# 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

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The sponsors of the Colorado Springs Metropolitan Area Apartment Vacancy and Rent Survey contract with an independent researcher to produce this information. No individual information is released by the researcher to a sponsor or to the public.

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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.
- o 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

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

0	Average rent:	\$ 1,025.5
	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

ш	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 guarter.

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:
- <u>Far Northeast</u>: 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;
- <u>Southwest</u>: on the east, I-25 and on the north and west, Cimarron Street, Eighth Street, and Lower Gold Camp Road; and
- <u>Central</u>: 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 Jennifer L. Von Stroh.

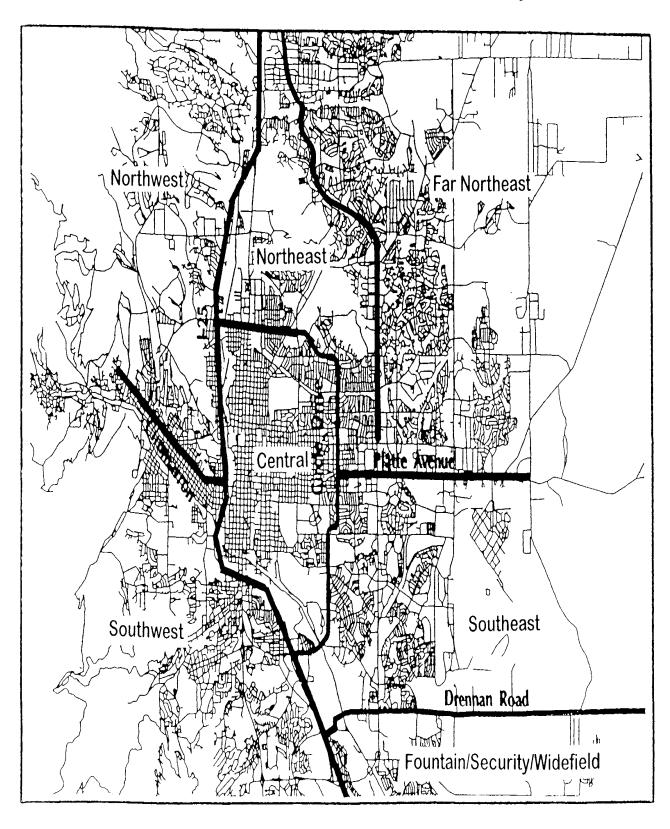
Since 1995 the Division of Housing of the State of Colorado has funded the Colorado Multi-Family Housing Vacancy and Rental Survey for various Colorado communities. These surveys cover the first and third quarters. A public/private partnership has committed to sponsor the Colorado Springs Metropolitan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

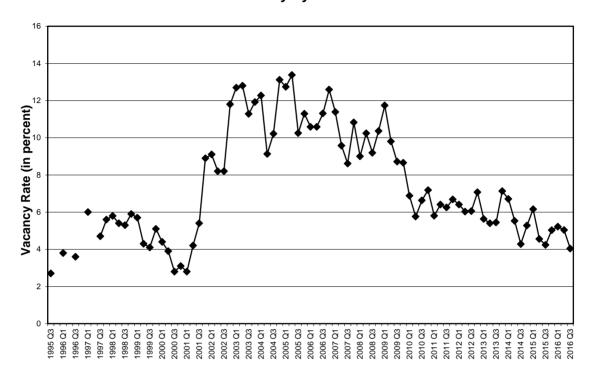
The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the other multi-family housing surveys that are conducted for the remainder of the state. The goal is to have multi-family rental market data that is comparable 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.

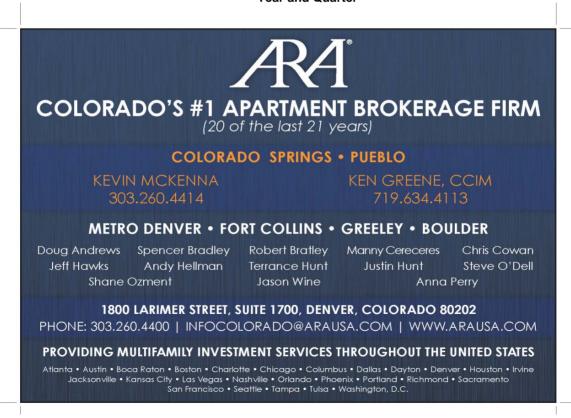
# Sub-Market Boundaries for Colorado Springs



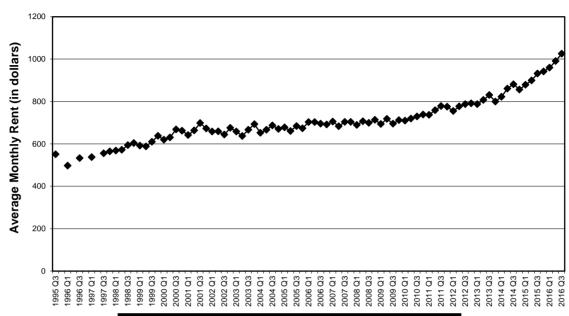
#### Vacancy by Quarter



#### Year and Quarter

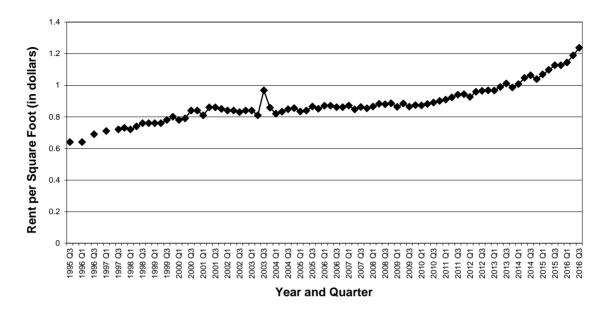


#### **Average Rent by Quarter**





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





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.

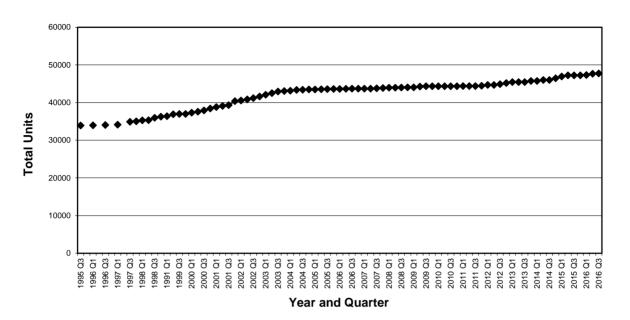




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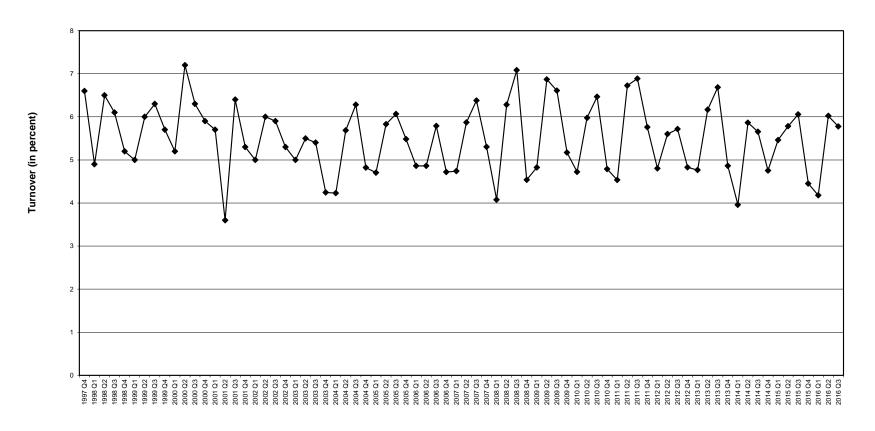


#### **Total Apartment Units**



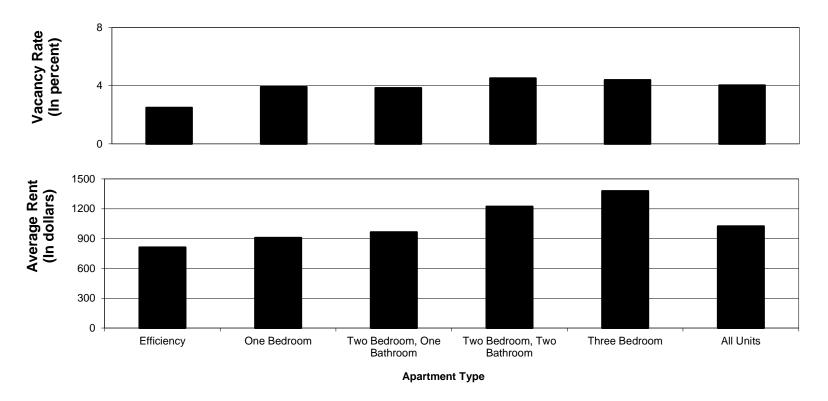
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#### **Resident Turnover per Month**



Year and Quarter

## **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		20	07			20	08			20	09			20	010			20	)11			20	)12			20	13			20	14			20	)15			2	016	
Quarter	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3r	d 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	6.3	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.	3
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	3
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.	)
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		20	07			20	800			20	09			20	10			201	11			201	12			20	13			20	14			20	15			20	16	
Quarter	4th	1st	2nd	3rd	4th	1st	2nd	3rc	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		20	07			20	08			20	09			20	10			201	11			201	2			201	3			201	4			201	5			20	16	
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																
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																					9.0	10.5	6.0	8.0	6.5	1.5	4.0	2.0	8.0		4.0	5.0	3.5	į.
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	ļ
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	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	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	3
2010 and up																																		19.7	7.6	4.4	16.8	15.4	10.3	5.1	

#### Average Rent by Market Area

(In Dollars)

Year	2008		200	9			20	10			201	11			20	12			20	13			201	14			20	15			20	16	
Market Area	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th																								
Colorado Springs	740.00	000.40	747.05	005.40	744.00	740.07	740.00	700 47	700.45	707.00	750.04	770.05	775 44	75477	770.05	707.00	700.05	707.7	007.04	000.07	700.07	000.44	004.04	004.00	050.40	070.00	000.00	000.05	044.04	050.74	004.45	1005 50	
Metro Area	713.28	693.46	/1/.65	695.40	711.66	/10.0/	719.22	729.47	738.15	737.00	759.01	778.35	775.44	754.77	776.85	181.22	790.95	181.14	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	025.43	811.29	849.00	801 54	836 58	811.14	840.25	838 51	824 80	832 60	848 54	909.82	900.42	846.38	886 24	851 46	880.01	860.24	901 68	923.43	017 13	0/8 18	968.95	957 50	956 36	981 01	967 28	1025 42	1030 88	1064 78	1093.76	1116 14	
a Northeast	323.43	011.23	043.00	001.04	000.00	011.14	040.23	000.01	024.03	002.00	040.54	303.02	300.42	040.50	000.24	001.40	000.01	000.20	301.00	323.43	317.13	340.10	300.33	337.30	330.30	301.01	307.20	1023.42	1000.00	1004.70	1033.70	1110.14	
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		200	)9			20	10			201	11			20	12			20	13			201	14			20	15			20	16	
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		200	19			20	10			20	11			20	12			20	13			201	4			20	15			20	16	
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																										1164.96	1174.37	1250.58	1243.75	1259.21	1304.43	1318.70	

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)

	2008		21	009			20	10			201	1			20	12			20	113			20	14			20	)15			20	16	
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	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		2	007				200	08			20	09			20	10			20	11			2	012			20	013			20	14			20	15			2	016	$\neg$
Quarter	4th	1st	2nd	3rd	1 4	th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	l 3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rc	d 4th
Colorado Springs Metro Area	0.86	0.87	0.85	0.86	3.0	35 (	).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	1.2	4
Apartment Type																																										
Efficiency	1.05	1.09	1.02	0.98	3 0.9	96 1	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	1.4	7
One bedroom	0.94	0.95	0.90	0.93	3 0.9	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	1.3	2
Two bedroom, one bath	0.77	0.77	0.74	0.75	5 0.7	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	7 0.8	36 (	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	1.1	7
Three bedroom	0.76	0.78	0.79	0.79	9 0.8	34 (	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	1.13	2

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

#### Median Rent by Apartment Type (In Dollars)

Market		2008		20	09			201	10			20 <sup>-</sup>	11			201	12			201	13			201	14			201	15			201	6
Area	Apartment 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
Colorado	Efficiency	444.79	449.39	481.60	487.80	506.14	489.78	495.29	479.00	509.45	508.37	536.73	539.00	543,78	497.00	498.56	604.77	513.47	519.69	521.49	547.68	556.05	572.06	604.39	708.83	646.83	635.39	711.25	648.16	676.75	702.13	761.14	792.09
Springs	One bedroom	566.16	580.70	599.22	604.35	628.66	606.13	598.24	651.08	644.71	649.02	670.06	707.70	702.00	637.30	657.13	652.38	674.43	659.33	688.48	711.96	676.18	692.25	751.41	748.10	730.21	758.15	780.17	811.02	831.24	845.32	890.31	917.12
	Two bed, one bath	607.00	594.91	598.63	598.18	594.43	593.65	604.48	632.89	634.41	636.88	636.11	646.92	660.71	683.32	674.54	684.51	689.17	704.34	714.64	723.41	716.03	730.34	746.92	767.07	751.13	787.46	829.78	838.07	853.05	847.61	854.58	915.70
	Two bed, two bath	893.51	874.44	896.57	901.29	878.65	878.59	883.17	891.22	899.36	892.74	928.22	922.87	919.83	895.04	971.04	961.12	978.23	986.80	932.06	987.73	955.05	987.51	1041.69		1017.52	1032.56	1022.24	1087.53	1118.77			1232.90
	Three bedroom	896.00	905.73			929.19	914.95	948.21	969.24	989.71	968.87	971.47		1111.00	1009.25	972 60	1023.06	1013.76	1046.57	1177.29	1206.23	1072.10	1072.73	1249.57		1235.00		1334.83		1326.39			1438.00
	All	655.46	671.21	691.46	670.88	700.17	687.15		700.90	711.12	714.14	740.15	752.39	742.18	728.02	748.38	757.71	766.45	760.07	789.91	800.20	768.70	793.10	822.00	865.44	819.14	839.61	867.39	903.20	922.20	948.19		1022.63
Northwest	Efficiency	411.43	413.00	415.09	419.26	423.43	400.00	397.23	507.67	511.67	511.00	536.00	604.33	604.33	611.00	521.00	612.33	604.33	615.67	640.67	637.33	612.33	928.08	983.38	983.38	1032.23	985.00	983.38	1086.50	1034.08	1108.38	1208.38	1208.38
	One bedroom	711.54	688.81	690.43	722.08	778.10	762.30	760.38	766.75	708.81	776.55	723.42	777.56	714.50	708.00	782.44	804.87	737.59	765.60	766.16	779.31	719.56	789.10	827.74	835.90	772.95	814.23	851.37	911.04	989.94	916.05	969.70	1009.90
	Two bed, one bath	705.15	780.02	778.74	805.79	524.86	553.07	519.64	544.60	592.40	848.67	618.57	696.57	696.14	858.02	879.55	883.18	772.86	886.00	981.36	978.64	980.14	911.69	937.91	936.27	885.09	763.00	886.45	987.73	1090.55	1088.00	1088.27	1164.73
	Two bed, two bath	971.92	963.85	986.40	943.22	941.39	935.10	980.85	978.52	959.03	932.87	949.64	957.64	899.00	887.38	917.75	979.25	940.21	948.50	948.25	999.11	956.00	1078.67	1178.84	1110.33	1047.75	1041.25	1062.75	1106.09	1152.71	1204.50	1190.35	1390.57
	Three bedroom	1185.27	1178.00	597.18		1183.45	1180.50	1185.33	1181.25	1204.00	1279.00	849.29	1277.00	1186.80	1186.80	853.12		1186.80	1377.33		1361.70	1355.67	1460.14	1488.42	1470.67	1393.33	1543.33	1588.00		1605.67	1617.80		1667.80
	All	739.68	746.32	740.64	747.81	834.16	811.86	806.66	802.47	831.87	843.19	870.27	879.47	857.16	810.38	876.21	884.59	838.28	890.30	908.43	926.00	827.42	913.50	971.18	983.64	891.53	976.16	941.86		1071.05	1049.23	1084.58	1123.67
Northeast	Efficiency	577.01	562.07	603.32	569.98	579.92	564.17	569.51	586.97	574.36	590.04	596.12	598.58	606.35	617.54	619.37	590.00	629.63	616.80	671.73	658.46	608.77	624.21	642.90	768.07	702.06	709.24	721.05	690.14	689.70	741.28	798.08	852.26
	One bedroom	548.37	586.33	612.67	622.70	616.97	620.20	602.50	664.31	642.34	643.12	640.13	653.90	653.63	646.65	650.16	639.00	646.21	633.93	661.61	690.94	694.08	665.87	667.81	733.40	746.84	780.61	773.28	749.44	755.02	789.11	864.38	886.81
	Two bed, one bath	614.02	630.54	645.71	657.59	658.71	656.68	650.66	681.75	665.91	659.78	672.18	687.67	675.42	705.59	677.82	686.65	686.15	707.35	732.80	784.83	748.62	759.70	758.11	800.76	786.93	833.89	842.59	883.46	835.58	878.06	901.26	946.22
	Two bed, two bath	812.22	802.07	903.83		902.64	883.73			934.52	952.00	954.00	971.46	946.09	904.51	997.34	951.73	848.23	883.20		939.81	897.67	966.11	931.51		1048.29	1012.17	1048.22	1042.54	1050.54			1196.17
	Three bedroom	835.98	882.80	946.97	1007.94	930.96	1026.52	1056.46	986.39	973.29	931.56	932.79	953.41	995.18	1068.60	1056.86	1079.61	984.43			1087.33	1065.72	1142.49			1125.32	1164.08			1163.26	1238.04		1326.94
	All	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	Efficiency		388.00	388.00	388.00	388.00	827.00	802.00	802.00	808.50	775.00	828.00	828.00	828.00	828.00			1080.13	930.13	980.13	1080.13	1055.13	1081.81	1080.13	955.13	1131.81	886.50	983.24		1042.15	1044.63	1110.72	1139.13
Northeast	One bedroom	682.51	647.28	764.92	666.63	720.57	669.65	669.71	678.12	669.50	739.31	764.38	848.00	789.16	673.10	790.00	764.92	793.68	765.54	816.41	835.46	795.93	813.58	832.85	862.59	876.73	877.80	799.89	897.16	914.49	942.50		1026.52
	Two bed, one bath	561.63	543.05	573.64	549.67	536.32	658.80	681.75	667.64	651.81	642.37	692.67	704.06	703.42	648.64	642.00	687.00	690.76	707.53		714.18	666.98	745.09	741.59	729.73	736.74	746.64	791.00	819.16	907.78	954.88	838.00	995.64
	Two bed, two bath	976.71	957.96	996.96			979.57	990.11	999.33	989.33	1016.00	980.61	1101.71	993.81	1057.60	1132.67		1070.73	1048.27	1089.80		1194.10		1142.06		1157.75	1158.38	1155.17	1280.44	1198.32		1290.34	1280.50
	Three bedroom	1216.27	1125.00	1191.00	1070.80	1192.00	1190.59	1229.27	1278.14	1122.67	1124.33	1202.33	1297.50	1292.71	1241.50	1313.81	1301.63	1313.00	1303.43	1300.00	1320.20	1334.62	1271.50	1339.22		1349.23	1370.64	1345.94	1406.76	1404.84	1435.00	1424.04	1499.14
	All	809.17	800.68	817.79		811.65	806.72	817.88		791.46	833.73	845.93	895.46	888.34	798.58	879.90	836.11	858.70	859.45	879.17	880.75	873.03	924.84	949.85	960.24	959.73	981.13	980.74	981.93	1034.13	1062.49	1088.28	1110.54
Southeast	Efficiency	423.00	411.00	447.00	388.00	524.70	529.91	627.30	505.65	524.70	511.05	634.61	634.61	609.61	535.00	370.05	734.61	508.50	464.50	492.13	541.38	587.50	686.75	624.25	752.35	634.50	641.75	644.00	658.50	666.00	708.50	708.50	751.38
	One bedroom	414.68	414.65	420.09	416.43	501.27	422.30	424.77	424.16	423.08	420.57	424.18	501.39	513.77	465.00	447.78	568.31	601.68	522.41	580.83	586.36	592.77	582.97	613.80	641.89	628.55	655.54	684.82	711.22	684.70	661.81	711.42	699.42
	Two bed, one bath	524.32	522.39	570.80	574.43	580.98	568.40	562.40	563.55	578.10	523.26	521.11	603.01	608.22	590.12	594.00	686.00	682.50	681.08	684.63	691.40	684.98	682.99	702.36	713.04	720.59	729.92	722.76	770.50	762.25	799.00	836.67	859.61
	Two bed, two bath	694 43	751.94	955.60	694.00	714.21	713.04	713.72		724.92	714.50	722.58	747.58	757.00	747.17	744.67	749.50	808.14	808.92	819.04	815.93	797.32	882.82	893.29	898.08	820.94	845.58	897.50	939.58	937.63	987.63	988.37	995.58
	Three bedroom	697.88		710.60	711.80	704.27	696.24	729.60	713.00	740.82	742.00	841.36	841.36	847.68	800.00	846.16	847.12	847.12	813.69	868.88	1217.80	872.12	934.00	892.00	942.00	886.56	886.08	1378.63	1023.57	1020.75	1045.14	1015.00	1023.86
	All	504.07	502.49	538.03	499.05	591.32	582.99	594.95	585.72	614.15	580.69	622.26	643.65	650.32	631.99	634.33	729.76	717.03	673.81	691.10	706.30	689.67	704.06	705.56	720.83	702.11	732.05	761.94	831.72	784.92	820.99	841.03	872.84
Coought	Efficiency																							838.00	838.00	838.00	838.00	838.00	888.00	938.00	938.00	1013.00	1063.00
Security/ Widefield/	One bedroom	563.00	562.78	562.78	562.78	587.78	562.78	562.78	562.78	562.78	562.78	587.78	612.78	587.78	587.78	612.78	587.78	587.78	587.78	613.00	496.00	662.78	637.78	648.67	673.67	673.44	698.44	723.67	723.67	723.67	723.67	748.67	773.67
Fountain	Two bed, one bath	634.61	592.72	630.00	633.11	608.11	586.22	636.22	633.11	633.11	633.11	633.11	636.22	636.22	636.22	636.22	633.11	633.11	633.11	688.00	691.17	683.11	683.11	693.78	696.89	709.22	709.22	718.78	768.78	743.78	768.78	768.78	818.78
	Two bed, two bath	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	538.00	538.00	538.00	538.00		1107.00		1107.00	1088.00	1107.00		1206.20	1206.40	1431.40	599.08
	Three bedroom	683.20	683.20	664.22	684.40	684.40	736.09	735.91	540.40	541.60	541.60	541.60	735.91	735.91	735.91	735.39	582.00	583.20	633.20	588.00	588.00	628.40	634.40			1306.50	1333.00	1335.50	1410.50	1461.00	1460.50	1510.50	1532.50
	All	630.34	586.34	629.41	628.66	603.66	584.74	634.68	627.45	627.45	627.45	627.45	634.68	634.68	634.68	634.74	627.45	627.45	628.49	684.67	679.76	674.38	677.68	729.27	781.21	716.63	718.53	803.83	828.38	853.38	803.38	828.38	824.73
Southwest	Efficiency	439.00	441.22	394.37	422.33	423.71	423.44	448.94	446.68	493.72	496.87	496.53	497.00	497.00	490.22	497.61	496.83	493.78	517.25	519.33	543.92	540.73	541.10	538.68	548.39	541.44	544.56	555.27	546.44	546.44	573.67	588.16	579.73
1	One bedroom	638.69	644.96	681.22		661.71	671.90	672.73	678.37	686.00	711.41	749.20	738.00	760.49	777.45	644.98	703.57	685.68	687.42	713.90	694.25	694.49	687.89	742.20	808.58	796.45	778.11	807.52	784.72	847.18	839.10	866.24	955.11
	Two bed, one bath	686.52	671.67	716.60	647.33	608.06	702.82	694.32	655.67	690.23	696.17	748.74	728.53	728.53	827.11	807.15	808.50	835.31	745.93	852.45	749.26	749.36	827.54	807.33	874.79	901.83	929.42	862.38	866.83	926.81	1002.22		1047.36
	Two bed, two bath	885.66	889.28	886.97	909.19	894.47	886.75	903.65	897.88	907.96	893.31	938.58	944.12	967.50	1044.84	993.02	951.92	996.00	999.49	981.61	986.36	964.80	968.60	979.50		1022.33	989.69			1039.56		1133.73	1212.56
	Three bedroom	1087.00	917.13			891.00	890.06	890.44	893.25	893.25		1121.00		1186.50	1179.66	869.67	830.00	824.85		1034.25	932.00	892.67	942.80			1197.50				1200.00			1378.00
	All	695.87	707.77	743.08	710.98	713.16	704.91	709.04	704.28	722.66	767.86	789.16	789.29	782.43	816.37	776.78	788.55	796.65	785.57	806.56	788.43	782.20	785.56	818.99	875.47	878.28	860.53	869.41	875.03	901.22	968.23		1035.83
Central	Efficiency	441.04	538.00	507.29	514.26	441.76	427.97	436.30	436.10	438.00	440.86	455.00	452.48	455.40	453.02	479.00	421.57	502.56	489.25	488.53	472.18	513.40	501.60	544.00	534.00	540.20	555.06	570.54	569.67	571.00	619.40	686.86	617.80
	One bedroom	419.88	419.87	432.59	423.43	461.39	445.90	467.36	477.11	627.23	539.00	584.40	567.97	566.96	570.01	567.24	563.71	564.51	563.18	682.51	685.12	589.38	591.90	717.38	769.35	633.87	754.74	785.93	803.45	817.39	841.92	882.83	929.59
	Two bed, one bath	525.00	528.55	532.00	523.33	540.07	555.36		572.64	566.96	569.12	576.99	641.67	657.10	618.80		615.23	620.85	633.64		678.14	680.16	690.67		717.38	712.45	719.55	746.51	778.48	830.98	785.90	794.88	841.91
	Two bed, two bath	935.27	935.27	937.73	688.00	759.93	1104.00	1129.00		887.55	888.55	935.73	837.73	836.73	887.64		1133.50	887.73	987.73			1010.36	1186.45	1086.45		1014.00				1238.16			1239.80
	Three bedroom	691.72	691.72	690.07	688.00	691.72	803.40		771.28	803.40	773.76	828.40	775.00	845.20	845.20	845.20	838.00	880.50			1655.00	863.00	905.50	1479.82		1500.00			1631.14	995.86	1606.14	1681.14	949.17
	All	516.66	523.67	518.89		524.86	542.15			658.30	650.84	665.36	667.79	662.12	660.46	660.85	657.03	662.64		722.28		690.34	697.00			762.65		799.96	817.41	959.33	888.24	902.29	937.05
	Oil	00.010	020.07	310.09	499.12	J24.00	342.15	J00.14	310.21	000.00	JJU.04	JUU.JB	91.190	002.12	000.40	000.00	JU1.U3	002.04	010.09	122.28	704.21	090.34	097.00	020.94	ააშ.შა	702.00	104.10	, 99.90	017.41	<b>909.33</b>	000.24	302.29	JJI .UJ

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	2008		20	009			20	10			20	11			20	12			20	13			201	14			201	15			201	6	
Туре	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																										30.1	16.0	10.3	23.4	24.7	19.8	12.0	
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		20	09			20	10			20	11			20	12			20	13			20	14			20	15			20	16	
Туре	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																										10.4	8.4	6.0	6.5	7.4	9.5	6.3	
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/I	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)

			With Featu	re/Amenity		
Feature/Amenity	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
Patio or Balcony	912.11	941.50	1007.94	1226.01	1432.98	\$1,066.53
Fireplace	827.61	967.87	1040.68	1232.76	1522.58	\$1,086.46
Nine-Foot Ceilings	1048.79	1061.99	1165.10	1320.30	1559.60	\$1,204.24
Swimming Pool	823.36	920.69	976.97	1234.35	1412.33	\$1,038.86
Spa or Sauna	953.95	990.77	1075.13	1248.14	1520.68	\$1,119.64
Exercise Room	848.46	942.26	1014.41	1240.33	1449.09	\$1,066.80
Sport Court	633.40	914.86	962.94	1199.34	1466.96	\$1,018.33
Microwave	864.20	1018.64	1091.23	1304.77	1501.95	\$1,139.09
Washer/Dryer Hookups	930.23	937.24	995.80	1203.48	1420.06	\$1,052.82
Garbage Disposal	813.88	910.73	967.54	1226.00	1382.19	\$1,027.78
Dishwasher	830.60	931.27	978.80	1226.00	1384.59	\$1,045.92
Air Conditioning	914.27	927.43	998.26	1241.55	1423.57	\$1,058.91
Ceiling Fan	774.47	911.39	945.71	1232.70	1359.86	\$1,020.72
Attached Garage	1157.57	1125.27	1306.67	1409.65	1646.59	\$1,286.49
Covered Parking	830.72	939.80	1030.60	1217.30	1478.65	\$1,057.64
Clubhouse	838.27	963.67	1032.09	1248.31	1428.39	\$1,082.38
Business Center	839.20	974.79	1047.30	1249.46	1451.01	\$1,090.63
Pets Allowed	815.93	917.97	973.93	1245.94	1395.81	\$1,037.64
Resident Pays Sewer/Water	827.39	924.44	980.27	1235.11	1401.33	\$1,042.18
Unit Security/Alarm System	775.00	1000.62	1226.08	1230.80	1484.38	\$1,130.94
Handicapped Access	870.52	987.47	1054.80	1259.56	1500.00	\$1,108.11
Heat Included in Rent	585.00	761.17	849.04	1179.00	1306.26	\$818.78

	V	/ithout Fe	eature/Amen	ity	
Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All
728.70	859.26	919.61	1231.73	1324.24	\$972.45
582.27	724.71	815.85	1129.19	1024.19	\$769.39
777.19	806.03	907.64	1179.24	1203.67	\$915.11
711.34	817.28	913.58	1105.03	1159.51	\$906.91
607.61	758.04	859.76	1017.94	1082.16	\$852.09
645.17	772.92	878.08	1098.57	1109.56	\$855.63
610.13	733.51	863.74	928.76	1055.17	\$812.50
892.71	906.95	966.45	1230.99	1353.17	\$1,027.45
675.00	805.00	897.98	1095.30	1162.72	\$902.88
741.08	886.31	943.28	1244.92	1355.03	\$1,003.68
720.24	806.88	871.39	1087.50	1237.50	\$913.95
609.09	721.01	834.37	1087.50	1188.50	\$773.73
599.91	744.30	841.46	910.80	1029.34	\$786.97
927.86	897.08	######	1190.57	1437.31	\$1,043.63
756.83	871.69	947.54	1172.88	1314.40	\$981.24
805.13	883.53	922.87	1228.20	1310.65	\$1,002.09
615.15	730.78	849.28	975.29	1062.42	\$807.91
644.73	802.65	882.78	1130.56	1210.36	\$898.51
656.98	761.30	861.44	907.34	1084.55	\$839.53
618.54	767.77	847.31	1044.61	1195.40	\$856.86
813.37	899.38	953.75	1222.34	1372.58	\$1,015.87
668.86	814.56	913.27	1130.25	1217.39	\$913.93
823.94	912.46	969.70	1223.72	1380.12	\$1,030.41

L	Dinordido
	\$109.13
ļ	\$297.13
ļ	\$171.35
ļ	\$297.33
ļ	\$186.76
ļ	\$264.01
ŀ	\$254.30
ŀ	-\$9.11
ļ	\$236.21
ŀ	\$49.14
ŀ	\$113.83
ŀ	\$272.19
ŀ	\$271.93
-	-\$22.92
ŀ	\$305.25
ŀ	\$55.55
ŀ	\$274.47
ŀ	\$192.13
ŀ	\$198.10
ŀ	\$185.32
ŀ	\$115.07
ŀ	\$194.19
L	-\$211.63

Difference

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

	Quarter	Year		Year	$\overline{}$																				
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	
UNITS ADDED SINCE LAST SURVEY			24		12		95		12		0		29		77		315		308		456		0		
TOTAL UNITS AVAILABLE			43592		43682		43860		44016		44315		44344		44442		45174		45742		46458		47211		
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%		
UNITS RENTED			38734		38178		39123		39438		40460		41151		41471		42341		42477		44005		44836		
UNITS VACANT			4934		5504		4737		4578		3855		3193		2971		2833		3265		2453		2375		
NUMBER ABSORBED THIS TIME PERIOD			415		-557		-878		-518		0		-256		-144		198		-485		-27		-374		
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		200	7	2007		200	8	2008	3	200	9	2009		2010		2010		201	1	2	011		2012		201	12	20	)13		2013		2014		201	4	20	)15		2015		2016		2016
Туре	4th	Ave	1st	2nd	3rd 4th	Ave	1s1	t 2nd :	3rd 4th	Ave	1s	st 2nd	3rd 4th	Ave	1st 2	nd 3rd	4th	Ave	1st	2nd	3rd	4th /	Ave	1st	2nd 3	3rd 4t	h Av	e 1s	t 2nd	3rd	4th	Ave	1st 2	2nd 3	rd 4tl	n Ave	15	t 2nd	3rd	4th	Ave	1st	2nd 3	3rd 4t	h Ave
																																													T
Size																																													1 1
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	2 7.7 1	12.2 5.6	7.4	4.8 8	.7 5.3	11.4	7.5	0.0	32.1	0.0	0.0	8.0	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	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	3 6.0	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	3 4.6	2.6	3.1	3.5	3.6	5.3 4	.9 5.0	3 4.9	3.4	4 3.7	3.5	2.9	3.3	4.3	4.1 3	3.7	4.0
51 - 99	4.1	4.9	6.2	6.5	6.6 4.6	6.0	4.8	3 5.6	4.6 5.2	5.0	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	1 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	2 5.2	6.9 4.9	5.0	0 4.9	9 7.4	6.1 5.3	5.9	4.7	.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	1 5.0	5.	7 4.2	6.6	3.5	5.0	3.7	4.8 5	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	5.5	9 4.6	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 4.0	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	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	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	5.3	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	9 7.6	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 2.0	3 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	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	4 5.8	8 6.9	6.2 5.8	6.2	5.9	.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.	6.8	3 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	3 7.5	7.9 3.7	5.	7 3.2	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.	3 4.9	5.0	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	3 6.4	7.9 3.7	5.:	3 4.9	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 4.0	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				6.5 5.8		3.8 4	.8 7.0	5.2	ı			8.4					5.6 7.	2 5	.8 5.5		7.6			3.8	5.7 6	.5 5.4	1 5.:	6.	1 6.3	5.4	5.6	5.9	4.5	7.0	6.2	5.9
2010 up							1																														3.5	5.6	7.8	4.5	5.4	3.4	5.4	6.1	5.0
							i –				1																1	1								1	1								+
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	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.	3 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	3			200	9			201	0			201	1			201	2			20	13			201	14			201	5			201	6
	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	16096	16103	16390 1	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

							Two	o Bedro	om	Tw	o Bedro	om									
		fficienci	96	One	e Bedro	nom		e Bathro			o Bethro		The	ee Bedro	nom		Other			Total	
Rent Level	Vacant		Percent		Total		Vacant	Total	Percent	Vacant	Total	Percent	Vacant		Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225	vacant	Total	1 CICCIII	vacant	Total	reroont	vacant	Total	1 CIOCIII	vacant	Total	1 CICCIII	vacant	Total	1 CIOCIII	vacant	Total	1 Clock	vacant	Total	reroent
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300 \$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425			0.00/			0.00/															0.00/
\$426 to \$450 \$451 to \$475		2	0.0%		2	0.0%														4	0.0%
\$476 to \$500		6	0.0%					1	0.0%											7	0.0%
\$501 to \$525																					
\$526 to \$550		43	0.0%		29															72	0.0%
\$551 to \$575	2	216	0.9%	7 1	120 88						C.F.	0.00/							9	336 235	2.7%
\$576 to \$600 \$601 to \$625	3	82 60	3.7% 0.0%	7	224						65	0.0%	-			-			7	284	1.7% 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			4	0.0%				I -				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 \$726 to \$750	1	9 12	11.1% 0.0%	21 7	188 315	11.2% 2.2%	2	144 89	1.4% 2.2%										24 9	341 416	7.0% 2.2%
\$726 to \$750 \$751 to \$775		32	0.0%	8	234	3.4%	2	72	2.2%										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		10	165	6.1%	1	32	3.1%			0.00/				17	518	3.3%
\$876 to \$900 \$901 to \$925	2	36	5.6%	10 37	247 632	4.0% 5.9%	10 7	158 324	6.3% 2.2%	4	291 1	1.4% 0.0%	-	3	0.0%	-			24 46	699 993	3.4% 4.6%
\$926 to \$950	_	3	0.0%	25	660			12	0.0%	2	30	6.7%	1	32	3.1%				28	737	3.8%
\$951 to \$975	4	101	4.0%	11	294	3.7%	5	97	5.2%				1	45	2.2%				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 \$1026 to 1050				9 32	356 848	2.5% 3.8%	14 2	318 64	4.4% 3.1%	1 17	37 283	2.7% 6.0%	4	42 39	0.0% 10.3%				24 55	753 1234	3.2% 4.5%
\$1051 to 1075		36	0.0%	9	288		19	232	8.2%	19	284	6.7%	-	39	10.370				47	840	5.6%
\$1076 to 1100		00	0.070	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%	۱.		0.00/	19	469	4.1%
\$1151 to 1175 \$1176 to 1200	1	52	1.9%	3 2	151 201	2.0% 1.0%	3	164 234	1.8% 3.8%	13 15	244 267	5.3% 5.6%		29 12	0.0% 0.0%	4	50	8.0%	23 27	638 766	3.6% 3.5%
\$1201 to 1225	4	52	7.7%	18	429	4.2%	4	60	6.7%	2	185	1.1%		12	0.070				28	726	3.9%
\$1226 to 1250				1	52		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 \$1326 to 1350							5	52	9.6%	3 5	108 126	2.8% 4.0%	12	4 104	0.0% 11.5%		2	0.0%	8 17	164 232	4.9% 7.3%
\$1351 to 1375							4	116	3.4%	3	136	2.2%		16	0.0%		-	0.070	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 \$1451 to 1475										12	135 391	8.9% 3.6%	4 1	56 28	7.1% 3.6%	1	16	6.3%	17 15	207 419	8.2% 3.6%
\$1476 to 1400										14 18	301	6.0%	'1	72	1.4%				19	373	5.1%
\$1501 to 1525										.,	301	3.070	<u> </u>	16	0.0%					16	0.0%
\$1526 to 1550													3	116	2.6%				3	116	2.6%
\$1551 to 1575																l .	_	40.55		_	40.50
\$1576 to 1500 \$1601 to 1625	-									3	90	3.3%	-	12	0.0%	1	8	12.5%	3	102	12.5% 2.9%
\$1626 to 1650										3	30	3.5 /6	1	28	3.6%				1	28	3.6%
\$1651 to 1675													1	65	1.5%				1	65	1.5%
\$1676 to 1600													2		3.7%				2	54	3.7%
\$1701 to 1725 \$1726 to 1750													1 3	9	11.1%				1	9	11.1%
\$1726 to 1750 \$1751 to 1775													3	33	9.1%				3	33	9.1%
\$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																					
\$1876 to 1900 \$1901 to 1926													<del>                                     </del>			<del>                                     </del>			1		
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up	24	1040	2 50/	0.40	0720	2.00/	460	4104	2 00/	262	E004	A E0/	44	1000	A 40/	40	200	6.004	050	21247	4.00/
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%

# Vacancy Rates During the Current Quarter Colorado Springs - Northwest

1							т	o Bedro	nom	т	o Bedro	nom									
	_	-,,															0.1			<b>-</b>	
Don't Lovel		Efficienci			Bedr		1	e Bathro			o Bathr			ree Bedi		\/	Other	Danasat	\/t	Total	D
Rent Level \$000 to \$225	Vacant	rotai	Percent	Vacant	rotai	Percent	Vacant	lotai	Percent	Vacant	rotai	Percent	Vacant	rotai	Percent	vacant	rotai	Percent	Vacant	rotai	Percent
\$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						0.078															0.070
\$476 to \$500																					
\$501 to \$525		0	0.00/			0.00/														0	0.00/
\$526 to \$550 \$551 to \$575		8	0.0%		1	0.0%														9	0.0%
\$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					31	3.376		7	0.070								25	0.070		04	2.470
\$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			0.070									0.070		3	0.0%					3	0.0%
\$951 to \$975				10	120	8.3%													10	120	8.3%
\$976 to \$1000 \$1001 to 1025				4	62	6.5%													4	62	6.5%
\$1001 to 1025 \$1026 to 1050				4	02	0.576													4	02	0.576
\$1051 to 1075				3	108					3	48	6.3%							6	156	3.8%
\$1076 to 1100				40	66						33	0.0%							40	99	0.0%
\$1101 to 1125 \$1126 to 1150				18	134	13.4%													18	134	13.4%
\$1151 to 1175							1	132	0.8%										1	132	0.8%
\$1176 to 1200																					
\$1201 to 1225 \$1226 to 1250	4	52	7.7%	5	57	8.8%					56	0.0%							9	165	5.5%
\$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											70	7.70/								70	7 70/
\$1451 to 1475 \$1476 to 1400										6	78	7.7%							6	78	7.7%
\$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 \$1701 to 1725							-			-			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%

# Vacancy Rates During the Current Quarter Colorado Springs - Northeast

				ī						T						1			I		
							Tw	o Bedro	om	Tv	vo Bedro	oom									
	Е	fficienci	es	On	e Bedro	oom	On	e Bathro	oom	Tw	o Bathro	oom	Th	ree Bedr	oom		Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225 \$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350 \$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450 \$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550 \$551 to \$575		24	0.0%																	24	0.0%
\$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 \$676 to \$700				2	110	1.8%													2	110	1.8%
\$701 to \$725							2	111	1.8%										2	111	1.8%
\$726 to \$750					15	0.0%														15	0.0%
\$751 to \$775		07	0.40/				2	40	5.0%										2	40	5.0%
\$776 to \$800 \$801 to \$825	3	37	8.1%	1	132	0.8%	2	32	6.3%										3	37 164	8.1% 1.8%
\$826 to \$850	2	24	8.3%		.02	0.070	1	18	5.6%										3	42	7.1%
\$851 to \$875		16	0.0%	4	105														4	121	3.3%
\$876 to \$900 \$901 to \$925				7 25	134 320	5.2% 7.8%	3	156	1.9%		121	0.0%		3	0.0%				7 28	258 476	2.7% 5.9%
\$926 to \$950		3	0.0%	11	124	8.9%	٦	150	1.570										11	127	8.7%
\$951 to \$975	4	88	4.5%																4	88	4.5%
\$976 to \$1000					101	4.00/	_	29	0.0%		0.5	0.00/								29	0.0%
\$1001 to 1025 \$1026 to 1050				1 10	104 232		5	188	2.7%	7	25 147	0.0% 4.8%							6 17	317 379	1.9% 4.5%
\$1051 to 1075				5	88	5.7%	18	140	12.9%	8									31	308	10.1%
\$1076 to 1100																					
\$1101 to 1125 \$1126 to 1150					62	0.0%				1	12	8.3%		2 25	0.0% 0.0%				1	76 25	1.3% 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%			0.00/				7	147	4.8%
\$1226 to 1250 \$1251 to 1275										6 1	208 64	2.9% 1.6%		1	0.0%				6	209 64	2.9% 1.6%
\$1276 to 1300										10		5.0%		2	0.0%				10	202	5.0%
\$1301 to 1325																					
\$1326 to 1350 \$1351 to 1375													8	80	10.0%		2	0.0%	8	82	9.8%
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450											450	0.00/	١.		0.00/					400	0.40/
\$1451 to 1475 \$1476 to 1400										3	150	2.0%	1	16	6.3%				4	166	2.4%
\$1501 to 1525																					
\$1526 to 1550														24	0.0%					24	0.0%
\$1551 to 1575 \$1576 to 1500																					
\$1576 to 1500 \$1601 to 1625				<b>-</b>										12	0.0%					12	0.0%
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600 \$1701 to 1725				<del>                                     </del>						-											
\$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%

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

							т	o Bedro	nom	т	o Bedro	om				I			l		
		· • • • • • • • • • • • • • • • • • • •		0	- D								T1	D - d-			0#			T-4-1	
Don't Love L		fficienci			e Bedro			e Bathro			o Bathro		<del>-</del>	ee Bedro		\/t	Other		\/	Total	D
Rent Level \$000 to \$225	Vacant	rotai	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	rotai	Percent	Vacant	rotai	Percent	Vacant	rotai	Percent	Vacant	Total	Percent
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300	<del> </del>																				
\$301 to \$325 \$326 to \$350																					
\$351 to \$375	l																				
\$376 to \$400	<u> </u>																				
\$401 to \$425 \$426 to \$450	l																				
\$451 to \$450	l																				
\$476 to \$500	<u> </u>																				
\$501 to \$525		0	0.00/																	0	0.00/
\$526 to \$550 \$551 to \$575		9	0.0%	7	120	5.8%													7	9 120	0.0% 5.8%
\$576 to \$600		3	0.0%	'	120	0.070														3	0.0%
\$601 to \$625																					
\$626 to \$650	l			4	07	4.60/													,	07	4.60/
\$651 to \$675 \$676 to \$700				4	87	4.6%	1	56	1.8%										4	87 56	4.6% 1.8%
\$701 to \$725				2	90	2.2%	<u> </u>		1.070										2	90	2.2%
\$726 to \$750	i																			_	
\$751 to \$775 \$776 to \$800	l			1	9	11.1%	2	113	1.8%										1 2	9 113	11.1% 1.8%
\$801 to \$825				2	100	2.0%		113	1.0%	1			1			<b>l</b>			2	100	2.0%
\$826 to \$850	l	10	0.0%	13	307	4.2%													13	317	4.1%
\$851 to \$875	l			2	60	3.3%			0.00/										2	60	3.3%
\$876 to \$900 \$901 to \$925	<del></del>			2	120	1.7%		38	0.0%										2	38 120	0.0%
\$926 to \$950				1	200			11	0.0%	2	30	6.7%							3	241	1.2%
\$951 to \$975	l				34		3	79	3.8%										3	113	2.7%
\$976 to \$1000 \$1001 to 1025	<del>                                     </del>				100	0.0%	9	132 130	2.3% 6.9%										9	232 130	1.3%
\$1001 to 1025 \$1026 to 1050				18	482	3.7%	9	5	0.9%		16	0.0%							18	503	3.6%
\$1051 to 1075	l									8	144	5.6%							8	144	5.6%
\$1076 to 1100	<del></del>		1.00/	1	72	1.4%				4	202	2.0%					400	5.00/	5	274	1.8%
\$1101 to 1125 \$1126 to 1150	1	24 64	4.2% 0.0%	1	50	2.0%		48	0.0%	3	144 31	0.0% 9.7%		16	0.0%	8	136	5.9%	9	304 209	3.0% 1.9%
\$1151 to 1175		04	0.070	3	151	2.0%		40	0.070	Ĭ	01	3.1 70		10	0.070	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 \$1226 to 1250				3	136	2.2%													3	136	2.2%
\$1251 to 1275	l									3	72	4.2%	1	9	11.1%				4	81	4.9%
\$1276 to 1300	<u> </u>			4	156	2.6%				6	136	4.4%							10	292	3.4%
\$1301 to 1325							5	52	9.6%	_	400	4.00/		4	0.0%				5	56	8.9%
\$1326 to 1350 \$1351 to 1375										5	126	4.0%	4	24 16	16.7% 0.0%				9	150 16	6.0% 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											400	4.00/	3	24	12.5%	1	16	6.3%	4	40	10.0%
\$1451 to 1475 \$1476 to 1400										2 17	108 136	1.9% 12.5%	1	12 28	0.0% 3.6%				2 18	120 164	1.7% 11.0%
\$1501 to 1525										i ''	100	. 2.0 /0	<u> </u>	16	0.0%					16	0.0%
\$1526 to 1550	i												1	12	8.3%				1	12	8.3%
\$1551 to 1575 \$1576 to 1500	i																				
\$1576 to 1500 \$1601 to 1625	<del>                                     </del>						<del>                                     </del>			3	90	3.3%				<del>                                     </del>			3	90	3.3%
\$1626 to 1650	l									l		2.270							l		2.270
\$1651 to 1675	l																				
\$1676 to 1600 \$1701 to 1725	<del></del>						-			-			1	32 9	3.1% 11.1%	-			1	32 9	3.1% 11.1%
\$1701 to 1725 \$1726 to 1750	l												3		9.1%				3	33	9.1%
\$1751 to 1775	l																				
\$1776 to 1800	<b>—</b>												3	16	18.8%				3	16	18.8%
\$1801 to 1825 \$1826 to 1850	l												1	24	4.2%				1	24	4.2%
\$1851 to 1875	l												l '	47	7.∠ /0				l '	2-7	+.∠ /0
\$1876 to 1900																					
\$1901 to 1926	l																				
\$1926 to 1950 \$1951 to 1975	l																				
\$1976 to 2000										<u></u>									<u> </u>		
\$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%

# Vacancy Rates During the Current Quarter Colorado Springs - Southeast

							Tu	ua Dadra		Tu	o Dodro										
				_				vo Bedro			o Bedro										
		fficienci		-	ne Bedro		1	e Bathro			o Bathro			ree Bedro			Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225 \$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375 \$376 to \$400																					
\$401 to \$425																					
\$426 to \$450					1	0.0%														1	0.0%
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525		2	0.00/																	2	0.00/
\$526 to \$550 \$551 to \$575		2	0.0%																	2	0.0%
\$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																	3	102	2.9%
\$676 to \$700		8		27	638	4.2%													27	646	4.2%
\$701 to \$725 \$726 to \$750		4	0.0%	5	167	3.0%													5	4 167	0.0% 3.0%
\$751 to \$775		32	0.0%		55			32	0.0%										٦	119	0.0%
\$776 to \$800		-	3.070		30		6		2.9%								7	0.0%	6	241	2.5%
\$801 to \$825		48	0.0%																	48	0.0%
\$826 to \$850							4		5.0%										4	80	5.0%
\$851 to \$875					88	0.0%			6.2%	1	32	3.1%							10	265	3.8%
\$876 to \$900			0.00/	40	400	E 00/	5		13.9%	4	170	2.4%							9	206	4.4%
\$901 to \$925 \$926 to \$950	2	24	8.3%	10	192 12		4	167	2.4%										16	383 12	4.2% 0.0%
\$951 to \$975					12	0.076							1	45	2.2%				1	45	2.2%
\$976 to \$1000				4	72	5.6%				14	288	4.9%	1		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%		400	40 70/			0.00/				1	136	0.7%
\$1076 to 1100 \$1101 to 1125								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										J	00	0.070							Ĭ	00	0.07
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275								24	0.0%			0.00/						0.00/		24	0.0%
\$1276 to 1300 \$1301 to 1325										1	28	3.6%					4	0.0%	1	32	3.1%
\$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	0.00/
\$1476 to 1400 \$1501 to 1525	<del>                                     </del>			1			1			<b>-</b>			<del>                                     </del>	12	0.0%	<del>                                     </del>			1	12	0.0%
\$1501 to 1525 \$1526 to 1550														56	0.0%					56	0.0%
\$1551 to 1575															3.070						0.070
\$1576 to 1500																			<u></u>		
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675 \$1676 to 1600																					
\$1701 to 1725	<b>-</b>						1														
\$1701 to 1725 \$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																			<u></u>		
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900 \$1901 to 1926				1			1						<del> </del>			<del> </del>			1		
\$1901 to 1926 \$1926 to 1950																					
				1			I												I		
\$1951 to 1975 \$1976 to 2000																					
\$1951 to 1975	2	207	1.0%		1447	3.5%	28	736	3.8%	48	874	5.5%	3	182	1.6%		11	0.0%		3457	3.8%

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

							т	o Bedro	ıom	т	vo Bedro	om							Ī		
	_												_								
		fficienci			ne Bedr			e Bathro			o Bathro			ee Bedr			Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225 \$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375 \$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525 \$526 to \$550																					
\$551 to \$575																					
\$576 to \$600											65	0.0%								65	0.0%
\$601 to \$625																					
\$626 to \$650													2	11	18.2%				2	11	18.2%
\$651 to \$675																					
\$676 to \$700 \$701 to \$725																					
\$726 to \$750																					
\$751 to \$775				2	54	3.7%													2	54	3.7%
\$776 to \$800																					
\$801 to \$825							6	216	2.8%										6	216	2.8%
\$826 to \$850 \$851 to \$875																					
\$876 to \$900							5	84	6.0%										5	84	6.0%
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975 \$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075		36	0.0%																	36	0.0%
\$1076 to 1100																					
\$1101 to 1125				3	48	6.3%													3	48	6.3%
\$1126 to 1150 \$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225							3	20	15.0%										3	20	15.0%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300 \$1301 to 1325																4	52	7.7%	4	52	7.7%
\$1301 to 1325 \$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																			_		
\$1426 to 1450										6	60	10.0%							6	60	10.0%
\$1451 to 1475 \$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550													2	24	8.3%				2	24	8.3%
\$1551 to 1575																					
\$1576 to 1500																			<b>—</b>		
\$1601 to 1625 \$1626 to 1650																					
\$1651 to 1675																			1		
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																			1		
\$1751 to 1775 \$1776 to 1800																			1		
\$1801 to 1825							1						1			<del> </del>			1		
\$1826 to 1850																			1		
\$1851 to 1875																					
\$1876 to 1900																			<b></b>		
\$1901 to 1926																			1		
\$1926 to 1950 \$1951 to 1975																					
\$1951 to 1975 \$1976 to 2000																			1		
\$2000 and up																					
TOTALS		36	0.0%	5	102	4.9%	14	320	4.4%	6	125	4.8%	4	35	11.4%	4	52	7.7%	33	670	4.9%

# Vacancy Rates During the Current Quarter Colorado Springs - Southwest

\$200 to \$2970					I			T _			Τ_											
								Tw	o Bedro	om	Tw	vo Bedro	oom									
\$200 to \$2970		E	fficiend	cies	On	e Bedro	oom	On	e Bathro	oom	Tw	o Bathro	oom	Thi	ree Bedr	oom		Other			Total	
2220 to 1520 t	Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
1371 to 1575   1372 to 1500	\$000 to \$225																					
1771   1870																						
\$338 16 5375   \$2 216 0.9%   \$28 0.0%   \$28	\$276 to \$300																					
\$350 16 \$375   \$70 16 \$400   \$70 16 \$10 16 \$2 16 \$10 16 \$1	\$301 to \$325																					
\$378 to \$4500 \$	\$326 to \$350																					
\$400 10 \$455   \$476 10 \$500   \$500 10 \$505   \$500 1																						
\$1400 1940 1940 1940 1940 1940 1940 1940								1														
1478 to \$500	\$426 to \$450																					
\$501 to \$525   \$2 16 0.9%   \$28 0.0%   \$2 16 0.9%   \$2 16	\$451 to \$475																					
\$3556 is \$550   2 2 16 0.9%   28 0.0%   28 0.0%   28 0.0%   2 2 16 0.9%   2 16																						
\$561 to \$575						28	0.0%														28	0.0%
\$576 to \$500		2	216	0.9%		20	0.070													2		0.0%
\$800 in \$800 in \$00	\$576 to \$600																					2.2%
\$561 to \$575   \$70	\$601 to \$625																					
Series   S700	\$626 to \$650		30	0.0%	3	72	4.2%													3	102	2.9%
7571 to 75726																						
\$726 to \$750	\$701 to \$725	1	5	5 20.0%	15	74	20.3%	1	33	0.0%				1			1			16	112	14.3%
\$778 to \$800	\$726 to \$750	1						1						1			1					1.5%
\$801 to \$825	\$751 to \$775																					
\$826 is \$850		1	10	10.0%																1	10	10.0%
\$881 to \$876			60	0.0%	a	108	8 3%	15	313	4 8%										24	481	5.0%
\$876 to \$900	\$851 to \$875		00	0.070					010	4.070												0.0%
\$826 to \$890 \$\text{\$910}\$ \$\text{\$1\$}\$ \$\text{\$1\$}\$ \$\text{\$1\$}\$ \$\text{\$1\$}\$ \$\text{\$1\$}\$ \$\text{\$1\$}\$ \$\text{\$1\$}\$ \$\text{\$1\$}\$ \$\text{\$1\$}\$ \$\text{\$2\$}\$ \$\text{\$3\$}\$ \$\text{\$150}\$ \$\text{\$1\$}\$ \$\text{\$2\$}\$ \$\text{\$3\$}\$ \$\text{\$150}\$ \$\text{\$150}\$ \$\text{\$150}\$ \$\text{\$1\$}\$ \$\text{\$2\$}\$ \$\text{\$3\$}\$ \$\text{\$150}\$ \$\text	\$876 to \$900				3															3		2.7%
\$851 to \$876   1 140 0.7%	\$901 to \$925																					
\$100   \$100   \$						440	0.70/		40	44.40/										_	450	4.00/
\$\frac{1001 \text{ 10025}}{\text{ 1001 \text{ 10025}}} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \					1	140	0.7%		18	11.1%					24	0.0%				3		
\$1026 to 1050 to 1050 to 1050 to 1075 \$ 1.32	\$1001 to 1025				4	190	2.1%								27	0.070				4		2.1%
\$1076 to 1100  1 32 3.1%  150 0.0%  9 108 8.3%  10 0.0%  1 10 290 3.48  \$110 to 1125  7 80 8.8%  7 80 8.8%  7 80 8.8%  7 104 6.7%  104 0.0%  11 140 7.9%  11	\$1026 to 1050				4	134	3.0%	2	59	3.4%	10	120	8.3%	4	38	10.5%				20	351	5.7%
\$1101 to 1125	\$1051 to 1075																					
\$1126 to 1150		7	0.0	0.00/		32	3.1%	1	150	0.0%	9	108	8.3%									
\$1451 to 1175 \$1176 to 1275 \$120 to 1225 \$120 to 1225 \$120 to 1225 \$120 to 1225 \$1226 to 1250 \$1 52 1.9% \$1 40 2.5% \$2 82 2.4% \$2 0.0% \$7 140 5.0% \$122 5.5%		,	00	0.0%		80	8.8%				4	60	6.7%									7.9%
\$1201 to 1225 \$1206 to 1225 \$1	\$1151 to 1175																					0.0%
\$1226 to 1250	\$1176 to 1200							7							12	0.0%						5.0%
\$1251 to 1275 \$1276 to 1300  4 32 12.5% 3 148 2.0% 7 180 3.99 \$1301 to 1325 \$1326 to 1300 \$1351 to 1375 \$1326 to 1300 \$1351 to 1375 \$1376 to 1400 \$1376 to 1400 \$1340 to 1425 \$1426 to 1450 \$145 to 1475 \$1476 to 1400 \$1501 to 1525 \$1547 to 1550 \$1551 to 1575 \$1576 to 1500 \$1 8 12.5% 1 8 12.5% \$1661 to 1625 \$1661 to 1625 \$1661 to 1675 \$1726 to 1500 \$17276 to 1500 \$17276 to 1500 \$17276 to 1500 \$1501 to 1225 \$17276 to 1500 \$1501 to 1625 \$1501 to 162	\$1201 to 1225						4.00/				2	82	2.4%			0.00/						2.5%
\$1276 to 1300 \$1376 to 1300 \$1310 to 1325 \$1326 to 1350 \$13310 to 1325 \$1326 to 1350 \$1310 to 1325 \$13276 to 1400 \$1					1	52	1.9%	3	40	7.5%		72	0.0%		24	0.0%				4		
\$1301 to 1325 \$1326 to 1350 \$1336 to 1375 \$4 116 3.4% \$4 63 6.3% \$12 0.0% \$4 116 3.4% \$4 75 5.39 \$1376 to 1400 \$4 75 5.39 \$1426 to 1450 \$5 1426 to 1450 \$5 142								4	32	12.5%	3									7		3.9%
\$1351 to 1375	\$1301 to 1325																					0.070
\$1376 to 1400 \$1401 to 1425 \$1446 to 1450 \$1	\$1326 to 1350																					
\$1401 to 1425   6 75 8.0%   12 0.0%   6 87 6.9%   6 87	\$1351 to 1375							4	116	3.4%	١,	00	0.00/		40	0.00/						3.4%
\$1426 to 1450								1			4	63	6.3%		12	0.0%				4	75	5.3%
\$1451 to 1475											6	75	8.0%		12	0.0%				6	87	6.9%
\$1501 to 1525 \$1526 to 1550 \$1551 to 1575 \$1576 to 1500 \$1 8 12.5%	\$1451 to 1475																					5.5%
\$1526 to 1550 \$1551 to 1575 \$15176 to 1500 \$1 8 12.5% 1 8 12.5% 1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 12.5% \$1 8 16 0.0% \$1 6 0.0% \$1	\$1476 to 1400														32	0.0%					32	0.0%
\$1551 to 1575 \$1601 to 1625 \$1626 to 1650 \$166 to 1650 \$166 to 1650 \$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1776 to 1800 \$1801 to 1825 \$1816 to 1855 \$1781 to 1855 \$1816 to 1850 \$1826 to 1850 \$1827 to 1850 \$1837 to 1857 \$1877 to 1800 \$1837 to 1857 \$1877 to 1800 \$1837 to 1857 \$1877 to 1875 \$187	\$1501 to 1525																					
\$1576 to 1500																						
\$1601 to 1625 \$1626 to 1650 \$1661 to 1675 \$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1776 to 1800 \$1801 to 1825 \$1801 to 1825 \$1801 to 1825 \$1806 to 1800 \$1815 to 1875 \$1876 to 1900 \$1891 to 1926 \$1926 to 1950 \$1926 to 1950 \$1926 to 1950 \$1975 to 1975 \$1976 to 2000	\$1576 to 1500																1	8	12.5%	1	8	12.5%
\$1651 to 1675 \$1676 to 1600 \$1701 to 1725 \$17726 to 1750 \$1776 to 1800 \$1775 to 1800 \$1801 to 1825 \$1826 to 1850 \$1886 to 1875 \$1876 to 1900 \$1891 to 1975 \$1991 to 1926 \$1991 to 1975 \$1996 to 1900 \$2000 and up	\$1601 to 1625							1						1								
\$1676 to 1600 \$1701 to 1725 \$1726 to 1750 \$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1801 to 1825 \$1826 to 1850 \$1887 to 1900 \$1991 to 1996 \$1991 to 1996 \$19926 to 1950 \$1995 to 1950 \$1996 to 2000 \$2000 and up	\$1626 to 1650																					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 \$1910 to 1950 \$1910 to 1950 \$1910 to 1950 \$1926 to 1950 \$1926 to 1950 \$1926 to 2000	\$1651 to 1675													1	28	3.6%				1	28	3.6%
\$1726 to 1750 \$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1826 to 1850 \$1816 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1951 to 1975 \$1976 to 2000		-			1			1			<del> </del>			1			1			1		
\$1751 to 1775 \$1776 to 1800 \$1801 to 1825 \$1826 to 1850 \$1886 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000 \$2000 and up	\$1701 to 1725 \$1726 to 1750																					
\$1801 to 1825 \$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000	\$1751 to 1775																					
\$1826 to 1850 \$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000	\$1776 to 1800																					
\$1851 to 1875 \$1876 to 1900 \$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000	\$1801 to 1825							1														
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\$1901 to 1926 \$1926 to 1950 \$1951 to 1975 \$1976 to 2000 \$2000 and up																						
\$1951 to 1975 \$1976 to 2000 \$2000 and up	\$1901 to 1926							1						1			1					
\$1976 to 2000 \$2000 and up	\$1926 to 1950																					
\$2000 and up	\$1951 to 1975																					
10/DEC   14 TTO 4.7/01 DO 1400 4.7/01 DE EU 4.0/01 41 MIL 4.3/61 D 1MD 4.3/61 L D 17.5%1 148 3748 3.99	TOTALS	12	446	3 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%

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

Efficiencies   Che Bedeson   Che Bathroom   The Bathroom   Three Bathroom   Three Bathroom   Chear   Total   Person   Total								Tw	o Bedro	om	Tv	vo Bedro	om									
Property		E	Efficiencie	es	On	e Bedro	oom							Th	ree Bedro	oom		Other			Total	
200 to \$250 s 520	Rent Level							1						i			Vacant		Percent	Vacant		Percent
281 to 2875   77 to 1900   77 t	\$000 to \$225																					
278 b 9 500	\$226 to \$250																					
303 19 S202   20																						
328 to \$550	\$301 to \$325																					
278 to 9400	\$326 to \$350																					
### 1945 1945   2 0.0%   1 0.0%   7 0.0	\$351 to \$375																					
148 to 5475   6																						
178 to 3500   6 0.0%   1 0.0%   7 0.0	\$426 to \$450		2	0.0%																	2	0.0%
\$50 10 \$525   \$50 10 \$575   \$2 14 14.97	\$451 to \$475																				_	
\$250 1550 50			6	0.0%					1	0.0%											- /	0.0%
\$78 to \$900	\$526 to \$550																					
880 10 \$450.5	\$551 to \$575																					
\$262 to \$560	\$576 to \$600	2																				
1851 to 18775   29																						
770 11 o 772-5	\$651 to \$675																					
772 61 5776 0 12 0.0%	\$676 to \$700																					0.0%
75 116 7775	\$701 to \$725		42	0.00/	4	24	16.7%		17	E 00/												
778 to \$800			12	0.0%	5	116	4.3%	l '	17	3.9%												
828 fol \$850   6 92 6.5% 5 138 3.6% 5 138 3.	\$776 to \$800							2	46	4.3%												4.3%
1	\$801 to \$825						0.50/	_														4.00/
1					6	92	6.5%															
990 1 to \$3925   13 324 4.0%   1 0.0%   1 29 3.4%   1 0.0%   1 3 34 4.0%   1 0.0%   1 29 3.4%   1 13 34 4.0%   13 0.0%   1 12 8.3%   1 12 8.3%   1 12 8.3%   1 12 8.3%   1 12 8.3%   1 12 8.3%   1 0.0%   1 12 8.3%   1 0.0%   1 12 8.3%   1 0.0%   1 10.0%   1								l '	20	3.0%										l '	20	5.0%
985 to \$876	\$901 to \$925								1													0.0%
9876 to \$1000 to 10025	\$926 to \$950		40	0.00/		324	4.0%		1	0.0%				1	29	3.4%				14		
11001 to 1025 10025 10025 10025 1 1 28 33% 1 0.0% 1 1 28 83% 1 1 0.0% 1 1 28 83% 1 1 0.0% 1 0.0			13	0.0%																	13	0.0%
1 48 2.1% 12 0.0% 1 60 1.7% 1076 to 1100 1075 10 10 1076 to 1100 1 155 0.0% 15 15 0.0% 15 15 0.0% 15 15 0.0% 15 15 0.0% 15 15 0.0% 15 15 0.0% 15 15 0.0% 15 15 0.0% 15 15 0.0% 15 15 0.0% 15 0	\$1001 to 1025										1	12	8.3%							1	12	8.3%
1076 to 1100   15 0.0%   15 0.0%   15 0.0%   15 0.0%   17 0.0%	\$1026 to 1050														1	0.0%						0.0%
11101 to 1125 1110 to 1125 1110 to 1125 1110 to 1125 1110 to 1125 11176 to 1200 1101 to 1225 1102 to 1225 110								1				12	0.0%							1		
131 140 9.3% 1176 to 1200 1320 to 1225 1320 to 1225 1326 to 1250 13276 to 1300 13276 to 1300 1330 to 1325 13326 to 1350 133276 to 1400 1340 to 1425 14400 14	\$1101 to 1125								10	0.070											10	0.070
11/16 to 1200	\$1126 to 1150					11	0.0%	1	24	4.2%												2.9%
33 136 2.2%  32 60 3.3%  32 60 3.3%  3 136 2.2%  2 60 3.3%  3 0.0%  4 0.0%  5 0.0%  5	\$1151 to 1175										13	140	9.3%							13	140	9.3%
11226 to 1250 11250 to 1250 11276 to 1300 1301 to 1325 131276 to 1300 1301 to 1325 131276 to 1300 1305 to 1355 131276 to 1300 1305 to 1375 13076 to 1400 1307 to 1425 14426 to 1445 14426 to 1445 14426 to 1445 144276 to 1400 1 1 165 0.6% 14478 to 1400 1 1 165 0.6% 14478 to 1400 1 1 165 0.6% 1551 to 1575 15576 to 1500 1560 to 1625 1626 to 1650 1561 to 1675 1576 to 1500 157176 to 1800 157176 to 1800 157176 to 1800 1571776 to 1800 157176 to 1800 1571776 to 1800 1571776 to 1800 1571776 to 1800 1571776 to 1825 1571876 to 1825 1					3	136	2 2%													3	136	2 2%
13/276 to 1300     3 0.0%	\$1226 to 1250				-						2	60	3.3%									3.3%
13301 to 1325 13325 to 1375 1 8 12.5% 1 8 12.5	\$1251 to 1275																					
11326 to 1350 13376 to 1375 13376 to 1400 1401 to 1425 13401 to 1425 13451 to 1475 13451 to 1475 13451 to 1475 13451 to 1475 13551 to 1525 13526 to 1500 13551 to 1575 13576 to 1500 13651 to 1675 13676 to 1600 13701 to 1725 13776 to 1775 13776 to 1775 13776 to 1800 13801 to 1825 13826 to 1850 13826 to 1850 13826 to 1850 13827 to 1800 13901 to 1926 139															3	0.0%					3	0.0%
11351 to 1375 1375 to 1376 1376 to 1400 1376 to 1400 1376 to 1400 1376 to 1400 1425 1426 to 1450 1426 to 1450 1451 to 1475 1476 to 1400 1 165	\$1326 to 1350																					
13401 to 1425 13478 to 1400 1345 to 1475 13478 to 1400 1	\$1351 to 1375										1	8	12.5%							1	8	12.5%
31426 to 1450 14176 to 1400 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 165 0.6% 1 1 165	\$1376 to 1400																					
31451 to 1475 31450 to 1400  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 165 0.6%  1 1 1 165 0.6%  1 1 1 165 0.6%  1 1 1 165 0.6%  1 1 1 165 0.6%  1 1 1 165 0.6%  1 1 1 165 0.6%  1 1 1 165 0.6%  1 1 1 165 0.6%  1 1 1 165 0.6%  1 1 1 1 165 0.6%  1 1 1 1 165 0.6%  1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1																						
31501 to 1525 31551 to 1575 31551 to 1500 31551 to 1500 31601 to 1625 31626 to 1650 31651 to 1675 31676 to 1600 31701 to 1725 31726 to 1750 31775 to 1775 31776 to 1800 31801 to 1825 31826 to 1850 31826 to 1850 31826 to 1850 31826 to 1850 31826 to 1950 31826 to 1950 31926 to 1950	\$1451 to 1475																					
51526 to 1550 51551 to 1575 51551 to 1575 51560 to 1500 51601 to 1625 51626 to 1650 51661 to 1675 51665 to 1675 5176 to 1600 51701 to 1725 51776 to 1800 51801 to 1825 51826 to 1850 51826 to 1950 51951 to 1975 51976 to 1900 51951 to 1975 51976 to 2000	\$1476 to 1400										1	165	0.6%							1	165	0.6%
3:1551 to 1575 1:1576 to 1500 1:1601 to 1625 1:1626 to 1650 1:1651 to 1675 22 0.0% 22 0.0% 22 0.0% 151701 to 1725 1:1726 to 1750 1:1726 to 1750 1:1726 to 1800 1:1801 to 1825 1:1801 to 1825 1:1801 to 1825 1:1801 to 1825 1:1801 to 1926 1:1926 to 1950 1:1926 to 1926 1:1926 to 1950 1:1926 to 19	\$1501 to 1525 \$1526 to 1550																			I		
Side																						
18626 to 1650 1865 to 1675 22 0.0% 22 0.0% 1870 to 1725 1770 to 1725 17726 to 1755 1776 to 1800 1880 to 1825 1880 to 1850 1885 to 1850 1881 to 1875 1876 to 1900 1890 to 1926 1926 to 1950 1926 to 1950 1926 to 1950 1927 to 1900 1928 to 1975 1928 to 1975 1976 to 1900 1928 to 1950 1928 to 1950 1929 to 1950 1920 to 1975 1920 to 1	\$1576 to 1500							<u> </u>						<u> </u>			<u> </u>			<u></u>		
3:651 to 1675	\$1601 to 1625																					
1 0.0% 1 0.0% 1701 to 1725 1776 to 1750 18751 to 1775 1880 1 1885 18856 to 1885 18866 to 1980 18961 to 1976 1896 to 1950 18961 to 1976 18976 to 1900 18976 to 2000															22	0.00/					22	0.0%
51701 to 1725 51776 to 1750 51776 to 1800 51801 to 1825 51876 to 1850 51826 to 1850 51826 to 1850 51826 to 1950 51891 to 1975 51976 to 1900 51991 to 1975 51976 to 2000 52000 and up	\$1651 to 1675 \$1676 to 1600																					0.0%
5:1751 to 1775 1:1776 to 1800 1:1801 to 1825 1:1826 to 1850 1:1851 to 1875 1:1876 to 1900 1:1901 to 1926 1:1901 to 1926 1:1901 to 1975 1:1907 to 1900 1:1907	\$1701 to 1725															, ,						
1807 to 1800	\$1726 to 1750																					
51801 to 1825 1826 to 1850 1851 to 1875 1851 to 1875 1876 to 1900 1901 to 1926 1902 to 1950 1901 to 1975 1907 to 2000 12000 and up																						
181826 to 1850 1851 to 1875 1876 to 1900 1890 to 1926 18926 to 1950 1895 to 1975 18976 to 2000 2000 and up	\$1801 to 1825													1			1			1		
1876 to 1900	\$1826 to 1850																					
51901 to 1926 51926 to 1950 51951 to 1975 51976 to 2000 52000 and up	\$1851 to 1875																					
1926 to 1950 1951 to 1975 1976 to 2000 2000 and up											<del></del>			1			1			1		
31951 to 1975 31976 to 2000 32000 and up	\$1926 to 1950																					
2000 and up	\$1951 to 1975																					
	\$1976 to 2000																ļ			-		
	\$2000 and up TOTALS	2	128	1.6%	39	845	4.6%	11	311	3.5%	18	397	4.5%	1	56	1.8%	1			71	1737	4.1%