

Colorado Springs Metro Area Apartment Vacancy and Rent Study

Third Quarter 2016

Sponsored by

Apartment Association of Southern Colorado
State of Colorado Division of Housing
Apartment Realty Advisors
Pierce-Eislen

researched and authored by
Ron L. Throupe, Ph.D.
& Jennifer L Von Stroh

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Report covers the complete Multi-Family Market

Survey Sponsors

Apartment Association of Southern Colorado

2790 North Academy Blvd., Suite 227
Colorado Springs, CO 80917
Laura Russmann, Executive Director
719-264-9195: fax 719-264-9198
Laura@aacshq.org

Colorado Division of Housing

1313 Sherman Street, #518
Denver, CO 80203
Pat Coyle, Director
303-866-2033: fax 303-866-4077

Apartment Realty Advisors

1800 Larimer Street, Suite 1700
Denver, CO 80202
Ken Greene, Vice President
719-634-4113
Greene@ARAUSA.com

Pierce-Eislen

9200 East Pima Center Parkway, Suite 150
Scottsdale, AZ 85258
Ronald G. Brock, President/CEO
Phone: (480)663-6269
info@pi-ei.com

Researched and Authored by

Ron L Throupe
University of Denver
Daniels College of Business
Burns School of Real Estate & Construction Management
944 Aztec Drive
Castle Rock, CO 80108
(425) 681-6602 voice
rthroupe@du.edu

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

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Colorado Springs Vacancy & Rental Rate Executive Summary

Third Quarter 2016

VACANCY: 4.0%

- Last Quarter: 5.0 %
- This quarter 2015: 4.2 %
- This quarter 2014: 4.3 %

- One market showed an increase in vacancy rate while five market areas showed a decrease and one remained the same.

- Buildings with “2-8” units had the highest vacancy rate at 9.7%. Buildings with “350 +” units had the lowest vacancy rate of 3.7 %. Historically, larger buildings have the highest vacancy rates.

- Buildings constructed between “1960-1969” had the highest vacancies at 5.6%. Those constructed “Before 1939” had the lowest vacancy rate at 0.0 %.

RENTAL RATES

- **Median rent: \$ 1,022.63**
 - Last quarter: \$ 976.42
 - This quarter 2015: \$ 903.20
 - This quarter 2014: \$ 865.44

- **Average rent: \$ 1,025.59**
 - Last quarter: \$ 991.15
 - This quarter 2015: \$ 932.25
 - This quarter 2014: \$ 881.29

- **Rent / square foot: \$ 1.24**
 - Last quarter: \$ 1.19
 - This quarter 2015: \$ 1.13
 - This quarter 2014: \$ 1.06

- **Average Rent for Units constructed...**
 - 2010-now \$ 1,318.70
 - 2000-2009 \$ 1,228.33
 - 1990-1999 \$ 1,120.59
 - 1980-1989 \$ 966.37
 - 1970-1979 \$ 875.35
 - 1960-1969 \$ 855.12
 - 1959 prior \$ 786.41

- Rents do not include the cost of rental discounts and concessions. For the current quarter, rental discounts and concessions averaged 7.5 percent, as compared to 7.9 percent for the prior quarter.

ECONOMIC VACANCY: 12.2 %

- Last Quarter: 14.1%
- This quarter 2015: 10.4%
- This quarter 2014: 13.2%

Economic vacancy is defined as physical vacancy plus concessions and discounts as a percent of gross potential rent.

NEW UNITS ADDED

- Current Quarter: 108
- Current Year: 523

□ Total Units: 47,734

For the third quarter of 2016, there was a net absorption of 581 units for the Colorado Springs area. For third quarter of 2015, there was a net absorption of 149. For third quarter of 2014, the total absorption was 599 units. Absorption is the net change in the number of apartment units rented in the current time period (quarter/year) compared to the previous time period (quarter/year).

□ OVERALL COMMENTS

The third quarter of 2016 saw the addition of 108 units to the inventory, as compared to a total of 753 in 2015. For all of 2014 there were 716 new additions. For 2013 there were 568 additions. 2012 was the first year of significant inventory additions since 2009 (299), and the most since 2003 (1449), which represented a historic high during a prior economic cycle. After a limited number of new additions the prior two years, a somewhat lowering of the unemployment rate, continued immigration, and an increase in metro area natural population, a continued low vacancy rate this quarter was expected. Historically there is a downward movement in the vacancy rate during the second and third quarters of the year, which we saw again this year. The overall average rent for the last ten years has increased from around \$660.00 in 2002 to \$1,025.59 this quarter.

The Colorado Springs Area Apartment Vacancy and Rent Survey reports median and average rates, and, as a result, there are often differences in rental rates and vacancy rates by apartment type, size, location, and age of building/complex. All information is based on data received for the month of September, except for resident turnover and rental losses, which is for August.

This survey is conducted via online submissions. It includes only those units with a certificate of occupancy. This quarter's Survey includes information on 21,247 apartment units. The Survey is possible because of the excellent participation and help of professionals in the apartment industry and the consistent support of the Survey sponsors. Comments on the Survey are welcome at VonStrohHousingSurvey@gmail.com

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 10th of February for the first quarter, 10th of June for the second quarter, 10th of September of the third quarter and the 10th 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 Jennifer L. Von Stroh.

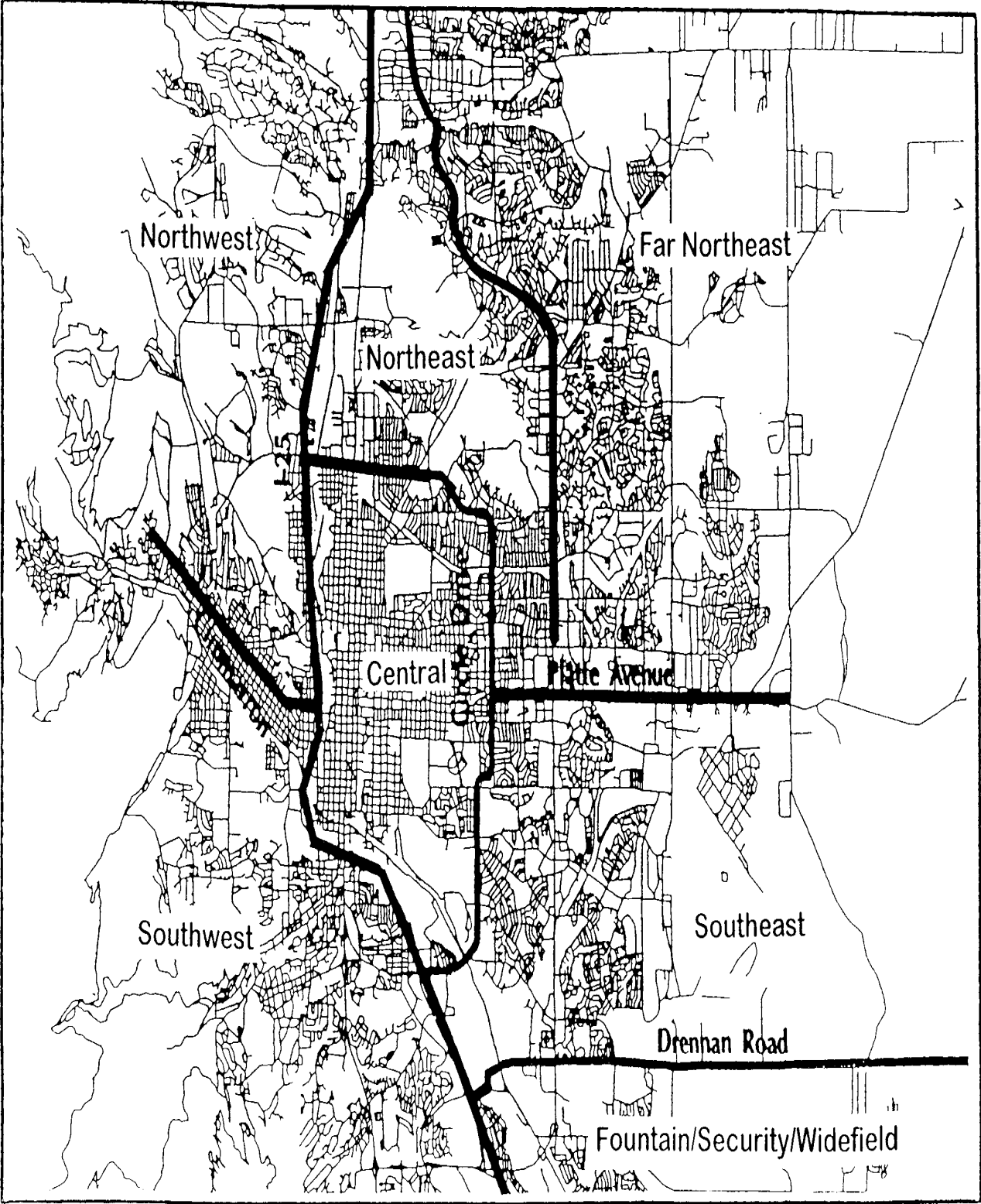
Since 1995 the Division of Housing of the State of Colorado has funded the Colorado Multi-Family Housing Vacancy and Rental Survey for various Colorado communities. These surveys cover the first and third quarters. A public/private partnership has committed to sponsor the Colorado Springs Metropolitan 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. Ron L. Throupe of The University of Denver and Jennifer L. Von Stroh of Colorado Economic and Management Associates.

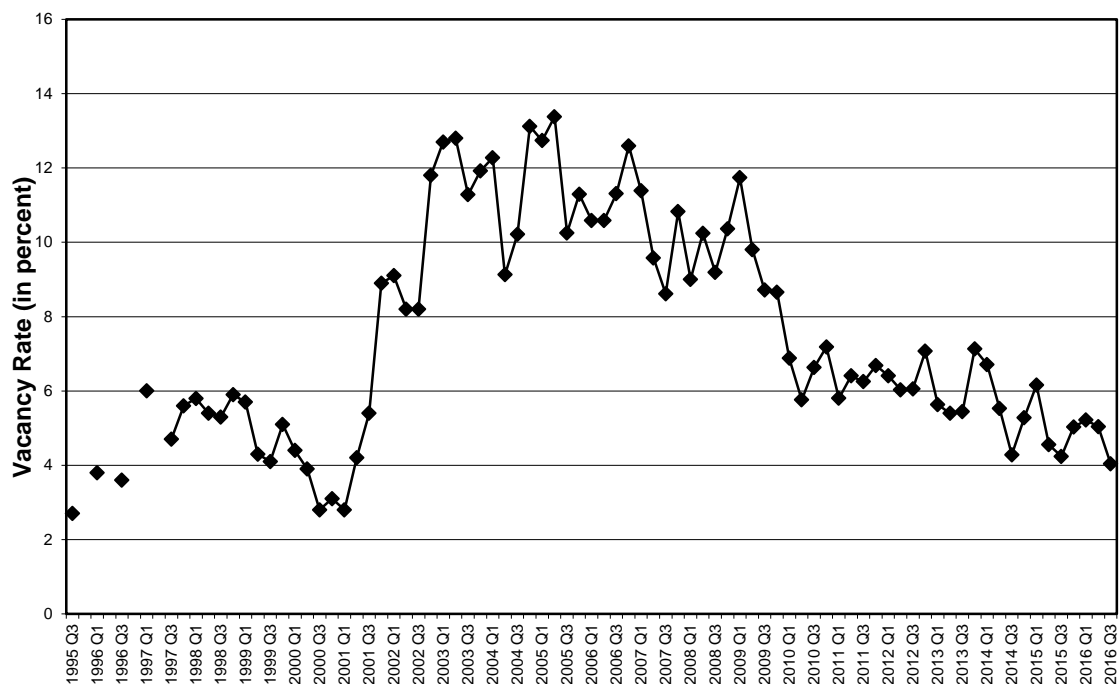
The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the other multi-family housing surveys that are conducted for the remainder of the state. The goal is to have multi-family rental market data that is comparable 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 Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com, or write to her at 2581 Wynterbrook Drive, Highlands Ranch, Colorado, 80126.

Sub-Market Boundaries for Colorado Springs



Vacancy by Quarter



Year and Quarter



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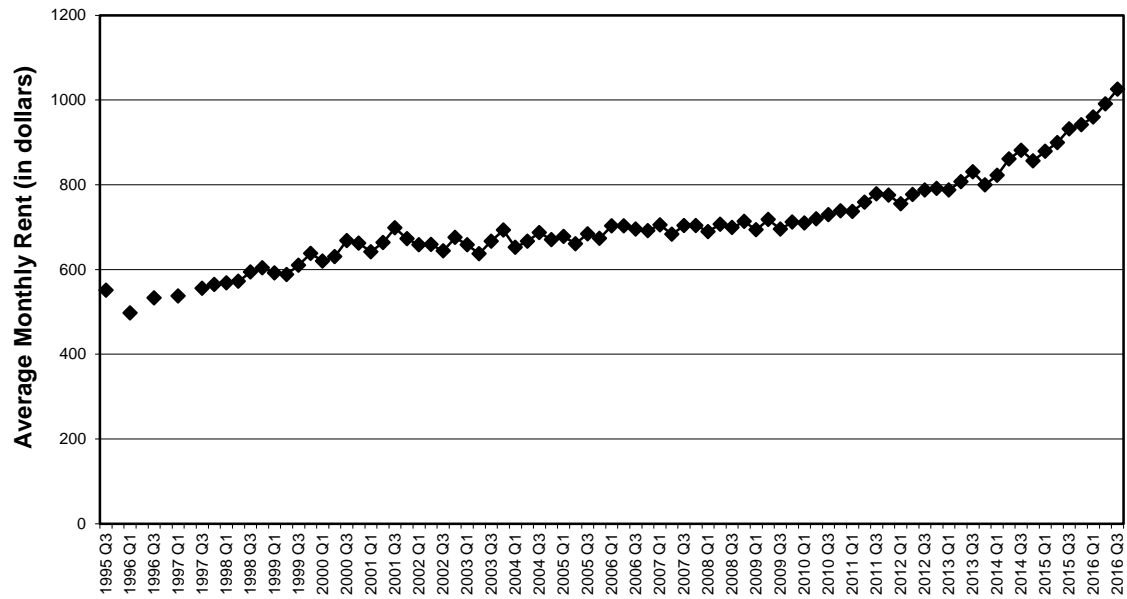
Doug Andrews	Spencer Bradley	Robert Bratley	Manny Cereceres
Jeff Hawks	Andy Hellman	Terrance Hunt	Justin Hunt
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Average Rent by Quarter



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Including the ten counties of:

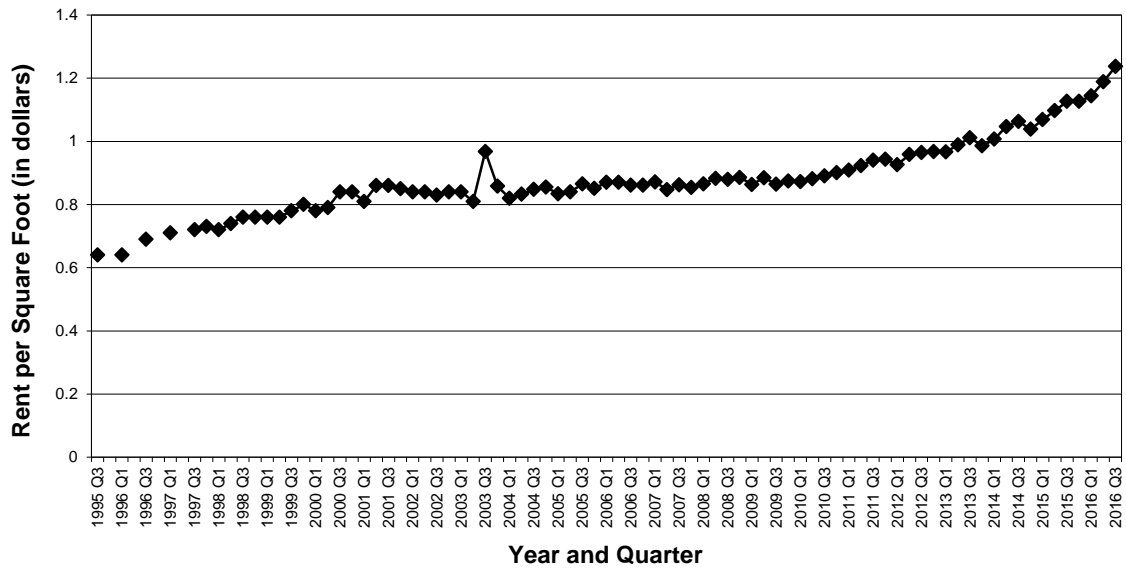
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Rent per Square Foot



COLORADO
 Department of Local Affairs
 Division of Housing

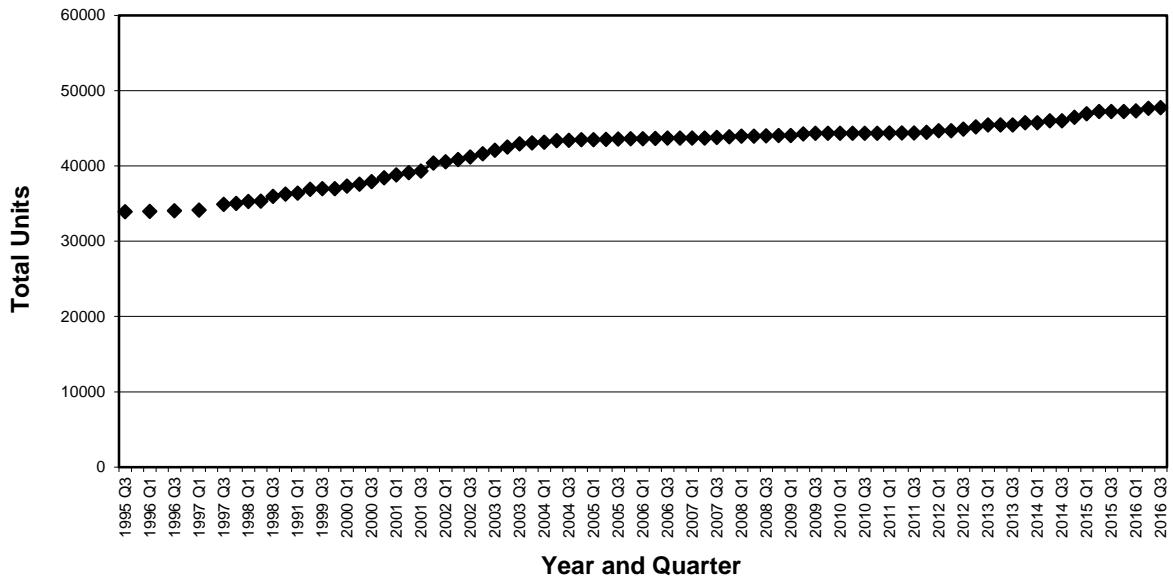
The Division of Housing provides financial and technical support to organizations throughout the state that are committed to serving Colorado's most vulnerable citizens. We offer funding opportunities for rehabilitation and new construction of housing to public housing authorities, local governments, and private developers. We support, license, and regulate the factory-built construction industry, including the provision of building department services where none exist, and the adoption and enforcement of building codes for factory-built structures. In concert with local housing authorities and non-profit service organizations, we provide rental subsidies and down-payment assistance to bridge the gap between household income and the cost of living. We create a safety net for those most at-risk, with foreclosure prevention initiatives and funding for senior and special needs housing. Our mission is to ensure that all Coloradans have access to safe, affordable housing.



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Total Apartment Units



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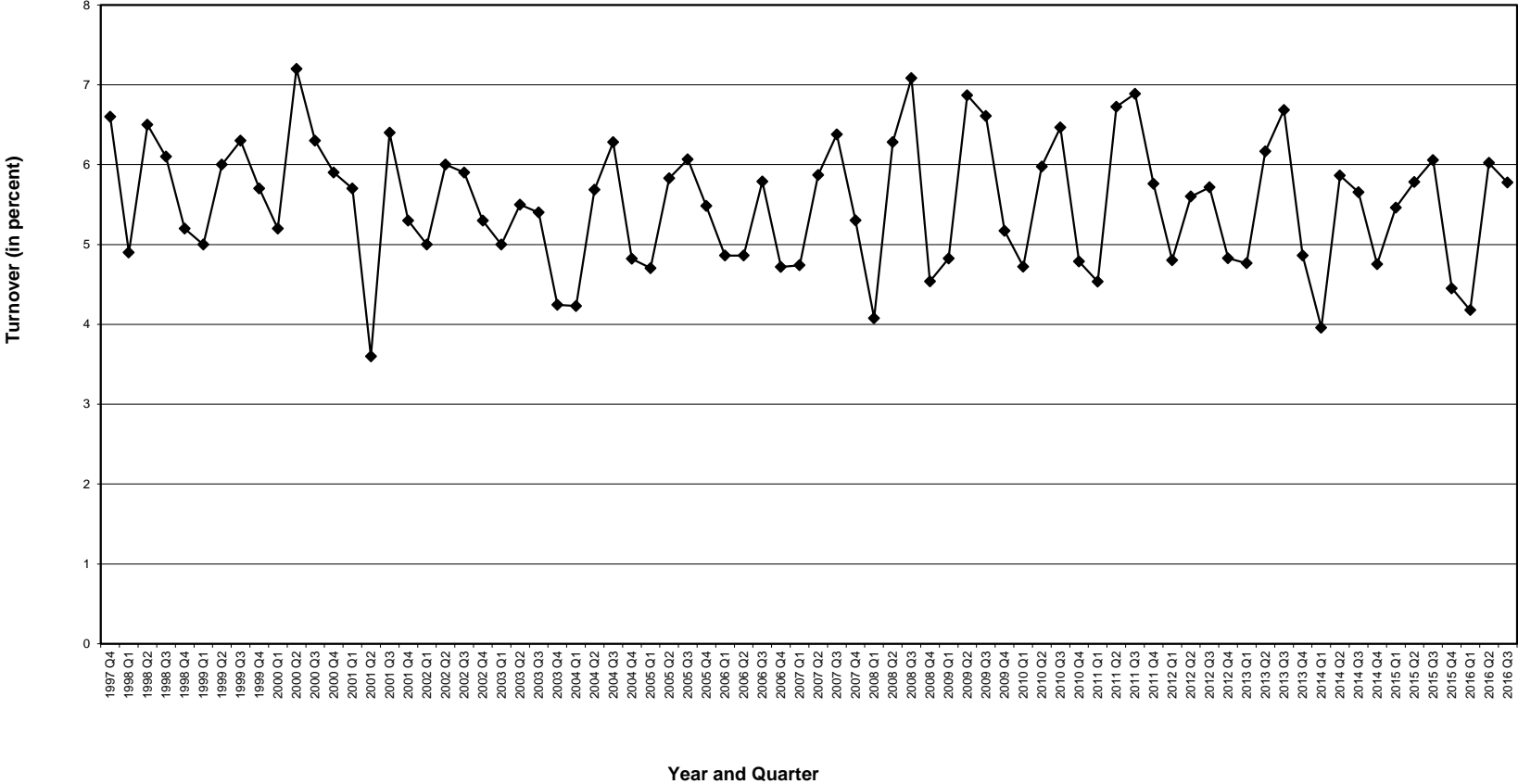
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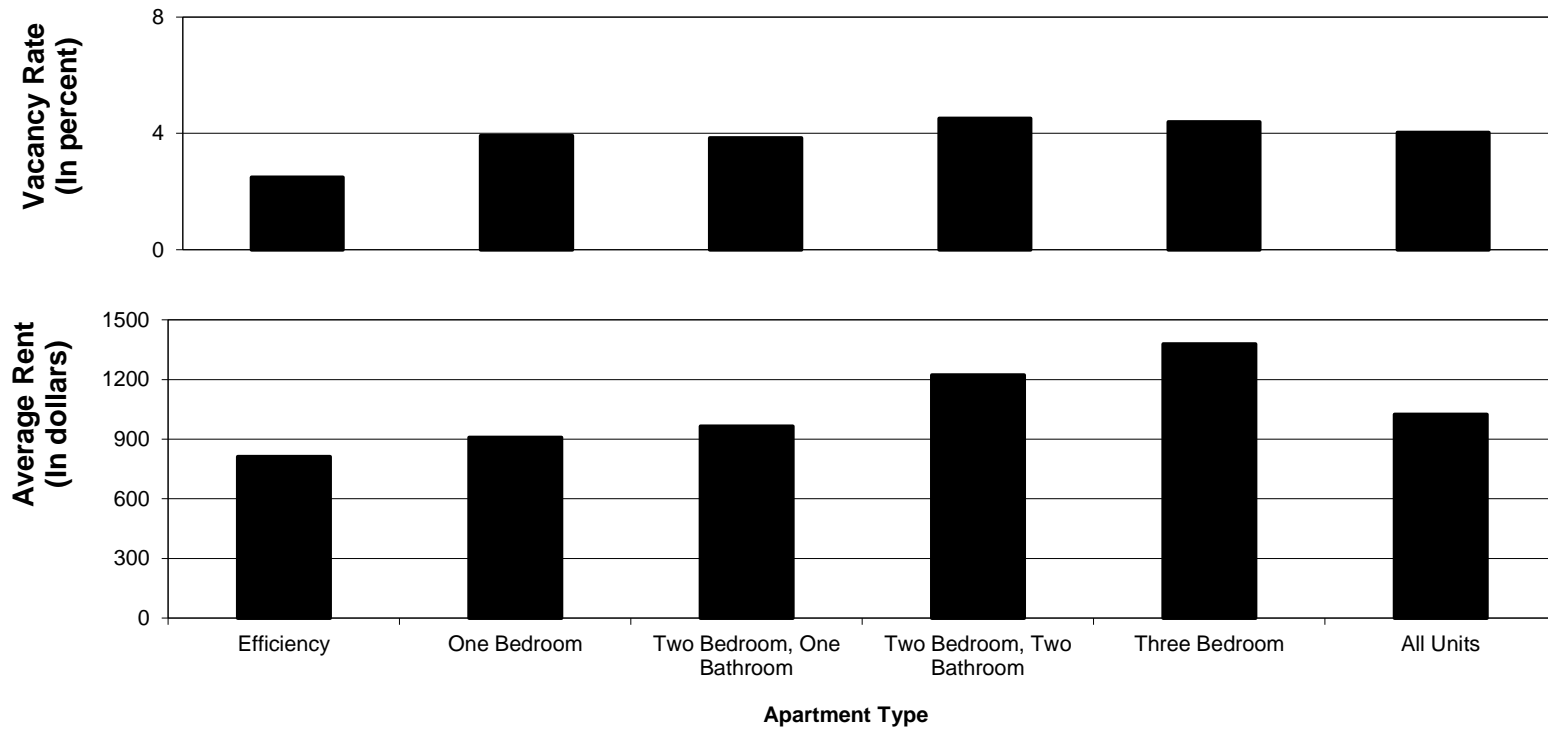
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Resident Turnover per Month



Comparisons by Apartment Type



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	2006	2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th				
Colorado Springs																																									
Vacancy for Quarter	12.6	11.4	9.6	8.6	10.8	9.0	10.2	9.2	10.4	11.7	9.8	8.7	8.7	6.9	5.8	6.6	7.2	5.8	6.4	6.2	6.7	6.4	6.0	6.1	7.1	5.6	5.4	5.4	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	5.0	5.2	5.0	4.0	
Four Quarter Average	11.2	11.4	11.2	10.5	10.1	9.5	9.7	9.8	9.7	10.4	10.3	10.2	9.7	8.5	7.5	7.0	6.6	6.3	6.5	6.4	6.3	6.4	6.3	6.4	6.2	6.0	5.9	5.9	6.2	6.2	5.9	5.5	5.3	5.1	5.1	5.0	4.8	4.9	4.8		
Change from a Year Ago	1.3	0.8	-0.7	-2.7	-1.8	-2.4	0.7	0.6	-0.5	2.7	-0.4	-0.5	-1.7	-4.9	-4.0	-2.1	-1.5	-1.1	0.6	-0.4	-0.5	0.6	-0.4	-0.2	0.4	-0.8	-0.6	-0.6	0.1	1.1	0.1	-1.2	-1.8	-0.5	-1.0	0.0	-0.2	-0.9	0.5	-0.2	
Market Areas																																									
Northwest	13.9	10.2	10.8	9.3	11.1	8.3	8.0	10.0	9.7	10.9	9.7	6.5	5.6	5.1	6.0	4.3	6.3	3.6	5.8	5.6	6.8	5.1	4.4	5.9	4.2	3.7	4.6	5.4	5.1	13.7	11.7	6.7	5.6	6.0	5.2	5.7	5.5	5.7	5.1	5.1	
Northeast	8.3	9.7	7.5	7.2	7.9	7.5	8.8	7.5	9.1	9.5	7.8	5.7	8.0	7.1	5.8	5.5	6.0	6.5	5.4	4.6	5.3	5.4	6.7	4.4	5.6	5.6	4.0	4.1	5.2	4.8	4.7	4.4	3.9	4.3	3.8	4.2	3.6	3.4	4.3	4.2	
Far - Northeast	10.5	9.7	6.1	5.7	7.3	6.2	7.4	6.4	8.8	10.8	7.7	7.8	6.9	4.5	4.7	6.0	6.9	5.5	7.5	7.1	6.5	6.1	4.8	8.2	6.6	6.5	5.5	7.0	13.0	7.9	5.6	3.4	6.0	8.1	4.9	3.9	8.0	7.2	5.7	3.7	
Southeast	18.4	14.5	9.9	11.2	16.9	15.8	17.9	14.4	18.4	18.6	17.8	20.5	14.6	9.8	6.7	8.8	9.9	7.0	9.0	8.0	9.6	10.5	8.8	8.0	10.1	7.3	8.0	6.2	6.9	6.2	4.5	5.1	6.1	6.4	5.2	5.0	4.1	4.5	4.8	3.8	
Security/Widefield/Fountain	26.4	24.3	20.9	22.1	24.9	23.0	23.3	24.4	24.9	28.8	16.2	16.9	19.2	14.2	11.7	18.4	19.3	16.2	15.0	10.7	10.7	5.3	3.6	4.7	2.6	5.9	5.9	10.1	5.3	3.9	7.3	3.3	4.4	5.1	1.1	2.8	1.9	3.5	4.4	4.9	
Southwest	14.4	12.4	11.9	7.2	11.6	9.1	11.4	9.4	8.0	10.0	6.8	5.3	6.6	5.1	3.7	6.2	5.4	3.3	4.8	5.6	5.4	6.2	5.1	4.8	4.7	4.5	4.4	3.8	4.8	4.7	3.1	2.8	4.6	5.6	4.4	2.8	3.2	4.2	4.0	3.9	
Central	9.5	9.2	10.2	10.9	10.1	8.6	9.2	7.7	8.5	10.2	13.3	14.6	9.2	9.4	7.7	5.8	6.8	6.3	4.3	6.2	7.1	5.8	8.0	4.7	6.5	4.7	5.6	5.3	5.6	5.3	6.8	5.9	6.4	6.0	5.0	6.3	4.2	6.3	7.8	4.1	

Vacancies by Size of Building

(In Percent)

Year	2006	2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th				
Colorado Springs																																									
Metro Area	12.6	11.4	9.6	8.6	10.8	9.0	10.2	9.2	10.4	11.7	9.8	8.7	8.7	6.9	5.8	6.6	7.2	5.8	6.4	6.2	6.7	6.4	6.0	6.1	7.1	5.6	5.4	5.4	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	5.0	5.2	5.0	4.0	
Building Size (Number of Units)																																									
2 to 8	11.5	11.3	6.0	0.0	6.8	10.3	4.5	1.6	8.9	11.3	6.7	9.4	9.7	13.0	21.2	7.7	9.6	0.0	9.3	2.8	0.0	7.1	0.0	4.2	0.0	0.0	3.6	0.0	28.6	7.4	11.1	10.3	3.8	3.7	4.5	0.0	5.6	0.0	0.0	9.7	
9 to 50	14.4	17.0	13.5	11.8	13.3	11.1	13.3	11.9	9.7	11.4	17.5	16.8	13.8	7.3	9.3	10.4	7.9	6.6	2.6	6.7	6.8	5.6	4.9	5.9	5.5	3.8	4.4	6.3	2.7	3.8	5.8	5.6	6.6	4.5	5.1	7.6	5.4	6.3	10.8	4.8	
51 to 99	9.2	10.9	9.8	7.9	9.7	8.7	13.6	7.3	10.6	12.7	8.7	7.6	6.6	7.2	5.7	6.1	3.9	6.1	5.9	6.4	5.3	5.0	6.1	5.0	4.5	4.3	5.0	4.1	4.0	5.4	8.0	6.5	5.3	4.1	4.0	4.0	4.1	5.0	5.0	4.2	
100 to 199	15.9	14.5	14.0	14.2	13.8	10.6	12.6	12.6	12.3	14.9	13.4	12.1	10.8	9.0	8.4	8.1	9.5	7.7	7.4	6.6	7.9	5.2	5.3	5.4	5.5	4.3	4.5	5.0	4.9	4.5	3.3	3.0	6.6	6.6	3.7	4.5	3.6	3.6	4.5	4.3	
200 to 349	11.0	9.5	8.0	6.5	9.9	8.1	8.4	7.8	9.1	10.4	8.2	7.3	8.1	6.2	4.6	6.1	7.2	5.1	6.6	6.4	6.7	6.9	6.5	6.7	8.3	5.1	5.3	5.3	8.5	8.0	5.7	4.1	4.8	7.0	5.0	4.0	5.3	5.8	4.9	4.0	
350 and up	14.3	13.1	6.8	6.8	8.4	9.5	10.2	11.5	14.1	12.3	8.5	4.9	6.7	5.7	5.2	5.0	6.1	5.9	5.7	4.6	5.7	7.8	5.7	5.3	6.6	10.5	6.7	7.0	6.6	5.0	5.1	5.5	5.7	3.7	3.6	4.9	5.3	3.9	5.3	3.7	

Prior to third quarter 2003, 200 to 349 was for 200 and up.

Vacancies by Age of Building

(In Percent)

Year	2006					2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th								
Colorado Springs Metro Average	12.6	11.4	9.6	8.6	10.8	9.0	10.2	9.2	10.4	11.7	9.8	8.7	8.7	6.9	5.8	6.6	7.2	5.8	6.4	6.2	6.7	6.4	6.0	6.1	7.1	5.6	5.4	5.4	7.1	6.7	5.5	4.3	5.3	6.2	4.6	4.2	5.0	5.2	5.0	4.0					
Year Built																																													
To 1939	15.9	14.9	6.3	8.9	11.0	12.9	9.2	10.0	12.7	11.9	12.7	14.5	11.0	13.2	8.6	4.6	3.3	2.0	3.9	2.6	2.7	2.6	1.3	1.3	2.0	7.6	3.4	4.1	7.6	2.6	2.5	1.9	2.4	1.3	2.5	2.5	1.3	0.0	0.0						
1940-49	8.2					13.7																																							
1950-59	11.8	6.3	27.4	27.1	28.0	22.5	22.1	25.5	23.9	23.7	27.5	23.3	23.5	21.9	19.5	25.1	23.5	20.8	17.9	18.2	21.3	7.4	7.7	6.1	5.0	4.2	12.5	0.0	3.5	1.3	12.5	0.0	3.8	6.2	0.0	1.7				3.4					
1960-69	15.4	14.8	11.5	9.8	9.8	7.8	13.9	8.1	10.3	12.1	10.0	12.8	9.9	8.2	8.5	7.8	10.2	5.6	10.2	9.4	5.4	3.9	7.0	4.8	5.7	3.6	4.6	5.8	4.5	4.7	6.2	4.6	5.7	5.0	5.2	4.8	4.2	5.1	6.6	5.6					
1970-79	16.8	13.5	11.1	12.0	14.4	12.2	11.8	12.6	14.1	16.3	14.4	13.1	14.7	9.2	6.2	8.4	9.6	8.3	5.3	5.1	7.0	7.3	5.9	5.3	4.3	5.0	4.2	3.2	4.7	3.6	4.7	4.2	5.4	5.5	3.4	3.5	4.0	4.0	4.5	4.1					
1980-89	9.4	10.1	8.8	6.5	9.1	7.6	9.6	7.8	8.2	9.7	7.0	5.2	6.1	5.6	4.8	5.5	5.8	4.9	4.8	4.7	6.1	7.2	5.9	5.1	6.2	6.1	6.5	5.8	5.8	4.6	3.9	4.4	4.2	4.9	3.9	4.5	3.7	4.1	4.8	4.0					
1990-99	10.1	7.4	6.4	4.9	6.7	5.3	5.1	6.3	6.0	9.7	7.7	4.4	6.7	3.2	3.8	3.1	4.0	2.8	4.7	5.2	4.5	4.3	5.5	7.0	6.9	4.8	4.4	5.1	7.6	6.5	3.3	3.3	6.3	5.1	3.5	3.8	4.4	5.1	4.1	4.2					
2000-09	8.7	6.8	5.2	7.2	8.1	7.2	7.1	7.6	9.4	8.6	6.3	5.5	5.7	7.6	5.5	5.3	6.3	5.6	7.5	6.1	7.1	6.1	7.4	15.0	16.3	7.5	5.2	5.5	16.4	18.3	11.8	4.5	6.5	6.8	6.5	4.0	4.0	3.9	3.2	2.8					
2010 and up																																													

Average Rent by Market Area

(In Dollars)

Year	2008	2009				2010				2011				2012				2013				2014				2015				2016			
Market Area	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th				
Colorado Springs Metro Area	713.28	693.46	717.65	695.40	711.66	710.07	719.22	729.47	738.15	737.00	759.01	778.35	775.44	754.77	776.85	787.22	790.95	787.74	807.21	830.27	799.67	822.14	861.04	881.29	856.40	878.86	899.22	932.25	941.91	959.74	991.15	1025.59	
Northwest	752.50	732.22	712.69	709.82	784.99	771.60	765.40	798.96	800.86	839.62	832.05	849.38	819.88	785.71	851.89	882.03	841.42	927.05	872.35	910.53	850.15	903.13	985.99	985.03	931.61	949.37	950.63	1016.68	1081.20	1069.04	1080.75	1136.10	
Northeast	636.55	663.01	719.03	712.84	713.64	703.54	703.97	749.80	722.50	721.48	727.29	741.66	742.51	745.16	755.77	750.79	721.27	731.68	753.35	789.03	760.36	768.79	761.98	837.85	850.61	870.68	875.47	867.30	856.54	889.37	969.62	997.59	
Far Northeast	925.43	811.29	849.00	801.54	836.58	811.14	840.25	838.51	824.89	832.69	848.54	909.82	900.42	846.38	886.24	851.46	880.01	860.25	901.68	923.43	917.13	948.18	968.95	957.50	956.36	981.01	967.28	1025.42	1039.88	1064.78	1093.76	1116.14	
Southeast	549.12	552.78	587.76	552.19	610.19	598.86	613.56	605.25	628.56	598.42	673.09	692.55	708.98	644.93	638.52	718.69	704.11	701.41	717.84	729.44	727.47	747.05	742.79	767.72	735.48	762.35	787.09	825.37	788.90	828.24	855.18	893.16	
Security/Widefield/Fountain	616.85	604.34	619.89	614.99	607.60	603.58	615.66	596.85	597.08	568.86	577.16	613.55	615.80	615.70	622.78	594.95	598.33	601.93	664.39	632.32	626.31	627.35	835.08	837.15	794.72	811.73	851.97	903.77	915.96	917.81	947.97	957.74	
Southwest	731.27	727.99	731.42	717.81	715.19	715.24	733.66	730.95	749.81	765.09	781.39	790.78	797.89	796.14	783.78	795.31	808.39	802.43	821.51	815.61	805.78	809.93	852.96	897.81	878.91	888.14	900.58	921.33	922.82	955.90	969.80	1017.30	
Central	577.32	583.40	577.04	513.38	565.54	649.88	659.79	662.77	712.13	719.37	720.73	718.82	699.29	706.81	738.18	746.70	718.40	746.15	777.86	837.20	745.91	757.55	847.58	863.89	800.64	802.57	882.26	885.76	954.03	899.55	929.79	984.90	

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)

Year	2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th			
Colorado Springs Metro Area	713.28	693.46	717.65	695.40	711.66	710.07	719.22	729.47	738.15	737.00	759.01	778.35	775.44	754.77	776.85	787.22	790.95	787.74	807.21	830.27	799.67	822.14	861.04	881.29	856.40	878.86	899.22	932.25	941.91	959.74	991.15	1025.59				
Building Size																																				
2 to 8	681.40	575.17	591.25	562.51	563.65	582.28	562.37	606.97	610.63	650.06	598.56	595.31	1182.81	1084.81	576.53	1226.67	761.72	1118.91	664.93	660.02	775.50	676.52	749.89	626.66	691.04	712.89	756.91	794.64	790.28	875.00	1047.16	741.44				
9 to 50	525.22	525.12	501.11	486.23	511.32	525.28	524.32	537.37	558.69	540.31	578.46	585.39	593.77	590.21	600.82	601.05	610.37	615.77	621.29	651.18	619.61	610.46	731.44	738.86	642.91	657.37	732.18	722.44	735.66	815.08	767.71	805.87				
51 to 99	584.97	595.74	630.57	624.89	630.48	609.03	615.03	643.83	646.45	632.76	625.54	635.18	636.23	629.70	647.74	668.15	687.33	673.77	725.94	704.71	693.29	706.50	765.52	790.42	747.29	722.92	854.11	855.27	861.28	832.99	877.04	888.28				
100 to 199	634.52	650.17	637.27	621.30	634.40	623.75	637.59	670.73	675.15	682.98	680.29	728.82	745.81	732.92	712.79	732.86	730.88	757.32	782.18	848.88	759.90	785.97	869.12	876.47	798.98	849.41	820.10	880.79	922.72	919.80	932.15	938.51				
200 to 349	810.07	747.68	794.72	772.27	793.94	803.44	809.61	798.93	795.57	802.63	830.37	848.09	836.20	818.60	852.02	847.86	835.41	826.45	838.67	856.60	844.20	869.40	885.33	912.27	908.80	923.03	938.92	971.20	980.90	996.78	1031.43	1074.88				
350 and up	568.62	659.29	595.39	562.56	588.15	609.62	616.74	654.10	691.05	666.88	679.06	660.00	707.61	664.11	706.54	742.75	807.79	776.56	771.29	784.57	771.25	792.15	782.14	767.44	788.92	848.66	847.15	857.54	837.88	900.35	944.42	968.03				

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	2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th			
Colorado Springs Metro Area	713.28	693.46	717.65	695.40	711.66	710.07	719.22	729.47	738.15	737.00	759.01	778.35	775.44	754.77	776.85	787.22	790.95	787.74	807.21	830.27	799.67	822.14	861.04	881.29	856.40	878.86	899.22	932.25	941.91	959.74	991.15	1025.59				
Building Age																																				
To 1959	592.69	582.50	578.40	583.00	581.05	534.12	552.49	558.81	572.40	528.87	534.02	577.85	574.90	551.20	578.66	575.79	584.94	597.71	644.42	567.44	622.76	601.98	718.01	681.90	670.94	680.51	753.88	781.88	847.16	754.22	775.28	786.41				
1960-69	537.74	535.28	552.55	512.88	546.33	530.12	529.03	561.11	553.22	593.25	554.61	570.98	585.35	617.75	631.02	636.43	648.32	665.57	676.95	668.45	664.93	685.36	699.21	716.01	694.09	725.32	781.45	819.29	787.12	792.45	794.55	855.12				
1970-79	538.39	537.64	560.15	577.98	547.67	559.21	571.29	582.73	573.74	569.13	620.55	641.70	652.56	648.25	654.67	616.97	612.89	635.89	670.18	682.85	659.48	662.81	668.64	690.77	699.38	717.50	731.05	759.20	784.77	812.30	845.29	875.35				
1980-89	705.01	698.69	698.50	672.78	690.72	685.76	691.92	690.60	710.83	699.45	720.18	732.11	747.88	723.72	735.31	763.22	756.06	739.59	750.31	777.65	770.82	793.18	831.04	849.37	813.32	836.77	841.39	861.76	870.20	904.21	938.13	966.37				
1990-99	905.28	868.04	903.61	893.90	909.45	929.00	949.33	938.97	919.74	928.75	952.71	978.66	949.36	972.21	953.71	972.32	961.98	986.14	977.54	983.62	946.65	932.33	1035.98	1030.96	1003.46	1033.08	1089.88	1070.30	1080.81	1086.25	1089.01	1120.59				
2000-09	1077.08	965.03	1016.54	991.97	1004.90	1031.80	1040.14	1011.98	1025.63	1060.87	1065.78	1071.43	1045.46	1042.80	1103.84	1115.17	1088.17	1082.33	1112.27	1131.65	1092.82	1097.88	1115.02	1134.90	1130.50	1094.37	1080.90	1128.78	1127.21	1105.83	1183.90	1228.33				
2010 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 Apartment Type

(In Dollars)

Market Area	2008	2009				2010				2011				2012				2013				2014				2015				2016			
	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Colorado Springs Metro Area	713.28	693.46	717.65	695.40	711.66	710.07	719.22	729.47	738.15	737.00	759.01	778.35	775.44	754.77	776.85	787.22	790.95	787.74	807.21	830.27	799.67	822.14	861.04	881.29	856.40	878.86	899.22	932.25	941.91	959.74	991.15	1025.59	
Apartment Type																																	
Efficiency	503.23	507.95	528.83	513.73	515.21	508.24	526.37	513.73	551.12	542.07	568.05	569.62	568.40	537.84	557.91	625.53	600.71	582.38	596.41	616.26	621.92	644.92	663.77	702.99	682.40	655.17	719.22	726.92	739.46	744.01	784.78	812.60	
One bedroom	592.19	596.41	620.76	607.20	624.52	626.22	623.58	638.18	648.01	654.80	668.16	688.58	680.19	659.01	683.45	681.91	695.43	684.01	709.93	730.08	700.39	711.55	750.82	770.71	745.37	770.77	786.48	816.49	832.57	846.98	880.25	908.48	
Two bed, one bath	630.01	641.02	643.42	648.64	633.27	640.99	645.41	656.98	658.01	655.84	675.13	692.14	697.79	708.25	714.88	714.58	726.13	725.87	759.32	775.11	748.07	759.23	797.33	810.65	794.97	823.18	850.14	886.21	878.34	902.09	920.76	965.93	
Two bed, two bath	916.28	878.88	933.57	886.88	896.63	898.81	921.45	927.40	926.68	927.15	945.38	957.56	955.74	942.98	991.64	981.96	975.46	987.47	967.16	1005.11	976.31	1020.99	1059.23	1056.58	1050.09	1059.78	1079.05	1112.02	1109.43	1126.25	1174.20	1223.42	
Three bedroom	1002.41	971.88	970.97	965.25	987.23	976.96	997.76	1022.87	991.12	1012.12	1005.55	1032.73	1074.13	1052.08	1047.39	1075.16	1073.23	1073.85	1145.26	1175.50	1106.22	1138.51	1199.61	1236.61	1206.48	1228.49	1330.67	1318.89	1302.24	1339.70	1348.74	1378.72	

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

**Average Rents for the Colorado Springs
Metropolitan Area**

	Efficiency	1 Bedroom	2 Bedroom, 1 Bathroom	2 Bedroom, 2 Bathroom	Three Bedroom	Other	All
Colorado Springs	812.60	908.48	965.93	1223.42	1378.72	1140.95	1025.59
Market Areas							
Northwest	1081.08	962.13	1161.64	1335.00	1622.29	670.00	1136.10
Northeast	852.26	886.81	946.22	1196.17	1326.94	1330.00	997.59
Far Northeast	1089.23	982.58	1014.78	1275.92	1538.04	1147.77	1116.14
Southeast	729.67	781.86	874.11	1059.40	1237.69	975.45	893.16
Security/Widefield/Fountain	1075.00	933.29	851.43	998.96	1251.37	1282.00	957.74
Southwest	715.07	914.38	1024.10	1223.34	1321.45	1586.00	1017.30
Central	652.17	893.12	904.54	1311.26	1263.04		984.90

Rent per Square Foot by Apartment Type

(In Dollars)

Year	2006				2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th							
Colorado Springs Metro Area	0.86	0.87	0.85	0.86	0.85	0.87	0.88	0.88	0.89	0.86	0.88	0.86	0.87	0.87	0.88	0.89	0.90	0.91	0.92	0.94	0.94	0.93	0.96	0.96	0.97	0.97	0.99	1.01	0.99	1.01	1.05	1.06	1.04	1.07	1.10	1.13	1.13	1.14	1.19	1.24				
Apartment Type																																												
Efficiency	1.05	1.09	1.02	0.98	0.96	1.02	1.04	1.04	1.00	1.00	1.03	1.05	1.01	1.03	1.06	1.03	1.09	1.07	1.13	1.14	1.14	1.07	1.10	1.19	1.18	1.09	1.15	1.19	1.19	1.25	1.24	1.32	1.26	1.30	1.29	1.32	1.30	1.35	1.43	1.47				
One bedroom	0.94	0.95	0.90	0.93	0.92	0.93	0.94	0.92	0.91	0.92	0.94	0.92	0.94	0.93	0.93	0.95	0.96	0.97	0.98	1.01	1.01	0.99	1.02	1.02	1.03	1.03	1.05	1.07	1.05	1.06	1.10	1.13	1.10	1.13	1.16	1.20	1.21	1.22	1.28	1.32				
Two bedroom, one bath	0.77	0.77	0.74	0.75	0.74	0.74	0.74	0.76	0.74	0.75	0.75	0.76	0.75	0.75	0.75	0.76	0.77	0.77	0.79	0.81	0.81	0.82	0.83	0.84	0.85	0.85	0.89	0.90	0.88	0.89	0.93	0.94	0.92	0.96	0.99	1.03	1.02	1.03	1.05	1.10				
Two bedroom, two bath	0.83	0.86	0.85	0.87	0.86	0.88	0.91	0.90	0.88	0.85	0.89	0.84	0.86	0.86	0.88	0.89	0.89	0.90	0.91	0.91	0.92	0.90	0.95	0.94	0.94	0.95	0.94	0.97	0.94	0.98	1.02	1.01	1.00	1.02	1.04	1.06	1.07	1.08	1.12	1.17				
Three bedroom	0.76	0.78	0.79	0.79	0.84	0.79	0.81	0.81	0.82	0.79	0.81	0.79	0.82	0.82	0.83	0.83	0.82	0.84	0.84	0.86	0.88	0.87	0.88	0.89	0.88	0.89	0.94	0.95	0.91	0.94	0.97	1.00	0.98	0.99	1.06	1.06	1.05	1.07	1.09	1.12				

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

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	2008	2009				2010				2011				2012				2013				2014				2015				2016							
Type	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	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	33.1	14.0	22.7	13.7	16.0	20.3	20.4	6.2	9.7	1.6	6.8	4.0	66.8	45.3	10.8	54.9	5.7	52.3	8.2	0.3	20.2	13.3	13.7	3.0	6.4	11.0	3.4	0.0	5.9	0.0	13.6	6.5					
9 - 50	21.6	25.1	24.4	29.4	22.2	15.5	21.7	18.8	19.3	13.5	12.1	16.4	14.1	8.4	11.9	10.4	11.9	7.6	9.1	4.9	9.8	10.9	13.0	2.2	20.2	12.0	21.5	8.3	17.0	10.2	27.6	11.4					
51 - 99	21.2	21.3	18.6	11.1	17.9	15.3	14.7	15.3	15.8	13.6	19.0	13.9	13.5	10.6	14.8	10.3	11.4	10.8	9.7	5.5	9.8	11.3	16.2	6.9	12.3	9.4	2.9	-0.8	5.5	3.8	2.7	3.2					
100 - 199	22.6	21.0	26.0	23.9	21.4	21.5	18.1	17.0	14.7	15.3	22.4	14.6	15.3	12.4	13.2	12.7	12.2	17.1	9.9	10.3	12.9	26.7	12.9	10.5	14.8	15.9	12.3	13.2	15.1	9.9	18.7	13.8					
200 to 349	27.8	20.9	21.2	15.5	18.3	16.7	16.7	16.1	16.2	14.8	19.1	14.8	14.6	12.9	14.8	13.6	16.1	13.2	14.1	12.5	15.6	19.7	18.1	14.5	10.1	12.9	13.0	11.9	14.8	14.1	14.6	13.2					
350 up	22.0		8.3	10.6	14.3	11.5	14.0	17.1	18.1	17.3	11.8	13.2	14.1	12.1	8.9	11.7	12.4	16.9	16.0	14.4	16.5	10.8	9.7	13.3	9.0	11.4	9.8	7.8	8.9	5.0	11.0	9.6					
Age (year built)																																					
To 1959	34.3	36.7	35.9	39.9	35.4	23.3	28.0	36.6	31.7	18.6	19.9	23.2	27.0	20.2	27.3	25.9	22.5	20.9	17.1	15.4	21.2	15.9	10.2	13.2	22.9	21.1	15.0	12.0	7.3	0.4	27.2	0.3					
1960-69	19.7	18.9	29.0	20.1	18.6	16.2	17.3	20.0	22.4	14.8	22.4	20.8	11.7	9.3	11.7	9.2	18.9	10.0	9.7	8.5	12.2	19.7	18.9	29.7	16.7	11.9	15.3	15.9	17.5	11.8	22.6	17.9					
1970-79	30.5	29.4	20.8	28.1	26.7	24.5	14.8	18.3	16.1	20.3	23.1	19.2	18.0	15.2	14.1	16.6	13.5	19.3	13.9	5.2	10.8	13.2	22.3	12.0	13.4	15.8	10.3	14.7	15.2	10.2	15.9	12.5					
1980-89	22.3	17.8	18.9	14.7	16.7	14.6	16.0	15.9	15.3	14.4	13.8	10.4	14.7	10.9	12.7	9.3	12.3	14.3	14.2	15.7	13.4	17.9	13.1	12.2	9.2	11.3	12.1	11.8	12.6	13.4	13.6	13.1					
1990-99	18.4	23.0	17.1	10.2	14.0	9.9	15.7	11.9	13.5	11.4	17.0	10.6	11.2	14.1	13.9	10.1	11.8	15.3	13.5	6.1	11.0	9.4	10.7	7.1	7.5	8.2	16.2	0.1	10.1	8.3	11.0	7.5					
2000-09	24.4	14.3	22.8	12.4	17.3	23.5	18.6	12.1	14.4	17.9	17.9	13.2	12.5	10.9	13.4	21.1	14.7	14.3	13.0	12.9	17.1	24.2	21.1	12.3	9.0	11.6	9.8	9.6	7.2	5.1	7.4	10.2					
2010 up																																					
County																																					
Northwest	17.0	20.6	19.3	10.6	15.9	10.6	15.7	13.1	13.1	12.2	23.1	12.4	11.9	10.2	19.6	15.3	13.1	18.1	10.3	5.9	8.0	30.8	26.7	19.8	9.8	12.6	9.7	11.3	12.6	13.1	12.0	12.3					
Northeast	20.2	14.3	14.4	19.9	18.9	17.6	16.7	16.7	15.4	17.0	22.7	14.9	14.9	12.1	12.8	10.3	9.4	4.9	10.4	10.2	13.5	17.3	17.5	13.5	10.6	10.2	7.7	2.1	10.4	7.9	15.1	14.6					
Far Northeast	32.9	17.9	22.2	11.0	17.0	19.5	15.6	16.2	16.5	14.5	15.3	17.6	14.9	13.1	11.8	17.7	19.7	12.6	15.0	10.8	14.0	15.2	16.4	13.9	12.0	16.3	13.9	12.1	16.8	14.8	14.4	10.9					
Southeast	35.3	31.9	37.0	32.6	25.1	26.4	22.2	22.7	20.3	19.5	21.6	21.0	18.2	16.2	11.1	9.9	15.2	19.3	16.9	16.8	18.6	18.6	19.6	15.3	16.1	19.1	16.3	12.8	14.5	13.9	14.7	14.1					
Security/Widefield/Fountain	35.8	56.4	28.5	34.7	39.4	23.7	23.0	33.8	29.9	18.7	16.7	16.0	16.9	13.7	15.5	14.2	15.0	13.8	8.8	0.4	19.5	14.6	10.7	7.4	10.9	17.8	7.6	7.3	8.7	9.2	11.1	12.0					
Southwest	17.3	21.7	19.8	14.1	14.2	12.4	13.2	13.2	13.8	10.7	17.1	10.2	13.3	12.2	13.0	11.6	12.0	16.6	13.9	15.3	14.3	13.2	12.5	7.0	7.6	9.6	13.0	11.4	10.0	9.2	14.2	10.0					
Central	20.8	19.8	23.1	23.9	18.8	19.9	17.0	12.7	15.5	17.1	13.3	11.4	14.0	9.4	17.0	10.1	12.4	14.3	10.7	13.1	11.4	22.5	12.1	12.9	11.4	11.1	12.8	13.4	15.2	11.5	15.3	13.2					
Average	25.4	21.2	21.7	17.5	18.9	17.1	16.6	16.4	16.3	15.0	18.6	14.6	14.7	12.5	13.7	13.0	14.0	14.3	13.4	11.9	14.4	18.7	16.9	13.2	11.2	13.0	12.2	10.4	13.6	11.9	14.1	12.2					

Rental Losses from Discounts and Concessions

(In Percent)

Building	2008	2009				2010				2011				2012				2013				2014				2015				2016							
Type	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	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 6	24.1	2.7	16.0	4.3	6.3	7.4	-0.8	-1.5	0.1	1.6	-2.4	1.2	66.8	38.2	10.8	50.8	5.7	52.3	4.6	0.3	-8.4	5.8	2.6	-7.4	2.5	7.3	-1.2	0.0	5.9	0.0	13.6	-2.2					
9 - 50	11.9	13.7	6.9	12.5	8.3	8.2	12.4	8.4	11.4	6.9	9.5	9.8	7.3	2.7	7.1	4.6	6.4	3.8	4.7	-1.4	7.2	7.1	7.1	-3.4	13.5	7.4	16.4	0.6	11.7	4.2	16.2	6.6					
51 - 99	10.6	8.6	9.8	3.5	11.3	8.2	9.0	9.2	11.9	7.4	13.1	7.5	8.2	5.7	8.6	5.3	6.9	6.5	4.7	1.4	5.8	5.8	8.2	0.4	7.0	5.4	-1.1	-4.8	0.6	-0.8	-3.3	-1.3					
100 - 199	10.3	6.1	12.6	11.8	10.6	12.5	9.7	8.9	5.2	7.6	15.0	8.0	7.4	7.2	7.9	7.3	6.8	12.8	5.4	5.2	8.0	22.2	9.6	7.5	8.1	9.3	8.6	8.7	11.0	5.7	14.3	8.8					
200 to 349	18.7	10.5	13.0	8.1	10.2	10.5	12.1	10.0	8.9	9.7	12.5	8.4	7.9	6.0	8.3	6.9	7.8	8.2	8.8	7.3	7.0	11.8	12.3	10.4	5.3	5.9	8.0	8.0	7.4	7.3	8.1	8.6					
350 up	7.8		-0.3	5.7	7.6	5.9	8.8	12.0	12.0	11.5	6.1	8.6	8.4	4.2	3.2	6.4	5.9	6.4	9.3	7.4	9.8	5.8	4.6	7.8	3.3	7.7	6.3	2.9	4.0	1.2	4.9	5.4					
Age (year built)																																					
To 1959	12.8	15.3	11.7	19.3	14.8	4.3	12.3	17.5	14.0	3.0	5.9	9.5	11.1	14.2	21.5	21.2	18.3	16.1	13.3	8.0	15.1	13.0	3.6	8.9	20.3	17.0	13.0	5.5	7.3	-0.9	27.2	-0.8					
1960-69	9.4	6.8	19.0	7.4	8.7	8.0	8.8	12.2	12.3	9.2	12.2	11.4	6.3	5.4	4.7	4.4	13.2	6.3	5.1	2.7	7.7	15.0	12.7	25.1	11.0	6.9	10.1	11.1	12.2	6.4	14.0	11.6					
1970-79	16.4	13.1	6.4	15.0	12.0	15.3	8.5	9.9	6.6	12.1	17.8	14.1	11.0	7.9	8.1	11.3	9.1	14.3	9.6	1.9	6.1	9.6	17.6	7.8	8.0	10.3	7.0	11.1	8.8	3.3	9.3	6.3					
1980-89	14.1	8.1	11.8	9.5	10.6	9.0	11.2	10.3	9.5	9.5	9.0	5.7	8.6	3.7	6.8	4.1	6.1	8.3	7.7	9.8	7.6	13.4	9.2	7.8	5.1	6.4	8.2	7.3	8.0	9.2	8.0	8.7					
1990-99	12.4	13.3	9.4	5.7	7.3	6.7	11.9	8.8	9.4	8.5	12.3	5.4	6.7	9.8	8.4	3.1	4.9	10.5	9.1	1.0	3.4	2.9	7.3	3.8	1.2	3.1	12.6	-3.7	5.8	3.1	5.3	2.5					
2000-09	15.0	5.7	15.9	6.9	11.6	15.9	13.1	6.8	8.1	12.3	10.4	7.0	5.4	4.8	6.0	6.1	-1.7	6.8	7.7	7.4	0.7	5.9	9.3	7.7	2.5	4.9	3.4	5.6	3.2	1.2	4.0	7.4					
2010 up																																					
County																																					
Northwest	7.3	9.8	9.6	4.1	10.4	5.4	9.7	8.8	6.7	8.5	17.3	6.8	5.0	5.1	15.2	9.3	8.9	14.4	5.6	0.5	2.9	17.0	15.0	13.1	4.2	6.6	4.6	5.6	5.7	6.5	6.5	5.9					
Northeast	11.1	4.9	6.6	14.2	10.9	10.5	10.9	11.2	9.4	10.4	17.2	10.3	9.6	6.7	6.1	5.8	3.8	-0.6	6.4	6.1	8.2	12.5	12.8	9.1	6.8	5.9	3.9	-2.2	6.3	3.5	9.4	9.1					
Far Northeast	24.1	7.0	14.5	3.2	10.1	14.9	10.9	10.2	9.6	9.0	7.8	10.5	8.4	7.0	6.9	9.5	13.0	6.1	9.5	3.9	1.0	7.3	10.9	10.5	5.9	8.2	9.0	8.2	6.7	6.4	6.8	6.6					
Southeast	16.8	13.3	19.2	12.1	10.5	16.6	15.5	13.9	10.3	12.6	12.6	13.0	8.6	5.6	2.3	1.9	5.0	12.0	8.9	10.6	11.8	12.4	15.1	10.2	10.0	12.6	11.1	7.8	9.1	8.8	8.0	8.9					
Security/Widefield/	10.9	27.6	12.3	17.8	20.2	9.6	11.2	15.4	10.6	2.5	1.7	5.3	6.2	8.4	12.0	9.5	12.4	7.9	3.0	-9.7	14.2	10.8	3.3	4.0	6.4	12.7	6.4	4.4	6.8	5.7	6.6	7.1					
Southwest	9.3	11.7	13.0	8.8	7.6	7.3	9.5	6.9	8.4	7.3	12.3	4.6	7.9	6.0	7.9	6.8	7.3	12.1	9.4	11.5	9.4	8.5	9.4	4.2	3.0	3.9	8.6	8.6	5.8	5.2	9.7	6.6					
Central	12.3	9.6	9.8	9.2	9.6	10.5	9.3	6.8	8.6	10.7	9.0	5.3	6.9	3.6	9.0	5.4	5.9	9.6	5.0	7.9	5.7	17.2	5.3	7.0	5.0	5.1	7.8	7.0	10.8	5.5	6.9	9.0					
Average	15.1	9.5	11.9	8.7	10.2	10.2	10.9	9.8	9.1	9.2	12.2	8.3	8.0	6.1	7.7	6.9	7.0	8.7	8.0	6.5	7.3	11.9	11.3	8.9	6.0	6.9	7.7	6.2	7.1	5.9	7.9	7.5					

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)

Feature/Amenity	With Feature/Amenity						Without Feature/Amenity						Difference
	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	942.41	963.59	1026.38	1217.35	1422.60	\$1,081.58	728.70	859.26	919.61	1231.73	1324.24	\$972.45	\$109.13
Patio or Balcony	912.11	941.50	1007.94	1226.01	1432.98	\$1,066.53	582.27	724.71	815.85	1129.19	1024.19	\$769.39	\$297.13
Fireplace	827.61	967.87	1040.68	1232.76	1522.58	\$1,086.46	777.19	806.03	907.64	1179.24	1203.67	\$915.11	\$171.35
Nine-Foot Ceilings	1048.79	1061.99	1165.10	1320.30	1559.60	\$1,204.24	711.34	817.28	913.58	1105.03	1159.51	\$906.91	\$297.33
Swimming Pool	823.36	920.69	976.97	1234.35	1412.33	\$1,038.86	607.61	758.04	859.76	1017.94	1082.16	\$852.09	\$186.76
Spa or Sauna	953.95	990.77	1075.13	1248.14	1520.68	\$1,119.64	645.17	772.92	878.08	1098.57	1109.56	\$855.63	\$264.01
Exercise Room	848.46	942.26	1014.41	1240.33	1449.09	\$1,066.80	610.13	733.51	863.74	928.76	1055.17	\$812.50	\$254.30
Sport Court	633.40	914.86	962.94	1199.34	1466.96	\$1,018.33	892.71	906.95	966.45	1230.99	1353.17	\$1,027.45	-\$9.11
Microwave	864.20	1018.64	1091.23	1304.77	1501.95	\$1,139.09	675.00	805.00	897.98	1095.30	1162.72	\$902.88	\$236.21
Washer/Dryer Hookups	930.23	937.24	995.80	1203.48	1420.06	\$1,052.82	741.08	886.31	943.28	1244.92	1355.03	\$1,003.68	\$49.14
Garbage Disposal	813.88	910.73	967.54	1226.00	1382.19	\$1,027.78	720.24	806.88	871.39	1087.50	1237.50	\$913.95	\$113.83
Dishwasher	830.60	931.27	978.80	1226.00	1384.59	\$1,045.92	609.09	721.01	834.37	1087.50	1188.50	\$773.73	\$272.19
Air Conditioning	914.27	927.43	998.26	1241.55	1423.57	\$1,058.91	599.91	744.30	841.46	910.80	1029.34	\$786.97	\$271.93
Ceiling Fan	774.47	911.39	945.71	1232.70	1359.86	\$1,020.72	927.86	897.08	#####	1190.57	1437.31	\$1,043.63	-\$22.92
Attached Garage	1157.57	1125.27	1306.67	1409.65	1646.59	\$1,286.49	756.83	871.69	947.54	1172.88	1314.40	\$981.24	\$305.25
Covered Parking	830.72	939.80	1030.60	1217.30	1478.65	\$1,057.64	805.13	883.53	922.87	1228.20	1310.65	\$1,002.09	\$55.55
Clubhouse	838.27	963.67	1032.09	1248.31	1428.39	\$1,082.38	615.15	730.78	849.28	975.29	1062.42	\$807.91	\$274.47
Business Center	839.20	974.79	1047.30	1249.46	1451.01	\$1,090.63	644.73	802.65	882.78	1130.56	1210.36	\$898.51	\$192.13
Pets Allowed	815.93	917.97	973.93	1245.94	1395.81	\$1,037.64	656.98	761.30	861.44	907.34	1084.55	\$839.53	\$198.10
Resident Pays Sewer/Water	827.39	924.44	980.27	1235.11	1401.33	\$1,042.18	618.54	767.77	847.31	1044.61	1195.40	\$856.86	\$185.32
Unit Security/Alarm System	775.00	1000.62	1226.08	1230.80	1484.38	\$1,130.94	813.37	899.38	953.75	1222.34	1372.58	\$1,015.87	\$115.07
Handicapped Access	870.52	987.47	1054.80	1259.56	1500.00	\$1,108.11	668.86	814.56	913.27	1130.25	1217.39	\$913.93	\$194.19
Heat Included in Rent	585.00	761.17	849.04	1179.00	1306.26	\$818.78	823.94	912.46	969.70	1223.72	1380.12	\$1,030.41	-\$211.63

Colorado Springs Metropolitan Area Apartment Inventory and Absorption

	Quarter	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
TOTAL UNITS AVAILABLE	First	2005 43468	2006 43592	2007 43682	2008 43860	2009 44016	2010 44315	2011 44344	2012 44442	2013 45174	2014 45742	2015 46458	2016 47211					
UNITS ADDED SINCE LAST SURVEY		24	30	16	65	0	0	21	230	260	0	442	96					
TOTAL UNITS AVAILABLE		43492	43622	43698	43925	44016	44315	44365	44672	45434	45742	46900	47307					
QTRLY VACANCY RATE		12.7	10.6%	11.4%	9.0%	11.7%	6.9%	5.8%	6.4%	5.6%	5.6%	6.2%	5.2%					
UNITS RENTED		38019	38998	38716	39972	38866	41257	41792	41809	42875	43166	44011	44840					
UNITS VACANT		5549	4624	4982	3953	5150	3058	2573	2863	2559	2576	2889	2467					
NUMBER ABSORBED THIS TIME PERIOD		253	264	538	849	-572	797	641	339	534	688	6	4					
TOTAL UNITS AVAILABLE	Second	2005 43492	2006 43622	2007 43698	2008 43925	2009 44016	2010 44315	2011 44365	2012 44672	2013 45434	2014 45742	2015 46900	2016 47307					
UNITS ADDED SINCE LAST SURVEY		36	24	0	35	223	0	0	0	0	240	311	319					
TOTAL UNITS AVAILABLE		43528	43646	43698	43960	44239	44315	44365	44672	45434	45982	47211	47626					
QTRLY VACANCY RATE		13.4	10.3%	9.6%	10.2%	9.8%	5.8%	6.4%	6.0%	5.4%	5.5%	4.6%	5.0%					
UNITS RENTED		37761	39150	39503	39476	39904	41745	41526	41979	42981	43433	45061	45225					
UNITS VACANT		5843	4496	4195	4484	4335	2570	2839	2693	2453	2549	2150	2401					
NUMBER ABSORBED THIS TIME PERIOD		-258	152	787	-496	1038	488	-266	169	106	268	1050	385					
TOTAL UNITS AVAILABLE	Third	2005 43528	2006 43646	2007 43698	2008 43960	2009 44239	2010 44315	2011 44365	2012 44672	2013 45434	2014 45982	2015 47211	2016 47626					
UNITS ADDED SINCE LAST SURVEY		40	24	67	44	76	18	0	187	0	20	0	108					
TOTAL UNITS AVAILABLE		43568	43670	43765	44004	44315	44333	44365	44859	45434	46002	47211	47734					
QTRLY VACANCY RATE		10.3	11.3%	8.6%	9.2%	8.7%	6.6%	6.2%	6.1%	5.4%	4.3%	4.2%	4.0%					
UNITS RENTED		39149	38735	40001	39956	40460	41407	41614	42143	42962	44032	45210	45806					
UNITS VACANT		4495	4935	3764	4048	3855	2926	2751	2716	2472	1970	2001	1928					
NUMBER ABSORBED THIS TIME PERIOD		1388	-415	498	480	556	-338	89	164	-19	599	149	581					
TOTAL UNITS AVAILABLE	Fourth	2005 43568	2006 43670	2007 43765	2008 44004	2009 44315	2010 44315	2011 44365	2012 44859	2013 45434	2014 46002	2015 47211	2016 47734					
UNITS ADDED SINCE LAST SURVEY		24	12	95	12	0	29	77	315	308	456	0	0					
TOTAL UNITS AVAILABLE		43592	43682	43860	44016	44315	44344	44442	45174	45742	46458	47211	47734					
QTRLY VACANCY RATE		11.3	12.6%	10.8%	10.4%	8.7%	7.2%	6.7%	6.3%	7.1%	5.3%	5.0%	5.0%					
UNITS RENTED		38734	38178	39123	39438	40460	41151	41471	42341	42477	44005	44836	45806					
UNITS VACANT		4934	5504	4737	4578	3855	3193	2971	2833	3265	2453	2375	1928					
NUMBER ABSORBED THIS TIME PERIOD		415	-557	-878	-518	0	-256	-144	198	-485	-27	-374	581					
YEAR		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016					
TOTAL NUMBER ABSORBED THIS YEAR		968	-556	945	315	1022	691	320	870	137	1528	831	970					

Resident Turnover per Month by Size and Age of Building

(In Percent)

Building	2006	2006	2007				2007	2008				2008	2009				2009	2010				2010	2011				2011	2012				2012	2013				2013	2014				2014	2015				2015	2016				2016	
Type	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave						
Size																																																					
2 - 8	2.3	6.5	4.4	4.5	0.0	3.4	3.1	5.0	0.0	1.7	9.6	4.1	4.2	7.7	12.2	5.6	7.4	4.8	8.7	5.3	11.4	7.5	0.0	0.0	0.0	0.0	1.9	0.5	0.0	5.0	0.0	33.3	9.6	8.7	7.1	12.0	0.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.7	2.9					
9 - 50	3.4	5.5	4.9	5.4	4.1	4.8	4.8	2.9	5.5	5.4	3.3	4.3	6.0	6.3	8.3	4.1	6.2	5.2	6.6	4.6	3.7	5.0	4.6	4.2	6.4	4.8	5.0	4.1	3.9	2.8	5.1	4.0	3.8	4.6	2.6	3.1	3.5	3.6	5.3	4.9	5.6	4.9	3.4	3.7	3.5	2.9	3.3	4.3	4.1	3.7	4.0		
51 - 99	4.1	4.9	6.2	6.5	6.6	4.6	6.0	4.8	5.6	4.6	5.2	5.0	4.7	5.2	6.1	3.9	5.0	6.2	7.3	5.9	4.8	6.0	4.7	6.3	6.6	4.2	5.4	3.9	5.2	3.1	3.4	3.9	4.8	5.7	7.0	3.8	5.3	3.0	6.1	6.9	3.9	5.0	4.4	5.5	4.5	2.7	4.3	5.0	7.0	6.0	6.0		
100 - 199	5.0	5.2	4.3	5.5	6.3	4.1	5.1	3.2	5.2	6.9	4.9	5.0	4.9	7.4	6.1	5.3	5.9	4.7	6.7	6.2	5.7	5.8	4.1	6.2	5.8	5.7	5.5	5.3	5.8	5.5	4.6	5.3	4.1	6.0	6.2	3.9	5.1	4.8	5.3	4.5	5.4	5.0	5.7	4.2	6.6	3.5	5.0	3.7	4.8	5.3	4.6		
200 - 349	4.9	5.5	4.3	6.0	6.7	6.4	5.9	4.4	6.8	8.1	4.2	5.9	4.6	7.0	6.8	5.4	6.0	4.6	5.6	6.8	4.7	5.4	4.6	7.5	7.5	6.0	6.4	4.7	6.0	6.5	5.3	5.6	5.1	6.5	6.7	5.4	5.9	4.0	5.9	5.7	4.6	5.1	5.8	6.2	6.5	4.8	5.8	4.2	6.3	6.0	5.5		
350 up	3.8	4.7	7.6	5.6	5.5	4.3	5.8	4.4	7.0	6.8	5.2	5.8	6.3	6.2	5.1	5.9	3.7	5.3	6.6	4.4	5.0	4.6	4.7	6.5	6.2	5.5	5.5	5.5	4.6	6.0	4.9	5.2	5.1	6.0	7.6	5.8	6.1	3.6	6.6	5.8	5.0	5.2	4.2	6.5	5.2	4.9	5.2	3.9	5.7	5.5	5.0		
Age																																																					
To 1959	4.5	7.1	4.4	4.4	8.1	5.4	5.6	4.4	5.3	5.8	4.0	4.9	7.6	6.5	7.0	3.5	6.2	6.2	7.8	2.9	5.3	5.5	3.6	4.0	4.4	4.7	4.2	4.0	6.1	5.0	3.6	4.7	4.1	6.9	3.9	5.1	5.0	3.5	4.9	7.7	2.6	4.7	5.1	3.2	5.0	0.0	3.3	3.9	0.0	4.4	2.8		
1960-69	5.8	5.2	4.2	6.2	5.5	4.4	5.1	3.9	5.2	5.5	4.1	4.7	4.8	6.4	5.1	4.1	5.1	4.9	6.1	5.1	3.9	5.0	3.9	4.8	5.8	4.0	4.6	4.0	5.5	4.4	3.5	4.3	4.1	5.2	5.3	3.4	4.5	3.9	6.3	4.8	3.9	4.7	3.8	3.6	4.1	3.0	3.6	3.6	4.5	5.5	4.5		
1970-79	4.6	5.0	6.2	6.1	6.9	5.3	6.1	4.0	5.6	5.9	6.2	5.4	5.8	6.9	6.2	5.8	6.2	5.9	6.3	6.5	6.2	6.2	4.7	7.8	7.2	6.8	6.6	5.8	5.9	4.8	6.0	5.6	4.6	6.1	4.6	4.1	4.8	3.9	6.5	3.7	4.7	4.7	6.8	5.7	6.3	4.1	5.7	4.3	5.5	5.0	5.0		
1980-89	4.8	5.6	6.1	5.4	5.6	5.4	5.6	3.8	7.5	7.9	3.7	5.7	3.2	6.5	6.3	5.0	5.3	4.0	5.6	6.9	4.2	5.2	4.2	6.6	6.4	5.9	5.8	5.1	4.7	6.6	4.3	5.2	5.2	6.3	6.8	5.5	5.9	4.2	5.2	5.6	4.8	4.9	5.6	6.1	6.4	4.5	5.6	4.3	6.2	5.8	5.5		
1990-99	3.0	4.5	6.6	6.6	7.3	4.7	6.3	3.3	6.4	7.9	3.7	5.3	4.9	8.2	7.6	5.8	6.6	3.9	7.5	6.2	5.3	5.7	4.4	7.5	6.8	5.7	6.1	2.6	7.5	6.3	5.9	5.6	4.1	6.6	8.6	5.5	6.2	3.7	6.4	6.5	5.0	5.4	4.6	6.3	6.1	3.9	5.2	4.3	6.7	6.0	5.6		
2000-09	4.8	6.0	5.7	5.8	6.0	6.6	6.3	5.2	6.3	9.1	5.5	6.4	3.5	7.5	6.5	5.8	5.4	3.8	4.8	7.0	5.2	5.2	6.0	7.2	8.4	7.8	7.4	4.4	6.0	5.6	7.2	5.8	5.5	6.2	7.6	4.9	6.1	3.8	5.7	6.5	5.4	5.3	6.1	6.3	5.4	5.6	5.9	4.5	7.0	6.2	5.9		
2010 up																																																					
Average	4.7	5.3	4.7	5.9	6.4	5.3	5.6	4.1	6.3	7.1	4.5	5.5	4.8	6.9	6.6	5.2	5.9	4.7	6.0	6.5	4.8	5.5	4.5	6.7	6.9	5.8	6.0	4.8	5.6	5.7	4.8	5.2	4.8	6.2	6.7	4.9	5.6	4.0	5.9	5.7	4.8	5.1	5.5	5.8	6.1	4.5	5.4	4.2	6.0	5.8	5.3		

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

Number of Survey Responses by Market Area

	2007	2008				2009				2010				2011				2012				2013				2014				2015				2016			
	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th				
Colorado Springs Metro Area	16096	16103	16390	16125	16392	15713	15717	16414	17426	17281	17218	18373	18440	17786	17964	18017	18637	17431	17515	19323	19435	19619	20192	20772	20892	21444	21181	21087	21345	22075	20968	21279	21648	21458	21768	21247	
Market Area																																					
Northwest	2174	2535	1935	1980	2145	1766	1664	2200	1941	2046	1629	1722	1487	1662	1752	1878	1616	1620	1356	1649	1605	1957	1962	2306	2001	2270	2233	2195	1996	1950	2151	2039	2025	2013	2020	1799	
Northeast	3725	3448	3557	3775	3816	3492	3173	3662	4354	3583	3753	3960	3940	4019	3880	3880	4279	4014	3769	4523	3507	3432	3774	4002	4086	3931	4244	4225	4259	3934	3951	4041	4166	3895	4204	4086	
Far Northeast	3335	3749	3795	3336	3234	3272	3499	3131	2917	3161	3113	3574	4146	3332	3415	3067	3449	3319	3685	4901	4717	4677	4769	4970	4473	4834	4852	4594	4301	5019	5596	5992	6280	5968	5716	5750	
Southeast	1721	1473	1672	1786	1733	2064	1971	1662	2500	2260	2501	3194	2804	2853	2582	2535	2691	2394	1898	2340	2838	3307	3665	3220	3620	3774	3245	3557	4081	3769	3097	3123	3071	3273	3333	3457	
Security/Widefield/ Fountain	734	547	403	397	547	358	699	574	574	699	700	575	575	575	575	700	700	700	699	575	575	575	392	535	607	571	626	751	810	777	629	632	632	632	632	670	
Southwest	3049	3101	3367	3471	3432	3449	3440	3913	3669	3622	3658	3517	3717	3482	3894	4074	3834	3391	3972	3717	3384	3711	3978	4274	3845	3873	4128	4218	4049	4426	4010	3859	3898	4005	4115	3748	
Central	1358	1250	1661	1380	1485	1312	1271	1272	1471	1910	1864	1831	1771	1863	1866	1883	2068	1993	2136	1618	2092	1960	1652	1465	2203	2191	1529	1547	1849	2200	1534	1593	1576	1672	1744	1737	

Vacancy Rates During the Current Quarter Colorado Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total									
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent							
\$000 to \$225																												
\$226 to \$250																												
\$251 to \$275																												
\$276 to \$300																												
\$301 to \$325																												
\$326 to \$350																												
\$351 to \$375																												
\$376 to \$400																												
\$401 to \$425																												
\$426 to \$450		2	0.0%		2	0.0%														4	0.0%							
\$451 to \$475																												
\$476 to \$500		6	0.0%					1	0.0%											7	0.0%							
\$501 to \$525																												
\$526 to \$550		43	0.0%		29	0.0%														72	0.0%							
\$551 to \$575		2	216	0.9%		7	120	5.8%											9	336	2.7%							
\$576 to \$600		3	82	3.7%		1	88	1.1%			65	0.0%							4	235	1.7%							
\$601 to \$625		60	0.0%		7	224	3.1%												7	284	2.5%							
\$626 to \$650		118	0.0%		10	256	3.9%	1	4	25.0%			2	11	18.2%				13	389	3.3%							
\$651 to \$675		2	0.0%		11	354	3.1%		4	0.0%						23	0.0%		11	383	2.9%							
\$676 to \$700		8	0.0%		27	667	4.0%	1	56	1.8%									28	731	3.8%							
\$701 to \$725		1	9	11.1%		21	188	11.2%	2	144	1.4%								24	341	7.0%							
\$726 to \$750			12	0.0%		7	315	2.2%	2	89	2.2%								9	416	2.2%							
\$751 to \$775			32	0.0%		8	234	3.4%	2	72	2.8%								10	338	3.0%							
\$776 to \$800		4	47	8.5%		30	0.0%	10	364	2.7%						7	0.0%		14	448	3.1%							
\$801 to \$825		48	0.0%		14	379	3.7%	9	276	3.3%									23	703	3.3%							
\$826 to \$850		2	94	2.1%		28	507	5.5%	25	549	4.6%								55	1150	4.8%							
\$851 to \$875			16	0.0%		6	305	2.0%	10	165	6.1%	1	32	3.1%					17	518	3.3%							
\$876 to \$900						10	247	4.0%	10	158	6.3%	4	291	1.4%			3	0.0%	24	699	3.4%							
\$901 to \$925		2	36	5.6%		37	632	5.9%	7	324	2.2%		1	0.0%					46	993	4.6%							
\$926 to \$950			3	0.0%		25	660	3.8%		12	0.0%	2	30	6.7%					28	737	3.8%							
\$951 to \$975		4	101	4.0%		11	294	3.7%	5	97	5.2%				1	32	3.1%		21	537	3.9%							
\$976 to \$1000						4	172	2.3%	3	161	1.9%	14	288	4.9%		1	30	3.3%		22	651	3.4%						
\$1001 to 1025						9	356	2.5%	14	318	4.4%	1	37	2.7%					42	0.0%								
\$1026 to 1050						32	848	3.8%	2	64	3.1%	17	283	6.0%		4	39	10.3%		55	1234	4.5%						
\$1051 to 1075			36	0.0%		9	288	3.1%	19	232	8.2%	19	284	6.7%					47	840	5.6%							
\$1076 to 1100						2	170	1.2%		169	0.0%	36	511	7.0%			1	0.0%		38	851	4.5%						
\$1101 to 1125		8	104	7.7%		21	244	8.6%				1	156	0.6%			2	0.0%	8	136	5.9%	38	642	5.9%				
\$1126 to 1150			64	0.0%		8	141	5.7%	1	72	1.4%	10	151	6.6%					41	0.0%		19	469	4.1%				
\$1151 to 1175						3	151	2.0%	3	164	1.8%	13	244	5.3%					29	0.0%	4	50	8.0%	23	638	3.6%		
\$1176 to 1200			1	52	1.9%		2	201	1.0%	9	234	3.8%	15	267	5.6%			12	0.0%				27	766	3.5%			
\$1201 to 1225		4	52	7.7%		18	429	4.2%	4	60	6.7%	2	185	1.1%								28	726	3.9%				
\$1226 to 1250						1	52	1.9%	3	40	7.5%	8	268	3.0%			25	0.0%				12	385	3.1%				
\$1251 to 1275										24	0.0%	4	208	1.9%		1	9	11.1%				5	241	2.1%				
\$1276 to 1300						4	156	2.6%	4	32	12.5%	20	512	3.9%			5	0.0%	4	56	7.1%	32	761	4.2%				
\$1301 to 1325									5	52	9.6%	3	108	2.8%			4	0.0%				8	164	4.9%				
\$1326 to 1350												5	126	4.0%					12	104	11.5%	17	232	7.3%				
\$1351 to 1375									4	116	3.4%	3	136	2.2%					16	0.0%		7	268	2.6%				
\$1376 to 1400									5	108	4.6%	30	512	5.9%		1	23	4.3%				36	643	5.6%				
\$1401 to 1425												7	192	3.6%								7	192	3.6%				
\$1426 to 1450												12	135	8.9%					4	56	7.1%	1	16	6.3%	17	207	8.2%	
\$1451 to 1475												14	391	3.6%					1	28	3.6%		15	419	3.6%			
\$1476 to 1400												18	301	6.0%					1	72	1.4%		19	373	5.1%			
\$1501 to 1525																			16	0.0%			16	0.0%				
\$1526 to 1550																			3	116	2.6%		3	116	2.6%			
\$1551 to 1575																												
\$1576 to 1500																			1	8	12.5%		1	8	12.5%			
\$1601 to 1625												3	90	3.3%								3	102	2.9%				
\$1626 to 1650																			1	28	3.6%		1	28	3.6%			
\$1651 to 1675																			1	65	1.5%		1	65	1.5%			
\$1676 to 1600																			2	54	3.7%		2	54	3.7%			
\$1701 to 1725																			1	9	11.1%		1	9	11.1%			
\$1726 to 1750																			3	33	9.1%		3	33	9.1%			
\$1751 to 1775																												
\$1776 to 1800																			3	16	18.8%		3	16	18.8%			
\$1801 to 1825																												
\$1826 to 1850																			1	24	4.2%		1	24	4.2%			
\$1851 to 1875																												
\$1876 to 1900																												
\$1901 to 1926																												
\$1926 to 1950																												
\$1951 to 1975																												
\$1976 to 2000																												
\$2000 and up																												
TOTALS		31	1243	2.5%		343	8739	3.9%		160	4161	3.8%		262	5804	4.5%		44	1002	4.4%		18	298	6.0%		858	21247	4.0%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total								
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent						
\$000 to \$225																											
\$226 to \$250																											
\$251 to \$275																											
\$276 to \$300																											
\$301 to \$325																											
\$326 to \$350																											
\$351 to \$375																											
\$376 to \$400																											
\$401 to \$425																											
\$426 to \$450					1	0.0%														1	0.0%						
\$451 to \$475																											
\$476 to \$500																											
\$501 to \$525																											
\$526 to \$550		8	0.0%		1	0.0%														9	0.0%						
\$551 to \$575																											
\$576 to \$600					55	0.0%														55	0.0%						
\$601 to \$625																											
\$626 to \$650																											
\$651 to \$675					2	57	3.5%		4	0.0%						23	0.0%			2	84	2.4%					
\$676 to \$700																											
\$701 to \$725																											
\$726 to \$750																											
\$751 to \$775																											
\$776 to \$800									1	0.0%										1	0.0%						
\$801 to \$825					11	147	7.5%		1	28	3.6%									12	175	6.9%					
\$826 to \$850																											
\$851 to \$875																											
\$876 to \$900																											
\$901 to \$925		12	0.0%								1	0.0%									13	0.0%					
\$926 to \$950																				3	0.0%						
\$951 to \$975					10	120	8.3%						3	0.0%						10	120	8.3%					
\$976 to \$1000																											
\$1001 to 1025					4	62	6.5%													4	62	6.5%					
\$1026 to 1050																											
\$1051 to 1075					3	108	2.8%				3	48	6.3%							6	156	3.8%					
\$1076 to 1100						66	0.0%					33	0.0%								99	0.0%					
\$1101 to 1125					18	134	13.4%													18	134	13.4%					
\$1126 to 1150																											
\$1151 to 1175									1	132	0.8%									1	132	0.8%					
\$1176 to 1200																											
\$1201 to 1225		4	52	7.7%		5	57	8.8%				56	0.0%							9	165	5.5%					
\$1226 to 1250																											
\$1251 to 1275																											
\$1276 to 1300																											
\$1301 to 1325												3	108	2.8%						3	108	2.8%					
\$1326 to 1350																											
\$1351 to 1375																											
\$1376 to 1400									2	52	3.8%		10	112	8.9%					12	164	7.3%					
\$1401 to 1425													7	192	3.6%					7	192	3.6%					
\$1426 to 1450																											
\$1451 to 1475													6	78	7.7%					6	78	7.7%					
\$1476 to 1400																											
\$1501 to 1525																											
\$1526 to 1550																											
\$1551 to 1575																											
\$1576 to 1500																											
\$1601 to 1625																											
\$1626 to 1650															1	12	8.3%			1	12	8.3%					
\$1651 to 1675																15	0.0%				15	0.0%					
\$1676 to 1600															1	21	4.8%			1	21	4.8%					
\$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		4	72	5.6%		53	808	6.6%		4	217	1.8%		29	628	4.6%		2	51	3.9%		23	0.0%		92	1799	5.1%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550		24	0.0%																	24	0.0%		
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625				1	164	0.6%														1	164	0.6%	
\$626 to \$650				6	164	3.7%			1	4	25.0%									7	168	4.2%	
\$651 to \$675				2	110	1.8%														2	110	1.8%	
\$676 to \$700																							
\$701 to \$725								2	111	1.8%										2	111	1.8%	
\$726 to \$750					15	0.0%															15	0.0%	
\$751 to \$775								2	40	5.0%										2	40	5.0%	
\$776 to \$800	3	37	8.1%																	3	37	8.1%	
\$801 to \$825				1	132	0.8%		2	32	6.3%										3	164	1.8%	
\$826 to \$850	2	24	8.3%					1	18	5.6%										3	42	7.1%	
\$851 to \$875		16	0.0%	4	105	3.8%														4	121	3.3%	
\$876 to \$900				7	134	5.2%						121	0.0%			3	0.0%			7	258	2.7%	
\$901 to \$925				25	320	7.8%		3	156	1.9%										28	476	5.9%	
\$926 to \$950		3	0.0%	11	124	8.9%														11	127	8.7%	
\$951 to \$975	4	88	4.5%																	4	88	4.5%	
\$976 to \$1000									29	0.0%											29	0.0%	
\$1001 to 1025				1	104	1.0%		5	188	2.7%		25	0.0%							6	317	1.9%	
\$1026 to 1050				10	232	4.3%					7	147	4.8%							17	379	4.5%	
\$1051 to 1075				5	88	5.7%		18	140	12.9%		8	80	10.0%						31	308	10.1%	
\$1076 to 1100																							
\$1101 to 1125					62	0.0%					1	12	8.3%		2	0.0%				1	76	1.3%	
\$1126 to 1150															25	0.0%					25	0.0%	
\$1151 to 1175								2	32	6.3%					29	0.0%				2	61	3.3%	
\$1176 to 1200								1	40	2.5%										1	40	2.5%	
\$1201 to 1225				7	100	7.0%						47	0.0%							7	147	4.8%	
\$1226 to 1250												6	208	2.9%		1	0.0%			6	209	2.9%	
\$1251 to 1275												1	64	1.6%						1	64	1.6%	
\$1276 to 1300												10	200	5.0%		2	0.0%			10	202	5.0%	
\$1301 to 1325															8	80	10.0%		2	0.0%	8	82	9.8%
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475											3	150	2.0%		1	16	6.3%			4	166	2.4%	
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550															24	0.0%				24	0.0%		
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625															12	0.0%				12	0.0%		
\$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	9	192	4.7%	80	1854	4.3%	37	790	4.7%	36	1054	3.4%	9	194	4.6%	2	0.0%	171	4086	4.2%			

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		9	0.0%																9	0.0%	
\$551 to \$575				7	120	5.8%													7	120	5.8%
\$576 to \$600		3	0.0%																3	0.0%	
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675				4	87	4.6%													4	87	4.6%
\$676 to \$700							1	56	1.8%										1	56	1.8%
\$701 to \$725				2	90	2.2%													2	90	2.2%
\$726 to \$750																					
\$751 to \$775				1	9	11.1%													1	9	11.1%
\$776 to \$800							2	113	1.8%										2	113	1.8%
\$801 to \$825				2	100	2.0%													2	100	2.0%
\$826 to \$850		10	0.0%	13	307	4.2%													13	317	4.1%
\$851 to \$875				2	60	3.3%													2	60	3.3%
\$876 to \$900								38	0.0%											38	0.0%
\$901 to \$925				2	120	1.7%													2	120	1.7%
\$926 to \$950				1	200	0.5%				2	30	6.7%							3	241	1.2%
\$951 to \$975					34	0.0%	3	79	3.8%										3	113	2.7%
\$976 to \$1000					100	0.0%	3	132	2.3%										3	232	1.3%
\$1001 to 1025							9	130	6.9%										9	130	6.9%
\$1026 to 1050				18	482	3.7%		5	0.0%				16	0.0%				18	503	3.6%	
\$1051 to 1075										8	144	5.6%							8	144	5.6%
\$1076 to 1100				1	72	1.4%				4	202	2.0%							5	274	1.8%
\$1101 to 1125	1	24	4.2%								144	0.0%			8	136	5.9%		9	304	3.0%
\$1126 to 1150		64	0.0%	1	50	2.0%		48	0.0%	3	31	9.7%		16	0.0%				4	209	1.9%
\$1151 to 1175				3	151	2.0%									4	50	8.0%		7	201	3.5%
\$1176 to 1200	1	52	1.9%	2	201	1.0%	1	90	1.1%	15	243	6.2%							19	586	3.2%
\$1201 to 1225				3	136	2.2%													3	136	2.2%
\$1226 to 1250										3	72	4.2%		1	9	11.1%			4	81	4.9%
\$1251 to 1275										6	136	4.4%							10	292	3.4%
\$1276 to 1300				4	156	2.6%															
\$1301 to 1325							5	52	9.6%										5	56	8.9%
\$1326 to 1350										5	126	4.0%	4	24	16.7%				9	150	6.0%
\$1351 to 1375													16	0.0%						16	0.0%
\$1376 to 1400							3	56	5.4%	16	337	4.7%	1	11	9.1%				20	404	5.0%
\$1401 to 1425																					
\$1426 to 1450													3	24	12.5%	1	16	6.3%	4	40	10.0%
\$1451 to 1475										2	108	1.9%		12	0.0%				2	120	1.7%
\$1476 to 1400										17	136	12.5%	1	28	3.6%				18	164	11.0%
\$1501 to 1525														16	0.0%					16	0.0%
\$1526 to 1550										1	12	8.3%							1	12	8.3%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625										3	90	3.3%							3	90	3.3%
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600													1	32	3.1%				1	32	3.1%
\$1701 to 1725													1	9	11.1%				1	9	11.1%
\$1726 to 1750													3	33	9.1%				3	33	9.1%
\$1751 to 1775																					
\$1776 to 1800													3	16	18.8%				3	16	18.8%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	162	1.2%	66	2475	2.7%	27	810	3.3%	84	1815	4.6%	20	286	7.0%	13	202	6.4%	212	5750	3.7%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450				1		0.0%													1		0.0%
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		2	0.0%																	2	0.0%
\$551 to \$575																					
\$576 to \$600		20	0.0%																	20	0.0%
\$601 to \$625																					
\$626 to \$650		67	0.0%																	67	0.0%
\$651 to \$675		2	0.0%	3	100	3.0%													3	102	2.9%
\$676 to \$700		8	0.0%	27	638	4.2%													27	646	4.2%
\$701 to \$725		4	0.0%																	4	0.0%
\$726 to \$750				5	167	3.0%													5	167	3.0%
\$751 to \$775		32	0.0%		55	0.0%		32	0.0%											119	0.0%
\$776 to \$800					30	0.0%	6	204	2.9%							7	0.0%		6	241	2.5%
\$801 to \$825		48	0.0%																	48	0.0%
\$826 to \$850					4	80	5.0%												4	80	5.0%
\$851 to \$875					88	0.0%	9	145	6.2%	1	32	3.1%						10	265	3.8%	
\$876 to \$900							5	36	13.9%	4	170	2.4%						9	206	4.4%	
\$901 to \$925																			16	383	4.2%
\$926 to \$950	2	24	8.3%	10	192	5.2%	4	167	2.4%										12		0.0%
\$951 to \$975					12	0.0%							1	45	2.2%				1	45	2.2%
\$976 to \$1000				4	72	5.6%				14	288	4.9%	1	6	16.7%				19	366	5.2%
\$1001 to 1025													42	0.0%						42	0.0%
\$1026 to 1050																					
\$1051 to 1075				1	92	1.1%		44	0.0%										1	136	0.7%
\$1076 to 1100								4	0.0%	23	168	13.7%		1	0.0%				23	173	13.3%
\$1101 to 1125																					
\$1126 to 1150										3	60	5.0%							3	60	5.0%
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275								24	0.0%											24	0.0%
\$1276 to 1300										1	28	3.6%				4	0.0%		1	32	3.1%
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375										2	128	1.6%							2	128	1.6%
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450														1	20	5.0%			1	20	5.0%
\$1451 to 1475																					
\$1476 to 1400														12	0.0%				12	0.0%	
\$1501 to 1525																					
\$1526 to 1550														56	0.0%				56	0.0%	
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	207	1.0%	50	1447	3.5%	28	736	3.8%	48	874	5.5%	3	182	1.6%	11	0.0%	131	3457	3.8%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600										65	0.0%								65	0.0%	
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS																					

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550					28	0.0%													28	0.0%	
\$551 to \$575	2	216	0.9%															2	216	0.9%	
\$576 to \$600	1	45	2.2%															1	45	2.2%	
\$601 to \$625																					
\$626 to \$650		30	0.0%		3	72	4.2%												3	102	2.9%
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725	1	5	20.0%	15	74	20.3%		33	0.0%									16	112	14.3%	
\$726 to \$750				2	133	1.5%	1	72	1.4%									3	205	1.5%	
\$751 to \$775																					
\$776 to \$800	1	10	10.0%															1	10	10.0%	
\$801 to \$825																					
\$826 to \$850		60	0.0%	9	108	8.3%	15	313	4.8%									24	481	5.0%	
\$851 to \$875					52	0.0%													52	0.0%	
\$876 to \$900				3	113	2.7%												3	113	2.7%	
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975				1	140	0.7%	2	18	11.1%									3	158	1.9%	
\$976 to \$1000													24	0.0%				24	0.0%		
\$1001 to 1025				4	190	2.1%				10	120	8.3%						4	190	2.1%	
\$1026 to 1050				4	134	3.0%	2	59	3.4%				4	38	10.5%			20	351	5.7%	
\$1051 to 1075																					
\$1076 to 1100				1	32	3.1%		150	0.0%	9	108	8.3%						10	290	3.4%	
\$1101 to 1125	7	80	8.8%															7	80	8.8%	
\$1126 to 1150				7	80	8.8%				4	60	6.7%						11	140	7.9%	
\$1151 to 1175											104	0.0%							104	0.0%	
\$1176 to 1200								7	104	6.7%								7	140	5.0%	
\$1201 to 1225								1	40	2.5%	2	82	2.4%					3	122	2.5%	
\$1226 to 1250				1	52	1.9%	3	40	7.5%						24	0.0%		4	116	3.4%	
\$1251 to 1275																			72	0.0%	
\$1276 to 1300								4	32	12.5%	3	148	2.0%					7	180	3.9%	
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375								4	116	3.4%								4	116	3.4%	
\$1376 to 1400										4	63	6.3%		12	0.0%			4	75	5.3%	
\$1401 to 1425																					
\$1426 to 1450										6	75	8.0%		12	0.0%			6	87	6.9%	
\$1451 to 1475										3	55	5.5%						3	55	5.5%	
\$1476 to 1400														32	0.0%				32	0.0%	
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																1	8	12.5%	1	8	12.5%
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650													16	0.0%					16	0.0%	
\$1651 to 1675													1	28	3.6%			1	28	3.6%	
\$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	12	446	2.7%	50	1208	4.1%	39	977	4.0%	41	911	4.5%	5	198	2.5%	1	8	12.5%	148	3748	3.9%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450		2	0.0%																	2	0.0%
\$451 to \$475																					
\$476 to \$500		6	0.0%					1	0.0%											7	0.0%
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600	2	14	14.3%	1	33	3.0%													3	47	6.4%
\$601 to \$625		60	0.0%	6	60	10.0%													6	120	5.0%
\$626 to \$650		21	0.0%	1	20	5.0%													1	41	2.4%
\$651 to \$675																					
\$676 to \$700					29	0.0%														29	0.0%
\$701 to \$725				4	24	16.7%													4	24	16.7%
\$726 to \$750		12	0.0%				1	17	5.9%										1	29	3.4%
\$751 to \$775				5	116	4.3%													5	116	4.3%
\$776 to \$800							2	46	4.3%										2	46	4.3%
\$801 to \$825																					
\$826 to \$850				6	92	6.5%	5	138	3.6%										11	230	4.8%
\$851 to \$875							1	20	5.0%										1	20	5.0%
\$876 to \$900																					
\$901 to \$925								1	0.0%											1	0.0%
\$926 to \$950				13	324	4.0%		1	0.0%				1	29	3.4%				14	354	4.0%
\$951 to \$975	13		0.0%																	13	0.0%
\$976 to \$1000																					
\$1001 to 1025										1	12	8.3%							1	12	8.3%
\$1026 to 1050													1	0.0%					1	0.0%	
\$1051 to 1075							1	48	2.1%		12	0.0%							1	60	1.7%
\$1076 to 1100								15	0.0%											15	0.0%
\$1101 to 1125																					
\$1126 to 1150					11	0.0%	1	24	4.2%										1	35	2.9%
\$1151 to 1175										13	140	9.3%							13	140	9.3%
\$1176 to 1200																					
\$1201 to 1225				3	136	2.2%													3	136	2.2%
\$1226 to 1250										2	60	3.3%							2	60	3.3%
\$1251 to 1275																					
\$1276 to 1300													3	0.0%					3	0.0%	
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375										1	8	12.5%							1	8	12.5%
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475										1	165	0.6%							1	165	0.6%
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675													22	0.0%					22	0.0%	
\$1676 to 1600													1	0.0%					1	0.0%	
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	128	1.6%	39	845	4.6%	11	311	3.5%	18	397	4.5%	1	56	1.8%				71	1737	4.1%

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