

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

VACANCY: 4.5%

- Last Quarter: 5.7%
- This quarter 2019: 5.4 %
- 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

- **Median rent: \$ 1,247.49**
Last quarter: \$ 1,221.08
This quarter 2019: \$ 1,221.98
This quarter 2018: \$ 1,140.66

- **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.

ECONOMIC VACANCY: 12.8%

- Last Quarter: 12.6%
- This quarter 2019: 15.9%
- 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

- 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;
- 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;

- 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.

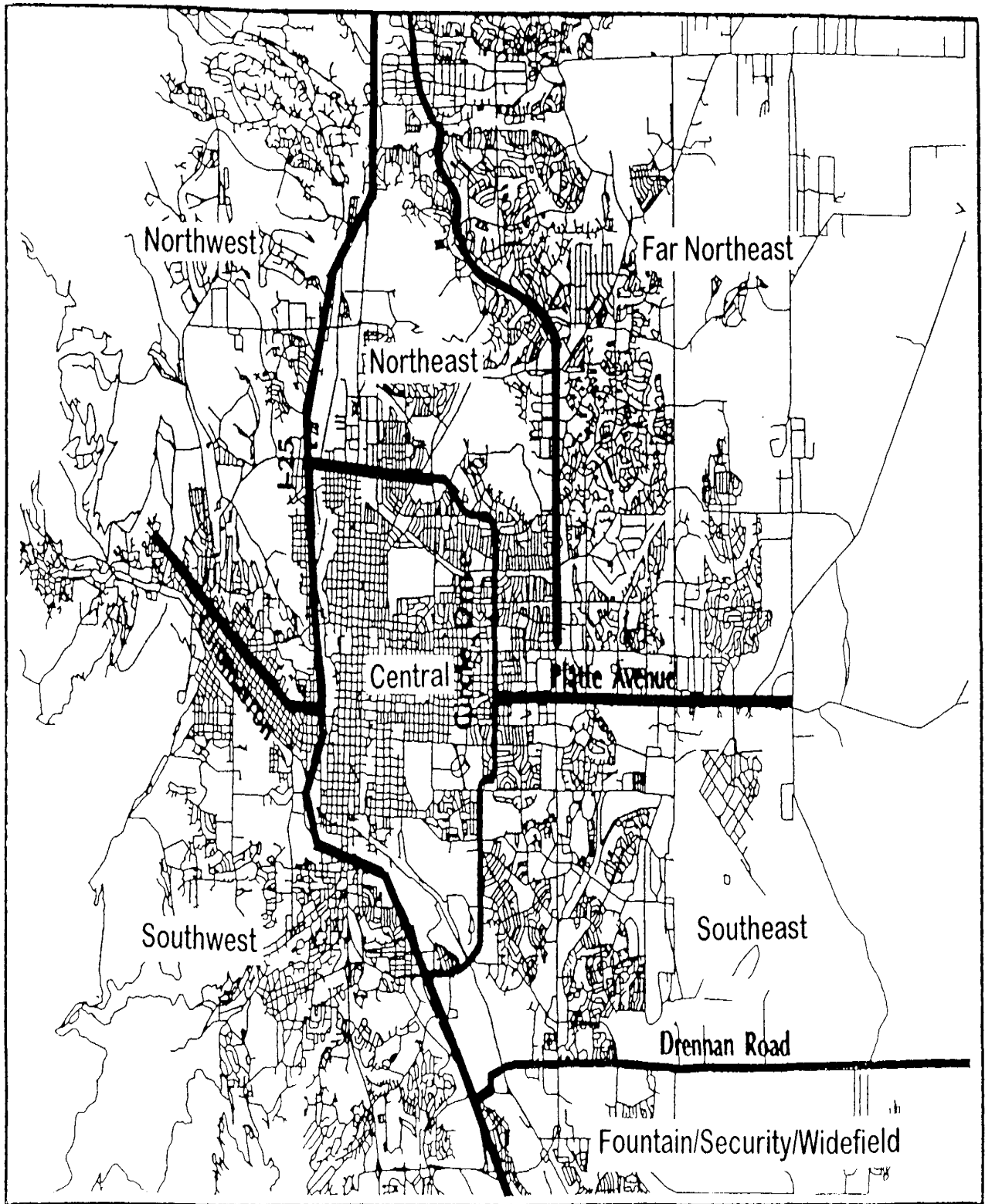
Since 1995 the Division of Housing of the State of Colorado has funded the Colorado Multi-Family Housing Vacancy and Rental Survey for various Colorado communities. These surveys cover the first and third quarters. A public/private partnership has committed to sponsor the Colorado Springs Metropolitan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

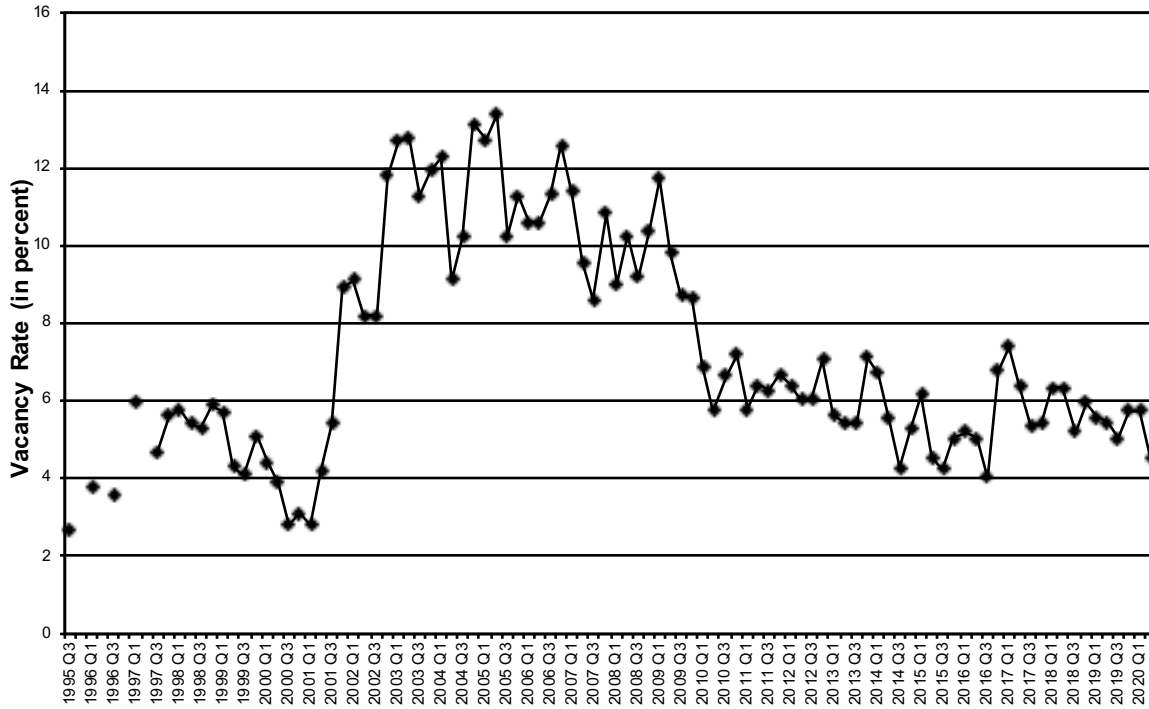
The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the other multi-family housing surveys that are conducted for the remainder of the state. The goal is to have multi-family rental market data that is comparable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

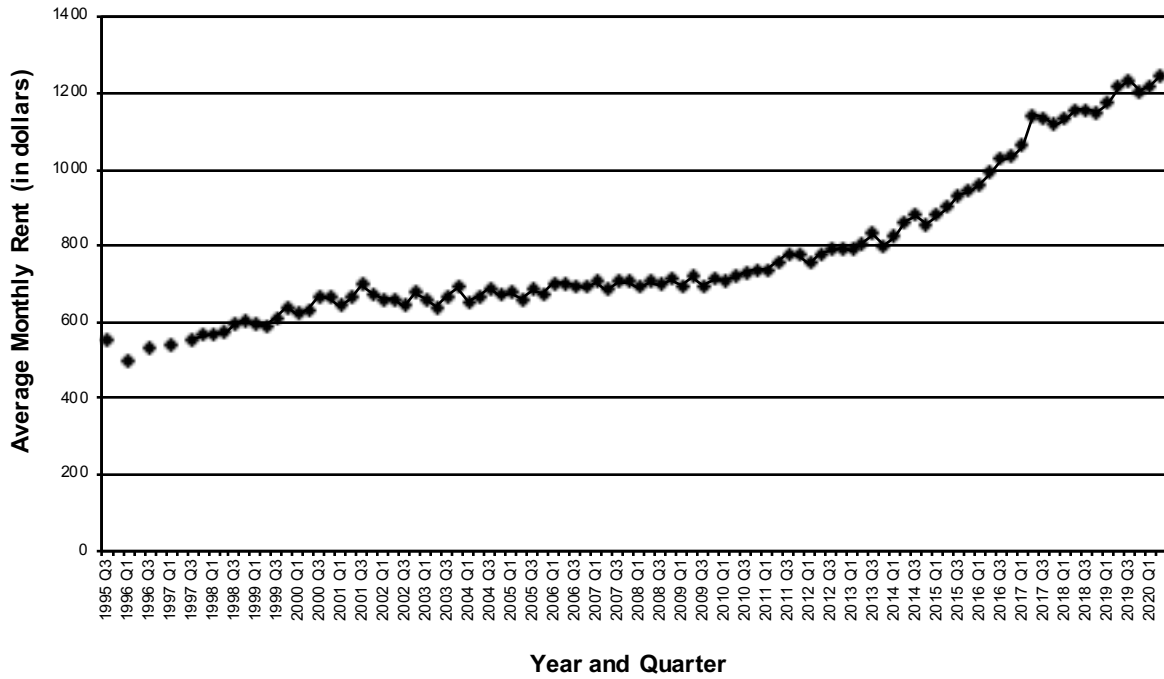
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Average Rent by Quarter



COLORADO
 Department of Local Affairs
 Division of Housing

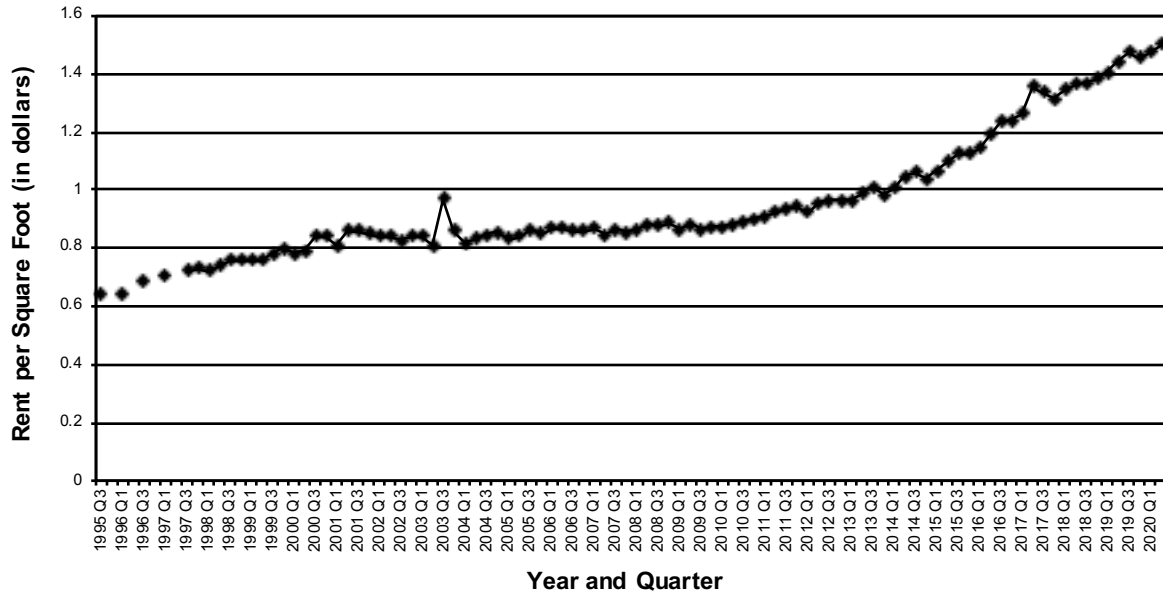
The Division of Housing provides financial and technical support to organizations throughout the state that are committed to serving Colorado's most vulnerable citizens. We offer funding opportunities for rehabilitation and new construction of housing to public housing authorities, local governments,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



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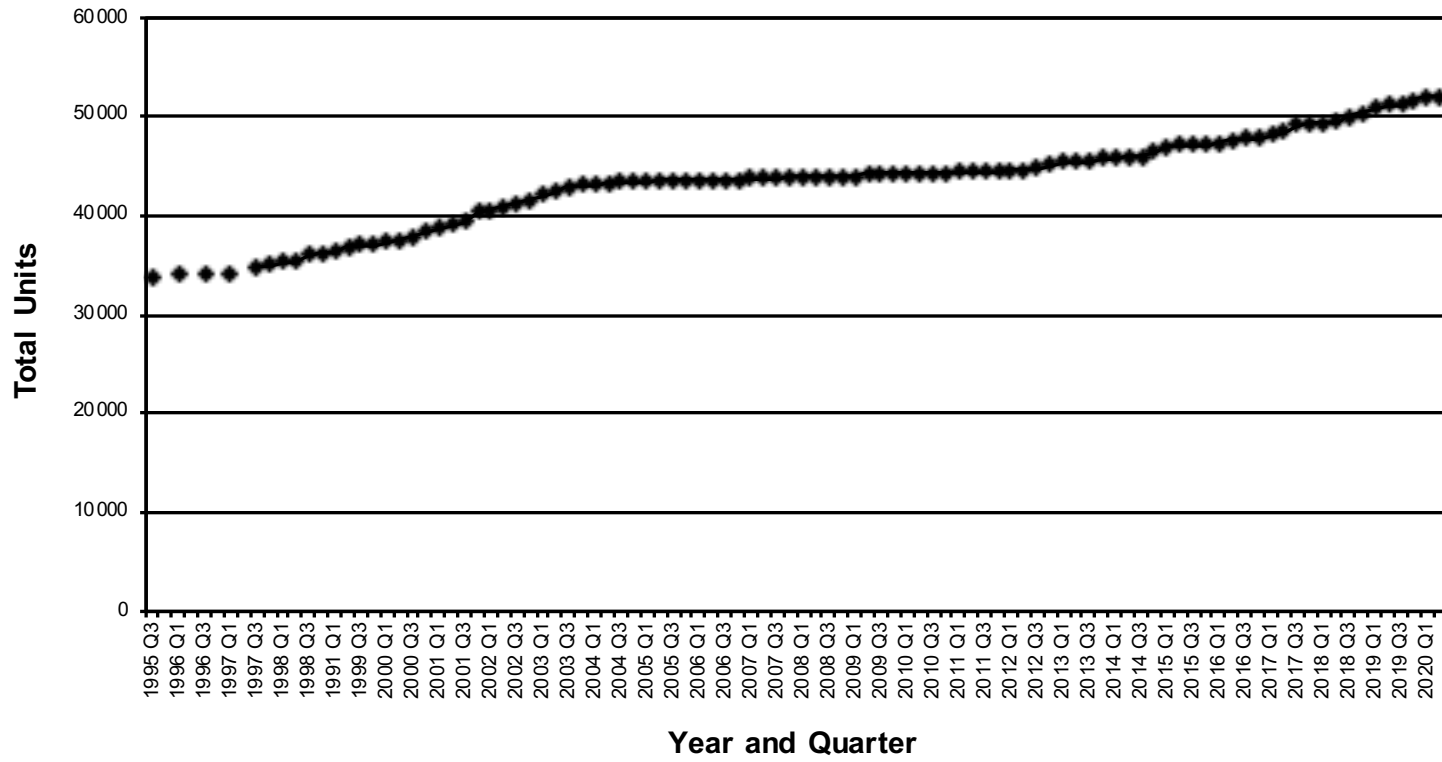


COLORADO
APARTMENT ASSOCIATION

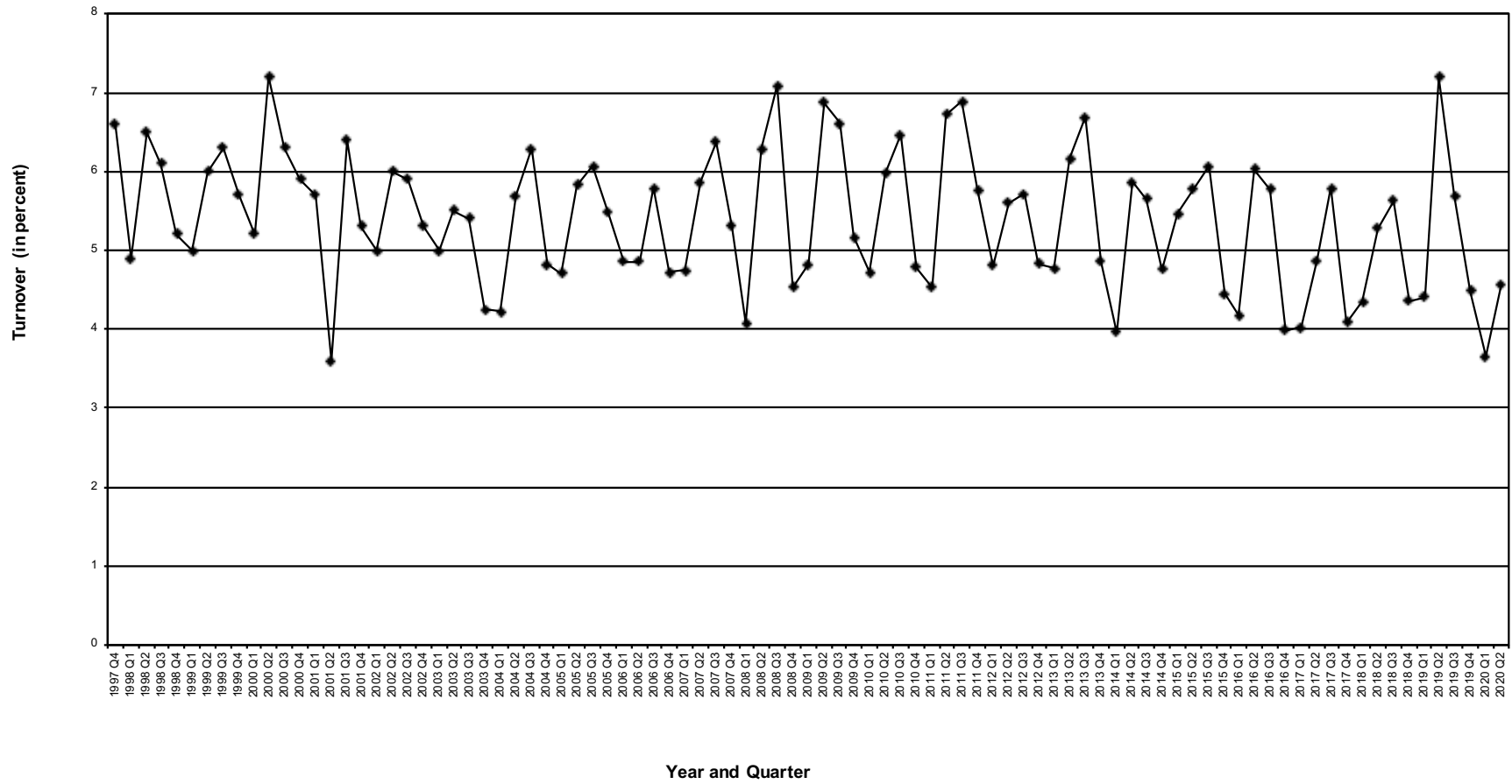


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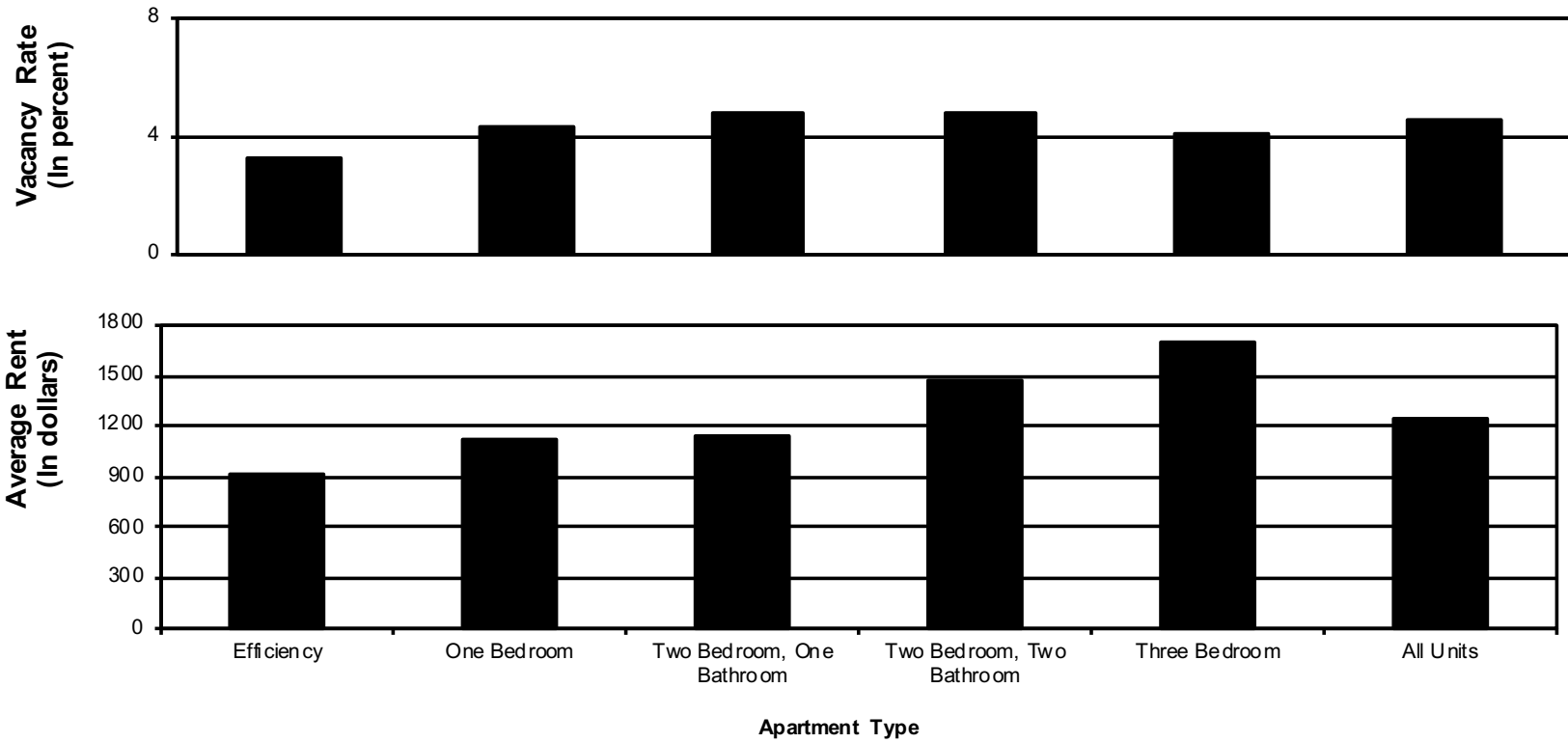
Total Apartment Units



Resident Turnover per Month



Comparisons by Apartment Type



Vacancy Rates by Market Area

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

Year	2010		2011				2012				2013				2014				2015				2016				2017				2018				2019				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	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	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	5.5	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		

Vacancies by Size of Building

(In Percent)

Year	2010		2011				2012				2013				2014				2015				2016				2017				2018				2019				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	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th				
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	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	2010		2011				2012				2013				2014				2015				2016				2017				2018				2019				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	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 Market Area	2012		2013				2014				2015				2016				2017				2018				2019				2020			
	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	2012		2013				2014				2015				2016				2017				2018				2019				2020			
	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	805.67	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	693.28	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	2012		2013				2014				2015				2016				2017				2018				2019				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	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 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		

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

Average Rent by Apartment Type

(In Dollars)

Market Area	2012		2013				2014				2015				2016				2017				2018				2019				2020					
	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				
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	2010		2011				2012				2013				2014				2015				2016				2017				2018				2019				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	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	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 bath	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

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		2013				2014				2015				2016				2017				2018				2019				2020							
	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 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	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	16.1	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	22.5	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	18.9	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	13.5	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	12.3	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	13.1	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	15.2	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	15.0	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	12.0	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	2012		2013				2014				2015				2016				2017				2018				2019				2020						
Type	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)																																					
To 1959	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	7.2			-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	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	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	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	6.5	3.8	1.7	7.2	8.1					
Southeast	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	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	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	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)

Feature/Amenity	With Feature/Amenity						Without Feature/Amenity						Difference
	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	1014.69	1153.78	1199.86	1447.24	1692.73	\$1,283.45	888.72	1101.14	1122.55	1528.55	1697.81	\$1,216.18	\$67.27
Patio or Balcony	991.63	1171.44	1196.76	1485.18	1716.72	\$1,298.58	792.43	920.30	1027.08	1399.37	1463.84	\$972.31	\$326.27
Fireplace	960.95	1160.90	1237.96	1453.84	1777.78	\$1,292.96	859.19	1072.45	1084.44	1584.97	1580.13	\$1,172.27	\$120.69
Nine-Foot Ceilings	1181.36	1281.26	1321.51	1560.34	1819.06	\$1,427.28	876.61	1017.49	1109.21	1375.69	1534.41	\$1,121.25	\$306.02
Swimming Pool	932.20	1127.44	1158.40	1487.57	1721.08	\$1,253.78	877.67	1079.49	1093.74	1386.01	1529.26	\$1,158.82	\$94.96
Spa or Sauna	1050.75	1221.46	1291.57	1499.47	1739.38	\$1,355.52	840.08	1024.07	1070.93	1441.88	1622.11	\$1,119.95	\$235.57
Exercise Room	965.71	1165.79	1199.44	1483.57	1710.90	\$1,288.67	789.88	957.00	1046.42	1475.85	1612.51	\$1,063.24	\$225.42
Sport Court	818.77	1091.37	1128.53	1427.57	1705.04	\$1,197.92	971.12	1130.89	1156.92	1495.60	1693.35	\$1,257.06	-\$59.14
Microwave	973.37	1264.54	1295.76	1556.60	1812.50	\$1,386.00	849.25	971.05	1091.01	1319.86	1486.95	\$1,086.60	\$299.40
Washer/Dryer Hookups	1030.39	1164.66	1188.79	1509.86	1742.80	\$1,308.35	891.72	1093.17	1123.83	1453.40	1649.28	\$1,195.34	\$113.01
Garbage Disposal	922.66	1126.66	1154.99	1502.08	1691.31	\$1,250.21	930.37	1078.06	1066.78	1269.03	1753.13	\$1,183.39	\$66.82
Dishwasher	950.72	1150.37	1166.93	1484.28	1703.69	\$1,272.52	789.34	920.34	1037.98	1412.50	1478.08	\$973.01	\$299.50
Air Conditioning	990.08	1140.40	1168.94	1497.39	1728.97	\$1,272.15	792.97	955.79	1070.54	1203.10	1486.56	\$1,041.93	\$230.22
Ceiling Fan	895.30	1119.90	1141.64	1469.76	1686.51	\$1,234.17	1012.84	1140.11	1200.23	1526.84	1724.30	\$1,291.58	-\$57.40
Attached Garage	1252.07	1362.99	1514.23	1629.91	1843.66	\$1,519.80	902.35	1074.72	1137.41	1429.26	1634.00	\$1,189.95	\$329.84
Covered Parking	1009.48	1159.04	1186.38	1494.52	1703.72	\$1,277.03	884.56	1097.43	1124.68	1474.25	1689.58	\$1,223.92	\$53.10
Clubhouse	953.68	1188.12	1228.09	1496.32	1730.75	\$1,311.96	813.80	944.01	1051.14	1325.65	1532.93	\$1,037.40	\$274.56
Business Center	958.38	1211.58	1257.38	1503.79	1742.14	\$1,329.17	844.32	1007.20	1062.20	1418.53	1611.30	\$1,116.80	\$212.37
Pets Allowed	932.56	1134.21	1167.63	1485.89	1700.00	\$1,256.06	807.09	1039.54	1006.33	1456.32	1636.20	\$1,156.79	\$99.27
Resident Pays Sewer/Water	937.71	1137.47	1172.74	1481.52	1712.12	\$1,259.51	756.22	1036.83	1019.38	1497.45	1567.15	\$1,148.59	\$110.92
Unit Security/Alarm System	752.81	1257.85	1519.84	1504.13	1692.45	\$1,398.34	924.26	1115.51	1138.59	1480.97	1695.60	\$1,236.85	\$161.48
Handicapped Access	943.18	1216.86	1261.53	1500.59	1771.79	\$1,341.40	901.89	1014.97	1097.49	1428.19	1590.55	\$1,124.90	\$216.50
Heat Included in Rent	704.65	881.48	1015.52	1140.36	1352.08	\$936.96	935.62	1133.94	1160.53	1484.98	1703.34	\$1,257.03	-\$320.07

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	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	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	2576	2889	2467	3563	3115	2832	2982													
NUMBER ABSORBED THIS TIME PERIOD		-572	797	641	339	534	685	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	0	0	240	311	319	403	222	195	11												
TOTAL UNITS AVAILABLE			44239	44315	44365	44672	45434	45982	47211	47626	48509	49497	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	49748													
UNITS VACANT	4335		2570	2839	2693	2453	2549	2150	2401	3059	3139	2776	2348													
NUMBER ABSORBED THIS TIME PERIOD	1035		485	-266	169	106	265	1050	385	907	195	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	49497	2019	51122	2020	52086
UNITS ADDED SINCE LAST SURVEY			76	18	0	187	0	20	0	108	711	517	20	11												
TOTAL UNITS AVAILABLE			44315	44333	44365	44859	45434	46002	47211	47734	49220	50011	51142	52086												
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%	4.5%													
UNITS RENTED		40460	41407	41614	42143	42962	44032	45210	45806	46579	47416	48565	49748													
UNITS VACANT		3855	2926	2751	2716	2472	1970	1928	2641	2595	2577	2577	2348													
NUMBER ABSORBED THIS TIME PERIOD		556	-338	89	164	-19	595	145	581	1129	1061	219	645													
TOTAL UNITS AVAILABLE		Fourth	2009	44315	2010	44315	2011	44365	2012	44859	2013	45434	2014	46002	2015	47211	2016	47734	2017	49220	2018	50011	2019	51142	2020	52086
UNITS ADDED SINCE LAST SURVEY			0	29	77	315	306	456	0	5	40	384	498	11												
TOTAL UNITS AVAILABLE			44315	44344	44442	45174	45742	46458	47211	47739	49260	50395	51640	52086												
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%	4.5%													
UNITS RENTED	40460		41151	41471	42341	42477	44005	44836	44494	46632	47387	48665	49748													
UNITS VACANT	3855		3193	2971	2833	3265	2453	3245	2626	3008	2977	2348	2348													
NUMBER ABSORBED THIS TIME PERIOD	0		-256	-144	196	-485	-27	-374	-1312	53	-28	104	645													
YEAR			2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020												
TOTAL NUMBER ABSORBED THIS YEAR			1022	691	320	870	137	1526	831	-342	1796	756	1282	1081												

Resident Turnover per Month by Size and Age of Building

(In Percent)

Building Type	2010			2011			2012			2013			2014			2015			2016			2017			2018			2019			2019																					
	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	5.3	11.4	7.5	0.0	32.1	0.0	0.0	8.0	0.0	0.0	0.0	1.9	0.5	0.0	5.0	0.0	33.3	9.6	8.7	7.1	12.0	0.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.7	0.0	2.2	0.0	16.7	6.3	7.7	7.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.1	0.0	2.8	0.0	0.0
9 - 50	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	3.1	3.7	3.6	3.8	4.3	3.2		
51 - 99	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	4.8	3.4	4.7	4.3	3.2	3.3		
100 - 199	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	4.5	5.3	4.5	4.6	3.5	4.4		
200 - 349	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	8.2	6.0	4.4	5.8	3.7	4.7		
350 up	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	5.2	6.5	4.7	5.1	3.9	4.9		
Age																																																				
To 1959	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	4.1	7.7	3.2	4.9	4.3	3.6		
1960-69	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	3.7	3.1	3.7	3.4	2.9	3.1		
1970-79	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	7.1	4.9	5.6	5.3	3.2	5.9		
1980-89	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	10.5	6.0	4.4	6.3	3.9	4.3		
1990-99	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	5.2	6.1	4.9	5.4	3.2	6.3		
2000-09	7.0	5.2	5.2	6.0	7.2	8.4	7.8	7.4	4.4	6.0	5.6	7.2	5.6	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	5.0	6.2	4.7	5.4	3.4	4.5		
2010 up																								3.9	5.6	7.8	4.5	5.4	3.4	5.4	6.1	2.1	4.2	3.1	3.5	5.1	3.7	3.9	5.3	5.5	6.0	4.5	5.3	4.9	6.2	6.7	4.3	5.5	3.9	4.4		
Average	6.5	4.8	5.5	4.5	6.7	6.9	5.8	6.0	4.8	5.6	5.7	4.8	5.2	4.8	6.2	6.7	4.9	5.6	4.0	5.9	5.7	4.8	5.1	5.5	5.8	6.1	4.5	5.4	4.2	6.0	5.8	4.0	5.0	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		

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

Number of Survey Responses by Market Area

	2011		2012				2013				2014				2015				2016				2017				2018				2019					
	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	18017	18537	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**

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						2 0.0%														2 0.0%	
\$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																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	39	1180	3.3%	429	9832	4.4%	203	4234	4.8%	296	6191	4.8%	36	959	3.8%	17	240	7.1%	1020	22636	4.5%

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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						2 0.0%														2 0.0%	
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625								4 0.0%													4 0.0%
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775		3 0.0%																			3 0.0%
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875					2 21 9.5%															2 21 9.5%	
\$876 to \$900															23 0.0%					23 0.0%	
\$901 to \$925					3 57 5.3%															3 57 5.3%	
\$926 to \$950		3 0.0%																		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%															10 120 8.3%	
\$1126 to 1150		12 0.0%																		12 0.0%	
\$1151 to 1175					4 108 3.7%			1 0.0%												4 109 3.7%	
\$1176 to 1200					62 0.0%															62 0.0%	
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275															3 0.0%					3 0.0%	
\$1276 to 1300																					
\$1301 to 1325					4 102 3.9%															4 102 3.9%	
\$1326 to 1350					17 134 12.7%															17 134 12.7%	
\$1351 to 1375					6 109 5.5%			1 132 0.8%		1 108 0.9%									8 364 2.2%		
\$1376 to 1400		15 0.0%								56 0.0%										56 0.0%	
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475					3 38 7.9%															3 38 7.9%	
\$1476 to 1400					45 0.0%					18 96 18.8%										18 141 12.8%	
\$1501 to 1525																					
\$1526 to 1550					1 29 3.4%					19 112 17.0%										20 141 14.2%	
\$1551 to 1575																					
\$1576 to 1500								36 0.0%												36 0.0%	
\$1601 to 1625																					
\$1626 to 1650										2 130 1.5%										2 130 1.5%	
\$1651 to 1675										2 84 2.4%										2 84 2.4%	
\$1676 to 1600										144 0.0%				1 21 4.8%						1 165 0.6%	
\$1701 to 1725														1 12 8.3%						1 12 8.3%	
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800										1 45 2.2%										1 45 2.2%	
\$1801 to 1825																					
\$1826 to 1850														4 0.0%						4 0.0%	
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000														21 0.0%						21 0.0%	
\$2000 and up																					
TOTALS		33 0.0%			50 827 6.0%			1 202 0.5%		43 780 5.5%			2 57 3.5%			23 0.0%			96 1922 5.0%		

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

**Vacancy Rates During the Current Quarter
Colorado Springs - 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																						
\$726 to \$750																						
\$751 to \$775					164	0.0%														164	0.0%	
\$776 to \$800																						
\$801 to \$825		59	0.0%																	59	0.0%	
\$826 to \$850					15	0.0%														15	0.0%	
\$851 to \$875				8	371	2.2%														8	371	2.2%
\$876 to \$900																						
\$901 to \$925				13	274	4.7%		40	0.0%										13	314	4.1%	
\$926 to \$950					1	0.0%		18	0.0%											19	0.0%	
\$951 to \$975							3	188	1.6%										3	188	1.6%	
\$976 to \$1000	1	28	3.6%																1	28	3.6%	
\$1001 to 1025	7	24	29.2%	2	152	1.3%	1	98	1.0%										10	274	3.6%	
\$1026 to 1050		17	0.0%	1	143	0.7%	1	111	0.9%										2	271	0.7%	
\$1051 to 1075				2	200	1.0%													2	200	1.0%	
\$1076 to 1100				1	2	50.0%		80	0.0%	7	121	5.8%							8	203	3.9%	
\$1101 to 1125	2	88	2.3%																2	88	2.3%	
\$1126 to 1150		2	0.0%	17	235	7.2%		28	0.0%										17	265	6.4%	
\$1151 to 1175					13	0.0%														13	0.0%	
\$1176 to 1200																						
\$1201 to 1225				5	88	5.7%	6	140	4.3%										11	228	4.8%	
\$1226 to 1250							6	49	12.2%	7	176	4.0%		3	0.0%				13	228	5.7%	
\$1251 to 1275								56	0.0%		17	0.0%								73	0.0%	
\$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				22	209	10.5%	4	32	12.5%										26	241	10.8%	
\$1351 to 1375				27	341	7.9%					1	0.0%							27	342	7.9%	
\$1376 to 1400							4	27	14.8%	2	68	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	113	1.8%							2	113	1.8%	
\$1451 to 1475				1	100	1.0%				5	80	6.3%							6	180	3.3%	
\$1476 to 1400											120	0.0%							120	0.0%		
\$1501 to 1525																						
\$1526 to 1550											1	0.0%								1	0.0%	
\$1551 to 1575											2	0.0%								2	0.0%	
\$1576 to 1500										2	150	1.3%		9	0.0%				2	159	1.3%	
\$1601 to 1625											3	0.0%								3	0.0%	
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600										16	120	13.3%							16	120	13.3%	
\$1701 to 1725													1	16	6.3%				1	16	6.3%	
\$1726 to 1750																						
\$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													12	0.0%						12	0.0%	
TOTALS	10	218	4.6%	99	2318	4.3%	26	907	2.9%	70	1313	5.3%	2	172	1.2%				207	4928	4.2%	

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$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																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825	1	102	1.0%																	1	102	1.0%	
\$826 to \$850				3	90	3.3%														3	90	3.3%	
\$851 to \$875				7	60	11.7%														7	60	11.7%	
\$876 to \$900				3	87	3.4%														3	87	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				24	216	11.1%														24	216	11.1%	
\$976 to \$1000		1	0.0%	5	121	4.1%	3	115	2.6%											8	237	3.4%	
\$1001 to 1025								11	0.0%												11	0.0%	
\$1026 to 1050					8	0.0%															8	0.0%	
\$1051 to 1075							2	24	8.3%											2	24	8.3%	
\$1076 to 1100				2	114	1.8%														2	114	1.8%	
\$1101 to 1125				2	68	2.9%														2	68	2.9%	
\$1126 to 1150				9	136	6.6%					1	24	4.2%							10	160	6.3%	
\$1151 to 1175								3	54	5.6%						6	50	12.0%		9	104	8.7%	
\$1176 to 1200								11	96	11.5%										11	96	11.5%	
\$1201 to 1225								6	47	12.8%										6	47	12.8%	
\$1226 to 1250								13	132	9.8%										13	184	7.1%	
\$1251 to 1275				12	299	4.0%														12	299	4.0%	
\$1276 to 1300	52		0.0%	3	114	2.6%		1	0.0%	6	92	6.5%								9	207	4.3%	
\$1301 to 1325				6	246	2.4%														6	254	2.4%	
\$1326 to 1350				2	130	1.5%				8	0.0%									26	478	5.4%	
\$1351 to 1375				4	117	3.4%				38	0.0%									4	117	3.4%	
\$1376 to 1400				6	70	8.6%									1	16	6.3%			7	86	8.1%	
\$1401 to 1425				14	504	2.8%			52	0.0%	6	126	4.8%							28	754	3.7%	
\$1426 to 1450										16	144	11.1%					8	72	11.1%		16	144	11.1%
\$1451 to 1475																							
\$1476 to 1400										8	104	7.7%								8	104	7.7%	
\$1501 to 1525				3	152	2.0%														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	320	3.4%			3	44	6.8%			14	364	3.8%	
\$1626 to 1650										3	152	2.0%			8	24	33.3%			11	176	6.3%	
\$1651 to 1675															3	63	4.8%			3	63	4.8%	
\$1676 to 1600															4	16	25.0%			4	16	25.0%	
\$1701 to 1725															3	21	14.3%			3	21	14.3%	
\$1726 to 1750															1	4	25.0%			4	94	4.3%	
\$1751 to 1775										3	90	3.3%			2	120	1.7%			4	186	2.2%	
\$1776 to 1800										3	205	1.5%						2	16	12.5%	3	217	1.4%
\$1801 to 1825																							
\$1826 to 1850																21	0.0%				21	0.0%	
\$1851 to 1875															15	0.0%					15	0.0%	
\$1876 to 1900																							
\$1901 to 1926																15	0.0%				15	0.0%	
\$1926 to 1950															1	39	2.6%			1	39	2.6%	
\$1951 to 1975															2	36	5.6%			2	36	5.6%	
\$1976 to 2000																							
\$2000 and up																							
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%		

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$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	52	3.8%																2	52	3.8%
\$826 to \$850				2	52	3.8%													2	52	3.8%
\$851 to \$875																					
\$876 to \$900		64	0.0%	19	415	4.6%													19	479	4.0%
\$901 to \$925				4	124	3.2%													4	131	3.1%
\$926 to \$950		48	0.0%													7	0.0%		4	48	0.0%
\$951 to \$975				16	292	5.5%	1	11	9.1%										17	303	5.6%
\$976 to \$1000					88	0.0%		48	0.0%											136	0.0%
\$1001 to 1025							3	84	3.6%										3	84	3.6%
\$1026 to 1050							6	192	3.1%										6	192	3.1%
\$1051 to 1075																					
\$1076 to 1100				16	176	9.1%	3	80	3.8%				6	288	2.1%				25	544	4.6%
\$1101 to 1125												4	124	3.2%					4	124	3.2%
\$1126 to 1150		24	0.0%																	24	0.0%
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225				4	92	4.3%						4	168	2.4%					4	168	2.4%
\$1226 to 1250					72	0.0%														72	0.0%
\$1251 to 1275							1	32	3.1%										1	32	3.1%
\$1276 to 1300																					
\$1301 to 1325							1	10	10.0%					6	0.0%				1	16	6.3%
\$1326 to 1350																					
\$1351 to 1375													28	0.0%						28	0.0%
\$1376 to 1400																					
\$1401 to 1425														1	10	10.0%			1	10	10.0%
\$1426 to 1450							1	44	2.3%										1	44	2.3%
\$1451 to 1475							1	24	4.2%			2	32	6.3%					3	56	5.4%
\$1476 to 1400																					
\$1501 to 1525																28	0.0%			28	0.0%
\$1526 to 1550												8	188	4.3%					8	188	4.3%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600														20	0.0%					20	0.0%
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775														4	56	7.1%			4	56	7.1%
\$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	188	1.1%	61	1311	4.7%	17	525	3.2%	24	828	2.9%	5	92	5.4%		35	0.0%	109	2979	3.7%

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

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

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600										1	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 \$725																						
\$726 to \$750						11	0.0%													11	0.0%	
\$751 to \$775						38	0.0%													38	0.0%	
\$776 to \$800						32	0.0%													32	0.0%	
\$801 to \$825																						
\$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									10	0.0%										10	0.0%	
\$976 to \$1000																						
\$1001 to 1025				2	54	3.7%														2	54	3.7%
\$1026 to 1050																						
\$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																						
\$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																						
\$1501 to 1525								1	80	1.3%										1	80	1.3%
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675										3	64	4.7%								3	64	4.7%
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775													24	0.0%		1	36	2.8%		1	60	1.7%
\$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	60	1.7%	6	231	2.6%	21	407	5.2%	4	97	4.1%	29	0.0%	1	36	2.8%	33	860	3.8%		

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

**Vacancy Rates During the Current Quarter
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																						
\$676 to \$700																						
\$701 to \$725	6	45	13.3%																6	45	13.3%	
\$726 to \$750																						
\$751 to \$775	6	216	2.8%			28	0.0%												6	244	2.5%	
\$776 to \$800																						
\$801 to \$825								33	0.0%											33	0.0%	
\$826 to \$850				4	74	5.4%													4	74	5.4%	
\$851 to \$875				1	72	1.4%													1	72	1.4%	
\$876 to \$900	3	30	10.0%																3	30	10.0%	
\$901 to \$925	2	15	13.3%			160	0.0%												2	175	1.1%	
\$926 to \$950				2	99	2.0%													2	99	2.0%	
\$951 to \$975	1	10	10.0%					5	106	4.7%									6	116	5.2%	
\$976 to \$1000	1	40	2.5%					25	189	13.2%									26	229	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	18	22.2%									8	74	10.8%	
\$1051 to 1075									116	0.0%				2	0.0%					118	0.0%	
\$1076 to 1100																						
\$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%													1	40	2.5%	
\$1176 to 1200											13	0.0%								13	0.0%	
\$1201 to 1225						108	0.0%													108	0.0%	
\$1226 to 1250						56	0.0%													56	0.0%	
\$1251 to 1275				8	146	5.5%		1	51	2.0%									9	197	4.6%	
\$1276 to 1300								6	190	3.2%									6	190	3.2%	
\$1301 to 1325				9	88	10.2%					3	0.0%							9	91	9.9%	
\$1326 to 1350				4	68	5.9%													4	68	5.9%	
\$1351 to 1375				9	172	5.2%													9	172	5.2%	
\$1376 to 1400				1	104	1.0%		1	16	6.3%		24	0.0%		16	0.0%			2	160	1.3%	
\$1401 to 1425											3	212	1.4%		39	0.0%				3	251	1.2%
\$1426 to 1450								2	156	1.3%									2	156	1.3%	
\$1451 to 1475								3	64	4.7%									3	64	4.7%	
\$1476 to 1400																						
\$1501 to 1525											1	132	0.8%		24	0.0%				1	156	0.6%
\$1526 to 1550								6	54	11.1%		2	76	2.6%					8	130	6.2%	
\$1551 to 1575																						
\$1576 to 1500															32	0.0%				32	0.0%	
\$1601 to 1625															12	0.0%				12	0.0%	
\$1626 to 1650															12	0.0%				12	0.0%	
\$1651 to 1675											5	184	2.7%						5	184	2.7%	
\$1676 to 1600											12	65	18.5%		16	0.0%			12	81	14.8%	
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775											5	114	4.4%		24	0.0%				5	114	4.4%
\$1776 to 1800																						
\$1801 to 1825																	8	0.0%			8	0.0%
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950											1	16	6.3%							1	16	6.3%
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	20	388	5.2%	49	1392	3.5%	67	1138	5.9%	29	839	3.5%		177	0.0%		8	0.0%	165	3942	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																					
\$601 to \$625		6	0.0%																6	0.0%	
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725	1	14	7.1%																1	14	7.1%
\$726 to \$750					2	0.0%														2	0.0%
\$751 to \$775																					
\$776 to \$800		60	0.0%																	60	0.0%
\$801 to \$825								1	0.0%											1	0.0%
\$826 to \$850		3	0.0%	1	84	1.2%													1	87	1.1%
\$851 to \$875				1	34	2.9%			1	0.0%									1	35	2.9%
\$876 to \$900		21	0.0%					1	0.0%											22	0.0%
\$901 to \$925				3	38	7.9%													3	38	7.9%
\$926 to \$950				5	48	10.4%													9	60	15.0%
\$951 to \$975	4	12	33.3%		49	0.0%			2	10	20.0%								2	59	3.4%
\$976 to \$1000									1	21	4.8%								1	21	4.8%
\$1001 to 1025				24	156	15.4%													24	156	15.4%
\$1026 to 1050																					
\$1051 to 1075				3	46	6.5%		1	33	3.0%			1	0.0%					4	80	5.0%
\$1076 to 1100				1	40	2.5%													1	40	2.5%
\$1101 to 1125				7	220	3.2%		18	176	10.2%		5	34	14.7%					30	430	7.0%
\$1126 to 1150																					
\$1151 to 1175		13	0.0%							19	0.0%									32	0.0%
\$1176 to 1200								2	24	8.3%									2	24	8.3%
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275					11	0.0%		3	12	25.0%			1	29	3.4%				1	29	3.4%
\$1276 to 1300											17	140	12.1%						17	140	12.1%
\$1301 to 1325																					
\$1326 to 1350				1	136	0.7%													1	136	0.7%
\$1351 to 1375																					
\$1376 to 1400													3	0.0%					3	0.0%	
\$1401 to 1425																					
\$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																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675											1	8	12.5%						1	8	12.5%
\$1676 to 1600											2	165	1.2%						2	165	1.2%
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900														1	0.0%					1	0.0%
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000														22	0.0%					22	0.0%
\$2000 and up																					
TOTALS	5	129	3.9%	46	864	5.3%	27	313	8.6%	26	407	6.4%	1	56	1.8%				105	1769	5.9%

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