Colorado Springs Metro Area Apartment Vacancy and Rent Study

Second Quarter 2020

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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Colorado Springs Vacancy & Rental Rate Executive Summary Second Quarter 2020

VA	ACANCY:	4.5%
0	Last Quarter:	5.7%
0	This quarter 2019:	5.4 %
0	This quarter 2018:	6.3 %

- Two market areas showed an increase in vacancy rate while five market areas showed a decrease.
- Buildings with "9-50" units had the highest vacancy rates at 5.9%. Buildings with "0-8" units had the lowest vacancy rate of 0.0%. Historically, larger buildings have the highest vacancy rates.
- Buildings constructed "1980-1989" had the highest vacancies at 5.9%. Those constructed "Before 1939" had the lowest vacancy rate at 1.2%.

□ RENTAL RATES

⊳ Me	dian rent:	\$ 1,247.49
Las	st quarter:	\$ 1,221.08
Th	s quarter 2019:	\$ 1,221.98
Th	s quarter 2018:	\$ 1,140.66

0	Average rent:	\$ 1,246.47
	Last quarter:	\$ 1,218.94
	This quarter 2019:	\$ 1,215.67
	This quarter 2018:	\$ 1,156.76

Rent / square foot:	\$ 1.50
Last quarter:	\$ 1.47
This quarter 2019:	\$ 1.44
This quarter 2018:	\$ 1.36

Average Rent for Units constructed...

2010-now	\$ 1,520.07
2000-2009	\$ 1,448.66
1990-1999	\$ 1,440.10
1980-1989	\$ 1,171.26
1970-1979	\$ 1,010.45
1960-1969	\$ 1,028.81
1959 prior	\$ 1,066.12

 Rents do not include the cost of rental discounts and concessions. For the current quarter, rental discounts and concessions averaged 6.8 percent, as compared to 5.4 percent for the prior quarter.

E	CONOMIC VACANCY:	12.8%
0	Last Quarter:	12.6%
0	This quarter 2019:	15.9%
0	This quarter 2018:	17.0%

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

■ NEW UNITS ADDED

ш	Current Quarter:	11
	Current Year:	457
	Total Units:	52,097

For the second quarter of 2020, there was a net absorption of 645 units for the Colorado Springs area. For second quarter of 2019, there was a net absorption of 251. For second quarter of 2018, the total absorption was 198 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 second quarter of 2020 saw the addition of 11 units to the inventory, as compared to a total of 195 in second quarter 2019. Thus far, 2020 has seen a total of 457 new additions. For all of 2019 there were a total of 1,245 new additions, compared to 2018 in which 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 and for all of 2015, 753 new 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 \$1,246.47 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 June, except for resident turnover and rental losses, which is for May.

This survey is conducted via online submissions. It includes only those units with a certificate of occupancy. This quarter's Survey includes information on 22,748 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;
- <u>Northeast</u>: on the west and southwest, I-25, Nevada Avenue, Austin Bluffs Parkway, Union Blvd., and Circle Drive and on the south, Platte Avenue; on the north, northeast, and east, Academy Boulevard:
- <u>Far Northeast</u>: on the west and northwest, Academy Boulevard and I-25; on the south, Platte Avenue:

- 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
- <u>Central</u>: on the north and east, Austin Bluffs Parkway, Union Blvd, Circle Drive and on the south and west, Circle Drive and I-25.

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

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

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

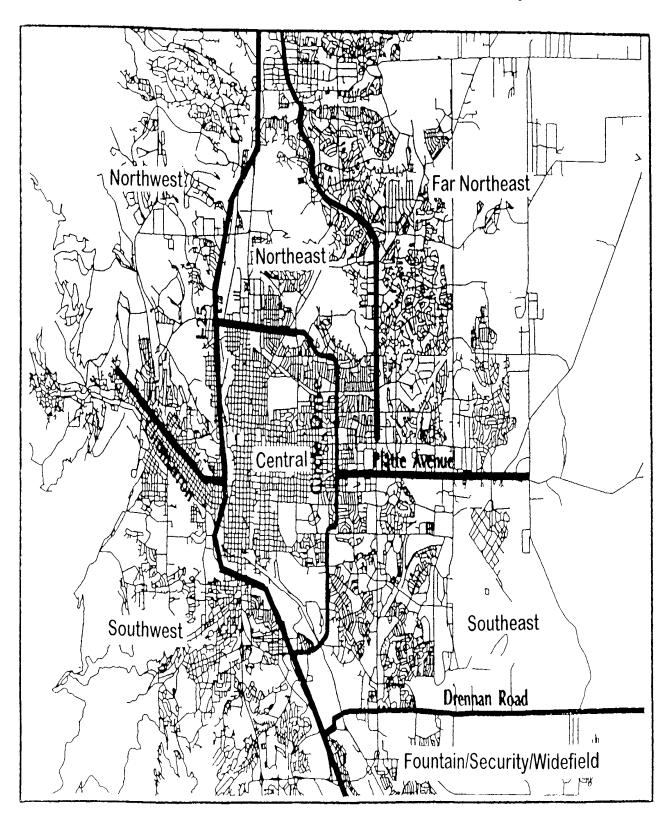
Since 1995 the Division of Housing of the State of Colorado has funded the Colorado Multi-Family Housing Vacancy and Rental Survey for various Colorado communities. These surveys cover the first and third quarters. A public/private partnership has committed to sponsor the Colorado Springs Metropolitan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

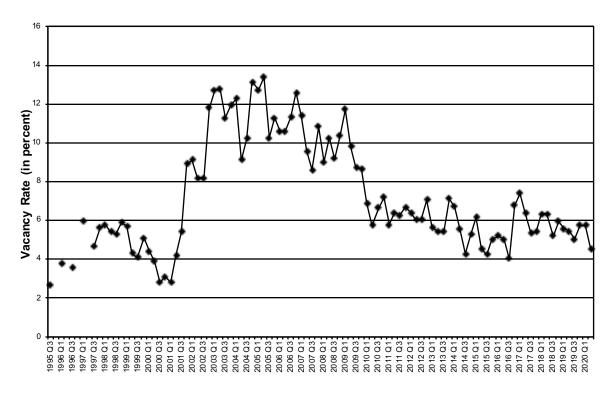
The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the other multi-family housing surveys that are conducted for the remainder of the state. The goal is to have multi-family rental market data that is comparable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



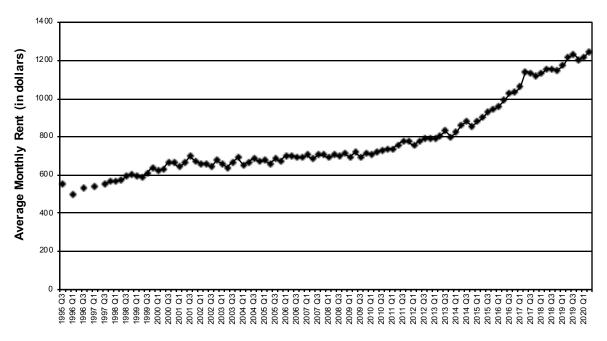
Vacancy by Quarter



Year and Quarter



Average Rent by Quarter



Year and Quarter



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

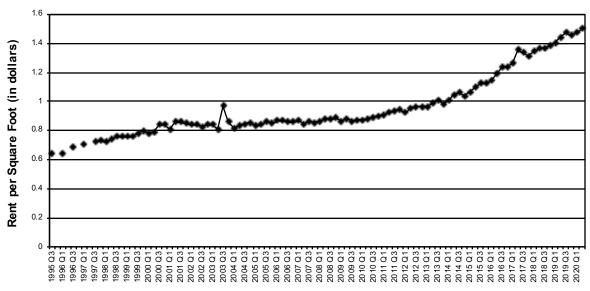




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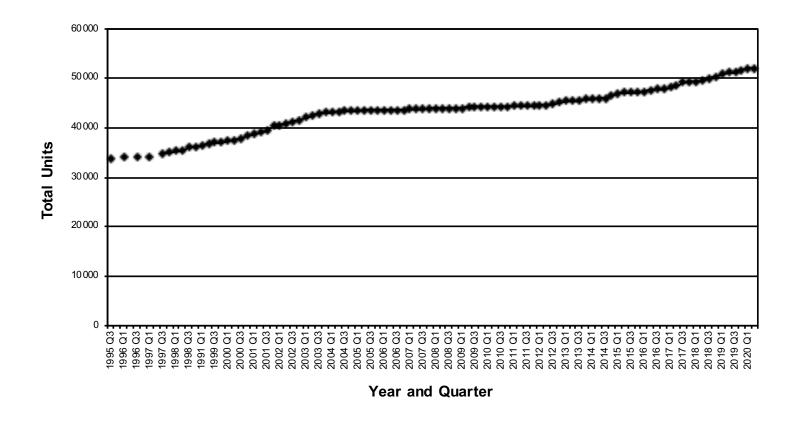
Rent per Square Foot



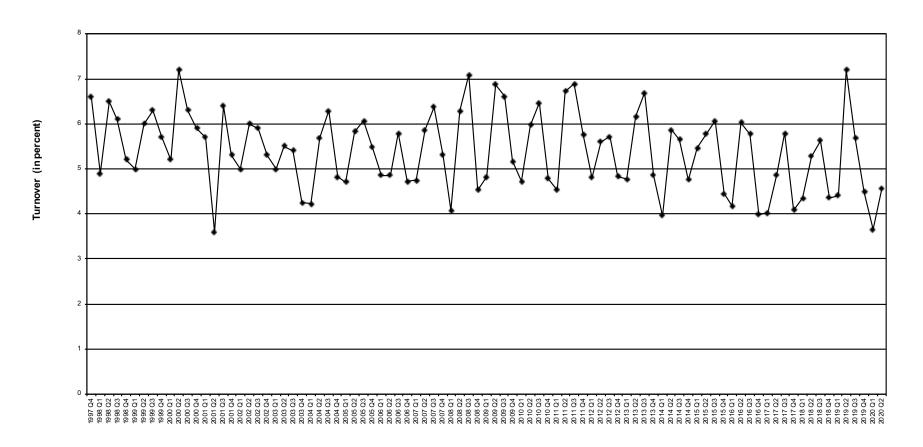
Year and Quarter



Total Apartment Units

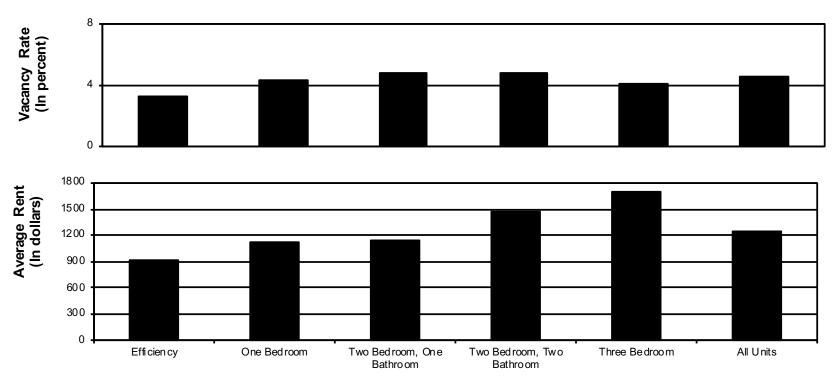


Resident Turnover per Month



Year and Quarter

Comparisons by Apartment Type



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	20	10		20)11			20	12			20	13			20)14			20)15			20	016			20)17			20)18			20)19			2	2020	
Quarter	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nc	d 3rd	d 4th																
Colorado Springs																																										
Vacancy for Quarter	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	7.4	6.4	5.4	5.4	6.3	6.3	5.2	6.0	5.6	5.4	5.0	5.8	5.7	4.5		
Four Quarter Average	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	5.8	6.2	6.5	6.1	5.9	5.9	5.8	6.0	5.8	5.5	5.5	5.5	5.5	5.3		
Change from a Year Ago	-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	2.2	1.3	1.3	-1.4	-1.1	0.0	-0.2	0.6	-0.8	-0.9	-0.1	-0.2	0.2	-0.9)	
Market Areas																																										
Northwest	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	7.6	5.6	4.7	3.5	4.1	5.3	5.1	5.3	4.4	4.6	10.4	7.7	6.6	5.0		
Northeast	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	16.6	11.6	9.9	7.9	7.2	8.5	5.9	6.1	7.6	4.1	4.6	4.9	6.5	4.3		
Far - Northeast	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	3.8	6.0	5.6	5.4	9.0	7.5	5.3	7.4	6.1	5.1	4.6	6.6	7.2	4.9		
Southeast	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	4.7	3.6	3.0	4.5	4.4	3.8	5.3	4.9	4.3	8.9	4.3	5.9	2.8	3.7		
Security/Widefield/Fountain	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	3.5	3.7	3.5	1.9	4.1	5.9	5.4	4.9	4.1	4.7	3.9	6.6	5.7	3.8		
Southwest	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	5.1	3.9	2.5	4.6	4.1	4.9	4.2	4.6	4.2	6.0	3.9	3.9	3.9	4.2		
Central	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	5.4	4.1	5.4	5.4	7.3	5.7	5.4	6.8	5.6	4.5	5.3	5.9	6.2	5.9	1	

Vacancies by Size of Building

(In Percent)

Year	2010)		201	1			201	2			201	3			20	14			201	15			201	16			201	17			20	18			20	19			20:	20
Quarter	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	1st	2nd	3rd 4
Colorado Springs																																									
Metro Area	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	7.4	6.4	5.4	5.4	6.3	6.3	5.2	6.0	5.6	5.4	5.0	5.8	5.7	4.5	
Building Size																																									
(Number of Units)																																									
2 to 8	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	0.0	9.1	4.3	10.0	7.1	0.0	0.0	11.1	28.6	0.0	9.1	0.0	0.0	0.0	
9 to 50	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	8.0	10.4	3.4	4.5	6.6	4.8	3.8	3.7	8.0	4.8	9.0	7.6	8.0	5.9	
51 to 99	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	5.9	5.2	6.6	5.9	5.0	6.2	4.8	7.6	5.5	6.3	5.1	6.4	4.9	4.9	
100 to 199	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	6.0	7.6	5.3	4.9	5.3	3.8	4.4	6.4	4.4	5.0	10.5	7.3	6.2	5.6	
200 to 349	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	8.3	6.6	5.7	5.5	7.1	7.2	5.7	5.7	5.7	5.6	3.8	5.2	5.5	4.3	
350 and up	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	4.3	4.5	3.8	5.5	4.3	5.0	3.8	6.6	5.8	4.6	5.6	6.6	6.3	4.4	

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

Vacancies by Age of Building

(In Percent)

Year	201	0		201	1			201	12			2013	3			2014	4			2015	5			2016	ŝ			201	7			201	8			201	9			202	20	
Quarter	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd 4	4th	1st	2nd	3rd 4	\$th	1st	2nd	3rd 4	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Colorado Springs Metro Average	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	7.4	6.4	5.4	5.4	6.3	6.3	5.2	6.0	5.6	5.4	5.0	5.8	5.7	4.5		
Year Built																																										
To 1939	4.6	3.3	2.0	3.9	2.6	2.7	2.6	1.3	1.3	2.0	7.6	3.4	4.1	7.6	2.6	2.5	1.9	2.4	1.3	2.5	2.5		1.3	0.0	0.0	0.0	2.6	50.0	8.5	0.0	2.6	1.3	1.3	5.2	0.0	0.0	2.5	2.4	1.3	1.2		
1940-49													9.0	10.5	6.0	8.0	6.5	1.5	4.0	2.0	8.0		4.0	5.0	3.5	2.0	1.5	1.5	2.0	2.5	4.0			5.0	1.0	6.0	1.0	1.5	2.5	3.5		
1950-59	25.1	23.5	20.8	17.9	18.2	21.3	7.4	7.7	6.1	5.0	4.2	12.5	0.0	3.5	1.3	12.5	0.0	3.8	6.2	0.0		1.7			3.4	7.1	3.0		4.8	3.0	13.7	3.0	4.2	8.9	3.0	0.0	7.1	6.0	6.5	3.6		
1960-69	7.8	10.2	5.6	10.2	9.4	5.4	3.9	7.0	4.8	5.7	3.6	4.6	5.8	4.5	4.7	6.2	4.6	5.7	5.0	5.2	4.8	4.2	5.1	6.6	5.6	5.7	5.4	6.2	3.6	5.3	4.3	4.4	3.6	6.5	4.6	4.4	4.8	4.7	4.7	4.9		
1970-79	8.4	9.6	8.3	5.3	5.1	7.0	7.3	5.9	5.3	4.3	5.0	4.2	3.2	4.7	3.6	4.7	4.2	5.4	5.5	3.4	3.5	4.0	4.0	4.5	4.1	4.1	7.1	3.1	3.1	4.5	3.7	4.4	3.6	5.1	4.8	10.3	3.6	5.8	5.5	2.6		
1980-89	5.5	5.8	4.9	4.8	4.7	6.1	7.2	5.9	5.1	6.2	6.1	6.5	5.8	5.8	4.6	3.9	4.4	4.2	4.9	3.9	4.5	3.7	4.1	4.8	4.0	4.1	4.6	5.0	4.9	4.7	4.9	5.6	5.4	5.9	4.6	4.5	5.2	5.7	5.3	5.9		
1990-99	3.1	4.0	2.8	4.7	5.2	4.5	4.3	5.5	7.0	6.9	4.8	4.4	5.1	7.6	6.5	3.3	3.3	6.3	5.1	3.5	3.8	4.4	5.1	4.1	4.2	6.1	6.1	5.7	4.8	6.1	4.7	5.5	3.1	5.0	6.2	4.7	9.4	5.8	5.6	5.0		
2000-09	5.3	6.3	5.6	7.5	6.1	7.1	6.1	7.4	15.0	16.3	7.5	5.2	5.5	16.4	18.3	11.8	4.5	6.5	6.8	6.5	4.0	4.0	3.9	3.2	2.8	2.3	3.3	3.4	3.4	3.2	4.5	3.0	3.7	4.7	4.1	3.3	3.0	5.6	3.8	2.3		
2010 and up																			19.7	7.6	4.4	16.8	15.4	10.3	5.1	33.5	28.7	22.2	15.1	11.1	18.8	15.2	11.4	9.6	11.3	6.2	4.9	7.0	9.5	5.3		

Average Rent by Market Area

(In Dollars)

Year	20	12		201	13			201	4			20°	15			201	16			20	17			20	18			20	19			202	0	
Market Area	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	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	1215.67	1231.24	1203.59	1218.94	1246.47		
Northwest	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	1367.71	1362.33	1325.81	1379.96	1410.72		
Northeast	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	1191.08	1199.54	1168.54	1176.12	1204.29		
Far Northeast	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	1294.02	1286.14	1288.49	1319.40	1330.51		
Southeast	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	1071.51	1098.75	1097.08	1038.78	1102.53		
Security/Widefield/ Fountain	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	1093.43	1232.52	1123.68	1133.03	1164.18		
Southwest	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	1199.26	1224.95	1180.34	1219.43	1246.02		
Central	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	1136.71	1184.94	1122.47	1128.56	1170.04		

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	201	12		201	13			201	4			201	5			201	6			201	17			201	8			20	19			202	0	
Quarter	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	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	1215.67	1231.24	1203.59	1218.94	1246.47		
Building Size																																		
2 to 8	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	2572.00	3428.64	878.71	980.00	756.83		
9 to 50	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	1060.08	1125.33	1103.61	1179.46	1119.47		
51 to 99	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	992.47	1086.64	1086.69	1078.49	1102.31		
100 to 199	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	1174.49	1188.00	1113.35	1144.30	1154.72		
200 to 349	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	1261.34	1277.99	1241.43	1261.79	1284.00		
350 and up	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	1103.72	1117.69	1157.35	1159.77	1220.12		

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	201	2		20	13			20	14			20	15			20	16			20	17			201	8			20	19			2020		
Quarter	3rd	4th	1st	2nd	3rd	4th																												
Colorado Springs Metro Area	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	1215.67	1231.24	1203.59	1218.94	1246.47		
Building Age																																		
To 1959	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	1070.67	1115.43	1112.42	1073.90	1066.12		
1960-69	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	922.52	1020.39	1017.97	986.32	1028.81		
1970-79	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	1001.83	999.58	1009.50	989.17	1010.45		
1980-89	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	1136.43	1171.29	1139.71	1164.11	1171.26		
1990-99	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	1364.89	1365.10	1342.50	1408.54	1440.10		
2000-09	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	1401.87	1451.11	1402.02	1405.14	1448.66		
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	1485.69	1493.98	1466.02	1475.13	1520.07		

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Average Rent by Apartment Type

(In Dollars)

	20	12		20	113			20	14			20	15			20	16			21	017			20	18			2	1019			20	20	
Market Area	3rd	4th	1st	2nd	3rd	4th																												
Colorado Springs Metro Area	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	1215.67	1231.24	1203.59	1218.94	1246.47		
Apartment Type																																		
Efficiency	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	824.86	1373.82	899.80	883.77	894.28	893.14	926.06	894.74	895.90	942.56	950.48	938.39	952.45	923.09		
One bedroom	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	931.10	985.85	1003.33	990.20	1012.92	1035.73	1026.45	1031.57	1053.72	1098.22	1112.94	1094.84	1104.33	1124.21		
Two bed, one bath	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	985.96	1023.19	1051.26	1036.58	1065.27	1073.77	1093.40	1088.88	1093.97	1141.50	1158.83	1118.67	1128.49	1152.28		
Two bed, two bath	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	1290.52	1330.84	1331.77	1336.38	1324.27	1346.04	1360.40	1342.40	1388.85	1411.11	1431.67	1410.45	1439.54	1483.03		
Three bedroom	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	1427.06	1523.18	1536.97	1499.30	1512.99	1585.05	1590.18	1603.85	1651.72	1655.47	1661.59	1619.58	1654.13	1695.47		

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	923.09	1124.21	1152.28	1483.03	1695.47	1400.94	1246.47
Market Areas							
Northwest	1188.82	1250.06	1345.48	1567.43	1875.71	884.00	1410.72
Northeast	1003.13	1087.19	1106.27	1452.06	1598.66		1204.29
Far Northeast	936.78	1192.56	1175.32	1545.67	1752.60	1366.30	1330.51
Southeast	914.89	986.99	1110.59	1245.70	1683.15	1404.00	1102.53
Security/Widefield/Fountain	1243.00	1074.45	1087.90	1304.56	1566.14	1769.00	1164.18
Southwest	830.82	1143.04	1188.24	1568.45	1668.73	1815.00	1246.02
Central	843.16	1065.73	1129.17	1473.85	1552.92		1170.04

Rent per Square Foot by Apartment Type

(In Dollars)

Year	201	10		20	11			20	12			20	13			201	4			201	5			201	16			20	17			201	8			201	19			20	20	
Quarter	3rd	4th	1st	2nd	3rd	4th																																				
Colorado Springs																																										
Metro Area	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	1.44	1.48	1.46	1.47	1.50		
Apartment Type																																										
Efficiency	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	1.80	1.83	1.79	1.82	1.84		
One bedroom	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	1.55	1.59	1.58	1.59	1.61		
Two bedroom, one bat	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	1.33	1.36	1.31	1.33	1.35		
Two bedroom, two bath	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	1.32	1.34	1.32	1.35	1.39		
Three bedroom	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	1.29	1.32	1.29	1.32	1.36		

Rents are based on the units being unfurnished with tenants paying

Median Rent by Apartment Type (In Dollars)

Market		2012			201	13			201	4			201	5			201	6			201	7			201	8		201	19			2020	
	Apartment Type	2012 3rd	4+b	1et	2nd	3rd	4th	1et	20 I	-T 3rd	445	1et	2nd	3rd	410	1ot	201	3rd	Ath	1et	201	3rd	445	1et	20 I	3rd /	th 1et	2nd	3rd	441-	1et	2020	3rd 4th
Colorado	Efficiency	- Giù	4tn	1st 519 69	521 49	547.68	556.05	572 06	604.39	UIU	4tn 646.83	635.39	711.25	648.16	4tn 676.75	702 13	761.14	792.09	832.39	829 14	2nd 849 77	872 68	861 94	18t 854 95	2nd 849.04	882.41 831.9	ill lot	843.75	UIU	849.65	871.05	2nd 880.38	3rd 4th
Springs	One bedroom		74 43	659.33	688 48	711.96	676 18	692.25	751 41		730.21	758.15	780 17	811.02	831 24	845.32	890.31	917 12	899 90	947.80		1001.12	984 41	982.13	1014 59	994.31 1020.4		1116 10	1147.45	1085.58		1108.41	
Opiniga	Two bed, one bath		39 17	704.34	714 64	723.41	716.03	730.34	746.92		751.13	787.46	829.78	838.07	853.05	847.61	854.58	915.70	936.38	952.53		971.72	995 74	1035.76	1029.99	1059 07 1024 7	5 1065.88	1103.50	1123.51	1094 70		1108.78	
ı	Two bed, two bath		78.23	986.80	932.06	987.73	955.05	987.51	1041 69		1017.52			1087.53					1235.31				1342 61			1348 78 1338 7	7 1414.25			1398 65	1442.71		
ı	Three bedroom	1023.06 101		1046 57	1177.29	1206.23	1072.10	1072.73	1249.57		1235.00				1326.39	1350.00			1386.24	1478.35		1597.36	1493 61	1523.89	1608.59	1604.84 1618.8			1677.93	1656.28		1701.73	
1	ΔII		66.45	760.07	789 91	800.20	768 70	793 10	822.00		819 14	839.61	867.39	903.20	922.20	948.19		1022.63			1123.49			1095.40		1140 02 1129 9		1221.98			1221.08		
	7 41	707.71	70.40	100.01	700.01	000.20	100.70	700.10	OLL.OO	000.44	010.14	000.01	007.00	000.20	OLL.LO	040.10	010.42	TOLL.OO	1001.72	10-10.21	1120.40	1111.04	1110.00	1000.40	1140.00	1140.02 1120.0	1110.10	1221.00	1217.00	1200.00	1221.00	12-1110	
ı																																	
ı																																	
ĺ																																	
Northwest	Efficiency	612.33 60	04.33	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 1208.3	8 1233.38	1142.29	972.00	1022.00	1147.00	1147.00	
ĺ	One bedroom	804.87 73	37.59	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 1102.0	6 1121.90	1270.79	1254.75	1199.89	1286.29	1311.24	
	Two bed, one bath	883.18 77	72.86	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	1163.00	1117.64	1117.27	1262.55	1217.18	1240.09	1236.55	1265.73 1242.5	4 1243.36	1426.55	1526.36	1265.36	1163.64	1363.18	
	Two bed, two bath	979.25 94	10.21	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	1284.54	1271.71	1317.44	1322.50	1407.94	1413.91	1371.14	1434.14 1308.6	9 1462.69	1502.93	1482.35	1493.08	1533.29	1629.14	
	Three bedroom	1286.80 118	36.80	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 1813.0	0 1779.00	1954.67	1908.00	1784.00	1819.29	1963.00	
	All	884.59 83	38.28	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 1234.0	9 1251.58	1372.52	1320.52	1273.46	1349.61	1371.19	
Northeast	Efficiency	590.00 62	29.63	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	882.80 882.0	7 924.47	967.97	962.31	951.88	946.82	1003.13	
	One bedroom	639.00 64	16.21	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 1014.1	9 1033.37	1069.64	1093.53	1070.56	1056.91	1087.19	
	Two bed, one bath	686.65 68	36.15	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	968.05	1046.00	1047.00	1034.62 1002.0	0 1017.03	1055.92	1087.99	1090.76	1110.08	1106.27	
	Two bed, two bath	951.73 84	18.23	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	1292.85	1339.94	1332.04	1325.55	1356.75	1356.51	1390.87 1364.7	7 1384.35	1440.28	1442.39	1383.63	1433.85	1452.06	
	Three bedroom	1079.61 98	34.43	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	1589.38 1645.9	8 1960.27	1884.18	1627.66	1594.24	1554.48	1598.66	
	All	750.79 72	21.27	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 1125.5	3 1151.06	1191.08	1199.54	1168.54	1176.12	1204.29	
Far	Efficiency	1055.13 108	30.13	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 1246.0	8 1240.54	1305.15	1410.00	1304.46	1254.46	818.18	
Northeast	One bedroom	764.92 79	93.68	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	992.26	1101.55	1132.62	1064.11	1090.83	1139.53	1120.76 1139.2	5 1193.41	1191.89	1190.26	1201.57	1196.40	1266.05	
	Two bed, one bath	687.00 69	90.76	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 1108.9	0 1091.82	1141.00	1095.27	1132.00	1201.38	1190.75	
	Two bed, two bath	998.71 107	70.73	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	1332.56	1404.28	1432.40	1454.08	1408.00	1448.50	1484.55 1431.6	0 1472.49	1471.43	1520.04	1504.76	1510.88	1589.20	
	Three bedroom	1301.63 131		1303.43	1300.00	1320.20	1334.62	1271.50	1339.22	1338.41	1349.23	1370.64		1406.76	1404.84	1435.00	1424.04	1499.14	1539.50	1499.28	1642.50	1631.00	1584.71			1627.71 1617.5	8 1707.00	1638.60	1684.64	1677.50		1750.00	
	All		58.70	859.45	879.17	880.75	873.03	924.84	949.85		959.73	981.13		981.93	1034.13	1062.49	1088.28	1110.54	1118.71		1196.60		1197.03	1209.24	1251.45	1257.33 1216.6	4 1249.62	1305.65		1280.46	1354.67	1010.11	
Southeast	Efficiency		08.50	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	836.00 783.5	0 653.63	831.00	872.00	824.50	814.85	891.75	
	One bedroom		1.68	522.41	580.83	586.36	592.77	582.97	613.80		628.55	655.54		711.22	684.70	661.81	711.42	699.42	760.31	720.48	799.60	815.64	794.86	836.79	809.63	841.88 837.4			920.45	959.73	952.23	956.30	
	Two bed, one bath		32.50	681.08	684.63	691.40	684.98	682.99	702.36		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	940.45 943.4			1041.92	1044.38		1040.94	
	Two bed, two bath		08.14	808.92	819.04	815.93	797.32	882.82	893.29		820.94	845.58	897.50	939.58	937.63	987.63	988.37	995.58	964.74				1215.29			1042.84 1048.6			1117.84	1215.05		1201.29	
	Three bedroom		7.12	813.69		1217.80	872.12	934.00	892.00		886.56			1023.57	1020.75	1045.14			1023.86				1519.00			1704.86 1677.9				1730.29		1755.29	
	All	729.76 71	17.03	673.81	691.10	706.30	689.67	704.06	705.56	720.83	702.11		761.94			020.00	841.03	012.01	863.85	860.88	OLL.OO	000.40	919.63	UUL.U1	010.47	950.48 939.9	1 040.00	1010.60	1001.10	1000.00	985.67		
Security/	Efficiency								838.00	838.00	838.00	838.00	838.00	888.00	938.00	938.00	1013.00		1013.00	1038.00	1038.00	1063.00	1063.00	1063.00	1088.00	1138.00 1088.0		1188.00	1113.00	1238.00		1238.00	
Widefield/	One bedroom		37.78	587.78	613.00	496.00	662.78	637.78	648.67		673.44	698.44	723.67	723.67	723.67	723.67	748.67		773.67	798.67	898.67	848.67	873.67	898.67	998.67	998.67 848.6		923.67	948.67	1327.88		1016.33	
Fountain	Two bed, one bath		33.11	633.11	688.00	691.17	683.11	683.11	693.78		709.22		718.78	768.78	743.78	768.78	768.78		815.67	818.78	818.78	818.78	868.78	868.78	843.78	868.78 868.7	8 868.78		1140.86	930.30	955.30	946.96	
	Two bed, two bath		38.00	538.00	538.00	538.00	538.00	538.00			1107.00			1156.40	1206.20		1431.40		1431.60				1431.40			1431.60 1531.6		1506.40	1531.60	1157.00		1656.81	
	Three bedroom		33.20	633.20	588.00 684.67	588.00 679.76	628.40	634.40 677.68	1337.00		1306.50	1333.00 718.53	1335.50		1461.00 853.38	1460.50 803.38	1510.50	1532.50	866.13 856.25	1535.00 928.38			1636.50	1661.50 953.68	1660.50	1660.50 1635.0 1103.53 953.3	0 1660.00		1685.50	1760.50		1760.50	
Southwest	All	0L1.40 0L	33.78	517.25	004.07	010.70	07 4.00	541 10	729.27		716.63	718.53 544.56	000.00	828.38	000.00	000.00	0L0.00	824.73 579.73	000.E0	020.00	010.00	1000.00	1020.00	000.00	1000.00	1100.00 000.0	0 1100.00	1000.00	1140.00	771.28	773 11	1100.17	
Southwest	Efficiency				519.33	543.92	540.73		538.68		541.44		555.27	546.44	546.44	573.67	588.16		588.27	622.00	721.44	721.44	723.11	698.11	770.89	768.95 770.1		772.61	773.50			767.56	
	One bedroom		35.68 35.31	687.42 745.93	713.90 852.45	694.25 749.26	694.49 749.36	687.89 827.54	742.20 807.33		796.45 901.83	778.11 929.42	807.52 862.38	784.72 866.83	847.18 926.81	839.10 1002.22	866.24 1004.30	955.11 1047.36	955.07 1128.25	1003.91 1125.00		1018.56 1195.53	948.91 1024.03	1036.88 1077.26		1042.80 1097.4 1126.60 1149.1	7 1035.60 9 1163.00		1158.66 1152.26	1085.44		1211.22 1118.71	
	Two bed, one bath		35.31 36.00	745.93 999.49	852.45 981.61	749.26 986.36	749.36 964.80	827.54 968.60							926.81 1039.56			1047.36					1024.03			1379.47 1478.8				1115.90		1118./1	
	Two bed, two bath										1022.33																					1537.21	
	Three bedroom		24.85 96.65	869.33 785.57	1034.25 806.56	932.00 788.43	892.67 782.20	942.80 785.56	1098.50 818.99	1315.50 875.47	878.28	1198.00 860.53	1284.00 869.41	1359.00 875.03	1200.00 901.22	968 23	1371.00 981.36		1324.00 1024.80				1443.50 1131.00	1511.64 1129.54		1511.64 1513.7 1133.81 1185.9	6 1183.04	1519.00 1226.46	1240.25	1218 81		1272.70	
Central	All		2.56	785.57 489.25	488.53	472.18	782.20 513.40	785.56 501.60	544 00		540.20	555.06	570.54	569.67	901.22 571.00	968.23 619.40	981.36 686.86	617.80	1024.80 596.57	1081.16 643.40	636.20	740.29	644.00	908.38	743.40	743.40 718.4	0 765.50	794 40	769.00	769.60	1234.37 818.52	793.80	
Central	Efficiency		34.51			4/2.18 685.12		501.60 591.90				754.74			5/1.00 817.39	619.40 841.92					980.64	740.29 972.12			743.40 940.60		1 943.95			769.60 1017.25		793.80 1061.96	
	One bedroom			563.18	682.51		589.38		717.38		633.87		785.93	803.45			882.83	929.59	921.65	912.19			923.15	948.38		926.98 972.8			1201.47				
	Two bed, one bath		20.85	633.64 987.73	657.35 912.73	678.14 984.82	680.16 1010.36	690.67 1186.45	713.00 1086.45		712.45	719.55 1033.55	746.51 1015.20	778.48 1065.20	830.98	785.90 1062.80	794.88 1158.40	841.91 1239.80	912.78 1263.20			1101.33 1365.20	997.00 1188.60			1026.33 987.0 1189.03 1339.8	6 1107.11 0 1262.80	1112.45 1369.77	1114.77 1586.60	1060.16 1537.80		1113.20	
	Two bed, two bath														1238.16																		
	Three bedroom		30.50	865.40 670.89		1655.00 764.21	863.00 690.34	905.50	1479.82 828.94	1631.14	762 65	1500.00 764.76	1605.57 799.96	1631.14 817.41	995.86	1606.14 888.24	902 29	949.17	1022.52 964 98				1170.45	1171.69	1196.00 974.68	1162.17 1147.9		1221.28		1071.28		1248.34	
1	All	ნ57.03 66	2.64	6/0.89	722.28	/64.21	690.34	697.00	828.94	839.95	762 65	/64 /h			959.33											мак яя 1036 0							

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

Economic Vacancy Rates by Size, Age and County Defined as Physical Vacancy Plus Concessions and Discounts as a Percentage of Gross Potential Rent

(In Percent)

Building	2012			201	3			201	14			201	5			201	3			201	7			201	8			2019	9			2020)	
Type	3rd 4	th	1st	2nd	3rd	4th	1st	2nd	3rd	4th																								
Size (in units)																																		
Up to 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	60.5	76.8	3.6	0.0	0.2		
9 - 50	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	8.0	11.1	11.5	7.9	10.3		
51 - 99	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	13.5	10.5	12.3	14.9	18.7		
100 - 199	12.7 12	2.2	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	11.6	15.1	8.9	14.1	11.6		
200 to 349	13.6 16	5.1	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	17.1	11.9	10.5	12.6	11.3		
350 up	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	13.1	12.0	13.7	10.2	17.0		
Age (year built)																																		
To 1959	25.9 22	2.5	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	7.2		-1.2	14.5	3.5		
1960-69	9.2 18	3.9	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	13.6	13.3	11.8	10.9	14.9		
1970-79	16.6 13	3.5	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	31.5	15.9	18.2	18.0	20.5		
1980-89	9.3 12	2.3	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	13.1	12.3	10.0	10.2	13.8		
1990-99	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	9.3	16.7	8.4	14.7	10.1		
2000-09	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	12.5	11.1	11.4	10.3	9.1		
2010 up											30.1	16.0	10.3	23.4	24.7	19.8	12.0	47.6	44.7	42.6	22.1	25.0	29.6	24.0	17.1	27.0	16.1	19.3	8.5	9.5	15.5	12.5		
County																																		
Northwest	15.3 13	3.1	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	12.4	15.9	10.9	14.7	13.2		
Northeast	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	22.6	13.6	13.0	11.0	9.5		
Far Northeast	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	12.3	9.8	9.4	16.4	14.2		
Southeast	9.9 15	5.2	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	39.0	16.1	17.3	13.8	20.6		
Security/Widefield/Fountain	14.2 15	5.0	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	6.1	6.1	9.2	5.9	8.2		
Southwest	11.6 12	2.0	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	10.8	12.1	10.2	10.3	10.9		
Central	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	15.1	11.3	5.9	11.0	8.5		
Average	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	15.9	12.5	10.8	12.6	12.8		

Rental Losses from Discounts and Concessions

(In Percent)

Building	201	2		201	3			20 ⁻	14			20	15			201	16			20	17			201	18			201	19			202	0
Туре	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	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	60.5	65.7	3.6	0.0	0.2	
9 - 50	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	3.2	2.0	5.2	-0.1	4.0	
51 - 99	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	6.9	4.6	5.9	9.6	12.8	
100 - 199	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	6.5	4.4	1.6	7.7	5.4	
200 to 349	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	10.5	6.3	3.2	5.3	5.4	
350 up	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	2.8	5.0	4.5	1.8	11.3	
Age (year built)	04.0	40.0	40.4	40.0	0.0	45.4	40.0	2.0	0.0	20.2	47.0	40.0		7.0	0.0	07.0	0.0	0.0	7.0	47.0	00.0		2.2	0.0	0.7	0.0	0.4	7.0		C 0	40.7	0.4	
To 1959		18.3	16.1	13.3	8.0	15.1	13.0	3.6	8.9	20.3	17.0	13.0	5.5	1.3	-0.9	27.2	-0.8	0.0	7.8	17.3	23.6		3.3	6.3	6.7	8.0	0.1	7.2	7.0	-6.0	10.7	0.4	
1960-69	4.4	13.2	6.3	5.1	2.7	7.7	15.0	12.7	25.1	11.0	6.9		11.1	12.2	6.4		11.6	6.0	4.5	9.4	6.8	5.3	7.0	6.8	6.2	7.6	6.7	9.4	7.9	6.7	5.6	8.7	
1970-79	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	15.6	9.7	9.6	9.9	15.4	
1980-89	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	7.3	6.0	2.4	4.0	7.3	
1990-99	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	5.3	2.0	-0.1	7.8	3.3	
2000-09	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	7.2	7.4	4.5	6.5	6.6	
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	13.2	3.0	1.6	3.9	6.0	
County																																	
Northwest	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	7.5	3.5	2.8	8.2	7.5	
Northeast	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	16.0	7.4	5.6	2.9	2.6	
Far Northeast	9.5	13.0	6.1	9.5	3.9	1.0		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	6.5	3.8	1.7	7.2	8.1	
Southeast	1.9	5.0	12.0	8.9	10.6	11.8		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	19.6	9.8	9.3	9.9	17.1	
Security/Widefield/Fo	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	2.0	2.6	2.5	-0.4	3.8	
Southwest	6.8	7.3	12.1		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	6.3	7.0	3.8	4.9	4.6	
Central	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	9.9	3.4	-1.1	4.0	0.4	
Average	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	9.4	5.6	3.4	5.4	6.8	

Prior to first quarter 1998, 1990-94

Average Rent for Apartment Building/Community Features and Amenities

(In Dollars)

			With Featu	re/Amenity		
			2 Bed 1 Bath	2 Bed 2 Bath		
Feature/Amenity	Efficiency	1 Bed	I Dalii	Z Dalli	3 Bed	All
Outside Storage	1014.69	1153.78	1199.86	1447.24	1692.73	\$1,283.45
Patio or Balcony	991.63	1171.44	1196.76	1485.18	1716.72	\$1,298.58
Fireplace	960.95	1160.90	1237.96	1453.84	1777.78	\$1,292.96
Nine-Foot Ceilings	1181.36	1281.26	1321.51	1560.34	1819.06	\$1,427.28
Swimming Pool	932.20	1127.44	1158.40	1487.57	1721.08	\$1,253.78
Spa or Sauna	1050.75	1221.46	1291.57	1499.47	1739.38	\$1,355.52
Exercise Room	965.71	1165.79	1199.44	1483.57	1710.90	\$1,288.67
Sport Court	818.77	1091.37	1128.53	1427.57	1705.04	\$1,197.92
Microwave	973.37	1264.54	1295.76	1556.60	1812.50	\$1,386.00
Washer/Dryer Hookups	1030.39	1164.66	1188.79	1509.86	1742.80	\$1,308.3
Garbage Disposal	922.66	1126.66	1154.99	1502.08	1691.31	\$1,250.2
Dishwasher	950.72	1150.37	1166.93	1484.28	1703.69	\$1,272.52
Air Conditioning	990.08	1140.40	1168.94	1497.39	1728.97	\$1,272.15
Ceiling Fan	895.30	1119.90	1141.64	1469.76	1686.51	\$1,234.17
Attached Garage	1252.07	1362.99	1514.23	1629.91	1843.66	\$1,519.80
Covered Parking	1009.48	1159.04	1186.38	1494.52	1703.72	\$1,277.03
Clubhouse	953.68	1188.12	1228.09	1496.32	1730.75	\$1,311.96
Business Center	958.38	1211.58	1257.38	1503.75	1742.14	\$1,329.17
Pets Allowed	932.56	1134.21	1167.63	1485.85	1700.00	\$1,256.06
Resident Pays Sewer/Water	937.71	1137.47	1172.74	1481.52	1712.12	\$1,259.51
Unit Security/Alarm System	752.81	1257.85	1519.84	1504.13	1692.45	\$1,398.34
Handicapped Access	943.18	1216.86	1261.53	1500.59	1771.79	\$1,341.40
Heat Included in Rent	704.65	881.48	1015.52	1140.36	1352.08	\$936.96

		Without Fe	ature/Amenity	/	
Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All
888.72	1101.14	1122.55	1528.55	1697.81	\$1,216.18
792.43	920.30	1027.08	1399.37	1463.84	\$972.31
859.19	1072.45	1084.44	1584.97	1580.13	\$1,172.27
876.61	1017.49	1109.21	1375.69	1534.41	\$1,121.2
877.67	1079.49	1093.74	1386.01	1529.26	\$1,158.82
840.08	1024.07	1070.93	1441.88	1622.11	\$1,119.9
789.88	957.00	1046.42	1475.85	1612.51	\$1,063.24
971.12	1130.89	1156.92	1495.60	1693.35	\$1,257.06
849.25	971.05	1091.01	1319.86	1486.95	\$1,086.60
891.72	1093.17	1123.83	1453.40	1649.28	\$1,195.34
930.37	1078.06	1066.78	1269.03	1753.13	\$1,183.39
789.34	920.34	1037.98	1412.50	1478.08	\$973.01
792.97	955.79	1070.54	1203.10	1486.56	\$1,041.93
1012.84	1140.11	1200.23	1526.84	1724.30	\$1,291.58
902.35	1074.72	1137.41	1429.26	1634.00	\$1,189.9
884.56	1097.43	1124.65	1474.25	1689.58	\$1,223.92
813.80	944.01	1051.14	1325.65	1532.93	\$1,037.40
844.32	1007.20	1062.20	1418.53	1611.30	\$1,116.80
807.09	1039.54	1006.33	1456.32	1636.20	\$1,156.79
756.22	1036.83	1019.38	1497.45	1567.15	\$1,148.59
924.26	1115.51	1138.59	1480.97	1695.60	\$1,236.8
901.89	1014.97	1097.49	1428.19	1590.55	\$1,124.90
935.62	1133.94	1160.53	1484.98	1703.34	\$1,257.03

Difference

Colorado Springs Metropolitan Area Apartment Inventory and Absorption

	T										-														
	Quarter	Year																							
TOTAL UNITS AVAILABLE	First	2009	44016	2010	44315	2011	44344	2012	44442	2013	45174	2014	45742	2015	46458	2016	47211	2017	47739	2018	49260	2019	50395	2020	51640
UNITS ADDED SINCE LAST SURVEY			0		0		21		230		260		0		442		96		367		12		532		446
TOTAL UNITS AVAILABLE			44016		44315		44365		44672		45434		45742		46900		47307		48106		49272		50927		52086
QTRLY VACANCY RATE			11.7%		6.9%		5.8%		6.4%		5.6%		5.6%		6.2%		5.2%		7.4%		6.3%		5.6%		5.7%
UNITS RENTED			38866		41257		41792		41809		42875		43166		44011		44840		44543		46157		48095		49104
UNITS VACANT			5150		3058		2573		2863		2559		257€		2889		2467		3563		3115		2832		2982
NUMBER ABSORBED THIS TIME PERIOD			-572		797		641		339		534		688		6		4		-294		-475		708		435
TOTAL UNITS AVAILABLE	Second	2009	44016	2010	44315	2011	44365	2012	44672	2013	45434	2014	45742	2015	46900	2016	47307	2017	48106	2018	49272	2019	50927	2020	52086
UNITS ADDED SINCE LAST SURVEY			223		0		0		О		0		240		311		319		403		222		195		11
TOTAL UNITS AVAILABLE			44239		44315		44365		44672		45434		45982		47211		47626		48509		49494		51122		52097
QTRLY VACANCY RATE			9.8%		5.8%		6.4%		6.0%		5.4%		5.5%		4.6%		5.0%		6.3%		6.3%		5.4%		4.5%
UNITS RENTED			39904		41745		41526		41979		42981		43433		45061		45225		45450		46355		48346		49749
UNITS VACANT			4335		2570		2839		2693		2453		2549		2150		2401		3059		3139		2776		2348
NUMBER ABSORBED THIS TIME PERIOD			1038		488		-266		169		106		268		1050		385		907		198		251		645
TOTAL UNITS AVAILABLE	Third	2009	44239	2010	44315	2011	44365	2012	44672	2013	45434	2014	45982	2015	47211	2016	47626	2017	48509	2018	49494	2019	51122	2020	
UNITS ADDED SINCE LAST SURVEY			76		18		0		187		0		20		0		108		711		517		20		ŀ
TOTAL UNITS AVAILABLE			44315		44333		44365		44859		45434		46002		47211		47734		49220		50011		51142		ŀ
QTRLY VACANCY RATE			8.7%		6.6%		6.2%		6.1%		5.4%		4.3%		4.2%		4.0%		5.4%		5.2%		5.0%		ı
UNITS RENTED			40460		41407		41614		42143		42962		44032		45210		45806		46579		47416		48565		ŀ
UNITS VACANT			3855		2926		2751		2716		2472		1970		2001		1928		2641		2595		2577		ı
NUMBER ABSORBED THIS TIME PERIOD			556		-338		89		164		-19		599		149		581		1129		1061		219		ı
TOTAL UNITS AVAILABLE	Fourth	2009	44315	2010	44315	2011	44365	2012	44859	2013	45434	2014	46002	2015	47211	2016	47734	2017	49220	2018	5001	2019	51142	2020	
UNITS ADDED SINCE LAST SURVEY			0		29		77		315		308		456		0		5		40		384		498		ı
TOTAL UNITS AVAILABLE			44315		44344		44442		45174		45742		46458		47211		47739		49260		50395		51640		ŀ
QTRLY VACANCY RATE			8.7%		7.2%		6.7%		6.3%		7.1%		5.3%		5.0%		6.8%		5.3%		6.0%		5.8%		ı
UNITS RENTED			40460		41151		41471		42341		42477		44005		44836		44494		46632		47387		48669		ŀ
UNITS VACANT			3855		3193		2971		2833		3265		2453		2375		3245		2628		3008		2971		ŀ
NUMBER ABSORBED THIS TIME PERIOD			0		-256		-144		198		-485		-27		-374		-1312		53		-29		104		Į
YEAR		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020	
TOTAL NUMBER ABSORBED THIS YEAR			1022		691		320		870		137		1528		831		-342		1796		756		1282		1081

Resident Turnover per Month by Size and Age of Building

(In Percent)

Building	2010	2010		2011		2011		201	2	201	12	2	013	20	13		2014		2014		20	015		2015		201	6	201	6		2017		2017		2018	3	2018		20	19	2	2019		2019		2019
Туре	3rd 4th	Ave	1st	2nd	3rd 4ti	Ave	1st	2nd	3rd 4	th Av	re 1	lst 2nd	d 3rd	4th Av	/e	1st 2r	nd 3	rd 4t	h Ave	1s	t 2nd	d 3rd	4th	Ave	1st	2nd	3rd ·	4th Ave	9	1st 2	nd 3r	d 4th	Ave	1st	2nd	3rd 4	th Ave	1st	2nd	3rd	4th	Ave	1st	2nd 3	3rd 41	.h Ave
Size 2 - 8 9 - 50 51 - 99 100 - 199 200 - 349 350 up	5.3 11.4 4.6 3.7 5.9 4.8 6.2 5.7 6.8 4.7 6.6 4.4	4 7.5 7 5.0 8 6.0 7 5.8 7 5.4	0.0 4.6 4.7 4.1 4.6	32.1 4.2 6.3 6.2 7.5	0.0 0.0 6.4 4.4 6.6 4.2 5.8 5.7 7.5 6.6	8.0 5.0 5.4 5.5 6.4	0.0 4.1 3.9 5.3 4.7	0.0 3.9 5.2 5.8 6.0	0.0 2.8 3.1 5.5 6.5	1.9 (5.1 4 3.4 3 4.6 5	0.5 0 4.0 3 3.9 4 5.3 4 5.6 5	0.0 5.0 3.8 4.6 4.8 5.7 4.1 6.0 5.1 6.5	0.0 6 2.6 7 7.0 0 6.2 5 6.7	33.3 3.1 3.8 3.9 5.4	9.6 3.5 5.3 5.1 5.9	8.7 7 3.6 5 3.0 6 4.8 5 4.0 5	i.1 12 i.3 4 i.1 6 i.3 4 i.9 5	2.0 0. .9 5. i.9 3. .5 5. i.7 4.	0 7.0 6 4.9 9 5.0 4 5.0 6 5.1	0 0.0 9 3.4 0 4.6 0 5.1 1 5.1	0 0.0 4 3.7 4 5.5 7 4.2 8 6.2 2 6.5	0 0.0 7 3.5 5 4.5 2 6.6 2 6.5 5 5.2	0.0 2.9 2.7 3.5 4.8	0.0 3.3 4.3 5.0 5.8	0.0 4.3 5.0 3.7 4.2	0.0 4.1 7.0 4.8 6.3	8.7 3.7 6.0 5.3 6.0	0.0 2 3.3 5 4.1 5 3.5 4 3.9 5	i.1 :	0.0 16 3.1 3 4.8 4 4.4 4 3.9 5	6.7 6. 6.4 2. 6.5 6. 6.5 4. 6.1 6.	3 7.7 5 2.6 6 4.7 7 3.4 0 4.2	7.7 2.9 5.2 4.2 4.8	0.0 3.4 4.7 3.6 4.6	0.0 3.7 6.0 5.1 5.2	0.0 0 3.2 1 5.4 3 5.7 5 5.8 4	1.0 0.0 1.6 3.1 1.2 4.3 1.4 4.1 1.4 5.1	0 0.0 0 4.6 3 4.2 9 4.0 0 4.6	0.0 3.1 4.8 4.5 8.2	11.1 3.7 3.4 5.3 6.0	0.0 3.6 4.7 4.5 4.4	2.8 3.8 4.3 4.6 5.8	0.0 4.3 3.2 3.5 3.7	0.0 3.2 3.3 4.4 4.7		0.0 3.8 3.3 4.0 4.2
Age To 1959 1960-69 1970-79 1980-89 1990-99 2000-09 2010 up	2.9 5.3 5.1 3.9 6.5 6.2 6.9 4.2 6.2 5.3 7.0 5.2	3 5.5 9 5.0 2 6.2 2 5.2 3 5.7 2 5.2	3.6 3.9 4.7 4.2 4.4 6.0	4.0 4.8 7.8 6.6 7.5 7.2	4.4 4.7 5.8 4.1 7.2 6.4 6.4 5.9 6.8 5.7 8.4 7.8	4.2 4.6 6.6 5.8 6.1 7.4	4.0 4.0 5.8 5.1 2.6 4.4	6.1 5.5 5.9 4.7 7.5 6.0	5.0 3 4.4 3 4.8 6.6 4 6.3 5	3.6 4 3.5 4 3.0 5 4.3 5 5.9 5	4.7 4 4.3 4 5.6 4 5.2 5 5.6 4 5.8 5	i.1 6.9 i.1 5.2 i.6 6.1 i.2 6.3 i.1 6.6	9 3.9 2 5.3 1 4.6 3 6.8 6 8.6 2 7.6	5.1 3.4 4.1 5.5 5.5 4.9	5.0 4.5 4.8 5.9 6.2 6.1	3.5 4 3.9 6 3.9 6 4.2 5 3.7 6 3.8 5		7.7 2. 8.8 3. 1.7 4. 1.6 4. 1.5 5. 1.5 5.	6 4.1 9 4.1 7 4.1 8 4.9 0 5.4 4 5.3	7 5. 7 3. 7 6. 9 5. 4 4. 3 6.	1 3.2 8 3.6 8 5.7 6 6.1 6 6.3 1 6.3	2 5.0 6 4.1 7 6.3 1 6.4 3 6.1 3 5.4	0.0 3.0 4.1 4.5 3.9 5.6 4.5	3.3 3.6 5.7 5.6 5.2 5.9 5.4	3.9 3.6 4.3 4.3 4.3 4.5 3.4	0.0 4.5 5.5 6.2 6.7 7.0 5.4	4.4 5.5 5.0 5.8 6.0 6.2 6.1	0.0 2 3.2 4 3.5 4 4.3 5 4.8 5 4.9 5 2.1 4	1.1 1 1.2 1 1.6 1 1.2 4 1.7 1	2.5 3 3.9 4 5.0 4 4.1 4 3.9 6 3.9 5 3.1 3	i.5 4. i.2 5. i.4 4. i.9 6. i.5 8. i.8 6.	5 1 4.7 3 4.4 2 3.6 0 5.3 1 4.0 1 3.7	3.5 4.5 4.5 4.7 5.9 5.0 3.9	4.2 3.5 4.9 3.9 4.3 4.5 5.3	8.9 3.2 5.0 5.6 6.1 5.1 5.5	4.4 4 4.8 3 5.0 4 5.5 4 7.1 6 6.3 4 6.0 4	.9 5.0 .3 3.1 .6 4.1 .2 4.1 .5 6.1 .2 5.1	5.6 4.8 7 2.9 3.8 9 3.8 4.4 5.2 5.8 4.9	4.1 3.7 7.1 10.5 5.2 5.0 6.2	7.7 3.1 4.9 6.0 6.1 6.2 6.7	3.2 3.7 5.6 4.4 4.9 4.7 4.3	4.9 3.4 5.3 6.3 5.4 5.4 5.5	4.3 2.9 3.2 3.9 3.2 3.4 3.9	4.5		3.9 3.0 4.5 4.1 4.8 3.9 4.1
Average	6.5 4.8	3 5.5	4.5	6.7	6.9 5.8	6.0	4.8	5.6	5.7	1.8 5	5.2 4	1.8 6.2	2 6.7	4.9	5.6	4.0 5	.9 5	.7 4.	8 5.	5.	5 5.8	3 6.1	4.5	5.4	4.2	6.0	5.8	1.0 5	.0	4.0 4	.9 5.	8 4.1	4.7	4.4	5.3	5.6 4	.4 4.	9 4.4	7.2	5.7	4.5	5.4	3.6	4.6		4.1

Resident turnover is for respective months of February, May, Augus

Number of Survey Responses by Market Area

	201	1		201	2			201	13			201	4			20	15			20	16			20	17			201	18			20	19			2019	
	3rd	4th	1st	2nd	3rd 4th																																
Colorado Springs Metro Area	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	22609	22566	22801	22981	22748	
Market Area																																					
Northwest	1878	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	2055	2364	2192	1817	1958	
Northeast	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	4644	5088	4908	5044	4956	
Far Northeast	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	6329	5784	6278	6511	6236	
Southeast	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	2810	2721	3026	2710	2979	
Security/Widefield/ Fountain	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	631	632	632	632	415	859	859	860	
Southwest	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	4364	4515	3649	4150	3990	
Central	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	1775	1679	1889	1890	1769	

Vacancy Rates During the Current Quarter Colorado Springs

							T.	uo Dodar -	m	т.	uo Dodr-	om									
							IV	vo Bedroo	m	IV	vo Bedro	om									
	Ef	ficiencie	S	One	e Bedro	om	Or	ne Bathroo	m	Tw	vo Bathro	om	Th	ree Bedro	om		Other			Total	
Rent Level V	/acant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percen
\$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													1			1					
\$501 to \$525 \$526 to \$550					2	0.0%														2	0.0
\$551 to \$575					-	0.070														_	0.0
\$576 to \$600										1	33	3.0%							1	33	3.0
\$601 to \$625								4	0.0%											4	
\$626 to \$650 \$651 to \$675		6	0.0%											5	0.0%	1				11	0.0
\$676 to \$700		9	0.0%																	9	0.0
\$701 to \$725	7	59	11.9%										1			1			7	59	
\$726 to \$750					13	0.0%														13	
\$751 to \$775	6	219	2.7%		230	0.0%													6	449	
\$776 to \$800 \$801 to \$825	3	60 213	0.0% 1.4%		32	0.0%		34	0.0%							1			3	92 247	
\$826 to \$850	3	3	0.0%	10	315	3.2%		34	0.070										10	318	
\$851 to \$875				19	558	3.4%		1	0.0%	·									19	559	
\$876 to \$900	3	115	2.6%	22	502	4.4%		111	0.0%								23		25	641	
\$901 to \$925 \$926 to \$950	2 4	15 63	13.3% 6.3%	36 7	946 212	3.8% 3.3%	20	40 359	0.0% 5.6%	1							7	0.0%	38	1008 634	
\$951 to \$975	1	10	10.0%	40	557	7.2%	20 11	325	3.4%	1									31 52	892	
\$976 to \$1000	2	69	2.9%	5	209	2.4%	29	374	7.8%		1	0.0%							36	653	
\$1001 to 1025	7	24	29.2%	34	461	7.4%	4	193	2.1%										45	678	
\$1026 to 1050	1	49	2.0%	4	175	2.3%	11	321	3.4%	1				2	0.00/				16	545	
\$1051 to 1075 \$1076 to 1100				5 20	246 332	2.0% 6.0%	3	173 188	1.7% 1.6%	13	409	3.2%		3	0.0%	•			8 36	422 929	
\$1101 to 1125	2	88	2.3%	19	408	4.7%	32	321	10.0%	9		5.7%							62	975	
\$1126 to 1150		38	0.0%	27	425	6.4%	5	112	4.5%	1	24	4.2%							33	599	
\$1151 to 1175		13	0.0%	5	161	3.1%	3	74	4.1%	ł						6	5 50	12.0%		298	
\$1176 to 1200 \$1201 to 1225				5	62 196	0.0% 2.6%	13 12	120 187	10.8%	4	13 168	0.0% 2.4%							13 21	195 551	
\$1201 to 1223 \$1226 to 1250	1	112	0.9%	4	148	2.7%	19	181	10.5%	7		4.0%	1	32	3.1%				32	649	
\$1251 to 1275				20	528	3.8%	4	119	3.4%		17	0.0%							24	664	
\$1276 to 1300				3	122	2.5%	8	263	3.0%	23		9.5%		3	0.0%				34	631	
\$1301 to 1325				19	438	4.3%	1	18	5.6%	6		3.2%	1	32	3.1%				27	676	
\$1326 to 1350 \$1351 to 1375		15	0.0%	46 50	677 835	6.8% 6.0%	4	70 132	5.7% 0.8%	24 1		7.7% 0.9%							74 52	1057 1091	
\$1376 to 1400			3.0 70	7	174	4.0%	5	43	11.6%	2		1.1%	11	115	0.9%				15	508	
\$1401 to 1425				14	504	2.8%		52	0.0%	9		2.6%	1	51	2.0%	8	3 72	11.1%		1021	
\$1426 to 1450				_	400	0.001	3	215	1.4%	18		7.0%	1						21	472	
\$1451 to 1475 \$1476 to 1400				4	138 45	2.9% 0.0%	4	88	4.5%	7 27		6.3% 7.1%]						15 27	338 425	
\$1501 to 1525				3	152	2.0%	1	80	1.3%	16		7.1%		24	0.0%		28	0.0%	20	486	
\$1526 to 1550				1	29	3.4%	6	54	11.1%	29	377	7.7%	ł						36	460	7.8
\$1551 to 1575							1	56	1.8%	l .	2	0.0%	1		0.000				1	58	
\$1576 to 1500 \$1601 to 1625							1	36	0.0%	11	320 323	1.3% 3.4%	3	41 56	0.0% 5.4%	1			4 14	397 379	
\$1626 to 1650										5		1.8%		36	22.2%	,			13	318	
\$1651 to 1675										11	340	3.2%	3	63	4.8%				14	403	3.5
\$1676 to 1600							<u> </u>			30	494	6.1%			6.8%				35	567	
\$1701 to 1725 \$1726 to 1750										2	90	3.3%	5		10.2% 3.6%				5 4	49 118	
\$1726 to 1750 \$1751 to 1775										3 7		3.3%	4	28 130	3.6%		3 52	5.8%		118 416	
\$1776 to 1800							<u></u>			4		1.6%		36	0.0%		. 52	0.076	4	286	
\$1801 to 1825																	8	0.0%	5	8	0.0
\$1826 to 1850											4	0.0%	1	21	0.0%					25	
\$1851 to 1875 \$1876 to 1900										20	4.44	16.00/		15 1	0.0%	ľ			22	15	
\$1901 to 1926							l			23	141	16.3%	1	15	0.0%				23	142 15	
\$1926 to 1950													1	39	2.6%				1	39	
\$1951 to 1975										1	16	6.3%	2	57	3.5%				3	73	4.1
							<u> </u>			<u> </u>				22	0.0%					22	
\$1976 to 2000 \$2000 and up							ı			I			1	12	0.0%					12	0.0

Vacancy Rates During the Current Quarter Colorado Springs - Northwest

						_	T	wo Bedro	om	Tv	wo Bedro	om									
		Efficiencie	es	On	ie Bedro	om	0	ne Bathro	om	Τv	vo Bathro	om	Th	ree Bedr	oom		Other			Total	
Rent Level	Vacant	Total				Percent		Total	Percent		Total	Percent			Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225				1															1		-
\$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					2	0.0%														2	0.0%
\$551 to \$575																					
\$576 to \$600 \$601 to \$625								4	0.0%											4	0.0%
\$626 to \$650								-	0.070											-	0.070
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750 \$751 to \$775		3	0.0%																	3	0.0%
\$776 to \$800		· ·	0.070																	Ü	0.070
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875				2	21	9.5%											00	0.00/	2		9.5%
\$876 to \$900 \$901 to \$925				3	57	5.3%											23	0.0%	3	23 57	0.0% 5.3%
\$926 to \$950		3	0.0%		01	0.070														3	0.0%
\$951 to \$975																					
\$976 to \$1000								1	0.0%		1	0.0%								2	0.0%
\$1001 to 1025																					
\$1026 to 1050 \$1051 to 1075																					
\$1076 to 1100								28	0.0%											28	0.0%
\$1101 to 1125				10	120	8.3%													10		8.3%
\$1126 to 1150		12	0.0%																	12	0.0%
\$1151 to 1175				4	108	3.7%		1	0.0%										4		3.7%
\$1176 to 1200 \$1201 to 1225					62	0.0%														62	0.0%
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300														3	0.0%					3	0.0%
\$1301 to 1325				4	102														4		3.9%
\$1326 to 1350 \$1351 to 1375		15	0.0%	17 6	134 109	12.7% 5.5%	1	132	0.8%	1	108	0.9%							17 8		12.7% 2.2%
\$1376 to 1400			0.070	ّ		0.070	<u> </u>	102	0.070		56	0.0%	<u></u>						_	56	0.0%
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475				3	38	7.9%				40	00	10 00/							3		7.9%
\$1476 to 1400 \$1501 to 1525				 	45	0.0%	1			18	96	18.8%	 			1			18	141	12.8%
\$1526 to 1550				1	29	3.4%				19	112	17.0%							20	141	14.2%
\$1551 to 1575																					
\$1576 to 1500				ļ				36	0.0%				ļ							36	0.0%
\$1601 to 1625										_	420	4 50/							_	400	4 50/
\$1626 to 1650 \$1651 to 1675										2		1.5% 2.4%							2 2		1.5% 2.4%
\$1676 to 1600										2	144	0.0%		21	4.8%				1	165	0.6%
\$1701 to 1725													1		8.3%				1	12	8.3%
\$1726 to 1750																					
\$1751 to 1775 \$1776 to 1800				Ī						1	45	2.20/							1	45	2.20
\$1776 to 1800 \$1801 to 1825				 			1			1	45	2.2%	 			1			1	45	2.2%
\$1826 to 1850											4	0.0%								4	0.0%
\$1851 to 1875																					
\$1876 to 1900				ļ									ļ								
\$1901 to 1926																					
\$1926 to 1950 \$1951 to 1975														21	0.0%					21	0.0%
\$1951 to 1975 \$1976 to 2000														21	0.0%					۷۱	0.076
\$2000 and up						6.0%		202	0.5%	43	780	5.5%	2	57	3.5%		23	0.0%			5.0%

Vacancy Rates During the Current Quarter Colorado Springs - Northeast

							Tv	wo Bedro	om	Tv	wo Bedro	om									
		Efficienc	ies	On	e Bedroo	nm		ne Bathro			vo Bathro		т,	ree Bedr	nom		Other			Total	
Rent Level	Vacant	Total					Vacant	Total		Vacant	Total	Percent		Total		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																			ł		
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625 \$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750 \$751 to \$775					164	0.0%														164	0.0%
\$776 to \$800	<u></u>			<u> </u>	104	0.070	<u> </u>			<u> </u>									<u>L</u>	104	0.07
\$801 to \$825		59	0.0%																	59	
\$826 to \$850					15	0.0%														15	
\$851 to \$875 \$876 to \$900				8	371	2.2%													8	371	2.2%
\$901 to \$925				13	274	4.7%		40	0.0%										13	314	4.1%
\$926 to \$950					1	0.0%		18	0.0%											19	
\$951 to \$975							3	188	1.6%										3	188	1.6%
\$976 to \$1000 \$1001 to 1025	7	28		2	152	1.3%	1	98	1.0%										10	28 274	3.6%
\$1026 to 1050		17		1	143	0.7%	1		0.9%										2		0.7%
\$1051 to 1075				2	200	1.0%													2		1.0%
\$1076 to 1100			0.00/	1	2	50.0%		80	0.0%	7	121	5.8%							8	203	3.9%
\$1101 to 1125 \$1126 to 1150	2	88		17	235	7.2%		28	0.0%										2 17		2.3% 6.4%
\$1151 to 1175		-	0.070	.,	13	0.0%		20	0.070										.,	13	0.0%
\$1176 to 1200																					
\$1201 to 1225				5	88	5.7%	6		4.3%	-	470	4.00/			0.00/				11	228	4.8%
\$1226 to 1250 \$1251 to 1275							6	49 56	12.2% 0.0%	7	176 17	4.0% 0.0%		3	0.0%				13	228 73	
\$1276 to 1300					8	0.0%	1	40	2.5%		11	0.0%							1	59	1.7%
\$1301 to 1325					2	0.0%				6	185	3.2%	1	26	3.8%				7	213	3.3%
\$1326 to 1350 \$1351 to 1375				22 27	209 341	10.5% 7.9%	4	32	12.5%		1	0.0%							26 27	241 342	10.8% 7.9%
\$1376 to 1400				21	341	1.570	4	27	14.8%	2		2.9%		80	0.0%				6	175	3.4%
\$1401 to 1425											4	0.0%		2	0.0%					6	0.0%
\$1426 to 1450										2		1.8%							2		
\$1451 to 1475 \$1476 to 1400				1	100	1.0%				5	80 120	6.3% 0.0%							6	180 120	3.3% 0.0%
\$1501 to 1525											120	0.0 /0								120	0.07
\$1526 to 1550											1	0.0%								1	0.0%
\$1551 to 1575										_	2	0.0%		_						2	
\$1576 to 1500 \$1601 to 1625										2		1.3%		9	0.0%				2	159	
\$1601 to 1625 \$1626 to 1650											3	0.0%								3	0.0%
\$1651 to 1675																					
\$1676 to 1600							.			16	120	13.3%		40	0.001	<u> </u>			16		
\$1701 to 1725 \$1726 to 1750													1	16	6.3%				1	16	6.3%
\$1751 to 1775																					
\$1776 to 1800														24	0.0%					24	0.0%
\$1801 to 1825																					
\$1826 to 1850 \$1851 to 1875																					
\$1876 to 1900										23	141	16.3%							23	141	16.3%
\$1901 to 1926										-	·									·	
\$1926 to 1950																					
\$1951 to 1975 \$1976 to 2000																					
\$2000 and up				l										12	0.0%				1	12	0.0%
TOTALS	10	218	4.6%	99	2318	4.3%	26	907	2.9%	70	1313	5.3%	2						207		

Vacancy Rates During the Current Quarter Colorado Springs - Far Northeast

								ъ.		_						l					
							Tv	wo Bedro	om	Tv	wo Bedro	om									
		Efficiencie	es	Or	ne Bedro	om	Oı	ne Bathro	om	Tv	vo Bathro	om	Th	ree Bedro	oom		Other			Total	
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225 \$226 to \$250																					
\$251 to \$250																					
\$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			2.270																	-	/
\$726 to \$750																					
\$751 to \$775 \$776 to \$800																					
\$801 to \$825	1	102	1.0%				ì			i e			1			1			1	102	1.0%
\$826 to \$850				3	90	3.3%													3	90	3.3%
\$851 to \$875 \$876 to \$900				7	60 87	11.7% 3.4%	1												7	60 87	11.7% 3.4%
\$901 to \$925				13	293	4.4%													13	293	4.4%
\$926 to \$950					64	0.0%	5	108	4.6%										5	172	2.9%
\$951 to \$975		4	0.0%	24	216	11.1% 4.1%	١ ,	115	2.6%										24 8	216 237	11.1%
\$976 to \$1000 \$1001 to 1025		1_	0.0%	5	121	4.176	3	115 11	0.0%							1			0	11	3.4% 0.0%
\$1026 to 1050					8	0.0%														8	0.0%
\$1051 to 1075						4.00/	2	24	8.3%										2	24	8.3%
\$1076 to 1100 \$1101 to 1125				2	114 68	1.8% 2.9%													2	114 68	1.8% 2.9%
\$1126 to 1150				9	136	6.6%				1	24	4.2%							10	160	6.3%
\$1151 to 1175							3		5.6%							6	50	12.0%		104	8.7%
\$1176 to 1200 \$1201 to 1225							11 6		11.5% 12.8%										11 6	96 47	11.5% 12.8%
\$1201 to 1223 \$1226 to 1250		52	0.0%				13		9.8%										13	184	7.1%
\$1251 to 1275				12	299	4.0%													12	299	4.0%
\$1276 to 1300				3	114	2.6%		1	0.0%	6	92	6.5%							9	207	4.3%
\$1301 to 1325 \$1326 to 1350				6 2	246 130	2.4% 1.5%	1	8 38	0.0%	24	310	7.7%							6 26	254 478	2.4% 5.4%
\$1351 to 1375				4	117	3.4%													4	117	3.4%
\$1376 to 1400				6	70	8.6%			0.001		100		1	16	6.3%	<u> </u>		,,,,,	7	86	8.1%
\$1401 to 1425 \$1426 to 1450				14	504	2.8%		52	0.0%	6 16		4.8% 11.1%	1			8	72	11.1%	28 16	754 144	3.7% 11.1%
\$1426 to 1450 \$1451 to 1475										10	144	11.170	1						10	144	11.170
\$1476 to 1400										8	104	7.7%							8	104	7.7%
\$1501 to 1525 \$1526 to 1550				3	152	2.0%				15	70	21.4%	1						18	222	8.1%
\$1526 to 1550 \$1551 to 1575							1	56	1.8%										1	56	1.8%
\$1576 to 1500										2	170	1.2%							2	170	1.2%
\$1601 to 1625										11		3.4%			6.8%				14	364	3.8%
\$1626 to 1650 \$1651 to 1675										3	152	2.0%	8		33.3% 4.8%				11 3	176 63	6.3% 4.8%
\$1676 to 1600							<u> </u>			<u> </u>			4		25.0%				4	16	25.0%
\$1701 to 1725													3		14.3%				3	21	14.3%
\$1726 to 1750 \$1751 to 1775										3 2		3.3% 1.7%	1	4 50	25.0% 0.0%		16	12.5%	4	94 186	4.3% 2.2%
\$1751 to 1775 \$1776 to 1800										3				12	0.0%		. 10	12.5%	3	217	1.4%
\$1801 to 1825											-										
\$1826 to 1850														21	0.0%					21	0.0%
\$1851 to 1875 \$1876 to 1900														15	0.0%	1				15	0.0%
\$1901 to 1926				1			ì			i e			1	15	0.0%	i			i e	15	0.0%
\$1926 to 1950													1	39	2.6%	,			1	39	2.6%
\$1951 to 1975 \$1976 to 2000													2	36	5.6%	1			2	36	5.6%
\$1976 to 2000 \$2000 and up				1			1			1			ł –			1			l		
TOTALS	- 1	164	0.6%	118	2889	4.1%	44	742	5.9%	100	1927	5.2%	26	376	6.9%	16	138	11.6%	305	6236	4.9%

Vacancy Rates During the Current Quarter Colorado Springs - Southeast

							Т	wo Bedro	om	Т	wo Bedro	om									
		Efficienci	96	On	ne Bedro	om		ne Bathro			wo Bathro		Т.	hree Bedr	nom		Other			Total	
Rent Level	Vacant	Total	Percent		Total	Percent		Total	Percent		Total	Percent	 	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225	vacani	Total	Percent	vacani	Total	Percent	vacani	Total	Percent	vacant	Total	Percent	vacant	Total	Percent	vacani	Total	Percent	vacant	TOTAL	Percent
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325 \$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425 \$426 to \$450																					
\$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																					
\$726 to \$750																					
\$751 to \$775 \$776 to \$800																					
\$801 to \$825	2	2 52	3.8%																2	52	3.8%
\$826 to \$850				2	52	3.8%													2		
\$851 to \$875			0.00/			4.00/													40	470	
\$876 to \$900 \$901 to \$925		64	0.0%	19 4	415 124	4.6% 3.2%											7	0.0%	19 4	479 131	4.0% 3.1%
\$926 to \$950		48	0.0%	1	124	5.2 /0											,	0.070	-	48	0.0%
\$951 to \$975				16	292	5.5%	1		9.1%										17	303	5.6%
\$976 to \$1000					88	0.0%		48	0.0%											136	0.0%
\$1001 to 1025 \$1026 to 1050							3		3.6% 3.1%										3 6	84 192	3.6% 3.1%
\$1051 to 1075								102	0.170											102	0.17
\$1076 to 1100				16	176	9.1%	3	80	3.8%	6		2.1%							25	544	4.6%
\$1101 to 1125		24	0.00/							4	124	3.2%	•						4	124	3.2%
\$1126 to 1150 \$1151 to 1175		24	0.0%																	24	0.0%
\$1176 to 1200																					
\$1201 to 1225										4	168	2.4%							4	168	2.4%
\$1226 to 1250 \$1251 to 1275				4	92 72	4.3% 0.0%	1												4	92 72	4.3% 0.0%
\$1231 to 1273 \$1276 to 1300					12	0.0 /0	1 1	32	3.1%										1	32	3.1%
\$1301 to 1325							1		10.0%					6	0.0%				1	16	6.3%
\$1326 to 1350																					
\$1351 to 1375 \$1376 to 1400											28	0.0%								28	0.0%
\$1401 to 1425														1 10	10.0%				1	10	10.09
\$1426 to 1450							1		2.3%										1	44	2.3%
\$1451 to 1475 \$1476 to 1400							1	24	4.2%	2	32	6.3%	•						3	56	5.4%
\$1501 to 1525																	28	0.0%		28	0.0%
\$1526 to 1550										8	188	4.3%	•						8	188	
\$1551 to 1575																					
\$1576 to 1500 \$1601 to 1625	 			 			1						1			1			1		
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600 \$1701 to 1725													1	20	0.0%					20	0.0%
\$1701 to 1725 \$1726 to 1750																					
\$1751 to 1775													4	1 56	7.1%				4	56	7.1%
\$1776 to 1800				ļ									.			ļ					
\$1801 to 1825 \$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926													1								
\$1926 to 1950 \$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		188	1.1%	61	1311	4.7%	17	525	3.2%	24	828	2.9%	-	92	5.4%	1	35	0.0%	109	2979	3.7%

Vacancy Rates During the Current Quarter Security / Widefield / Fountain

							Tv	vo Bedro	om	Т	wo Bedro	oom									
		Efficiencie	98	Or	ne Bedro	nom	On	e Bathro	om	Т,	wo Bathro	oom	Th	ree Bedr	nom		Other			Total	
Rent Level	Vacant		Percent			Percent	i		Percent		Total	Percent	Ì	Total		Vacant		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																 			<u> </u>		
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525 \$526 to \$550																					
\$551 to \$575																					
\$576 to \$600										1	33	3.0%							1	33	3.0%
\$601 to \$625																					
\$626 to \$650														5	0.0%					5	0.0%
\$651 to \$675 \$676 to \$700																					
\$701 to \$700										Ì			1			l			1		
\$726 to \$750					11															11	
\$751 to \$775					38															38	
\$776 to \$800 \$801 to \$825					32	0.0%														32	0.0%
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925 \$926 to \$950							15	233	6.4%										15	233	6.4%
\$951 to \$975							15	10	0.0%										13	10	
\$976 to \$1000																					
\$1001 to 1025				2	54	3.7%													2	54	3.7%
\$1026 to 1050 \$1051 to 1075																					
\$1051 to 1075 \$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150							5	84	6.0%										5	84	6.0%
\$1151 to 1175																					
\$1176 to 1200 \$1201 to 1225																					
\$1226 to 1250	1	60	1.7%																1	60	1.7%
\$1251 to 1275																					
\$1276 to 1300																<u> </u>					
\$1301 to 1325 \$1326 to 1350																					
\$1351 to 1375				4	96	4.2%													4	96	4.2%
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450 \$1451 to 1475																					
\$1476 to 1400							<u> </u>			<u> </u>			<u> </u>			<u></u>					
\$1501 to 1525							1	80	1.3%										1	80	1.3%
\$1526 to 1550																					
\$1551 to 1575 \$1576 to 1500																					
\$1601 to 1625							l			l			1			t			l		
\$1626 to 1650																					
\$1651 to 1675										3	64	4.7%	1						3	64	4.7%
\$1676 to 1600 \$1701 to 1725							1			 			1			1			1		
\$1726 to 1750																					
\$1751 to 1775														24	0.0%	5 1	36	2.8%	1	60	1.7%
\$1776 to 1800													1			!			!		
\$1801 to 1825 \$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926				I		· <u></u>							I			1		· <u></u>	1		
\$1926 to 1950 \$1951 to 1975																					
\$1951 to 1975 \$1976 to 2000																					
\$2000 and up																					
TOTALS	1	60	1.7%	6	231	2.6%	21	407	5.2%	4	97	4.1%		29	0.0%	5 1	36	2.8%	33	860	3.8%

Vacancy Rates During the Current Quarter Colorado Springs - Southwest

							T	wo Bedroo	om	Tw	vo Bedro	om									
	E	fficiencie	s	On	e Bedroo	ım	0	ne Bathro	om	Tw	o Bathro	om	Ti	ree Bedro	oom		Other			Total	
Rent Level				Vacant	Total		Vacant		Percent				Vacant			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								
\$601 to \$625 \$626 to \$650																					
\$651 to \$675																					
\$676 to \$700			40.00																		,
\$701 to \$725 \$726 to \$750	6	45	13.3%																6	45	13.3%
\$751 to \$750	6	216	2.8%		28	0.0%													6	244	2.5%
\$776 to \$800		·			-								<u> </u>								
\$801 to \$825						5 40/		33	0.0%											33	0.0%
\$826 to \$850 \$851 to \$875				4	74 72	5.4% 1.4%													4	74 72	5.4% 1.4%
\$876 to \$900	3	30	10.0%	,	,,_	1.470													3	30	10.09
\$901 to \$925	2	15	13.3%		160	0.0%													2	175	1.1%
\$926 to \$950		10	10.00/	2	99	2.0%		106	4 70/										2	99	2.0%
\$951 to \$975 \$976 to \$1000	1	10 40	10.0% 2.5%				5 25		4.7% 13.2%										6 26	116 229	5.2% 11.4%
\$1001 to 1025	•		,	6	99	6.1%													6	99	6.1%
\$1026 to 1050	1	32	3.1%	3	24	12.5%	4		22.2%					_					8	74	10.89
\$1051 to 1075 \$1076 to 1100								116	0.0%					2	0.0%					118	0.0%
\$1101 to 1125							14	145	9.7%										14	145	9.7%
\$1126 to 1150				1	54	1.9%													1	54	1.9%
\$1151 to 1175				1	40	2.5%					40	0.00/							1	40	2.5%
\$1176 to 1200 \$1201 to 1225					108	0.0%					13	0.0%								13 108	0.0%
\$1226 to 1250					56	0.0%														56	0.0%
\$1251 to 1275				8	146	5.5%	1		2.0%										9	197	4.6%
\$1276 to 1300 \$1301 to 1325				9	88	10.2%	6	190	3.2%		3	0.0%							9	190 91	3.2% 9.9%
\$1326 to 1350				4	68	5.9%	1				0	0.070							4	68	5.9%
\$1351 to 1375				9	172	5.2%													9	172	5.2%
\$1376 to 1400 \$1401 to 1425				1	104	1.0%	1	16	6.3%	3	24 212	0.0% 1.4%		16 39	0.0%				3	160 251	1.3%
\$1426 to 1450							2	156	1.3%		212	1.4/0		39	0.076				2	156	1.3%
\$1451 to 1475							3		4.7%										3	64	4.7%
\$1476 to 1400											400	0.00/		0.4	0.00/				4	450	0.00
\$1501 to 1525 \$1526 to 1550							6	54	11.1%	1 2	132 76	0.8% 2.6%		24	0.0%				1 8	156 130	0.6% 6.2%
\$1551 to 1575							ľ		70	-		2.570							l		J /
\$1576 to 1500										ļ			.	32	0.0%					32	0.0%
\$1601 to 1625 \$1626 to 1650														12 12	0.0% 0.0%					12 12	0.0%
\$1651 to 1675										5	184	2.7%	l	12	0.0%				5	184	2.7%
\$1676 to 1600										12		18.5%		16	0.0%				12		14.89
\$1701 to 1725								·						0.4	0.001					0.4	0.00
\$1726 to 1750 \$1751 to 1775										5	114	4.4%	J	24	0.0%				5	24 114	0.0% 4.4%
\$1776 to 1800							<u> </u>				114	4.4 /0	<u></u>							114	7.7/
\$1801 to 1825																	8	0.0%		8	0.0%
\$1826 to 1850																					
\$1851 to 1875 \$1876 to 1900																					
\$1901 to 1926													1			Ì			1		
\$1926 to 1950																					
\$1951 to 1975										1	16	6.3%	1						1	16	6.3%
\$1976 to 2000										 											
\$2000 and up			5.2%	49	1392	3.5%	67	1138	5.9%	29	839	3.5%	 	177	0.0%	 	8	0.0%	165	3942	4.2%

Vacancy Rates During the Current Quarter Colorado Springs - Central

								Т	wo Bedro	iom	т	wo Bedro	om									
		E#:-!			0	. D. d.								_	B. d.			0.11			T-4-1	
Rent Level	Vacant	Efficien		cent		e Bedro		Vacant	ne Bathro	Percent	Vacant	wo Bathro		Vacant	hree Bedro	Percent	Vacant	Other Total	Percent	Vacant	Total Total	Percent
\$000 to \$225	vacant	10101	1 01	Joint	vacant	Total	r crociit	vacant	Total	1 CIOCIII	vacant	Total	T Crociii	vacant	Total	T CTCCTIL	Vacant	Total	1 CICCIII	vacant	Total	1 Crociii
\$226 to \$250 \$251 to \$275																						
\$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								1									1			1		
\$626 to \$650			6	0.0%																	6	0.0%
\$651 to \$675 \$676 to \$700																						
\$701 to \$725		1 1	4	7.1%																1		
\$726 to \$750 \$751 to \$775						2	0.0%														2	0.0%
\$776 to \$800		6	0	0.0%																	60	
\$801 to \$825 \$826 to \$850			3	0.0%	1	84	1.2%		1	0.0%										1	1 87	0.0% 1.1%
\$851 to \$875			3	0.0 %	1	34	2.9%		1	0.0%										1	35	
\$876 to \$900		2	1	0.0%	2	20	7.00/		1	0.0%										2	22	
\$901 to \$925 \$926 to \$950	4	4 1	2 3	3.3%	3 5	38 48	7.9% 10.4%													3 9		
\$951 to \$975						49	0.0%	2		20.0%	•									2	59	3.4%
\$976 to \$1000 \$1001 to 1025					24	156	15.4%	1	21	4.8%										24	21 156	4.8% 15.4%
\$1026 to 1050																						
\$1051 to 1075 \$1076 to 1100					3	46 40	6.5% 2.5%	1	33	3.0%					1	0.0%	1			4	80 40	
\$1101 to 1125					7	220	3.2%	18	176	10.2%	5	34	14.7%							30		
\$1126 to 1150 \$1151 to 1175		1	3	0.0%					19	0.0%											32	0.0%
\$1176 to 1200			3	0.0 %				2		8.3%										2		
\$1201 to 1225																0.40/					00	0.40/
\$1226 to 1250 \$1251 to 1275						11	0.0%	3	12	25.0%	l			<i>'</i>	1 29	3.4%	1			1 3	29 23	
\$1276 to 1300											17	140	12.1%	1						17	140	
\$1301 to 1325 \$1326 to 1350					1	136	0.7%													1	136	0.7%
\$1351 to 1375																						
\$1376 to 1400 \$1401 to 1425											 				3	0.0%	1			1	3	0.0%
\$1426 to 1450									15	0.0%											15	0.0%
\$1451 to 1475 \$1476 to 1400											1	60	1.7%							1	60	1.7%
\$1501 to 1525												00	1.7%								00	1.1%
\$1526 to 1550																						
\$1551 to 1575 \$1576 to 1500											L			<u></u>			L					
\$1601 to 1625																						
\$1626 to 1650 \$1651 to 1675											1	8	12.5%							1	8	12.5%
\$1676 to 1600											2		1.2%							2		
\$1701 to 1725 \$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800 \$1801 to 1825											<u> </u>									 		
\$1801 to 1825 \$1826 to 1850																						
\$1851 to 1875																						0.00
\$1876 to 1900 \$1901 to 1926															1	0.0%	1				1	0.0%
\$1926 to 1950																						
\$1951 to 1975 \$1976 to 2000															22	0.0%					22	0.0%
\$2000 and up																						
TOTALS		5 12	9	3.9%	46	864	5.3%	27	313	8.6%	26	407	6.4%		1 56	1.8%				105	1769	5.9%