	2	50.0%								1	2	50.0%
\$1601 to 1625																									
\$1626 to 1650																									
\$1651 to 1675																									
\$1676 to 1600																									
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800																									
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up																									
TOTALS						61	0.0%		13	0.0%		50	0.0%		1	2	50.0%					1	126	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
Fort Collins - Southeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850								1	0.0%										1	0.0%			
\$851 to \$875	1	16	6.3%																1	16	6.3%		
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975						16	0.0%														16	0.0%	
\$976 to \$1000						181	0.0%														181	0.0%	
\$1001 to 1025										1	0.0%										1	0.0%	
\$1026 to 1050										1	0.0%										2	0.0%	
\$1051 to 1075	1	47	2.1%										1	0.0%						1	47	2.1%	
\$1076 to 1100				3	39	7.7%		16	0.0%											3	55	5.5%	
\$1101 to 1125								1	66	1.5%										1	66	1.5%	
\$1126 to 1150									16	0.0%											16	0.0%	
\$1151 to 1175				1	85	1.2%														1	85	1.2%	
\$1176 to 1200				2	54	3.7%							1	0.0%						2	55	3.6%	
\$1201 to 1225																							
\$1226 to 1250				5	148	3.4%														5	148	3.4%	
\$1251 to 1275																							
\$1276 to 1300				6	189	3.2%														6	189	3.2%	
\$1301 to 1325								6	180	3.3%										6	180	3.3%	
\$1326 to 1350								3	227	1.3%				1	0.0%					3	228	1.3%	
\$1351 to 1375										4	174	2.3%								4	174	2.3%	
\$1376 to 1400										3	80	3.8%								3	80	3.8%	
\$1401 to 1425																							
\$1426 to 1450				60	0.0%						104	0.0%		1	36	2.8%				1	200	0.5%	
\$1451 to 1475										2	165	1.2%								2	165	1.2%	
\$1476 to 1400				72	0.0%																72	0.0%	
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500								24	0.0%												24	0.0%	
\$1601 to 1625											168	0.0%									168	0.0%	
\$1626 to 1650											7	0.0%									7	0.0%	
\$1651 to 1675										3	60	5.0%								3	60	5.0%	
\$1676 to 1600											60	0.0%									60	0.0%	
\$1701 to 1725																							
\$1726 to 1750														16	0.0%				13	0.0%		29	0.0%
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950														26	0.0%						26	0.0%	
\$1951 to 1975																							
\$1976 to 2000														12	0.0%						12	0.0%	
\$2000 and up																							
TOTALS	2	63	3.2%	17	844	2.0%	10	530	1.9%	12	820	1.5%	1	93	1.1%		13	0.0%	42	2363	1.8%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075				4	52	7.7%													4	52	7.7%	
\$1076 to 1100																						
\$1101 to 1125					24	0.0%														24	0.0%	
\$1126 to 1150					89	0.0%														89	0.0%	
\$1151 to 1175																						
\$1176 to 1200					72	0.0%														72	0.0%	
\$1201 to 1225							4	68	5.9%											4	68	5.9%
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300				2	68	2.9%														2	68	2.9%
\$1301 to 1325																						
\$1326 to 1350				4	118	3.4%	13	370	3.5%										17	488	3.5%	
\$1351 to 1375				1	24	4.2%													1	24	4.2%	
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450										1	8	12.5%							1	8	12.5%	
\$1451 to 1475										13	134	9.7%							13	134	9.7%	
\$1476 to 1400										4	140	2.9%							4	140	2.9%	
\$1501 to 1525													46	0.0%					46	0.0%		
\$1526 to 1550																						
\$1551 to 1575										8	160	5.0%							8	160	5.0%	
\$1576 to 1500													1	0.0%					1	0.0%		
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675													24	0.0%					24	0.0%		
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750													1	18	5.6%				1	18	5.6%	
\$1751 to 1775													44	0.0%					44	0.0%		
\$1776 to 1800																						
\$1801 to 1825																2	16	12.5%		2	16	12.5%
\$1826 to 1850																						
\$1851 to 1875													35	0.0%					35	0.0%		
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS				11	447	2.5%	17	438	3.9%	26	442	5.9%	1	168	0.6%	2	16	12.5%	57	1511	3.8%	

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

Vacancy Rates During the Current Quarter Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total						
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent				
\$000 to \$225																									
\$226 to \$250																									
\$251 to \$275																									
\$276 to \$300																									
\$301 to \$325																									
\$326 to \$350																									
\$351 to \$375																									
\$376 to \$400																									
\$401 to \$425																									
\$426 to \$450																									
\$451 to \$475																									
\$476 to \$500																									
\$501 to \$525																									
\$526 to \$550																									
\$551 to \$575																									
\$576 to \$600								16	0.0%											16	0.0%				
\$601 to \$625																									
\$626 to \$650																									
\$651 to \$675																									
\$676 to \$700																									
\$701 to \$725																									
\$726 to \$750																									
\$751 to \$775																									
\$776 to \$800																									
\$801 to \$825																									
\$826 to \$850								1	0.0%											1	0.0%				
\$851 to \$875																									
\$876 to \$900																									
\$901 to \$925																									
\$926 to \$950																									
\$951 to \$975																									
\$976 to \$1000																									
\$1001 to 1025																									
\$1026 to 1050					28	0.0%														28	0.0%				
\$1051 to 1075								1	0.0%											1	0.0%				
\$1076 to 1100																									
\$1101 to 1125																									
\$1126 to 1150					1	32	3.1%	4	64	6.3%									5	96	5.2%				
\$1151 to 1175																									
\$1176 to 1200					24	0.0%		2	0.0%											26	0.0%				
\$1201 to 1225		14	0.0%																	14	0.0%				
\$1226 to 1250					60	0.0%				2	48	4.2%							2	108	1.9%				
\$1251 to 1275										40	0.0%									40	0.0%				
\$1276 to 1300					1	132	0.8%			2	96	2.1%							3	228	1.3%				
\$1301 to 1325																									
\$1326 to 1350										1	34	2.9%							1	34	2.9%				
\$1351 to 1375										4	72	5.6%							4	72	5.6%				
\$1376 to 1400																									
\$1401 to 1425								24	0.0%							15	0.0%			39	0.0%				
\$1426 to 1450																									
\$1451 to 1475																									
\$1476 to 1400					1	122	0.8%													1	122	0.8%			
\$1501 to 1525																									
\$1526 to 1550										1	102	1.0%							1	102	1.0%				
\$1551 to 1575													12	0.0%					12	0.0%					
\$1576 to 1500								6	0.0%		34	0.0%		2	0.0%				42	0.0%					
\$1601 to 1625																									
\$1626 to 1650																									
\$1651 to 1675										11	120	9.2%							11	120	9.2%				
\$1676 to 1600															1	0.0%				1	0.0%				
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800																									
\$1801 to 1825															1	36	2.8%			1	36	2.8%			
\$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		14	0.0%		3	398	0.8%		4	114	3.5%		21	546	3.8%		1	51	2.0%		15	0.0%	29	1138	2.5%

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

**Vacancy Rates During the Current Quarter
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	4	71	5.6%																4	71	5.6%
\$301 to \$325																					
\$326 to \$350				3	114	2.6%													3	114	2.6%
\$351 to \$375								1	0.0%											1	0.0%
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475					17	0.0%														17	0.0%
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600					2	0.0%				2	43	4.7%							2	45	4.4%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675				11	80	13.8%				3	36	8.3%							11	80	13.8%
\$676 to \$700					7	0.0%														7	0.0%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800										1	99	1.0%							1	99	1.0%
\$801 to \$825																					
\$826 to \$850												34	0.0%							34	0.0%
\$851 to \$875																	56	0.0%		56	0.0%
\$876 to \$900														1	0.0%				1	0.0%	
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	4	71	5.6%	14	220	6.4%	6	179	3.4%	34	0.0%	1	0.0%	56	0.0%	24	561	4.3%			

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

Vacancy Rates During the Current Quarter 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																						
\$576 to \$600																						
\$601 to \$625																				18	0.0%	
\$626 to \$650		38	0.0%		18	0.0%													38	0.0%		
\$651 to \$675																						
\$676 to \$700					32	0.0%														32	0.0%	
\$701 to \$725					1	0.0%														1	0.0%	
\$726 to \$750					171	0.0%	1	2	50.0%										1	173	0.6%	
\$751 to \$775				3	58	5.2%													3	58	5.2%	
\$776 to \$800					8	0.0%	1	35	2.9%										1	43	2.3%	
\$801 to \$825					1	59	1.7%												1	59	1.7%	
\$826 to \$850							5	256	2.0%										5	256	2.0%	
\$851 to \$875				1	60	1.7%						18	0.0%						1	99	1.0%	
\$876 to \$900	2	15	13.3%		24	0.0%						2	0.0%						2	44	4.5%	
\$901 to \$925											15	0.0%								15	0.0%	
\$926 to \$950					90	0.0%							1	48	2.1%				1	138	0.7%	
\$951 to \$975							2	58	3.4%										2	58	3.4%	
\$976 to \$1000					18	0.0%	3	159	1.9%	1	26	3.8%		1	8	12.5%			5	211	2.4%	
\$1001 to 1025								78	0.0%						9	0.0%				87	0.0%	
\$1026 to 1050		7	0.0%																	7	0.0%	
\$1051 to 1075				1	101	1.0%													1	101	1.0%	
\$1076 to 1100				4	204	2.0%								3	0.0%				4	207	1.9%	
\$1101 to 1125				6	192	3.1%																
\$1126 to 1150							1	68	1.5%			12	0.0%				2	50	4.0%	8	313	2.6%
\$1151 to 1175												86	0.0%				6	0.0%	1	160	0.6%	
\$1176 to 1200							3	120	2.5%										3	120	2.5%	
\$1201 to 1225				20	72	27.8%								4	0.0%				20	76	26.3%	
\$1226 to 1250				15	78	19.2%				2	264	0.8%		40	0.0%				17	382	4.5%	
\$1251 to 1275					9	0.0%														9	0.0%	
\$1276 to 1300										2	214	0.9%							2	214	0.9%	
\$1301 to 1325					48	0.0%				3	96	3.1%		18	0.0%				3	162	1.9%	
\$1326 to 1350				4	44	9.1%													4	44	9.1%	
\$1351 to 1375																						
\$1376 to 1400							5	48	10.4%										5	48	10.4%	
\$1401 to 1425										1	128	0.8%							1	128	0.8%	
\$1426 to 1450										12	138	8.7%		1	12	8.3%			13	150	8.7%	
\$1451 to 1475																						
\$1476 to 1400										24	124	19.4%				1	0.0%		24	125	19.2%	
\$1501 to 1525														12	0.0%					12	0.0%	
\$1526 to 1550																						
\$1551 to 1575										5	110	4.5%							5	110	4.5%	
\$1576 to 1500																						
\$1601 to 1625														9	0.0%					9	0.0%	
\$1626 to 1650																						
\$1651 to 1675														4	36	11.1%			4	36	11.1%	
\$1676 to 1600														2	48	4.2%			2	48	4.2%	
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850														40	0.0%					40	0.0%	
\$1851 to 1875																						
\$1876 to 1900														22	0.0%					22	0.0%	
\$1901 to 1926																						
\$1926 to 1950											8	0.0%								8	0.0%	
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	2	60	3.3%	54	1228	4.4%	22	907	2.4%	50	1241	4.0%	9	368	2.4%	2	57	3.5%	139	3861	3.6%	

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

**Vacancy Rates During the Current Quarter
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					14	0.0%														14	0.0%
\$351 to \$375					16	0.0%														16	0.0%
\$376 to \$400				2	4	50.0%													2	4	50.0%
\$401 to \$425					51	0.0%														51	0.0%
\$426 to \$450	1	4	25.0%		4	0.0%													1	8	12.5%
\$451 to \$475					2	0.0%														2	0.0%
\$476 to \$500				2	136	1.5%		8	0.0%										2	144	1.4%
\$501 to \$525					7	0.0%														7	0.0%
\$526 to \$550				1	8	12.5%													1	8	12.5%
\$551 to \$575					27	0.0%														27	0.0%
\$576 to \$600							1	9	11.1%										1	9	11.1%
\$601 to \$625		3	0.0%	24	153	15.7%	1	88	1.1%										25	244	10.2%
\$626 to \$650																					
\$651 to \$675				7	137	5.1%													7	137	5.1%
\$676 to \$700																					
\$701 to \$725							4	105	3.8%										4	105	3.8%
\$726 to \$750																					
\$751 to \$775							3	60	5.0%										3	60	5.0%
\$776 to \$800													1	0.0%		14	0.0%			15	0.0%
\$801 to \$825				3	4	75.0%													3	4	75.0%
\$826 to \$850							3	56	5.4%										3	56	5.4%
\$851 to \$875					24	0.0%														24	0.0%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950					64	0.0%														64	0.0%
\$951 to \$975										64	0.0%									64	0.0%
\$976 to \$1000												4	56	7.1%					4	56	7.1%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075													8	0.0%		1	16	6.3%	1	24	4.2%
\$1076 to 1100					84	0.0%														84	0.0%
\$1101 to 1125				2	56	3.6%													2	56	3.6%
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225							1	24	4.2%										1	24	4.2%
\$1226 to 1250										3	113	2.7%							3	113	2.7%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325													8	0.0%						8	0.0%
\$1326 to 1350							2	24	8.3%	4	52	7.7%							6	76	7.9%
\$1351 to 1375																					
\$1376 to 1400												1	39	2.6%					1	39	2.6%
\$1401 to 1425																					
\$1426 to 1450												24	0.0%							24	0.0%
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													8	0.0%						8	0.0%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1	20	5.0%	41	791	5.2%	15	374	4.0%	7	253	2.8%	5	120	4.2%	1	30	3.3%	70	1588	4.4%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325		13	0.0%																		13	0.0%
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425					51	0.0%															51	0.0%
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500								8	0.0%												8	0.0%
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																	14	0.0%			14	0.0%
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$2000 and up																						
TOTALS		13	0.0%		51	0.0%		8	0.0%								14	0.0%		86	0.0%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total							
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent					
\$000 to \$225																										
\$226 to \$250																										
\$251 to \$275																										
\$276 to \$300																										
\$301 to \$325																										
\$326 to \$350																										
\$351 to \$375																										
\$376 to \$400																										
\$401 to \$425																										
\$426 to \$450																										
\$451 to \$475																										
\$476 to \$500																										
\$501 to \$525																										
\$526 to \$550																										
\$551 to \$575						15	0.0%													15	0.0%					
\$576 to \$600																										
\$601 to \$625					24	153	15.7%													24	153	15.7%				
\$626 to \$650																										
\$651 to \$675					7	128	5.5%													7	128	5.5%				
\$676 to \$700																										
\$701 to \$725								4	103	3.9%										4	103	3.9%				
\$726 to \$750																										
\$751 to \$775								3	48	6.3%										3	48	6.3%				
\$776 to \$800													1	0.0%						1	0.0%					
\$801 to \$825																										
\$826 to \$850								3	56	5.4%										3	56	5.4%				
\$851 to \$875						24	0.0%														24	0.0%				
\$876 to \$900																										
\$901 to \$925																										
\$926 to \$950						64	0.0%					64	0.0%								64	0.0%				
\$951 to \$975																										
\$976 to \$1000													4	56	7.1%					4	56	7.1%				
\$1001 to 1025																										
\$1026 to 1050																										
\$1051 to 1075																										
\$1076 to 1100						84	0.0%							8	0.0%		1	16	6.3%		84	0.0%				
\$1101 to 1125																										
\$1126 to 1150						2	56	3.6%													2	56	3.6%			
\$1151 to 1175																										
\$1176 to 1200																										
\$1201 to 1225																										
\$1226 to 1250								1	24	4.2%											1	24	4.2%			
\$1251 to 1275												3	113	2.7%							3	113	2.7%			
\$1276 to 1300																										
\$1301 to 1325																										
\$1326 to 1350								2	24	8.3%											2	24	8.3%			
\$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					33	524	6.3%		13	255	5.1%		7	253	2.8%		5	120	4.2%		1	16	6.3%	59	1168	5.1%

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

**Vacancy Rates During the Current Quarter
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					14	0.0%													14	0.0%	
\$351 to \$375					16	0.0%													16	0.0%	
\$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					2	0.0%													2	2	0.0%
\$476 to \$500					2	136	1.5%												2	136	1.5%
\$501 to \$525					7	0.0%													7	7	0.0%
\$526 to \$550				1	8	12.5%													1	8	12.5%
\$551 to \$575					12	0.0%													12	12	0.0%
\$576 to \$600							1	9	11.1%										1	9	11.1%
\$601 to \$625		3	0.0%				1	88	1.1%										1	91	1.1%
\$626 to \$650																					
\$651 to \$675					9	0.0%													9	9	0.0%
\$676 to \$700																					
\$701 to \$725								2	0.0%										2	2	0.0%
\$726 to \$750																					
\$751 to \$775								12	0.0%										12	12	0.0%
\$776 to \$800																					
\$801 to \$825					3	4	75.0%												3	4	75.0%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$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	7	14.3%	8	216	3.7%	2	111	1.8%									11	334	3.3%	

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