# Colorado Springs Metro Area Apartment Vacancy and Rent Study

**Second Quarter 2008** 

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researched and authored by

Gordon E. Von Stroh, Ph.D. of the Daniels College of Business The University of Denver

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#### OVERVIEW

The overall apartment vacancy rate for the Colorado Springs Metropolitan Area increased to 10.2 percent for the second quarter of 2008, up from 9.0 percent for the first quarter of 2008. This compares to 9.6 percent for the second quarter of 2007. It was 10.3 percent for the second quarter of 2006, and for the second quarter of 2005, it was 13.4 percent. It was 9.1 percent for the second quarter of 2004, and 12.8 percent for the second quarter of 2003. For this quarter, all six market areas increased their vacancy rate while one decreased.

#### **VACANCIES**

Buildings/complexes with 100 to 199 units have the highest vacancy (10.6 percent), and those with 200 to 349 units have the lowest vacancy (8.1 percent). Buildings/complexes constructed from 1950-1959 have the highest vacancies (22.5 percent), and buildings/complexes constructed from 1990-1999 have the lowest (5.3 percent). Efficiencies have 8.5 percent vacant; one bedroom: 7.6 percent; two bedroom, one bath: 12.4 percent; two bedroom, two bath: 7.3 percent; and three bedroom: 12.4 percent.

#### RENTAL RATES

The average rental rate for all apartment units increased to \$706.51 for the second quarter of 2008, compared to \$689.65 for the first quarter of 2008. For the second quarter of 2007, the average rate was \$683.06. Averages are based on units being unfurnished with residents paying gas and electricity. Highest rents are in buildings/complexes with 200 to 349 units (\$771.69, and lowest in buildings/complexes with 9 to 50 units (\$527.77). Units constructed from 2000 to 2004 averaged \$1008.93; 1990 to 1999, \$931.77; 1980 to 1989, \$704.74; 1970 to 1979, \$556.43; 1960 to 1969, \$535.51; and before 1960, \$566.53. Rent per square foot increased to 88 cents. It was 85 for the second quarter of 2007. For the second quarter of 2006, it was 86 cents per square foot. Median rent was \$674.87 for the second quarter of 2008, up from \$647.98 for the second quarter of 2007. Rental losses due to discounts/concessions, models, delinquents, and bad debts was 13.9 percent, up from 12.3 percent for the first quarter of 2008. Economic vacancy (defined as physical vacancy plus rental losses) was 24.2 percent, up from 21.3 for the first quarter of 2008. Average rent for building/community characteristics varies significantly across the twenty-two characteristics.

#### **NEW ADDITIONS AND RESIDENT TURNOVER**

There were 3 units added to the multi-family rental market in the second quarter of 2008. There are about 43,960 apartment units in the Colorado Springs Metropolitan Area. For the second quarter of 2008, there was a negative net absorption of 496 units. Absorption is the net change in the number of units rented in the current time period (quarter/year) compared to the number of units rented in the previous time period (quarter/year). The monthly resident turnover for the second quarter of 2008 was 6.3 percent. For the second quarter of 2007, the monthly resident turnover was 5.9 percent.

#### **SUMMARY**

The overall vacancy rate for this quarter has increased. Generally, there is a decrease in the vacancy with the second quarter because of seasonal factors. This increase is not what would be expected from seasonal changes. Troop movements continue to be a key factor for the variability in the vacancy rate. Average rents were up somewhat, but they will continue to fluctuate because of the dynamic rental character of the Colorado Springs Metropolitan Area

economy. With five percent being a standard industry equilibrium vacancy rate, the current vacancy rate suggests that the Colorado Springs Metropolitan Area market is significantly above the supply and demand equilibrium. The Colorado Springs Metropolitan Area Vacancy and Rent Survey reports averages, and, as a result, there are often differences in rental and vacancy rates by size, location, age of building, and apartment type. All information is based on data received for the month of June, except for resident turnover, which is for the month of May. Information received for the Survey is totally confidential, and only survey totals are reported. The Survey is conducted by mail and includes only those units with a certificate of occupancy. The consistent support of the sponsors and the excellent cooperation of professionals in the apartment industry are appreciated. Comments on the Survey are welcome, <a href="mailto:gordon@vonstroh.com">gordon@vonstroh.com</a> or 303-871-3435.

#### REPORT METHODOLOGY

The purpose of the Colorado Springs Metropolitan Area Apartment Vacancy and Rental Survey is to show vacancy and rental rates by type of apartment (efficiency; one bedroom; two bedroom, one bath; two bedroom, two bath; three bedroom; other; and totals) and by location, age, size of unit, and size of building. The Survey includes all multi-family rental, two units and up.

The survey covers seven market areas: northwest; northeast; far northeast; southeast; Security/Widefield/Fountain; southwest; and central.

The boundaries for the Colorado Springs Metropolitan Area 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 and I-25; 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.

Market area reports are labeled by one of the above seven market areas. With the reports for each market area, the following format is used for each type of apartment by rent level:

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 that 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 and rental rates are as of the 10<sup>th</sup> of February for the first quarter, 10<sup>th</sup> of June for the second quarter, 10<sup>th</sup> of September of the third quarter and the 10<sup>th</sup> of December for the fourth quarter. The data for resident turnover is from the respective months of February, May, August and November. The market samples are based on 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 are 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 Dr. Gordon E. Von Stroh.

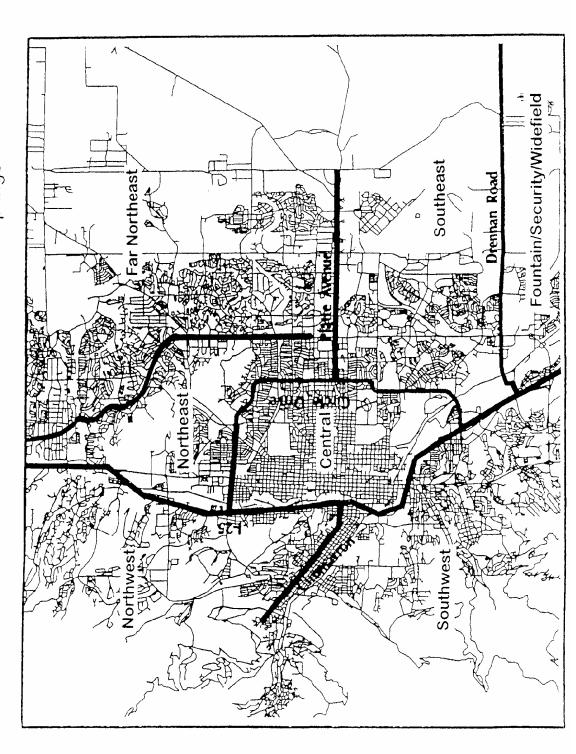
Since 1995 the Division of Housing of the State of Colorado has funded the Colorado Multi-Family Housing Vacancy and Rental Survey for various Colorado communities. These surveys cover the first and third quarters. A public/private partnership has committed to sponsor the Colorado Springs

Metropolitan Area Apartment Vacancy and Rental survey for the Second and Fourth Quarters. In the spirit of cooperation, all 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, apartment owners and managers is appreciated. Survey management and analysis was done by Dr. Gordon E. Von Stroh of Colorado Economic and Management Associates and The University of Denver.

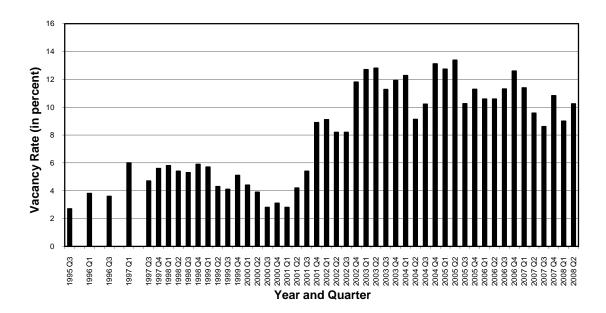
The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the other multi-family housing surveys that are conducted for the remainder of the state. The goal is to have multi-family rental market data that is comparable statewide. As the sample size increases 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. Changes in format, 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 Gordon Von Stroh at 303-871-3435, <a href="mailto:gvonstro@du.edu">gvonstro@du.edu</a>, or write to him at the Daniels College of Business, University of Denver, 2101 South University Boulevard, Denver, Colorado, 80208.



Sub-Market Boundaries for Colorado Springs

#### Vacancy by Quarter



## **Dunmire Property Management**

"Not a Matter of Chance...
A MATTER OF CHOICE"

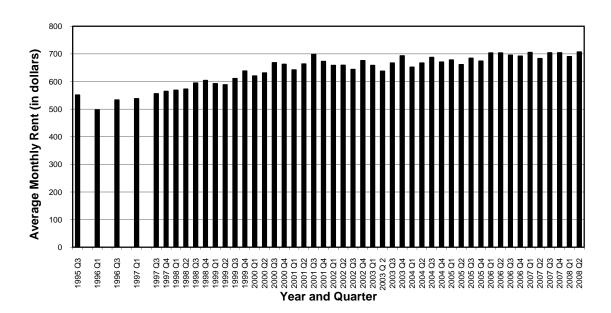
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Crystal Dunmire, President Dunmire Property Management, Inc. 411 Lakewood Circle, Ste PH Colorado Springs, CO 80910 (719) 591-8258 (719) 591-2129 (Fax)

#### **Average Rent by Quarter**





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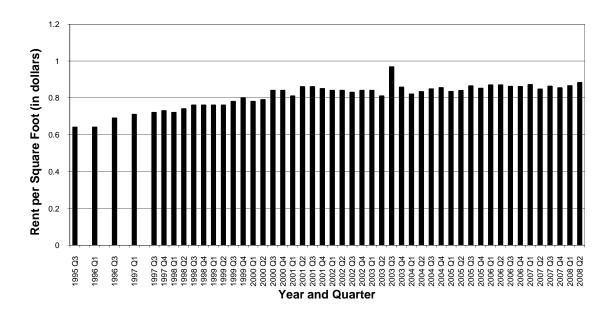
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#### **Rent per Square Foot**



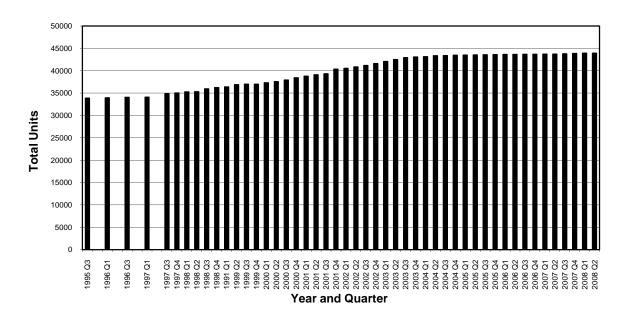


## EL PASO COUNTY HOUSING AUTHORITY

providing for more adequate and affordable housing opportunities for El Paso County residents with

Single Family Mortgage Revenue Bond Programs
Multifamily Housing Revenue Bond Programs
Housing Trust Fund Loans and Contracts
Rehabilitation Loans Section 8 Rental Assistance (in conjunction with Housing Authority of the City of Colorado Springs)

#### **Total Apartment Units**





# **Housing Authority**



of the City of Colorado Springs

831 South Nevada Avenue

P.O. Box 1575 • MC 1490 • Colorado Springs, Colorado 80901-1575

(719) 387-6700 • Fax (719) 632-7807 • TDD 1-800-659-3656

Providing Low-Bean Housing, Golden Circle Nativition Program and Homeownership Austriance

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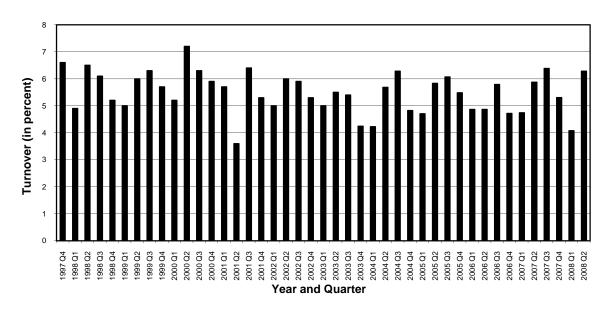
Family Public Housing Self-Sufficiency Program Section 8 Rental Assistance Homeownership Opportunities Senior Public Housing Parent/Child Success Team Handicapped Accessible Housing On-Site Meal Program for Seniors



The goal of the Housing Authority of the City of Colorado Springs is to assist low to moderate-income families and elderly or disabled persons to obtain affordable housing that is safe, decent, and sanitary.

APPLICATIONS ARE ACCEPTED MONDAY THROUGH FRIDAY (Except Holidays) FROM 8:30 A.M. UNTIL 11:30 A.M.

#### **Resident Turnover per Month**



# **Colorado Division of Housing**

A Division of the Colorado Department of Local Affairs

The Colorado Division of Housing assists Colorado's large and small • communities with meeting their local housing goals.

From homeless shelters to downpayment assistance, we can help your organization better serve your community.

dola.colorado.gov

Main Line: (303) 866-2033

Dola.helpdesk@state.co.us

#### Our Resources:

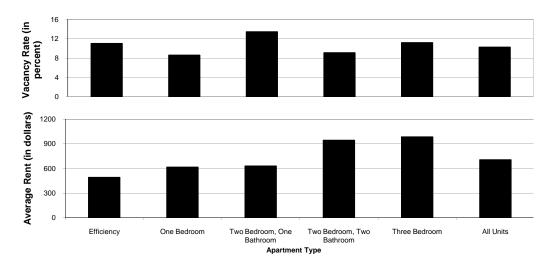
- Funding for Rehabilitation and New Construction
- Funding for Senior Housing and Special Needs Housing
- Downpayment Assistance Initiatives
- Tenant-Based Rental Assistance
- The Private Activity Bond Program
- Emergency Shelter Grants



We serve real estate development professionals, local governments, for-profits, and non-profits:

- **♦** Gap Financing
- **Output** Private Activity Bonds
- **Foreclosure Prevention**Initiatives
- **♦** Technical Assistance
- Housing and Demographic data

#### **Comparisons by Apartment Type**



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## **Vacancy Rates by Market Area**

First Figure For Colorado Springs Metro Area - Vacancy for Quarter Second Figure For Colorado Springs Metro Area - Four Quarter Average Figures for Market Areas Are For Current Quarter

Year		1	998				19	99			20	000			20	001			2	002			2	003				2004			2	2005			20	006			2	007			20	800	
Quarter	1st	2nc	d 3rd	d 4	th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nc	l 3rd	4th	1st	t 2n	nd 3r	d 4th	1 1s	t 2n	d 3r	d 4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Colorado Springs																																													
Vacancy for Quarter	5.8	5.4	5.3	3 5	.9	5.7	4.3	4.1	5.1	4.4	3.9	2.8	3.1	2.8	4.2	5.4	8.9	9.1	8.2	8.2	11.8	12.7	7 12.8	3 11.3	11.9	12.	3 9.	1 10	.2 13.	1 12	.7 13.	4 10	3 11.3	10.6	10.3	11.3	12.6	11.4	9.6	8.6	10.8	9.0	10.2	2	
Four Quarter Average	5.7	5.4	5.5	5 5	.6	4.6	5.3	5.0	4.8	4.5	4.4	4.1	3.6	3.2	3.2	3.9	5.3	6.9	7.9	8.6	9.3	10.2	2 11.4	1 12.1	12.2	12.	1 11.	.2 10	.9 11.	2 11.	.3 12.	4 12	4 11.9	11.4	10.6	10.9	11.2	11.4	11.2	10.5	10.1	9.5	9.7		
Change from a Year Ago	2.2	-0.6	0.6	6 0	.3	-0.1	-1.1	-1.2	-0.8	-1.3	-0.4	-1.3	-2.0	-1.6	0.3	2.6	5.8	6.3	4.0	2.8	2.9	3.6	4.6	3.1	0.1	-0.4	4 -3.	.7 -1.	.1 1.2	0.4	4 4.3	3 0.0	0 -1.8	-2.2	-3.1	1.1	1.3	0.8	-0.7	-2.7	-1.8	-2.4	0.7		
Market Areas																																													
Northwest	8.9	6.9	3.9	9 5	.4	6.1	3.5	3.7	4.5	3.2	3.0	3.8	3.7	3.0	5.5	7.5	10.5	14.1	7.4	8.8	14.2	14.8	3 12.8	3 11.9	8.5	10.4	4 6.	7 9.	2 12.	7 12	.7 15.	6 13	2 13.5	16.3	12.9	13.8	13.9	10.2	10.8	9.3	11.1	8.3	8.0		
Northeast	5.8	5.9	5.7	7 4	.9	6.5	4.4	4.3	5.5	4.3	4.0	2.8	3.1	2.7	4.3	5.6	9.3	10.0	7.9	8.7	13.5	14.1	12.2	2 10.4	11.5	11.	5 9.0	0 9.	0 12.	12	.3 10.	7 9.	9.4	9.6	7.3	7.3	8.3	9.7	7.5	7.2	7.9	7.5	8.8		
Far - Northeast																												7.	8 12.	2 10	.7 12.	.1 7.4	4 9.2	7.9	8.4	7.2	10.5	9.7	6.1	5.7	7.3	6.2	7.4		
Southeast	3.8	4.7	4.0	5 0	.8	5.9	5.0	4.7	5.2	4.8	5.1	1.7	2.9	2.4	3.3	3.4	7.1	6.4	8.7	7.8	9.0	11.5	5 13.2	2 14.3	18.1	15.	5 8.	6 11	.9 15.	1 15	.0 18.	4 11.	6 10.2	10.8	12.2	15.2	18.4	14.5	9.9	11.2	16.9	15.8	17.9	)	
Security/Widefield/Fountain	2.6	2.6	3.	1 2	.3	3.3	3.0	4.1	1.4	3.0	1.8	2.5	4.2	0.4	8.0	0.5	7.3	4.7	3.2	9.0	9.8	15.3	3 23.2	2 1.1	11.9	13.	2 14.	.5 12	.7 14.4	4 13	.2 17.	8 7.	9 16.2	16.7	30.8	36.3	26.4	24.3	20.9	22.1	24.9	23.0	23.3	3	
Southwest	3.5	4.5	8.0	) 10	0.0	4.5	4.0	3.2	4.8	4.6	3.8	2.5	2.6	3.1	3.9	6.0	9.7	7.4	8.0	6.7	8.8	11.2	2 13.	1 11.8	9.3	12.	2 10	.6 13	.1 14.8	15.	.0 13.	5 10	6 14.6	11.4	9.9	11.6	14.4	12.4	11.9	7.2	11.6	9.1	11.4	ı	
Central	6.3	5.5	3.	1 3	.7	5.6	4.6	4.5	5.4	5.0	4.0	2.9	2.8	3.1	4.7	4.5	7.0	6.6	8.2	8.2	10.8	9.8	12.4	10.1	11.6	11.	8 11.	.1 10	.1 9.1	12	.1 9.8	3 10.	6 11.8	8.9	8.7	9.5	9.5	9.2	10.2	10.9	10.1	8.6	9.2		

## Vacancies by Size of Building

(In Percent)

Year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Quarter	1st 2nd 3rd 4th	1st 2nd 3rd 4th	1st 2nd 3rd 4th	1st 2nd 3rd 4th	n 1st 2nd 3rd 4th	1st 2nd 3rd 4th	1st 2nd 3rd 4th	1st 2nd 3rd 4th			
Colorado Springs Metro Area	5.8 5.4 5.3 5.9	5.7 4.3 4.1 5.1	4.4 3.9 2.8 3.1	2.8 4.2 5.4 8.9	9.1 8.2 8.2 11.8	12.7 12.8 11.3 11.9	9 12.3 9.1 10.2 13.1	1 12.7 13.4 10.3 11.3	3 10.6 10.3 11.3 12.6	11.4 9.6 8.6 10.8	9.0 10.2
Building Size (Number of Units)											
2 to 8	1.2 7.4 2.6 3.4	6.9 3.9 6.1 3.1	0.6 2.3 2.1 1.7	3.0 3.0 5.2 2.7	7.8 4.3 6.0 9.3	8.8 8.3 7.8 11.8	7.0 8.7 13.8 12.3	21.2 9.7 16.4 10.8	10.0 16.0 15.0 11.5	11.3 6.0 0.0 6.8	10.3 4.5
9 to 50	4.8 5.6 4.6 4.4	4.2 4.0 4.5 3.2	5.2 3.4 3.3 3.0	3.0 3.7 4.3 6.7	8.4 8.9 11.8 12.0	10.2 14.9 13.2 11.0	14.4 8.8 11.7 16.9	15.0 14.2 13.0 11.4	14.4 12.3 10.4 14.4	17.0 13.5 11.8 13.3	11.1 13.3
51 to 99	4.3 4.3 3.0 4.3	5.0 4.2 4.3 3.5	4.3 3.5 0.8 1.6	2.9 4.6 5.2 5.1	8.7 8.4 7.5 10.1	10.7 9.8 10.3 11.9	12.8 11.3 10.4 11.7	7 12.4 12.6 13.8 12.9	7.6 9.5 10.2 9.2	10.9 9.8 7.9 9.7	8.7 13.6
100 to 199	7.4 6.4 6.4 4.6	5.6 4.1 4.5 5.3	3.8 3.5 2.6 3.5	3.2 3.6 5.0 10.1	9.5 6.4 8.4 11.4	12.8 13.0 11.3 15.2	13.4 10.2 9.4 10.2	11.6 14.0 10.2 9.3	11.4 11.6 14.1 15.9	14.5 14.0 14.2 13.8	10.6 12.6
200 to 349	5.7 5.0 5.3 7.1	5.6 4.5 3.7 5.4	4.7 4.2 3.1 3.2	2.5 4.5 5.4 9.3	8.8 8.4 8.5 12.1	13.4 13.2 11.7 11.1	11.6 8.2 10.7 13.7	7 13.3 13.0 9.1 12.5	10.8 9.9 11.1 11.0	9.5 8.0 6.5 9.9	8.1 8.4
350 and up						7.2 7.0	15.0 9.5 7.1 16.2	6.4 14.7 11.9 7.3	8.2 7.8 6.9 14.3	13.1 6.8 6.8 8.4	9.5 10.2

Prior to third quarter 1997, 100 to 199 in table was for 100 and up. Prior to third quarter 2003, 200 to 349 was for 200 and up.

## Vacancies by Age of Building

(In Percent)

Year		19	98			199	9			2000			20	01			20	02			2	003				200	4			20	05			20	06			20	07			2	2008	
Quarter	1st	2nd	3rd	4th	1st	2nd	3rd 4	th 1s	st 2r	nd 3r	d 4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nc	3rc	d 4tl	h '	1st	2nd	3rd	4th	1st	2nd	d 3r	d 4th												
Colorado Springs Metro Average	5.8	5.4	5.3	5.9	5.7	4.3	4.1 5	i.1 4	.4 3	.9 2.	.8 3.1	2.8	4.2	5.4	8.9	9.1	8.2	8.2	11.8	12.	7 12.	3 11	.3 11	.9 1	12.3	9.1	10.2	13.1	12.7	13.4	10.3	11.3	10.6	10.3	11.3	12.6	11.4	9.6	8.6	10.8	3 9.	0 10.	.2	
Year Built																																												
To 1939	3.5	7.5	1.6	0.9	2.9	4.5	3.4 5	5.7 4	.5 6	.2 1.	.3 1.6	2.4	3.2	4.1	5.8	6.3	2.6	3.9	16.7	6.	5 8.	1 14	.8 16	.1 1	12.7	22.5	27.7	43.8	50.0	12.8	6.3	14.2	9.4	14.1	12.8	15.9	14.9	6.3	8.9	11.0	12.	9 9.	.2	
1940-49	5.8	1.1	0.5	3.3	4.0	3.3	1.7 4	.3 3	.3 0	.8 0.	.9 2.7	3.1	2.9	3.3	12.5	7.8	5.6	5.7	14.6	6.	7 6.	4 11	.4 25	.0 1	12.5	4.2	17.9	14.6	10.9	10.9	10.9	12.7	4.2	29.0	4.2	8.2						13.	.7	
1950-59	2.0	6.1	4.6	1.7	2.7	2.3	3.7 5	5.9 1	.8 3	.9 1.	.2 1.4	3.3	1.0	4.8	6.4	8.6	7.3	7.7	9.7	6.9	9 13.	9 13	.5 15	.0 1	12.0	7.8	7.9	14.9	18.4	15.1	9.9	10.5	12.2	9.6	12.1	11.8	6.3	27.4	27.1	28.0	22.	5 22.	.1	
1960-69	5.0	6.3	4.6	4.9	6.4	5.1	4.4 4	.6 5	.5 4	.0 1.	.6 1.9	2.3	5.0	5.2	4.9	8.4	7.6	7.1	8.9	9.9	9 8.	1 12	.2 11	.5 1	13.5	9.5	10.3	13.1	13.8	12.3	12.7	11.1	11.5	11.2	10.8	15.4	14.8	11.5	9.8	9.8	7.	3 13.	.9	
1970-79	4.6	4.8	6.3	4.6	4.8	3.8	4.3 4	.7 3	.8 3	.9 3.	.5 3.9	3.1	3.8	4.7	6.8	8.9	9.2	10.0	13.3	15.2	2 15.	1 13	.2 13	.2 1	11.1	10.1	10.0	14.3	14.3	18.9	15.8	14.4	12.9	13.9	13.9	16.8	13.5	11.1	12.0	14.4	12.	2 11.	.8	
1980-89	6.1	4.9	4.4	5.3	5.3	4.1	3.4 5	5.1 4	.3 3	.8 2.	.5 2.8	2.9	3.6	5.5	9.9	9.3	17.1	7.3	11.0	13.	1 15.	1 11	.0 10	.8 1	11.8	8.1	11.2	12.8	11.2	11.8	8.8	10.8	9.3	7.4	9.2	9.4	10.1	8.8	6.5	9.1	1 7.	6 9.	.6	
1990-99	8.2	7.5	9.7	13.1	7.4	3.8	3.7 6	5.5 6	.3 4	.7 3.	.1 2.9	3.2	6.6	6.8	16.0	12.2	10.8	7.0	13.1	12.8	8 10.	2 6	.9 6	.9	8.6	8.0	7.1	15.1	9.1	9.4	2.6	10.3	10.5	5.2	7.8	10.1	7.4	6.4	4.9	6.7	7 5.	3 5.	.1	
2000-04																			19.4	13.	3 15.	1 14	.4 17	.5 1	17.1	7.5	8.9	10.8	13.7	12.2	8.0	8.3	9.5	9.6	9.5	8.7	6.8	5.2	6.8	8.6	6.6	3 7.	.6	
2005 and up																																							7.6	7.6	6 7.	6 6.	.5	

#### **Average Rent by Market Area**

(In Dollars)

Year		200	0			200	)1			200	)2			200	)3			200	4			20	05			200	06			200	)7			2008	
Market Area	1st	2nd	3rd	4th	1st	2nd 3rd	4th																												
Colorado Springs Metro Area	619.97	630.67	668.21	661.92	641.70	663.40	698.27	672.67	658.11	658.79	643.61	675.68	658.26	637.31	666.79	692.71	651.99	666.64	686.98	670.07	677.60	660.76	684.16	673.49	703.10	687.44	695.36	691.53	705.23	683.06	703.74	703.82	689.65	706.51	
Northwest	699.08	658.96	739.56	726.69	598.59	725.79	735.55	691.32	732.60	711.97	674.49	777.51	703.87	678.50	734.17	733.76	767.16	726.38	686.33	649.21	702.37	721.71	755.27	725.98	763.63	744.85	727.97	747.19	740.46	719.44	721.96	725.00	755.05	787.71	
Northeast	615.90	627.93	675.63	680.00	684.65	658.16	691.04	667.72	653.59	655.11	657.05	687.80	684.17	638.48	675.17	710.58	642.30	698.47	726.88	668.39	695.97	630.90	649.45	627.90	669.96	643.34	682.92	654.73	662.87	655.45	658.59	645.79	686.72	671.53	
Far Northeast																				785.39	754.83	730.65	822.18	745.56	798.19	764.22	737.78	758.56	760.73	769.92	829.62	821.07	794.36	823.76	
Southeast	524.32	543.03	587.12	570.87	561.98	596.00	618.35	633.93	590.52	566.90	591.67	626.36	595.60	606.89	613.97	647.19	589.44	610.21	601.22	634.42	631.60	620.98	631.72	632.12	624.83	600.90	607.24	553.85	575.24	584.59	579.70	531.27	499.05	537.59	
Security/Widefield/ Fountain	623.18	638.45	608.89	581.70	687.78	656.63	686.84	654.81	681.75	680.90	668.93	653.63	673.62	640.74	628.48	648.41	645.20	646.38	613.27	612.74	652.48	618.31	617.93	596.65	655.07	614.53	576.55	576.71	585.80	575.59	585.34	577.40	616.63	581.95	
Southwest	686.55	681.67	696.02	708.80	702.84	763.37	791.44	760.79	720.95	763.97	702.44	678.54	689.15	683.93	695.18	695.44	688.39	665.02	744.52	685.35	640.69	678.34	671.83	716.17	729.64	798.20	864.17	793.81	830.84	739.67	738.67	671.31	663.68	705.70	
Central	513.94	551.94	563.63	571.35	542.84	581.00	636.90	578.49	593.27	590.59	559.90	552.41	561.86	547.48	606.23	631.88	597.93	536.31	536.93	558.31	537.99	547.03	493.96	517.31	535.52	542.21	522.98	548.17	597.03	556.62	627.68	901.12	571.98	620.84	

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

#### Average Rent by Size of Building

(In Dollars)

V	ı	20	20		1	200				200	20			20				200					05			200	20			200	-			2008	$\overline{}$
Year			JU			200	Jī							20	13				)4				05			200	Jb			200	)/				
Quarter	1st	2nd	3rd	4th	1st	2nd	3rd 4th																												
Colorado Springs Metro Area	619.97	630.67	668.21	661.92	641.70	663.40	698.27	672.67	658.11	658.79	643.61	675.68	658.26	637.31	666.79	692.71	651.99	666.64	686.98	670.07	677.60	660.76	684.16	673.49	703.10	687.44	695.36	691.53	705.23	683.06	703.74	703.82	689.65	706.51	
Building Size																																			
2 to 8	450.72	449.78	467.11	471.43	453.87	471.39	479.37	494.16	506.22	491.55	527.81	510.67	520.18	544.61	524.49	528.98	528.19	528.92	532.14	542.92	535.80	557.46	534.32	555.46	581.06	557.25	598.23	557.67	596.71	583.45	549.13	548.99	544.83	583.87	
9 to 50	478.84	476.18	491.71	499.35	485.89	520.86	496.91	490.72	519.15	497.37	501.67	498.15	483.54	521.05	482.13	512.03	498.87	459.03	452.53	453.75	441.07	458.08	447.60	459.31	446.00	466.93	467.70	466.26	493.83	510.81	509.79	520.14	491.39	522.77	
51 to 99	499.07	498.57	540.42	550.45	547.29	549.06	576.38	552.84	562.95	543.94	566.06	544.45	524.80	510.63	548.71	545.04	533.89	511.87	502.41	463.84	520.17	494.59	475.24	479.23	534.73	502.99	512.18	489.56	543.81	574.55	631.78	583.75	597.20	580.42	
100 to 199	652.88	660.28	701.97	682.39	665.59	646.44	654.29	662.05	661.23	658.48	659.67	649.91	635.23	634.42	647.01	669.78	625.58	631.07	650.87	635.66	635.50	575.75	598.69	598.33	614.16	607.60	621.98	599.24	621.91	606.85	629.98	721.17	630.13	645.21	
200 to 349	662.73	671.77	707.42	704.37	705.61	735.94	717.91	718.02	710.23	715.95	682.59	732.54	715.98	690.44	705.17	728.31	694.74	737.49	746.71	739.11	731.10	740.51	783.72	756.46	771.39	777.66	788.67	777.88	788.99	737.74	777.38	739.61	751.02	775.69	
350 and up															756.06	865.81	658.64	636.98	742.53	601.14	860.71	691.90	638.23	664.96	730.90	718.56	693.48	624.32	661.60	705.09	656.63	695.73	702.09	681.30	

Prior to third quarter 1997, 100 to 199 in table was for 100 and up. Prior to third quarter 2003, 200 to 349 in table was for200 and up.

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

#### Average Rent by Age of Building

(In Percent)

Year		200	20			200	11			200	12			200	12			200	24			200	ne.			200	6			20	07			2008		_
Quarter	1st		3rd	4th	1st	2nd	3rd	4th	1st	2008 2nd	3rd	4th																								
Colorado Springs Metro Area		630.67		661.92			698.27			658.79			658.26					666.64	-				684.16	673.49					705.23		703.74		689.65	706.51	0.0	
Building Age																																				
To 1959	498.36	507.54	482.51	524.93	554.63	635.85	635.94	585.43	596.62	599.04	574.43	598.45	596.65	562.05	582.38	573.63	568.15	540.04	521.11	499.80	501.64	513.68	489.67	498.35	458.59	485.26	487.93	529.40	517.81	522.29	535.67	532.12	568.21	566.53		
1960-69	534.23	519.95	499.74	503.64	549.58	539.90	567.74	508.69	562.55	545.38	536.47	520.98	540.13	528.24	501.11	560.11	550.69	518.06	547.11	515.72	535.79	532.51	523.93	528.25	562.26	514.06	568.46	523.41	523.73	546.46	544.36	532.35	536.85	535.51		
1970-79	557.54	565.79	610.11	601.87	621.38	609.20	611.53	627.86	612.28	618.61	612.99	604.48	602.55	590.07	586.12	614.23	546.36	586.58	576.49	553.85	575.91	523.44	546.85	547.43	552.28	546.41	554.48	552.19	560.10	541.73	563.30	549.67	541.72	556.43		
1980-89	679.34	688.74	699.32	705.93	711.11	717.90	747.09	719.96	713.57	704.04	667.79	697.92	690.78	678.29	697.81	695.11	669.84	689.06	702.06	679.92	684.21	678.16	680.41	688.74	710.22	746.87	757.21	741.36	768.75	695.94	708.51	697.31	699.65	704.74		
1990-99	913.87	871.77	986.48	983.21	902.15	926.24	906.33	881.93	867.84	865.70	844.55	834.15	835.69	825.26	829.41	828.90	799.09	821.60	883.94	871.71	794.11	883.53	953.22	898.64	921.17	895.64	894.55	826.95	935.00	940.19	896.14	1165.44	944.18	931.77		
2000-04												977.35	968.28	955.23	932.50	889.92	910.66	913.82	890.61	884.24	933.27	877.89	931.43	858.89	915.01	899.12	857.55	904.39	907.32	892.29	889.85	889.44	967.82	1008.93		
2005 and up																															1087.50	1087.50	1087.50	1100.54		

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

#### **Average Rent by Apartment Type**

(In Dollars)

		200	00			200	)1			200	)2			200	03			200	)4			20	05			200	06			20	07			200	3
Market Area	1st	2nd	3rd	4th	1st	2nd	3rd 4th																												
Colorado Springs Metro Area	619.97	630.67	668.21	661.92	641.70	663.40	698.27	672.67	658.11	658.79	643.61	675.68	658.26	637.31	666.79	692.71	651.99	666.64	686.98	670.07	677.60	660.76	684.16	673.49	703.10	687.44	695.36	691.53	705.23	683.06	703.74	703.82	689.65	706.51	
Apartment Type																																			
Efficiency	498.36	502.85	519.91	517.26	501.85	520.20	561.28	579.56	543.62	572.96	485.33	489.01	511.31	460.70	501.64	511.41	482.68	482.20	485.85	502.06	450.82	469.18	473.73	483.96	486.67	472.98	472.90	470.33	483.48	477.81	496.90	469.96	476.53	492.99	
One bedroom	534.23	555.23	586.01	581.43	569.68	591.76	621.17	594.06	583.86	567.38	560.06	595.43	582.29	559.98	594.78	606.37	570.93	586.91	594.65	577.41	583.48	566.37	590.37	579.47	599.07	604.32	612.03	601.99	615.92	587.28	609.00	598.54	601.61	616.20	
Two bed, one bath	557.54	631.88	681.62	655.86	650.35	660.76	667.28	665.82	660.06	665.43	659.10	689.28	658.49	657.54	647.38	663.29	599.48	629.33	653.51	633.81	641.55	622.81	646.85	644.36	661.00	652.12	648.60	653.95	655.59	625.23	647.89	638.03	627.99	630.27	
Two bed, two bath	679.34	778.81	815.51	814.75	767.76	813.41	859.53	811.13	808.60	786.17	804.07	818.12	821.39	802.08	807.16	848.00	831.64	818.61	848.32	843.93	848.47	835.63	859.67	838.13	872.56	847.77	853.40	863.76	895.67	868.41	893.85	944.59	915.63	943.51	
Three bedroom	913.87	806.84	952.66	897.39	848.10	827.92	917.33	819.50	835.51	937.91	843.98	854.35	869.09	859.28	898.32	864.62	846.71	881.25	939.25	927.09	886.87	937.72	993.33	969.50	965.52	906.58	884.07	873.95	921.71	921.21	935.19	988.99	962.24	984.28	

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts. Average rent minus rental losses equals effective rent.

# Average Rents for the Colorado Springs Metropolitan Area

	Efficiency	1 Bedroom	2 Bedroom, 1 Bathroom	2 Bedroom, 2 Bathroom	Three Bedroom	Other	All
Colorado Springs	492.99	616.20	630.27	943.51	984.28	823.21	706.51
Market Areas							
Northwest	428.88	689.15	725.57	942.08	1052.24		787.71
Northeast	538.18	572.46	621.18	905.36	906.20		671.53
Far Northeast		709.49	619.97	1005.70	1235.15	832.02	823.76
Southeast	602.54	446.87	528.66	826.59	702.13	774.76	537.59
Security/Widefield/Fountain		486.36	621.33	529.17	650.00	1000.00	581.95
Southwest	467.91	650.79	679.14	956.07	979.32	1099.00	705.70
Central	430.09	550.37	596.93	877.82	759.88		620.84

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## Rent per Square Foot by Apartment Type

(In Dollars)

Year		19	99			20	000			20	01			20	02			20	03			20	04			200	05			20	06			20	07			20	800	
Quarter	1st	2nd	3rd	4th	1st	2nd	3rd	4th																																
Colorado Springs																																								
Metro Area	0.76	0.76	0.78	0.80	0.78	0.79	0.84	0.84	0.81	0.86	0.86	0.85	0.84	0.84	0.83	0.84	0.84	0.81	0.97	0.86	0.82	0.83	0.85	0.86	0.83	0.84	0.86	0.85	0.87	0.86	0.86	0.86	0.87	0.85	0.86	0.85	0.87	0.88		
Apartment Type																																								
Efficiency	0.97	0.96	0.96	0.97	0.92	1.01	1.01	1.04	1.02	1.05	1.13	1.07	1.09	1.05	0.99	1.00	1.01	0.98	1.06	1.05	1.05	1.05	1.06	1.05	0.97	1.09	1.03	1.06	1.13	1.05	1.07	1.05	1.09	1.02	0.98	0.96	1.02	1.04		
One bedroom	0.81	0.79	0.83	0.83	0.83	0.85	0.89	0.89	0.87	0.92	0.93	0.92	0.91	0.90	0.89	0.92	0.91	0.88	1.04	0.93	0.87	0.90	0.90	0.91	0.89	0.89	0.92	0.91	0.92	0.94	0.95	0.94	0.95	0.90	0.93	0.92	0.93	0.94		
Two bedroom, one bath	0.70	0.69	0.71	0.75	0.71	0.75	0.80	0.79	0.75	0.79	0.77	0.78	0.76	0.75	0.78	0.78	0.76	0.74	0.99	0.76	0.71	0.73	0.76	0.76	0.75	0.73	0.75	0.76	0.78	0.76	0.75	0.77	0.77	0.74	0.75	0.74	0.74	0.74		
Two bedroom, two bath	0.75	0.75	0.77	0.79	0.77	0.76	0.79	0.82	0.79	0.83	0.86	0.83	0.81	0.81	0.83	0.83	0.84	0.81	0.82	0.84	0.82	0.82	0.83	0.83	0.83	0.82	0.84	0.82	0.84	0.83	0.84	0.83	0.86	0.85	0.87	0.86	0.88	0.91		
Three bedroom	0.74	0.73	0.66	0.77	0.72	0.63	0.76	0.75	0.70	0.79	0.73	0.71	0.72	0.81	0.70	0.69	0.75	0.73	0.76	0.74	0.75	0.75	0.78	0.80	0.76	0.81	0.83	0.81	0.82	0.75	0.77	0.76	0.78	0.79	0.79	0.84	0.79	0.81		

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.

# Median Rent by Apartment Type (In Dollars)

Market		2001		2002		2003			200	)4			200	)5			200	06			200	)7			200	)8
Area	Apartment Type	1st-2001 3rd-20	001	1st-2002 3rd-2002	1st-2003	3rd-2003	4th -2003	1st-2004	2nd-2004	3rd-2004	4th-2004	1st-2005	2nd-2005	3rd-2005	4th-2005	1st-2006	2nd-2006	3rd-2006	4th-2006	1st-2006	2nd-2006	3rd-2006	4th-2006	4th-2006	2nd-2006	3rd-2006 4th-2006
Colorado	Efficiency				-	524.96	531.37	494.14	523.16	502.25	519.86	438.33	478.83	478.02	491.08	509.87	476.45	480.57	445.85	478.91	446.14	447.07	440.99	464.41	449.30	
Springs	One bedroom					590.16	603.07	555.46	602.80	596.66	589.55	546.86	541.78	586.89	582.73	593.39	581.98	592.09	570.42	591.71	565.37	581.77	570.57	569.24	616.78	
	Two bed, one bath					625.05	646.51	588.13	639.80	661.71	645.54	629.54	608.56	637.80	645.91	665.52	610.42	614.04	608.54	614.93	605.64	640.36	612.20	598.38	592.35	
	Two bed, two bath						838.73	818.38	816.49	842.82	835.41	831.16	823.70	812.58	812.19	846.87	839.17	847.93	840.24	884.34	847.34	869.80	885.67	886.67	932.42	
	Three bedroom					844.18	800.75	792.83	805.96	868.19	847.49	818.00	862.85	943.50	901.63	879.86	789.89	833.55	797.11	827.71	853.14	853.74	836.63	894.76	942.00	
	All					649.03		626.31	664.30	682.91	671.79	656.32	637.81	670.44	667.86	692.66	660.58	682.80	659.92	677.57	663.00	685.67	655.83	647.98	674.87	
	All		-			043.03	000.70	020.51	004.30	002.91	071.75	030.32	037.01	070.44	007.00	032.00	000.30	002.00	009.92	011.31	003.00	000.07	033.03	047.30	074.07	
Northwest	Efficiency				-	420.53	588.50	597.53	437.81	464.19	586.42	462.88	397.74	487.88	486.63	338.02	338.02	362.06	370.30	346.31	397.39	397.39	397.39	422.39	413.00	
	One bedroom	-				674.51	635.15	643.16	696.87	558.41	627.83	683.27	643.91	679.41	681.54	761.07	705.21	713.78	722.96	709.07	649.50	695.49	710.58	694.70	738.53	
1	Two bed, one bath	-				727.70	735.13	781.83	652.85	661.28	656.16	781.00	766.89	779.71	782.29	745.38	824.94	784.54	824.50	822.50	666.30	755.47	780.15	730.47	808.21	
I	Two bed, two bath					850.14	986.40	910.92	825.63	845.33	836.49	852.63	892.07	818.19	895.64	896.51	879.85	849.61	908.22	908.34	889.65	909.74	904.84	895.21	921.42	
1	Three bedroom					898.92	770.22	887.13	767.51	793.03	785.53	787.09	799.28	791.16	798.34	823.19	1155.86	821.31	815.10	815.40	817.20	1157.60	1156.33	1157.00	1163.00	
	All	-				727.32	742.18	759.39	724.59	658.72	663.50	712.56	748.17	775.60	765.42	795.20	763.50	750.45	793.38	761.10	732.05	755.60	747.09	758.45	806.62	
Northeast	Efficiency					544.40	500.73	515.38	533.29	626.00	558.66	685.38	471.99	540.11	530.25	526.58	496.34	512.68	531.11	562.19	532.60	537.29	512.93	541.92	538.18	
1	One bedroom					586.46	627.36	538.50	630.77	653.28	576.66	549.16	555.19	562.74	553.06	579.14	565.06	620.60	568.22	580.31	551.12	560.98	549.50	589.60	572.46	
1	Two bed, one bath					636.04	658.86	582.81	678.64	715.72	631.53	625.60	612.37	658.49	629.34	662.02	617.44	654.93	621.98	630.09	649.25	661.69	633.06	658.46	621.18	
	Two bed, two bath					845.84	838.37	824.29	812.78	834.93	845.21	828.10	772.69	793.49	747.58	803.40	812.35	784.35	836.14	841.67	771.92	805.23	804.92	839.02	905.36	
	Three bedroom					928.78	891.34	796.31	981.00	870.38	995.83	980.29	887.81	986.95	1018.76	977.27	910.21	834.74	959.54	852.78	910.87	949.27	893.63	945.60	906.20	
	All					653.07	703.13	593.84	687.49	705.67	648.91	661.64	630.90	649.45	627.90	669.96	643.34	682.92	654.73	662.87	655.45	658.59	645.79	686.72	671.53	
Far	Efficiency					000.07	700.10	000.04	007.43	700.07	313.50	405.23	000.00	338.50	021.00	413.50	413.50	413.50	411.67	436.67	413.00	000.00	040.73	000.72	07 1.00	
Northeast	One bedroom							_			713.29	715.27	611.34	725.12	648.00	678.40	689.32	656.95	634.82	666.79	668.21	710.81	714.01	697.14	704.61	
Northeast	Two bed, one bath									-	705.27	625.56	547.02	632.25	595.72	630.69	626.85	604.57	642.14	629.42	607.93	676.55	671.00	561.24	565.06	
		_									938.76	945.68			935.59				826.17	961.21		972.38				
	Two bed, two bath	-	-		_	-		-		-			958.16	943.61		1007.06	951.48	949.09			968.21		990.76	992.16	989.01	
	Three bedroom	-			_			-			1046.00	968.52	1192.41	1233.03	1167.88	1190.84	1174.75	1208.39	1112.00	1254.25	1189.00	1147.00	1127.44	1184.00	1262.48	
0 11 1	741				-						798.43	716.63	730.86	787.29	739.44	781.61	755.92	734.27	692.50	766.32	743.71	776.26	790.64	747.92	837.33	
Southeast	Efficiency				-			497.09	541.52	514.44	523.77	443.08	525.69	517.09	501.47	550.38	520.69	523.81	388.00	387.14	444.55	388.00	388.00	411.00	612.74	
	One bedroom					506.69	486.84	526.26	524.86	501.00	603.93	488.43	519.23	550.71	548.48	535.22	533.55	490.13	414.38	404.55	418.80	411.03	407.67	411.12	412.01	
	Two bed, one bath	-				601.63	596.58	575.79	558.07	515.91	517.45	573.29	548.82	579.13	570.17	588.81	540.51	517.91	519.77	517.12	504.63	518.16	494.03	493.64	493.72	
	Two bed, two bath				-	730.13	933.12	723.59	703.04	716.73	709.38	790.29	717.63	718.40	716.63	717.08	713.22	715.82	598.34	717.58	698.90	669.43	710.10	713.00	882.40	
	Three bedroom					890.58	853.08	764.75	861.50	1156.63	841.20	847.02	841.06	841.20	839.78	848.16	758.53	833.81	690.57	835.95	836.58	740.32	827.42	662.17	661.76	
	All					601.75	613.50	577.92	627.48	600.54	676.83	627.01	615.55	609.33	614.58	621.15	600.29	606.30	497.81	524.89	555.11	530.17	476.90	448.88	476.00	
Security/	Efficiency																									
Widefield/	One bedroom	-			-	588.50		-	577.92	563.50	488.50	563.50	538.50	513.50	446.83	538.50	563.27		563.00	563.00	553.00	563.00	553.00	563.00	553.00	
Fountain	Two bed, one bath	-				688.95	631.83	632.88	658.42	593.36	633.64	642.36	633.64	636.35	641.80	661.17	635.49	632.20	631.94	635.66	634.74	635.66	634.65	634.61	593.38	
	Two bed, two bath	-				613.33	751.00		626.00				626.00	626.00	626.00		626.00	626.00	488.00	490.40	488.00	488.00	490.09	488.00	489.50	
	Three bedroom					-	713.50	713.50				713.50				713.50	563.50	710.24	659.35	709.35	709.35	709.52	709.17	685.60	682.00	
	All				-	615.24	641.17	640.79	654.06	590.24	630.51	643.05	630.51	633.71	633.99	661.79	631.32	634.50	629.88	634.27	631.28	634.36	631.42	630.34	583.67	
Southwest	Efficiency					567.67	549.16	506.51	419.13	530.06	476.91	480.06	422.25	393.36	448.66	449.44	450.22	613.50	446.25	489.20	443.20	441.80	437.13	463.32	442.13	
1	One bedroom				.	640.67	644.46	640.23	535.90	677.28	547.36	541.85	556.69	625.22	618.19	659.59	686.18	765.58	709.47	699.62	680.36	690.32	579.60	560.19	641.98	
	Two bed, one bath					639.57	648.32	598.28	634.38	692.50	666.76	662.34	652.64	701.00	683.81	685.94	655.78	624.06	606.78	616.47	596.87	661.82	626.33	634.56	649.60	
	Two bed, two bath					831.73	807.89	837.67	924.00	951.54	954.21	826.96	898.92	840.25	845.35	880.11	844.54	888.02	888.95	894.51	893.20	893.20	885.33	845.83	893.00	
	Three bedroom					793.07	780.09	980.17		1111.94	750.14	705.00	740.13	725.80	747.84	774.91	682.25	752.17	672.56	938.00	857.75	794.33	780.67	902.13	813.75	
I	All				.l	679.98	659.44	670.50	649.63	699.79	670.23	642.76	651.13	678.89	680.27	705.71	697.19	795.75	757.47	786.16	722.24	723.96	606.84	604.95	661.23	
Central	Efficiency						431.00	433.23	329.57	401.59	393.74	292.07	432.63	435.51	443.08	371.96	476.81	427.68	375.00	368.23	436.36	440.14	438.43	431.90	430.50	-
Contrai	One bedroom	l _					513.66	499.55	415.78	431.29	448.35	443.25	436.49	392.95	412.50	409.27	415.22	418.86	419.50	419.77	416.23	422.01	413.93	431.90	496.59	
		l -									497.46															
l	Two bed, one bath	l -	-		] -	608.02	593.11	568.27	555.90	517.69		524.20	539.75	508.50	541.00	512.71	516.30	521.36	568.77	578.66	573.31	579.90	573.15	580.90	587.88	
	Two bed, two bath				1 -	798.59	799.84	797.34	888.74	899.28	750.43	773.32	767.07	735.27	813.41	801.63	805.19	812.52	829.09	849.31	838.69	849.06	970.27	962.18	846.87	
	Three bedroom		-		1 -	755.74	622.88	684.62	682.03	754.45	680.74	590.92	690.66	711.34	686.78	762.64	686.34	763.93	650.00	789.20	788.43	790.57	1300.00	788.43	788.86	
	All					610.38	610.65	574.53	510.97	504.61	528.13	515.29	528.77	464.38	486.04	499.66	506.32	492.26	506.60	557.35	509.13	580.27	556.00	496.73	587.65	

Rents are based on the units being unfurnished with tenants paying electricity and gas.

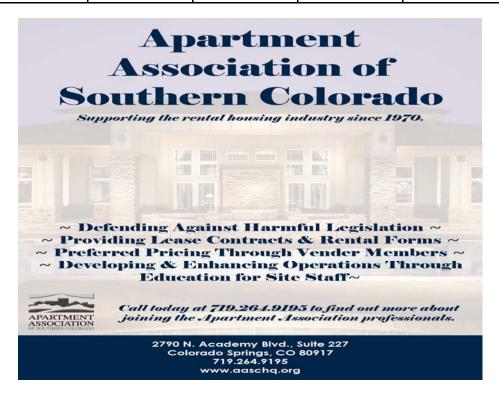
Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

#### **Economic Vacancy Rates by Size, Age and County**

Defined as Physical Vacancy Plus Concessions and Discounts as a Percentage of Gross Potential Rent

(In Percent)

Building		200	03			20	04			20	05	,		20	06			200	07			200	)8	
Туре	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Size (in units)																								
Up to 8				8.4	6.8	9.2	13.5	14.6	25.9	22.8	9.2	16.8	13.3	22.1	11.9	6.6	39.3	14.1	13.5	14.1	19.7	8.2		
9 - 50				16.2	27.4	14.2	14.2	24.5	28.3	22.6	12.9	18.0	27.3	14.5	19.9	33.5	23.0	19.5	21.1	7.7	16.1	21.8		
51 - 99				20.4	23.3	18.2	18.0	12.4	32.0	19.4	20.9	16.2	18.2	15.3	19.8	20.9	20.7	15.1	19.9	11.5	20.2	23.0		
100 - 199				29.1	29.2	21.5	25.9	30.7	23.3	21.2	21.6	20.6	19.8	24.4	25.1	26.3	28.3	24.3	21.6	26.5	18.7	21.8		
200 to 349				25.1	23.9	25.8	23.7	29.2	26.7	29.7	30.5	24.2	29.3	24.7	29.9	25.9	26.8	20.1	21.7	23.1	22.8	25.0		
350 up				29.9	29.7	28.3	27.1	38.1	28.2	33.5	29.9	27.8	26.3	21.1	40.0		5.9	31.9	19.0	23.2	24.6	25.4		
Age (year built)																								
To 1959				4.5	10.7	7.2	2.7	1.2	4.9	15.7	20.7	22.4	16.5	18.7	22.3	24.5	26.9	28.3	29.8	30.6	35.3	33.5		
1960-69				8.1	11.8	8.3	7.9	3.7	14.2	18.0	21.4	20.3	25.9	19.7	22.1	24.8	24.9	18.4	22.7	16.0	14.8	19.6		
1970-79				12.1	10.7	15.2	15.8	24.6	8.0	27.5	32.8	23.6	25.5	22.8	34.7	27.4	24.5	21.7	27.2	30.9	27.9	27.8		
1980-89				13.3	12.0	12.7	14.5	17.1	15.4	28.4	29.8	23.6	30.3	26.9	23.3	24.7	24.2	21.1	20.1	18.4	18.2	25.9		
1990-99				17.6	13.6	11.0	12.8	13.0	23.0	32.5	24.1	27.4	28.1	19.7	23.4	18.7	19.3	24.2	16.8	23.4	17.5	22.2		
2000-04				14.3	26.3	21.2	15.1	18.9	14.1	28.6	22.1	20.5	24.4	23.8	33.2	26.4	31.1	18.1	19.5	16.6	22.7	21.6		
2005 up																								
County																								
Northwest				20.9	26.4	23.0	21.4	31.4	24.1	32.6	51.2	22.8	32.5	19.3	20.1	20.1	22.7	21.9	15.8	20.0	16.4	18.2		
Northeast				25.8	25.8	26.4	25.9	36.5	27.9	24.9	25.5	22.3	32.7	19.6	38.8	23.8	24.2	20.8	22.2	26.2	25.1	18.9		
Far Northeast								26.9	26.1	25.5	26.3	23.0	26.4	23.5	29.2	26.9	27.7	22.1	20.7	15.0	19.4	28.3		
Southeast				36.1	27.3	25.9	25.8	32.1	29.1	37.2	20.1	19.9	22.2	24.9	23.7	30.0	24.9	18.4	21.4	30.9	29.9	31.8		
Security/Widefield/F	ountai	n		11.5		17.4	19.8	28.8	24.8	29.0	15.0	25.8	29.7	9.5	64.1	44.5	30.5	27.2	25.8	26.8	43.5	54.2		
Southwest				18.4	20.6	15.4	22.1	24.9	21.3	26.7	18.7	24.7	21.6	32.0	28.5	23.4	23.2	19.3	18.8	21.1	17.6	18.6		
Central				21.2	24.6	18.5	19.6	11.2	23.6	13.3	15.6	23.8	22.7	18.9	27.8	27.6	27.7	23.6	28.6	16.9	20.5	24.8		
Average				25.6	25.2	23.1	23.9	30.0	26.2	27.3	27.6	22.9	26.7	23.3	28.9	25.9	25.6	21.3	21.1	21.3	21.3	24.2		



#### **Rental Losses from Discounts and Concessions**

(In Percent)

Building	1999	)	2000		2001		2	002			200	03		2	004			2005			200	)6			200	)7			200	08	
Туре	1st 2nd	3rd 4th	1st 2nd 3rd	4th	1st 2nd 3rd	4th	1st 2nd	d 3rd	4th	1st	2nd	3rd 4tl	1s	t 2nd	3rd	4th	1st	2nd	3rd	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd 4	4th
Size (in units)																															
Up to 6												-3.4	-0.2	0.6	-0.3	2.3	4.7	13.1	-7.2	3.3	6.0	-3.1	-4.9	28.0	8.1	13.5	7.3	9.4	3.7		
9 - 50												5.2	13.0	5.4	2.5	7.6	13.2	8.4	-0.1	12.9	2.2	9.4	19.1	6.0	6.0	9.3	-5.6	5.0	8.5		
51 - 99												8.4	10.6	6.9	7.6	0.7	19.6	6.8	7.1	10.6	5.7	9.6	11.7	9.8	5.3	12.0	1.8	11.5	9.4		
100 - 199												13.9	15.8	11.3	16.5	20.5	11.6	7.2	11.3	8.4	12.8	10.9	10.4	13.8	10.4	7.5	12.6	8.1	9.2		
200 to 349												14.0	12.3	17.6	13.0	15.5	13.4	16.7	21.4	18.5	14.7	18.7	14.8	17.2	12.1	15.2	13.2	14.7	16.6		
350 up												22.9	14.7	,	20.0	21.9	21.8	18.8	18.0	18.0	13.3	33.1		-7.2	25.1	12.2	14.7	15.1	15.2		
																															ļ
Age (year built)																															
To 1959												-13.	-1.7	' -2.1	-9.9	-16.5	-12.5	1.9	12.4	6.1	6.6	10.4	11.8	17.5	7.1	7.5	8.0	16.3	16.8		
1960-69												-3.4	-1.6	-1.2	-2.3	-9.3	0.3	5.7	8.6	14.4	8.6	11.3	9.4	10.0	7.0	12.9	6.2	7.1	5.7		
1970-79												-1.	-0.4	5.1	5.8	10.3	-6.2	8.6	17.0	12.6	9.0	20.8	10.6	11.0	10.5	15.2	16.5	15.7	16.0		
1980-89												2.0	0.2	4.6	3.3	4.4	4.1	16.6	21.0	21.0	19.5	14.0	15.2	14.1	12.3	13.6	9.2	10.7	16.3		
1990-99												10.8	4.4	0.1	1.3	-1.1	14.5	23.2	21.5	17.5	14.4	15.6	8.6	11.9	17.8	11.9	16.7	12.3	17.1		
2000-04												-3.2	9.2	13.7	6.2	8.1	0.4	16.5	14.1	14.9	14.2	23.7	17.8	24.3	12.8	12.7	8.0	15.9	14.0		
2005 up																															
County																															
Northwest												12.4	16.1	16.3	12.2	18.8	11.4	16.9	38.0	16.2	6.4	6.3	6.2	12.6	11.1	6.4	9.0	8.1	10.3		
Northeast												14.3	14.3	17.3	16.9	23.7	15.6	14.1	15.7	23.1	12.3	31.5	15.5	14.5	13.3	15.0	18.2	17.5	10.0		
Far Northeast																14.7	15.4	13.4	18.9	18.5	15.1	21.9	16.4	17.9	16.0	15.1	7.8	13.3	20.9		
Southeast												18.0	11.8	17.3	13.9	17.0	14.0	18.7	8.5	11.4	12.7	8.5	11.6	10.4	8.5	10.2	13.9	14.2	13.8		
Security/Widefield/Fe	ountain											-0.3	3	2.9	7.1	14.4	11.6	11.2	7.1	13.0	-21.3	27.8	18.0	6.2	6.3	3.8	1.9	20.5	30.9		
Southwest												9.	8.4	4.7	9.0	10.1	6.4	13.2	8.1	10.2	22.1	16.9	9.0	10.8	7.4	11.6	9.5	8.5	7.2		
Central												9.0	12.8	3 7.4	9.5	2.1	11.5	3.5	5.0	13.7	10.2	18.3	18.1	18.5	13.4	17.7	6.8	12.0	15.6		
Average			·		·							13.0	13.0	14.0	13.7	16.8	13.5	13.9	17.4	16.1	13.0	17.6	13.3	14.2	11.7	12.5	10.5	12.3	13.9		

Prior to third quarter 1997, 100 to 199 category in table was for 100 and up. Prior to second quarter 1999, 200 to 349 in table was for 200 and up. Prior to first quarter 1998, 1990-94 category was for 1990 up. Prior to first quarter 2002, 1995-99 was for 1995 up.

# Average Rent for Apartment Building/Community Features and Amenities (In Dollars)

			With Featu	re/Amenity		
Feature/Amenity	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All
Outside Storage	582.50	721.41	629.11	954.75	1086.36	\$795.32
Patio or Balcony	545.94	680.17	668.07	946.63	1063.68	\$772.85
Fireplace	515.82	733.71	728.95	954.91	1241.08	\$817.69
Nine-Foot Ceilings	657.94	826.10	693.24	1060.21	1218.62	\$942.03
Swimming Pool	506.90	631.07	638.52	955.76	1019.17	\$724.65
Spa or Sauna	556.47	724.74	732.64	955.93	1243.53	\$814.36
Exercise Room	520.47	683.31	709.64	972.35	1162.77	\$785.86
Sport Court	505.66	706.72	664.42	938.21	1129.59	\$780.83
Microwave	482.06	737.80	756.38	1013.91	1201.58	\$847.02
Washer/Dryer Hookups	570.82	726.94	732.12	928.04	1111.50	\$815.42
Garbage Disposal	502.10	620.80	634.19	943.51	994.65	\$714.11
Dishwasher	510.35	656.49	646.42	943.61	1007.73	\$742.44
Air Conditioning	545.29	635.94	649.64	953.08	1074.90	\$739.69
Ceiling Fan	491.96	616.39	623.71	939.88	953.58	\$705.39
Attached Garage	487.50	900.78	923.50	1176.42	1395.89	\$1,074.33
Covered Parking	570.40	707.63	721.43	937.98	1277.36	\$798.98
Clubhouse	506.14	681.16	655.70	966.23	1080.89	\$768.54
Business Center	495.77	747.05	734.16	1012.87	1240.29	\$852.10
Pets Allowed	507.36	630.48	641.81	944.30	980.45	\$723.07
Resident Pays Sewer/Water	498.48	634.36	617.83	952.49	1005.42	\$728.24
Unit Security/Alarm System	600.98	698.51	754.98	955.00	1372.33	\$816.45
Handicapped Access	504.85	708.68	699.98	987.55	1169.35	\$800.56
Heat Included in Rent	400.00	505.22	705.00	874.70	841.76	\$621.37

	V	ithout Fe	ature/Ameni	ty	
Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All
445.44	531.77	630.88	914.99	906.87	\$628.97
427.22	442.93	570.73	568.58	673.65	\$502.67
436.39	466.16	580.92	801.71	726.17	\$549.17
489.65	541.66	624.14	826.17	781.12	\$617.93
411.92	483.11	593.49	798.20	653.57	\$575.20
428.65	483.99	581.09	892.42	812.73	\$578.19
420.64	463.34	562.26	741.54	683.95	\$540.98
479.02	582.72	623.66	947.82	922.31	\$675.99
498.62	536.52	595.66	852.15	770.27	\$615.93
446.62	534.70	593.36	989.36	865.82	\$613.71
407.02	486.61	580.75		824.79	\$543.91
419.74	439.22	563.32	595.00	660.00	\$486.85
432.76	458.66	572.12	641.92	663.19	\$526.91
504.41	615.62	652.33	960.62	1078.63	\$714.14
493.00	584.68	625.59	882.10	886.40	\$666.20
450.24	554.19	597.69	951.56	881.55	\$644.42
441.23	480.92	601.13	755.15	768.40	\$564.08
489.82	524.17	610.91	796.97	763.46	\$601.47
419.79	524.79	562.05	929.63	1032.33	\$586.01
483.90	555.13	667.89	858.25	870.32	\$627.33
484.80	606.80	625.53	941.25	965.65	\$695.91
464.35	538.75	606.94	863.13	841.73	\$625.35
500.28	618.30	629.83	944.80	992.94	\$708.96

Difference
\$166.34
\$270.18
\$268.51
\$324.10
\$149.46
\$236.17
\$244.89
\$104.83
\$231.09
\$201.71
\$170.20
\$255.59
\$212.78
-\$8.76
\$408.14
\$154.56
\$204.46
\$250.63
\$137.06
\$100.90
\$120.53
\$175.20
-\$87.58

## **Colorado Springs Metropolitan Area Apartment Inventory and Absorption**

	Quarter	1		V		V		V		V		V		V				V		V	<u> </u>	V	1		
			Year	Year		Year		Year		Year		Year		Year		Year		Year		Year		Year		Year	
TOTAL UNITS AVAILABLE	First	1996 33886				1999 3	-	2000	36977	2001	38415	2002	40102	2003	41606	2004	43055	2005	43468	2006	43592	2007	43682	2008	43860
UNITS ADDED SINCE LAST SURVEY		55	59		314		151		332		366		417		454		91		24		30		16		65
TOTAL UNITS AVAILABLE		33941	34097	;	35178	3	36391		37309		38781		40519		42060		43146		43492		43622		43698		43925
QTRLY VACANCY RATE		3.8	6.0		5.8		5.7		4.4		2.8		9.1		12.7		12.3		12.7		10.6%		11.4%		9.0%
UNITS RENTED		32651	32051	;	33138	3	34317		35667		37695		36832		36718		37839		38019		38998		38716		39972
UNITS VACANT		1290	1364		2040		2074		1642		1086		3687		5342		5307		5549		4624		4982		3953
NUMBER ABSORBED THIS TIME PERIOD		-320	-762		243		215		576		471		299		-22		-92		253		264		538		849
TOTAL UNITS AVAILABLE	Second		1997	1998	35178	1999 3	36391	2000	37309	2001	38781	2002	40519	2003	42060	2004	43146	2005	43492	2006	43622	2007	43698	2008	43925
UNITS ADDED SINCE LAST SURVEY					0		484		249		308		312		445		195		36		24		0		35
TOTAL UNITS AVAILABLE				;	35178	3	86875		37558		39089		40831		42505		43341		43528		43646		43698		43960
QTRLY VACANCY RATE		No Survey	No Survey		5.4		4.3		3.9		4.2		8.2		12.8		9.1		13.4		10.3%		9.6%		10.2%
UNITS RENTED		data	data	;	33278	3	35289		36093		37447		37483		37064		39397		37761		39150		39503		39476
UNITS VACANT					1900		1586		1465		1642		3348		5441		3944		5843		4496		4195		4484
NUMBER ABSORBED THIS TIME PERIOD					140		972		426		-248		651		346		1558		-258		152		787		-496
TOTAL UNITS AVAILABLE	Third	1996 33941	1997 34097	1998	35178	1999 3	86875	2000	37558	2001	39089	2002	40831	2003	42505	2004	43341	2005	43528	2006	43646	2007	43698	2008	
UNITS ADDED SINCE LAST SURVEY		97	767		776		90		355		233		350		421		39		40		24		67		
TOTAL UNITS AVAILABLE		34038	34864	;	35954	3	86965		37913		39322		41181		42926		43380		43568		43670		43765		
QTRLY VACANCY RATE		3.6	4.7		5.3		4.1		2.8		5.4		8.2		11.3		10.2		10.3		11.3%		8.6%		
UNITS RENTED		32813	33225	;	34048	3	35449		36851		37199		37804		38084		38955		39149		38735		40001		
UNITS VACANT		1225	1639		1906		1516		1062		2123		3377		4842		4425		4495		4935		3764		
NUMBER ABSORBED THIS TIME PERIOD		162	1174		910		160		758		-248		321		1020		-442		1388		-415		498		
TOTAL UNITS AVAILABLE	Fourth		1997 34864	1998	35954	1999 3	36965	2000	37913	2001	39322	2002	41181	2003	42926	2004	43380	2005	43568	2006	43670	2007	43765	2008	
UNITS ADDED SINCE LAST SURVEY			0		286		12		502		780		425		129		88		24		12		95		
TOTAL UNITS AVAILABLE		No Survey	34846	;	36240	3	86977		38415		40102		41606		43055		43468		43592		43682		43860		
QTRLY VACANCY RATE		data	5.6		5.9		5.1		3.1		8.9		11.8		11.9		13.1		11.3		12.6%		10.8%		
UNITS RENTED			32895	:	34102	3	35091		37224		36533		36696		37924		37766		38734		38178		39123		
UNITS VACANT			1951		2138		1886		1191		3569		4910		5131		5702		4934		5504		4737		
NUMBER ABSORBED THIS TIME PERIOD			-330		54		-358		373		-666		-1108		-160		-1189		415		-557		-878		

## Resident Turnover per Month by Size and Age of Building

(In Percent)

Building		19	999		1999		20	000		2000	)	2	2001		2001		20	002		2002	!	2	003		2003		2	004		2004		20	05		2005		200	06	200	6	2	007		2007		2008		2008
Туре	1st	2nc	d 3rc	4th	Ave	1st	2nd	3rd	4th	Ave	1s	t 2n	nd 3	rd 4t	n Ave	1st	2nd	3rd	4th	Ave	1st	2nc	d 3r	d 4th	Ave	1s	t 2nd	d 3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd 4t	h Ave	1s	t 2n	d 3	rd 4th	Ave	1st	2nd 3	rd 4th	Ave
Size																																																
2 - 8	4.5	8.1	3.9	5.4		0.6				l				.9 4.				15.9							5.0								8.8					0.0 2.		5 4.4	4.	5 0	0.0 3.4					2.5
9 - 50	4.8	4.4	1 6.6	3.8	4.9	6.3	7.0	4.8	3.9	5.	5 3.7	7 6.	.0 6	.7 5.	2 5.4	6.0	6.0	5.9	6.9					3 3.5		4.3	3 5.7	7 4.7	6.5	5.3	6.1	6.9	6.3	5.7	6.3	5.7	6.2	6.5 3.	4 5.	5 4.9	5.	4 4	1.1 4.8	4.8	2.9	5.5		4.2
51 - 99	3.8	4.9	9 6.0	3.0	4.4	4.5	5.3	4.0	3.6	4.	4 4.0	5.	.8 5	.4 4.	5.0	4.4	5.7	5.9	5.2	5.3	4.7	4.8	3 5.	0 5.4	5.0	5.7	7 5.4	1 5.7	7 3.7	5.1	5.3	7.0	5.7	5.3	5.8	3.5	4.8	7.0 4.	1 4.	9 6.2	2 6.	5 6	6.6 4.6	6.0	4.8	5.6		5.2
100 - 199	4.8	4.9	5.8	5.3	5.2	5.7	9.1	6.9	6.5	7.	1 4.6	6 6	.5 6	.2 5.	5.7	5.1	5.5	6.2	5.1	5.5	5.1	5.5	5 6.	1 3.5	5.0	4.3	3 5.7	7 5.5	4.9	5.1	4.3	5.5	5.5	5.0	5.1	4.7	5.6	5.5 5.	0 5.	2 4.3	3 5.	5 6	3.3 4.1	5.1	3.2	5.2		4.2
200 - 349	5.3	7.0	6.6	6.6	6.4	4.9	6.7	6.3	6.1	6.	0 5.2	2 2	.8 6	.4 5.	3 4.9	5.2	6.3	5.8	5.2	5.6	5.3	5.8	3 5.	5 4.7	5.3	4.0	5.8	6.6	5.1	5.4	4.8	6.0	6.6	5.8	5.8	4.8	6.5	5.9 4.	9 5.	5 4.3	6.	0 6	6.7 6.4	5.9	4.4	6.8		5.6
350 up																							3.	6 2.0	2.8	3.8	3	9.2	2 3.2		4.3	2.7	5.3	4.6	4.2	5.8	4.5	4.7 3.	8 4.	7 7.6	5.	6 5	5.5 4.3	5.8	4.4	7.0		5.7
Age																																																
To 1959	5.6	8.5	3.5	4.8	5.6	3.8	6.8	4.5	4.0	4.	7 7.3	3 4.	.1 7	.6 4.	6.0	7.0	3.6	7.5	9.2	6.8	4.4	6.0	6.	7 3.8	5.2	3.2	2 3.0	3.3	3 4.0	3.4	4.2	7.3	5.5	5.5	5.6	4.3	7.6	12.0 4.	5 7.	1 4.4	4.	4 8	3.1 5.4	5.6	4.4	5.3		4.8
1960-69	4.3	4.7	7 6.6	4.3	5.0	5.0	5.5	4.1	3.7	4.0	6 4.	1 3.	.5 6	.6 4.	5 4.7	6.0	5.6	6.3	4.5	5.6	3.9	4.5	5 5.	5 4.2	4.5	3.3	3 5.5	5 4.5	5.7	4.8	4.6	5.7	6.8	4.9	5.5	4.5	5.4	4.8 5.	8 5.	2 4.2	2 6.	2 5	5.5 4.4	5.1	3.9	5.2		4.5
1970-79	4.3	5.8	6.8	5.1	5.5	5.0	5.3	5.3	5.2	4.0	0 4.5	5 2.	.5 6	.4 5.	1 4.6	4.4	5.5	4.7	5.4	5.0	4.8	5.0	5.0	0 4.0	4.7	4.7	7 4.6	5.7	7 3.6	4.7	4.1	6.5	6.3	4.7	5.4	4.7	5.7	4.8 4.	6 5.	0 6.2	2 6.	1 6	5.9 5.3	6.1	4.0	5.6		4.8
1980-89	5.8	6.5	5 6.1	6.5	6.2	4.9	6.7	7.0	6.3	6.:	2 5.2	2 6.	.5 6	.3 6.	6.0	4.3	6.5	5.9	5.3	5.5	5.3	6.2	2 6.4	4 5.3	5.8	4.4	4 6.1	1 6.9	4.7	5.5	4.7	6.4	5.6	5.1	5.5	4.9	6.5	6.1 4.	8 5.	6 6.	1 5.	4 5	6.6 5.4	5.6	3.8	7.5		5.7
1990-99	4.0	7.4	4 6.8	5.6	6.0	6.7	9.8	7.1	6.4	7.	5 6.6	6 8	.6 7	.9 6.	3 7.4	5.3	7.3	6.4	6.2	6.3	5.0	5.8	3.0	6 3.7	4.5	4.9	9.5	7.3	3 5.2	6.7	4.2	4.1	6.1	5.4	5.0	5.0	5.0	5.1 3.	0 4.	5 6.6	6.	6 7	.3 4.7	6.3	3.3	6.4		4.9
2000-04																			3.3	3.3	5.2	5.6	5 5.	7 4.0	5.1	4.5	5 4.7	7 7.6	5.4	5.6	6.0	4.9	6.4	7.0	6.0	5.3	6.5	7.2 4.	8 6.	0 5.	7 5.	8 7	.2 6.6	6.3	5.2	6.3		5.8
2005 up																																										4	.7					
											1				1						1																			1								$\Box$
Average	5.0	6.0	6.3	3 5.7	5.8	5.2	7.2	5.9	5.9	6.	1 4.8	3 3.	.6 6	.4 5.	3 5.0	5.0	6.0	5.9	5.3	5.6	5.0	5.5	5 5.4	4 4.2	5.0	4.2	2 5.7	7 6.3	3 4.8	5.3	4.7	5.8	6.1	5.5	5.5	4.9	6.0	5.8 4.	7 5.	3 4.	7 5.	9 6	6.4 5.3	5.6	4.1	6.3		5.2

Resident turnover is for respective months of February, May, August and November.

#### Number of Survey Responses by Market Area

		200	00			20	01			200	2			200	13			200	4			200	5			200	6			200	7			2008
	1st	2nd	3rd	4th	1st	2nd 3rd 4th																												
Colorado Springs Metro Area	14863	14152	14195	14700	14377	14227	14315	14802	14477	14527	13416	14875	14957	14186	14601	14021	14710	14265	15282	15254	16056	16900	16231	16143	18171	16325	15459	15563	16110	16339	16057	16096	16103	16390
Market Area																																		
Northwest	1649	1928	2577	2410	1966	1837	1641	2146	1930	1545	1295	2157	1564	1905	1698	1721	2180	2026	1943	1831	2112	2485	2328	2541	1903	1797	2035	2147	2196	2555	2376	2174	2535	1935
Northeast	6364	6988	5816	5749	5822	5379	6195	5976	6244	5875	5323	6296	5960	5913	5739	6532	5610	6187	3869	3889	3839	3754	3883	3296	3703	3332	2616	3222	3152	3473	3448	3725	3448	3557
Far Northeast																			2571	2491	3703	3285	3220	3653	4324	4086	3787	3982	3832	3443	3421	3335	3749	3795
Southeast	1902	894	1560	1624	2430	2405	2360	2010	2097	2434	2756	2495	2813	2674	2734	2216	2937	2706	2705	2777	2294	2545	2746	2427	2900	2924	2711	1767	1973	2069	1787	1721	1473	1672
Security/Widefield/ Fountain	366	277	395	623	228	353	215	479	236	377	354	336	353	228	366	353	341	366	354	354	479	366	366	474	479	522	509	673	684	737	670	734	547	403
Southwest	3256	2781	2458	2377	2541	2350	2681	2582	2177	2169	2334	2198	2816	2258	2721	1947	2058	1791	2615	2472	2097	2708	2218	2396	3406	2161	2237	2416	2754	2734	2828	3049	3101	3367
Central	1326	1284	1388	1917	1390	1903	1223	1609	1793	1750	1354	1393	1404	1161	1343	1252	1584	1189	1225	1440	1532	1757	1470	1356	1456	1503	1554	1356	1519	1328	1527	1358	1250	1661

# Vacancy Rates During the Current Quarter Colorado Springs

							Two	Bedro	om	Twe	o Bedro	oom									
	Eff	ficiencie	es	One	Bedro	om	One	Bathro	om	Two	Bathr	oom	Thre	e Bedr	oom		Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacan	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percen
\$000 to \$225																					
\$226 to \$250 \$251 to \$275																					
\$276 to \$300	1	5	20.0%																1	5	20.0%
\$301 to \$325	1	6	16.7%																1	6	
\$326 to \$350 \$351 to \$375	3	8 11	37.5% 0.0%	8	3 92	0.0% 8.7%													3 8	11 103	
\$376 to \$400	5	58	8.6%	45	354	12.7%													50	412	
\$401 to \$425	3	66	4.5%	155	1061	14.6%		1	0.0%										158	1128	
\$426 to \$450 \$451 to \$475	48 2	309 10	15.5% 20.0%	44 20	271 458	16.2% 4.4%	33	3 151	0.0% 21.9%										92 55	583 619	
\$476 to \$500	_	33	0.0%	40	342	11.7%	50	303	16.5%	1	37	2.7%	4	8	50.0%				95	723	13.1%
\$501 to \$525	6	63 89	0.0% 6.7%	9 24	121 204	7.4%	48	309 287	15.5%		9	0.0%		1	0.0%				57 65	502 581	11.4% 11.2%
\$526 to \$550 \$551 to \$575	6 6	88	6.8%	13	126	11.8% 10.3%	35 74	557	12.2% 13.3%	2	6	33.3%	1	6					65 96	783	
\$576 to \$600	4	34	11.8%	8	140	5.7%	122	739	16.5%	1	23	4.3%	6	55	10.9%				141	991	14.2%
\$601 to \$625 \$626 to \$650	21	92	22.8%	23 15	216 367	10.6% 4.1%	2 57	113 243	1.8% 23.5%		2	0.0%	18	59 1	30.5% 0.0%				64 72	482 614	
\$651 to \$675				13	312	4.2%	53	200	26.5%	7	142	4.9%	11	29					84	683	
\$676 to \$700		16	0.0%	26	479	5.4%	37	248	14.9%	5	44	11.4%	9	55	16.4%				77	842	
\$701 to \$725 \$726 to \$750		20	0.0%	28 5	303 201	9.2% 2.5%	10 9	215 72	4.7% 12.5%	1 29	9 229	11.1% 12.7%		15	0.0%				39 43	542 522	
\$751 to \$775		20	0.070	14	199	7.0%	12	178	6.7%	14	140	10.0%				11	56	19.6%		573	
\$776 to \$800				3	162	1.9%	5	46	10.9%	^	1	0.0%	10	74		1	77	1.3%	19	360	
\$801 to \$825 \$826 to \$850				12 22	99 296	12.1% 7.4%	7 11	235 75	3.0% 14.7%	9 41	153 478	5.9% 8.6%	3	39 9	7.7% 0.0%	3	98	3.1%	31 77	526 956	
\$851 to \$875				14	221	6.3%	6	97	6.2%										20	318	
\$876 to \$900				00	3	0.0%	0	15	0.0%	49	422		3	36	8.3%	1	38	2.6%	53	514	
\$901 to \$925 \$926 to \$950				23	368	6.3%	2	38	5.3%	6 22	77 172	7.8% 12.8%	2	9	22.2%				31 24	483 181	
\$951 to \$975										19	174	10.9%	3	55	5.5%				22	229	9.6%
\$976 to \$1000 \$1001 to 1025				3	130	2.3%		1	0.0%	62 16	436 324	14.2% 4.9%		5	0.0%	1	1	100.0%	66 16	573 324	
\$1001 to 1023 \$1026 to 1050				2	100	2.0%	1	22	4.5%	8	124	6.5%							11	246	
\$1051 to 1075											9	0.0%								9	
\$1076 to 1100 \$1101 to 1125										13	104	12.5%	1	12 24	8.3% 0.0%		8	0.0%	13	20 128	
\$1101 to 1125 \$1126 to 1150										13	104	12.5%		28	0.0%				13	28	
\$1151 to 1175													1	38	2.6%				1	38	
\$1176 to 1200 \$1201 to 1225													1	23 11	4.3% 9.1%				1	23 11	4.3% 9.1%
\$1201 to 1223 \$1226 to 1250										8	222	3.6%		- ''	3.170				8	222	
\$1251 to 1275													3	35					3	35	
\$1276 to 1300 \$1301 to 1325										16 2	152 150	10.5%		33	0.0%				16 2	185 150	
\$1326 to 1350										_	100	1.070							_	100	1.070
\$1351 to 1375														16	0.0%					16	0.0%
\$1376 to 1400 \$1401 to 1425																					
\$1426 to 1450														16	0.0%					16	0.0%
\$1451 to 1475													9	50	18.0%				9	50	18.0%
\$1476 to 1400 \$1501 to 1525													<del>                                     </del>								
\$1526 to 1550																					
\$1551 to 1575													4	20	E 00/				,	20	E 00/
\$1576 to 1500 \$1601 to 1625													1	20 24	5.0% 4.2%				1	20 24	
\$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	100	908	11.0%	569	6628	8.6%	574	4148	13.8%	331	3642	9.1%	88	786	11.2%	17	278	6.1%	1679	16390	10.2%

# Vacancy Rates During the Current Quarter Colorado Springs - Northwest

							Twe	o Bedro	om	Tv	wo Bed	room									
	Ef	ficiencie	es	One	e Bedro	om	One	Bathro	om	Τv	vo Bat	room	Thr	ee Bed	room		Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	/acar	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percer
\$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	2	23	0.0% 8.7%	1 19	9 65	11.1% 29.2%													21	12 88	
\$426 to \$450		20	0.770	6	72														6	72	
\$451 to \$475					19	0.0%														19	
\$476 to \$500 \$501 to \$525		3	0.0%		4	0.0%	18	16 74	12.5% 24.3%										18	19 78	
\$526 to \$550					4	0.0%	10	74	24.3%										10	70	23.17
\$551 to \$575							7	43	16.3%										7	43	16.3%
\$576 to \$600								1	0.0%											1	0.0%
\$601 to \$625 \$626 to \$650													4	17	23.5%				4	17	23.5%
\$651 to \$675				5	43	11.6%				I									5	43	11.6%
\$676 to \$700				8	120	6.7%													8	120	6.7%
\$701 to \$725				4	450	0.50/				I				3	0.0%				,	150	
\$726 to \$750 \$751 to \$775				4 5	159 66	2.5% 7.6%													4 5	159 66	
\$776 to \$800				3	162	1.9%					1	0.0%							3	163	
\$801 to \$825				12	99	12.1%	3	188	1.6%										15	287	5.2%
\$826 to \$850 \$851 to \$875				3	9	33.3%	3 1	23 35	13.0% 2.9%										3 4	23 44	
\$876 to \$900				3	3		l '	33	2.9%	19	242	7.9%							19	245	
\$901 to \$925										6	77								6	77	
\$926 to \$950										13	92								13	92	
\$951 to \$975 \$976 to \$1000								1	0.0%	1	10								1	2 11	50.0% 9.1%
\$1001 to 1025									0.070	7	184								7	184	
\$1026 to 1050																					
\$1051 to 1075											9	0.0%								9	0.0%
\$1076 to 1100 \$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175													1	38					1	38	
\$1176 to 1200 \$1201 to 1225														8	0.0%					8	0.0%
\$1201 to 1223 \$1226 to 1250																					
\$1251 to 1275														12	0.0%					12	0.0%
\$1276 to 1300																					
\$1301 to 1325 \$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450 \$1451 to 1475										I											
\$1476 to 1400																					
\$1501 to 1525														-			-				
\$1526 to 1550 \$1551 to 1575										I											
\$1576 to 1500										I											
\$1601 to 1625																					
\$1626 to 1650										I											
\$1651 to 1675 \$1676 to 1600										I											
\$1701 to 1725																					
\$1726 to 1750										I											
\$1751 to 1775										I											
\$1776 to 1800 \$1801 to 1825							<del>                                     </del>			1			<del>                                     </del>						<del>                                     </del>		
\$1826 to 1850										I											
\$1851 to 1875										I											
\$1876 to 1900							<b> </b>			-			<b>.</b>						<b> </b>		
\$1901 to 1926 \$1926 to 1950										I											
\$1951 to 1975										I											
	ì			l						l											
\$1976 to 2000 \$2000 and up																					

# Vacancy Rates During the Current Quarter Colorado Springs - Northeast

							Tw	o Bedro	om	Τv	wo Bed	room									
	Ef	ficiencie	00	On	e Bedro	om		e Bathro					Thr	ee Bedi	oom		Other			Total	
Don't Lavel							l				vo Bath					1/			\/		D
Rent Level \$000 to \$225	vacant	rotai	Percent	vacant	rotai	Percent	vacant	Total	Percent	acar	rotai	Percent	vacant	Total	Percen	vacant	rotai	Percent	vacant	rotai	Percen
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300			0.00/																		0.00/
\$301 to \$325 \$326 to \$350		1 4	0.0%		3	0.0%														1 7	
\$351 to \$375		11	0.0%	6	70	8.6%													6	81	
\$376 to \$400	3	8	37.5%		39	0.0%													3	47	
\$401 to \$425 \$426 to \$450				31 33	356 140	8.7% 23.6%		3	0.0%										31	356 143	
\$451 to \$475				4	80	5.0%		3 1	0.0%										33 4	81	
\$476 to \$500					18	0.0%		19			5	0.0%								42	
\$501 to \$525		63	0.0%	3	62	4.8%	20	79			9	0.0%							23	213	
\$526 to \$550 \$551 to \$575	4 6	36 88	11.1% 6.8%	3	1 70	0.0% 4.3%	22 15	128 98	17.2% 15.3%	2	6	33.3%							26 26	165 262	
\$576 to \$600	4	24		2	52	3.8%	6	84	7.1%	1	4			33	0.0%				13	197	
\$601 to \$625				23	216	10.6%		65	0.0%		2								23	283	
\$626 to \$650				6	90	6.7%		2	0.0%		-	0.001							6	92	
\$651 to \$675 \$676 to \$700		16	0.0%	4	124	3.2%	18	32 118	0.0% 15.3%		80	0.0%		2	0.0%				22	112 260	
\$701 to \$725		10	0.070		144	U.Z /0	9	69	13.0%					1					9	70	
\$726 to \$750				1	2	50.0%	8	71	11.3%	11	80	13.8%							20	153	
\$751 to \$775							2	44	4.5%	14	136	10.3%							16	180	8.9%
\$776 to \$800 \$801 to \$825										6	80	7.5%							6	80	7.5%
\$826 to \$850								1	0.0%	17	192			3	0.0%				17	196	
\$851 to \$875																					
\$876 to \$900				_	404	7 70/							1	8	12.5%				1	8	
\$901 to \$925 \$926 to \$950				8	104	7.7%							2	8	25.0%				8 2	104 8	
\$951 to \$975													2	41					2	41	
\$976 to \$1000														5	0.0%					5	0.0%
\$1001 to 1025 \$1026 to 1050				2	100	2.0%													2	100	2.0%
\$1020 to 1030 \$1051 to 1075				2	100	2.0 /0														100	2.070
\$1076 to 1100																					
\$1101 to 1125										13	104	12.5%							13	104	12.5%
\$1126 to 1150 \$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275 \$1276 to 1300																					
\$1301 to 1325										2	150	1.3%							2	150	1.3%
\$1326 to 1350																					
\$1351 to 1375 \$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450														16	0.0%					16	0.0%
\$1451 to 1475																					
\$1476 to 1400 \$1501 to 1525										-											
\$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							<u> </u>												<u> </u>		
\$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							<del>                                     </del>			-									<del>                                     </del>		
TOTALS	17	251	6.8%	126	1527	8.3%	100	814	12.3%	66	848	7.8%	5	117	4.3%	<del>                                     </del>			314	3557	8.8%

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

200 to 1220 to 1250 to								Twe	) Bedro	om	Tw	o Bedro	oom									
Seed Lond   Vacant Total   Percent Vacant Vacan		Ef	ficienci	es	One	e Bedro	om							Thre	ee Bedr	oom		Other			Total	
200 to 1220 to 1250 to	Rent Level																Vacant		Percent	Vacant		Percent
28 16 95/76 27 29 18 79/76 28 19 20 00 28 19 20 00 28 19 20 00 29 10 10 10 10 10 10 10 10 10 10 10 10 10	\$000 to \$225						-															-
278 0 5 300	\$226 to \$250																					
301 to \$230   3510 \$470   2 23 8.76   2 23 8.75   2 23 8.75   1 0.0%   1 0.																						
22 23 8.75   2 23	\$301 to \$325																					
787 to 3400	\$326 to \$350																					
101 19 3425   1 0 0 1	\$351 to \$375					-00	0.70/															0.70/
1   0.0%   1   0.0%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.284   4.2%   1   2.285   5.1%   1   2.285   5.285   1   2.285   5.285   1   2.285   5.285   1   2.285   2					2	23	8.7%													2	23	8.7%
1	\$426 to \$450					1	0.0%														1	0.0%
901 to \$52.65	\$451 to \$475				12																	4.2%
\$280   \$550   \$5   49   10.2%   9   10.2   6.8%   14   181   7.7%   7.7%   15   256   5.1%   13   256   5.1%   13   256   5.1%   13   256   5.1%   13   256   5.1%   13   256   5.1%   13   256   5.1%   13   256   5.1%   13   256   5.1%   13   256   5.1%   15   256   5.2%   15   256					1			1														
\$51 to \$575\$  13	\$526 to \$550							9														7.7%
691 to \$2625   7 0.0%   7 0.0%   8 1 0.00%   3 0.0%   1 1 0.0%   1 0.0%   1 0.0%   1 0.0%   1 0.0%   1 0.0%   2 10 20.0%   9 107 5.7%   1 0 10 5.0%   1 0.0%   1 0.0%   2 10 20.0%   9 107 5.7%   1 0 10 5.0%   1 0.0%   1 0.0%   2 10 20.0%   9 107 5.7%   1 0 10 5.2%   1	\$551 to \$575									5.1%										13	256	5.1%
228 to 5850	\$576 to \$600							1				19	0.0%	1	10	10.0%				2		
851 to \$575   4 100 4.0%   1 0.0%   7 0.0%   2 10 20.0%   4 102 3.9%   7 138 5.0%   1 0.0%   7 0.0%   2 10 20.0%   9 157 5.7%   7 153 4.3%   1 0.0%   7 0.0%   2 10 20.0%   9 157 5.7%   1 10 1575   7 153 4.3%   1 0.0%   7 0.0%   2 10 20.0%   9 157 5.7%   1 10 134 13.4%   1 10 13					4	107	3.7%	6				3	0.0%							10		
77 10 5726	\$651 to \$675																					3.9%
726 to \$750   4 73 5.5%   8 134 13.4%   5 10 50.0%   50 0.0%   9 89 10.1%   776 to \$800   7 96 7.3%   8 29 13.8%   5 10 50.0%   50 0.0%   9 89 10.1%   801 to \$825   7 96 7.3%   1212 5.2%   5 62 8.1%   7 72 9.7%   3 98 3.1%   17 265 6.4%   816 to \$875   11 212 5.2%   5 62 8.1%   7 72 9.7%   1 38 2.6%   1 38 2.6%   81 to \$875   11 212 5.2%   5 62 8.1%   8 72 11.1%   8 2.6%   1 38 2.6%   1 38 2.6%   81 to \$875   1 1 144 7.6%   2 38 5.3%   8 72 11.1%   8 2.6%   1 38 2.6%   1 38 2.6%   81 to \$875   1 1 144 7.6%   2 38 5.3%   8 72 11.1%   8 2.6%   1 38 2.6%   1 38 2.6%   81 to \$875   1 1 144 7.6%   2 38 5.3%   8 124 6.5%   1 38 2.6%   1 1 14 7.1%   1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$676 to \$700								1	0.0%		7	0.0%	2	10	20.0%						5.7%
78 10 \$775   4 73 55%   4 29 13.8%   5 10 50.0%   5 0.0%   9 89 10 55.0%   9 80 10 55.0%   9 8	\$701 to \$725 \$726 to \$750				7	163	4.3%				10	124	13 40/									
778 to \$5800	\$726 to \$750 \$751 to \$775				4	73	5.5%				10	134	13.4%									5.5%
282 in \$850   7 96 7.3%   7 29.7%   3 98 3.1%   17 266 6.4%   10 212 5.2%   5 62 8.1%   10 212 5.2%   5 62 8.1%   10 38 2.6%   1 38 2.6%	\$776 to \$800							4	29	13.8%				5	10	50.0%		50	0.0%			10.1%
851 to \$875   11 212 5.2% 5 62 8.1%	\$801 to \$825				_		7.00/				_	70	0.70/						0.40/	47	000	0.40/
876 to \$500 to \$252								5	62	8 1%		72	9.7%				3	98	3.1%			
285 to \$850   8 72 11.1%   8 72 11.1%   6 40 15.0%   6 10.0%   6 40 15.0%   6 10.0%   6 40 15.0%   6 10.0%   6 40 15.0%   6 10.0%   6 10.0%   6 40 15.0%   6 10.0%   6	\$876 to \$900					2.2	0.270		02	0.170							1	38	2.6%			2.6%
951 to \$375   6 40 15.0%   6 426 14.3%   64 456 15.0%   1001 to 1025   8 124 6.5%   8 124 6.5%   1005 to 1075   1076 to 1070   1076 to 1100   24 0.0%   24 0.0%   28 0.0%   1101 to 1125   28 0.0%   28 0.0%   28 0.0%   1151 to 1175   28 0.0%   1 1 4 7.1%   1 1 4 7.1%   1176 to 1200   1 1 14 7.1%   1 1 1 9.1%   1201 to 1225   1 1 1 9.1%   1 1 1 9.1%   1205 to 1225   1 1 1 9.1%   1 1 1 9.1%   1206 to 1205   3 23 13.0%   3 23 13.0%   1206 to 1205   3 23 13.0%   3 23 13.0%   1301 to 1225   3 23 13.0%   3 23 13.0%   1301 to 1325   1326 to 1325   1301 to 1425   1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$901 to \$925				11	144	7.6%	2	38	5.3%												7.1%
976 to \$1000	\$926 to \$950																					
1001 to 1025   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   8 124 6.5%   9 28 0.0%   28 0.0%   28 0.0%   151 to 1125   1025   1 1 1 4 7.1%   1 1 4 7.1%   1 1 4 7.1%   1 1 4 7.1%   1 1 4 7.1%   1 1 4 7.1%   1 1 1 9.1%	\$976 to \$1000				3	130	2.3%															
1051 to 1075 1076 to 1100 1076 to 1100 1076 to 1100 1101 to 1255 1126 to 1200 1151 to 1175 1176 to 1200 1175 to 1200 1181 to 1175 1181 to 1175 1191 to 1255 16 108 5.6% 17 11 9.1% 16 11 9.1% 17 11 9.1% 17 11 9.1% 18 11 9.1% 18 11 9.1% 18 11 9.1% 18 11 9.1% 19 10 10 10 10 10 10 10 10 10 10 10 10 10	\$1001 to 1025																					
1076 to 1100	\$1026 to 1050										8	124	6.5%							8	124	6.5%
1101 to 1125 1126 to 1150 28 0.0% 28 0.0% 28 0.0% 1151 to 1175 1176 to 1200 1 1 14 7.1% 1 1 4 7.1% 1 1 14 7.1% 1 1 14 7.1% 1 1 14 7.1% 1 1 14 7.1% 1 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1																						
1151 to 1175 1176 to 1200 1 14 7.1% 1 14 7.1% 1 14 7.1% 1 107 to 1200 1 1 14 7.1% 1 1 14 7.1% 1 1 14 7.1% 1 1 14 7.1% 1 1 14 7.1% 1 1 14 7.1% 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 1 9.1% 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$1101 to 1125														24	0.0%					24	0.0%
1176 to 1200  1 1 14 7.1%  1 14 7	\$1126 to 1150														28	0.0%					28	0.0%
1201 to 1225 1226 to 1250 6 108 5.6% 1 1 11 9.1% 6 108 5.6% 1251 to 1275 126 to 1200 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 1576 to 1500 1601 to 1625 1626 to 1650 1651 to 1675 1676 to 1600 1701 to 1725 1776 to 1800 1801 to 1825 1776 to 1800 1801 to 1825 1826 to 1850 1816 to 1875 1876 to 1900 1901 to 1825 1876 to 1900 1901 to 1926 1936 to 1975 1776 to 1800 1801 to 1825 1876 to 1900 1901 to 1926 1936 to 1975 1776 to 1800 1801 to 1825 1876 to 1900 1901 to 1926 1936 to 1975 1776 to 1800 1801 to 1825 1876 to 1900 1901 to 1926 1936 to 1975 1976 to 2000 and up														1	11	7 10/				,	11	7 10/
1226 to 1250 1250 to 1275 1276 to 1300 16 152 10.5% 3 23 13.0% 3 23 13.0% 16 152 10.5% 32 0.0% 16 184 8.7% 1301 to 1325 1326 to 1350 1351 to 1375 1376 to 1400 1401 to 1425 1426 to 1450 1451 to 1475 9 50 18.0% 9 50 18.0% 1501 to 1525 1526 to 1550 1551 to 1575 1576 to 1500 1601 to 1625 1626 to 1650 1651 to 1675 1676 to 1600 1701 to 1725 1701 to 1725 1706 to 1800 1851 to 1855 1826 to 1850 1851 to 1855 1856 to 1850 1851 to 1855 1858 to 1850 1851 to 1875 1876 to 1900 1901 to 1926 1936 to 1950 1951 to 1975 1976 to 2000 and up																						
1276 to 1300	\$1226 to 1250										6	108	5.6%									5.6%
1301 to 1326 1326 to 1350 1376 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 1575 1601 to 1625 1 24 4.2% 1 24 4.2% 1 24 4.2% 1 24 4.2% 1 1 24 4.2% 1 1 24 4.2% 1 1 24 4.2% 1 1 1 24 4.2% 1 1 1 24 4.2% 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$1251 to 1275													3								13.0%
1326 to 1350 1351 to 1375 1376 to 1400 1401 to 1425 1426 to 1450 1476 to 1475 9 50 18.0% 9 50 18.0% 9 50 18.0% 1476 to 1525 1526 to 1550 1551 to 1575 1576 to 1500 1601 to 1625 1626 to 1650 1651 to 1675 1665 to 1650 1701 to 1725 1702 to 1775 1701 to 1725 1702 to 1750 1716 to 1800 1801 to 1825 1826 to 1800 1801 to 1825 1876 to 1900 1801 to 1825 1876 to 1900 1801 to 1896 1801 to 1800											16	152	10.5%		32	0.0%	-			16	184	8.7%
1376 to 1400 1401 to 1425 1401 to 1425 1426 to 1450 1451 to 1475 1476 to 1400 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 1500 1651 to 1675 1676 to 1500 1676 to 1600 1701 to 1725 1726 to 1750 1775 to 1800 1801 to 1825 1826 to 1850 1827 to 1875 1728 to 1750 1757 to 1800 1801 to 1825 1826 to 1850 1801 to 1826 1802 to 1850 1801 to 1975 1976 to 1900 1901 to 1926 1902 to 1950 1951 to 1975 1976 to 1950 1951 to 1975 1976 to 1950	\$1326 to 1350																					
1401 to 1425 1426 to 1450 1426 1426 to 1450 1426 to 1450 14275 9 50 18.0% 9 50 18.0% 9 50 18.0% 1476 to 1400 1501 to 1525 1526 to 1550 1551 to 1575 1526 to 1500 1525 1626 to 1500 1525 1626 to 1600 1525 1626 to 1600 1525 1626 to 1600 1525 1626 to 1600 1501 to 1625 1626 to 1675 1676 to 1600 1501 to 1725 1726 to 1750 1776 to 1800 1801 to 1825 1726 to 1750 1756 to 1800 1801 to 1825 1826 to 1850 1850 1850 1851 to 1875 1896 to 1900 1901 to 1926 1926 to 1950 1951 to 1975 1976 to 1900 1951 to 1975 1976 to 2000 2000 and up	\$1351 to 1375																					
1426 to 1450 1451 to 1475 1451 to 1475 1451 to 1475 1501 to 1525 1526 to 1550 1551 to 1575 1576 to 1500 1601 to 1625 162 to 1660 1651 to 1675 1662 to 1660 17701 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 1902 to 1950 1901 to 1900 1901 to 1926 1902 to 1950 1901 to 1975 1976 to 2000 1901 to 1975 1976 to 2000 2000 and up	\$1376 to 1400																					
1451 to 1475 1476 to 1400 1476 to 1400 1501 to 1525 1526 to 1550 1551 to 1575 1576 to 1500 1601 to 1625 1626 to 1650 1651 to 1675 1656 to 1650 1701 to 1725 1776 to 1800 1801 to 1825 1826 to 1850 1815 to 1875 1826 to 1850 1851 to 1875 1851 to 1875 1851 to 1875 1851 to 1875 1851 to 1900 1951 to 1975 1956 to 2000 2000 and up																						
1501 to 1525 1526 to 1550 1551 to 1575 1576 to 1500 1601 to 1625 1626 to 1650 1626 to 1650 1651 to 1675 1676 to 1800 1701 to 1725 1726 to 1750 1751 to 1775 176 to 1800 1851 to 1875 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	\$1451 to 1475													9	50	18.0%				9	50	18.0%
1526 to 1550 1576 to 1575 1576 to 1570 1576 to 1500 1601 to 1625 1626 to 1650 1651 to 1675 1676 to 1600 1770 to 1725 1726 to 1750 1776 to 1800 1801 to 1825 1826 to 1850 1851 to 1875 1876 to 1890 1891 to 1892 1896 to 1950 1990 to 1992 1990 to 1992 1926 to 1950 1976 to 1975 1976 to 1975 1976 to 1975 1976 to 1900 1991 to 1926 1926 to 1950 1976 to 2000 2000 and up	\$1476 to 1400																					
1551 to 1575 1576 to 1500 1501 to 1625 1626 to 1650 1651 to 1675 16676 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 1976 to 2000 2000 and up																						
1576 to 1500 1601 to 1625 1626 to 1650 1626 to 1650 1651 to 1675 1676 to 1600 17701 to 1725 1726 to 1750 1776 to 1800 1801 to 1825 1826 to 1850 1851 to 1875 1826 to 1850 1851 to 1875 1876 to 1900 1901 to 1926 1926 to 1950 19576 to 2000 2000 and up	\$1526 to 1550 \$1551 to 1575																					
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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																						
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1976 to 2000 2000 2000 and up	\$1926 to 1950																					
2000 and up	\$1951 to 1975																					
																	-			-		
UTALO   01 1007 0.176  41 020 0.076  130 11.08 11.2%  23 230 9.7%  4 180 2.2%  279 3795 7.4%	TOTALS				81	1587	5.1%	41	628	6.5%	130	1158	11.2%	23	236	9.7%	4	186	2.2%	279	3795	7.4%

# Vacancy Rates During the Current Quarter Colorado Springs - Southeast

	ſ						ı						ı			1			ı		
							Two	Bedro	om	T	wo Bed	room									
	Ef	ficienci	es	On	e Bedro	om	One	Bathro	oom	T۱	wo Bath	room	Thr	ee Bedi	oom		Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	acar/	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	0.0%														1	0.0%
\$351 to \$375 \$376 to \$400		2	0.0%	31	146	21.2%													31	148	
\$401 to \$425				90	509	17.7%		1	0.0%										90	510	
\$426 to \$450				5	33	15.2%	-00		00.00/										5	33	
\$451 to \$475 \$476 to \$500							33 27	144	22.9% 18.1%										33 27	144 149	
\$501 to \$525							5	101	5.0%										5	101	5.0%
\$526 to \$550								1	0.0%										_	1	0.0%
\$551 to \$575 \$576 to \$600							2	21	9.5%				1 5	1 12	100.0% 41.7%				3 5	22 12	13.6% 41.7%
\$601 to \$625	21	92	22.8%				1	12	8.3%				14	42	33.3%				36	146	
\$626 to \$650							5	17	29.4%										5	17	29.4%
\$651 to \$675							2	35	5.7%	4	20	14 20/	11	29	37.9%				13 4	64	
\$676 to \$700 \$701 to \$725				15	72	20.8%		29	0.0%	4	28	14.3%		10 10	0.0%				15	38 111	
\$726 to \$750								_5						.0							
\$751 to \$775																11		19.6%	11		19.6%
\$776 to \$800 \$801 to \$825	<b>-</b>						<del>                                     </del>			-			1	2	50.0%	1	27	3.7%	1	27 2	3.7% 50.0%
\$826 to \$850														5	0.0%					5	
\$851 to \$875																					
\$876 to \$900 \$901 to \$925										15	60	25.0%		25	0.0%				15	85	17.6%
\$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																					
\$1250 to 1230 \$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325 \$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
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\$1426 to 1450 \$1451 to 1475																					
\$1476 to 1400										L											
\$1501 to 1525		-						-			-						-				
\$1526 to 1550 \$1551 to 1575																					
\$1576 to 1575										L			L						L		
\$1601 to 1625																					
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\$1651 to 1675 \$1676 to 1600																					
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\$1826 to 1850																					
\$1851 to 1875 \$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000 \$2000 and up																					
TOTALS	21	94	22.3%	141	761	18.5%	75	510	14.7%	19	88	21.6%	32	136	23.5%	12	83	14.5%	300	1672	17.9%

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

							Two	. Bedro	om.	Tv	vo Ber	Iroom									
	Efficiencies		One Bedroom		Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Tota		ı		
Dont Lovel													•			\/aaant			\/acont		Doroont
Rent Level \$000 to \$225	vacani	Total	Percent	Vacant	Total	Percent	Vacant	TOTAL	reiceni	aca	TOLAI	Percen	Vacant	TOTAL	Percent	vacani	Total	Percent	vacani	Total	Percent
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325 \$326 to \$350																					
\$351 to \$375																					
\$376 to \$400					45	0.0%														45	0.0%
\$401 to \$425																					
\$426 to \$450 \$451 to \$475																					
\$476 to \$500										1	32	3.1%							1	32	3.1%
\$501 to \$525								21	0.0%											21	0.0%
\$526 to \$550 \$551 to \$575				9	5.4	16.7%								-	0.0%				9	59	15.3%
\$576 to \$600				9	34	10.7 /6	68	145	46.9%						0.078				68	145	46.9%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675 \$676 to \$700							14	84	16.7%				1	10	10.0%				15	94	16.0%
\$701 to \$725							14	04	10.7 /0				<u> </u>	10	10.078				13	34	10.076
\$726 to \$750																					
\$751 to \$775								2	0.0%		4	0.0%								6	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																1	1	100.0%	1	1	100.0%
\$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																					
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\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450 \$1451 to 1475																					
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\$1651 to 1675 \$1676 to 1600																					
\$1701 to 1725																					
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\$1776 to 1800 \$1801 to 1825																					
\$1801 to 1825 \$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926 \$1926 to 1950																					
\$1926 to 1950 \$1951 to 1975																					
\$1976 to 2000										<u></u>											
\$2000 and up																					
TOTALS				9	99	9.1%	82	252	32.5%	1	36	2.8%	1	15	6.7%	1	1	100.0%	94	403	23.3%

# Vacancy Rates During the Current Quarter Colorado Springs - Southwest

Rent Level   Vacant Total Percent   Vacant Total   Percent   Vacant T		
\$200 to \$225	Total	
\$226 to \$256 \$257 \$276 to \$250 \$250 \$251 to \$275 \$250.0%\$ \$276 to \$250 to \$275 \$250.0%\$ \$326 to \$257 \$1 \$5 \$20.0%\$ \$326 to \$253 \$1 \$1 \$1 \$10.00%\$ \$326 to \$253 \$1 \$1 \$10.00%\$ \$3276 to \$250 \$1 \$1 \$10.00%\$ \$33 \$221 \$1.00%\$ \$4 \$1.00 \$1	Total	Perce
\$250 to \$276 b \$300 to \$252 b \$1 5 2 0.0% \$ 1 1 10 10.0% \$ 1 10 10.0% \$ 1 10 10.0% \$ 1 10 10 10.0% \$ 1 10 10 10		
\$276 to \$300 to \$325 to \$300 to \$325 to \$320 to \$325 t		
\$201 to \$325\$	5	20.0
SSST to SA75   SS76 to SA05   1 10 10 0%   4 33 12.1%   3 42.2%   4 4 33 12.1%   4 4 33 12.1%   6 5 42.5   4 4 30 12.1%   6 6 5 42.5   6 6 6 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5		20.0
\$276 to \$400	4	75.0
\$401 to \$425\$	10	10.0
\$426 to \$450\$ \$476 to \$500\$ \$476 to \$470\$ \$4	43	
\$\frac{8476}{5500} \frac{8500}{30} \frac{0.0}{0.0} \frac{20}{20} \frac{211}{9.5\%} \frac{9.5\%}{5001} \frac{15.55}{5555} \frac{2}{2} \frac{40}{0.0} \frac{5.0}{6} \frac{1}{8} \frac{1.0}{8.0} \frac{9.5\%}{1} \frac{1.0}{1.0} \frac{1.0}{8.0} \frac{1.0}{1.0} \frac{9.5\%}{1} \frac{1.0}{1.0} \fra	221	17.6
\$501 to \$525	82	
\$\$ \$526 to \$5550\$ \$ 2 40 5.0% \$ 17 86 19.8% \$ 1 \$ \$\frac{1}{1}\$ \$1	241	8.3
\$\$ \$60   \$0.00	126	15.1
\$801 to \$825	140	
\$626 to \$650	355	13.0
S676 to S700	341	14.1
\$775 to \$775	270	20.0
\$\frac{8756}{5776} \text{ bs 8750} \\ \$\frac{5776}{5776} \text{ bs 8900} \\ \$5 \text{ 60} \text{ 8.89} \\ \$5 \text{ 50} \text{ 10} \text{ 525} \\ \$5 \text{ 50} \text{ 527} \\ \$5 \text{ 50} \text{ 527} \\ \$5 \text{ 50} \text{ 527} \\ \$5 \text{ 500} \text{ 10} \text{ 525} \\ \$5 \text{ 126} \text{ 10} \text{ 10} \text{ 10} \\ \$5 \text{ 126} \text{ 10} \text{ 10} \text{ 10} \\ \$5 \text{ 126} \text{ 10} \text{ 10} \\ \$5 \text{ 1275} \text{ 1275} \\ \$5 \text{ 126} \text{ 10} \text{ 10} \\ \$5 \text{ 1275} \text{ 10} \text{ 10} \\ \$5 \text{ 1276} \text{ 10} \text{ 10} \\ \$5 \text{ 10}	102 185	
\$751 to \$775\$ \$76 to \$800 \$778 to \$800 \$801 to \$825 \$801 to \$825 \$801 to \$825 \$7 136 5.1% 4 40 10.0% 3 72 4.2% 1 32 3.1% 8 8 522 to \$850 \$876 to \$850 \$876 to \$890 \$876 to \$890 \$15 \$876 to \$890 \$15 \$876 to \$890 \$16 \$8901 to \$825 \$876 to \$890 \$17 120 12.5% \$18 \$8901 to \$825 \$876 to \$890 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10	20	
\$801 to \$825 to \$850 \$7 136 5.1% \$8 51 15.7% 6 72 8.3% 21 \$32 3.1% 88 \$826 to \$850 \$7 136 5.1% 8 51 15.7% 6 72 8.3% 21 \$32 3.1% \$856 to \$850 \$876 to \$950 \$15 5876 to \$1000 \$10025 \$1001 to 1025 \$1126 to 1050 \$1101 to 1025 \$1126 to 1050 \$1110 to 125 \$1126 to 1150 \$1151 to 1175 \$1176 to 1200 \$125 \$1126 to 1150 \$1151 to 1175 \$1176 to 1200 \$125 \$126 to 1250 \$125 to 1255 \$126 to 1255 \$126 to 1255 \$136 to 1400 \$1300 \$1301 to 1325 \$1326 to 1350 \$1301 to 1325 \$136 to 1400 \$1300 \$1301 to 1325 \$136 to 1400 \$1300 \$1301 to 1325 \$136 to 1400 \$1350 \$	192	
\$826 to \$850	36	
\$851 to \$876 \$900 \$975 \$976 to \$900 \$975 \$976 to \$900 \$977 \$976 to \$100 \$100 to \$100 \$110 to \$10	144 259	
\$991 to \$925		
\$926 to \$950 \$951 to \$975 \$951 to \$975 \$951 to \$975 \$1000 \$100 to 1025 \$1000 to 1025 \$1006 to 1075 \$1076 to 1100 \$1 12 22 4.5% \$1176 to 1100 \$1 12 8.3% \$1	120	
\$951 to \$975 to \$1000 \$976 to \$1000 \$1001 to 1025 \$1005 to 1050 \$1051 to 1075 \$1076 to 1100 \$1 122 4.5% \$1 122 5.3% \$1 122 5.3	120 1	
\$1000 to 1025	13	
\$1026 to 1050		
\$1051 to 1075 \$1076 to 1100 \$1101 to 1125 \$1126 to 1150 \$1151 to 1175 \$1176 to 1200 \$15101 to 1225 \$1226 to 1250 \$1226 to 1250 \$1226 to 1250 \$1326 to 1300 \$13301 to 1325 \$1336 to 1350 \$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1440 to 1425 \$1440 to 1445 \$1446 to 1440 \$1501 to 1525 \$1526 to 1550 \$1526 to 1550 \$1526 to 1550 \$1551 to 1575 \$1556 to 1500 \$1501 to 1525 \$1526 to 1500 \$1501 to 1525 \$1526 to 1500 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$15576 to 1500 \$1501 to 1625 \$1526 to 1550 \$1526 to 1550 \$1526 to 1550 \$1526 to 1500 \$1501 to 1625 \$1526 to 1550	140	
\$1076 to 1100	22	2 4.5
\$1126 to 1150   \$1151 to 1175   \$1176 to 1200   \$1201 to 1225   \$1226 to 1250   \$1226 to 1250   \$1276 to 1300   \$1301 to 1325   \$1326 to 1350   \$1331 to 1325   \$1331 to 1375   \$1335 to 1375   \$1351 to 1400   \$1401 to 1425   \$1426 to 1450   \$14401 to 1425   \$1426 to 1450   \$1451 to 1475   \$1461 to 1475   \$1476 to 1400   \$1501 to 1525   \$1526 to 1550   \$1526 to 1550   \$15576 to 1500   \$1600 to 1625   \$1626 to 1650   \$1651 to 1675	20	5.0
\$1151 to 1175 \$1176 to 1200 \$1201 to 1225 \$1226 to 1250 \$1226 to 1250 \$1276 to 1300 \$1301 to 1325 \$1336 to 1350 \$1336 to 1350 \$1351 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1441 to 1425 \$1426 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1576 to 1500 \$1585 to 1575 \$1576 to 1500 \$1585 to 1655 \$1626 to 1650 \$1651 to 1675		
\$1176 to 1200 \$1201 to 1225 \$1226 to 1250 \$1226 to 1275 \$1276 to 1300 \$1301 to 1325 \$1336 to 1350 \$1336 to 1375 \$1376 to 1400 \$1401 to 1425 \$1426 to 1450 \$1446 to 1450 \$14476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1560 to 1565 \$1651 to 1675		
\$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 \$1576 to 1500 \$1576 to 1500 \$1560 to 1505 \$1576 to 1500 \$1560 to 1505 \$1565 to 1550 \$1565 to 1550 \$1565 to 1550 \$1566 to 1500 \$1560 to 1505 \$1566 to 1500 \$1560 to 1505 \$1566 to 1550		
\$1276 to 1300 \$1301 to 1325 \$1326 to 1350 \$1336 to 1375 \$1376 to 1400 \$1401 to 1425 \$1416 to 1450 \$1445 to 1450 \$1451 to 1475 \$1476 to 1400 \$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1501 to 1625 \$1626 to 1650 \$1627 to 1675	114	1.8
\$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 \$1661 to 1650 \$1661 to 1675		
\$1351 to 1375 \$1376 to 1400 \$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 \$1560 to 1505 \$1576 to 1500 \$1605 to 1505 \$1606 to 1505 \$1606 to 1505 \$1607 to 1625 \$1626 to 1650 \$1651 to 1675		
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\$1676 to 1600 \$1701 to 1725		
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\$1851 to 1875		
\$1876 to 1900 \$1901 to 1926		
\$1926 to 1950		
\$1951 to 1975		
\$1976 to 2000		
\$2000 and up	3367	11.4

# Vacancy Rates During the Current Quarter Colorado Springs - Central

							_	D 1		-			l						l		
	F#C : .						Two Bedroom			Two Bedroom											
		fficiencie			e Bedro			Bathro			wo Bat			ee Bedr			Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	aca	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				2	21	9.5%													2	21	9.5%
\$376 to \$400	1	35	2.9%	11	92	12.0%													12	127	9.4%
\$401 to \$425 \$426 to \$450	1	33 88	3.0% 10.2%	11	98 25	11.2% 0.0%													12 9	131 113	9.2% 8.0%
\$451 to \$475	3	00	10.270		3	0.0%		6	0.0%											9	
\$476 to \$500				20	88	22.7%	20	93	21.5%				4	8	50.0%				44	189	
\$501 to \$525		10	0.00/	2	14	14.3%	5	28	17.9%					4	0.00/				7	42	
\$526 to \$550 \$551 to \$575		13	0.0%	2	68 1	2.9% 0.0%	4	26	15.4%					1	0.0%				6	108 1	5.6% 0.0%
\$576 to \$600							7	192	3.6%										7	192	3.6%
\$601 to \$625							1	29	3.4%										1	29	
\$626 to \$650 \$651 to \$675				2 1	10 49	20.0%	1 7	33	3.0% 16.7%		1	0.0%		1	0.0%				3 8	44 92	
\$676 to \$700				2	56	3.6%	1	6	16.7%	1	9								4	71	5.6%
\$701 to \$725								1	0.0%	1	9	11.1%							1	10	10.0%
\$726 to \$750					40	0.0%	1	1	######		15	0.0%							1	56	1.8%
\$751 to \$775 \$776 to \$800							1	17	5.9%					28	0.0%				1	45	2.2%
\$801 to \$825								7	0.0%		1	0.0%	1	5					1	13	
\$826 to \$850				8	64	12.5%				11	142			1					19	207	
\$851 to \$875													_								
\$876 to \$900 \$901 to \$925								15	0.0%				2	3	66.7%				2	18	11.1%
\$926 to \$950										1	8	12.5%							1	8	12.5%
\$951 to \$975										12	132	9.1%		1	0.0%				12	133	9.0%
\$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														1	0.0%					1	0.0%
\$1201 to 1225																					
\$1226 to 1250 \$1251 to 1275																					
\$1276 to 1300														1	0.0%					1	0.0%
\$1301 to 1325																					
\$1326 to 1350 \$1351 to 1375																					
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\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950 \$1951 to 1975																					
\$1951 to 1975 \$1976 to 2000																					
\$2000 and up																					
TOTALS	11	169	6.5%	61	629	9.7%	48	496	9.7%	26	317	8.2%	7	50	14.0%				153	1661	9.2%