

Third Quarter 2019

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

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

sponsored by

Colorado Division of Housing

Newmark Knight Frank Multifamily

conducted by

Ron Throupe, Ph.D. CRE MAI FRICS

of

The University of Denver

And

Jennifer Von Stroh

of

Colorado Economic and Management Associates

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Survey Sponsors' Contact Information

Colorado Division of Housing

1313 Sherman Street
Denver, Colorado 80203
Alison George, executive director
phone: (303)-866-2033
<http://dola.colorado.gov>

Newmark Knight Frank Multifamily

1800 Lairmer Street, Suite 1700
Denver, CO 80202
Kevin McKenna, Executive Managing Director
phone: (303) 260-4414
email: kmckenna@aranemark.com

Researched and authored by:

Ron Throupe, Ph.D. CRE MAI FRICS
University of Denver
Daniels College of Business
Burns School of Real Estate & Construction
Management
944 Aztec Dr.
Castle Rock, CO 80108
rthroupe@du.edu

Jennifer L. Von Stroh
Colorado Economic & Management Associates
2581 East Wynterbrook Drive
Littleton, Colorado 80126-4519
303-818-0510
VonStrohHousingSurvey@gmail.com

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 Third Quarter 2019 Survey 38,628 units reported in the Colorado Metropolitan Areas compared to 37,695 for the Third 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 4.6 percent for September of 2019, compared to 5.2 for March of 2019. This is compared to 5.2 percent for September of 2018, 5.8 percent for March 2018, and 5.1 percent in September 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 5.0 percent; Fort Collins/Loveland, 2.6 percent; Grand Junction, 1.7 percent; Greeley, 2.9 percent; and Pueblo, 3.3 percent.

The overall average rent per square foot ranges from a low of 87 cents in Grand Junction to a high of 196 cents in Montrose. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 5.7 percent. This means that tenants moved out of 5.7 percent of the units the previous month.

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

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

INTRODUCTION

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

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

The boundaries for Colorado Springs are:

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

The boundaries for Fort Collins are:

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

The boundaries for Pueblo are:

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

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

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

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

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

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

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

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

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

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

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

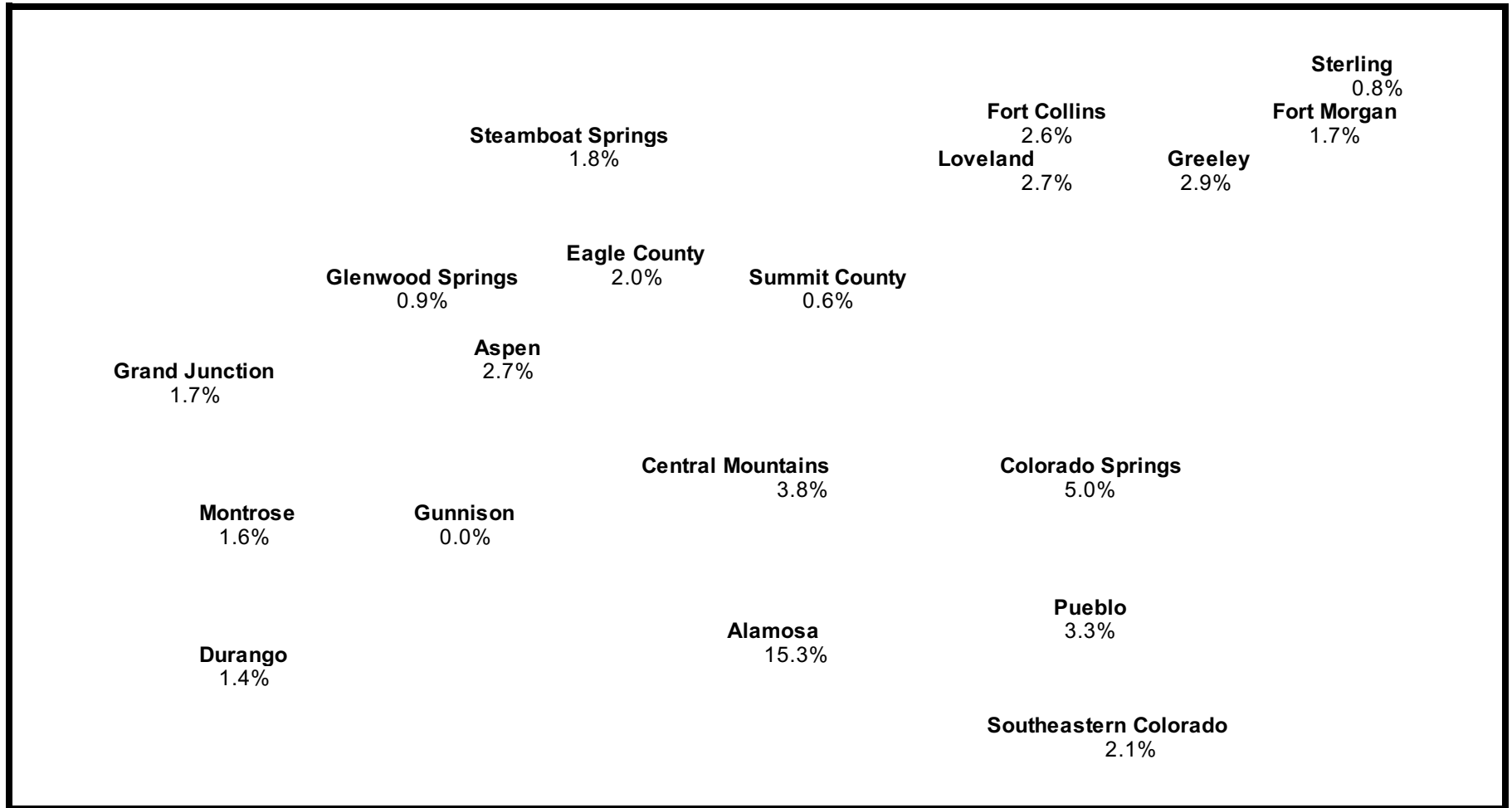
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2012	2013				2014				2015				2016				2017				2018				2019					
	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa		65		119		153		0		88		0		33		33															222
Aspen		352		204		204		143		143		205		205		86															147
Central Mountains		268		214		136		168		198		168				330															338
Buena Vista		*		*		*		*		*		*		*		*															*
Canon City		*		*		*		*		*		*		*		*															*
Lake County		*		*		*		*		*		*		*		*															*
Salida		*		*		*		*		*		*		*		*															*
Colorado Springs	19435	19619	20369	20772	20892	21444	21181	21087	21345	22075	20968	21279	21648	21458	21768	21247	21082	21397	21305	22150	21349	21527	21423	22419	22268	22271	22609	22566			
Northwest	1605	1957	2139	2306	2001	2270	2233	2195	1996	1950	2151	2039	2025	2013	2020	1799	1836	1701	1858	2314	1999	1932	2599	2227	2319	2099	2055	2364			
Northeast	3507	3432	3774	4002	4086	3931	4244	4225	4259	3934	3951	4041	4166	3895	4204	4086	4857	4690	4838	4410	4676	4500	3848	4774	4638	4648	4644	5088			
Far Northeast	4717	4677	4769	4970	4473	4834	4852	4594	4301	5019	5596	5992	6280	5968	5716	5750	4854	5903	5971	6064	5599	5581	6389	6393	5969	6213	6329	5784			
Southeast	2838	3307	3665	3220	3620	3774	3245	3557	4081	3769	3097	3123	3071	3273	3333	3457	3457	2673	2907	3048	2566	2820	2492	2506	3085	2692	2810	2721			
Security/Widefield/Fountain	575	575	392	535	607	571	626	751	810	777	629	632	632	632	632	670	757	632	630	631	630	630	630	631	632	632	632	632	415		
Southwest	3384	3711	3978	4274	3845	3873	4128	4218	4049	4426	4010	3859	3898	4005	4115	3748	3851	4006	3721	4026	4394	4323	3578	4323	3834	4163	4364	4515			
Central	2092	1960	1652	1465	2203	2191	1529	1547	1849	2200	1534	1593	1576	1672	1744	1737	1470	1792	1380	1657	1485	1741	1885	1565	1791	1824	1775	1679			
Durango		221		253		82		188		187		189				254															282
Eagle County		831		765		570		659		684		744				817															447
Fort Collins/Loveland	5857	6033	6098	5593	6045	5653	5792	6226	5837	6434	5781	6052	5248	5570	5969	6337	6195	6701	6535	6998	6759	6964	6676	6608	6777	6770	6647	6701			
Fort Collins	4776	4999	5113	4525	4997	4647	4786	5281	4857	5503	5069	5259	4689	5006	5055	5294	5307	5645	5445	5743	5639	5674	5511	5499	5444	5501	5314	5417			
Northwest	1599	1707	1473	1102	1642	1543	1323	1604	1186	1332	1380	1381	1382	1382	1122	1200	1153	1484	1284	1716	1527	1519	1511	1310	1310	1302	1302	1302			
Northeast	167	138	58	58	122	76	58	56	120	120	82	77	56	56	80	73	84	56	56	56	77	73	126	74	95	74	74	95			
Southeast	1214	1484	2036	1700	1653	1570	1820	1820	1710	2210	1962	2176	1979	2165	2195	2471	2445	2525	2525	2441	2368	2535	2363	2488	2373	2665	2478	2636			
Southwest	1796	1670	1546	1665	1580	1458	1585	1801	1841	1841	1645	1625	1272	1403	1658	1550	1625	1580	1580	1530	1667	1547	1511	1627	1666	1460	1460	1384			
Loveland	1081	1034	985	1068	1048	1006	1006	945	980	931	712	793	559	564	914	1043	888	1056	1090	1255	1120	1290	1165	1109	1333	1269	1333	1284			
Fort Morgan/Brush		366		342		144		240		216		240				264															180
Glenwood Springs		231		223		242		169		172		224				206															230
Grand Junction	1157	1289	1427	1002	1128	1062	967	897	962	1008	667	615	647	820	617	707	577	484	385	467	447	609	561	647	426	737	475	870			
Greeley	2735	3026	2798	2866	2948	2836	2952	2925	3085	3202	3193	3474	3390	3631	3586	3380	3566	3540	3623	3390	3555	3656	3861	3517	3947	3742	3761	3762			
Gunnison		88		88		88		60		60		88				60															60
Montrose		92		132		16		126		92		92				76															126
Pueblo	1112	1419	1381	1503	1569	1392	1534	1457	1420	1602	1424	1547	1585	1588	1736	1739	1639	1813	1916	1806	1916	1426	1590	1671	1599	1661	1737	2021			
Northwest	91	91	91	91	93	93	93	173	93	173	93	171	173	168	168	171	168	168	171	168	168	168	88	88	90	88	88	168			
Northeast	743	908	971	1067	1067	1067	1101	851	920	999	924	1043	990	990	1138	1138	1138	1138	1252	1252	1348	823	1168	1271	1273	1271	1086	1346			
Southeast	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Southwest	278	420	319	345	409	232	335	433	407	430	407	333	422	430	430	430	333	507	493	386	400	435	334	310	238	302	483	507			
Southeastern Colorado		90		120		10		110		0		110				142															142
Steamboat Springs		206		240		151		146		146		146				146															109
Sterling		196		240		196		240		228		154				318															254
Summit County		243		243		243		182		152		213				243															171
Total Responses	30725	34635	32073	34919	32582	34622	32426	35023	32649	36687	32033	35540	32518	33067	33676	36504	33059	33935	33764	37268	34026	34182	34111	37695	35017	35181	35229	38628			

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

STATE OF COLORADO VACANCY RATES BY MARKET AREA



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

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
4th Quarter 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
3rd Quarter 2019**	4.6	1437.23	1407.07

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

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

VACANCY RATES BY MARKET AREA

(In Percent)

Market Area	2012	2013				2014				2015				2016				2017				2018				2019				
	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa		16.9		5.9		12.4				10.2					0.0					0.0										15.3
Aspen		0.9		2.5		0.5		0.0		0.0		0.5			2.0					0.0									2.7	
Central Mountains		1.5		1.4		0.0		6.5		3.0		1.8			3.0					1.2							0.9		3.8	
Buena Vista		*		*		*		*		*		*			*					*							*	*	*	
Canon City		*		*		*		*		*		*			*					*							*	*	*	
Lake County		*		*		*		*		*		*			*					*							*	*	*	
Salida		*		*		*		*		*		*			*					*							*	*	*	
Colorado Springs	7.1	5.6	5.4	5.4	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	5.0	5.2	5.0	4.0	6.8	7.4	6.4	5.4	5.4	6.3	6.3	5.2	6.0	5.6	5.4	5.0	5.0	
Northwest	4.2	3.7	4.3	5.4	5.1	13.7	11.7	6.7	5.6	6.0	5.2	5.7	5.5	5.7	5.1	5.1	5.5	7.6	5.6	4.7	3.5	4.1	5.3	5.1	5.3	4.4	4.6	10.4	10.4	
Northeast	5.6	5.6	4.0	4.1	5.2	4.8	4.7	4.4	3.9	4.3	3.8	4.2	3.6	3.4	4.3	4.2	14.4	16.6	11.6	9.9	7.9	7.2	8.5	5.9	6.1	7.6	4.1	4.6	4.6	
Far Northeast	6.6	6.5	5.5	7.0	13.0	7.9	5.6	3.4	6.0	8.1	4.9	3.9	8.0	7.2	5.7	3.7	4.4	3.8	6.0	5.6	5.4	9.0	7.5	5.3	7.4	6.1	5.1	4.6	4.6	
Southeast	10.1	7.3	8.0	6.2	6.9	6.2	4.5	5.1	6.1	6.4	5.2	5.0	4.1	4.5	4.8	3.8	3.7	4.7	3.6	3.0	4.5	4.4	3.8	5.3	4.9	4.3	8.9	4.3	4.3	
Security/Widefield/Fountain	2.6	5.9	5.9	10.1	5.3	3.9	7.3	3.3	4.4	5.1	1.1	2.8	1.9	3.5	4.4	4.9	2.5	3.5	3.7	3.5	1.9	4.1	5.9	5.4	4.9	4.1	4.7	3.9	3.9	
Southwest	4.7	4.5	4.4	3.8	4.8	4.7	3.1	2.8	4.6	5.6	4.4	2.8	3.2	4.2	4.0	3.9	4.5	5.1	3.9	2.5	4.6	4.1	4.9	4.2	4.6	4.2	6.0	3.9	3.9	
Central	6.5	4.7	5.6	5.3	5.6	5.3	6.8	5.9	6.4	6.0	5.0	6.3	4.2	6.3	7.8	4.1	6.6	5.4	4.1	5.4	5.4	7.3	5.7	5.4	6.8	5.6	4.5	5.3	5.3	
Durango		2.3		4.3		1.2		2.7		1.6		1.1		11.8		4.7				5.3							3.7		1.4	
Eagle County		4.5		8.8		1.6		4.4		1.2		4.2		2.0		2.2				2.9							2.2		2.0	
Fort Collins/Loveland	2.4	5.1	5.2	2.8	2.1	1.7	2.8	1.3	1.2	1.9	2.1	2.4	2.3	2.0	2.9	4.0	4.1	2.9	2.4	3.9	3.1	3.3	3.8	2.8	2.5	2.7	2.6	2.6	2.6	
Fort Collins	2.5	5.5	5.6	2.9	1.9	1.6	2.9	0.9	1.0	1.8	1.8	2.2	2.0	1.8	2.7	3.2	3.3	2.2	2.0	3.7	3.0	3.3	4.1	2.9	2.3	2.5	2.6	2.6	2.6	
Northwest	0.9	0.3	3.8	0.5	0.6	0.2	4.2	0.1	0.2	0.0	0.4	0.3	0.4	0.4	2.2	0.9	0.7	0.7	1.4	4.7	0.9	1.8	8.3	1.6	1.0	1.2	1.3	0.9	0.9	
Northeast	0.6	0.7	0.0	0.0	2.5	1.3	3.4	0.0	0.0	0.0	1.2	0.0	3.6	0.0	1.3	4.1	3.6	0.0	1.8	0.0	0.0	0.0	0.8	4.1	1.1	2.7	0.0	1.1	1.1	
Southeast	3.4	13.3	5.6	3.1	3.0	1.8	2.7	1.1	1.9	2.0	1.7	3.4	3.2	2.5	2.5	4.1	4.9	2.4	2.1	3.5	4.0	4.0	1.8	3.0	2.1	2.7	1.9	3.3	3.3	
Southwest	3.5	4.4	7.4	4.3	2.1	2.9	2.0	1.6	0.7	2.9	3.2	2.4	1.7	2.2	3.4	3.4	2.8	3.4	2.3	3.1	3.5	3.7	3.8	3.7	3.7	3.3	5.1	3.0	3.0	
Loveland	1.9	2.8	3.2	2.4	2.7	2.3	2.6	3.1	2.0	2.7	3.9	3.8	5.4	3.7	3.7	8.4	8.7	6.7	4.1	4.5	3.8	3.4	2.7	2.3	3.4	3.4	2.4	2.7	2.7	
Fort Morgan/Brush		6.8		2.3		4.9		2.5		5.1		7.5			7.6					9.0						8.1			1.4	
Glenwood Springs		23.4		10.3		7.0		2.4		3.5		1.8			2.9					2.8						2.1			0.9	
Grand Junction	9.7	11.8	10.6	15.7	6.7	5.3	6.9	4.7	7.2	5.8	3.7	3.7	2.9	1.3	2.6	1.1	1.9	2.1	4.7	2.4	2.7	0.8	4.3	1.5	0.5	1.9	1.1	1.7	1.7	
Greeley	3.2	1.4	2.2	1.3	6.3	4.4	4.1	2.3	1.3	1.1	1.6	5.7	3.7	4.0	3.5	3.8	3.7	4.0	1.2	1.4	2.2	1.3	3.6	3.0	2.5	4.8	2.1	2.9	2.9	
Gunnison		8.0		3.4		3.4		0.0		1.7		0.0		0.0		0.0				0.0						0.0			0.0	
Montrose		6.5		1.5		0.0		5.6		5.4		5.4		0.0		0.0				0.0						0.0			1.6	
Pueblo	10.7	14.9	11.1	9.3	8.3	8.1	6.6	8.0	7.3	3.9	5.9	6.1	5.7	2.6	2.1	2.3	3.1	1.7	2.2	3.2	4.3	4.5	4.4	2.9	5.9	2.5	3.7	3.3	3.3	
Northwest	0.0	1.1	0.0	1.1	0.0	0.0	0.0	1.7	1.1	0.6	1.1	1.8	4.0	0.0	0.0	1.2	0.0	1.8	0.6	1.8	1.2	1.2	0.0	0.0	0.0	0.0	2.4	1.8	1.8	
Northeast	8.6	19.8	14.2	10.3	9.5	10.0	7.7	11.5	10.0	4.9	8.0	8.1	7.3	3.1	2.2	2.2	3.9	1.4	2.7	3.1	5.4	6.8	5.1	3.5	6.6	3.1	4.6	3.7	3.7	
Southeast							0.0																							
Southwest	19.8	7.4	4.7	8.4	7.1	2.6	5.1	3.5	2.7	3.0	2.2	2.4	2.6	2.3	2.8	3.0	2.1	2.2	1.4	4.1	2.0	1.4	3.3	1.3	4.2	1.0	2.1	2.6	2.6	
Southeastern Colorado		1.1		0.0		30.0		0.0				0.0				0.7				0.7						1.4			2.1	
Steamboat Springs		5.8		17.1		2.6		0.0		0.0		0.0				0.0				3.4						1.9			1.8	
Sterling		7.7		7.5		10.2		7.5		4.8		8.4				5.0				0.0						2.4			0.8	
Summit County		2.1		4.1		3.3		1.1		0.0		0.5				3.7				1.9						2.9			0.6	

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

VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2013	2014				2015				2016				2017				2018				2019			
Area	Apartment Type	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	Efficiency	4.3	5.6	5.7	4.4	3.6	4.0	4.1	2.8	2.0	2.7	3.4	2.4	2.8	2.9	2.1	4.1	3.7	6.3	5.0	5.0	2.8	3.5	3.9	5.0	
	One bedroom	5.8	5.0	4.6	3.9	4.2	4.8	3.6	4.1	4.3	4.1	4.2	3.6	5.8	6.5	4.6	4.3	4.2	4.9	5.2	4.3	4.7	4.6	4.1	4.0	
	Two bed, one bath	4.6	4.9	5.0	3.6	4.0	3.7	3.1	3.7	3.6	3.1	3.9	3.2	3.6	3.0	2.8	2.8	3.2	4.3	4.7	3.2	4.3	3.3	4.9	3.1	
	Two bed, two bath	8.4	7.4	5.7	3.7	5.0	5.7	4.9	4.7	5.8	6.0	5.0	4.7	7.7	7.3	6.1	5.4	6.1	5.0	5.9	4.9	5.7	5.3	4.6	4.9	
	Three bedroom	7.9	6.3	6.4	3.2	4.4	3.7	4.1	3.6	4.2	3.7	4.2	4.2	5.2	4.0	4.3	3.8	4.5	4.3	5.7	3.2	4.2	4.3	3.7	3.3	
All	6.1	5.6	5.1	3.7	4.3	4.6	3.9	4.1	4.4	4.3	4.3	3.8	5.7	5.5	4.7	4.4	4.5	4.9	5.4	4.2	4.8	4.5	4.4	4.1		
Alamosa	Efficiency						50.0																			22.1
	One bedroom		10.3				3.1					0.0					0.0				0.0					5.2
	Two bed, one bath		16.1				11.1					0.0					0.0				0.0					0.0
	Two bed, two bath		0.0				10.7																			7.7
	Three bedroom		25.0				0.0															0.0				
All		12.4				10.2						0.0					0.0				0.0					15.3
Aspen	Efficiency		0.0		0.0		0.0		0.0			0.0					0.0				0.0					0.0
	One bedroom		0.0		0.0		0.0		0.0			0.0					0.0				0.0					0.0
	Two bed, one bath		0.0		0.0		0.0		0.0			0.0					0.0				0.0					100.0
	Two bed, two bath		1.1		0.0		0.0		0.0				2.3				0.0				0.0					2.3
	Three bedroom		0.0				4.2					8.3					0.0				0.0					4.2
All		0.5		0.0		0.0		0.5			2.0					0.0				0.0					2.7	
Buena Vista	Efficiency		*		*		*		*		*		*		*		*		*		*		*		*	*
	One bedroom		*		*		*		*		*		*		*		*		*		*		*		*	*
	Two bed, one bath		*		*		*		*		*		*		*		*		*		*		*		*	*
	Two bed, two bath		*		*		*		*		*		*		*		*		*		*		*		*	*
	Three bedroom		*		*		*		*		*		*		*		*		*		*		*		*	*
All		*		*		*		*		*		*		*		*		*		*		*		*	*	
Canon City	Efficiency		*		*		*		*		*		*		*		*		*		*		*		*	*
	One bedroom		*		*		*		*		*		*		*		*		*		*		*		*	*
	Two bed, one bath		*		*		*		*		*		*		*		*		*		*		*		*	*
	Two bed, two bath		*		*		*		*		*		*		*		*		*		*		*		*	*
	Three bedroom		*		*		*		*		*		*		*		*		*		*		*		*	*
All		*		*		*		*		*		*		*		*		*		*		*		*	*	
Central Mountains *	Efficiency																									
	One bedroom											0.0					3.7				4.5					3.0
	Two bed, one bath		0.0		6.5		3.2		1.8			3.6					0.7				0.0					4.1
	Two bed, two bath						0.0																			
	Three bedroom						0.0					0.0					3.7				0.0					3.7
All																										
Colorado Springs	Efficiency	4.7	7.0	6.6	4.4	4.0	4.1	4.8	2.2	2.0	2.8	3.9	2.5	3.2	2.9	2.2	3.8	3.5	7.4	5.5	5.9	3.3	3.5	4.2	3.9	
	One bedroom	6.4	5.5	5.0	4.1	4.8	6.1	3.9	4.3	5.0	5.0	5.0	3.9	7.2	8.4	6.1	5.2	4.8	6.0	6.0	4.9	5.5	5.5	4.8	5.1	
	Two bed, one bath	5.3	6.6	5.7	4.1	4.9	5.0	3.8	4.1	3.6	3.9	4.4	3.8	4.2	4.0	3.4	3.5	4.0	5.3	5.8	3.9	5.8	4.2	6.4	3.6	
	Two bed, two bath	9.3	8.4	5.8	4.4	6.4	7.5	5.9	4.7	6.5	6.7	5.7	4.5	8.9	9.5	8.1	6.0	7.3	6.6	7.1	6.1	7.3	6.8	6.1	6.0	
	Three bedroom	11.3	9.4	7.3	5.4	6.8	6.4	5.7	3.9	5.1	5.7	5.6	4.4	7.2	6.0	6.8	5.1	7.2	7.8	6.7	4.9	4.7	6.4	3.6	4.2	
All	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	5.0	5.2	5.0	4.0	6.8	6.4	6.4	5.4	5.4	6.3	6.3	5.2	6.0	5.6	5.4	5.0		
Durango	Efficiency				10.0		0.0		0.0				0.0				10.0				10.0					0.0
	One bedroom		3.4		4.0		0.0		0.0				6.7				3.7				0.0					0.0
	Two bed, one bath		0.0		1.3		2.6		2.6				4.4				8.1				20.4					2.1
	Two bed, two bath		0.0		0.0		0.0		0.0				0.0				1.4				0.0					4.0
	Three bedroom		0.0		2.9		2.9		0.0				5.9				3.0				0.0					0.0
All		1.2		2.7		1.6		1.1				4.7				5.3				3.7					1.4	
Eagle County	Efficiency		1.1		11.4		4.2		8.3				4.5				11.4				4.5					
	One bedroom		2.0		6.2		1.3		3.4				1.6				2.7				2.4					2.6
	Two bed, one bath		1.8		3.8		0.0		1.7				2.0				1.6				6.1					0.0
	Two bed, two bath		1.3		3.3		3.3		9.2				2.4				2.4				0.0					1.4
	Three bedroom		1.8		2.8		0.0		3.6				2.3				2.8				0.0					3.0
All		1.6		4.4		1.2		4.2				2.2				2.9				2.2					2.0	
Fort Collins Loveland	Efficiency	3.0	1.8	1.6	8.1	0.0	0.6	1.6	1.8	1.4	0.7	0.0	1.9	1.3	2.4	1.2	4.4	2.3	2.3	2.4	0.0	0.7	1.3	0.8	0.6	
	One bedroom	2.1	1.3	1.9	1.8	0.7	2.0	2.2	2.5	2.5	1.9	3.2	4.0	3.6	3.4	1.6	3.1	2.7	2.7	2.0	2.9	2.1	2.6	2.2	1.7	
	Two bed, one bath	1.4	0.7	1.0	0.5	0.6	1.4	1.3	1.0	2.1	1.7	3.8	2.3	1.9	1.5	1.8	1.7	2.2	5.1	4.0	3.0	2.5	2.4	3.1	2.7	
	Two bed, two bath	3.1	3.6	3.4	1.5	2.1	2.8	2.7	3.9	3.1	3.2	2.6	5.6	6.1	3.8	3.5	6.0	4.8	3.2	3.4	3.2	2.5	3.0	2.1	3.8	
	Three bedroom	2.2	2.0	4.0	1.2	0.6	1.0	2.1	1.3	1.7	0.8	1.7	4.5	5.1	3.4	3.1	4.4	2.5	1.9	7.0	1.9	4.5	3.1	4.9	2.5	
All	2.1	1.7	2.8	1.3	1.2	1.9	2.1	2.4	2.3	2.0	2.9	4.0	4.1	2.9	2.4	3.9	3.1	3.3	3.8	2.8	2.5	2.7	2.6	2.6		
Fort Morgan/Brush	Efficiency																				0.0					0.0
	One bedroom		5.1		3.7		10.1		11.6				11.5				12.1				8.9					1.5
	Two bed, one bath		5.3		3.2		2.2		0.0				6.5				2.6				5.3					2.5
	Two bed, two bath																									
	Three bedroom		0.0		0.0		0.0		3.7				0.0				0.0				16.7					

VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment	2013				2014				2015				2016				2017				2018				2019				
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	Efficiency		0.0		0.0		0.0	0.0	0.0				0.0				0.0				0.0				0.0				0.0	
	One bedroom		13.3		0.0		7.1		0.0				7.1				0.0				2.2				0.0				0.0	
	Two bed, one bath		9.2		0.0		1.9		3.9				0.0				0.0				0.0				0.0				0.0	
	Two bed, two bath		5.8		2.0		2.0		1.5				1.5				6.1				2.4				0.0				0.0	
	Three bedroom		5.5		5.7		5.7		1.1				4.7				2.0				2.5				1.7				0.9	
All		7.0		2.4		3.5		1.8				2.9				2.8				2.1				1.7				0.9		
Grand Junction	Efficiency	0.0	0.0	1.4	0.0	2.7	5.4	2.8	12.7	2.7	2.7	2.8	2.7	1.4	1.4	4.2	5.4	9.9	1.4	5.6	0.0	0.0	0.0	0.0	0.0	0.0	2.1	1.3	1.8	
	One bedroom	4.3	4.6	3.7	3.2	3.6	4.3	3.8	2.4	2.4	1.0	3.0	1.1	1.4	1.3	3.3	1.8	1.6	0.9	6.4	3.0	0.0	0.0	0.0	0.0	2.1	1.3	1.8		
	Two bed, one bath	10.9	6.5	11.9	7.4	10.0	7.0	3.8	3.3	3.9	1.0	1.3	0.9	2.8	3.6	7.1	1.8	0.8	0.7	3.4	0.8	1.6	0.0	0.0	0.0	2.4	1.9	1.3		
	Two bed, two bath	3.4	4.9	4.9	3.3	14.5	3.3	3.3	1.8	3.6	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0		
	Three bedroom	17.4	12.0	8.0	10.5	19.0	16.0	12.5	0.0	0.0	0.0	0.0	40.0	0.0	0.0	0.0	33.3	0.0	0.0	0.0	100.0	0.0	0.0	0.0	33.3	0.0	33.3			
All	6.7	5.3	6.9	4.7	7.2	5.8	3.7	3.7	2.9	1.3	2.6	1.1	1.9	2.1	4.7	2.4	2.7	0.8	4.3	1.5	0.5	0.5	1.9	1.1	1.7					
Greeley	Efficiency	3.3	1.7	1.7	3.2	1.6	4.5	1.7	2.3	2.3	1.7	2.3	1.7	3.3	3.4	1.1	1.7	3.4	6.7	3.3	5.0	1.7	11.3	6.5	4.8					
	One bedroom	4.8	2.8	2.8	1.7	1.5	0.6	0.8	5.1	2.5	1.9	1.3	1.9	2.4	3.9	0.9	1.1	2.6	0.7	4.4	3.4	2.6	5.9	2.0	2.8					
	Two bed, one bath	0.9	0.6	1.5	1.4	0.8	0.8	0.3	3.4	2.9	1.8	2.6	2.9	3.5	2.5	2.1	2.0	2.0	0.9	2.4	1.1	2.1	2.2	2.4	2.4					
	Two bed, two bath	16.5	11.7	11.2	4.5	1.5	2.0	3.7	7.6	5.8	8.6	6.2	6.3	5.8	6.0	0.7	1.6	2.4	2.1	4.0	3.7	2.9	5.1	2.0	3.3					
	Three bedroom	7.4	5.7	2.0	1.4	1.8	0.3	2.0	8.9	4.3	2.9	4.3	4.9	2.6	1.9	1.6	0.9	0.9	1.2	2.4	3.4	1.8	4.7	1.3	2.8					
All	6.3	4.4	4.1	2.3	1.3	1.1	1.6	5.7	3.7	4.0	3.5	3.8	3.7	4.0	1.2	1.4	2.2	1.3	3.6	3.0	2.5	4.8	2.1	2.9						
Gunnison	Efficiency																													
	One bedroom		0.0						0.0																					
	Two bed, one bath		3.8		0.0				1.7																					
	Two bed, two bath																													
	Three bedroom																													
All		3.4		0.0				1.7																						
Lake County	Efficiency		*		*		*		*			*				*				*			*		*			*		
	One bedroom		*		*		*		*			*				*				*			*		*			*		
	Two bed, one bath		*		*		*		*			*				*				*			*		*			*		
	Two bed, two bath		*		*		*		*			*				*				*			*		*			*		
	Three bedroom		*		*		*		*			*				*				*			*		*			*		
All		*		*		*		*			*				*				*			*		*			*			
Montrose	Efficiency																													
	One bedroom		0.0		4.3		6.3		6.3																				1.6	
	Two bed, one bath		0.0		9.4		0.0		0.0																					
	Two bed, two bath																													
	Three bedroom																													
All		0.0		5.6		5.4		5.4																				1.6		
Pueblo	Efficiency	5.0	0.0	0.0	3.1	5.0	6.3	0.0	3.1	3.1	0.0	0.0	0.0	0.0	11.8	0.0	7.4	6.5	6.3	5.0	5.3	5.3	5.3	3.2	5.9					
	One bedroom	9.3	9.5	8.1	8.8	8.5	3.8	7.3	4.7	3.4	1.9	1.5	2.3	2.7	1.4	2.6	3.6	4.2	6.5	5.2	3.6	6.9	2.3	3.8	2.4					
	Two bed, one bath	7.6	7.4	5.5	8.4	5.3	3.7	5.3	11.6	9.8	3.9	3.3	1.9	4.2	0.9	2.0	2.8	2.8	2.7	4.0	2.6	3.4	1.3	3.9	3.5					
	Two bed, two bath	1.5	10.6	1.4	10.3	7.5	3.3	0.8	0.0	0.8	0.0	0.5	1.1	4.9	1.7	1.5	1.9	6.7	1.3	2.7	1.2	5.5	3.1	2.5	4.8					
	Three bedroom	12.8	2.8	10.1	2.7	9.7	6.3	7.1	2.8	9.5	4.7	4.5	5.8	0.9	3.4	2.4	3.2	7.4	5.9	4.2	2.5	7.5	6.7	5.0	5.2					
All	8.3	8.1	6.6	8.0	7.3	3.9	5.9	6.1	5.7	2.6	2.1	2.3	3.1	1.7	2.2	3.2	4.3	4.5	4.4	2.9	5.9	2.5	3.7	3.3						
Salida	Efficiency		*		*		*		*			*				*				*			*		*			*		
	One bedroom		*		*		*		*			*				*				*			*		*			*		
	Two bed, one bath		*		*		*		*			*				*				*			*		*			*		
	Two bed, two bath		*		*		*		*			*				*				*			*		*			*		
	Three bedroom		*		*		*		*			*				*				*			*		*			*		
All		*		*		*		*			*				*				*			*		*			*			
Southeastern Colorado	Efficiency		33.3																											
	One bedroom		28.6		0.0				0.0								0.0				0.0								2.3	
	Two bed, one bath				0.0				0.0								2.1				4.3								4.3	
	Two bed, two bath																													
	Three bedroom				0.0				0.0								0.0				0.0								0.0	
All		30.0		0.0				0.0								0.7				1.4								2.1		
Steamboat Springs	Efficiency																													
	One bedroom		0.0		0.0		0.0		0.0								0.0				1.6								0.0	
	Two bed, one bath		0.0		0.0		0.0		0.0								2.6				2.7								0.0	
	Two bed, two bath		0.0		0.0		0.0		0.0								9.4				0.0								3.7	
	Three bedroom		11.4		0.0		0.0		0.0								3.0				0.0									
All		2.6		0.0		0.0		0.0								3.4				1.9								1.8		
Sterling	Efficiency																													
	One bedroom		9.7		7.1		2.4		3.6							3.8					3.0								1.2	

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2013	2014				2015				2016				2017				2018				2019			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	2 to 8	5.3	3.8	5.0	4.9	4.2	2.8	3.7	2.9	4.4	3.4	2.5	3.2	2.6	3.6	7.3	3.4	3.1	3.3	4.8	2.2	3.7	4.5	4.7	1.9	
	9 to 50	3.1	4.5	5.7	4.6	4.4	4.1	3.3	4.8	3.4	4.1	6.0	3.8	6.5	5.1	5.8	3.4	3.4	3.8	3.2	3.2	3.5	4.1	3.3	4.6	
	51 to 99	4.6	4.7	7.5	4.2	4.6	3.3	3.1	2.5	3.3	2.9	3.6	3.0	4.0	3.6	3.9	5.0	3.3	3.6	4.8	3.1	4.8	3.2	4.4	3.2	
	100-199	5.6	4.8	3.1	2.5	4.1	3.6	2.9	3.0	2.8	2.6	3.5	3.2	3.7	3.5	3.9	3.8	3.4	3.5	3.6	3.8	4.4	3.7	3.5	5.8	
	199-349	7.2	6.6	5.3	3.9	4.2	5.6	4.4	4.6	5.0	5.3	4.5	4.3	6.6	6.9	5.1	4.8	4.9	5.7	5.8	4.7	4.8	4.8	4.6	3.5	
350 up	5.0	3.9	5.2	3.9	5.0	3.3	3.2	4.4	4.8	3.4	4.7	3.3	4.2	3.8	4.1	3.4	4.8	4.0	7.6	3.5	6.1	5.4	4.6	5.1		
Alamosa	2 to 8		18.8				31.3														0.0					
	9 to 50		11.1				5.6														0.0					
	51 to 99		12.3										0.0				0.0				0.0				0.0	
	100-199																				0.0				18.0	
	199-349																									
350 up																										
Aspen	2 to 8																								4.2	
	9 to 50		0.0		0.0		0.0		0.0				0.0				0.0				0.0					
	51 to 99		0.6		0.0		0.0		0.6				2.2				0.0				0.0				2.4	
	100-199																									
	199-349																									
350 up																										
Buena Vista	2 to 8		*		*		*		*			*			*		*		*		*				*	
	9 to 50		*		*		*		*			*			*		*		*		*				*	
	51 to 99		*		*		*		*			*			*		*		*		*				*	
	100-199		*		*		*		*			*			*		*		*		*				*	
	199-349		*		*		*		*			*			*		*		*		*				*	
350 up		*		*		*		*			*			*		*		*		*				*		
Canon City	2 to 8		*		*		*		*			*			*		*		*		*				*	
	9 to 50		*		*		*		*			*			*		*		*		*				*	
	51 to 99		*		*		*		*			*			*		*		*		*				*	
	100-199		*		*		*		*			*			*		*		*		*				*	
	199-349		*		*		*		*			*			*		*		*		*				*	
350 up		*		*		*		*			*			*		*		*		*				*		
Central Mountains	2 to 8						0.0																			
	9 to 50				9.4		15.6		0.0				6.3				0.0				7.5				2.5	
	51 to 99																									
	100-199		0.0		5.9		0.7		2.2				2.7				1.3				0.0				4.0	
	199-349																									
350 up																										
Colorado Springs	2 to 8	28.6	7.4	11.1	10.3	3.8	3.7	4.5	0.0	5.6	0.0	0.0	9.7	12.5	0.0	9.1	4.3	10.0	7.1	0.0	0.0	11.1	28.6	0.0	9.1	
	9 to 50	2.7	3.8	5.8	5.6	6.6	4.5	5.1	7.6	5.4	6.3	10.8	4.8	12.1	8.0	10.4	3.4	4.5	6.6	4.8	3.8	3.7	8.0	4.8	9.0	
	51 to 99	4.0	5.4	8.0	6.5	5.3	4.1	4.0	4.0	4.1	5.0	5.0	4.2	5.4	5.9	5.2	6.6	5.9	5.0	6.2	4.8	7.6	5.5	6.3	5.1	
	100-199	4.9	4.5	3.3	3.0	6.6	6.6	3.7	4.5	3.6	3.6	4.5	4.3	4.9	6.0	7.6	5.3	4.9	5.3	3.8	4.4	6.4	4.4	5.0	10.5	
	199-349	8.5	8.0	5.7	4.1	4.8	7.0	5.0	4.0	5.3	5.8	4.9	4.0	7.6	8.3	6.6	5.7	5.5	7.1	7.2	5.7	5.7	5.7	5.6	3.8	
350 up	6.6	5.0	5.1	5.5	5.7	3.7	3.6	4.9	5.3	3.9	5.3	3.7	4.2	4.3	4.5	3.8	5.5	4.3	5.0	3.8	6.6	5.8	4.6	5.6		
Durango	2 to 8		0.0		0.0		0.0		0.0								0.0									
	9 to 50		1.4		1.4		2.8		1.4				4.9				3.5				0.0					
	51 to 99																									
	100-199				3.6		0.9		0.9				4.5				6.6				3.9				1.4	
	199-349																									
350 up																										
Eagle County	2 to 8						0.0		4.5																	
	9 to 50						0.0		0.8				0.0				0.0				0.0				1.7	
	51 to 99		1.6		4.2		1.1		5.1				2.7				3.1				6.3				6.8	
	100-199		1.1		5.1		2.2		6.7				3.7				3.7				0.0				0.0	
	199-349		1.9		3.7																					
350 up																										
Fort Collins/ Loveland	2 to 8	2.1	1.8	2.9	0.0	0.0	0.0	2.2	2.2	7.7	11.5	1.4	2.2	1.0	5.9	7.7	14.3	1.7	3.4	4.5	0.0	1.1	0.0	0.0	0.0	
	9 to 50	1.3	0.0	4.0	0.0	0.0	0.0	2.1		6.3				0.0	0.0	0.0	0.0		1.4	1.2	4.3	4.3	0.0	2.4	5.5	
	51 to 99	1.9	1.5	2.3	1.0	0.0	0.0	0.7	1.7	1.5	2.7	2.3	4.3	7.0	6.3	7.6	14.0	2.9	5.9	3.6	1.9	2.9	5.1	4.6	2.5	
	100-199	2.0	2.2	2.4	1.2	1.3	1.8	2.2	1.1	1.4	1.6	4.4	2.8	2.7	2.4	1.8	3.8	2.1	2.8	1.8	3.3	2.3	1.8	1.8	2.3	
	199-349	2.7	2.1	2.2	1.7	1.4	2.3	2.3	3.3	3.0	2.3	2.5	4.9	4.4	3.0	2.2	3.1	3.7	3.4	2.5	2.8	2.6	3.0	2.6	3.0	
350 up	0.4	0.3	5.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6	0.3	0.6	1.7	29.0	1.7	2.3	2.3	3.9	0.3		
Fort Morgan/ Brush	2 to 8																									
	9 to 50		4.9		4.2		7.5		11.1				10.7				9.0				8.1				3.2	
	51 to 99				0.0		2.1		2.1				2.1												0.0	
	100-199																									
	199-349																									
350 up																										

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

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2013				2014				2015				2016				2017				2018				2019			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Overall - Statewide	To 1959	5.8	2.8	6.5	4.4	2.6	3.8	2.0	6.0	1.9	3.8	3.2	2.6	3.9	1.9	1.9	3.5	3.0	5.8	2.7	2.1	6.5	2.2	2.8	3.6	2.8	3.6		
	1960-69	3.8	3.9	6.2	4.1	4.9	4.1	4.2	4.0	3.6	4.1	6.1	4.9	4.7	4.3	5.0	3.4	4.2	3.6	3.6	3.4	5.5	3.9	3.8	4.1	3.1	3.0		
	1970-79	4.9	4.0	4.8	4.2	4.8	4.0	3.4	3.4	3.6	2.8	3.5	3.1	3.4	4.6	2.7	3.2	3.2	3.6	3.6	2.9	3.9	3.1	6.1	3.0	4.4	4.4		
	1980-89	4.9	3.9	4.0	3.6	3.3	4.1	3.3	3.8	3.3	3.5	4.5	3.5	3.8	4.0	4.0	4.2	4.3	4.4	6.1	4.8	5.3	4.3	4.3	4.4	5.7	5.7		
	1990-99	4.3	4.0	3.7	2.5	4.2	3.6	2.8	3.3	4.1	3.6	2.9	3.5	4.8	4.4	4.3	3.6	4.2	3.3	4.0	2.4	3.8	3.7	3.7	3.7	3.2	3.2		
	2000-09	14.8	14.8	9.4	4.0	5.2	5.1	5.5	3.7	3.8	4.1	3.1	3.9	3.9	3.4	3.1	3.6	4.3	3.5	2.7	3.5	4.2	4.1	3.2	3.2	4.2	4.2		
2010 +						13.6	5.7	8.9	13.2	12.5	8.3	6.1	21.4	18.9	14.1	10.0	7.9	11.9	10.7	8.3	6.6	8.7	4.5	4.2					
Alamosa	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
2010 +																													
Aspen	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
2010 +																													
Buena Vista	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
2010 +	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Canon City	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
2010 +	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Central Mountains	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
2010 +																													
Colorado Springs	To 1959	6.2	2.9	6.6	4.3	2.6	4.1	1.9	6.5	1.7	3.2	3.5	2.8	4.3	2.2	2.0	4.2	2.7	7.4	2.4	3.2	6.5	1.6	2.7	3.6	3.6			
	1960-69	4.5	4.7	6.2	4.6	5.7	5.0	5.2	4.8	4.2	5.1	6.6	5.6	5.7	5.4	6.2	3.6	5.3	4.3	4.4	3.6	6.5	4.6	4.4	4.8	4.8			
	1970-79	4.7	3.6	4.7	4.2	5.4	5.5	3.4	3.5	4.0	4.0	4.5	4.1	4.1	7.1	3.1	3.1	4.5	3.7	4.4	3.6	5.1	4.8	10.3	3.6	3.6			
	1980-89	5.8	4.6	3.9	4.4	4.2	4.9	3.9	4.5	3.7	4.1	4.8	4.0	4.1	4.6	5.0	4.9	4.7	4.9	5.6	5.4	5.9	4.6	4.5	5.2	5.2			
	1990-99	7.6	6.5	3.3	3.3	6.3	5.1	3.5	3.8	4.4	5.1	4.1	4.2	6.1	6.1	5.7	4.8	6.1	4.7	5.5	3.1	5.0	6.2	4.7	9.4	9.4			
	2000-09	16.4	18.3	11.8	4.5	6.5	6.8	6.5	4.0	4.0	3.9	3.2	2.8	2.3	3.3	3.4	3.4	3.2	4.5	3.0	3.7	4.7	4.1	3.3	3.0	3.0			
2010 +						19.7	7.6	4.4	16.8	15.4	10.3	5.1	33.5	28.7	22.2	15.1	11.1	18.8	15.2	11.4	9.6	11.3	6.2	4.9	4.9	4.9			
Durango	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
2010 +																													
Eagle County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
2010 +																													
Fort Collins/Loveland	To 1959	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.7																		
	1960-69	0.9	0.0	1.7	0.0	0.0	0.0	0.0	0.3	0.6	0.6	7.4	3.2	0.6	0.6	0.9	2.7	0.0	1.0	1.0	3.7	0.7	0.7	0.7	0.7	0.7			
	1970-79	1.8	2.6	2.9	1.2	0.7	1.0	2.6	0.7	1.6	1.3	3.4	3.0	3.4	2.8	3.3	6.1	1.3	5.5	2.5	2.2	1.9	1.9	1.1	2.5	2.5			
	1980-89	1.5	1.2	1.0	0.6	0.7	1.8	0.8	2.2	2.3	2.0	2.8	2.8	2.0	2.1	0.9	2.9	3.0	3.7	7.3	2.9	2.4	2.7	4.0	2.1	2.1			
	1990-99	0.5	1.1	5.0	0.9	2.2	2.5	2.4	2.6	2.3	1.8	1.7	3.1	4.1	2.5	2.5	2.6	1.6	2.7	2.3	3.3	2.9	2.4	3.3	2.0	2.0			
	2000-09	3.4	2.5	3.3	2.0	1.6	2.4	3.5	3.1	3.5	3.2	2.5	5.0	7.2	3.6	2.8	3.8	6.0	2.0	2.4	3.1	2.8	3.7	2.8	3.9	3.9			
2010 +						1.7	0.3	7.6	3.0	2.6	2.0	8.6	5.1	5.7	4.1	4.8	3.3	3.4	3.5	2.2	3.5	2.9	1.4	2.9	2.9				
Fort Morgan/Brush	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09																												
2010 +																													

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

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	2013				2014				2015				2016				2017				2018				2019			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Glenwood Springs	To 1959		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		
	1960-69		0.0		0.0		0.0		50.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		
	1970-79		12.5		6.3		6.3		0.0		0.0		0.0		0.0		0.0		0.0		1.2		0.0		0.0		0.0		
	1980-89		8.3		2.1		3.4		2.1		3.8		3.2		4.8		0.0		0.0		4.8		0.0		0.0		0.0		
	1990-99		3.6						0.0		1.8				0.0				0.0		0.0		0.0		0.0		1.8		
	2000-09 2010+		33.3		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		
Grand Junction	To 1959	0.0	3.6	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3	0.0		
	1960-69	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
	1970-79	9.4	6.8	7.7	7.3	7.8	7.4	3.5	1.7	2.8	0.6	1.7	0.4	1.0	0.7	1.3	0.0	0.0	0.4	2.8	0.0	3.3	2.6	1.4	2.6	0.0	2.6		
	1980-89	11.7	7.5	10.0	4.9	7.2	4.2	5.3	4.1	3.7	1.9	4.1	1.5	4.4	2.7	7.3	2.2	0.8	0.8	12.2	6.7	0.0	0.0	7.8	5.1	2.1	2.1		
	1990-99	2.4	4.0	7.9	0.0	16.4	4.0	1.6	1.9	3.0	2.7	0.0	0.0	0.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2		
	2000-09 2010+	0.0	0.0	0.0		0.0		0.0		0.0												0.0	0.0	0.0	0.0	0.0	0.0		
Greeley	To 1959				16.7	0.0																							
	1960-69	2.0	0.0	4.1	2.9	1.0	2.9	1.4	1.0	0.8	0.7	2.0	2.0	5.1	4.1	5.1	3.1	3.1	3.1	4.1	3.1	3.1	3.1	5.1	3.1	3.1	3.1		
	1970-79	1.5	1.1	2.2	1.2	1.4	1.1	0.7	2.7	1.4	1.3	1.5	1.5	1.7	1.3	1.4	1.0	1.4	1.2	1.3	1.1	1.2	1.3	2.0	1.9	1.9	1.9		
	1980-89	0.2	0.0	7.7	3.3	0.4	1.0	0.6	0.8	1.6	2.9	4.1	4.2	3.7	6.3	1.6	4.3	5.3	1.4	7.6	2.4	7.5	8.8	2.7	4.5	4.5	4.5		
	1990-99	0.9	0.9	0.9	4.5	0.6	0.6	0.3	2.8	5.8	4.1	1.3	0.6	3.8	3.8	0.0	0.6	0.0	0.6	2.5	0.0	1.9	1.9	0.0	0.6	0.6			
	2000-09 2010+	44.6	30.4	10.5	4.2	3.1	2.6	7.1	2.7	0.5	3.6	18.8	8.6	10.0	6.4	6.3	7.0	7.8	0.5	0.9	2.8	1.4	5.5	6.1	2.4	7.8	2.4		
Gunnison	To 1959																												
	1960-69																												
	1970-79		1.7		0.0		1.7		0.0				0.0													0.0			
	1980-89																												
	1990-99		7.1						0.0																				
	2000-09 2010+																												
Lake County	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09 2010+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Montrose	To 1959																												
	1960-69																												
	1970-79		0.0		18.8		0.0		0.0																				
	1980-89				5.9																								
	1990-99				2.6		6.6		6.6				0.0				0.0										1.6		
	2000-09 2010+																												
Pueblo	To 1959	5.9	5.9	0.0	5.9	11.8	5.9	5.9	5.9	5.9	14.3	0.0	5.9	0.0	14.3	0.0	14.3	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	0.0		
	1960-69	0.0	0.0	3.2	1.8	1.1	0.6	1.1	1.8	4.1	0.0	0.0	1.2	0.0	1.8	0.6	1.8	1.2	1.2	0.0	0.0	0.0	0.0	0.0	2.4	1.8			
	1970-79	9.9	8.7	8.3	9.0	8.4	4.6	7.5	8.2	7.0	3.4	3.1	2.9	4.1	2.9	4.1	3.2	7.1	6.3	4.3	7.2	2.0	3.9	3.3	3.2	3.2			
	1980-89													1.7	1.1	3.3	1.1	1.1						3.3	5.7				
	1990-99	1.0	7.3	2.1	7.3	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1			
	2000-09 2010+	5.0	10.0	0.0		7.4	3.4	1.4	1.0	0.7	0.0	0.7	1.4	4.9	2.4	2.1	2.8	9.1	3.0	2.3	1.0	5.7	4.4	5.5	2.9	5.4			
Salida	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09 2010+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79				0.0				0.0				0.0				0.0				0.0						0.9		
	1980-89												3.1				3.1				6.3						6.3		
	1990-99																												
	2000-09 2010+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89		0.0		0.0		0.0		0.0				0.0				1.0				2.0						1.8		
	1990-99		3.9		0.0		0.0		0.0				0.0				5.8												
	2000-09 2010+																												
Sterling	To 1959																												
	1960-69				0.0																								
	1970-79		10.9		9.1		3.6						3.6								1.8						1.8		
	1980-89		7.4		7.0		3.5		12.5				3.5				0.0												

AVERAGE RENT BY MARKET AREA

(In Dollars)

Market Area	2013	2014				2015				2016				2017				2018				2019			
	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		569.93				657.96						687.50			695.27					656.52					758.05
Aspen		1066.06		1190.94		1199.51		1098.86				1118.62			1334.88					1159.28					1180.84
Central Mountains		662.50		688.10		650.59		727.98				867.65			878.64					945.01					1048.82
Buena Vista		*		*		*		*				*			*					*					*
Canon City		*		*		*		*				*			*					*					*
Lake County		*		*		*		*				*			*					*					*
Salida		*		*		*		*				*			*					*					*
Colorado Springs	799.67	822.14	861.04	881.29	856.40	878.86	899.22	932.25	941.91	959.74	991.15	1025.59	1032.87	1060.84	1141.40	1133.23	1116.68	1130.25	1156.76	1156.70	1149.94	1171.62	1215.67	1231.24	
Northwest	850.15	903.13	985.99	985.03	931.61	949.37	950.63	1016.68	1081.20	1069.04	1080.75	1136.10	1130.60	1166.32	1170.50	1200.76	1253.36	1225.49	1261.39	1233.26	1210.15	1267.56	1367.71	1362.33	
Northeast	760.36	768.79	761.98	837.85	850.61	870.68	875.47	867.30	856.54	889.37	969.62	997.59	1064.65	1062.33	1119.80	1116.09	1087.07	1168.95	1175.23	1148.65	1125.53	1151.06	1191.08	1199.54	
Far Northeast	917.13	948.18	968.95	957.50	956.36	981.01	967.28	1025.42	1039.88	1064.78	1093.76	1116.14	1094.11	1120.52	1284.04	1227.69	1187.16	1200.57	1242.53	1252.27	1241.61	1272.07	1294.02	1286.14	
Southeast	727.47	747.05	742.79	767.72	735.48	762.35	787.09	825.37	788.90	828.24	855.18	893.16	888.17	917.05	957.83	971.59	998.53	941.32	962.22	1022.71	1002.58	1002.52	1071.51	1098.75	
Security/Widefield/Fountain	626.31	627.35	835.08	837.15	794.72	811.73	851.97	903.77	915.96	917.81	947.97	957.74	962.11	996.71	1021.27	1033.18	1057.15	1078.83	1067.05	1093.07	1067.07	1117.65	1093.43	1232.52	
Southwest	805.78	809.93	852.96	897.81	878.91	888.14	900.58	921.33	922.82	955.90	969.80	1017.30	1018.59	1073.60	1110.73	1140.38	1097.56	1115.74	1122.14	1142.25	1174.17	1152.94	1199.26	1224.95	
Central	745.91	757.55	847.58	863.89	800.64	802.57	882.26	885.76	954.03	899.55	929.79	984.90	1017.78	968.87	1085.01	1056.86	1046.18	1059.72	1036.04	961.95	1060.85	1082.32	1136.71	1184.94	
Durango		908.48		1176.60		1166.52		1178.04				1131.83			1126.91				1296.01					1331.74	
Eagle County		1075.08		1273.57		1272.94		1243.87				1341.86			1341.76				1389.61					1465.11	
Fort Collins/Loveland	995.88	1183.04	1084.96	1090.20	1203.11	1173.59	1279.89	1267.86	1167.90	1273.86	1279.14	1306.24	1237.32	1293.25	1318.17	1323.73	1315.28	1341.77	1378.10	1351.48	1350.39	1371.54	1415.40	1402.69	
Fort Collins	998.03	1216.97	1087.46	1089.53	1209.96	1173.65	1260.25	1259.08	1165.34	1273.65	1270.05	1290.30	1221.38	1260.62	1301.34	1309.90	1301.27	1333.05	1373.79	1346.23	1346.03	1365.84	1412.72	1401.23	
Northwest	852.97	1407.59	875.33	882.15	1232.55	1017.24	1221.55	1207.24	1077.33	1259.55	1351.84	1313.79	1209.87	1277.51	1269.10	1320.69	1366.62	1408.47	1425.96	1416.78	1431.15	1461.24	1460.33	1466.17	
Northeast	801.19	750.41	727.59	729.11	813.29	797.71	839.42	835.27	810.18	810.18	817.84	890.96	917.77	884.55	884.11	901.96	929.29	930.21	1002.46	1122.03	1105.89	1122.03	1230.14	1246.05	
Southeast	1099.76	1109.49	1182.41	1195.77	1206.74	1243.75	1293.81	1287.33	1188.98	1259.58	1259.97	1272.53	1208.31	1245.91	1287.40	1282.16	1269.01	1296.87	1343.67	1311.61	1311.37	1330.03	1385.09	1357.28	
Southwest	1057.56	1155.29	1168.69	1178.09	1224.26	1227.18	1273.66	1285.38	1239.81	1327.76	1249.87	1319.25	1264.90	1281.58	1364.60	1357.00	1304.42	1337.30	1399.67	1352.55	1342.15	1358.48	1426.41	1434.48	
Loveland	985.60	1026.32	1073.07	1093.95	1169.15	1173.24	1419.77	1326.11	1189.39	1275.72	1329.37	1387.16	1332.62	1467.71	1402.22	1387.01	1385.83	1380.12	1398.53	1377.50	1368.21	1396.26	1426.07	1408.87	
Fort Morgan/Brush		489.40		572.95		573.20		475.36				498.17			498.22				538.34					541.69	
Glenwood Springs		776.79		723.88		748.84		808.25				854.79			864.47				978.80					934.65	
Grand Junction	561.04	525.24	527.59	523.38	529.32	538.64	521.18	510.72	517.78	536.69	518.65	530.86	511.72	503.18	464.22	496.13	483.88	536.79	593.22	589.76	565.38	597.52	576.14	655.14	
Greeley	756.52	793.11	812.78	842.77	869.41	882.78	924.25	956.73	920.38	957.07	963.37	986.40	1000.09	1004.24	1018.43	1080.12	1064.08	1086.49	1146.51	1141.67	1108.61	1181.32	1210.82	1223.19	
Gunnison		656.59		712.50		712.50		710.34				750.00			763.00				777.00					812.50	
Montrose		593.75		657.74		717.93		710.33				737.50			837.50				837.50					925.79	
Pueblo	594.98	595.83	593.10	576.75	585.06	597.73	594.71	627.03	628.20	627.59	663.98	673.18	682.31	694.84	760.55	793.68	785.52	757.05	837.85	839.86	840.84	840.41	770.81	827.66	
Northwest	410.62	414.65	411.16	493.28	411.16	505.13	411.16	504.17	494.87	523.36	493.01	537.97	530.09	520.17	538.44	518.75	541.67	534.58	469.32	517.78	485.23	496.59	588.51	566.79	
Northeast	646.62	637.28	627.76	582.98	634.99	646.01	646.23	688.25	694.78	686.87	739.10	745.95	758.42	775.78	858.27	892.86	880.73	881.37	952.58	932.45	923.47	930.84	857.80	931.15	
Southeast			722.50																						
Southwest	502.19	477.78	527.78	597.85	511.95	522.82	519.68	498.36	526.68	531.83	531.97	534.35	499.02	571.03	589.45	591.65	567.10	607.77	533.71	553.77	530.36	560.02	638.62	639.37	
Southeastern Colorado		512.50		415.45				417.36				673.37			657.75				722.46					770.95	
Steamboat Springs		932.35		990.92		1089.62		1096.82				1111.51			1035.97				804.90					669.84	
Sterling		680.81		566.23		577.57		559.32				585.87			502.25				625.52					701.54	
Summit County		1001.79		1026.64		1124.37		1084.92				1176.35			1251.53				1152.94					1053.22	

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

AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market Area	Apartment Type	2013				2014				2015				2016				2017				2018				2019			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	Efficiency																										690.00		
	One bedroom		565.29							504.17						684.00										687.50	819.90		
	Two bed, one bath		557.92							645.14						687.50										717.00	686.00		
	Two bed, two bath		687.50							665.18																0.00	686.00		
	Three bedroom		662.50							687.50																762.50	1083.00		
All		569.93							657.96																687.50	758.05			
Aspen	Efficiency		675.00		695.00				695.00							700.00										725.00	750.00		
	One bedroom		819.75		926.19				947.62							860.15										861.67	900.00		
	Two bed, one bath		1124.34		1128.29				1148.68							1152.63										1202.63	1300.00		
	Two bed, two bath		1265.34		1495.00				1495.00							1304.11										1321.73	1550.00		
	Three bedroom		930.00							955.00							955.00									955.00	1005.00		
	All		1066.06		1190.94					1199.51						1098.86										1118.62	1334.88		
Buena Vista	Efficiency		*		*				*						*											*	*		
	One bedroom		*		*				*						*											*	*		
	Two bed, one bath		*		*				*						*											*	*		
	Two bed, two bath		*		*				*						*											*	*		
	Three bedroom		*		*				*						*											*	*		
All		*		*				*						*											*	*			
Canon City	Efficiency		*		*				*						*											*	*		
	One bedroom		*		*				*						*											*	*		
	Two bed, one bath		*		*				*						*											*	*		
	Two bed, two bath		*		*				*						*											*	*		
	Three bedroom		*		*				*						*											*	*		
	All		*		*				*						*											*	*		
Central Mountains	Efficiency																												
	One bedroom																887.50									912.50	1033.25		
	Two bed, one bath		662.50		688.10					657.85						727.98										829.53	891.19		
	Two bed, two bath									538.00																1237.50	1033.25		
	Three bedroom									538.00																1187.50	891.19		
All		662.50		688.10					650.59						727.98										867.65	1212.50			
Colorado Springs	Efficiency	621.92	644.92	663.77	702.99	682.40	655.17	719.22	726.92	739.46	744.01	784.78	812.60	828.84	824.86	1373.82	899.80	883.77	894.28	893.14	926.06	894.74	895.90	942.56	950.48				
	One bedroom	700.39	711.55	750.82	770.71	745.37	770.77	786.48	816.49	832.57	846.98	880.25	908.48	917.14	931.10	985.85	1003.33	990.20	1012.92	1035.73	1026.45	1031.57	1053.72	1098.22	1112.94				
	Two bed, one bath	748.07	759.23	797.33	810.65	794.97	823.18	850.14	886.21	878.34	902.09	920.76	965.93	976.64	985.96	1023.19	1051.26	1036.58	1065.27	1073.77	1093.40	1088.88	1093.97	1141.50	1158.83				
	Two bed, two bath	976.31	1020.99	1059.23	1056.58	1050.09	1059.78	1079.05	1112.02	1109.43	1126.25	1174.20	1223.42	1234.80	1290.52	1330.84	1331.77	1336.38	1324.27	1346.04	1360.40	1342.40	1388.85	1411.11	1431.67				
	Three bedroom	1106.22	1138.51	1199.61	1236.61	1206.48	1228.49	1330.67	1318.89	1302.24	1339.70	1348.74	1378.72	1353.54	1427.06	1523.18	1536.97	1499.30	1512.99	1585.05	1590.18	1603.85	1651.72	1655.47	1661.59				
	All	799.67	822.14	861.04	881.29	856.40	878.86	899.22	932.25	941.91	959.74	991.15	1025.59	1032.87	1060.84	1141.40	1133.23	1116.68	1130.25	1156.76	1156.70	1149.94	1171.62	1215.67	1231.24				
Durango	Efficiency																										1112.50		
	One bedroom		832.16		1004.90				975.60							985.00										991.58	1062.50		
	Two bed, one bath		963.20		1193.05				1180.84							1200.19										1076.39	1005.00		
	Two bed, two bath		873.53		905.00				910.71							937.50										940.91	1055.31		
	Three bedroom		1275.00		1522.06				1545.59							1619.12										1274.64	1076.39		
	All		908.48		1176.60				1166.52							1178.04										1619.12	1506.82		
Eagle County	Efficiency		676.18		750.00				770.00							687.18											701.82		
	One bedroom		947.52		1270.58				1047.19							1024.81										1212.05	1062.50		
	Two bed, one bath		1117.25		1156.26				1277.62							1246.80										1195.77	1005.00		
	Two bed, two bath		1187.82		1384.18				1350.00							1350.00										1589.16	1076.39		
	Three bedroom		1301.69		1472.69				1600.00							1468.00										1625.50	1055.31		
	All		1075.08		1273.57				1272.94							1243.87										1341.86	1274.64		
Fort Collins Loveland	Efficiency	810.83	808.48	926.89	915.60	928.02	749.03	781.18	761.98	764.38	775.78	775.47	822.29	795.75	818.25	891.55	889.54	892.63	905.36	940.99	894.74	892.50	896.45	915.11	913.92				
	One bedroom	930.80	952.10	1023.14	1013.88	1059.71	1075.48	1131.13	1121.94	1048.86	1117.00	1133.58	1138.75	1100.92	1131.47	1180.34	1166.62	1179.01	1197.34	1205.78	1201.64	1197.48	1207.22	1254.52	1246.26				
	Two bed, one bath	956.41	986.92	997.56	1019.91	1037.52	1052.63	1121.55	1111.34	1093.73	1156.69	1103.16	1194.36	1122.19	1162.97	1211.39	1200.48	1208.53	1196.56	1246.03	1222.12	1239.55	1276.41	1290.14					
	Two bed, two bath	1150.81	1210.62	1246.56	1259.22	1296.26	1313.81	1387.32	1391.27	1320.39	1395.22	1410.36	1415.60	1432.13	1432.42	1448.86	1422.86	1397.17	1448.05	1486.70	1421.99	1415.32	1441.18	1501.35	1461.46				
	Three bedroom	1110.33	1351.97	1195.26	1179.89	1355.04	1333.39	1491.48	1455.45	1362.32	1472.37	1547.94	1577.06	1509.55	1510.70	1561.75	1563.26	1540.27	1536.76	1652.56	1583.30	1580.90	1585.69	1616.50	1661.75				
	All	995.88	1183.04	1084.96	1090.20	1203.11	1173.59	1279.89	1267.86	1167.90	1273.86	1279.14	1306.24	1237.32	1293.25	1318.17	1323.73	1315.28	1341.77	1378.10	1351.48	1350.39	1371.54	1415.40	1402.69				
Fort Morgan/Brush	Efficiency																										712.50		
	One bedroom		433.89		456.81				450.58							463.69										455.14	490.25		
	Two bed, one bath		549.68		628.03				641.61							512.94										540.05	637.87		
	Two bed, two bath																										637.87		
	Three bedroom		1040.00		709.11				709.11							546.00										962.00	987.50		
All		489.40		572.95				573.20							475.36										498.17	538.34			

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

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area		2013	2014				2015				2016				2017				2018				2019					
		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		495.31				631.25																					
	9 to 50		645.99				663.90																					
	51 to 99		504.04																									
	100 to 199																											
	200 to 349 350 up																											
Aspen	2 to 8																											
	9 to 50		683.33		728.75		720.42		731.25																			
	51 to 99		1117.09		1284.16		1296.13		1147.61																			
	100 to 199																											
	200 to 349 350 up																											
Buena Vista	2 to 8		*		*		*		*																			
	9 to 50		*		*		*		*																			
	51 to 99		*		*		*		*																			
	100 to 199		*		*		*		*																			
	200 to 349 350 up		*		*		*		*																			
Canon City	2 to 8		*		*		*		*																			
	9 to 50		*		*		*		*																			
	51 to 99		*		*		*		*																			
	100 to 199		*		*		*		*																			
	200 to 349 350 up		*		*		*		*																			
Central Mountains	2 to 8						497.20																					
	9 to 50				850.00		850.00		900.00																			
	51 to 99																											
	100 to 199		662.50		650.00		637.50		687.50																			
	200 to 349 350 up																											
Colorado Springs	2 to 8	775.50	676.52	749.89	626.66	691.04	712.89	756.91	794.64	790.28	875.00	1047.16	741.44	809.69	900.23	723.91	1390.33	1556.73	974.86	3601.43	1794.26	1067.22	3320.00	2572.00	3428.64			
	9 to 50	619.61	610.46	731.44	738.86	642.91	657.37	732.18	722.44	735.66	815.08	767.71	805.87	811.92	817.25	758.38	873.02	779.50	892.60	897.61	912.45	881.51	895.00	1060.08	1125.33			
	51 to 99	693.29	705.50	765.52	790.42	747.29	722.92	854.11	855.27	861.28	832.99	877.04	888.28	908.54	925.95	935.94	985.10	947.47	959.67	988.15	958.50	1041.96	969.88	992.47	1086.64			
	100 to 199	759.90	785.97	869.12	876.47	798.98	849.41	820.10	880.79	922.72	919.80	932.15	938.51	902.27	1000.30	1028.96	1107.58	1042.43	1083.95	1124.16	1110.68	1077.47	1106.99	1174.49	1188.00			
	200 to 349 350 up	844.20	869.40	885.33	912.27	908.80	923.03	938.92	971.20	980.90	996.78	1031.43	1074.88	1083.53	1101.18	1195.02	1159.33	1147.65	1172.73	1199.00	1198.91	1201.06	1220.43	1261.34	1277.99			
Durango	2 to 8		761.11		933.33		950.00		966.25																			
	9 to 50		926.64		930.14		938.75		954.45																			
	51 to 99																											
	100 to 199				1343.75		1318.75		1331.70																			
	200 to 349 350 up																											
Eagle County	2 to 8						1321.09																					
	9 to 50						1183.87																					
	51 to 99		818.46		1120.57		1158.50		1321.09																			
	100 to 199		1017.50		1393.58		1403.70		1321.09																			
	200 to 349 350 up		1230.46		1197.74																							
Fort Collins/ Loveland	2 to 8	917.87	911.28	925.69	963.00	941.17	969.48	1041.95	1002.84	1267.12	1291.04	962.85	1026.24	1087.39	1242.56	1219.04	1479.76	1150.11	1160.65	1420.11	1357.25	1198.22	1444.89	1441.25	1277.80			
	9 to 50	816.08	726.76	639.60	637.60	834.42	759.03	964.58		565.00		983.50	817.57	1020.30	582.00	1063.24	1031.99	1016.81	965.54	1416.75	1347.10	1350.97	1348.98	1404.82	1322.14			
	51 to 99	912.08	893.40	913.75	928.86	918.77	983.86	967.22	1064.45	1073.78	1128.96	1185.52	1200.10	1181.43	1166.64	1223.00	1186.23	1254.48	1229.84	1241.34	1168.16	1156.84	1289.74	1259.06	1286.49			
	100 to 199	1001.99	1013.31	1093.31	1116.37	1225.60	1044.03	1287.58	1284.79	1021.31	1289.82	1289.62	1313.89	1239.91	1327.03	1259.10	1320.95	1303.56	1305.29	1334.59	1308.31	1317.91	1316.72	1388.72	1383.37			
	200 to 349 350 up	1083.37	1126.98	1171.17	1158.42	1218.18	1227.19	1286.10	1272.17	1199.06	1258.04	1262.17	1300.95	1246.70	1275.99	1319.70	1314.20	1311.88	1342.08	1373.28	1338.09	1342.40	1358.45	1397.36	1382.54			
Fort Morgan/ Brush	2 to 8						513.37																					
	9 to 50		489.40		522.92		648.00		468.10																			
	51 to 99				648.00		648.00		486.25																			
	100 to 199																											
	200 to 349 350 up																											

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

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2013		2014				2015				2016				2017				2018				2019				
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	To 1959																											
	1960-69																											
	1970-79																											
	1980-89			687.09							648.86																	
	1990-99										663.27																	
	2000-09																											
2010+																												
Aspen	To 1959																											
	1960-69																											
	1970-79																											
	1980-89			1054.82			1054.82			1079.82																		
	1990-99			683.33			728.75			720.42																		
	2000-09			1145.95			1495.00			1495.00																		
2010+																												
Buena Vista	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Canon City	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Central Mountains	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Colorado Springs	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Durango	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Eagle County	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Fort Collins/Loveland	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												
Fort Morgan/Brush	To 1959																											
	1960-69																											
	1970-79																											
	1980-89																											
	1990-99																											
	2000-09																											
2010+																												

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

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

MEDIAN RENT BY MARKET AREA

(In Dollars)

Market Area	2013	2014				2015				2016				2017				2018				2019					
	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		566.73				680.25				688.50				713.11				662.46								697.02	
Aspen		948.92		1120.26		1144.58		973.40		973.40				1533.66				1014.02								1015.06	
Central Mountains		651.00		686.71		645.57		726.60		855.17				872.29				933.77								1047.82	
Buena Vista		*		*		*		*		*			*				*				*				*		
Canon City		*		*		*		*		*			*				*				*				*		
Lake County		*		*		*		*		*			*				*				*				*		
Salida		*		*		*		*		*			*				*				*				*		
Colorado Springs	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20	922.20	948.19	976.42	1022.63	1001.72	1048.21	1123.49	1117.34	1113.88	1095.40	1140.66	1140.02	1129.96	1178.70	1221.98	1217.93			
Northwest	827.42	913.50	971.18	983.64	891.53	976.16	941.86	993.71	1071.05	1049.23	1084.58	1123.67	1162.78	1124.58	1123.36	1208.29	1249.96	1202.75	1246.25	1232.51	1234.09	1251.58	1372.52	1320.52			
Northeast	745.29	750.92	783.20	806.40	836.31	836.34	835.64	858.73	860.69	880.17	959.97	1006.44	1025.34	992.54	1073.76	1074.48	1021.20	1092.72	1140.44	1126.53	1098.76	1112.04	1169.48	1178.78			
Far Northeast	873.03	924.84	949.85	960.24	959.73	981.13	980.74	981.93	1034.13	1062.49	1088.28	1110.54	1118.71	1129.76	1196.60	1235.94	1197.03	1209.24	1251.45	1257.33	1216.64	1249.62	1305.65	1285.23			
Southeast	689.67	704.06	705.56	720.83	702.11	732.05	761.94	831.72	784.92	820.99	841.03	872.84	863.85	860.88	922.56	930.43	919.63	932.87	918.47	950.48	939.91	940.89	1010.60	1051.10			
Security/Widefield/Fountain	674.38	677.68	729.27	781.21	716.63	718.53	803.83	828.38	853.38	803.38	828.38	824.73	856.25	928.38	978.68	1056.90	1028.68	953.68	1003.68	1103.53	953.38	1106.56	1003.38	1149.96			
Southwest	782.20	785.56	818.99	875.47	878.28	860.53	869.41	875.03	901.22	968.23	981.36	1035.83	1024.80	1081.16	1138.28	1144.75	1131.00	1129.54	1098.50	1133.81	1185.96	1183.04	1226.46	1240.25			
Central	690.34	697.00	828.94	839.95	762.65	764.76	799.96	817.41	959.33	888.24	902.29	937.05	964.98	936.90	1003.63	1046.20	1061.72	1030.10	974.68	946.99	1036.06	1068.16	1111.48	1203.63			
Durango		883.14		1213.50		1139.59		1138.50				1106.00				1066.06				1355.17					1383.29		
Eagle County		1180.92		1145.00		1329.62		1199.96				1248.86				1336.44				1345.57					1347.96		
Fort Collins/Loveland	986.99	1110.90	1123.84	1119.27	1211.83	1206.39	1249.12	1254.52	1217.67	1252.02	1286.86	1280.67	1214.08	1263.91	1306.49	1306.64	1288.26	1310.76	1337.70	1329.06	1318.09	1341.34	1391.05	1385.52			
Fort Collins	986.23	1145.36	1111.17	1122.63	1196.65	1193.29	1233.34	1248.66	1221.67	1249.73	1280.95	1268.85	1199.36	1219.41	1291.26	1288.45	1275.83	1309.11	1337.40	1329.63	1303.35	1334.96	1388.42	1380.94			
Northwest	785.19	1357.50	726.94	835.00	1129.81	937.49	1072.86	1083.05	1102.83	1147.93	1224.33	1198.48	1135.87	1178.88	1196.05	1191.11	1190.69	1241.05	1251.20	1205.61	1232.13	1252.97	1231.64	1281.39			
Northeast	779.41	649.17	668.68	693.07	801.00	801.00	700.40	748.32	743.07	743.07	747.51	844.15	845.64	818.07	798.58	884.75	889.13	887.88	943.74	1096.00	1095.38	1096.00	1258.50	1278.75			
Southeast	1038.21	1070.37	1226.50	1191.60	1269.48	1247.61	1317.67	1262.98	1255.90	1253.81	1292.95	1271.95	1214.55	1254.34	1306.60	1285.84	1282.44	1314.38	1339.54	1289.64	1307.67	1324.78	1387.87	1374.52			
Southwest	1024.14	1143.65	1147.02	1175.17	1224.91	1214.28	1199.95	1326.62	1239.64	1319.43	1168.80	1295.23	1252.43	1233.07	1302.84	1355.61	1304.82	1369.26	1345.60	1363.99	1406.49	1389.79	1439.14	1431.04			
Loveland	988.84	1057.25	1168.42	1099.04	1282.25	1254.61	1389.99	1327.95	1187.98	1258.21	1342.29	1352.13	1335.02	1349.38	1369.56	1365.68	1378.08	1326.00	1344.01	1324.57	1333.40	1357.92	1413.50	1428.64			
Fort Morgan/Brush		407.25		569.75		563.50		479.13				484.33				441.00				541.63					533.76		
Glenwood Springs		776.61		730.69		754.13		798.50				842.25				862.56				947.95					953.03		
Grand Junction	583.53	567.13	575.65	570.73	575.44	572.20	558.81	554.63	558.07	580.60	564.18	581.49	570.47	579.63	460.56	577.56	536.46	590.76	648.57	635.06	581.81	621.52	596.06	682.67			
Greeley	720.05	749.97	758.02	787.71	814.98	873.64	891.06	959.01	909.80	942.39	980.28	1011.43	994.04	1017.49	1031.42	1100.75	1085.96	1112.14	1123.80	1189.67	1087.05	1185.66	1196.02	1217.15			
Gunnison		707.67		713.50		713.50		732.67				738.50				763.50				788.50					813.50		
Montrose		609.33		730.28		735.87		735.87				738.50				838.50				838.50					846.72		
Pueblo	543.28	555.43	571.67	566.10	553.88	572.88	577.23	579.02	582.16	589.73	599.46	623.71	595.52	635.77	671.83	674.33	694.48	714.55	752.67	718.84	721.36	719.80	709.99	717.34			
Northwest	367.42	384.17	367.42	524.96	367.42	553.68	367.42	551.89	549.96	562.54	551.00	575.04	551.00	551.00	576.22	551.00	601.00	576.00	416.20	441.69	441.20	441.20	626.00	611.00			
Northeast	606.24	594.70	595.92	591.36	605.93	632.34	616.98	634.85	630.51	618.02	646.83	648.76	648.76	692.56	751.94	763.50	813.05	824.46	947.88	840.06	840.51	952.76	783.73	796.92			
Southeast			855.17																								
Southwest	473.69	445.31	485.72	580.77	475.05	480.17	475.21	471.33	501.93	487.54	501.00	501.81	471.33	568.61	581.36	571.48	525.00	611.85	498.61	554.89	494.98	560.48	659.55	611.28			
Southeastern Colorado		533.14		365.53				365.53				655.69				670.17				677.25					830.65		
Steamboat Springs		847.47		845.87		970.87		970.87				1105.31				977.60				773.86					651.63		
Sterling		686.71		493.86		500.57		523.69				548.92				490.94				610.25					688.32		
Summit County		946.05		948.92		1130.41		1031.50				1141.89				1254.57				1134.42					1094.75		

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

MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market		2013				2014				2015				2016				2017				2018				2019			
Area	Apartment Type	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	Efficiency						513.00																				688.00		
	One bedroom		627.00				688.00						688.00				713.00								596.84		879.47		
	Two bed, one bath		561.84				684.57						688.00				112.50								663.41		688.00		
	Two bed, two bath		688.00				664.44																				1088.00		
	Three bedroom		663.00				688.00																			763.00			
	All		566.73				680.25						688.50				713.11								662.46		697.02		
Aspen	Efficiency		663.00		688.00		688.00		688.00																		763.00		
	One bedroom		905.80		913.60		937.40		931.14								738.00										739.09		
	Two bed, one bath		1112.68		1113.32		1137.68		1138.32								888.00										1488.00		
	Two bed, two bath		1432.97		1488.00		1488.00		1482.97								1507.97										1582.97		
	Three bedroom		938.00						963.00								963.00										1013.00		
	All		948.92		1120.26		1144.58		973.40								1533.66									1014.02	1015.06		
Buena Vista	Efficiency		*		*		*		*							*										*			
	One bedroom		*		*		*		*							*										*			
	Two bed, one bath		*		*		*		*							*										*			
	Two bed, two bath		*		*		*		*							*										*			
	Three bedroom		*		*		*		*							*										*			
	All		*		*		*		*							*										*			
Canon City	Efficiency		*		*		*		*							*										*			
	One bedroom		*		*		*		*							*										*			
	Two bed, one bath		*		*		*		*							*										*			
	Two bed, two bath		*		*		*		*							*										*			
	Three bedroom		*		*		*		*							*										*			
	All		*		*		*		*							*										*			
Central Mountains	Efficiency																												
	One bedroom																												
	Two bed, one bath		650.00		685.81		655.47		726.10								888.00										1067.85		
	Two bed, two bath						538.00										828.58										1003.98		
	Three bedroom						538.00										1238.00										1413.00		
	All																												
Colorado Springs	Efficiency	556.05	572.06	604.39	708.83	646.83	635.39	711.25	648.16	676.75	702.13	761.14	792.09	832.39	829.14	849.77	872.68	861.94	854.95	849.04	882.41	831.90	781.33	843.75	905.24				
	One bedroom	676.18	692.25	751.41	748.10	730.21	758.15	780.17	811.02	831.24	845.32	890.31	917.12	899.90	947.80	984.04	1001.12	984.41	982.13	1014.59	994.31	1020.46	1041.38	1116.10	1147.45				
	Two bed, one bath	716.03	730.34	746.92	767.07	751.13	787.46	829.78	838.07	853.05	847.61	854.58	915.70	936.38	952.53	987.69	971.72	995.74	1035.76	1029.99	1059.07	1024.75	1065.88	1103.50	1123.51				
	Two bed, two bath	955.05	987.51	1041.69	1024.52	1017.52	1032.56	1022.24	1087.53	1118.77	1101.55	1160.61	1232.90	1235.31	1264.28	1307.07	1336.58	1342.61	1327.22	1365.58	1348.78	1338.77	1414.25	1438.08	1479.96				
	Three bedroom	1072.10	1072.73	1249.57	1280.93	1235.00	1289.71	1334.83	1342.12	1326.39	1350.00	1392.70	1438.00	1386.24	1478.35	1537.00	1597.36	1493.61	1523.89	1608.59	1604.84	1618.89	1694.00	1655.75	1677.93				
	All	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20	922.20	948.19	976.42	1022.63	1001.72	1048.21	1123.49	1117.34	1113.88	1095.40	1140.66	1140.02	1129.96	1178.70	1221.98	1217.93				
Durango	Efficiency				1163.00		1088.00		1113.00								1063.00									1213.00			
	One bedroom		852.00		888.00		895.20		921.00								1037.28									1140.78			
	Two bed, one bath		988.00		1305.75		1280.75		1305.75								1055.00									1388.00			
	Two bed, two bath		880.00		888.00		900.00		930.80								929.00									1463.00			
	Three bedroom		1250.00		1537.25		1562.25		1562.25								1637.25									1638.00			
	All		883.14		1213.50		1139.59		1138.50								1106.00									1383.29			
Eagle County	Efficiency		624.73		738.00		763.00		763.00								664.20									1088.00			
	One bedroom		947.27		985.20		1045.25		1042.75								1083.41									1099.20			
	Two bed, one bath		1184.45		1124.12		1195.71		1194.09								1235.26									913.00			
	Two bed, two bath		1188.00		1142.66		1338.00		1338.00								1342.66									1338.00			
	Three bedroom		1384.59		1340.73		1588.00		1584.73								1587.45									1587.45			
	All		1180.92		1145.00		1329.62		1199.96								1248.86									1347.96			
Fort Collins Loveland	Efficiency	772.12	834.57	916.32	891.32	911.47	779.82	792.91	776.71	574.33	574.00	573.00	955.50	951.95	794.00	844.00	965.09	927.79	977.79	1053.55	699.44	860.00	886.62	699.44	886.15				
	One bedroom	940.84	987.52	1059.64	1028.00	1085.71	1140.25	1182.32	1188.56	1101.59	1157.62	1164.30	1134.74	1114.40	1143.42	1219.47	1203.00	1218.94	1248.67	1235.23	1228.79	1236.44	1243.63	1289.01	1279.80				
	Two bed, one bath	970.50	997.45	992.91	989.17	992.72	1026.17	1075.00	1088.23	1106.56	1205.27	1064.26	1255.52	1138.55	1186.25	1249.68	1282.45	1261.13	1227.13	1319.80	1244.00	1233.61	1276.55	1274.09	1302.76				
	Two bed, two bath	1168.03	1205.19	1285.22	1304.10	1309.57	1330.29	1399.50	1397.11	1319.59	1427.25	1384.48	1418.62	1320.41	1428.31	1434.86	1454.28	1349.02	1431.46	1488.81	1417.32	1419.12	1439.81	1531.77	1473.32				
	Three bedroom	1081.00	1376.75	1293.62	1227.60	1481.92	1439.53	1557.35	1478.16	1484.46	1487.90	1616.89	1587.67	1552.93	1611.38	1679.39	1648.56	1679.29	1577.33	1755.09	1663.50	1668.47	1637.51	1691.00	1721.57				
	All	986.99	1110.90	1123.84	1119.27	1211.83	1206.39	1249.12	1254.52	1217.67	1252.02	1286.86	1280.67	1214.08	1263.91	1306.49	1306.64	1288.26	1310.76	1337.70						1385.52			
Fort Morgan/ Brush	Efficiency																									713.00			
	One bedroom		393.73		420.60		417.40		408.69								436.00									538.00			
	Two bed, one bath		555.50		598.50		608.00		474.00								466.00									488.00			
	Two bed, two bath																												
	Three bedroom		1038.00		664.50		664.50		489.50								489.50												
	All		407.25		569.75		563.50		479.13								484.33									533.76			

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

MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment Area	2013				2014				2015				2016				2017				2018				2019				
		Type				4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	Efficiency		563.00		563.00		588.00		638.00		588.00		663.00		715.00		740.00				1260.95				764.00					
	One bedroom		591.00		590.00		640.00		665.00		641.75		658.00				777.09				913.00				784.00					
	Two bed, one bath		643.54		632.00		658.00						682.86											959.65						
	Two bed, two bath		741.90		736.20		761.20		791.60				830.80											969.65						
	All		797.30		785.90		835.90		897.30		754.13		798.50		842.25		862.56					947.95			953.03					
Grand Junction	Efficiency	238.51	238.51	238.00	238.00	238.51	238.51	288.00	288.00	288.51	288.51	288.00	288.51	288.00	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51
	One bedroom	473.14	478.55	482.26	498.29	496.93	530.94	494.32	490.00	523.88	527.95	526.40	529.56	509.73	483.76	348.42	349.58	464.41	577.17	349.16	453.12	340.53	578.25	341.89	591.00					
	Two bed, one bath	618.00	595.56	597.96	614.71	620.53	609.38	636.22	599.40	617.70	599.88	629.27	610.20	612.23	631.55	629.33	611.15	632.48	637.51	778.30	646.62	806.64	689.50	775.00	740.40					
	Two bed, two bath	619.55	584.87	584.21	606.60	632.75	628.00	632.78	648.11	660.50	660.00	677.89	682.29	688.00	675.00			688.00	706.60	838.00	863.00	862.65	888.00	882.24						
	All	583.53	567.13	575.65	570.73	575.44	572.20	558.81	554.63	558.07	580.60	564.18	581.49	570.47	579.63	460.56	577.56	536.46	590.76	648.57	635.06	581.81	621.52	596.06	682.67					
Greeley	Efficiency	420.46	445.46	470.46	469.81	470.38	507.00	470.46	492.25	492.25	495.46	492.25	495.46	520.46	511.38	557.00	570.46	567.25	570.46	644.95	644.95	644.81	645.58	645.58	646.11					
	One bedroom	638.66	692.03	689.50	728.25	721.81	780.31	794.66	819.75	813.99	819.11	941.80	824.53	981.98	968.82	1010.52	1049.64	989.15	1020.84	1079.88	1079.06	1073.15	1084.04	1117.81	1139.02					
	Two bed, one bath	644.20	659.91	693.24	673.37	752.15	707.55	801.21	822.52	841.03	838.12	860.62	859.48	894.52	918.08	922.31	940.94	936.94	978.84	983.96	958.34	1018.11	1012.52	1015.02						
	Two bed, two bath	950.00	998.63	1020.50	1077.21	1131.14	1126.80	1140.22	1183.41	1166.60	1179.26	1182.55	1188.84	1192.00	1206.35	1231.95	1284.72	1279.51	1270.50	1298.15	1372.46	1341.38	1369.60	1374.85	1453.13					
	All	872.97	894.31	898.17	919.51	919.39	897.98	999.39	1137.10	1022.56	1178.67	1209.70	1154.00	1189.60	1195.50	1218.40	1183.20	1195.80	1198.80	1318.33	1581.00	1428.00	1639.33	1653.75	1702.43					
Gunnison	Efficiency																													
	One bedroom		438.00																											
	Two bed, one bath		709.00		713.00		713.00		734.00																					
	Two bed, two bath																													
	All		707.67		713.50		713.50		732.67																					
Lake County	Efficiency		*		*		*		*		*		*		*		*		*		*		*							
	One bedroom		*		*		*		*		*		*		*		*		*		*		*							
	Two bed, one bath		*		*		*		*		*		*		*		*		*		*		*							
	Two bed, two bath		*		*		*		*		*		*		*		*		*		*		*							
	All		*		*		*		*		*		*		*		*		*		*		*							
Montrose	Efficiency																													
	One bedroom		525.00		735.16		737.37		737.37																845.89					
	Two bed, one bath		613.00		545.20		638.00		588.00																					
	Two bed, two bath																													
	All		609.33		730.28		735.87		735.87																846.72					
Pueblo	Efficiency	294.46	294.46	294.46	392.00	294.46	400.00	294.46	400.00	400.00	394.00	394.00	417.00	413.00	440.40	446.00	407.00	436.00	444.00	319.46	343.54	343.54	343.54	446.00	475.00					
	One bedroom	456.35	465.38	466.99	469.78	464.45	469.16	465.53	470.24	468.62	505.53	516.58	515.37	532.93	542.62	547.52	606.33	614.06	607.61	620.84	616.37	617.33	617.64	613.00	617.87					
	Two bed, one bath	584.00	595.30	597.21	608.62	597.10	627.48	607.59	630.47	612.75	609.34	628.57	634.15	637.07	676.36	686.56	701.11	701.52	717.95	719.74	715.80	719.29	716.15	756.79	722.18					
	Two bed, two bath	874.25	874.25	872.60	862.25	872.00	872.00	872.00	1087.59	874.25	924.63	1137.54	1185.00	1087.54	898.13	1203.25	1214.88	1189.06	972.56	1264.06	1264.27	1264.06	1261.77	1022.56	1307.69					
	All	758.50	717.50	683.50	827.03	658.07	692.00	689.98	694.25	783.71	694.50	735.68	735.43	720.61	844.00	920.71	945.71	948.07	944.64	1060.00	1060.00	1110.00	1110.00	994.64	873.07					
Salida	Efficiency		*		*		*		*		*		*		*		*		*		*		*							
	One bedroom		*		*		*		*		*		*		*		*		*		*		*							
	Two bed, one bath		*		*		*		*		*		*		*		*		*		*		*							
	Two bed, two bath		*		*		*		*		*		*		*		*		*		*		*							
	All		*		*		*		*		*		*		*		*		*		*		*							
Southeastern Colorado	Efficiency		413.00																											
	One bedroom		538.00		609.00																				660.20					
	Two bed, one bath				288.00																				879.11					
	Two bed, two bath																								838.56					
	All		533.14		365.53																				830.65					
Steamboat Springs	Efficiency																													
	One bedroom		774.14		799.41		824.41		849.41																888.00					
	Two bed, one bath		963.00		813.00		788.00		813.00																832.44					
	Two bed, two bath		988.00		1088.00		1263.00		1263.00																763.69					
	All		1136.88		1287.63		1412.63		1412.63																1588.00					
Sterling	Efficiency																													
	One bedroom		688.00		471.40		493.59		479.00																668.04					
	Two bed, one bath		563.00		565.40		572.60		523.67																663.36					
	Two bed, two bath		738.00		638.00		663.00		663.00																					
	All		667.00		667.00		667.00		655.00																768.00					
Summit County	Efficiency																													
	One bedroom		767.80		1003.29		1134.00		1128.29																777.20					
	Two bed, one bath		935.00		935.00		940.00		990.00																1108.00					
	Two bed, two bath		918.81		1309.00		1484.00		918.81																963.46					
	All		946.05		948.92		1130.41		1031.50																1278.00					

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

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

Market Area	Apartment Type	2013	2014				2015				2016				2017				2018				2019			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	Efficiency																									2.09
	One bedroom		1.05				1.16					1.17				1.22				1.24						1.25
	Two bed, one bath		1.03				0.00					0.70				0.00				1.18						0.70
	Two bed, two bath																									1.02
	Three bedroom																									
	All		1.05				1.13					1.15				1.18				1.23						1.73
Aspen	Efficiency		1.93		1.99		1.99		2.00				2.07			2.14				2.14						2.21
	One bedroom		1.66		2.06		2.11		1.73				1.74			1.13				1.02						1.05
	Two bed, one bath		1.27		1.28		1.30		1.31				1.36			1.30				0.53						1.50
	Two bed, two bath		1.38		1.63		1.63		1.43				1.45			1.68				1.50						1.52
	Three bedroom		0.90						0.92				0.92							1.50						0.97
	All		1.41		1.65		1.67		1.46				1.48			1.79				1.46						1.49
Buena Vista	Efficiency		*		*		*		*			*			*				*							*
	One bedroom		*		*		*		*			*			*				*							*
	Two bed, one bath		*		*		*		*			*			*				*							*
	Two bed, two bath		*		*		*		*			*			*				*							*
	Three bedroom		*		*		*		*			*			*				*							*
	All		*		*		*		*			*			*				*							*
Canon City	Efficiency		*		*		*		*			*			*				*							*
	One bedroom		*		*		*		*			*			*				*							*
	Two bed, one bath		*		*		*		*			*			*				*							*
	Two bed, two bath		*		*		*		*			*			*				*							*
	Three bedroom		*		*		*		*			*			*				*							*
	All		*		*		*		*			*			*				*							*
Central Mountains	Efficiency																									
	One bedroom												1.27			1.30				0.55						0.60
	Two bed, one bath		0.95		0.94		0.90		1.00				1.06			1.08				1.14						1.28
	Two bed, two bath						0.56																			
	Three bedroom						0.56									1.19				1.21						1.41
	All		0.95		0.94		0.88		1.00				1.09			1.11				1.03						1.16
Colorado Springs	Efficiency	1.19	1.25	1.24	1.32	1.26	1.30	1.29	1.32	1.30	1.35	1.43	1.47	1.47	1.51	2.22	1.63	1.57	1.62	1.67	1.70	1.66	1.65	1.80	1.83	
	One bedroom	1.05	1.06	1.10	1.13	1.10	1.13	1.16	1.20	1.21	1.22	1.28	1.32	1.33	1.34	1.41	1.43	1.41	1.44	1.45	1.45	1.49	1.51	1.55	1.59	
	Two bed, one bath	0.88	0.89	0.93	0.94	0.92	0.96	0.99	1.03	1.02	1.03	1.05	1.10	1.14	1.14	1.18	1.21	1.20	1.24	1.25	1.26	1.27	1.27	1.33	1.36	
	Two bed, two bath	0.94	0.98	1.02	1.01	1.00	1.02	1.04	1.06	1.07	1.08	1.12	1.17	1.16	1.20	1.25	1.25	1.24	1.24	1.26	1.28	1.26	1.29	1.32	1.34	
	Three bedroom	0.91	0.94	0.97	1.00	0.98	0.99	1.06	1.06	1.05	1.07	1.09	1.12	1.11	1.13	1.21	1.21	1.18	1.21	1.24	1.25	1.26	1.28	1.29	1.32	
	All	0.99	1.01	1.05	1.06	1.04	1.07	1.10	1.13	1.13	1.19	1.24	1.24	1.26	1.35	1.34	1.32	1.34	1.36	1.37	1.38	1.41	1.44	1.44	1.48	
Durango	Efficiency				1.84		1.72		1.76							1.68				1.76						1.92
	One bedroom		1.53		1.75		1.70		1.71							1.61				1.66						1.71
	Two bed, one bath		1.29		1.53		1.52		1.54							1.34				1.74						1.77
	Two bed, two bath		0.97		0.97		1.02		1.05							1.26				1.33						1.41
	Three bedroom		1.16		1.37		1.40		1.40							1.36				1.54						1.48
	All		1.30		1.52		1.51		1.52						1.42				1.56							1.62
Eagle County	Efficiency		2.01		2.31		2.36		2.36							2.16				3.37						
	One bedroom		1.45		1.86		1.68		1.63							1.71				1.97						1.84
	Two bed, one bath		1.27		1.44		1.62		1.57							1.51				1.84						0.98
	Two bed, two bath		1.37		1.48		1.57		1.57							1.70				1.56						1.64
	Three bedroom		1.28		1.39		1.60		1.45							1.52				1.45						1.48
	All		1.45		1.57		1.67		1.61						1.64				1.82							1.59
Fort Collins/ Loveland	Efficiency	1.79	1.77	2.09	2.05	2.11	2.08	2.05	2.18	2.26	2.25	2.33	2.32	2.23	2.21	2.46	2.43	2.37	2.40	2.48	2.63	2.51	2.45	2.68	2.48	
	One bedroom	1.33	1.37	1.43	1.47	1.52	1.54	1.63	1.60	1.60	1.64	1.62	1.62	1.62	1.64	1.71	1.69	1.72	1.74	1.77	1.75	1.71	1.72	1.78	1.78	
	Two bed, one bath	1.15	1.17	1.19	1.23	1.25	1.28	1.35	1.35	1.33	1.42	1.34	1.45	1.37	1.43	1.49	1.47	1.47	1.49	1.53	1.49	1.51	1.53	1.55	1.57	
	Two bed, two bath	1.14	1.18	1.23	1.25	1.31	1.31	1.40	1.38	1.33	1.37	1.39	1.38	1.32	1.39	1.39	1.39	1.34	1.40	1.42	1.37	1.36	1.38	1.44	1.41	
	Three bedroom	1.01	1.21	1.07	1.10	1.27	1.23	1.38	1.34	1.28	1.37	1.38	1.40	1.39	1.38	1.43	1.43	1.41	1.40	1.48	1.43	1.43	1.44	1.46	1.50	
	All	1.13	1.29	1.20	1.23	1.37	1.37	1.48	1.46	1.41	1.49	1.47	1.50	1.47	1.50	1.55	1.54	1.54	1.56	1.60	1.55	1.56	1.60	1.60	1.60	
Fort Morgan/ Brush	Efficiency																									1.64
	One bedroom		0.71		0.75		0.75		0.73				0.74			0.75				0.91						1.05
	Two bed, one bath		0.74		0.84		0.88		0.74				0.69			0.73				0.85						0.66
	Two bed, two bath																									
	Three bedroom		0.94		0.75		0.75		0.57				0.58			0.87				0.90						
	All		0.73		0.76		0.76		0.68				0.67						0.92							0.97

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

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

Market Area	Apartment Type	2013				2014				2015				2016				2017				2018				2019			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr
Glenwood Springs	Efficiency		1.05		1.05		1.09		1.16				1.23				1.23				1.23								1.25
	One bedroom		1.02		1.02		1.11		1.13				1.22				1.26				2.22								1.30
	Two bed, one bath		0.73		0.68		0.68		0.73				0.77				0.84				0.90								1.00
	Two bed, two bath		0.83		0.80		0.83		0.86				0.91				0.93				0.91								0.96
	Three bedroom		0.82		0.76		0.80		0.86				0.90				0.91				0.91								0.94
	All		0.81		0.77		0.80		0.86				0.91				0.95				1.28								0.97
Grand Junction	Efficiency	0.50	0.50	0.56	0.50	0.50	0.56	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.64	0.64	0.64	0.64	0.64
	One bedroom	0.79	0.79	0.79	0.78	0.78	0.82	0.82	0.83	0.85	0.84	0.85	0.84	0.85	0.79	0.78	0.74	0.76	0.72	0.76	0.88	0.81	0.80	0.59	0.86	0.86	0.86	0.86	0.88
	Two bed, one bath	0.87	0.84	0.86	0.89	0.87	0.89	0.79	0.72	0.80	0.75	0.74	0.76	0.76	0.74	0.69	0.76	0.72	0.76	0.89	0.88	0.89	0.87	0.88	0.87	0.88	0.87	0.88	0.90
	Two bed, two bath	0.72	0.68	0.68	0.70	0.73	0.72	0.73	0.74	0.76	0.76	0.78	0.78	0.78	0.78	0.78	0.78	0.81	0.79	0.82	0.82	0.82	0.82	0.83	0.83	0.83	0.90	0.83	0.90
	Three bedroom	0.86	0.94	0.93	0.95	0.95	0.93	0.79	0.78	0.71	0.78	0.79	0.73	0.82			0.85				0.78				0.92				0.92
	All	0.80	0.79	0.80	0.81	0.79	0.82	0.79	0.77	0.80	0.79	0.79	0.80	0.82	0.76	0.75	0.71	0.74	0.75	0.82	0.83	0.82	0.75	0.84	0.76	0.84	0.76	0.87	0.87
Greeley	Efficiency	1.04	1.08	1.14	1.16	1.17	1.27	1.19	1.28	1.27	1.24	1.29	1.25	1.29	1.33	1.42	1.41	1.48	1.41	1.58	1.59	1.58	1.58	1.58	1.62	1.63	1.62	1.63	1.63
	One bedroom	1.02	1.07	1.10	1.15	1.17	1.18	1.20	1.24	1.21	1.23	1.28	1.34	1.33	1.35	1.37	1.48	1.44	1.47	1.52	1.33	1.40	1.51	1.57	1.57	1.57	1.57	1.57	1.57
	Two bed, one bath	0.83	0.84	0.87	0.97	0.94	0.93	0.98	1.06	1.01	1.00	1.01	1.04	1.07	1.10	1.09	1.12	1.15	1.16	1.20	1.25	1.24	1.27	1.28	1.28	1.29	1.28	1.29	1.29
	Two bed, two bath	0.91	0.96	0.99	1.03	1.07	1.08	1.12	1.13	1.12	1.12	1.11	1.14	1.14	1.15	1.18	1.22	1.23	1.25	1.29	1.33	1.29	1.30	1.35	1.37	1.37	1.37	1.37	1.37
	Three bedroom	0.86	0.92	0.95	1.03	1.02	1.00	1.08	1.10	1.07	1.08	1.10	1.09	1.10	1.13	1.14	1.13	1.17	1.16	1.20	1.15	1.21	1.22	1.23	1.23	1.23	1.23	1.23	1.23
	All	0.92	0.96	0.99	1.05	1.06	1.07	1.11	1.15	1.12	1.12	1.15	1.17	1.18	1.20	1.22	1.28	1.27	1.29	1.33	1.30	1.32	1.36	1.39	1.41	1.41	1.41	1.41	1.41
Gunnison	Efficiency		1.00						1.21												1.59								1.66
	One bedroom		1.29		1.45		1.45		1.38				1.53				1.56												
	Two bed, one bath																												
	Two bed, two bath																												
	Three bedroom																												
	All		1.27		1.45		1.45		1.36				1.53				1.56				1.59								1.66
Lake County	Efficiency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, one bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, two bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Three bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Montrose	Efficiency																												1.96
	One bedroom		0.90		0.81		0.98		0.94																				1.96
	Two bed, one bath		0.83		0.75		0.87		0.80																				
	Two bed, two bath																												
	Three bedroom																												
	All		0.85		0.80		0.90		0.83																				1.96
Pueblo	Efficiency	0.71	0.71	0.71	0.93	0.72	0.93	0.72	0.96	0.93	0.96	0.93	0.96	0.97	0.97	0.96	0.99	1.02	0.99	0.79	0.84	0.85	0.84	1.10	1.06				
	One bedroom	0.86	0.88	0.87	0.88	0.89	0.90	0.90	0.92	0.90	0.93	0.96	0.97	1.01	1.00	1.06	1.13	1.11	1.08	1.11	1.17	1.19	1.19	1.11	1.21				
	Two bed, one bath	0.73	0.74	0.73	0.78	0.74	0.76	0.76	0.79	0.76	0.76	0.78	0.79	0.81	0.83	0.85	0.87	0.87	0.85	0.92	0.90	0.95	0.95	0.92	0.91				
	Two bed, two bath	0.96	0.94	0.93	0.85	0.92	0.94	0.94	1.07	1.06	1.03	1.07	1.09	1.05	1.00	1.02	1.16	1.09	1.03	1.18	1.21	1.22	1.20	1.08	1.16				
	Three bedroom	0.79	0.84	0.76	0.83	0.71	0.74	0.74	0.85	0.87	0.82	0.84	0.84	0.89	0.94	1.00	1.02	1.01	1.00	1.10	1.03	1.05	1.13	1.06	1.05				
	All	0.82	0.83	0.82	0.84	0.83	0.84	0.84	0.89	0.87	0.87	0.91	0.92	0.95	0.94	0.99	1.04	1.03	0.99	1.07	1.09	1.12	1.12	1.05	1.10				
Salida	Efficiency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, one bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Two bed, two bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Three bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Southeastern Colorado	Efficiency																												1.19
	One bedroom				0.99				1.00								1.20				1.20								
	Two bed, one bath				0.42				0.42								0.89				0.91								0.96
	Two bed, two bath																												
	Three bedroom				0.40				0.40								0.56				0.55				1.00				1.01
	All				0.62				0.62								0.90				0.86				1.07				1.07
Steamboat Springs	Efficiency																												2.45
	One bedroom		1.48		1.51		1.62		1.65				1.67				1.55				1.60								1.13
	Two bed, one bath		1.39		1.18		1.14		1.18				1.18				1.05				1.06								1.06
	Two bed, two bath		1.16		1.28		1.47		1.47				1.48				1.55				1.33								0.72
	Three bedroom		1.17		1.30		1.42		1.42				1.44				1.61				1.53								
	All		1.34		1.41		1.54		1.55				1.57				1.46				1.43								0.90
Sterling	Efficiency																												0.82
	One bedroom								0.78								0.89				0.76							</	

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2013				2014				2015				2016				2017				2018				2019			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	To 1959																												
	1960-69																												
	1970-79									9.1													9.1						
	1980-89									3.0																0.0			
	1990-99																												
	2000-09 2010+																												
Aspen	To 1959																												
	1960-69																												
	1970-79			1.8		1.8				0.0																			
	1980-89					8.3				0.0															0.0				
	1990-99					1.6				1.6																4.8			
	2000-09 2010+																												
Buena Vista	To 1959		*			*			*				*				*			*				*		*			
	1960-69		*			*			*			*			*		*		*		*		*		*	*			
	1970-79		*			*			*			*			*		*		*		*		*		*	*			
	1980-89		*			*			*			*			*		*		*		*		*		*	*			
	1990-99		*			*			*			*			*		*		*		*		*		*	*			
	2000-09 2010+		*			*			*			*			*		*		*		*		*		*	*			
Canon City	To 1959		*			*			*			*			*		*		*		*		*		*	*			
	1960-69		*			*			*			*			*		*		*		*		*		*	*			
	1970-79		*			*			*			*			*		*		*		*		*		*	*			
	1980-89		*			*			*			*			*		*		*		*		*		*	*			
	1990-99		*			*			*			*			*		*		*		*		*		*	*			
	2000-09 2010+		*			*			*			*			*		*		*		*		*		*	*			
Central Mountains	To 1959																									0.0			
	1960-69																												
	1970-79			1.5						4.8																0.0			
	1980-89					12.5				0.0																			
	1990-99									4.8																			
	2000-09 2010+																												
Colorado Springs	To 1959	5.1	3.5	4.9	7.7	2.6	5.1	3.2	5.0	0.0	3.9	0.0	4.4	0.0	2.5	3.5	4.5					4.2	8.9	4.4	4.9	4.8	4.1	7.7	
	1960-69	3.4	3.9	6.3	4.8	3.9	3.8	3.6	4.1	3.0	3.6	4.5	5.5	3.2	3.9	4.2	5.1	4.7	3.5	3.2	4.8	3.3	2.9	3.7	3.1				
	1970-79	4.1	3.9	6.5	3.7	4.7	6.8	5.7	6.3	4.1	4.3	5.5	5.0	3.5	5.0	4.4	4.3	4.4	4.9	5.0	5.0	4.6	3.8	7.1	4.9				
	1980-89	5.5	4.2	5.2	5.6	4.8	5.6	6.1	6.4	4.5	4.3	6.2	5.8	4.3	4.1	4.9	6.2	3.6	3.9	5.6	5.5	4.2	4.4	10.5	6.0				
	1990-99	5.5	3.7	6.4	6.5	5.0	4.6	6.3	6.1	3.9	4.3	6.7	6.0	4.8	3.9	6.5	8.0	5.3	4.3	6.1	7.1	6.5	5.2	5.2	6.1				
	2000-09 2010+	4.9	3.8	5.7	6.5	5.4	6.1	6.3	5.4	5.6	4.5	7.0	6.2	4.9	3.9	5.8	6.1	4.0	4.5	5.1	6.3	4.2	5.8	5.0	6.2				
Durango	To 1959																												
	1960-69																												
	1970-79																												
	1980-89			0.0		5.6				5.6																			
	1990-99									5.9																			
	2000-09 2010+			2.3		0.0				2.5																			
Eagle County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Fort Collins/ Loveland	To 1959	2.9	0.0		0.0	0.0	0.0	0.0	0.0	0.0																6.7			
	1960-69	0.8	0.0	2.3	1.8	0.9	0.0	7.7	0.6	3.8	1.9	17.6	24.0	1.2	0.6	1.9	1.4	0.6	1.8	0.0	60.7	0.0	0.9	4.7	0.0				
	1970-79	5.3	3.4	3.3	9.8	2.4	3.4	6.7	7.4	2.9	2.0	3.7	6.2	2.1	2.9	2.7	6.0	4.9	2.6	3.4	4.2	2.4	2.4	3.7	4.8				
	1980-89	4.1	5.7	6.0	4.9	0.8	0.1	5.9	1.0	0.2	0.0	0.0	0.1	0.0	0.4	25.8	0.2	1.1	2.3	22.9	7.8	2.8	6.6	6.6	0.0				
	1990-99	3.3	0.4	11.2	3.9	2.5	1.7	5.8	8.6	6.1	7.2			8.3	3.1	2.3	4.5	9.7	3.3	3.7	7.2	2.3	3.1	2.3	4.8	5.0			
	2000-09 2010+	4.3	3.8	8.4	7.4	3.5	4.3	7.3	6.6	3.1	3.8	8.1	6.8	5.2	3.3	4.6	6.5	5.6	3.6	5.6	7.6	3.4	5.6	5.2	6.1				
Fort Morgan/ Brush	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																										0.8		
	1990-99																												
	2000-09 2010+																												

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

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

Market Area	Age of Building	2013				2014				2015				2016				2017				2018				2019			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Glenwood Springs	To 1959				50.0			0.0																					
	1960-69							50.0																					
	1970-79							6.3																					
	1980-89				8.5			2.8																					
	1990-99								7.2																				
	2000-09 2010+								0.0																				
Grand Junction	To 1959	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3				0.0	0.0	0.0						8.3	8.3		
	1960-69	0.0	0.0			0.0	0.0							0.0					25.0								0.0		
	1970-79	11.9	4.7	10.1	7.4	8.2	7.2	4.5	5.2	1.8	0.0	3.9	3.2	5.1	3.6	6.3	0.0	1.5	1.2	0.0	0.0					4.4	0.0		
	1980-89	6.4	6.0	3.3	5.7	5.3	4.0	5.6	4.9	2.6	1.6	1.1	0.0	10.3	2.0	7.4	2.6	0.0								5.9	2.8		
	1990-99	0.0	5.3	9.5	0.0	13.2	2.7	3.2	0.0	1.5	0.0	9.3	1.5	8.3	12.5					7.4						0.0	0.0		
	2000-09 2010+	0.0	0.0	0.0			0.0																				0.0		
Greeley	To 1959				16.7		0.0																						
	1960-69	2.9			7.2	5.8	5.8	4.3	17.2	20.4	0.0	4.3	10.1	1.4	4.1	5.8	14.3	14.3	1.0	3.1	3.1	0.0	0.0	1.0	0.0	2.0			
	1970-79	5.4	3.8	4.2	4.0	3.2	2.7	6.2	7.5	2.8	3.9	6.9	7.7	3.4	4.4	4.8	2.9	2.6	3.3	4.9	4.4	2.5	2.8	5.6	3.4				
	1980-89	2.7	3.2	0.0	0.0	2.3	4.7	5.6			0.0	0.0	10.0	0.0	0.0	16.7	0.0	0.0	8.3	16.7	0.0	0.0	0.0	0.0	16.7	8.3			
	1990-99	2.6	0.0	6.6	0.0	0.0	0.0				0.0	0.0	0.0	7.8	5.3	3.8	0.0	5.0	0.0	0.0	0.0	0.0	0.0	5.0	0.0	3.1			
	2000-09 2010+	0.0	3.2	5.1	2.8	4.2	3.5	10.3	6.7	6.3	3.0	3.9	4.5	4.0	4.6	2.3	4.0		20.0	8.8	3.5	3.1	2.1	4.2	4.3	5.6			
Gunnison	To 1959																												
	1960-69																												
	1970-79			6.7																									
	1980-89																												
	1990-99			0.0						0.0																			
	2000-09 2010+																												
Lake County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Montrose	To 1959																												
	1960-69																												
	1970-79			12.5																									
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Pueblo	To 1959	5.9	7.1	0.0	7.1	7.1	14.3	0.0	7.1	0.0	0.0	7.1	5.9	0.0	14.3			0.0	0.0	0.0	0.0			0.0	0.0	0.0			
	1960-69							50.0					2.3	1.1	2.3										0.0	0.0	1.8		
	1970-79	1.9	3.3	5.1	2.1	1.2	1.4	5.0	1.8	2.8	1.2	2.1	2.6	0.0	2.4									0.0	0.0	5.1			
	1980-89																									2.7			
	1990-99																									4.0			
	2000-09 2010+						3.4	8.1	3.4				5.4	3.4				8.1	3.4		5.1			4.7	6.0	8.1			
Salida	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79					0.9																							
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Sterling	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Summit County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												

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

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2013				2014				2015				2016				2017				2018				2019					
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Glenwood Springs	2 to 8		7.5		5.0		2.9		9.6		2.7																				
	9 to 50		0.0				0.0		10.0																						
	51 to 99				8.5		4.3		4.3		5.3					4.3															
	100 - 199																														
	200 - 349																														
Average		5.2		9.4		3.5		6.8		4.6					4.3																
Grand Junction	2 to 8	0.0	1.5	11.5	1.5	1.0	0.8	9.6	11.1	0.0	0.0	0.0	2.0	4.9	3.9	0.0	1.2	0.0	6.3		1.2					5.1			3.7		
	9 to 50	13.3	5.5	11.0	5.3	6.9	5.6	3.6	5.6	2.4	1.1	5.1	2.9	6.2	3.3	7.7	2.6	1.1	0.6	0.0	0.0				3.8	2.0	6.7	5.6			
	51 to 99	10.1	6.3	2.7	8.0	9.8	8.2	3.3	1.3	1.9		9.3	1.9					7.4										3.4			
	100 - 199																														
	200 - 349																														
Average	8.3	4.7	7.9	6.2	7.4	4.8	4.5	4.1	1.6	0.4	5.5	2.5	5.6	3.5	7.0	1.6	1.0	2.6	0.0	0.9				4.2	3.1	5.8					
Greeley	2 to 8	0.0	11.5	5.7	3.5	3.6	6.9	6.9	11.1	4.2	4.2	8.6	9.4	3.4	16.7	0.0	12.0	4.2	12.5	4.0	8.3	4.2	0.0	12.5	4.0	8.3	4.2	0.0	12.5	4.0	
	9 to 50	11.6	2.5	6.5	1.9	2.6	0.0	17.2	48.3	0.0	0.0	4.0	2.1	4.0	10.3	16.3	0.0	0.0	8.2	0.0	1.5	4.1	0.0	1.5	4.1	0.0	4.1	0.0	4.9	0.0	4.9
	51 to 99	2.9	5.3	4.7	4.7	4.0	4.0	8.6	1.5	3.3	10.2	1.4	4.7	3.9	10.1	10.0	5.1	3.6	1.4	2.3	2.1	0.0	0.0	2.1	0.0	0.0	0.0	0.0	4.3	0.0	4.3
	100 - 199	2.3	2.8	3.0	3.8	3.0	1.9	6.0	6.9	3.2	4.1	6.0	8.4	2.9	3.7	4.8	3.0	3.2	3.1	5.7	4.7	2.4	3.6	5.0	4.1	1.2	1.2	6.9	1.2		
	200 - 349	2.8	4.1	10.3	3.3	4.3	7.8	3.6	3.9			2.3				0.0	1.2	4.0	2.7	0.8						3.2	6.9	1.2			
Average	3.5	3.5	4.9	3.8	3.3	3.2	7.0	6.3	2.9	4.0	6.5	5.8	3.2	4.2	6.0	4.2	2.9	3.5	4.1	3.3	2.3	3.3	2.3	3.3	5.3	3.6					
Gunnison	2 to 8								0.0																						
	9 to 50		0.0																												
	51 to 99		6.7										0.0				0.0														
	100 - 199																														
	200 - 349																														
Average		4.5										0.0				0.0															
Lake County	2 to 8		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	9 to 50		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	51 to 99		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	100 - 199		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	200 - 349		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
Average		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Montrose	2 to 8																														
	9 to 50		12.5																												
	51 to 99																														
	100 - 199																														
	200 - 349																														
Average		12.5																													
Pueblo	2 to 8	0.0	0.0	0.0	0.0	50.0	0.0	50.0	0.0	0.0	0.0	25.0	0.0	0.0	11.1	0.0	0.0	12.5	0.0	0.0						0.0			0.0		
	9 to 50	3.4	1.7	5.6	3.4	1.2	3.4	0.0	3.4	3.1	0.0	1.7	5.2	0.0	3.8	3.3	4.5	1.7	1.0	4.9	2.4				0.0	0.0	2.5	1.0			
	51 to 99			4.1		2.1	2.1	0.0		2.1	2.1		2.2	1.1	2.3	3.9			2.2						2.0	0.0	2.8	4.1			
	100 - 199		4.3	4.9		3.4	7.7		3.4				5.4	3.4											0.0	4.2	6.4	6.7	5.9		
	200 - 349																			4.0		6.4	6.4	6.7	5.9						
Average	2.8	3.6	4.7	3.1	2.2	2.9	6.0	3.2	2.6	1.1	3.2	3.7	2.0	3.1	4.0	6.9	3.4	2.1	4.1	2.2	3.4	4.0	4.7	4.2							
Salida	2 to 8		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	9 to 50		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	51 to 99		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	100 - 199		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
	200 - 349		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*
Average		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*	
Southeastern Colorado	2 to 8								0.0																						
	9 to 50		20.0		0.0								100.0													0.0					
	51 to 99				1.3				2.5				0.0												0.0						
	100 - 199																														
	200 - 349																														
Average		20.0		0.9				1.8				27.3												0.0							
Steamboat Springs	2 to 8								0.0																						
	9 to 50		0.0		2.3		0.0		0.0				0.0												0.0						
	51 to 99																														
	100 - 199		3.9		1.9		1.9		1.9				2.9				3.9														
	200 - 349																														
Average		2.6		2.1		1.4		1.4				2.1				3.9								0.0							

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

Market Area	Size	2013				2014				2015				2016				2017				2018				2019			
		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	-8.4	5.8	2.6	-7.4	2.5	7.3	-1.2	0.0	5.9	0.0	13.6	-2.2	6.0	5.9	-1.1	51.1	53.4	1.9	72.2	53.0	0.0	50.0	60.5	65.7				
	9 to 50	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	2.0				
	51 to 99	5.8	5.8	8.2	0.4	7.0	5.4	-1.1	-4.8	0.6	-0.8	-3.3	-1.3	0.7	-0.7	-3.2	1.9	-3.9	7.1	4.0	4.7	9.0	1.5	6.9	4.6				
	100 - 199	8.0	22.2	9.6	7.5	8.1	9.3	8.6	8.7	11.0	5.7	14.3	8.8	7.1	6.7	12.9	8.0	5.1	7.0	7.7	4.8	2.8	8.3	6.5	4.4				
	200 - 349	7.0	11.8	12.3	10.4	5.3	5.9	8.0	8.0	7.4	7.3	8.1	8.6	8.1	9.1	15.8	5.5	3.3	6.8	9.5	5.2	9.0	6.3	10.5	6.3				
	350 up	9.8	5.8	4.6	7.8	3.3	7.7	6.3	2.9	4.0	1.2	4.9	5.4	5.2	3.2	8.2	4.9	2.7	2.7	2.1	4.7	4.1	3.4	2.8	5.0				
Average	7.3	11.9	11.3	8.9	6.0	6.9	7.7	6.2	7.1	5.9	7.9	7.5	7.6	7.7	13.2	5.9	3.3	6.7	8.6	5.1	7.3	6.2	9.4	5.6					
Fort Collins/ Loveland	2 to 8	6.0	4.0	-2.9	-2.0	0.9	1.0	2.3	-2.0	-1.1		0.2	-1.1	2.8	7.9	0.0		1.4	0.3	0.0	4.2	0.5	0.0			3.6			
	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		6.1				
	51 to 99	-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	8.0				
	100 - 199	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	8.8				
	200 - 349	8.2	11.4	7.3	17.4	17.6	9.9	12.8	6.0	7.8	9.8	12.0	9.9	2.2	6.4	6.3	1.3	1.2	10.3	8.7	5.8	7.8	3.3	6.8	4.0				
	350 up	2.6	72.7	0.7	2.8	13.4	-1.6			-5.4	15.0	9.6				23.2		8.4	3.9	-6.8									
Average	6.8	31.9	7.0	14.3	14.5	7.2	11.4	8.5	3.9	10.4	8.9	10.0	2.1	5.7	9.4	4.4	4.7	6.7	5.4	3.3	6.8	3.4	6.8	5.9					
Grand Junction	2 to 8	0.1	1.3	4.4	-4.2	-6.0	3.5	8.5	-0.5	-0.3	-0.6	4.8	0.2	0.2	0.6	24.6	0.0	0.0	0.0	0.0			-0.1		0.3				
	9 to 50	9.9	1.5	2.6	-2.1	0.0	0.0	1.6	1.2	0.8	-2.0	-1.8	-0.6	-1.9		-11.0	5.8	-0.1	4.2	1.7	0.2		0.7	-1.6	2.0				
	51 to 99	7.1	15.5	-2.9	-6.4	3.0	3.8	2.6	2.5	0.5		0.0	0.0						0.0						0.2				
	100 - 199																							3.9					
	200 - 349																												
	350 up																												
Average	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	1.3					
Greeley	2 to 8	0.9	-0.1	-0.1	8.0	0.3	-0.1	4.9		0.0	0.0	11.7	-0.2	0.0	-0.4	0.0	0.1	0.0	-0.2	0.6	0.1	0.0	0.3	0.0	0.2				
	9 to 50	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	90.0		9.6	16.5	13.3	8.0		-4.1	6.1	12.4	2.4	-0.1	7.8	8.3	-9.5	16.9	6.4	7.2	8.8	10.5	8.1	5.2	10.3	17.0				
	100 - 199	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	11.3				
	200 - 349		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	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	8.1	18.9	12.1	7.9	8.1	10.2	5.3	7.4	12.3	11.6					
Pueblo	2 to 8	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		-1.3	-1.3				
	9 to 50	3.3	-0.2	-0.9	1.3	12.6	4.9	-1.5	4.9	-1.7	1.4	5.4	3.1	4.9	6.4	9.4	10.1	7.9	6.9	4.2	2.8	4.4	4.6	5.5	2.4				
	51 to 99				16.5	9.0	17.0			13.6			0.3	8.1	3.0	4.1			8.0			8.3	10.8	7.5	1.6				
	100 - 199		6.4	15.9			0.7	6.0					7.2	5.3		15.2	6.4					12.0	10.2						
	200 - 349																							0.9					
	350 up																												
Average	-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	1.7					

*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

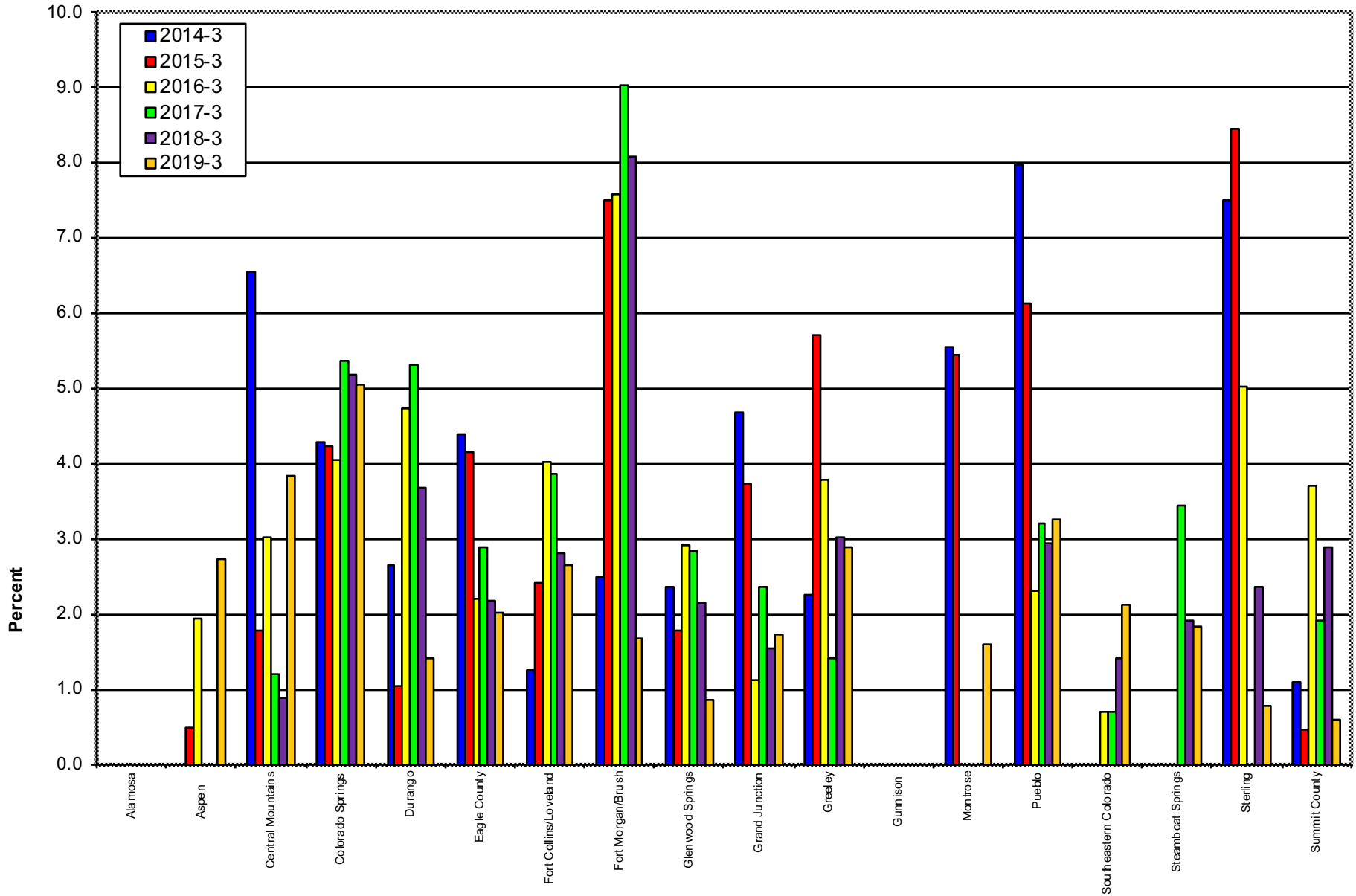
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

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	8986
UNITS VACANT		2889	378	129	366			2641	868	184	298
NUMBER ABSORBED THIS TIME PERIOD		-436	-168	31	316			1129	-301	-27	-95
TOTAL UNITS AVAILABLE	2015	46900	21217	12139	9279		2017	49220	22583	12980	9284
UNITS ADDED SINCE LAST SURVEY	Second Qtr	311	141	20	0		Fourth Qtr	40	125	89	2
TOTAL UNITS AVAILABLE		47211	21358	12159	9279			49260	22708	13069	9286
QUARTERLY VACANCY RATE		4.6%	1.8%	1.6%	5.9%			5.3%	3.1%	2.2%	4.3%
UNITS RENTED		45061	20966	11969	8730			46632	22011	12779	8883
UNITS VACANT		2150	392	190	549			2628	697	290	403
NUMBER ABSORBED THIS TIME PERIOD		739	-14	-62	-183			53	296	-18	-102
TOTAL UNITS AVAILABLE	2015	47211	21358	12159	9279		2018	49260	22708	13069	9286
UNITS ADDED SINCE LAST SURVEY	Third Qtr	0	304	100	0		First Qtr	12	126	119	0
TOTAL UNITS AVAILABLE		47211	21662	12259	9279			49272	22834	13188	9286
QUARTERLY VACANCY RATE		4.2%	2.2%	5.7%	6.2%			6.3%	3.4%	1.3%	4.5%
UNITS RENTED		45210	21184	11560	8708			46157	22067	13018	8869
UNITS VACANT		2001	478	699	571			3115	767	170	417
NUMBER ABSORBED THIS TIME PERIOD		149	-86	-508	-22			-475	55	240	-15
TOTAL UNITS AVAILABLE	2015	47211	21662	12259	9279		2018	49272	22834	13188	9286
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	0	6	86	0		Second Qtr	222	33	21	0
TOTAL UNITS AVAILABLE		47211	21668	12345	9279			49494	22867	13209	9286
QUARTERLY VACANCY RATE		5.0%	2.0%	3.7%	5.7%			6.3%	3.6%	3.6%	4.4%
UNITS RENTED		44836	21228	11893	8751			46355	22040	12733	8877
UNITS VACANT		2375	440	452	528			3139	827	476	409
NUMBER ABSORBED THIS TIME PERIOD		-374	38	247	43			198	-26	-285	8
TOTAL UNITS AVAILABLE	2016	47211	21668	12345	9279		2018	49494	22867	13209	9286
UNITS ADDED SINCE LAST SURVEY	First Qtr	96	155	162	5		Third Qtr	517	0	4	0
TOTAL UNITS AVAILABLE		47307	21823	12507	9284			50011	22867	13213	9286
QUARTERLY VACANCY RATE		5.0%	2.0%	3.7%	5.7%			5.2%	3.0%	3.0%	2.9%
UNITS RENTED		44927	21380	12050	8755			47416	22186	12814	9014
UNITS VACANT		2380	443	457	529			2595	681	399	272
NUMBER ABSORBED THIS TIME PERIOD		-5	-3	-6	0			1061	146	80	137
TOTAL UNITS AVAILABLE	2016	47307	21823	12507	9284		2018	50011	22867	13213	9286
UNITS ADDED SINCE LAST SURVEY	Second Qtr	319	0	154	0		Fourth Qtr	384	0	20	0
TOTAL UNITS AVAILABLE		47626	21823	12661	9284			50395	22867	13233	9286
QUARTERLY VACANCY RATE		5.0%	2.9%	3.5%	2.1%			6.0%	2.4%	2.5%	5.9%
UNITS RENTED		45225	21199	12220	9086			47387	22324	12904	8739
UNITS VACANT		2401	624	441	198			3008	543	329	547
NUMBER ABSORBED THIS TIME PERIOD		-21	-181	16	330			-29	137	91	-274
TOTAL UNITS AVAILABLE	2016	47626	21823	12661	9284		2019	50395	22867	13233	9286
UNITS ADDED SINCE LAST SURVEY	Third Qtr	108	93	90	0		First Qtr	532	0	103	0
TOTAL UNITS AVAILABLE		47734	21916	12751	9284			50927	22867	13336	9286
QUARTERLY VACANCY RATE		4.0%	3.3%	3.8%	2.3%			5.6%	2.6%	4.8%	2.5%
UNITS RENTED		45806	21198	12268	9070			48095	22278	12698	9051
UNITS VACANT		1928	718	483	214			2832	589	638	235
NUMBER ABSORBED THIS TIME PERIOD		473	-94	-42	-16			708	-46	-206	311
TOTAL UNITS AVAILABLE	2016	47734	21916	12751	9284		2019	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	51122	23314	13346	9286
UNITS ADDED SINCE LAST SURVEY	First Qtr	367	73	87	0		Third Qtr	20	596	55	0
TOTAL UNITS AVAILABLE		48106	22397	12961	9284			51142	23910	13401	9286
QUARTERLY VACANCY RATE		7.4%	2.3%	4.0%	1.7%			5.0%	2.7%	2.9%	3.3%
UNITS RENTED		44543	21888	12441	9130			48565	23256	13011	8982
UNITS VACANT		3563	509	520	154			2577	654	390	304
NUMBER ABSORBED THIS TIME PERIOD		-319	245	-40	135			219	574	-54	39
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					8	0.0%														8	0.0%			
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300	2	71	2.8%		2	0.0%													2	73	2.7%			
\$301 to \$325																				2	0.0%			
\$326 to \$350	1	13	7.7%		115	0.0%													1	128	0.8%			
\$351 to \$375					2	0.0%		1	0.0%											3	0.0%			
\$376 to \$400					3	0.0%														3	0.0%			
\$401 to \$425					4	0.0%														4	0.0%			
\$426 to \$450		3	0.0%		52	0.0%														55	0.0%			
\$451 to \$475		1	0.0%		29	0.0%														30	0.0%			
\$476 to \$500		2	0.0%	2	12	16.7%	1	41	2.4%										3	55	5.5%			
\$501 to \$525		2	0.0%		7	0.0%		1	0.0%											10	0.0%			
\$526 to \$550		1	0.0%	1	89	1.1%		9	0.0%										1	99	1.0%			
\$551 to \$575	1	3	33.3%		56	0.0%													1	59	1.7%			
\$576 to \$600				1	222	0.5%		86	0.0%		3	32	9.4%						4	340	1.2%			
\$601 to \$625		12	0.0%	13	271	4.8%	1	104	1.0%	2	54	3.7%							16	441	3.6%			
\$626 to \$650		37	0.0%		84	0.0%		17	0.0%				5	0.0%						143	0.0%			
\$651 to \$675		2	0.0%	3	199	1.5%		74	0.0%										3	275	1.1%			
\$676 to \$700	38	269	14.1%	11	181	6.1%		74	0.0%										49	524	9.4%			
\$701 to \$725		8	0.0%		20	0.0%	11	172	6.4%	1	36	2.8%								12	236	5.1%		
\$726 to \$750	2	59	3.4%	1	145	0.7%	3	123	2.4%	2	21	9.5%					14	0.0%		8	362	2.2%		
\$751 to \$775	5	301	1.7%	2	103	1.9%		94	0.0%				4	0.0%					4	529	2.1%			
\$776 to \$800	1	30	3.3%	2	74	2.7%	1	83	1.2%				9	0.0%	4	27	14.8%		4	196	2.0%			
\$801 to \$825				15	806	1.9%		143	0.0%		8	0.0%		1	0.0%					15	970	1.5%		
\$826 to \$850	1	42	2.4%	34	570	6.0%	10	305	3.3%	2	59	3.4%		43	0.0%	3	81	3.7%		50	1100	4.5%		
\$851 to \$875	3	50	6.0%	10	393	2.5%	3	67	4.5%		48	0.0%	2	56	3.6%					18	614	2.9%		
\$876 to \$900		36	0.0%	32	849	3.8%	2	40	5.0%	2	111	1.8%								36	1050	3.4%		
\$901 to \$925	1	34	2.9%	12	407	2.9%	2	218	0.9%		40	0.0%								15	699	2.1%		
\$926 to \$950	1	5	20.0%	8	146	5.5%	3	219	1.4%		13	0.0%					16	0.0%		12	447	2.7%		
\$951 to \$975		13	0.0%	16	366	4.4%	13	562	2.3%		44	0.0%	2	74	2.7%					31	1059	2.9%		
\$976 to \$1000	6	113	5.3%	8	287	2.8%	9	229	3.9%	5	111	4.5%	1	5	20.0%					29	745	3.9%		
\$1001 to \$1025				38	609	6.2%	19	448	4.2%		2	0.0%	1	64	1.6%					58	1123	5.2%		
\$1026 to \$1050	3	10	30.0%	17	549	3.1%	4	222	1.8%		32	0.0%		27	0.0%					24	840	2.9%		
\$1051 to \$1075		104	0.0%	13	415	3.1%	1	146	0.7%	14	313	4.5%		8	0.0%					28	986	2.8%		
\$1076 to \$1100	5	92	5.4%	2	239	0.8%	9	187	4.8%	5	134	3.7%						50	0.0%	23	746	3.1%		
\$1101 to \$1125	3	90	3.3%	1	71	1.4%	16	328	4.9%		140	0.0%								20	629	3.2%		
\$1126 to \$1150		15	0.0%	24	768	3.1%	17	305	5.6%		3	0.0%								41	1121	3.7%		
\$1151 to \$1175		2	0.0%	4	271	1.5%	23	486	4.7%	9	113	8.0%		3	0.0%					36	875	4.1%		
\$1176 to \$1200		3	0.0%	42	873	4.8%	14	235	6.0%		27	0.0%								56	1138	4.9%		
\$1201 to \$1225		10	0.0%	104	1362	7.6%	12	304	3.9%	15	250	6.0%	3	95	3.2%					134	2021	6.6%		
\$1226 to \$1250				20	512	3.9%	8	147	5.4%	2	199	1.0%		40	0.0%					30	898	3.3%		
\$1251 to \$1275		2	0.0%	18	381	4.7%	14	380	3.7%	18	321	5.6%								50	1085	4.6%		
\$1276 to \$1300		2	0.0%	49	834	5.9%	1	168	0.6%	1	84	1.2%	2	68	2.9%			3	0.0%	53	1159	4.6%		
\$1301 to \$1325	2	84	2.4%	7	385	1.8%	3	78	3.8%	47	679	6.9%		24	0.0%	13	72	18.1%		72	1322	5.4%		
\$1326 to \$1350		14	0.0%	7	257	2.7%	5	265	1.9%	67	839	8.0%	5	151	3.3%					84	1526	5.5%		
\$1351 to \$1375		2	0.0%	29	308	9.4%	6	457	1.3%	6	218	2.8%		19	0.0%					41	1004	4.1%		
\$1376 to \$1400		3	0.0%	13	518	2.5%	8	164	4.9%	20	291	6.9%	2	105	1.9%					43	1081	4.0%		
\$1401 to \$1425	5	52	9.6%	3	126	2.4%	4	168	2.4%	28	532	5.3%	2	38	5.3%		1	63	1.6%		43	979	4.4%	
\$1426 to \$1450				12	365	3.3%	13	386	3.4%	10	400	2.5%	1	25	4.0%					36	1176	3.1%		
\$1451 to \$1475				15	191	7.9%	6	138	4.3%	54	700	7.7%		4	0.0%		6	0.0%		75	1039	7.2%		
\$1476 to \$1490				2	337	0.6%	1	1	100.0%	30	701	4.3%	1	55	1.8%					34	1094	3.1%		
\$1501 to \$1525					3	0.0%		52	0.0%	15	702	2.1%	10	20	50.0%		2	28	7.1%		27	805	3.4%	
\$1526 to \$1550				11	109	10.1%	3	166	1.8%	48	1095	4.4%	1	36	2.8%					63	1406	4.5%		
\$1551 to \$1575					1	0.0%				39	714	5.5%		41	0.0%					39	756	5.2%		
\$1576 to \$1590					1	0.0%				27	427	6.3%	3	168	1.8%		2	16	12.5%		32	612	5.2%	
\$1601 to \$1625					37	0.0%				13	505	2.6%		30	0.0%		4	52	7.7%		17	624	2.7%	
\$1626 to \$1650							1	0.0%		7	144	4.9%		3	108	2.8%		3	16	18.8%		13	269	4.8%
\$1651 to \$1675											36	0.0%		1	24	4.2%					1	60	1.7%	
\$1676 to \$1700										11	188	5.9%	2	118	1.7%			1	0.0%		13	307	4.2%	
\$1701 to \$1725											4	0.0%		5	171	2.9%					5	175	2.9%	
\$1726 to \$1750										4	184	2.2%		2	56	3.6%		8	0.0%		6	248	2.4%	
\$1751 to \$1775										1	1	100.0%			42	0.0%					1	43	2.3%	
\$1776 to \$1800							1	0.0%						6	128	4.7%		1	16	6.3%		7	145	4.8%
\$1801 to \$1825										21	141	14.9%			46	0.0%					21	187	11.2%	
\$1826 to \$1850											1	40	2.5%								1	40	2.5%	
\$1851 to \$1875											4	12	33.3%								4	12	33.3%	
\$1876 to \$1900				7	25	28.0%				1	17	5.9%			3	73	4.1%				11	115	9.6%	
\$1901 to \$1925											1	0.0%			2	129	1.6%				2	130	1.5%	
\$1926 to \$1950														2	22	9.1%								

**Vacancy Rates During the Current Quarter
Alamosa**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700	29	131	22.1%					1	0.0%										29	132	22.0%
\$701 to \$725																					
\$726 to \$750					32	0.0%														32	0.0%
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900				4	45	8.9%													4	45	8.9%
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100										1	13	7.7%							1	13	7.7%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$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	29	131	22.1%	4	77	5.2%	1	0.0%	1	13	7.7%							34	222	15.3%	

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

Vacancy Rates During the Current Quarter Aspen

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																				11	0.0%	
\$726 to \$750																				22	0.0%	
\$751 to \$775		22	0.0%																			
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																				26	0.0%	
\$876 to \$900																				1	0.0%	
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																				1	100.0%	
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																				2	3.2%	
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS		22	0.0%		12	0.0%		1	1	100.0%		2	88	2.3%		1	24	4.2%		4	147	2.7%

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

**Vacancy Rates During the Current Quarter
Central Mountains**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$900 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050				1	27	3.7%													1	27	3.7%
\$1051 to 1075																					
\$1076 to 1100				1	40	2.5%													1	40	2.5%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225							4	108	3.7%										4	108	3.7%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425													1	27	3.7%				1	27	3.7%
\$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	67	3.0%	10	244	4.1%				1	27	3.7%				13	338	3.8%

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

Vacancy Rates During the Current Quarter Colorado Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600										3	32	9.4%							3	32	9.4%	
\$601 to \$625																						
\$626 to \$650														5	0.0%					5	0.0%	
\$651 to \$675		1	0.0%																	1	0.0%	
\$676 to \$700	9	72	12.5%																	9	72	12.5%
\$701 to \$725		1	0.0%																		1	0.0%
\$726 to \$750	2	59	3.4%		1	0.0%														2	60	3.3%
\$751 to \$775	5	279	1.8%	2	27	7.4%														7	306	2.3%
\$776 to \$800	1	30	3.3%		29	0.0%														1	59	1.7%
\$801 to \$825				13	719	1.8%														13	731	1.8%
\$826 to \$850	1	42	2.4%	33	460	7.2%										3	23	13.0%		37	525	7.0%
\$851 to \$875	3	48	6.3%	10	332	3.0%	2	24	8.3%											15	404	3.7%
\$876 to \$900		10	0.0%	28	771	3.6%										7	0.0%			28	788	3.6%
\$901 to \$925	1	34	2.9%	12	407	2.9%		108	0.0%											13	549	2.4%
\$926 to \$950	1	5	20.0%	7	122	5.7%	2	116	1.7%		12	0.0%								10	255	3.9%
\$951 to \$975		12	0.0%	16	366	4.4%	12	496	2.4%		1	0.0%								28	875	3.2%
\$976 to \$1000	4	98	4.1%	6	191	3.1%	9	225	4.0%	3	46	6.5%								22	560	3.9%
\$1001 to 1025				35	451	7.8%	18	345	5.2%		1	0.0%								53	797	6.6%
\$1026 to 1050	3	10	30.0%	16	456	3.5%	4	219	1.8%		5	0.0%		3	0.0%					23	693	3.3%
\$1051 to 1075		104	0.0%	8	140	5.7%	1	145	0.7%		14	313	4.5%							23	702	3.3%
\$1076 to 1100	5	92	5.4%	1	145	0.7%	7	178	3.9%	4	121	3.3%		3	0.0%					17	539	3.2%
\$1101 to 1125	1	36	2.8%		3	0.0%	14	201	7.0%		124	0.0%								15	364	4.1%
\$1126 to 1150		15	0.0%	18	282	6.4%	15	204	7.4%					25	0.0%					33	526	6.3%
\$1151 to 1175		2	0.0%	4	246	1.6%	14	187	7.5%	9	104	8.7%								27	539	5.0%
\$1176 to 1200		3	0.0%	36	546	6.6%	14	231	6.1%		16	0.0%								50	796	6.3%
\$1201 to 1225				99	1232	8.0%	6	172	3.5%	15	224	6.7%	1	2	50.0%					121	1630	7.4%
\$1226 to 1250				14	292	4.8%		49	0.0%	2	189	1.1%								16	530	3.0%
\$1251 to 1275		2	0.0%	17	336	5.1%	7	176	4.0%	17	224	7.6%								41	738	5.6%
\$1276 to 1300		2	0.0%	40	428	9.3%				17	0.0%		2	38	5.3%					42	485	8.7%
\$1301 to 1325	2	84	2.4%	6	229	2.6%		10	0.0%	42	524	8.0%		24	0.0%	13	72	18.1%		63	943	6.7%
\$1326 to 1350				4	130	3.1%	5	265	1.9%	67	446	15.0%	2	36	5.6%					78	877	8.9%
\$1351 to 1375				18	191	9.4%	3	178	1.7%		28	0.0%		19	0.0%					21	416	5.0%
\$1376 to 1400		3	0.0%	9	389	2.3%	5	92	5.4%	6	85	7.1%	2	101	2.0%					22	670	3.3%
\$1401 to 1425	5	52	9.6%	1	58	1.7%		15	0.0%	11	229	4.8%	1	10	10.0%	1	50	2.0%		19	414	4.6%
\$1426 to 1450				11	245	4.5%	1	134	0.7%	1	39	2.6%	1	24	4.2%					14	442	3.2%
\$1451 to 1475				15	69	21.7%	6	96	6.3%	34	342	9.9%								55	507	10.8%
\$1476 to 1400				2	313	0.6%				5	227	2.2%		4	0.0%					7	544	1.3%
\$1501 to 1525					3	0.0%		52	0.0%	9	385	2.3%	10	20	50.0%	2	28	7.1%		21	488	4.3%
\$1526 to 1550				11	109	10.1%	3	166	1.8%	28	524	5.3%	1	36	2.8%					43	835	5.1%
\$1551 to 1575					1	0.0%				32	648	4.9%		32	0.0%					32	681	4.7%
\$1576 to 1500					1	0.0%				18	242	7.4%		20	0.0%					18	263	6.8%
\$1601 to 1625										13	505	2.6%		16	0.0%	4	52	7.7%		17	573	3.0%
\$1626 to 1650										7	137	5.1%	3	74	4.1%	3	16	18.8%		13	227	5.7%
\$1651 to 1675											1	0.0%	1	24	4.2%					1	25	4.0%
\$1676 to 1600										11	188	5.9%	2	112	1.8%					13	300	4.3%
\$1701 to 1725											4	0.0%	1	16	6.3%					1	20	5.0%
\$1726 to 1750										4	176	2.3%					8	0.0%		4	184	2.2%
\$1751 to 1775										1	1	100.0%								1	43	2.3%
\$1776 to 1800													1	56	1.8%					1	56	1.8%
\$1801 to 1825										21	141	14.9%		46	0.0%					21	187	11.2%
\$1826 to 1850																						
\$1851 to 1875													4	12	33.3%					4	12	33.3%
\$1876 to 1900				6	24	25.0%				1	17	5.9%	3	56	5.4%					10	97	10.3%
\$1901 to 1926											1	0.0%	2	27	7.4%					2	28	7.1%
\$1926 to 1950																						
\$1951 to 1975													2	78	2.6%					2	78	2.6%
\$1976 to 2000													2	28	7.1%					2	28	7.1%
\$2000 and up													2	48	4.2%					2	48	4.2%
TOTALS	43	1096	3.9%	498	9744	5.1%	148	4084	3.6%	378	6319	6.0%	43	1037	4.1%	26	268	9.7%	1136	22548	5.0%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675			1 0.0%																	1 0.0%	
\$676 to \$700			3 0.0%																	3 0.0%	
\$701 to \$725																					
\$726 to \$750						1 0.0%															1 0.0%
\$751 to \$775						5 0.0%															5 0.0%
\$776 to \$800						1 0.0%															1 0.0%
\$801 to \$825						2 0.0%															2 0.0%
\$826 to \$850					1 23 4.3%										3 23 13.0%					4 46 8.7%	
\$851 to \$875						3 0.0%															3 0.0%
\$876 to \$900																					
\$901 to \$925			2 0.0%		2 57 3.5%																2 59 3.4%
\$926 to \$950																					
\$951 to \$975			12 0.0%			1 0.0%					1 0.0%										14 0.0%
\$976 to \$1000						8 0.0%			1 0.0%												9 0.0%
\$1001 to 1025						2 0.0%					1 0.0%										3 0.0%
\$1026 to 1050						2 65 3.1%					5 0.0%										2 70 2.9%
\$1051 to 1075								1 28 3.6%			1 0.0%										1 29 3.4%
\$1076 to 1100						5 0.0%															5 0.0%
\$1101 to 1125						3 0.0%															3 0.0%
\$1126 to 1150			2 0.0%			2 0.0%															4 0.0%
\$1151 to 1175			2 0.0%																		2 0.0%
\$1176 to 1200			3 0.0%		1 2 50.0%						3 0.0%										1 8 12.5%
\$1201 to 1225					56 157 35.7%																56 157 35.7%
\$1226 to 1250					7 121 5.8%						3 0.0%										7 124 5.6%
\$1251 to 1275			2 0.0%		13 211 6.2%			7 132 5.3%		2 56 3.6%											22 401 5.5%
\$1276 to 1300			2 0.0%		16 137 11.7%					1 0.0%				3 0.0%							16 143 11.2%
\$1301 to 1325					2 109 1.8%						1 0.0%										2 114 1.8%
\$1326 to 1350			4 0.0%			13 0.0%					64 224 28.6%										64 237 27.0%
\$1351 to 1375						1 0.0%															1 0.0%
\$1376 to 1400											5 0.0%										5 0.0%
\$1401 to 1425					1 1 100.0%						2 0.0%										1 3 33.3%
\$1426 to 1450					5 41 12.2%						7 0.0%										5 48 10.4%
\$1451 to 1475					1 1 100.0%						15 97 15.5%										16 98 16.3%
\$1476 to 1400					5 0.0%						102 0.0%										107 0.0%
\$1501 to 1525					3 0.0%								10 20 50.0%								10 23 43.5%
\$1526 to 1550								3 166 1.8%		10 144 6.9%											13 310 4.2%
\$1551 to 1575					1 0.0%																1 0.0%
\$1576 to 1500					1 0.0%						14 112 12.5%										14 113 12.4%
\$1601 to 1625																					
\$1626 to 1650										2 5 40.0%											2 5 40.0%
\$1651 to 1675										1 0.0%											1 0.0%
\$1676 to 1600										4 0.0%											4 0.0%
\$1701 to 1725											4 0.0%										4 0.0%
\$1726 to 1750										2 86 2.3%											2 86 2.3%
\$1751 to 1775										1 1 100.0%				21 0.0%							1 22 4.5%
\$1776 to 1800																					
\$1801 to 1825														18 0.0%							18 0.0%
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900											1 0.0%										1 0.0%
\$1901 to 1926											1 0.0%			2 12 16.7%							2 13 15.4%
\$1926 to 1950																					
\$1951 to 1975														2 57 3.5%							2 57 3.5%
\$1976 to 2000																					
\$2000 and up																					
TOTALS			33 0.0%		107 982 10.9%			11 327 3.4%		110 868 12.7%			14 131 10.7%		3 23 13.0%					245 2364 10.4%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750	2	59	3.4%																2	59	3.4%
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825				12	567	2.1%													12	567	2.1%
\$826 to \$850				3	15	20.0%													3	15	20.0%
\$851 to \$875					110	0.0%														110	0.0%
\$876 to \$900				1	132	0.8%													1	132	0.8%
\$901 to \$925																					
\$926 to \$950							1	50	2.0%										1	50	2.0%
\$951 to \$975							1	151	0.7%										1	303	0.3%
\$976 to \$1000	4	52	7.7%		152	0.0%	4	156	2.6%									8	208	3.8%	
\$1001 to 1025				15	168	8.9%	6	98	6.1%										21	266	7.9%
\$1026 to 1050		3	0.0%	9	175	5.1%													9	178	5.1%
\$1051 to 1075		104	0.0%																	104	0.0%
\$1076 to 1100				1	80	1.3%	1	28	3.6%	4	121	3.3%		3	0.0%			6	232	2.6%	
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175				4	88	4.5%	7	120	5.8%	5	92	5.4%							16	300	5.3%
\$1176 to 1200				9	124	7.3%	3	56	5.4%										12	180	6.7%
\$1201 to 1225				5	104	4.8%	6	172	3.5%	3	80	3.8%		1	2	50.0%			15	358	4.2%
\$1226 to 1250				3	62	4.8%		49	0.0%										3	111	2.7%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325										5	116	4.3%		24	0.0%				5	140	3.6%
\$1326 to 1350							3	24	12.5%	1	78	1.3%							4	102	3.9%
\$1351 to 1375				17	180	9.4%													17	180	9.4%
\$1376 to 1400		3	0.0%	6	232	2.8%				6	80	7.5%		2	82	2.4%			14	397	3.5%
\$1401 to 1425										11	143	7.7%							11	143	7.7%
\$1426 to 1450				100	0.0%					1	32	3.1%							1	132	0.8%
\$1451 to 1475																					
\$1476 to 1400										8	0.0%								8	0.0%	
\$1501 to 1525																					
\$1526 to 1550				11	109	10.1%													11	109	10.1%
\$1551 to 1575										23	240	9.6%							23	240	9.6%
\$1576 to 1500										3	64	4.7%							3	64	4.7%
\$1601 to 1625										1	150	0.7%							1	150	0.7%
\$1626 to 1650													2	24	8.3%				2	24	8.3%
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725													1	16	6.3%				1	16	6.3%
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825										21	141	14.9%		12	0.0%				21	153	13.7%
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900				6	24	25.0%													6	24	25.0%
\$1901 to 1925																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up													2	28	7.1%				2	28	7.1%
TOTALS	6	221	2.7%	102	2422	4.2%	32	904	3.5%	84	1345	6.2%	8	191	4.2%			232	5083	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 - Far Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700			9 0.0%																	9 0.0%		
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775		3 0.0%																		3 0.0%		
\$776 to \$800																						
\$801 to \$825					90 0.0%															90 0.0%		
\$826 to \$850		1 0.0%		10 91 11.0%															10 92 10.9%			
\$851 to \$875				7 147 4.8%															7 147 4.8%			
\$876 to \$900				3 64 4.7%															3 64 4.7%			
\$901 to \$925				3 202 1.5%			108 0.0%												3 310 1.0%			
\$926 to \$950				6 68 8.8%			11 0.0%												6 79 7.6%			
\$951 to \$975				1 0.0%															1 0.0%			
\$976 to \$1000				120 0.0%															120 0.0%			
\$1001 to 1025				20 216 9.3%			4 139 2.9%												24 355 6.8%			
\$1026 to 1050				1 8 12.5%			2 30 6.7%												3 38 7.9%			
\$1051 to 1075							1 0.0%			3 24 12.5%									3 25 12.0%			
\$1076 to 1100							6 132 4.5%												6 132 4.5%			
\$1101 to 1125																						
\$1126 to 1150				1 136 0.7%			11 120 9.2%												12 256 4.7%			
\$1151 to 1175				100 0.0%															100 0.0%			
\$1176 to 1200				25 212 11.8%			9 55 16.4%												34 267 12.7%			
\$1201 to 1225				21 422 5.0%						12 144 8.3%									33 566 5.8%			
\$1226 to 1250										76 0.0%									76 0.0%			
\$1251 to 1275				3 114 2.6%															3 114 2.6%			
\$1276 to 1300				9 114 7.9%						16 0.0%									9 130 6.9%			
\$1301 to 1325										25 156 16.0%					13 72 18.1%				38 228 16.7%			
\$1326 to 1350				4 117 3.4%						2 144 1.4%									6 261 2.3%			
\$1351 to 1375							1 38 2.6%												1 38 2.6%			
\$1376 to 1400				3 151 2.0%									16 0.0%						3 167 1.8%			
\$1401 to 1425																						
\$1426 to 1450	5 52 9.6%			57 0.0%											1 50 2.0%				6 159 3.8%			
\$1451 to 1475							5 48 0.0%													5 48 0.0%		
\$1476 to 1400				2 308 0.6%									4 0.0%						5 56 8.9%			
\$1501 to 1525							52 0.0%			9 385 2.3%									9 437 2.1%			
\$1526 to 1550										10 224 4.5%			1 24 4.2%						11 248 4.4%			
\$1551 to 1575										9 340 2.6%									9 340 2.6%			
\$1576 to 1500																						
\$1601 to 1625													16 0.0%						16 0.0%			
\$1626 to 1650										5 132 3.8%			1 50 2.0%		3 16 18.8%				9 198 4.5%			
\$1651 to 1675													1 24 4.2%						1 24 4.2%			
\$1676 to 1600													1 75 1.3%						1 75 1.3%			
\$1701 to 1725																						
\$1726 to 1750										2 90 2.2%									2 90 2.2%			
\$1751 to 1775																						
\$1776 to 1800													1 40 2.5%						1 40 2.5%			
\$1801 to 1825													16 0.0%						16 0.0%			
\$1826 to 1850																						
\$1851 to 1875													4 12 33.3%						4 12 33.3%			
\$1876 to 1900																						
\$1901 to 1926													15 0.0%						15 0.0%			
\$1926 to 1950																						
\$1951 to 1975													21 0.0%						21 0.0%			
\$1976 to 2000																						
\$2000 and up																						
TOTALS	5	65	7.7%	118	2738	4.3%	38	790	4.8%	77	1731	4.4%	9	313	2.9%	17	138	12.3%	264	5775	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 - 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	20	5.0%	1	52	1.9%													2	72	2.8%
\$851 to \$875	3	48	6.3%																3	48	6.3%
\$876 to \$900				24	415	5.8%										7	0.0%		24	422	5.7%
\$901 to \$925	1	32	3.1%	2	124	1.6%													3	156	1.9%
\$926 to \$950							1	11	9.1%										1	11	9.1%
\$951 to \$975				15	192	7.8%	4	84	4.8%										19	276	6.9%
\$976 to \$1000		24	0.0%				3	48	6.3%		3	46	6.5%						6	118	5.1%
\$1001 to 1025																					
\$1026 to 1050				1	100	1.0%	1	156	0.6%										2	256	0.8%
\$1051 to 1075				5	88	5.7%				11	288	3.8%							16	376	4.3%
\$1076 to 1100																					
\$1101 to 1125							4	36	11.1%		124	0.0%							4	160	2.5%
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200				1	72	1.4%		80	0.0%										1	152	0.7%
\$1201 to 1225				5	92	5.4%													5	92	5.4%
\$1226 to 1250																					
\$1251 to 1275								44	0.0%		15	168	8.9%						15	212	7.1%
\$1276 to 1300														1	6	16.7%			1	6	16.7%
\$1301 to 1325								10	0.0%											10	0.0%
\$1326 to 1350																					
\$1351 to 1375								1	24	4.2%									1	52	1.9%
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475											7	128	5.5%						7	128	5.5%
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575											60	0.0%								60	0.0%
\$1576 to 1500																				20	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	5	124	4.0%	54	1135	4.8%	14	493	2.8%	36	842	4.3%	5	92	5.4%	2	35	5.7%	116	2721	4.3%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700	7	45	15.6%																7	45	15.6%	
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775	4	216	1.9%																4	216	1.9%	
\$776 to \$800	1	30	3.3%				28	0.0%											1	58	1.7%	
\$801 to \$825																						
\$826 to \$850				10	173	5.8%													10	173	5.8%	
\$851 to \$875				3	72	4.2%													3	72	4.2%	
\$876 to \$900		10	0.0%		160	0.0%														170	0.0%	
\$901 to \$925				5	24	20.8%													5	24	20.8%	
\$926 to \$950	1	5	20.0%					34	0.0%										1	39	2.6%	
\$951 to \$975								7	261	2.7%									7	261	2.7%	
\$976 to \$1000		10	0.0%	3	34	8.8%													3	44	6.8%	
\$1001 to 1025					65	0.0%	5	90	5.6%										5	155	3.2%	
\$1026 to 1050	3	7	42.9%	3	108	2.8%	1	33	3.0%				2	0.0%				7	150	4.7%		
\$1051 to 1075								116	0.0%											116	0.0%	
\$1076 to 1100	5	92	5.4%		60	0.0%		18	0.0%										5	170	2.9%	
\$1101 to 1125							2	36	5.6%										2	36	5.6%	
\$1126 to 1150				2	40	5.0%								24	0.0%				2	64	3.1%	
\$1151 to 1175					58	0.0%	2	19	10.5%										2	77	2.6%	
\$1176 to 1200					136	0.0%	2	40	5.0%				13	0.0%					2	189	1.1%	
\$1201 to 1225				4	101	4.0%													4	101	4.0%	
\$1226 to 1250				3	61	4.9%						2	110	1.8%					5	171	2.9%	
\$1251 to 1275																						
\$1276 to 1300				15	177	8.5%													15	177	8.5%	
\$1301 to 1325	2	80	2.5%	2	80	2.5%				1	111	0.9%							5	271	1.8%	
\$1326 to 1350								2	241	0.8%			2	36	5.6%				4	277	1.4%	
\$1351 to 1375				1	10	10.0%	1	116	0.9%					19	0.0%				2	145	1.4%	
\$1376 to 1400					6	0.0%	3	48	6.3%										3	54	5.8%	
\$1401 to 1425											84	0.0%								84	0.0%	
\$1426 to 1450				6	104	5.8%	1	86	1.2%				1	24	4.2%				8	214	3.7%	
\$1451 to 1475				14	68	20.6%	1	40	2.5%		12	117	10.3%						27	225	12.0%	
\$1476 to 1400											5	117	4.3%						5	117	4.3%	
\$1501 to 1525																						
\$1526 to 1550										7	96	7.3%		12	0.0%				7	108	6.5%	
\$1551 to 1575														32	0.0%					32	0.0%	
\$1576 to 1500										1	6	16.7%							1	6	16.7%	
\$1601 to 1625																						
\$1626 to 1650										7	190	3.7%							7	190	3.7%	
\$1651 to 1675																						
\$1676 to 1600														11	184	6.0%		1	12	8.3%		
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																		8	0.0%		8	0.0%
\$1776 to 1800																					16	0.0%
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900											1	16	6.3%							1	16	6.3%
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000														2	28	7.1%				2	28	7.1%
\$2000 and up																					20	0.0%
TOTALS	23	495	4.6%	71	1565	4.5%	27	1178	2.3%	47	1044	4.5%	6	225	2.7%			8	0.0%	174	4515	3.9%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600										3	32	9.4%							3	32	9.4%		
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675														5	0.0%						5	0.0%	
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950					1	54	1.9%														1	54	1.9%
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125		1	36	2.8%																	1	36	2.8%
\$1126 to 1150								4	84	4.8%											4	84	4.8%
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250					1	48	2.1%														1	48	2.1%
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400								1	20	5.0%											1	20	5.0%
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550										1	60	1.7%									1	60	1.7%
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600														24	0.0%							24	0.0%
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		1	36	2.8%	2	102	2.0%	5	104	4.8%	4	92	4.3%		29	0.0%	4	52	7.7%	16	415	3.9%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700	2	15	13.3%																2	15	13.3%	
\$701 to \$725		1	0.0%																	1	0.0%	
\$726 to \$750																						
\$751 to \$775	1	60	1.7%	2	22	9.1%													3	82	3.7%	
\$776 to \$800																						
\$801 to \$825				1	60	1.7%											12	0.0%	1	72	1.4%	
\$826 to \$850		21	0.0%	8	106	7.5%													8	127	6.3%	
\$851 to \$875							2	24	8.3%										2	24	8.3%	
\$876 to \$900																						
\$901 to \$925								10	0.0%		12	0.0%								22	0.0%	
\$926 to \$950				1	20	5.0%													1	20	5.0%	
\$951 to \$975				3	29	10.3%	2	20	10.0%										5	61	8.2%	
\$976 to \$1000	12	0.0%					3	18	16.7%										3	18	16.7%	
\$1001 to 1025														1	0.0%					1	0.0%	
\$1026 to 1050																						
\$1051 to 1075				3	52	5.8%													3	52	5.8%	
\$1076 to 1100																						
\$1101 to 1125							8	129	6.2%										8	129	6.2%	
\$1126 to 1150	13	0.0%		15	104	14.4%								1	0.0%				15	118	12.7%	
\$1151 to 1175							5	48	10.4%	4	12	33.3%							9	60	15.0%	
\$1176 to 1200																						
\$1201 to 1225				8	356	2.2%													8	356	2.2%	
\$1226 to 1250																						
\$1251 to 1275				1	11	9.1%													1	11	9.1%	
\$1276 to 1300													1	29	3.4%				1	29	3.4%	
\$1301 to 1325				2	40	5.0%				11	140	7.9%							13	180	7.2%	
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400							1	24	4.2%					3	0.0%				1	27	3.7%	
\$1401 to 1425								15	0.0%											15	0.0%	
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575										8	0.0%								8	0.0%		
\$1576 to 1500										60	0.0%								60	0.0%		
\$1601 to 1625										5	165	3.0%							5	165	3.0%	
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600														1	0.0%				1	0.0%		
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	3	122	2.5%	44	800	5.5%	21	288	7.3%	20	397	5.0%	1	56	1.8%			12	0.0%	89	1675	5.3%

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

Vacancy Rates During the Current Quarter Durango

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900						117	0.0%													117	0.0%	
\$901 to \$925																						
\$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						95	0.0%													95	0.0%	
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225			10	0.0%		22	0.0%													32	0.0%	
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400								1	48	2.1%										1	48	2.1%
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475													3	75	4.0%					3	75	4.0%
\$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		10	0.0%		234	0.0%		1	48	2.1%		3	75	4.0%		32	0.0%		4	399	1.0%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800				1	10	10.0%													1	10	10.0%	
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925									26	0.0%										26	0.0%	
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075														24	0.0%					24	0.0%	
\$1076 to 1100																				30	0.0%	
\$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														152	0.0%					152	0.0%	
\$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				1	1	100.0%														1	1	100.0%
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS				2	78	2.6%			26	0.0%			208	0.0%			112	0.0%		2	424	0.5%

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

**Vacancy Rates During the Current Quarter
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					34	0.0%		1	0.0%												35	0.0%		
\$851 to \$875		2	0.0%																		2	0.0%		
\$876 to \$900		26	0.0%							3	0.0%										29	0.0%		
\$901 to \$925										2	0.0%										2	0.0%		
\$926 to \$950											1	0.0%									1	0.0%		
\$951 to \$975		1	0.0%				1	66	1.5%												1	67	1.5%	
\$976 to \$1000					6	0.0%		3	0.0%													9	0.0%	
\$1001 to 1025				3	158	1.9%		2	0.0%			1	0.0%								3	161	1.9%	
\$1026 to 1050					48	0.0%		3	0.0%			1	0.0%									52	0.0%	
\$1051 to 1075				4	169	2.4%		1	0.0%												4	170	2.4%	
\$1076 to 1100					23	0.0%		2	9	22.2%											2	32	6.3%	
\$1101 to 1125	1	47	2.1%	1	68	1.5%		1	0.0%			4	0.0%								2	120	1.7%	
\$1126 to 1150					1	0.0%		2	101	2.0%			3	0.0%							2	105	1.9%	
\$1151 to 1175					25	0.0%		9	175	5.1%			9	0.0%							9	209	4.3%	
\$1176 to 1200				2	71	2.8%			4	0.0%			11	0.0%							2	86	2.3%	
\$1201 to 1225				2	60	3.3%						26	0.0%		2	93	2.2%				4	179	2.2%	
\$1226 to 1250				6	220	2.7%		2	0.0%			10	0.0%								6	232	2.6%	
\$1251 to 1275				1	45	2.2%		6	180	3.3%		1	11	9.1%				1	0.0%		8	237	3.4%	
\$1276 to 1300				2	328	0.6%		1	168	0.6%		1	67	1.5%							4	563	0.7%	
\$1301 to 1325				1	156	0.6%		3	68	4.4%		1	42	2.4%							5	266	1.9%	
\$1326 to 1350				3	84	3.6%						1	0.0%								6	196	3.1%	
\$1351 to 1375		14	0.0%	2	45	4.4%		1	255	0.4%		1	96	1.0%		3	97	3.1%			4	396	1.0%	
\$1376 to 1400				3	85	3.5%		2	24	8.3%		14	206	6.8%			4	0.0%			19	319	6.0%	
\$1401 to 1425				2	68	2.9%		1	105	1.0%		9	147	6.1%				13	0.0%		12	333	3.6%	
\$1426 to 1450				1	120	0.8%		12	252	4.8%		9	361	2.5%							22	733	3.0%	
\$1451 to 1475					122	0.0%			42	0.0%		4	107	3.7%							4	271	1.5%	
\$1476 to 1400					24	0.0%						18	390	4.6%							18	414	4.3%	
\$1501 to 1525												8	0.0%								8	0.0%		
\$1526 to 1550											19	527	3.6%								19	527	3.6%	
\$1551 to 1575															1	0.0%					1	0.0%		
\$1576 to 1500											7	123	5.7%		2	48	4.2%		2	15	13.3%	11	186	5.9%
\$1601 to 1625															14	0.0%						14	0.0%	
\$1626 to 1650												7	0.0%			2	0.0%					9	0.0%	
\$1651 to 1675												34	0.0%									34	0.0%	
\$1676 to 1600															6	0.0%			1	0.0%		7	0.0%	
\$1701 to 1725															63	0.0%						63	0.0%	
\$1726 to 1750														2	38	5.3%					2	38	5.3%	
\$1751 to 1775																								
\$1776 to 1800								1	0.0%					5	72	6.9%		1	16	6.3%		6	89	6.7%
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900															17	0.0%						17	0.0%	
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975															1	1	100.0%					1	1	100.0%
\$1976 to 2000																								
\$2000 and up																								
TOTALS	1	154	0.6%	33	1960	1.7%	40	1484	2.7%	84	2193	3.8%	15	610	2.5%	3	46	6.5%			176	6447	2.7%	

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

Vacancy Rates During the Current Quarter Fort Collins

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700		64	0.0%																	64	0.0%			
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800																								
\$801 to \$825																								
\$826 to \$850					34	0.0%		1	0.0%											35	0.0%			
\$851 to \$875		2	0.0%																	2	0.0%			
\$876 to \$900		26	0.0%							2	0.0%									28	0.0%			
\$901 to \$925										2	0.0%									2	0.0%			
\$926 to \$950											1	0.0%								1	0.0%			
\$951 to \$975		1	0.0%					1	66	1.5%										1	67	1.5%		
\$976 to \$1000																								
\$1001 to 1025				3	158	1.9%		2	0.0%		1	0.0%								3	161	1.9%		
\$1026 to 1050					44	0.0%		3	0.0%		1	0.0%									48	0.0%		
\$1051 to 1075				4	165	2.4%		1	0.0%											4	166	2.4%		
\$1076 to 1100					20	0.0%		3	0.0%												23	0.0%		
\$1101 to 1125	1	47	2.1%	1	52	1.9%					4	0.0%								2	103	1.9%		
\$1126 to 1150					1	0.0%		2	101	2.0%		3	0.0%							2	105	1.9%		
\$1151 to 1175					24	0.0%		9	175	5.1%		9	0.0%							9	208	4.3%		
\$1176 to 1200				1	39	2.6%			4	0.0%		11	0.0%							1	54	1.9%		
\$1201 to 1225											26	0.0%		2	93	2.2%					2	119	1.7%	
\$1226 to 1250				6	220	2.7%					2	0.0%								6	222	2.7%		
\$1251 to 1275				1	45	2.2%		6	180	3.3%		1	0.0%				1	0.0%		7	227	3.1%		
\$1276 to 1300					172	0.0%		1	168	0.6%		1	54	1.9%							2	394	0.5%	
\$1301 to 1325				1	156	0.6%		3	68	4.4%		2	0.0%							4	226	1.8%		
\$1326 to 1350											1	0.0%								3	98	3.1%		
\$1351 to 1375				2	45	4.4%		1	255	0.4%				3	97	3.1%				3	300	1.0%		
\$1376 to 1400				3	85	3.5%		2	24	8.3%		14	168	8.3%		4	0.0%			19	281	6.8%		
\$1401 to 1425				2	68	2.9%		1	105	1.0%		9	140	6.4%				13	0.0%	12	326	3.7%		
\$1426 to 1450				1	120	0.8%		10	228	4.4%		3	186	1.6%						14	534	2.6%		
\$1451 to 1475									36	0.0%		4	104	3.8%						4	140	2.9%		
\$1476 to 1400					24	0.0%					18	388	4.6%							18	412	4.4%		
\$1501 to 1525												8	0.0%								8	0.0%		
\$1526 to 1550											10	323	3.1%							10	323	3.1%		
\$1551 to 1575																								
\$1576 to 1500											7	123	5.7%		2	46	4.3%			9	169	5.3%		
\$1601 to 1625																					12	0.0%		
\$1626 to 1650											7	0.0%								7	0.0%			
\$1651 to 1675																								
\$1676 to 1600															1	0.0%		1	0.0%		2	0.0%		
\$1701 to 1725															61	0.0%					61	0.0%		
\$1726 to 1750															1	0.0%					1	0.0%		
\$1751 to 1775																								
\$1776 to 1800								1	0.0%						5	72	6.9%		1	16	6.3%	6	89	6.7%
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900															17	0.0%					17	0.0%		
\$1901 to 1926															102	0.0%					102	0.0%		
\$1926 to 1950																								
\$1951 to 1975															52	0.0%					52	0.0%		
\$1976 to 2000																								
\$2000 and up														1	1	100.0%				1	1	100.0%		
TOTALS	1	140	0.7%	25	1472	1.7%	36	1425	2.5%	66	1563	4.2%	13	559	2.3%	1	31	3.2%	142	5190	2.7%			

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

**Vacancy Rates During the Current Quarter
Fort Collins - 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																							
\$951 to \$975								1	66	1.5%										1	66	1.5%	
\$976 to \$1000																							
\$1001 to 1025					106	0.0%															106	0.0%	
\$1026 to 1050					44	0.0%															44	0.0%	
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125																							
\$1126 to 1150								2	100	2.0%										2	100	2.0%	
\$1151 to 1175								4	123	3.3%										4	123	3.3%	
\$1176 to 1200																							
\$1201 to 1225													2	91	2.2%					2	91	2.2%	
\$1226 to 1250																							
\$1251 to 1275																1	0.0%			1	0.0%		
\$1276 to 1300								1	102	1.0%										1	102	1.0%	
\$1301 to 1325																							
\$1326 to 1350													1	60	1.7%					1	60	1.7%	
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425								1	105	1.0%										1	105	1.0%	
\$1426 to 1450											36	0.0%								36	0.0%		
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500											3	0.0%								3	0.0%		
\$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%														
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																102	0.0%			102	0.0%		
\$1926 to 1950																							
\$1951 to 1975																36	0.0%			36	0.0%		
\$1976 to 2000																							
\$2000 and up																							
TOTALS		64	0.0%		184	0.0%		9	497	1.8%		39	0.0%		3	291	1.0%		2	0.0%	12	1077	1.1%

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

**Vacancy Rates During the Current Quarter
Fort Collins - 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		2	0.0%																		2	0.0%	
\$876 to \$900									2	0.0%											2	0.0%	
\$901 to \$925									2	0.0%											2	0.0%	
\$926 to \$950																							
\$951 to \$975		1	0.0%																		1	0.0%	
\$976 to \$1000																							
\$1001 to 1025									2	0.0%											2	0.0%	
\$1026 to 1050									1	0.0%											1	0.0%	
\$1051 to 1075																							
\$1076 to 1100					20	0.0%			2	0.0%											22	0.0%	
\$1101 to 1125																							
\$1126 to 1150					1	0.0%			1	0.0%			1	0.0%							3	0.0%	
\$1151 to 1175													4	0.0%							4	0.0%	
\$1176 to 1200													3	0.0%							3	0.0%	
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300													1	50	2.0%						1	50	2.0%
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		3	0.0%		21	0.0%		10	0.0%		1	58	1.7%		1	0.0%					1	93	1.1%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850								1	0.0%											1	0.0%		
\$851 to \$875																							
\$876 to \$900		26	0.0%																		26	0.0%	
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025				3	52	5.8%															3	52	5.8%
\$1026 to 1050																							
\$1051 to 1075				4	165	2.4%															4	165	2.4%
\$1076 to 1100																							
\$1101 to 1125	1	47	2.1%																		1	47	2.1%
\$1126 to 1150										1	0.0%										1	0.0%	
\$1151 to 1175							5	52	9.6%												5	52	9.6%
\$1176 to 1200				1	39	2.6%		4	0.0%												1	43	2.3%
\$1201 to 1225											21	0.0%		2	0.0%							23	0.0%
\$1226 to 1250				6	148	4.1%															6	148	4.1%
\$1251 to 1275				1	45	2.2%	6	180	3.3%												7	225	3.1%
\$1276 to 1300					54	0.0%		66	0.0%													120	0.0%
\$1301 to 1325				1	156	0.6%															1	156	0.6%
\$1326 to 1350													2	37	5.4%						2	37	5.4%
\$1351 to 1375				2	45	4.4%	1	191	0.5%												3	236	1.3%
\$1376 to 1400				3	85	3.5%	2	24	8.3%	14	168	8.3%		4	0.0%						19	281	6.8%
\$1401 to 1425																	13	0.0%				13	0.0%
\$1426 to 1450				1	120	0.8%				3	150	2.0%									4	270	1.5%
\$1451 to 1475								36	0.0%	4	104	3.8%									4	140	2.9%
\$1476 to 1400										10	254	3.9%									10	254	3.9%
\$1501 to 1525																							
\$1526 to 1550										6	165	3.6%									6	165	3.6%
\$1551 to 1575																							
\$1576 to 1500										7	120	5.8%									7	120	5.8%
\$1601 to 1625														12	0.0%							12	0.0%
\$1626 to 1650											7	0.0%										7	0.0%
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800														4	26	15.4%					4	26	15.4%
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000														16	0.0%							16	0.0%
\$2000 and up																							
TOTALS	1	73	1.4%	22	909	2.4%	14	554	2.5%	44	990	4.4%	6	97	6.2%		13	0.0%		87	2636	3.3%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950										1	0.0%									1	0.0%	
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025										1	0.0%									1	0.0%	
\$1026 to 1050								2	0.0%	1	0.0%									3	0.0%	
\$1051 to 1075								1	0.0%											1	0.0%	
\$1076 to 1100								1	0.0%											1	0.0%	
\$1101 to 1125				1	52	1.9%				4	0.0%									1	56	1.8%
\$1126 to 1150										1	0.0%									1	0.0%	
\$1151 to 1175					24	0.0%				5	0.0%									29	0.0%	
\$1176 to 1200										8	0.0%									8	0.0%	
\$1201 to 1225										5	0.0%									5	0.0%	
\$1226 to 1250					72	0.0%				2	0.0%									74	0.0%	
\$1251 to 1275										1	0.0%									1	0.0%	
\$1276 to 1300					118	0.0%				4	0.0%									122	0.0%	
\$1301 to 1325							3	68	4.4%	2	0.0%								3	70	4.3%	
\$1326 to 1350										1	0.0%									1	0.0%	
\$1351 to 1375								64	0.0%											64	0.0%	
\$1376 to 1400																						
\$1401 to 1425				2	68	2.9%				9	140	6.4%								11	208	5.3%
\$1426 to 1450							10	228	4.4%											10	228	4.4%
\$1451 to 1475																						
\$1476 to 1400					24	0.0%				8	134	6.0%								8	158	5.1%
\$1501 to 1525										8	0.0%									8	0.0%	
\$1526 to 1550										4	158	2.5%								4	158	2.5%
\$1551 to 1575																						
\$1576 to 1500													2	46	4.3%					2	46	4.3%
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725													61	0.0%						61	0.0%	
\$1726 to 1750													1	0.0%						1	0.0%	
\$1751 to 1775																						
\$1776 to 1800													1	44	2.3%		1	16	6.3%	2	60	3.3%
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900														17	0.0%					17	0.0%	
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up													1	1	100.0%					1	1	100.0%
TOTALS				3	358	0.8%	13	364	3.6%	21	476	4.4%	4	170	2.4%	1	16	6.3%	42	1384	3.0%	

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

**Vacancy Rates During the Current Quarter
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					6	0.0%		3	0.0%											9	0.0%						
\$1001 to 1025																											
\$1026 to 1050					4	0.0%														4	0.0%						
\$1051 to 1075					4	0.0%														4	0.0%						
\$1076 to 1100					3	0.0%		2	6	33.3%										2	9	22.2%					
\$1101 to 1125					16	0.0%			1	0.0%											17	0.0%					
\$1126 to 1150																											
\$1151 to 1175					1	0.0%														1	0.0%						
\$1176 to 1200					1	32	3.1%													1	32	3.1%					
\$1201 to 1225					2	60	3.3%													2	60	3.3%					
\$1226 to 1250								2	0.0%																		
\$1251 to 1275											1	8	0.0%							1	10	10.0%					
\$1276 to 1300					2	156	1.3%					13	0.0%							2	169	1.2%					
\$1301 to 1325											1	40	2.5%							1	40	2.5%					
\$1326 to 1350		14	0.0%		3	84	3.6%													3	98	3.1%					
\$1351 to 1375											1	96	1.0%							1	96	1.0%					
\$1376 to 1400												38	0.0%								38	0.0%					
\$1401 to 1425												7	0.0%								7	0.0%					
\$1426 to 1450								2	24	8.3%		6	175	3.4%						8	199	4.0%					
\$1451 to 1475					122	0.0%			6	0.0%			3	0.0%							131	0.0%					
\$1476 to 1400												2	0.0%								2	0.0%					
\$1501 to 1525																											
\$1526 to 1550											9	204	4.4%							9	204	4.4%					
\$1551 to 1575														1	0.0%					1	0.0%						
\$1576 to 1500														2	0.0%	2	15	13.3%		2	17	11.8%					
\$1601 to 1625														2	0.0%						2	0.0%					
\$1626 to 1650														2	0.0%						2	0.0%					
\$1651 to 1675												34	0.0%								34	0.0%					
\$1676 to 1600														5	0.0%						5	0.0%					
\$1701 to 1725																											
\$1726 to 1750														2	0.0%						2	0.0%					
\$1751 to 1775															37	5.4%					37	5.4%					
\$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%		8	488	1.6%		4	59	6.8%		18	630	2.9%		2	51	3.9%		2	15	13.3%		34	1257	2.7%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250					8	0.0%															8	0.0%	
\$251 to \$275																							
\$276 to \$300					2	0.0%															2	0.0%	
\$301 to \$325					2	0.0%															2	0.0%	
\$326 to \$350					1	0.0%															1	0.0%	
\$351 to \$375					2	0.0%															2	0.0%	
\$376 to \$400					3	0.0%															3	0.0%	
\$401 to \$425					4	0.0%															4	0.0%	
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500							1	40	2.5%											1	40	2.5%	
\$501 to \$525					1	0.0%															1	0.0%	
\$526 to \$550				1	87	1.1%															1	87	1.1%
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725		7	0.0%																		7	0.0%	
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800					1	23	4.3%														1	23	4.3%
\$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		7	0.0%	2	133	1.5%	1	40	2.5%											3	180	1.7%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700		2	0.0%																	2	0.0%	
\$701 to \$725																						
\$726 to \$750								4	0.0%											4	0.0%	
\$751 to \$775					12	0.0%														12	0.0%	
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850										36	0.0%									36	0.0%	
\$851 to \$875										8	0.0%									8	0.0%	
\$876 to \$900																						
\$901 to \$925								7	0.0%	40	0.0%									47	0.0%	
\$926 to \$950																						
\$951 to \$975												2	74	2.7%					2	74	2.7%	
\$976 to \$1000								1	0.0%											1	0.0%	
\$1001 to 1025													40	0.0%						40	0.0%	
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150					1	0.0%														1	0.0%	
\$1151 to 1175										2	0.0%									2	0.0%	
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425														1	0.0%					1	0.0%	
\$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								1	0.0%											1	0.0%	
\$1651 to 1675												1	0.0%							1	0.0%	
\$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%		13	0.0%		15	0.0%		85	0.0%		2	115	1.7%				2	230	0.9%

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

**Vacancy Rates During the Current Quarter
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	2	71	2.8%																				
\$301 to \$325																							
\$326 to \$350					114	0.0%																	
\$351 to \$375								1	0.0%														
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475					17	0.0%																	
\$476 to \$500								1	0.0%														
\$501 to \$525		2	0.0%		1	0.0%		1	0.0%														
\$526 to \$550		1	0.0%		2	0.0%		1	0.0%														
\$551 to \$575					1	0.0%																	
\$576 to \$600					8	0.0%		51	0.0%														
\$601 to \$625					36	0.0%		5	0.0%														
\$626 to \$650					32	0.0%		17	0.0%														
\$651 to \$675					49	0.0%		8	0.0%														
\$676 to \$700					5	19	26.3%		41	0.0%													
\$701 to \$725								19	0.0%														
\$726 to \$750								15	0.0%		2	0.0%											
\$751 to \$775								3	0.0%		4	0.0%											
\$776 to \$800								1	16	6.3%		9	0.0%										
\$801 to \$825								83	0.0%		8	0.0%											
\$826 to \$850								3	15	20.0%		2	21	9.5%		58	0.0%						
\$851 to \$875					1	0.0%		31	0.0%		4	0.0%											
\$876 to \$900											1	98	1.0%										
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000											1	0.0%		1	3	33.3%							
\$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	2	74	2.7%	5	280	1.8%	4	308	1.3%	3	147	2.0%	1	3	33.3%	58	0.0%	15	870	1.7%			

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

**Vacancy Rates During the Current Quarter
Greeley**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625				1	18	5.6%													1	18	5.6%	
\$626 to \$650		37	0.0%																	37	0.0%	
\$651 to \$675		1	0.0%																	1	0.0%	
\$676 to \$700				1	41	2.4%													1	41	2.4%	
\$701 to \$725					20	0.0%														20	0.0%	
\$726 to \$750				1	101	1.0%		2	0.0%										1	103	1.0%	
\$751 to \$775																						
\$776 to \$800					2	0.0%		16	0.0%											18	0.0%	
\$801 to \$825				2	69	2.9%													2	69	2.9%	
\$826 to \$850							1	133	0.8%										1	133	0.8%	
\$851 to \$875					60	0.0%	1	12	8.3%		18	0.0%						1	90	1.1%		
\$876 to \$900					8	0.0%		10	0.0%											18	0.0%	
\$901 to \$925							2	75	2.7%										2	75	2.7%	
\$926 to \$950				1	24	4.2%	1	103	1.0%					48	0.0%				2	175	1.1%	
\$951 to \$975																				17	0.0%	
\$976 to \$1000	2	15	13.3%	2	90	2.2%					17	0.0%							4	105	3.8%	
\$1001 to 1025							1	101	1.0%										1	101	1.0%	
\$1026 to 1050					18	0.0%					26	0.0%								44	0.0%	
\$1051 to 1075														8	0.0%					8	0.0%	
\$1076 to 1100													1	8	12.5%		50	0.0%		1	58	1.7%
\$1101 to 1125	1	7	14.3%				2	78	2.6%		12	0.0%								3	97	3.1%
\$1126 to 1150				3	305	1.0%													3	305	1.0%	
\$1151 to 1175								122	0.0%					3	0.0%					125	0.0%	
\$1176 to 1200				4	192	2.1%													4	192	2.1%	
\$1201 to 1225				3	48	6.3%													3	48	6.3%	
\$1226 to 1250							8	96	8.3%					40	0.0%				8	136	5.9%	
\$1251 to 1275							1	24	4.2%		86	0.0%							1	110	0.9%	
\$1276 to 1300				7	78	9.0%													7	78	9.0%	
\$1301 to 1325																						
\$1326 to 1350					43	0.0%					240	0.0%		18	0.0%					301	0.0%	
\$1351 to 1375				9	72	12.5%				1	70	1.4%							10	144	6.9%	
\$1376 to 1400	2		0.0%	1	44	2.3%													1	44	2.3%	
\$1401 to 1425							3	48	6.3%		8	156	5.1%		1	0.0%			11	205	5.4%	
\$1426 to 1450																						
\$1451 to 1475										12	124	9.7%		4	0.0%		6	0.0%	12	134	9.0%	
\$1476 to 1400										7	84	8.3%		12	0.0%				7	96	7.3%	
\$1501 to 1525										6	309	1.9%							6	309	1.9%	
\$1526 to 1550										1	44	2.3%							1	44	2.3%	
\$1551 to 1575										7	66	10.6%							7	66	10.6%	
\$1576 to 1500													1	12	8.3%		1	0.0%	1	13	7.7%	
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725														4	84	4.8%			4	84	4.8%	
\$1726 to 1750										8	0.0%			18	0.0%					26	0.0%	
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825															1	40	2.5%			1	40	2.5%
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950														2	22	9.1%			2	22	9.1%	
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	3	62	4.8%	35	1233	2.8%	20	820	2.4%	42	1260	3.3%	9	318	2.8%	57	0.0%	109	3750	2.9%		

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

Vacancy Rates During the Current Quarter Gunnison

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

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

**Vacancy Rates During the Current Quarter
Montrose**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850				1	76	1.3%													1	76	1.3%	
\$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				1	50	2.0%														1	50	2.0%
\$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				2	126	1.6%														2	126	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
Pueblo**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350	1	13	7.7%																	1	13	7.7%
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450		3	0.0%		52	0.0%															55	0.0%
\$451 to \$475		1	0.0%																		1	0.0%
\$476 to \$500		2	0.0%	2	12	16.7%														2	14	14.3%
\$501 to \$525					5	0.0%															5	0.0%
\$526 to \$550								8	0.0%												8	0.0%
\$551 to \$575	1	3	33.3%		45	0.0%														1	48	2.1%
\$576 to \$600				1	214	0.5%		19	0.0%											1	233	0.4%
\$601 to \$625		12	0.0%	12	217	5.5%	1	99	1.0%											13	328	4.0%
\$626 to \$650					52	0.0%															52	0.0%
\$651 to \$675																						
\$676 to \$700				5	118	4.2%		12	0.0%											5	130	3.8%
\$701 to \$725							11	153	7.2%	1	36	2.8%								12	189	6.3%
\$726 to \$750							3	102	2.9%	2	19	10.5%						14	0.0%	5	135	3.7%
\$751 to \$775								56	0.0%				4	15	26.7%					4	71	5.6%
\$776 to \$800								49	0.0%												49	0.0%
\$801 to \$825					18	0.0%								1	0.0%						19	0.0%
\$826 to \$850																						
\$851 to \$875														2	56	3.6%				2	56	3.6%
\$876 to \$900					24	0.0%				1	5	20.0%								1	29	3.4%
\$901 to \$925																	16	0.0%			16	0.0%
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000										2	64	3.1%								2	64	3.1%
\$1001 to 1025																						
\$1026 to 1050					56	0.0%															56	0.0%
\$1051 to 1075																						
\$1076 to 1100													8	0.0%						8	0.0%	
\$1101 to 1125																						
\$1126 to 1150				3	84	3.6%														3	84	3.6%
\$1151 to 1175																						
\$1176 to 1200					64	0.0%															64	0.0%
\$1201 to 1225							2	24	8.3%											2	24	8.3%
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325										4	113	3.5%								4	113	3.5%
\$1326 to 1350																						
\$1351 to 1375							2	24	8.3%	4	24	16.7%								6	48	12.5%
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475										1	52	1.9%								1	52	1.9%
\$1476 to 1400													1	39	2.6%					1	39	2.6%
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575														8	0.0%						8	0.0%
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725														8	0.0%						8	0.0%
\$1726 to 1750																						
\$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	34	5.9%	23	961	2.4%	19	546	3.5%	15	313	4.8%	7	135	5.2%	30	0.0%	66	2019	3.3%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350	1	13	7.7%																1	13	7.7%	
\$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%		2	18	11.1%													2	30	6.7%
\$626 to \$650						40	0.0%													40	0.0%	
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750									10	0.0%							14	0.0%		24	0.0%	
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$2000 and up																						
TOTALS	1	25	4.0%	2	109	1.8%	18	0.0%									14	0.0%	3	166	1.8%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500		2	0.0%																	2	0.0%
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600				1	79	1.3%		19	0.0%										1	98	1.0%
\$601 to \$625				10	180	5.6%													10	180	5.6%
\$626 to \$650					12	0.0%														12	0.0%
\$651 to \$675																					
\$676 to \$700				5	118	4.2%													5	118	4.2%
\$701 to \$725							6	77	7.8%										6	77	7.8%
\$726 to \$750							3	74	4.1%										3	74	4.1%
\$751 to \$775								56	0.0%				4	15	26.7%				4	71	5.6%
\$776 to \$800								49	0.0%											49	0.0%
\$801 to \$825														1	0.0%					1	0.0%
\$826 to \$850																					
\$851 to \$875													2	56	3.6%				2	56	3.6%
\$876 to \$900					24	0.0%														24	0.0%
\$901 to \$925																	16	0.0%		16	0.0%
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000										2	64	3.1%							2	64	3.1%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075					56	0.0%														56	0.0%
\$1076 to 1100														8	0.0%					8	0.0%
\$1101 to 1125																					
\$1126 to 1150				3	84	3.6%													3	84	3.6%
\$1151 to 1175																					
\$1176 to 1200					64	0.0%														64	0.0%
\$1201 to 1225							2	24	8.3%										2	24	8.3%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325										4	113	3.5%							4	113	3.5%
\$1326 to 1350																					
\$1351 to 1375							2	24	8.3%	4	24	16.7%							6	48	12.5%
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475										1	52	1.9%							1	52	1.9%
\$1476 to 1400													1	39	2.6%				1	39	2.6%
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575														8	0.0%					8	0.0%
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725															8	0.0%				8	0.0%
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		2	0.0%	19	617	3.1%	13	323	4.0%	11	253	4.3%	7	135	5.2%		16	0.0%	50	1346	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 - Southeast**

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

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450		3	0.0%		1	0.0%														4	0.0%	
\$451 to \$475		1	0.0%																	1	0.0%	
\$476 to \$500				2	12	16.7%													2	12	16.7%	
\$501 to \$525					5	0.0%														5	0.0%	
\$526 to \$550																						
\$551 to \$575	1	3	33.3%		45	0.0%													1	48	2.1%	
\$576 to \$600					135	0.0%														135	0.0%	
\$601 to \$625					19	0.0%	1	99	1.0%										1	118	0.8%	
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700								12	0.0%											12	0.0%	
\$701 to \$725							5	76	6.6%	1	36	2.8%							6	112	5.4%	
\$726 to \$750								18	0.0%	2	19	10.5%							2	37	5.4%	
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825					18	0.0%														18	0.0%	
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900										1	5	20.0%							1	5	20.0%	
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	1	7	14.3%	2	235	0.9%	6	205	2.9%	4	60	6.7%							13	507	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
Southeastern Colorado**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total							
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent					
\$000 to \$225																										
\$226 to \$250																										
\$251 to \$275																										
\$276 to \$300																										
\$301 to \$325																										
\$326 to \$350																										
\$351 to \$375																										
\$376 to \$400																										
\$401 to \$425																										
\$426 to \$450																										
\$451 to \$475																										
\$476 to \$500																										
\$501 to \$525																										
\$526 to \$550																										
\$551 to \$575						10		0.0%													10	0.0%				
\$576 to \$600																										
\$601 to \$625																										
\$626 to \$650																										
\$651 to \$675						1	30	3.3%													1	30	3.3%			
\$676 to \$700							3	0.0%			20	0.0%										23	0.0%			
\$701 to \$725																										
\$726 to \$750																										
\$751 to \$775																										
\$776 to \$800																										
\$801 to \$825																										
\$826 to \$850														43	0.0%							43	0.0%			
\$851 to \$875																										
\$876 to \$900										2	27	7.4%						7	0.0%			2	34	5.9%		
\$901 to \$925																										
\$926 to \$950																										
\$951 to \$975																										
\$976 to \$1000														2	0.0%								2	0.0%		
\$1001 to 1025																										
\$1026 to 1050																										
\$1051 to 1075																										
\$1076 to 1100																										
\$1101 to 1125																										
\$1126 to 1150																										
\$1151 to 1175																										
\$1176 to 1200																										
\$1201 to 1225																										
\$1226 to 1250																										
\$1251 to 1275																										
\$1276 to 1300																										
\$1301 to 1325																										
\$1326 to 1350																										
\$1351 to 1375																										
\$1376 to 1400																										
\$1401 to 1425																										
\$1426 to 1450																										
\$1451 to 1475																										
\$1476 to 1400																										
\$1501 to 1525																										
\$1526 to 1550																										
\$1551 to 1575																										
\$1576 to 1500																										
\$1601 to 1625																										
\$1626 to 1650																										
\$1651 to 1675																										
\$1676 to 1600																										
\$1701 to 1725																										
\$1726 to 1750																										
\$1751 to 1775																										
\$1776 to 1800																										
\$1801 to 1825																										
\$1826 to 1850																										
\$1851 to 1875																										
\$1876 to 1900																										
\$1901 to 1926																										
\$1926 to 1950																										
\$1951 to 1975																										
\$1976 to 2000																										
\$2000 and up																										
TOTALS						1	43	2.3%			2	47	4.3%					45	0.0%			7	0.0%	3	142	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
Steamboat Springs**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625										2	54	3.7%							2	54	3.7%	
\$626 to \$650																						
\$651 to \$675					20	0.0%														20	0.0%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775									35	0.0%										35	0.0%	
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$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					20	0.0%		35	0.0%		2	54	3.7%						2	109	1.8%	

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

Vacancy Rates During the Current Quarter Sterling

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475						12	0.0%													12	0.0%	
\$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	100	2.0%		66	0.0%									2	166	1.2%
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775						54	0.0%							12	0.0%					66	0.0%	
\$776 to \$800										2	0.0%									2	0.0%	
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150														5	0.0%						5	0.0%
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$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	166	1.2%		68	0.0%			17	0.0%		3	0.0%		2	254	0.8%

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

Vacancy Rates During the Current Quarter Summit County

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$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						10	0.0%														10	0.0%		
\$776 to \$800						10	0.0%														10	0.0%		
\$801 to \$825																								
\$826 to \$850								20	0.0%												20	0.0%		
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950																								
\$951 to \$975										26	0.0%										26	0.0%		
\$976 to \$1000																								
\$1001 to 1025																								
\$1026 to 1050																								
\$1051 to 1075																								
\$1076 to 1100						1	0.0%						1	25	4.0%					1	26	3.8%		
\$1101 to 1125										48	0.0%										48	0.0%		
\$1126 to 1150																								
\$1151 to 1175																								
\$1176 to 1200																								
\$1201 to 1225																								
\$1226 to 1250																								
\$1251 to 1275																								
\$1276 to 1300															30	0.0%					30	0.0%		
\$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						21	0.0%			68	0.0%			26	0.0%			1	55	1.8%		1	170	0.6%

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