

Fourth Quarter 2018

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Apartment Realty Advisors

conducted by

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of

The University of Denver

And

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of

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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 Fourth Quarter 2018 Survey 35,017 units reported in the Colorado Metropolitan Areas compared to 34,026 for the Fourth 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 5.6 for December of 2018 compared to 5.9 percent for June of 2018 compared to 6.0 percent for December 2017, compared to 4.9 percent in June 2017, compared to 6.1 percent for December 2016. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs at 6.0 percent; Fort Collins/Loveland, 2.5 percent; Grand Junction, 0.5 percent; Greeley, 2.5 percent; and Pueblo, 5.9 percent.

The overall average rent per square foot ranges from a low of 75 cents in Grand Junction to a high of 155 cents in Fort Collins/Loveland. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 4.4 percent. This means that tenants moved out of 4.4 percent of the units the previous month.

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

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

INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

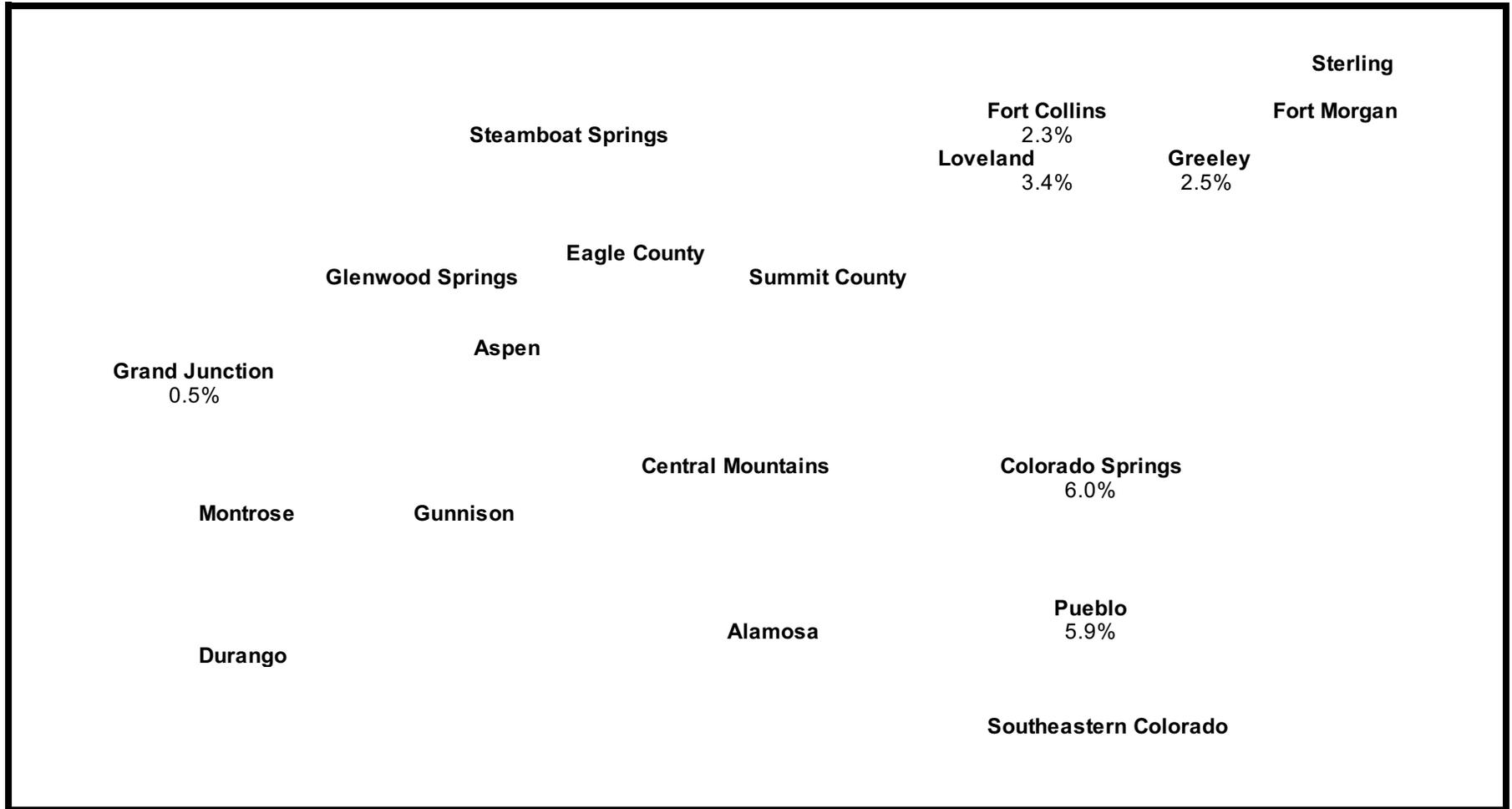
The excellent industry cooperation by various apartment associations, county and local officials, owners and apartment managers is appreciated. Survey management and analysis was done by Jennifer L. Von Stroh of Colorado Economic and Management Associates, and Ron L. Throupe of the University of Denver.

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

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

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

STATE OF COLORADO VACANCY RATES BY MARKET AREA



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

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
1st Quarter 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
4th Quarter 2018*	5.6	1391.48	1361.47

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

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

VACANCY RATES BY MARKET AREA
(In Percent)

Market Area	2012				2013				2014				2015				2016				2017				2018				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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	3.1		0.0		16.9		5.9		12.4				10.2						0.0										0.0
Aspen	1.7		0.5		0.9		2.5		0.5		0.0		0.0		0.5				2.0										0.0
Central Mountains			4.2		1.5		1.4		0.0		6.5		3.0		1.8				3.0										0.9
Buena Vista	0.0		*		*		*		*		*		*		*				*										*
Canon City	7.8		*		*		*		*		*		*		*				*										*
Lake County	11.1		*		*		*		*		*		*		*				*										*
Salida			*		*		*		*		*		*		*				*										*
Colorado Springs	6.4	6.0	6.1	7.1	5.6	5.4	5.4	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	5.0	5.2	5.0	4.0	6.8	7.4	6.4	5.4	5.4	6.3	6.3	5.2	6.0	6.0
Northwest	5.1	4.4	5.9	4.2	3.7	4.3	5.4	5.1	13.7	11.7	6.7	5.6	6.0	5.2	5.7	5.5	5.7	5.1	5.1	5.5	7.6	5.6	4.7	3.5	4.1	5.3	5.1	5.3	
Northeast	5.4	6.7	4.4	5.6	5.6	4.0	4.1	5.2	4.8	4.7	4.4	3.9	4.3	3.8	4.2	3.6	3.4	4.3	4.2	14.4	16.6	11.6	9.9	7.9	7.2	8.5	5.9	6.1	6.1
Far Northeast	6.1	4.8	8.2	6.6	6.5	5.5	7.0	13.0	7.9	5.6	3.4	6.0	8.1	4.9	3.9	8.0	7.2	5.7	3.7	4.4	3.8	6.0	5.6	5.4	9.0	7.5	5.3	7.4	7.4
Southeast	10.5	8.8	8.0	10.1	7.3	8.0	6.2	6.9	6.2	4.5	5.1	6.1	6.4	5.2	5.0	4.1	4.5	4.8	3.8	3.7	4.7	3.6	3.0	4.5	4.4	3.8	5.3	4.9	4.9
Security/Widefield/Fountain	5.3	3.6	4.7	2.6	5.9	5.9	10.1	5.3	3.9	7.3	3.3	4.4	5.1	1.1	2.8	1.9	3.5	4.4	4.9	2.5	3.5	3.7	3.5	1.9	4.1	5.9	5.4	4.9	4.9
Southwest	6.2	5.1	4.8	4.7	4.5	4.4	3.8	4.8	4.7	3.1	2.8	4.6	5.6	4.4	2.8	3.2	4.2	4.0	3.9	4.5	5.1	3.9	2.5	4.6	4.1	4.9	4.2	4.6	4.6
Central	5.8	8.0	4.7	6.5	4.7	5.6	5.3	5.6	5.3	6.8	5.9	6.4	6.0	5.0	6.3	4.2	6.3	7.8	4.1	6.6	5.4	4.1	5.4	5.4	7.3	5.7	5.4	6.8	6.8
Durango	3.9		1.5		2.3		4.3		1.2		2.7		1.6		1.1		11.8		4.7										3.7
Eagle County	7.9		14.2		4.5		8.8		1.6		4.4		1.2		4.2		2.0		2.2										2.2
Fort Collins/Loveland	3.0	3.5	2.1	2.4	5.1	5.2	2.8	2.1	1.7	2.8	1.3	1.2	1.9	2.1	2.4	2.3	2.0	2.9	4.0	4.1	2.9	2.4	3.9	3.1	3.3	3.8	2.8	2.5	2.5
Fort Collins	2.6	3.5	2.1	2.5	5.5	5.6	2.9	1.9	1.6	2.9	0.9	1.0	1.8	1.8	2.2	2.0	1.8	2.7	3.2	3.3	2.2	2.0	3.7	3.0	3.3	4.1	2.9	2.3	2.3
Northwest	0.7	0.6	0.4	0.9	0.3	3.8	0.5	0.6	0.2	4.2	0.1	0.2	0.0	0.4	0.3	0.4	0.4	2.2	0.9	0.7	0.7	1.4	4.7	0.9	1.8	8.3	1.6	1.0	1.0
Northeast	3.6	0.0	1.1	0.6	0.7	0.0	0.0	2.5	1.3	3.4	0.0	0.0	0.0	1.2	0.0	3.6	0.0	1.3	4.1	3.6	0.0	1.8	0.0	0.0	0.0	0.8	4.1	1.1	1.1
Southeast	2.8	3.1	2.9	3.4	13.3	5.6	3.1	3.0	1.8	2.7	1.1	1.9	2.0	1.7	3.4	3.2	2.5	2.5	4.1	4.9	2.4	2.1	3.5	4.0	4.0	1.8	3.0	2.1	2.1
Southwest	3.9	6.0	2.7	3.5	4.4	7.4	4.3	2.1	2.9	2.0	1.6	0.7	2.9	3.2	2.4	1.7	2.2	3.4	3.4	2.8	3.4	2.3	3.1	3.5	3.7	3.8	3.7	3.7	3.7
Loveland	4.5	3.5	2.1	1.9	2.8	3.2	2.4	2.7	2.3	2.6	3.1	2.0	2.7	3.9	3.8	5.4	3.7	3.7	8.4	8.7	6.7	4.1	4.5	3.8	3.4	2.7	2.3	3.4	3.4
Fort Morgan/Brush	5.2		2.9		6.8		2.3		4.9		2.5		5.1		7.5		5.1		7.6										8.1
Glenwood Springs	10.8		1.8		23.4		10.3		7.0		2.4		3.5		1.8				2.9										2.1
Grand Junction	10.4	5.5	3.8	9.7	11.8	10.6	15.7	6.7	5.3	6.9	4.7	7.2	5.8	3.7	3.7	2.9	1.3	2.6	1.1	1.9	2.1	4.7	2.4	2.7	0.8	4.3	1.5	0.5	0.5
Greeley	5.8	5.4	3.1	3.2	1.4	2.2	1.3	6.3	4.4	4.1	2.3	1.3	1.1	1.6	5.7	3.7	4.0	3.5	3.8	3.7	4.0	1.2	1.4	2.2	1.3	3.6	3.0	2.5	2.5
Gunnison	5.7		11.7		8.0		3.4		3.4		0.0		1.7		0.0		0.0		0.0										0.0
Montrose	4.3		18.8		6.5		1.5		0.0		5.6		5.4		5.4		0.0		0.0										0.0
Pueblo	5.9	4.3	15.8	10.7	14.9	11.1	9.3	8.3	8.1	6.6	8.0	7.3	3.9	5.9	6.1	5.7	2.6	2.1	2.3	3.1	1.7	2.2	3.2	4.3	4.5	4.4	2.9	5.9	5.9
Northwest	0.0	0.0	0.0	0.0	1.1	0.0	1.1	0.0	0.0	0.0	1.7	1.1	0.6	1.1	1.8	4.0	0.0	0.0	1.2	0.0	1.8	0.6	1.8	1.2	1.2	0.0	0.0	0.0	0.0
Northeast	5.1	5.2	19.6	8.6	19.8	14.2	10.3	9.5	10.0	7.7	11.5	10.0	4.9	8.0	8.1	7.3	3.1	2.2	2.2	3.9	1.4	2.7	3.1	5.4	6.8	5.1	3.5	6.6	6.6
Southeast										0.0																			
Southwest	10.6	2.4	10.9	19.8	7.4	4.7	8.4	7.1	2.6	5.1	3.5	2.7	3.0	2.2	2.4	2.6	2.3	2.8	3.0	2.1	2.2	1.4	4.1	2.0	1.4	3.3	1.3	4.2	4.2
Southeastern Colorado	1.8		0.9		1.1		0.0		30.0		0.0		0.0		0.0		0.0		0.7										1.4
Steamboat Springs	9.7		10.2		5.8		17.1		2.6		0.0		0.0		0.0		0.0		0.0										1.9
Sterling	1.2		11.3		7.7		7.5		10.2		7.5		4.8		8.4		4.8		8.4										2.4
Summit County	1.6		6.2		2.1		4.1		3.3		1.1		0.0		0.5		0.0		3.7										2.9

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

VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment Type	2013				2014				2015				2016				2017				2018			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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	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	2.8
	One bedroom	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	4.7
	Two bed, one bath	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	4.3
	Two bed, two bath	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	5.7
	Three bedroom	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	4.2
	All	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	4.8
Alamosa	Efficiency									50.0															
	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															
	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		0.0		0.0		4.2				8.3				0.0					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				3.7					4.5
	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															
	Three bedroom									0.0										3.7					0.0
	All									0.0										3.7					0.0
Colorado Springs	Efficiency	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	3.3
	One bedroom	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	5.5
	Two bed, one bath	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	5.8
	Two bed, two bath	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	7.3
	Three bedroom	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	4.7
	All	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	6.0
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	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	0.7
	One bedroom	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	2.1
	Two bed, one bath	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	2.5
	Two bed, two bath	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	2.5
	Three bedroom	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	4.5
	All	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	2.5
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					

VACANCIES BY APARTMENT TYPE

(In Percent)

Market Area	Apartment Type	2013				2014				2015				2016				2017				2018				
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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
	One bedroom	20.0		21.4		13.3		0.0		7.1		0.0								0.0						2.2
	Two bed, one bath	13.5		6.4		9.2		0.0		1.9		3.9								0.0						0.0
	Two bed, two bath	27.5		14.5		5.8		2.0		2.0		1.5								6.1						2.4
	Three bedroom	26.4		7.7		5.5		5.7		5.7		1.1								2.0						2.5
	All	23.4		10.3		7.0		2.4		3.5		1.8								2.9						2.8
Grand Junction	Efficiency	0.0	0.0	2.8	0.0	0.0	1.4	0.0	2.7	5.4	2.8	12.7	2.7	2.7	2.8	2.7	1.4	1.4	4.2	5.4	9.9	1.4	5.6	0.0	0.0	
	One bedroom	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	6.4	3.0	0.0	
	Two bed, one bath	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	1.6	
	Two bed, two bath	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	
	Three bedroom	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	0.0	0.0	0.0	0.0	33.3	0.0	0.0	0.0	0.0	0.0	100.0	
	All	11.8	10.6	15.7	6.7	5.3	6.9	4.7	7.2	5.8	3.7	3.7	2.9	1.3	2.6	1.1	1.9	2.1	4.7	2.4	2.7	0.8	4.3	1.5	0.5	
Greeley	Efficiency	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	1.7	
	One bedroom	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	2.6	
	Two bed, one bath	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	2.1	
	Two bed, two bath	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	2.9	
	Three bedroom	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	1.8	
	All	1.4	2.2	1.3	6.3	4.4	4.1	2.3	1.3	1.1	1.6	5.7	3.7	4.0	3.5	3.8	3.7	4.0	1.2	1.4	2.2	1.3	3.6	3.0	2.5	
Gunnison	Efficiency																									
	One bedroom	12.5		12.5		0.0						0.0														
	Two bed, one bath	7.5		2.5		3.8		0.0		1.7		0.0								0.0						0.0
	Two bed, two bath																									
	Three bedroom																									
	All	8.0		3.4		3.4		0.0		1.7		0.0								0.0						0.0
Lake County	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Three bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Montrose	Efficiency																									
	One bedroom	5.0		0.8		0.0		4.3		6.3		6.3								0.0						0.0
	Two bed, one bath	16.7		8.3		0.0		9.4		0.0		0.0														
	Two bed, two bath																									
	Three bedroom																									
	All	6.5		1.5		0.0		5.6		5.4		5.4									0.0					0.0
Pueblo	Efficiency	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	5.3	
	One bedroom	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	6.9	
	Two bed, one bath	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	3.4	
	Two bed, two bath	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	5.5	
	Three bedroom	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	7.5	
	All	14.9	11.1	9.3	8.3	8.1	6.6	8.0	7.3	3.9	5.9	6.1	5.7	2.6	2.1	2.3	3.1	1.7	2.2	3.2	4.3	4.5	4.4	2.9	5.9	
Salida	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Three bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Southeastern Colorado	Efficiency	33.3		0.0		33.3																				
	One bedroom	0.0		0.0		28.6		0.0				0.0								0.0						0.0
	Two bed, one bath	0.0		0.0				0.0				0.0								2.1						4.3
	Two bed, two bath																									
	Three bedroom	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						1.4
Steamboat Springs	Efficiency																									0.0
	One bedroom	1.0		1.2		0.0		0.0		0.0		0.0									2.0					1.6
	Two bed, one bath	2.6		40.0		0.0		0.0		0.0		0.0									2.6					2.7
	Two bed, two bath	9.4		20.9		0.0		0.0		0.0		0.0									9.4					0.0
	Three bedroom	20.0		20.5		11.4		0.0		0.0		0.0									3.0					0.0
	All	5.8		17.1		2.6		0.0		0.0		0.0									3.4					1.9
Sterling	Efficiency																									
	One bedroom	5.8		3.5		9.7		7.1		2.4		3.6								3.8						3.0
	Two bed, one bath	20.0		20.8		15.0		8.3		19.4		7.8								6.9						1.5
	Two bed, two bath	0.0		0.0		0.0		0.0		0.0		0.0								0.0						
	Three bedroom	12.5		12.5		12.5		12.5		0.0		16.7								7.1						0.0
	All	7.7		7.5		10.2		7.5		4.8		8.4								5.0						

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2013				2014				2015				2016				2017				2018			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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	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	3.7
	9 to 50	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	3.5
	51 to 99	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	4.8
	100-199	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	4.4
	199-349	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	4.8
350 up	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	6.1	
Alamosa	2 to 8			31.3		18.8				31.3															0.0
	9 to 50			5.3		11.1				5.6															0.0
	51 to 99	16.9		0.0		12.3									0.0					0.0					0.0
	100-199																								0.0
	199-349																								
350 up																									
Aspen	2 to 8																								
	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																							
	199-349																								
350 up																									
Buena Vista	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*	
	100-199	*		*		*		*		*		*		*		*		*		*		*		*	
	199-349	*		*		*		*		*		*		*		*		*		*		*		*	
350 up	*		*		*		*		*		*		*		*		*		*		*		*		
Canon City	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*	
	100-199	*		*		*		*		*		*		*		*		*		*		*		*	
	199-349	*		*		*		*		*		*		*		*		*		*		*		*	
350 up	*		*		*		*		*		*		*		*		*		*		*		*		
Central Mountains	2 to 8									0.0															
	9 to 50	0.0		2.6				9.4		15.6		0.0				6.3				0.0					7.5
	51 to 99	1.9																							
	100-199	2.2		0.7		0.0		5.9		0.7		2.2				2.7				1.3					0.0
	199-349																								
350 up																									
Colorado Springs	2 to 8	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	11.1
	9 to 50	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	3.7
	51 to 99	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	7.6
	100-199	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	6.4
	199-349	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	5.7
350 up	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	6.6	
Durango	2 to 8	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																								
	100-199	4.5		8.9				3.6		0.9		0.9				4.5				6.6					3.9
	199-349																								
350 up																									
Eagle County	2 to 8									0.0		4.5													
	9 to 50									0.0		0.8													
	51 to 99	5.9		1.7		1.6		4.2		0.0		0.8					0.0				0.0				0.0
	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																									
Fort Collins/ Loveland	2 to 8	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	1.1
	9 to 50	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	3.1	6.9	1.4	1.2	4.3	4.3
	51 to 99	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	2.9
	100-199	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	2.3
	199-349	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	2.6
350 up	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	2.3	
Fort Morgan/ Brush	2 to 8																								
	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													
	100-199																								
	199-349																								
350 up																									

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

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2013				2014				2015				2016				2017				2018			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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		6.7		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			12.1				6.0		3.2					3.4					4.3					2.5
	100-199																								
	199-349																								
Grand Junction	2 to 8	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	1.2
	9 to 50	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	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	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	0.0
	199-349																								
Greeley	2 to 8	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	0.0
	9 to 50	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	3.2
	51 to 99	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	1.6
	100-199	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	2.5
	199-349	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	2.6
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																								
Lake County	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*	
	100-199	*		*		*		*		*		*		*		*		*		*		*		*	
	199-349	*		*		*		*		*		*		*		*		*		*		*		*	
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				0.0				0.0					0.0
	100-199																								
	199-349																								
Pueblo	2 to 8	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	23.1
	9 to 50	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	1.7	
	51 to 99	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	0.0
	100-199	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	8.6
	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	4.9
Salida	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*	
	100-199	*		*		*		*		*		*		*		*		*		*		*		*	
	199-349	*		*		*		*		*		*		*		*		*		*		*		*	
Southeastern Colorado	2 to 8																								
	9 to 50	10.0		0.0		30.0		0.0				0.0				1.6				1.6					3.2
	51 to 99	0.0		0.0				0.0				0.0				0.0				0.0					0.0
	100-199																								
	199-349																								
Steamboat Springs	2 to 8																								0.0
	9 to 50	0.0		19.3		0.0		0.0		0.0		0.0				0.0				0.0					0.0
	51 to 99	1.8		25.9																1.8					3.6
	100-199	10.7		10.7		3.9		0.0		0.0		0.0				0.0				5.8					
	199-349																								
Sterling	2 to 8																								
	9 to 50	18.8		18.4		12.5		9.2		10.9		12.5				10.9				0.0					
	51 to 99	7.4		3.7		7.4		1.9		0.0		5.6				3.5				0.0					2.8
	100-199	4.5		1.8		10.9		9.1		3.6						3.6									1.8
	199-349																								
Summit County	2 to 8																								
	9 to 50	0.0		0.0		0.0		0.0								0.0				3.3					0.0
	51 to 99	2.3		4.7		3.8		1.3		0.0		0.5				4.2				1.4					3.3
	100-199																								
	199-349																								

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

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2013				2014				2015				2016				2017				2018			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	To 1959	4.2	5.1	6.4	5.8	2.8	6.5	4.4	2.6	3.8	2.0	6.0	1.9	3.8	3.2	2.6	3.9	1.9	1.9	3.5	3.0	5.8	2.7	2.1	6.5
	1960-69	3.1	4.0	4.8	3.8	3.9	6.2	4.1	4.9	4.1	4.2	4.0	3.6	4.1	6.1	4.9	4.7	4.3	5.0	3.4	4.2	3.6	3.6	3.4	5.5
	1970-79	5.4	5.2	4.2	4.9	4.0	4.8	4.2	4.8	4.0	3.4	3.4	3.6	2.8	3.5	3.1	3.4	4.6	2.7	3.2	3.2	3.6	3.6	2.9	3.9
	1980-89	5.9	5.7	6.1	4.9	3.9	4.0	3.6	3.3	4.1	3.3	3.8	3.3	3.5	4.5	3.5	3.8	4.0	4.0	4.2	4.3	4.4	6.1	4.8	5.3
	1990-99	4.3	6.0	4.6	4.3	4.0	3.7	2.5	4.2	3.6	2.8	3.3	4.1	3.6	2.9	3.5	4.8	4.4	4.3	3.6	4.2	3.3	4.0	2.4	3.8
	2000-09	10.6	7.4	5.1	14.8	14.8	9.4	4.0	5.2	5.1	5.5	3.7	3.8	4.1	3.1	3.9	3.9	3.4	3.1	3.6	4.3	3.5	2.7	3.5	4.2
2010 +									13.6	5.7	8.9	13.2	12.5	8.3	6.1	21.4	18.9	14.1	10.0	7.9	11.9	10.7	8.3	6.6	
Alamosa	To 1959																								
	1960-69																								
	1970-79										9.1													0.0	
	1980-89					6.1					3.0										0.0				0.0
	1990-99															0.0									0.0
	2000-09																								
2010 +																									
Aspen	To 1959																								
	1960-69																								
	1970-79	0.0				0.0					0.0														
	1980-89	0.0		0.0		0.0					0.0		0.0								0.0				0.0
	1990-99	2.4		3.3		0.8					0.0		0.8								3.3				0.0
	2000-09																								
2010 +																									
Buena Vista	To 1959	*		*		*		*		*		*		*		*		*		*		*		*	
	1960-69	*		*		*		*		*		*		*		*		*		*		*		*	
	1970-79	*		*		*		*		*		*		*		*		*		*		*		*	
	1980-89	*		*		*		*		*		*		*		*		*		*		*		*	
	1990-99	*		*		*		*		*		*		*		*		*		*		*		*	
	2000-09	*		*		*		*		*		*		*		*		*		*		*		*	
2010 +	*		*		*		*		*		*		*		*		*		*		*		*		
Canon City	To 1959	*		*		*		*		*		*		*		*		*		*		*		*	
	1960-69	*		*		*		*		*		*		*		*		*		*		*		*	
	1970-79	*		*		*		*		*		*		*		*		*		*		*		*	
	1980-89	*		*		*		*		*		*		*		*		*		*		*		*	
	1990-99	*		*		*		*		*		*		*		*		*		*		*		*	
	2000-09	*		*		*		*		*		*		*		*		*		*		*		*	
2010 +	*		*		*		*		*		*		*		*		*		*		*		*		
Central Mountains	To 1959	0.0		0.0												1.9					1.9			0.0	
	1960-69																								
	1970-79	2.2		0.7		0.0			5.9		0.7		2.2								3.7			0.7	
	1980-89																								
	1990-99	1.2		6.3					9.4		8.1		0.0								6.3			0.0	
	2000-09																								
2010 +																									
Colorado Springs	To 1959	4.8	3.8	7.4	6.2	2.9	6.6	4.3	2.6	4.1	1.9	6.5	1.7	3.2	3.5	2.8	4.3	2.2	2.0	4.2	2.7	7.4	2.4	3.2	6.5
	1960-69	3.6	4.6	5.8	4.5	4.7	6.2	4.6	5.7	5.0	5.2	4.8	4.2	5.1	6.6	5.6	5.7	5.4	6.2	3.6	5.3	4.3	4.4	3.6	6.5
	1970-79	5.0	4.2	3.2	4.7	3.6	4.7	4.2	5.4	5.5	3.4	3.5	4.0	4.0	4.5	4.1	4.1	7.1	3.1	3.1	4.5	3.7	4.4	3.6	5.1
	1980-89	6.1	6.5	5.8	5.8	4.6	3.9	4.4	4.2	4.9	3.9	4.5	3.7	4.1	4.8	4.0	4.1	4.6	5.0	4.9	4.7	4.9	5.6	5.4	5.9
	1990-99	4.8	4.4	5.1	7.6	6.5	3.3	3.3	6.3	5.1	3.5	3.8	4.4	5.1	4.1	4.2	6.1	6.1	5.7	4.8	6.1	4.7	5.5	3.1	5.0
	2000-09	7.5	4.8	5.5	16.4	18.3	11.8	4.5	6.5	6.8	6.5	4.0	4.0	3.9	3.2	2.8	2.3	3.3	3.4	3.4	3.2	4.5	3.0	3.7	4.7
2010 +									19.7	7.6	4.4	16.8	15.4	10.3	5.1	33.5	28.7	22.2	15.1	11.1	18.8	15.2	11.4	9.6	
Durango	To 1959																								
	1960-69	0.0		5.6		0.0		5.6		5.6		5.6													
	1970-79																								
	1980-89	0.0		0.0		0.0		0.0		0.0		0.0												0.0	
	1990-99	0.0		0.0		2.2		0.0		2.5		0.0									6.6				
	2000-09									0.9		0.9									4.5				
2010 +																									
Eagle County	To 1959																								
	1960-69																								
	1970-79	10.6		17.1				4.2		0.0		0.0									0.0				
	1980-89	0.0				1.6		4.3		0.0		0.0									0.0				
	1990-99	3.3		2.8		1.8		3.7		2.2		6.1									3.0				
	2000-09	1.7		12.5		1.1		5.7		0.9		5.0									4.5				
2010 +																									
Fort Collins/Loveland	To 1959	0.0	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.7		7.4		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	1960-69	0.8	1.0	0.8	0.9	0.0	1.7	0.0	0.0	0.0	0.0	0.3	0.6	0.6							3.2	0.6	0.6	0.9	2.7
	1970-79	3.3	4.2	3.0	1.8	2.6	2.9	1.2	0.7	1.0	2.6	0.7	1.6	1.3	3.4	3.0	3.4	2.8	3.3	6.1	1.3	5.5	2.5	2.2	
	1980-89	1.0	1.2	0.9	1.5	1.2	1.0	0.6	0.7	1.8	0.8	2.2	2.3	2.0	2.8	2.8	2.0	2.1	0.9	2.9	3.0	3.7	7.3	2.9	
	1990-99	0.8	14.3	2.3	0.5	1.1	5.0	0.9	2.2	2.5	2.4	2.6	2.3	1.8	1.7	3.1	4.1	2.5	2.5	2.6	1.6	2.7	2.3	3.3	
	2000-09	13.5	10.2	3.9	3.4	2.5	3.3	2.0	1.6	2.4	3.5	3.1	3.5	3.2	2.5	5.0	7.2	3.6	2.8	3.8	6.0	2.0	2.4	3.1	
2010 +									1.7	0.3	7.6	3.0	2.6	2.0	8.6	5.1	5.7	4.1	4.8	3.3	3.4	3.5	2.2	2.8	
Fort Morgan/Brush	To 1959																								
	1960-69																								
	1970-79	5.9		2.6		2.1		0.7		2.8		3.5									10.4				12.5
	1980-89	7.6		0.0		6.1		3.0		7.1		7.1									6.1				6.3
	1990-99																								
	2000-09	13.3		3.3		6.7		10.0		13.3		26.7													6.7
2010 +																									

*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		2013				2014				2015				2016				2017				2018			
Area	Apartment Type	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	1st Qtr	2nd Qtr	3rd Qtr	4th qtr	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			560.14		565.29				504.17															
	One bedroom	512.50								684.00											717.00				645.34
	Two bed, one bath	662.50		642.32		557.92				645.14											0.00				663.49
	Two bed, two bath			662.50		687.50				665.18															762.50
	Three bedroom			737.50		662.50				687.50															762.50
All	574.81		609.77		569.93				657.96											695.27					656.52
Aspen	Efficiency	617.80		675.00		675.00		695.00		695.00		700.00								725.00				750.00	
	One bedroom	1124.15		835.38		819.75		926.19		947.62		860.15								861.67				900.00	
	Two bed, one bath	1396.99		1124.34		1124.34		1128.29		1148.68		1152.63								1202.63				1300.00	
	Two bed, two bath	1230.11		1265.34		1265.34		1495.00		1495.00		1304.11								1321.73				1550.00	
	Three bedroom	1301.18		930.00		930.00						955.00								955.00				1005.00	
All	1143.46		1068.51		1066.06		1190.94		1199.51		1098.86								1118.62				1334.88		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																887.50				912.50	
	Two bed, one bath	628.15		654.17		662.50		688.10		657.85		727.98								829.53				845.11	
	Two bed, two bath									538.00														1187.50	
	Three bedroom									538.00														1187.50	
All	658.12		689.84		662.50		688.10		650.59		727.98									867.65				878.64	
Colorado Springs	Efficiency	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	926.06	894.74
	One bedroom	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	1031.57
	Two bed, one bath	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	1088.88
	Two bed, two bath	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	1342.40
	Three bedroom	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	1603.85
All	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	1149.94	
Durango	Efficiency	987.50		1045.00				1162.50		1087.50		1112.50								1062.50				1062.50	
	One bedroom	818.92		802.64		832.16		1004.90		975.60		985.00								991.58				1005.00	
	Two bed, one bath	976.24		966.10		963.20		1193.05		1180.84		1200.19								1076.39				1055.31	
	Two bed, two bath	893.75		950.00		873.53		905.00		910.71		937.50								940.91				1274.64	
	Three bedroom	1357.35		1425.00		1275.00		1522.06		1545.59		1547.06								1619.12				1506.82	
All	988.83		983.14		908.48		1176.60		1166.52		1178.04								1131.83				1126.91		
Eagle County	Efficiency	615.64		735.00		676.18		750.00		770.00		770.00												701.82	
	One bedroom	864.99		869.05		947.52		1270.58		1047.19		1024.81								1212.05				1155.13	
	Two bed, one bath	1017.34		1031.91		1117.25		1156.26		1277.62		1246.80								1195.77				1270.77	
	Two bed, two bath	1086.86		964.08		1187.82		1384.18		1350.00		1350.00								1589.16				1449.35	
	Three bedroom	1214.00		1110.82		1301.69		1472.69		1600.00		1468.00								1625.50				1707.87	
All	1001.58		992.85		1075.08		1273.57		1272.94		1243.87								1341.86				1341.76		
Fort Collins Loveland	Efficiency	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	892.50
	One bedroom	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	1197.48
	Two bed, one bath	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	1239.55
	Two bed, two bath	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	1415.32
	Three bedroom	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	1580.90
All	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	1350.39	
Fort Morgan/Brush	Efficiency																								637.50
	One bedroom	481.11		482.61		433.89		456.81		450.58		415.54								463.69				455.14	
	Two bed, one bath	502.53		436.53		549.68		628.03		641.61		539.52								512.94				540.05	
	Two bed, two bath																								637.87
	Three bedroom	533.56		535.33		1040.00		709.11		709.11		546.00													

AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market Area	Apartment Type	2013				2014				2015				2016				2017				2018			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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	675.00		600.00		575.00		575.00		600.00		650.00				675.00				675.00				675.00	
	One bedroom	695.00		683.93		647.00		636.07		691.07		703.57				762.50				783.21				1187.20	
	Two bed, one bath	661.25		706.17		713.85		665.60		674.25		696.67				728.06				807.41				844.11	
	Two bed, two bath	771.81		771.16		772.10		747.10		768.80		802.35				844.93				856.63				847.53	
	Three bedroom	870.24		849.42		851.12		785.75		825.47		896.72				934.85				934.69				954.12	
All	779.03		782.39		776.79		723.88		748.84		808.25				854.79				864.47				978.80		
Grand Junction	Efficiency	246.00	246.00	246.00	235.76	235.76	246.00	250.00	235.76	258.78	300.00	300.00	307.43	307.43	300.00	307.43	307.43	300.00	300.00	307.70	300.00	300.00	300.00	296.72	287.50
	One bedroom	448.75	470.97	443.91	451.40	453.86	459.08	458.98	455.88	464.55	475.10	472.22	483.78	496.35	483.46	496.42	473.01	472.00	445.79	461.93	465.44	507.24	484.70	482.64	370.65
	Two bed, one bath	653.29	665.46	672.17	643.52	611.26	624.17	628.56	626.73	630.45	639.32	621.44	619.47	614.20	630.12	618.81	622.73	628.62	611.96	622.63	617.97	646.65	710.53	686.86	732.78
	Two bed, two bath	560.77	589.09	543.41	688.71	585.92	592.54	608.11	635.73	625.00	632.13	647.91	664.73	661.80	681.18	684.36	700.00	585.83				700.00	706.45	837.50	862.50
	Three bedroom	589.06	583.89	587.63	811.20	828.20	826.10	802.76	862.02	835.70	855.63	813.57	798.33	777.14	828.00	813.33	848.00	731.67	833.33	850.00	850.00	833.33	900.00	900.00	900.00
All	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	565.38	
Greeley	Efficiency	456.23	485.85	478.04	498.54	515.54	541.21	548.67	557.90	547.74	570.58	557.11	548.96	592.58	561.31	597.94	614.73	580.40	616.19	674.16	641.19	675.16	753.61	760.13	756.09
	One bedroom	633.06	639.56	656.97	675.29	711.85	727.75	755.04	768.23	784.25	805.74	843.99	806.86	836.81	860.33	882.49	892.55	890.27	915.77	991.44	956.88	983.29	1020.04	906.62	968.58
	Two bed, one bath	646.58	656.98	660.13	677.82	703.69	718.02	749.32	772.51	768.62	790.94	832.13	839.20	836.36	838.71	855.93	881.04	889.45	886.97	934.62	951.84	951.95	987.98	1025.56	998.67
	Two bed, two bath	900.29	907.17	903.81	922.77	968.61	1002.80	1036.40	1073.08	1098.64	1135.27	1144.35	1116.40	1137.70	1143.43	1171.37	1174.01	1175.89	1208.68	1251.75	1239.79	1268.49	1331.43	1372.53	1335.95
	Three bedroom	845.04	885.77	909.76	929.07	969.35	995.16	1055.87	1071.07	1064.54	1159.09	1195.68	1127.33	1171.95	1189.89	1145.04	1193.72	1224.31	1241.97	1237.29	1287.32	1285.89	1403.54	1459.73	1424.16
All	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	1108.61	
Gunnison	Efficiency																								
	One bedroom	400.00		490.63		450.00				712.50															
	Two bed, one bath	640.63		685.44		677.25				712.50															
	Two bed, two bath																								
	Three bedroom																								
All	618.75		667.73		656.59					712.50															
Lake County	Efficiency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, one bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, two bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Three bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Montrose	Efficiency																								
	One bedroom	707.50		723.33		537.50		689.10		730.00		728.75				737.50								837.50	
	Two bed, one bath	612.50		637.50		612.50		565.63		637.50		587.50													837.50
	Two bed, two bath																								
	Three bedroom																								
All	695.11		715.53		593.75		657.74		717.93		710.33				737.50										837.50
Pueblo	Efficiency	332.13	324.00	325.25	325.25	326.50	327.50	407.03	329.00	407.97	329.00	418.13	407.97	427.18	407.82	428.77	424.32	442.76	441.45	419.91	443.15	451.17	382.88	382.89	388.16
	One bedroom	489.59	477.89	491.84	488.49	495.93	493.06	485.24	496.94	510.55	503.30	530.68	516.26	533.39	559.59	568.85	588.84	583.33	653.76	695.31	681.64	634.50	693.67	722.56	713.98
	Two bed, one bath	578.08	591.59	588.55	592.70	592.12	605.50	604.10	620.89	613.50	629.73	614.18	615.43	634.88	642.73	645.12	678.49	728.17	740.90	734.07	708.98	783.92	757.72	771.01	
	Two bed, two bath	801.34	993.38	944.70	965.72	943.75	937.85	855.51	931.88	955.21	952.71	1077.13	1062.50	1032.50	1078.43	1095.31	1063.41	1003.02	1060.26	1202.62	1121.50	1029.29	1224.62	1254.20	1238.92
	Three bedroom	823.41	884.03	832.80	813.17	878.33	784.38	764.17	722.90	753.79	753.52	899.44	897.03	844.43	880.77	882.02	944.54	995.58	1090.02	1116.34	1124.29	1056.03	1186.14	1134.38	1149.94
All	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	840.84	
Salida	Efficiency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, one bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, two bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Three bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Southeastern Colorado	Efficiency	412.50		425.00		425.00																			
	One bedroom	469.85		577.88		550.00		524.25				529.50			689.94					642.73					638.66
	Two bed, one bath	537.50		550.15				285.00				285.00			766.78					772.61					678.03
	Two bed, two bath																								
	Three bedroom	687.50		489.98				375.00				375.00			555.96					546.94					823.02
All	609.72		542.76		512.50		415.45				417.36			673.37					657.75					722.46	
Steamboat Springs	Efficiency																								
	One bedroom	670.50		705.26		811.11		824.38		890.81															

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2013				2014				2015				2016				2017				2018			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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																			610.68
	100 to 199																								
	200 to 349 350 up															687.50									
Aspen	2 to 8					683.33		728.75		720.42		731.25													732.29
	9 to 50	103.50				1117.09		1284.16		1296.13		1147.61													1242.59
	51 to 99	1098.69																							
	100 to 199	1366.55																							
	200 to 349 350 up															758.33									
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									497.20															
	9 to 50	760.58						850.00		850.00		900.00													1081.00
	51 to 99	625.00																							
	100 to 199	612.50		637.50		662.50		650.00		637.50		687.50													926.76
	200 to 349 350 up															900.00									
Colorado Springs	2 to 8	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	1067.22
	9 to 50	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	881.51
	51 to 99	673.77	725.94	704.71	693.29	706.50	765.52	790.42	747.29	722.92	854.11	855.27	861.28	832.99	877.04	888.28	908.54	925.95	935.94	985.10	947.47	959.67	988.15	958.50	1041.96
	100 to 199	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	1077.47
	200 to 349 350 up	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	1201.06
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													956.34
	51 to 99																								1114.38
	100 to 199	1175.45						1343.75		1318.75		1331.70													1306.31
	200 to 349 350 up			1236.52												1419.64									
Eagle County	2 to 8									1321.09															
	9 to 50									1183.87		1321.09													
	51 to 99	883.81		895.70		818.46		1120.57		1393.58		1158.50													1272.60
	100 to 199	958.21		994.27		1017.50		1393.58		1158.50		1158.50													1318.87
	200 to 349 350 up	1142.96		1034.07		1230.46		1197.74		1403.70		1403.70													1391.20
Fort Collins/ Loveland	2 to 8	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	1198.22
	9 to 50	800.51	923.99	848.69	816.08	726.76	639.60	637.60	834.42	759.03	964.58		565.00		983.50	817.57	1020.30	582.00	1053.24	1031.99	1016.81	965.54	1416.75	1347.10	1350.97
	51 to 99	934.77	869.00	907.67	912.08	893.40	913.75	928.86	918.77	983.86	967.22	1064.45	1073.78	1128.96	1185.52	1200.10	1181.43	1166.64	1223.00	1186.23	1254.48	1229.84	1241.34	1168.16	1156.84
	100 to 199	1071.02	985.20	967.57	1001.99	1013.31	1093.31	1116.37	1225.60	1044.03	1287.58	1284.79	1021.31	1289.82	1289.52	1313.89	1239.91	1327.03	1259.10	1320.95	1303.56	1305.29	1334.59	1308.31	1317.91
	200 to 349 350 up	1024.42	1005.47	1018.96	1083.37	1126.98	1171.17	1158.42	1218.18	1227.19	1286.10	1272.17	1199.06	1258.04	1262.17	1300.95	1246.70	1275.89	1319.70	1314.20	1311.88	1342.08	1373.28	1338.09	1342.40
Fort Morgan/ Brush	2 to 8																								
	9 to 50	463.71		451.63		489.40		522.92		513.37		468.10													538.34
	51 to 99	525.46		504.75				648.00		648.00		486.25													
	100 to 199																								
	200 to 349 350 up															504.98									

*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		2013				2014				2015				2016				2017				2018			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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				845.95				891.08	
	9 to 50	645.00		646.50		812.08		651.50		660.00		610.00				704.50				750.00				1203.44	
	51 to 99	821.42		808.00		802.83		747.13		787.23		850.95				882.16				883.94				899.62	
	100 to 199																								
	200 to 349 350 up																								
Grand Junction	2 to 8	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	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	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	552.08
	100 to 199	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	569.70	558.06
	200 to 349 350 up																								
Greeley	2 to 8	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	810.71
	9 to 50	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	782.20	781.25	782.20	813.64	801.40	807.00	835.55	1067.10	1145.52	1082.24
	51 to 99	632.92	640.15	674.37	694.03	712.05	728.67	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	1108.63
	100 to 199	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	1081.14
	200 to 349 350 up	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	1136.81
Gunnison	2 to 8																								
	9 to 50	471.43		592.14		557.14						652.14													
	51 to 99	687.50		703.00		703.00		712.50		712.50		737.50				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		536.50		625.00		581.25													
	51 to 99	712.50		737.50				737.50		737.50		737.50				737.50									
	100 to 199																								
	200 to 349 350 up																								837.50
Pueblo	2 to 8	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	596.77
	9 to 50	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	638.79
	51 to 99	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	751.63
	100 to 199	744.41	688.79	685.98	697.52	675.35	668.04	596.29	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	914.98	
	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	814.50
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		624.00				631.00				765.08				775.00					
	51 to 99	625.31		520.58				337.25				337.25				602.30				566.88					
	100 to 199																								
	200 to 349 350 up																								662.50 768.93
Steamboat Springs	2 to 8																								
	9 to 50	705.31		719.04		809.06		807.56		830.81		855.23				858.72				846.22					1191.67
	51 to 99	719.27		537.50																720.42					860.47
	100 to 199	831.55		831.55		989.81		1067.48		1197.67		1197.67				1217.04				1289.81					719.27
	200 to 349 350 up																								
Sterling	2 to 8																								
	9 to 50	606.75		490.08		606.75		558.76		572.13		572.13				509.31				525.00					
	51 to 99	674.00		686.00		686.00		697.00		697.00		550.22				668.80				494.17					
	100 to 199	679.25		686.00		699.80		507.18		522.11						522.11									595.21
	200 to 349 350 up																								665.20
Summit County	2 to 8																								
	9 to 50	777.67		777.67		777.67		777.67								1007.33				1054.17					694.17
	51 to 99	1019.65		1024.72		1033.35		1075.78		1124.37		1084.92				1200.15				1331.54					1217.56
	100 to 199																								
	200 to 349 350 up																								

*As of Q3 2012 Buena Vista

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2013				2014				2015				2016				2017				2018					
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	To 1959																										
	1960-69																										
	1970-79									648.86																	655.68
	1980-89								687.09																		727.09
	1990-99																										
	2000-09 2010+																										
Aspen	To 1959																										
	1960-69																										
	1970-79	1051.10			1054.82			1054.82			1079.82																
	1980-89	1190.31			704.17			683.33			728.75															732.29	
	1990-99	1120.75			1145.95			1145.95			1495.00															1242.59	
	2000-09 2010+										1495.00																
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	802.72			820.11																					1054.17	
	1970-79	612.50			637.50				662.50																	775.00	
	1980-89																										
	1990-99	652.91			725.00																						
	2000-09 2010+																										
Colorado Springs	To 1959	597.71	644.42	567.44	622.76	601.98	718.01	681.90	670.94	680.51	753.88	781.88	847.16	754.22	775.28	786.41	814.22	874.53	887.92	1039.76	961.76	1014.73	1128.61	1045.66	1049.19		
	1960-69	665.57	676.95	688.45	664.93	685.36	699.21	716.01	694.09	725.32	781.45	819.29	787.12	792.45	794.55	855.12	849.89	854.59	929.88	861.76	923.85	941.17	910.94	937.33	954.39		
	1970-79	635.89	670.18	682.85	659.46	662.81	668.64	690.77	699.38	717.50	731.05	759.20	784.77	812.30	845.26	875.35	880.57	872.98	893.97	925.40	925.44	935.20	946.20	956.94	939.96		
	1980-89	739.59	750.31	777.65	770.82	793.18	831.04	849.37	813.32	836.77	841.39	861.76	870.20	904.21	938.13	966.37	981.28	995.82	1039.00	1049.28	1029.07	1048.93	1059.15	1072.38	1050.79		
	1990-99	986.14	977.54	983.62	946.65	932.33	1035.98	1030.96	1003.46	1033.08	1089.88	1070.30	1080.81	1086.25	1089.01	1120.59	1144.44	1175.77	1236.43	1310.99	1271.20	1300.44	1313.49	1304.67	1296.04		
	2000-09	1082.33	1117.02	1131.65	1092.82	1097.88	1115.02	1134.90	1130.50	1094.37	1080.50	1128.78	1127.21	1105.83	1183.90	1228.33	1246.30	1250.57	1323.99	1327.36	1303.90	1304.95	1366.78	1354.99	1354.15		
	2010+																										
	Durango	To 1959																									
		1960-69	867.22			889.44			894.72			913.89															
		1970-79																									
		1980-89	684.07			590.41			963.89			965.28															1114.38
1990-99		909.63			846.05			892.17			929.88																
2000-09 2010+		1175.45			1236.52						1343.75															1400.89 1244.00	
Eagle County	To 1959																										
	1960-69																										
	1970-79	1022.95			1022.36																						
	1980-89	788.39						746.05			1120.57																
	1990-99	1079.37						1169.60			1197.74																
	2000-09 2010+	885.00			962.50			1017.50			1017.50															1310.20 1538.50	
Fort Collins/Loveland	To 1959	914.05	1085.00	1163.00	1056.43	893.71	907.50	897.00	927.86	933.57	1067.14	955.20	1050.00	1079.33	895.96	916.61	1092.50	1115.17	1115.00	1199.00	1199.00	964.71	1383.33	1383.33	1450.00		
	1960-69	898.06	918.52	922.34	892.17	913.28	866.83	877.09	870.65	779.23	692.59	859.09	880.91	871.36	895.96	916.61	868.96	913.86	986.42	984.64	993.53	973.50	997.31	979.82	998.71		
	1970-79	858.56	864.34	847.22	883.97	900.47	918.56	932.22	954.82	1001.48	1075.78	1088.29	1045.19	1111.43	1057.97	1178.56	1094.95	1135.45	1160.62	1126.86	1175.48	1154.99	1170.98	1156.20	1166.36		
	1980-89	1004.19	996.96	1033.91	1060.70	1066.19	1152.65	1140.30	1155.84	1196.64	1227.65	1195.93	1215.05	1244.78	1268.97	1245.77	1161.65	1220.78	1317.02	1285.96	1294.09	1349.83	1379.30	1396.35	1390.15		
	1990-99	1394.09	739.56	1522.65	630.64	1595.54	951.15	970.17	1410.06	1234.05	1460.41	1515.73	829.15	1500.35	1460.84	1474.23	1426.99	1430.56	1391.52	1561.19	1456.13	1476.53	1591.90	1446.21	1479.02		
	2000-09	1166.27	1185.61	1163.16	1196.84	1216.21	1247.41	1247.78	1328.04	1294.68	1384.50	1366.78	1340.48	1349.20	1435.29	1364.30	1322.35	1430.11	1410.93	1405.92	1366.14	1410.96	1470.73	1421.96	1418.79		
	2010+																										
	Fort Morgan/Brush	To 1959																									
		1960-69																									
		1970-79	498.30			482.09			529.33			612.22															
		1980-89	544.64			550.71			505.09			569.97															545.83 627.77
1990-99																											
2000-09 2010+		348.97			361.00			391.00			391.00															387.50	

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

MEDIAN RENT BY MARKET AREA

(In Dollars)

Market Area	2013				2014				2015				2016				2017				2018			
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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	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	1129.96
Northwest	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	1234.09
Northeast	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	1098.76
Far Northeast	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	1216.64
Southeast	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	939.91
Security/Widefield/Fountain	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	953.38
Southwest	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	1185.96
Central	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	1036.06
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	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	1318.09
Fort Collins	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	1303.35
Northwest	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	1232.13
Northeast	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	1095.38
Southeast	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	1307.67
Southwest	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	1406.49
Loveland	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	1333.40
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	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	581.81
Greeley	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	1087.05
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	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	721.36
Northwest	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	441.20
Northeast	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	840.51
Southeast						855.17																		
Southwest	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	494.98
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		2013				2014				2015				2016				2017				2018			
Area	Apartment Type	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	Efficiency									513.00															
	One bedroom	513.00		541.51		627.00				688.00						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															662.46
	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						713.00				738.00				738.00	
	One bedroom	1305.00		907.00		905.80				937.40			931.14			932.00				888.00				736.91	
	Two bed, one bath	1627.87		1112.68		1112.68				1137.68			1138.32			1188.32				1288.00				513.00	
	Two bed, two bath	1382.97		1432.97		1432.97				1488.00			1482.97			1507.97				1538.00				1557.97	
	Three bedroom	945.00		938.00		938.00				963.00			963.00			963.00				963.00				1013.00	
	All	1121.27		949.00		948.92			1120.26		1144.58			973.40			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												888.00				913.00				1037.63	
	One bedroom	838.00		838.00												828.58				844.16				884.72	
	Two bed, one bath	623.81		652.29		650.00			685.81			655.47		726.10										1037.63	
	Two bed, two bath											538.00												884.72	
	Three bedroom											538.00												1213.00	
	All															1238.00				1188.00				1213.00	
Colorado Springs	Efficiency	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	831.90
	One bedroom	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	1020.46
	Two bed, one bath	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	1024.75
	Two bed, two bath	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	1338.77
	Three bedroom	1046.57	1180.50	1206.23	1072.10	1072.73	1249.57	1280.93	1235.00	1249.57	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	1618.89
	All	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	1129.96
Durango	Efficiency	988.00		1038.00				1163.00		1088.00						1213.00				1063.00				1113.00	
	One bedroom	829.43		819.67		852.00		888.00		895.20						921.00				1037.28				1115.78	
	Two bed, one bath	1044.00		944.00		988.00		1305.75		1280.75						1305.75				1075.00				1363.25	
	Two bed, two bath	867.00		938.00		880.00		888.00		900.00						930.80				1334.67				1410.92	
	Three bedroom	1362.25		1413.00		1250.00		1537.25		1562.25						1562.25				1637.25				1713.00	
	All	975.50		994.75		883.14		1213.50		1139.59						1138.50				1066.06				1355.17	
Eagle County	Efficiency	599.48		738.00		624.73		738.00		763.00						664.20				689.20				1088.00	
	One bedroom	844.27		897.20		947.27		985.20		1045.25						1083.41				1088.40				1402.09	
	Two bed, one bath	1011.91		1016.76		1184.45		1124.12		1195.71						1235.26				1285.98				1809.45	
	Two bed, two bath	1086.34		985.95		1188.00		1142.66		1338.00						1342.66				1342.66				1338.00	
	Three bedroom	1281.59		1181.45		1384.59		1340.73		1588.00						1584.73				1590.73				1584.73	
	All	1013.28		999.94		1180.92		1145.00		1329.62						1248.86				1336.44				1345.57	
Fort Collins Loveland	Efficiency	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	860.00
	One bedroom	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	1236.44
	Two bed, one bath	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	1233.61
	Two bed, two bath	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	1419.12
	Three bedroom	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	1668.47
	All	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	1318.09
Fort Morgan/ Brush	Efficiency																							638.00	
	One bedroom	523.13		520.13		393.73		420.60		417.40						442.40				436.00				447.60	
	Two bed, one bath	567.50		454.00		555.50		598.50		608.00						466.00				555.50				630.50	
	Two bed, two bath																								
	Three bedroom	489.50		489.50		1038.00		664.50		664.50						489.50				983.00				988.00	
	All	515.06		496.31		407.25		569.75		563.50						479.13				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 Type	2013				2014				2015				2016				2017				2018				
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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		638.00				663.00										
	One bedroom	641.00		640.00		591.00		590.00		640.00		665.00				715.00								740.00		1260.95
	Two bed, one bath	634.00		633.71		643.54		632.00		641.75		658.00				682.86								777.09		784.00
	Two bed, two bath	741.90		741.90		741.90		736.20		761.20		791.60				830.80								860.90		836.89
	Three bedroom	846.78		797.30		797.30		785.90		835.90		897.30				937.53								937.10		955.93
All	748.44		776.30		776.61		730.69		754.13		798.50				842.25								862.56		947.95	
Grand Junction	Efficiency	238.00	238.00	238.00	238.51	238.51	238.00	238.00	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	288.00
	One bedroom	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	340.53	
	Two bed, one bath	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	806.64	
	Two bed, two bath	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	540.88	515.88	540.63	786.15	836.40	833.00	831.00	836.15	833.71	800.00	796.00	788.00	788.00	830.00	794.00	838.00	738.00	832.00	838.00	838.00	838.00	838.00	838.00	838.00	
	All	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	581.81	
Greeley	Efficiency	394.90	425.00	395.46	420.46	445.46	470.46	469.81	470.38	507.00	470.46	492.25	492.25	495.46	492.25	495.46	520.46	511.38	557.00	570.46	567.25	570.46	644.95	644.95	644.81	
	One bedroom	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	1073.15	
	Two bed, one bath	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	958.34	
	Two bed, two bath	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	1341.38	
	Three bedroom	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	1318.33	1581.00	1428.00		
All	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	1087.05		
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				738.00									788.00	
	Two bed, two bath																									
	Three bedroom																									
All	682.67		707.67		707.67		713.50		713.50		732.67				738.50										788.50	
Lake County	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Three bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Montrose	Efficiency																									
	One bedroom	712.37		731.05		525.00		735.16		737.37		737.37				738.00										
	Two bed, one bath	613.00		638.00		613.00		545.20		638.00		588.00														
	Two bed, two bath																									
	Three bedroom																									
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	392.00	294.46	400.00	294.46	400.00	400.00	394.00	394.00	417.00	413.00	440.40	446.00	407.00	436.00	444.00	319.46	343.54	343.54	
	One bedroom	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	617.33	
	Two bed, one bath	572.90	596.23	574.34	584.00	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	719.29		
	Two bed, two bath	863.00	1012.25	874.25	874.25	874.25	872.60	872.00	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	1264.06	
	Three bedroom	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	1110.00		
	All	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	721.36	
Salida	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Three bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Southeastern Colorado	Efficiency	413.00		413.00		413.00																				
	One bedroom	446.40		606.20		538.00																				
	Two bed, one bath	538.00		634.00				288.00																		
	Two bed, two bath																									
	Three bedroom	688.00		367.65				363.00																		
All	678.91		601.83		533.14		365.53																			
Steamboat Springs	Efficiency																									
	One bedroom	663.00		728.86		774.14		799.41		824.41		849.41				843.56										
	Two bed, one bath	764.03		639.33		963.00		813.00		788.00		813.00				813.00										
	Two bed, two bath	863.00		545.11		988.00		1088.00		1263																

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

Market Area	Apartment Type	2013				2014				2015				2016				2017				2018			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	Efficiency			0.98		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
	One bedroom	1.79		1.68		1.66				2.06						1.73				1.74					1.02
	Two bed, one bath	1.58		1.27		1.27				1.28						1.30				1.36					0.53
	Two bed, two bath	1.35		1.38		1.38				1.63						1.63				1.45					1.50
	Three bedroom	1.22		0.90		0.90										0.92				0.92					0.97
	All	1.49		1.41		1.41				1.65						1.67				1.48					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																1.27					1.30
	One bedroom	0.00		0.00																					0.55
	Two bed, one bath	0.84		0.92		0.95			0.94						0.90				1.00	1.06					1.14
	Two bed, two bath														0.56										
	Three bedroom														0.56										1.21
	All	0.84		0.92		0.95			0.94						0.88					1.00	1.24				
Colorado Springs	Efficiency	1.09	1.15	1.19	1.19	1.25	1.24	1.32	1.26	1.30	1.29	1.32	1.30	1.35	1.43	1.47	1.51	2.22	1.63	1.57	1.62	1.67	1.70	1.66	
	One bedroom	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	1.49	
	Two bed, one bath	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	1.27	
	Two bed, two bath	0.95	0.94	0.97	0.94	0.98	1.02	1.01	1.00	1.02	1.04	1.06	1.07	1.08	1.12	1.17	1.16	1.20	1.25	1.25	1.24	1.24	1.26	1.28	
	Three bedroom	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	0.99	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	1.37	1.38	
Durango	Efficiency	1.56		1.66					1.84							1.92									1.76
	One bedroom	1.43		1.35		1.53			1.75							1.73									1.66
	Two bed, one bath	1.25		1.23		1.29			1.53							1.37									1.74
	Two bed, two bath	0.96		1.03		0.97			0.97							1.06									1.33
	Three bedroom	1.23		1.29		1.16			1.37							1.46									1.54
	All	1.29		1.28		1.30			1.52							1.51									1.56
Eagle County	Efficiency	1.83		2.26		2.01			2.31							2.11									3.37
	One bedroom	1.33		1.39		1.45			1.86							1.78									1.97
	Two bed, one bath	1.28		1.30		1.27			1.44							1.62									1.84
	Two bed, two bath	1.24		1.11		1.37			1.48							1.57									1.56
	Three bedroom	1.18		1.08		1.28			1.39							1.60									1.45
	All	1.32		1.28		1.45			1.57							1.67									1.82
Fort Collins/ Loveland	Efficiency	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	2.51
	One bedroom	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	1.71
	Two bed, one bath	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	1.51
	Two bed, two bath	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	1.36
	Three bedroom	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	1.43
	All	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	1.55
Fort Morgan/ Brush	Efficiency																								1.47
	One bedroom	0.78		0.79		0.71			0.75							0.74				0.75					0.91
	Two bed, one bath	0.68		0.60		0.74			0.84							0.69				0.73					0.85
	Two bed, two bath																								
	Three bedroom	0.56		0.56		0.94			0.75							0.58				0.87					0.90
All	0.70		0.69		0.73			0.76							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

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2013				2014				2015				2016				2017				2018					
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	To 1959																										
	1960-69																										
	1970-79																										
	1980-89										9.1														9.1		
	1990-99										3.0														0.0		
	2000-09																										
2010+																											
Aspen	To 1959																										
	1960-69																										
	1970-79	1.8			3.5																						
	1980-89				4.2			1.8					1.8														
	1990-99																										
	2000-09	2.4			4.1																						
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																						
	1970-79	0.0			0.0			1.5																	0.0		
	1980-89																										
	1990-99	2.3			6.3																						
	2010+																										
Colorado Springs	To 1959	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	4.9		
	1960-69	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	3.3	
	1970-79	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	4.6	
	1980-89	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	4.2	
	1990-99	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	6.5	
	2000-09	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	4.2	
2010+									3.9	5.6	7.8	4.5	3.4	5.4	6.1	2.1	3.1	3.5	5.1	3.7		5.3	5.5	6.0	4.5		
Durango	To 1959																										
	1960-69																										
	1970-79																										
	1980-89	0.0																							0.0		
	1990-99	2.5			0.0			2.3																			
	2010+																								5.9		
Eagle County	To 1959																										
	1960-69																										
	1970-79	0.0			1.0																						
	1980-89	3.0																									
	1990-99	4.2			3.3																						
	2010+	2.3			6.8			2.3																	4.0		
Fort Collins/ Loveland	To 1959	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	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	0.0		
	1970-79	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	2.4		
	1980-89	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	2.8		
	1990-99	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	3.1
	2010+	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	3.4	3.1	
Fort Morgan/ Brush	To 1959																										
	1960-69																										
	1970-79	6.9			0.0																				4.2		
	1980-89	2.8			0.0																				1.5		
	1990-99																										
	2010+	0.0			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 SIZE OF BUILDING

(In Percent)

Market Area	Size	2013				2014				2015				2016				2017				2018					
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Glenwood Springs	2 to 8	2.9		10.0		7.5		50.0		2.9		9.6				2.7											
	9 to 50	40.0				0.0				0.0		10.0															
	51 to 99	4.7		7.3				8.5		4.3		4.3				5.3						4.3					
	100 - 199																										
	200 - 349																										
	350 up																										
Average	5.7		8.0		5.2		9.4		3.5		6.8				4.6						4.3						
Grand Junction	2 to 8	2.0	7.8	38.5	0.0	1.5	11.5	1.5	1.0	0.8	9.6	11.1	0.0	0.0	0.0	2.0	4.9	3.9	0.0	1.2	0.0	6.3		1.2			
	9 to 50	11.8	14.4	13.8	13.3	5.5	11.0	5.3	6.9	5.6	3.6	5.6	2.4	1.1	5.1	2.9	6.2	3.3	7.7	2.6	1.1	0.6	0.0	0.0			
	51 to 99	2.1	18.0	11.7	10.1	6.3	2.7	8.0	9.8	8.2	3.3	1.3	1.9		9.3	1.9						7.4					
	100 - 199	5.0	11.1	1.1						2.2																	
	200 - 349																										
	350 up																										
Average	5.3	12.3	8.9	8.3	4.7	7.9	6.2	7.4	4.8	4.5	4.1	1.6	0.4	5.5	2.5	5.6	3.5	7.0	1.6	1.0	2.6	0.0	0.9				
Greeley	2 to 8	6.5	15.2	15.6	0.0	11.5	5.7	3.5	3.6	6.9	6.9	4.2	4.2	8.6	9.4	3.4	16.7	0.0	12.0	4.2	12.5	4.0	8.3	4.2			
	9 to 50	1.7	9.0	0.0	11.6	2.5	6.5	1.9	2.6	4.0	17.2	48.3	0.0	0.0	4.0	2.1	4.0	10.3	16.3	0.0	0.0	8.2	0.0	1.5			
	51 to 99	2.8	12.0	6.9	2.9	5.3	4.7	4.7	4.0			8.6	1.5	3.3	10.2	1.4	4.7	3.9	10.1	10.0	5.1	3.6	1.4	2.3	2.1		
	100 - 199	2.8	5.8	4.4	2.3	2.8	3.0	3.6	3.0	1.9	6.0	6.9	3.2	4.1	6.0	8.4	2.9	3.7	4.8	3.0	3.2	3.1	5.7	4.7	2.4		
	200 - 349	5.4	6.7	7.1	2.8	4.1	10.3		3.3	4.3	7.8	3.6	3.9			2.3				0.0	1.2	4.0	2.7	0.8			
	350 up																										
Average	3.4	8.1	5.5	3.5	3.5	4.9	3.8	3.3	3.2	7.0	6.3	2.9	4.0	6.5	5.8	3.2	4.2	6.0	4.2	2.9	3.5	4.1	3.3	2.3			
Gunnison	2 to 8																										
	9 to 50	14.3		25.0		0.0						0.0															
	51 to 99			3.3		6.7																					
	100 - 199																										
	200 - 349																										
	350 up																										
Average	14.3		10.2		4.5						0.0								0.0								
Lake County	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*		*	
	100 - 199	*		*		*		*		*		*		*		*		*		*		*		*		*	
	200 - 349	*		*		*		*		*		*		*		*		*		*		*		*		*	
	350 up	*		*		*		*		*		*		*		*		*		*		*		*		*	
Average	*		*		*		*		*		*		*		*		*		*		*		*		*		
Montrose	2 to 8																										
	9 to 50					12.5																					
	51 to 99																										
	100 - 199																										
	200 - 349																										
	350 up																										
Average					12.5																						
Pueblo	2 to 8	0.0	9.1	4.8	0.0	0.0	0.0	0.0	50.0	0.0	50.0	0.0	0.0	0.0	25.0	0.0	0.0	0.0	11.1	0.0	0.0	12.5	0.0	0.0	0.0	0.0	
	9 to 50	1.7	2.8	5.2	3.4	1.7	5.6	3.4	1.2	3.4	0.0	3.4	3.1	0.0	1.7	5.2	0.0	3.8	3.3	4.5	1.7	1.0	4.9	2.4	0.0	0.0	
	51 to 99						4.1		2.1	2.1	0.0		2.1		2.2	1.1	2.3	3.9			2.2				0.0		
	100 - 199					4.3	4.9			3.4	7.7	3.4				5.4	3.4			7.7	3.8				2.0		
	200 - 349																					4.0			6.4		
	350 up																										
Average	1.6	3.4	5.1	2.8	3.6	4.7	3.1	2.2	2.9	6.0	3.2	2.6	1.1	3.2	3.7	2.0	3.1	4.0	6.9	3.4	2.1	4.1	2.2	3.4			
Salida	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*		*	
	100 - 199	*		*		*		*		*		*		*		*		*		*		*		*		*	
	200 - 349	*		*		*		*		*		*		*		*		*		*		*		*		*	
	350 up	*		*		*		*		*		*		*		*		*		*		*		*		*	
Average	*		*		*		*		*		*		*		*		*		*		*		*		*		
Southeastern Colorado	2 to 8																										
	9 to 50			0.0		20.0						0.0				100.0									0.0		
	51 to 99			0.0				1.3				2.5				0.0									0.0		
	100 - 199																										
	200 - 349																										
	350 up																										
Average			0.0		20.0			0.9			1.8				27.3										0.0		
Steamboat Springs	2 to 8																										
	9 to 50	0.0		2.1		0.0		2.3		0.0		0.0				0.0									0.0		
	51 to 99																									0.0	
	100 - 199	2.9		2.9		3.9		1.9		1.9		1.9				2.9				3.9							
	200 - 349																										
	350 up																										
Average	2.0		2.6		2.6		2.1		1.4		1.4				2.1				3.9						0.0		
Sterling	2 to 8																										

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

		2013				2014				2015				2016				2017				2018				
Market Area	Size	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	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	0.0	
	9 to 50	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	-8.9	
	51 to 99	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	9.0	
	100 - 199	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	2.8	
	200 - 349	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	9.0	
	350 up	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	4.1	
	Average	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	7.3	
Fort Collins/ Loveland	2 to 8	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	0.5	
	9 to 50	12.1			-1.9				9.3						0.0	1.6	1.0		28.8		14.4	0.6	-1.5	3.2	4.8	9.8
	51 to 99	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	4.2	
	100 - 199	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	4.6	
	200 - 349	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	7.8	
	350 up		-226.4	4.3	2.6	72.7	0.7	2.8	13.4	-1.6		15.0	9.6	-5.4	15.0	9.6		23.2			8.4	3.9	-6.8			
	Average	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	6.8	
Grand Junction	2 to 8	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	0.0	0.0	
	9 to 50	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	10.3	3.7		7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5		0.0	0.0						0.0	1.7	0.2		
	100 - 199																									
	200 - 349																									
	350 up																									
	Average	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	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	0.0	
	9 to 50	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	5.6	
	51 to 99	8.2	17.7	16.3	90.0		9.6	16.5	13.3	8.0		-4.1	6.1	12.4	2.4	-0.1	7.8	8.3	-9.5	16.9	6.4	7.2	8.8	10.5	8.1	
	100 - 199	6.3	31.4	28.0	65.9	40.4	21.5	28.3	26.8	32.9	26.4	24.1	18.3	21.9	20.2	4.9	5.2	6.2	10.7	17.8	11.1	8.2	8.9	10.6	4.3	
	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	0	
	Average	6.8	21.1	20.0	62.1	32.4	13.3	24.5	18.9	21.5	22.0	36.2	16.0	19.6	18.0	6.2	6.1	6.1	18.9	12.1	7.9	8.1	10.2	5.3		
Pueblo	2 to 8	-0.4	-5.5	3.0	0.0	1.3	1.9	9.2	43.8	0.0	2.1	6.6	-6.8	0.0	-5.7	-2.0	-2.3	-2.3	-5.6	-5.3	-9.4	-9.9	-1.5	-4.8	3.6	
	9 to 50	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	4.4	
	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				8.3	
	100 - 199										0.7	6.0				7.2	5.3			15.2	6.4				12.0	
	200 - 349																									
	350 up																									
	Average	-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	10.6	

*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

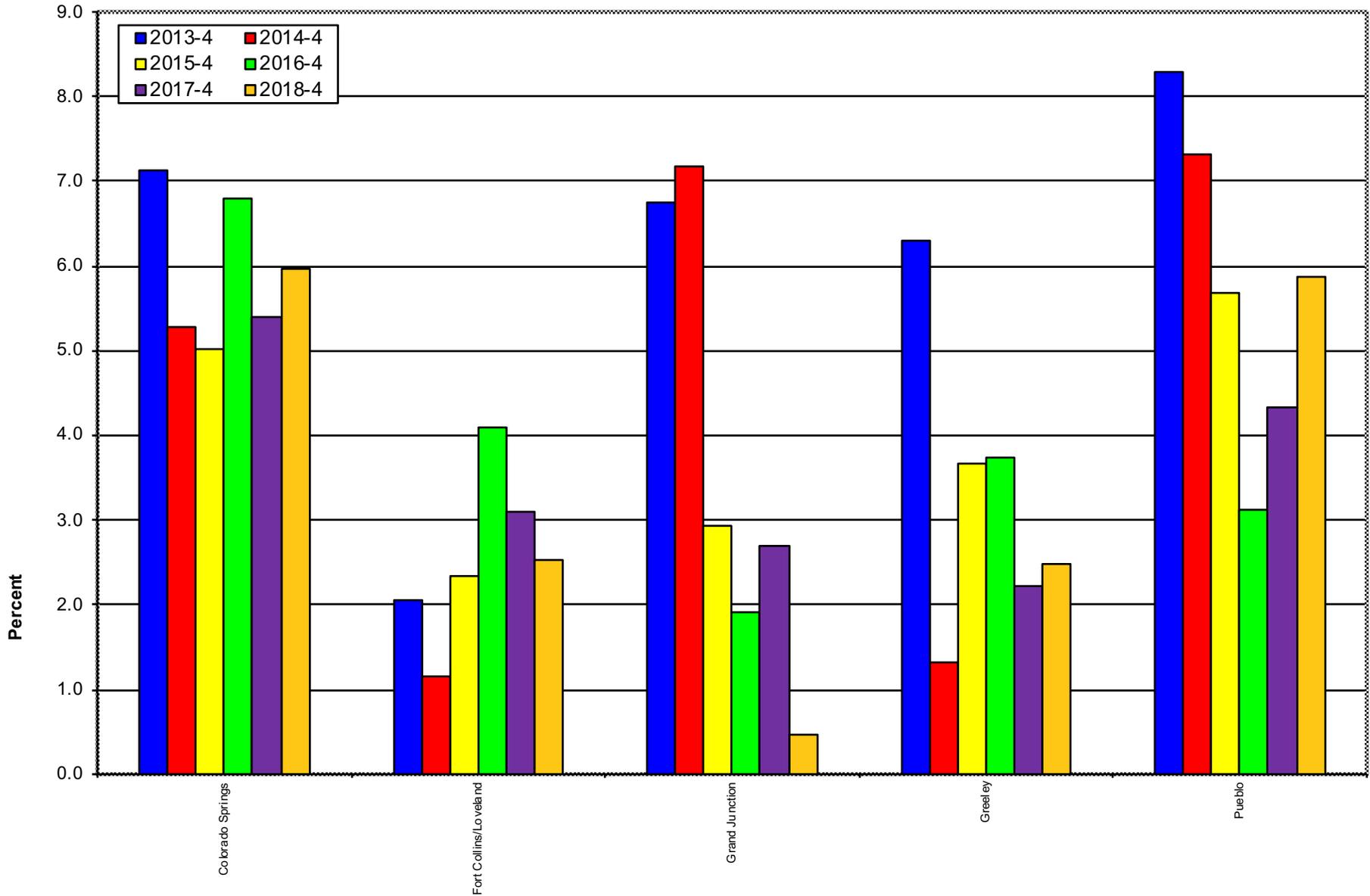
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

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	50011	22867	13213	9286
UNITS ADDED SINCE LAST SURVEY	Second Qtr	319	0	154	0		Fourth Qtr	384	0	20	0
TOTAL UNITS AVAILABLE		47626	21823	12661	9284			50395	22867	13233	9286
QUARTERLY VACANCY RATE		5.0%	2.9%	3.5%	2.1%			6.0%	2.4%	2.5%	5.9%
UNITS RENTED		45225	21199	12220	9086			47387	22324	12904	8739
UNITS VACANT		2401	624	441	198			3008	543	329	547
NUMBER ABSORBED THIS TIME PERIOD		-21	-181	16	330			-29	137	91	-274

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
Colorado Springs**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600		9	0.0%							2	32	6.3%							2	41	4.9%	
\$601 to \$625																						
\$626 to \$650		4	0.0%										6	0.0%					1	10	0.0%	
\$651 to \$675	1	59	1.7%																1	59	1.7%	
\$676 to \$700	1	74	1.4%	3	83	3.6%									4	23	17.4%		8	180	4.4%	
\$701 to \$725	5	119	4.2%		6	0.0%													5	125	4.0%	
\$726 to \$750		1	0.0%	11	334	3.3%													11	335	3.3%	
\$751 to \$775	3	249	1.2%	16	525	3.0%													19	774	2.5%	
\$776 to \$800	3	63	4.8%	38	575	6.6%													41	638	6.4%	
\$801 to \$825				14	360	3.9%											1	12	8.3%	15	372	4.0%
\$826 to \$850		63	0.0%	29	570	5.1%	1	35	2.9%										30	668	4.5%	
\$851 to \$875	1	10	10.0%	47	487	9.7%	16	220	7.3%							7	0.0%		64	724	8.8%	
\$876 to \$900	5	24	20.8%	22	304	7.2%	6	268	2.2%										33	596	5.5%	
\$901 to \$925				31	292	10.6%	13	254	5.1%		12	0.0%							44	558	7.9%	
\$926 to \$950	2	116	1.7%	21	464	4.5%	13	386	3.4%										36	966	3.7%	
\$951 to \$975				19	232	8.2%	16	242	6.6%		59	0.0%							35	533	6.6%	
\$976 to \$1000	1	35	2.9%	21	441	4.8%	20	379	5.3%		1	0.0%		3	0.0%				42	859	4.9%	
\$1001 to 1025	4	130	3.1%	10	177	5.6%	16	191	8.4%	25	288	8.7%		4	0.0%				55	790	7.0%	
\$1026 to 1050	1	24	4.2%	21	609	3.4%	24	250	9.6%	4	124	3.2%		2	0.0%				50	1009	5.0%	
\$1051 to 1075	1	7	14.3%		14	0.0%	17	162	10.5%										18	183	9.8%	
\$1076 to 1100		48	0.0%	7	229	3.1%	2	32	6.3%	7	321	2.2%							16	630	2.5%	
\$1101 to 1125				11	408	2.7%	13	193	6.7%	35	376	9.3%		3	0.0%				59	980	6.0%	
\$1126 to 1150				30	482	6.2%	2	110	1.8%		35	0.0%		1	29	3.4%			33	656	5.0%	
\$1151 to 1175				4	104	3.8%	1	38	2.6%		2	49	4.1%						7	191	3.7%	
\$1176 to 1200				60	820	7.3%				3	28	10.7%		30	0.0%				63	878	7.2%	
\$1201 to 1225	1	52	1.9%	21	523	4.0%	7	116	6.0%	5	212	2.4%							34	903	3.8%	
\$1226 to 1250	10	52	19.2%	4	117	3.4%	8	156	5.1%	25	276	9.1%							47	601	7.8%	
\$1251 to 1275				24	605	4.0%	8	111	7.2%	27	641	4.2%		3	36	8.3%			62	1393	4.5%	
\$1276 to 1300				2	24	8.3%	1	104	1.0%	8	180	4.4%		13	0.0%				11	321	3.4%	
\$1301 to 1325				20	109	18.3%	5	116	4.3%	10	374	2.7%				5	50	10.0%	40	649	6.2%	
\$1326 to 1350				3	38	7.9%	1	198	0.5%	15	297	5.1%							19	533	3.6%	
\$1351 to 1375		48	0.0%		24	0.0%		24	0.0%	16	254	6.3%							16	326	4.9%	
\$1376 to 1400				18	169	10.7%	7	60	11.7%	8	196	4.1%		21	0.0%	4	32	12.5%	37	478	7.7%	
\$1401 to 1425				9	196	4.6%	4	71	5.6%	8	88	9.1%		4	0.0%				21	359	5.8%	
\$1426 to 1450				9	184	4.9%	7	84	8.3%	39	454	8.6%							55	722	7.6%	
\$1451 to 1475				2	152	1.3%				41	491	8.4%		35	0.0%	5	72	6.9%	48	750	6.4%	
\$1476 to 1400							5	74	6.8%	56	503	11.1%		24	0.0%				61	601	10.1%	
\$1501 to 1525											3	0.0%	1	48	2.1%				1	51	2.0%	
\$1526 to 1550										19	290	6.6%	4	48	8.3%	3	52	5.8%	26	390	6.7%	
\$1551 to 1575										8	155	5.2%	1	12	8.3%				9	167	5.4%	
\$1576 to 1500										9	149	6.0%		37	0.0%				9	202	4.5%	
\$1601 to 1625													5	110	4.5%				5	110	4.5%	
\$1626 to 1650							17	72	23.6%	15	234	6.4%		2	52	3.8%			34	358	9.5%	
\$1651 to 1675														28	0.0%				28	28	0.0%	
\$1676 to 1600													2	56	3.6%				2	56	3.6%	
\$1701 to 1725													1	24	4.2%		8	0.0%	1	32	3.1%	
\$1726 to 1750													21	0.0%					21	21	0.0%	
\$1751 to 1775													1	0.0%					8	25	32.0%	
\$1776 to 1800										58	177	32.8%	5	12	41.7%	8	24	33.3%	63	189	33.3%	
\$1801 to 1825										17	33	51.5%		2	46	4.3%			19	79	24.1%	
\$1826 to 1850													3	49	6.1%				3	49	6.1%	
\$1851 to 1875																						
\$1876 to 1900													10	85	11.8%				10	85	11.8%	
\$1901 to 1926														15	0.0%					15	0.0%	
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000													1	20	5.0%				1	20	5.0%	
\$2000 and up																						
TOTALS	39	1187	3.3%	527	9633	5.5%	230	3946	5.8%	462	6332	7.3%	41	874	4.7%	30	296	10.1%	1329	22268	6.0%	

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

**Vacancy Rates During the Current Quarter
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		2	0.0%																	2	0.0%									
\$601 to \$625																														
\$626 to \$650		4	0.0%																	4	0.0%									
\$651 to \$675																														
\$676 to \$700		1	0.0%											4	23	17.4%				4	24	16.7%								
\$701 to \$725						6	0.0%														6	0.0%								
\$726 to \$750																														
\$751 to \$775		1	0.0%		2	60	3.3%													2	61	3.3%								
\$776 to \$800						1	0.0%														1	0.0%								
\$801 to \$825						1	0.0%														1	0.0%								
\$826 to \$850						23	0.0%														23	0.0%								
\$851 to \$875																														
\$876 to \$900						1	0.0%														1	0.0%								
\$901 to \$925								4	28	14.3%										4	28	14.3%								
\$926 to \$950					7	159	4.4%			1	0.0%									7	160	4.4%								
\$951 to \$975					11	120	9.2%				1	0.0%								11	121	9.1%								
\$976 to \$1000					7	97	7.2%				1	0.0%								7	98	7.1%								
\$1001 to 1025																														
\$1026 to 1050																														
\$1051 to 1075						14	0.0%														14	0.0%								
\$1076 to 1100						1	0.0%														1	0.0%								
\$1101 to 1125					9	272	3.3%							3	0.0%					9	275	3.3%								
\$1126 to 1150											5	0.0%									5	0.0%								
\$1151 to 1175										2	49	4.1%									2	49	4.1%							
\$1176 to 1200						5	0.0%														5	0.0%								
\$1201 to 1225		1	52	1.9%		8	135	5.9%													9	187	4.8%							
\$1226 to 1250																					23	252	9.1%							
\$1251 to 1275						1	57	1.8%		8	156	5.1%		15	96	15.6%				10	273	3.7%								
\$1276 to 1300														9	206	4.4%					9	206	4.4%							
\$1301 to 1325																														
\$1326 to 1350						3	38	7.9%													3	52	5.8%							
\$1351 to 1375														5	112	4.5%					5	112	4.5%							
\$1376 to 1400																														
\$1401 to 1425								2	36	5.6%											2	36	5.6%							
\$1426 to 1450								5	52	9.6%											5	52	9.6%							
\$1451 to 1475													5	78	6.4%						5	78	6.4%							
\$1476 to 1400													3	0.0%							3	0.0%								
\$1501 to 1525													3	0.0%							3	0.0%								
\$1526 to 1550																														
\$1551 to 1575															1	12	8.3%				1	12	8.3%							
\$1576 to 1500													4	84	4.8%						4	84	4.8%							
\$1601 to 1625																														
\$1626 to 1650																														
\$1651 to 1675																														
\$1676 to 1600																														
\$1701 to 1725																														
\$1726 to 1750																														
\$1751 to 1775																21	0.0%				21	0.0%								
\$1776 to 1800																														
\$1801 to 1825																														
\$1826 to 1850																														
\$1851 to 1875																														
\$1876 to 1900																2	36	5.6%			2	36	5.6%							
\$1901 to 1926																														
\$1926 to 1950																														
\$1951 to 1975																														
\$1976 to 2000																														
\$2000 and up																														
TOTALS		1	72	1.4%		48	990	4.8%		19	273	7.0%		49	868	5.6%				3	93	3.2%		4	23	17.4%		124	2319	5.3%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725	1	59	1.7%																1	59	1.7%
\$726 to \$750				3	274	1.1%													3	274	1.1%
\$751 to \$775				5	293	1.7%													5	293	1.7%
\$776 to \$800																					
\$801 to \$825				1	125	0.8%													1	125	0.8%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900	5	24	20.8%	9	152	5.9%	4	209	1.9%									18	385	4.7%	
\$901 to \$925							2	90	2.2%									2	90	2.2%	
\$926 to \$950	2	116	1.7%	13	168	7.7%												15	284	5.3%	
\$951 to \$975																					
\$976 to \$1000		3	0.0%	12	156	7.7%							3	0.0%				12	162	7.4%	
\$1001 to 1025		16	0.0%	3	80	3.8%	8	80	10.0%									11	176	6.3%	
\$1026 to 1050				9	253	3.6%	4	56	7.1%				2	0.0%				13	311	4.2%	
\$1051 to 1075								28	0.0%										28	0.0%	
\$1076 to 1100							2	24	8.3%	4	121	3.3%						6	145	4.1%	
\$1101 to 1125							6	32	18.8%	6	92	6.5%						12	124	9.7%	
\$1126 to 1150								40	0.0%										40	0.0%	
\$1151 to 1175				4	104	3.8%												4	104	3.8%	
\$1176 to 1200																					
\$1201 to 1225				6	62	9.7%	3	69	4.3%	4	136	2.9%						13	267	4.9%	
\$1226 to 1250										7	142	4.9%						7	142	4.9%	
\$1251 to 1275				22	412	5.3%				11	160	6.9%						33	572	5.8%	
\$1276 to 1300													4	0.0%				4	0.0%		
\$1301 to 1325				20	109	18.3%												20	109	18.3%	
\$1326 to 1350										8	143	5.6%						8	143	5.6%	
\$1351 to 1375																					
\$1376 to 1400				4	100	4.0%							2	0.0%				4	102	3.9%	
\$1401 to 1425										8	88	9.1%						8	88	9.1%	
\$1426 to 1450										5	120	4.2%						5	120	4.2%	
\$1451 to 1475										25	120	20.8%						25	120	20.8%	
\$1476 to 1400																					
\$1501 to 1525										8	150	5.3%						8	150	5.3%	
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500													36	0.0%				36	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										43	141	30.5%						43	141	30.5%	
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900													6	28	21.4%			6	28	21.4%	
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	8	218	3.7%	111	2288	4.9%	29	628	4.6%	129	1413	9.1%	6	91	6.6%			283	4638	6.1%	

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 - 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																					
\$676 to \$700		9	0.0%																	9	0.0%
\$701 to \$725																					
\$726 to \$750		1	0.0%																	1	0.0%
\$751 to \$775				5	60	8.3%													5	60	8.3%
\$776 to \$800		1	0.0%	11	178	6.2%													11	179	6.1%
\$801 to \$825																					
\$826 to \$850				18	292	6.2%													18	292	6.2%
\$851 to \$875				26	216	12.0%													26	216	12.0%
\$876 to \$900							2	11	18.2%										2	11	18.2%
\$901 to \$925								30	0.0%											30	0.0%
\$926 to \$950							3	112	2.7%										3	112	2.7%
\$951 to \$975					8	0.0%														8	0.0%
\$976 to \$1000				2	188	1.1%													2	188	1.1%
\$1001 to 1025				1	31	3.2%		8	111	7.2%									9	142	6.3%
\$1026 to 1050				4	136	2.9%		13	96	13.5%									17	232	7.3%
\$1051 to 1075																					
\$1076 to 1100				3	100	3.0%			8	0.0%									3	108	2.8%
\$1101 to 1125							7	161	4.3%	16	144	11.1%							23	305	7.5%
\$1126 to 1150				17	346	4.9%					30	0.0%							17	376	4.5%
\$1151 to 1175							1	38	2.6%										1	38	2.6%
\$1176 to 1200				57	536	10.6%													57	536	10.6%
\$1201 to 1225					100	0.0%	4	47	8.5%	1	76	1.3%							5	223	2.2%
\$1226 to 1250	10	52	19.2%	4	57	7.0%				3	38	7.9%							17	147	11.6%
\$1251 to 1275										5	183	2.7%							5	183	2.7%
\$1276 to 1300				2	24	8.3%					16	0.0%							2	40	5.0%
\$1301 to 1325								1	48	2.1%					5	50	10.0%		5	50	10.0%
\$1326 to 1350																48	2.1%		1	48	2.1%
\$1351 to 1375	48	0.0%								11	142	7.7%							11	190	5.8%
\$1376 to 1400				14	69	20.3%	7	56	12.5%	8	172	4.7%		16	0.0%				29	313	9.3%
\$1401 to 1425				7	156	4.5%							4	0.0%					7	160	4.4%
\$1426 to 1450				1	151	0.7%				34	334	10.2%							35	485	7.2%
\$1451 to 1475				2	152	1.3%							11	0.0%		5	72	6.9%	7	235	3.0%
\$1476 to 1400							4	52	7.7%	46	312	14.7%		24	0.0%				50	388	12.9%
\$1501 to 1525													16	0.0%						16	0.0%
\$1526 to 1550										8	155	5.2%							8	155	5.2%
\$1551 to 1575															16	0.0%			16	0.0%	
\$1576 to 1500																					
\$1601 to 1625								17	72	23.6%	10	120	8.3%	5	110	4.5%			5	110	4.5%
\$1626 to 1650													1	28	3.6%				28	220	12.7%
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725													12	0.0%						12	0.0%
\$1726 to 1750																8	24	33.3%	8	24	33.3%
\$1751 to 1775																					
\$1776 to 1800										15	36	41.7%		5	12	41.7%			20	48	41.7%
\$1801 to 1825														2	25	8.0%			2	25	8.0%
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900														2	21	9.5%			2	21	9.5%
\$1901 to 1926																					
\$1926 to 1950														15	0.0%					15	0.0%
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	10	113	8.8%	174	2800	6.2%	67	842	8.0%	157	1758	8.9%	15	294	5.1%	18	162	11.1%	441	5969	7.4%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700	1	64	1.6%																	1	64	1.6%	
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775		20	0.0%	4	112	3.6%														4	132	3.0%	
\$776 to \$800	1	32	3.1%	20	278	7.2%														21	310	6.8%	
\$801 to \$825				7	176	4.0%														7	176	4.0%	
\$826 to \$850		48	0.0%	7	201	3.5%														7	249	2.8%	
\$851 to \$875																7	0.0%			7	7	0.0%	
\$876 to \$900				9	88	10.2%		48	0.0%											9	136	6.6%	
\$901 to \$925				31	292	10.6%	3	43	7.0%											34	335	10.1%	
\$926 to \$950							8	240	3.3%											8	240	3.3%	
\$951 to \$975										46	0.0%									46	46	0.0%	
\$976 to \$1000							1	36	2.8%											1	36	2.8%	
\$1001 to 1025										25	288	8.7%								25	288	8.7%	
\$1026 to 1050	1	24	4.2%				6	80	7.5%	4	124	3.2%								11	228	4.8%	
\$1051 to 1075																							
\$1076 to 1100										3	200	1.5%								3	200	1.5%	
\$1101 to 1125																							
\$1126 to 1150								11	0.0%												11	0.0%	
\$1151 to 1175																							
\$1176 to 1200				3	164	1.8%				3	28	10.7%		6	0.0%					6	198	3.0%	
\$1201 to 1225																							
\$1226 to 1250					12	0.0%															12	0.0%	
\$1251 to 1275							2	44	4.5%											2	44	4.5%	
\$1276 to 1300										1	60	1.7%		9	0.0%					1	69	1.4%	
\$1301 to 1325																							
\$1326 to 1350											28	0.0%									28	0.0%	
\$1351 to 1375								24	0.0%												24	0.0%	
\$1376 to 1400								4	0.0%						4	32	12.5%			4	36	11.1%	
\$1401 to 1425																							
\$1426 to 1450											5	128	3.9%								5	128	3.9%
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																20	0.0%				20	0.0%	
\$1551 to 1575														1	12	8.3%				1	12	8.3%	
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600															2	56	3.6%			2	56	3.6%	
\$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 1925																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	3	188	1.6%	81	1323	6.1%	20	530	3.8%	41	902	4.5%	3	103	2.9%	4	39	10.3%	152	3085	4.9%		

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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	1	45	2.2%																1	45	2.2%	
\$676 to \$700						28	0.0%													28	0.0%	
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775	2	216	0.9%																2	216	0.9%	
\$776 to \$800	2	30	6.7%			5	74	6.8%											7	104	6.7%	
\$801 to \$825						2	24	8.3%											2	24	8.3%	
\$826 to \$850			15	0.0%																15	0.0%	
\$851 to \$875	1	10	10.0%			9	171	5.3%											10	181	5.5%	
\$876 to \$900						3	34	8.8%											3	34	8.8%	
\$901 to \$925						1	137	0.7%			3	34	8.8%						3	34	8.8%	
\$926 to \$950											2	33	6.1%						3	170	1.8%	
\$951 to \$975											1	72	1.4%						1	72	1.4%	
\$976 to \$1000	1	32	3.1%								13	279	4.7%						14	311	4.5%	
\$1001 to \$1025	4	80	5.0%			6	66	9.1%							2	0.0%			10	148	6.8%	
\$1026 to \$1050											1	18	5.6%						1	18	5.6%	
\$1051 to \$1075	1	7	14.3%																1	7	14.3%	
\$1076 to \$1100						4	128	3.1%											4	128	3.1%	
\$1101 to \$1125						2	136	1.5%											2	136	1.5%	
\$1126 to \$1150						13	136	9.6%			2	59	3.4%						15	195	7.7%	
\$1151 to \$1175																						
\$1176 to \$1200							104	0.0%							24	0.0%				128	0.0%	
\$1201 to \$1225						7	226	3.1%											7	226	3.1%	
\$1226 to \$1250																						
\$1251 to \$1275											6	67	9.0%							11	185	5.9%
\$1276 to \$1300											1	104	1.0%			3	36	8.3%		8	208	3.8%
\$1301 to \$1325											5	116	4.3%							6	284	2.1%
\$1326 to \$1350												150	0.0%			1	168	0.6%		4	202	2.0%
\$1351 to \$1375															4	52	7.7%			4	202	2.0%
\$1376 to \$1400																24	0.0%			24	0.0%	
\$1401 to \$1425																						
\$1426 to \$1450						8	33	24.2%			2	32	6.3%						10	65	15.4%	
\$1451 to \$1475																				24	0.0%	
\$1476 to \$1400											1	22	4.5%			8	180	4.4%		9	202	4.5%
\$1501 to \$1525																						
\$1526 to \$1550															1	32	3.1%			1	32	3.1%
\$1551 to \$1575															8	80	10.0%			3	16	18.8%
\$1576 to \$1500																						
\$1601 to \$1625															5	65	7.7%			5	65	7.7%
\$1626 to \$1650																						
\$1651 to \$1675															5	114	4.4%			5	114	4.4%
\$1676 to \$1600																				12	0.0%	
\$1701 to \$1725																						
\$1726 to \$1750																						
\$1751 to \$1775															1	12	8.3%			8	0.0%	
\$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															1	20	5.0%			1	20	5.0%
\$2000 and up																						
TOTALS	12	435	2.8%	60	1297	4.6%	37	986	3.8%	57	902	6.3%	11	206	5.3%	8	0.0%	177	3834	4.6%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600										2	32	6.3%							2	32	6.3%	
\$601 to \$625																						
\$626 to \$650														6	0.0%					6	0.0%	
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850				4	54	7.4%													4	54	7.4%	
\$851 to \$875							15	216	6.9%										15	216	6.9%	
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950							3	84	3.6%										3	84	3.6%	
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100			36	0.0%																36	0.0%	
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250						48	0.0%													48	0.0%	
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425									20	0.0%										20	0.0%	
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550										3	60	5.0%			3	52	5.8%		6	112	5.4%	
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650														1	24	4.2%			1	24	4.2%	
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS			36	0.0%	4	102	3.9%	18	320	5.6%	5	92	5.4%	1	30	3.3%	3	52	5.8%	31	632	4.9%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600		5	0.0%																5	0.0%	
\$601 to \$625																					
\$626 to \$650																				14	0.0%
\$651 to \$675		14	0.0%																3	55	5.5%
\$676 to \$700				3	55	5.5%													3	55	5.5%
\$701 to \$725	4	60	6.7%																4	60	6.7%
\$726 to \$750				8	60	13.3%													8	60	13.3%
\$751 to \$775	1	12	8.3%																1	12	8.3%
\$776 to \$800				2	44	4.5%													2	44	4.5%
\$801 to \$825				4	34	11.8%									1	12	8.3%		5	46	10.9%
\$826 to \$850							1	35	2.9%										1	35	2.9%
\$851 to \$875				12	100	12.0%	1	4	25.0%										13	104	12.5%
\$876 to \$900				1	29	3.4%													1	29	3.4%
\$901 to \$925							1	29	3.4%		12	0.0%							1	41	2.4%
\$926 to \$950																					
\$951 to \$975				8	104	7.7%	12	86	14.0%		12	0.0%							20	202	9.9%
\$976 to \$1000							6	64	9.4%										6	64	9.4%
\$1001 to 1025		34	0.0%										2	0.0%						36	0.0%
\$1026 to 1050				8	220	3.6%													8	220	3.6%
\$1051 to 1075							17	134	12.7%										17	134	12.7%
\$1076 to 1100																					
\$1101 to 1125										13	140	9.3%							13	140	9.3%
\$1126 to 1150													1	29	3.4%				1	29	3.4%
\$1151 to 1175																					
\$1176 to 1200					11	0.0%														11	0.0%
\$1201 to 1225																					
\$1226 to 1250							1	136	0.7%										1	136	0.7%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350										3	60	5.0%							3	60	5.0%
\$1351 to 1375																					
\$1376 to 1400													3	0.0%					3	0.0%	
\$1401 to 1425				2	40	5.0%	2	15	13.3%										4	55	7.3%
\$1426 to 1450																					
\$1451 to 1475										6	165	3.6%							6	165	3.6%
\$1476 to 1400										2	8	25.0%							2	8	25.0%
\$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															1	0.0%			1	0.0%	
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850														1	21	4.8%			1	21	4.8%
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	5	125	4.0%	49	833	5.9%	40	367	10.9%	24	397	6.0%	2	57	3.5%	1	12	8.3%	121	1791	6.8%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600								16	0.0%											16	0.0%	
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700		64	0.0%																	64	0.0%	
\$701 to \$725					16	0.0%														16	0.0%	
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825		1	0.0%							36	0.0%									37	0.0%	
\$826 to \$850		1	0.0%		34	0.0%		29	0.0%											64	0.0%	
\$851 to \$875		16	0.0%					1	0.0%											17	0.0%	
\$876 to \$900								4	0.0%											4	0.0%	
\$901 to \$925					72	0.0%				1	0.0%									73	0.0%	
\$926 to \$950																				1	0.0%	
\$951 to \$975		1	0.0%					66	0.0%											66	0.0%	
\$976 to \$1000					72	0.0%		2	0.0%	1	0.0%									75	0.0%	
\$1001 to 1025					46	0.0%	1	4	25.0%	3	0.0%	6	36	16.7%					7	89	7.9%	
\$1026 to 1050				1	205	0.5%		2	0.0%										1	207	0.5%	
\$1051 to 1075					56	0.0%				1	0.0%									57	0.0%	
\$1076 to 1100		47	0.0%		4	0.0%		105	0.0%		22	0.0%								178	0.0%	
\$1101 to 1125				3	39	7.7%		124	0.0%		14	0.0%							3	177	1.7%	
\$1126 to 1150				2	57	3.5%	6	97	6.2%		26	0.0%							8	180	4.4%	
\$1151 to 1175				1	84	1.2%	2	66	3.0%		16	0.0%	2	91	2.2%				5	257	1.9%	
\$1176 to 1200				1	167	0.6%		2	0.0%		6	0.0%		2	0.0%				1	177	0.6%	
\$1201 to 1225	1	14	7.1%	2	72	2.8%		180	0.0%										3	266	1.1%	
\$1226 to 1250				8	177	4.5%	9	361	2.5%		52	0.0%							17	590	2.9%	
\$1251 to 1275				2	132	1.5%					12	0.0%	1	60	1.7%				3	204	1.5%	
\$1276 to 1300				9	307	2.9%					22	0.0%	2	36	5.6%				11	365	3.0%	
\$1301 to 1325				5	208	2.4%					96	0.0%					1	0.0%	5	305	1.6%	
\$1326 to 1350				4	60	6.7%		24	0.0%	5	106	4.7%		1	0.0%				9	191	4.7%	
\$1351 to 1375					72	0.0%	1	64	1.6%		168	0.0%							1	304	0.3%	
\$1376 to 1400				4	122	3.3%	4	129	3.1%	6	341	1.8%							14	592	2.4%	
\$1401 to 1425							14	306	4.6%	3	145	2.1%				2	15	13.3%	19	466	4.1%	
\$1426 to 1450										18	400	4.5%	1	46	2.2%				19	446	4.3%	
\$1451 to 1475										2	12	16.7%					13	0.0%	2	25	8.0%	
\$1476 to 1400										8	281	2.8%							8	281	2.8%	
\$1501 to 1525							2	36	5.6%										2	36	5.6%	
\$1526 to 1550										4	63	6.3%							4	63	6.3%	
\$1551 to 1575													2	0.0%					2	0.0%		
\$1576 to 1500							1	6	16.7%				5	0.0%					1	11	9.1%	
\$1601 to 1625										1	34	2.9%	1	4	25.0%				2	38	5.3%	
\$1626 to 1650										4	120	3.3%		2	0.0%				4	122	3.3%	
\$1651 to 1675													1	68	1.5%				1	68	1.5%	
\$1676 to 1600										1	80	1.3%	4	21	19.0%		1	0.0%	5	102	4.9%	
\$1701 to 1725													2	14	14.3%				2	14	14.3%	
\$1726 to 1750											7	0.0%							7	0.0%		
\$1751 to 1775																						
\$1776 to 1800							1	0.0%					2	36	5.6%		2	16	12.5%	4	53	7.5%
\$1801 to 1825														2	0.0%					2	0.0%	
\$1826 to 1850													3	63	4.8%				3	63	4.8%	
\$1851 to 1875													1	102	1.0%				1	102	1.0%	
\$1876 to 1900													16	0.0%						16	0.0%	
\$1901 to 1926																						
\$1926 to 1950													3	12	25.0%				3	12	25.0%	
\$1951 to 1975														36	0.0%					36	0.0%	
\$1976 to 2000																						
\$2000 and up																						
TOTALS	1	144	0.7%	42	2002	2.1%	40	1625	2.5%	52	2065	2.5%	29	655	4.4%	4	46	8.7%	168	6537	2.6%	

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

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

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		1	0.0%							36	0.0%										37	0.0%	
\$826 to \$850		1	0.0%		34	0.0%		29	0.0%												64	0.0%	
\$851 to \$875		16	0.0%					1	0.0%												17	0.0%	
\$876 to \$900								3	0.0%												3	0.0%	
\$901 to \$925					72	0.0%					1	0.0%									73	0.0%	
\$926 to \$950		1	0.0%																		1	0.0%	
\$951 to \$975								66	0.0%												66	0.0%	
\$976 to \$1000					72	0.0%		2	0.0%		1	0.0%									75	0.0%	
\$1001 to 1025					46	0.0%	1	4	25.0%		3	0.0%	6	36	16.7%						7	89	7.9%
\$1026 to 1050					185	0.0%		2	0.0%													187	0.0%
\$1051 to 1075					52	0.0%					1	0.0%										53	0.0%
\$1076 to 1100		47	0.0%					105	0.0%		22	0.0%										174	0.0%
\$1101 to 1125				3	39	7.7%		123	0.0%		14	0.0%									3	176	1.7%
\$1126 to 1150				1	25	4.0%		1	33	3.0%		26	0.0%								2	84	2.4%
\$1151 to 1175							2	66	3.0%		16	0.0%	2	91	2.2%						4	173	2.3%
\$1176 to 1200				1	143	0.7%					6	0.0%		2	0.0%						1	151	0.7%
\$1201 to 1225				2	72	2.8%		180	0.0%												2	252	0.8%
\$1226 to 1250				8	177	4.5%		9	361	2.5%		2	0.0%								17	540	3.1%
\$1251 to 1275											1	0.0%	1	60	1.7%						1	61	1.6%
\$1276 to 1300				9	307	2.9%					9	0.0%	2	36	5.6%						11	352	3.1%
\$1301 to 1325				3	148	2.0%											1	0.0%			3	149	2.0%
\$1326 to 1350				4	60	6.7%								1	0.0%						4	61	6.6%
\$1351 to 1375					72	0.0%	1	64	1.6%			168	0.0%								1	304	0.3%
\$1376 to 1400							4	129	3.1%		6	339	1.8%								10	468	2.1%
\$1401 to 1425							14	306	4.6%		3	140	2.1%								17	446	3.8%
\$1426 to 1450											13	298	4.4%	1	46	2.2%					14	344	4.1%
\$1451 to 1475											8	0.0%					13	0.0%				21	0.0%
\$1476 to 1400											7	194	3.6%								7	194	3.6%
\$1501 to 1525							2	36	5.6%												2	36	5.6%
\$1526 to 1550											4	63	6.3%								4	63	6.3%
\$1551 to 1575																							
\$1576 to 1500													2	0.0%								2	0.0%
\$1601 to 1625																							
\$1626 to 1650														1	0.0%							1	0.0%
\$1651 to 1675														68	1.5%						1	68	1.5%
\$1676 to 1600										1	80	1.3%		4	18	22.2%		1	0.0%		5	99	5.1%
\$1701 to 1725														2	12	16.7%					2	12	16.7%
\$1726 to 1750											7	0.0%										7	0.0%
\$1751 to 1775																							
\$1776 to 1800							1	0.0%									2	16	12.5%		2	17	11.8%
\$1801 to 1825															2	0.0%						2	0.0%
\$1826 to 1850														3	63	4.8%					3	63	4.8%
\$1851 to 1875														1	102	1.0%					1	102	1.0%
\$1876 to 1900														16	0.0%							16	0.0%
\$1901 to 1925																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up													36	0.0%								36	0.0%
TOTALS		130	0.0%	31	1520	2.0%	34	1511	2.3%	34	1435	2.4%	23	592	3.9%	2	31	6.5%		124	5219	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 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						66															66	0.0%										
\$926 to \$950																																
\$951 to \$975									66		0.0%										66	0.0%										
\$976 to \$1000						40					0.0%										40	0.0%										
\$1001 to 1025						46					0.0%										46	0.0%										
\$1026 to 1050																																
\$1051 to 1075																																
\$1076 to 1100									100		0.0%										100	0.0%										
\$1101 to 1125									123		0.0%										123	0.0%										
\$1126 to 1150																																
\$1151 to 1175													2	91	2.2%						2	91	2.2%									
\$1176 to 1200																																
\$1201 to 1225									2	102	2.0%										2	102	2.0%									
\$1226 to 1250																					1	60	1.7%									
\$1251 to 1275													1	60	1.7%						6	0.0%										
\$1276 to 1300												6		0.0%							1	0.0%										
\$1301 to 1325																	1		0.0%													
\$1326 to 1350																																
\$1351 to 1375																																
\$1376 to 1400									4	105	3.8%										4	105	3.8%									
\$1401 to 1425																																
\$1426 to 1450												36		0.0%								36	0.0%									
\$1451 to 1475																																
\$1476 to 1400																																
\$1501 to 1525																																
\$1526 to 1550												3		0.0%								3	0.0%									
\$1551 to 1575																																
\$1576 to 1500																																
\$1601 to 1625																																
\$1626 to 1650																																
\$1651 to 1675																																
\$1676 to 1600																					1	0.0%	1	0.0%								
\$1701 to 1725																																
\$1726 to 1750																																
\$1751 to 1775																																
\$1776 to 1800									1		0.0%											1	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																																
TOTALS			64			0.0%			186		0.0%		6	497	1.2%			45		0.0%		4	291	1.4%		2		0.0%		10	1085	0.9%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825			1 0.0%																		1 0.0%
\$826 to \$850			1 0.0%																		1 0.0%
\$851 to \$875									1 0.0%												1 0.0%
\$876 to \$900									3 0.0%												3 0.0%
\$901 to \$925																					
\$926 to \$950			1 0.0%																		1 0.0%
\$951 to \$975																					
\$976 to \$1000									2 0.0%												2 0.0%
\$1001 to 1025							1	2 50.0%												1	2 50.0%
\$1026 to 1050					20	0.0%		1 0.0%													21 0.0%
\$1051 to 1075																					
\$1076 to 1100											20	0.0%									20 0.0%
\$1101 to 1125											6	0.0%									6 0.0%
\$1126 to 1150					1	0.0%		1 0.0%			21	0.0%									23 0.0%
\$1151 to 1175											11	0.0%									11 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														1 0.0%							1 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		3	0.0%		21	0.0%	1	10	10.0%		58	0.0%		3	0.0%				1	95	1.1%

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	0.0%											1	0.0%		
\$851 to \$875		16	0.0%																	16	0.0%		
\$876 to \$900																							
\$901 to \$925					6	0.0%															6	0.0%	
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000					32	0.0%															32	0.0%	
\$1001 to 1025											2	0.0%									2	0.0%	
\$1026 to 1050					165	0.0%															165	0.0%	
\$1051 to 1075																							
\$1076 to 1100		47	0.0%					4	0.0%												51	0.0%	
\$1101 to 1125				3	39	7.7%														3	39	7.7%	
\$1126 to 1150							1	32	3.1%											1	32	3.1%	
\$1151 to 1175							2	66	3.0%											2	66	3.0%	
\$1176 to 1200					54	0.0%							2	0.0%							56	0.0%	
\$1201 to 1225								180	0.0%												180	0.0%	
\$1226 to 1250				2	85	2.4%	3	191	1.6%											5	276	1.8%	
\$1251 to 1275																							
\$1276 to 1300				6	189	3.2%							2	36	5.6%					8	225	3.6%	
\$1301 to 1325				3	148	2.0%														3	148	2.0%	
\$1326 to 1350				4	60	6.7%							1	0.0%						4	61	6.6%	
\$1351 to 1375					72	0.0%															240	0.0%	
\$1376 to 1400								24	0.0%	6	168	1.8%								6	363	1.7%	
\$1401 to 1425																							
\$1426 to 1450										4	104	3.8%									4	104	3.8%
\$1451 to 1475																	13	0.0%			13	0.0%	
\$1476 to 1400										3	60	5.0%								3	60	5.0%	
\$1501 to 1525							2	36	5.6%											2	36	5.6%	
\$1526 to 1550										4	60	6.7%								4	60	6.7%	
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600										1	80	1.3%								1	80	1.3%	
\$1701 to 1725													2	12	16.7%					2	12	16.7%	
\$1726 to 1750											7	0.0%									7	0.0%	
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850													3	26	11.5%					3	26	11.5%	
\$1851 to 1875																							
\$1876 to 1900														16	0.0%						16	0.0%	
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		63	0.0%	18	850	2.1%	8	534	1.5%	18	820	2.2%	7	93	7.5%		13	0.0%	51	2373	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
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											36	0.0%								36	0.0%	
\$826 to \$850								28	0.0%											28	0.0%	
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925											1	0.0%								1	0.0%	
\$926 to \$950																						
\$951 to \$975											1	0.0%								1	0.0%	
\$976 to \$1000																						
\$1001 to 1025								2	0.0%		1	0.0%	6	36	16.7%					6	39	15.4%
\$1026 to 1050								1	0.0%											1	1	0.0%
\$1051 to 1075					52	0.0%					1	0.0%								53	0.0%	0.0%
\$1076 to 1100								1	0.0%		2	0.0%								3	3	0.0%
\$1101 to 1125											8	0.0%								8	8	0.0%
\$1126 to 1150					1	24	4.2%				5	0.0%								1	29	3.4%
\$1151 to 1175											5	0.0%								5	5	0.0%
\$1176 to 1200					1	89	1.1%				6	0.0%								1	95	1.1%
\$1201 to 1225					2	72	2.8%													2	72	2.8%
\$1226 to 1250					6	92	6.5%	4	68	5.9%		2	0.0%							10	162	6.2%
\$1251 to 1275											1	0.0%								1	1	0.0%
\$1276 to 1300					3	118	2.5%				3	0.0%								3	121	2.5%
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375								1	64	1.6%										1	64	1.6%
\$1376 to 1400																						
\$1401 to 1425								14	306	4.6%	3	140	2.1%							17	446	3.8%
\$1426 to 1450											9	158	5.7%	1	46	2.2%				10	204	4.9%
\$1451 to 1475											8	0.0%								8	8	0.0%
\$1476 to 1400											4	134	3.0%							4	134	3.0%
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675													1	68	1.5%					1	68	1.5%
\$1676 to 1600													4	18	22.2%					4	18	22.2%
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																				2	16	12.5%
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS					13	463	2.8%	19	470	4.0%	16	512	3.1%	12	205	5.9%	2	16	12.5%	62	1666	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								16	0.0%											16	0.0%		
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850																							
\$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				1	20	5.0%														1	20	5.0%	
\$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				1	32	3.1%	5	64	7.8%											6	96	6.3%	
\$1151 to 1175				1	84	1.2%														1	84	1.2%	
\$1176 to 1200					24	0.0%		2	0.0%												26	0.0%	
\$1201 to 1225	1	14	7.1%																		1	14	7.1%
\$1226 to 1250											50	0.0%									50	0.0%	
\$1251 to 1275											11	0.0%									11	0.0%	
\$1276 to 1300											13	0.0%									13	0.0%	
\$1301 to 1325											96	0.0%									96	0.0%	
\$1326 to 1350				2	60	3.3%		24	0.0%	5	106	4.7%									5	130	3.8%
\$1351 to 1375																							
\$1376 to 1400				4	122	3.3%					2	0.0%									4	124	3.2%
\$1401 to 1425											5	0.0%					2	15	13.3%		2	20	10.0%
\$1426 to 1450											5	102	4.9%								5	102	4.9%
\$1451 to 1475											2	4	50.0%								2	4	50.0%
\$1476 to 1400											1	87	1.1%								1	87	1.1%
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575															2	0.0%					2	0.0%	
\$1576 to 1500								1	6	16.7%				3	0.0%						1	9	11.1%
\$1601 to 1625											1	34	2.9%		1	4	25.0%				2	38	5.3%
\$1626 to 1650											4	120	3.3%			1	0.0%				4	121	3.3%
\$1651 to 1675																							
\$1676 to 1600															3	0.0%					3	0.0%	
\$1701 to 1725																							
\$1726 to 1750															2	0.0%					2	0.0%	
\$1751 to 1775																							
\$1776 to 1800															2	36	5.6%				2	36	5.6%
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000															3	12	25.0%				3	12	25.0%
\$2000 and up																							
TOTALS	1	14	7.1%	11	482	2.3%	6	114	5.3%	18	630	2.9%	6	63	9.5%	2	15	13.3%	44	1318	3.3%		

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

**Vacancy Rates During the Current Quarter
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																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600								2	43	4.7%										2	43	4.7%
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700					7	0.0%															7	0.0%
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825								83	0.0%												83	0.0%
\$826 to \$850																	56	0.0%			56	0.0%
\$851 to \$875											34	0.0%									34	0.0%
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		71	0.0%		138	0.0%		2	127	1.6%		34	0.0%				56	0.0%		2	426	0.5%

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				78		0.0%													78		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		1	0.0%	18		0.0%													19		0.0%	
\$626 to \$650		37	0.0%																37		0.0%	
\$651 to \$675																						
\$676 to \$700				35		0.0%													35		0.0%	
\$701 to \$725				1	20	5.0%													1	20	5.0%	
\$726 to \$750				172		0.0%		2	0.0%										174		0.0%	
\$751 to \$775																						
\$776 to \$800				92		0.0%		16	0.0%										108		0.0%	
\$801 to \$825					4	65	6.2%												4	65	6.2%	
\$826 to \$850					1	192	0.5%												1	192	0.5%	
\$851 to \$875				1	68	1.5%				18	0.0%								1	86	1.2%	
\$876 to \$900	1	15	6.7%	24		0.0%				2	0.0%								1	41	2.4%	
\$901 to \$925								1	121	0.8%									1	121	0.8%	
\$926 to \$950									3	0.0%				48	0.0%					51	0.0%	
\$951 to \$975					90	0.0%		3	219	1.4%	2	101	2.0%						5	410	1.2%	
\$976 to \$1000					18	0.0%													18		0.0%	
\$1001 to 1025																						
\$1026 to 1050		7	0.0%								26	0.0%					11	0.0%		44	0.0%	
\$1051 to 1075					156	0.0%	1	78	1.3%					16	0.0%				1	250	0.4%	
\$1076 to 1100				7	496	1.4%					12	0.0%							7	508	1.4%	
\$1101 to 1125																	50	0.0%		50	0.0%	
\$1126 to 1150								1	68	1.5%						6	0.0%			6	0.0%	
\$1151 to 1175								3	96	3.1%			1	15	6.7%				2	83	2.4%	
\$1176 to 1200																			3	96	3.1%	
\$1201 to 1225								1	24	4.2%				1	44	2.3%				2	68	2.9%
\$1226 to 1250				48		0.0%														48	0.0%	
\$1251 to 1275																						
\$1276 to 1300				15	87	17.2%					252	0.0%	1	18	5.6%				16	357	4.5%	
\$1301 to 1325				16	116	13.8%					3	70	4.3%						19	186	10.2%	
\$1326 to 1350											5	96	5.2%						5	96	5.2%	
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425								5	48	10.4%		3	110	2.7%					8	158	5.1%	
\$1426 to 1450														12	0.0%				12		0.0%	
\$1451 to 1475											7	178	3.9%						7	178	3.9%	
\$1476 to 1400											12	212	5.7%			1	0.0%		12	213	5.6%	
\$1501 to 1525														12	0.0%					12	0.0%	
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650														9	0.0%					9	0.0%	
\$1651 to 1675																						
\$1676 to 1600														1	48	2.1%			1	48	2.1%	
\$1701 to 1725																						
\$1726 to 1750											8	0.0%								8	0.0%	
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850														40	0.0%					40	0.0%	
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950														1	22	4.5%				1	22	4.5%
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	1	60	1.7%	40	1518	2.6%	20	932	2.1%	32	1085	2.9%	5	284	1.8%	68	0.0%		98	3947	2.5%	

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

**Vacancy Rates During the Current Quarter
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				3	4	75.0%														3	4	75.0%	
\$401 to \$425																							
\$426 to \$450	1	4	25.0%		56	0.0%														1	60	1.7%	
\$451 to \$475					2	0.0%															2	0.0%	
\$476 to \$500				2	137	1.5%														2	137	1.5%	
\$501 to \$525					5	0.0%															5	0.0%	
\$526 to \$550		2	0.0%					8	0.0%												10	0.0%	
\$551 to \$575				30	84	35.7%														30	84	35.7%	
\$576 to \$600																							
\$601 to \$625				8	180	4.4%	1	70	1.4%								14	0.0%		9	250	3.6%	
\$626 to \$650																					14	0.0%	
\$651 to \$675				4	116	3.4%	2	19	10.5%											6	135	4.4%	
\$676 to \$700																							
\$701 to \$725							4	105	3.8%											4	105	3.8%	
\$726 to \$750							1	56	1.8%											1	56	1.8%	
\$751 to \$775							3	48	6.3%											3	48	6.3%	
\$776 to \$800														1	0.0%						1	0.0%	
\$801 to \$825				3	4	75.0%														3	4	75.0%	
\$826 to \$850													3	56	5.4%					3	56	5.4%	
\$851 to \$875					5	0.0%															5	0.0%	
\$876 to \$900																							
\$901 to \$925					24	0.0%															24	0.0%	
\$926 to \$950																	1	16	6.3%		1	16	6.3%
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025										64	0.0%										64	0.0%	
\$1026 to 1050																							
\$1051 to 1075				2	64	3.1%															2	64	3.1%
\$1076 to 1100				2	84	2.4%															2	84	2.4%
\$1101 to 1125													8	0.0%							8	0.0%	
\$1126 to 1150																							
\$1151 to 1175				3	56	5.4%															3	56	5.4%
\$1176 to 1200																							
\$1201 to 1225								24	0.0%												24	0.0%	
\$1226 to 1250																							
\$1251 to 1275										9	113	8.0%									9	113	8.0%
\$1276 to 1300							1	24	4.2%												1	24	4.2%
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375										3	52	5.8%									3	52	5.8%
\$1376 to 1400													4	39	10.3%						4	39	10.3%
\$1401 to 1425																							
\$1426 to 1450										2	24	8.3%									2	24	8.3%
\$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	19	5.3%	57	821	6.9%	12	354	3.4%	14	253	5.5%	9	120	7.5%	1	30	3.3%	94	1597	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
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								8	0.0%												8	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																						
\$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%		8	0.0%								14	0.0%		86	0.0%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550		2	0.0%																		2	0.0%	
\$551 to \$575				30	79	38.0%															30	38.0%	
\$576 to \$600																							
\$601 to \$625				8	180	4.4%															8	4.4%	
\$626 to \$650																							
\$651 to \$675				4	116	3.4%	2	19	10.5%												6	4.4%	
\$676 to \$700																							
\$701 to \$725							4	103	3.9%												4	3.9%	
\$726 to \$750							1	56	1.8%												1	1.8%	
\$751 to \$775							3	48	6.3%												3	6.3%	
\$776 to \$800													1	0.0%							1	0.0%	
\$801 to \$825																							
\$826 to \$850													3	56	5.4%						3	5.4%	
\$851 to \$875					5	0.0%															5	0.0%	
\$876 to \$900																							
\$901 to \$925					24	0.0%																24	0.0%
\$926 to \$950																							
\$951 to \$975															1	16	6.3%				1	6.3%	
\$976 to \$1000																							
\$1001 to 1025										64	0.0%											64	0.0%
\$1026 to 1050																							
\$1051 to 1075				2	64	3.1%															2	3.1%	
\$1076 to 1100				2	84	2.4%															2	2.4%	
\$1101 to 1125													8	0.0%								8	0.0%
\$1126 to 1150																							
\$1151 to 1175				3	56	5.4%															3	5.4%	
\$1176 to 1200																							
\$1201 to 1225							24	0.0%														24	0.0%
\$1226 to 1250																							
\$1251 to 1275										9	113	8.0%									9	8.0%	
\$1276 to 1300							1	24	4.2%												1	4.2%	
\$1301 to 1325																							
\$1326 to 1350													3	52	5.8%						3	5.8%	
\$1351 to 1375															4	39	10.3%				4	10.3%	
\$1376 to 1400																							
\$1401 to 1425													2	24	8.3%						2	8.3%	
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625															2	8	25.0%				2	25.0%	
\$1626 to 1650																							
\$1651 to 1675																							
\$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																							
\$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%	49	608	8.1%	11	274	4.0%	14	253	5.5%	9	120	7.5%	1	16	6.3%		84	1273	6.6%	

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

**Vacancy Rates During the Current Quarter
Pueblo - 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				3	4	75.0%													3	4	75.0%	
\$401 to \$425																						
\$426 to \$450	1	4	25.0%		5	0.0%													1	9	11.1%	
\$451 to \$475					2	0.0%														2	0.0%	
\$476 to \$500				2	137	1.5%													2	137	1.5%	
\$501 to \$525					5	0.0%														5	0.0%	
\$526 to \$550																						
\$551 to \$575					5	0.0%														5	0.0%	
\$576 to \$600																						
\$601 to \$625							1	70	1.4%										1	70	1.4%	
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725								2	0.0%											2	0.0%	
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825				3	4	75.0%													3	4	75.0%	
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	1	4	25.0%	8	162	4.9%	1	72	1.4%									10	238	4.2%		

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