

Third Quarter 2018

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Newmark Knight Frank Multifamily

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 Third Quarter 2018 Survey 37,695 units reported in the Colorado Metropolitan Areas compared to 37,268 for the Third 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 5.2 for September of 2018 compared to 5.8 percent for March of 2018 compared to 5.1 percent for September 2017, compared to 5.7 percent in March 2017, compared to 5.0 percent for September 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 5.2 percent; Fort Collins/Loveland, 2.8 percent; Grand Junction, 1.5 percent; Greeley, 3.0 percent; and Pueblo, 2.9 percent.

The overall average rent per square foot ranges from a low of 68 cents in Sterling to a high of 182 cents in Eagle County. 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 5.6 percent. This means that tenants moved out of 5.6 percent of the units the previous month.

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

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

INTRODUCTION

The purpose of this 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.

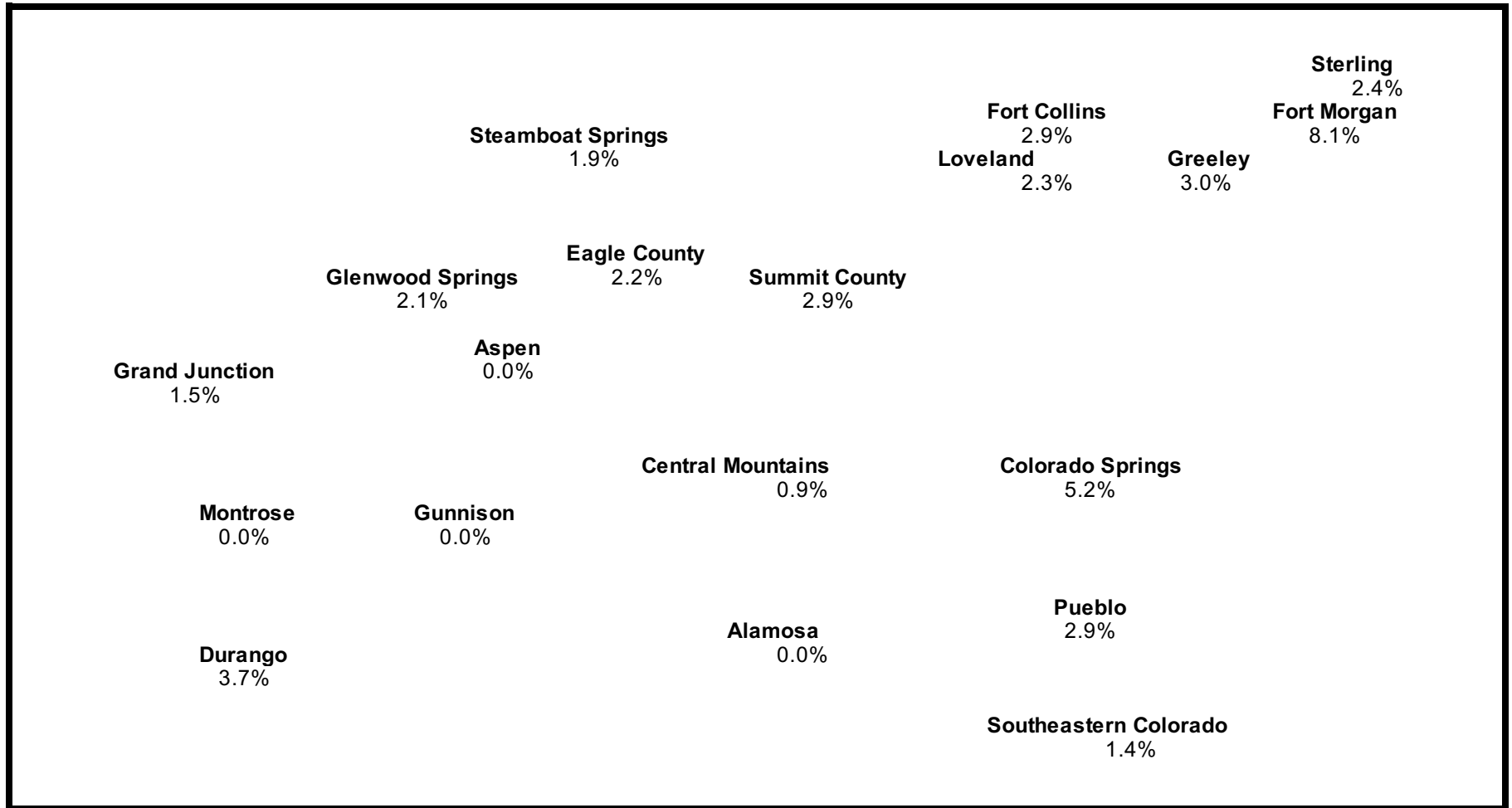
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2011	2012				2013				2014				2015				2016				2017				2018			
	4th Qtr	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		98		33		65		119		153		0		88		0				33			33						141
Aspen		118		204		352		204		204		143		143		205				205			86						147
Central Mountains				238		268		214		136		168		198		168				330			330						338
Buena Vista		32		*		*		*		*		*		*		*				*			*						*
Canon City		192		*		*		*		*		*		*		*				*			*						*
Lake County		199		*		*		*		*		*		*		*				*			*						*
Salida		0		*		*		*		*		*		*		*				*			*						*
Colorado Springs	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	22419	
Northwest	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	2227	
Northeast	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	4774	
Far Northeast	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	6393	
Southeast	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	2506	
Security/Widefield/Fountain	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	631	
Southwest	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	4323	
Central	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	1565	
Durango		233		203		221		253		82		188		187		189				254			357					298	
Eagle County		683		882		831		765		570		659		684		744				817			659					506	
Fort Collins/Loveland	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	6608	
Fort Collins	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	5499	
Northwest	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	1310	
Northeast	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	74	
Southeast	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	2488	
Southwest	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	1627	
Loveland	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	1109	
Fort Morgan/Brush		366		245		366		342		144		240		216		240				264			144					198	
Glenwood Springs		157		273		231		223		242		169		172		224				206			141					326	
Grand Junction	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	647	
Greeley	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	3517	
Gunnison		88		60		88		88		88		60		60		88				60			60					60	
Montrose		186		16		92		132		16		126		92		92				76			76					76	
Pueblo	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	1671	
Northwest	89	89	90	90	91	91	91	91	93	93	93	173	93	173	93	171	173	168	168	171	168	168	168	171	168	168	168	88	90
Northeast	748	395	841	1069	743	908	971	1067	1067	1067	1101	851	920	999	924	1043	990	990	1138	1138	1138	1138	1138	1252	1252	1348	823	1168	1271
Southeast	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	0	0
Southwest	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	310	
Southeastern Colorado		112		110		90		120		10		110		0		110				142			142					142	
Steamboat Springs		248		303		206		240		151		146		146		146				146			203					104	
Sterling		86		240		196		240		196		240		228		154				318			122					254	
Summit County		243		243		243		243		243		182		152		213				243			104					243	
Total Responses	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	37695	

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

**STATE OF COLORADO
VACANCY RATES BY MARKET AREA**



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

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
4th Quarter 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
3rd Quarter 2018**	5.2	1393.13	1359.06

[Denver Metro Area Apartment Vacancy and Rent Survey](#)
[Colorado Multi-Family Housing Vacancy and Rent Survey](#)

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

VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2012	2013				2014				2015				2016				2017				2018			
Area	Apartment Type	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	Efficiency	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	5.0	
	One bedroom	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	4.3	
	Two bed, one bath	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	3.2	
	Two bed, two bath	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	4.9	
	Three bedroom	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	3.2	
	All	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	4.2	
Alamosa	Efficiency																									
	One bedroom		7.9		3.8		10.3				3.1						0.0				0.0				0.0	
	Two bed, one bath		29.6		8.8		16.1				11.1						0.0				0.0				0.0	
	Two bed, two bath				0.0		0.0				10.7															0.0
	Three bedroom				0.0		25.0				0.0															0.0
	All		16.9		5.9		12.4				10.2						0.0				0.0					0.0
Aspen	Efficiency		0.0		4.5		0.0		0.0		0.0		0.0			0.0					0.0				0.0	
	One bedroom		0.0		3.1		0.0		0.0		0.0		0.0			0.0					0.0				0.0	
	Two bed, one bath		0.0		0.0		0.0		0.0		0.0		0.0			0.0					0.0				0.0	
	Two bed, two bath		3.4		3.4		1.1		0.0		0.0		0.0				2.3				0.0				0.0	
	Three bedroom		0.0		0.0		0.0				4.2						8.3								0.0	
	All		0.9		2.5		0.5		0.0		0.0		0.5				2.0				0.0				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				3.7				4.5	
	One bedroom		0.0		0.0												0.0				0.7				0.0	
	Two bed, one bath		1.8		1.8		0.0		6.5		3.2		1.8				3.6				0.7				0.0	
	Two bed, two bath										0.0														0.0	
	Three bedroom										0.0											3.7			0.0	
	All																					3.7			0.0	
Colorado Springs	Efficiency	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	5.9	
	One bedroom	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	4.9	
	Two bed, one bath	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	3.9	
	Two bed, two bath	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	6.1	
	Three bedroom	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	4.9	
	All	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	5.2	
Durango	Efficiency		0.0		20.0				10.0		0.0		0.0				0.0				10.0				10.0	
	One bedroom		0.0		4.3		3.4		4.0		0.0		0.0				6.7				3.7				0.0	
	Two bed, one bath		4.0		2.2		0.0		1.3		2.6		2.6				4.4				8.1				20.4	
	Two bed, two bath		0.0		0.0		0.0		0.0		0.0		0.0				0.0				1.4				0.0	
	Three bedroom		2.9		9.4		0.0		2.9		2.9		0.0				5.9				3.0				0.0	
	All		2.3		4.3		1.2		2.7		1.6		1.1				4.7				5.3				3.7	
Eagle County	Efficiency		1.1		25.0		1.1		11.4		4.2		8.3				4.5				11.4				4.5	
	One bedroom		5.5		4.2		2.0		6.2		1.3		3.4				1.6				2.7				2.4	
	Two bed, one bath		7.4		13.8		1.8		3.8		0.0		1.7				2.0				1.6				6.1	
	Two bed, two bath		0.5		3.4		1.3		3.3		3.3		9.2				2.4				2.4				0.0	
	Three bedroom		4.4		2.2		1.8		2.8		0.0		3.6				2.3				2.8				0.0	
	All		4.5		8.8		1.6		4.4		1.2		4.2				2.2				2.9				2.2	
Fort Collins Loveland	Efficiency	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	0.0	
	One bedroom	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	2.9	
	Two bed, one bath	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	3.0	
	Two bed, two bath	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	3.2	
	Three bedroom	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	1.9	
	All	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	2.8	
Fort Morgan/Brush	Efficiency																								0.0	
	One bedroom		6.7		2.7		5.1		3.7		10.1		11.6				11.5				12.1				8.9	
	Two bed, one bath		3.9		0.0		5.3		3.2		2.2		0.0				6.5				2.6				5.3	
	Two bed, two bath																									
	Three bedroom		3.7		5.6		0.0		0.0		0.0		3.7				0.0				0.0				16.7	
	All		6.8		2.3		4.9		2.5		5.1		7.5				7.6				9.0				8.1	

VACANCIES BY APARTMENT TYPE

(In Percent)

Market Area	Apartment Type	2012				2013				2014				2015				2016				2017				2018						
		4th Qtr	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		
Glenwood Springs	Efficiency		25.0		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	
	One bedroom		20.0		21.4		13.3		0.0		7.1		0.0		7.1		7.1		0.0		0.0		0.0		0.0		0.0		2.2		0.0	
	Two bed, one bath		13.5		6.4		9.2		0.0		1.9		3.9		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	Two bed, two bath		27.5		14.5		5.8		2.0		2.0		1.5		1.5		6.1		1.5		6.1		2.0		2.0		2.0		2.5		2.5	
	All		23.4		10.3		7.0		2.4		3.5		1.8		2.9		2.9		2.9		2.9		2.0		2.8		2.8		2.1		2.1	
Grand Junction	Efficiency		0.0	0.0	2.8	0.0	0.0	1.4	0.0	2.7	5.4	2.8	12.7	2.7	2.7	2.8	2.7	1.4	1.4	4.2	5.4	9.9	1.4	4.2	5.4	9.9	1.4	5.6	0.0	0.0		
	One bedroom	8.9	4.2	7.2	4.6	4.3	4.6	3.7	3.2	3.6	4.3	3.8	2.4	2.4	1.0	3.0	1.1	1.4	1.3	3.3	1.8	1.6	0.9	3.3	1.8	1.6	0.9	6.4	3.0	3.0		
	Two bed, one bath	8.1	6.6	12.6	10.0	10.9	6.5	11.9	7.4	10.0	7.0	3.8	3.3	3.9	1.0	1.3	0.9	2.8	3.6	7.1	1.8	0.8	0.7	3.4	0.8	0.7	3.4	0.8	0.0	0.0		
	Two bed, two bath	19.5	29.8	12.4	42.9	3.4	4.9	4.9	3.3	14.5	3.3	3.3	1.8	3.6	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	All	16.0	41.2	9.2	42.7	17.4	12.0	8.0	10.5	19.0	16.0	12.5	0.0	0.0	0.0	40.0	0.0	0.0	0.0	33.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	
Greeley	Efficiency	4.8	4.8	4.0	3.3	3.3	1.7	1.7	3.2	1.6	4.5	1.7	2.3	2.3	1.7	2.3	1.7	3.3	3.4	1.1	1.7	3.4	6.7	3.3	5.0	3.4	1.1	1.7	3.4	6.7	3.3	5.0
	One bedroom	1.0	1.1	1.4	1.1	4.8	2.8	2.8	1.7	1.5	0.6	0.8	5.1	2.5	1.9	1.3	1.9	2.4	3.9	0.9	1.1	2.6	0.7	4.4	3.4	0.9	4.4	3.4	0.7	4.4	3.4	
	Two bed, one bath	2.5	1.6	2.3	1.1	0.9	0.6	1.5	1.4	0.8	0.8	0.3	3.4	2.9	1.8	2.6	2.9	3.5	2.5	2.1	2.0	2.0	0.9	2.4	1.1	2.5	2.1	2.0	2.0	0.9	2.4	1.1
	Two bed, two bath	9.8	1.4	3.3	1.7	16.5	11.7	11.2	4.5	1.5	2.0	3.7	7.6	5.8	8.6	6.2	6.3	5.8	6.0	0.7	1.6	2.4	2.1	4.0	3.7	6.0	0.7	1.6	2.4	2.1	4.0	3.7
	All	1.5	1.4	2.7	1.5	7.4	5.7	2.0	1.4	1.8	0.3	2.0	8.9	4.3	2.9	4.3	4.9	2.6	1.9	1.6	0.9	0.9	1.2	2.4	3.4	1.9	1.6	0.9	0.9	1.2	2.4	3.4
Gunnison	Efficiency																															
	One bedroom		12.5		12.5		0.0																									
	Two bed, one bath		7.5		2.5		3.8		0.0		1.7		0.0																			
	Two bed, two bath																															
	All		8.0		3.4		3.4		0.0		1.7		0.0																			
Lake County	Efficiency		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
	One bedroom		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
	Two bed, one bath		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
	Two bed, two bath		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
	All		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Montrose	Efficiency																															
	One bedroom		5.0		0.8		0.0		4.3		6.3		6.3		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	Two bed, one bath		16.7		8.3		0.0		9.4		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	Two bed, two bath																															
	All		6.5		1.5		0.0		5.6		5.4		5.4		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
Pueblo	Efficiency	0.0	0.0	0.0	5.0	5.0	0.0	0.0	3.1	5.0	6.3	0.0	3.1	3.1	0.0	0.0	0.0	0.0	11.8	0.0	7.4	6.5	6.3	5.0	5.3	6.3	5.0	5.3				
	One bedroom	10.4	19.7	13.2	10.5	9.3	9.5	8.1	8.8	8.5	3.8	7.3	4.7	3.4	1.9	1.5	2.3	2.7	1.4	2.6	3.6	4.2	6.5	5.2	3.6	6.5	5.2	3.6				
	Two bed, one bath	11.0	13.9	11.5	10.0	7.6	7.4	5.5	8.4	5.3	3.7	5.3	11.6	9.8	3.9	3.3	1.9	4.2	0.9	2.0	2.8	2.8	2.7	4.0	2.6	2.7	4.0	2.6				
	Two bed, two bath	11.1	10.9	8.8	5.3	1.5	10.6	1.4	10.3	7.5	3.3	0.8	0.0	0.8	0.0	0.5	1.1	4.9	1.7	1.5	1.9	6.7	1.3	2.7	1.2	1.3	2.7	1.2				
	All	13.5	8.1	1.0	7.4	12.8	2.8	10.1	2.7	9.7	6.3	7.1	2.8	9.5	4.7	4.5	5.8	0.9	3.4	2.4	3.2	7.4	5.9	4.2	2.5	5.9	4.2	2.5				
Salida	Efficiency		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
	One bedroom		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
	Two bed, one bath		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
	Two bed, two bath		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
	All		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Southeastern Colorado	Efficiency		33.3		0.0		33.3		0.0																							
	One bedroom		0.0		0.0		28.6		0.0				0.0				0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	Two bed, one bath		0.0		0.0				0.0				0.0				2.1		2.1		2.1		2.1		2.1		2.1		4.3		4.3	
	Two bed, two bath												0.0				0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
	All		1.1		0.0		30.0		0.0				0.0				0.7		0.7		0.7		0.7		0.7		0.7		1.4		1.4	
Steamboat Springs	Efficiency																															
	One bedroom		1.0		1.2		0.0		0.0		0.0		0.0		0.0		0.0		2.0		2.0		2.0		2.0		2.0		1.6		1.6	
	Two bed, one bath		2.6		40.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		2.6		2.6		2.6		2.6		2.7		2.7	
	Two bed, two bath		9.4		20.9		0.0		0.0		0.0		0.0		0.0		0.0		0.0		9.4		9.4		9.4		9.4		0.0		0.0	
	All		20.0		20.5		11.4		0.0		0.0		0.0		0.0		0.0		0.0		3.0		3.0		3.0		3.0		0.0		0.0	
Sterling	Efficiency																															
	One bedroom		5.8		3.5		9.7		7.1		2.4		3.6				3.8		0.0		0.0		0.0		0.0		0.0		3.0		3.0	
	Two bed, one bath		20.0		20.8		15.0		8.3		19.4		7.8		0.0		6.9		0.0		0.0		0.0		0.0		0.0		1.5		1.5	
	Two bed, two bath		0.0																													

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2012	2013				2014				2015				2016				2017				2018			
		4th Qtr	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	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	2.2	
	9 to 50	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	3.2	
	51 to 99	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	3.1	
	100-199	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	3.8	
	199-349	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	4.7	
350 up	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	3.5		
Alamosa	2 to 8				31.3		18.8			31.3															0.0	
	9 to 50				5.3		11.1			5.6						0.0					0.0				0.0	
	51 to 99		16.9		0.0		12.3																		0.0	
	100-199																								0.0	
	199-349																									0.0
350 up																									0.0	
Aspen	2 to 8																									0.0
	9 to 50		0.0		4.2		0.0		0.0		0.0		0.0			0.0					0.0					0.0
	51 to 99		1.7		2.2		0.6		0.0		0.0		0.6			2.2					0.0					0.0
	100-199		0.0																							0.0
	199-349																									0.0
350 up																									0.0	
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									0.0																7.5
	9 to 50		0.0		2.6				9.4		15.6		0.0			6.3					0.0					
	51 to 99		1.9																							0.0
	100-199		2.2		0.7		0.0		5.9		0.7		2.2			2.7					1.3					0.0
	199-349																									0.0
350 up																									0.0	
Colorado Springs	2 to 8	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	0.0	
	9 to 50	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	3.8	
	51 to 99	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	4.8	
	100-199	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	4.4	
	199-349	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	5.7	
350 up	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	3.8		
Durango	2 to 8		0.0		0.0		0.0		0.0		0.0		0.0								0.0					0.0
	9 to 50		0.0		0.7		1.4		1.4		2.8		1.4			4.9					3.5					0.0
	51 to 99																									0.0
	100-199		4.5		8.9				3.6		0.9		0.9			4.5					6.6					3.9
	199-349																									3.9
350 up																									3.9	
Eagle County	2 to 8									0.0		4.5														0.0
	9 to 50									0.0		0.8					0.0				0.0					0.0
	51 to 99		5.9		1.7		1.6		4.2		1.1		5.1				2.7				3.1					6.3
	100-199		6.4		14.9		1.1		5.1		1.1		5.1				2.7				3.1					6.3
	199-349		0.7		3.3		1.9		3.7		2.2		6.7				3.7				3.7					0.0
350 up																									0.0	
Fort Collins/ Loveland	2 to 8	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	0.0	
	9 to 50	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	4.3	
	51 to 99	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	1.9	
	100-199	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	3.3	
	199-349	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	2.8	
350 up	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	1.7		
Fort Morgan/ Brush	2 to 8																									8.1
	9 to 50		8.2		2.5		4.9		4.2		7.5		11.1			10.7					9.0					8.1
	51 to 99		5.5		2.2				0.0		2.1		2.1			2.1										8.1
	100-199																									8.1
	199-349																									8.1
350 up																									8.1	

*As

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2012	2013				2014				2015				2016				2017				2018				
		4th Qtr	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									2.7	
	9 to 50		30.0		0.0		8.3		0.0		0.0		0.0		0.0		0.0									1.2	
	51 to 99		29.5		12.1		6.0		3.2		5.3		1.3		3.4		4.3									2.5	
	100-199																										
	199-349																										
	350 up																										
Grand Junction	2 to 8	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	1.2
	9 to 50	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	5.1		
	51 to 99	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	4.5	
	100-199	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	0.0		
	199-349																										
	350 up																										
Greeley	2 to 8	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	4.2		
	9 to 50	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	0.0		
	51 to 99	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	1.9		
	100-199	1.3	1.6	1.7	1.1	12.9	9.5	4.7	1.9	1.1	0.7	1.7	3.1	2.6	1.0	1.7	2.9	2.6	1.6	1.6	1.5	1.8	1.8	4.6	5.7		
	199-349	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	1.7		
	350 up																										
Gunnison	2 to 8																										
	9 to 50		21.4		3.6		7.1																				
	51 to 99		1.7		3.3		1.7		0.0		1.7		0.0													0.0	
	100-199																										
	199-349																										
	350 up																										
Lake County	2 to 8		*	*			*	*			*	*			*				*				*			*	
	9 to 50		*	*			*	*			*	*			*				*				*			*	
	51 to 99		*	*			*	*			*	*			*				*				*			*	
	100-199		*	*			*	*			*	*			*				*				*			*	
	199-349		*	*			*	*			*	*			*				*				*			*	
	350 up		*	*			*	*			*	*			*				*				*			*	
Montrose	2 to 8																										
	9 to 50		18.8		1.8		0.0		10.0		0.0		0.0														
	51 to 99		3.9		1.3				2.6		6.6		6.6														
	100-199																										
	199-349																										
	350 up																										
Pueblo	2 to 8	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	18.2		
	9 to 50	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	1.5			
	51 to 99	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	0.0		
	100-199	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	2.9		
	199-349		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	3.8		
	350 up																										
Salida	2 to 8		*	*			*	*			*	*			*				*				*			*	
	9 to 50		*	*			*	*			*	*			*				*				*			*	
	51 to 99		*	*			*	*			*	*			*				*				*			*	
	100-199		*	*			*	*			*	*			*				*				*			*	
	199-349		*	*			*	*			*	*			*				*				*			*	
	350 up		*	*			*	*			*	*			*				*				*			*	
Southeastern Colorado	2 to 8																										
	9 to 50		10.0		0.0		30.0		0.0																	3.2	
	51 to 99		0.0		0.0				0.0																	0.0	
	100-199																										
	199-349																										
	350 up																										
Steamboat Springs	2 to 8																									0.0	
	9 to 50		0.0		19.3		0.0		0.0		0.0		0.0													0.0	
	51 to 99		1.8		25.9																					3.6	
	100-199		10.7		10.7		3.9		0.0		0.0		0.0														
	199-349																										
	350 up																										
Sterling	2 to 8																										
	9 to 50		18.8		18.4		12.5		9.2		10.9		12.5														
	51 to 99		7.4		3.7		7.4		1.9		0.0		5.6													2.8	
	100-199		4.5		1.8		10.9		9.1		3.6															1.8	
	199-349																										
	350 up																										
Summit County	2 to 8																										
	9 to 50		0.0		0.0		0.0		0.0																	0.0	
	51 to 99		2.3		4.7		3.8		1.3		0.0		0.5			</											

AVERAGE RENT BY MARKET AREA

(In Dollars)

Market Area	2012				2013				2014				2015				2016				2017				2018			
	4th Qtr	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		574.81		609.77		569.93				657.96						687.50							695.27			656.52		
Aspen		1143.46		1068.51		1066.06		1190.94		1199.51		1098.86				1118.62							1334.88			1159.28		
Central Mountains		658.12		689.84		662.50		688.10		650.59		727.98				867.65							878.64			945.01		
Buena Vista		*		*		*		*		*		*			*								*			*		
Canon City		*		*		*		*		*		*			*								*			*		
Lake County		*		*		*		*		*		*			*								*			*		
Salida		*		*		*		*		*		*			*								*			*		
Colorado Springs	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	1156.70				
Northwest	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	1233.26				
Northeast	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	1148.65				
Far Northeast	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	1252.27				
Southeast	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	1022.71				
Security/Widefield/Fountain	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	1093.07				
Southwest	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	1142.25				
Central	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	961.95				
Durango		988.83		983.14		908.48		1176.60		1166.52		1178.04				1131.83							1126.91			1296.01		
Eagle County		1001.58		992.85		1075.08		1273.57		1272.94		1243.87				1341.86							1341.76			1389.61		
Fort Collins/Loveland	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	1351.48				
Fort Collins	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	1346.23				
Northwest	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	1416.78				
Northeast	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	1122.03				
Southeast	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	1311.61				
Southwest	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	1352.55				
Loveland	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	1377.50				
Fort Morgan/Brush		494.42		479.90		489.40		572.95		573.20		475.36				498.17							498.22			538.34		
Glenwood Springs		779.03		782.39		776.79		723.88		748.84		808.25				854.79							864.47			978.80		
Grand Junction	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	589.76				
Greeley	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	1141.67				
Gunnison		618.75		667.73		656.59		712.50		712.50		710.34				750.00							763.00			777.00		
Montrose		695.11		715.53		593.75		657.74		717.93		710.33				737.50							837.50			837.50		
Pueblo	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	839.86				
Northwest	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	517.78				
Northeast	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	932.45				
Southeast							722.50																					
Southwest	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	553.77				
Southeastern Colorado		609.72		542.76		512.50		415.45				417.36				673.37							657.75			722.46		
Steamboat Springs		772.16		726.48		932.35		990.92		1089.62		1096.82				1111.51							1035.97			804.90		
Sterling		665.97		623.96		680.81		566.23		577.57		559.32				585.87							502.25			625.52		
Summit County		989.77		994.22		1001.79		1026.64		1124.37		1084.92				1176.35							1251.53			1152.94		

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

AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2012	2013				2014				2015				2016				2017				2018					
Area	Apartment Type	4th qtr	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		512.50		560.14		565.29							504.17													645.34	
	Two bed, one bath		662.50		642.32		557.92							684.00													663.49	
	Two bed, two bath				662.50		687.50							645.14														
	Three bedroom				737.50		662.50							665.18													762.50	
All		574.81		609.77		569.93							687.50													656.52		
Aspen	Efficiency		617.80		675.00		675.00			695.00			695.00														750.00	
	One bedroom		1124.15		835.38		819.75			926.19			947.62														719.58	
	Two bed, one bath		1396.99		1124.34		1124.34			1128.29			1148.68														525.00	
	Two bed, two bath		1230.11		1265.34		1265.34			1495.00			1495.00														1370.84	
	Three bedroom		1301.18		930.00		930.00							1152.63													1005.00	
All		1143.46		1068.51		1066.06			1190.94			1199.51														1159.28		
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		637.50		737.50																							
	One bedroom		837.50		837.50																							1033.25
	Two bed, one bath		628.15		654.17		662.50			688.10				657.85														891.19
	Two bed, two bath													538.00														
	Three bedroom													538.00													1212.50	
All		658.12		689.84		662.50			688.10				650.59														945.01	
Colorado Springs	Efficiency	600.71	582.38	596.41	616.26	621.92	644.92	663.77	702.99	682.40	655.17	719.22	726.92	739.46	744.01	784.78	812.60	828.84	824.86	1373.82	899.80	883.77	894.28	893.14	892.06			
	One bedroom	695.43	684.01	712.75	730.08	700.39	711.55	750.82	770.71	745.37	770.77	786.48	816.49	832.57	846.98	880.25	908.48	917.14	931.10	985.85	1003.33	990.20	1012.92	1035.73	1026.45			
	Two bed, one bath	726.13	725.87	759.32	775.11	748.07	759.23	797.33	810.65	794.97	823.18	850.14	886.21	878.34	902.09	920.76	965.93	976.64	985.96	1023.19	1051.26	1036.58	1065.27	1073.77	1093.40			
	Two bed, two bath	975.46	987.47	973.31	1005.11	976.31	1020.99	1059.23	1056.58	1050.09	1059.78	1079.05	1112.02	1109.43	1126.25	1174.20	1223.42	1234.80	1290.52	1330.84	1331.77	1336.38	1324.27	1346.04	1360.40			
	Three bedroom	1073.23	1073.85	1151.04	1175.50	1106.22	1138.51	1199.61	1236.61	1206.48	1228.49	1330.67	1318.89	1302.24	1339.70	1348.74	1378.72	1353.54	1427.06	1523.18	1536.97	1499.30	1512.99	1585.05	1590.18			
All	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	1156.70				
Durango	Efficiency		987.50		1045.00																						1112.50	
	One bedroom		818.92		802.64		832.16			1004.90																	1119.06	
	Two bed, one bath		976.24		966.10		963.20			1193.05																	1364.29	
	Two bed, two bath		893.75		950.00		873.53			905.00																	1354.03	
	Three bedroom		1357.35		1425.00		1275.00			1522.06																	1710.29	
All		988.83		983.14		908.48			1176.60																	1296.01		
Eagle County	Efficiency		615.64		735.00		676.18			750.00																	1095.00	
	One bedroom		864.99		869.05		947.52			1270.58																	1221.44	
	Two bed, one bath		1017.34		1031.91		1117.25			1156.26																	1618.82	
	Two bed, two bath		1086.86		964.08		1187.82			1384.18																	1337.50	
	Three bedroom		1214.00		1110.82		1301.69			1472.69																	1468.89	
All		1001.58		992.85		1075.08			1273.57																	1389.61		
Fort Collins Loveland	Efficiency	704.62	766.49	791.66	789.47	810.83	808.48	926.89	915.60	928.02	749.03	781.18	761.98	764.38	775.78	775.47	822.29	795.75	818.25	891.55	889.54	892.63	905.36	940.99	894.74			
	One bedroom	861.37	900.82	888.04	897.28	930.80	952.10	1023.14	1013.88	1059.71	1075.48	1131.13	1121.94	1048.86	1117.00	1133.58	1138.75	1100.92	1131.47	1180.34	1166.62	1179.01	1197.34	1205.78	1201.64			
	Two bed, one bath	906.80	923.99	907.59	917.64	956.41	986.92	997.56	1019.91	1037.52	1052.63	1121.55	1111.34	1093.73	1156.69	1103.16	1194.36	1122.19	1162.97	1211.39	1200.48	1208.53	1196.56	1246.03	1222.12			
	Two bed, two bath	1070.14	1122.52	1170.40	1172.09	1150.81	1210.62	1246.56	1259.22	1296.26	1313.81	1387.32	1391.27	1320.39	1395.22	1410.36	1415.60	1342.13	1432.42	1448.86	1422.86	1397.17	1448.05	1486.70	1421.99			
	Three bedroom	1187.73	1192.31	1151.99	1230.75	1110.33	1351.97	1195.26	1179.89	1355.04	1333.39	1491.48	1455.45	1362.32	1472.37	1547.94	1577.06	1509.55	1510.70	1561.75	1563.26	1540.27	1536.76	1652.56	1583.30			
All	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	1351.48				
Fort Morgan/Brush	Efficiency																										637.50	
	One bedroom		481.11		482.61		433.89			456.81																	490.25	
	Two bed, one bath		502.53		436.53		549.68			628.03																	637.87	
	Two bed, two bath																											
	Three bedroom		533.56																									

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2012				2013				2014				2015				2016				2017				2018			
		4th Qtr	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				612.50		495.31						631.25																646.88
	9 to 50				643.42		645.99						663.90																694.74
	51 to 99		574.81		589.42		504.04										687.50								695.27				610.68
	100 to 199																												
	200 to 349																												
350 up																													
Aspen	2 to 8																												
	9 to 50																												
	51 to 99		103.50		704.17		683.33		728.75		720.42		731.25				758.33								779.17				732.29
	100 to 199		1098.69		1117.09		1117.09		1284.16		1296.13		1147.61				1166.39								1550.00				1242.59
	200 to 349		1366.55																										
350 up																													
Buena Vista	2 to 8		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	9 to 50		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	51 to 99		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	100 to 199		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	200 to 349		*		*		*		*		*		*		*		*		*		*		*		*		*		*
350 up		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Canon City	2 to 8		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	9 to 50		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	51 to 99		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	100 to 199		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	200 to 349		*		*		*		*		*		*		*		*		*		*		*		*		*		*
350 up		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Central Mountains	2 to 8																												
	9 to 50		760.58		781.09				850.00		850.00		900.00				900.00								950.00				1081.00
	51 to 99		625.00																										
	100 to 199		612.50		637.50		662.50		650.00		637.50		687.50				864.18								870.97				926.76
	200 to 349																												
350 up																													
Colorado Springs	2 to 8	761.72	1118.91	664.93	660.02	775.50	676.52	749.89	626.66	691.04	712.89	756.91	794.64	790.28	875.00	1047.16	741.44	809.69	900.23	723.91	1390.33	1556.73	974.86	3601.43	1794.26				
	9 to 50	610.37	615.77	621.29	651.18	619.61	610.46	731.44	738.86	642.91	657.37	732.18	722.44	735.66	815.08	767.71	805.87	811.92	817.25	758.38	873.02	779.50	892.60	897.61	912.45				
	51 to 99	687.33	673.77	725.94	704.71	693.29	706.50	765.52	790.42	747.29	722.92	854.11	855.27	861.28	832.99	877.04	888.28	908.54	925.95	935.94	985.10	947.47	969.67	988.15	958.50				
	100 to 199	730.88	757.32	814.37	848.88	759.90	785.97	869.12	876.47	798.98	849.41	820.10	880.79	922.72	919.80	932.15	938.51	902.27	1000.30	1028.96	1107.58	1042.43	1083.95	1124.16	1110.68				
	200 to 349	835.41	826.45	838.67	856.60	844.20	869.40	885.33	912.27	908.80	923.03	938.92	971.20	980.90	996.78	1031.43	1074.88	1083.53	1101.18	1195.02	1159.33	1147.65	1172.73	1199.00	1198.91				
350 up	807.79	776.56	771.29	784.57	771.25	792.15	782.14	767.44	788.92	848.66	847.15	857.54	837.88	900.35	944.42	968.03	940.65	999.29	1058.03	1100.35	1090.74	1070.88	1086.32	1100.31					
Durango	2 to 8		937.50		950.00		761.11		933.33		950.00		956.25												1200.00				
	9 to 50		793.11		778.22		926.64		930.14		938.75		954.45												955.34				
	51 to 99																904.82										1114.38		
	100 to 199		1175.45		1236.52				1343.75		1318.75		1331.70				1419.64								1239.46				
	200 to 349																										1306.31		
350 up																													
Eagle County	2 to 8																												
	9 to 50																												
	51 to 99		883.81		895.70		818.46		1120.57		1321.09		1321.09				1143.15								1272.60				
	100 to 199		958.21		994.27		1017.50		1393.58		1158.50		1158.50				1468.64								1318.87				
	200 to 349		1142.96		1034.07		1230.46		1197.74		1403.70		1403.70				1391.20								1391.20				
350 up																													
Fort Collins/ Loveland	2 to 8	938.75	943.14	1278.00	1178.51	917.87	911.28	925.69	963.00	941.17	969.48	1041.95	1002.84	1267.12	1291.04	962.85	1026.24	1087.39	1242.56	1219.04	1479.76	1150.11	1160.65	1420.11	1357.25				
	9 to 50	795.80	800.51	923.99	848.69	816.08	726.76	639.60	637.60	834.42	759.03	964.58	565.00	565.00	983.50	817.57	1020.30	582.00	1053.24	1031.99	1016.81	965.54	1416.75	1347.10					
	51 to 99	866.38	934.77	869.00	907.67	912.08	893.40	913.75	928.96	918.77	983.86	967.22	1064.45	1073.78	1128.96	1185.52	1200.10	1181.43	1186.64	1223.00	1186.23	1254.48	1229.84	1241.34	1168.16				
	100 to 199	1054.41	1071.02	985.20	967.57	1001.99	1013.31	1093.31	1116.37	1225.60	1044.03	1287.68	1284.79	1021.31	1289.82	1289.52	1313.89	1239.91	1327.03	1259.10	1320.95	1303.56	1305.29	1334.59	1308.31				
	200 to 349	983.86	1024.42	1005.47	1018.96	1093.37	1126.98	1171.17	1158.42	1218.18	1227.19	1286.10	1272.17	1199.06	1258.04	1262.17	1300.95	1246.70	1275.89	1319.70	1314.20	1311.88	1342.08	1373.28	1338.09				
350 up	1310.84	1299.02	1046.66	1494.10	820.60	1673.29	867.86	858.84	1465.75	1475.92	1524.81	1411.38	1475.92	1475.92	1566.23	1525.55		1545.89	1688.00	1688.00	1582.25	1782.87	1818.06						
Fort Morgan/ Brush	2 to 8																												
	9 to 50		463.71		451.63		489.40		522.92		513.37		468.10												498.22				
	51 to 99		525.46		504.75				648.00		648.00		486.25														538.34		
	100 to 199																												
	200 to 349																												
350 up																													

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

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2012				2013				2014				2015				2016				2017				2018			
		4th Qtr	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		709.93		743.98		708.26		701.38		708.82		740.86				800.00										891.08		
	9 to 50		645.00		646.50		812.08		651.50		660.00		610.00				750.00										1203.44		
	51 to 99		821.42		808.00		802.83		747.13		787.23		850.95				882.16										899.62		
	100 to 199																												
	200 to 349 350 up																												
Grand Junction	2 to 8	659.09	603.36	612.93	752.42	587.99	583.95	625.66	581.71	593.75	609.94	617.44	656.82	580.59	589.51	634.17	588.53	600.42	603.53	837.50	601.10	639.38	643.75	619.30					
	9 to 50	565.96	542.35	634.48	669.63	553.82	555.78	566.01	573.05	573.54	586.17	576.22	558.38	577.82	586.82	587.51	591.58	615.00	637.91	647.18	648.46	628.43	628.26	653.33	649.74				
	51 to 99	613.16	618.75	609.92	608.49	605.90	606.56	606.16	615.70	615.38	616.09	613.07	609.93	623.07	615.60	607.10	619.48	581.57	597.12	567.79	597.12	567.79	625.12	633.37	632.85				
	100 to 199	785.33	505.13	565.64	505.13	508.21	245.59	253.22	254.75	245.59	254.75	330.97	330.97	330.97	330.97	330.97	330.97	330.97	330.97	330.97	330.97	330.97	330.97	330.97	330.97	330.97			
	200 to 349 350 up																										568.06		
Greeley	2 to 8	562.66	637.70	587.33	648.41	620.03	642.15	670.24	650.01	626.91	734.76	748.71	1075.00	774.63	706.72	801.22	834.48	828.77	959.15	794.32	800.12	788.67	806.74	802.82	807.17				
	9 to 50	554.25	567.90	564.47	613.05	595.07	648.75	653.82	595.76	654.97	636.57	702.23	715.00	725.95	744.23	715.69	763.00	781.25	782.20	813.64	801.40	807.00	835.55	1067.10	1145.52				
	51 to 99	639.43	632.92	640.15	674.37	694.03	712.05	728.87	756.68	800.94	793.13	745.71	701.83	747.20	792.48	721.17	768.55	797.93	730.67	753.22	907.63	898.42	1025.80	1153.00	1167.51				
	100 to 199	636.29	644.30	671.49	665.53	722.84	754.52	783.63	830.18	840.18	838.22	883.75	898.41	874.42	885.48	884.71	912.30	923.94	919.46	945.45	983.45	981.87	989.55	1084.27	1121.31				
	200 to 349 350 up	773.46	806.23	805.27	817.23	826.78	868.02	883.11	918.94	951.54	993.97	1020.67	1055.23	1020.59	1055.34	1072.48	1097.03	1097.77	1114.71	1127.96	1182.02	1163.87	1189.01	1209.18	1154.97				
Gunnison	2 to 8																												
	9 to 50		471.43		592.14		557.14																						
	51 to 99		687.50		703.00		703.00		712.50		712.50		652.14				750.00									777.00			
	100 to 199																												
	200 to 349 350 up																												
Lake County	2 to 8	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	9 to 50	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	51 to 99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	100 to 199	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	200 to 349 350 up	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Montrose	2 to 8																												
	9 to 50		612.50		685.71		593.75						625.00																
	51 to 99		712.50		737.50				536.50				581.25																
	100 to 199								737.50				737.50																
	200 to 349 350 up																737.50				837.50					837.50			
Pueblo	2 to 8	475.13	613.97	477.38	482.50	528.83	551.79	518.06	524.26	439.42	560.21	521.97	548.23	646.94	485.27	492.09	539.32	521.36	521.36	592.97	571.15	583.08	560.33	425.00	542.55				
	9 to 50	518.28	505.18	488.50	518.97	492.73	529.74	494.95	632.54	508.96	519.07	509.19	527.30	511.49	531.98	535.54	547.50	535.28	569.58	588.19	585.34	583.77	638.86	573.60	600.54				
	51 to 99	537.14	594.34	502.52	607.11	600.49	611.03	609.80	617.81	616.77	624.59	625.64	541.51	624.35	665.33	632.34	657.74	661.63	665.62	668.07	673.81	663.20	702.23	717.93	738.71				
	100 to 199	695.54	744.41	698.79	685.98	697.52	675.35	668.04	596.29	652.04	667.98	670.87	754.26	758.32	710.34	795.48	807.65	819.84	850.65	968.72	990.92	905.00	872.50	983.12	943.45				
	200 to 349 350 up		483.33	496.11	496.11	496.11	496.11	508.28	508.28	508.28	512.56	508.28	512.56	512.44	525.62	538.63	526.30	538.40	538.40	554.79	613.29	788.47	794.43	814.50	816.95				
Salida	2 to 8	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	9 to 50	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	51 to 99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	100 to 199	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	200 to 349 350 up	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Southeastern Colorado	2 to 8																												
	9 to 50		485.00		587.13		512.50																						
	51 to 99		625.31		520.58				624.00				631.00				765.08									662.50			
	100 to 199								337.25				337.25				602.30									768.93			
	200 to 349 350 up																												
Steamboat Springs	2 to 8																									1191.67			
	9 to 50		705.31		719.04		809.06						830.81													860.47			
	51 to 99		719.27		537.50				807.56				855.23				858.72									719.27			
	100 to 199		831.55		831.55		989.81		1067.48				1197.67				1217.04												
	200 to 349 350 up																												
Sterling	2 to 8																												
	9 to 50		606.75		490.08		606.75		558.76				572.13				509.31												
	51 to 99		674.00		686.00		686.00		697.00				697.00				668.60									595.21			
	100 to 199		679.25		686.00		699.80		507.18				522.11				522.11									665.20			
	200 to 349 350 up																												
Summit County	2 to 8																												
	9 to 50		777.67		777.67		777.67		777.67																				
	51 to 99		1019.65		1024.72		1033.35		1075.78				1124.37				1007.33									694.17			
	100 to 199																1200.15									1217.56			
	200 to 349 350 up																												

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017				2018			
		4th Qtr	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
Alamosa	To 1959																												
	1960-69																												
	1970-79																												
	1980-89									687.09					648.86														655.68
	1990-99														663.27														727.09
	2000-09 2010+																												
Aspen	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	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																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Colorado Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Durango	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Eagle County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Fort Collins/Loveland	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Fort Morgan/Brush	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												

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

AVERAGE RENT BY AGE OF BUILDING (CONTINUED)

(In Dollars)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017				2018			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Glenwood Springs	To 1959		903.89		1068.75		1081.25		1093.75		1106.25		1075.00		1193.75							1231.25					1281.25		
	1960-69		625.00		637.50		892.19		637.50		650.00		675.00		687.50														
	1970-79		671.79		753.13		676.56		673.13		686.56		694.38		729.00							760.00					1207.10		
	1980-89		734.20		725.98		711.55		713.21		739.59		774.46		827.86							855.48					857.18		
	1990-99		898.04				898.04				1250.00				898.04												922.69		
	2000-09		1200.00		1221.67		1250.00		1250.00		1250.00		1300.00									1575.00					1575.00		
2010+																													
Grand Junction	To 1959	482.00	500.42	532.50	537.50	508.93	507.14	513.13	494.58	508.75	510.94	502.08	505.83	528.44	528.44	562.19	555.94	559.38				550.00	609.58	609.98		555.00			
	1960-69	602.50	596.25	602.50		602.50	602.50		602.50	602.50				630.00	630.00		625.00					650.00				700.00			
	1970-79	605.03	683.77	633.28	636.61	597.74	595.60	590.53	594.66	597.60	609.94	572.06	557.06	575.28	594.28	577.06	592.69	595.03	598.57	550.96		571.98	609.41	595.74	597.77	597.77			
	1980-89	596.60	548.69	540.02	543.82	593.42	587.16	595.97	589.89	597.76	596.78	617.60	628.86	607.37	612.30	612.60	622.78	608.19	619.63	612.20		612.60	628.46	678.70	699.65	699.65			
	1990-99	758.32	737.68	775.84	780.66	733.26	612.00	616.98	615.24	640.80	640.87	649.37	645.94	655.00	658.85	680.83	672.59	620.83	662.50			645.42			816.39	795.96			
	2000-09	1168.75	931.25	1016.25	962.50	800.00	825.00	825.00		825.00				800.00															
2010+																													
Greeley	To 1959								698.33	628.33																			
	1960-69	610.46	620.41	655.73	721.41	730.41	753.28	790.00	841.52	813.73	868.78	775.51	832.63	805.10	822.48	846.77	862.37	812.36	869.45	875.14		890.27	891.47	899.63	987.44	996.78			
	1970-79	671.58	649.44	676.50	664.42	672.14	706.10	733.63	744.90	758.57	757.00	793.52	809.67	802.19	816.68	797.21	832.92	855.69	838.10	863.94		911.33	917.47	919.84	958.28	985.69			
	1980-89	765.34	796.71	796.72	795.95	807.77	843.77	844.11	855.91	893.84	957.75	956.02	984.19	960.18	972.45	1069.48	1111.80	1079.83	1141.12	1131.24	1244.59		1206.95	1254.28	1241.24	1283.29			
	1990-99	683.44	732.64	687.72	728.63	739.48	752.91	767.78	991.43	935.06	859.95	851.16	927.93	921.08	936.62	938.50	934.58	943.18	940.48	954.93	937.31		971.44	998.04	999.48	999.48			
	2000-09	919.42	959.29	1023.57	989.50	1023.54	1078.92	1133.28	1159.97	1212.51	1290.89	1305.71	1243.14	1264.29	1208.93	1278.57	1274.13	1278.57	1298.21	1303.57	1319.64		1362.50	1450.00	1476.79	1476.79			
2010+										1122.93	1170.59	1198.39	1177.99	1163.38	1172.70	1212.19	1205.48	1172.72	1234.05	1283.67		1235.38	1281.21	1340.29	1220.94				
Gunnison	To 1959																												
	1960-69		687.50		703.00		703.00		712.50		712.50		737.50				750.00					763.00				777.00			
	1970-79																												
	1980-89																												
	1990-99		471.43		592.14		557.14						652.14																
	2000-09																												
2010+																													
Lake County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
2010+																													
Montrose	To 1959																												
	1960-69		612.50		618.75		593.75		600.00		625.00		581.25																
	1970-79								506.62																				
	1980-89		712.50		737.50				737.50		737.50		737.50									837.50				837.50			
	1990-99																												
	2000-09																												
2010+																													
Pueblo	To 1959	489.56	490.44	490.44	491.91	487.50	490.15	496.03	496.62	498.38	498.68	499.56	501.62	500.15	472.86	476.79	515.74	478.93	482.50	687.50		478.57	480.36	482.14	476.79				
	1960-69	402.56	422.06	402.56	415.34	402.22	406.39	405.04	402.78	499.55	402.78	501.34	492.06	523.36	493.01	535.30	530.09	520.17	535.77	518.75	541.67	534.58	469.32	517.78	517.78				
	1970-79	571.99	536.00	532.86	541.84	542.08	534.83	541.58	569.62	529.20	545.10	537.82	539.32	560.26	560.97	566.71	570.69	570.10	599.56	622.50	649.94	649.91	662.24	657.35	641.09				
	1980-89	553.50	512.50																687.76	685.34	687.50	687.50	721.98						
	1990-99		845.83		845.83	847.92	841.67	830.58	841.67	845.83	841.67	839.58		845.83	895.83	870.83	870.83	895.83	870.83	845.83	945.83	845.83	945.83	945.83	945.83	945.83			
	2000-09	1030.36	1007.50	1007.50	1018.93	1021.79	1018.93	1021.79		940.20	976.01	976.01	1033.58	1224.64	1128.93	1100.00	1108.32	1129.10	1109.72	1198.26	1356.36	1176.43	1180.76	1260.79	1267.90	1316.07			
2010+																													
Salida	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
2010+																													
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79		625.31		545.51				415.45				417.36				613.13												

MEDIAN RENT BY MARKET AREA
(In Dollars)

Market Area	2012	2013				2014				2015				2016				2017				2018			
	4th Qtr	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		522.38		628.40		566.73				680.25					688.50					713.11					662.46
Aspen		1121.27		949.00		948.92		1120.26		1144.58		973.40			973.40					1533.66					1014.02
Central Mountains		625.12		653.31		651.00		686.71		645.57		726.60			855.17					872.29					933.77
Buena Vista		*		*		*		*		*		*		*						*					*
Canon City		*		*		*		*		*		*		*						*					*
Lake County		*		*		*		*		*		*		*						*					*
Salida		*		*		*		*		*		*		*						*					*
Colorado Springs	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	1140.02	
Northwest	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	1232.51	
Northeast	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	1126.53	
Far Northeast	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	1257.33	
Southeast	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	950.48	
Security/Widefield/Fountain	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	1103.53	
Southwest	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	1133.81	
Central	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	946.99	
Durango		975.50		994.75		883.14		1213.50		1139.59		1138.50			1106.00					1066.06					1355.17
Eagle County		1013.28		999.94		1180.92		1145.00		1329.62		1199.96			1248.86					1336.44					1345.57
Fort Collins/Loveland	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	1329.06	
Fort Collins	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	1329.63	
Northwest	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	1205.61	
Northeast	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	1096.00	
Southeast	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	1289.64	
Southwest	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	1363.99	
Loveland	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	1324.57	
Fort Morgan/Brush		515.06		496.31		407.25		569.75		563.50		479.13			484.33					441.00					541.63
Glenwood Springs		748.44		776.30		776.61		730.69		754.13		798.50			842.25					862.56					947.95
Grand Junction	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	635.06	
Greeley	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	1189.67	
Gunnison		682.67		707.67		707.67		713.50		713.50		732.67			738.50					763.50					788.50
Montrose		710.87		729.29		609.33		730.28		735.87		735.87			738.50					838.50					838.50
Pueblo	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	718.84	
Northwest	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	441.69	
Northeast	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	840.06	
Southeast								855.17																	
Southwest	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	554.89	
Southeastern Colorado		678.91		601.83		533.14		365.53				365.53			655.69					670.17					677.25
Steamboat Springs		752.43		676.00		847.47		845.87		970.87		970.87			1105.31					977.60					773.86
Sterling		662.45		682.71		686.71		493.86		500.57		523.69			548.92					490.94					610.25
Summit County		922.99		946.05		946.05		948.92		1130.41		1031.50			1141.89					1254.57					1134.42

*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		2012				2013				2014				2015				2016				2017				2018			
Area	Apartment Type	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	Efficiency																												
	One bedroom		513.00		541.51		627.00				513.00						688.00								713.00		596.84		
	Two bed, one bath		663.00		647.43		561.84				684.57						688.00								112.50		663.41		
	Two bed, two bath				663.00		688.00				664.44																763.00		
	Three bedroom				738.00		663.00				688.00																763.00		
	All	522.38		628.40		566.73				680.25						688.50								713.11		662.46			
Aspen	Efficiency	931.56		663.00		663.00		688.00		688.00							713.00								738.00		738.00		
	One bedroom	1305.00		907.00		905.80		913.60		937.40						931.14									888.00		736.91		
	Two bed, one bath	1627.87		1112.68		1112.68		1113.32		1137.68					1138.32										1288.00		513.00		
	Two bed, two bath	1382.97		1432.97		1432.97		1488.00		1488.00					1482.97										1538.00		1557.97		
	Three bedroom	945.00		938.00		938.00		938.00		963.00					963.00											1013.00		1013.00	
	All	1121.27		949.00		948.92		1120.26		1144.58				973.40										1533.66		1014.02			
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	638.00		738.00																									
	One bedroom	838.00		838.00																							1037.63		
	Two bed, one bath	623.81		652.29		650.00		685.81		655.47			726.10				888.00								913.00		884.72		
	Two bed, two bath									538.00																			
	Three bedroom									538.00							1238.00								1188.00		1213.00		
	All																												
Colorado Springs	Efficiency	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	882.41	882.41			
	One bedroom	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	994.31	994.31			
	Two bed, one bath	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	1059.07	1059.07			
	Two bed, two bath	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	1348.78	1348.78			
	Three bedroom	1013.76	1046.57	1180.50	1206.23	1072.10	1072.73	1249.57	1280.93	1235.00	1289.71	1334.83	1342.12	1326.39	1350.00	1392.70	1438.00	1386.24	1478.35	1537.00	1597.36	1493.61	1523.89	1608.59	1604.84	1604.84			
	All	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	1140.66				
Durango	Efficiency	988.00		1038.00																							1113.00		
	One bedroom	829.43		819.67		852.00		888.00		895.20		1113.00														1063.00	1063.00		
	Two bed, one bath	1044.00		944.00		988.00		1305.75		1280.75		1305.75														1075.00	1075.00		
	Two bed, two bath	867.00		938.00		880.00		880.00		900.00		930.80														1334.67	1334.67		
	Three bedroom	1382.25		1413.00		1250.00		1537.25		1562.25		1562.25														1512.63	1512.63		
	All	975.50		994.75		883.14		1213.50		1139.59		1138.50													1066.06	1066.06			
Eagle County	Efficiency	599.48		738.00		624.73		738.00		763.00																	1088.00		
	One bedroom	844.27		897.20		947.27		985.20		1045.25		1042.75														1088.40	1088.40		
	Two bed, one bath	1011.91		1016.76		1184.45		1124.12		1195.71		1194.09														1285.98	1285.98		
	Two bed, two bath	1086.34		985.95		1188.00		1142.66		1338.00		1338.00														1342.66	1342.66		
	Three bedroom	1281.59		1181.45		1384.59		1340.73		1588.00		1584.73														1590.73	1590.73		
	All	1013.28		999.94		1180.92		1145.00		1329.62		1199.96													1066.06	1066.06			
Fort Collins Loveland	Efficiency	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	699.44	699.44			
	One bedroom	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	1228.79	1228.79			
	Two bed, one bath	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	1244.00	1244.00			
	Two bed, two bath	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	1417.32	1417.32			
	Three bedroom	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	1663.50	1663.50			
	All	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	1329.06	1329.06			
Fort Morgan/ Brush	Efficiency																										638.00		
	One bedroom		523.13		520.13		393.73		420.60		417.40															436.00	447.60		
	Two bed, one bath		567.50		454.00		555.50		598.50		608.00															555.50	630.50		
	Two bed, two bath																												
	Three bedroom		489.50		489.50		1038.00		664.50		664.50															963.00	988.00		
	All		515.06		496.31		407.25		569.75		563.50														441.00	541.63			

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	2012				2013				2014				2015				2016				2017				2018			
		4th Qtr	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		600.00		588.00		563.00		563.00		588.00		588.00		638.00		663.00		663.00		740.00					1260.95			
	One bedroom		641.00		640.00		591.00		590.00		640.00		665.00		665.00		715.00		715.00		740.00					784.00			
	Two bed, one bath		634.00		633.71		643.54		632.00		641.75		658.00		658.00		682.86		682.86		777.09					955.93			
	Two bed, two bath		741.90		741.90		741.90		736.20		761.20		791.60		791.60		830.80		830.80		860.90					937.10			
	Three bedroom		846.78		797.30		797.30		785.90		835.90		897.30		897.30		937.53		937.53		937.10					955.93			
All		748.44		776.30		776.61		730.69		754.13		798.50		798.50		842.25		842.25		862.56					947.95				
Grand Junction	Efficiency		238.00	238.00	238.00	238.51	238.51	238.00	238.51	238.51	288.00	288.00	288.51	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51			
	One bedroom	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	453.12				
	Two bed, one bath	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	646.62				
	Two bed, two bath	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	863.00				
	Three bedroom	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	832.00			838.00	838.00	888.00	888.00				
	All	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	635.06				
Greeley	Efficiency	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	567.00	570.46	567.25	570.46	644.95	644.95				
	One bedroom	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	1079.06				
	Two bed, one bath	652.72	640.91	641.36	648.03	644.20	659.91	693.24	673.37	752.15	707.55	801.21	822.52	841.03	838.12	860.62	859.48	894.52	918.08	881.17	922.31	940.94	936.94	978.94	983.96				
	Two bed, two bath	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	1372.46				
	Three bedroom	781.00	790.27	794.42	865.03	872.97	894.31	898.17	916.51	919.39	897.98	999.39	1137.10	1022.56	1178.67	1209.70	1154.00	1189.60	1195.50	1218.40	1183.20	1195.80	1198.80	1318.33	1581.00				
	All	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	1189.67				
Gunnison	Efficiency																												
	One bedroom		388.00		480.80		438.00						538.00																
	Two bed, one bath		684.00		709.00		709.00		713.00		713.00		734.00												788.00				
	Two bed, two bath																												
	All		682.67		707.67		707.67		713.50		713.50		732.67													788.50			
Lake County	Efficiency		-		-		-		-		-		-		-		-		-		-		-		-				
	One bedroom		-		-		-		-		-		-		-		-		-		-		-		-				
	Two bed, one bath		-		-		-		-		-		-		-		-		-		-		-		-				
	Two bed, two bath		-		-		-		-		-		-		-		-		-		-		-		-				
	All		-		-		-		-		-		-		-		-		-		-		-		-				
Montrose	Efficiency																												
	One bedroom		712.37		731.05		525.00		735.16		737.37		737.37				738.00								838.00				
	Two bed, one bath		613.00		638.00		613.00		545.20		638.00		588.00																
	Two bed, two bath																												
	All		710.87		729.29		609.33		730.28		735.87		735.87				738.50									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	343.54				
	One bedroom	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	616.37				
	Two bed, one bath	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	715.80				
	Two bed, two bath	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	1264.27					
	Three bedroom	730.29	733.93	765.36	758.93	758.50	717.50	683.50	827.03	658.07	692.00	689.98	694.25	783.71	694.50	735.68	735.43	720.61	844.00	920.71	945.71	844.00	1060.00	1060.00					
	All	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	718.84				
Salida	Efficiency		*		*		*		*		*		*		*		*		*		*		*		*				
	One bedroom		*		*		*		*		*		*		*		*		*		*		*		*				
	Two bed, one bath		*		*		*		*		*		*		*		*		*		*		*		*				
	Two bed, two bath		*		*		*		*		*		*		*		*		*		*		*		*				
	All		*		*		*		*		*		*		*		*		*		*		*		*				
Southeastern Colorado	Efficiency		413.00		413.00		413.00																						
	One bedroom		446.40		606.20		538.00						634.00				643.20								657.80				
	Two bed, one bath		538.00		634.00				288.00				288.00				879.11								671.89				
	Two bed, two bath																												
	All		688.00		367.65				363.00				363.00				418.42								837.44				
Steamboat Springs	Efficiency																												
One bedroom		663.00		726.86		774.14		799.41		824.41		849.41				843.56									888.00				
Two bed, one bath		764.03		639.33		963.00		813.00		788.00		813.00				813.00									832.44				
Two bed, two bath		863.00		545.11		988.00		1088.00		1263.00		1263.00				1434.00									763.32				
Three bedroom		989.13		987.63		1136.88		1287.63		1412.63		1412.63				1608.50									1588.00				
All		752.43		676.00		847.47		845.87		970.87		970.87				1105.31		</											

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

Market Area	Apartment Type	2012	2013				2014				2015				2016				2017				2018				
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	Efficiency																										
	One bedroom		0.93		0.98		1.05				1.16					1.17					1.22					1.24	
	Two bed, one bath		0.83		0.83		1.03				0.00					0.70					0.00					1.18	
	Two bed, two bath																										
	Three bedroom																										
All		0.89		0.92		1.05				1.13					1.15					1.18					1.23		
Aspen	Efficiency		1.33		1.93		1.93		1.99		2.00				2.07					2.14					2.14		
	One bedroom		1.79		1.68		1.66		2.06		1.73				1.74					1.13					1.02		
	Two bed, one bath		1.58		1.27		1.27		1.28		1.30				1.36					1.30					0.53		
	Two bed, two bath		1.35		1.38		1.38		1.63		1.63				1.45					1.68					1.50		
	Three bedroom		1.22		0.90		0.90				0.92				0.92						0.97					0.97	
All		1.49		1.41		1.41		1.65		1.67				1.48					1.79					1.46			
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																						
	One bedroom		0.00		0.00											1.27					1.30					0.55	
	Two bed, one bath		0.84		0.92		0.95		0.94		0.90			1.00		1.06					1.08					1.14	
	Two bed, two bath										0.56															1.21	
	Three bedroom										0.56										1.19					1.21	
All		0.84		0.92		0.95		0.94		0.88			1.00		1.09					1.11					1.03		
Colorado Springs	Efficiency	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	1.70		
	One bedroom	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	1.45		
	Two bed, one bath	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	1.26		
	Two bed, two bath	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	1.24	1.24	1.26	1.26	1.28		
	Three bedroom	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	1.25		
All	0.97	0.97	0.99	1.01	0.99	1.01	1.05	1.06	1.04	1.07	1.10	1.13	1.13	1.19	1.24	1.24	1.26	1.35	1.34	1.32	1.34	1.36	1.36	1.37			
Durango	Efficiency		1.56		1.66				1.84		1.72				1.92						1.68				1.76		
	One bedroom		1.43		1.35		1.53		1.75		1.70				1.73						1.61				1.66		
	Two bed, one bath		1.25		1.23		1.29		1.53		1.52				1.37						1.34				1.74		
	Two bed, two bath		0.96		1.03		0.97		0.97		1.02				1.06						1.26				1.33		
	Three bedroom		1.23		1.29		1.16		1.37		1.40				1.46						1.36				1.54		
All		1.29		1.28		1.30		1.52		1.51				1.47						1.42				1.56			
Eagle County	Efficiency		1.83		2.26		2.01		2.31		2.36				2.11						2.16				3.37		
	One bedroom		1.33		1.39		1.45		1.86		1.68				1.71						1.71				1.97		
	Two bed, one bath		1.28		1.30		1.27		1.44		1.62				1.51						1.59				1.84		
	Two bed, two bath		1.24		1.11		1.37		1.48		1.57				1.57						1.57				1.56		
	Three bedroom		1.18		1.08		1.28		1.39		1.60				1.52						1.61				1.45		
All		1.32		1.28		1.45		1.57		1.67				1.64						1.65				1.82			
Fort Collins/ Loveland	Efficiency	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	2.63		
	One bedroom	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	1.75		
	Two bed, one bath	1.09	1.12	1.11	1.12	1.15	1.17	1.19	1.23	1.25	1.28	1.35	1.35	1.33	1.42	1.34	1.45	1.37	1.43	1.49	1.47	1.47	1.49	1.53	1.49		
	Two bed, two bath	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	1.37		
	Three bedroom	1.12	1.12	1.08	1.13	1.01	1.21	1.07	1.10	1.27	1.23	1.38	1.34	1.28	1.37	1.38	1.40	1.39	1.38	1.43	1.43	1.41	1.40	1.48	1.43		
All	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	1.55			
Fort Morgan/ Brush	Efficiency																								1.47		
	One bedroom		0.78		0.79		0.71		0.75		0.75		0.73		0.74						0.75				0.91		
	Two bed, one bath		0.68		0.60		0.74		0.84		0.88		0.74		0.88						0.73				0.85		
	Two bed, two bath																								0.90		
	Three bedroom		0.56		0.56		0.94		0.75		0.75		0.57		0.58						0.87				0.90		
All		0.70		0.69		0.73		0.76		0.76		0.68		0.67						0.75				0.92			

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				
		4th Qtr	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		1.82		1.06		1.05		1.05		1.05		1.16		1.23		1.23		1.23		1.23		1.23		1.23		1.23
	One bedroom		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		0.68		0.74		0.73		0.68		0.68		0.73		0.77		0.84		0.84		0.84		0.84		0.84		0.84
	Two bed, two bath		0.83		0.83		0.83		0.80		0.83		0.86		0.91		0.93		0.93		0.93		0.93		0.93		0.93
	Three bedroom		0.83		0.81		0.82		0.76		0.80		0.86		0.90		0.91		0.91		0.91		0.91		0.91		0.91
All		0.83		0.82		0.81		0.77		0.80		0.86		0.91		0.95		0.95		0.95		0.95		0.95		0.95	
Grand Junction	Efficiency		0.55	0.55	0.55	0.50	0.50	0.55	0.56	0.50	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	0.64
	One bedroom	0.91	0.77	0.79	0.76	0.79	0.79	0.79	0.78	0.80	0.82	0.82	0.83	0.85	0.84	0.85	0.79	0.78	0.74	0.76	0.79	0.88	0.81	0.80	0.80	0.80	0.80
	Two bed, one bath	0.85	0.82	0.89	0.91	0.87	0.84	0.86	0.89	0.87	0.89	0.79	0.72	0.80	0.75	0.74	0.76	0.76	0.74	0.69	0.76	0.72	0.76	0.89	0.88	0.88	0.88
	Two bed, two bath	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	0.78	0.78	0.78	0.81	0.79	0.82	0.82	0.82
	Three bedroom	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	0.78	0.78	0.81	0.79	0.82	0.82
All	0.86	0.74	0.78	0.75	0.80	0.79	0.80	0.81	0.79	0.82	0.79	0.77	0.80	0.79	0.79	0.80	0.76	0.75	0.71	0.74	0.75	0.82	0.83	0.82	0.82	0.82	
Greeley	Efficiency	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	1.58	1.59	1.59	1.59
	One bedroom	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	1.52	1.33	1.33	1.33
	Two bed, one bath	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	1.25	1.25	1.25
	Two bed, two bath	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	1.33	1.33	1.33
	Three bedroom	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	1.15	1.15	1.15
All	0.89	0.89	0.88	0.91	0.92	0.96	0.98	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	1.30	1.30	1.30	
Gunnison	Efficiency																										
	One bedroom		0.88		1.09		1.00						1.21														
	Two bed, one bath		0.72		1.30		1.29		1.45		1.45		1.38				1.53										1.59
	Two bed, two bath																										
	Three bedroom																										
All		0.77		1.28		1.27		1.45		1.45		1.36				1.53											1.59
Lake County	Efficiency		-		-		-		-		-		-		-		-		-		-		-		-		-
	One bedroom		-		-		-		-		-		-		-		-		-		-		-		-		-
	Two bed, one bath		-		-		-		-		-		-		-		-		-		-		-		-		-
	Two bed, two bath		-		-		-		-		-		-		-		-		-		-		-		-		-
	Three bedroom		-		-		-		-		-		-		-		-		-		-		-		-		-
All		-		-		-		-		-		-		-		-		-		-		-		-		-	
Montrose	Efficiency																										
	One bedroom		1.02		1.31		0.90		0.81		0.98		0.94														
	Two bed, one bath		0.83		0.87		0.83		0.79		0.87		0.80														
	Two bed, two bath																										
	Three bedroom																										
All		0.88		1.22		0.85		0.80		0.90		0.83															
Pueblo	Efficiency	0.71	0.73	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	0.79	0.84	0.84	0.84	0.84
	One bedroom	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	1.17	1.17	1.17
	Two bed, one bath	0.70	0.71	0.74	0.72	0.73	0.74	0.73	0.78	0.74	0.76	0.76	0.79	0.76	0.76	0.78	0.79	0.81	0.83	0.85	0.87	0.87	0.85	0.92	0.90	0.90	0.90
	Two bed, two bath	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	1.18	1.21	1.21	1.21
	Three bedroom	0.79	0.80	0.86	0.81	0.79	0.84	0.76	0.83	0.71	0.74	0.74	0.85	0.87	0.82	0.84	0.84	0.89	0.94	1.00	1.02	1.01	1.00	1.10	1.03	1.03	1.03
All	0.78	0.80	0.82	0.82	0.82	0.83	0.82	0.84	0.83	0.84	0.84	0.89	0.87	0.87	0.91	0.92	0.99	0.94	0.99	1.04	1.03	0.99	1.07	1.07	1.09	1.09	
Salida	Efficiency		-		-		-		-		-		-		-		-		-		-		-		-		-
	One bedroom		-		-		-		-		-		-		-		-		-		-		-		-		-
	Two bed, one bath		-		-		-		-		-		-		-		-		-		-		-		-		-
	Two bed, two bath		-		-		-		-		-		-		-		-		-		-		-		-		-
	Three bedroom		-		-		-		-		-		-		-		-		-		-		-		-		-
All		-		-		-		-		-		-		-		-		-		-		-		-		-	
Southeastern Colorado	Efficiency																										
	One bedroom		0.82		1.10				0.99				1.00				1.30				1.20					1.20	
	Two bed, one bath		0.80		0.82				0.42				0.42				0.89				0.91					1.00	
	Two bed, two bath																										
	Three bedroom		0.73		0.52				0.40				0.40				0.56				0.55					1.00	
All		0.75		0.79				0.62				0.62				0.90				0.86					1.07		
Steamboat Springs	Efficiency																										
	One bedroom		1.22		1.31		1.48		1.51		1.62		1.65				1.67				1.55					1.60	
	Two bed, one bath		1.06		0.94		1.39		1.18		1.14		1.18				1.18				1.05				1.06		1.06
	Two bed, two bath		1.00		0.77		1.16		1.28		1.47		1.47				1.48				1.55		</				

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2012				2013				2014				2015				2016				2017				2018			
		4th Qtr	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										9.1														9.1				
	1980-89										3.0															0.0			
	1990-99																												
	2000-09 2010+																												
Aspen	To 1959																												
	1960-69																												
	1970-79			1.8		3.5		1.8		1.8		0.0		1.7															
	1980-89					4.2				8.3		0.0		0.0												0.0			
	1990-99			2.4		4.1				1.6		1.6		0.0								4.8				1.6			
	2000-09 2010+																												
Buena Vista	To 1959		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	1960-69		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	1970-79		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	1980-89		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	1990-99		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	2000-09 2010+		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Canon City	To 1959		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	1960-69		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	1970-79		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	1980-89		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	1990-99		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
	2000-09 2010+		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Central Mountains	To 1959			0.0		0.0																				0.0			
	1960-69			2.3		6.3				12.5		4.8		3.1											6.3				
	1970-79			0.0		0.0		1.5		0.0		0.0		0.0											0.0				
	1980-89																												
	1990-99			2.3		6.3				12.5		4.8		3.1											6.3				
	2000-09 2010+																												
Colorado Springs	To 1959	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	4.4				
	1960-69	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	4.8				
	1970-79	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	5.0				
	1980-89	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	5.5				
	1990-99	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	7.1				
	2000-09 2010+	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	6.3				
Durango	To 1959																												
	1960-69																												
	1970-79																												
	1980-89		5.6		5.6		0.0		5.6		5.6		5.6																
	1990-99		0.0		0.0		0.0		0.0		5.9		0.0												0.0				
	2000-09 2010+		2.5		0.0		2.3		0.0		2.5		0.0																
Eagle County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89			0.0		1.0				0.0		0.0		1.0											0.0				
	1990-99			3.0				1.6						1.0															
	2000-09 2010+			4.2		3.3		2.3		2.6		1.5		4.5		8.2								3.4		4.0			
Fort Collins/ Loveland	To 1959	0.0	0.0	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
	1960-69	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	60.7				
	1970-79	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	4.2				
	1980-89	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	7.8				
	1990-99	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	3.7	7.2	2.3				
	2000-09 2010+	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	7.6				
Fort Morgan/ Brush	To 1959																												
	1960-69																												
	1970-79																												
	1980-89			6.9		0.0		2.1		0.0		1.0		1.4												4.2			
	1990-99			2.8		0.0		0.0		0.0		2.4		0.0												1.5			
	2000-09 2010+			0.0		0.0		0.0		0.0		3.3		0.0												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			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Glenwood Springs	To 1959				0.0				50.0				0.0				0.0										0.0		
	1960-69				0.0				0.0				50.0				0.0										0.0		
	1970-79				0.0			10.0					6.3				6.3								0.0		1.3		
	1980-89				5.0			0.0		4.9			8.5			2.8			7.2						4.0		4.9		
	1990-99				10.9			7.3																			0.0		
	2000-09 2010+				0.0					0.0															50.0		100.0		
Grand Junction	To 1959	12.5	4.2	8.3	0.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3				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			25.0	0.0			
	1970-79	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	0.0	0.0			
	1980-89	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			0.0	0.0			
	1990-99	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						7.4	0.0			
	2000-09 2010+	16.7	0.0	0.0	25.0	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	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	0.0				
	1970-79	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	4.4				
	1980-89	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	16.7	0.0	8.3	16.7	0.0	0.0			
	1990-99	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	0.0	7.8	5.3	3.8	0.0	5.0	0.0	0.0	0.0	0.0	0.0			
	2000-09 2010+	12.7				0.0	3.2	5.1	2.8	4.2	3.5	10.3	6.7	3.0	3.9	4.5	4.0	4.6	2.3	4.0	20.0	8.8	3.5	3.1	2.1				
Gunnison	To 1959																												
	1960-69																												
	1970-79				3.3		6.7											0.0						0.0					
	1980-89																												
	1990-99				14.3		25.0		0.0								0.0												
	2000-09 2010+																												
Lake County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Montrose	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Pueblo	To 1959	0.0	0.0	5.9	11.8	5.9	7.1	0.0	7.1	7.1	14.3	0.0	7.1	0.0	0.0	7.1	5.9	0.0	14.3					0.0	0.0	0.0			
	1960-69	1.1						0.0	50.0								2.3	1.1	2.3	2.5									
	1970-79	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	3.4	3.5	1.9	2.4	3.4	2.5			
	1980-89																												
	1990-99																												
	2000-09 2010+											3.4	8.1	3.4			5.4	3.4			8.1	7.1	3.4	4.5	5.1				
Salida	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79																									0.0			
	1980-89				0.0							0.9																	
	1990-99																												
	2000-09 2010+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																									0.0			
	1980-89				0.0							2.3			0.0											0.0			
	1990-99				2.9							1.9			1.9										3.9				
	2000-09 2010+																												
Sterling	To 1959																												
	1960-69																												
	1970-79																									3.6			
	1980-89				0.9		0.9		0.0			0.0		3.6												7.4			
	1990-99				0.0		0.0		1.9				0.0	1.2			3.1									0.0			
	2000-09 2010+				12.5		6.3		3.1			6.3		6.3			3.1									3.3			
Summit County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89				0.0																					0.0			
	1990-99				0.7																					2.0			
	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				
		4th Qtr	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	2 to 8						25.0					50.0																		
	9 to 50						21.4					7.1						0.0											2.9	
	51 to 99						12.3																						9.1	
	100 - 199																													
	200 - 349																													
	350 up																													
Average							16.5					10.0						0.0											5.6	
Aspen	2 to 8																													
	9 to 50																													
	51 to 99			2.2			3.9				1.8		1.7					0.0											0.0	
	100 - 199																													1.6
	200 - 349																													
	350 up																													
Average			2.2			3.9				1.8		2.8					0.7											4.8		1.2
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																													
	9 to 50																													
	51 to 99			1.3			2.6																							
	100 - 199			1.9																										
	200 - 349			0.0			0.0																							
	350 up																													
Average			2.0			0.9																								
Colorado Springs	2 to 8	1.9	0.0	5.0	0.0	33.3	8.7	7.1	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.7	6.3	7.7	0.0	0.0	0.0	0.0	0.0	
	9 to 50	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	2.6	3.4	3.7	3.2	3.2	3.2	
	51 to 99	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	4.7	6.0	5.4	5.4	5.4	
	100 - 199	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	5.7	5.7	5.7	5.7	5.7	
	200 - 349	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	5.8	5.8	5.8	5.8	5.8	
	350 up	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	4.7	4.7	4.7	4.7	4.7	
Average	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	5.6	5.6	5.6	5.6	5.6		
Durango	2 to 8																													
	9 to 50																													
	51 to 99																													
	100 - 199																													
	200 - 349																													
	350 up																													
Average			2.7			6.0																								
Eagle County	2 to 8																													
	9 to 50																													
	51 to 99																													
	100 - 199																													
	200 - 349																													
	350 up																													
Average			2.0			3.5																								
Fort Collins/ Loveland	2 to 8	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	17.1	5.4	2.3	0.0	0.0	0.0	0.0	
	9 to 50	1.1	5.6	0.0		14.3	0.0	0.0		0.8						12.5	8.3	8.3					17.1	5.4	2.3	0.0	0.0	0.0	0.0	
	51 to 99	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	1.5	1.5	1.5	1.5	1.5	
	100 - 199	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	10.8	10.8	10.8	10.8	10.8	
	200 - 349	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	7.4	7.4	7.4	7.4	7.4	
	350 up	0.6			22.6	3.6	0.0	0.0	11.5	3.8	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.9	0.0	0.6	0.0	29.0	0.0	0.0	0.0	0.0	0.0	
Average	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	8.2	8.2	8.2	8.2	8.2		
Fort Morgan/ Brush	2 to 8																													
	9 to 50																													
	51 to 99			1.8																										
	100 - 199			9.4																										
	200 - 349																													
	350 up																													
Average			5.2																											

*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			
		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	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	53.0				
	9 to 50	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	-3.4				
	51 to 99	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	4.7				
	100 - 199	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	4.8				
	200 - 349	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	5.2				
	350 up	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	4.7				
Average	7.0	8.7	8.1	6.5	7.3	11.9	11.3	8.9	6.0	6.9	7.7	6.2	7.1	5.9	7.9	7.5	7.6	7.7	13.2	5.9	3.3	6.7	8.6	5.1					
Fort Collins/ Loveland	2 to 8	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	1.4	0.3	0.0	4.2						
	9 to 50	47.8	12.1			-1.9					9.3				0.0	1.6	1.0		28.8	14.4	0.6	-1.5	3.2	4.8					
	51 to 99	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	7.1				
	100 - 199	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	-0.9				
	200 - 349	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	5.8				
	350 up			-226.4	4.3	2.6	72.7	0.7	2.6	13.4		-1.6		-5.4	15.0	9.6				23.2		8.4	3.9	-6.8					
Average	19.6	9.5	-9.0	5.7	6.8	31.9	7.0	14.3	14.5	7.2	11.4	8.5	3.9	10.4	8.9	10.0	2.1	5.7	9.4	4.4	4.7	6.7	5.4	3.3					
Grand Junction	2 to 8	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	-1.1	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	0.2				
	51 to 99	4.4	10.3	3.7		7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5		0.0	0.0												
	100 - 199																												
	200 - 349																												
	350 up																												
Average	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	0.1					
Greeley	2 to 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	0.1				
	9 to 50	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	-4.5					
	51 to 99	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	7.8	8.3	-9.5	16.9	6.4	7.2	8.8	10.5					
	100 - 199	-1.3	6.3	31.4	28.0	65.9	40.4	21.5	28.3	26.8	22.9	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	10.6				
	200 - 349		7.9	12.1	10.0		11.6	2.7		10.9	14.3	13.6	55.5																
	350 up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Average	2.1	6.8	21.1	20.0	62.1	32.4	13.3	24.5	18.9	21.5	22.0	38.2	16.0	19.6	18.0	4.2	6.2	6.1	6.1	18.9	12.1	7.9	8.1	10.2					
Pueblo	2 to 8	4.3	-0.4	-5.5	3.0	0.0	1.3	1.9	9.2	43.8	0.0	2.1	6.6	-8.8	0.0	-5.7	-2.0	-2.3	-2.3	-5.6	-5.3	-9.4	-9.9	-1.5	-4.8				
	9 to 50	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	2.8				
	51 to 99						6.4	15.9		16.5	9.0		17.0	13.6		0.3	8.1	3.0	4.1			8.0							
	100 - 199										0.7		6.0																
	200 - 349																				15.2	6.4							
	350 up																												
Average	-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	1.4					

*Rental Losses are only reported for the Colorado Metropolitan areas

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	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

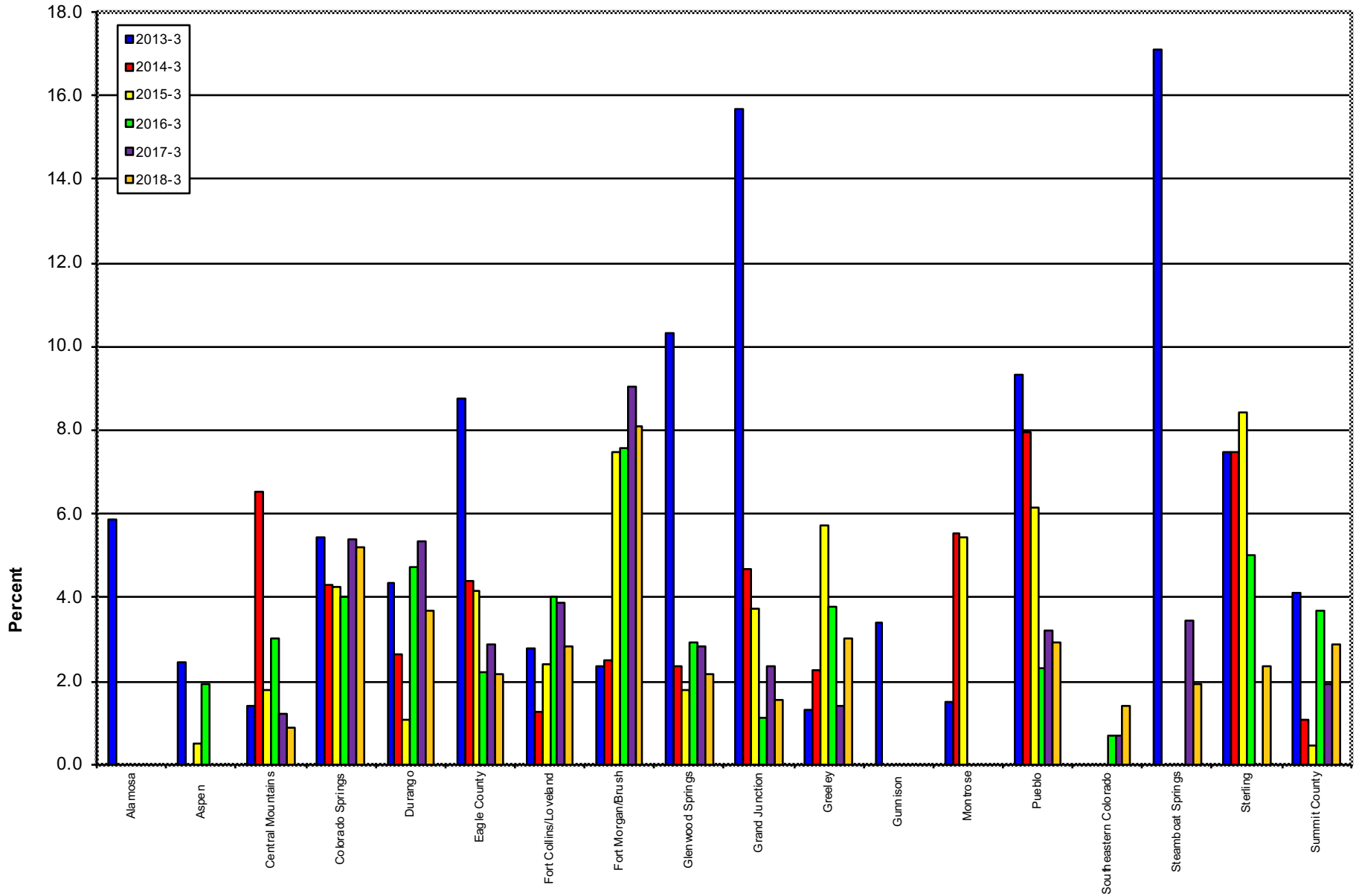
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

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%	3.4%	1.3%	4.5%
UNITS RENTED		45210	21184	11560	8708			46157	22067	13018	8869
UNITS VACANT		2001	478	699	571			3115	767	170	417
NUMBER ABSORBED THIS TIME PERIOD		149	-86	-508	-22			-475	55	240	-15
TOTAL UNITS AVAILABLE	2015	47211	21662	12259	9279		2018	49272	22834	13188	9286
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	0	6	86	0		Second Qtr	222	33	21	0
TOTAL UNITS AVAILABLE		47211	21668	12345	9279			49494	22867	13209	9286
QUARTERLY VACANCY RATE		5.0%	2.0%	3.7%	5.7%			6.3%	3.6%	3.6%	4.4%
UNITS RENTED		44836	21228	11893	8751			46355	22040	12733	8877
UNITS VACANT		2375	440	452	528			3139	827	476	409
NUMBER ABSORBED THIS TIME PERIOD		-374	38	247	43			198	-26	-285	8
TOTAL UNITS AVAILABLE	2016	47211	21668	12345	9279		2018	49494	22867	13209	9286
UNITS ADDED SINCE LAST SURVEY	First Qtr	96	155	162	5		Third Qtr	517	0	4	0
TOTAL UNITS AVAILABLE		47307	21823	12507	9284			50011	22867	13213	9286
QUARTERLY VACANCY RATE		5.0%	2.0%	3.7%	5.7%			5.2%	3.0%	3.0%	2.9%
UNITS RENTED		44927	21380	12050	8755			47416	22186	12814	9014
UNITS VACANT		2380	443	457	529			2595	681	399	272
NUMBER ABSORBED THIS TIME PERIOD		-5	-3	-6	0			1061	146	80	137
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					168	0.0%		2	0.0%											170	0.0%					
\$226 to \$250					2	0.0%														2	0.0%					
\$251 to \$275					2	0.0%														2	0.0%					
\$276 to \$300		71	0.0%		2	0.0%														73	0.0%					
\$301 to \$325																										
\$326 to \$350		13	0.0%		114	0.0%														127	0.0%					
\$351 to \$375					1	0.0%		1	0.0%											2	0.0%					
\$376 to \$400					4	36	11.1%		1	0.0%						1	0.0%		4	38	10.5%					
\$401 to \$425									1	0.0%										1	0.0%					
\$426 to \$450		1	4	25.0%		3	99	3.0%		1	0.0%								4	104	3.8%					
\$451 to \$475																				21	0.0%					
\$476 to \$500		3	0.0%		131	0.0%		1	68	1.5%									1	202	0.5%					
\$501 to \$525		2	0.0%		6	0.0%		5	0.0%											13	0.0%					
\$526 to \$550					4	40	10.0%		12	0.0%									4	52	7.7%					
\$551 to \$575					2	145	1.4%		38	5.3%									4	183	2.2%					
\$576 to \$600		5	0.0%		63	0.0%		2	68	2.9%		3	33	9.1%		12	0.0%		5	181	2.8%					
\$601 to \$625					20	272	7.4%		128	0.0%									20	400	5.0%					
\$626 to \$650		1	114	0.9%		2	0.0%		1	55	1.8%			1	5	20.0%			3	176	1.7%					
\$651 to \$675		2	68	2.9%		15	259	5.8%		2	101	2.0%							19	428	4.4%					
\$676 to \$700		64	0.0%		2	218	0.9%		29	0.0%					1	0.0%		1	23	4.3%	3	335	0.9%			
\$701 to \$725					12	262	4.6%		6	111	5.4%		1	3	33.3%				19	376	5.1%					
\$726 to \$750		2	115	1.7%		7	320	2.2%		2	64	3.1%					4	0.0%		11	503	2.2%				
\$751 to \$775		7	238	2.9%		5	152	3.3%		3	225	1.3%					5	0.0%		15	620	2.4%				
\$776 to \$800		1	32	3.1%		37	609	6.1%		3	215	0.0%			1	0.0%			38	858	4.4%					
\$801 to \$825					6	400	1.5%		1	33	3.0%			3	0.0%			63	0.0%	7	500	1.4%				
\$826 to \$850		3	53	5.7%		18	548	3.3%		3	256	1.2%		1	76	1.3%		3	99	3.0%	1	28	3.6%			
\$851 to \$875			1	0.0%		27	466	5.8%		9	381	2.4%		5	98	5.1%				41	946	4.3%				
\$876 to \$900		8	136	5.9%		28	648	4.3%		5	223	2.2%			28	0.0%			1	1	100.0%	7	0.0%			
\$901 to \$925			21	0.0%		4	179	2.2%		7	201	3.5%			21	0.0%		1	16	6.3%	12	439	2.7%			
\$926 to \$950			20	0.0%		24	651	3.7%		8	567	1.4%			2	0.0%		4	88	4.5%	36	1328	2.7%			
\$951 to \$975						22	653	3.4%		4	192	2.1%		1	152	0.7%		73	0.0%	27	1070	2.5%				
\$976 to \$1000		14	144	9.7%		34	577	5.9%		4	431	0.9%		1	15	6.7%		3	14	21.4%	56	1181	4.7%			
\$1001 to \$1025			29	0.0%		24	452	5.3%		3	32	9.4%		20	290	6.9%		36	0.0%	47	839	5.6%				
\$1026 to \$1050						11	542	2.0%		14	405	3.5%			151	0.0%		1	62	1.6%	26	1160	2.2%			
\$1051 to \$1075			7	0.0%		17	273	6.2%		14	358	3.9%			2	0.0%		1	18	5.6%	32	658	4.9%			
\$1076 to \$1100		2	91	2.2%		18	545	3.3%		15	289	5.2%		25	423	5.9%		25	0.0%	50	0.0%	60	1423	4.2%		
\$1101 to \$1125		1	22	4.5%			290	0.0%		11	441	2.5%		3	150	2.0%			8	0.0%	15	917	1.6%			
\$1126 to \$1150		5	84	6.0%		21	616	3.4%		3	337	0.9%		1	20	5.0%			6	0.0%	30	1057	2.8%			
\$1151 to \$1175						13	337	3.9%		4	164	2.4%			7	91	7.7%		32	0.0%	24	624	3.8%			
\$1176 to \$1200		14	0.0%		26	640	4.1%		12	166	7.2%		29	369	7.9%		3	117	2.6%	70	1306	5.4%				
\$1201 to \$1225					12	472	2.5%		19	198	9.6%		22	478	4.6%			31	0.0%	1	0.0%	53	1180	4.5%		
\$1226 to \$1250		5	52	9.6%		50	786	6.4%		8	172	4.7%		11	205	5.4%		3	98	3.1%	77	1313	5.9%			
\$1251 to \$1275					16	536	3.0%		14	371	3.8%		13	500	2.6%		1	60	1.7%	44	1467	3.0%				
\$1276 to \$1300					16	481	3.3%		3	446	0.7%		5	587	0.9%		3	91	3.3%	13	0.0%	27	1618	1.7%		
\$1301 to \$1325		6	52	11.5%		35	212	16.5%		1	20	5.0%		4	304	1.3%			14	122	11.5%	60	710	8.5%		
\$1326 to \$1350		10	40	25.0%		65	755	8.6%		5	171	2.9%		19	768	2.5%		18	0.0%	3	0.0%	99	1755	5.6%		
\$1351 to \$1375		9	48	18.8%		1	7	14.3%		26	328	7.9%		23	594	3.9%		4	24	16.7%	63	1001	6.3%			
\$1376 to \$1400						60	0.0%		10	231	4.3%		13	296	4.4%			127	0.0%	23	714	3.2%				
\$1401 to \$1425					19	265	7.2%		4	124	3.2%		15	519	2.9%			4	0.0%	4	0.0%	38	916	4.1%		
\$1426 to \$1450					4	186	2.2%		5	131	3.8%		19	320	5.9%			13	0.0%	15	0.0%	28	665	4.2%		
\$1451 to \$1475													36	493	7.3%			11	0.0%	16	0.0%	36	520	6.9%		
\$1476 to \$1400									1	37	2.7%		41	900	4.6%			46	0.0%	1	0.0%	42	984	4.3%		
\$1501 to \$1525													9	421	2.1%			60	0.0%			9	481	1.9%		
\$1526 to \$1550										1	0.0%		19	391	4.9%		1	80	1.3%			20	472	4.2%		
\$1551 to \$1575									3	52	5.8%		4	143	2.8%			14	0.0%			7	209	3.3%		
\$1576 to \$1500										1	0.0%		41	473	8.7%		3	215	1.4%		6	52	11.5%	50	741	6.7%
\$1601 to \$1625										6	0.0%		3	286	1.0%		3	70	4.3%			6	362	1.7%		
\$1626 to \$1650										15	0.0%		11	232	4.7%		2	50	4.0%			13	297	4.4%		
\$1651 to \$1675													22	198	11.1%		6	116	5.2%			28	314	8.9%		
\$1676 to \$1600									17	72	23.6%		6	155	3.9%		2	21	9.5%		1	0.0%	25	249	10.0%	
\$1701 to \$1725																			8	0.0%	2	98	2.0%			
\$1726 to \$1750													23	0.0%					2	45	4.4%	2	68	2.9%		
\$1751 to \$1775																			2	49	4.1%	6	73	8.2%		
\$1776 to \$1800																			1	52	1.9%	4	68	5.9%		
\$1801 to \$1825									7	88	8.0%								3	16	18.8%	8	141	5.7%		
\$1826 to \$1850																						6	114	5.3%		
\$1851 to \$1875																						1	102	1.0%		
\$1876 to \$1900													54	141	38.3%		3	102	2.9%			57	243	23.5%		
\$1901 to \$1925																			4	51	7.8%	4	51	7.8%		
\$1926 to \$1950																						16	0.0%			
\$1951 to \$1975																										
\$1976 to \$2000																										
\$2000 and up																										
TOTALS	77	1543	5.0%	622	14501	4.3%	259	8065	3.2%	507	10391	4.9%	81	2473	3.3%	30	470	6.4%	1576	37443	4.2%					

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

**Vacancy Rates During the Current Quarter
Alamosa**

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						2															2	0.0%
\$551 to \$575						3															3	0.0%
\$576 to \$600						38															38	0.0%
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675						1				59											60	0.0%
\$676 to \$700										2											2	0.0%
\$701 to \$725																						
\$726 to \$750						32															32	0.0%
\$751 to \$775																					4	0.0%
\$776 to \$800														4							4	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																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS						76				61					4						141	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 Aspen

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								1	0.0%												1	0.0%	
\$526 to \$550							1	0.0%													1	0.0%	
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750		22	0.0%				11	0.0%													33	0.0%	
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900											26	0.0%									26	0.0%	
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025															24	0.0%					24	0.0%	
\$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											62	0.0%									62	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																							
\$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		22	0.0%				12	0.0%					1	0.0%							88	0.0%	
															24	0.0%						147	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
Central Mountains**

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								136	0.0%											136	0.0%		
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975						27	0.0%														27	0.0%	
\$976 to \$1000																							
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075										108	0.0%										108	0.0%	
\$1076 to 1100						3	40	7.5%													3	40	7.5%
\$1101 to 1125																							
\$1126 to 1150																							
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS						3	67	4.5%													3	338	0.9%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450					1	0.0%														1	0.0%			
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600		5	0.0%							3	32	9.4%							3	37	8.1%			
\$601 to \$625																								
\$626 to \$650		69	0.0%											1	5	20.0%			1	74	1.4%			
\$651 to \$675		2	66	3.0%					4	0.0%						1	23	4.3%	2	66	3.0%			
\$676 to \$700					2	179	1.1%											3	206	1.5%				
\$701 to \$725				11	233	4.7%			1	0.0%									11	234	4.7%			
\$726 to \$750		2	93	2.2%	2	22	9.1%												4	115	3.5%			
\$751 to \$775		7	238	2.9%	3	140	2.1%												10	378	2.6%			
\$776 to \$800		1	32	3.1%	37	598	6.2%		36	0.0%								38	666	5.7%				
\$801 to \$825				6	382	1.6%			1	0.0%								7	0.0%	6	390	1.5%		
\$826 to \$850		3	53	5.7%	18	397	4.5%	2	65	3.1%						1	12	8.3%	24	527	4.6%			
\$851 to \$875			1	0.0%	26	365	7.1%	9	353	2.5%			10	0.0%				35	729	4.8%				
\$876 to \$900		6	118	5.1%	28	648	4.3%	5	220	2.3%								39	986	4.0%				
\$901 to \$925			21	0.0%	4	179	2.2%	6	72	8.3%									10	272	3.7%			
\$926 to \$950			20	0.0%	22	585	3.8%	7	497	1.4%									29	1102	2.6%			
\$951 to \$975					22	626	3.5%	4	192	2.1%			56	0.0%				26	874	3.0%				
\$976 to \$1000		14	144	9.7%	33	426	7.7%	4	329	1.2%		1	14	7.1%		2	8	25.0%	54	921	5.9%			
\$1001 to \$1025			29	0.0%	21	243	8.6%	3	31	9.7%		20	288	6.9%			4	0.0%	44	595	7.4%			
\$1026 to \$1050					11	518	2.1%	14	226	6.2%			124	0.0%					25	868	2.9%			
\$1051 to \$1075					13	128	10.2%	14	357	3.9%			2	0.0%					27	487	5.5%			
\$1076 to \$1100					12	238	5.0%	13	162	8.0%		23	403	5.7%					48	803	6.0%			
\$1101 to \$1125					170	0.0%	9	160	5.6%		3	138	2.2%				3	0.0%	12	483	2.5%			
\$1126 to \$1150		5	84	6.0%	16	392	4.1%	3	229	1.3%									24	705	3.4%			
\$1151 to \$1175					12	282	4.3%	4	95	4.2%		7	80	8.8%				29	496	4.7%				
\$1176 to \$1200					23	523	4.4%	7	67	10.4%		29	362	8.0%		3	24	12.5%	62	976	6.4%			
\$1201 to \$1225					9	167	5.4%	10	72	13.9%		20	392	5.1%					39	631	6.2%			
\$1226 to \$1250					47	614	7.7%	38	0.0%		11	195	5.6%		3	58	5.2%		66	957	6.9%			
\$1251 to \$1275					3	292	1.0%	8	180	4.4%		10	371	2.7%					21	843	2.5%			
\$1276 to \$1300					5	199	2.5%	3	374	0.8%		2	227	0.9%			24	0.0%	10	824	1.2%			
\$1301 to \$1325		6	52	11.5%	4	57	7.0%	1	20	5.0%		3	128	2.3%				14	122	11.5%	28	379	7.4%	
\$1326 to \$1350		10	40	25.0%	54	535	10.1%	5	107	4.7%		13	374	3.5%			16	0.0%	82	1072	7.6%			
\$1351 to \$1375					3	52	5.8%	3	52	5.8%		13	238	5.5%		4	24	16.7%	29	362	8.0%			
\$1376 to \$1400								8	102	7.8%		5	180	2.8%			88	0.0%	13	370	3.5%			
\$1401 to \$1425					17	221	7.7%	3	76	3.9%		2	108	1.9%			4	0.0%	22	413	5.3%			
\$1426 to \$1450								4	52	7.7%		17	180	9.4%				4	0.0%	21	232	9.1%		
\$1451 to \$1475											9	240	3.8%				11	0.0%	9	267	3.4%			
\$1476 to \$1400											26	432	6.0%				16	0.0%	26	432	6.0%			
\$1501 to \$1525											9	416	2.2%			60	0.0%		9	476	1.9%			
\$1526 to \$1550											12	72	16.7%			1	68	1.5%	13	140	9.3%			
\$1551 to \$1575								3	52	5.8%						12	0.0%	3	64	4.7%				
\$1576 to \$1500											39	398	9.8%			2	37	5.4%	47	487	9.7%			
\$1601 to \$1625											3	286	1.0%			3	50	6.0%	6	336	1.8%			
\$1626 to \$1650											8	78	10.3%			1	40	2.5%	9	118	7.6%			
\$1651 to \$1675											22	198	11.1%			56	0.0%	22	254	8.7%				
\$1676 to \$1600								17	72	23.6%		6	155	3.9%					23	227	10.1%			
\$1701 to \$1725															2	56	3.6%		8	0.0%	2	64	3.1%	
\$1726 to \$1750																1	0.0%				1	0.0%		
\$1751 to \$1775															2	49	4.1%		4	24	16.7%	6	73	8.2%
\$1776 to \$1800															1	52	1.9%				1	52	1.9%	
\$1801 to \$1825																16	0.0%					16	0.0%	
\$1826 to \$1850											20	36	55.6%		4	60	6.7%				24	96	25.0%	
\$1851 to \$1875																								
\$1876 to \$1900											54	141	38.3%		3	64	4.7%				57	205	27.8%	
\$1901 to \$1925															4	15	26.7%				4	15	26.7%	
\$1926 to \$1950																								
\$1951 to \$1975																								
\$1976 to \$2000															11	28	39.3%				11	28	39.3%	
\$2000 and up																								
TOTALS		70	1177	5.9%	461	9360	4.9%	169	4294	3.9%	390	6354	6.1%	47	962	4.9%	26	268	9.7%	1163	22415	5.2%		

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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		3	0.0%																3	0.0%	
\$601 to \$625																					
\$626 to \$650		3	0.0%																	3	0.0%
\$651 to \$675																					
\$676 to \$700					2	0.0%		4	0.0%						1	23	4.3%		1	29	3.4%
\$701 to \$725					9	0.0%		1	0.0%											10	0.0%
\$726 to \$750		2	0.0%																	2	0.0%
\$751 to \$775					60	0.0%														60	0.0%
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850					26	0.0%														26	0.0%
\$851 to \$875																					
\$876 to \$900					7	0.0%														7	0.0%
\$901 to \$925					7	0.0%		1	28	3.6%									1	35	2.9%
\$926 to \$950					5	0.0%														5	0.0%
\$951 to \$975					9	236	3.8%		1	0.0%		10	0.0%						9	247	3.6%
\$976 to \$1000					17	120	14.2%					2	0.0%						17	122	13.9%
\$1001 to 1025					1	0.0%														1	0.0%
\$1026 to 1050					12	0.0%														12	0.0%
\$1051 to 1075					4	0.0%					2	0.0%								6	0.0%
\$1076 to 1100					2	110	1.8%												2	110	1.8%
\$1101 to 1125		12	0.0%								3	0.0%			3	0.0%				18	0.0%
\$1126 to 1150																					
\$1151 to 1175					12	134	9.0%												12	134	9.0%
\$1176 to 1200								4	24	16.7%									4	24	16.7%
\$1201 to 1225					5	119	4.2%				15	96	15.6%						20	215	9.3%
\$1226 to 1250		5	52	9.6%							10	119	8.4%						15	171	8.8%
\$1251 to 1275								4	132	3.0%		5	156	3.2%					9	288	3.1%
\$1276 to 1300					48	0.0%														48	0.0%
\$1301 to 1325																					
\$1326 to 1350					1	38	2.6%					6	0.0%						1	44	2.3%
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425									36	0.0%										36	0.0%
\$1426 to 1450								4	52	7.7%			56	0.0%					4	108	3.7%
\$1451 to 1475											3	112	2.7%						3	112	2.7%
\$1476 to 1400																					
\$1501 to 1525											1	102	1.0%						1	102	1.0%
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500											3	84	3.6%						3	84	3.6%
\$1601 to 1625																					
\$1626 to 1650											8	78	10.3%		1	12	8.3%		9	90	10.0%
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775															1	21	4.8%		1	21	4.8%
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																18	0.0%			18	0.0%
\$1851 to 1875																					
\$1876 to 1900															1	36	2.8%		1	36	2.8%
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	5	72	6.9%	46	938	4.9%	13	278	4.7%	45	826	5.4%	3	90	3.3%	1	23	4.3%	113	2227	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
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		59	0.0%																	59	0.0%		
\$651 to \$675																							
\$676 to \$700				1	129	0.8%														1	129	0.8%	
\$701 to \$725				3	164	1.8%														3	164	1.8%	
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800					15	0.0%															15	0.0%	
\$801 to \$825					110	0.0%															110	0.0%	
\$826 to \$850							2	40	5.0%											2	40	5.0%	
\$851 to \$875																							
\$876 to \$900		28	0.0%	7	212	3.3%	2	161	1.2%											9	401	2.2%	
\$901 to \$925				3	152	2.0%														3	152	2.0%	
\$926 to \$950				3	100	3.0%														3	100	3.0%	
\$951 to \$975				11	233	4.7%														11	233	4.7%	
\$976 to \$1000	11	112	9.8%	1	32	3.1%	4	212	1.9%				1	3	33.3%				17	359	4.7%		
\$1001 to 1025		16	0.0%																		16	0.0%	
\$1026 to 1050					78	0.0%	5	80	6.3%											5	158	3.2%	
\$1051 to 1075				13	124	10.5%		28	0.0%											13	152	8.6%	
\$1076 to 1100										9	201	4.5%								9	201	4.5%	
\$1101 to 1125										3	92	3.3%								3	92	3.3%	
\$1126 to 1150				8	96	8.3%	2	189	1.1%											10	285	3.5%	
\$1151 to 1175					96	0.0%	1	20	5.0%	7	80	8.8%								8	196	4.1%	
\$1176 to 1200							3	24	12.5%	3	78	3.8%								6	102	5.9%	
\$1201 to 1225							10	72	13.9%		12	0.0%								10	84	11.9%	
\$1226 to 1250				28	280	10.0%														28	280	10.0%	
\$1251 to 1275											32	0.0%									32	0.0%	
\$1276 to 1300											104	0.0%		24	0.0%						128	0.0%	
\$1301 to 1325																							
\$1326 to 1350				45	341	13.2%				8	240	3.3%								53	581	9.1%	
\$1351 to 1375																							
\$1376 to 1400														82	0.0%						82	0.0%	
\$1401 to 1425											8	0.0%									8	0.0%	
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525										2	120	1.7%								2	120	1.7%	
\$1526 to 1550														24	0.0%						24	0.0%	
\$1551 to 1575																							
\$1576 to 1500														12	0.0%						12	0.0%	
\$1601 to 1625										2	150	1.3%								2	150	1.3%	
\$1626 to 1650																							
\$1651 to 1675										17	120	14.2%		16	0.0%					17	136	12.5%	
\$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											54	141	38.3%								54	141	38.3%
\$1901 to 1925																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000														11	28	39.3%					11	28	39.3%
\$2000 and up																							
TOTALS	11	215	5.1%	123	2162	5.7%	29	826	3.5%	105	1378	7.6%	12	189	6.3%					280	4770	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 - 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		2	0.0%																	2	0.0%	
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675		9	0.0%																	9	0.0%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750		1	0.0%																	1	0.0%	
\$751 to \$775																						
\$776 to \$800				4	177	2.3%														4	177	2.3%
\$801 to \$825																						
\$826 to \$850				3	60	5.0%														3	60	5.0%
\$851 to \$875		1	0.0%	22	293	7.5%	1	108	0.9%										23	402	5.7%	
\$876 to \$900					1	0.0%	1	11	9.1%										1	12	8.3%	
\$901 to \$925																						
\$926 to \$950				15	224	6.7%	2	114	1.8%										17	338	5.0%	
\$951 to \$975				2	68	2.9%													2	68	2.9%	
\$976 to \$1000				13	220	5.9%													13	220	5.9%	
\$1001 to 1025				1	30	3.3%	3	31	9.7%										4	61	6.6%	
\$1026 to 1050																			7	348	2.0%	
\$1051 to 1075				7	348	2.0%				8	140	5.7%							8	140	5.7%	
\$1076 to 1100							10	96	10.4%										10	96	10.4%	
\$1101 to 1125					34	0.0%						30	0.0%						7	140	5.0%	
\$1126 to 1150		24	0.0%	1	72	1.4%	7	76	9.2%										1	96	1.0%	
\$1151 to 1175																						
\$1176 to 1200				6	244	2.5%					16	144	11.1%						22	388	5.7%	
\$1201 to 1225										1	202	0.5%							1	202	0.5%	
\$1226 to 1250				6	250	2.4%		38	0.0%	1	16	6.3%							7	304	2.3%	
\$1251 to 1275				3	292	1.0%	4	48	8.3%	5	183	2.7%							12	523	2.3%	
\$1276 to 1300				5	151	3.3%													5	151	3.3%	
\$1301 to 1325	6	52	11.5%	4	57	7.0%					68	0.0%			14	122	11.5%		24	299	8.0%	
\$1326 to 1350				8	156	5.1%	1	52	1.9%					4	16	0.0%			9	224	4.0%	
\$1351 to 1375	9	48	18.8%							5	126	4.0%		24	16.7%				18	198	9.1%	
\$1376 to 1400							5	56	8.9%										5	56	8.9%	
\$1401 to 1425				17	221	7.7%				2	72	2.8%		4	0.0%				19	297	6.4%	
\$1426 to 1450														11	0.0%					27	0.0%	
\$1451 to 1475															16	0.0%			25	424	5.9%	
\$1476 to 1400										25	424	5.9%										
\$1501 to 1525										6	194	3.1%		16	0.0%				6	210	2.9%	
\$1526 to 1550														24	0.0%					24	0.0%	
\$1551 to 1575							3	52	5.8%					12	0.0%				3	64	4.7%	
\$1576 to 1500										19	120	15.8%							19	120	15.8%	
\$1601 to 1625										1	136	0.7%		3	50	6.0%			4	186	2.2%	
\$1626 to 1650														28	0.0%					28	0.0%	
\$1651 to 1675										5	78	6.4%							5	78	6.4%	
\$1676 to 1600							17	72	23.6%	6	155	3.9%							23	227	10.1%	
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775													1	28	3.6%	4	24	16.7%		5	52	9.6%
\$1776 to 1800														32	0.0%					32	0.0%	
\$1801 to 1825														16	0.0%					16	0.0%	
\$1826 to 1850										20	36	55.6%		4	42	9.5%			24	78	30.8%	
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926														4	15	26.7%				4	15	26.7%
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	15	137	10.9%	117	2898	4.0%	62	894	6.9%	112	1984	5.6%	16	318	5.0%	18	162	11.1%	340	6393	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 - Southeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450					1	0.0%														1	0.0%		
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775					3	52	5.8%													3	52	5.8%	
\$776 to \$800	1	32	3.1%	22	226	9.7%														23	258	8.9%	
\$801 to \$825					6	112	5.4%													6	119	5.0%	
\$826 to \$850	3	48	6.3%	5	201	2.5%									7	0.0%				8	249	3.2%	
\$851 to \$875								2	11	18.2%										2	11	18.2%	
\$876 to \$900					17	280	6.1%	2	48	4.2%										19	328	5.8%	
\$901 to \$925																							
\$926 to \$950								240	0.0%												240	0.0%	
\$951 to \$975								36	0.0%				46	0.0%							82	0.0%	
\$976 to \$1000																							
\$1001 to 1025										20	288	6.9%									20	288	6.9%
\$1026 to 1050												124	0.0%									124	0.0%
\$1051 to 1075																							
\$1076 to 1100										9	168	5.4%									9	168	5.4%
\$1101 to 1125																							
\$1126 to 1150	2	24	8.3%																		2	24	8.3%
\$1151 to 1175																							
\$1176 to 1200					4	92	4.3%														4	92	4.3%
\$1201 to 1225																							
\$1226 to 1250					13	84	15.5%																
\$1251 to 1275																							
\$1276 to 1300								3	44	6.8%											3	44	6.8%
\$1301 to 1325										4	0.0%											4	0.0%
\$1326 to 1350																							
\$1351 to 1375												6	60	10.0%							6	60	10.0%
\$1376 to 1400								1	24	4.2%											1	24	4.2%
\$1401 to 1425																							
\$1426 to 1450												28	0.0%								4	0.0%	
\$1451 to 1475																							
\$1476 to 1400										6	128	4.7%									6	128	4.7%
\$1501 to 1525																							
\$1526 to 1550															1	20	5.0%				1	20	5.0%
\$1551 to 1575																							
\$1576 to 1500															2	12	16.7%				2	12	16.7%
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750															2	56	3.6%				2	56	3.6%
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1925																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	6	104	5.8%	70	1048	6.7%	8	407	2.0%	41	842	4.9%	7	94	7.4%	11	0.0%			132	2506	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 - 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	2	45	4.4%																2	45	4.4%
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750		30	0.0%																	30	0.0%
\$751 to \$775	6	226	2.7%																6	254	2.4%
\$776 to \$800				4	74	5.4%													4	74	5.4%
\$801 to \$825					160	0.0%														160	0.0%
\$826 to \$850		5	0.0%	7	58	12.1%													7	63	11.1%
\$851 to \$875				4	72	5.6%													4	72	5.6%
\$876 to \$900	6	90	6.7%	3	99	3.0%													9	189	4.8%
\$901 to \$925							5	34	14.7%										5	34	14.7%
\$926 to \$950		20	0.0%	1	36	2.8%	3	123	2.4%										4	179	2.2%
\$951 to \$975					89	0.0%		72	0.0%											161	0.0%
\$976 to \$1000	3	32	9.4%					116	0.0%										3	148	2.0%
\$1001 to 1025				4	68	5.9%							2	0.0%					4	70	5.7%
\$1026 to 1050				4	80	5.0%	2	36	5.6%										6	116	5.2%
\$1051 to 1075							6	189	3.2%										6	189	3.2%
\$1076 to 1100				10	128	7.8%		18	0.0%										10	146	6.8%
\$1101 to 1125					136	0.0%					13	0.0%								149	0.0%
\$1126 to 1150				7	224	3.1%	1	40	2.5%										8	264	3.0%
\$1151 to 1175					52	0.0%	1	51	2.0%										1	103	1.0%
\$1176 to 1200				12	176	6.8%		19	0.0%				3	24	12.5%				15	219	6.8%
\$1201 to 1225											4	82	4.9%						4	82	4.9%
\$1226 to 1250														1	52	1.9%			1	52	1.9%
\$1251 to 1275																					
\$1276 to 1300							330	0.0%			2	123	1.6%						2	453	0.4%
\$1301 to 1325					1	16	6.3%	3	60	5.0%									4	76	5.3%
\$1326 to 1350	10	40	25.0%	4	40	10.0%	4	40	10.0%	5	128	3.9%							19	208	9.1%
\$1351 to 1375				2	32	6.3%	2	32	6.3%	2	52	3.8%							4	84	4.8%
\$1376 to 1400				2	22	9.1%	5	180	2.8%				3	0.0%					7	205	3.4%
\$1401 to 1425							3	40	7.5%										3	40	7.5%
\$1426 to 1450										10	64	15.6%							10	64	15.6%
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525													44	0.0%						44	0.0%
\$1526 to 1550										12	72	16.7%							12	72	16.7%
\$1551 to 1575																					
\$1576 to 1500										17	194	8.8%		12	0.0%				17	206	8.3%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675														16	0.0%					16	0.0%
\$1676 to 1600																					
\$1701 to 1725																	8	0.0%		8	0.0%
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800													1	20	5.0%				1	20	5.0%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900													2	28	7.1%				2	28	7.1%
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	27	488	5.5%	56	1480	3.8%	30	1178	2.5%	60	968	6.2%	7	201	3.5%	8	0.0%	180	4323	4.2%	

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

**Vacancy Rates During the Current Quarter
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	32	9.4%							3	32	9.4%							
\$601 to \$625																												
\$626 to \$650																												
\$651 to \$675													1	5	20.0%					1	5	20.0%						
\$676 to \$700																												
\$701 to \$725																												
\$726 to \$750																												
\$751 to \$775																												
\$776 to \$800																												
\$801 to \$825																												
\$826 to \$850																												
\$851 to \$875										5	216	2.3%								5	216	2.3%						
\$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																												
\$1026 to 1050																												
\$1051 to 1075																												
\$1076 to 1100																												
\$1101 to 1125										2	84	2.4%								2	84	2.4%						
\$1126 to 1150																				3	36	8.3%						
\$1151 to 1175		3	36	8.3%																								
\$1176 to 1200																												
\$1201 to 1225							4	48	8.3%																			
\$1226 to 1250																												
\$1251 to 1275																												
\$1276 to 1300																												
\$1301 to 1325																												
\$1326 to 1350																												
\$1351 to 1375										1	20	5.0%																
\$1376 to 1400																												
\$1401 to 1425																												
\$1426 to 1450													7	60	11.7%													
\$1451 to 1475																												
\$1476 to 1400																												
\$1501 to 1525																												
\$1526 to 1550																												
\$1551 to 1575																												
\$1576 to 1500																6	52	11.5%			6	52	11.5%					
\$1601 to 1625																												
\$1626 to 1650																												
\$1651 to 1675																												
\$1676 to 1600																												
\$1701 to 1725																												
\$1726 to 1750																												
\$1751 to 1775																												
\$1776 to 1800																												
\$1801 to 1825																												
\$1826 to 1850																												
\$1851 to 1875																												
\$1876 to 1900																												
\$1901 to 1926																												
\$1926 to 1950																												
\$1951 to 1975																												
\$1976 to 2000																												
\$2000 and up																												
TOTALS		3	36	8.3%		6	102	5.9%		8	320	2.5%		10	92	10.9%		1	29	3.4%		6	52	11.5%		34	631	5.4%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650		7	0.0%																	7	0.0%	
\$651 to \$675		12	0.0%																	12	0.0%	
\$676 to \$700				1	48	2.1%														1	48	2.1%
\$701 to \$725				8	60	13.3%														8	60	13.3%
\$726 to \$750				2	22	9.1%														4	82	4.9%
\$751 to \$775	2	60	3.3%																	1	12	8.3%
\$776 to \$800	1	12	8.3%																	7	142	4.9%
\$801 to \$825				7	106	6.6%			36	0.0%												
\$826 to \$850									1	0.0%										1	0.0%	
\$851 to \$875				3	52	5.8%			25	0.0%					1	12	8.3%			4	89	4.5%
\$876 to \$900				1	18	5.6%			1	18	5.6%		10	0.0%						1	28	3.6%
\$901 to \$925																				1	49	2.0%
\$926 to \$950		21	0.0%	1	20	5.0%			10	0.0%										1	51	2.0%
\$951 to \$975				2	20	10.0%			2	20	10.0%									5	240	2.1%
\$976 to \$1000				3	83	4.8%			4	83	4.8%									4	83	4.8%
\$1001 to 1025									1	0.0%										2	18	11.1%
\$1026 to 1050															1	12	8.3%			1	5	20.0%
\$1051 to 1075		13	0.0%	16	144	11.1%														2	0.0%	
\$1076 to 1100									7	110	6.4%									16	159	10.1%
\$1101 to 1125									3	48	6.3%									7	110	6.4%
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200				1	11	9.1%			2	24	8.3%									5	34	14.7%
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	3	125	2.4%	43	732	5.9%	19	391	4.9%	17	264	6.4%	1	41	2.4%	1	12	8.3%	84	1565	5.4%	

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

Vacancy Rates During the Current Quarter Durango

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						117	0.0%														117	0.0%	
\$901 to \$925											1	0.0%									1	0.0%	
\$926 to \$950											2	0.0%									2	0.0%	
\$951 to \$975											6	0.0%									6	0.0%	
\$976 to \$1000											1	0.0%									1	0.0%	
\$1001 to 1025																							
\$1026 to 1050											1	0.0%									1	0.0%	
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125	1	10	10.0%			95	0.0%													1	105	1.0%	
\$1126 to 1150																							
\$1151 to 1175						22	0.0%				1	0.0%									23	0.0%	
\$1176 to 1200											1	0.0%									1	0.0%	
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350														1	0.0%						1	0.0%	
\$1351 to 1375								10	48	20.8%											10	48	20.8%
\$1376 to 1400																							
\$1401 to 1425												75	0.0%									75	0.0%
\$1426 to 1450									1	0.0%												1	0.0%
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725															32	0.0%						32	0.0%
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000															1	0.0%						1	0.0%
\$2000 and up																							
TOTALS	1	10	10.0%			234	0.0%	10	49	20.4%			88	0.0%			34	0.0%			11	415	2.7%

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

**Vacancy Rates During the Current Quarter
Eagle County**

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						10			0.0%											10	0.0%
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925										26										26	0.0%
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075													24							24	0.0%
\$1076 to 1100	2	44	4.5%			30			0.0%										2	74	2.7%
\$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													152							152	0.0%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425				2	44	4.5%													2	44	4.5%
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													88						88		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							7	88	8.0%										7	88	8.0%
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	44	4.5%	2	84	2.4%	7	114	6.1%	152	0.0%	112	0.0%	11	506	2.2%					

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600							1	16	6.3%										1	16	6.3%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700		64	0.0%																	64	0.0%
\$701 to \$725					16	0.0%														16	0.0%
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850					34	0.0%	1	29	3.4%										1	63	1.6%
\$851 to \$875				1	6	16.7%				5	36	13.9%							6	42	14.3%
\$876 to \$900								1	0.0%										1		0.0%
\$901 to \$925																					
\$926 to \$950				2	66	3.0%	1	66	1.5%										3	132	2.3%
\$951 to \$975																					
\$976 to \$1000					42	0.0%														42	0.0%
\$1001 to 1025				3	209	1.4%					2	0.0%							3	211	1.4%
\$1026 to 1050					24	0.0%		69	0.0%				1	36	2.8%				1	129	0.8%
\$1051 to 1075				4	145	2.8%													4	145	2.8%
\$1076 to 1100		47	0.0%		4	0.0%	2	123	1.6%	2	20	10.0%							4	194	2.1%
\$1101 to 1125					24	0.0%	2	281	0.7%										2	305	0.7%
\$1126 to 1150					32	0.0%		1	0.0%	1	20	5.0%							1	53	1.9%
\$1151 to 1175				1	33	3.0%					10	0.0%							1	43	2.3%
\$1176 to 1200		14	0.0%	3	117	2.6%		2	0.0%		6	0.0%		93	0.0%				3	232	1.3%
\$1201 to 1225				1	185	0.5%	9	102	8.8%								1	0.0%	10	288	3.5%
\$1226 to 1250				3	172	1.7%	8	134	6.0%		10	0.0%							11	316	3.5%
\$1251 to 1275				12	168	7.1%	6	191	3.1%	2	16	12.5%	1	60	1.7%				21	435	4.8%
\$1276 to 1300				9	195	4.6%		24	0.0%	3	108	2.8%	2	36	5.6%		13	0.0%	14	376	3.7%
\$1301 to 1325				4	39	10.3%				1	106	0.9%							5	145	3.4%
\$1326 to 1350				7	150	4.7%		64	0.0%	6	242	2.5%			1	0.0%			13	457	2.8%
\$1351 to 1375				1	7	14.3%	13	228	5.7%	3	200	1.5%							17	435	3.9%
\$1376 to 1400					60	0.0%	2	129	1.6%	6	20	30.0%							8	209	3.8%
\$1401 to 1425										13	336	3.9%							13	336	3.9%
\$1426 to 1450				4	186	2.2%	1	78	1.3%	2	140	1.4%				15	0.0%		7	419	1.7%
\$1451 to 1475										2	75	2.7%							2	75	2.7%
\$1476 to 1400							1	36	2.8%	8	180	4.4%		46	0.0%				9	262	3.4%
\$1501 to 1525											5	0.0%								5	0.0%
\$1526 to 1550										2	209	1.0%							2	209	1.0%
\$1551 to 1575										4	80	5.0%		2	0.0%				4	82	4.9%
\$1576 to 1500								1	0.0%	2	74	2.7%	1	42	2.4%				3	117	2.6%
\$1601 to 1625								6	0.0%					4	0.0%					10	0.0%
\$1626 to 1650										3	154	1.9%			1	0.0%			3	155	1.9%
\$1651 to 1675														24	0.0%					24	0.0%
\$1676 to 1600													2	21	9.5%		1	0.0%	2	22	9.1%
\$1701 to 1725														2	0.0%					2	0.0%
\$1726 to 1750													2	44	4.5%				2	44	4.5%
\$1751 to 1775																					
\$1776 to 1800																3	16	18.8%	3	16	18.8%
\$1801 to 1825														1	37	2.7%			1	37	2.7%
\$1826 to 1850																					
\$1851 to 1875														1	102	1.0%			1	102	1.0%
\$1876 to 1900															38	0.0%				38	0.0%
\$1901 to 1925															16	0.0%				16	0.0%
\$1926 to 1950																					
\$1951 to 1975														2	12	16.7%			2	12	16.7%
\$1976 to 2000																					
\$2000 and up																					
TOTALS		125	0.0%	55	1914	2.9%	47	1581	3.0%	65	2049	3.2%	13	653	2.0%	3	46	6.5%	183	6368	2.9%

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

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

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					16	0.0%														16	0.0%	
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850					34	0.0%	1	29	3.4%										1	63	1.6%	
\$851 to \$875				1	6	16.7%				5	36	13.9%							6	42	14.3%	
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950				2	66	3.0%	1	66	1.5%										3	132	2.3%	
\$951 to \$975																						
\$976 to \$1000					42	0.0%														42	0.0%	
\$1001 to 1025				3	209	1.4%					2	0.0%							3	211	1.4%	
\$1026 to 1050					20	0.0%		5	0.0%				1	36	2.8%				1	61	1.6%	
\$1051 to 1075				4	141	2.8%													4	141	2.8%	
\$1076 to 1100		47	0.0%				2	123	1.6%	2	20	10.0%							4	190	2.1%	
\$1101 to 1125					24	0.0%	2	280	0.7%										2	304	0.7%	
\$1126 to 1150								1	0.0%	1	20	5.0%							1	21	4.8%	
\$1151 to 1175					9	0.0%					10	0.0%								19	0.0%	
\$1176 to 1200				3	117	2.6%					6	0.0%		93	0.0%				3	216	1.4%	
\$1201 to 1225				1	185	0.5%	9	102	8.8%							1	0.0%		10	288	3.5%	
\$1226 to 1250				3	172	1.7%	8	134	6.0%										11	306	3.6%	
\$1251 to 1275				12	168	7.1%	6	191	3.1%	1	5	20.0%	1	60	1.7%				20	424	4.7%	
\$1276 to 1300				1	3	33.3%		24	0.0%	1	23	4.3%	2	36	5.6%		13	0.0%	4	99	4.0%	
\$1301 to 1325				4	39	10.3%					10	0.0%							4	49	8.2%	
\$1326 to 1350				7	150	4.7%		64	0.0%	4	208	1.9%		1	0.0%				11	423	2.6%	
\$1351 to 1375				1	7	14.3%	13	228	5.7%	3	200	1.5%							7	435	3.9%	
\$1376 to 1400					60	0.0%	2	105	1.9%	6	18	33.3%							8	183	4.4%	
\$1401 to 1425										11	229	4.8%							11	229	4.8%	
\$1426 to 1450				2	64	3.1%	1	78	1.3%	2	140	1.4%							5	282	1.8%	
\$1451 to 1475										2	71	2.8%							2	71	2.8%	
\$1476 to 1400							1	36	2.8%	8	177	4.5%		46	0.0%				9	259	3.5%	
\$1501 to 1525											5	0.0%								5	0.0%	
\$1526 to 1550										2	209	1.0%							2	209	1.0%	
\$1551 to 1575										4	80	5.0%							4	80	5.0%	
\$1576 to 1500								1	0.0%	2	74	2.7%		3	0.0%				2	78	2.6%	
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600													24	0.0%						24	0.0%	
\$1701 to 1725													2	18	11.1%			1	0.0%	2	19	10.5%
\$1726 to 1750																						
\$1751 to 1775													2	44	4.5%					2	44	4.5%
\$1776 to 1800																	3	16	18.8%	3	16	18.8%
\$1801 to 1825													1	37	2.7%				1	37	2.7%	
\$1826 to 1850																						
\$1851 to 1875													1	102	1.0%				1	102	1.0%	
\$1876 to 1900														38	0.0%					38	0.0%	
\$1901 to 1926														36	0.0%					36	0.0%	
\$1926 to 1950														16	0.0%					16	0.0%	
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		111	0.0%	44	1532	2.9%	46	1467	3.1%	54	1543	3.5%	10	590	1.7%	3	31	9.7%	157	5274	3.0%	

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

**Vacancy Rates During the Current Quarter
Fort Collins - 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															34	0.0%				
\$851 to \$875																										
\$876 to \$900																										
\$901 to \$925																										
\$926 to \$950					2	66			1	66											3	132	2.3%			
\$951 to \$975																						42	0.0%			
\$976 to \$1000						42																42	0.0%			
\$1001 to 1025						44																44	0.0%			
\$1026 to 1050																										
\$1051 to 1075																										
\$1076 to 1100									2	123												2	123	1.6%		
\$1101 to 1125										100													100	0.0%		
\$1126 to 1150																										
\$1151 to 1175																										
\$1176 to 1200											6				91							97	0.0%			
\$1201 to 1225									9	102							1					9	103	8.7%		
\$1226 to 1250																										
\$1251 to 1275															1	60						1	60	1.7%		
\$1276 to 1300																										
\$1301 to 1325																										
\$1326 to 1350																										
\$1351 to 1375																										
\$1376 to 1400									2	105												2	105	1.9%		
\$1401 to 1425																										
\$1426 to 1450											36											36	0.0%			
\$1451 to 1475																										
\$1476 to 1400																										
\$1501 to 1525																										
\$1526 to 1550											3											3	0.0%			
\$1551 to 1575																										
\$1576 to 1500										1												1	0.0%			
\$1601 to 1625																										
\$1626 to 1650																										
\$1651 to 1675																										
\$1676 to 1600																	1					1	0.0%			
\$1701 to 1725																										
\$1726 to 1750																										
\$1751 to 1775																										
\$1776 to 1800																										
\$1801 to 1825															2							2	0.0%			
\$1826 to 1850																										
\$1851 to 1875															1	102						1	102	1.0%		
\$1876 to 1900																										
\$1901 to 1926															36							36	0.0%			
\$1926 to 1950																										
\$1951 to 1975																										
\$1976 to 2000																										
\$2000 and up																										
TOTALS			64			0.0%	2	186		1.1%	14	497		2.8%	45		0.0%	2	291		0.7%	2	0.0%	18	1085	1.7%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$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				20		0.0%			1		0.0%									21	0.0%		
\$1051 to 1075																							
\$1076 to 1100											2	20	10.0%							2	20	10.0%	
\$1101 to 1125																							
\$1126 to 1150									1		0.0%	1	20	5.0%						1	21	4.8%	
\$1151 to 1175													10	0.0%							10	0.0%	
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500															2		0.0%				2	0.0%	
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS				20		0.0%			2		0.0%	3	50	6.0%			2		0.0%		3	74	4.1%

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

**Vacancy Rates During the Current Quarter
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	6	16.7%		1	0.0%										1	6	0.0%
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025				3	165	1.8%				2	0.0%								3	167	1.8%
\$1026 to 1050								4	0.0%											4	0.0%
\$1051 to 1075																					
\$1076 to 1100		47	0.0%																	47	0.0%
\$1101 to 1125								2	180	1.1%									2	180	1.1%
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200				2	45	4.4%						2	0.0%						2	47	4.3%
\$1201 to 1225				1	138	0.7%													1	138	0.7%
\$1226 to 1250				3	172	1.7%		2	66	3.0%									5	238	2.1%
\$1251 to 1275				10	166	6.0%		6	191	3.1%	1	5	20.0%						17	362	4.7%
\$1276 to 1300				1	3	33.3%			24	0.0%	1	23	4.3%	2	36	5.6%	13	0.0%	4	99	4.0%
\$1301 to 1325				4	37	10.8%						10	0.0%						4	47	8.5%
\$1326 to 1350											4	208	1.9%		1	0.0%			4	209	1.9%
\$1351 to 1375				1	7	14.3%					3	200	1.5%						4	207	1.9%
\$1376 to 1400					60	0.0%					1	13	7.7%						1	73	1.4%
\$1401 to 1425											11	161	6.8%						11	161	6.8%
\$1426 to 1450				2	64	3.1%					2	104	1.9%						4	168	2.4%
\$1451 to 1475											2	10	20.0%						2	10	20.0%
\$1476 to 1400								1	36	2.8%		1	9	11.1%					2	45	4.4%
\$1501 to 1525												5	0.0%							5	0.0%
\$1526 to 1550											2	66	3.0%						2	66	3.0%
\$1551 to 1575											4	80	5.0%						4	80	5.0%
\$1576 to 1500											2	74	2.7%						2	74	2.7%
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900														38	0.0%					38	0.0%
\$1901 to 1926																					
\$1926 to 1950														16	0.0%					16	0.0%
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		47	0.0%	28	863	3.2%	11	502	2.2%	34	970	3.5%	2	93	2.2%	13	0.0%		75	2488	3.0%

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

**Vacancy Rates During the Current Quarter
Fort Collins - 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					16	0.0%														16	0.0%	
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850							1	28	3.6%										1	28	3.6%	
\$851 to \$875										5	36	13.9%							5	36	13.9%	
\$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	141	2.8%							1	36	2.8%				1	36	2.8%	
\$1076 to 1100																			4	141	2.8%	
\$1101 to 1125					24	0.0%														24	0.0%	
\$1126 to 1150																						
\$1151 to 1175					9	0.0%														9	0.0%	
\$1176 to 1200				1	72	1.4%													1	72	1.4%	
\$1201 to 1225					47	0.0%														47	0.0%	
\$1226 to 1250							6	68	8.8%										6	68	8.8%	
\$1251 to 1275				2	2	100.0%													2	2	100.0%	
\$1276 to 1300																						
\$1301 to 1325					2	0.0%														2	0.0%	
\$1326 to 1350				7	150	4.7%													7	214	3.3%	
\$1351 to 1375							13	228	5.7%										13	228	5.7%	
\$1376 to 1400										5	5	100.0%							5	5	100.0%	
\$1401 to 1425											68	0.0%								68	0.0%	
\$1426 to 1450							1	78	1.3%										1	78	1.3%	
\$1451 to 1475											61	0.0%								61	0.0%	
\$1476 to 1400										7	168	4.2%		46	0.0%				7	214	3.3%	
\$1501 to 1525																						
\$1526 to 1550											140	0.0%								140	0.0%	
\$1551 to 1575																						
\$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														2	18	11.1%			2	18	11.1%	
\$1701 to 1725																						
\$1726 to 1750														2	44	4.5%				2	44	4.5%
\$1751 to 1775																						
\$1776 to 1800																3	16	18.8%		3	16	18.8%
\$1801 to 1825														1	35	2.9%				1	35	2.9%
\$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	463	3.0%	21	466	4.5%	17	478	3.6%	6	204	2.9%	3	16	18.8%	61	1627	3.7%	

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

Vacancy Rates During the Current Quarter Loveland

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total						
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent				
\$000 to \$225																									
\$226 to \$250																									
\$251 to \$275																									
\$276 to \$300																									
\$301 to \$325																									
\$326 to \$350																									
\$351 to \$375																									
\$376 to \$400																									
\$401 to \$425																									
\$426 to \$450																									
\$451 to \$475																									
\$476 to \$500																									
\$501 to \$525																									
\$526 to \$550																									
\$551 to \$575																									
\$576 to \$600							1	16	6.3%											1	16	6.3%			
\$601 to \$625																									
\$626 to \$650																									
\$651 to \$675																									
\$676 to \$700																									
\$701 to \$725																									
\$726 to \$750																									
\$751 to \$775																									
\$776 to \$800																									
\$801 to \$825																									
\$826 to \$850																									
\$851 to \$875																									
\$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					4	0.0%		64	0.0%											68	0.0%				
\$1051 to 1075					4	0.0%														4	0.0%				
\$1076 to 1100					4	0.0%														4	0.0%				
\$1101 to 1125								1	0.0%											1	0.0%				
\$1126 to 1150					32	0.0%														32	0.0%				
\$1151 to 1175				1	24	4.2%														1	24	4.2%			
\$1176 to 1200		14	0.0%					2	0.0%												16	0.0%			
\$1201 to 1225																									
\$1226 to 1250											10	0.0%									10	0.0%			
\$1251 to 1275										1	11	9.1%								1	11	9.1%			
\$1276 to 1300				8	192	4.2%				2	85	2.4%								10	277	3.6%			
\$1301 to 1325										1	96	1.0%								1	96	1.0%			
\$1326 to 1350										2	34	5.9%								2	34	5.9%			
\$1351 to 1375																									
\$1376 to 1400								24	0.0%		2	0.0%									26	0.0%			
\$1401 to 1425										2	107	1.9%								2	107	1.9%			
\$1426 to 1450				2	122	1.6%											15	0.0%		2	137	1.5%			
\$1451 to 1475											4	0.0%								4	0.0%				
\$1476 to 1400										3	0.0%									3	0.0%				
\$1501 to 1525																									
\$1526 to 1550																									
\$1551 to 1575																									
\$1576 to 1500													1	2	0.0%					1	39	2.6%			
\$1601 to 1625								6	0.0%					4	0.0%						10	0.0%			
\$1626 to 1650										3	154	1.9%			1	0.0%				3	155	1.9%			
\$1651 to 1675																									
\$1676 to 1600															3	0.0%					3	0.0%			
\$1701 to 1725																									
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800															2	0.0%					2	0.0%			
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up															2	12	16.7%				2	12	16.7%		
TOTALS		14	0.0%		11	382	2.9%		1	114	0.9%		11	506	2.2%		3	63	4.8%		15	0.0%	26	1094	2.4%

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

**Vacancy Rates During the Current Quarter
Fort Morgan/Brush**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225				11		0.0%													11		0.0%	
\$226 to \$250				1		0.0%													1		0.0%	
\$251 to \$275				1		0.0%													1		0.0%	
\$276 to \$300				2		0.0%													2		0.0%	
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375				1		0.0%													1		0.0%	
\$376 to \$400				2	30	6.7%									1	0.0%			2	31	6.5%	
\$401 to \$425																						
\$426 to \$450				3	30	10.0%													3	30	10.0%	
\$451 to \$475																						
\$476 to \$500				2		0.0%													2		0.0%	
\$501 to \$525																						
\$526 to \$550				4	32	12.5%													4	32	12.5%	
\$551 to \$575				1	8	12.5%	2	16	12.5%										3	24	12.5%	
\$576 to \$600					1	0.0%													1		0.0%	
\$601 to \$625					1	0.0%													1		0.0%	
\$626 to \$650		7	0.0%		1	0.0%		16	0.0%										1		0.0%	
\$651 to \$675																			24		0.0%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750				1	23	4.3%													1	23	4.3%	
\$751 to \$775				2	2	100.0%													2	2	100.0%	
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850								6	0.0%										6		0.0%	
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000													1	6	16.7%				1	6	16.7%	
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		7	0.0%	13	146	8.9%	2	38	5.3%				1	6	16.7%			1	0.0%	16	198	8.1%

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

Vacancy Rates During the Current Quarter Glenwood 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										1	0.0%								1	0.0%		
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675		2	0.0%																	2	0.0%	
\$676 to \$700								2	0.0%				1	0.0%						3	0.0%	
\$701 to \$725				1	12	8.3%		4	0.0%	1	3	33.3%							2	19	10.5%	
\$726 to \$750								4	0.0%					2	0.0%					6	0.0%	
\$751 to \$775								3	0.0%					1	0.0%					4	0.0%	
\$776 to \$800								3	0.0%		1	0.0%		1	0.0%					5	0.0%	
\$801 to \$825								1	0.0%		3	0.0%								4	0.0%	
\$826 to \$850								3	0.0%	1	76	1.3%							1	79	1.3%	
\$851 to \$875								1	0.0%											1	0.0%	
\$876 to \$900								2	0.0%											2	0.0%	
\$901 to \$925														1	0.0%					1	0.0%	
\$926 to \$950								1	0.0%					3	40	7.5%			3	41	7.3%	
\$951 to \$975															73	0.0%				73	0.0%	
\$976 to \$1000								1	0.0%											1	0.0%	
\$1001 to 1025								1	0.0%											1	0.0%	
\$1026 to 1050								1	0.0%					2	0.0%					3	0.0%	
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125					1	0.0%														1	0.0%	
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275				1	76	1.3%														1	76	1.3%
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450														1	0.0%					1	0.0%	
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550								1	0.0%											1	0.0%	
\$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																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		2	0.0%	2	89	2.2%		28	0.0%	2	85	2.4%	3	122	2.5%				7	326	2.1%	

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

**Vacancy Rates During the Current Quarter
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		71	0.0%																	71	0.0%	
\$301 to \$325																						
\$326 to \$350					114	0.0%														114	0.0%	
\$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		1	0.0%		1	0.0%				2	0.0%									4	0.0%	
\$501 to \$525		2	0.0%		1	0.0%				4	0.0%									7	0.0%	
\$526 to \$550					2	0.0%				2	0.0%									4	0.0%	
\$551 to \$575										2	0.0%									2	0.0%	
\$576 to \$600					8	0.0%				1	52	1.9%								1	60	1.7%
\$601 to \$625										29	0.0%									29	0.0%	
\$626 to \$650					1	0.0%				1	39	2.6%								1	40	2.5%
\$651 to \$675					7	80	8.8%				14	0.0%								7	94	7.4%
\$676 to \$700					7	0.0%				1	0.0%									8	0.0%	
\$701 to \$725										3	0.0%									3	0.0%	
\$726 to \$750										2	0.0%									2	0.0%	
\$751 to \$775																						
\$776 to \$800										100	0.0%									100	0.0%	
\$801 to \$825																	56	0.0%		56	0.0%	
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900										34	0.0%									34	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		74	0.0%	7	231	3.0%	2	251	0.8%	34	0.0%	1	1	100.0%	56	0.0%	10	647	1.5%			

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

Vacancy Rates During the Current Quarter 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				156		0.0%													156		0.0%
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$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%													18	0.0%	
\$626 to \$650	1	38	2.6%															1	38	2.6%	
\$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%		2	0.0%										173	0.0%	
\$751 to \$775																					
\$776 to \$800								16	0.0%										16	0.0%	
\$801 to \$825							1	30	3.3%									1	30	3.3%	
\$826 to \$850								156	0.0%										156	0.0%	
\$851 to \$875								21	0.0%										107	0.0%	
\$876 to \$900	2	15	13.3%		68	0.0%				18	0.0%		2	0.0%				2	17	11.8%	
\$901 to \$925							1	100	1.0%		15	0.0%						1	115	0.9%	
\$926 to \$950								3	0.0%				1	48	2.1%			1	51	2.0%	
\$951 to \$975																					
\$976 to \$1000				1	108	0.9%		101	0.0%									1	209	0.5%	
\$1001 to 1025													8	0.0%					8	0.0%	
\$1026 to 1050											26	0.0%							26	0.0%	
\$1051 to 1075		7	0.0%										8	0.0%					15	0.0%	
\$1076 to 1100				2	149	1.3%									50	0.0%		2	199	1.0%	
\$1101 to 1125											12	0.0%			6	0.0%			18	0.0%	
\$1126 to 1150				5	192	2.6%		58	0.0%									5	250	2.0%	
\$1151 to 1175								68	0.0%				3	0.0%					71	0.0%	
\$1176 to 1200							5	96	5.2%									5	96	5.2%	
\$1201 to 1225								24	0.0%		2	86	2.3%		4	0.0%			114	1.8%	
\$1226 to 1250													40	0.0%					40	0.0%	
\$1251 to 1275																					
\$1276 to 1300				2	87	2.3%					252	0.0%						2	339	0.6%	
\$1301 to 1325				27	116	23.3%					70	0.0%						27	186	14.5%	
\$1326 to 1350				2	48	4.2%												2	48	4.2%	
\$1351 to 1375										7	156	4.5%						7	156	4.5%	
\$1376 to 1400										2	96	2.1%						2	96	2.1%	
\$1401 to 1425							1	48	2.1%									1	48	2.1%	
\$1426 to 1450													12	0.0%					12	0.0%	
\$1451 to 1475										25	178	14.0%						25	178	14.0%	
\$1476 to 1400										5	212	2.4%				1	0.0%	5	213	2.3%	
\$1501 to 1525																					
\$1526 to 1550										5	110	4.5%		12	0.0%			5	122	4.1%	
\$1551 to 1575																					
\$1576 to 1500													48	0.0%					48	0.0%	
\$1601 to 1625																					
\$1626 to 1650													1	9	11.1%			1	9	11.1%	
\$1651 to 1675													6	36	16.7%			6	36	16.7%	
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750										8	0.0%								8	0.0%	
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850															2	54	3.7%		2	54	3.7%
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	3	60	5.0%	39	1146	3.4%	8	723	1.1%	46	1241	3.7%	10	282	3.5%	57	0.0%	106	3509	3.0%	

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

Vacancy Rates During the Current Quarter Gunnison

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									60		0.0%									60		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																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS									60		0.0%									60		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
Montrose**

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						76															76	0.0%
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS						76															76	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**

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		13	0.0%																	13	0.0%	
\$351 to \$375																						
\$376 to \$400				2	4	50.0%													2	4	50.0%	
\$401 to \$425																						
\$426 to \$450	1	4	25.0%		55	0.0%													1	59	1.7%	
\$451 to \$475					3	0.0%														3	0.0%	
\$476 to \$500		2	0.0%		128	0.0%														130	0.0%	
\$501 to \$525					5	0.0%														5	0.0%	
\$526 to \$550							10	0.0%												10	0.0%	
\$551 to \$575				1	124	0.8%		19	0.0%										1	143	0.7%	
\$576 to \$600					15	0.0%														15	0.0%	
\$601 to \$625				18	153	11.8%		99	0.0%										18	252	7.1%	
\$626 to \$650																						
\$651 to \$675				7	128	5.5%													7	128	5.5%	
\$676 to \$700																						
\$701 to \$725							6	103	5.8%										6	103	5.8%	
\$726 to \$750							2	56	3.6%										2	56	3.6%	
\$751 to \$775							2	48	4.2%										2	48	4.2%	
\$776 to \$800																						
\$801 to \$825					18	0.0%														19	0.0%	
\$826 to \$850												1	56	5.4%		16	0.0%		3	72	4.2%	
\$851 to \$875					27	0.0%														27	0.0%	
\$876 to \$900																						
\$901 to \$925															1	16	6.3%		1	16	6.3%	
\$926 to \$950																						
\$951 to \$975										64	0.0%									64	0.0%	
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075															8	0.0%				8	0.0%	
\$1076 to 1100				1	84	1.2%													1	84	1.2%	
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225				2	120	1.7%														2	120	1.7%
\$1226 to 1250																						
\$1251 to 1275										1	113	0.9%							1	113	0.9%	
\$1276 to 1300							48	0.0%												48	0.0%	
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400														39	0.0%					39	0.0%	
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400										2	76	2.6%							2	76	2.6%	
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650															16	0.0%				16	0.0%	
\$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	19	5.3%	31	864	3.6%	10	383	2.6%	3	253	1.2%	3	120	2.5%	1	32	3.1%	49	1671	2.9%	

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

**Vacancy Rates During the Current Quarter
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																						
\$326 to \$350		13	0.0%																		13	0.0%
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450					51	0.0%															51	0.0%
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550								10	0.0%												10	0.0%
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																	16	0.0%			16	0.0%
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$2000 and up																						
TOTALS		13	0.0%		51	0.0%		10	0.0%							16	0.0%			90	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		2	0.0%																	2	0.0%	
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575					79	0.0%		19	0.0%											98	0.0%	
\$576 to \$600					15	0.0%														15	0.0%	
\$601 to \$625				18	153	11.8%														18	153	11.8%
\$626 to \$650																						
\$651 to \$675				7	128	5.5%														7	128	5.5%
\$676 to \$700																						
\$701 to \$725							6	103	5.8%											6	103	5.8%
\$726 to \$750							2	56	3.6%											2	56	3.6%
\$751 to \$775							2	48	4.2%											2	48	4.2%
\$776 to \$800																						
\$801 to \$825													1	0.0%						1	0.0%	
\$826 to \$850												3	56	5.4%						3	56	5.4%
\$851 to \$875					27	0.0%														27	0.0%	
\$876 to \$900																						
\$901 to \$925															1	16	6.3%			1	16	6.3%
\$926 to \$950																						
\$951 to \$975										64	0.0%									64	0.0%	
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075													8	0.0%						8	0.0%	
\$1076 to 1100				1	84	1.2%														1	84	1.2%
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225				2	120	1.7%														2	120	1.7%
\$1226 to 1250																						
\$1251 to 1275										1	113	0.9%								1	113	0.9%
\$1276 to 1300								48	0.0%											48	0.0%	
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375															39	0.0%				39	0.0%	
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400										2	76	2.6%								2	76	2.6%
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625															16	0.0%				16	0.0%	
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		2	0.0%	28	606	4.6%	10	274	3.6%	3	253	1.2%	3	120	2.5%	1	16	6.3%	45	1271	3.5%	

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

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

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

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400				2	4	50.0%													2	4	50.0%
\$401 to \$425																					
\$426 to \$450	1	4	25.0%		4	0.0%													1	8	12.5%
\$451 to \$475					3	0.0%														3	0.0%
\$476 to \$500					128	0.0%														128	0.0%
\$501 to \$525					5	0.0%														5	0.0%
\$526 to \$550																					
\$551 to \$575				1	45	2.2%													1	45	2.2%
\$576 to \$600																					
\$601 to \$625								99	0.0%											99	0.0%
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825					18	0.0%														18	0.0%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$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	4	25.0%	3	207	1.4%	99	0.0%										4	310	1.3%	

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

Vacancy Rates During the Current Quarter Southeastern Colorado

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						3	0.0%														3	0.0%	
\$551 to \$575						10	0.0%														10	0.0%	
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675						30	0.0%			2	27	7.4%								2	57	3.5%	
\$676 to \$700												20	0.0%								20	0.0%	
\$701 to \$725																							
\$726 to \$750														2	0.0%						2	0.0%	
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850														43	0.0%						43	0.0%	
\$851 to \$875																							
\$876 to \$900																7	0.0%				7	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						43	0.0%			2	47	4.3%			45	0.0%			7	0.0%	2	142	1.4%

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

**Vacancy Rates During the Current Quarter
Steamboat 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																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675					1	20	5.0%													1	20	5.0%
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775									1	35	2.9%									1	35	2.9%
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850						41	0.0%			1	0.0%										42	0.0%
\$851 to \$875																						
\$876 to \$900		3	0.0%																		3	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															1	0.0%					1	0.0%
\$1301 to 1325																						
\$1326 to 1350						1	0.0%														1	0.0%
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400									1	0.0%											1	0.0%
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500															1	0.0%					1	0.0%
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		3	0.0%		1	62	1.6%		1	37	2.7%		1	0.0%		1	0.0%			2	104	1.9%

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

Vacancy Rates During the Current Quarter Sterling

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					12	0.0%														12	0.0%		
\$451 to \$475																							
\$476 to \$500								1	66	1.5%										1	66	1.5%	
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600													12	0.0%							12	0.0%	
\$601 to \$625					2	100	2.0%													2	100	2.0%	
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750					3	54	5.6%													3	54	5.6%	
\$751 to \$775									2	0.0%											2	0.0%	
\$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													5	0.0%							5	0.0%	
\$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					5	166	3.0%		1	68	1.5%			17	0.0%			3	0.0%		6	254	2.4%

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

**Vacancy Rates During the Current Quarter
Summit County**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225				1	0.0%		2	0.0%											3	0.0%		
\$226 to \$250				1	0.0%														1	0.0%		
\$251 to \$275				1	0.0%														1	0.0%		
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400				2	0.0%		1	0.0%											3	0.0%		
\$401 to \$425							1	0.0%											1	0.0%		
\$426 to \$450				1	0.0%		1	0.0%											2	0.0%		
\$451 to \$475				1	0.0%														1	0.0%		
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575							1	0.0%											1	0.0%		
\$576 to \$600				1	0.0%														1	0.0%		
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675							1	0.0%											1	0.0%		
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750				1	7	14.3%													1	7	14.3%	
\$751 to \$775					10	0.0%		1	0.0%											11	0.0%	
\$776 to \$800					1	0.0%														1	0.0%	
\$801 to \$825							1	0.0%												1	0.0%	
\$826 to \$850							2	0.0%												2	0.0%	
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925							3	0.0%		5	0.0%									8	0.0%	
\$926 to \$950																						
\$951 to \$975										1	26	3.8%							1	26	3.8%	
\$976 to \$1000				1	0.0%															1	0.0%	
\$1001 to 1025																						
\$1026 to 1050							1	0.0%												1	0.0%	
\$1051 to 1075													1	2	50.0%					3	33.3%	
\$1076 to 1100							4	0.0%						25	0.0%					29	0.0%	
\$1101 to 1125																						
\$1126 to 1150							49	0.0%												49	0.0%	
\$1151 to 1175							1	0.0%												1	0.0%	
\$1176 to 1200							1	0.0%												1	0.0%	
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300													1	30	3.3%					1	30	3.3%
\$1301 to 1325																						
\$1326 to 1350				2	21	9.5%														2	21	9.5%
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650							15	0.0%												15	0.0%	
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775													15	0.0%						15	0.0%	
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up													1	6	16.7%					1	6	16.7%
TOTALS				3	48	6.3%		86	0.0%		1	46	2.2%		3	63	4.8%			7	243	2.9%

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