Colorado Multi-Family Affordable Housing Vacancy and Rent Study

Including:
Denver Metro Area, Colorado Springs, Fort Collins, Greeley, Pueblo, and Grand Junction

First Quarter 2009

sponsored by

Colorado Department of Local Affairs
Division of Housing

researched and authored by
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of the
Daniels College of Business
The University of Denver

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Executive Summary

The composite vacancy rate for affordable housing for all metropolitan areas across the State of Colorado was 7.4 percent for the first quarter of 2009. For the fourth quarter of 2008, it was 6.9 percent, and 5.7 percent for the third quarter of 2008. It was 6.9 percent for the first quarter of 2008, and 6.0 percent for the first quarter of 2007. The vacancy rate was the lowest in Grand Junction at 1.6 percent and the highest in Jefferson County at 15.7 percent.

For building size, the lowest vacancy rate was in buildings with “51 to 99” units (5.4 percent) and the highest in buildings with “350 and up units” (10.9 percent). Buildings constructed between “1970 and 79,” had the highest vacancy rate at 10.2 percent while buildings constructed “1980 to 1989” had the lowest vacancy rate at 4.3 percent. For all affordable housing units reporting, efficiencies had 7.6 percent vacant; one bedroom, 5.0 percent; two bedroom, one bath, 13.7 percent; two bedroom, two bath, 7.7 percent; and three bedroom, 5.0 percent were vacant.

The statewide average affordable housing rental rate was $658.12 for First Quarter 2009 compared to $682.00 in the Fourth Quarter of 2008. It was $659.26 in the First Quarter of 2008 and $680.05 for the First Quarter of 2007. The lowest average rental rate was in Pueblo at $510.04 and highest in Boulder/Broomfield Counties at $722.51. Efficiencies averaged $473.26; one bedroom, $565.48; two bedroom, one bath, $693.51; two bedroom, two bath, $744.78; and three bedroom units, $814.66.

Rents are highest in buildings with “350 and up” units, $725.59 and lowest in “9 to 50” unit buildings, $585.39. Rents are highest in buildings constructed between “2000 to 2204,” $713.54, and lowest in buildings constructed “before 1959,” $576.66.

The median rent was $671.89 with the lowest in Pueblo at $491.93, and highest in Boulder/Broomfield Counties with $725.00. The average rent per square foot was $1.01.

For the first quarter of 2009, 13,008 units were reported. The participation of the various affordable housing communities is appreciated. The Survey is conducted quarterly and is sponsored by the Colorado Division of Housing.

INTRODUCTION

The purpose of this effort by the Colorado Division of Housing is to sponsor the **Affordable** Housing Vacancy and Rental Survey to show vacancy rates by type of apartment (efficiency; one bedroom; two bedroom, one bath; two bedroom, two bath; three bedroom; and other) and rent levels by location, age and size of building. The Survey includes all multi-family rental; two units and up. Affordable housing for this survey is defined as those units that are deed-restricted and require residents to have an income that is no higher than the respective Area Medium Income appropriate to the governmental funding requirements for that property. The Area Medium Income is determined by the US Department of Housing and Urban Development.

The Survey covers seventeen major market areas: Colorado Springs, Denver Metro Area (Adams, Arapahoe, Boulder/Broomfield, Denver, Douglas, and Jefferson Counties), Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo.

When no figures are shown, no apartments of the 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 rates are as of the 10th of March, June, September and December for the Survey. The samples were taken with 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 were 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 Dr. Gordon E. Von Stroh.

Since 1995 the Division of Housing of the State of Colorado has funded the Multi-Family Housing Vacancy and Rental Survey for various Colorado Communities. These Surveys cover the first and third quarters, except for Colorado Springs, Denver Metro Area, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo which are conducted quarterly. A public/private partnership has committed to sponsor the Denver Metro Area on a quarterly basis and 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, owners and apartment managers is appreciated. Survey management and analysis was done by Dr. Gordon E. Von Stroh of Colorado Economic and Management Associates. Assisting in the Survey was C. M. Von Stroh.

The Colorado Housing and Finance Authority and the Division of Housing will use the Survey as a data source for compiling current market information for updates to its community housing profiles, which are contained in the Consolidated Plan. The Consolidated Plan is a strategic investment plan, which enumerates the actions the State will take to assist communities in meeting their housing and infrastructure needs. Additionally, as federal dollars for public housing decrease, accurate rental market information will

be essential in order for public housing authorities to verify local fair market rents established by the United States Department of Housing and Urban Development.

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 Denver Area Apartment Vacancy and Rental Survey, and the Colorado Multi-Family Housing Vacancy and Rent Survey. The ultimate goal is to have multi-family rental market data that is consistent statewide. As the sample size stabilizes 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, perceived regional importance and/or the percentage of renters paying a high share of income for shelter. Changes in format and in the 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 Gordon Von Stroh gordon@vonstroh.com or at 303-871-3435 or write to him at the Daniels College of Business, The University of Denver, Denver, Colorado, 80208.

Colorado State

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NUMBER OF TOTAL AFFORDABLE HOUSING
SURVEY RESPONSES BY MARKET AREA

	2006		2007				2008				2009				2010			
Market Area	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	9151	9919	10371	10282	10585	10387	11738	11672	11987	12746	13008							
Colorado Springs	851	1056	1063	749	854	685	673	633	913	881	1008							
Denver Metro Area	6159	7119	6973	7740	7736	7362	9075	9127	8979	10092	10480							
Adams County	1159	1625	1545	1729	1601	1304	1835	1753	1211	1419	1531							
Arapahoe	669	1172	1000	1122	1005	984	1093	1503	1498	1708	1721							
Boulder/Broomfield Counties	1055	600	488	679	420	141	950	834	725	1310	996							
Denver County	2022	2656	2434	2857	2723	3033	3185	3010	3011	3163	3655							
Douglas County	829	424	200	233	253	233	233	200	313	346	346							
Jefferson County	425	642	1306	1120	1734	1667	1779	1827	2221	2146	2231							
Fort Collins/Loveland	1291	959	1397	1072	1198	1175	865	624	811	685	420							
Grand Junction	164	231	257	291	291	363	423	501	501	363	501							
Greeley	240	198	298	234	336	337	502	565	559	378	406							
Pueblo	446	182	349	196	170	465	200	222	222	347	193							

STATE OF COLORADO AFFORDABLE HOUSING
VACANCY RATES BY MARKET AREA

(In Percent)

Fort Collins
9.1%

Loveland
11.9%

Greeley
6.2%

Denver Metro Area
7.8%

Adams	5.2%
Arapahoe	6.2%
Boulder/Broom	4.3%
Denver	6.1%
Douglas	5.5%
Jefferson	15.7%

Grand Junction
1.6%

Colorado Springs
6.3%

Pueblo
3.1%

Average for all State Metro Areas
7.4%

MULTI-FAMILY AFFORABLE HOUSING
VACANCY RATES BY MARKET AREA
(In Percent)

	2006		2007				2008				2009				2010			
Market Area	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1nd	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	4.7	5.2	6.0	4.7	6.4	5.9	6.9	6.1	5.7	6.9	7.4							
Colorado Springs	8.0	7.4	5.4	5.1	8.5	8.0	5.8	6.2	9.4	8.7	6.3							
Denver	3.8	5.2	6.5	4.3	6.6	5.6	7.5	6.2	5.5	6.8	7.8							
Adams	3.2	5.9	6.7	5.6	4.6	4.1	4.1	4.3	3.6	4.5	5.2							
Arapahoe	1.3	6.7	9.2	5.1	8.8	6.8	5.7	7.7	7.2	4.6	6.2							
Boulder/Broomfield	3.9	2.0	1.4	2.9	5.2	2.1	4.5	4.0	3.9	4.2	4.3							
Denver	3.8	3.3	4.8	3.5	5.3	4.7	9.9	3.4	4.3	5.2	6.1							
Douglas	6.8	8.3	6.5	6.9	8.3	9.9	9.9	13.5	6.1	5.5	5.5							
Jefferson	3.8	9.0	9.3	4.1	9.3	7.1	8.9	11.5	7.5	14.3	15.7							
Fort Collins/Loveland	6.7	5.6	5.9	8.1	6.2	7.7	4.5	8.8	7.6	6.9	9.8							
Fort Collins						7.0	4.7	9.1	7.3	6.5	9.1							
Loveland						10.6	3.4	6.8	13.5	20.3	11.9							
Grand Junction	7.9	2.2	1.9	1.7	2.7	4.1	2.1	1.8	2.0	1.9	1.6							
Greeley	2.9	2.5	4.4	5.6	2.4	9.2	7.2	6.4	5.0	13.2	6.2							
Pueblo	4.0	2.2	1.4	4.1	1.2	2.8	5.0	2.3	2.7	4.6	3.1							

AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency	14.3	13.3	11.3	10.0	8.4	9.3	10.4	5.7	6.4	7.0	7.6							
	One bedroom	3.2	4.6	5.4	3.4	5.6	4.3	8.1	4.8	4.9	4.8	5.0							
	Two bed, one bath	4.4	5.1	6.7	5.1	7.1	8.1	7.8	7.2	6.5	10.4	13.7							
	Two bed, two bath	4.7	5.9	6.3	6.0	6.1	5.5	5.6	7.4	7.6	8.0	7.7							
	Three bedroom	6.8	4.4	5.4	5.9	7.3	6.6	4.7	5.7	5.5	6.7	5.0							
	All	4.7	5.2	6.0	4.7	6.4	5.9	6.9	6.1	5.7	6.9	7.4							
Colorado Springs	Efficiency	9.1	8.0	0.0	0.0	0.0	0.0	4.5	6.3	0.0	7.7	0.0							
	One bedroom	4.1	7.6	6.3	5.5	6.3	6.2	6.3	6.6	5.9	4.9	3.6							
	Two bed, one bath	5.5	8.1	6.5	9.2	14.6	16.0	14.1	8.1	17.0	14.5	11.6							
	Two bed, two bath	12.3	1.8	2.9	0.0	4.3	0.0	1.4	2.2	8.7	4.3	4.4							
	Three bedroom	10.0		0.0								30.0							
	All	8.0	7.4	5.4	5.1	8.5	8.0	5.8	6.2	9.4	8.7	6.3							
Denver Metro Area	Efficiency	14.6	13.8	11.7	11.2	11.5	10.7	10.7	5.9	7.1	6.6	7.8							
	One bedroom	3.0	4.8	5.8	3.1	6.0	4.2	8.9	4.8	5.2	4.8	5.2							
	Two bed, one bath	4.3	5.2	8.3	4.3	6.0		8.3	7.0	5.3	10.4	14.8							
	Two bed, two bath	3.2	6.7	6.9	6.3	6.7	5.7	6.2	7.6	7.6	8.3	8.3							
	Three bedroom	4.7	3.4	5.7	5.3	7.3	6.1	4.2	6.1	5.1	6.4	5.6							
	All	3.8	5.2	6.5	4.3	6.6	5.6	7.5	6.2	5.5	6.8	7.8							
Adams	Efficiency		15.0	26.3	17.5	0.0	0.0	9.1	9.1	0.0	4.4	15.9							
	One bedroom	1.9	6.9	7.2	5.5	4.1	4.6	3.7	3.7	3.1	2.6	4.7							
	Two bed, one bath	4.2	2.9	9.0	1.3	2.5	4.3	4.1	4.3	1.9	4.5	5.2							
	Two bed, two bath	2.9	8.2	5.8	6.5	6.4	3.1	5.4	5.6	13.5	11.7	6.2							
	Three bedroom	4.0	4.1	4.2	9.4	6.7	4.8	3.1	2.5	2.9	4.0	3.2							
	All	3.2	5.9	6.7	5.6	4.6	4.1	4.1	4.3	3.6	4.5	5.2							
Arapahoe	Efficiency		50.0	50.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0							
	One bedroom	1.5	6.3	11.7	3.0	5.9	6.3	8.3	6.1	8.7	3.6	3.8							
	Two bed, one bath	0.0	11.8	8.8	4.0	11.4	5.9	1.2	8.4	5.5	5.3	8.1							
	Two bed, two bath	1.7	8.8	11.6	9.7	8.0	5.3	6.3	7.5	5.4	6.4	10.6							
	Three bedroom	0.8	2.4	2.5	3.6	8.5	6.9	2.1	10.6	7.0	4.1	6.8							
	All	1.3	6.7	9.2	5.1	8.8	6.8	5.7	7.7	7.2	4.6	6.2							
Boulder/ Broomfield	Efficiency				20.0	40.0		0.0	0.0		0.0	0.0							
	One bedroom	2.6	2.8	1.0	1.6	3.6	0.0	1.9	2.8	2.5	3.0	3.9							
	Two bed, one bath	0.0	2.5	0.0	5.9	6.6	5.0	6.7	5.2	8.8	7.1	6.7							
	Two bed, two bath	5.5	2.4	2.7	0.0			7.4	7.4	5.4	3.6	3.0							
	Three bedroom	5.3	1.2	1.3	2.8	0.0	5.0	4.0	2.6	3.1	4.6	4.7							
	All	3.9	2.0	1.4	2.9	5.2	2.1	4.5	4.0	3.9	4.2	4.3							
Denver	Efficiency	14.6	12.7	9.2	9.1	13.7	11.5	12.8	5.9	8.8	6.6	5.7							
	One bedroom	2.3	1.8	2.9	2.7	3.9	3.3	11.5	2.1	4.2	3.9	4.1							
	Two bed, one bath	4.8	5.3	6.8	5.1	6.1	6.7	10.5	5.8	3.9	6.8	12.3							
	Two bed, two bath	1.1	0.9	3.9	2.2	4.6	4.6	4.6	4.0	5.1	8.3	6.0							
	Three bedroom	4.4	4.5	10.1	3.7	4.3	2.9	3.8	2.8	2.9	4.1	2.8							
	All	3.8	3.3	4.8	3.5	5.3	4.7	9.9	3.4	4.3	5.2	6.1							
Douglas	Efficiency																		
	One bedroom	8.4	6.9	5.9	2.0	4.0	4.0	4.0	11.8	6.0	4.5	4.5							
	Two bed, one bath	7.8								5.0	5.0	5.0							
	Two bed, two bath	3.5	9.5	6.0	10.0	11.7	14.0	14.0	18.0	7.0	7.0	7.0							
	Three bedroom	10.0		9.4	12.5	9.4	15.6	15.6	3.1	7.7	7.7	7.7							
	All	6.8	8.3	6.5	6.9	8.3	9.9	9.9	13.5	6.1	5.5	5.5							
Jefferson	Efficiency			6.7	0.0	8.8	5.9	2.9	2.5	0.0	10.0	17.5							
	One bedroom	3.9	18.0	9.6	2.6	13.0	6.1	11.1	10.0	5.7	10.0	10.3							
	Two bed, one bath	2.9	5.0	12.0	5.8	6.4	10.3	11.8	11.9	9.4	25.9	34.8							
	Two bed, two bath	3.5	6.0	8.3	5.3	5.7	6.1	5.7	10.6	10.3	11.0	11.5							
	Three bedroom	6.1	5.6	11.1	4.7	10.3	8.8	7.1	14.3	8.3	13.9	9.6							
	All	3.8	9.0	9.3	4.1	9.3	7.1	8.9	11.5	7.5	14.3	15.7							

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 rent minus rental losses equals effective rent.

AFFORDABLE HOUSING VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency		12.0	12.0		5.4	12.0	15.7	4.8	4.8									
	One bedroom	3.9	0.7	3.6	8.4	5.2	4.9	0.7	4.8	3.3	3.0	3.7							
	Two bed, one bath	4.2	3.3	5.0	9.9	8.5	11.1	0.0	12.8	10.3	9.3	11.8							
	Two bed, two bath	5.0	3.0	5.3	5.9	4.3	5.3	3.6	12.9	10.7	7.4	18.5							
	Three bedroom	12.1	9.5	6.9	9.5	8.6	8.9	5.4	7.1	12.7	9.5	7.4							
	All	6.7	5.6	5.9	8.1	6.2	7.7	4.5	8.8	7.6	6.9	9.8							
Grand Junction	Efficiency																		
	One bedroom	4.2	0.0	0.0	0.0	1.3	1.8	1.7	1.0	2.1	0.0	0.5							
	Two bed, one bath	3.8	1.0	3.4	1.0	3.1	5.4	1.8	0.9	2.7	1.8	3.6							
	Two bed, two bath				0.0	0.0	0.0	0.0	4.1	2.0	0.0	2.0							
	Three bedroom	11.5	3.4	2.2	3.4	3.4	5.5	3.4	2.7	1.4	3.4	1.4							
	All	7.9	2.2	1.9	1.7	2.7	4.1	2.1	1.8	2.0	1.9	1.6							
Greeley	Efficiency	0.0			100.0	0.0		0.0	12.5	22.2	20.0	12.5							
	One bedroom	2.2	1.3	4.7	3.2	1.2	5.7	6.7	5.8	4.4	10.7	7.3							
	Two bed, one bath	4.8	5.0	0.0	5.0	5.1		5.9	6.5	5.7	16.0	7.1							
	Two bed, two bath	0.0	0.0	8.7	25.0	0.0	12.5	7.1	6.3	5.3	14.5	4.7							
	Three bedroom	4.1	15.4	5.0	0.0	9.1	11.5	9.2	6.9	4.6	13.6	4.0							
	All	2.9	2.5	4.4	5.6	2.4	9.2	7.2	6.4	5.0	13.2	6.2							
Pueblo	Efficiency	50.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	4.0	8.0	4.5							
	One bedroom	4.1	1.4	1.3	4.2	1.6	2.5	2.9	1.9	1.9	4.6	5.3							
	Two bed, one bath	4.7	9.1	0.0	3.8	2.4	0.0	0.0	0.0	6.7	3.8								
	Two bed, two bath	5.0		0.0			6.3	9.1	4.5	4.5	4.5	0.0							
	Three bedroom	3.0	0.0	2.3	5.0	0.0	2.2	9.4	0.0	0.0	5.7	0.0							
	All	4.0	2.2	1.4	4.1	1.2	2.8	5.0	2.3	2.7	4.6	3.1							

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 rent minus rental losses equals effective rent.

AFFORDABLE HOUSING VACANCIES BY SIZE OF BUILDING

(In Percent)

Market	Building	2006		2007				2008				2009				2010			
Area	Size	3rd	4th	1st	2nd	3rd	4th	1st Qtr	3rd Qtr	1st Qtr	3rd qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr
All Colorado	2 to 8	14.3	13.3	10.1	0.0	18.6	13.3	15.5	13.8	4.5	9.1	7.7							
Metro Areas	9 to 50	5.5	4.7	5.1	5.0	6.5	5.8	5.3	3.9	5.4	4.9	6.7							
	51 to 99	3.3	3.2	4.5	5.7	5.2	5.5	4.3	4.5	4.5	5.0	5.4							
	100-199	3.8	4.5	5.6	3.8	5.0	5.9	5.3	5.7	5.4	7.9	8.1							
	200-349	6.0	7.2	8.4	5.3	9.4	6.3	10.1	6.8	8.1	8.0	7.0							
	350 up	6.6	6.4	3.9	4.0	2.6	4.0	10.3	13.3	5.0	7.6	10.9							
Colorado	2 to 8	10.5	50.0	0.0	0.0		0.0	0.0	25.0	0.0	0.0	0.0							
Springs	9 to 50	6.3	6.3	6.6	7.6	6.9	5.5	5.1	5.4	3.6	6.8	8.1							
	51 to 99	1.5	2.5	4.6	3.9	4.8	0.0	9.4	9.1	11.5	9.1	10.3							
	100-199		2.0	2.0	0.6	6.6	6.8		4.2	13.8	6.5	0.0							
	200-349	21.1	6.9	7.9		14.8	14.8	4.8		11.0	13.4	4.5							
	350 up		10.6																
Denver	2 to 8	22.2		11.7	0.0	19.6	17.8	19.6	13.7	5.9	11.4	8.3							
Metro Area	9 to 50	5.7	5.2	5.7	4.0	6.8	7.7	6.8	3.9	7.5	4.7	7.2							
	51 to 99	4.1	3.3	4.4	5.6	5.4	4.8	4.2	3.9	3.3	4.3	5.0							
	100-199	2.4	4.5	6.5	2.6	5.0	5.3	5.0	5.4	4.7	8.0	8.6							
	200-349	3.3	7.3	8.5	5.3	8.9	5.6	10.4	6.8	7.9	7.5	7.5							
	350 up	6.3	4.9	3.9	4.0	2.6	4.0	10.3	13.3	5.0	7.6	10.9							
Adams	2 to 8																		
	9 to 50	5.3	0.0	4.0	4.3	1.8	4.4	6.7	2.2	3.4	4.5	8.0							
	51 to 99	0.0	0.0	0.0	22.9		4.0	3.2	4.0	1.3	4.1	5.3							
	100-199	3.5	1.5	5.8	1.3	2.8	5.0	3.3	3.4	4.0	4.0	4.1							
	200-349	3.2	10.9	8.8	6.4	6.0	2.9	4.6	5.1	6.4	5.3	9.3							
	350 up									0.0	4.4	0.0							
Arapahoe	2 to 8								0.0										
	9 to 50	0.0	0.0	0.0	6.5	7.0	7.7	0.0	5.5	4.1	7.0	7.5							
	51 to 99	0.0		0.0	0.0				5.3	4.3	5.8	6.2							
	100-199	1.7	9.6	12.3	3.8	8.6	9.1	8.1	9.1	5.0	3.8	5.1							
	200-349	1.4	4.9	6.2	7.0	10.1	4.0	3.3	3.6	12.9	5.4	8.4							
	350 up		4.0																
Boulder/	2 to 8																		
Broomfield	9 to 50	3.2		0.0	3.1	0.0		3.6	3.6		3.4	8.9							
	51 to 99	1.6	2.8	1.1	3.0	6.5	2.1	3.8	3.5	3.5	4.0	4.5							
	100-199	3.8			0.0	0.0		2.8	0.9	4.6	5.0	0.0							
	200-349										0.0	0.0							
	350 up	5.9	1.5	1.5				5.9	5.2	3.9	4.6	4.6							
Denver	2 to 8	22.2		12.5	0.0	21.2	17.8	21.2	16.3	6.4	12.5	9.1							
	9 to 50	9.0	9.7	6.7	5.0	9.7	8.8	9.0	4.3	9.0	5.5	8.0							
	51 to 99	4.2	3.8	5.6	4.6	5.1	5.4	4.9	4.0	3.2	4.8	5.2							
	100-199	1.8	3.0	2.8	2.0	3.4	2.3	2.1	2.1	3.2	6.1	8.0							
	200-349		1.0	5.4	3.5	3.3	4.0	28.1	3.6	3.3	2.9	2.6							
	350 up																		
Douglas	2 to 8																		
	9 to 50	1.9	0.0		0.0	0.0	0.0	0.0			0.0	0.0							
	51 to 99	25.4																	
	100-199																		
	200-349	4.5		6.5	8.0	10.5	11.5	11.5	13.5										
	350 up	6.7	8.7							6.1	6.1	6.1							
Jefferson	2 to 8			0.0		0.0		0.0	0.0	0.0	0.0	0.0							
	9 to 50							0.0	0.0	5.3	2.6	0.0							
	51 to 99	4.3	4.3		6.7	4.4	5.0	3.1	2.5	3.5	1.4	4.3							
	100-199	4.5	7.2	9.3	6.0	7.0	11.3	14.3	10.2	6.8	22.8	22.6							
	200-349	3.0	12.7	11.0	2.9	13.1	7.8	5.8	9.8	8.8	12.3	10.3							
	350 up			6.3	4.0	2.6	4.0	14.8	21.5	8.7	13.9	28.3							

AFFORDABLE HOUSING VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	2 to 8																		
	9 to 50	1.4	2.1	3.6	6.0	2.1	2.1	0.9	2.7	1.8	2.7	1.1							
	51 to 99	3.2	4.4	7.2	10.2	6.8	12.2		8.3	10.8	10.1	11.2							
	100-199	7.6	6.2	5.8	7.8	6.3	7.0	5.1	11.3	7.1	5.4	14.2							
	200-349	5.9																	
	350 up	8.0																	
Grand Junction	2 to 8																		
	9 to 50	6.7	3.0		0.0	3.0	2.7	0.0	0.0	0.0	1.4	1.4							
	51 to 99	4.2	3.5	2.1	2.1	2.1	3.4	1.7	2.2	2.5	1.7	1.6							
	100-199	10.5	0.9	1.8	1.8	3.6	6.3	4.5	1.8	1.8	2.7	1.8							
	200-349																		
	350 up																		
Greeley	2 to 8																		
	9 to 50	1.5	1.1	3.4	5.4	4.3	3.1	7.9	5.9	4.0	3.7	8.6							
	51 to 99			0.0															
	100-199	4.8	3.8	5.8	5.8	1.9	10.7	7.1	6.5	5.2	15.9								
	200-349			5.0								2.5							
	350 up																		
Pueblo	2 to 8		12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0								
	9 to 50	9.0	4.8	2.0	3.0	0.0	2.3	0.0	0.0	3.1	7.8	5.3							
	51 to 99	1.8		1.8															
	100-199	1.9	0.8	0.8	4.8	1.6	3.1	6.5	3.2	2.6	3.9	2.6							
	200-349																		
	350 up																		

AFFORDABLE HOUSING VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market	Age	2006		2007				2008				2009				2010			
Area	Building	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado	To 1959	10.8	12.6	11.7	9.8	9.1	8.8	9.6	7.4	6.9	6.7	7.4							
Metro Areas	1960-69	2.9	6.2	16.3	2.3	5.6	9.5	7.5	2.7	10.4	7.2	4.8							
	1970-79	2.2	5.5	7.1	4.3	7.1	6.4	6.4	7.8	5.4	9.2	10.2							
	1980-89	3.5	4.5	1.9	1.9	4.3	4.4	6.1	5.1	2.5	3.8	4.3							
	1990 -99	4.3	3.6	5.9	4.4	5.2	3.7	4.8	5.9	6.8	6.1	6.0							
	2000-04	6.0	4.6	4.8	5.2	7.2	7.4	4.4	5.4	7.5	7.0	5.2							
	2005+	2.8	3.0	6.3	6.1	5.9	3.0	15.9	3.1	3.2	3.8	10.7							
Colorado Springs	To 1959	18.2	4.9	0.0	16.7	0.0	9.7	5.0	5.0	0.0	8.3	0.0							
	1960-69	0.0			0.0		0.0	12.5	0.0	0.0	0.0	0.0							
	1970-79		15.8	7.9	8.3	12.3	11.5	19.3	7.6	8.8	12.3	9.4							
	1980-89	3.8	7.7	3.2	1.7	1.4	2.3	0.5	1.4	1.6	1.8	4.9							
	1990 -99			3.0	0.0	0.0	0.0	3.2											
	2000-04	10.5	5.9	5.1	1.0	12.9	14.5	4.7	8.2	12.3	11.3	4.5							
	2005+																		
Denver	To 1959	12.5	13.8	12.4	9.3	10.1	9.3		7.6	7.2	7.1	8.2							
Metro Areas	1960-69	3.0	6.3	16.3	1.9	6.2	10.6	10.2	4.3	12.5	7.4	4.8							
	1970-79	1.3	5.6	8.3	3.7	7.6	6.0	6.2	8.9	5.9	9.8	11.1							
	1980-89	2.9	3.4	1.3	2.0	4.8	3.6	6.2	6.0	2.7	4.1	4.4							
	1990 -99	4.0	4.2	6.5	3.3	5.1	3.3	5.1	4.2	5.8	5.9	4.9							
	2000-04	4.1	3.5	4.8	5.1	6.4	6.3	4.6	5.2	6.6	4.7	5.2							
	2005+	2.8	3.0	6.3	6.1	5.9	3.2	17.1	3.0	3.2	4.2	12.1							
Adams	To 1959	5.0	14.6	16.7	9.3														
	1960-69				0.0	1.4	7.0												
	1970-79	0.0	0.5	4.0	5.6	2.4	3.1	0.6	1.1	3.0	2.0	2.5							
	1980-89	1.6	0.0	1.6	6.0	5.6	2.0	10.2	11.3	0.3	6.7	6.7							
	1990 -99	1.6	0.6	1.6	0.8	3.0	1.8	1.8	0.0	5.0									
	2000-04	4.3	4.6	4.8	2.3	5.0	7.7	4.1	4.2	7.8	4.9	5.2							
	2005+	2.5	1.8	5.3	11.2	8.7	3.5	2.5	2.3	3.3	2.5	5.8							
Arapahoe	To 1959											0.0							
	1960-69								0.0										
	1970-79	0.0	8.6	7.4	3.7	15.5	27.0	0.0	8.8	0.9	1.2	1.8							
	1980-89			0.0	9.1	22.7	13.6	15.9	16.8	5.0	4.2	3.6							
	1990 -99		7.3	11.4	5.0	7.4	5.0	3.6	5.6	10.3	5.6	5.6							
	2000-04	1.4	4.6	6.1	6.1	7.2	4.8	3.7	6.6	12.8	4.9	8.5							
	2005+		10.6	24.0	1.0	1.0	1.0	2.9	4.2	3.5	3.5	6.3							
Boulder/	To 1959	9.3																	
Broomfield	1960-69				3.1	0.0		3.1	3.1		6.3	3.1							
	1970-79	0.0	3.7	0.0	2.1	2.4	0.0	4.4	4.4	0.0	2.2	7.2							
	1980-89	0.0			4.2	16.0		4.3			4.9	3.2							
	1990 -99	5.4			2.6			2.8	0.9	4.6	5.8	0.0							
	2000-04	5.1	1.7	1.5	8.0	2.3		5.0	4.4	3.4	4.2	4.2							
	2005+	0.0			0.0		5.0	5.0	5.3	11.7	4.5	6.7							
Denver	To 1959	32.4	12.5	8.7	9.2	10.2	9.5	10.9	7.9	7.4	7.4	8.5							
	1960-69	3.0	7.5	24.2	9.4	13.6	9.1	13.6	5.9	16.2	11.0	6.7							
	1970-79	2.7	2.4	4.5	2.6	3.6	3.5	3.3	1.8	3.0	2.8	2.5							
	1980-89	1.4	1.2	1.3	1.3	3.0	3.5	2.4	1.5	3.1	2.3	3.4							
	1990 -99	1.7	2.7	6.2	2.7	4.2	3.1	4.2	3.3	3.8	6.2	5.1							
	2000-04	0.0		9.3	0.0	0.0	2.7	1.2	2.9	4.6	8.8	5.1							
	2005+	4.2	2.2	3.3	4.9	4.9	3.2	28.8	3.3	2.1	6.7	22.3							
Douglas	To 1959																		
	1960-69																		
	1970-79																		
	1980-89	14.7	8.3		0.0	0.0	0.0	0.0			0.0	0.0							
	1990 -99	6.7								6.1	6.1	6.1							
	2000-04	4.5		6.5	8.0	10.5	11.5	11.5	13.5										
	2005+																		
Jefferson	To 1959			0.0		0.0		0.0	0.0	0.0	0.0	0.0							
	1960-69		6.0	12.8		8.7	14.7			8.6	1.4	2.4							
	1970-79	3.0	12.7	9.4	4.1	9.8	6.7	8.6	13.0	8.5	16.9	19.1							
	1980-89						20.0	0.0		0.0									
	1990 -99	4.5	7.1	1.5	4.5	5.2	2.9	12.1	10.3	3.8	4.6	3.8							
	2000-04							0.0	0.0	1.1	0.0	0.0							
	2005+								2.6	0.9	0.9	2.6							

AFFORDABLE HOUSING VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	2006		2007				2008				2009				2010			
		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins	To 1959	2.1	2.1	4.3	8.5	2.1	2.1	2.1	4.3	2.1	2.1	0.0							
	1960-69																		
	1970-79	6.9	7.0	6.3	16.2	5.7	13.0	7.5	4.4	5.2	8.4	7.5							
	1980-89																		
	1990 -99	5.0	3.0	7.3	10.5	7.1	6.8		15.4	15.0	8.6	12.4							
	2000-04	7.7	6.9	5.3	6.3	6.2	7.1	3.9	1.6	1.5	2.2								
	2005+																		
Grand Junction	To 1959																		
	1960-69																		
	1970-79		0.9	1.8	1.8	3.6	6.3	4.5	1.1	1.6	2.7	1.1							
	1980-89	7.9	3.4	3.5	2.5	3.4	5.9	1.7	2.5	1.7	3.4	2.5							
	1990 -99			0.0	0.0	0.0	0.0	2.0	0.0	2.0	0.0	3.0							
	2000-04																		
	2005+						1.1		4.3	3.3	0.0	0.0							
Greeley	To 1959	0.0				0.0		0.0	12.5	18.8	6.3	5.9							
	1960-69																		
	1970-79			0.0	21.9	0.6			6.3	3.1									
	1980-89	1.1	1.1	3.4	0.0	4.8	8.6	13.2	5.3	0.0	2.9	0.0							
	1990 -99	3.3		4.3		6.3			6.3	3.1	3.1	8.3							
	2000-04	4.8	3.8	5.8	5.8	3.8	10.6	3.7	6.8	6.1	15.9	6.1							
	2005+																		
Pueblo	To 1959			0.0	0.0	0.0	0.0	0.0		0.0	0.0								
	1960-69		0.0		5.0	0.0	0.0	0.0	0.0	2.6	7.9	5.3							
	1970-79	1.9	1.9	0.7	3.9	1.6	3.1	6.3	2.7	2.7	4.2	2.6							
	1980-89																		
	1990 -99	22.2	0.0	0.0	0.0		0.0												
	2000-04	5.3	25.0	2.1			3.5												
	2005+																		

AFFORDABLE HOUSING AVERAGE RENT BY MARKET AREA

(In Dollars)

	2006		2007				2008				2009				2010			
Market Area	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	637.05	680.43	680.05	687.56	686.51	669.27	659.26	675.29	653.14	682.00	658.12							
Colorado Springs	617.96	574.11	628.56	580.87	610.13	604.92	622.24	553.80	647.70	627.01	642.31							
Denver Metro Area	659.60	711.14	711.80	708.26	715.28	691.21	672.81	710.42	680.67	698.81	670.36							
Adams	739.68	703.28	705.70	694.84	683.23	715.66	682.39	726.13	701.74	725.71	665.70							
Arapahoe	460.30	772.98	747.02	752.59	783.85	731.31	762.34	728.75	737.80	683.89	678.54							
Boulder/Broomfiedl	737.67	735.34	716.90	650.20	817.64	553.43	724.21	744.68	673.44	708.78	722.51							
Denver	602.50	683.01	714.28	720.40	706.13	697.18	592.32	687.11	634.66	681.10	621.70							
Douglas	729.93	791.92	824.20	829.62	826.08	824.12	822.48	842.27	683.35	700.43	700.43							
Jefferson	695.68	658.57	668.32	663.58	692.38	649.99	704.98	688.62	694.99	712.64	719.00							
Fort Collins/Loveland	661.76	620.50	650.84	692.75	670.45	661.13	710.21	575.72	581.07	665.03	658.04							
Fort Collins							638.05	573.23	583.61	667.94	659.03							
Loveland							942.89	635.51	641.93	641.99	644.83							
Grand Junction	495.58	624.74	561.22	611.41	613.94	633.65	603.20	587.56	592.73	618.66	604.39							
Greeley	527.71	577.09	550.25	545.43	569.11	490.16	492.37	508.06	448.26	628.45	518.40							
Pueblo	401.40	525.80	538.01	532.07	525.83	506.37	486.38	480.86	478.38	490.96	510.04							

AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Areas	Efficiency	365.52	401.00	423.24	467.89	419.91	436.07	448.06	425.03	402.65	435.40	473.26							
	One bedroom	555.39	621.96	609.82	623.56	600.72	625.58	536.99	603.93	588.66	620.86	565.48							
	Two bed, one bath	593.77	658.44	672.93	666.51	669.37	685.93	682.84	678.67	630.68	683.58	693.51							
	Two bed, two bath	716.89	745.98	728.11	773.07	735.02	735.62	739.94	744.04	744.28	744.11	741.78							
	Three bedroom	760.41	810.18	800.27	815.46	821.14	825.46	821.20	825.01	798.86	813.13	814.66							
	All	637.05	680.43	680.05	687.56	669.27	686.51	659.26	675.29	653.14	682.00	658.12							
Colorado Springs	Efficiency	251.14	414.82	466.67	398.58	554.16	461.31	764.74	345.58	338.11	323.96	336.19							
	One bedroom	476.28	543.67	546.67	534.21	533.77	550.64	530.03	526.11	547.41	579.08	499.29							
	Two bed, one bath	669.92	689.57	664.77	591.14	650.56	690.96	530.39	549.68	615.51	642.17	664.86							
	Two bed, two bath	699.32	624.65	651.43	707.87	596.40	522.30	678.42	622.48	708.34	635.11	666.68							
	Three bedroom	849.83	855.65	848.65	848.05	874.55	875.17	830.32	832.50	826.07	876.07	877.94							
	All	617.96	574.11	628.56	580.87	604.92	610.13	622.24	553.80	647.70	627.01	642.31							
Denver Metro Area	Efficiency	493.32	633.79	625.56	642.47	646.41	645.18	607.35	613.57	635.44	674.69	663.23							
	One bedroom	602.59	677.19	646.83	650.87	622.39	688.65	677.72	683.76	708.83	692.67	671.29							
	Two bed, one bath	607.64	734.56	703.29	708.78	722.30		467.19	709.28	579.73	713.83	574.75							
	Two bed, two bath	706.49	727.32	775.65	755.69	752.71	748.84	686.32	773.17	734.46	747.28	714.21							
	Three bedroom	788.89	810.81	786.35	831.33	812.06	816.28	794.05	765.17	730.33	756.41	742.49							
	All	659.60	711.14	711.80	708.26	691.21	715.28	672.81	710.42	680.67	698.81	670.36							
Adams	Efficiency		403.00	400.00	403.00	571.63	460.00	585.68	578.86	465.00	487.78	611.59							
	One bedroom	642.36	599.70	598.03	607.86	645.39	603.87	527.60	627.69	600.69	633.66	554.00							
	Two bed, one bath	691.56	594.36	666.66	665.49	664.98	665.46	661.80	685.92	676.00	732.67	697.69							
	Two bed, two bath	740.36	792.01	749.30	768.91	790.98	708.27	792.15	813.76	886.21	785.84	796.23							
	Three bedroom	855.40	846.74	828.55	847.99	830.47	827.35	823.86	855.40	911.41	864.09	796.65							
	All	739.68	703.28	705.70	694.84	715.66	683.23	682.39	726.13	701.74	725.71	665.70							
Arapahoe	Efficiency		420.00	443.00	460.00	571.00	570.00	571.00	562.50	597.00	571.00	571.00							
	One bedroom	316.21	624.38	619.89	616.88	640.28	661.54	646.79	631.16	649.12	565.23	561.11							
	Two bed, one bath	272.92	680.18	683.09	725.98	698.47	700.06	743.90	747.12	768.60	754.87	730.95							
	Two bed, two bath	660.38	778.13	773.37	779.79	719.74	801.95	762.21	778.15	778.03	793.22	792.76							
	Three bedroom	740.15	935.89	926.66	918.32	891.61	944.85	951.44	909.35	923.68	926.24	920.04							
	All	460.30	772.98	747.02	752.59	731.31	783.85	762.34	728.75	737.80	683.89	678.54							
Boulder/ Broomfield	Efficiency				425.00	433.60		444.60	437.50		445.00	449.00							
	One bedroom	655.26	717.47	639.07	629.78	463.90	799.00	644.44	671.94	662.72	638.01	645.47							
	Two bed, one bath	735.62	820.00	786.59	648.77	681.70	789.90	700.89	709.49	841.39	712.34	723.56							
	Two bed, two bath	733.22	651.30	637.50	662.50			734.81	739.45	575.36	687.03	686.32							
	Three bedroom	805.56	776.16	778.58	725.00	1262.50	948.60	816.63	824.54	675.11	790.48	798.35							
	All	737.67	735.34	716.90	650.20	553.43	817.64	724.21	744.68	673.44	708.78	722.51							
Denver	Efficiency	372.87	482.36	475.85	510.92	416.24	484.07	423.43	461.19	457.41	419.09	452.49							
	One bedroom	607.45	659.10	685.63	685.16	672.32	681.92	469.68	651.42	615.53	666.89	544.05							
	Two bed, one bath	500.73	690.14	764.03	712.48	709.13	735.29	724.94	700.12	524.99	638.34	705.18							
	Two bed, two bath	788.83	715.11	778.03	908.74	830.24	812.06	785.62	789.64	909.63	850.90	829.30							
	Three bedroom	798.58	803.41	864.27	832.80	843.82	849.83	826.93	826.17	794.26	799.26	781.23							
	All	602.50	683.01	714.28	720.40	697.18	706.13	592.32	687.11	634.66	681.10	621.70							
Douglas	Efficiency																		
	One bedroom	635.72	705.39	713.21	761.99	811.00	753.82	744.68	725.41	623.25	682.61	682.61							
	Two bed, one bath	650.59								676.75	676.75	676.75							
	Two bed, two bath	802.78	872.16	849.19	849.19	793.08	849.19	850.75	868.98	726.75	726.75	726.75							
	Three bedroom	947.78		981.94	981.94	981.94	981.94	979.69	1007.13	862.50	862.50	862.50							
	All	729.93	791.92	824.20	829.62	824.12	826.08	822.48	842.27	683.35	700.43	700.43							
Jefferson	Efficiency			537.50	537.50	555.15	526.47	526.47	527.60	499.38	498.88	554.38							
	One bedroom	602.30	578.88	562.29	572.05	555.43	604.66	615.39	588.92	612.25	646.63	643.24							
	Two bed, one bath	666.18	655.36	690.54	709.47	658.57	668.83	700.02	717.76	697.20	737.38	724.32							
	Two bed, two bath	704.79	690.01	698.92	718.96	675.01	736.15	733.13	726.46	736.15	720.35	743.81							
	Three bedroom	787.12	768.54	840.79	792.80	789.80	860.91	857.73	875.98	854.89	860.32	864.29							
	All	695.68	658.57	668.32	663.58	649.99	692.38	704.98	688.62	694.99	712.64	719.00							

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 rent minus rental losses equals effective rent.

AFFORDABLE HOUSING AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/	Efficiency		237.50	265.00		316.75	237.50	237.50	237.50	237.50									
Loveland	One bedroom	564.79	503.19	519.09	575.85	608.51	540.54	552.84	549.86	538.82	635.60	632.57							
	Two bed, one bath	621.15	604.43	606.19	610.16	642.23	653.29	761.78	653.66	646.32	661.73	653.85							
	Two bed, two bath	665.31	666.44	705.85	709.25	706.33	724.63	763.24	717.56	701.76	697.83	693.07							
	Three bedroom	740.17	759.26	782.05	781.83	815.73	794.03	869.38	731.16	704.27	724.11	747.00							
	All	661.76	620.50	650.84	692.75	661.13	670.45	710.21	575.72	581.07	665.03	658.04							
Grand Junction	Efficiency																		
	One bedroom	387.50	478.00	492.79	505.14	516.02	461.79	509.61	504.51	502.97	458.46	515.94							
	Two bed, one bath	430.42	591.08	577.95	596.78	637.20	628.22	628.22	628.22	632.05	631.60	647.34							
	Two bed, two bath				662.50	787.50	517.60	522.35	507.04	522.09	517.60	533.34							
	Three bedroom	565.09	672.31	600.40	690.53	704.20	691.10	682.88	691.10	702.91	701.51	710.31							
	All	495.58	624.74	561.22	611.41	633.65	613.94	603.20	587.56	592.73	618.66	604.39							
Greeley	Efficiency	437.50			362.50	462.50		462.50	400.94	428.89	477.00	477.00							
	One bedroom	558.80	580.37	554.07	543.91	447.05	492.05	417.59	392.85	395.24	533.77	437.23							
	Two bed, one bath	508.93	573.55	535.83	519.60	533.99	575.07	504.85	504.98		661.09	491.73							
	Two bed, two bath	587.50	517.38	629.89	625.00	561.42	589.60	488.40	495.65	499.17	730.70	543.19							
	Three bedroom	454.34	582.08	517.08	551.67	726.67	687.21	559.21	692.47	625.11	791.09	683.03							
	All	527.71	577.09	550.25	545.43	490.16	569.11	492.37	508.06	448.26	628.45	518.40							
Pueblo	Efficiency	212.50	378.50	282.00	366.07	362.50	410.45	409.87	397.70	390.70	419.50	423.86							
	One bedroom	456.44	514.07	526.83	418.49	384.68	485.52	438.97	436.33	435.85	423.27	442.76							
	Two bed, one bath	286.72	483.86	465.93	529.95	533.41	555.36	487.50	449.17	427.50	428.07								
	Two bed, two bath	457.50		482.14			571.56	537.50	545.00	545.00	587.50	587.50							
	Three bedroom	393.18	751.54	569.53	637.13	637.50	635.78	612.50	620.00	620.00	594.64	662.50							
	All	401.40	525.80	538.01	532.07	506.37	525.83	486.38	480.86	478.38	490.96	510.04							

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 rent minus rental losses equals effective rent.

AFFORDABLE HOUSING AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

		2006		2007				2008				2009				2010			
Market Area		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	2 to 8	471.43	543.75	637.17	736.14	648.34	630.68	663.99	701.01	680.96	610.34	706.00							
	9 to 50	590.18	631.84	570.31	614.25	605.11	604.87	545.35	603.51	595.33	634.35	585.39							
	51 to 99	578.82	699.56	656.17	663.51	638.88	692.47	601.21	668.16	641.16	687.34	628.11							
	100 to 199	603.25	647.50	684.78	700.90	679.28	669.25	630.13	661.49	626.21	657.09	637.92							
	200 to 349	760.32	715.58	752.51	744.27	721.00	733.83	747.27	710.32	727.67	703.75	717.79							
	350 up	743.72	711.81	653.07	542.53	542.53	777.57	764.54	770.68	676.75	776.37	725.59							
Colorado Springs	2 to 8	351.97	587.50	587.50	950.00		624.58	718.50	993.75	733.33	312.50	987.50							
	9 to 50	587.76	523.13	547.78	536.12	546.46	555.80	605.29	555.95	559.34	616.68	590.29							
	51 to 99	571.12	664.80	589.27	615.74	450.56	493.45	420.99	445.98	437.18	457.86	449.98							
	100 to 199		433.50	657.13	634.57	625.76	447.64		645.43	753.90	635.96	507.77							
	200 to 349	750.22	755.59	776.39		777.22	777.22	761.72		761.72	776.39	770.71							
	350 up		490.07																
Denver Metro Area	2 to 8	723.61		648.78	787.50	657.27	642.40	661.77	690.12	680.02	672.86	682.54							
	9 to 50	633.90	712.15	621.18	676.89	640.00	641.10	513.37	652.28	621.36	658.99	579.85							
	51 to 99	594.51	716.18	710.25	686.60	665.51	732.89	623.75	720.93	676.49		650.19							
	100 to 199	617.33	676.61	715.77	714.41	716.97	702.47	632.69	704.06	665.10	670.79	656.36							
	200 to 349	760.11	710.66	750.06	744.27	716.45	730.46	746.24	710.32	724.32	697.07	707.33							
	350 up	748.75	792.28	653.07	542.53	542.53	777.57	764.54	770.68	676.75	776.37	725.59							
Adams	2 to 8																		
	9 to 50	732.18	801.38	695.25	753.72	753.94	716.67	229.44	812.31	668.01	822.05	362.50							
	51 to 99	707.02	618.94	568.10	708.33		539.25	571.59	538.41	783.89	793.20	533.71							
	100 to 199	720.41	684.04	726.50	676.47	644.35	667.95	672.99	697.30	632.82	667.87	684.71							
	200 to 349	772.59	720.84	720.49	698.00	752.07	720.88	750.09	752.27	753.42	645.69	697.94							
	350 up									657.22	919.84	654.96							
Arapahoe	2 to 8								1182.50										
	9 to 50	455.11	587.50	582.00	683.00	612.65	780.92	654.54	765.44	792.91	729.99	785.64							
	51 to 99	248.57		515.63	525.00				679.22	678.04	706.32	693.66							
	100 to 199	365.39	706.61	710.64	726.71	748.88	753.96	734.68	727.53	718.85	633.87	626.42							
	200 to 349	684.39	802.06	802.02	802.84	756.29	820.07	818.23	755.23	785.71	784.03	771.72							
	350 up		905.10																
Boulder/ Broofield	2 to 8																		
	9 to 50	678.19		525.00	665.07	597.59		580.09	579.91		666.70	614.29							
	51 to 99	710.45	750.27	722.42	623.36	530.41	817.64	694.82	738.39	801.13	686.80	709.91							
	100 to 199	735.77			831.82	894.64		714.46	714.46	714.46	732.32	727.91							
	200 to 349										904.17	620.83							
	350 up	799.64	727.18	721.59				777.87	781.44	586.66	751.74	751.74							
Denver	2 to 8	723.61		646.91	787.50	655.42	642.40	659.79	644.56	679.38	671.40	682.09							
	9 to 50	578.51	687.66	608.04	644.57	607.43	603.78	510.23	614.21	589.38	613.54	542.30							
	51 to 99	564.18	723.59	736.62	722.36	733.45	761.90	595.51	776.76	644.10	731.15	617.40							
	100 to 199	626.27	661.19	720.58	734.25	739.24	704.24	534.88	704.41	620.58	667.33	635.14							
	200 to 349		654.49	813.59	730.63	611.13	731.29	732.60	579.09	684.17	684.63	661.50							
	350 up																		
Douglas	2 to 8																		
	9 to 50	755.90	650.00		862.50	823.82	837.50	812.50			862.50	862.50							
	51 to 99	393.85																	
	100 to 199																		
	200 to 349	813.94		824.20	824.20	824.20	824.20	824.13	842.27										
	350 up	685.82	798.95							683.35	683.35	683.35							
Jefferson	2 to 8			675.00		681.25		687.50	687.50	687.50	687.50	687.50							
	9 to 50							681.71	673.21	590.88	641.45	628.77							
	51 to 99	688.57	699.00		581.39	567.44	628.76	635.69	546.82	623.76	676.70	675.32							
	100 to 199	687.18	664.91	683.27	669.59	693.98	677.32	696.03	642.01	668.72	723.87	706.60							
	200 to 349	704.66	639.19	709.42	778.28	686.07	671.80	701.73	702.15	705.07	687.18	720.43							
	350 up			582.74	542.53	542.53	777.57	750.86	759.72	775.98	782.98	780.38							

AFFORDABLE HOUSING AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

		2006		2007				2008				2009				2010			
Market Area		3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	4th	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	2 to 8																		
	9 to 50	651.27	555.05	551.37	520.47	599.73	618.04	675.76	612.50	630.23	633.41	632.19							
	51 to 99	544.64	607.32	587.44	617.76	630.86	643.85		652.80	616.03	676.81	657.17							
	100 to 199	649.78	628.68	675.74	730.87	668.40	679.02	715.60	511.49	545.47	665.76	680.00							
	200 to 349	781.99																	
	350 up	723.72																	
Grand Junction	2 to 8																		
	9 to 50	292.50	826.94		843.70	848.45	675.90	675.90	675.90	675.90	672.59	677.30							
	51 to 99	412.50	603.20	546.44	581.68	582.53	574.01	565.00	549.64	557.83	584.99	567.89							
	100 to 199	612.79	581.71	580.36	581.71	637.00	637.00	637.00	637.00	637.00	637.00	659.86							
	200 to 349																		
	350 up																		
Greeley	2 to 8																		
	9 to 50	539.89	650.00	528.10	577.50	583.09	563.65	248.78	496.61	541.09	558.62	593.77							
	51 to 99			432.50															
	100 to 199	511.78	511.19	503.61	505.34	465.71	570.41	512.32	510.55	427.79	647.79	461.68							
	200 to 349			768.75								806.25							
	350 up																		
Pueblo	2 to 8		500.00	551.79	544.50	481.67	479.17	487.50	495.83	487.50	487.50								
	9 to 50	404.42	545.79	493.04	382.20	366.67	541.50	366.67	384.38	376.17	396.09	362.50							
	51 to 99	554.77		578.64															
	100 to 199	367.15	521.00	537.50	610.70	553.90	516.77	518.79	520.41	520.41	512.68	546.21							
	200 to 349																		
	350 up																		

AFFORDABLE HOUSING AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of	2006		2007				2008				2009				2010			
	Building	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado	To 1959	527.76	541.51	576.94	550.54	577.44	566.19	605.99	590.45	533.97	581.73	576.66							
Metro Areas	1960-69	488.90	632.63	625.56	613.39	620.05	616.33	533.18	521.28	577.41	620.07	623.01							
	1970-79	560.37	620.7	602.71	634.04	590.13	643.65	645.33	640.54	655.5	665.44	657.91							
	1980-89	570.80	659.74	665.48	690.16	705.38	690.15	506.26	696.26	596.9	711.26	587.71							
	1990-99	680.89	711.44	711.99	716.35	705.95	719.99	671.92	733.5889	717.1414	729.0493	697.1491							
	2000-04	725.99	770.32	746.73	778.17	771.61	764.74	760.14	717.9703	689.2328	740.4769	713.5435							
	2005+	714.56	720.15	721.63	777.23	772.59	731.29	730.28	669.9571	635.8485	663.3343	659.9562							
Colorado Springs	To 1959	414.77	462.75	490.00	489.33	1447.28	419.42	1113.60	375.2175	446.649	320.75	336.1867							
	1960-69	265.63			823.42		387.50	481.25	362.5	337.5	312.5	387.5							
	1970-79		457.24	439.25	459.48	433.99	452.39	451.97	463.0725	458.5526	468.0276	525.9528							
	1980-89	484.65	495.90	600.70	614.25	603.50	614.15	615.73	605.656	618.0054	702.036	599.7451							
	1990-99			693.25	440.00	122.00	506.00	506.00											
	2000-04	715.18	751.24	748.64	760.97	771.07	780.25	765.61	794.7143	759.3889	779.3774	772.6473							
	2005+		709.33																
Denver Metro Area	To 1959	527.65	546.70	579.54	553.89	555.90	569.92	585.00	597.5844	526.6372	581.3386	574.6235							
	1960-69	493.32	633.79	625.56	642.47	646.41	645.18	607.35	613.5714	635.4444	674.6856	663.2302							
	1970-79	602.59	677.19	646.83	650.87	622.39	688.65	677.72	683.7615	708.8329	692.6733	671.2916							
	1980-89	607.64	734.56	703.29	708.78	722.30	727.09	467.19	709.2772	579.7348	713.8347	574.7471							
	1990-99	706.49	727.32	775.65	755.69	752.71	748.84	686.32	773.1723	734.4553	747.2798	714.2066							
	2000-04	788.89	810.81	786.35	831.33	812.06	816.28	794.05	765.1723	730.3268	756.4133	742.4865							
	2005+	729.91	719.59	721.63	777.23	772.59	752.55	746.60	681.0667	650.2222	680.558	675.2479							
Adams	To 1959	588.89	555.25	551.30	551.30														
	1960-69				659.32	659.32	658.03												
	1970-79	678.70	627.26	512.50	631.99	615.20	614.18	613.32	617.1591	693.9447	697.0909	635.4079							
	1980-89	692.54	704.49	706.55	878.00	740.07	878.00	601.49	744.2053	693.7748	798.2852	670.7888							
	1990-99	649.61	666.74	657.10	654.60	672.60	621.36	617.56	730.2	508.3333									
	2000-04	825.26	915.28	798.43	820.45	795.01	698.79	768.38	769.4449	790.2102	678.8	689.0615							
	2005+	792.21	782.01	735.33	782.01	782.01	747.72	733.57	736.298	629.2	614.7917	633.175							
Arapahoe	To 1959						741.53		672	694.6429	672.2941	691.9118							
	1960-69								1182.5										
	1970-79	319.66	746.50	497.28	483.84	627.83	667.25	584.75	693.7734	693.6502	585.9792	560.7645							
	1980-89			737.50	793.18	801.14	811.36	630.39	609.8547	653.4726	511.1285	547.8399							
	1990-99		750.23	756.02	765.55	738.19	749.32	750.84	768.9706	768.5882	763.9559	741.4971							
	2000-04	696.93	826.10	830.02	834.63	820.45	849.85	854.77	821.4378	818.4073	818.3587	801.4407							
	2005+		638.22	638.22	639.49	639.49	639.49	661.56	700.7042	695.1338	728.9366	711.8592							
Boulder/Broomfield	To 1959	704.36																	
	1960-69				588.13	588.13		596.88	600		615	627.5							
	1970-79	668.22	799.00	525.00	640.43	467.75	799.00	667.98	668.7861	799	648.3529	670.4861							
	1980-89	795.50			628.53	570.67		574.68			683.0417	604.3617							
	1990-99	706.31			697.07			714.46	714.463	714.463	706.87	727.9074							
	2000-04	791.49	725.40	721.74	747.50	722.95		770.28	773.687	614.2374	746.8478	748.7644							
	2005+	600.50			603.50		842.80	847.08	948.5526	899.7833	739.9909	876.25							
Denver	To 1959	276.01	532.66	604.58	556.13	555.06	565.21	584.19	594.3735	521.3354	577.5117	570.3927							
	1960-69	493.32	628.30	577.39	621.50	579.09	613.56	612.42	559.4118	642.9595	648.7047	658.2148							
	1970-79	714.41	651.30	693.09	691.95	638.80	707.69	649.13	647.9271	704.168	705.1137	613.587							
	1980-89	585.18	707.66	701.90	704.23	724.53	710.84	332.70	718.3832	516.5258	727.0205	502.8549							
	1990-99	749.08	753.43	819.04	790.72	802.63	803.44	662.65	811.689	799.321	811.3688	725.6137							
	2000-04	862.50		734.49	1,068.82	1063.00	842.24	752.33	690.1429	849.8355	846.6554	779.5509							
	2005+	666.07	705.00	728.32	821.96	812.17	776.84	758.34	636.1094	594.2082	630.85	616.6873							
Douglas	To 1959																		
	1960-69																		
	1970-79																		
	1980-89	559.27	791.92		862.50	823.82	837.50	812.50			862.5	862.5							
	1990-99	685.82								683.3466	683.3466	683.3466							
	2000-04	813.94		824.20	824.20	824.20	824.20	824.13	842.27										
	2005+																		
Jefferson	To 1959			675.00		681.25		687.50	687.5	687.5	687.5	687.5							
	1960-69		635.10	646.90		676.34	646.83			627.5	749.1071	684.6471							
	1970-79	704.66	639.19	665.32	657.18	640.60	694.36	704.11	708.0177	711.856	714.3358	726.2492							
	1980-89						707.00	701.00		537.5									
	1990-99	687.61	697.79	764.16	764.16	711.15	722.09	713.49	640.9483	632.8822	614.2241	668.551							
	2000-04							681.71	541.7389	624.2056	700.8167	700.7889							
	2005+								583.6154	623.8248	748.1282	716.5385							

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Average rent minus rental losses equals effective rent.

AFFORDABLE HOUSING AVERAGE RENT BY AGE OF BUILDING (CONTINUED)

(In Dollars)

Market Area	Age of	2006		2007				2008				2009				2010			
	Building	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	To 1959	552.39	555.05	566.79	587.38	599.73	618.04	650.85	617.29	665.69	668.88	678.87							
	1960-69																		
	1970-79	641.36	378.41	505.75	613.68	377.72	370.68	363.21	435.70	483.37	625.19	618.65							
	1980-89																		
	1990-99	619.63	622.14	611.31	631.92	643.63	666.77		674.24	710.26	687.70	670.20							
	2000-04	689.35	723.38	730.27	732.15	759.91	757.45	808.29	679.96	559.72	688.98								
	2005+																		
Grand Junction	To 1959																		
	1960-69																		
	1970-79		581.71	580.36	581.71	637.00	637.00	637.00	579.53	575.63	637.00	599.36							
	1980-89	495.58	665.24	577.62	687.96	689.28	689.28	689.28	689.28	707.34	707.34	707.34							
	1990-99			501.00	515.00	517.08	533.55	548.37	540.87	552.67	527.50	551.94							
	2000-04																		
	2005+						523.36	510.32	523.36	523.36	521.24	538.62							
Greeley	To 1959	534.56				530.15			545.56	535.56	552.56	535.76							
	1960-69																		
	1970-79			432.50	430.47	464.35			310.16	398.45									
	1980-89	570.37	650.00	547.16	625.51	824.00	618.39	598.43	717.17	836.00	649.00	836.00							
	1990-99	452.50		633.21		453.13			443.75	465.63	465.63	654.86							
	2000-04	511.78	511.19	503.61	505.34	467.82	458.68	422.48	400.85	446.80	647.79	461.68							
	2005+																		
Pueblo	To 1959			437.50	437.50	437.50	437.50	462.50		437.50	437.50								
	1960-69		512.50		363.13	363.13	363.13	361.88	363.75	363.82	363.82	362.50							
	1970-79	367.15	504.79	536.39	576.48	552.21	516.38	518.20	506.60	502.75	507.04	546.21							
	1980-89																		
	1990-99	212.50	698.65	416.45	630.00		716.67												
	2000-04	473.38	487.50	552.50			577.93												
	2005+																		

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

AFFORDABLE HOUSING MEDIAN RENT BY MARKET AREA

(In Dollars)

	2006		2007				2008				2009				2010			
Market Area	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	661.98	667.87	673.77	679.38	658.67	682.47	688.00	682.11	656.10	685.08	671.89							
Colorado Springs	655.75	537.29	646.89	509.77	602.88	602.96	621.00	488.74	689.40	604.04	621.67							
Denver Metro Area	693.15	687.31	708.99	698.01	674.35	706.07	702.95	706.96	683.20	699.88	685.30							
Adams	727.69	683.84	694.90	670.60	696.25	684.13	674.33	740.11	664.90	690.76	667.41							
Arapahoe	418.33	734.56	749.68	761.86	735.63	747.21	755.63	724.15	740.12	724.36	690.17							
Boulder/Broomfield	756.56	779.13	777.26	651.21	582.40	789.78	761.56	776.26	632.67	694.04	725.00							
Denver	637.65	670.61	714.14	731.30	707.11	718.59	683.15	687.56	663.99	698.85	653.91							
Douglas	735.00	769.46	877.52	866.64	879.49	842.92	821.00	902.52	681.68	688.63	688.63							
Jefferson	689.64	643.88	657.79	649.55	642.18	645.45	701.64	690.16	671.90	694.82	709.43							
Fort Collins/Loveland	648.86	655.47	655.52	677.57	669.92	682.58	749.37	647.98	649.83	670.94	659.65							
Grand Junction	510.88	604.65	582.21	593.83	635.11	631.19	626.26	572.00	584.50	636.17	583.50							
Greeley	510.33	603.62	516.27	591.53	463.72	578.71	439.82	441.80	413.23	640.05	483.00							
Pueblo	464.71	511.76	535.52	554.16	536.11	515.48	491.10	487.05	486.88	487.03	491.93							

AFFORDABLE HOUSING MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market		2006		2007				2008				2009				2010			
Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency	385.43	426.83	392.49	426.36	354.00	397.80	409.57	421.00	391.09	433.73	500.00							
	One bedroom	595.69	641.49	626.19	628.97	599.12	630.51	596.34	611.92	599.16	632.41	601.52							
	Two bed, one bath	621.40	637.92	643.79	640.84	653.38	665.80	679.79	685.96	664.56	696.45	691.47							
	Two bed, two bath	722.16	711.21	721.86	801.33	738.38	721.61	725.00	766.48	736.69	756.57	742.15							
	Three bedroom	794.39	788.90	801.82	831.11	829.60	836.29	830.94	837.26	823.45	833.20	833.85							
	All	661.98	667.87	673.77	679.38	658.67	682.47	688.00	682.11	656.10	685.08	671.89							
Colorado Springs	Efficiency	238.00	434.06	461.29	432.97	166.94	506.42	515.71	339.71	339.00	344.86	338.00							
	One bedroom	550.00	512.35	578.81	461.34	466.31	469.49	459.90	445.20	466.07	457.62	480.80							
	Two bed, one bath	726.75	648.39	747.00	536.00	777.10	781.20	499.67	497.80	656.70	690.40	741.00							
	Two bed, two bath	717.24	779.38	675.00	808.88	580.24	497.00	710.93	542.59	714.24	614.50	707.97							
	Three bedroom	841.82	909.69	905.50	892.36	911.50	910.25	838.14	869.00	828.18	911.50	873.23							
	All	655.75	537.29	646.89	509.77	602.88	602.96	621.00	488.74	689.40	604.04	621.67							
Denver Metro Area	Efficiency	386.29	392.33	403.67	399.84	422.60	438.00	439.71	486.24	428.18	437.56	576.91							
	One bedroom	618.56	658.02	645.25	646.99	626.56	643.72	614.62	628.24	624.39	640.38	612.95							
	Two bed, one bath	655.05	648.15		679.17	666.35	677.57	703.03	707.87	678.70	715.79	702.98							
	Two bed, two bath	739.46	747.48	752.01	810.16	765.29	750.00	772.11	787.38	754.52	766.78	765.16							
	Three bedroom	827.69	799.72	843.90	858.96	845.96	880.43	846.75	858.16	845.47	852.70	835.42							
	All	693.15	687.31	708.99	698.01	674.35	706.07	702.95	706.96	683.20	699.88	685.30							
Adams	Efficiency		388.63	388.00	388.63	585.08	463.00	585.73	585.73	463.00	487.71	612.43							
	One bedroom	645.89	539.13	552.20	581.74	623.19	595.56	549.49	623.14	568.75	589.39	567.86							
	Two bed, one bath	636.67	609.58	619.81	638.47	642.14	646.84	624.42	690.31	649.09	696.31	707.33							
	Two bed, two bath	741.09	818.91	803.33	805.54	815.72	712.60	815.09	816.23	887.91	790.97	815.30							
	Three bedroom	854.43	836.76	846.54	880.54	838.29	882.00	834.69	849.19	845.76	836.59	808.64							
	All	727.69	683.84	694.90	670.60	696.25	684.13	674.33	740.11	664.90	690.76	667.41							
Arapahoe	Efficiency		325.00	325.00	350.00	563.00	563.00	563.00	563.00	588.00	563.00	563.00							
	One bedroom	246.27	659.30	637.31	640.59	639.00	681.28	639.93	599.40	634.97	608.61	616.00							
	Two bed, one bath	150.00	731.41	756.00	781.74	689.31	731.79	774.61	766.12	802.50	802.36	752.41							
	Two bed, two bath	672.33	827.69	773.25	828.40	755.15	832.30	764.63	780.34	757.00	768.42	785.41							
	Three bedroom	752.33	987.08	993.00	940.48	869.71	874.57	1006.09	873.74	884.18	891.82	903.75							
	All	418.33	734.56	749.68	761.86	735.63	747.21	755.63	724.15	740.12	724.36	690.17							
Boulder/ Broomfield	Efficiency				413.00	438.00		455.00	438.00		438.00	460.00							
	One bedroom	639.09	693.33	649.29	585.50	510.81	788.00	657.50	680.63	665.25	615.67	635.78							
	Two bed, one bath	695.71	813.00	808.06	631.81	630.65	721.00	663.69	621.00	816.00	673.36	713.69							
	Two bed, two bath	720.53	639.49	638.00	663.00			757.12	757.12	559.52	684.76	685.38							
	Three bedroom	821.41	785.91	787.50	700.00	1263.00	1030.00	812.70	813.19	615.07	790.29	795.20							
	All	756.56	779.13	777.26	651.21	582.40	789.78	761.56	776.26	632.67	694.04	725.00							
Denver	Efficiency	386.29	396.47	414.33	538.00	389.32	399.23	394.26	446.35	397.16	393.73	487.43							
	One bedroom	639.28	664.08	672.00	693.35	690.72	689.72	589.53	641.23	642.30	688.05	574.69							
	Two bed, one bath	580.00	665.06	772.60	699.32	727.66	735.54	734.38	699.32	566.23	689.15	692.64							
	Two bed, two bath	746.49	671.08	806.83	817.90	813.81	809.88	807.61	811.38	953.05	827.55	773.93							
	Three bedroom	829.00	802.33	847.86	833.35	838.32	881.85	836.00	848.15	822.21	831.22	799.49							
	All	637.65	670.61	714.14	731.30	707.11	718.59	683.15	687.56	663.99	698.85	653.91							
Douglas	Efficiency																		
	One bedroom	621.10	698.64	734.89	742.22	742.22	742.22	742.22	759.89	622.05	631.30	631.30							
	Two bed, one bath	662.31								678.95	678.95	678.95							
	Two bed, two bath	853.13	895.91	884.81	884.81	881.77	884.81	884.81	909.81	728.95	728.95	728.95							
	Three bedroom	1004.23		1010.23	1,010.23	1010.23	1010.23	1010.23	1035.23	863.00	863.00	863.00							
	All	735.00	769.46	877.52	866.64	879.49	842.92	821.00	902.52	681.68	688.63	688.63							
Jefferson	Efficiency			538.00	538.00	561.40	514.60	514.60	559.00	512.20	512.20	584.00							
	One bedroom	622.60	565.11	558.89	567.43	567.63	594.14	616.88	602.92	618.18	639.93	635.83							
	Two bed, one bath	663.84	651.92	648.27	690.00	657.58	659.18	699.38	711.71	709.62	733.40	711.99							
	Two bed, two bath	727.87	643.20	663.64	673.86	668.76	709.00	718.60	714.11	720.84	736.43	720.84							
	Three bedroom	725.00	803.13	816.00	777.00	810.39	842.27	863.00	868.69	879.34	888.56	880.30							
	All	689.64	643.88	657.79	649.55	642.18	645.45	701.64	690.16	671.90	694.82	709.43							

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 rent minus rental losses equals effective rent.

AFFORDABLE HOUSING MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market	Apartment	2006		2007				2008				2009				2010			
Area	Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/	Efficiency		238.00	263.00		313.00	238.00	238.00	238.00	238.00									
Loveland	One bedroom	570.32	556.00	558.20	600.00	612.84	617.50	631.76	624.50	630.13	654.00	641.71							
	Two bed, one bath	609.16	605.33	609.53	628.92	635.54	656.46	670.20	662.16	663.69	676.44	658.66							
	Two bed, two bath	669.14	675.00	691.26	692.46	695.02	713.62	723.11	714.97	739.36	712.53	688.00							
	Three bedroom	794.39	788.90	801.82	831.11	829.60	836.29	830.94	837.26	823.45	833.20	833.85							
	All	648.86	655.47	655.52	677.57	669.92	682.58	749.37	647.98	649.83	670.94	659.65							
Grand Junction	Efficiency																		
	One bedroom	388.00	488.00	509.75	509.75	516.25	447.60	551.61	494.56	494.56	447.60	519.00							
	Two bed, one bath	443.50	586.50	585.17	586.50	636.50	634.17	634.17	634.17	634.17	634.17	659.17							
	Two bed, two bath				663.00	788.00	536.56	537.04	536.08	537.04	536.56	561.62							
	Three bedroom	634.87	621.52	592.17	641.23	646.52	645.83	645.83	645.83	670.83	670.83	670.83							
	All	510.88	604.65	582.21	593.83	635.11	631.19	626.26	572.00	584.50	636.17	583.50							
Greeley	Efficiency	438.00			363.00	463.00		463.00	455.80	478.40	488.00	488.00							
	One bedroom	601.35	610.45	522.23	602.48	457.88	531.87	377.41	376.71	388.46	580.50	435.00							
	Two bed, one bath	490.00	590.00	470.58	519.00	554.00	584.50		580.62	422.75	731.25	422.25							
	Two bed, two bath	525.00	513.00	613.00	613.00	521.57	587.33	422.00	397.00	490.25	760.75	492.13							
	Three bedroom	460.18	584.57	467.94	582.00	806.14	711.55	776.18	783.82	522.38	883.50	632.00							
	All	510.33	603.62	516.27	591.53	463.72	578.71	439.82	441.80	413.23	640.05	483.00							
Pueblo	Efficiency	112.50	346.00	288.00	365.00	363.00	413.00	412.33	408.33	408.33	433.33	435.33							
	One bedroom	508.60	512.18	536.36	374.67	372.26	505.46	479.93	479.15	479.15	441.27	481.31							
	Two bed, one bath	160.00	448.00	480.00	558.26	537.05	604.00	488.00	441.00	416.00	417.74								
	Two bed, two bath	425.00		475.00			540.73	538.00	538.00	538.00	588.00	588.00							
	Three bedroom	434.73	785.82	580.88	638.00	638.00	613.38	613.00	613.00	613.00	548.11	663.00							
	All	464.71	511.76	535.52	554.16	536.11	515.48	491.10	487.05	486.88	487.03	491.93							

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 rent minus rental losses equals effective rent.

AFFORDABLE HOUSING RENT PER SQUARE FOOT
BY APARTMENT TYPE AND COUNTY

(In Dollars)

		2006		2007				2008				2009				2010			
Market Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	Efficiency		0.89	3.42	1.29	1.02	3.25	1.10	1.00	1.02	1.16	1.27							
	One bedroom	0.86	1.01	1.26	1.02	0.99	1.40	1.17	0.97	0.97	1.00	0.89							
	Two bed, one bath	0.80	0.79	1.65	0.82	0.80	1.85	1.82	0.82	0.78	0.82	0.83							
	Two bed, two bath	0.73	0.77	0.76	0.80	0.77	1.34	0.77	0.79	0.78	1.33	1.25							
	Three bedroom	0.70	0.71	0.70	0.70	0.71	0.74	0.72	0.75	0.73	1.40	1.34							
	All	0.76	0.86	1.18	0.89	0.87	1.43	1.11	0.86	0.85	1.07	1.01							
Colorado Springs	Efficiency		0.82	0.71	1.71	0.48	1.92	1.96	0.76										
	One bedroom	0.75	0.95	0.96	1.03	0.96	1.03	0.97	0.95	0.97	1.04	0.81							
	Two bed, one bath	0.84	0.82	0.76	0.63	0.75	0.81	0.61	0.65	0.65	0.74	0.75							
	Two bed, two bath			0.68	0.54	0.70	0.61	0.77	0.71	0.78	0.73	0.74							
	Three bedroom		0.77	0.76	0.62	0.77	0.78	0.76	0.69	0.75	0.77	0.78							
	All	0.80	0.86	0.84	0.97	0.83	0.95	0.90	0.83	0.84	0.87	0.78							
Denver Metro Area	Efficiency		1.18	4.62	1.25	1.29	4.77	1.23	1.21	1.32	1.20	1.32							
	One bedroom	0.87	1.02	1.35	1.03	1.02	1.52	1.25	1.01	1.01	1.02	0.91							
	Two bed, one bath	0.81	0.79	2.18	0.84	0.82	2.13	2.05	0.84	0.79		0.85							
	Two bed, two bath	0.73	0.79	0.78	0.82	0.79	1.55	0.80	0.82	0.81	1.44	1.37							
	Three bedroom	0.72	0.73	0.73	0.74	0.72	0.78	0.75	0.76	0.75	1.60	1.54							
	All	0.77	0.88	1.31	0.91	0.89	1.62	1.22	0.89	0.88	1.13	1.07							
Adams	Efficiency		0.85	0.83	0.85	1.12	1.26	1.14	1.13	1.13	0.95	1.19							
	One bedroom	0.87	0.97	0.97	0.95	1.02	1.00	0.79	1.00	0.92	0.96	0.83							
	Two bed, one bath	0.94	0.77	0.81	0.82	0.83	0.81	0.82	0.83	0.83	0.85	0.83							
	Two bed, two bath	0.74	0.84	0.78	0.81	0.85	0.71	0.85	0.89	0.89	0.86	0.82							
	Three bedroom	0.88	0.79	0.74	0.72	0.70	0.67	0.72	0.75	0.90	0.89	0.72							
	All	0.85	0.85	0.83	0.85	0.89	0.85	0.80	0.91	0.89	0.93	0.82							
Arapahoe	Efficiency		0.96	1.00	1.05	1.10	1.10	1.10	1.09	1.15	1.10	1.10							
	One bedroom	0.79	0.95	0.94	0.92	0.92	0.93	0.91	0.99	1.02	0.95	0.94							
	Two bed, one bath		0.84	0.83	0.87	0.84	0.85	0.89	0.89	0.91	0.90	0.87							
	Two bed, two bath	0.68	0.83	0.85	0.82	0.81	0.85	0.80	0.83	0.83	3.26	3.31							
	Three bedroom	0.67	0.88	0.85	0.82	0.81	0.85	0.85	0.82	0.83	5.56	5.58							
	All	0.70	0.89	0.88	0.86	0.85	0.87	0.86	0.91	0.93	2.12	2.11							
Boulder/ Broomfield	Efficiency				1.11	1.13		1.16	1.33		1.16	1.17							
	One bedroom	0.89	0.86	0.87	0.86	0.89		0.95	1.00	0.90	0.95	0.95							
	Two bed, one bath				0.75	0.77	0.82	0.83	0.87	0.95	0.84	0.86							
	Two bed, two bath	0.79	0.67	0.65	0.78			0.75	0.76	0.59	0.71	0.70							
	Three bedroom	0.69	0.65	0.65	0.69	1.25	0.77	0.68	0.69	0.56	0.67	0.67							
	All	0.74	0.68	0.68	0.79	0.84	0.80	0.79	0.80	0.68	0.78	0.79							
Denver	Efficiency		1.30	6.71	1.37	1.40	5.58	1.33	1.32	1.47	1.43	1.49							
	One bedroom		1.13	2.12	1.16	1.17	2.24	1.80	1.09	1.13	1.14	0.85							
	Two bed, one bath		0.82	5.13	0.85	0.84	4.83	4.06	0.82	0.70	0.84	0.88							
	Two bed, two bath		0.72	0.85	0.89	0.83	4.06	0.84	0.83	0.95	0.88	0.86							
	Three bedroom		0.67	0.74	0.67	0.68	0.80	0.77	0.76	0.76	0.78	0.71							
	All			2.76	1.04	1.01	3.01	2.12	0.95	0.96	0.99	0.85							
Douglas	Efficiency																		
	One bedroom	0.89	0.88	0.96	1.18	1.27	1.17	1.15	0.97	0.85	1.04	1.04							
	Two bed, one bath	0.70								0.73	0.73	0.73							
	Two bed, two bath	0.74	0.81	0.81	0.81	0.81	0.81	0.81	0.83	0.71	0.71	0.71							
	Three bedroom	0.68		0.77	0.77	0.77	0.77	0.77	0.79	0.68	0.68	0.68							
	All	0.79	0.85	0.85	0.96	1.00	0.96	0.95	0.87	0.76	0.84	0.84							
Jefferson	Efficiency			1.07	1.15	1.11	1.05	1.05	1.05	0.99	0.99	1.10							
	One bedroom	0.86	0.88	0.84	0.89	0.85	0.93	0.94	0.92	0.95	1.01	1.00							
	Two bed, one bath	0.76	0.73	0.80	0.86	0.78	0.78	0.82	0.83	0.82	0.86	0.85							
	Two bed, two bath	0.72	0.73	0.72	0.75	0.70	0.76	0.76	0.77	0.78	0.76	0.79							
	Three bedroom	0.65	0.69	0.72	0.70	0.68	0.73	0.73	0.75	0.75	0.76	0.76							
	All	0.74	0.76	0.78	0.82	0.79	0.82	0.84	0.84	0.84	0.88	0.88							

*Prior to the third quarter of 2004, the Sterling market area was included in the Fort Morgan/Brush market area.

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

AFFORDABLE HOUSING RENT PER SQUARE FOOT BY APARTMENT TYPE AND COUNTY (CONTINUED)

(In Dollars)

		2006		2007				2008				2009				2010			
Market Area	Apartment Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	Efficiency		0.59	0.66			0.59	0.59	0.5938	0.59									
	One bedroom		0.78	0.80		1.02	0.67	0.87	0.7974	0.86	1.05	1.02							
	Two bed, one bath		0.65	0.53	0.75	0.87	0.56	0.90	0.86	0.87	0.85	0.87							
	Two bed, two bath		0.62	0.61	0.66		0.65	0.66											
	Three bedroom		0.58	0.56	0.59		0.59	0.63	0.63	0.60	0.63								
	All		0.62	0.63	0.62	0.95	0.62	0.68	0.7194	0.74	0.92	0.95							
Grand Junction	Efficiency																		
	One bedroom		0.75	0.88	0.91	0.86	0.61	0.83	0.84	0.83	0.61	0.86							
	Two bed, one bath	0.64	0.72	0.71	0.73	0.77	0.75	0.75	0.7466	0.75	0.75	0.77							
	Two bed, two bath				0.85	0.54	0.52	0.53	0.5137	0.53	0.52	0.54							
	Three bedroom	0.57	0.61	0.55	0.63	0.64	0.62	0.61	0.6192	0.63	0.63	0.64							
	All	0.58	0.67	0.70	0.74	0.74	0.64	0.70	0.7207	0.73	0.65	0.74							
Greeley	Efficiency				0.81	1.36			1.08	1.12	1.36	1.36							
	One bedroom	0.88	1.03	1.04	0.93	0.78	0.93	0.74	0.7152	0.68		0.78							
	Two bed, one bath	0.76	0.81	0.74	0.73	0.59	0.94	0.73	0.7436	0.59	0.77	0.59							
	Two bed, two bath	0.64	0.56	0.66	0.68	0.58	0.87	0.62	0.64	0.54	0.78	0.58							
	Three bedroom	0.53	0.45	0.51	0.43	0.69	0.91	0.70	0.8711	0.65	0.71	0.69							
	All	0.79	0.94	0.86	0.86	0.69	0.92	0.70	0.7478	0.65	0.82	0.69							
Pueblo	Efficiency		0.75		0.79	0.82	0.78	0.78	0.78	0.77	0.83	0.82							
	One bedroom		0.75	0.58	0.69	0.68	0.68	0.68	0.68	0.68	0.65	0.68							
	Two bed, one bath		0.64	0.55	0.65		0.54	0.55	0.65	0.62	0.54								
	Two bed, two bath					0.60	0.56	0.55	0.56	0.56	0.60	0.60							
	Three bedroom		0.50	0.58	0.62	0.57	0.53	0.53	0.53	0.53	0.54	0.57							
	All		0.67	0.56	0.69	0.66	0.64	0.64	0.65	0.64	0.61	0.66							

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

AFFORDABLE HOUSING RESIDENT TURNOVER PER MONTH
BY AGE OF BUILDING

(In Percent)

Market Area	Age of	2006		2007				2008				2009				2010			
	Building	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado	To 1959		4.9	2.9	4.2	3.5	2.6	2.4	3.3	3.9	1.8	2.7							
Metro Areas	1960-69	0.0	2.4	7.4	1.9	3.2	5.0	2.2	4.1	3.7	1.8	2.4							
	1970-79		2.6	3.5	3.1	2.9	3.3	2.9	5.8	2.9	16.4	2.3							
	1980-89	2.9	1.7	2.0	2.2	3.5	2.2	3.8	2.9	2.3	2.9	3.4							
	1990-99		3.2	3.7	3.6	4.1	3.7	2.3	4.2	3.1	3.2	3.0							
	2000-04	4.7	3.8	3.5	5.0	4.4	4.1	3.0	3.7	4.0	3.6	3.9							
	2005+		3.1	2.8	4.7	6.7	2.8	3.2	2.7	3.9	1.9	3.3							
	Average	3.9	2.8	2.9	3.3	3.5	3.1	2.8	3.9	3.1	7.0	2.7							
Colorado Springs	To 1959		3.4	0.0	6.7	0.0	12.5	5.0	5.0	0.0	8.3	0.0							
	1960-69	0.0			0.0					0.0	0.0	100.0							
	1970-79		3.5	4.4		2.8	3.8		3.8	12.3	3.9	6.6							
	1980-89	0.0	3.0	3.3	2.6	1.9	4.1	2.8	2.3	2.2	0.9	6.3							
	1990-99				3.2	0.0	0.0	3.2											
	2000-04		5.6	6.4	0.0	6.0		2.6	4.1	4.6	4.6	4.9							
	2005+																		
	Average	0.0	0.0		0.0		0.0	0.0	25.0	0.0	0.0	0.0							
Adams	To 1959		5.7	4.3	2.7														
	1960-69				0.7	1.4	9.1												
	1970-79		2.0	4.0	1.7	0.0	0.9	5.1	0.7	2.1	2.5	2.5							
	1980-89		0.8	3.1	0.0	6.3	2.0	6.8	4.0		5.6	4.3							
	1990-99		3.0	2.3	2.3	4.2	4.2	3.0	2.5	5.0									
	2000-04	4.5	5.3	2.7	4.2	8.8	4.0	2.8	3.4	1.9	2.6	3.5							
	2005+		1.8	2.3	5.1	6.2	2.3	1.8	1.5	3.3	0.8	1.7							
	Average	3.9	2.7	2.8	2.8	3.6	2.9	2.8	4.3	3.0	2.8	2.6							
Arapahoe	To 1959								0.0	7.1	0.0	0.0							
	1960-69																		
	1970-79		4.0	3.0	3.9	4.8		0.0	1.5	0.9	0.9	0.9							
	1980-89				4.5	9.1	0.0	6.0	16.8	2.5	2.1	2.6							
	1990-99		3.2	5.5	2.4	4.1	3.6	1.8	5.8	4.4	2.7	3.8							
	2000-04		3.2	2.1	5.1	2.5	4.2	3.3	7.1	4.0	3.0	5.2							
	2005+		0.0	0.0	1.0	9.6	2.9	5.8	4.2	5.6	4.2	5.6							
	Average		2.4	2.3	3.0	3.6	3.3	3.3	5.6	3.6	3.0	3.3							
Boulder/	To 1959																		
Broomfield	1960-69				3.1	0.0		3.1			0.0	3.1							
	1970-79		1.2	16.7	2.1	2.4	0.0	8.1	0.0	0.0	1.0	2.5							
	1980-89				4.2	9.6		4.3			2.1	4.3							
	1990-99				0.9			4.6	2.8	2.8	4.0	1.9							
	2000-04		2.5	1.1	2.0	0.0		0.0	0.0	1.1	1.4	1.1							
	2005+				0.0		1.7	1.7	1.7	6.7	3.6								
	Average		2.1	3.0	2.0	2.5	0.7	4.0	1.3	1.4	1.6	1.4							
Denver	To 1959		4.9	1.9	4.9	4.0	2.5	2.6	3.6	4.2	1.6	3.1							
	1960-69		7.5	10.6	3.1	10.6	6.1	3.0	5.9	6.1	1.4	0.7							
	1970-79		2.2	0.6	0.9	2.7	3.0	1.8	1.5	2.2	2.6	1.4							
	1980-89		0.5	1.3	1.7	2.0	1.6	1.7	0.8	2.2	0.7	2.6							
	1990-99		3.9	1.3	1.8	3.1	1.4	1.4	2.8	2.1	3.4	1.6							
	2000-04			9.3	11.8	5.9	0.0	8.8	2.6	5.1	7.9	4.9							
	2005+		4.2	3.6	6.0	4.3	4.1	3.6	4.0	3.5	1.5	4.8							
	Average		2.7	2.4	2.4	2.8	2.3	2.0	2.2	2.9	2.1	2.4							
Douglas	To 1959																		
	1960-69																		
	1970-79																		
	1980-89	3.0	2.4				6.1												
	1990-99																		
	2000-04			2.5	6.5	2.0	5.5	2.5	5.0										
	2005+																		
	Average	3.0	2.4	2.5	6.5	2.0	5.6	2.5	5.0										
Jefferson	To 1959			0.0		0.0		0.0	0.0	0.0	0.0	0.0							
	1960-69		1.2	6.0			2.0			1.4	0.0	2.4							
	1970-79		3.2	4.5	4.1	4.9	4.0	2.9	9.9	4.1	5.4	3.2							
	1980-89						20.0	20.0											
	1990-99		3.9	3.0	4.5	7.6	3.7	1.5											
	2000-04								0.0	2.2	0.0	0.0							
	2005+								2.6	2.6	0.9	0.9							
	Average		2.1	4.2	3.7	4.4	3.2	2.3	8.3	3.5	4.3	2.7							

AFFORDABLE HOUSING RESIDENT TURNOVER PER MONTH
BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of	2006		2007				2008				2009				2010			
	Building	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1sst	2nd	3rd	4th	1sst	2nd	3rd	4th
Fort Collins/	To 1959		2.1	2.1	4.3	0.0	0.0	0.0	0.0	0.0	2.1	0.0							
Loveland	1960-69																		
	1970-79		2.2	3.3	16.2	1.6	8.1	0.0	2.5	6.8	2.1	0.9							
	1980-89																		
	1990-99		3.0	7.3	10.0	9.3	6.8		7.1	4.1	3.4	4.1							
	2000-04		4.0	2.9	4.9	4.4	3.8	4.0	9.5	19.0	2.2								
	2005+																		
	Average		3.0	3.8	6.2	3.4	4.3	2.6	4.7	5.1	2.3	2.7							
Grand Junction	To 1959																		
	1960-69																		
	1970-79		0.9		1.8	2.7	1.8	0.9	0.9	1.1	2.7	0.5							
	1980-89	4.3	1.7		5.0			0.0	0.8	2.5	3.4	1.7							
	1990-99			1.7	0.0	5.0		6.7	5.0	1.0	0.0	3.0							
	2000-04																		
	2005+									3.3	0.0	0.0							
	Average	3.4	1.3	1.7	2.7	3.5	1.8	1.7	1.7	1.8	1.9	1.2							
Greeley	To 1959					0.0			6.3	6.3	6.3	0.0							
	1960-69																		
	1970-79			0.0		1.2			9.4										
	1980-89	0.0	1.1	3.4	0.0	4.8	0.0	6.9	1.6	0.0	2.9	0.0							
	1990-99			5.0		3.1			0.0	0.0	0.0	6.3							
	2000-04	4.8			5.8	4.8	6.7	0.0	0.5	4.4	5.4	1.0							
	2005+																		
	Average	3.6	1.1	1.4	2.6	2.4	3.5	4.1	1.7	3.8	4.8	1.7							
Pueblo	To 1959			0.0	50.0	0.0	0.0				0.0								
	1960-69		0.0		5.0	0.0	0.0	0.0	2.5	2.6	7.9	5.3							
	1970-79		4.2	0.0	3.9	0.0	2.1	3.2	3.2	1.9	161.6	2.6							
	1980-89																		
	1990-99		0.0	0.0	0.0		0.0												
	2000-04		0.0	1.8			3.5												
	2005+																		
	Average		3.1	0.4	4.1	0.0	2.1	2.6	3.0	2.0	136.3	3.1							

AFFORDABLE HOUSING RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

		2006		2007				2008				2009				2010			
Market Area	Size	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
All Colorado Metro Areas	2 to 8	0.0	0.0	1.6	9.1	4.8	1.5	2.8	9.4	3.0	3.5	1.9							
	9 to 50	4.0	2.8	4.0	2.6	4.1	3.4	3.2	2.9	4.2	2.5	4.1							
	51 to 99		2.6	2.3	3.8	3.2	4.0	2.9	2.5	2.5	2.2	2.3							
	100 - 199	4.7	3.2	2.8	3.7	3.5	3.1	3.3	3.4	3.3	3.2	3.0							
	200 - 349		3.3	4.1	4.2	4.9	3.4	3.0	4.5	3.4	3.9	3.2							
	350 up		2.5				3.7	2.4	21.5	5.0	6.5	1.6							
	Average	3.9	2.8	2.9	3.3	3.5	3.1	2.8	3.9	3.1	7.0	2.7							
Colorado Springs	2 to 8	0.0	0.0		0.0		0.0	0.0	25.0	0.0	0.0	0.0							
	9 to 50	6.6	3.2	4.2	3.3	3.5	3.4	3.6	3.0	4.3	3.4	8.1							
	51 to 99		3.8	3.3	8.2	4.8	9.1	7.2	3.8	6.5	6.1	4.5							
	100 - 199		1.0	1.8			4.1		3.0	5.0	1.4	4.1							
	200 - 349		5.6	7.4		6.0	5.1	2.6		4.4	4.6	5.0							
	350 up		3.6																
	Average	5.8	3.5	3.6	4.0	4.1	3.4	3.7	1.9	4.4	3.0	4.4							
Denver Metro Area	2 to 8			1.8	0.0	5.1	2.0	3.4	6.4	2.0	0.0	2.1							
	9 to 50	3.9	3.1	4.3	2.1	5.0		3.7	3.0	5.0	2.1	3.7							
	51 to 99		2.4	1.0	2.5	2.6	2.1	2.4	2.1	2.2	1.8	2.4							
	100 - 199		3.6	2.9	2.8	3.5	2.8	3.4	3.4	2.7	3.0	3.0							
	200 - 349		3.1	3.7	4.2	4.8	3.3	3.0	4.5	3.3	3.8	2.9							
	350 up		2.1				3.7	2.4	21.5	5.0	6.5	1.6							
	Average	3.9	2.7	2.8	2.8	3.6	2.9	2.8	4.3	3.0	2.8	2.6							
Adams	2 to 8																		
	9 to 50	4.5	3.3	3.0	1.1	2.2	4.4	3.3	3.3	4.2	6.3	8.0							
	51 to 99		1.3	2.0			4.0	4.9	4.0	1.3	0.7	0.0							
	100 - 199		4.7	3.5	2.8	3.3	3.8	3.3	0.4	3.3	2.6	2.6							
	200 - 349		3.4	2.9	3.2	7.4	1.5	4.5	2.6	1.9	4.0	5.5							
	350 up										6.0	1.6							
	Average	4.5	3.7	3.0	2.9	5.4	3.0	4.1	2.1	2.1	2.6	2.8							
Arapahoe	2 to 8																		
	9 to 50		4.2	8.3	8.7	10.9	0.0	0.0	1.8	5.4	4.2	2.4							
	51 to 99			0.0					2.5	1.9	3.1	0.6							
	100 - 199		4.9	1.1	3.1	4.4	4.8	5.9	6.4	3.0	3.0	3.1							
	200 - 349		3.0	4.0	3.2	2.8	3.0	0.9		5.0	3.2	5.2							
	350 up		0.0																
	Average		2.4	2.3	3.0	3.6	3.3	3.3	5.6	3.6	3.0	3.3							
Boulder/ Broomfield	2 to 8																		
	9 to 50			16.7	1.5	0.0		3.6			1.9	3.1							
	51 to 99		1.4	1.1	3.0	4.1	0.7	3.8	0.7	1.1	2.3	2.7							
	100 - 199				0.0	0.0		4.6	2.8	2.8	3.2	1.9							
	200 - 349										0.0	0.0							
	350 up		2.8																
	Average		2.1	3.0	2.0	2.5	0.7	4.0	1.3	1.4	1.6	1.4							
Denver	2 to 8			1.9	0.0	5.5	2.0	3.6	7.0	2.1	0.0	2.3							
	9 to 50		3.2	4.0	1.9	5.7	4.2	4.3	3.1	5.2	1.8	3.7							
	51 to 99		2.7	0.8	2.3	1.9	1.5	1.7	2.5	3.4	1.2	2.6							
	100 - 199		2.7	2.7	2.1	2.6	0.9	1.7	1.9	2.4	2.8	2.7							
	200 - 349		2.9	4.9	5.6	3.3	3.4	2.5	1.3	2.2	2.6	1.2							
	350 up																		
	Average		2.7	2.4	2.4	2.8	2.3	2.0	2.2	2.9	2.1	2.4							
Douglas	2 to 8																		
	9 to 50	3.0	0.0				6.1												
	51 to 99																		
	100 - 199																		
	200 - 349			2.5	6.5	2.0	5.5	2.5	5.0										
	350 up		2.5																
	Average	3.0	2.4	2.5	6.5	2.0	5.6	2.5	5.0										
Jefferson	2 to 8			0.0		0.0		0.0	0.0	0.0	0.0	0.0							
	9 to 50									2.6	0.0	1.9							
	51 to 99				2.2		5.0	1.9	0.0	3.3	1.4	3.3							
	100 - 199		2.5	5.1	5.0	7.6	3.2	4.1	2.2	2.3	3.9	4.3							
	200 - 349		3.2	4.5	4.2	4.9	3.9	2.8	6.4	4.1	5.2	1.5							
	350 up						3.7	2.4	21.5	5.0	6.8								
	Average		2.1	4.2	3.7	4.4	3.2	2.3	8.3	3.5	4.3	2.7							

AFFORDABLE HOUSING RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

		2006		2007				2008				2009				2010			
Market Area	Size	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Fort Collins/ Loveland	2 to 8																		
	9 to 50		2.1	1.2	4.8	0.0	0.0	0.0	1.8	0.0	2.7	1.1							
	51 to 99		4.4	9.3	9.7	9.3	12.2		4.4	2.9	2.5	2.4							
	100 - 199		2.9	3.2	6.6	3.9	3.7	3.4	9.3	11.5	2.7	5.0							
	200 - 349																		
	350 up																		
	Average		3.0	3.8	6.2	3.4	4.3	2.6	4.7	5.1	2.3	2.7							
Grand Junction	2 to 8																		
	9 to 50	3.3	3.0		6.1			0.0	0.0	2.7	1.4	1.4							
	51 to 99		1.2	1.7	2.7	5.0		2.7	2.7	1.9	1.7	1.3							
	100 - 199	4.7	0.9		1.8	2.7	1.8	0.9	0.9	0.9	2.7	0.9							
	200 - 349																		
	350 up																		
	Average	3.4	1.3	1.7	2.7	3.5	1.8	1.7	1.7	1.8	1.9	1.2							
Greeley	2 to 8																		
	9 to 50	0.0	1.1	3.4	0.0	2.9		14.3	4.0	1.4	2.4	2.9							
	51 to 99			0.0															
	100 - 199	4.8			5.8	2.6	6.7	3.7	1.1	4.4	5.4	1.0							
	200 - 349			5.0															
	350 up																		
	Average	3.6	1.1	1.4	2.6	2.4	3.5	4.1	1.7	3.8	4.8	1.7							
Pueblo	2 to 8		0.0	0.0	20.0	0.0	0.0		50.0	33.3	24.0								
	9 to 50		4.2	0.0	7.1	0.0	2.3	0.0	2.5	2.6	6.3	5.3							
	51 to 99			1.8															
	100 - 199			0.0	3.2		2.1	3.2	2.6	1.3	3.2	2.6							
	200 - 349																		
	350 up																		
	Average		3.1	0.4	4.1	0.0	2.1	2.6	3.0	2.0	3.9	3.1							

Rental Losses from Discounts and Concessions
Discounts andConcessions

(In Percent)

Building	2006		2007				2008				2009				2010			
Type	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Size (in units)																		
Up to 8		1.8	11.0	8.3	13.3	-7.1	1.7	2.5	10.4	2.6	10.7							
9 - 50		12.4	3.3	2.0	12.8	7.7	7.5	5.5	6.5	2.0	0.5							
51 - 99		2.9	2.8	5.6	0.1	1.7	1.9	1.3	3.5	1.5	0.6							
100 - 199		10.4	9.6	8.8	7.7	1.9	1.7	1.9	4.0	2.5	4.4							
200 to 349		11.6	12.7	12.4	5.7	0.0	6.7	5.0	3.6	3.4	4.0							
350 up		24.8	15.3			28.9	9.1	5.5	6.0	8.6	4.2							
Age (year built)																		
To 1959		9.8	7.4	3.1	10.9	5.9	1.0	2.6	1.8	4.0	3.9							
1960-69		14.1	3.3	-0.6	2.7	0.8	1.2	4.4	3.2	5.4	1.9							
1970-79		18.8	13.9	6.0	5.1	5.5	7.0	6.1	7.1	5.7	2.1							
1980-89		7.2	0.3	11.9	5.3	1.5	3.1	1.5	8.5	5.2	7.4							
1990-99		5.3	10.0	9.1	4.5	1.2	2.3	1.9	2.9	3.2	3.4							
2000-04		15.6	9.7	10.9	13.2	8.5	8.8	2.0	4.0	7.4	5.7							
2005 up		13.9	15.7	8.4	4.5	-7.1	5.8	5.5	1.9	0.0	5.1							
Market Area																		
Colorado Springs		17.0	13.0	4.9	17.0	2.8	7.5	2.2	3.5	22.6	10.3							
Denver Metro Area		12.3	9.2	8.3	5.1	3.2	2.5	2.6	3.2	2.2	2.1							
Adams County		14.0	7.2	7.9	8.9	-8.7	3.3	4.2	4.5	4.0	4.3							
Arapahoe County		35.8	19.3	11.4	3.5	12.0	6.3	13.1	8.1	5.1	9.6							
Boulder/Broomfield Counties		7.2	0.6	8.6	1.0	3.4	3.6	3.5	4.1	2.0	0.4							
Denver County		8.2	6.2	4.9	3.8	4.0	1.9	2.9	2.0	0.9	1.9							
Douglas County		6.2	13.6	10.0	12.5	6.2	18.8	3.5	4.5	4.4	3.2							
Jefferson County		1.6	18.5	15.7	7.0	6.7	4.6	2.4	5.7	8.4	1.8							
Fort Collins/Loveland		7.8	9.1	8.8	2.5	2.3	1.8	7.3	5.1	3.4	1.5							
Grand Junction		5.1	2.8	15.9	20.1	7.5	4.8	2.0	3.2	2.2	1.9							
Greeley		1.5	4.6	3.3	4.3	-12.1	2.0	2.4	4.1	9.6	2.7							
Pueblo		15.5	3.3	3.9	2.7	14.2	0.4	0.9	1.6	1.5	0.4							
Average		11.8	9.3	8.4	8.2	3.3	2.8	3.2	4.2	3.1	2.6							