

# Colorado Springs Metro Area Apartment Vacancy and Rent Study

Fourth Quarter 2016

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State of Colorado Division of Housing  
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Pierce-Eislen

researched and authored by  
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& Jennifer L Von Stroh

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**Report covers the complete Multi-Family Market**

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# Colorado Springs Vacancy & Rental Rate Executive Summary

## Third Quarter 2016

- **VACANCY: 6.8%\***
  - Last Quarter: 4.0 %
  - This quarter 2015: 5.0 %
  - This quarter 2014: 5.3 %
  - \*this number drops to 4.3% when a number of properties in lease up are removed from the results
  
- Five market areas showed an increase in vacancy rate while two market areas showed a decrease.
  
- Buildings with “2-8” units had the highest vacancy rate at 12.5%. Buildings with “350 +” units had the lowest vacancy rate of 4.2 %. Historically, larger buildings have the highest vacancy rates.
  
- Buildings constructed between “After 2010” had the highest vacancies at 33.5%, as there are some properties in lease up currently. Those constructed “Before 1939” had the lowest vacancy rate at 0.0 %.

### □ **RENTAL RATES**

- **Median rent: \$ 1,001.72**
  - Last quarter: \$ 1,022.63
  - This quarter 2015: \$ 922.20
  - This quarter 2014: \$ 819.14
  
- **Average rent: \$ 1,032.87**
  - Last quarter: \$ 1,025.59
  - This quarter 2015: \$ 941.91
  - This quarter 2014: \$ 856.40
  
- **Rent / square foot: \$ 1.24**
  - Last quarter: \$ 1.24
  - This quarter 2015: \$ 1.13
  - This quarter 2014: \$ 1.04
  
- **Average Rent for Units constructed...**
  - 2010-now \$ 1,359.90
  - 2000-2009 \$ 1,246.30
  - 1990-1999 \$ 1,144.44
  - 1980-1989 \$ 981.28
  - 1970-1979 \$ 880.57
  - 1960-1969 \$ 849.89
  - 1959 prior \$ 814.22
  
- Rents do not include the cost of rental discounts and concessions. For the current quarter, rental discounts and concessions averaged 7.6 percent, as compared to 7.5 percent for the prior quarter.

### □ **ECONOMIC VACANCY: 16.9 %**

- Last Quarter: 12.2%
- This quarter 2015: 13.6%
- This quarter 2014: 11.2%

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

## NEW UNITS ADDED

<input type="checkbox"/> Current Quarter:	5
<input type="checkbox"/> Current Year:	528
<input type="checkbox"/> Total Units:	47,739

For the fourth quarter of 2016, there was a net absorption of -1,312 units for the Colorado Springs area. For fourth quarter of 2015, there was a net absorption of -374. For fourth quarter of 2014, the total absorption was -27 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 fourth quarter of 2016 saw the addition of 5 units to the inventory, as compared to a total of 0 in 2015. For all of 2016 there were a total of 528 new additions and for 2015, 753. 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. With 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 \$1,032.87 this quarter.

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

This survey is conducted via online submissions. It includes only those units with a certificate of occupancy. This quarter's Survey includes information on 21,082 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](mailto:VonStrohHousingSurvey@gmail.com)

## REPORT METHODOLOGY

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

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

The boundaries for the Colorado Springs Metropolitan Area are:

- Northwest: on the east, I-25 and on the south, Cimarron Street, Eighth Street and Lower Gold Camp Road;
- Northeast: on the west and southwest, I-25, Nevada Avenue, Austin Bluffs Parkway, Union Blvd., and Circle Drive and on the south, Platte Avenue; on the north, northeast, and east, Academy Boulevard;

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

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

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

When no figures are shown, no apartments of that specific size and rent level were reported. With the summary tables, there may be no data or there may be only a limited number of complexes and disclosing the information would reduce confidentiality. All vacancy and rental rates are as of the 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.

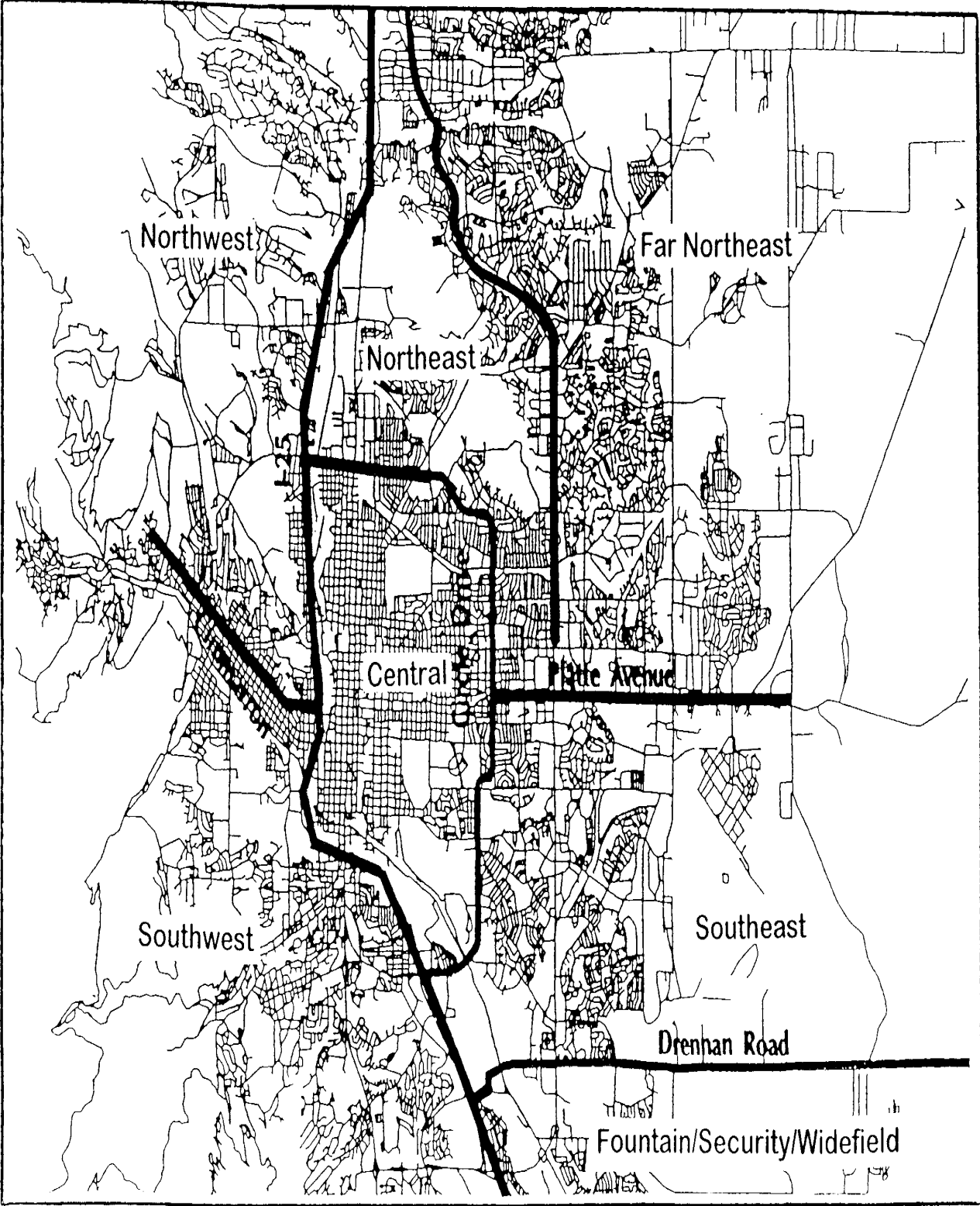
Since 1995 the Division of Housing of the State of Colorado has funded the Colorado Multi-Family Housing Vacancy and Rental Survey for various Colorado communities. These surveys cover the first and third quarters. A public/private partnership has committed to sponsor the Colorado Springs Metropolitan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

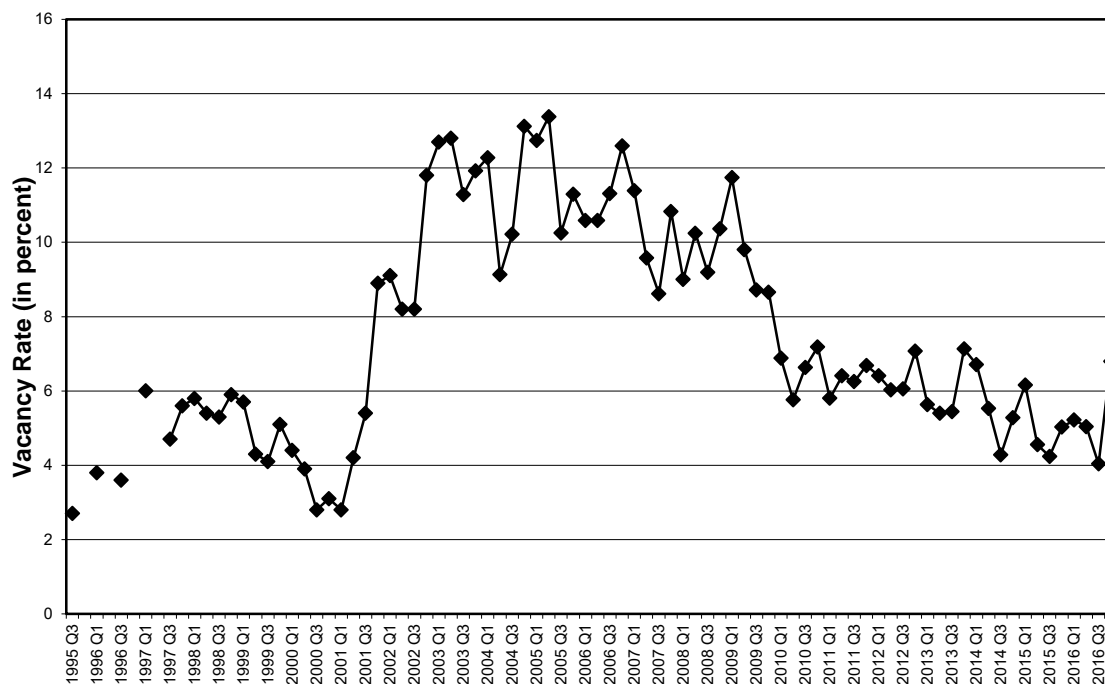
The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the other multi-family housing surveys that are conducted for the remainder of the state. The goal is to have multi-family rental market data that is comparable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

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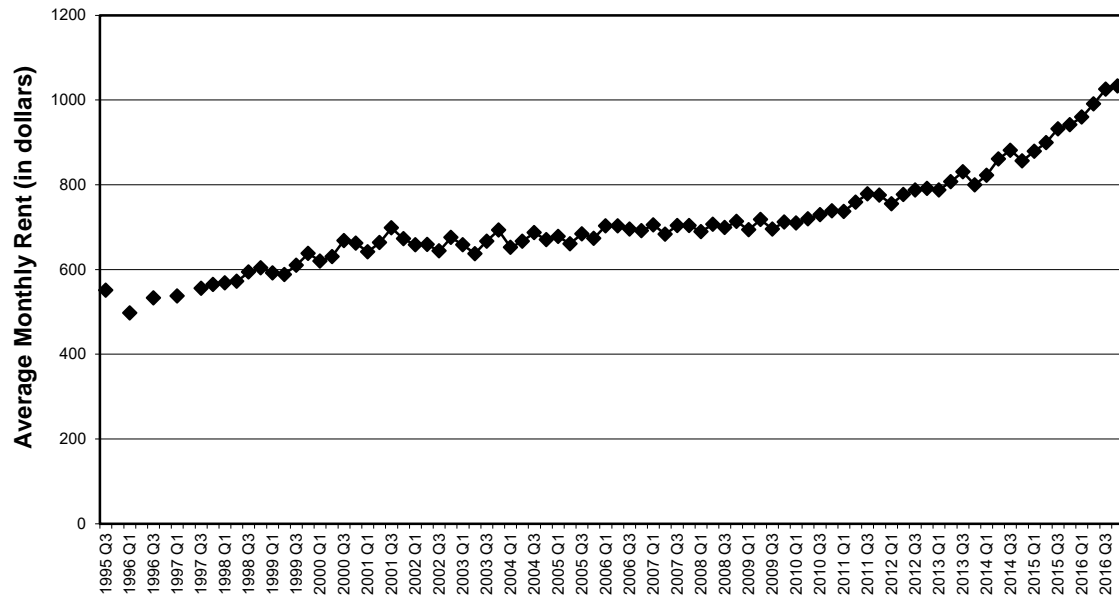
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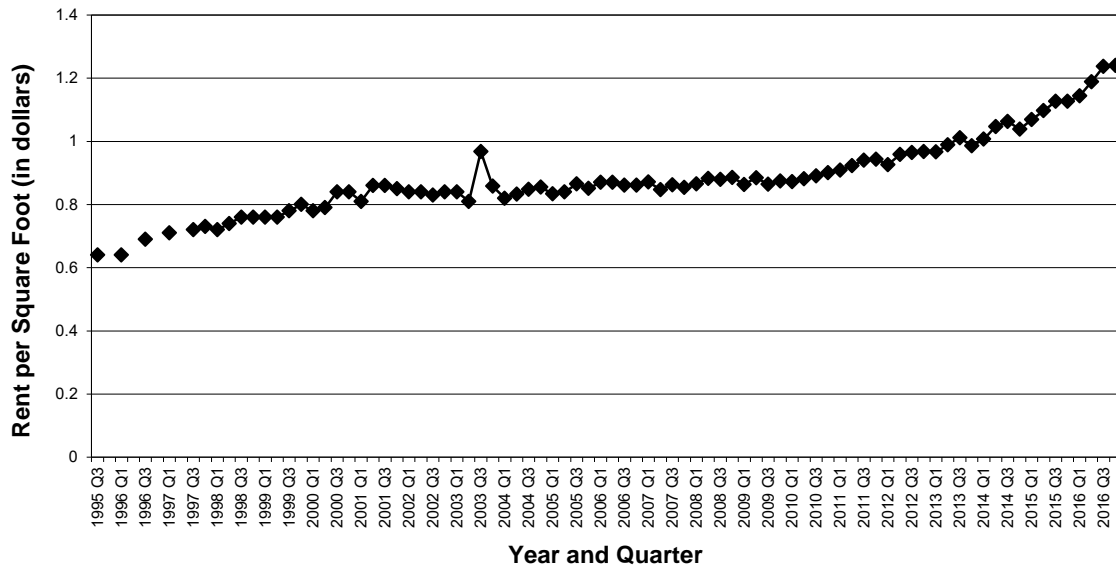
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## Rent per Square Foot



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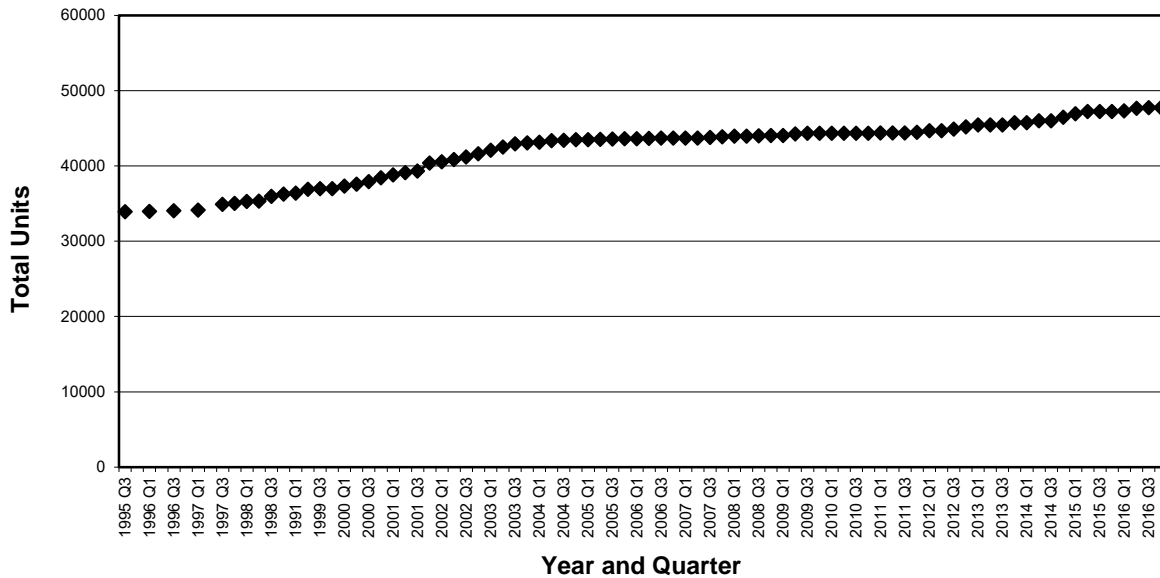
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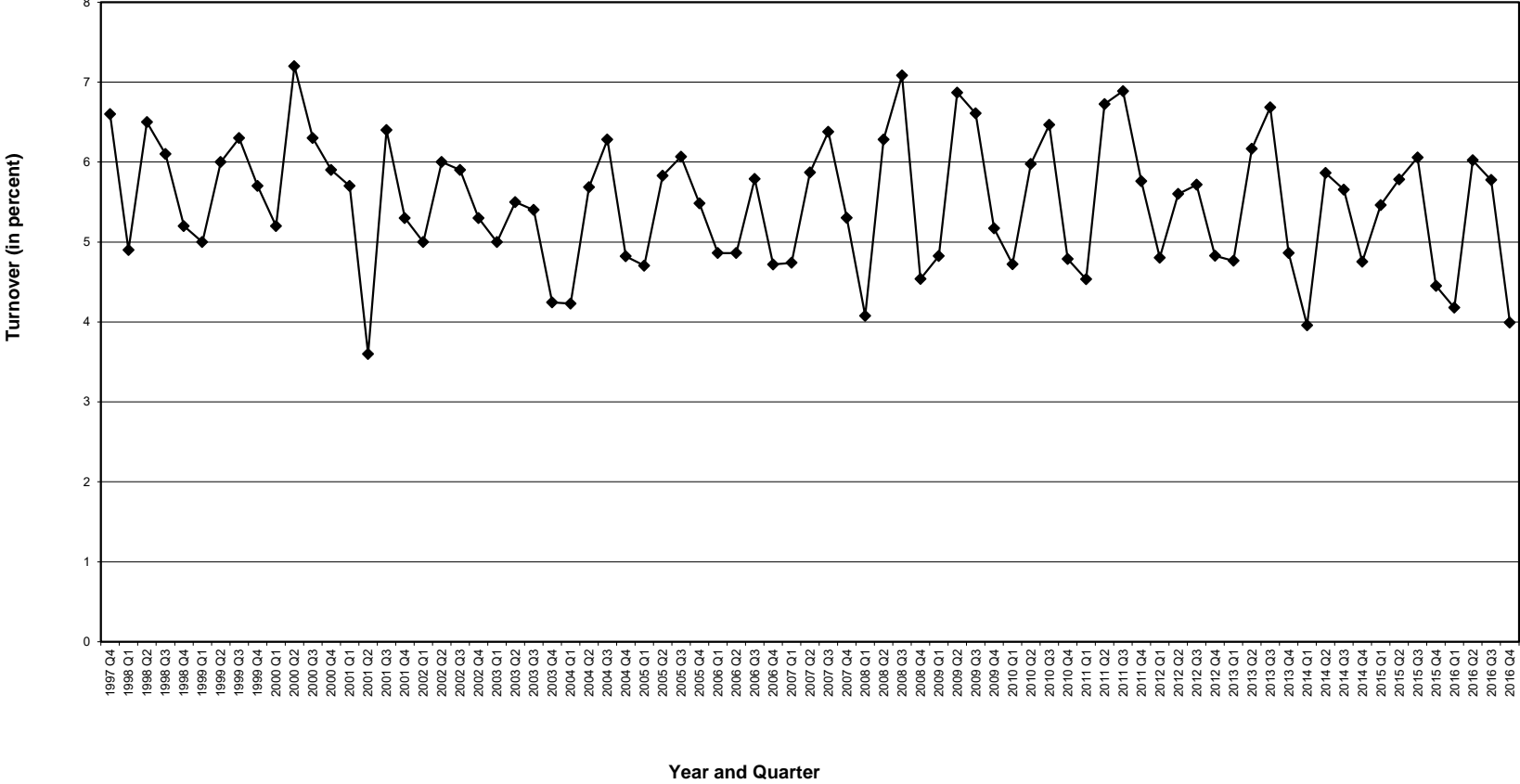


**COLORADO**  
APARTMENT ASSOCIATION

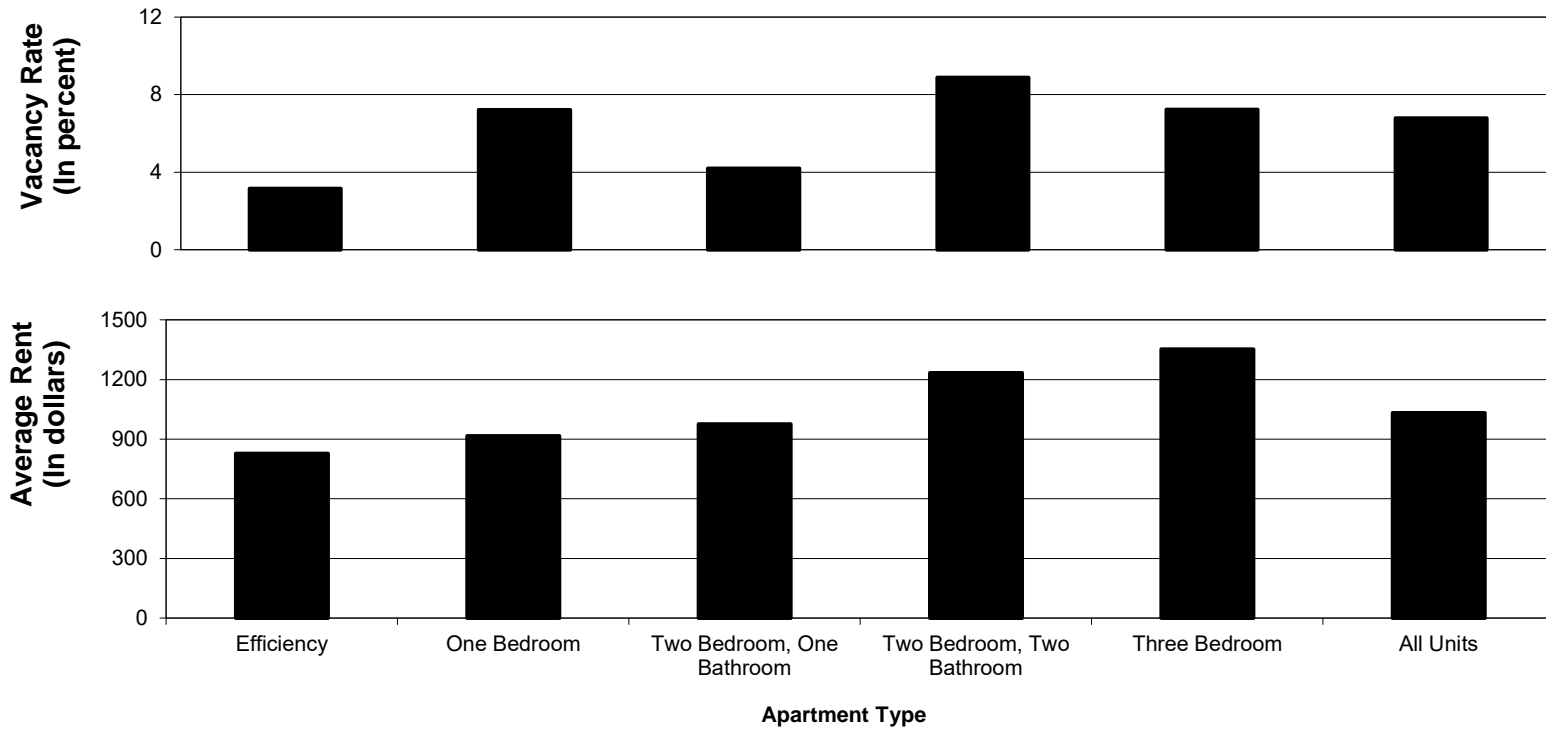


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### Resident Turnover per Month



### Comparisons by Apartment Type



## Vacancy Rates by Market Area

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

Year	2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	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	1st	2nd	3rd	4th
Colorado Springs																																								
Vacancy for Quarter	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	6.8
Four Quarter Average	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	4.8	5.3
Change from a Year Ago	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	1.8
Market Areas																																								
Northwest	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	5.5
Northeast	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	14.4
Far - Northeast	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	4.4
Southeast	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	3.7
Security/Widefield/Fountain	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	2.5
Southwest	12.4	11.9	7.2	11.6	9.1	11.4	9.4	8.0	10.0	6.8	5.3	6.6	5.1	3.7	6.2	5.4	3.3	4.8	5.6	5.4	6.2	5.1	4.8	4.7	4.5	4.4	3.8	4.8	4.7	3.1	2.8	4.6	5.6	4.4	2.8	3.2	4.2	4.0	3.9	4.5
Central	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	6.6

## Vacancies by Size of Building

(In Percent)

Year	2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	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	1st	2nd	3rd	4th
Colorado Springs																																								
Metro Area	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	6.8
Building Size (Number of Units)																																								
2 to 8	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	12.5
9 to 50	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	12.1
51 to 99	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	5.4
100 to 199	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	4.9
200 to 349	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	7.6
350 and up	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	4.2

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





**Average Rent by Market Area**

(In Dollars)

Year	2009				2010				2011				2012				2013				2014				2015				2016			
Market Area	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	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	1032.87
Northwest	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	1130.60
Northeast	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	1064.65
Far Northeast	811.29	849.00	801.54	836.58	811.14	840.25	838.51	824.89	832.69	848.54	909.82	900.42	846.38	886.24	851.46	880.01	860.25	901.88	923.43	917.13	948.18	968.95	957.50	956.36	981.01	967.28	1025.42	1039.88	1064.78	1093.76	1116.14	1094.11
Southeast	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	888.17
Security/Widefield/Fountain	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	962.11
Southwest	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	1018.59
Central	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	1017.78

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	2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	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	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	1032.87
Building Size																																
2 to 8	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	809.69
9 to 50	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	811.92
51 to 99	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	908.54
100 to 199	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	902.27
200 to 349	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	1083.53
350 and up	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	940.65

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	2009				2010				2011				2012				2013				2014				2015				2016				
	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	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	1032.87	
Building Age																																	
To 1959	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	814.22	
1960-69	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	849.89	
1970-79	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	880.57	
1980-89	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	981.28	
1990-99	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	1144.44	
2000-09	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	1246.30	
2010 and up																																	

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

**Average Rent by Apartment Type**

(In Dollars)

Market Area	2009				2010				2011				2012				2013				2014				2015				2016			
	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	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	1032.87
Apartment Type																																
Efficiency	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	828.84
One bedroom	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	917.14
Two bed, one bath	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	976.64
Two bed, two bath	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	1234.80
Three bedroom	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	1353.54

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	828.84	917.14	976.64	1234.80	1353.54	1212.30	1032.87
Market Areas							
Northwest	1098.03	1009.06	1166.69	1273.45	1576.50	570.00	1130.60
Northeast	893.76	944.43	968.88	1284.46	1447.24		1064.65
Far Northeast	1115.25	942.02	983.60	1305.86	1548.45	1357.82	1094.11
Southeast	713.15	783.81	887.57	1032.42	1223.47	939.09	888.17
Security/Widefield/Fountain	1017.00	940.65	852.86	1148.91	1021.85	1312.00	962.11
Southwest	716.34	930.23	1050.40	1204.69	1286.12	1586.00	1018.59
Central	658.14	894.39	954.14	1289.44	1244.54		1017.78

### Rent per Square Foot by Apartment Type

(In Dollars)

Year	2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Quarter	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	1st	2nd	3rd	4th
Colorado Springs Metro Area	0.87	0.85	0.86	0.85	0.87	0.88	0.88	0.89	0.86	0.88	0.86	0.87	0.87	0.88	0.89	0.90	0.91	0.92	0.94	0.94	0.93	0.96	0.96	0.97	0.97	0.99	1.01	0.99	1.01	1.05	1.06	1.04	1.07	1.10	1.13	1.13	1.14	1.19	1.24	1.24
Apartment Type																																								
Efficiency	1.09	1.02	0.98	0.96	1.02	1.04	1.04	1.00	1.00	1.03	1.05	1.01	1.03	1.06	1.03	1.09	1.07	1.13	1.14	1.14	1.07	1.10	1.19	1.18	1.09	1.15	1.19	1.19	1.25	1.24	1.32	1.26	1.30	1.29	1.32	1.30	1.35	1.43	1.47	1.47
One bedroom	0.95	0.90	0.93	0.92	0.93	0.94	0.92	0.91	0.92	0.94	0.92	0.94	0.93	0.93	0.95	0.96	0.97	0.98	1.01	1.01	0.99	1.02	1.02	1.03	1.03	1.05	1.07	1.05	1.06	1.10	1.13	1.10	1.13	1.16	1.20	1.21	1.22	1.28	1.32	1.33
Two bedroom, one bath	0.77	0.74	0.75	0.74	0.74	0.74	0.76	0.74	0.75	0.75	0.76	0.75	0.75	0.75	0.76	0.77	0.77	0.79	0.81	0.81	0.82	0.83	0.84	0.85	0.85	0.89	0.90	0.88	0.89	0.93	0.94	0.92	0.96	0.99	1.03	1.02	1.03	1.05	1.10	1.14
Two bedroom, two bath	0.86	0.85	0.87	0.86	0.88	0.91	0.90	0.88	0.85	0.89	0.84	0.86	0.86	0.88	0.89	0.89	0.90	0.91	0.91	0.92	0.90	0.95	0.94	0.94	0.95	0.94	0.97	0.94	0.98	1.02	1.01	1.00	1.02	1.04	1.06	1.07	1.08	1.12	1.17	1.16
Three bedroom	0.78	0.79	0.79	0.84	0.79	0.81	0.81	0.82	0.79	0.81	0.79	0.82	0.82	0.83	0.83	0.82	0.84	0.84	0.86	0.88	0.87	0.88	0.89	0.88	0.89	0.94	0.95	0.91	0.94	0.97	1.00	0.98	0.99	1.06	1.06	1.05	1.07	1.09	1.12	1.11

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

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

Market	Apartment Type	2009				2010				2011				2012				2013				2014				2015				2016			
		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	Efficiency	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	832.39
	One bedroom	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	678.18	692.25	751.41	748.10	730.21	758.15	780.17	811.02	831.24	845.32	890.31	917.12	899.90
	Two bed, one bath	594.91	598.63	598.18	594.43	593.65	604.48	632.89	634.41	638.88	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	936.38
	Two bed, two bath	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	1024.52	1017.52	1032.56	1022.24	1087.53	1118.77	1101.55	1160.61	1232.90	1235.31
	Three bedroom	905.73	893.93	1013.75	929.19	914.95	948.21	969.24	989.71	968.87	971.47	996.43	1111.00	1009.25	972.60	1023.06	1013.76	1046.57	1177.29	1206.23	1072.10	1072.73	1249.57	1280.93	1235.00	1289.71	1334.83	1342.12	1326.39	1350.00	1392.70	1438.00	1386.24
All	671.21	691.46	670.88	700.17	687.15	684.14	700.90	711.12	714.14	740.15	752.39	742.18	728.02	748.38	757.71	786.45	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	976.42	1022.63	1001.72	
Northwest	Efficiency	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	1208.38
	One bedroom	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	1016.32
	Two bed, one bath	780.02	778.74	805.79	524.86	553.07	519.64	544.60	592.40	848.67	618.57	696.67	696.14	858.02	879.55	883.18	772.86	886.00	981.36	998.64	980.14	911.69	937.91	936.27	885.09	763.00	886.45	987.73	1090.55	1088.00	1088.27	1164.73	1163.00
	Two bed, two bath	963.85	986.40	943.22	941.39	935.10	980.85	978.52	959.03	932.87	949.64	956.57	899.00	887.38	917.75	893.25	940.21	948.50	948.25	979.11	956.00	1078.67	1178.84	1041.25	1047.75	1041.25	1062.75	1106.09	1152.71	1204.50	1190.35	1390.57	1284.54
	Three bedroom	1178.00	597.18	1180.50	1183.45	1180.50	1185.33	1181.25	1204.00	1279.00	849.29	1277.00	1186.80	1186.80	853.12	1286.80	1186.80	1377.33	1356.33	1361.70	1355.67	1460.14	1488.42	1470.67	1393.33	1543.33	1588.00	1617.80	1605.67	1617.80	1667.80	1667.80	1679.43
All	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	993.71	1071.05	1049.23	1084.58	1123.67	1162.78	
Northeast	Efficiency	562.07	603.32	569.98	579.92	564.17	569.51	586.97	574.36	590.04	598.12	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	893.76
	One bedroom	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	794.38	886.81	944.43
	Two bed, one bath	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	968.88
	Two bed, two bath	802.07	903.83	902.82	902.64	883.73	916.72	922.35	934.52	952.00	954.00	971.46	946.09	904.51	997.34	951.73	848.23	883.20	896.58	939.81	897.67	966.11	931.51	1001.02	1048.29	1012.17	1048.22	1042.54	1050.54	1012.35	1151.18	1196.17	1284.46
	Three bedroom	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	1066.69	1080.05	1087.33	1065.72	1142.49	1096.41	1112.36	1125.32	1164.08	1226.09	1221.34	1163.26	1238.04	1274.43	1326.94	1447.24
All	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	761.96	837.85	850.61	870.68	875.47	867.30	856.54	889.37	969.62	997.59	1064.65	
Far Northeast	Efficiency	388.00	388.00	388.00	388.00	827.00	828.00	802.00	808.50	775.00	828.00	828.00	828.00	828.00	853.00	1055.13	1080.13	930.13	980.13	1080.13	1055.13	1081.81	1080.13	955.13	1131.81	886.50	983.24	1092.15	1042.15	1044.63	1110.12	1139.13	1140.81
	One bedroom	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	942.58	1026.52	982.94
	Two bed, one bath	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	715.16	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	981.47
	Two bed, two bath	957.96	996.96	922.10	1001.60	979.57	990.11	999.33	989.33	1016.00	980.61	1101.71	993.81	1057.60	1132.67	998.71	1070.73	1048.27	1089.80	1169.17	1194.10	1137.29	1142.06	1209.47	1157.75	1158.38	1155.17	1280.44	1198.32	1236.42	1290.34	1280.50	1301.29
	Three bedroom	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	1338.41	1349.23	1370.64	1345.94	1406.76	1404.84	1435.00	1424.04	1499.14	1539.50
All	800.68	817.79	784.32	811.65	806.72	817.88	800.94	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	1118.71	
Southeast	Efficiency	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	701.25
	One bedroom	414.65	420.09	416.43	501.27	422.30	424.77	424.16	423.08	420.57	424.18	503.01	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	760.31
	Two bed, one bath	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	666.00	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	866.11
	Two bed, two bath	751.94	955.60	694.00	714.21	713.04	713.72	715.50	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	998.37	995.58	964.74
	Three bedroom	711.91	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	834.00	892.00	942.00	886.56	886.08	1378.63	1023.57	1020.75	1045.14	1015.00	1023.86	1023.86
All	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	863.85	
Security/Widefield/Fountain	Efficiency	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			

**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	2009				2010				2011				2012				2013				2014				2015				2016			
Type	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
<b>Size (in units)</b>																																
Up to 8	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	6.0
9 - 50	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	18.3
51 - 99	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	6.4
100 - 199	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	11.8
200 to 349	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	19.3
350 up	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	10.1	
<b>Age (year built)</b>																																
To 1959	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	0.0
1960-69	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	12.9
1970-79	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	13.1
1980-89	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	13.4
1990-99	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	6.6
2000-09	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	9.8
2010 up																									30.1	16.0	10.3	23.4	24.7	19.8	12.0	47.6
<b>County</b>																																
Northwest	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	12.7
Northeast	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	32.1
Far Northeast	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	12.3
Southeast	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	13.2
Security/Widefield/Fountain	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	9.1
Southwest	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	9.9
Central	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	13.3
Average	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	16.9



## Rental Losses from Discounts and Concessions

(In Percent)

Building	2009				2010				2011				2012				2013				2014				2015				2016			
Type	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
<b>Size (in units)</b>																																
Up to 6	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	6.0
9 - 50	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	6.2
51 - 99	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	0.7
100 - 199	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	7.1
200 to 349	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	8.1
350 up	-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	5.2
<b>Age (year built)</b>																																
To 1959	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	0.0
1960-69	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	6.0
1970-79	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	7.4
1980-89	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	8.1
1990-99	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	0.6
2000-09	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	7.4
2010 up																									10.4	8.4	6.0	6.5	7.4	9.5	6.3	3.5
<b>County</b>																																
Northwest	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	6.2
Northeast	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	10.0
Far Northeast	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	7.9
Southeast	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	6.6
Security/Widefield/	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	5.8
Southwest	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	4.7
Central	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	7.0
<b>Average</b>	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	7.6

Prior to first quarter 1998, 1990-94 category was for 1990 up. Prior to first quarter 2002, 1995-99 was for 1995 up.

### Average Rent for Apartment Building/Community Features and Amenities

(In Dollars)

Feature/Amenity	With Feature/Amenity						Without Feature/Amenity						Difference
	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	938.43	960.28	1024.26	1200.56	1353.54	\$1,069.61	747.26	876.36	935.45	1284.79	1353.54	\$994.68	\$74.93
Patio or Balcony	911.79	954.48	1014.69	1237.05	1402.10	\$1,073.98	576.82	722.36	852.75	1154.19	1041.59	\$787.00	\$286.99
Fireplace	831.12	989.22	1062.93	1243.26	1542.08	\$1,102.97	822.40	780.09	914.91	1173.52	1147.27	\$892.57	\$210.40
Nine-Foot Ceilings	1090.88	1078.23	1167.46	1327.73	1565.82	\$1,217.08	721.55	846.37	933.35	1155.09	1177.70	\$941.41	\$275.67
Swimming Pool	835.06	924.60	989.05	1242.41	1425.69	\$1,043.47	627.63	811.97	858.67	1075.45	997.18	\$889.87	\$153.60
Spa or Sauna	985.08	985.62	1074.08	1231.72	1510.66	\$1,111.77	641.06	825.87	906.06	1245.66	1134.19	\$916.99	\$194.78
Exercise Room	853.41	953.14	1027.56	1233.38	1394.66	\$1,068.37	618.36	759.99	875.77	1253.78	1164.38	\$870.28	\$198.09
Sport Court	661.02	940.76	998.75	1202.60	1485.74	\$1,041.75	902.51	911.01	972.80	1247.07	1320.07	\$1,030.41	\$11.34
Microwave	886.23	1032.18	1110.50	1318.15	1501.57	\$1,153.94	703.25	821.21	913.16	1120.85	1139.80	\$920.25	\$233.69
Washer/Dryer Hookups	930.75	965.12	1015.87	1227.30	1462.95	\$1,075.00	751.91	876.63	949.19	1244.33	1303.87	\$996.19	\$78.81
Garbage Disposal	831.01	919.53	978.11	1237.16	1354.57	\$1,035.05	690.44	814.57	895.13	1112.50	1312.50	\$927.28	\$107.77
Dishwasher	850.31	947.95	991.83	1237.16	1357.33	\$1,058.62	604.68	707.07	866.51	1112.50	1233.50	\$774.83	\$283.79
Air Conditioning	918.69	934.67	1002.41	1248.01	1388.90	\$1,060.98	579.36	752.05	866.82	975.97	1065.05	\$809.78	\$251.20
Ceiling Fan	791.29	911.31	955.27	1213.05	1302.21	\$1,013.84	936.89	937.14	#####	1303.61	1504.23	\$1,097.25	-\$83.41
Attached Garage	1171.90	1123.76	1315.22	1404.38	1637.17	\$1,275.83	769.13	886.24	963.81	1197.26	1304.29	\$997.94	\$277.89
Covered Parking	862.86	955.08	1036.38	1229.18	1471.65	\$1,072.52	814.15	885.49	937.64	1240.24	1268.23	\$1,001.84	\$70.68
Clubhouse	858.63	979.90	1046.12	1256.15	1413.69	\$1,094.94	622.12	740.25	872.77	1033.05	1058.60	\$827.34	\$267.61
Business Center	859.68	995.11	1059.42	1264.56	1411.67	\$1,107.37	664.07	807.38	898.84	1134.38	1198.31	\$901.82	\$205.55
Pets Allowed	833.21	917.29	987.81	1232.17	1390.33	\$1,033.94	637.13	915.65	846.21	1257.85	1145.08	\$1,022.15	\$11.78
Resident Pays Sewer/Water	846.46	923.23	992.23	1225.42	1392.88	\$1,038.77	612.85	877.90	857.43	1311.61	1178.68	\$990.41	\$48.37
Unit Security/Alarm System	824.60	971.29	1135.40	1184.55	1429.42	\$1,090.74	828.93	912.95	971.69	1241.33	1350.06	\$1,028.49	\$62.25
Handicapped Access	888.42	1010.41	1083.43	1272.20	1517.43	\$1,125.96	689.76	815.21	917.34	1149.30	1182.82	\$920.16	\$205.80
Heat Included in Rent	585.00	761.17	831.05	1179.00	963.00	\$821.70	841.82	921.34	983.23	1235.18	1392.07	\$1,039.16	-\$217.46

## Colorado Springs Metropolitan Area Apartment Inventory and Absorption

	Quarter	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
TOTAL UNITS AVAILABLE	First	2005 43468	2006 43592	2007 43682	2008 43860	2009 44016	2010 44315	2011 44344	2012 44442	2013 45174	2014 45742	2015 46458	2016 47211					
UNITS ADDED SINCE LAST SURVEY		24	30	16	65	0	0	21	230	260	0	442	96					
TOTAL UNITS AVAILABLE		43492	43622	43698	43925	44016	44315	44365	44672	45434	45742	46900	47307					
QTRLY VACANCY RATE		12.7	10.6%	11.4%	9.0%	11.7%	6.9%	5.8%	6.4%	5.6%	5.6%	6.2%	5.2%					
UNITS RENTED		38019	38998	38716	39972	38866	41257	41792	41809	42875	43166	44011	44840					
UNITS VACANT		5549	4624	4982	3953	5150	3058	2573	2863	2559	2576	2889	2467					
NUMBER ABSORBED THIS TIME PERIOD		253	264	538	849	-572	797	641	339	534	688	6	4					
TOTAL UNITS AVAILABLE	Second	2005 43492	2006 43622	2007 43698	2008 43925	2009 44016	2010 44315	2011 44365	2012 44672	2013 45434	2014 45742	2015 46900	2016 47307					
UNITS ADDED SINCE LAST SURVEY		36	24	0	35	223	0	0	0	0	240	311	319					
TOTAL UNITS AVAILABLE		43528	43646	43698	43960	44239	44315	44365	44672	45434	45982	47211	47626					
QTRLY VACANCY RATE		13.4	10.3%	9.6%	10.2%	9.8%	5.8%	6.4%	6.0%	5.4%	5.5%	4.6%	5.0%					
UNITS RENTED		37761	39150	39503	39476	39904	41745	41526	41979	42981	43433	45061	45225					
UNITS VACANT		5843	4496	4195	4484	4335	2570	2839	2693	2453	2549	2150	2401					
NUMBER ABSORBED THIS TIME PERIOD		-258	152	787	-496	1038	488	-266	169	106	268	1050	385					
TOTAL UNITS AVAILABLE	Third	2005 43528	2006 43646	2007 43698	2008 43960	2009 44239	2010 44315	2011 44365	2012 44672	2013 45434	2014 45982	2015 47211	2016 47626					
UNITS ADDED SINCE LAST SURVEY		40	24	67	44	76	18	0	187	0	20	0	108					
TOTAL UNITS AVAILABLE		43568	43670	43765	44004	44315	44333	44365	44859	45434	46002	47211	47734					
QTRLY VACANCY RATE		10.3	11.3%	8.6%	9.2%	8.7%	6.6%	6.2%	6.1%	5.4%	4.3%	4.2%	4.0%					
UNITS RENTED		39149	38735	40001	39956	40460	41407	41614	42143	42962	44032	45210	45806					
UNITS VACANT		4495	4935	3764	4048	3855	2926	2751	2716	2472	1970	2001	1928					
NUMBER ABSORBED THIS TIME PERIOD		1388	-415	498	480	556	-338	89	164	-19	599	149	581					
TOTAL UNITS AVAILABLE	Fourth	2005 43568	2006 43670	2007 43765	2008 44004	2009 44315	2010 44315	2011 44365	2012 44859	2013 45434	2014 46002	2015 47211	2016 47734					
UNITS ADDED SINCE LAST SURVEY		24	12	95	12	0	29	77	315	308	456	0	5					
TOTAL UNITS AVAILABLE		43592	43682	43860	44016	44315	44344	44442	45174	45742	46458	47211	47739					
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%	6.8%					
UNITS RENTED		38734	38178	39123	39438	40460	41151	41471	42341	42477	44005	44836	44494					
UNITS VACANT		4934	5504	4737	4578	3855	3193	2971	2833	3265	2453	2375	3245					
NUMBER ABSORBED THIS TIME PERIOD		415	-557	-878	-518	0	-256	-144	198	-485	-27	-374	-1312					
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	-342					

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

(In Percent)

Building	2007				Ave	2008				Ave	2009				Ave	2010				Ave	2011				Ave	2012				Ave	2013				Ave	2014				Ave	2015				Ave	2016				Ave	
	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							
Size																																																			
2 - 8	4.4	4.5	0.0	3.4	3.1	5.0	0.0	1.7	9.6	4.1	4.2	7.7	12.2	5.6	7.4	4.8	8.7	5.3	11.4	7.5	0.0	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	0.0	8.7	0.0	2.2
9 - 50	4.9	5.4	4.1	4.8	4.8	2.9	5.5	5.4	3.3	4.3	6.0	6.3	8.3	4.1	6.2	5.2	6.6	4.6	3.7	5.0	4.6	4.2	6.4	4.8	5.0	4.1	3.9	2.8	5.1	4.0	3.8	4.6	2.6	3.1	3.5	3.6	5.3	4.9	5.6	4.9	3.4	3.7	3.5	2.9	3.3	4.3	4.1	3.7	8.3	5.1	
51 - 99	6.2	6.5	6.6	4.6	6.0	4.8	5.6	4.6	5.2	5.0	4.7	5.2	6.1	3.9	5.0	6.2	7.3	5.9	4.8	6.0	4.7	6.3	6.6	4.2	5.4	3.9	5.2	3.1	3.4	3.9	4.8	5.7	7.0	3.8	5.3	3.0	6.1	6.9	3.9	5.0	4.4	5.5	4.5	2.7	4.3	5.0	7.0	6.0	4.1	5.5	
100 - 199	4.3	5.5	6.3	4.1	5.1	3.2	5.2	6.9	4.9	5.0	4.9	7.4	6.1	5.3	5.9	4.7	6.7	6.2	5.7	5.8	4.1	6.2	5.8	5.7	5.5	5.3	5.8	5.5	4.6	5.3	4.1	6.0	6.2	3.9	5.1	4.8	5.3	4.5	5.4	5.0	5.7	4.2	6.6	3.5	5.0	3.7	4.8	5.3	3.5	4.3	
200 - 349	4.3	6.0	6.7	6.4	5.9	4.4	6.8	8.1	4.2	5.9	4.6	7.0	6.8	5.4	6.0	4.6	5.6	6.8	4.7	5.4	4.6	7.5	7.5	6.0	6.4	4.7	6.0	6.5	5.3	5.6	5.1	6.5	6.7	5.4	5.9	4.0	5.9	5.7	4.6	5.1	5.8	6.2	6.5	4.8	5.8	4.2	6.3	6.0	3.9	5.1	
350 up	7.6	5.6	5.5	4.3	5.8	4.4	7.0	6.8	5.2	5.8	6.3	6.2	5.1	5.9	3.7	5.3	6.6	4.4	5.0	4.6	4.7	6.5	6.2	5.5	5.5	4.6	6.0	4.9	5.2	5.1	6.0	7.6	5.8	6.1	3.6	6.6	5.8	5.0	5.2	4.2	6.5	5.2	4.9	5.2	3.9	5.7	5.5	4.7	4.9		
Age																																																			
To 1959	4.4	4.4	8.1	5.4	5.6	4.4	5.3	5.8	4.0	4.9	7.6	6.5	7.0	3.5	6.2	6.2	7.8	2.9	5.3	5.5	3.6	4.0	4.4	4.7	4.2	4.0	6.1	5.0	3.6	4.7	4.1	6.9	3.9	5.1	5.0	3.5	4.9	7.7	2.6	4.7	5.1	3.2	5.0	0.0	3.3	3.9	0.0	4.4	0.0	2.1	
1960-69	4.2	6.2	5.5	4.4	5.1	3.9	5.2	5.5	4.1	4.7	4.8	6.4	5.1	4.1	5.1	4.9	6.1	5.1	3.9	5.0	3.9	4.8	5.8	4.0	4.6	4.0	5.5	4.4	3.5	4.3	4.1	5.2	5.3	3.4	4.5	3.9	6.3	4.8	3.9	4.7	3.8	3.6	4.1	3.0	3.6	3.6	4.5	5.5	3.2	4.2	
1970-79	6.2	6.1	6.9	5.3	6.1	4.0	5.6	5.9	6.2	5.4	5.8	6.9	6.2	5.8	6.2	5.9	6.3	6.5	6.2	6.2	4.7	7.8	7.2	6.8	6.6	5.8	5.9	4.8	6.0	5.6	4.6	6.1	4.6	4.1	4.8	3.9	6.5	3.7	4.7	4.7	6.8	5.7	6.3	4.1	5.7	4.3	5.5	5.0	3.5	4.6	
1980-89	6.1	5.4	5.6	5.4	5.6	3.8	7.5	7.9	3.7	5.7	3.2	6.5	6.3	5.0	5.3	4.0	5.6	6.9	4.2	5.2	4.2	6.6	6.4	5.9	5.8	5.1	4.7	6.6	4.3	5.2	5.2	6.3	6.8	5.5	5.9	4.2	5.2	5.6	4.8	4.9	5.6	6.1	6.4	4.5	5.6	4.3	6.2	5.8	4.3	5.2	
1990-99	6.6	6.6	7.3	4.7	6.3	3.3	6.4	7.9	3.7	5.3	4.9	8.2	7.6	5.8	6.6	3.9	7.5	6.2	5.3	5.7	4.4	7.5	6.8	5.7	6.1	2.6	7.5	6.3	5.9	5.6	4.1	6.6	8.6	5.5	6.2	3.7	6.4	6.5	5.0	5.4	4.6	6.3	6.1	3.9	5.2	4.3	6.7	6.0	4.8	5.4	
2000-09	5.7	5.8	6.0	6.6	6.3	5.2	6.3	9.1	5.5	6.4	3.5	7.5	6.5	5.8	5.4	3.8	4.8	7.0	5.2	5.2	6.0	7.2	8.4	7.8	7.4	4.4	6.0	5.6	7.2	5.8	5.5	6.2	7.6	4.9	6.1	3.8	5.7	6.5	5.4	5.3	6.1	6.3	5.4	5.6	5.9	4.5	7.0	6.2	4.9	5.7	
2010 up																																																			
Average	4.7	5.9	6.4	5.3	5.6	4.1	6.3	7.1	4.5	5.5	4.8	6.9	6.6	5.2	5.9	4.7	6.0	6.5	4.8	5.5	4.5	6.7	6.9	5.8	6.0	4.8	5.6	5.7	4.8	5.2	4.8	6.2	6.7	4.9	5.6	4.0	5.9	5.7	4.8	5.1	5.5	5.8	6.1	4.5	5.4	4.2	6.0	5.8	4.0	5.0	

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

**Number of Survey Responses by Market Area**

	2008				2009				2010				2011				2012				2013				2014				2015				2016			
	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	16103	16390	16125	16392	15713	15717	16414	17426	17281	17218	18373	18440	17786	17964	18017	18637	17431	17515	19323	19435	19619	20192	20772	20892	21444	21181	21087	21345	22075	20968	21279	21648	21458	21768	21247	21082
<b>Market Area</b>																																				
Northwest	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	1836
Northeast	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	4857
Far Northeast	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	4854
Southeast	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	3457
Security/Widefield/Fountain	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	757
Southwest	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	3851
Central	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	1470

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450		2	0.0%		1	0.0%														3	0.0%
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		14	0.0%	2	60	3.3%													2	74	2.7%
\$551 to \$575	4	243	1.6%	5	120	4.2%									23	0.0%			9	386	2.3%
\$576 to \$600	2	79	2.5%	1	28	3.6%				1	32	3.1%							4	139	2.9%
\$601 to \$625		30	0.0%																	30	0.0%
\$626 to \$650		64	0.0%	3	400	0.8%							1	6	16.7%				4	470	0.9%
\$651 to \$675				8	408	2.0%													8	408	2.0%
\$676 to \$700	2	23	8.7%	4	210	1.9%	2	56	3.6%										8	289	2.8%
\$701 to \$725	2	53	3.8%	44	581	7.6%		4	0.0%										46	638	7.2%
\$726 to \$750		10	0.0%	7	144	4.9%	3	73	4.1%										10	227	4.4%
\$751 to \$775				20	452	4.4%	2	239	0.8%										22	691	3.2%
\$776 to \$800	1	44	2.3%	27	412	6.6%	3	143	2.1%						7	0.0%			31	606	5.1%
\$801 to \$825		1	0.0%	2	32	6.3%	23	411	5.6%										25	444	5.6%
\$826 to \$850	3	77	3.9%	15	283	5.3%	9	224	4.0%										27	584	4.6%
\$851 to \$875		52	0.0%	12	426	2.8%	17	464	3.7%	2	32	6.3%		69	0.0%				31	1043	3.0%
\$876 to \$900	3	24	12.5%	37	832	4.4%	6	200	3.0%	10	334	3.0%	1	6	16.7%				57	1396	4.1%
\$901 to \$925		24	0.0%	10	160	6.3%	17	281	6.0%	1	134	0.7%		45	0.0%				28	644	4.3%
\$926 to \$950	1	15	6.7%	13	174	7.5%	4	126	3.2%					3	0.0%				18	318	5.7%
\$951 to \$975				17	478	3.6%	5	263	1.9%	2	124	1.6%							24	865	2.8%
\$976 to \$1000	3	104	2.9%	34	796	4.3%	29	355	8.2%				1	6	16.7%				67	1261	5.3%
\$1001 to 1025		36	0.0%	36	462	7.8%	3	67	4.5%	14	195	7.2%	2	107	1.9%				55	867	6.3%
\$1026 to 1050				8	124	6.5%	1	45	2.2%	4	88	4.5%	3	24	12.5%				16	281	5.7%
\$1051 to 1075	3	80	3.8%	11	288	3.8%	7	184	3.8%	27	330	8.2%							48	882	5.4%
\$1076 to 1100				3	259	1.2%	9	100	9.0%	5	159	3.1%	1	1	100.0%				18	519	3.5%
\$1101 to 1125		24	0.0%	4	198	2.0%	1	24	4.2%	11	188	5.9%							16	434	3.7%
\$1126 to 1150		64	0.0%	163	330	49.4%	2	116	1.7%	21	284	7.4%							186	810	23.0%
\$1151 to 1175				19	278	6.8%	14	196	7.1%	6	372	1.6%		28	0.0%				39	874	4.5%
\$1176 to 1200				1	126	0.8%	4	84	4.8%	5	228	2.2%					4	0.0%	10	442	2.3%
\$1201 to 1225	13	104	12.5%	125	473	26.4%	3	158	1.9%	6	252	2.4%							147	987	14.9%
\$1226 to 1250							4	170	2.4%	10	259	3.9%							14	429	3.3%
\$1251 to 1275							5	172	2.9%	17	316	5.4%					50	0.0%	22	538	4.1%
\$1276 to 1300				2	136	1.5%				31	424	7.3%		5	0.0%				33	565	5.8%
\$1301 to 1325				1	100	1.0%				6	126	4.8%	6	24	25.0%		52	0.0%	13	302	4.3%
\$1326 to 1350										10	184	5.4%	6	82	7.3%				16	266	6.0%
\$1351 to 1375							3	52	5.8%	2	128	1.6%	1	36	2.8%				6	216	2.8%
\$1376 to 1400							4	52	7.7%	24	348	6.9%	3	75	4.0%				31	475	6.5%
\$1401 to 1425										3	210	1.4%		20	0.0%				3	230	1.3%
\$1426 to 1450										10	379	2.6%							11	419	2.6%
\$1451 to 1475							1	40	2.5%										1	36	2.8%
\$1476 to 1400													1	36	2.8%						
\$1501 to 1525										22	214	10.3%	3	40	7.5%				25	254	9.8%
\$1526 to 1550										119	224	53.1%	8	140	5.7%				127	364	34.9%
\$1551 to 1575													1	21	4.8%				1	21	4.8%
\$1576 to 1500																1	8	12.5%	1	8	12.5%
\$1601 to 1625																					
\$1626 to 1650														28	0.0%	2	16	12.5%	2	44	4.5%
\$1651 to 1675																					
\$1676 to 1600													2	21	9.5%				2	21	9.5%
\$1701 to 1725										138	141	97.9%	1	12	8.3%				139	153	90.8%
\$1726 to 1750													1	61	1.6%				1	61	1.6%
\$1751 to 1775														12	0.0%					12	0.0%
\$1776 to 1800													29	56	51.8%				29	56	51.8%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
<b>TOTALS</b>	<b>37</b>	<b>1167</b>	<b>3.2%</b>	<b>634</b>	<b>8771</b>	<b>7.2%</b>	<b>181</b>	<b>4299</b>	<b>4.2%</b>	<b>507</b>	<b>5705</b>	<b>8.9%</b>	<b>71</b>	<b>980</b>	<b>7.2%</b>	<b>3</b>	<b>160</b>	<b>1.9%</b>	<b>1433</b>	<b>21082</b>	<b>6.8%</b>

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550		3	0.0%																	3	0.0%	
\$551 to \$575																23	0.0%			23	0.0%	
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675					2	57	3.5%													2	57	3.5%
\$676 to \$700																						
\$701 to \$725		5	0.0%																		5	0.0%
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825								28	0.0%												28	0.0%
\$826 to \$850																						
\$851 to \$875					1	148	0.7%													1	148	0.7%
\$876 to \$900																						
\$901 to \$925										1	0.0%									1	0.0%	
\$926 to \$950	1	12	8.3%									3	0.0%							1	15	6.7%
\$951 to \$975																						
\$976 to \$1000					8	120	6.7%													8	120	6.7%
\$1001 to 1025					5	150	3.3%													5	150	3.3%
\$1026 to 1050																						
\$1051 to 1075					6	108	5.6%													6	108	5.6%
\$1076 to 1100						55	0.0%			1	33	3.0%								1	88	1.1%
\$1101 to 1125								1	24	4.2%										1	24	4.2%
\$1126 to 1150																						
\$1151 to 1175					13	134	9.7%	9	132	6.8%	3	48	6.3%							25	314	8.0%
\$1176 to 1200																					56	0.0%
\$1201 to 1225	2	52	3.8%	1	57	1.8%				2	108	1.9%								5	217	2.3%
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300										26	208	12.5%								26	208	12.5%
\$1301 to 1325																						
\$1326 to 1350										9	108	8.3%								9	108	8.3%
\$1351 to 1375																						
\$1376 to 1400								4	52	7.7%										4	52	7.7%
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475										4	78	5.1%								4	78	5.1%
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550													1	12	8.3%					1	12	8.3%
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600													2	21	9.5%					2	21	9.5%
\$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																						
<b>TOTALS</b>	<b>3</b>	<b>72</b>	<b>4.2%</b>	<b>36</b>	<b>829</b>	<b>4.3%</b>	<b>14</b>	<b>236</b>	<b>5.9%</b>	<b>45</b>	<b>640</b>	<b>7.0%</b>	<b>3</b>	<b>36</b>	<b>8.3%</b>	<b>23</b>	<b>0.0%</b>	<b>101</b>	<b>1836</b>	<b>5.5%</b>		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575	1	24	4.2%																1	24	4.2%
\$576 to \$600																					
\$601 to \$625				1	328	0.3%													1	328	0.3%
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700		1	0.0%																1		0.0%
\$701 to \$725				2	121	1.7%			4	0.0%									2	125	1.6%
\$726 to \$750				1	15	6.7%													1	15	6.7%
\$751 to \$775								1	151	0.7%									1	151	0.7%
\$776 to \$800																					
\$801 to \$825				1	100	1.0%			32	0.0%									3	169	1.8%
\$826 to \$850	2	37	5.4%	3	237	1.3%		3	24	12.5%									6	261	2.3%
\$851 to \$875				23	320	7.2%													26	347	7.5%
\$876 to \$900	3	24	12.5%	1	56	1.8%								3	0.0%				1	177	0.6%
\$901 to \$925				7	78	9.0%					121	0.0%							7	81	8.6%
\$926 to \$950		3	0.0%																2	212	0.9%
\$951 to \$975				11	232	4.7%			2	212	0.9%								2	212	0.9%
\$976 to \$1000	3	104	2.9%					11	109	10.1%									25	445	5.6%
\$1001 to 1025									20	0.0%			4	75	5.3%				4	95	4.2%
\$1026 to 1050				8	124	6.5%							4	72	5.6%				12	196	6.1%
\$1051 to 1075				5	88	5.7%			6	140	4.3%			4	80	0.0%			11	308	3.6%
\$1076 to 1100								6	52	11.5%									6	52	11.5%
\$1101 to 1125					62	0.0%							9	80	11.3%				9	142	6.3%
\$1126 to 1150				160	180	88.9%							1	12	8.3%				161	192	83.9%
\$1151 to 1175																28	0.0%		28		0.0%
\$1176 to 1200								2	40	5.0%			4	133	3.0%				6	173	3.5%
\$1201 to 1225				106	109	97.2%													106	109	97.2%
\$1226 to 1250													8	231	3.5%				8	231	3.5%
\$1251 to 1275								1	32	3.1%			4	80	5.0%				5	112	4.5%
\$1276 to 1300				1	104	1.0%										2	0.0%		1	106	0.9%
\$1301 to 1325				1	100	1.0%													1	100	1.0%
\$1326 to 1350															6	82	7.3%		6	82	7.3%
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425													2	150	1.3%				2	150	1.3%
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400															1	24	4.2%		1	24	4.2%
\$1501 to 1525																					
\$1526 to 1550												119	224	53.1%					119	224	53.1%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725												138	141	97.9%					138	141	97.9%
\$1726 to 1750																				16	0.0%
\$1751 to 1775																				12	0.0%
\$1776 to 1800															27	28	96.4%		27	28	96.4%
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	9	193	4.7%	331	2254	14.7%	32	816	3.9%	293	1399	20.9%	34	195	17.4%				699	4857	14.4%

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



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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550		9	0.0%																9	0.0%	
\$551 to \$575		3	0.0%	5	120	4.2%												5	123	4.1%	
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675				5	251	2.0%												5	251	2.0%	
\$676 to \$700							2	56	3.6%									2	56	3.6%	
\$701 to \$725				2	90	2.2%												2	90	2.2%	
\$726 to \$750																					
\$751 to \$775				4	60	6.7%												4	60	6.7%	
\$776 to \$800					1	0.0%	1	108	0.9%									1	109	0.9%	
\$801 to \$825		1	0.0%	2	32	6.3%			5	0.0%								2	38	5.3%	
\$826 to \$850				8	159	5.0%												8	159	5.0%	
\$851 to \$875																					
\$876 to \$900				12	216	5.6%												12	216	5.6%	
\$901 to \$925							5	148	3.4%									5	148	3.4%	
\$926 to \$950				1	30	3.3%	1	41	2.4%									2	71	2.8%	
\$951 to \$975					34	0.0%	1	32	3.1%									1	66	1.5%	
\$976 to \$1000				12	256	4.7%	12	228	5.3%									24	484	5.0%	
\$1001 to 1025				31	312	9.9%	3	47	6.4%									34	359	9.5%	
\$1026 to 1050								5	0.0%		16	0.0%							21	0.0%	
\$1051 to 1075																					
\$1076 to 1100							1	24	4.2%	4	126	3.2%						5	150	3.3%	
\$1101 to 1125		24	0.0%																24	0.0%	
\$1126 to 1150		64	0.0%				2	52	3.8%				16	0.0%				2	182	1.1%	
\$1151 to 1175				6	144	4.2%				3	220	1.4%						9	364	2.5%	
\$1176 to 1200					72	0.0%				1	39	2.6%						1	111	0.9%	
\$1201 to 1225		11	52	21.2%	18	307	5.9%		86	0.0%	4	144	2.8%					33	589	5.6%	
\$1226 to 1250																					
\$1251 to 1275											2	72	2.8%			50	0.0%	2	122	1.6%	
\$1276 to 1300												68	0.0%						68	0.0%	
\$1301 to 1325											6	126	4.8%					6	126	4.8%	
\$1326 to 1350																					
\$1351 to 1375							3	52	5.8%				24	0.0%				3	76	3.9%	
\$1376 to 1400										12	212	5.7%		31	0.0%			12	243	4.9%	
\$1401 to 1425																					
\$1426 to 1450											136	0.0%							136	0.0%	
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525										22	214	10.3%	2	24	8.3%			24	238	10.1%	
\$1526 to 1550													5	48	10.4%			5	48	10.4%	
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625													28	0.0%	2	16	12.5%	2	44	4.5%	
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750													1	45	2.2%			1	45	2.2%	
\$1751 to 1775																					
\$1776 to 1800													2	28	7.1%			2	28	7.1%	
\$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																					
<b>TOTALS</b>	11	153	7.2%	106	2134	5.0%	31	884	3.5%	54	1373	3.9%	10	244	4.1%	2	66	3.0%	214	4854	4.4%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450				1		0.0%														1	0.0%		
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550	2		0.0%																	2	0.0%		
\$551 to \$575																							
\$576 to \$600	20		0.0%																	20	0.0%		
\$601 to \$625																							
\$626 to \$650	64		0.0%																	64	0.0%		
\$651 to \$675				1	100	1.0%														1	100	1.0%	
\$676 to \$700	17		0.0%	4	176	2.3%														4	193	2.1%	
\$701 to \$725	2	48	4.2%	13	238	5.5%														15	286	5.2%	
\$726 to \$750				6	129	4.7%														6	129	4.7%	
\$751 to \$775				4	205	2.0%				1	32	3.1%								5	237	2.1%	
\$776 to \$800	32		0.0%	18	334	5.4%											7	0.0%		18	373	4.8%	
\$801 to \$825									2	48	4.2%									2	48	4.2%	
\$826 to \$850									4	130	3.1%									4	130	3.1%	
\$851 to \$875									9	251	3.6%		2	32	6.3%					11	283	3.9%	
\$876 to \$900				1	88	1.1%			6	180	3.3%		10	334	3.0%					17	602	2.8%	
\$901 to \$925	24		0.0%						2	23	8.7%				45	0.0%				2	92	2.2%	
\$926 to \$950																							
\$951 to \$975													2	124	1.6%					2	124	1.6%	
\$976 to \$1000				3	84	3.6%									1	6	16.7%			4	90	4.4%	
\$1001 to 1025															42	0.0%					42	0.0%	
\$1026 to 1050																							
\$1051 to 1075				92		0.0%			1	44	2.3%		23	168	13.7%					24	304	7.9%	
\$1076 to 1100															1	1	100.0%			1	1	100.0%	
\$1101 to 1125																							
\$1126 to 1150													5	60	8.3%					5	60	8.3%	
\$1151 to 1175																							
\$1176 to 1200									4	0.0%							4	0.0%			8	0.0%	
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275									2	24	8.3%		2	28	7.1%					2	28	7.1%	
\$1276 to 1300																				2	24	8.3%	
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400													2	128	1.6%		1	12	8.3%		3	140	2.1%
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	2	207	1.0%	50	1447	3.5%	27	736	3.7%	46	874	5.3%	4	182	2.2%		11	0.0%	129	3457	3.7%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600										1	32	3.1%								1	32	3.1%
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS																						

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575	3	216	1.4%																3	216	1.4%
\$576 to \$600	2	45	4.4%	1	28	3.6%													3	73	4.1%
\$601 to \$625		30	0.0%																	30	0.0%
\$626 to \$650				2	72	2.8%													2	72	2.8%
\$651 to \$675																					
\$676 to \$700	2	5	40.0%																2	5	40.0%
\$701 to \$725				19	108	17.6%													19	108	17.6%
\$726 to \$750		10	0.0%				3	72	4.2%										3	82	3.7%
\$751 to \$775				11	99	11.1%													11	99	11.1%
\$776 to \$800							1	33	3.0%										1	33	3.0%
\$801 to \$825							5	90	5.6%										5	90	5.6%
\$826 to \$850	1	40	2.5%	6	24	25.0%	3	34	8.8%										10	98	10.2%
\$851 to \$875		52	0.0%	5	137	3.6%	5	189	2.6%										10	378	2.6%
\$876 to \$900				60	0.0%								1	2	50.0%				1	62	1.6%
\$901 to \$925																					
\$926 to \$950				5	66	7.6%													5	66	7.6%
\$951 to \$975				7	224	3.1%	2	19	10.5%										9	243	3.7%
\$976 to \$1000					104	0.0%	6	18	33.3%										6	122	4.9%
\$1001 to 1025										10	120	8.3%							12	156	7.7%
\$1026 to 1050							1	40	2.5%				2	36	5.6%				4	64	6.3%
\$1051 to 1075	3	80	3.8%							4	82	4.9%	3	24	12.5%				7	162	4.3%
\$1076 to 1100				3	204	1.5%													3	204	1.5%
\$1101 to 1125										2	108	1.9%							2	108	1.9%
\$1126 to 1150				3	52	5.8%		16	0.0%	2	60	3.3%							5	128	3.9%
\$1151 to 1175							5	64	7.8%		104	0.0%							5	168	3.0%
\$1176 to 1200				1	54	1.9%	2	40	5.0%										3	94	3.2%
\$1201 to 1225							3	72	4.2%										3	72	4.2%
\$1226 to 1250							4	150	2.7%										4	150	2.7%
\$1251 to 1275							2	116	1.7%				2	104	1.9%				4	220	1.8%
\$1276 to 1300				1	32	3.1%				5	148	3.4%							6	180	3.3%
\$1301 to 1325													6	24	25.0%				6	24	25.0%
\$1326 to 1350										1	76	1.3%							1	76	1.3%
\$1351 to 1375																					
\$1376 to 1400										12	136	8.8%	3	44	6.8%				15	180	8.3%
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475							1	40	2.5%										1	40	2.5%
\$1476 to 1400														12	0.0%				12	0.0%	
\$1501 to 1525													1	16	6.3%				1	16	6.3%
\$1526 to 1550																					
\$1551 to 1575																1	8	12.5%	1	8	12.5%
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725													1	12	8.3%				1	12	8.3%
\$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																					
<b>TOTALS</b>	11	478	2.3%	64	1264	5.1%	43	993	4.3%	38	938	4.1%	17	170	10.0%	1	8	12.5%	174	3851	4.5%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450		2	0.0%																	2	0.0%	
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550				2	60	3.3%														2	60	3.3%
\$551 to \$575																						
\$576 to \$600		14	0.0%																		14	0.0%
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700					34	0.0%															34	0.0%
\$701 to \$725				8	24	33.3%														8	24	33.3%
\$726 to \$750								1	0.0%											1	0.0%	
\$751 to \$775					34	0.0%															34	0.0%
\$776 to \$800	1	12	8.3%	9	77	11.7%		1	2	50.0%										11	91	12.1%
\$801 to \$825							4	24	16.7%											4	24	16.7%
\$826 to \$850							2	28	7.1%											2	28	7.1%
\$851 to \$875				4	52	7.7%														4	52	7.7%
\$876 to \$900								20	0.0%					1	0.0%						21	0.0%
\$901 to \$925				9	104	8.7%	10	110	9.1%	1	12	8.3%								20	226	8.8%
\$926 to \$950							1	1	100.0%											1	1	100.0%
\$951 to \$975				10	220	4.5%														10	220	4.5%
\$976 to \$1000																						
\$1001 to 1025														29	0.0%						29	0.0%
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100							2	24	8.3%											2	24	8.3%
\$1101 to 1125				4	136	2.9%														4	136	2.9%
\$1126 to 1150								48	0.0%	13	152	8.6%								13	200	6.5%
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275										9	60	15.0%								9	60	15.0%
\$1276 to 1300														3	0.0%						3	0.0%
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475										6	165	3.6%								6	165	3.6%
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575														1	21	4.8%				1	21	4.8%
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
<b>TOTALS</b>	<b>1</b>	<b>28</b>	<b>3.6%</b>	<b>46</b>	<b>741</b>	<b>6.2%</b>	<b>20</b>	<b>258</b>	<b>7.8%</b>	<b>29</b>	<b>389</b>	<b>7.5%</b>	<b>1</b>	<b>54</b>	<b>1.9%</b>				<b>97</b>	<b>1470</b>	<b>6.6%</b>	

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