

First Quarter 2019

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Newmark Knight Frank Multifamily

conducted by

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of

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And

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of

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

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Colorado State

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Report Summary

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

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. For the First Quarter 2019 Survey 38,130 units reported in the Colorado Metropolitan Areas compared to 36,867 for the First Quarter 2018 Survey. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area was 5.2 for March of 2019 compared to 5.2 percent for September of 2018 compared to 5.8 percent for March 2018, compared to 5.1 percent in September 2017, compared to 5.7 percent for March 2017. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs at 5.6 percent; Fort Collins/Loveland, 2.7 percent; Grand Junction, 1.9 percent; Greeley, 4.8 percent; and Pueblo, 2.5 percent.

The overall average rent per square foot ranges from a low of 84 cents in Grand Junction to a high of 156 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 March except for turnover. That data is based on data from the previous month. Data for March represents move-outs from February. The turnover is only for one month. In some markets, seasonal fluctuations limit the use of this data to a monthly comparison and should not be used to extrapolate an annual turnover rate.

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

INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

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

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

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

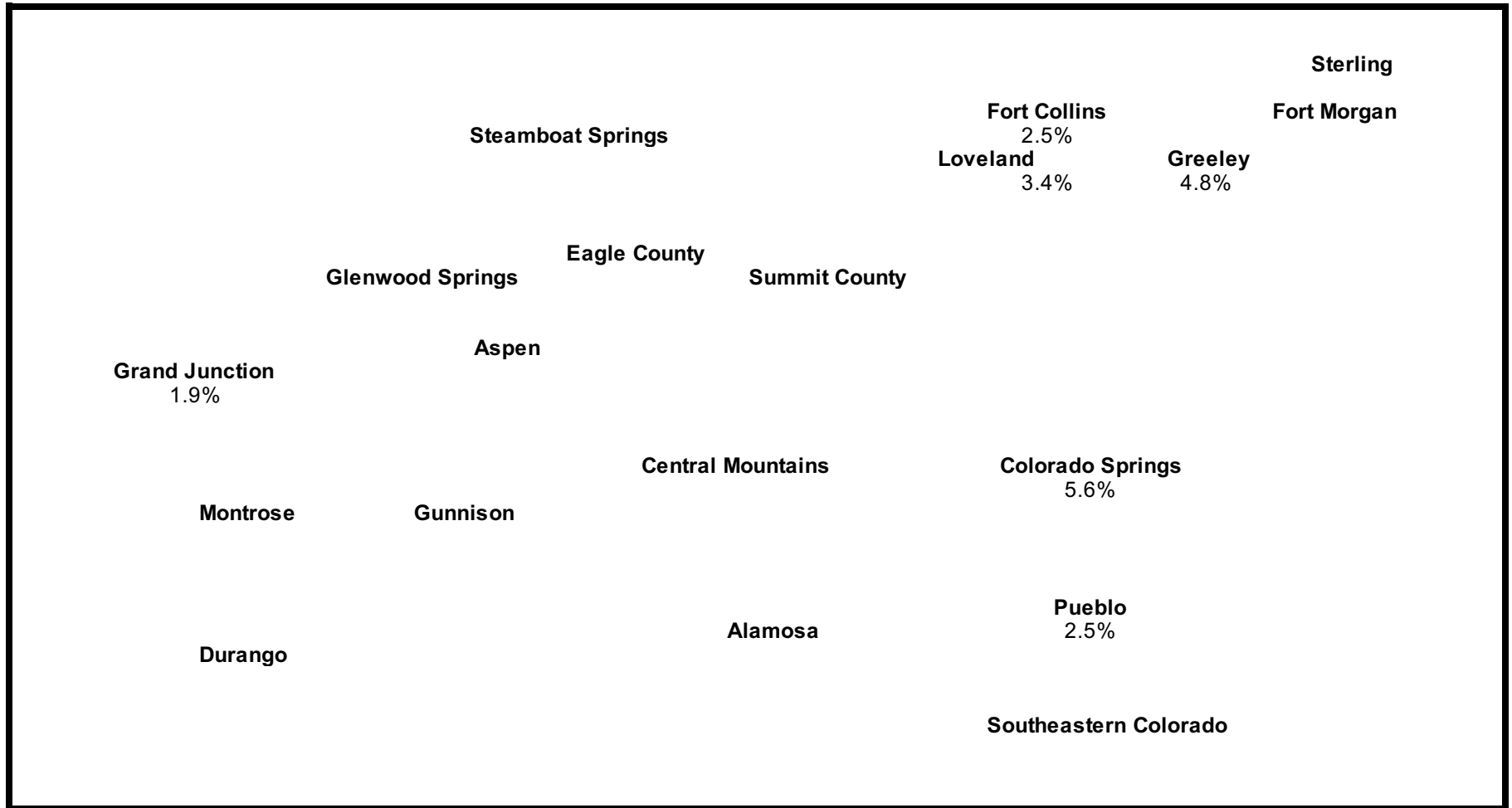
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2012			2013				2014				2015				2016				2017				2018				2019			
	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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		33		65		119		153		0		88		0		33		33													141
Aspen		204		352		204		204		143		143		205		205		205													147
Central Mountains		238		268		214		136		168		198		168		330		330													338
Buena Vista		*		*		*		*		*		*		*		*		*													*
Canon City		*		*		*		*		*		*		*		*		*													*
Lake County		*		*		*		*		*		*		*		*		*													*
Salida		*		*		*		*		*		*		*		*		*													*
Colorado Springs	17515	19323	19435	19619	20369	20772	20892	21444	21181	21087	21345	22075	20968	21279	21648	21458	21768	21247	21082	21397	21305	22150	21349	21527	21423	22419	22268	22271			
Northwest	1356	1649	1605	1957	2139	2306	2001	2270	2233	2195	1996	1950	2151	2039	2025	2013	2020	1799	1836	1701	1858	2314	1999	1932	2599	2227	2319	2099			
Northeast	3769	4523	3507	3432	3774	4002	4086	3931	4244	4225	4259	3934	3951	4041	4166	3895	4204	4086	4857	4690	4838	4410	4676	4500	3848	4774	4638	4648			
Far Northeast	3685	4901	4717	4677	4769	4970	4473	4834	4852	4594	4301	5019	5596	5992	6280	5968	5716	5750	4854	5903	5971	6064	5599	5581	6389	6393	5969	6213			
Southeast	1898	2340	2838	3307	3665	3220	3620	3774	3245	3557	4081	3769	3097	3123	3071	3273	3333	3457	3457	2673	2907	3048	2566	2820	2492	2506	3085	2692			
Security/Widefield/Fountain	699	575	575	575	392	535	607	571	626	751	810	777	629	632	632	632	632	670	757	632	630	631	630	630	630	631	631	632	632		
Southwest	3972	3717	3384	3711	3978	4274	3845	3873	4128	4218	4049	4426	4010	3859	3898	4005	4115	3748	3851	4006	3721	4026	4394	4323	3578	4323	3834	4163			
Central	2136	1618	2092	1960	1652	1465	2203	2191	1529	1547	1849	2200	1534	1593	1576	1672	1744	1737	1470	1792	1380	1657	1485	1741	1885	1565	1791	1824			
Durango		203		221		253		82		188		187		189		254		254													298
Eagle County		882		831		765		570		659		684		744		817		817													506
Fort Collins/Loveland	5433	6215	5857	6033	6098	5593	6045	5653	5792	6226	5837	6434	5781	6052	5248	5570	5969	6337	6195	6701	6535	6998	6759	6964	6676	6608	6777	6770			
Fort Collins	4513	5111	4776	4999	5113	4525	4997	4647	4786	5281	4857	5503	5069	5259	4689	5006	5055	5294	5307	5645	5445	5743	5639	5674	5511	5499	5444	5501			
Northwest	1394	1507	1599	1707	1473	1102	1642	1543	1323	1604	1186	1332	1380	1381	1382	1382	1122	1200	1153	1484	1284	1716	1527	1519	1511	1310	1310	1302			
Northeast	59	92	167	138	58	58	122	76	58	56	120	120	82	77	56	56	80	73	84	56	56	56	77	73	126	74	95	74			
Southeast	1192	1663	1214	1484	2036	1700	1653	1570	1820	1820	1710	2210	1962	2176	1979	2165	2195	2471	2445	2525	2525	2441	2368	2535	2363	2488	2373	2665			
Southwest	1868	1849	1796	1670	1546	1665	1580	1458	1585	1801	1841	1841	1645	1625	1272	1403	1658	1550	1625	1580	1580	1530	1667	1547	1511	1627	1666	1460			
Loveland	920	1104	1081	1034	985	1068	1048	1006	1006	945	980	931	712	793	559	564	914	1043	888	1056	1090	1255	1120	1290	1165	1109	1333	1289			
Fort Morgan/Brush		245		366		342		144		240		216		240		264		264													198
Glenwood Springs		273		231		223		242		169		172		224		206		206													326
Grand Junction	1085	717	1157	1289	1427	1002	1128	1062	967	897	962	1008	667	615	647	820	617	707	577	484	385	467	447	609	561	647	426	737			
Greeley	2936	3163	2735	3026	2798	2866	2948	2836	2952	2925	3085	3202	3193	3474	3390	3631	3586	3380	3566	3540	3623	3390	3555	3656	3861	3517	3947	3742			
Gunnison		60		88		88		88		60		60		88		60		60													60
Montrose		16		92		132		16		126		92		92		76		76													76
Pueblo	1176	1717	1112	1419	1381	1503	1569	1392	1534	1457	1420	1602	1424	1547	1585	1588	1736	1739	1639	1813	1916	1806	1916	1426	1590	1671	1599	1661			
Northwest	90	90	91	91	91	91	93	93	93	173	93	173	93	171	173	168	168	171	168	168	171	168	168	168	88	88	90	88	88		
Northeast	841	1069	743	908	971	1067	1067	1067	1101	851	920	999	924	1043	990	990	1138	1138	1138	1138	1252	1252	1348	823	1168	1271	1273	1271			
Southeast	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Southwest	245	558	278	420	319	345	409	232	335	433	407	430	407	333	422	430	430	430	333	507	493	386	400	435	334	310	238	302			
Southeastern Colorado		110		90		120		10		110		0		110		142		142													142
Steamboat Springs		303		206		240		151		146		146		146		146		146													104
Sterling		240		196		240		196		240		228		154		318		318													254
Summit County		243		243		243		243		182		152		213		243		243													243
Total Responses	29003	34185	30725	34635	32073	34919	32582	34622	32426	35023	32649	36687	32033	35540	32518	33067	33676	36504	33059	33935	33764	37268	34026	34182	34111	37695	35017	35181			

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

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



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

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
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
1st Quarter 2019**	5.2	1408.73	1375.66

[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				2019			
	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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	0.0			16.9 5.9				12.4				10.2				0.0				0.0				0.0							
Aspen	0.5			0.9 2.5				0.5 0.0				0.0 0.5				2.0				0.0				0.0							
Central Mountains	4.2			1.5 1.4				0.0 6.5				3.0 1.8				3.0				1.2				0.9							
Buena Vista	*			*				*				*				*				*				*							
Canon City	*			*				*				*				*				*				*							
Lake County	*			*				*				*				*				*				*							
Salida	*			*				*				*				*				*				*							
Colorado Springs	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	5.6	5.6	6.0	5.6
Northwest	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	4.4	4.4	5.1	5.3
Northeast	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	7.6	7.6	6.1	7.6
Far Northeast	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	6.1	6.1	6.1	6.1
Southeast	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	4.3	4.3	4.3	4.3
Security/Widefield/Fountain	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	4.1	4.1	4.1	4.1
Southwest	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	4.2	4.2	4.2	4.2
Central	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	5.6	5.6	5.6	5.6
Durango	1.5			2.3 4.3				1.2 2.7				1.6 1.1				11.8 4.7				5.3				3.7							
Eagle County	14.2			4.5 8.8				1.6 4.4				1.2 4.2				2.0 2.2				2.9				2.2							
Fort Collins/Loveland	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	2.7	2.7	2.7	2.7
Fort Collins	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	2.5	2.5	2.5	2.5
Northwest	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	1.2	1.2	1.2	1.2
Northeast	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	2.7	2.7	2.7	2.7
Southeast	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	2.7	2.7	2.7	2.7
Southwest	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	3.3	3.3	3.3	3.3
Loveland	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	3.4	3.4	3.4
Fort Morgan/Brush	2.9			6.8 2.3				4.9 2.5				5.1 7.5				7.6				9.0				8.1							
Glenwood Springs	1.8			23.4 10.3				7.0 2.4				3.5 1.8				2.9				2.8				2.1							
Grand Junction	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	1.9	1.9	1.9	1.9
Greeley	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	4.8	4.8	4.8	4.8
Gunnison	11.7			8.0 3.4				3.4 0.0				1.7 0.0				0.0 0.0				0.0 0.0				0.0 0.0							
Montrose	18.8			6.5 1.5				0.0 5.6				5.4 5.4				0.0 0.0				0.0 0.0				0.0 0.0							
Pueblo	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	2.5	2.5	2.5	2.5
Northwest	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	0.0	0.0	0.0
Northeast	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	3.1	3.1	3.1	3.1
Southeast	0.0			0.0				0.0				0.0				0.0				0.0				0.0							
Southwest	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	1.0	1.0	1.0	1.0
Southeastern Colorado	0.9			1.1 0.0				30.0 0.0				0.0 0.0				0.7				0.7				1.4							
Steamboat Springs	10.2			5.8 17.1				2.6 0.0				0.0 0.0				0.0				3.4				1.9							
Sterling	11.3			7.7 7.5				10.2 7.5				4.8 8.4				5.0				0.0				2.4							
Summit County	6.2			2.1 4.1				3.3 1.1				0.0 0.5				3.7				1.9				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				2019			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	Efficiency	4.7	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	3.5			
	One bedroom	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	4.6			
	Two bed, one bath	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	3.3			
	Two bed, two bath	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	5.3			
	Three bedroom	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	4.3			
All	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	4.5				
Alamosa	Efficiency								50.0																			
	One bedroom		3.8		10.3				3.1						0.0				0.0									
	Two bed, one bath		8.8		16.1				11.1						0.0				0.0									
	Two bed, two bath		0.0		0.0				10.7																			
	All		5.9		12.4				10.2						0.0				0.0									
Aspen	Efficiency	4.5			0.0	0.0			0.0	0.0				0.0					0.0									
	One bedroom	3.1			0.0	0.0			0.0	0.0				0.0					0.0									
	Two bed, one bath	0.0			0.0	0.0			0.0	0.0				0.0					0.0									
	Two bed, two bath	3.4			1.1	0.0			0.0	0.0				2.3					0.0									
	All	2.5			0.5	0.0			0.0	0.5				8.3					0.0									
Buena Vista	Efficiency	*			*	*			*	*				*				*		*				*				
	One bedroom	*			*	*			*	*				*				*		*				*				
	Two bed, one bath	*			*	*			*	*				*				*		*				*				
	Two bed, two bath	*			*	*			*	*				*				*		*				*				
	All	*			*	*			*	*				*				*		*				*				
Canon City	Efficiency	*			*	*			*	*				*				*		*				*				
	One bedroom	*			*	*			*	*				*				*		*				*				
	Two bed, one bath	*			*	*			*	*				*				*		*				*				
	Two bed, two bath	*			*	*			*	*				*				*		*				*				
	All	*			*	*			*	*				*				*		*				*				
Central Mountains *	Efficiency	0.0																	3.7									
	One bedroom	0.0												0.0											4.5			
	Two bed, one bath	1.8			0.0		6.5		3.2		1.8			3.6					0.7						0.0			
	Two bed, two bath								0.0																			
	All								0.0					0.0					3.7						0.0			
Colorado Springs	Efficiency	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	3.5			
	One bedroom	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	5.5			
	Two bed, one bath	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	4.2			
	Two bed, two bath	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	6.8			
	All	5.4	5.4	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	5.1	5.2	5.0	4.0	6.8	7.4	6.4	5.4	5.4	6.3	6.3	5.2	6.0	5.6			
Durango	Efficiency	20.0							0.0	0.0									10.0						10.0			
	One bedroom	4.3			3.4		4.0		0.0	0.0					6.7				3.7						0.0			
	Two bed, one bath	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				1.4						0.0			
	All	4.3			1.2		2.7		1.6	1.1					4.7				5.3						3.7			
Eagle County	Efficiency	25.0			1.1		11.4		4.2	8.3					4.5				11.4							4.5		
	One bedroom	4.2			2.0		6.2		1.3	3.4					1.6				2.7							2.4		
	Two bed, one bath	13.8			1.8		3.8		0.0	1.7					2.0				1.6							6.1		
	Two bed, two bath	3.4			1.3		3.3		3.3	9.2					2.4				2.4							0.0		
	All	8.8			1.6		4.4		1.2	4.2					2.2				2.9							2.2		
Fort Collins Loveland	Efficiency	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	1.3			
	One bedroom	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	2.6			
	Two bed, one bath	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	2.4			
	Two bed, two bath	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	3.0			
	All	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	3.1			
Fort Morgan/ Brush	Efficiency	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	2.7			
	One bedroom																									0.0		
	Two bed, one bath		2.7			5.1		3.7		10.1		11.6				11.5				12.1						8.9		
	Two bed, two bath		0.0			5.3		3.2		2.2		0.0				6.5				2.6						5.3		
	All																									16.7		
																										8.1		

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

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

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2013				2014				2015				2016				2017				2018				2019			
		2nd Qtr	3rd Qtr	4th Qtr		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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	7.8				8.7 1.5				1.5 3.1				2.1				0.0				2.7							
	9 to 50	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				5.3 1.3				3.4				4.3				2.5							
	100-199																												
	199-349																												
Grand Junction	2 to 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	1.2				3.9	
	9 to 50	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				4.3	
	51 to 99	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	9.0	4.5	3.3			0.0	
	100-199	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			0.3	
	199-349																												
Greeley	2 to 8	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			0.0	
	9 to 50	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			3.5	
	51 to 99	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			2.5	
	100-199	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			7.2	
	199-349	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			3.3	
Gunnison	2 to 8					7.1				0.0																			
	9 to 50	3.6				1.7				0.0				0.0				0.0				0.0							
	51 to 99	3.3				0.0				1.7				0.0				0.0				0.0							
	100-199																												
	199-349																												
Lake County	2 to 8	*				*				*				*				*				*							
	9 to 50	*				*				*				*				*				*							
	51 to 99	*				*				*				*				*				*							
	100-199	*				*				*				*				*				*							
	199-349	*				*				*				*				*				*							
Montrose	2 to 8																												
	9 to 50	1.8				0.0				10.0				0.0				0.0				0.0							
	51 to 99	1.3				2.6				6.6				6.6				0.0				0.0							
	100-199																												
	199-349																												
Pueblo	2 to 8	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			2.3	
	9 to 50	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			0.0		
	51 to 99	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			0.0	
	100-199	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			1.9	
	199-349	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			3.8	
Salida	2 to 8	*				*				*				*				*				*							
	9 to 50	*				*				*				*				*				*							
	51 to 99	*				*				*				*				*				*							
	100-199	*				*				*				*				*				*							
	199-349	*				*				*				*				*				*							
Southeastern Colorado	2 to 8																												
	9 to 50	0.0				30.0				0.0				0.0				1.6				3.2							
	51 to 99	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	19.3				0.0				0.0				0.0				0.0				0.0							
	51 to 99	25.9																				1.8							
	100-199	10.7				3.9				0.0				0.0				0.0				5.8							
	199-349																												
Sterling	2 to 8																												
	9 to 50	18.4				12.5				9.2				10.9				12.5				10.9				0.0			
	51 to 99	3.7				7.4				1.9				0.0				5.6				3.5				0.0			
	100-199	1.8				10.9				9.1				3.6								3.6				0.0			
	199-349																									1.8			
Summit County	2 to 8																												
	9 to 50	0.0				0.0				0.0				0.5				0.0				3.3							
	51 to 99	4.7				3.8				1.3				0.0				0.5				4.2				1.4			
	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 (CONTINUED)

(In Percent)

Market Area	Age of Building	2013			2014				2015				2016				2017				2018				2019			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	To 1959				0.0			0.0				0.0				0.0				0.0								
	1960-69				0.0			0.0				50.0				0.0				0.0								
	1970-79				0.0			12.5				6.3				0.0				0.0						1.2		
	1980-89				11.9			8.3				2.1				2.1				3.2						4.8		
	1990-99				7.3			3.6				0.0				0.0				0.0						0.0		
	2000-09 2010+				66.7			33.3				0.0				0.0				0.0						0.0		
Grand Junction	To 1959	18.8	0.0	0.0	3.6	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3	
	1960-69	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1970-79	12.0	10.8	9.4	6.8	7.7	7.3	7.8	7.4	3.5	1.7	2.8	0.6	1.7	0.4	1.0	0.7	1.3	0.0	0.0	0.0	0.4	0.8	0.4	2.8	3.3	2.6	
	1980-89	8.3	31.0	11.7	7.5	10.0	4.9	7.2	4.2	5.3	4.1	3.7	1.9	4.1	1.5	4.4	2.7	7.3	2.2	0.8	0.8	12.2	6.7	0.8	7.8	0.0	7.8	
	1990-99	17.0	9.0	2.4	4.0	7.9	0.0	16.4	4.0	1.6	1.9	3.0	2.7	0.0	0.0	0.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2000-09 2010+	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Greeley	To 1959						16.7	0.0																				
	1960-69	6.0	4.1	2.0	0.0	4.1	2.9	1.0	2.9	1.4	1.0	0.8	0.7	2.0	2.0	5.1	4.1	5.1	3.1	3.1	3.1	4.1	3.1	3.1	3.1	5.1		
	1970-79	1.3	0.8	1.5	1.1	2.2	1.2	1.4	1.1	0.7	2.7	1.4	1.3	1.5	1.5	1.7	1.3	1.4	1.0	1.4	1.2	1.3	1.1	1.2	1.3	1.3		
	1980-89	2.5	1.0	0.2	0.0	7.7	3.3	0.4	1.0	0.6	0.8	1.6	2.9	4.1	4.2	3.7	6.3	1.6	4.3	5.3	1.4	7.6	2.4	7.5	8.8	8.8		
	1990-99	0.3	1.2	0.9	0.9	0.9	4.5	0.6	0.6	0.3	2.8	5.8	4.1	1.3	0.6	3.8	3.8	0.0	0.6	0.0	0.6	2.5	0.0	1.9	1.9	1.9		
	2000-09 2010+	2.2	1.1	44.6	30.4	10.5	4.2	3.1	2.6	7.1	2.7	0.5	3.6	18.8	8.6	10.0	6.4	6.3	7.0	7.8	0.5	0.9	2.8	1.4	5.5	6.1	2.4	
Gunnison	To 1959																											
	1960-69																											
	1970-79		3.3		1.7		0.0		1.7		0.0																	
	1980-89																											
	1990-99		3.6		7.1																							
	2000-09 2010+																											
Lake County	To 1959		*		*		*		*		*		*		*		*		*		*		*		*		*	
	1960-69		*		*		*		*		*		*		*		*		*		*		*		*		*	
	1970-79		*		*		*		*		*		*		*		*		*		*		*		*		*	
	1980-89		*		*		*		*		*		*		*		*		*		*		*		*		*	
	1990-99		*		*		*		*		*		*		*		*		*		*		*		*		*	
	2000-09 2010+		*		*		*		*		*		*		*		*		*		*		*		*		*	
Montrose	To 1959																											
	1960-69																											
	1970-79		6.3		0.0		18.8		0.0		0.0																	
	1980-89						5.9																					
	1990-99		1.3				2.6		6.6		6.6																	
	2000-09 2010+		0.0																									
Pueblo	To 1959	5.9	11.8	5.9	5.9	0.0	5.9	11.8	5.9	5.9	5.9	5.9	14.3	0.0	5.9	0.0	14.3	0.0	14.3	7.1	7.1	7.1	7.1	7.1	7.1	7.1		
	1960-69	0.0	0.0	0.0	0.0	3.2	1.8	1.1	0.6	1.1	1.8	4.1	0.0	0.0	1.2	0.0	1.8	0.6	1.8	1.2	1.2	0.0	0.0	0.0	0.0	0.0		
	1970-79	12.5	10.9	9.9	8.7	8.3	9.0	8.4	4.6	7.5	8.2	7.0	3.4	2.9	3.5	1.4	2.9	4.1	3.2	7.1	6.3	4.3	7.2	2.0	2.0	2.0		
	1980-89																											
	1990-99		1.0	1.0	7.3	2.1	7.3	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7	1.1	3.3	1.1	1.1	0.0	0.0	0.0	0.0	0.0		
	2000-09 2010+	7.1	7.1	5.0	10.0	0.0	7.4	3.4	1.4	1.0	0.7	0.0	0.7	1.4	4.9	2.4	2.1	2.8	9.1	3.0	2.3	1.0	5.7	4.4	4.4	4.5		
Salida	To 1959		*		*		*		*		*		*		*		*		*		*		*		*		*	
	1960-69		*		*		*		*		*		*		*		*		*		*		*		*		*	
	1970-79		*		*		*		*		*		*		*		*		*		*		*		*		*	
	1980-89		*		*		*		*		*		*		*		*		*		*		*		*		*	
	1990-99		*		*		*		*		*		*		*		*		*		*		*		*		*	
	2000-09 2010+		*		*		*		*		*		*		*		*		*		*		*		*		*	
Southeastern Colorado	To 1959																											
	1960-69																											
	1970-79		0.0				0.0																					
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Steamboat Springs	To 1959																											
	1960-69																											
	1970-79																											
	1980-89		21.9		0.0		0.0		0.0		0.0																	
	1990-99		10.7		3.9		0.0		0.0		0.0																	
	2000-09 2010+																											
Sterling	To 1959																											
	1960-69		8.3				0.0																					
	1970-79		1.8		10.9		9.1		3.6																			
	1980-89		10.5		7.4		7.0		3.5		12.5																	
	1990-99		18.8		12.5		6.3		12.5		7.4																	
	2000-09 2010+																											
Summit County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89		0.0		0.0		0.0		0.0		0.5																	
	1990-99		4.7		3.8		1.3																					
	2000-09 2010+																											

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

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2013			2014				2015				2016				2017				2018				2019			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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					687.09							648.86														655.68	
	1990-99												663.27														727.09	
	2000-09 2010+																											
Aspen	To 1959																											
	1960-69																											
	1970-79																											
	1980-89					1054.82																						
	1990-99					704.17																						
	2000-09 2010+					1145.95																						
Buena Vista	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Canon City	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Central Mountains	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Colorado Springs	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Durango	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Eagle County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Fort Collins/Loveland	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Fort Morgan/Brush	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											

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

RENT PER SQUARE FOOT BY APARTMENT TYPE AND COUNTY

(In Dollars)

Market Area	Apartment Type	2013				2014				2015				2016				2017				2018				2019			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	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																								
	One bedroom				0.83				1.05																1.16				
	Two bed, one bath							1.03																	0.00				
	Two bed, two bath																												
	Three bedroom																												
Aspen	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													
Buena Vista	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													
Canon City	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													
Central Mountains	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													
Colorado Springs	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													
Durango	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													
Eagle County	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													
Fort Collins/ Loveland	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													
Fort Morgan/ Brush	Efficiency																												
One bedroom																													
Two bed, one bath																													
Two bed, two bath																													
Three bedroom																													

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				2019			
		2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	To 1959																											
	1960-69																											
	1970-79								9.1																	9.1		
	1980-89								3.0							0.0											0.0	
	1990-99																											
	2000-09 2010+																											
Aspen	To 1959																											
	1960-69																											
	1970-79		3.5		1.8		1.8		0.0		1.7				1.7													
	1980-89		4.2				8.3		0.0		0.0				0.0											0.0		
	1990-99		4.1				1.6		1.6		0.0				0.0				4.8							1.6		
	2000-09 2010+																											
Buena Vista	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Canon City	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09 2010+																											
Central Mountains	To 1959		0.0												0.0												0.0	
	1960-69		6.3												6.3													
	1970-79		0.0		1.5		12.5		4.8		3.1				6.3											0.0		
	1980-89																											
	1990-99		6.3				12.5		4.8		3.1				6.3													
	2000-09 2010+																											
Colorado Springs	To 1959	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	4.8			
	1960-69	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	2.9			
	1970-79	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	3.8			
	1980-89	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	4.4			
	1990-99	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	5.2			
	2000-09 2010+	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	5.8			
Durango	To 1959																											
	1960-69		5.6		0.0		5.6		5.6		5.6				11.1													
	1970-79																											
	1980-89		0.0		0.0		0.0		5.9		0.0				0.0										0.0			
	1990-99		0.0		2.3		0.0		2.5		0.0				0.0													
	2000-09 2010+																		9.9					5.9				
Eagle County	To 1959																											
	1960-69																											
	1970-79		1.0				0.0		0.0		1.0				0.0				0.0									
	1980-89				1.6				0.0		1.0				0.0													
	1990-99		3.3				2.6		1.5																			
	2000-09 2010+		6.8		2.3		2.8		4.5		8.2				8.0				3.4					4.0				
Fort Collins/ Loveland	To 1959	0.0	0.0	2.9	0.0		0.0	0.0	0.0	0.0	0.0	0.0						0.0		0.0								
	1960-69	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	0.9			
	1970-79	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	2.4			
	1980-89			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	6.6			
	1990-99	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	2.3			
	2000-09 2010+	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	5.6			
Fort Morgan/ Brush	To 1959																											
	1960-69																											
	1970-79		0.0						1.0		1.4				2.1										4.2			
	1980-89		0.0		0.0		0.0		2.4		0.0				0.0										1.5			
	1990-99																											
	2000-09 2010+		0.0		0.0				3.3		0.0				3.3				0.0						0.0			

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

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

Market Area	Size	2013				2014				2015				2016				2017				2018				2019				
		2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr		
Colorado Springs	2 to 8	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	50.0					
	9 to 50	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	-1.2					
	51 to 99	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	1.5					
	100 - 199	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	8.3					
	200 - 349	8.8	7.3	7.0	11.8	12.3	10.4	5.3	5.9	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	6.3						
	350 up	9.3	7.4	9.8	5.8	4.8	7.8	3.3	7.7	6.3	2.9	4.0	1.2	4.9	5.4	5.2	3.2	8.2	4.8	2.7	2.1	4.7	4.1	3.4						
Average	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	7.8	7.7	13.2	5.9	3.3	6.7	8.6	5.1	7.3	6.2						
Fort Collins/ Loveland	2 to 8	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	0.0					
	9 to 50		-1.9					9.3						0.0	1.6	1.0		28.8	14.4	0.6	-1.5	3.2	4.8	9.8	7.0					
	51 to 99		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	5.8	6.0	8.3	7.1	4.2	5.7					
	100 - 199	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	2.9					
	200 - 349	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	3.3					
	350 up	-226.4	4.3	2.6	72.7	0.7	2.8	13.4	-1.6		-5.4	15.0	9.6				23.2			8.4	3.9	-6.8								
Average	-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	3.4						
Grand Junction	2 to 8	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	-0.1						
	9 to 50	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	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			0.7						
	100 - 199																													
	200 - 349																													
	350 up																													
Average	3.2	-4.8	7.9	8.4	1.8	-2.3	0.5	2.5	3.1	0.4	-1.1	-1.0	-0.3	-1.0	-0.6	-7.9	2.0	-0.1	2.8	1.7	0.1		0.4							
Greeley	2 to 8	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	0.3					
	9 to 50	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	-0.1					
	51 to 99	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	5.2					
	100 - 199	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	7.8					
	200 - 349	12.1	10.0		11.6	2.7		10.9	14.3	13.6	55.5		0	0	0	0	0	0	0	0	0	0	0	0	0					
	350 up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Average	21.1	20.0	62.1	32.4	13.3	24.5	18.9	21.5	22.0	36.2	16.0	19.8	18.0	4.2	6.2	6.1	6.1	18.9	12.1	7.9	8.1	10.2	5.3	7.4						
Pueblo	2 to 8	-5.5	3.0	0.0	1.3	1.9	9.2	43.8	0.0	2.1	6.6	-6.8	0.0	-8.7	-2.0	-2.3	-2.3	-5.6	-5.3	-9.4	-9.9	-1.5	-4.8	3.6	4.6					
	9 to 50	2.2	-1.6	3.3	-0.2	-0.9	1.3	12.6	4.8	-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	4.6					
	51 to 99							16.5	9.0	17.0		13.6			0.3	8.1	3.0	4.1			8.0		2.8	8.3	10.8					
	100 - 199				6.4	15.8				0.7	6.0								15.2	6.4				12.0	10.2					
	200 - 349																													
	350 up																													
Average	-7.0	-5.9	-3.7	0.1	6.3	-1.2	12.3	5.5	1.2	1.7	8.1	1.9	4.2	5.1	6.7	4.2	5.0	14.3	6.4	7.2	2.9	1.4	10.6	10.1						

*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	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%			7.2%	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
TOTAL UNITS AVAILABLE	2011	44365	19797	11706	9270		2014	45742	20816	11818	9279
UNITS ADDED SINCE LAST SURVEY	Third Qtr	0	332	18	0		First Qtr	0	108	0	0
TOTAL UNITS AVAILABLE		44365	20129	11724	9270			45742	20924	11818	9279
QUARTERLY VACANCY RATE		6.2%	2.2%	1.8%	7.4%			6.7%	1.6%	4.4%	8.1%
UNITS RENTED		41592	19695	11508	8588			42672	20586	11297	8524
UNITS VACANT		2773	434	216	682			3070	338	521	755
NUMBER ABSORBED THIS TIME PERIOD		-22	358	229	4			195	62	225	15
TOTAL UNITS AVAILABLE	2011	44365	20129	11724	9270		2014	45742	20924	11818	9279
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	77	0	25	0		Second Qtr	240	18	48	0
TOTAL UNITS AVAILABLE		44442	20129	11749	9270			45982	20942	11866	9279
QUARTERLY VACANCY RATE		6.7%	3.0%	6.4%	7.3%			5.5%	2.9%	4.1%	6.7%
UNITS RENTED		41471	19532	11002	8597			43433	20334	11380	8660
UNITS VACANT		2971	597	747	673			2549	608	486	619
NUMBER ABSORBED THIS TIME PERIOD		-199	-163	-531	9			521	-271	35	137
TOTAL UNITS AVAILABLE	2012	44442	20129	11749	9270		2014	45982	20942	11866	9279
UNITS ADDED SINCE LAST SURVEY	First Qtr	230	0	7	4		Third Qtr	20	183	99	0
TOTAL UNITS AVAILABLE		44672	20129	11756	9274			46002	21125	11965	9279
QUARTERLY VACANCY RATE		6.4%	2.6%	5.8%	5.9%			4.3%	0.9%	2.3%	8.0%
UNITS RENTED		41809	19606	11075	8728			44032	20925	11695	8538
UNITS VACANT		2863	523	681	546			1970	200	270	741
NUMBER ABSORBED THIS TIME PERIOD		109	74	66	126			579	408	216	-122
TOTAL UNITS AVAILABLE	2012	44672	20129	11756	9274		2014	46002	21125	11965	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	0	0	0		Fourth Qtr	456	86	90	0
TOTAL UNITS AVAILABLE		44672	20129	11756	9274			46458	21211	12055	9279
QUARTERLY VACANCY RATE		6.0%	3.5%	5.4%	4.3%			5.3%	1.0%	1.3%	7.3%
UNITS RENTED		41979	19424	11123	8878			44005	21001	11895	8597
UNITS VACANT		2693	705	633	396			2453	210	160	682
NUMBER ABSORBED THIS TIME PERIOD		169	-181	48	151			-483	-10	110	59

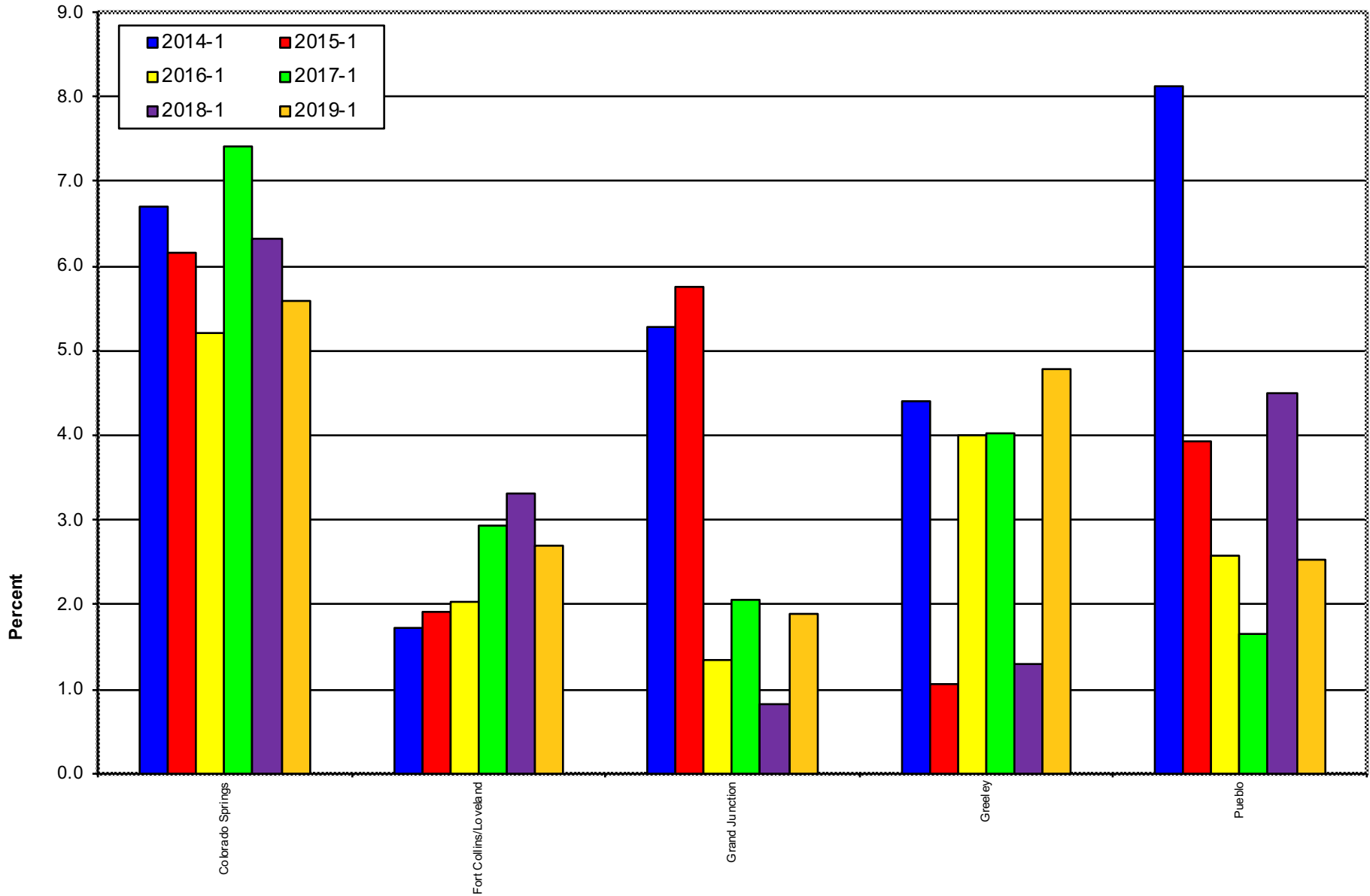
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	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
TOTAL UNITS AVAILABLE	2016	47626	21823	12661	9284		2019	50395	22867	13233	9286
UNITS ADDED SINCE LAST SURVEY	Third Qtr	108	93	90	0		First Qtr	532	0	103	0
TOTAL UNITS AVAILABLE		47734	21916	12751	9284			50927	22867	13336	9286
QUARTERLY VACANCY RATE		4.0%	3.3%	3.8%	2.3%			5.6%	2.6%	4.8%	2.5%
UNITS RENTED		45806	21198	12268	9070			48095	22278	12698	9051
UNITS VACANT		1928	718	483	214			2832	589	638	235
NUMBER ABSORBED THIS TIME PERIOD		473	-94	-42	-16			708	-46	-206	311
TOTAL UNITS AVAILABLE	2016	47734	21916	12751	9284		2019				
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	5	408	123	0		Second Qtr				
TOTAL UNITS AVAILABLE		47739	22324	12874	9284						
QUARTERLY VACANCY RATE		6.8%	3.4%	3.7%	3.1%						
UNITS RENTED		44494	21570	12394	8995						
UNITS VACANT		3245	754	480	289						
NUMBER ABSORBED THIS TIME PERIOD		-1317	-36	3	-75						
TOTAL UNITS AVAILABLE	2017	47739	22324	12874	9284		2019				
UNITS ADDED SINCE LAST SURVEY	First Qtr	367	73	87	0		Third Qtr				
TOTAL UNITS AVAILABLE		48106	22397	12961	9284						
QUARTERLY VACANCY RATE		7.4%	2.3%	4.0%	1.7%						
UNITS RENTED		44543	21888	12441	9130						
UNITS VACANT		3563	509	520	154						
NUMBER ABSORBED THIS TIME PERIOD		-319	245	-40	135						
TOTAL UNITS AVAILABLE	2017	48106	22397	12961	9284		2019				
UNITS ADDED SINCE LAST SURVEY	Second Qtr	403	74	16	0		Fourth Qtr				
TOTAL UNITS AVAILABLE		48509	22471	12977	9284						
QUARTERLY VACANCY RATE		6.3%	2.0%	1.2%	2.2%						
UNITS RENTED		45450	22016	12823	9080						
UNITS VACANT		3059	455	154	204						
NUMBER ABSORBED THIS TIME PERIOD		907	128	382	-50						

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

GRAPH OF VACANCY RATES BY MARKET AREA



Number of Multi-Family Units

Census 2000 Data

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

Source:

2000 Census of Housing, General Housing Characteristics,

Colorado. (Data includes rental and owneroccupied multifamily housing.

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225					7	0.0%										4	0.0%			11	0.0%		
\$226 to \$250					1	0.0%														1	0.0%		
\$251 to \$275																							
\$276 to \$300		71	0.0%		3	0.0%														74	0.0%		
\$301 to \$325					2	0.0%														2	0.0%		
\$326 to \$350		13	0.0%	1	115	0.9%													1	128	0.8%		
\$351 to \$375					2	0.0%		1	0.0%										3	0.0%			
\$376 to \$400				1	32	3.1%										1	0.0%		1	33	3.0%		
\$401 to \$425					5	0.0%													5	0.0%			
\$426 to \$450	1	4	25.0%	2	84	2.4%													3	88	3.4%		
\$451 to \$475					31	0.0%									1	0.0%			32	0.0%			
\$476 to \$500		3	0.0%		128	0.0%	1	42	2.4%									1	173	0.6%			
\$501 to \$525		2	0.0%		10	0.0%		4	0.0%										16	0.0%			
\$526 to \$550					141	0.0%		12	0.0%										153	0.0%			
\$551 to \$575				2	130	1.5%		20	0.0%										2	150	1.3%		
\$576 to \$600	1	7	14.3%	1	49	2.0%		88	1.1%	3	32	9.4%						6	176	3.4%			
\$601 to \$625	2	126	1.6%	11	250	4.4%	2	132	1.5%										15	508	3.0%		
\$626 to \$650	1	39	2.6%	1	27	3.7%	1	27	3.7%		2	0.0%		6	0.0%			3	101	3.0%			
\$651 to \$675	5	126	4.0%	5	179	2.8%	2	162	1.2%		2	0.0%						12	469	2.6%			
\$676 to \$700		83	0.0%	7	249	2.8%	1	38	2.6%		3	0.0%						8	373	2.1%			
\$701 to \$725		59	0.0%	7	97	7.2%	3	135	2.2%							23	0.0%		10	314	3.2%		
\$726 to \$750		3	0.0%	28	503	5.6%	1	19	5.3%		2	0.0%		6	0.0%		14	0.0%	29	547	5.3%		
\$751 to \$775	12	331	3.6%	17	698	2.4%	3	40	7.5%		8	0.0%				17	0.0%		32	1094	2.9%		
\$776 to \$800	3	48	6.3%	1	95	1.1%	5	266	1.9%									1	12	8.3%	10	421	2.4%
\$801 to \$825		42	0.0%	20	543	3.7%	3	46	6.5%						1	0.0%		56	0.0%	23	688	3.3%	
\$826 to \$850				36	717	5.0%	5	366	1.4%	1	72	1.4%		1	44	2.3%			43	1199	3.6%		
\$851 to \$875				25	396	6.3%	4	223	1.8%		92	0.0%						1	7	14.3%	30	718	4.2%
\$876 to \$900	2	42	4.8%	17	304	5.6%	13	271	4.8%	1	36	2.8%						7	7	0.0%	33	660	5.0%
\$901 to \$925				5	190	2.6%	5	362	1.4%	1	16	6.3%								11	568	1.9%	
\$926 to \$950		49	0.0%	48	767	6.3%	32	673	4.8%		5	0.0%							80	1542	5.2%		
\$951 to \$975				4	395	1.0%	3	92	3.3%	3	94	3.2%		1	115	0.9%			11	696	1.6%		
\$976 to \$1000	4	56	7.1%	10	682	1.5%	11	158	7.0%	1	47	2.1%		1	72	1.4%			27	1015	2.7%		
\$1001 to 1025	1	36	2.8%	3	225	1.3%	8	214	3.7%		66	0.0%		7	60	11.7%			19	601	3.2%		
\$1026 to 1050	6	101	5.9%	21	382	5.5%	6	199	3.0%	12	274	4.4%		29	0.0%			45	985	4.6%			
\$1051 to 1075	2	7	28.6%	28	462	6.1%	11	206	5.3%		32	0.0%		1	20	5.0%			42	727	5.8%		
\$1076 to 1100	3	62	4.8%	23	878	2.6%	14	420	3.3%		20	0.0%		1	49	2.0%		1	50	2.0%	42	1479	2.8%
\$1101 to 1125	2	46	4.3%	16	310	5.2%	6	283	2.1%	2	24	8.3%		8	0.0%			22	0.0%	26	693	3.8%	
\$1126 to 1150				10	252	4.0%	4	170	2.4%	14	256	5.5%		8	0.0%				28	686	4.1%		
\$1151 to 1175	1	24	4.2%	17	327	5.2%	7	357	2.0%	23	296	7.8%		1	3	33.3%			49	1007	4.9%		
\$1176 to 1200	5	106	4.7%	40	765	5.2%	4	138	2.9%	9	271	3.3%		2	0.0%				58	1282	4.5%		
\$1201 to 1225		14	0.0%	15	564	2.7%	11	389	2.8%	15	408	3.7%		33	0.0%				41	1408	2.9%		
\$1226 to 1250	7	104	6.7%	66	1478	4.5%	11	481	2.3%	2	12	16.7%		40	0.0%				86	2115	4.1%		
\$1251 to 1275		48	0.0%	48	286	16.8%	5	160	3.1%	11	354	3.1%		4	151	2.6%		1	0.0%	68	1000	6.8%	
\$1276 to 1300				24	444	5.4%	5	217	2.3%	18	468	3.8%		3	43	7.0%		2	3	66.7%	52	1175	4.4%
\$1301 to 1325				71	288	24.7%	10	192	5.2%	22	469	4.7%		30	0.0%				103	979	10.5%		
\$1326 to 1350				19	527	3.6%	3	261	1.1%	21	786	2.7%		1	47	2.1%			44	1621	2.7%		
\$1351 to 1375				7	162	4.3%	8	53	15.1%	14	560	2.5%		3	0.0%			1	50	2.0%	30	828	3.6%
\$1376 to 1400				8	104	7.7%	15	396	3.8%	7	214	3.3%		10	96	10.4%			1	0.0%	40	811	4.9%
\$1401 to 1425				6	168	3.6%	8	291	2.7%	19	615	3.1%		4	0.0%				33	1078	3.1%		
\$1426 to 1450				11	151	7.3%	5	105	4.8%	58	692	8.4%		47	0.0%			6	72	8.3%	80	1067	7.5%
\$1451 to 1475				13	180	7.2%	2	52	3.8%	54	1112	4.9%		1	47	2.1%			70	1391	5.0%		
\$1476 to 1400				1	21	4.8%	18	109	16.5%	33	335	9.9%		3	48	6.3%		2	13	15.4%	57	526	10.8%
\$1501 to 1525					152	0.0%				5	178	2.8%		44	0.0%			1	0.0%	5	375	1.3%	
\$1526 to 1550					38	0.0%		1	0.0%	35	666	5.3%		1	60	1.7%			36	765	4.7%		
\$1551 to 1575										50	786	6.4%		1	46	2.2%		8	24	33.3%	59	856	6.9%
\$1576 to 1500										20	198	10.1%			119	0.0%			16	0.0%	20	333	6.0%
\$1601 to 1625										6	118	5.1%		2	53	3.8%			8	171	4.7%		
\$1626 to 1650										4	60	6.7%		1	83	1.2%		6	67	9.0%	11	210	5.2%
\$1651 to 1675										7	211	3.3%		1	112	0.9%			1	0.0%	8	324	2.6%
\$1676 to 1600										6	180	3.3%		14	123	11.4%			1	0.0%	20	304	6.6%
\$1701 to 1725										5	80	6.3%		6	102	5.9%				11	182	6.0%	
\$1726 to 1750											8	0.0%		13	138	9.4%			8	0.0%	13	154	8.4%
\$1751 to 1775														1	65	1.5%				1	65	1.5%	
\$1776 to 1800								1	0.0%					18	102	17.6%		1	16	6.3%	19	119	16.0%
\$1801 to 1825								2	13	15.4%				3	23	13.0%				5	36	13.9%	
\$1826 to 1850														1	32	3.1%				1	32	3.1%	
\$1851 to 1875											72	141	51.1%		1	0.0%				72	142	50.7%	
\$1876 to 1900											59	0.0%		2	100	2.0%				2	159	1.3%	
\$1901 to 1926										1	15	6.7%		2	138	1.4%				3	153	2.0%	
\$1926 to 1950														1	66	1.5%				1	66	1.5%	
\$1951 to 1975																							
\$1976 to 2000															1	0.0%				1	0.0%		
\$2000 and up																							
TOTALS	58	1652	3.5%	696	14996	4.6%	259	7885	3.3%	555	10375	5.3%	102	2486	4.1%	29	470	6.2%	1699	37864	4.5%		

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

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

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																4	0.0%		4	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					1	0.0%														1	0.0%				
\$476 to \$500																									
\$501 to \$525																									
\$526 to \$550																									
\$551 to \$575																									
\$576 to \$600	1	7	14.3%							3	32	9.4%							4	39	10.3%				
\$601 to \$625	2	126	1.6%																2	126	1.6%				
\$626 to \$650																				7	0.0%				
\$651 to \$675	5	126	4.0%										6	0.0%					5	126	4.0%				
\$676 to \$700		10	0.0%																5	91	5.5%				
\$701 to \$725		59	0.0%		6	49	12.2%												6	131	4.6%				
\$726 to \$750		3	0.0%		25	318	7.9%												25	321	7.8%				
\$751 to \$775	11	309	3.6%		17	665	2.6%												28	974	2.9%				
\$776 to \$800	3	45	6.7%		1	85	1.2%		1	36	2.8%					1	12	8.3%	6	178	3.4%				
\$801 to \$825		42	0.0%		19	456	4.2%		1	42	2.4%								20	540	3.7%				
\$826 to \$850					35	607	5.8%		2	11	18.2%								37	618	6.0%				
\$851 to \$875					24	328	7.3%		4	217	1.8%								29	552	5.3%				
\$876 to \$900		1	0.0%		17	260	6.5%		13	263	4.9%		1	10	10.0%			1	7	14.3%	31	534	5.8%		
\$901 to \$925					5	140	3.6%		3	156	1.9%		1	10	10.0%				9	306	2.9%				
\$926 to \$950		49	0.0%		48	766	6.3%		31	604	5.1%			1	0.0%				79	1420	5.6%				
\$951 to \$975					2	240	0.8%		3	92	3.3%		3	47	6.4%				8	379	2.1%				
\$976 to \$1000		4	56	7.1%		9	466	1.9%		11	157	7.0%							25	734	3.4%				
\$1001 to \$1025		1	36	2.8%		1	178	0.6%		7	110	6.4%							9	324	2.8%				
\$1026 to \$1050		6	101	5.9%		20	309	6.5%		6	196	3.1%		11	247	4.5%			5	0.0%	43	858	5.0%		
\$1051 to \$1075					26	344	7.6%		11	204	5.4%								37	580	6.4%				
\$1076 to \$1100		1	15	6.7%		3	156	1.9%		13	262	5.0%							24	0.0%	17	457	3.7%		
\$1101 to \$1125		1	36	2.8%		13	150	8.7%		6	179	3.4%		2	12	16.7%					22	377	5.8%		
\$1126 to \$1150					10	252	4.0%		4	121	3.3%		14	236	5.9%				3	0.0%	28	612	4.6%		
\$1151 to \$1175		1	24	4.2%		17	319	5.3%		2	104	1.9%		22	285	7.7%					42	732	5.7%		
\$1176 to \$1200		3	104	2.9%		37	638	5.8%		4	135	3.0%		7	184	3.8%					51	1061	4.8%		
\$1201 to \$1225					12	391	3.1%		2	40	5.0%		15	408	3.7%				29	0.0%	29	888	3.3%		
\$1226 to \$1250		7	104	6.7%		56	1168	4.8%		8	179	4.5%									71	1451	4.9%		
\$1251 to \$1275					1	2	50.0%		5	132	3.8%		5	207	2.4%						11	389	2.8%		
\$1276 to \$1300					17	183	9.3%		3	150	2.0%		17	203	8.4%		3	42	7.1%		40	578	6.9%		
\$1301 to \$1325					60	109	55.0%					21	359	5.8%							81	468	17.3%		
\$1326 to \$1350					10	276	3.6%		2	197	1.0%		16	460	3.5%						28	933	3.0%		
\$1351 to \$1375										4	0.0%		2	140	1.4%				3	0.0%	1	50	2.0%		
\$1376 to \$1400					4	100	4.0%		4	162	2.5%		1	27	3.7%		1	21	4.8%		10	310	3.2%		
\$1401 to \$1425					5	156	3.2%		4	88	4.5%		8	183	4.4%				4	0.0%	17	431	3.9%		
\$1426 to \$1450					11	151	7.3%		1	56	1.8%			60	0.0%				6	72	8.3%	18	339	5.3%	
\$1451 to \$1475					13	180	7.2%		2	52	3.8%		40	550	7.3%		1	35	2.9%		56	817	6.9%		
\$1476 to \$1400									17	72	23.6%		33	324	10.2%		3	48	6.3%		53	444	11.9%		
\$1501 to \$1525					152	0.0%						5	178	2.8%					12	0.0%	5	342	1.5%		
\$1526 to \$1550												31	505	6.1%		1	16	6.3%			32	521	6.1%		
\$1551 to \$1575												46	636	7.2%						8	24	33.3%	54	704	7.7%
\$1576 to \$1500												20	198	10.1%					25	0.0%	20	239	8.4%		
\$1601 to \$1625												5	84	6.0%		1	50	2.0%			6	134	4.5%		
\$1626 to \$1650																			6	52	11.5%	6	52	11.5%	
\$1651 to \$1675												3	90	3.3%		1	52	1.9%			4	142	2.8%		
\$1676 to \$1600												6	120	5.0%		1	36	2.8%			7	156	4.5%		
\$1701 to \$1725												5	80	6.3%							10	160	6.3%		
\$1726 to \$1750																					13	138	9.4%		
\$1751 to \$1775																					1	21	4.8%		
\$1776 to \$1800																					18	84	21.4%		
\$1801 to \$1825																					3	21	14.3%		
\$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	46	1302	3.5%	529	9676	5.5%	170	4021	4.2%	416	6096	6.8%	54	900	6.0%	23	268	8.6%	1238	22263	5.6%				

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

Vacancy Rates During the Current Quarter Colorado Springs - 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		1	0.0%																	1	0.0%	
\$651 to \$675		3	0.0%																	3	0.0%	
\$676 to \$700		1	0.0%																	1	0.0%	
\$701 to \$725					7	0.0%										23	0.0%			30	0.0%	
\$726 to \$750																						
\$751 to \$775					7	0.0%														7	0.0%	
\$776 to \$800					57	0.0%														57	0.0%	
\$801 to \$825																						
\$826 to \$850					2	27	7.4%													2	27	7.4%
\$851 to \$875																						
\$876 to \$900		1	0.0%																	1	0.0%	
\$901 to \$925					11	0.0%														11	0.0%	
\$926 to \$950					8	0.0%		3	29	10.3%		1	0.0%						3	38	7.9%	
\$951 to \$975					2	148	1.4%					1	0.0%						2	149	1.3%	
\$976 to \$1000												15	0.0%							15	0.0%	
\$1001 to 1025																						
\$1026 to 1050					14	126	11.1%													14	126	11.1%
\$1051 to 1075																						
\$1076 to 1100		12	0.0%		6	0.0%														18	0.0%	
\$1101 to 1125					2	62	3.2%													2	62	3.2%
\$1126 to 1150					1	108	0.9%								3	0.0%				1	111	0.9%
\$1151 to 1175												7	0.0%							7	0.0%	
\$1176 to 1200					14	136	10.3%					2	0.0%							14	138	10.1%
\$1201 to 1225						2	0.0%														2	0.0%
\$1226 to 1250		4	52	7.7%		4	57	7.0%		5	132	3.8%								13	241	5.4%
\$1251 to 1275												3	108	2.8%						3	108	2.8%
\$1276 to 1300																						
\$1301 to 1325											2	61	3.3%							2	61	3.3%
\$1326 to 1350					2	140	1.4%				3	96	3.1%							5	236	2.1%
\$1351 to 1375												48	0.0%								48	0.0%
\$1376 to 1400											1	3	33.3%							1	3	33.3%
\$1401 to 1425									4	88	4.5%									4	88	4.5%
\$1426 to 1450																						
\$1451 to 1475											5	78	6.4%							5	78	6.4%
\$1476 to 1400																						
\$1501 to 1525												7	112	6.3%						7	112	6.3%
\$1526 to 1550												7	144	4.9%						7	144	4.9%
\$1551 to 1575																						
\$1576 to 1500												5	84	6.0%						5	84	6.0%
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750															1	21	4.8%			1	21	4.8%
\$1751 to 1775															1	21	4.8%			1	21	4.8%
\$1776 to 1800															12	0.0%				12	0.0%	
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900															1	36	2.8%			1	36	2.8%
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	4	72	5.6%	41	902	4.5%	12	249	4.8%	33	760	4.3%	3	93	3.2%		23	0.0%	93	2099	4.4%	

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

**Vacancy Rates During the Current Quarter
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		59	0.0%																	59	0.0%	
\$726 to \$750																						
\$751 to \$775				11	567	1.9%														11	567	1.9%
\$776 to \$800																						
\$801 to \$825				1	125	0.8%														1	125	0.8%
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925				2	80	2.5%	3	156	1.9%											5	236	2.1%
\$926 to \$950		28	0.0%	20	273	7.3%	4	143	2.8%											24	444	5.4%
\$951 to \$975																						
\$976 to \$1000	3	24	12.5%	5	184	2.7%							3	0.0%						8	211	3.8%
\$1001 to 1025	1	16	6.3%																	1	16	6.3%
\$1026 to 1050	6	88	6.8%	1	68	1.5%		29	0.0%	5	121	4.1%		2	0.0%					12	308	3.9%
\$1051 to 1075				13	124	10.5%	6	108	5.6%											19	232	8.2%
\$1076 to 1100	1	3	33.3%	1	14	7.1%	5	56	8.9%											7	73	9.6%
\$1101 to 1125				11	88	12.5%	2	32	6.3%											13	120	10.8%
\$1126 to 1150							1	73	1.4%	4	92	4.3%								5	165	3.0%
\$1151 to 1175				3	107	2.8%	1	40	2.5%	7	80	8.8%								11	227	4.8%
\$1176 to 1200										6	72	8.3%								6	72	8.3%
\$1201 to 1225					40	0.0%				4	110	3.6%								4	150	2.7%
\$1226 to 1250				6	232	2.6%														6	232	2.6%
\$1251 to 1275				1	2	50.0%														1	2	50.0%
\$1276 to 1300										10	80	12.5%								10	80	12.5%
\$1301 to 1325				60	109	55.0%				1	64	1.6%								61	173	35.3%
\$1326 to 1350										7	200	3.5%								7	200	3.5%
\$1351 to 1375										2	40	5.0%								2	40	5.0%
\$1376 to 1400				4	100	4.0%							2	0.0%						4	102	3.9%
\$1401 to 1425										1	11	9.1%								1	11	9.1%
\$1426 to 1450																						
\$1451 to 1475				13	180	7.2%														13	180	7.2%
\$1476 to 1400										3	0.0%									3	0.0%	
\$1501 to 1525																						
\$1526 to 1550										12	271	4.4%								12	271	4.4%
\$1551 to 1575																						
\$1576 to 1500										14	120	11.7%		24	0.0%					14	144	9.7%
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																				1	16	6.3%
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																				18	40	45.0%
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875										72	141	51.1%								72	141	51.1%
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	11	218	5.0%	152	2293	6.6%	22	637	3.5%	145	1405	10.3%	19	87	21.8%				349	4640	7.5%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700			9 0.0%																	9 0.0%	
\$701 to \$725																					
\$726 to \$750		3 0.0%		9 60 15.0%															9 63 14.3%		
\$751 to \$775	1 1 100.0%			6 91 6.6%															7 92 7.6%		
\$776 to \$800																					
\$801 to \$825				20 379 5.3%															20 379 5.3%		
\$826 to \$850				5 68 7.4%															5 68 7.4%		
\$851 to \$875							6 41 14.6%												6 41 14.6%		
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950				16 216 7.4%			5 113 4.4%												21 329 6.4%		
\$951 to \$975				1 128 0.8%															1 128 0.8%		
\$976 to \$1000				1 30 3.3%			7 110 6.4%												8 140 5.7%		
\$1001 to 1025				1 1 0.0%															1 1 0.0%		
\$1026 to 1050							5 96 5.2%												5 96 5.2%		
\$1051 to 1075							4 132 3.0%												4 132 3.0%		
\$1076 to 1100																					
\$1101 to 1125							1 37 2.7%												1 37 2.7%		
\$1126 to 1150				14 212 6.6%					10 144 6.9%									10 144 6.9%			
\$1151 to 1175	1 24 4.2%			15 346 4.3%					1 30 3.3%									16 266 6.0%			
\$1176 to 1200																			15 346 4.3%		
\$1201 to 1225				3 100 3.0%					1 76 1.3%										4 176 2.3%		
\$1226 to 1250				43 599 7.2%			3 47 6.4%												49 698 7.0%		
\$1251 to 1275		52 5.8%							1 39 2.6%									1 87 1.1%			
\$1276 to 1300		48 0.0%		17 183 9.3%			3 86 3.5%												20 285 7.0%		
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400							1 52 1.9%												13 126 10.3%		
\$1401 to 1425				5 156 3.2%															16 0.0%		
\$1426 to 1450				11 151 7.3%			7 172 4.1%												4 0.0%		
\$1451 to 1475							1 56 1.8%												6 72 8.3%		
\$1476 to 1400							2 52 3.8%												11 0.0%		
\$1501 to 1525							17 72 23.6%												8 3 48 6.3%		
\$1526 to 1550				152 0.0%															3 16 0.0%		
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	5	137	3.6%	166	2872	5.8%	55	894	6.2%	120	1822	6.6%	16	326	4.9%	15	162	9.3%	377	6213	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 - 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															4		0.0%		4		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					1		0.0%													1	0.0%		
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625	2	126	1.6%																	2	126	1.6%	
\$626 to \$650																							
\$651 to \$675		64	0.0%																		64	0.0%	
\$676 to \$700																							
\$701 to \$725				6	42	14.3%														6	42	14.3%	
\$726 to \$750				5	176	2.8%														5	176	2.8%	
\$751 to \$775		20	0.0%																		20	0.0%	
\$776 to \$800																							
\$801 to \$825		32	0.0%	2	52	3.8%	1	42	2.4%											3	126	2.4%	
\$826 to \$850				13	201	6.5%														13	201	6.5%	
\$851 to \$875				2	112	1.8%									1	7	14.3%			3	119	2.5%	
\$876 to \$900				17	226	7.5%	1	32	3.1%											18	258	7.0%	
\$901 to \$925																							
\$926 to \$950				1	100	1.0%	15	251	6.0%												16	351	4.6%
\$951 to \$975										3	46	6.5%								3	46	6.5%	
\$976 to \$1000				1	88	1.1%	2	48	4.2%	1	32	3.1%								4	168	2.4%	
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075										1	80	1.3%									6	124	4.8%
\$1076 to 1100																					7	204	3.4%
\$1101 to 1125																					2	36	5.6%
\$1126 to 1150																							
\$1151 to 1175																					14	168	8.3%
\$1176 to 1200		24	0.0%	7	104	6.7%														7	128	5.5%	
\$1201 to 1225																							
\$1226 to 1250					72	0.0%															72	0.0%	
\$1251 to 1275																							
\$1276 to 1300															6		0.0%				6	0.0%	
\$1301 to 1325																							
\$1326 to 1350																					28	0.0%	
\$1351 to 1375											4	0.0%									4	0.0%	
\$1376 to 1400										1	68	1.5%									1	68	1.5%
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400															8	128	6.3%			8	128	6.3%	
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600															1	20	5.0%			1	20	5.0%	
\$1701 to 1725															3	56	5.4%			3	56	5.4%	
\$1726 to 1750																12	0.0%				12	0.0%	
\$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	2	266	0.8%	54	1174	4.6%	23	561	4.1%	32	586	5.5%	4	94	4.3%	1	11	9.1%	116	2692	4.3%		

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

**Vacancy Rates During the Current Quarter
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	3	45	6.7%																3	45	6.7%
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775	2	216	0.9%																2	216	0.9%
\$776 to \$800	3	45	6.7%	1	28	3.6%													4	73	5.5%
\$801 to \$825		10	0.0%	12	173	6.9%													12	183	6.6%
\$826 to \$850																					
\$851 to \$875				11	96	11.5%													11	96	11.5%
\$876 to \$900					34	0.0%	6	189	3.2%										6	223	2.7%
\$901 to \$925				3	29	10.3%													3	29	10.3%
\$926 to \$950					36	0.0%	2	34	5.9%										2	70	2.9%
\$951 to \$975					92	0.0%	2	72	2.8%										2	164	1.2%
\$976 to \$1000	1	32	3.1%	2	66	3.0%	7	90	7.8%										10	188	5.3%
\$1001 to 1025		20	0.0%		148	0.0%														168	0.0%
\$1026 to 1050				1	60	1.7%	5	87	5.7%				2	0.0%					6	149	4.0%
\$1051 to 1075												32	0.0%						32	0.0%	
\$1076 to 1100				2	136	1.5%	1	19	5.3%				24	0.0%					3	179	1.7%
\$1101 to 1125																					
\$1126 to 1150				9	144	6.3%													9	144	6.3%
\$1151 to 1175								40	0.0%										40	0.0%	
\$1176 to 1200	3	80	3.8%	1	52	1.9%	1	51	2.0%	1	110	0.9%						6	293	2.0%	
\$1201 to 1225				9	238	3.8%	2	40	5.0%	2	82	2.4%							13	360	3.6%
\$1226 to 1250				2	120	1.7%													2	120	1.7%
\$1251 to 1275							5	132	3.8%										5	132	3.8%
\$1276 to 1300								64	0.0%				3	36	8.3%				10	207	4.8%
\$1301 to 1325										5	108	4.6%							5	108	4.6%
\$1326 to 1350							2	182	1.1%	6	136	4.4%							8	318	2.5%
\$1351 to 1375										52	0.0%			3	0.0%				55	0.0%	
\$1376 to 1400							2	22	9.1%		24	0.0%							2	46	4.3%
\$1401 to 1425																					
\$1426 to 1450													1	24	4.2%				1	24	4.2%
\$1451 to 1475																					
\$1476 to 1400										25	169	14.8%							25	169	14.8%
\$1501 to 1525											10	0.0%		12	0.0%					22	0.0%
\$1526 to 1550										12	114	10.5%		1	16	6.3%			13	130	10.0%
\$1551 to 1575														32	0.0%				32	0.0%	
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650														12	0.0%					12	0.0%
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725										5	80	6.3%							5	80	6.3%
\$1726 to 1750													5	20	25.0%		8	0.0%	5	28	17.9%
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900													1	28	3.6%				1	28	3.6%
\$1901 to 1925																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	12	448	2.7%	53	1452	3.7%	35	1022	3.4%	63	1024	6.2%	11	209	5.3%	8	0.0%		174	4163	4.2%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600										3	32	9.4%							3	32	9.4%	
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675														6	0.0%					6	0.0%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875										4	216	1.9%								4	216	1.9%
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050							4	54	7.4%											4	54	7.4%
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125		1	36	2.8%																1	36	2.8%
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200										3	84	3.6%								3	84	3.6%
\$1201 to 1225																						
\$1226 to 1250							1	48	2.1%											1	48	2.1%
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400										20	0.0%									20	0.0%	
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525													4	60	6.7%					4	60	6.7%
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675														24	0.0%	6	52	11.5%		6	52	11.5%
\$1676 to 1600																					24	0.0%
\$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	36	2.8%	5	102	4.9%	7	320	2.2%	7	92	7.6%	30	0.0%	6	52	11.5%	26	632	4.1%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600	1	5	20.0%																	1	5	20.0%
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675	2	14	14.3%																	2	14	14.3%
\$676 to \$700				5	81	6.2%														5	81	6.2%
\$701 to \$725																						
\$726 to \$750																				11	82	13.4%
\$751 to \$775	8	72	11.1%		11	82	13.4%													8	72	11.1%
\$776 to \$800								1	36	2.8%							1	12	8.3%	2	48	4.2%
\$801 to \$825				4	106	3.8%														4	106	3.8%
\$826 to \$850								2	11	18.2%										2	11	18.2%
\$851 to \$875				6	52	11.5%			1	0.0%										6	53	11.3%
\$876 to \$900									1	0.0%	1	10	10.0%							1	11	9.1%
\$901 to \$925					20	0.0%					1	10	10.0%							1	30	3.3%
\$926 to \$950								2	34	5.9%										13	188	6.9%
\$951 to \$975		21	0.0%		11	133	8.3%		1	20	5.0%									1	20	5.0%
\$976 to \$1000									2	19	10.5%			5	0.0%					2	24	8.3%
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075		13	0.0%																			
\$1076 to 1100				13	220	5.9%																
\$1101 to 1125																						
\$1126 to 1150								3	110	2.7%		2	12	16.7%						5	122	4.1%
\$1151 to 1175								3	48	6.3%										3	48	6.3%
\$1176 to 1200								1	24	4.2%										1	24	4.2%
\$1201 to 1225					11	0.0%																
\$1226 to 1250					40	0.0%																
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350				8	136	5.9%			15	0.0%												
\$1351 to 1375																						
\$1376 to 1400														1	3	33.3%				1	3	33.3%
\$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	11	125	8.8%	58	881	6.6%	16	338	4.7%	16	407	3.9%	1	61	1.6%	1	12	8.3%	103	1824	5.6%	

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 / 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																						
\$826 to \$850				1	34	2.9%	1	29	3.4%	1	36	2.8%							3	99	3.0%	
\$851 to \$875																						
\$876 to \$900		26	0.0%					1	0.0%											27	0.0%	
\$901 to \$925																						
\$926 to \$950								66	0.0%											66	0.0%	
\$951 to \$975																						
\$976 to \$1000				1	205	0.5%														1	205	0.5%
\$1001 to 1025										2	0.0%	6	36	16.7%						6	38	15.8%
\$1026 to 1050				1	68	1.5%		1	0.0%											1	69	1.4%
\$1051 to 1075				2	108	1.9%														2	108	1.9%
\$1076 to 1100		2	47	4.3%	1	69	1.4%			20	0.0%									3	136	2.2%
\$1101 to 1125					40	0.0%		101	0.0%												141	0.0%
\$1126 to 1150								1	0.0%		20	0.0%									21	0.0%
\$1151 to 1175					8	0.0%		52	0.0%	1	10	10.0%								1	70	1.4%
\$1176 to 1200				1	71	1.4%		2	0.0%				2	0.0%						1	75	1.3%
\$1201 to 1225				3	173	1.7%		180	0.0%											3	367	0.8%
\$1226 to 1250				10	262	3.8%	2	293	0.7%	2	9	22.2%								14	564	2.5%
\$1251 to 1275				6	172	3.5%					10	0.0%				1	0.0%			10	334	3.0%
\$1276 to 1300				5	252	2.0%	2	66	3.0%	1	13	7.7%								8	331	2.4%
\$1301 to 1325				2	107	1.9%	10	191	5.2%		40	0.0%								12	338	3.6%
\$1326 to 1350				9	250	3.6%	1	64	1.6%	5	174	2.9%		1	0.0%					15	489	3.1%
\$1351 to 1375				5	118	4.2%				1	168	0.6%								6	286	2.1%
\$1376 to 1400				4	4	100.0%	11	234	4.7%	6	187	3.2%	2	36	5.6%					23	461	5.0%
\$1401 to 1425				1	12	8.3%	3	105	2.9%	5	238	2.1%								9	355	2.5%
\$1426 to 1450							4	48	8.3%	12	292	4.1%		46	0.0%					16	386	4.1%
\$1451 to 1475										14	438	3.2%								14	438	3.2%
\$1476 to 1400							1	36	2.8%		11	0.0%				2	13	15.4%		3	60	5.0%
\$1501 to 1525													32	0.0%							32	0.0%
\$1526 to 1550										4	161	2.5%								4	161	2.5%
\$1551 to 1575										4	87	4.6%	1	2	50.0%					5	89	5.6%
\$1576 to 1500													6	0.0%						6	6	0.0%
\$1601 to 1625										1	34	2.9%	1	3	33.3%					2	37	5.4%
\$1626 to 1650										4	60	6.7%		74	0.0%		15	0.0%		4	149	2.7%
\$1651 to 1675										4	120	3.3%		24	0.0%					4	144	2.8%
\$1676 to 1600											60	0.0%	2	30	6.7%		1	0.0%		2	91	2.2%
\$1701 to 1725													1	14	7.1%					1	14	7.1%
\$1726 to 1750																						
\$1751 to 1775														44	0.0%						44	0.0%
\$1776 to 1800							1	0.0%						18	0.0%	1	16	6.3%		1	35	2.9%
\$1801 to 1825														2	0.0%						2	0.0%
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926														16	0.0%						16	0.0%
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	2	151	1.3%	52	1969	2.6%	35	1487	2.4%	65	2190	3.0%	19	675	2.8%	3	46	6.5%	176	6518	2.7%	

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

Vacancy Rates During the Current Quarter Fort Collins

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700		64	0.0%																	64	0.0%	
\$701 to \$725					16	0.0%														16	0.0%	
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850				1	34	2.9%	1	29	3.4%	1	36	2.8%							3	99	3.0%	
\$851 to \$875																						
\$876 to \$900		26	0.0%																	26	0.0%	
\$901 to \$925																						
\$926 to \$950								66	0.0%											66	0.0%	
\$951 to \$975				1	205	0.5%														1	205	0.5%
\$976 to \$1000																						
\$1001 to 1025										2	0.0%	6	36	16.7%					6	38	15.8%	
\$1026 to 1050				1	64	1.6%		1	0.0%										1	65	1.5%	
\$1051 to 1075				2	104	1.9%													2	104	1.9%	
\$1076 to 1100	2	47	4.3%	1	66	1.5%				20	0.0%								3	133	2.3%	
\$1101 to 1125					24	0.0%		100	0.0%											124	0.0%	
\$1126 to 1150								1	0.0%		20	0.0%								21	0.0%	
\$1151 to 1175					7	0.0%		52	0.0%	1	10	10.0%							1	69	1.4%	
\$1176 to 1200				1	39	2.6%							2	0.0%					1	41	2.4%	
\$1201 to 1225				3	173	1.7%		180	0.0%										3	353	0.8%	
\$1226 to 1250				4	130	3.1%	2	293	0.7%										6	423	1.4%	
\$1251 to 1275				6	172	3.5%							4	151	2.6%		1	0.0%	10	324	3.1%	
\$1276 to 1300					144	0.0%	2	66	3.0%										2	210	1.0%	
\$1301 to 1325					47	0.0%	10	191	5.2%										10	238	4.2%	
\$1326 to 1350				3	128	2.3%	1	64	1.6%	5	174	2.9%		1	0.0%				9	367	2.5%	
\$1351 to 1375				5	118	4.2%													5	118	4.2%	
\$1376 to 1400				4	4	100.0%	11	228	4.8%	4	150	2.7%	2	36	5.6%				21	418	5.0%	
\$1401 to 1425				1	12	8.3%	3	105	2.9%	4	231	1.7%							8	348	2.3%	
\$1426 to 1450							3	24	12.5%	10	208	4.8%		46	0.0%				13	278	4.7%	
\$1451 to 1475										12	333	3.6%							12	333	3.6%	
\$1476 to 1400							1	36	2.8%		8	0.0%			2	13	15.4%		3	57	5.3%	
\$1501 to 1525													32	0.0%						32	0.0%	
\$1526 to 1550										4	161	2.5%							4	161	2.5%	
\$1551 to 1575										4	87	4.6%							4	87	4.6%	
\$1576 to 1500													3	0.0%						3	0.0%	
\$1601 to 1625																						
\$1626 to 1650										4	60	6.7%		37	0.0%				4	97	4.1%	
\$1651 to 1675													24	0.0%						24	0.0%	
\$1676 to 1600										60	0.0%		26	0.0%		1	0.0%			87	0.0%	
\$1701 to 1725													1	12	8.3%				1	12	8.3%	
\$1726 to 1750																						
\$1751 to 1775													44	0.0%						44	0.0%	
\$1776 to 1800							1	0.0%					18	0.0%		1	16	6.3%	1	35	2.9%	
\$1801 to 1825													2	0.0%						2	0.0%	
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926													2	138	1.4%				2	138	1.4%	
\$1926 to 1950														16	0.0%					16	0.0%	
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	2	137	1.5%	33	1487	2.2%	34	1437	2.4%	49	1560	3.1%	15	624	2.4%	3	31	9.7%	136	5276	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 - 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					1	34	2.9%													1	34	2.9%		
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950									66	0.0%										66	0.0%			
\$951 to \$975																								
\$976 to \$1000					1	40	2.5%													1	40	2.5%		
\$1001 to 1025																								
\$1026 to 1050																								
\$1051 to 1075						44	0.0%														44	0.0%		
\$1076 to 1100																								
\$1101 to 1125																								
\$1126 to 1150										100	0.0%										100	0.0%		
\$1151 to 1175																								
\$1176 to 1200																								
\$1201 to 1225																								
\$1226 to 1250										1	225	0.4%									1	225	0.4%	
\$1251 to 1275														4	151	2.6%				1	0.0%	4	152	2.6%
\$1276 to 1300																								
\$1301 to 1325																								
\$1326 to 1350																								
\$1351 to 1375																								
\$1376 to 1400																								
\$1401 to 1425																								
\$1426 to 1450										3	105	2.9%									3	105	2.9%	
\$1451 to 1475												36	0.0%									36	0.0%	
\$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																								
\$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		3	184	1.6%		4	497	0.8%		39	0.0%		6	291	2.1%		2	0.0%	13	1077	1.2%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025				1	20	5.0%		1	0.0%									1	21	4.8%	
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100											20	0.0%							20	0.0%	
\$1101 to 1125																					
\$1126 to 1150								1	0.0%										21	0.0%	
\$1151 to 1175										1	10	10.0%						1	10	10.0%	
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500														2	0.0%				2	0.0%	
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				1	20	5.0%		2	0.0%		1	50	2.0%		2	0.0%			2	74	2.7%

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

**Vacancy Rates During the Current Quarter
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																									
\$876 to \$900		26	0.0%																		26	0.0%			
\$901 to \$925																									
\$926 to \$950																									
\$951 to \$975																									
\$976 to \$1000					165	0.0%															165	0.0%			
\$1001 to 1025											2	0.0%									2	0.0%			
\$1026 to 1050																									
\$1051 to 1075					2	52	3.8%														2	52	3.8%		
\$1076 to 1100		2	47	4.3%																	2	47	4.3%		
\$1101 to 1125																									
\$1126 to 1150									52	0.0%												52	0.0%		
\$1151 to 1175																									
\$1176 to 1200					1	39	2.6%							2	0.0%						1	41	2.4%		
\$1201 to 1225					2	54	3.7%		180	0.0%											2	234	0.9%		
\$1226 to 1250					4	130	3.1%														4	130	3.1%		
\$1251 to 1275					5	148	3.4%														5	148	3.4%		
\$1276 to 1300						144	0.0%		2	66	3.0%										2	210	1.0%		
\$1301 to 1325						45	0.0%		10	191	5.2%										10	236	4.2%		
\$1326 to 1350					3	120	2.5%					5	174	2.9%		1	0.0%				8	295	2.7%		
\$1351 to 1375																									
\$1376 to 1400												4	150	2.7%		2	36	5.6%				6	186	3.2%	
\$1401 to 1425					1	12	8.3%						25	0.0%								1	37	2.7%	
\$1426 to 1450								3	24	12.5%		3	165	1.8%								6	189	3.2%	
\$1451 to 1475												12	272	4.4%								12	272	4.4%	
\$1476 to 1400								1	36	2.8%						2	13	15.4%				3	49	6.1%	
\$1501 to 1525															32	0.0%							32	0.0%	
\$1526 to 1550																									
\$1551 to 1575												4	87	4.6%								4	87	4.6%	
\$1576 to 1500																									
\$1601 to 1625																									
\$1626 to 1650												4	60	6.7%								4	60	6.7%	
\$1651 to 1675																									
\$1676 to 1600													60	0.0%									60	0.0%	
\$1701 to 1725																1	12	8.3%					1	12	8.3%
\$1726 to 1750																									
\$1751 to 1775																									
\$1776 to 1800																									
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																									
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up																									
TOTALS	2	73	2.7%	18	909	2.0%	16	550	2.9%	32	995	3.2%	3	125	2.4%	2	13	15.4%			73	2665	2.7%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700																								
\$701 to \$725					16	0.0%															16	0.0%		
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825																								
\$826 to \$850							1	28	3.6%	1	36	2.8%								2	64	3.1%		
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950																								
\$951 to \$975																								
\$976 to \$1000																								
\$1001 to 1025													6	36	16.7%						6	36	16.7%	
\$1026 to 1050																								
\$1051 to 1075					52	0.0%																52	0.0%	
\$1076 to 1100																								
\$1101 to 1125					24	0.0%																24	0.0%	
\$1126 to 1150																								
\$1151 to 1175					7	0.0%																7	0.0%	
\$1176 to 1200																								
\$1201 to 1225					1	119	0.8%															1	119	0.8%
\$1226 to 1250										1	68	1.5%										1	68	1.5%
\$1251 to 1275					1	24	4.2%															1	24	4.2%
\$1276 to 1300																								
\$1301 to 1325					2	0.0%																2	0.0%	
\$1326 to 1350					8	0.0%				1	64	1.6%										1	72	1.4%
\$1351 to 1375					5	118	4.2%															5	118	4.2%
\$1376 to 1400					4	4	100.0%			11	228	4.8%										15	232	6.5%
\$1401 to 1425																								
\$1426 to 1450										4	206	1.9%										4	206	1.9%
\$1451 to 1475										7	7	100.0%		46	0.0%							7	53	13.2%
\$1476 to 1400																						61	0.0%	0.0%
\$1501 to 1525																						8	0.0%	0.0%
\$1526 to 1550																								
\$1551 to 1575										4	158	2.5%										4	158	2.5%
\$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					11	374	2.9%	14	388	3.6%	16	476	3.4%	6	206	2.9%	1	16	6.3%		48	1460	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 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					4	0.0%														4	0.0%
\$1051 to 1075					4	0.0%														4	0.0%
\$1076 to 1100					3	0.0%														3	0.0%
\$1101 to 1125					16	0.0%		1	0.0%											17	0.0%
\$1126 to 1150																					
\$1151 to 1175					1	0.0%														1	0.0%
\$1176 to 1200					32	0.0%		2	0.0%											34	0.0%
\$1201 to 1225		14	0.0%																	14	0.0%
\$1226 to 1250				6	132	4.5%				2	9	22.2%							8	141	5.7%
\$1251 to 1275											10	0.0%								10	0.0%
\$1276 to 1300				5	108	4.6%				1	13	7.7%							6	121	5.0%
\$1301 to 1325				2	60	3.3%					40	0.0%							2	100	2.0%
\$1326 to 1350				6	122	4.9%													6	122	4.9%
\$1351 to 1375										1	168	0.6%							1	168	0.6%
\$1376 to 1400								6	0.0%	2	37	5.4%							2	43	4.7%
\$1401 to 1425										1	7	14.3%							1	7	14.3%
\$1426 to 1450								1	24	4.2%	2	84	2.4%						3	108	2.8%
\$1451 to 1475										2	105	1.9%							2	105	1.9%
\$1476 to 1400											3	0.0%								3	0.0%
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575													1	2	50.0%				1	2	50.0%
\$1576 to 1500													3	0.0%					3	0.0%	
\$1601 to 1625										1	34	2.9%	1	3	33.3%				2	37	5.4%
\$1626 to 1650													37	0.0%		15	0.0%			52	0.0%
\$1651 to 1675										4	120	3.3%							4	120	3.3%
\$1676 to 1600													2	4	50.0%				2	4	50.0%
\$1701 to 1725														2	0.0%					2	0.0%
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		14	0.0%	19	482	3.9%	1	50	2.0%	16	630	2.5%	4	51	7.8%		15	0.0%	40	1242	3.2%

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

**Vacancy Rates During the Current Quarter
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				1	114	0.9%														1	114	0.9%
\$351 to \$375									1	0.0%										1	0.0%	
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475					17	0.0%														17	0.0%	
\$476 to \$500		1	0.0%		1	0.0%			2	0.0%										4	0.0%	
\$501 to \$525		2	0.0%		1	0.0%			3	0.0%										6	0.0%	
\$526 to \$550					3	0.0%			2	0.0%										5	0.0%	
\$551 to \$575					1	0.0%			1	0.0%										2	0.0%	
\$576 to \$600					32	0.0%			1	50	2.0%								1	82	1.2%	
\$601 to \$625				1	48	2.1%			1	33	3.0%								2	81	2.5%	
\$626 to \$650				1	26	3.8%				10	0.0%								1	36	2.8%	
\$651 to \$675					3	29	10.3%			1	38	2.6%							4	67	6.0%	
\$676 to \$700					8	0.0%				8	0.0%									16	0.0%	
\$701 to \$725										28	0.0%									28	0.0%	
\$726 to \$750									1	15	6.7%		1	0.0%					1	16	6.3%	
\$751 to \$775										1	4	25.0%								1	4	25.0%
\$776 to \$800										90	0.0%									90	0.0%	
\$801 to \$825									2	4	50.0%						56	0.0%	2	60	3.3%	
\$826 to \$850																			1	1	100.0%	
\$851 to \$875																				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		74	0.0%	6	280	2.1%	7	289	2.4%	35	0.0%	1	3	33.3%	56	0.0%	14	737	1.9%			

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

**Vacancy Rates During the Current Quarter
Greeley**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625	1	38	2.6%	1	18	5.6%													1	18	5.6%	
\$626 to \$650																			1	38	2.6%	
\$651 to \$675																						
\$676 to \$700					41	0.0%														41	0.0%	
\$701 to \$725				1	20	5.0%													1	20	5.0%	
\$726 to \$750				2	101	2.0%		2	0.0%										2	103	1.9%	
\$751 to \$775																						
\$776 to \$800								16	0.0%											16	0.0%	
\$801 to \$825				1	69	1.4%													1	69	1.4%	
\$826 to \$850							1	133	0.8%										1	133	0.8%	
\$851 to \$875				1	68	1.5%				18	0.0%								1	86	1.2%	
\$876 to \$900	2	15	13.3%																2	15	13.3%	
\$901 to \$925					24	0.0%	2	175	1.1%										2	199	1.0%	
\$926 to \$950							1	3	33.3%	2	0.0%		48	0.0%				1	53	1.9%		
\$951 to \$975					90	0.0%				15	0.0%		1	0.0%					106	0.0%		
\$976 to \$1000																						
\$1001 to \$1025				2	18	11.1%	1	101	1.0%										3	119	2.5%	
\$1026 to \$1050										1	26	3.8%							1	26	3.8%	
\$1051 to \$1075	2	7	28.6%										16	0.0%					2	23	8.7%	
\$1076 to \$1100				11	497	2.2%	1	136	0.7%						1	50	2.0%		13	683	1.9%	
\$1101 to \$1125										12	0.0%					6	0.0%			18	0.0%	
\$1126 to \$1150							1	68	1.5%										2	71	2.8%	
\$1151 to \$1175										2	86	2.3%			1	3	33.3%		4	88	4.5%	
\$1176 to \$1200	2	2	100.0%																			
\$1201 to \$1225							3	120	2.5%										3	124	2.4%	
\$1226 to \$1250					48	0.0%							4	0.0%						88	0.0%	
\$1251 to \$1275				41	112	36.6%							40	0.0%					41	112	36.6%	
\$1276 to \$1300				2	9	22.2%						252	0.0%						2	261	0.8%	
\$1301 to \$1325				9	72	12.5%				1	70	1.4%							10	142	7.0%	
\$1326 to \$1350															18	0.0%				18	0.0%	
\$1351 to \$1375				2	44	4.5%		8	48	16.7%	9	200	4.5%						19	292	6.5%	
\$1376 to \$1400																						
\$1401 to \$1425										6	194	3.1%							6	194	3.1%	
\$1426 to \$1450										46	265	17.4%							46	265	17.4%	
\$1451 to \$1475											124	0.0%			12	0.0%				136	0.0%	
\$1476 to \$1400																						
\$1501 to \$1525															12	0.0%				12	0.0%	
\$1526 to \$1550																						
\$1551 to \$1575																						
\$1576 to \$1500																						
\$1601 to \$1625																						
\$1626 to \$1650													1	9	11.1%				1	9	11.1%	
\$1651 to \$1675														36	0.0%		1	0.0%		37	0.0%	
\$1676 to \$1600													11	57	19.3%				11	57	19.3%	
\$1701 to \$1725																						
\$1726 to \$1750										8	0.0%									8	0.0%	
\$1751 to \$1775																						
\$1776 to \$1800																						
\$1801 to \$1825															1	32	3.1%			1	32	3.1%
\$1826 to \$1850																						
\$1851 to \$1875																						
\$1876 to \$1900																						
\$1901 to \$1925																						
\$1926 to \$1950															1	30	3.3%			1	30	3.3%
\$1951 to \$1975																						
\$1976 to \$2000																						
\$2000 and up																						
TOTALS	7	62	11.3%	73	1231	5.9%	18	802	2.2%	65	1272	5.1%	15	318	4.7%	1	57	1.8%	179	3742	4.8%	

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

**Vacancy Rates During the Current Quarter
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																					
\$401 to \$425																					
\$426 to \$450	1	4	25.0%		52	0.0%													1	56	1.8%
\$451 to \$475					1	0.0%														1	0.0%
\$476 to \$500		2	0.0%		127	0.0%														129	0.0%
\$501 to \$525					7	0.0%														7	0.0%
\$526 to \$550								8	0.0%											8	0.0%
\$551 to \$575				1	108	0.9%													1	108	0.9%
\$576 to \$600				1	16	6.3%		19	0.0%										1	35	2.9%
\$601 to \$625				9	168	5.4%		1	99	1.0%									10	267	3.7%
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700				2	118	1.7%													2	118	1.7%
\$701 to \$725					12	0.0%		3	103	2.9%									3	115	2.6%
\$726 to \$750																14	0.0%			14	0.0%
\$751 to \$775																					
\$776 to \$800								1	49	2.0%									1	49	2.0%
\$801 to \$825					18	0.0%							1	0.0%						19	0.0%
\$826 to \$850								56	0.0%											56	0.0%
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925					24	0.0%														24	0.0%
\$926 to \$950																					
\$951 to \$975				1	64	1.6%													1	64	1.6%
\$976 to \$1000													1	56	1.8%				1	56	1.8%
\$1001 to 1025										64	0.0%									64	0.0%
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100				4	84	4.8%													4	84	4.8%
\$1101 to 1125													8	0.0%		16	0.0%			24	0.0%
\$1126 to 1150								24	0.0%											24	0.0%
\$1151 to 1175																					
\$1176 to 1200				2	56	3.6%													2	56	3.6%
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275								24	0.0%	6	137	4.4%							6	161	3.7%
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375										2	52	3.8%							2	52	3.8%
\$1376 to 1400													7	39	17.9%				7	39	17.9%
\$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														8	0.0%					8	0.0%
\$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	1	19	5.3%	20	855	2.3%	5	382	1.3%	8	253	3.2%	8	120	6.7%	30	0.0%	42	1659	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 - 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		2	0.0%																	2	0.0%	
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575				1	79	1.3%														1	79	1.3%
\$576 to \$600									19	0.0%										19	0.0%	
\$601 to \$625				9	168	5.4%														9	168	5.4%
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700				2	118	1.7%														2	118	1.7%
\$701 to \$725																						
\$726 to \$750					12	0.0%		3	103	2.9%										3	115	2.6%
\$751 to \$775																						
\$776 to \$800								1	49	2.0%										1	49	2.0%
\$801 to \$825														1	0.0%					1	0.0%	
\$826 to \$850									56	0.0%										56	0.0%	
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925					24	0.0%															24	0.0%
\$926 to \$950																						
\$951 to \$975				1	64	1.6%														1	64	1.6%
\$976 to \$1000														1	56	1.8%				1	56	1.8%
\$1001 to 1025										64	0.0%										64	0.0%
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100				4	84	4.8%														4	84	4.8%
\$1101 to 1125														8	0.0%		16	0.0%			24	0.0%
\$1126 to 1150									24	0.0%											24	0.0%
\$1151 to 1175																						
\$1176 to 1200				2	56	3.6%														2	56	3.6%
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275								24	0.0%	6	137	4.4%								6	161	3.7%
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375										2	52	3.8%								2	52	3.8%
\$1376 to 1400														7	39	17.9%				7	39	17.9%
\$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														8	0.0%					8	0.0%	
\$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%	19	605	3.1%	4	275	1.5%	8	253	3.2%	8	120	6.7%	16	0.0%		39	1271	3.1%	

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

**Vacancy Rates During the Current Quarter
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																					
\$401 to \$425																					
\$426 to \$450	1	4	25.0%		1	0.0%													1	5	20.0%
\$451 to \$475					1	0.0%														1	0.0%
\$476 to \$500					127	0.0%														127	0.0%
\$501 to \$525					7	0.0%														7	0.0%
\$526 to \$550																					
\$551 to \$575					29	0.0%														29	0.0%
\$576 to \$600				1	16	6.3%													1	16	6.3%
\$601 to \$625							1	99	1.0%										1	99	1.0%
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825					18	0.0%														18	0.0%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	1	4	25.0%	1	199	0.5%	1	99	1.0%									3	302	1.0%	

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