

Second 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

The University of Denver

And

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of

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

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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 Second Quarter 2019 Survey 35,229 units reported in the Colorado Metropolitan Areas compared to 34,111 for the Second 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 4.9 for June of 2019 compared to 5.6 percent for December of 2018 compared to 5.9 percent for June 2018, compared to 6.0 percent in December 2017, compared to 4.9 percent for June 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 5.4 percent; Fort Collins/Loveland, 2.6 percent; Grand Junction, 1.1 percent; Greeley, 2.1 percent; and Pueblo, 3.7 percent.

The overall average rent per square foot ranges from a low of 76 cents in Grand Junction to a high of 160 cents in Fort Collins/Loveland. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 7.2 percent. This means that tenants moved out of 7.2 percent of the units the previous month.

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

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

INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

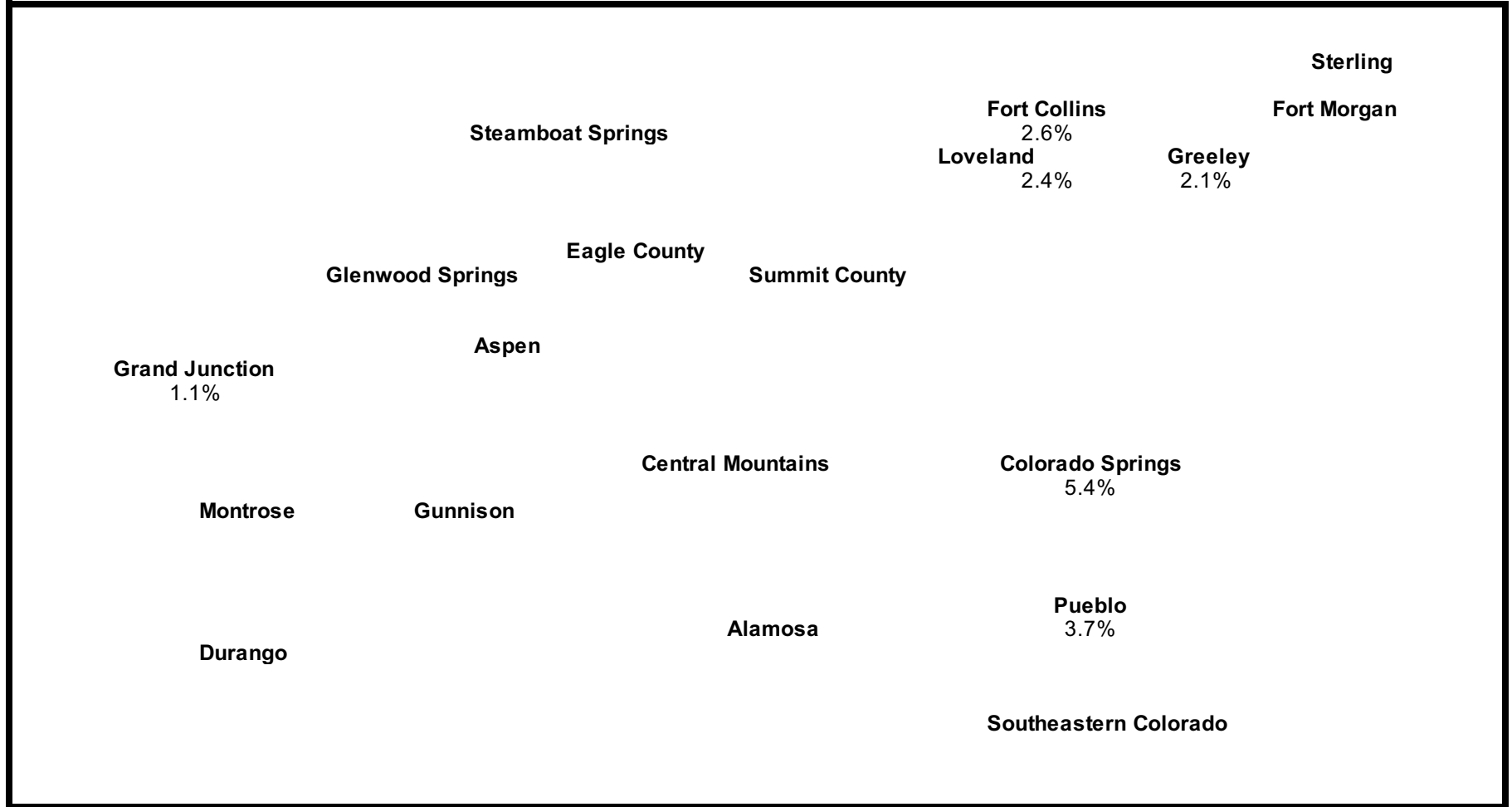
The excellent industry cooperation by various apartment associations, county and local officials, owners and apartment managers is appreciated. Survey management and analysis was done by Jennifer L. Von Stroh of Colorado Economic and Management Associates, and Ron L. Throupe of the University of Denver.

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

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

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

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



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

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
3rd Quarter 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
2nd Quarter 2019*	4.9	1454.24	1414.49

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.

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area	2013				2014				2015				2016				2017				2018				2019				
	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	612.50 643.42 589.42		495.31 645.99 504.04			631.25 663.90							687.50					695.27						646.88 694.74 610.68				
Aspen	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	704.17 1117.09		683.33 1117.09		728.75 1284.16	720.42 1296.13		731.25 1147.61					758.33 1166.39					779.17 1550.00						732.29 1242.59				
Buena Vista	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	.		.		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Canon City	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	.		.		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Central Mountains	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	781.09 637.50				850.00 650.00	497.20 850.00 637.50		900.00 687.50					900.00 864.18					950.00 870.97						1081.00 926.76				
Colorado Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	680.02 651.18 704.71 848.88 856.60 784.57	775.50 619.61 693.29 759.90 844.20 771.25	676.52 610.46 706.50 785.97 869.40 792.15	749.89 731.44 765.52 869.12 885.33 782.14	626.66 738.86 790.42 876.47 912.27 767.44	691.04 642.91 747.29 849.41 908.80 848.66	712.89 657.37 722.92 849.41 923.03 848.66	756.91 732.18 854.11 820.10 938.92 847.15	794.64 722.44 855.27 880.79 971.20 857.54	790.28 735.66 861.28 922.72 919.80 837.88	875.00 815.08 832.99 919.80 996.78 900.35	1047.16 767.71 877.04 932.15 1031.43 944.42	741.44 805.87 888.28 938.51 1074.88 968.03	809.69 811.92 908.54 902.27 1083.53 940.65	900.23 817.25 925.95 1000.30 1101.18 999.29	723.91 758.38 935.94 1028.96 1195.02 1058.03	1390.33 873.02 908.54 1028.96 1159.33 1100.35	1556.73 873.02 925.95 1028.96 1147.65 1090.74	974.86 892.60 959.67 1107.58 1172.73 1070.88	3601.43 897.61 988.15 1083.95 1199.00 1086.32	1794.26 912.45 968.50 1124.16 1201.06 1100.31	1067.22 881.51 1041.96 1077.47 1220.43 1048.39	3320.00 895.00 969.88 1106.99 1220.43 1084.02	2572.00 1060.08 962.47 1174.49 1261.34 1103.72				
Durango	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	950.00 778.22 1236.52		761.11 926.64		933.33 930.14 1343.75	950.00 938.75 1318.75		956.25 954.45 1331.70					904.82 1419.64				1200.00 955.34 1239.46						1114.38 1306.31					
Eagle County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up			895.70 994.27 1034.07		818.46 1017.50 1230.46		1120.57 1393.58 1197.74		1321.09 1183.87 1158.50 1403.70				1321.09 1119.73 1468.64 1403.70					1143.15 1468.64 1391.20						1272.60 1318.87 1391.20				945.70 1538.50 1391.20
Fort Collins/ Loveland	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	1178.51 848.69 907.67 967.57 1018.96 1494.10	917.87 816.08 912.08 1001.99 1083.37 820.60	911.26 726.76 893.40 1013.31 1126.98 1673.29	925.69 639.60 913.75 1093.31 1116.37 867.86	963.00 637.60 928.86 1225.60 1218.18 858.84	941.17 834.42 983.86 1044.03 1227.19 1465.75	969.48 759.03 967.22 1044.03 1227.19 1475.92	1041.95 964.58 967.22 1287.58 1286.10 1524.81	1002.84 565.00 1064.45 1289.52 1272.17 1411.38	1267.12 983.50 1073.78 1289.82 1199.06 1475.92	1291.04 983.50 1128.96 1289.82 1258.04 1475.92	962.85 817.57 1185.52 1313.89 1300.95 1525.55	1026.24 817.57 1200.10 1239.91 1246.70	1087.39 1020.30 1181.43 1239.91 1246.70	1242.56 582.00 1166.64 1327.03 1275.89	1219.04 1053.24 1186.23 1259.10 1319.70	1479.76 1016.81 1254.48 1303.56 1311.88	1150.11 965.54 1229.84 1305.29 1342.06	1420.11 1416.75 1229.84 1334.59 1373.26	1357.25 1347.10 1168.16 1308.31 1318.06	1198.22 1350.97 1156.84 1317.91 1818.06	1444.89 1348.98 1289.74 1316.72 1358.45	1441.25 1404.82 1259.06 1388.72 1397.36					
Fort Morgan/ Brush	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	451.63 504.75		489.40		522.92 648.00	513.37 648.00		468.10 486.25					504.98 486.25					498.22						538.34				

*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								
		3rd Qtr	4th Qtr	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 1990-99 2000-09 2010+							9.1 3.0							0.0											9.1 0.0								
Aspen	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		3.5 4.2 4.1		1.8		1.8 8.3 1.6	0.0 0.0 1.6		1.7 0.0 0.0					1.7 0.0 0.0				4.8						0.0 1.6									
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+	0.0 6.3 0.0 6.3			1.5		12.5 0.0 12.5	4.8 0.0 4.8		3.1 0.0 3.1				0.0 6.3 0.0 6.3				0.0 6.3 0.0 6.3					0.0 6.3 0.0 6.3											
Colorado Springs	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	3.9 5.3 4.6 6.8 8.6 7.6	5.1 3.4 4.1 5.5 5.5 4.9	3.5 3.9 3.9 4.2 3.7 3.8	4.9 6.3 6.5 5.2 6.4 5.7	7.7 4.8 3.7 5.6 6.5 6.5	2.6 3.9 4.7 4.8 5.0 5.4	5.1 3.8 6.8 5.6 4.6 6.1	3.2 3.6 5.7 6.1 6.3 6.3	5.0 4.1 6.3 6.1 5.0 5.4	0.0 3.0 4.3 4.5 3.9 4.5	3.9 3.6 4.3 6.2 6.7 7.0	0.0 4.4 5.5 5.8 6.0 6.2	0.0 3.2 5.0 4.3 4.8 4.9	2.5 3.9 5.0 4.1 3.9 3.9	3.5 4.2 4.4 4.9 6.2 5.8	4.5 4.7 4.4 3.6 5.3 6.1	4.2 3.5 4.9 3.9 4.3 4.0	8.9 3.2 5.0 5.6 6.1 4.5	4.4 4.8 5.0 5.5 7.1 6.3	4.4 3.3 5.0 5.5 6.5 5.1	4.9 4.6 5.5 5.5 7.1 4.2	4.8 2.9 3.8 4.2 6.5 5.8	4.8 3.7 10.5 5.2 5.2 5.0	4.1 3.7 7.1 10.5 5.2 6.2									
Durango	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	5.6 0.0 0.0		0.0 2.3		5.6 0.0 0.0	5.6 5.9 2.5		5.6 0.0 0.0			11.1 0.0 0.0					11.1 0.0 5.0							0.0 5.9										
Eagle County	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+		1.0 3.3 6.8		1.6 2.3		0.0 2.6 2.8	0.0 1.5 4.5	1.0 1.0 8.2				0.0 0.0 8.0				0.0 3.4								4.0									
Fort Collins/ Loveland	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+	0.0 2.4 16.7 4.1 4.3 6.3	2.9 0.8 5.3 5.7 3.3 4.3	0.0 0.0 3.4 6.0 0.4 4.3		0.0 1.8 9.8 4.9 11.2 7.4	0.0 0.9 2.4 0.8 2.5 3.5	0.0 7.7 3.4 0.1 1.7 4.3	0.0 0.6 7.4 5.9 5.8 7.3	0.0 0.6 0.7 1.0 8.6 3.1	0.0 3.8 2.9 0.2 5.8 4.3	0.0 1.9 2.0 0.0 7.2 6.8	0.0 3.8 3.7 0.1 8.3 8.1	0.0 1.2 6.2 0.1 3.1 5.2	0.6 2.1 0.4 0.0 2.3 3.3	1.9 2.7 25.8 4.5 9.7 4.6	1.4 6.0 1.1 9.7 3.3 6.5	0.6 4.9 2.3 3.7 7.2 5.6	1.8 2.6 1.1 3.7 7.2 3.6	0.0 3.4 2.3 2.3 9.3 9.3	60.7 4.2 22.9 2.3 2.3 7.6	0.0 4.2 7.8 3.1 5.7 5.7	0.9 2.4 2.8 2.3 5.0 5.0	4.7 3.7 6.6 4.8 8.7 8.7										
Fort Morgan/ Brush	To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010+														2.1 0.0 3.3			4.2 7.1 0.0						4.2 1.5 0.0										

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area
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**RENTAL LOSSES FROM
CONCESSIONS/DISCOUNTS BY SIZE OF BUILDING***
(In Percent)

Market Area	Size	2013				2014				2015				2016				2017				2018				2019					
		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	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	0.0	51.1	53.4	1.9	72.2	53.0	0.0	50.0	60.5					
	9 to 50	-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	3.2						
	51 to 99	1.4	5.8	5.5	8.2	0.4	7.0	5.4	-1.1	-4.8	0.6	-0.5	-3.3	-1.3	0.7	-0.7	-3.2	1.9	-3.9	7.1	4.0	4.7	9.0	1.5	6.9						
	100 - 199	5.2	8.0	22.2	9.6	7.5	9.3	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	4.6	2.6	8.3	6.5						
	200 - 349	7.3	7.0	11.5	12.3	10.4	5.3	5.9	8.0	8.0	7.4	7.3	8.1	8.6	8.1	9.1	15.6	5.5	3.3	6.8	9.5	5.2	9.0	6.3	10.5						
350 up	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	4.9	2.7	2.1	2.1	4.7	4.1	3.4	2.8							
Average		6.5	7.3	11.9	11.3	8.5	6.0	6.9	7.7	6.2	7.1	5.9	7.9	7.5	7.6	7.7	13.2	5.9	3.3	6.7	8.6	5.1	7.3	6.2	9.4						
Fort Collins/ Loveland	2 to 8	23.9	6.0	4.0	-2.9	-2.0	0.9	1.0	2.3	-2.0	-1.1	0.2	-1.1	2.9	7.9	0.0	0.0	1.4	0.3	0.0	4.2	0.5	0.0	0.0	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	5.6	6.0	8.3	7.1	4.2	5.7	3.1						
	100 - 199	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	7.2						
	200 - 349	5.1	8.2	11.4	7.3	17.4	17.9	9.9	12.9	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	6.8						
350 up	4.3	2.6	72.7	0.7	2.8	13.4	-1.6	15.0	9.6	-5.4	15.0	9.6	10.0	2.1	5.7	9.4	4.4	4.7	6.7	5.4	3.3	6.8	3.4	6.8							
Average		5.7	6.8	31.9	7.0	14.3	14.5	7.2	11.4	8.5	3.9	10.4	8.3	10.0	2.1	5.7	9.4	4.4	4.7	6.7	5.4	3.3	6.8	3.4	6.8						
Grand Junction	2 to 8	1.6	0.1	1.3	4.4	-4.2	-6.0	3.6	8.5	-0.5	-0.3	-0.6	4.6	0.2	0.2	0.6	24.6	0.0	0.0	0.0	4.2	0.0	0.0	-0.1							
	9 to 50		9.8	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	0.0	1.7	0.2		0.7	-1.6						
	51 to 99	-1.1	7.1	15.6	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5		0.0	0.0											3.9						
	100 - 199																														
	200 - 349																														
350 up																															
Average		-4.8	7.9	8.4	1.8	-2.3	0.5	2.5	3.1	0.5	0.4	-1.1	-1.0	-0.3	-1.0	-0.6	-7.3	2.0	-0.1	2.8	1.7	0.1		0.4	3.0						
Greeley	2 to 8	-0.2	0.9	-0.1	-0.1	8.0	0.3	-0.1	4.9	0.0	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	0.0						
	9 to 50	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	4.9								
	51 to 99	16.3	90.0	6.6	16.5	13.3	8.0	8.0	2.4	-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	10.3						
	100 - 199	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	12.8						
	200 - 349	10.0	11.6		2.7		10.9	14.3	13.6	55.5																					
350 up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Average		20.0	62.1	32.4	13.3	24.5	18.9	21.5	22.0	36.2	16.0	19.6	18.0	4.2	6.2	6.1	6.1	18.9	12.1	7.5	8.1	10.2	5.3	7.4	12.3						
Pueblo	2 to 8	3.0	0.0	1.3	1.9	9.2	43.8	0.0	2.1	6.6	-6.8	0.0	-5.7	-2.0	-2.3	-2.3	-5.6	-5.3	-9.4	-9.9	-1.5	-4.8	3.6								
	9 to 50	-1.6	3.3	-0.2	-0.9	1.3	12.6	4.9	-1.5	4.9	-1.7	1.4	5.4	3.1	4.9	6.4	-1.5	9.4	10.1	7.9	6.9	4.2	2.8	4.4	4.6	5.5					
	51 to 99				6.4	15.9	16.5	9.0	17.0	0.7	6.0			0.3	8.1	3.0	4.1							8.3	10.8	7.5					
	100 - 199													7.2	5.3			15.2		6.4				12.0	10.2						
	200 - 349																														
350 up																															
Average		-5.9	-3.7	0.1	6.3	-1.2	12.3	5.5	1.2	1.7	8.1	1.3	4.2	5.1	6.7	4.2	5.0	14.3	6.4	7.2	2.9	1.4	10.6	10.1	5.1						

*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%			7.1%	1.9%	6.3%	8.3%
UNITS RENTED		42058	19601	11550	8589			42477	20416	11072	8508
UNITS VACANT		2307	792	445	686			3265	400	746	771
NUMBER ABSORBED THIS TIME PERIOD		0	0	0	0			-793	193	-593	90
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

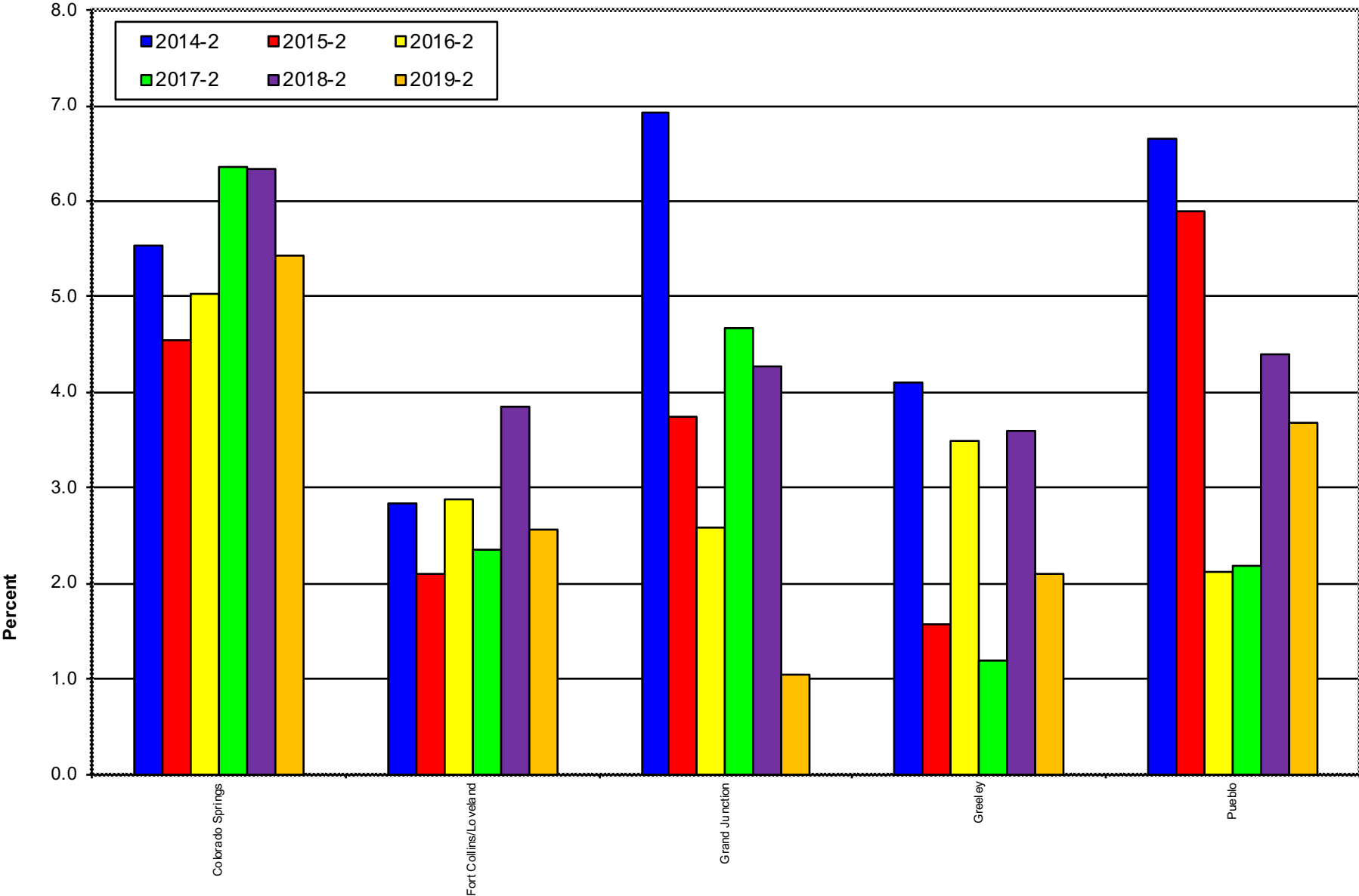
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

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	8966
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	50927	22867	13336	9286
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	5	408	123	0		Second Qtr	195	447	10	0
TOTAL UNITS AVAILABLE		47739	22324	12874	9284			51122	23314	13346	9286
QUARTERLY VACANCY RATE		6.8%	3.4%	3.7%	3.1%			5.4%	2.7%	2.1%	3.7%
UNITS RENTED		44494	21570	12394	8995			48346	22682	13066	8943
UNITS VACANT		3245	754	480	289			2776	632	280	343
NUMBER ABSORBED THIS TIME PERIOD		-1317	-36	3	-75			251	404	368	-107
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																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300		71	0.0%																	71	0.0%			
\$301 to \$325																								
\$326 to \$350		13	0.0%	2	114	1.8%														2	127	1.6%		
\$351 to \$375								1	0.0%											1	0.0%			
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450		3	0.0%		57	0.0%															60	0.0%		
\$451 to \$475	1	1	100.0%		18	0.0%														1	19	5.3%		
\$476 to \$500				2	143	1.4%														2	143	1.4%		
\$501 to \$525					5	0.0%															5	0.0%		
\$526 to \$550									8	0.0%											10	0.0%		
\$551 to \$575		2	0.0%	16	127	12.6%														16	127	12.6%		
\$576 to \$600							1	59	1.7%	4	33	12.1%								5	92	5.4%		
\$601 to \$625		12	0.0%	2	199	1.0%														2	240	0.8%		
\$626 to \$650	1	38	2.6%					29	0.0%									8	0.0%	1	46	2.2%		
\$651 to \$675	7	61	11.5%		31	0.0%	2	44	4.5%										9	136	6.6%			
\$676 to \$700	1	78	1.3%	7	195	3.6%								5	0.0%				8	278	2.9%			
\$701 to \$725		59	0.0%		80	0.0%	3	184	1.6%											3	323	0.9%		
\$726 to \$750	2	20	10.0%	5	422	1.2%		2	0.0%										29	0.0%	7	473	1.5%	
\$751 to \$775	5	221	2.3%	1	16	6.3%	2	59	3.4%		36	0.0%								8	332	2.4%		
\$776 to \$800		90	0.0%	11	144	7.6%	11	150	7.3%		10	0.0%								22	394	5.6%		
\$801 to \$825	5	55	9.1%	32	717	4.5%	1	164	0.6%		10	0.0%			1	0.0%				38	947	4.0%		
\$826 to \$850	2	48	4.2%	3	239	1.3%	5	150	3.3%		2	0.0%			1	0.0%			58	0.0%	10	498	2.0%	
\$851 to \$875		1	0.0%	7	243	2.9%	6	290	2.1%						1	15	6.7%			19	0.0%	14	568	2.5%
\$876 to \$900				28	861	3.3%	3	100	3.0%	4	164	2.4%								35	1125	3.1%		
\$901 to \$925				42	515	8.2%	9	309	2.9%												51	824	6.2%	
\$926 to \$950		21	0.0%	6	471	1.3%	10	220	4.5%	1	2	50.0%				48	0.0%				17	762	2.2%	
\$951 to \$975	6	40	15.0%		1	0.0%	3	237	1.3%	5	102	4.9%		1	37	2.7%				15	417	3.6%		
\$976 to \$1000	3	75	4.0%	67	567	11.8%	5	130	3.8%		18	0.0%		1	61	1.6%				76	851	8.9%		
\$1001 to \$1025	1	12	8.3%	14	209	6.7%	18	619	2.9%	11	354	3.1%	3	64	4.7%					47	1258	3.7%		
\$1026 to \$1050	3	47	6.4%	3	478	0.6%	126	260	48.5%		29	0.0%			32	0.0%				132	846	15.6%		
\$1051 to \$1075	1	23	4.3%	12	433	2.8%		58	0.0%	2	122	1.6%			16	0.0%				15	652	2.3%		
\$1076 to \$1100	6	101	5.9%	11	231	4.8%	8	216	3.7%	1	124	0.8%			25	0.0%				26	697	3.7%		
\$1101 to \$1125				19	631	3.0%	14	457	3.1%		13	0.0%							16	0.0%	33	1125	2.9%	
\$1126 to \$1150	1	61	1.6%	9	408	2.2%	5	267	1.9%						4	8	0.0%		6	0.0%	19	778	2.4%	
\$1151 to \$1175	1	26	3.8%	8	139	5.8%	3	135	2.2%	8	260	3.1%			6	0.0%				20	566	3.5%		
\$1176 to \$1200		63	0.0%	36	834	4.3%	17	489	3.5%	7	84	8.3%			2	0.0%				60	1472	4.1%		
\$1201 to \$1225		14	0.0%	11	400	2.8%	3	50	6.0%	102	314	32.5%	1	120	0.8%				50	0.0%	117	948	12.3%	
\$1226 to \$1250				9	409	2.2%	2	151	1.3%	4	172	2.3%								15	732	2.0%		
\$1251 to \$1275		2	0.0%	31	595	5.2%	1	130	0.8%	10	347	2.9%			76	0.0%				42	1150	3.7%		
\$1276 to \$1300	3	82	3.7%	56	1151	4.9%	6	155	3.9%	7	111	6.3%			76	0.0%	3	50	6.0%	75	1625	4.6%		
\$1301 to \$1325	5	58	8.6%	41	645	6.4%	6	300	2.0%	7	273	2.6%			1	34	2.9%		1	0.0%	60	1311	4.6%	
\$1326 to \$1350				11	472	2.3%				14	666	2.1%			1	55	1.8%				26	1183	2.2%	
\$1351 to \$1375				29	559	5.2%	14	390	3.6%	28	639	4.4%									71	1588	4.5%	
\$1376 to \$1400				36	481	7.5%	5	341	1.5%	15	404	3.7%	4	60	6.7%						60	1286	4.7%	
\$1401 to \$1425					1	0.0%	13	225	5.8%	9	316	2.8%			54	0.0%					22	596	3.7%	
\$1426 to \$1450				2	313	0.6%	37	462	8.0%	37	812	4.6%			24	0.0%					76	1624	4.7%	
\$1451 to \$1475				4	223	1.8%		22	0.0%	47	576	8.2%			12	0.0%	7	13	0.0%		58	905	6.4%	
\$1476 to \$1499					5	0.0%	5	76	6.6%	29	717	4.0%			4	94	4.3%				38	892	4.3%	
\$1501 to \$1525				3	0.0%		1	36	2.8%	18	520	3.5%			28	0.0%					19	587	3.2%	
\$1526 to \$1550					40	0.0%	1	36	2.8%	36	1330	2.7%									37	1406	2.6%	
\$1551 to \$1575				1	0.0%			15	0.0%	2	254	0.8%			45	0.0%				2	315	0.6%		
\$1576 to \$1599					1	0.0%				6	336	1.8%			7	0.0%	7	83	8.4%		13	427	3.0%	
\$1601 to \$1625								6	0.0%	9	276	3.3%			3	73	4.1%				12	355	3.4%	
\$1626 to \$1650										17	443	3.8%			4	90	4.4%				21	533	3.9%	
\$1651 to \$1675											3	0.0%			7	96	7.3%	1	1	100.0%	8	100	8.0%	
\$1676 to \$1699										13	252	5.2%			4	0.0%				13	257	5.1%		
\$1701 to \$1725															3	108	2.8%				3	108	2.8%	
\$1726 to \$1750											8	0.0%				56	0.0%			8	72	0.0%		
\$1751 to \$1775										6	85	7.1%			5	62	8.1%				11	147	7.5%	
\$1776 to \$1800							1	0.0%							4	93	4.3%			2	16	11.0%		
\$1801 to \$1825															2	42	4.8%				2	42	4.8%	
\$1826 to \$1850										13	141	9.2%			6	54	11.1%				19	195	9.7%	
\$1851 to \$1875																20	0.0%				20	0.0%		
\$1876 to \$1900										1	1	100.0%			1	16	6.3%				2	17	11.8%	
\$1901 to \$1925										13	121	10.7%			17	185	9.2%				30	306	9.8%	
\$1926 to \$1950															2	61	3.3%				2	61	3.3%	
\$1951 to \$1975																36	0.0%				36	0.0%		
\$1976 to \$2000															1	43	2.3%				1	43	2.3%	
\$2000 and up																36	0.0%				36	0.0%		
TOTALS	54	1398	3.9%	573	13827	4.1%	346	7033	4.9%	486	10470	4.6%	76	2117	3.6%	20	431	4.6%	1555	35276	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

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450						1 0.0%														1 0.0%	
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600												4 33 12.1%							4 33 12.1%		
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675	7	61	11.5%																7 61 11.5%		
\$676 to \$700		12	0.0%											5 0.0%							17 0.0%
\$701 to \$725		59	0.0%		48	0.0%															107 0.0%
\$726 to \$750	2	20	10.0%		296	0.3%											23 0.0%			3 339 0.9%	
\$751 to \$775	5	221	2.3%		6	0.0%													5 227 2.2%		
\$776 to \$800		90	0.0%		10 134 7.5%				1 0.0%										10 225 4.4%		
\$801 to \$825	5	55	9.1%		31 643 4.8%			1 35 2.9%											37 733 5.0%		
\$826 to \$850	2	48	4.2%		3 189 1.6%			1 24 4.2%											6 261 2.3%		
\$851 to \$875		1	0.0%		6 235 2.6%			4 217 1.8%									19 0.0%			10 472 2.1%	
\$876 to \$900					28 861 3.3%			3 99 3.0%		1 10 10.0%									32 970 3.3%		
\$901 to \$925					42 491 8.6%			1 108 0.9%											43 599 7.2%		
\$926 to \$950					5 321 1.6%			10 189 5.3%											15 531 2.8%		
\$951 to \$975	6	40	15.0%		1	0.0%		3 171 1.8%		3 59 5.1%									12 271 4.4%		
\$976 to \$1000	2	60	3.3%		67 477 14.0%			5 130 3.8%						5 0.0%					74 672 11.0%		
\$1001 to \$1025	1	12	8.3%		14 169 8.3%			18 518 3.5%		11 288 3.8%									44 987 4.5%		
\$1026 to \$1050	3	47	6.4%		2 247 0.8%			126 258 48.8%		3 0.0%				8 0.0%					131 563 23.3%		
\$1051 to \$1075		16	0.0%		12 429 2.8%			4 217 1.8%		2 122 1.6%									14 567 2.5%		
\$1076 to \$1100	6	101	5.9%		7 124 5.6%			8 216 3.7%		1 124 0.8%									22 565 3.9%		
\$1101 to \$1125					14 267 5.2%			14 379 3.7%		13 0.0%									28 659 4.2%		
\$1126 to \$1150		14	0.0%		6 168 3.6%			5 43 11.6%											11 225 4.9%		
\$1151 to \$1175	1	26	3.8%		8 114 7.0%			2 67 3.0%		8 260 3.1%				3 0.0%					19 470 4.0%		
\$1176 to \$1200		63	0.0%		36 802 4.5%			7 147 4.8%		7 72 9.7%									50 1084 4.6%		
\$1201 to \$1225					11 400 2.8%			3 50 6.0%		102 314 32.5%				29 0.0%					116 793 14.6%		
\$1226 to \$1250					3 252 1.2%			1 49 2.0%		3 78 3.8%									7 379 1.8%		
\$1251 to \$1275		2	0.0%		29 463 6.3%			1 40 2.5%		4 174 2.3%				36 0.0%					34 715 4.8%		
\$1276 to \$1300	3	82	3.7%		31 780 4.0%			6 87 6.9%		7 98 7.1%				16 0.0%				3 50 6.0%		50 1113 4.5%	
\$1301 to \$1325	4	56	7.1%		38 541 7.0%			6 300 2.0%		1 151 0.7%				1 30 3.3%					50 1078 4.6%		
\$1326 to \$1350					9 311 2.9%			7 326 2.1%		14 416 3.4%									23 727 3.2%		
\$1351 to \$1375					26 298 8.7%			4 150 2.7%		21 387 5.4%									54 1011 5.3%		
\$1376 to \$1400					24 267 9.0%			4 150 2.7%		9 192 4.7%				21 0.0%					37 630 5.9%		
\$1401 to \$1425					1 0.0%			9 72 12.5%		8 309 2.6%				54 0.0%					17 436 3.9%		
\$1426 to \$1450					2 193 1.0%			7 186 3.8%		30 443 6.8%				24 0.0%					39 846 4.6%		
\$1451 to \$1475					3 101 3.0%			22 0.0%		45 433 10.4%								7 72 9.7%		55 628 8.8%	
\$1476 to \$1500					5 0.0%			5 76 6.6%		18 388 4.6%				3 48 6.3%					26 517 5.0%		
\$1501 to \$1525					3 0.0%			1 36 2.8%		17 454 3.7%				28 0.0%					17 485 3.5%		
\$1526 to \$1550					40 0.0%			1 15 0.0%		26 760 3.4%									27 836 3.2%		
\$1551 to \$1575					1 0.0%			15 0.0%		1 150 0.7%				32 0.0%					1 198 0.5%		
\$1576 to \$1600					1 0.0%					2 122 1.6%				1 0.0%				7 68 10.3%		9 192 4.7%	
\$1601 to \$1625														2 34 5.9%					2 34 5.9%		
\$1626 to \$1650													15 316 4.7%						19 392 4.8%		
\$1651 to \$1675													3 0.0%						6 51 11.8%		
\$1676 to \$1700													12 132 9.1%						12 132 9.1%		
\$1701 to \$1725														1 28 3.6%					1 28 3.6%		
\$1726 to \$1750														56 0.0%					64 0.0%		
\$1751 to \$1775										6 85 7.1%								8 0.0%		6 85 7.1%	
\$1776 to \$1800														2 77 2.6%					2 77 2.6%		
\$1801 to \$1825														2 40 5.0%					2 40 5.0%		
\$1826 to \$1850														13 141 9.2%					18 169 10.7%		
\$1851 to \$1875														20 0.0%					20 0.0%		
\$1876 to \$1900														1 1 100.0%					2 17 11.8%		
\$1901 to \$1925														13 121 10.7%					15 167 9.0%		
\$1926 to \$1950														2 46 4.3%					2 21 9.5%		
\$1951 to \$1975														2 21 9.5%						36 0.0%	
\$1976 to \$2000														36 0.0%						21 0.0%	
\$2000 and up																					
TOTALS	47	1107	4.2%	468	9680	4.8%	258	4011	6.4%	405	6652	6.1%	31	887	3.5%	17	240	7.1%	1226	22577	5.4%

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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			2	0.0%																	2	0.0%			
\$676 to \$700			3	0.0%																	3	0.0%			
\$701 to \$725																									
\$726 to \$750																	23	0.0%				23	0.0%		
\$751 to \$775						6	0.0%															6	0.0%		
\$776 to \$800						58	0.0%																58	0.0%	
\$801 to \$825		3	0.0%			1	0.0%																4	0.0%	
\$826 to \$850						2	0.0%																2	0.0%	
\$851 to \$875						3	0.0%																3	0.0%	
\$876 to \$900																									
\$901 to \$925																									
\$926 to \$950																									
\$951 to \$975						1	0.0%	1	28	3.6%		1	0.0%								1	30	3.3%		
\$976 to \$1000						9	0.0%															9	0.0%		
\$1001 to 1025						1	0.0%																1	0.0%	
\$1026 to 1050						6	0.0%					3	0.0%										9	0.0%	
\$1051 to 1075												1	0.0%										1	0.0%	
\$1076 to 1100																									
\$1101 to 1125						11	0.0%																11	0.0%	
\$1126 to 1150		14	0.0%																				14	0.0%	
\$1151 to 1175		2	0.0%																				5	0.0%	
\$1176 to 1200		3	0.0%		9	188	4.8%							3	0.0%							9	191	4.7%	
\$1201 to 1225					5	52	9.6%																5	52	9.6%
\$1226 to 1250						3	0.0%					2	0.0%										5	0.0%	
\$1251 to 1275		2	0.0%		6	114	5.3%															6	116	5.2%	
\$1276 to 1300	1	2	50.0%		19	236	8.1%				1	2	50.0%									21	240	8.8%	
\$1301 to 1325		4	0.0%		4	112	3.6%					1	0.0%									4	117	3.4%	
\$1326 to 1350						11	0.0%																11	0.0%	
\$1351 to 1375						1	0.0%	4	132	3.0%												4	133	3.0%	
\$1376 to 1400						2	0.0%				2	112	1.8%									2	114	1.8%	
\$1401 to 1425						1	0.0%				3	117	2.6%									3	118	2.5%	
\$1426 to 1450					1	41	2.4%	5	130	3.8%		5	0.0%									6	176	3.4%	
\$1451 to 1475						1	0.0%				9	96	9.4%									9	97	9.3%	
\$1476 to 1400						5	0.0%																5	0.0%	
\$1501 to 1525						3	0.0%				8	112	7.1%									8	115	7.0%	
\$1526 to 1550								1	36	2.8%		6	144	4.2%								7	180	3.9%	
\$1551 to 1575						1	0.0%															1	0.0%		
\$1576 to 1500						1	0.0%															1	0.0%		
\$1601 to 1625														10	0.0%								10	0.0%	
\$1626 to 1650																									
\$1651 to 1675												3	0.0%										3	0.0%	
\$1676 to 1600											2	12	16.7%									2	12	16.7%	
\$1701 to 1725														12	0.0%								12	0.0%	
\$1726 to 1750																									
\$1751 to 1775											6	85	7.1%									6	85	7.1%	
\$1776 to 1800														21	0.0%								21	0.0%	
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900											1	1	100.0%									1	1	100.0%	
\$1901 to 1926												1	0.0%										1	0.0%	
\$1926 to 1950																									
\$1951 to 1975														36	0.0%								36	0.0%	
\$1976 to 2000														21	0.0%								21	0.0%	
\$2000 and up																									
TOTALS	1	35	2.9%	44	870	5.1%	11	326	3.4%	38	698	5.4%	103	0.0%	23	0.0%	94	2055	4.6%						

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

**Vacancy Rates During the Current Quarter
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					274	0.0%														274	0.0%			
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825					5	308	1.6%													5	308	1.6%		
\$826 to \$850					1	110	0.9%													1	110	0.9%		
\$851 to \$875																								
\$876 to \$900								3	98	3.1%										3	98	3.1%		
\$901 to \$925																								
\$926 to \$950					4	105	3.8%		1	50	2.0%									5	155	3.2%		
\$951 to \$975										40	0.0%										40	0.0%		
\$976 to \$1000		28	0.0%		7	152	4.6%		4	111	3.6%									11	291	3.8%		
\$1001 to 1025					14	168	8.3%													14	168	8.3%		
\$1026 to 1050		3	27	11.1%		2	97	2.1%		1	29	3.4%			5	0.0%				6	158	3.8%		
\$1051 to 1075			16	0.0%									2	121	1.7%						2	137	1.5%	
\$1076 to 1100		6	88	6.8%		7	124	5.6%		1	84	1.2%								14	296	4.7%		
\$1101 to 1125									10	80	12.5%									10	80	12.5%		
\$1126 to 1150																				2	80	2.5%		
\$1151 to 1175													3	92	3.3%					3	92	3.3%		
\$1176 to 1200													7	72	9.7%					9	160	5.6%		
\$1201 to 1225																				3	136	2.2%		
\$1226 to 1250																				1	49	2.0%		
\$1251 to 1275																				5	102	4.9%		
\$1276 to 1300																				8	104	7.7%		
\$1301 to 1325																								
\$1326 to 1350													1	78	1.3%					1	78	1.3%		
\$1351 to 1375																				2	336	0.6%		
\$1376 to 1400																				28	323	8.7%		
\$1401 to 1425																				7	80	8.8%		
\$1426 to 1450															2	0.0%				22	191	11.5%		
\$1451 to 1475																								
\$1476 to 1400																				1	96	1.0%		
\$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																				1	16	6.3%		
\$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		9	218	4.1%		88	2293	3.8%		26	637	4.1%		63	1405	4.5%		3	59	5.1%		189	4612	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 - 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	
\$900 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																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825				2	90	2.2%														2	90	2.2%
\$826 to \$850																						
\$851 to \$875			1	2	60	3.3%														2	61	3.3%
\$876 to \$900				9	293	3.1%														9	293	3.1%
\$901 to \$925				29	216	13.4%	1	108	0.9%											30	324	9.3%
\$926 to \$950					68	0.0%															68	0.0%
\$951 to \$975								11	0.0%												11	0.0%
\$976 to \$1000				2	120	1.7%														2	120	1.7%
\$1001 to 1025							4	140	2.9%											4	140	2.9%
\$1026 to 1050					144	0.0%															144	0.0%
\$1051 to 1075					1	0.0%															1	0.0%
\$1076 to 1100							7	132	5.3%											7	132	5.3%
\$1101 to 1125				3	100	3.0%														3	100	3.0%
\$1126 to 1150							1	24	4.2%											1	24	4.2%
\$1151 to 1175				8	114	7.0%		8	0.0%											8	122	6.6%
\$1176 to 1200			24	18	398	4.5%	7	96	7.3%											25	518	4.8%
\$1201 to 1225				3	130	2.3%														3	130	2.3%
\$1226 to 1250										3	76	3.9%								3	76	3.9%
\$1251 to 1275				19	287	6.6%				4	174	2.3%								23	461	5.0%
\$1276 to 1300				4	144	2.8%	2	47	4.3%		16	0.0%				3	50	6.0%		9	257	3.5%
\$1301 to 1325			4	32	349	9.2%	1	48	2.1%											37	449	8.2%
\$1326 to 1350										10	144	6.9%								10	144	6.9%
\$1351 to 1375				7	117	6.0%														7	117	6.0%
\$1376 to 1400				9	156	5.8%	2	90	2.2%					16	0.0%					11	262	4.2%
\$1401 to 1425										3	72	4.2%		54	0.0%					3	126	2.4%
\$1426 to 1450				1	152	0.7%	2	56	3.6%	20	298	6.7%								23	506	4.5%
\$1451 to 1475										24	272	8.8%				7	72	9.7%		31	344	9.0%
\$1476 to 1400							5	52	9.6%					1	24	4.2%				6	76	7.9%
\$1501 to 1525										7	152	4.6%		16	0.0%					7	168	4.2%
\$1526 to 1550										13	399	3.3%								13	399	3.3%
\$1551 to 1575																4	16	25.0%		4	16	25.0%
\$1576 to 1500																						
\$1601 to 1625														2	24	8.3%				2	24	8.3%
\$1626 to 1650										15	300	5.0%		4	60	6.7%				19	360	5.3%
\$1651 to 1675															12	0.0%				12	0.0%	
\$1676 to 1600										10	120	8.3%								10	120	8.3%
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800														1	24	4.2%				1	24	4.2%
\$1801 to 1825														2	40	5.0%				2	40	5.0%
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900														1	15	6.7%				1	15	6.7%
\$1901 to 1926																						
\$1926 to 1950														1	25	4.0%				1	25	4.0%
\$1951 to 1975														2	21	9.5%				2	21	9.5%
\$1976 to 2000																						
\$2000 and up																						
TOTALS	4	86	4.7%	148	2939	5.0%	32	812	3.9%	109	2023	5.4%	14	331	4.2%	14	138	10.1%	321	6329	5.1%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450					1	0.0%														1	0.0%
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750	2	20	10.0%																	2	10.0%
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825	4	32	12.5%	4	52	7.7%													8	84	9.5%
\$826 to \$850	2	48	4.2%	2	77	2.6%													4	125	3.2%
\$851 to \$875				2	100	2.0%										7	0.0%		2	107	1.9%
\$876 to \$900				14	350	4.0%													14	350	4.0%
\$901 to \$925				6	192	3.1%													6	192	3.1%
\$926 to \$950							8	95	8.4%										8	95	8.4%
\$951 to \$975										3	46	6.5%							3	46	6.5%
\$976 to \$1000				58	196	29.6%													58	196	29.6%
\$1001 to \$1025							2	204	1.0%										2	204	1.0%
\$1026 to \$1050							8	80	10.0%				11	288	3.8%				8	80	10.0%
\$1051 to \$1075																					
\$1076 to \$1100										1	124	0.8%							1	124	0.8%
\$1101 to \$1125																					
\$1126 to \$1150													5	168	3.0%				5	168	3.0%
\$1151 to \$1175	1	24	4.2%																6	192	3.1%
\$1176 to \$1200				5	72	6.9%													5	72	6.9%
\$1201 to \$1225													100	204	49.0%				100	204	49.0%
\$1226 to \$1250																					
\$1251 to \$1275				4	92	4.3%													4	92	4.3%
\$1276 to \$1300																					
\$1301 to \$1325															6	0.0%				6	0.0%
\$1326 to \$1350																					
\$1351 to \$1375							2	44	4.5%										2	44	4.5%
\$1376 to \$1400																					
\$1401 to \$1425																					
\$1426 to \$1450										4	60	6.7%							4	60	6.7%
\$1451 to \$1475																					
\$1476 to \$1400								24	0.0%	1	128	0.8%							1	152	0.7%
\$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															56	0.0%				56	0.0%
\$1751 to \$1775																					
\$1776 to \$1800														1	20	5.0%			1	20	5.0%
\$1801 to \$1825																					
\$1826 to \$1850																					
\$1851 to \$1875																					
\$1876 to \$1900																					
\$1901 to \$1925																					
\$1926 to \$1950																					
\$1951 to \$1975																					
\$1976 to \$2000																					
\$2000 and up																					
TOTALS	9	124	7.3%	95	1132	8.4%	20	447	4.5%	125	1018	12.3%	1	82	1.2%	7	0.0%	250	2810	8.9%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675	6	45	13.3%																6	45	13.3%
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775	5	221	2.3%																5	221	2.3%
\$776 to \$800		30	0.0%	1	28	3.6%													1	58	1.7%
\$801 to \$825	1	20	5.0%	7	74	9.5%													8	94	8.5%
\$826 to \$850																					
\$851 to \$875				2	72	2.8%													2	72	2.8%
\$876 to \$900				5	218	2.3%													5	218	2.3%
\$901 to \$925				1	29	3.4%													1	29	3.4%
\$926 to \$950				1	99	1.0%			1	34	2.9%								2	133	1.5%
\$951 to \$975	6	40	15.0%							72	0.0%								6	112	5.4%
\$976 to \$1000	2	32	6.3%																2	32	6.3%
\$1001 to 1025								8	90	8.9%									8	90	8.9%
\$1026 to 1050		20	0.0%					117	149	78.5%				2	0.0%				117	171	68.4%
\$1051 to 1075				2	208	1.0%													2	208	1.0%
\$1076 to 1100																					
\$1101 to 1125							4	189	2.1%		13	0.0%							4	202	2.0%
\$1126 to 1150				4	88	4.5%													4	88	4.5%
\$1151 to 1175							2	59	3.4%										2	59	3.4%
\$1176 to 1200				2	56	3.6%		51	0.0%										2	107	1.9%
\$1201 to 1225				2	114	1.8%	1	18	5.6%	2	110	1.8%							5	242	2.1%
\$1226 to 1250				1	54	1.9%													1	54	1.9%
\$1251 to 1275													36	0.0%						36	0.0%
\$1276 to 1300	2	80	2.5%	4	308	1.3%	2	16	12.5%				16	0.0%				8	420	1.9%	
\$1301 to 1325				2	80	2.5%	1	180	0.6%				1	24	4.2%				4	284	1.4%
\$1326 to 1350				7	68	10.3%				4	168	2.4%							11	236	4.7%
\$1351 to 1375							1	150	0.7%	2	104	1.9%							3	254	1.2%
\$1376 to 1400							1	40	2.5%										1	40	2.5%
\$1401 to 1425							9	72	12.5%	1	24	4.2%							10	96	10.4%
\$1426 to 1450										6	80	7.5%		24	0.0%				6	104	5.8%
\$1451 to 1475								22	0.0%	12	65	18.5%							12	87	13.8%
\$1476 to 1400										17	252	6.7%							17	252	6.7%
\$1501 to 1525											10	0.0%		12	0.0%					22	0.0%
\$1526 to 1550											52	0.0%								52	0.0%
\$1551 to 1575														32	0.0%					32	0.0%
\$1576 to 1500										2	114	1.8%							2	114	1.8%
\$1601 to 1625																					
\$1626 to 1650										16	0.0%		16	0.0%						32	0.0%
\$1651 to 1675														12	0.0%					12	0.0%
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																		8		8	0.0%
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850													5	28	17.9%				5	28	17.9%
\$1851 to 1875														20	0.0%					20	0.0%
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	22	488	4.5%	41	1496	2.7%	147	1142	12.9%	46	1008	4.6%	6	222	2.7%	8	0.0%	262	4364	6.0%	

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

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

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675	1	14	7.1%																	1	14	7.1%		
\$676 to \$700																								
\$701 to \$725					48	0.0%															48	0.0%		
\$726 to \$750					1	22	4.5%														1	22	4.5%	
\$751 to \$775																								
\$776 to \$800		60	0.0%		9	48	18.8%		1	0.0%											9	109	8.3%	
\$801 to \$825					13	118	11.0%		1	35	2.9%										14	153	9.2%	
\$826 to \$850									1	24	4.2%										1	24	4.2%	
\$851 to \$875									1	0.0%						12	0.0%				1	13	0.0%	
\$876 to \$900									1	0.0%	1	10	10.0%								1	11	9.1%	
\$901 to \$925																								
\$926 to \$950		21	0.0%			49	0.0%			10	0.0%											80	0.0%	
\$951 to \$975									2	20	10.0%		12	0.0%							2	32	6.3%	
\$976 to \$1000									1	19	5.3%			5	0.0%						1	24	4.2%	
\$1001 to 1025	1	12	8.3%																		1	12	8.3%	
\$1026 to 1050														1	0.0%							1	0.0%	
\$1051 to 1075					10	220	4.5%														10	220	4.5%	
\$1076 to 1100			0.0%																			13	0.0%	
\$1101 to 1125					11	156	7.1%			110	0.0%										11	266	4.1%	
\$1126 to 1150									4	19	21.1%										4	19	21.1%	
\$1151 to 1175																								
\$1176 to 1200																								
\$1201 to 1225														29	0.0%							29	0.0%	
\$1226 to 1250					2	147	1.4%														2	147	1.4%	
\$1251 to 1275																								
\$1276 to 1300																								
\$1301 to 1325									4	72	5.6%		72	0.0%							4	144	2.8%	
\$1326 to 1350																								
\$1351 to 1375												10	140	7.1%							10	140	7.1%	
\$1376 to 1400															3	0.0%						3	0.0%	
\$1401 to 1425																								
\$1426 to 1450																								
\$1451 to 1475																								
\$1476 to 1400																								
\$1501 to 1525																								
\$1526 to 1550					40	0.0%				15	0.0%	7	165	4.2%							7	205	3.4%	
\$1551 to 1575																						15	0.0%	
\$1576 to 1500													8	0.0%		1	0.0%					9	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															1	0.0%						1	0.0%	
\$1901 to 1926															1	21	4.8%					1	21	4.8%
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS	2	120	1.7%	46	848	5.4%	13	327	4.0%	18	407	4.4%	1	61	1.6%	12	0.0%			80	1775	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
Fort Collins / Loveland**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600									16	0.0%										16	0.0%		
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700		64	0.0%																		64	0.0%	
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850					50	0.0%		1	0.0%												51	0.0%	
\$851 to \$875																							
\$876 to \$900								1	0.0%	1	36	2.8%								1	37	2.7%	
\$901 to \$925																							
\$926 to \$950					66	0.0%		28	0.0%												94	0.0%	
\$951 to \$975								66	0.0%												66	0.0%	
\$976 to \$1000																							
\$1001 to 1025					40	0.0%					2	0.0%									42	0.0%	
\$1026 to 1050				1	213	0.5%		2	0.0%											1	215	0.5%	
\$1051 to 1075					4	0.0%															4	0.0%	
\$1076 to 1100					23	0.0%															23	0.0%	
\$1101 to 1125				2	107	1.9%														2	107	1.9%	
\$1126 to 1150	1	47	2.1%					224	0.0%					4	36	11.1%				5	307	1.6%	
\$1151 to 1175					25	0.0%															25	0.0%	
\$1176 to 1200					32	0.0%	4	246	1.6%					2	0.0%					4	280	1.4%	
\$1201 to 1225		14	0.0%											1	91	1.1%				1	105	1.0%	
\$1226 to 1250				6	157	3.8%	1	102	1.0%			8	0.0%							7	267	2.6%	
\$1251 to 1275				2	132	1.5%		66	0.0%	1	60	1.7%								3	258	1.2%	
\$1276 to 1300				13	202	6.4%		68	0.0%		13	0.0%		60	0.0%					13	343	3.8%	
\$1301 to 1325					60	0.0%				4	40	10.0%					1	0.0%		4	101	4.0%	
\$1326 to 1350				2	161	1.2%								1	37	2.7%				3	198	1.5%	
\$1351 to 1375				3	189	1.6%		7	64	10.9%		1	96	1.0%						11	349	3.2%	
\$1376 to 1400				12	214	5.6%		1	191	0.5%		6	212	2.8%						19	617	3.1%	
\$1401 to 1425							2	105	1.9%		1	7	14.3%							3	112	2.7%	
\$1426 to 1450					120	0.0%	30	276	10.9%		4	284	1.4%				13	0.0%		34	693	4.9%	
\$1451 to 1475				1	122	0.8%					2	143	1.4%							3	265	1.1%	
\$1476 to 1400											2	105	1.9%		1	46	2.2%			3	151	2.0%	
\$1501 to 1525							1	36	2.8%											1	36	2.8%	
\$1526 to 1550											7	318	2.2%							7	318	2.2%	
\$1551 to 1575											1	104	1.0%		1	0.0%				1	105	1.0%	
\$1576 to 1500											4	214	1.9%		6	0.0%		15	0.0%	4	235	1.7%	
\$1601 to 1625								6	0.0%		9	276	3.3%		1	39	2.6%			10	321	3.1%	
\$1626 to 1650											2	127	1.6%			14	0.0%			2	141	1.4%	
\$1651 to 1675																							
\$1676 to 1600											1	120	0.8%		4	0.0%		1	0.0%	1	125	0.8%	
\$1701 to 1725															26	0.0%					26	0.0%	
\$1726 to 1750																							
\$1751 to 1775															5	62	8.1%			5	62	8.1%	
\$1776 to 1800							1	0.0%							2	16	12.5%	2	16	12.5%	4	33	12.1%
\$1801 to 1825															2	0.0%					2	0.0%	
\$1826 to 1850														1	26	3.8%				1	26	3.8%	
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975															36	0.0%					36	0.0%	
\$1976 to 2000																							
\$2000 and up																							
TOTALS	1	125	0.8%	42	1917	2.2%	46	1499	3.1%	46	2165	2.1%	31	643	4.8%	2	46	4.3%	168	6395	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					34	0.0%														34	0.0%					
\$851 to \$875																										
\$876 to \$900																										
\$901 to \$925																										
\$926 to \$950					66	0.0%														66	0.0%					
\$951 to \$975								66	0.0%											66	0.0%					
\$976 to \$1000																										
\$1001 to 1025					40	0.0%														40	0.0%					
\$1026 to 1050					1	44	2.3%													1	44	2.3%				
\$1051 to 1075																										
\$1076 to 1100																										
\$1101 to 1125																										
\$1126 to 1150								223	0.0%											223	0.0%					
\$1151 to 1175																										
\$1176 to 1200																										
\$1201 to 1225													1	91	1.1%					1	91	1.1%				
\$1226 to 1250								1	102	1.0%										1	102	1.0%				
\$1251 to 1275																										
\$1276 to 1300													60	0.0%						60	0.0%					
\$1301 to 1325																1	0.0%			1	0.0%					
\$1326 to 1350																										
\$1351 to 1375																										
\$1376 to 1400																										
\$1401 to 1425								2	105	1.9%										2	105	1.9%				
\$1426 to 1450												36	0.0%							36	0.0%					
\$1451 to 1475																										
\$1476 to 1400																										
\$1501 to 1525																										
\$1526 to 1550												1	3	33.3%						1	3	33.3%				
\$1551 to 1575																										
\$1576 to 1500																										
\$1601 to 1625																										
\$1626 to 1650																										
\$1651 to 1675																										
\$1676 to 1600																1	0.0%			1	0.0%					
\$1701 to 1725																										
\$1726 to 1750																										
\$1751 to 1775																										
\$1776 to 1800								1	0.0%											1	0.0%					
\$1801 to 1825																										
\$1826 to 1850																2	0.0%			2	0.0%					
\$1851 to 1875																										
\$1876 to 1900																										
\$1901 to 1926																11	102	10.8%		11	102	10.8%				
\$1926 to 1950																										
\$1951 to 1975																										
\$1976 to 2000																										
\$2000 and up																36	0.0%			36	0.0%					
TOTALS		64	0.0%		1	184	0.5%		3	497	0.6%		1	39	2.6%		12	291	4.1%		2	0.0%		17	1077	1.6%

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 - Northeast**

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

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700																								
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825																								
\$826 to \$850								1	0.0%											1	0.0%			
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950																								
\$951 to \$975																								
\$976 to \$1000																								
\$1001 to 1025											2	0.0%									2	0.0%		
\$1026 to 1050					165	0.0%															165	0.0%		
\$1051 to 1075																								
\$1076 to 1100																								
\$1101 to 1125					39	0.0%															39	0.0%		
\$1126 to 1150	1	47	2.1%																	1	47	2.1%		
\$1151 to 1175																								
\$1176 to 1200								180	0.0%					2	0.0%						182	0.0%		
\$1201 to 1225																								
\$1226 to 1250					6	85	7.1%														6	85	7.1%	
\$1251 to 1275								66	0.0%												66	0.0%		
\$1276 to 1300					13	202	6.4%														13	202	6.4%	
\$1301 to 1325																								
\$1326 to 1350					1	45	2.2%														2	82	2.4%	
\$1351 to 1375					3	189	1.6%							1	37	2.7%					3	189	1.6%	
\$1376 to 1400					1	12	8.3%	1	191	0.5%	4	174	2.3%								6	377	1.6%	
\$1401 to 1425																								
\$1426 to 1450								1	24	4.2%	1	168	0.6%					13	0.0%					
\$1451 to 1475																								
\$1476 to 1400																								
\$1501 to 1525								1	36	2.8%											1	36	2.8%	
\$1526 to 1550											6	315	1.9%								6	315	1.9%	
\$1551 to 1575											1	104	1.0%								1	104	1.0%	
\$1576 to 1500												80	0.0%									80	0.0%	
\$1601 to 1625																								
\$1626 to 1650											2	127	1.6%				12	0.0%						
\$1651 to 1675																								
\$1676 to 1600																								
\$1701 to 1725																								
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800															2	16	12.5%					2	16	12.5%
\$1801 to 1825																								
\$1826 to 1850															1	26	3.8%					1	26	3.8%
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS	1	47	2.1%	24	857	2.8%	3	498	0.6%	14	970	1.4%	4	93	4.3%		13	0.0%		46	2478	1.9%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total							
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent					
\$000 to \$225																										
\$226 to \$250																										
\$251 to \$275																										
\$276 to \$300																										
\$301 to \$325																										
\$326 to \$350																										
\$351 to \$375																										
\$376 to \$400																										
\$401 to \$425																										
\$426 to \$450																										
\$451 to \$475																										
\$476 to \$500																										
\$501 to \$525																										
\$526 to \$550																										
\$551 to \$575																										
\$576 to \$600																										
\$601 to \$625																										
\$626 to \$650																										
\$651 to \$675																										
\$676 to \$700																										
\$701 to \$725																										
\$726 to \$750																										
\$751 to \$775																										
\$776 to \$800																										
\$801 to \$825																										
\$826 to \$850					16	0.0%														16	0.0%					
\$851 to \$875																										
\$876 to \$900										1	36	2.8%								1	36	2.8%				
\$901 to \$925																										
\$926 to \$950								28	0.0%												28	0.0%				
\$951 to \$975																										
\$976 to \$1000																										
\$1001 to 1025																										
\$1026 to 1050																										
\$1051 to 1075																										
\$1076 to 1100																										
\$1101 to 1125					1	52	1.9%													1	52	1.9%				
\$1126 to 1150														4	36	11.1%				4	36	11.1%				
\$1151 to 1175						24	0.0%														24	0.0%				
\$1176 to 1200																										
\$1201 to 1225																										
\$1226 to 1250						72	0.0%														72	0.0%				
\$1251 to 1275																										
\$1276 to 1300										68	0.0%										68	0.0%				
\$1301 to 1325																										
\$1326 to 1350						92	0.0%														92	0.0%				
\$1351 to 1375									7	64	10.9%										7	64	10.9%			
\$1376 to 1400					9	118	7.6%														9	118	7.6%			
\$1401 to 1425																										
\$1426 to 1450									28	228	12.3%										28	236	11.9%			
\$1451 to 1475												2	140	1.4%							2	140	1.4%			
\$1476 to 1400													1	46	2.2%						1	46	2.2%			
\$1501 to 1525																										
\$1526 to 1550																										
\$1551 to 1575																										
\$1576 to 1500										4	134	3.0%			1	0.0%					4	135	3.0%			
\$1601 to 1625																										
\$1626 to 1650										7	158	4.4%									7	158	4.4%			
\$1651 to 1675																										
\$1676 to 1600																										
\$1701 to 1725																										
\$1726 to 1750															24	0.0%					24	0.0%				
\$1751 to 1775																										
\$1776 to 1800															5	62	8.1%				5	62	8.1%			
\$1801 to 1825																										
\$1826 to 1850																										
\$1851 to 1875																										
\$1876 to 1900																										
\$1901 to 1926																										
\$1926 to 1950															4	37	10.8%				4	37	10.8%			
\$1951 to 1975																										
\$1976 to 2000																										
\$2000 and up																										
TOTALS					10	374	2.7%		35	388	9.0%		14	476	2.9%		14	206	6.8%		2	16	12.5%	75	1460	5.1%

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

**Vacancy Rates During the Current Quarter
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%		1	0.0%											5	0.0%	
\$1051 to 1075					4	0.0%														4	0.0%	
\$1076 to 1100					3	0.0%														3	0.0%	
\$1101 to 1125				1	16	6.3%														1	16	6.3%
\$1126 to 1150																						
\$1151 to 1175					1	0.0%														1	0.0%	
\$1176 to 1200					32	0.0%	4	66	6.1%										4	98	4.1%	
\$1201 to 1225	14	0.0%																		14	0.0%	
\$1226 to 1250											8	0.0%								8	0.0%	
\$1251 to 1275					2	132	1.5%			1	10	10.0%							3	142	2.1%	
\$1276 to 1300											13	0.0%								13	0.0%	
\$1301 to 1325					60	0.0%				4	40	10.0%							4	100	4.0%	
\$1326 to 1350				1	24	4.2%													1	24	4.2%	
\$1351 to 1375										1	96	1.0%							1	96	1.0%	
\$1376 to 1400					2	84	2.4%			2	38	5.3%							4	122	3.3%	
\$1401 to 1425										1	7	14.3%							1	7	14.3%	
\$1426 to 1450							1	24	4.2%	3	72	4.2%							4	96	4.2%	
\$1451 to 1475				1	122	0.8%					3	0.0%							1	125	0.8%	
\$1476 to 1400										2	105	1.9%							2	105	1.9%	
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575															1	0.0%				1	0.0%	
\$1576 to 1500														3	0.0%		15	0.0%		18	0.0%	
\$1601 to 1625								6	0.0%	2	118	1.7%		1	39	2.6%			3	163	1.8%	
\$1626 to 1650														2	0.0%				2		0.0%	
\$1651 to 1675																						
\$1676 to 1600										1	120	0.8%			4	0.0%			1	124	0.8%	
\$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%	7	482	1.5%	5	114	4.4%	17	630	2.7%	1	51	2.0%		15	0.0%	30	1306	2.3%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300		71	0.0%																		71	0.0%	
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375				2	114	1.8%			1	0.0%										2	114	1.8%	
\$376 to \$400																					1	0.0%	
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500					17	0.0%																17	0.0%
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$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		71	0.0%	2	151	1.3%	3	162	1.9%	32	0.0%	1	0.0%	58	0.0%	5	475	1.1%					

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

**Vacancy Rates During the Current Quarter
Greeley**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625					18	0.0%													1	18	0.0%		
\$626 to \$650	1	38	2.6%																	1	38	2.6%	
\$651 to \$675																							
\$676 to \$700					12	0.0%															12	0.0%	
\$701 to \$725					20	0.0%															20	0.0%	
\$726 to \$750				1	103	1.0%			2	0.0%										1	105	1.0%	
\$751 to \$775																							
\$776 to \$800									16	0.0%											16	0.0%	
\$801 to \$825					69	0.0%			48	0.0%											117	0.0%	
\$826 to \$850								3	115	2.6%										3	115	2.6%	
\$851 to \$875				1	8	12.5%			17	0.0%										1	25	4.0%	
\$876 to \$900											20	0.0%									20	0.0%	
\$901 to \$925								8	175	4.6%											8	175	4.6%
\$926 to \$950				1	84	1.2%			3	0.0%				48	0.0%					1	135	0.7%	
\$951 to \$975											1	15	6.7%							1	15	6.7%	
\$976 to \$1000	1	15	6.7%		90	0.0%														1	105	1.0%	
\$1001 to 1025									101	0.0%											101	0.0%	
\$1026 to 1050					18	0.0%					26	0.0%									44	0.0%	
\$1051 to 1075	1	7	14.3%						58	0.0%				16	0.0%					1	81	1.2%	
\$1076 to 1100																							
\$1101 to 1125				3	257	1.2%			78	0.0%										3	335	0.9%	
\$1126 to 1150				3	240	1.3%										6	0.0%			3	246	1.2%	
\$1151 to 1175								1	68	1.5%				3	0.0%					1	71	1.4%	
\$1176 to 1200								6	96	6.3%			12	0.0%						6	108	5.6%	
\$1201 to 1225																50	0.0%				50	0.0%	
\$1226 to 1250											1	86	1.2%							1	86	1.2%	
\$1251 to 1275									24	0.0%				40	0.0%						64	0.0%	
\$1276 to 1300				12	169	7.1%														12	169	7.1%	
\$1301 to 1325											2	82	2.4%		4	0.0%					6	132	4.5%
\$1326 to 1350	1	2	50.0%		3	44	6.8%					240	0.0%		18	0.0%					258	0.0%	
\$1351 to 1375											6	156	3.8%								6	228	2.6%
\$1376 to 1400																							
\$1401 to 1425									2	48	4.2%										2	48	4.2%
\$1426 to 1450											3	85	3.5%								3	85	3.5%
\$1451 to 1475														12	0.0%						12	0.0%	
\$1476 to 1400																					9	224	4.0%
\$1501 to 1525											1	66	1.5%								1	66	1.5%
\$1526 to 1550											3	252	1.2%								3	252	1.2%
\$1551 to 1575															12	0.0%					12	0.0%	
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675														1	48	2.1%	1	1	100.0%		2	49	4.1%
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750											8	0.0%			2	54	3.7%				2	54	3.7%
\$1751 to 1775																							
\$1776 to 1800																					8	0.0%	
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926															40	0.0%					40	0.0%	
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000														1	22	4.5%					1	22	4.5%
\$2000 and up																							
TOTALS	4	62	6.5%	24	1204	2.0%	20	849	2.4%	26	1272	2.0%	4	317	1.3%	1	57	1.8%		79	3761	2.1%	

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

**Vacancy Rates During the Current Quarter
Pueblo**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325		13	0.0%																	13	0.0%		
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450		3	0.0%		56	0.0%															59	0.0%	
\$451 to \$475	1	1	100.0%		1	0.0%													1	2	50.0%		
\$476 to \$500				2	143	1.4%													2	143	1.4%		
\$501 to \$525					5	0.0%															5	0.0%	
\$526 to \$550		2	0.0%					8	0.0%												10	0.0%	
\$551 to \$575				16	127	12.6%															16	127	12.6%
\$576 to \$600																							
\$601 to \$625		12	0.0%	2	168	1.2%		29	0.0%											2	209	1.0%	
\$626 to \$650																8	0.0%				8	0.0%	
\$651 to \$675					31	0.0%		2	19	10.5%									2	50	4.0%		
\$676 to \$700				7	176	4.0%													7	176	4.0%		
\$701 to \$725					12	0.0%		2	173	1.2%										2	185	1.1%	
\$726 to \$750																6	0.0%				6	0.0%	
\$751 to \$775								1	58	1.7%		36	0.0%							1	94	1.1%	
\$776 to \$800								11	133	8.3%		10	0.0%							11	143	7.7%	
\$801 to \$825				1	5	20.0%							1	0.0%						1	16	6.3%	
\$826 to \$850								1	10	10.0%										1	10	10.0%	
\$851 to \$875								2	56	3.6%				1	15	6.7%				3	71	4.2%	
\$876 to \$900																							
\$901 to \$925					24	0.0%															24	0.0%	
\$926 to \$950											1	2	50.0%							1	2	50.0%	
\$951 to \$975												2	0.0%								2	0.0%	
\$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																							
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275											5	113	4.4%								5	113	4.4%
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400														4	39	10.3%					4	39	10.3%
\$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	1	31	3.2%	32	832	3.8%	19	486	3.9%	6	237	2.5%	6	119	5.0%	30	0.0%	64	1735	3.7%			

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325		13	0.0%																	13	0.0%	
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$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		12	0.0%																	12	0.0%	
\$626 to \$650																	8	0.0%		8	0.0%	
\$651 to \$675																						
\$676 to \$700					3	58	5.2%													3	58	5.2%
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																	6	0.0%		6	0.0%	
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850								1	10	10.0%										1	10	10.0%
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$2000 and up																						
TOTALS		25	0.0%	3	109	2.8%	1	18	5.6%							14	0.0%	4	166	2.4%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550	2		0.0%																			
\$551 to \$575				15	79	19.0%														15	79	19.0%
\$576 to \$600																						
\$601 to \$625				2	168	1.2%														2	168	1.2%
\$626 to \$650																						
\$651 to \$675					12	0.0%	2	19	10.5%											2	31	6.5%
\$676 to \$700				4	118	3.4%														4	118	3.4%
\$701 to \$725					12	0.0%	2	103	1.9%											2	115	1.7%
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800							8	97	8.2%											8	97	8.2%
\$801 to \$825													1	0.0%							1	0.0%
\$826 to \$850																						
\$851 to \$875							2	56	3.6%				1	15	6.7%					3	71	4.2%
\$876 to \$900																						
\$901 to \$925					24	0.0%															24	0.0%
\$926 to \$950																						
\$951 to \$975																						
\$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																						
\$1126 to 1150																						
\$1151 to 1175																	16	0.0%			16	0.0%
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275										5	113	4.4%								5	113	4.4%
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400														4	39	10.3%				4	39	10.3%
\$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	2		0.0%	25	497	5.0%	14	275	5.1%	5	177	2.8%	6	119	5.0%	16	0.0%		50	1086	4.6%	

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

**Vacancy Rates During the Current Quarter
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																					
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\$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		3	0.0%		5	0.0%														8	0.0%		
\$451 to \$475	1	1	100.0%		1	0.0%														1	2	50.0%	
\$476 to \$500				2	143	1.4%														2	143	1.4%	
\$501 to \$525					5	0.0%															5	0.0%	
\$526 to \$550																							
\$551 to \$575				1	48	2.1%															1	48	2.1%
\$576 to \$600																							
\$601 to \$625								29	0.0%												29	0.0%	
\$626 to \$650																							
\$651 to \$675					19	0.0%															19	0.0%	
\$676 to \$700																							
\$701 to \$725								70	0.0%												70	0.0%	
\$726 to \$750																							
\$751 to \$775							1	58	1.7%		36	0.0%								1	94	1.1%	
\$776 to \$800							3	36	8.3%		10	0.0%								3	46	6.5%	
\$801 to \$825				1	5	20.0%					10	0.0%								1	15	6.7%	
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950										1	2	50.0%								1	2	50.0%	
\$951 to \$975											2	0.0%									2	0.0%	
\$976 to \$1000																							
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125																							
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\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	1	4	25.0%	4	226	1.8%	4	193	2.1%	1	60	1.7%							10	483	2.1%		

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