

Colorado Springs Metro Area Apartment Vacancy and Rent Study

First Quarter 2019

Sponsored by

**Apartment Association of Southern Colorado
State of Colorado Division of Housing
Newmark Knight Frank Multifamily**

researched and authored by
**Ron Throupe, Ph.D. CRE MAI FRICS
& Jennifer L. Von Stroh**

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Report covers the complete Multi-Family Market

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TABLE OF CONTENTS

Topic	Page
Summary	1
Methodology	2
Map - Colorado Springs Metro Area Apartment Markets	4
Graph of Metropolitan Area Vacancy by Quarter	5
Graph of Rent by Quarter	6
Graph of Rent per Square Foot by Quarter	7
Graph of Total Apartment Units by Quarter	8
Graph of Resident Turnover by Quarter	9
Graph of Vacancy and Rent by Apartment Type	10
Vacancy Rates by Market Area	11
Vacancy Rates by Size of Building	12
Vacancies by Age of Building	13
Average Rents by Market Area	14
Average Rents by Size of Building	15
Average Rents by Age of Building	16
Average Rents by Apartment Type	17
Average Rents for the Metropolitan Area by Market Area	18
Average Rent Per Square Foot by Apartment Type and Market Area	19
Median Rent by Apartment Type	20
Economic Vacancy Rates by Size, Age, and Market Area	21
Rental Losses from Discounts/Concessions, Models, Delinquents, and Bad Debts	22
Average Rent for Apartment/Building/Community Features and Amenities	23
Apartment Unit Inventory and Absorption	24
Resident Turnover per Month by Size and Age of Buildings	25
Number of Survey Responses by Market Area by Quarter	26
Composite Report for Colorado Springs Metro Area	27
Reports by Market Areas	
Northwest	28
Northeast	29
Far Northeast	30
Southeast	31
Security/Widefield/Fountain	32
Southwest	33
Central	34

Colorado Springs Vacancy & Rental Rate Executive Summary

First Quarter 2019

VACANCY: 5.6%

- Last Quarter: 6.0 %
- This quarter 2018: 6.3 %
- This quarter 2017: 7.4 %

- One market area showed an increase in vacancy rate while six market areas showed a decrease.

- Buildings with “2-8” units had the highest vacancy rates at 28.6%. Buildings with “100-199” units had the lowest vacancy rate of 4.4%. Historically, larger buildings have the highest vacancy rates.

- Buildings constructed “After 2010” had the highest vacancies at 11.3%. Those constructed “Before 1939” had the lowest vacancy rate at 0.0%.

RENTAL RATES

- **Median rent: \$ 1,178.70**
 - Last quarter: \$ 1,129.96
 - This quarter 2018: \$ 1,095.40
 - This quarter 2017: \$ 1,048.21

- **Average rent: \$ 1,171.62**
 - Last quarter: \$ 1,149.94
 - This quarter 2018: \$ 1,130.25
 - This quarter 2017: \$ 1,060.84

- **Rent / square foot: \$ 1.41**
 - Last quarter: \$ 1.38
 - This quarter 2018: \$ 1.34
 - This quarter 2017: \$ 1.26

- **Average Rent for Units constructed...**
 - 2010-now \$ 1,469.30
 - 2000-2009 \$ 1,395.64
 - 1990-1999 \$ 1,321.49
 - 1980-1989 \$ 1,062.30
 - 1970-1979 \$ 955.96
 - 1960-1969 \$ 914.47
 - 1959 prior \$ 1,054.10

- Rents do not include the cost of rental discounts and concessions. For the current quarter, rental discounts and concessions averaged 6.2 percent, as compared to 7.3 percent for the prior quarter.

ECONOMIC VACANCY: 12.4 %

- Last Quarter: 14.3%
- This quarter 2018: 14.6%
- This quarter 2017: 16.8%

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

NEW UNITS ADDED

- Current Quarter: 532
- Current Year: 532
- Total Units: 50,927

For the first quarter of 2019, there was a net absorption of 708 units for the Colorado Springs area. For first quarter of 2018, there was a net absorption of -475. For first quarter of 2017, the total absorption was -294 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 first quarter of 2019 saw the addition of 532 units to the inventory, as compared to a total of 12 in first quarter 2018. For all of 2018 there were a total of 1,135 new additions as compared to a total of 1,521 new additions in 2017. For all of 2016 there were a total of 528 new additions. For all of 2015, 753 new additions and 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. A fluctuating vacancy rate due to properties in lease up and seasonal variations was expected. Historically there is a downward movement in the vacancy rate during the second and third quarters of the year, which we may see again. The overall average rent for the last ten years has increased from around \$660.00 in 2002 to \$1,171.62. 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 December, except for resident turnover and rental losses, which is for November.

This survey is conducted via online submissions. It includes only those units with a certificate of occupancy. This quarter's Survey includes information on 22,271 apartment units. The Survey is possible because of the excellent participation and help of professionals in the apartment industry and the consistent support of the Survey sponsors. Comments on the Survey are welcome at VonStrohHousingSurvey@gmail.com

REPORT METHODOLOGY

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

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

The boundaries for the Colorado Springs Metropolitan Area are:

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

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

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

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

When no figures are shown, no apartments of that specific size and rent level were reported. With the summary tables, there may be no data or there may be only a limited number of complexes and disclosing the information would reduce confidentiality. All vacancy and rental rates are as of the 10th of February for the first quarter, 10th of June for the second quarter, 10th of September of the third quarter and the 10th of December for the fourth quarter. The data for resident turnover is from the respective months of February, May, August and November. The market samples are based on the assumption that the rates were for unfurnished rental units with tenants paying electricity and gas. Apartment complex/building lists were developed from official lists. Returned survey forms were checked for completeness, then coded and entered into the computer for processing. Tabulations are performed by the use of a computerized program. The cumulative totals have a confidence interval of +/-1 percent at the 95 percent confidence level.

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

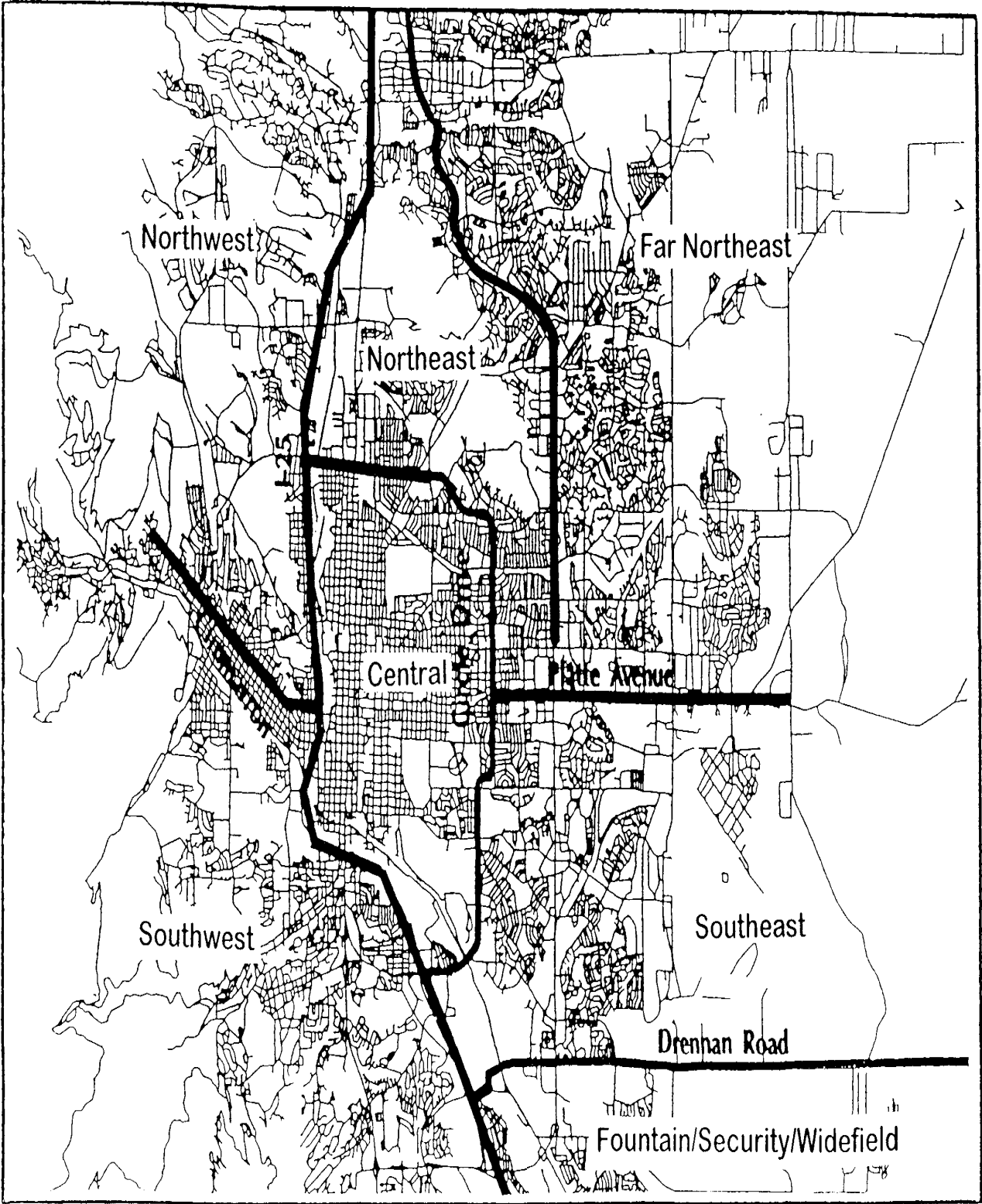
Since 1995 the Division of Housing of the State of Colorado has funded the Colorado Multi-Family Housing Vacancy and Rental Survey for various Colorado communities. These surveys cover the first and third quarters. A public/private partnership has committed to sponsor the Colorado Springs Metropolitan Area Apartment Vacancy and Rental survey for the Second and Fourth Quarters. In the spirit of cooperation, all sponsors share in the credit for this combined effort to provide information on the apartment industry. The intent is to provide information that will be used by all individuals associated with the industry.

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

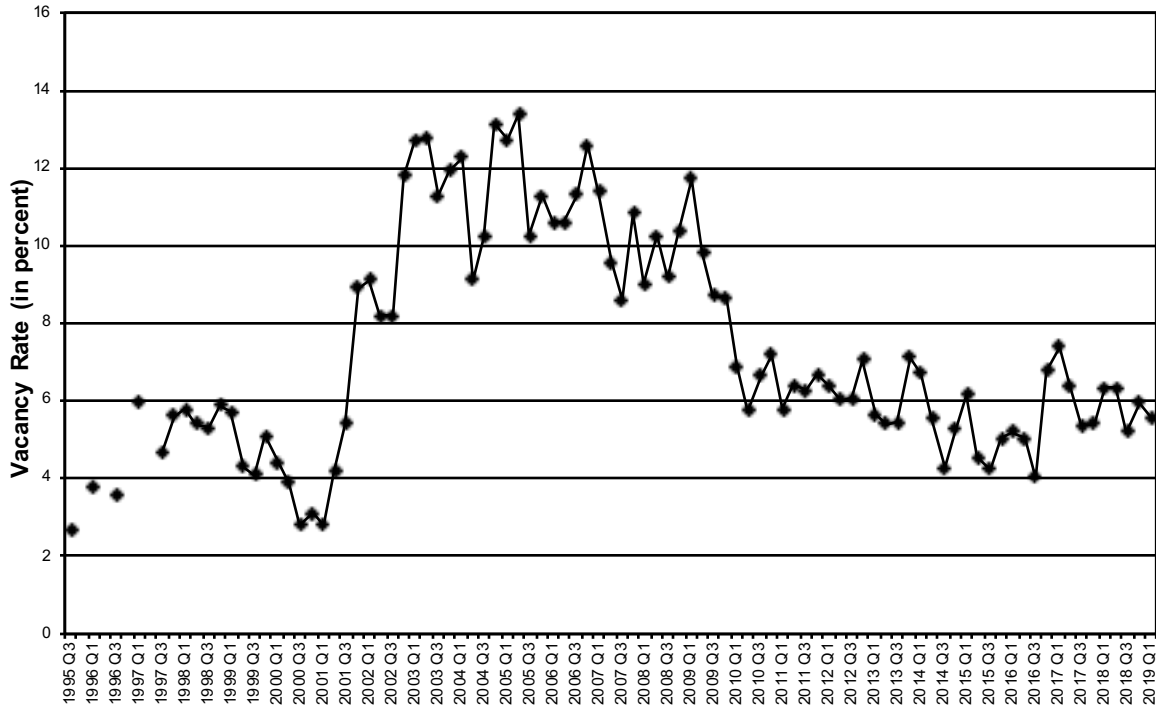
The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the other multi-family housing surveys that are conducted for the remainder of the state. The goal is to have multi-family rental market data that is comparable statewide. As the sample size increases and the research procedures become fixed, new market areas will be added to the report. The market areas selected for the report were determined on the basis of market size. Changes in format, tables and graphs are possible if user recommendation indicate a change is warranted.

The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas, and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com, or write to her at 2581 Wynterbrook Drive, Highlands Ranch, Colorado, 80126.

Sub-Market Boundaries for Colorado Springs



Vacancy by Quarter



Year and Quarter

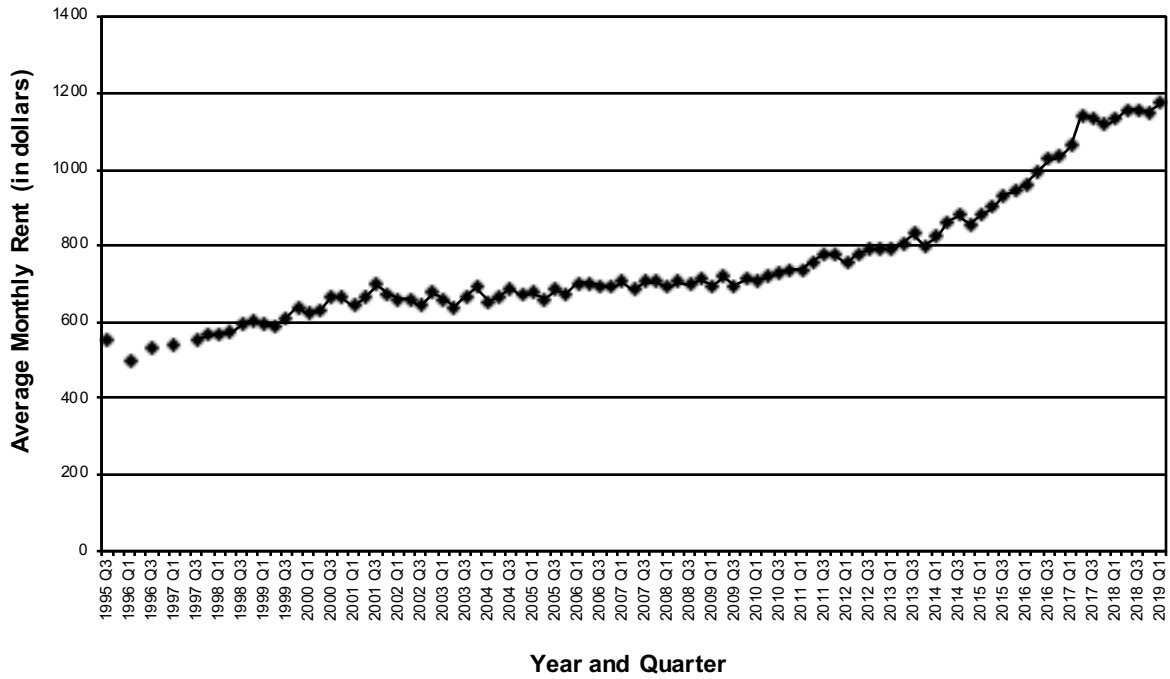
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Average Rent by Quarter



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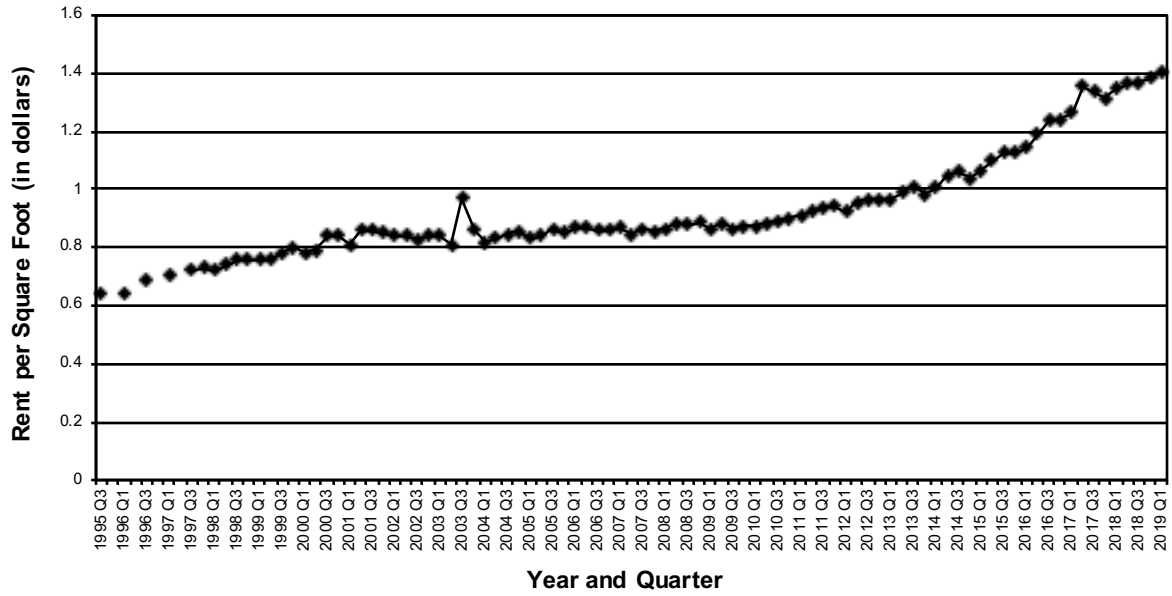
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Rent per Square Foot



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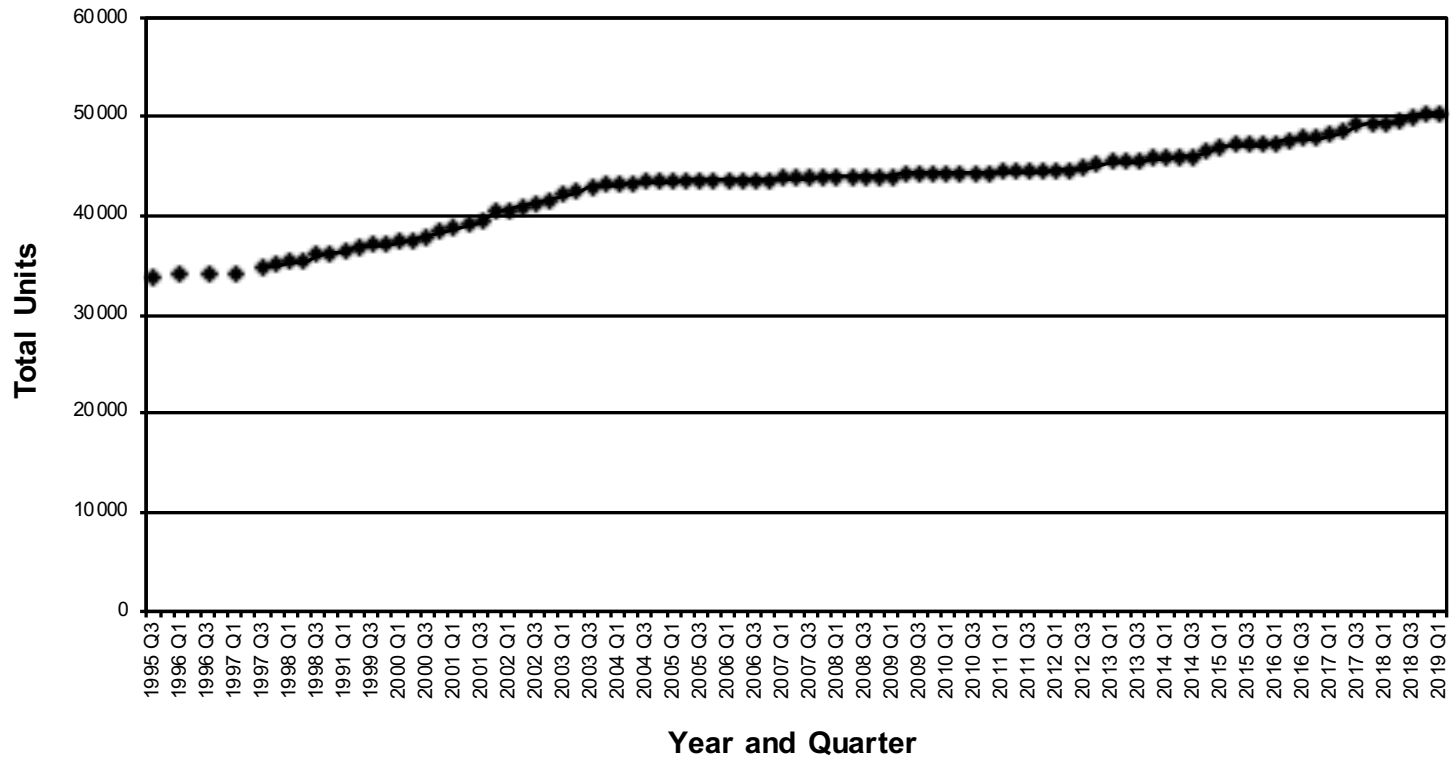


COLORADO
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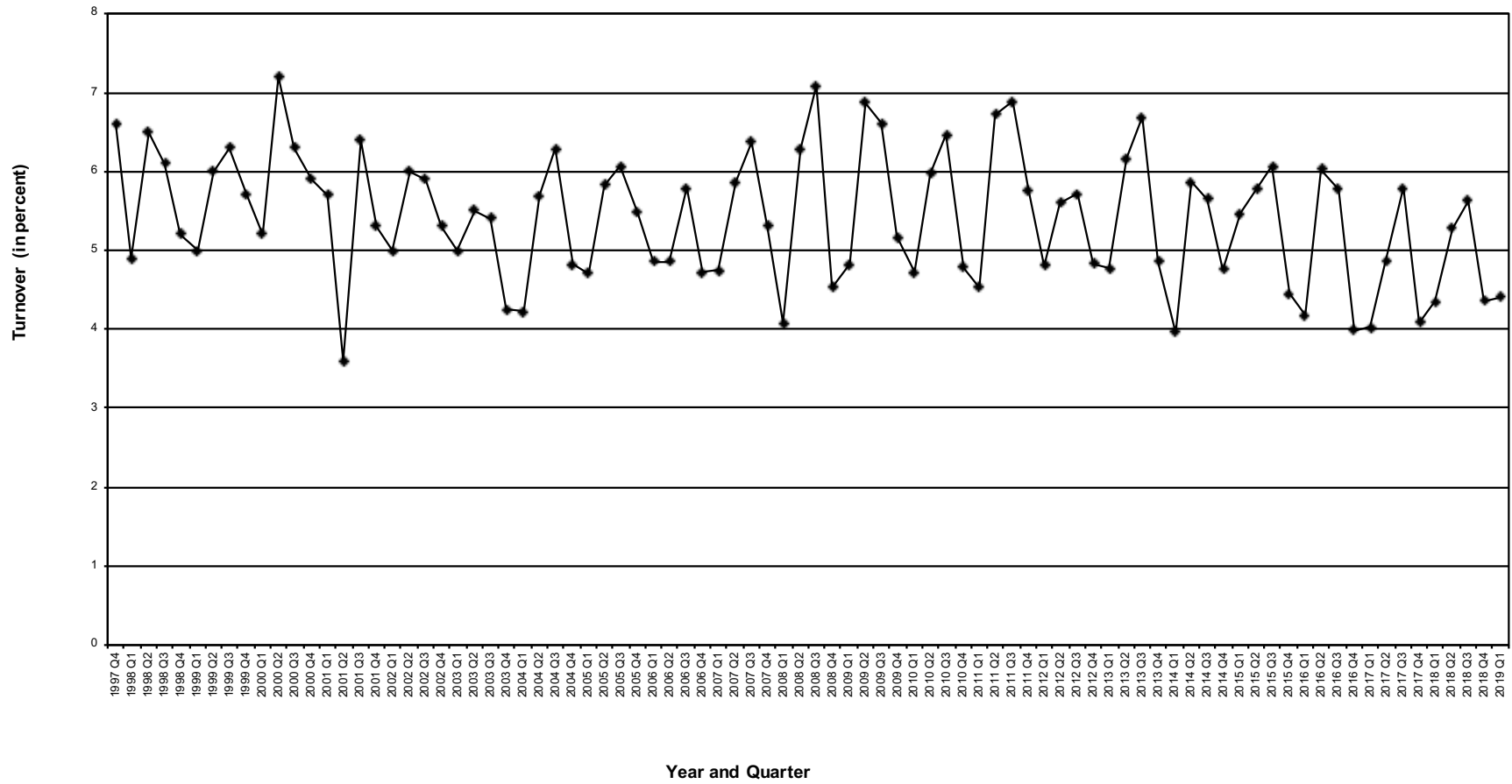


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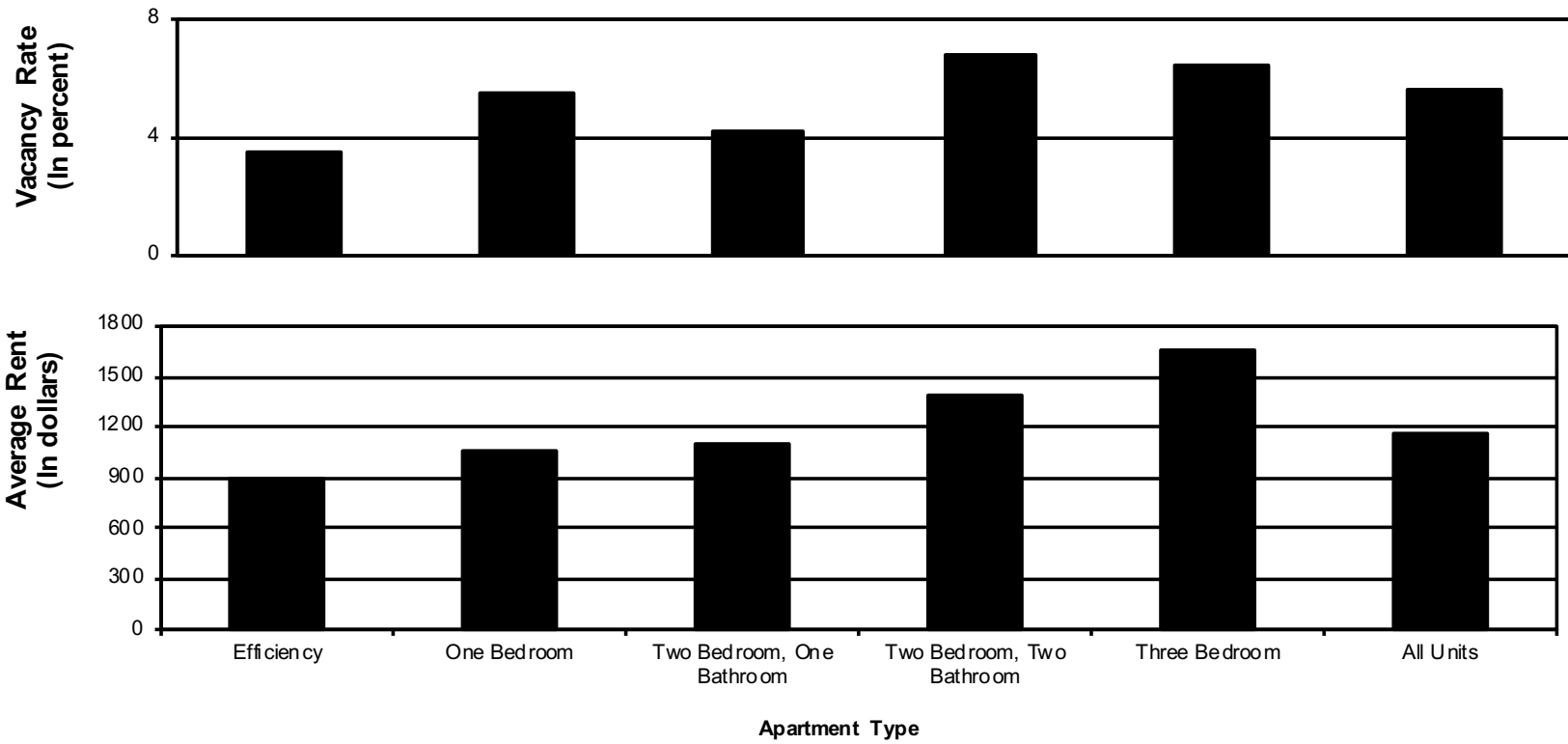
Total Apartment Units



Resident Turnover per Month



Comparisons by Apartment Type



Average Rent by Market Area

(In Dollars)

Year	2011			2012				2013				2014				2015				2016				2017				2018				2019				
Market Area	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	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	1060.84	1141.40	1133.23	1116.68	1130.25	1156.76	1156.70	1149.94	1171.62				
Northwest	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	1166.32	1170.50	1200.76	1253.36	1225.49	1261.39	1233.26	1210.15	1267.56				
Northeast	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	1062.33	1119.80	1116.09	1087.07	1168.95	1175.23	1148.65	1125.53	1151.06				
Far Northeast	848.54	909.82	900.42	846.38	886.24	851.46	880.01	860.25	901.68	923.43	917.13	948.18	968.95	957.50	956.36	981.01	967.28	1025.42	1039.88	1064.78	1093.76	1116.14	1094.11	1120.52	1284.04	1227.69	1187.16	1200.57	1242.53	1252.27	1241.61	1272.07				
Southeast	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	917.05	957.83	971.59	998.53	941.32	962.22	1022.71	1002.58	1002.52				
Security/Widefield/Fountain	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	996.71	1021.27	1033.18	1057.15	1078.83	1067.05	1093.07	1067.07	1117.65				
Southwest	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	1073.60	1110.73	1140.38	1097.56	1115.74	1122.14	1142.25	1174.17	1152.94				
Central	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	968.87	1085.01	1056.86	1046.18	1059.72	1036.04	961.95	1060.85	1082.32				

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	2011			2012				2013				2014				2015				2016				2017				2018				2019			
Quarter	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	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	1060.84	1141.40	1133.23	1116.68	1130.25	1156.76	1156.70	1149.94	1171.62			
Building Size																																			
2 to 8	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	900.23	723.91	1390.33	1556.73	974.86	3601.43	1794.26	1067.22	3320.00			
9 to 50	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	817.25	758.38	873.02	779.50	892.60	897.61	912.45	881.51	895.00			
51 to 99	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	925.95	935.94	985.10	947.47	959.67	988.15	958.50	1041.96	969.88			
100 to 199	680.29	728.82	745.61	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	1000.30	1028.96	1107.58	1042.43	1083.95	1124.16	1110.68	1077.47	1106.99			
200 to 349	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	1101.18	1195.02	1159.33	1147.65	1172.73	1199.00	1198.91	1201.06	1220.43			
350 and up	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	999.29	1058.03	1100.35	1090.74	1070.88	1086.32	1100.31	1048.39	1084.02			

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	2011			2012				2013				2014				2015				2016				2017				2018				2019			
Quarter	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	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	1060.84	1141.40	1133.23	1116.68	1130.25	1156.76	1156.70	1149.94	1171.62			
Building Age																																			
To 1959	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	874.53	887.92	1039.76	961.76	1014.73	1128.61	1045.66	1049.19	1054.10			
1960-69	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	854.59	929.88	861.76	923.85	941.17	910.94	937.33	954.39	914.47			
1970-79	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	872.98	893.97	925.40	925.44	935.20	946.20	956.94	939.96	955.96			
1980-89	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	995.82	1039.00	1049.28	1029.07	1048.93	1059.15	1072.38	1050.79	1062.30			
1990-99	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	1175.77	1236.43	1310.99	1271.20	1300.44	1313.49	1304.67	1296.04	1321.49			
2000-09	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	1250.57	1323.99	1327.36	1303.90	1304.95	1366.78	1354.99	1354.15	1395.64			
2010 and up																1164.96	1174.37	1250.58	1243.75	1259.21	1304.43	1318.70	1359.90	1355.59	1680.85	1403.90	1397.30	1444.87	1432.34	1485.39	1437.54	1469.30			

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 Rents for the Colorado Springs
Metropolitan Area**

	Efficiency	1 Bedroom	2 Bedroom, 1 Bathroom	2 Bedroom, 2 Bathroom	Three Bedroom	Other	All
Colorado Springs	895.90	1053.72	1093.97	1388.85	1651.72	1365.06	1171.62
Market Areas							
Northwest	1150.00	1099.24	1266.82	1431.11	1794.34	710.00	1267.56
Northeast	924.47	1033.37	1017.03	1384.35	1960.27		1151.06
Far Northeast	1184.16	1137.89	1168.01	1455.97	1659.09	1452.43	1272.07
Southeast	716.24	907.13	1012.41	1213.40	1682.96	553.64	1002.52
Security/Widefield/Fountain	1105.00	1128.47	979.50	1187.39	1467.60	1630.00	1117.65
Southwest	867.66	1043.25	1129.63	1379.59	1507.76	1734.00	1152.94
Central	807.08	989.61	1051.76	1346.38	1450.02	790.83	1082.32

Rent per Square Foot by Apartment Type

(In Dollars)

Year	2009			2010				2011				2012				2013				2014				2015				2016				2017				2018				2019			
Quarter	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	0.88	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	1.26	1.35	1.34	1.32	1.34	1.36	1.37	1.38	1.41			
Apartment Type																																											
Efficiency	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	1.51	2.22	1.63	1.57	1.62	1.67	1.70	1.66	1.65			
One bedroom	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	1.34	1.41	1.43	1.41	1.44	1.45	1.45	1.49	1.51			
Two bedroom, one bath	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	1.14	1.18	1.21	1.20	1.24	1.25	1.26	1.27	1.27			
Two bedroom, two bath	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	1.20	1.25	1.25	1.24	1.24	1.26	1.28	1.26	1.29			
Three bedroom	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	1.13	1.21	1.21	1.18	1.21	1.24	1.25	1.26	1.28			

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

Median Rent by Apartment Type
(In Dollars)

Market	Apartment Type	2011				2012				2013				2014				2015				2016				2017				2018				2019			
		2nd	3rd	4th	5th	1st	2nd	3rd	4th	5th	1st	2nd	3rd	4th	5th	1st	2nd	3rd	4th	5th	1st	2nd	3rd	4th	5th	1st	2nd	3rd	4th	5th	1st	2nd	3rd	4th	5th		
Colorado Springs	Efficiency	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	829.14	849.77	872.68	861.94	854.95	849.04	882.41	831.90	781.33				
	One bedroom	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	899.90	947.80	984.04	1001.12	984.41	982.13	1014.59	994.31	1020.46	1041.38				
	Two bed, one bath	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	952.53	987.69	971.72	995.74	1035.76	1029.99	1059.07	1024.75	1065.88				
	Two bed, two bath	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	1264.28	1307.07	1336.58	1342.61	1327.22	1365.58	1348.78	1338.77	1414.25				
	Three bedroom	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	1478.35	1537.00	1597.36	1493.61	1523.89	1608.59	1604.84	1618.89	1694.00				
All	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	976.42	1022.63	1001.72	1048.21	1123.49	1117.34	1113.88	1095.40	1140.66	1140.02	1129.96	1178.70					
Northwest	Efficiency	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	1209.08	1283.38	1283.38	1185.23	1183.38	1055.00	1233.38	1208.38	1233.38				
	One bedroom	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	1015.32	1033.67	1010.46	1019.96	1139.61	1086.91	1156.62	999.40	1102.06	1121.90				
	Two bed, one bath	918.57	896.57	896.14	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	1183.04	1117.64	1117.27	1262.55	1217.18	1240.09	1236.55	1265.73	1242.54	1242.63				
	Two bed, two bath	949.64	957.64	899.00	948.50	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	1264.54	1271.71	1317.44	1322.50	1407.94	1413.91	1371.14	1434.14	1308.69	1462.39				
	Three bedroom	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	1670.20	1829.43	1720.33	1647.71	1752.14	1695.33	1838.00	1813.00	1779.00				
All	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	1124.58	1123.36	1208.29	1249.96	1202.75	1246.25	1232.51	1234.09	1251.58					
Northeast	Efficiency	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	893.76	889.94	903.70	935.02	845.35	915.77	901.40	882.80	882.07	924.47				
	One bedroom	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	944.43	940.55	985.08	998.09	955.87	1059.01	1055.35	1024.93	1014.19	1033.37				
	Two bed, one bath	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	959.29	1004.56	939.05	968.55	1046.00	1047.00	1034.62	1002.00	1017.03				
	Two bed, two bath	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	1042.22	1042.50	1054.54	1012.35	1151.18	1196.17	1447.24	1282.85	1339.94	1332.04	1325.55	1356.75	1356.51	1390.37	1367.74	1384.35				
	Three bedroom	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	1423.02	1495.32	1648.91	1499.48	1539.19	1785.67	1588.38	1645.98	1960.27				
All	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	856.61	876.68	825.67	867.30	856.54	889.37	969.62	997.59	1064.65	1062.33	1119.80	1116.09	1087.07	1168.95	1175.23	1148.65	1125.53	1151.06					
Far Northeast	Efficiency	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	1110.72	1139.13	1140.81	1134.17	1149.81	1118.73	1194.23	1215.54	1241.23	1315.54	1246.08	1240.54				
	One bedroom	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	992.16	1101.55	1132.62	1064.11	1090.83	1139.53	1126.76	1139.25	1193.41				
	Two bed, one bath	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	988.25	982.64	1017.65	1094.30	1047.26	1039.35	1086.75	1108.90	1091.82				
	Two bed, two bath	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	1290.44	1198.32	1236.42	1290.34	1280.50	1301.29	1332.56	1404.28	1432.40	1454.08	1408.00	1448.50	1484.55	1431.60	1472.49				
	Three bedroom	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	1499.28	1642.50	1631.00	1584.71	1568.27	1602.71	1627.71	1617.58	1707.00				
All	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	1129.76	1196.60	1235.94	1197.03	1209.24	1251.45	1232.33	1216.64	1249.62					
Southeast	Efficiency	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	644.75	649.25	767.80	696.00	783.50	782.00	836.00	783.50	653.63				
	One bedroom	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	760.31	720.48	799.60	815.64	794.86	836.79	809.63	841.88	837.40	876.32				
	Two bed, one bath	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	866.11	856.67	935.28	924.13	977.92	919.84	914.77	940.45	943.40	945.75				
	Two bed, two bath	722.58	747.58	757.00	747.17	744.67	749.50	808.14	882.82	893.29	898.08	820.94	845.58	897.50	939.58	937.63	987.63	988.37	995.58	964.74	1139.47	1145.00	1113.58	1215.29	1041.23	1013.97	1145.29	1041.23	1013.97	1042.84	1048.65	1164.00					
	Three bedroom	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	1023.86	1207.00	1117.29	1148.00	1519.00	1047.70	1629.21	1704.86	1677.93	1710.00				
All	622.26	643.65	650.32	631.99	634.33	729.76	717.03	673.81	691.10	706.30	689.67	704.06	795.56	720.83	702.11	732.05	761.94	831.72	784.92	820.99	841.03	872.84	863.85	860.88	922.56	930.43	819.63	932.87	918.47	950.48	939.91	940.89					
Security/Widefield/Fountain	Efficiency	587.78	612.78	587.78	587.78	612.78	587.78	587.78	587.78	613.00	496.00	662.78	637.78	646.67	673.67	673.44	698.44	723.67	723.67	723.67	723.67	748.67	773.67	773.67	798.67	898.67	848.67	848.67	898.67	898.67	968.67	848.67					

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 Type	2011			2012				2013				2014				2015				2016				2017				2018				2019			
	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th				
Size (in units)																																			
Up to 8	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	5.9	8.9	57.4	65.2	11.9	72.2	53.0	0.0	78.6			
9 - 50	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	14.3	16.4	19.2	15.1	8.2	11.2	0.3	-5.2	6.8			
51 - 99	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	5.4	1.7	8.5	2.3	13.1	11.1	9.6	17.2	7.8			
100 - 199	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	13.0	21.4	14.2	11.4	12.3	11.6	9.5	9.2	12.7			
200 to 349	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	20.1	20.7	13.8	11.6	16.0	19.6	12.2	16.2	12.7			
350 up	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	8.5	13.3	10.9	8.4	8.0	10.0	11.1	10.1	10.8			
Age (year built)																																			
To 1959	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	10.0	19.3	27.9					17.0	9.3	9.9	15.8	3.1
1960-69	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	11.2	14.9	11.3	12.1	12.2	11.6	10.6	14.3	10.9			
1970-79	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	12.9	15.5	9.6	10.5	11.5	10.8	10.3	10.1	12.8			
1980-89	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	14.8	17.7	13.1	7.7	10.2	16.2	10.6	9.8	11.3			
1990-99	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	5.4	9.8	10.2	8.8	11.1	6.6	5.5	11.7	10.6			
2000-09	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	8.7	12.0	8.8	6.9	11.3	22.7	10.6	12.0	13.7			
2010 up																																			
County																																			
Northwest	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	14.4	18.3	10.2	11.0	11.1	9.4	8.6	6.8	8.0			
Northeast	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	32.4	9.4	18.6	16.0	18.8	26.9	18.9	18.9	20.7			
Far Northeast	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	10.3	25.7	11.6	9.6	18.1	21.9	8.5	18.0	9.6			
Southeast	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	14.3	19.6	12.9	14.0	10.5	9.5	15.0	12.8	17.7			
Security/Widefield/Fountain	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	8.2	8.3	11.6					11.8	9.9	4.3	5.7	8.0
Southwest	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	13.7	14.7	12.8	7.2	10.7	12.6	11.2	13.2	10.0			
Central	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	11.4	18.5	15.5	6.4	13.1	10.0	9.2	9.2	9.4			
Average	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	16.8	18.8	13.4	10.7	14.6	17.0	11.3	14.3	12.4			

Rental Losses from Discounts and Concessions

(In Percent)

Building	2011			2012				2013				2014				2015				2016				2017				2018				2019			
Type	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 (in units)																																			
Up to 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	5.9	-1.1	51.1	53.4	1.9	72.2	53.0	0.0	50.0			
9 - 50	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	6.1	6.0	16.3	10.3	1.7	6.4	-3.4	-8.9	-1.2			
51 - 99	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	-0.7	-3.2	1.9	-3.9	7.1	4.0	4.7	9.0	1.5			
100 - 199	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	6.7	12.9	8.0	5.1	7.0	7.7	4.8	2.8	8.3			
200 to 349	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	9.1	15.8	5.5	3.3	6.8	9.5	5.2	9.0	6.3			
350 up	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	3.2	8.2	4.9	2.7	2.7	2.1	4.7	4.1	3.4			
Age (year built)																																			
To 1959	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	7.8	17.3	23.6		3.3	6.3	6.7	8.0	0.1			
1960-69	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	4.5	9.4	6.8	5.3	7.0	6.8	6.2	7.6	6.7			
1970-79	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	5.0	10.3	4.1	3.1	5.4	4.4	5.1	3.7	6.7			
1980-89	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	9.5	11.2	6.4	2.6	5.3	9.6	4.6	3.5	6.1			
1990-99	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	-2.4	2.9	2.9	1.3	5.1	-1.3	0.4	8.0	4.6			
2000-09	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	5.3	8.9	4.9	3.2	6.3	18.3	5.4	5.0	10.1			
2010 up																10.4	8.4	6.0	6.5	7.4	9.5	6.3	3.5	9.0	35.7	4.0	2.7	8.3	7.5	5.8	15.9	3.4			
County																																			
Northwest	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	4.4	12.0	4.5	5.9	6.7	4.1	3.4	1.5	3.8			
Northeast	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	10.2	4.3	2.8	2.1	8.8	15.3	9.8	10.3	10.3			
Far Northeast	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	5.9	17.9	4.3	4.1	5.7	10.3	3.1	9.9	4.4			
Southeast	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	9.0	16.1	8.1	9.0	5.8	5.7	7.7	8.0	12.8			
Security/Widefield/Fox	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	4.7	5.0	9.0		7.7	4.0	-1.1	0.7	3.9			
Southwest	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	7.9	10.4	9.8	2.2	5.5	6.6	6.0	7.9	5.4			
Central	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	6.0	13.6	9.8	0.2	5.6	2.7	2.9	0.4	2.7			
Average	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	7.7	13.2	5.9	3.3	6.7	8.6	5.1	7.3	6.2			

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

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

Feature/Amenity	With Feature/Amenity					
	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All
Outside Storage	1051.35	1093.96	1147.89	1366.89	1624.15	\$1,215.84
Patio or Balcony	1010.36	1104.42	1140.46	1390.23	1696.46	\$1,228.09
Fireplace	933.86	1116.79	1186.68	1385.81	1746.96	\$1,244.89
Nine-Foot Ceilings	1162.50	1213.68	1273.04	1467.92	1763.11	\$1,354.19
Swimming Pool	901.94	1061.22	1100.03	1397.38	1646.01	\$1,179.36
Spa or Sauna	1052.22	1147.41	1195.06	1400.20	1691.04	\$1,270.96
Exercise Room	962.41	1087.36	1138.40	1385.96	1634.95	\$1,206.77
Sport Court	806.84	1008.71	1079.77	1317.50	1606.72	\$1,127.21
Microwave	943.10	1209.23	1268.42	1497.74	1756.56	\$1,325.66
Washer/Dryer Hookups	1028.69	1102.79	1140.92	1395.77	1742.81	\$1,235.17
Garbage Disposal	896.91	1055.88	1094.77	1390.22	1656.86	\$1,173.20
Dishwasher	910.70	1078.34	1104.67	1390.22	1660.75	\$1,192.91
Air Conditioning	1027.68	1076.56	1118.84	1402.97	1684.70	\$1,209.02
Ceiling Fan	861.90	1040.86	1079.73	1378.26	1624.98	\$1,152.37
Attached Garage	1229.15	1278.93	1418.69	1523.96	1814.14	\$1,423.70
Covered Parking	943.80	1068.44	1134.08	1371.10	1672.66	\$1,187.21
Clubhouse	952.59	1110.34	1181.94	1408.40	1673.34	\$1,235.21
Business Center	969.52	1126.16	1177.18	1418.34	1675.50	\$1,246.22
Pets Allowed	907.69	1057.80	1107.83	1392.95	1632.69	\$1,176.53
Resident Pays Sewer/Water	908.76	1053.59	1101.76	1382.56	1663.10	\$1,171.85
Unit Security/Alarm System	950.80	1136.09	1346.48	1334.92	1521.56	\$1,245.43
Handicapped Access	930.01	1149.94	1200.98	1413.44	1679.03	\$1,260.38
Heat Included in Rent	675.00	836.28	939.65	1251.00	1378.05	\$899.56

Feature/Amenity	Without Feature/Amenity					
	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All
Outside Storage	814.35	1017.81	1052.30	1418.67	1684.03	\$1,129.89
Patio or Balcony	730.77	834.98	970.22	1335.65	1245.08	\$889.98
Fireplace	846.69	962.43	1027.79	1401.85	1432.49	\$1,049.77
Nine-Foot Ceilings	827.13	949.10	1039.34	1283.86	1408.21	\$1,041.60
Swimming Pool	813.60	946.27	1036.49	1197.30	1702.36	\$1,067.74
Spa or Sauna	786.52	946.26	1035.73	1352.92	1572.43	\$1,044.80
Exercise Room	683.06	875.81	982.40	1435.57	1798.70	\$985.20
Sport Court	937.72	1063.91	1096.72	1410.13	1665.94	\$1,182.80
Microwave	787.53	898.39	1006.98	1200.07	1309.65	\$998.67
Washer/Dryer Hookups	846.51	1016.19	1061.20	1380.37	1564.55	\$1,118.90
Garbage Disposal	809.67	944.93	1049.31	1312.50	1462.50	\$1,086.30
Dishwasher	716.11	844.28	994.38	1312.50	1387.50	\$909.84
Air Conditioning	734.39	866.44	1001.37	1100.89	1256.87	\$925.13
Ceiling Fan	1010.46	1107.59	1160.42	1424.24	1722.10	\$1,246.03
Attached Garage	850.21	999.80	1063.69	1334.66	1563.75	\$1,108.55
Covered Parking	878.08	1041.68	1067.44	1404.41	1639.30	\$1,160.03
Clubhouse	695.42	865.19	973.01	1174.17	1525.73	\$949.21
Business Center	697.22	937.32	1005.87	1289.27	1585.53	\$1,032.14
Pets Allowed	722.73	1019.25	957.68	1354.21	1836.01	\$1,127.05
Resident Pays Sewer/Water	714.10	1054.83	963.17	1447.26	1541.49	\$1,169.22
Unit Security/Alarm System	894.83	1047.91	1083.71	1394.33	1657.56	\$1,166.59
Handicapped Access	839.56	937.41	1019.28	1329.03	1584.73	\$1,049.59
Heat Included in Rent	906.39	1059.01	1099.13	1389.73	1657.57	\$1,177.66

Difference
\$85.95
\$338.12
\$195.12
\$312.59
\$111.62
\$226.16
\$221.57
-\$55.59
\$326.99
\$116.27
\$86.90
\$283.07
\$283.88
-\$93.66
\$315.15
\$27.18
\$285.99
\$214.08
\$49.48
\$2.63
\$78.84
\$210.79
-\$278.10

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	Year						
TOTAL UNITS AVAILABLE	First	2008	43860	2009	44016	2010	44315	2011	44344	2012	44442	2013	45174	2014	45742	2015	46458	2016	47211	2017	47739	2018	49260	2019	50395
UNITS ADDED SINCE LAST SURVEY			65		0		0		21		230		260		0		442		96		367		12		532
TOTAL UNITS AVAILABLE			43925		44016		44315		44365		44672		45434		45742		46900		47307		48106		49272		50927
QTRLY VACANCY RATE			9.0%		11.7%		6.9%		5.8%		6.4%		5.6%		5.6%		6.2%		5.2%		7.4%		6.3%		5.6%
UNITS RENTED			39972		38866		41257		41792		41809		42875		43166		44011		44840		44543		46157		48095
UNITS VACANT			3953		5150		3058		2573		2863		2559		2576		2889		2467		3563		3115		2832
NUMBER ABSORBED THIS TIME PERIOD			849		-572		797		641		339		534		688		6		4		-294		-475		708
TOTAL UNITS AVAILABLE	Second	2008	43925	2009	44016	2010	44315	2011	44365	2012	44672	2013	45434	2014	45742	2015	46900	2016	47307	2017	48106	2018	49272	2019	
UNITS ADDED SINCE LAST SURVEY			35		223		0		0		0		0		240		311		319		403		222		
TOTAL UNITS AVAILABLE			43960		44239		44315		44365		44672		45434		45982		47211		47626		48509		49494		
QTRLY VACANCY RATE			10.2%		9.8%		5.8%		6.4%		6.0%		5.4%		5.5%		4.6%		5.0%		6.3%		6.3%		
UNITS RENTED			39476		39904		41745		41526		41979		42981		43433		45061		45225		45450		46355		
UNITS VACANT			4484		4335		2570		2839		2693		2453		2549		2150		2401		3059		3139		
NUMBER ABSORBED THIS TIME PERIOD			-496		1038		488		-266		169		106		268		1050		385		907		198		
TOTAL UNITS AVAILABLE	Third	2008	43960	2009	44239	2010	44315	2011	44365	2012	44672	2013	45434	2014	45982	2015	47211	2016	47626	2017	48509	2018	49494	2019	
UNITS ADDED SINCE LAST SURVEY			44		76		18		0		187		0		20		108		108		711		517		
TOTAL UNITS AVAILABLE			44004		44315		44333		44365		44859		45434		46002		47211		47734		49220		50011		
QTRLY VACANCY RATE			9.2%		8.7%		6.6%		6.2%		6.1%		5.4%		4.3%		4.2%		4.0%		5.4%		5.2%		
UNITS RENTED			39956		40460		41407		41614		42143		42962		44032		45210		45806		46579		47416		
UNITS VACANT			4048		3855		2926		2751		2716		2472		2472		1970		2001		1928		2641		2595
NUMBER ABSORBED THIS TIME PERIOD			480		556		-338		89		164		-19		599		149		581		1129		1061		
TOTAL UNITS AVAILABLE	Fourth	2008	44004	2009	44315	2010	44315	2011	44365	2012	44859	2013	45434	2014	46002	2015	47211	2016	47734	2017	49220	2018	50011	2019	
UNITS ADDED SINCE LAST SURVEY			12		0		29		77		315		308		456		0		5		40		384		
TOTAL UNITS AVAILABLE			44016		44315		44344		44442		45174		45742		46458		47211		47739		49260		50395		
QTRLY VACANCY RATE			10.4%		8.7%		7.2%		6.7%		6.3%		7.1%		5.3%		5.0%		6.8%		5.3%		6.0%		
UNITS RENTED			39438		40460		41151		41471		42341		42477		44005		44836		44494		46632		47387		
UNITS VACANT			4578		3855		3193		2971		2833		3265		2453		2375		3245		2628		3008		
NUMBER ABSORBED THIS TIME PERIOD			-518		0		-256		-144		198		-485		-27		-374		-1312		53		-29		
YEAR		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019	
TOTAL NUMBER ABSORBED THIS YEAR			315		1022		691		320		870		137		1528		831		-342		1796		756		708

Resident Turnover per Month by Size and Age of Building

(In Percent)

Building Type	2009				2010				2011				2012				2013				2014				2015				2016				2017				2018				2019									
	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave											
Size																																																		
2 - 8	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	8.7	0.0	2.2	0.0	16.7	6.3	7.7	7.7	0.0	0.0	0.0	0.0	0.0	0.0
9 - 50	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	3.1	3.4	2.5	2.6	2.9	3.4	3.7	3.2	1.6	3.0	4.6
51 - 99	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	4.8	4.5	6.6	4.7	5.2	4.7	6.0	5.4	3.2	4.8	4.2
100 - 199	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	4.4	4.5	4.7	3.4	4.2	3.6	5.1	5.7	5.4	4.9	4.0
200 - 349	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	3.9	5.1	6.0	4.2	4.8	4.6	5.2	5.8	4.4	5.0	4.6
350 up	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	3.5	4.3	6.3	4.3	4.6	4.2	6.3	4.7	3.7	4.7	3.8
Age																																																		
To 1959	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	2.5	3.5	4.5		3.5	4.2	8.9	4.4	4.9	5.6	4.8
1960-69	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	3.9	4.2	5.1	4.7	4.5	3.5	3.2	4.8	3.3	3.7	2.9
1970-79	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	5.0	4.4	4.3	4.4	4.5	4.9	5.0	5.0	4.6	4.9	3.8
1980-89	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	4.1	4.9	6.2	3.6	4.7	3.9	5.6	5.5	4.2	4.8	4.4
1990-99	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	3.9	6.5	8.0	5.3	5.9	4.3	6.1	7.1	6.5	6.0	5.2
2000-09	7.5	6.5	5.6	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	3.9	5.8	6.1	4.0	5.0	4.5	5.1	6.3	4.2	5.0	5.8
2010 up																																																		
Average	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	5.8	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	4.0	4.9	5.8	4.1	4.7	4.4	5.3	5.6	4.4	4.9	4.4

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

Number of Survey Responses by Market Area

	2010			2011				2012				2013				2014				2015				2016				2017				2018				2019			
	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	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	21397	21305	22150	21349	21527	21423	22419	22268	22271			
Market Area																																							
Northwest	1629	1722	1487	1662	1752	1678	1616	1620	1356	1649	1605	1957	1962	2306	2001	2270	2233	2195	1996	1950	2151	2039	2025	2013	2020	1799	1836	1701	1858	2314	1999	1932	2599	2227	2319	2099			
Northeast	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	4690	4838	4410	4676	4500	3848	4774	4638	4648			
Far Northeast	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	5903	5971	6064	5599	5581	6389	6393	5969	6213			
Southeast	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	2673	2907	3048	2566	2820	2492	2506	3085	2692			
Security/Wildfield/ Fountain	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	632	630	631	630	630	630	630	631	632	632		
Southwest	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	4006	3721	4026	4394	4323	3578	4323	3834	4163			
Central	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	1792	1380	1657	1485	1741	1885	1565	1791	1824			

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

Rent Level	Efficiencies			One Bedroom			One Bathroom			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																	4	0.0%		4	0.0%		
\$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																							
\$551 to \$575																							
\$576 to \$600	1	7	14.3%										3	32	9.4%				4	39	10.3%		
\$601 to \$625	2	126	1.6%																2	126	1.6%		
\$626 to \$650		1	0.0%											6	0.0%				25	321	7.8%		
\$651 to \$675	5	126	4.0%																5	126	4.0%		
\$676 to \$700		10	0.0%	5	81	6.2%													5	91	5.5%		
\$701 to \$725		59	0.0%	6	49	12.2%												23	0.0%	6	131	4.6%	
\$726 to \$750		3	0.0%	25	318	7.9%													25	321	7.8%		
\$751 to \$775	11	309	3.6%	17	665	2.6%													28	974	2.9%		
\$776 to \$800	3	45	6.7%	1	85	1.2%	1	36	2.8%								1	12	8.3%	6	178	3.4%	
\$801 to \$825		42	0.0%	19	456	4.2%	1	42	2.4%										20	540	3.7%		
\$826 to \$850				35	607	5.8%	2	11	18.2%										37	618	6.0%		
\$851 to \$875				24	328	7.3%	4	217	1.8%								1	7	14.3%	29	552	5.3%	
\$876 to \$900		1	0.0%	17	260	6.5%	13	263	4.9%	1	10	10.0%							31	534	5.8%		
\$901 to \$925				5	140	3.6%	3	156	1.9%	1	10	10.0%							9	306	2.9%		
\$926 to \$950		49	0.0%	48	766	6.3%	31	604	5.1%	1	1	0.0%							79	1420	5.6%		
\$951 to \$975				2	240	0.8%	3	92	3.3%	3	47	6.4%							8	379	2.1%		
\$976 to \$1000	4	56	7.1%	9	466	1.9%	11	157	7.0%	1	47	2.1%		8	0.0%				25	734	3.4%		
\$1001 to 1025	1	36	2.8%	1	178	0.6%	7	110	6.4%										9	324	2.8%		
\$1026 to 1050	6	101	5.9%	20	309	6.5%	6	196	3.1%	11	247	4.5%		5	0.0%				43	858	5.0%		
\$1051 to 1075				26	344	7.6%	11	204	5.4%		32	0.0%							37	580	6.4%		
\$1076 to 1100	1	15	6.7%	3	156	1.9%	13	262	5.0%					24	0.0%				17	457	3.7%		
\$1101 to 1125	1	36	2.8%	13	150	8.7%	6	179	3.4%	2	12	16.7%							22	377	5.8%		
\$1126 to 1150				10	252	4.0%	4	121	3.3%	14	236	5.9%		3	0.0%				28	612	4.6%		
\$1151 to 1175	1	24	4.2%	17	319	5.3%	2	104	1.9%	22	285	7.7%							42	732	5.7%		
\$1176 to 1200	3	104	2.9%	37	638	5.8%	4	135	3.0%	7	184	3.8%							51	1061	4.8%		
\$1201 to 1225				12	391	3.1%	2	40	5.0%	15	408	3.7%			29	0.0%			29	868	3.3%		
\$1226 to 1250	7	104	6.7%	56	1168	4.8%	8	179	4.5%	8	179	4.5%							71	1451	4.9%		
\$1251 to 1275		48	0.0%	1	2	50.0%	5	132	3.8%	5	207	2.4%							11	389	2.8%		
\$1276 to 1300				17	183	9.3%	3	150	2.0%	17	203	8.4%	3	42	7.1%				40	578	6.9%		
\$1301 to 1325				60	109	55.0%				21	359	5.8%							81	468	17.3%		
\$1326 to 1350				10	276	3.6%	2	197	1.0%	16	460	3.5%							28	933	3.0%		
\$1351 to 1375							4	4	0.0%	2	140	1.4%		3	0.0%	1	50	2.0%	3	197	1.5%		
\$1376 to 1400				4	100	4.0%	4	162	2.5%	1	27	3.7%		1	21	4.8%			10	310	3.2%		
\$1401 to 1425				5	156	3.2%	4	88	4.5%	8	183	4.4%		4	0.0%				17	431	3.9%		
\$1426 to 1450				11	151	7.3%	1	56	1.8%		60	0.0%				6	72	8.3%	18	339	5.3%		
\$1451 to 1475				13	180	7.2%	2	52	3.8%	40	550	7.3%	1	35	2.9%				56	817	6.9%		
\$1476 to 1400							17	72	23.6%	33	324	10.2%	3	48	6.3%				53	444	11.9%		
\$1501 to 1525				152	0.0%					5	178	2.8%		12	0.0%				5	342	1.5%		
\$1526 to 1550										31	505	6.1%	1	16	6.3%				32	521	6.1%		
\$1551 to 1575										46	636	7.2%		44	0.0%			8	24	33.3%	54	704	7.7%
\$1576 to 1500										20	198	10.1%		25	0.0%				20	239	8.4%		
\$1601 to 1625										5	84	6.0%		1	50	2.0%			6	134	4.5%		
\$1626 to 1650																		6	52	11.5%	6	52	11.5%
\$1651 to 1675										3	90	3.3%		1	52	1.9%			4	142	2.8%		
\$1676 to 1600										6	120	5.0%		1	36	2.8%			7	156	4.5%		
\$1701 to 1725										5	80	6.3%		5	80	6.3%			10	160	6.3%		
\$1726 to 1750														13	130	10.0%		8	0.0%	13	138	9.4%	
\$1751 to 1775														1	21	4.8%			1	21	4.8%		
\$1776 to 1800														18	84	21.4%			18	84	21.4%		
\$1801 to 1825														3	21	14.3%			3	21	14.3%		
\$1826 to 1850																							
\$1851 to 1875										72	141	51.1%		1	0.0%				72	142	50.7%		
\$1876 to 1900													2	100	2.0%				2	100	2.0%		
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	46	1302	3.5%	529	9676	5.5%	170	4021	4.2%	416	6096	6.8%	54	900	6.0%	23	268	8.6%	1238	22263	5.6%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600		2	0.0%																	2	0.0%	
\$601 to \$625																						
\$626 to \$650		1	0.0%																	1	0.0%	
\$651 to \$675		3	0.0%																	3	0.0%	
\$676 to \$700		1	0.0%																	1	0.0%	
\$701 to \$725					7	0.0%									23	0.0%				30	0.0%	
\$726 to \$750																						
\$751 to \$775					7	0.0%														7	0.0%	
\$776 to \$800					57	0.0%														57	0.0%	
\$801 to \$825																						
\$826 to \$850					2	27	7.4%													2	27	7.4%
\$851 to \$875																						
\$876 to \$900		1	0.0%																	1	0.0%	
\$901 to \$925					11	0.0%														11	0.0%	
\$926 to \$950					8	0.0%	3	29	10.3%	1	0.0%								3	38	7.9%	
\$951 to \$975					2	148	1.4%			1	0.0%								2	149	1.3%	
\$976 to \$1000										15	0.0%									15	0.0%	
\$1001 to 1025																						
\$1026 to 1050					14	126	11.1%													14	126	11.1%
\$1051 to 1075																						
\$1076 to 1100		12	0.0%		6	0.0%														18	0.0%	
\$1101 to 1125					2	62	3.2%													2	62	3.2%
\$1126 to 1150					1	108	0.9%								3	0.0%				1	111	0.9%
\$1151 to 1175										7	0.0%									7	0.0%	
\$1176 to 1200					14	136	10.3%			2	0.0%									14	138	10.1%
\$1201 to 1225						2	0.0%													2	0.0%	
\$1226 to 1250		4	52	7.7%																13	241	5.4%
\$1251 to 1275					4	57	7.0%			3	108	2.8%								3	108	2.8%
\$1276 to 1300																						
\$1301 to 1325										2	61	3.3%								2	61	3.3%
\$1326 to 1350					2	140	1.4%			3	96	3.1%								5	236	2.1%
\$1351 to 1375											48	0.0%									48	0.0%
\$1376 to 1400										1	3	33.3%								1	3	33.3%
\$1401 to 1425								4	88	4.5%										4	88	4.5%
\$1426 to 1450																						
\$1451 to 1475										5	78	6.4%								5	78	6.4%
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550										7	112	6.3%								7	112	6.3%
\$1551 to 1575										7	144	4.9%								7	144	4.9%
\$1576 to 1500																						
\$1601 to 1625										5	84	6.0%								5	84	6.0%
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750														1	21	4.8%				1	21	4.8%
\$1751 to 1775														1	21	4.8%				1	21	4.8%
\$1776 to 1800														12	0.0%					12	0.0%	
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900														1	36	2.8%				1	36	2.8%
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	4	72	5.6%	41	902	4.5%	12	249	4.8%	33	760	4.3%	3	93	3.2%	23	0.0%		93	2099	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 - Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725		59	0.0%																	59	0.0%	
\$726 to \$750																						
\$751 to \$775				11	567	1.9%														11	567	1.9%
\$776 to \$800																						
\$801 to \$825				1	125	0.8%														1	125	0.8%
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925				2	80	2.5%	3	156	1.9%											5	236	2.1%
\$926 to \$950		28	0.0%	20	273	7.3%	4	143	2.8%											24	444	5.4%
\$951 to \$975																						
\$976 to \$1000	3	24	12.5%	5	184	2.7%							3	0.0%						8	211	3.8%
\$1001 to \$1025	1	16	6.3%																	1	16	6.3%
\$1026 to \$1050	6	88	6.8%	1	68	1.5%		29	0.0%	5	121	4.1%		2	0.0%					12	308	3.9%
\$1051 to \$1075				13	124	10.5%	6	108	5.6%											19	232	8.2%
\$1076 to \$1100	1	3	33.3%	1	14	7.1%	5	56	8.9%											7	73	9.6%
\$1101 to \$1125				11	88	12.5%	2	32	6.3%											13	120	10.8%
\$1126 to \$1150							1	73	1.4%	4	92	4.3%								5	165	3.0%
\$1151 to \$1175				3	107	2.8%	1	40	2.5%	7	80	8.8%								11	227	4.8%
\$1176 to \$1200										6	72	8.3%								6	72	8.3%
\$1201 to \$1225					40	0.0%				4	110	3.6%								4	150	2.7%
\$1226 to \$1250				6	232	2.6%														6	232	2.6%
\$1251 to \$1275				1	2	50.0%														1	2	50.0%
\$1276 to \$1300										10	80	12.5%								10	80	12.5%
\$1301 to \$1325				60	109	55.0%				1	64	1.6%								61	173	35.3%
\$1326 to \$1350										7	200	3.5%								7	200	3.5%
\$1351 to \$1375										2	40	5.0%								2	40	5.0%
\$1376 to \$1400				4	100	4.0%							2	0.0%						4	102	3.9%
\$1401 to \$1425										1	11	9.1%								1	11	9.1%
\$1426 to \$1450																						
\$1451 to \$1475				13	180	7.2%														13	180	7.2%
\$1476 to \$1400										3	0.0%									3	0.0%	
\$1501 to \$1525																						
\$1526 to \$1550										12	271	4.4%								12	271	4.4%
\$1551 to \$1575																						
\$1576 to \$1500										14	120	11.7%			24	0.0%				14	144	9.7%
\$1601 to \$1625																						
\$1626 to \$1650																						
\$1651 to \$1675													1	16	6.3%					1	16	6.3%
\$1676 to \$1600																						
\$1701 to \$1725																						
\$1726 to \$1750																						
\$1751 to \$1775																						
\$1776 to \$1800													18	40	45.0%					18	40	45.0%
\$1801 to \$1825																						
\$1826 to \$1850																						
\$1851 to \$1875										72	141	51.1%								72	141	51.1%
\$1876 to \$1900																						
\$1901 to \$1925																						
\$1926 to \$1950																						
\$1951 to \$1975																						
\$1976 to \$2000																						
\$2000 and up																						
TOTALS	11	218	5.0%	152	2293	6.6%	22	637	3.5%	145	1405	10.3%	19	87	21.8%					349	4640	7.5%

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 - Far Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700		9	0.0%																	9	0.0%		
\$701 to \$725																							
\$726 to \$750		3	0.0%	9	60	15.0%														9	63	14.3%	
\$751 to \$775	1	1	100.0%	6	91	6.6%														7	92	7.6%	
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850				20	379	5.3%														20	379	5.3%	
\$851 to \$875				5	68	7.4%														5	68	7.4%	
\$876 to \$900							6	41	14.6%											6	41	14.6%	
\$901 to \$925																							
\$926 to \$950				16	216	7.4%	5	113	4.4%											21	329	6.4%	
\$951 to \$975																							
\$976 to \$1000				1	128	0.8%														1	128	0.8%	
\$1001 to 1025				1	30	3.3%	7	110	6.4%											8	140	5.7%	
\$1026 to 1050					1	0.0%															1	0.0%	
\$1051 to 1075							5	96	5.2%											5	96	5.2%	
\$1076 to 1100							4	132	3.0%											4	132	3.0%	
\$1101 to 1125							1	37	2.7%											1	37	2.7%	
\$1126 to 1150										10	144	6.9%								10	144	6.9%	
\$1151 to 1175	1	24	4.2%	14	212	6.6%				1	30	3.3%								16	266	6.0%	
\$1176 to 1200				15	346	4.3%														15	346	4.3%	
\$1201 to 1225				3	100	3.0%				1	76	1.3%								4	176	2.3%	
\$1226 to 1250	3	52	5.8%	43	599	7.2%	3	47	6.4%											49	698	7.0%	
\$1251 to 1275		48	0.0%							1	39	2.6%								1	87	1.1%	
\$1276 to 1300				17	183	9.3%	3	86	3.5%		16	0.0%								20	285	7.0%	
\$1301 to 1325										13	126	10.3%								13	126	10.3%	
\$1326 to 1350																							
\$1351 to 1375							1	52	1.9%						16	0.0%		1	50	2.0%	1	50	2.0%
\$1376 to 1400																				1	68	1.5%	
\$1401 to 1425				5	156	3.2%				7	172	4.1%		4	0.0%					12	332	3.6%	
\$1426 to 1450				11	151	7.3%														18	279	6.5%	
\$1451 to 1475							2	52	3.8%	27	344	7.8%		11	0.0%	6	72	8.3%		29	407	7.1%	
\$1476 to 1400							17	72	23.6%	8	152	5.3%	3	48	6.3%					28	272	10.3%	
\$1501 to 1525				152	0.0%					1	108	0.9%								1	260	0.4%	
\$1526 to 1550																							
\$1551 to 1575										36	327	11.0%		12	0.0%	8	24	33.3%		44	363	12.1%	
\$1576 to 1500										6	78	7.7%			16	0.0%				6	94	6.4%	
\$1601 to 1625													1	50	2.0%					1	50	2.0%	
\$1626 to 1650																							
\$1651 to 1675										3	90	3.3%								3	90	3.3%	
\$1676 to 1600										6	120	5.0%			16	0.0%				6	136	4.4%	
\$1701 to 1725													2	24	8.3%					2	24	8.3%	
\$1726 to 1750													7	77	9.1%					7	77	9.1%	
\$1751 to 1775																							
\$1776 to 1800															32	0.0%					32	0.0%	
\$1801 to 1825													3	21	14.3%					3	21	14.3%	
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900															15	0.0%					15	0.0%	
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS	5	137	3.6%	166	2872	5.8%	55	894	6.2%	120	1822	6.6%	16	326	4.9%	15	162	9.3%	377	6213	6.1%		

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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																4		0.0%		4	0.0%	
\$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																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625	2	126	1.6%																	2	126	1.6%
\$626 to \$650																						
\$651 to \$675		64	0.0%																	64	0.0%	
\$676 to \$700																						
\$701 to \$725				6	42	14.3%														6	42	14.3%
\$726 to \$750				5	176	2.8%														5	176	2.8%
\$751 to \$775		20	0.0%																	20	0.0%	
\$776 to \$800																						
\$801 to \$825		32	0.0%	2	52	3.8%	1	42	2.4%										3	126	2.4%	
\$826 to \$850				13	201	6.5%													13	201	6.5%	
\$851 to \$875				2	112	1.8%									1	7	14.3%		3	119	2.5%	
\$876 to \$900				17	226	7.5%	1	32	3.1%										18	258	7.0%	
\$901 to \$925																						
\$926 to \$950				1	100	1.0%	15	251	6.0%										16	351	4.6%	
\$951 to \$975										3	46	6.5%							3	46	6.5%	
\$976 to \$1000				1	88	1.1%	2	48	4.2%	1	32	3.1%						4	168	2.4%		
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075										1	80	1.3%	6	124	4.8%				7	204	3.4%	
\$1076 to 1100										2	36	5.6%							2	36	5.6%	
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175													14	168	8.3%				14	168	8.3%	
\$1176 to 1200		24	0.0%	7	104	6.7%													7	128	5.5%	
\$1201 to 1225																						
\$1226 to 1250					72	0.0%														72	0.0%	
\$1251 to 1275																						
\$1276 to 1300													6	0.0%					6	0.0%		
\$1301 to 1325																						
\$1326 to 1350												28	0.0%						28	0.0%		
\$1351 to 1375											4	0.0%							4	0.0%		
\$1376 to 1400										1	68	1.5%							1	68	1.5%	
\$1401 to 1425																						
\$1426 to 1450													60	0.0%					60	0.0%		
\$1451 to 1475													8	128	6.3%				8	128	6.3%	
\$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															1	20	5.0%		1	20	5.0%	
\$1701 to 1725															3	56	5.4%		3	56	5.4%	
\$1726 to 1750																12	0.0%			12	0.0%	
\$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	266	0.8%	54	1174	4.6%	23	561	4.1%	32	586	5.5%	4	94	4.3%	1	11	9.1%	116	2692	4.3%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600										3	32	9.4%							3	32	9.4%
\$601 to \$625																					
\$626 to \$650													6	0.0%						6	0.0%
\$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							4	216	1.9%										4	216	1.9%
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050				4	54	7.4%													4	54	7.4%
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125	1	36	2.8%																1	36	2.8%
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200							3	84	3.6%										3	84	3.6%
\$1201 to 1225																					
\$1226 to 1250				1	48	2.1%													1	48	2.1%
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400							20	0.0%											20	0.0%	
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525										4	60	6.7%							4	60	6.7%
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600													24	0.0%	6	52	11.5%		6	52	11.5%
\$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																					
TOTALS	1	36	2.8%	5	102	4.9%	7	320	2.2%	7	92	7.6%	30	0.0%	6	52	11.5%	26	632	4.1%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675	3	45	6.7%																3	45	6.7%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775	2	216	0.9%																2	216	0.9%	
\$776 to \$800	3	45	6.7%	1	28	3.6%													4	73	5.5%	
\$801 to \$825		10	0.0%	12	173	6.9%													12	183	6.6%	
\$826 to \$850																						
\$851 to \$875				11	96	11.5%													11	96	11.5%	
\$876 to \$900					34	0.0%	6	189	3.2%										6	223	2.7%	
\$901 to \$925				3	29	10.3%													3	29	10.3%	
\$926 to \$950					36	0.0%	2	34	5.9%										2	70	2.9%	
\$951 to \$975					92	0.0%	2	72	2.8%										2	164	1.2%	
\$976 to \$1000	1	32	3.1%	2	66	3.0%	7	90	7.8%										10	188	5.3%	
\$1001 to 1025		20	0.0%		148	0.0%														168	0.0%	
\$1026 to 1050				1	60	1.7%	5	87	5.7%				2	0.0%					6	149	4.0%	
\$1051 to 1075												32	0.0%							32	0.0%	
\$1076 to 1100				2	136	1.5%	1	19	5.3%				24	0.0%					3	179	1.7%	
\$1101 to 1125																						
\$1126 to 1150				9	144	6.3%													9	144	6.3%	
\$1151 to 1175								40	0.0%											40	0.0%	
\$1176 to 1200	3	80	3.8%	1	52	1.9%	1	51	2.0%	1	110	0.9%							6	293	2.0%	
\$1201 to 1225				9	238	3.8%	2	40	5.0%	2	82	2.4%							13	360	3.6%	
\$1226 to 1250				2	120	1.7%													2	120	1.7%	
\$1251 to 1275							5	132	3.8%										5	132	3.8%	
\$1276 to 1300								64	0.0%				3	36	8.3%				10	207	4.8%	
\$1301 to 1325										5	108	4.6%							5	108	4.6%	
\$1326 to 1350							2	182	1.1%	6	136	4.4%							8	318	2.5%	
\$1351 to 1375										52	0.0%		3	0.0%					55	0.0%		
\$1376 to 1400							2	22	9.1%	24	0.0%								2	46	4.3%	
\$1401 to 1425															1	24	4.2%			1	24	4.2%
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400										25	169	14.8%							25	169	14.8%	
\$1501 to 1525											10	0.0%			12	0.0%				22	0.0%	
\$1526 to 1550										12	114	10.5%			1	16	6.3%			13	130	10.0%
\$1551 to 1575															32	0.0%				32	0.0%	
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650															12	0.0%				12	0.0%	
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725										5	80	6.3%								5	80	6.3%
\$1726 to 1750													5	20	25.0%		8	0.0%		5	28	17.9%
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900													1	28	3.6%					1	28	3.6%
\$1901 to 1925																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	12	448	2.7%	53	1452	3.7%	35	1022	3.4%	63	1024	6.2%	11	209	5.3%	8	0.0%	174	4163	4.2%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600	1	5	20.0%																1	5	20.0%
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675	2	14	14.3%																2	14	14.3%
\$676 to \$700				5	81	6.2%													5	81	6.2%
\$701 to \$725																					
\$726 to \$750				11	82	13.4%													11	82	13.4%
\$751 to \$775	8	72	11.1%																8	72	11.1%
\$776 to \$800							1	36	2.8%							1	12	8.3%			
\$801 to \$825				4	106	3.8%													4	106	3.8%
\$826 to \$850							2	11	18.2%										2	11	18.2%
\$851 to \$875				6	52	11.5%													6	53	11.3%
\$876 to \$900										1	10	10.0%							1	11	9.1%
\$901 to \$925					20	0.0%				1	10	10.0%							1	30	3.3%
\$926 to \$950		21	0.0%	11	133	8.3%	2	34	5.9%										13	188	6.9%
\$951 to \$975							1	20	5.0%										1	20	5.0%
\$976 to \$1000							2	19	10.5%					5	0.0%				2	24	8.3%
\$1001 to 1025																					
\$1026 to 1050		13	0.0%								2	0.0%		1	0.0%					16	0.0%
\$1051 to 1075				13	220	5.9%													13	220	5.9%
\$1076 to 1100							1	19	5.3%										1	19	5.3%
\$1101 to 1125							3	110	2.7%	2	12	16.7%							5	122	4.1%
\$1126 to 1150							3	48	6.3%										3	48	6.3%
\$1151 to 1175							1	24	4.2%										1	24	4.2%
\$1176 to 1200																					
\$1201 to 1225					11	0.0%				8	140	5.7%		29	0.0%				8	180	4.4%
\$1226 to 1250					40	0.0%														40	0.0%
\$1251 to 1275										1	60	1.7%							1	60	1.7%
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350				8	136	5.9%		15	0.0%										8	151	5.3%
\$1351 to 1375																					
\$1376 to 1400													1	3	33.3%				1	3	33.3%
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550											8	0.0%								8	0.0%
\$1551 to 1575										3	165	1.8%							3	165	1.8%
\$1576 to 1500														1	0.0%				1	0.0%	
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875														1	0.0%					1	0.0%
\$1876 to 1900														21	0.0%					21	0.0%
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	11	125	8.8%	58	881	6.6%	16	338	4.7%	16	407	3.9%	1	61	1.6%	1	12	8.3%	103	1824	5.6%

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