

**Second Quarter 2009**

**Colorado Multi-Family Housing Vacancy & Rental Survey**

covering

**Colorado Springs, Fort Collins/Loveland, Grand Junction,  
Greeley, and Pueblo**

sponsored by

**Colorado Division of Housing**

**Apartment Realty Advisors**

**Pierce-Eislen**

conducted by

**Gordon E. Von Stroh, Ph.D.**  
of  
**The University of Denver**  
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The sponsors of the Colorado Multi-Family Vacancy and Rent Survey contract with an independent researcher to produce this report. No individual information is released by the researcher to a sponsor or to the public.

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## Report Summary

The Colorado Division of Housing, Apartment Realty Advisors, and Pierce-Eislen sponsor this report as a service to the multi-family housing industry in Colorado. The purpose of this survey is to report vacancy and rent levels for multi-family housing in selected markets. The survey is conducted to provide residents, owners and managers of rental property, local and state government officials, and investors and developers with accurate and up-to-date information on the multi-family rental housing industry.

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. With the Second Quarter Survey, 27,204 were reported from five metropolitan communities. All information collected on each building/complex is **TOTALLY CONFIDENTIAL**. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area increased to 9.1 percent for June from 8.5 percent for March 2009, compared to 6.7 percent for June 2008. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs at 9.8%; Fort Collins/Loveland, 9.9%; Grand Junction, 4.5%; Greeley, 9.1%; and Pueblo, 8.5% .

The overall average rent per square foot ranges from a low of 76 cents in Pueblo to a high of \$1.03 cents in Fort Collins/Loveland. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under, Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate for is 6.9 percent. This means that tenants moved out of 4.6 percent of the units the previous month.

All data is for the month of June except for turnover. That data is based on data from the previous month. Data for December represents move-outs from May. The turnover is only for one month. In some markets, seasonal fluctuations limit the use of this data to a monthly comparison and should not be used to extrapolate an annual turnover rate.

Survey management and analysis was done by Gordon E. Von Stroh of Colorado Economic and Management Associates. 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. Material contained in this publication is within the public domain and may be reproduced without special permission when proper reference is given to the Colorado Division of Housing and Colorado Economic and Management Associates.

## INTRODUCTION

The purpose of this Colorado Multi-Family Vacancy and Rental Survey is 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.

The Survey covers seventeen major market areas: Alamosa, Aspen, Buena Vista, Canon City, Colorado Springs, Durango, Eagle County, Fort Collins/Loveland, Fort Morgan/Brush, Glenwood Springs, Grand Junction, Gunnison, Lake County, Montrose, Pueblo, Salida, Southeast Colorado, Steamboat Springs, Sterling, Summit County, and Weld County. Because of the size of some of the markets, three areas were sub-divided: Colorado Springs has seven sub-markets, Fort Collins/Loveland has five, and Pueblo has four.

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

The boundaries for Fort Collins are:

Northwest: on the east, College Avenue and on the south, Prospect Road; Northeast: on the west, College Avenue and on the south, Prospect Road; Southeast: on the north, Prospect Road and on the west, College Avenue; and Southwest: on the east, College Avenue and on the north, Prospect Road. The boundary for Loveland is the City of Loveland.

The boundaries for Pueblo are:

Northwest: on the east, I-25 and on the south, the Arkansas River; Northeast: on the west, I-25 and on the south, the Arkansas River; Southeast: on the north, the Arkansas River and on the west, I-25; Southwest: on the east, I-25 and on the north, the Arkansas River.

The boundaries for the other market areas generally use the incorporated city limits of each jurisdiction.

Each table in the Survey is labeled by a market or sub-market area. With the tables for each market or sub-market area, for each type of apartment by rent level, the following format is used:

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 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 September for the September Survey (except for 2000 which was for October 10), and the 10th of March for the March 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. A state-wide Survey (except Metro Denver) covers the first and third quarters. Starting with the fourth quarter of 2006, Greeley, Fort Collins/Loveland, Colorado Springs, Pueblo, and Grand Junction will be surveyed in the second and fourth quarters. A public/private partnership has worked to make this possible. In the spirit of cooperation, 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 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. 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 at 303-871-3435 or write to him at the Daniels College of Business, University of Denver, Denver, Colorado, 80208.

## **Colorado State**

### **Table of Contents**

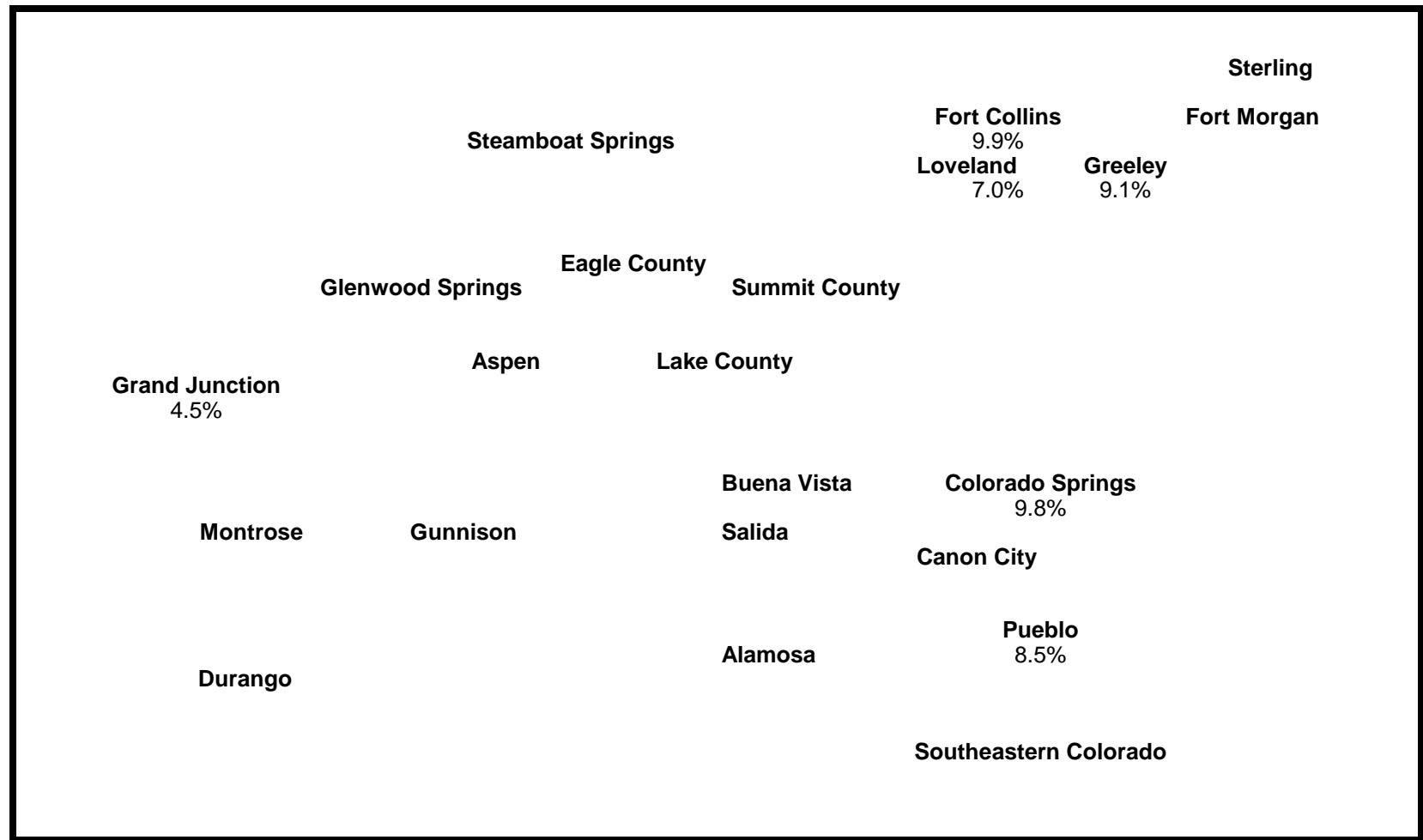
Number of Survey Responses by Market Area	5
Map of Vacancy Rates by Market Area	6
Vacancy Rates by Market Area	7
Vacancy Rates by Apartment Type by Market Area	8
Vacancy Rates by Size of Building by Market Area	10
Vacancy Rates by Age of Building by Market Area	12
Average Rent by Market Area	14
Average Rent by Apartment Type by Market Area	15
Average Rent by Size of Building by Market Area	17
Average Rent by Age of Building by Market Area	19
Median Rent by Market Area	21
Median Rent by Apartment Type by Market Area	22
Rent per Square Foot by Apartment Type by Market Area	24
Turnover by Age of Building by Market Area	26
Turnover by Building Size by Market Area	28

**NUMBER OF  
SURVEY RESPONSES BY MARKET AREA**

Market Area	2000				2001				2002				2003				2004				2005				2006				2007				2008				2009			
	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr																					
Alamosa		118	137	135	151	158	238	205	178	194	193	197	198	198						205		205		205		205		202												
Aspen		318	334	321	357	308	303	298	268	270	269	306	288	292						303		347		348		328		328												
Buena Vista		119	124	114	121	116	119	84	84	84	84	52	52	84						84		84		84		84														
Canon City		252	301	295	295	255	300	284	208	216	216	216	236	236						236		238		244		292		286												
Colorado Springs	14863	14195	14377	14315	14477	13416	14957	14601	14710	15282	16368	16231	18171	15459	15587	16501	16339	16057	16096	16103	16390	16125	16392	15713	15717															
Northwest	1649	2577	1966	1641	1930	1295	1564	1698	2180	1943	2112	2328	1903	2035	2147	2196	2555	2376	2174	2535	1935	1980	2145	1766	1664															
Northeast	6364	5816	5822	6195	6244	5323	5960	5739	5610	3869	3839	3883	3703	2616	3246	3152	3473	3448	3725	3448	3557	3775	3816	3492	3173															
Far Northeast																																								
Southeast	1902	1560	2430	2360	2097	2756	2813	2734	2937	2705	2294	2746	2900	2711	1767	2501	2069	1787	1721	1473	1672	1786	1733	2064	1971															
Security/Widefield/Fountain	366	395	228	215	236	354	353	366	341	354	479	366	479	509	673	684	737	670	734	547	403	397	547	358	699															
Southwest	3256	2458	2541	2681	2177	2334	2816	2721	2058	2615	2097	2218	3406	2237	2416	2754	2734	2828	3049	3101	3367	3471	3432	3449	3440															
Central	1326	1388	1390	1223	1793	1354	1404	1343	1584	1225	1532	1470	1456	1554	1356	1519	1328	1527	1358	1250	1661	1380	1485	1312	1271															
Durango	416	453	418	428	455	514	528	571	535	571	566	574	583	526		649				651		696		652																
Eagle County	908	674	738	734	1025	1095	1167	1019	967	981	1225	1219	1187	1161		984				984		1044		1254		1124														
Fort Collins/Loveland	4518	4305	4804	4907	3648	4149	4112	4101	4227	5241	5494	5125	5203	4757	4667	5216	5569	4810	4718	5226	4254	4931	5009	5092	4805															
Fort Collins	4196	4019	4514	4599	3413	3461	3623	3575	3587	4599	4921	4544	4666	4244	4166	4562	4966	4321	4234	4707	3711	4389	4390	4467	4180															
Northwest	1306	1212	798	564	908	697	891	827	903	1025	1222	922	1282	1180	1543	1530	1332	1248	1260	1428	779	1400	1448	1561	1374															
Northeast	54	144	67	124	249	64	71	100	240	286	267	271	181	185	188	191	175	175	147	225	52	229	210	234	152															
Southeast	1457	1345	2082	1874	1223	1936	1927	1835	925	2068	1937	1983	1830	1690	1126	1479	1760	1816	1780	1711	1597	1603	1575	1382	1341															
Southwest	1379	1318	1567	2037	1033	764	734	813	1519	1220	1495	1368	1373	1189	1309	1362	1699	1082	1047	1343	1283	1157	1157	1290	1313															
Loveland	322	286	290	308	235	688	489	526	640	573	581	537	513	501	654	603	489	484	519	543	542	619	625	625																
Fort Morgan/Brush	398	439	607	598	527	707	619	615	807	303	285	213	255	188		136			180		230		230		224															
Glenwood Springs	313	401	337	395	354	368	388	319	270	393	288	293	317	248		268			254		217		225		267															
Grand Junction	1340	1292	1390	1455	1531	1713	1727	1916	1707	1566	1639	1706	1661	1757	1718	1878	1534	1514	1549	1980	1600	1778	1727	1732	1761															
Greeley	2049	3030	2501	2468	2259	3054	2988	2460	3348	3040	3048	3308	3176	3015	3078	3160	3070	2651	2868	2400	3206	2581	2580	2709	2721															
Gunnison	124	171	178	188	166	240	158	194	184	176	188	174	178		188			188			188		198		191															
Lake County	201	192	188	214	222	225	247	195	177	191	177	163	89	89		75			75		75		75		75															
Monrose	237	315	307	302	290	365	307	264	283	266	266	272	312		294			278		272		272		288																
Pueblo	1825	1847	1809	1835	1860	1932	1706	1751	1691	1840	1815	1904	1918	1872	1574	1603	1494	1585	1744	1693	1905	1735	1871	1805	1709															
Northwest	282	57	172	265	50	227	226	288	353	299	274	363	285	258	215	165	194	191	224	180	197	197	199	199																
Northeast	894	1127	1192	1143	1048	1192	805	843	816	1091	1024	1096	1133	1153	872	983	939	1017	1022	909	1082	1018	1060	1054	851															
Southeast	15	24	7	1	51	55	7	44	44	44	44	44	9	0	50	13	13	15	51	14	14	0	15	15																
Southwest	634	639	438	420	561	462	620	613	478	406	473	401	491	461	437	442	348	362	447	590	612	506	614	537	644															
Salida		84	121	124	118	103	110	78	78	77	77	78		78		78		78		78		78		78		78														
Southeastern Colorado																																								
Steamboat Springs		154	273	274	332	323	264	247	259	259	258	265	258	255		254		254		257		257		252																
Sterling																																								
Summit County		279	368	295	318	306	323	322	275	258	338	423	523	367	417		354		349		354		339		339															

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

## STATE OF COLORADO VACANCY RATES BY MARKET AREA



## VACANCY RATES BY MARKET AREA

(In Percent)

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009																			
Market Area	3rd Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr																				
Alamosa								2.5	2.9	3.0	1.3	6.3	5.0	2.9	1.7	1.0	3.1	3.0	3.0	2.0	1.5	3.4	4.4	5.4	12.9								
Aspen	1.4	0.8	1.0	2.2	1.3	0.3	0.6	0.9	0.6	4.4	3.4	9.7	6.9	18.1	10.4	11.1	7.8	1.6	1.0	1.0	0.7	1.4	1.4	2.1									
Buena Vista								1.7	1.6	8.8	1.7	5.2	5.9	4.8	1.2	11.9	3.6	1.9	0.0	1.2	1.2	1.2	1.2	6.0	16.7								
Canon City								4.0	5.0	2.7	2.4	5.1	5.0	6.7	6.3	3.7	2.8	5.1	3.8	4.2	4.2	5.5	4.5	4.8	9.4								
Colorado Springs	3.6	6.0	4.7	5.8	5.3	5.7	4.1	4.4	2.8	2.8	5.4	9.1	8.2	12.7	11.3	12.3	10.2	12.6	11.3	12.6	11.7	9.6	8.6	10.8	9.0	10.2	9.2	10.4	11.7	9.8			
Northwest	2.5	4.9	5.5	8.9	3.9	6.1	3.7	3.2	3.8	3.0	7.5	14.1	8.8	14.8	11.9	10.4	9.2	12.7	13.2	16.3	13.8	13.9	13.5	10.8	9.3	11.1	8.3	8.0	10.0	9.7	10.9	10.0	
Northeast	3.6	6.5	4.3	5.8	5.7	6.5	4.3	4.3	2.8	2.7	5.6	10.0	8.7	14.1	10.4	11.5	9.0	12.3	9.8	9.6	7.3	8.2	9.7	7.5	7.2	7.9	7.5	8.8	7.5	9.1	9.4	7.8	
Far Northeast																	7.8	10.3	7.4	7.9	7.2	10.5	9.6	6.1	5.7	7.3	6.2	7.4	6.4	8.8	10.8	7.7	
Southeast	4.4	5.1	5.0	3.8	4.0	5.9	4.7	4.8	1.7	2.4	3.4	6.4	7.8	11.5	14.3	15.5	11.9	15.0	11.6	10.8	15.2	18.4	12.9	9.9	11.2	16.9	15.8	17.9	14.4	18.4	18.6	17.3	
Security/Widefield/Fountain	1.9	2.2	6.2	2.6	3.1	3.3	4.1	3.0	2.5	0.4	0.5	4.7	9.0	15.3	1.1	13.2	12.7	13.2	7.9	16.7	36.3	26.4	24.3	20.9	22.1	24.9	23.0	23.3	24.4	24.9	28.8	16.2	
Southwest	3.6	6.9	4.3	3.5	8.0	4.5	3.2	4.6	2.5	3.1	6.0	7.4	6.7	11.2	11.8	12.2	13.1	15.0	10.6	11.4	14.4	12.5	11.9	7.2	11.6	9.1	11.4	9.4	8.0	10.0	6.8		
Central	3.5	4.5	5.2	6.3	3.1	5.6	4.5	5.0	2.9	3.1	4.5	6.6	8.2	9.8	10.1	11.8	10.1	12.1	10.6	8.9	9.5	9.2	10.2	10.9	10.1	8.6	9.2	7.7	8.5	10.2	13.3		
Durango	2.6	4.3	3.5	4.6	2.1	3.8	3.5	1.4	6.2	2.9	0.9	2.9	3.3	8.5	5.3	4.3	6.0	4.2	4.9	7.7	3.0	4.3	4.1	4.5	3.4	6.1							
Eagle County	1.7	0.8	1.8	1.2	0.3	0.1	0.4	0.9	0.4	0.1	1.1	2.0	1.2	2.0	17.1	20.4	19.9	9.2	5.2	1.3	1.6	2.0	4.7	2.7	2.9	2.1							
Fort Collins/Loveland	2.1	5.2	3.8	5.3	2.2	4.4	2.9	3.4	1.8	2.6	3.3	7.0	13.1	16.1	12.2	13.4	11.2	12.7	8.9	8.8	8.1	9.3	7.9	9.1	5.0	4.6	5.2	8.9	4.1	4.3	4.4	9.9	
Fort Collins																																	
Northwest	1.4	4.3	1.1	4.2	0.7	0.4	4.2	0.9	1.5	0.6	3.5	3.1	20.1	18.5	15.7	16.9	23.3	13.6	19.2	12.7	18.1	14.4	13.7	16.7	9.2	7.7	7.1	16.7	6.4	3.4	3.8	13.7	
Northeast	2.3	2.9	3.7	3.1	0.0	2.4	0.0	0.0	2.1	0.0	0.5	6.6	4.8	10.9	2.8	17.0	15.8	4.5	10.1	6.3	7.2	6.9	6.8	5.1	4.0	3.4	3.6	5.8	4.4	4.3	3.4	8.6	
Southeast	2.3	4.6	2.3	3.6	2.2	6.4	2.9	3.4	1.3	4.0	3.9	9.6	7.1	14.9	8.6	8.8	5.8	13.1	6.8	7.7	3.8	5.5	2.9	4.9	3.2	3.1	4.4	5.6	2.6	4.1	4.5	7.2	
Southwest	2.0	7.8	4.9	8.5	3.1	4.9	2.5	6.4	2.8	1.9	2.5	9.0	7.9	15.0	17.7	14.8	10.9	12.8	5.6	7.7	4.1	6.5	4.5	7.2	3.0	3.2	4.2	9.9	3.5	4.8	4.2	10.2	
Loveland	2.9	4.6	8.3	4.3	0.7	6.0	5.0	1.9	0.7	2.8	3.2	3.0	29.1	19.6	9.9	10.8	12.5	10.5	8.6	6.3	8.0	10.6	12.8	10.4	5.9	5.6	5.7	3.5	6.1	6.1	7.0		
Fort Morgan/Brush	3.5	3.6	3.6	4.6	8.2	4.8	3.6	5.8	12.5	10.0	6.7	7.8	6.8	7.9	10.7	11.5	4.0	3.5	3.8	3.5	12.2	9.6	8.9	8.7	5.2	8.9							
Glenwood Springs	2.8	1.6	3.4	2.4	1.0	1.0	2.3	2.2	2.7	1.2	1.5	1.4	10.1	4.1	12.5	6.3	5.6	2.1	3.8	1.3	2.4	2.2	2.4	1.4	2.7	1.5							
Grand Junction	2.5	2.9	5.9	4.4	3.6	7.3	4.5	5.4	4.7	3.5	6.3	7.1	5.5	10.1	8.7	4.9	6.3	8.7	5.4	3.0	2.8	2.7	1.5	2.1	1.8	1.7	1.8	1.6	2.4	3.1	4.0	4.5	
Greeley	1.7	7.6	3.2	3.5	2.7	5.7	4.7	3.8	3.0	1.7	2.5	4.9	11.7	10.7	9.8	14.5	11.1	12.1	8.8	8.1	7.3	7.2	8.3	8.1	7.2	7.3	6.1	5.5	8.1	8.4	9.1		
Gunnison																																	
Lake County	2.6	2.7	2.9	3.4	0.5	1.9	4.5	5.0	4.2	13.8	20.6	17.1	14.2	13.0	32.8	33.3	26.2	26.6	39.3	12.4	7.9	6.7	4.0	5.3	4.0	4.0	8.0						
Monrose																																	
Pueblo	3.4	5.2	2.8	5.5	3.0	6.0	5.0	5.6	4.7	5.7	3.2	5.4	3.9	8.3	10.2	12.8	7.4	12.9	6.7	8.7	8.0	7.5	9.2	8.4	5.2	7.1	6.0	6.4	6.8	7.2	7.4	8.5	
Northwest	1.8	3.2	1.9	4.3	1.5	2.5	2.7	4.6	12.3	5.8	5.3	2.0	4.0	7.1	3.8	9.3	7.7	11.2	5.0	4.2	8.9	9.3	9.7	6.7	5.2	2.2	6.1	2.0	8.1	7.1	9.0	5.5	
Northeast	4.5	5.9	3.3	7.9	2.8	9.5	8.2	7.9	4.0	6.7	6.0	2.6	9.1	12.2	13.1	5.5	14.0	6.3	10.1	6.4	6.3	10.7	8.0	4.8	8.2	5.9	7.1	7.5	7.4	8.7			
Southeast	0.0	0.0	0.0	0.0	10.0	0.0	0.0	0.0	0.0	12.5	0.0	0.0	2.0	7.3	0.0	11.4	13.6	9.1	0.0	8.0	0.0	0.0	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.7
Southwest	2.5	4.3	2.7	3.9	3.4	2.7	2.8	2.8	4.9	3.2	3.3	4.5	7.6	11.8	10.6	14.9	11.6	11.4	9.2	8.1	11.3	8.9	6.1	10.6	6.4	7.2	6.3	6.7	5.9	6.7	6.9	9.2	
Salida																																	
Southeastern Colorado																																	
Steamboat Springs																																	
Sterling																																	
Summit County	2.0	2.5	3.1	2.5	1.8	1.0	3.2	2.9	1.1	0.3	4.4	0.3	5.3	5.0	7.3	7.4	14.5	5.9	8.4	1.6	7.0	2.8	4.0	3.4	2.9	2.7							

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

## VACANCIES BY APARTMENT TYPE

Market		2003		2004		2005		2006		2007		2008		2009				
Area	Apartment Type	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st	2nd Qtr	3rd Qtr	4th Qtr						
Alamosa	Efficiency																	
	One bedroom	2.8	2.7	0.0	2.7	2.7	2.5	1.2		2.5		2.8		3.7		5.6		13.7
	Two bed, one bath	3.9	1.0	1.3	4.1	3.1	3.1	3.1		3.1		0.0		3.9		5.2		11.7
	Two bed, two bath																	0.0
	Three bedroom	0.0	0.0	8.3	0.0	5.0	5.0	0.0		5.0		20.0		10.0		5.0		15.0
	All	2.9	1.7	1.0	3.1	3.0	3.0	2.0		3.0		3.4		4.4		5.4		12.9
Aspen	Efficiency																	
	One bedroom	0.0	9.8	8.7	7.1	2.4	2.4	2.4		2.4		2.4		2.4		2.4		
	Two bed, one bath	17.2	9.0	8.7	5.9	2.0	1.2	1.2		1.2		1.2		0.0		1.1		3.8
	Two bed, two bath	15.5	9.6	13.2	8.4	2.2	1.2	1.1		1.2		1.2		2.3		3.6		2.4
	Three bedroom	17.7	9.7	14.3	9.7	0.0	0.0	0.0		0.0		1.6		7.7		1.1		1.1
	All	26.7	12.5	7.1	0.0	0.0	0.0	0.0		0.0		0.0		4.2		2.6		0.0
Buena Vista	Efficiency																	
	One bedroom	4.8	0.0	2.4	0.0	2.4	0.0	2.4		0.0		2.4		2.4		2.4		4.8
	Two bed, one bath	4.8	2.4	21.4	7.1	0.0	0.0	0.0		0.0		0.0		0.0		9.5		28.6
	Two bed, two bath																	
	Three bedroom																	
	All	4.8	1.2	11.9	3.6	1.9	0.0	1.2		0.0		1.2		1.2		6.0		16.7
Canon City	Efficiency																	
	One bedroom	12.7	7.9	12.5	0.0	12.5	0.0		12.5		12.5		12.5		0.0		0.0	
	Two bed, one bath	2.6	2.7	3.5	2.9	5.8	3.7	4.2		3.7		2.6		2.4		6.4		12.3
	Two bed, two bath													4.6		4.2		9.1
	Three bedroom	10.5	11.5	0.0										0.0		0.0		
	All	6.7	6.3	3.7	2.8	5.1	3.8	4.2		3.8		5.5		4.5		4.8		9.4
Colorado Springs	Efficiency																	
	One bedroom	8.8	16.4	18.5	12.4	13.2	8.6	9.2	7.7	8.6	9.5	8.3	9.2	8.5	11.0	10.2	11.5	10.8
	Two bed, one bath	10.6	10.2	8.3	10.7	8.5	8.3	8.1	10.6	8.3	9.1	6.9	9.9	7.6	8.6	7.6	8.9	11.1
	Two bed, two bath	13.9	13.4	11.7	14.6	15.7	14.7	17.1	15.9	14.7	12.5	12.3	11.8	12.4	13.4	11.8	14.1	14.6
	Three bedroom	10.5	13.0	9.9	12.6	7.5	9.7	9.5	7.9	9.7	6.6	7.0	7.1	7.3	9.1	8.8	8.6	9.9
	All	13.7	13.4	13.1	18.6	12.1	15.7	16.1	17.3	15.7	12.5	11.8	11.6	12.4	11.2	9.7	11.4	12.9
Durango	Efficiency																	
	One bedroom	0.0	23.1	8.2	4.9	4.8	6.5	1.8		6.5		3.0		3.0		1.3		3.6
	Two bed, one bath	5.3	6.0	3.6	5.0	3.3	4.9	2.3		4.9		3.2		5.1		3.3		5.6
	Two bed, two bath	1.2	1.2	4.1	3.6	7.4	6.5	3.0		6.5		4.7		4.4		3.3		6.7
	Three bedroom	1.1	1.3	6.4	4.3	5.1	4.4	2.3		4.4		4.4		3.4		3.7		6.8
	All	14.3	17.5	13.6	5.4	3.8	28.6	7.1		28.6		4.5		6.2		6.5		6.8
Eagle County	Efficiency																	
	One bedroom	70.0	0.0	0.0	0.0	4.0	0.0	1.6		0.0		4.5		3.4		2.3		1.5
	Two bed, one bath	4.2	7.3	3.3	2.4	5.4	1.2	1.8		1.2		5.6		0.0		5.2		1.8
	Two bed, two bath	24.1	32.1	35.6	18.5	4.2	0.0	1.4		0.0		1.6		0.0		2.3		2.3
	Three bedroom	18.3	15.4	13.2	0.0	3.2	2.6	1.2		2.6		8.6		1.0		2.7		2.7
	All	11.8	6.9	8.5	2.3	4.7	1.1	0.7		1.1		2.4		12.5		1.6		1.6
Fort Collins/ Loveland	Efficiency																	
	One bedroom	17.1	9.6	7.4	11.7	6.5	12.7	8.5	7.5	12.7	5.7	2.1	9.7	2.3	10.0	8.7	2.5	4.0
	Two bed, one bath	7.8	9.1	6.5	14.5	5.8	6.5	2.8	4.9	6.5	7.0	2.4	7.7	4.0	5.6	2.3	3.9	3.4
	Two bed, two bath	14.0	13.4	12.3	13.4	7.9	9.4	7.6	6.6	9.4	7.6	2.7	10.0	2.9	8.2	3.7	3.6	3.2
	Three bedroom	12.8	12.0	10.9	9.2	7.2	7.5	5.6	5.7	7.5	6.9	5.5	8.0	5.6	6.6	4.0	4.8	4.7
	All	19.5	22.4	18.9	18.3	19.3	12.9	19.5	25.2	12.9	31.6	18.3	17.4	15.4	20.6	4.3	2.4	5.9
Fort Morgan/ Brush	Efficiency																	
	One bedroom	0.0	0.0	0.0		14.3				0.7		6.8		5.7		4.7		10.0
	Two bed, one bath	3.0	6.0	2.2	2.5	2.5	0.7	4.0		8.0		5.7		6.9		3.4		7.1
	Two bed, two bath	5.0	5.9	7.7	5.9	4.9	8.0	16.9		8.0		0.0		50.0		0.0		
	Three bedroom	0.0	0.0	0.0	0.0	0.0	8.3	17.6		8.3		17.9		16.7		8.3		0.0
	All	3.1	5.9	4.0	3.5	3.8	3.5	12.2		3.5		8.9		8.7		5.2		8.9

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

### VACANCIES BY APARTMENT TYPE

Market	Apartment Type	2003			2004			2005			2006			2007			2008			2009							
		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr											
Glenwood Springs	Efficiency	50.0	6.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2	1.0	2.3	5.9	0.0	5.9											
	One bedroom	21.2	12.5	2.0	1.0	0.9	1.5	1.0	2.6	3.5	1.0	1.6	2.1	1.4													
	Two bed, one bath	15.1	5.2	2.9	1.5	7.0	0.7	3.1			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					
	Two bed, two bath	5.6	5.6	0.0	5.6	4.8	11.1	5.6	4.8	0.0	2.6	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					
	Three bedroom	2.3	4.7	0.0	4.7	4.1	0.0	4.4	2.4	2.0	0.0	3.5	5.4	1.3	2.7												
	All	12.0	6.3	1.8	2.0	3.8	1.3	2.4	2.2	2.4	1.4	2.7	3.4	1.5	1.8												
Grand Junction	Efficiency	0.0	3.0	0.0	2.9	0.0	0.0	1.5	3.0	1.5	1.5	0.0	1.5	0.0	1.5	8.3	4.2										
	One bedroom	3.4	3.6	3.4	5.1	3.1	1.4	1.2	1.9	1.2	1.8	1.4	1.4	2.2	1.4	3.2	3.7	5.6	5.2								
	Two bed, one bath	11.9	6.9	10.8	10.5	5.8	2.6	3.6	3.0	1.5	2.2	2.6	1.7	2.0	1.9	2.4	3.2	2.7	3.9								
	Two bed, two bath	15.4	2.8	3.3	5.6	5.9	3.2	2.8	3.2	2.2	1.7	1.4	1.8	1.4	1.6	2.0	3.0	2.8	5.1								
	Three bedroom	7.4	7.0	18.1	31.6	16.0	9.3	11.4	10.7	0.0	12.0	5.6	6.7	0.0	0.0	1.1	2.3	5.7	15.4								
	All	8.6	4.9	7.0	8.7	5.4	3.0	2.8	2.7	1.5	2.1	1.8	1.7	1.8	1.6	2.4	3.1	4.0	4.5								
Greeley	Efficiency	0.0	15.8	31.3	29.7	25.0	5.6	5.9	4.9	11.5	6.9	9.3	6.8	16.7	6.0	6.4	7.2	7.4	8.4								
	One bedroom	10.1	10.8	7.2	10.4	8.1	6.7	6.0	6.9	5.7	7.9	7.2	7.4	6.3	4.8	6.9	7.9	7.7									
	Two bed, one bath	7.8	16.5	14.2	14.0	9.4	8.7	7.4	6.5	8.3	7.5	8.3	6.1	6.8	6.6	5.3	7.9	8.3	8.2								
	Two bed, two bath	10.2	18.2	12.6	12.2	8.2	9.5	7.5	6.6	7.1	7.8	8.7	8.1	9.1	6.7	7.3	8.8	7.7	12.1								
	Three bedroom	14.0	17.3	13.8	11.5	11.4	10.4	10.5	11.4	9.6	12.0	8.7	8.3	5.8	8.7	5.2	11.2	14.3	12.6								
	All	9.8	14.5	11.1	12.2	8.8	8.1	7.3	7.2	7.2	8.3	8.1	7.2	7.3	6.1	5.5	8.1	8.4	9.1								
Gunnison	Efficiency	0.0	3.4	2.0	2.3	4.4	0.0	3.6		3.6		3.6															
	One bedroom	3.8	4.8	1.8	4.4	3.8	3.2	2.2		4.3		4.3															
	Two bed, one bath	0.0	0.0	10.0	0.0	0.0	0.0	0.0		0.0		9.1															
	Two bed, two bath	20.0	0.0	10.0	10.0	10.0	10.0	10.0		0.0		0.0															
	Three bedroom	3.8	4.1	2.2	4.5	4.3	2.9	2.8		3.7		4.3															
	All	32.8	33.3	26.2	26.6	39.3	12.4	7.9		6.7		4.0		5.3		4.0		8.0									
Lake County	Efficiency	0.0	0.0	0.0	33.3	0.0	100.0	0.0		0.0		0.0															
	One bedroom	19.7	20.6	13.2	33.3	13.2	12.2	7.3		9.8		2.4		4.9		4.9		9.8									
	Two bed, one bath	38.4	39.2	30.6	20.4	59.0	10.6	8.5		3.0		6.1		3.0		6.1		6.1									
	Two bed, two bath				0.0																						
	Three bedroom	63.6	63.6	63.6	36.4	54.5																					
	All	32.8	33.3	26.2	26.6	39.3	12.4	7.9		6.7		4.0		5.3		4.0		8.0									
Montrose	Efficiency																										
	One bedroom	4.4	2.2	3.5	1.3	2.3	2.4	5.7		5.5		3.7		4.2		5.2		9.3									
	Two bed, one bath	6.3	6.3	3.8	2.8	3.4	7.8	4.3		4.8		6.3		7.4		7.4		11.0									
	Two bed, two bath	5.6	2.8	2.3	4.5																						
	Three bedroom	4.2	4.2	2.8	8.3	25.0	25.0			0.0		0.0		0.0		0.0		0.0									
	All	4.6	3.4	3.5	1.9	3.8	5.1	6.1		5.1		4.0		4.8		5.5		9.4									
Pueblo	Efficiency	0.0	12.5	9.8	6.9	4.3	4.2	7.3	6.0	5.7	7.3	1.7	2.6	5.1	3.8	6.7	6.7	5.9	10.0								
	One bedroom	9.6	12.1	7.2	10.3	6.9	8.7	6.9	7.8	9.4	8.7	4.8	7.7	5.3	6.7	6.1	7.0	6.4	7.7								
	Two bed, one bath	10.6	16.0	10.1	17.4	6.3	9.6	8.4	7.6	9.7	8.2	5.0	5.8	5.9	6.1	7.8	8.4	8.0	8.6								
	Two bed, two bath	9.4	9.3	4.0	8.6	6.3	8.3	9.5	6.3	10.4	9.2	8.4	9.1	9.5	7.1	9.8	5.6	9.2	12.3								
	Three bedroom	11.5	12.4	6.1	12.1	7.7	8.3	11.4	7.4	7.1	5.1	6.3	6.2	9.3	5.7	6.8	11.0	10.8	9.8								
	All	10.2	12.8	7.4	12.9	6.7	8.7	8.0	7.5	9.2	8.4	5.2	7.1	6.0	6.4	6.8	7.2	7.4	8.5								
Salida	Efficiency																										
	One bedroom	2.1	2.1	2.1	2.1	0.0	0.0	2.1		2.1		0.0		0.0		4.2		2.1									
	Two bed, one bath	4.5	0.0	7.1	0.0	4.8	9.5	0.0		0.0		4.5		4.5		0.0		4.5									
	Two bed, two bath				0.0	0.0	0.0	0.0		0.0		0.0		0.0		0.0		12.5									
	Three bedroom				2.6	1.3	2.6	2.6	1.3		1.3		1.3		2.6		3.8										
	All	2.6	1.3	2.6	1.3	2.6	2.6	1.3		1.3		1.3		1.3		2.6											
Southeastern Colorado	Efficiency																										
	One bedroom																										
	Two bed, one bath																										
	Two bed, two bath																										
	Three bedroom																										
	All	7.3	5.7	5.2	5.4	5.0																					
Steamboat Springs	Efficiency																										
	One bedroom	9.0	7.7	5.4	2.9	3.8	4.3	4.5		5.3		3.3		2.5		3.3		0.9									
	Two bed, one bath	7.0	1.4	4.8	25.4	0.0	16.4	7.6		6.1		2.8		4.2		4.2		1.4									
	Two bed, two bath	22.6	25.0	21.9	11.8	15.3	45.9	12.8		7.0		3.7		1.9		3.7		1.9									
	Three bedroom	17.6	30.8	40.5	36.1	31.4	11.1	8.1		7.5		10.0		0.0		10.0		0.0									
	All	11.3	11.6	12.4	16.3	10.6	22.1	8.6		6.3		3.5		2.7		3.9		1.2									
Sterling	Efficiency																										
	One bedroom	11.2	14.5	6.1	6.9	13.0	2.3	5.3		8.8		10.4		7.6		4.4		7.1									
	Two bed, one bath	14.7	22.7	12.5	15.9	14.9	19.5	18.4		11.4		6.2															

## VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2000		2001		2002		2003		2004		2005		2006		2007				2008				2009					
		1st Qtr	3rd qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr													
Alamosa	2 to 8			2.4	2.6	2.7	0.3	5.4	3.2	0.0	0.0	0.0	0.0	0.0	0.0														
	9 to 50			2.6	3.1	3.1	0.2	6.4	5.6	4.4	3.1	1.9	3.2	3.8	3.7	1.9													
	51 to 99					1.9	6.1	4.8	0.0	1.5	0.0	3.1	3.1	3.1	3.1														
	100-199																												
	199-349																												
	350 up																												
Aspen	2 to 8	0.8	0.7	0.4	3.8	0.2	5.6	4.2	100.0	0.0	9.4	0.0	0.0	2.7	0.0	0.0													
	9 to 50	1.1	1.0	0.7	3.4	1.8	7.3	6.4	19.4	6.7	14.5	9.2	0.0	0.0	0.0	2.0													
	51 to 99	0.9	0.8	0.6	4.6	9.7	13.4	7.6	0.2	12.8	10.8	6.8	2.7	2.0	2.0														
	100-199																												
	199-349																												
	350 up																												
Buena Vista	2 to 8			1.5	1.7	1.9	0.3	4.2	4.6	4.8	1.2	11.9	3.6	1.9	0.0	1.2													
	9 to 50	1.9	0.0	10.1	1.7			5.5	6.5																				
	51 to 99																												
	100-199																												
	199-349																												
	350 up																												
Canon City	2 to 8			3.9	4.8	2.5	3.5	1.2	1.1	9.4	8.8	8.8	2.5	4.2	4.3	4.3													
	9 to 50	4.1	5.1	2.9	4.3	6.0	6.1	13.5	11.5	11.5	4.7	0.7	2.9	5.9	1.5	1.5													
	51 to 99																												
	100-199																												
	199-349																												
	350 up																												
Colorado Springs	2 to 8	0.6	2.1	3.0	5.2	7.8	6.0	8.8	7.8	7.0	13.8	21.2	16.4	10.0	15.0	11.5	11.3	6.0	0.0	6.8	10.3	4.5	1.6	8.9	11.3	6.7			
	9 to 50	5.2	3.3	3.0	4.3	8.4	11.8	10.2	13.2	14.4	11.7	15.0	13.0	14.4	10.4	13.9	17.0	13.5	11.8	13.3	11.1	13.3	11.9	9.7	11.4	17.5			
	51 to 99	4.3	0.8	2.9	5.2	8.7	7.5	10.7	10.3	12.8	10.4	12.4	13.8	7.6	10.2	9.2	10.9	9.8	7.9	9.7	8.7	13.6	7.3	10.6	12.7	8.7			
	100-199	4.4	3.0	2.7	5.5	9.3	8.4	13.2	0.1	12.2	10.1	12.4	10.2	11.4	14.1	15.9	14.6	14.0	14.2	13.8	10.6	12.6	12.6	12.3	14.9	13.6			
	199-349																												
	350 up																												
Durango	2 to 8	0.2	1.9	0.5	0.6	0.0	3.8	11.1	0.0	0.0	0.0	0.0	0.0	0.0	16.7	16.7													
	9 to 50	1.5	12.5	3.7	1.0	1.6	1.3	2.2	0.7	2.1	3.8	4.6	4.8	5.5	3.0														
	51 to 99	1.1	2.6	5.2	1.1	4.5	3.2	5.9	1.0	6.2	4.1	4.1	5.2	5.7	4.1														
	100-199	2.2	2.3	2.8	1.0	3.3	5.9	14.7	0.1	5.4	8.6	4.1	4.9	10.2	2.3														
	199-349																												
	350 up																												
Eagle County	2 to 8	0.4	0.3	0.0	0.4	0.0	0.5	0.5	15.4	5.2	0.0	8.3	5.3	0.5	2.8														
	9 to 50	0.8	0.2	0.0	0.4	5.7	1.3	1.8	40.3	28.6	3.1	1.8	7.6	2.8	2.0														
	51 to 99	0.9	0.3	0.2	0.3	2.2	1.3	2.1	0.2	20.2	22.9	10.0	4.1	0.0	1.3														
	100-199	1.0	0.6	0.1	1.2	1.7	1.1	2.1																					
	199-349																												
	350 up																												
Fort Collins/ Loveland	2 to 8	0.5	1.2	1.1	1.6	2.9	8.7	1.0	17.0	3.7	6.8	4.6	13.5	23.5	7.1	3.6	5.9	5.9	7.7	1.3	2.6		4.9	1.5	1.3	15.5			
	9 to 50	1.9	1.4	2.5	4.4	4.8	4.8	7.3	14.0	11.6	15.3	14.6	8.2	9.4	3.4	5.7	7.5	4.2	4.3	3.4	3.3		2.4	3.8	2.5	8.0			
	51 to 99	1.4	1.3	2.2	1.1	3.3	6.5	9.9	12.8	10.1	8.2	11.4	8.5	6.0	3.8	5.6	2.7	4.0	2.1	2.6	1.8	4.3		2.2	3.3	2.6	7.5		
	100-199	3.8	2.0	2.8	3.6	4.4	15.2	18.2	0.1	14.2	11.2	12.8	5.0	7.3	5.2	6.2	3.7	5.8	2.5	2.9	4.3	9.5		4.9	4.2	3.9	9.1		
	199-349																												
	350 up																												
Fort Morgan/ Brush	2 to 8	9.6	10.1	6.8	5.1	9.4	5.3	13.5	12.0	13.3	14.3	14.3	21.7	21.7	19.0		14.3	8.7											
	9 to 50	4.1	7.5	13.0	6.4	9.8	7.2	4.9	11.4	9.1	0.0	7.0			1.0	5.3	7.0												
	51 to 99	2.4	17.3	2.2	6.9	0.2	7.2										0.0	21.2											
	100-199																												
	199-349																												
	350 up																												

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

## VACANCIES BY SIZE OF BUILDING

(In Percent)

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

## VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2000		2001		2002		2003		2004		2005		2006		2007				2008				2009						
		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr														
Alamosa	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-04																													
	2005+																													
Aspen	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-04																													
	2005+																													
Buena Vista	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-04																													
	2005+																													
Canon City	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-04																													
	2005+																													
Colorado Springs	To 1959	3.2	1.1	3.2	4.8	7.8	7.5	6.7	13.6	12.3	12.5	20.1	8.3	10.4	11.9	12.7	9.4	21.2	22.2	22.6	18.9	16.6	19.7	21.5	21.4	24.3				
	1960-69	5.5	1.6	2.3	5.2	8.4	7.1	9.9	12.2	13.5	10.3	13.8	12.7	11.5	10.8	15.4	14.8	11.5	9.8	9.8	7.8	13.9	8.1	10.3	12.1	10.0				
	1970-79	3.8	3.5	3.1	4.7	8.9	10.0	15.2	13.2	11.1	10.0	13.5	15.8	12.9	13.9	16.8	15.1	11.1	12.0	14.4	12.2	11.8	12.6	14.1	16.3	14.4				
	1980-89	4.3	2.5	2.9	5.5	9.3	7.3	13.1	11.0	11.8	11.2	11.2	8.8	9.3	9.2	9.4	9.9	8.8	6.5	9.1	7.8	8.2	9.7	7.0						
	1990-99	6.3	3.1	3.2	6.8	12.2	7.0	13.2	0.1	0.1	0.1	0.1	2.6	10.5	7.8	10.1	7.4	6.4	4.9	6.7	5.3	5.1	6.3	6.0	9.7	8.1				
	2000-04												8.0	9.5	9.5	8.7	6.8	5.2	6.8	8.6	6.8	7.6	7.6	9.4	9.1	6.5				
	2005+																													
Durango	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-04																													
	2005+																													
Eagle County	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-04																													
	2005+																													
Fort Collins/Loveland	To 1959	6.0	2.7	3.9	4.5	5.6	14.3	16.2	22.2	0.0	35.7	31.8	10.9	25.0	10.0	10.0	25.0	0.0	12.5	0.0	0.9	0.0	0.9	3.9	4.9	12.5				
	1960-69	1.7	2.3	4.1	4.7	3.4	12.4	4.0	7.3	1.4	6.9	7.0	3.6	6.1	5.2	3.7	5.1	6.1	2.2	1.6	1.0	9.2	8.4	3.4	3.4	10.5				
	1970-79	5.5	1.6	1.6	1.9	5.4	5.4	14.1	12.2	16.7	10.7	18.8	7.1	8.4	4.5	8.2	4.2	5.6	2.5	4.0	3.3	8.2	2.1	3.8	2.0	9.0				
	1980-89	2.5	1.2	2.8	3.0	9.1	8.2	13.9	15.9	20.7	15.2	13.9	12.4	11.8	12.8	14.2	12.9	13.7	7.7	5.9	7.1	11.1	3.8	5.5	4.0	12.0				
	1990-99	2.8	2.0	3.3	3.9	7.2	20.9	22.6	0.1	0.1	0.1	0.1	6.2	5.9	7.3	9.3	5.6	4.5	2.5	5.2	4.1	6.2	0.0	5.4	6.7	5.4				
	2000-04																													
	2005+																													
Fort Morgan/Brush	To 1959																													
	1960-69																													
	1970-79																													
	1980-89																													
	1990-99																													
	2000-04																													
	2005+																													

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

**VACANCY RATES BY AGE OF BUILDING (CONTINUED)**  
(In Percent)

Market Area	Age of Building	2000			2001			2002			2003			2004			2005			2006			2007			2008			2009					
		1st Qtr	3rd Qtr	4th Qtr	2nd Ctr	3rd Ctr	4th Qtr	1st Ctr	2nd Ctr	3rd Ctr	4th Qtr	1st Qtr	2nd Ctr	3rd Ctr	4th Ctr																			
Glenwood Springs	To 1959																0.0																	
	1960-69																6.3	4.8	0.0															
	1970-79																3.0	0.9	1.8															
	1980-89																11.1	0.0	0.0															
	1990 -99																3.7	5.6	2.8															
	2000-04																14.3																	
Grand Junction	To 1959	5.6	9.4	4.1	9.5	0.5	10.3	14.3	10.0	5.7	6.3	4.0	1.5	0.8	0.5	2.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.1	5.1	0.0					
	1960-69	5.6	4.8	3.9	9.1	10.1	3.5	9.3	20.0	20.0	20.0	20.0	6.0	2.7	1.5	3.5	1.7	3.2	2.1	2.4	2.6	1.5	3.4	4.7	3.3	7.2								
	1970-79	5.8	5.5	3.6	4.5	2.1	5.0	9.8	4.3	7.1	6.6	10.2	6.0	2.7	1.5	3.5	1.7	3.2	2.1	2.4	2.6	1.5	3.4	4.7	3.3	7.2								
	1980-89	4.0	2.7	3.4	4.7	7.2	7.6	9.8	7.4	5.4	9.5	11.1	5.9	5.6	4.7	1.7	1.4	1.4	1.3	0.7	2.4	0.8	2.0	1.8	3.0	3.9								
	1990 -99	3.1	7.8	3.2	11.6	12.5	5.0	11.1	0.2	0.0	0.0	0.1	5.7	1.9	0.8	2.6	1.3	1.9	2.1	1.7	0.8	2.7	2.0	3.3	2.7	2.1								
	2000-04																0.0	68.8										0.0	0.0	0.0	0.0			
Greeley	To 1959	0.6	0.8	0.5	4.0	3.5	5.3	5.3		19.0		13.3						12.5	13.6	0.0														
	1960-69	5.6	3.4	6.5	4.9	2.4	10.9	12.4	7.1	15.5	52.1	25.9	45.8	3.2	4.2		8.6	8.6																
	1970-79	3.3	1.3	1.3	1.2	11.6	9.4	9.9	8.6	9.9	13.3	9.7	7.7	6.9	7.1	5.0	6.8	8.3	7.9	6.4	7.8	6.6	6.1	7.8	8.8	9.1								
	1980-89	3.1	4.3	2.1	2.7	4.3	7.8	9.2	8.9	12.4	5.8	10.9	10.3	8.7	10.0	11.1	8.9	10.7	7.1	8.0	6.3	4.9	5.4	8.5	7.4	9.3								
	1990 -99	4.0	4.8	1.4	4.5	4.7	28.3	22.9	0.2	0.3	0.1	0.1	9.8	11.3	6.9	9.1	6.0	5.8	12.3	6.3	15.1	6.3	8.2	10.3	10.4	10.7								
	2000-04																4.6	9.6	5.1	5.6	5.3	6.6	12.5	9.1	10.4	8.3	8.0	9.4	9.4					
Gunnison	To 1959																6.0	4.0	4.0		2.0													
	1960-69																5.0	3.3	3.3		5.0													
	1970-79																0.0				3.6													
	1980-89																																	
	1990 -99																																	
	2000-04																																	
Lake County	To 1959																61.8	7.1	10.7															
	1960-69																4.2	0.0	0.0															
	1970-79																0.0	24.3	10.8															
	1980-89																																	
	1990 -99																																	
	2000-04																																	
Montrose	To 1959																5.0	0.0	0.0															
	1960-69																0.0	6.9	5.4															
	1970-79																1.8	2.0	5.6															
	1980-89																2.5	7.5	10.0															
	1990 -99																13.3																	
	2000-04																																	
Pueblo	To 1959	5.7	9.6	2.1	4.9	1.9	0.4	9.5	6.5	9.7	10.6	13.1	5.0	3.7	4.7	7.7	5.2	7.7	3.6	1.8	0.0	0.0	1.1	1.0	2.7	15.4								
	1960-69	5.5	2.9	7.9	5.6	1.2	3.4	6.4	8.9	11.2	12.4	6.8	2.9	4.9	8.5	5.0	7.2	6.6	3.3	2.0	4.9	2.6	9.5	7.7	9.0	6.3								
	1970-79	5.6	4.3	4.3	2.2	3.7	6.3	9.7	10.6	13.3	6.9	13.6	7.2	10.2	8.0	7.6	10.1	8.5	5.2	8.9	5.4	7.7	6.7	7.6	6.5	8.4								
	1980-89	9.7	13.5	2.3	4.2	10.9	12.5	12.5	10.7		12.1	25.0	15.4	5.8	9.6	25.0	18.8	16.3	10.7	12.1	5.0	6.5	9.5	10.9										
	1990 -99	1.2	0.6	7.3	2.8	12.8	5.1	5.8	0.1	0.0	0.0	0.0	8.0	7.0	7.1	8.3	7.1	7.1	8.3	7.3	7.3	6.3	9.4	8.3	8.3	9.4								
	2000-04																6.2	11.8	7.5	7.2	10.0	6.9	7.9	7.1	8.6	7.1	7.1	6.8	5.4					
Salida	To 1959																3.4	6.9	0.0															
	1960-69																0.0																	
	1970-79																																	
	1980-89																																	
	1990 -99																																	
	2000-04																																	
Southeastern Colorado	To 1959																25.0	0.0	0.0															
	1960-69																4.2	6.3	6.3															
	1970-79																3.6	6.4	5.5															
	1980-89																3.1	3.1	6.3															
	1990 -99																																	
	2000-04																																	
Steamboat Spring	To 1959																																	
	1960-69																																	
	1970-79																																	
	1980-89																																	
	1990 -99																																	
	2000-04																																	
Sterling	To 1959																10.3	8.3	0.0															
	1960-69																0.0	4.5	0.9															

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

**AVERAGE RENT BY MARKET AREA**  
(In Dollars)

Market Area	2000		2001		2002		2003		2004		2005		2006			2007			2008			2009							
	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr														
Alamosa		436.94	399.31	312.12	334.28	479.93	397.26	405.55	407.44	411.60	415.22	441.81	442.55	455.84		459.66		466.87		477.01		483.72		503.44					
Aspen	1093.20	987.93	953.72	1147.48	1017.96	1027.08	1025.75	951.59	935.68	1041.94	1001.07	1026.31	1097.67	1106.35	1250.00	1106.42	709.33	1112.72		1132.53		1149.32		1031.90					
Buena Vista		715.52	657.96	639.32	516.51	521.41	524.97	491.07	497.02	485.71	488.10	457.69	457.69	507.14		507.74		517.26		526.79		528.87		607.74					
Canon City		456.81	498.47	471.16	486.31	535.45	526.75	470.25	485.46	545.65	475.74	506.53	540.40	560.81		559.28		572.16		582.64		586.64		578.67					
Colorado Springs	619.97	668.21	641.70	698.27	658.11	643.61	658.26	666.79	651.99	686.98	672.65	684.16	703.10	695.36	691.24	700.66	683.06	703.74	703.82	689.65	706.51	699.09	713.28	693.14	717.25				
Northwest	699.08	739.56	598.59	735.55	732.60	674.49	703.87	734.17	767.16	686.33	702.37	755.27	763.63	727.97	746.63	740.46	719.44	721.96	725.00	755.05	787.71	782.03	752.50	732.22	708.93				
Northeast	615.90	675.63	684.65	691.04	653.59	657.05	684.17	675.17	642.30	726.88	695.97	649.45	669.96	682.92	653.98	662.87	655.45	658.59	645.79	686.72	671.53	684.51	636.55	662.89	719.00				
Far Northeast										740.80	728.642	822.18	798.187	737.78	758.56	758.097	769.917	829.62	821.07	794.362	823.758	815.42	925.43	811.29	849.00				
Southeast	524.32	587.12	561.98	618.35	590.52	591.67	595.60	613.97	589.44	601.22	631.60	631.72	624.83	607.24	553.85	581.00	584.59	579.70	531.27	499.05	537.59	542.44	549.12	552.78	587.76				
Security/Widefield/Fountain	623.18	608.89	687.78	686.84	681.75	668.93	673.62	628.48	645.20	613.27	652.48	617.93	655.07	576.55	576.71	585.80	575.59	585.34	577.40	616.63	581.95	577.56	616.85	603.21	619.89				
Southwest	686.55	696.02	702.84	791.44	720.95	702.44	689.15	695.18	688.39	744.52	640.69	671.83	729.64	864.17	793.81	830.84	739.67	738.67	671.31	663.68	705.70	695.61	731.27	726.76	731.42				
Central	513.94	563.63	542.84	636.90	593.27	558.90	561.86	606.23	597.93	536.93	537.99	493.96	535.52	522.98	548.17	594.54	556.62	627.68	901.12	571.98	620.84	585.26	577.32	583.40	577.04				
Durango	663.36	640.67	714.38	758.21	738.16	713.92	673.84	700.59	745.76	723.50	731.85	744.40	772.47	784.22		788.46		795.22		798.33		833.01		829.31					
Eagle County	989.38	996.57	1000.70	984.34	984.66	968.98	982.62	1009.64	1018.35	1033.49	1051.90	1074.66	1079.78	1047.54	912.13	1092.05	838.07	1078.60		1058.33		1089.28		1069.94					
Fort Collins/Loveland	690.06	657.64	726.72	710.20	752.54	729.51	743.27	721.84	725.90	722.65	739.79	730.27	748.88	766.14	752.45	758.27	800.88	757.17	767.72	760.21	835.55	854.38	809.81	860.81	825.03				
Northwest	692.95	624.10	714.32	527.81	776.46	616.75	819.34	679.44	634.91	774.42	707.87	782.35	841.17	732.96	746.19	794.56	845.60	753.16	780.24	739.96	888.82	1002.13	833.75	986.60	867.71				
Northeast	673.65	606.06	646.21	659.98	731.57	657.53	658.77	575.13	688.23	662.41	677.18	668.65	759.56	768.68	651.60	678.73	696.50	714.36	635.94	701.01	483.65	723.65	683.20	688.08	673.45				
Southeast	689.03	702.02	777.89	788.17	795.58	763.10	734.17	746.39	785.68	737.60	784.12	766.53	696.86	790.65	774.13	741.71	818.72	761.69	757.43	776.22	784.06	763.36	776.05	800.23	786.67				
Southwest	701.56	675.44	684.16	699.62	728.59	702.14	706.32	701.84	739.96	655.72	711.10	659.52	711.49	753.04	726.88	703.92	743.68	712.71	744.91	743.48	873.86	836.29	826.81	816.96	815.38				
Loveland	636.52	534.94	642.05	660.00	563.64	786.33	708.19	761.69	748.63	745.86	762.00	719.16	797.81	791.15	827.68	847.21	841.44	864.34	862.32	832.14	853.75	835.77	850.92	835.76	870.63				
Fort Morgan/Brush	336.74	425.55	335.32	297.99	400.87	345.54	328.62	293.65	483.55	374.66	335.43	348.83	363.47	390.85	462.11	388.16	521.84	418.26		437.02		443.03		438.66					
Glenwood Springs	706.12	658.07	667.01	818.51	826.98	731.34	673.58	617.67	701.85	661.78	645.40	665.06	721.88	724.09	808.38	736.47	683.33	730.31	750.00	715.00		829.63		854.37					
Grand Junction	481.55	493.87	481.80	458.93	515.25	486.82	472.71	488.22	448.73	496.82	491.33	494.17	557.91	566.19	572.75	581.63	591.11	609.81	603.22	648.57	624.75	670.24	666.22	680.35	628.78				
Greeley	547.53	538.56	584.34	597.80	600.45	598.86	590.67	588.50	595.20	655.34	611.28	615.46	625.10	634.45	624.78	623.99	596.19	622.57	631.19	636.38	630.30	655.11	628.77	655.57	629.01				
Gunnison																				573.40		586.97		604.29		595.48			
Lake County	563.17	575.71	545.49	608.44	504.94	564.67	569.58	493.01	540.32	476.33	489.99	489.59	535.25	535.53		511.50		577.17		591.17		605.83		603.17					
Montrose																				601.44	471.32	610.66		611.58		594.79			
Pueblo	426.95	476.17	462.01	446.40	494.64	460.23	460.39	486.81	498.11	485.26	479.62	469.23	474.97	493.95	478.91	498.67	497.11	513.97	470.65	543.68	532.83	514.17	518.26	528.73	538.14				
Northwest	347.71	445.89	354.43	362.77	432.00	384.87	393.48	454.34	564.27	430.89	420.35	437.57	423.69	427.33	425.17	424.02	447.58	431.83	391.09	431.25	397.53	432.30	398.54	427.20	398.03				
Northeast	476.98	503.35	497.33	469.69	524.78	480.07	504.30	512.32	481.48	526.28	513.26	492.94	504.91	530.03	516.00	538.03	522.78	549.09	496.11	554.58	548.75	559.02	497.78	502.47	507.85				
Southeast	528.00	524.46	438.00	441.57	313.00	488.00	481.64	433.93	468.75	441.48	441.48	476.50	475.50	460.58	460.58	462.88	529.17	464.95	523.21	555.36	530.36		485.83	502.50					
Southwest	389.26	429.12	408.49	435.86	444.24	442.98	425.86	467.60	480.32	419.80	444.69	436.13	437.70	440.97	431.72	440.10	451.51	458.01	452.94	561.67	547.71	455.39	592.01	619.10	622.29				
Salida		463.89	511.76	512.19	483.76	467.61	463.23	427.88	426.60	411.86	426.14	426.14	431.98	425.96		426.60		435.58		441.35		443.59		441.67					
Southeastern Colorado													486.17	475.64	470.10	468.49	461.72		457.82		455.45		500.88		507.27		524.41		
Steamboat Springs		767.71	794.59	572.03	863.45	757.66	788.38	699.75	654.02	807.67	697.06	730.87	701.48	714.56	575.00	741.04	625.00	725.31	625.00	741.54		749.76		753.73					
Sterling													314.68	311.22	428.15	314.97	317.60		333.58		323.71		342.36		339.93		341.58		
Summit County	784.99	742.98	722.40	734.31	749.52	805.41	769.44	770.95	833.61	921.45	939.59	878.27	902.36	814.72		800.72	769.67	828.49		887.98		838.82		886.89					

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

(In Dollars)

Market		2000		2001		2002		2003		2004		2005		2006		2007		2008		2009						
Area	Apartment Type	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	Efficiency	303.00	294.25	377.36	359.28	378.48	371.82	482.60	457.97	447.45	400.51	376.92	431.25	522.77	524.23	524.23	404.86	416.44	420.14	429.86	508.60					
	One bedroom			457.19	400.29	299.12	289.97	469.82	311.54	373.54	411.21	442.31	396.40	393.17	384.66	396.63	493.93	490.56	508.60	516.72						
	Two bed, one bath	624.67	631.75			376.46			363.00			220.20	302.50	425.00	512.50	362.50	392.50	392.50	466.00	623.60	648.00	662.50	1112.50			
	Two bed, two bath			588.00	388.00	220.20						411.60	415.22	441.81	442.55	455.84	459.66		466.87	477.01	647.50	663.60				
	Three bedroom					399.21	312.12	334.28	479.93	397.26	405.55	407.44									483.72	503.44				
	All	436.94																								
Aspen	Efficiency	766.00	784.05	838.00	713.00	572.62	697.09	697.09	487.50	750.30	786.96	570.24	733.93	816.77	901.79		895.64	994.82	1001.52	1013.72	935.67					
	One bedroom	775.04	824.63	842.41	1075.79	845.27	852.55	852.55	712.11	850.00	994.02	988.60	987.76	1078.77	1056.55		1045.89	1115.81	1075.92	1072.11	1006.88					
	Two bed, one bath	1070.87	967.55	1014.28	1328.26	952.81	1028.27	1028.27	922.81	989.91	1154.01	1111.30	1097.61	1156.10	1110.78		1115.49	1261.34	1265.99	1280.87		1142.32				
	Two bed, two bath	1140.24	1178.88	1028.03	1116.28	1116.05	1125.03	1126.18	1065.54	987.50	1091.07	1100.00	1087.50	1140.00	1190.00		1237.10	1312.50	1146.19	1166.58	1018.28					
	Three bedroom	1150.97	958.95	751.89	1397.91	1800.01	1211.52	1211.52			1310.83	1485.94	1262.50	1420.83	1437.50	1530.15		1492.50	1540.83	1081.60	1126.76	977.42				
	All	1093.20	987.93	953.72	1147.48	1017.96	1027.08	1025.75	951.59	935.68	1041.94	1001.07	1026.31	1097.67	1106.35		1106.42			1132.53	1149.32	1031.90				
Buena Vista	Efficiency			304.67	283.00																					
	One bedroom	714.02	677.73	582.39	538.00	452.29	464.19	463.69	491.07	387.50	438.69	438.69	438.69	438.69	438.69		439.88	439.88	452.98	476.19	560.12					
	Two bed, one bath	707.57	703.22	710.83	459.53	560.54	557.86	518.45	502.98	583.93	537.50	537.50	537.50	537.50	537.50		575.60		600.60	581.55	655.36					
	Two bed, two bath	740.38	763.00	730.86	581.75	563.00	863.00																			
	Three bedroom			688.00		588.00																				
	All	715.52	657.96	639.32	516.51	521.41	524.97	491.07	497.02	485.71	488.10	457.69	457.69	507.14		507.74	517.26	526.79	528.87	607.74						
Canon City	Efficiency	474.36	548.87	577.29	570.69	463.00	463.00	287.50	537.50	287.50				387.50	606.00		612.50	612.50	612.50	637.50	412.50					
	One bedroom	461.07	559.92	516.70	547.38	526.78	542.55	345.95	354.61	637.50	337.50	362.50	521.71	606.00		612.50	608.84	632.01	629.52	594.81						
	Two bed, one bath	449.18	451.48	737.30	447.63	601.50	536.91	502.88	520.45	525.50	515.50	513.53	550.58	549.87		546.39	562.50	571.04	562.50	578.89						
	Two bed, two bath	550.50	813.00	838.00	538.00	538.00														712.50	637.50					
	Three bedroom	688.00	563.00					499.06	480.92	535.75	537.50									586.64	578.67					
	All	456.81	498.47	471.16	486.31	535.45	526.75	470.25	485.46	454.65	475.74	506.53	540.40	560.81		559.28	572.16	582.64								
Colorado Springs	Efficiency	444.71	519.91	510.85	561.28	543.62	485.33	511.31	501.64	482.68	485.85	450.82	473.73	486.67	472.90	470.33	473.46	477.81	496.90	469.96	476.53	503.23	507.95	517.13		
	One bedroom	543.05	586.01	569.68	621.17	583.86	560.06	582.29	594.78	570.93	594.65	578.72	590.37	599.07	612.03	601.83	612.54	587.28	609.00	598.54	601.61	616.20	592.19	596.18	619.86	
	Two bed, one bath	608.69	681.62	650.35	667.28	660.06	659.10	658.49	647.38	599.48	653.51	635.00	646.85	661.00	648.60	653.34	651.56	625.23	647.89	638.03	627.99	630.27	639.43	640.32	643.46	
	Two bed, two bath	771.65	815.51	767.76	859.53	808.60	804.07	821.39	807.16	831.64	848.32	848.47	859.67	872.56	854.30	863.76	879.70	868.41	893.85	944.59	915.63	943.51	930.18	916.28	878.74	933.73
	Three bedroom	903.25	952.66	848.10	917.33	835.51	843.98	869.09	898.32	846.71	939.25	886.87	993.33	966.52	884.07	873.95	921.71	935.19	988.99	962.24	984.28	961.82	1002.41	971.52	969.27	
	All	619.97	668.23	641.70	698.27	658.11	643.61	658.26	666.79	651.99	686.98	672.65	684.16	703.10	695.36	691.24	700.66	683.06	703.74	703.82	689.65	706.51	699.09	713.28	693.14	
Durango	Efficiency	378.00	408.00	538.00		588.00	445.00	557.44	712.50	478.66	485.06	611.90	558.59	554.32		559.89		571.08	567.35	608.55		543.86				
	One bedroom	513.00	488.88	655.36	620.81	641.95	593.67	554.35	636.81	626.94	613.14	665.02	703.50	688.85	710.35		710.81	734.93	748.79	765.33		726.28				
	Two bed, one bath	535.40	553.78	631.06	648.89	672.74	635.67	657.69	679.39	709.51	712.71	737.50	632.58	741.34	757.73		788.52	804.92	794.81	880.10	959.79					
	Two bed, two bath	755.91	859.06	807.64	847.82	900.16	806.24	806.31	658.57	750.85	861.44	799.23	785.01	786.65	859.38	864.65		844.72	849.43	819.14	860.19					
	Three bedroom	825.50	868.00	1198.87	1106.84	976.89	972.47	861.15	757.34	1129.95	1106.59	966.89	987.26	1152.46	1154.91		1105.03	1096.97	1101.73	1236.13	954.87					
	All	663.36	640.67	714.38	758.21	738.16	713.92	673.84	700.59	745.76	723.50	731.85	744.40	772.47	784.22		788.46	795.22	798.33	833.01	829.31					
Eagle County	Efficiency	540.27		529.28	536.68	542.81	788.00	600.00	600.00	537.50	550.34	544.50	569.57	675.00		669.12	672.47	695.17	695.17	798.65						
	One bedroom	780.82	813.00	866.87	622.83	831.08	713.96	713.96	798.39	844.02	788.36	867.84	855.56	894.12		942.58	962.00	957.24	969.18	914.53						
	Two bed, one bath	953.61	948.11	972.60	1009.34	1000.50	992.63	987.24	1047.55	1043.33	1055.25	1018.71	1079.99	929.58		1079.59	1091.34	1095.85	1118.72	1107.95						
	Two bed, two bath	1098.45	1014.72	1129.41	1043.12	1031.82	1057.41	1079.12	1136.66	1005.04	1087.50	1063.51	1088.55	1073.94	1192.14		1108.55	1164.29	1097.28	1117.91	1101.24					
	Three bedroom	1199.78	1123.60	920.14	1106.64	1025.96	1027.30	1042.92	1110.97	1159.03	1160.76	1211.62	1220.18	1175.43		1249.70	1201.47	1100.90	1165.61	1129.93						
	All	989.38	996.57	1000.70	984.34	984.66	968.98	982.62	1009.64	1018.35	1033.49	1051.90	1074.66	1079.78	1047.54		1092.05	1078.60	1058.33	1089.28	1069.94					
Fort Collins/Loveland	Efficiency	359.97	406.25	366.17	384.50	422.13	420.75	390.85	582.62	366.36	498.10	415.28	479.86	449.32	438.67	503.64	539.61	608.86	493.32	480.25	490.51	497.94	638.81	571.31	617.68	
	One bedroom	574.85	570.58	630.74	637.26</																					

**AVERAGE RENTS BY APARTMENT TYPE (CONTINUED)**

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

## AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

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

## AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

	2000		2001		2002		2003		2004		2005		2006		2007				2008				2009														
Market Area	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr										
Glenwood Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	694.23 749.23 501.23 100 to 199 200 to 349 350 up	681.18 680.88 610.41 905.97 1066.66	980.23 670.23 545.41 521.12	668.36 671.18 545.41 521.12	623.00 882.13 681.33 825.77	693.00 800.50 681.33 728.97	612.33 546.11 639.19	525.00 546.11 637.50	554.17 751.33 639.19	671.31 671.57 728.82	706.62 646.72 620.83	669.93 671.53 728.82	749.94 702.96 920.83	739.06 663.06 879.24	898.55 542.24 879.24	863.21 770.64	750.00	864.84 665.38 745.09	828.29 627.24 974.93	857.50 765.37 974.93																
Grand Junction	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	401.23 445.61 449.57 450.23 501.36 595.56	411.52 411.39 419.16 419.93 445.50 594.97	419.16 431.01 441.70 431.29 482.65 503.43	419.93 431.01 482.65 498.17 521.18 598.77	415.50 441.70 462.39 506.16 524.73	130.26 427.11 512.99 493.86	512.67 427.11 487.26 469.59	425.39 441.97 465.94	429.62 475.12 470.24	424.75 505.64 514.75	463.18 508.89 537.89	557.81 558.89 516.22	462.03 609.76 551.00	458.25 569.76 524.54	458.96 594.95 473.41	387.50 646.45 528.33	551.88 683.92 550.34	512.50 602.03 640.04	591.25 604.30 593.59	786.76 680.92 598.73	842.87 682.69 612.35	795.50 698.74 593.37	538.09 609.95 593.37													
Greeley	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	584.87 495.23 501.18 525.47 505.12 550.33	589.79 524.57 530.90 519.44 516.62 611.94	310.12 531.94 497.70 496.28 545.22 615.87	629.07 531.94 497.70 520.00 567.76 713.39	629.07 531.94 497.70 496.28 546.33 652.39	588.00 535.32 514.57 520.00 567.76 595.02	632.50 535.32 514.57 527.29 551.90 626.07	514.95 504.02 540.02 542.68 563.83 676.51	540.02 535.32 514.57 527.29 551.90 636.39	945.36 527.29 519.09 516.46 543.63 709.80	563.83 519.09 581.54 590.17 590.17 704.58	540.43 516.46 514.35 514.35 514.35 726.15	584.29 428.66 486.05 486.05 568.75 698.08	557.50 514.35 549.92 549.92 568.75 737.55	459.06 486.05 610.31 610.31 543.37 806.45	568.75 629.91 610.31 601.80 532.71 699.04	552.64 644.53 596.92 601.80 534.94 713.65	543.37 641.82 596.92 601.80 534.94 711.40	532.71 664.06 585.87 593.33 536.21 811.45	595.88 635.46 595.75 593.33 536.21 715.04	536.21 584.92 603.62 609.14 536.21 792.34															
Gunnison	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	489.31 511.64 620.31	495.67 295.69 621.33	459.87 553.00 488.00	488.00 508.16 500.50	538.47 538.51 500.25	529.59 512.50	487.50 546.68 462.50	387.50 479.03 554.17	537.50 528.18 550.00	529.88 558.56 554.17	612.50 558.56 553.75	567.58 567.58 553.75	565.23 550.00	565.23 550.00	572.66 575.00	580.86 600.00	580.86 600.00	606.16 600.00	592.27 602.50																	
Lake County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	521.42 655.23 688.40 515.23 509.23 608.87	405.69 680.12 769.25 769.25 510.96 583.83	406.97 769.25 596.75 596.75 470.94 550.73	613.00 596.75 596.75 596.75 470.94 551.21	611.21 599.72 608.99 608.99 550.73 503.43	526.29 585.04 440.78 440.78 519.12 504.81	500.00 585.04 440.78 440.78 504.81 504.81	450.00 479.71 479.71 479.71 504.81 504.81	426.79 464.14 464.14 464.14 504.81 504.81	426.79 539.96 537.50	525.00 525.00 537.50	531.25 531.25 537.50	562.50 499.80	562.50 580.53	562.50 592.01	587.50 607.17	600.00 607.17	600.00 612.50	562.50 562.50																	
Montrose	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	509.65 529.69	539.61 551.97	541.93 527.11 552.75	514.66 552.40 551.21	493.70 530.61	500.11 540.23	561.48 587.50	532.05 532.17	571.51 584.56	569.04 541.67	596.48 482.55	622.02 579.51	526.43 526.43	611.68 538.95	633.96 581.40	633.96 583.43	657.50 584.30	658.50 584.30	656.03 553.49	656.03 553.49																
Pueblo	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	424.30 417.13 420.95 346.81 586.93 441.21	435.67 422.04 435.37 435.37 492.61 478.26	425.03 422.04 463.39 463.39 597.01 509.91	427.91 427.91 463.95 463.95 472.24 473.07	436.95 447.59 434.61 434.61 479.22	428.20 429.34 429.34 429.34 479.22	452.27 502.75	436.61 436.61 480.71 480.71 521.09	403.97 403.97 480.71 480.71 521.09	412.92 416.24 416.24 416.24 474.62	446.46 419.32 413.21 413.21 513.81	402.85 428.38 438.16 438.16 486.46	418.41 522.15 522.15 522.15 494.44	456.44 520.08 495.24 495.24 524.27	496.47 487.45 500.61 500.61 464.20	546.88 520.08 509.18 509.18 597.52	583.80 494.44 494.44 494.44 464.20	478.20 470.57 473.92 473.92 597.52	397.19 437.97 507.94 507.94 524.27	479.92 486.12 537.80 537.80 562.21	455.60 456.46 500.61 500.61 565.54	526.50 486.12 537.80 537.80 590.92	406.82 454.20 504.85 504.85 565.54	439.88 454.20 504.85 504.85 581.46	455.77 455.66 533.32 533.32 581.46											
Salida	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	494.19 504.97 475.69	495.61 505.69 515.97	394.03 548.26 516.92	391.28 541.23	413.00 490.05	410.87 489.56	412.50 437.50	409.17 431.25	417.67 431.25	410.83 421.50	417.67 431.25	433.19 431.25	417.50 417.50	419.17 431.25	422.50 443.75	430.83 447.92	436.67 447.92	436.67 448.44	430.83 448.44																	
Southeastern Colorado	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up									450.00 422.33 561.61	423.25 550.31	421.88 464.06	465.63 480.63	465.63 481.88		461.88 481.88		487.50 484.05 491.38	487.50 465.41 496.93	487.50 505.20 506.00	487.50 509.64 506.00	346.88 546.45 511.85															
Steamboat Springs	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up															588.66 634.72 916.14		669.07 757.75	625.00	696.94 767.25		691.22 783.51		734.28 779.24													
Sterling	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up															258.63 381.56 243.18	253.86 392.61 242.95	404.77 339.00 250.00	401.14 333.61 255.23		401.14 371.33 260.91		437.50 360.77 267.50		419.32 377.80 268.41		419.32 372.76 268.18		401.14 371.08 281.82								
Summit County	2 to 8 9 to 50 51 to 99 100 to 199 200 to 349 350 up	1211.21 841.23 751.29	919.98 558.45 816.93	841.29 504.54 577.41	746.04 539.84 603.58	804.67 564.89 612.47	659.84 600.27 834.08	785.37 577.95 867.65	716.63 632.18 841.80	618.06 914.20 908.30	547.61 917.77 916.14	602.03 562.18 568.46	528.99 632.18 916.14		588.66 634.72 916.14		669.07 757.75	625.00	696.94 767.25		691.22 783.51		734.28 779.24														

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

## AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

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

**AVERAGE RENT BY AGE OF BUILDING (CONTINUED)**  
(In Dollars)

Market Area	Age of Building	2000				2001				2002				2003				2004				2005				2006				2007				2008				2009			
		1st Qtr	3rd Atr																																						
Glenwood Springs	To 1959																																								
	1960-69																																								
	1970-79																																								
	1980-89																																								
	1990-99																																								
	2000-04																																								
	2005+																																								
Grand Junction	To 1959	469.69	464.15	463.29	482.12	354.67	499.94	510.39	522.28	454.21	379.69	380.60	250.92	300.94	244.01	288.22	479.69	441.67	416.67	576.79	493.75	517.92	684.88	693.51	702.23	550.00															
	1960-69	418.00	427.29	428.91	442.55	405.10	456.18	426.98	440.00	440.00	435.00	435.00	486.20	491.34	490.56	575.94	593.04	593.46	603.06	636.69	614.01	634.41	628.17	659.85	619.07	673.77	620.18														
	1970-79	495.69	458.24	442.39	442.04	479.11	456.48	465.23	466.89	452.06	572.62	539.16	511.34	547.97	613.29	603.89	666.64	653.57	729.27	688.31	731.30	798.58	760.49	696.97																	
	1980-89	599.69	508.20	507.36	467.87	542.32	513.77	512.69	515.91	494.90	519.44	620.75	587.85	623.63	638.61	645.03	605.88	720.60	588.89	678.53	714.96	1255.56	1256.82	1236.25	1247.67	1194.54	1072.95														
	1990-99	520.37	519.38	518.63	479.08	562.51	572.79	574.99	611.77	472.29	519.44	650.00	528.13																												
	2000-04																																								
	2005+																																								
Greeley	To 1959	454.58	455.67	454.99	545.57	525.89	509.05	509.10	532.14	433.27	437.50	498.71	437.50	609.94	607.60	599.57	558.76	594.44	607.00	573.63	565.07	522.08	502.92	606.10	625.87	619.23	646.10	622.78	643.96	622.30	571.13										
	1960-69	468.19	468.84	473.71	488.77	517.74	444.93	458.20	532.14	433.27	437.50	498.71	437.50	639.34	637.00	599.57	558.76	594.44	607.00	573.63	565.07	522.08	502.92	606.10	625.87	619.23	646.10	622.78	643.96	622.30	571.13										
	1970-79	546.59	533.16	549.15	593.44	577.43	563.93	565.77	529.63	608.96	601.85	630.00	620.38	624.36	636.11	630.64	650.13	617.75	636.11	630.64	650.13	617.75	673.04	645.76	706.76	645.81															
	1980-89	592.23	586.52	633.41	658.12	664.90	627.00	590.83	595.30	583.77	634.58	620.54	712.77	804.07	560.07	581.45	569.92	574.07	650.66	735.80	734.65	811.54	798.80	703.50	736.02	695.83	760.58	600.00	600.00	600.00	600.00	556.97	556.97	556.97	556.97	556.97	556.97				
	1990-99	775.71	710.02	702.29	712.61	715.29	811.95	813.56	820.72	738.47																															
	2000-04																																								
	2005+																																								
Gunnison	To 1959																																								
	1960-69																																								
	1970-79																																								
	1980-89																																								
	1990-99																																								
	2000-04																																								
	2005+																																								
Lake County	To 1959																																								
	1960-69																																								
	1970-79																																								
	1980-89																																								
	1990-99																																								
	2000-04																																								
	2005+																																								
Montrose	To 1959																																								
	1960-69																																								
	1970-79																																								
	1980-89																																								
	1990-99																																								
	2000-04																																								
	2005+																																								
Pueblo	To 1959	384.32	401.36	464.44	408.74	436.12	467.90	499.32	452.72	428.08	409.56	429.22	488.57	503.94	432.42	483.53	499.57	479.42	552.68	467.00	459.17	404.17	430.32	494.27	430.31	437.50															
	1960-69	320.80	376.24	370.60	375.25	434.16	368.63	360.31	352.18	385.68	400.39	487.84	402.35	396.72	398.70	426.15	398.20	389.86	427.29	425.00	453.02	395.49	461.14	435.08																	
	1970-79	444.27	467.15	462.36	464.56	479.50	467.36	460.97	490.03	484.94	433.67	469.66	446.84	456.25	453.22	480.83	436.01	494.16	452.78	462.58	446.35	476.40	460.70	480.88	469.40	487.15															
	1980-89	456.28	413.00	411.30	459.87	522.24	473.16	474.66	461.79	461.79	443.56	409.56	383.65	389.42	425.00	537.03																									

**MEDIAN RENT BY MARKET AREA**  
(In Dollars)

Market Area	2001			2002			2003			2004			2005			2006			2007			2008			2009									
	1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr															
Alamosa					364.54	408.25	407.40	390.14	407.37	393.11	405.17	417.60		431.03		437.85		455.46		577.61														
Aspen					986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47	1187.46		1124.96		1176.00		1168.86		1110.34														
Buena Vista					501.00	502.14	401.00	476.00	442.25	442.25	476.00		501.00		501.00		526.00		526.00		569.75													
Canon City					504.49	527.77	538.85	512.40	515.00	518.19	522.69	547.69		566.49		572.03		570.01		586.20														
Colorado Springs					649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	667.84	663.00	685.67	655.83	647.98	674.87	671.69	655.46	671.21	691.46												
Northwest					727.32	759.39	658.72	712.56	775.60	795.20	750.45	793.38	761.10	732.05	755.60	747.09	758.45	806.62	807.35	739.68	746.32	740.64												
Northeast					653.07	593.84	705.67	661.64	637.74	670.91	682.56	642.92	644.26	640.66	647.61	616.19	656.76	617.21	652.04	629.13	650.83	672.51												
Far Northeast					601.75	577.92	600.54	627.01	609.33	621.15	606.30	497.81	558.13	555.11	530.17	476.90	448.88	476.00	511.96	504.07	502.49	538.03												
Southeast					615.24	640.79	590.24	643.05	633.71	661.79	634.50	629.88	634.27	631.28	634.36	631.42	630.34	583.67	583.16	630.34	586.34	629.41												
Security/Widefield/Fountain					679.98	670.50	699.79	642.76	678.89	705.71	795.75	757.47	786.16	722.24	723.96	606.84	604.95	661.23	649.00	695.87	707.77	743.08												
Southwest					610.38	574.53	504.61	515.29	464.38	499.66	492.26	506.60	555.81	509.13	580.27	556.00	496.73	587.65	516.54	516.66	523.67	518.89												
Durango					708.39	743.47	705.78	736.00	772.43	776.85	794.75		801.25		800.84		804.64		792.39		814.35													
Eagle County					1101.39	1000.43	1088.86	1063.78	1067.35	1112.84	1090.80		1098.14	820.23	1117.54		1104.66		1127.52	1081.49	1075.25	238.50												
Fort Collins/Loveland					709.83	756.89	691.89	721.30	695.66	692.98	732.47	698.77	743.65	770.89	727.11	755.11	737.26	804.32	800.57	780.83	797.49	796.80												
Northwest					685.34	686.87	655.20	653.67	631.32	661.18	623.84	673.90	787.57	839.89	637.68	683.78	659.33	723.98	949.38	742.50	945.64	757.00												
Northeast					545.05	689.37	686.84	664.65	683.02	753.66	778.34	557.82	660.38	525.51	667.32	572.98	664.94	466.85	720.53	683.14	676.00	680.17												
Southeast					732.97	800.89	694.40	777.94	788.25	688.50	809.89	790.55	731.39	820.81	764.96	763.11	759.88	790.62	792.26	788.76	842.15	830.46												
Southwest					719.75	708.65	645.54	673.19	642.89	700.92	692.27	696.67	728.22	734.38	727.15	748.23	745.23	810.12	794.33	794.14	788.36	803.45												
Loveland					734.33	778.59	776.43	807.47	725.64	809.11	810.52	819.85	802.79	834.63	842.73	866.52	839.79	873.54	841.98	831.02	809.44	845.79												
Fort Morgan/Brush					291.99	380.86	379.27	336.94	322.59	375.52	404.33		393.71		414.19		421.28		420.94		436.76													
Glenwood Springs					614.97	661.42	648.43	624.44	685.14	706.66	727.83		756.95		736.10		697.32		774.30		845.85													
Grand Junction					497.51	459.89	494.13	492.94	498.46	523.89	602.09	556.00	571.86	609.55	599.01	633.19	643.75	642.00	649.91	641.55	682.20	641.49												
Greeley					566.76	553.78	644.90	592.31	573.21	609.27	613.77	608.98	598.14	567.00	619.31	634.64	644.37	636.05	637.31	631.16	622.90	628.44												
Gunnison					518.50	579.39	457.67	541.14	544.64	564.08	558.73		561.00		580.71		591.75		599.18		608.19													
Lake County					499.21	530.10	491.06	504.17	504.71	520.58	520.58		495.38		569.75		586.94		606.15		604.91													
Monrose					579.13	584.02	512.46	593.71	552.25	563.50	536.94		521.56		557.73	504.75	565.47		566.38		526.00													
Pueblo					476.52	472.60	432.29	445.02	441.35	442.19	445.41	455.66	439.90	476.00	456.77	455.75	462.34	499.05	465.03	469.27	472.93	495.58												
Northwest					421.83	466.97	612.46	2026.00	436.57	408.21	390.58	416.25	367.04	426.45	402.43	380.48	400.34	397.88	419.75	397.88	426.49	399.44												
Northeast					462.14	474.42	462.25	501.93	477.01	470.40	477.76	513.94	462.70	529.68	468.21	482.25	473.13	504.44	503.14	471.42	486.53	512.24												
Southeast					438.50	438.50	421.37	421.37	421.37	363.50		446.16	460.38	594.06	491.63	445.76	488.50	563.50	463.50	466.63	496.83													
Southwest					483.81	473.94	411.86	416.05	412.03	420.22	420.57	424.86	423.63	453.11	450.35	450.49	464.16	558.47	447.26	478.46	470.95	518.19												
Salida					433.81	433.29	413.50	422.47	422.47	429.65	422.25		422.34		429.57		438.96		440.29		439.69													
Southeastern Colorado									486.17	438.02	477.53	479.73	467.25		462.11		454.13		491.18		497.43		498.22											
Steamboat Springs									614.54	660.94	779.31	692.30	679.47	610.72	618.61		694.23		735.19		736.91		758.47		726.00									
Sterling											309.57	294.966	413.71	303.5	286.55		330.17		280.55		336.00		318.86		344.75									
Summit County											755.61	805.00	885.38	934.93	916.57	895.64	888.19		870.94		902.93		916.71		911.63		927.06							

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

**MEDIAN RENT BY APARTMENT TYPE**

(In Dollars)

Market	Apartment Type	2000		2001		2002		2003		2004		2005		2006		2007				2008				2009						
		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr														
Alamosa	Efficiency							385.87	395.85	385.55	384.55	397.38	397.38	397.38		409.96		421.69		425.00		425.00		582.97						
	One bedroom							338.50	410.95	451.63	416.63	410.93	387.51	408.81		441.56		441.56		466.56		491.56		365.67						
	Two bed, one bath							271.83	426.00	513.50	363.50	405.17	405.17	530.17		780.00		805.00		805.00		780.00		1113.00						
	Two bed, two bath							364.54	408.25	407.40	390.14	407.37	393.11	405.17		417.60		431.03		437.85		455.46		880.00						
	Three bedroom																								577.61					
	All																													
Aspen	Efficiency							488.50	751.60	778.50	561.71	715.29	774.75	891.00		891.60		997.60		997.60		997.60		956.14						
	One bedroom							711.23	939.94	948.73	1012.72	1057.48	1083.81	1136.71		1104.00		1161.50		1188.00		1209.00		1094.00						
	Two bed, one bath							825.74	1129.96	1114.54	1107.85	1244.75	1099.21	1230.91		1253.57		1375.00		1375.00		1419.00		1124.16						
	Two bed, two bath							997.57	988.50	1088.70	1088.50	1138.50	1188.50		1237.81		1313.00		1332.97		1332.97		1117.62							
	Three bedroom								1280.69	1423.22	1263.50	1414.39	1438.50	1515.17		1512.14		1562.14		1795.50		870.00		870.00						
	All							986.13	962.36	1082.25	1082.45	1076.40	1120.64	1184.47		1187.46		1124.96		1176.00		1168.86		1110.34						
Buena Vista	Efficiency							464.13	494.75	388.50	439.13	439.13	439.13		438.60		438.60		452.20				475.00		562.40					
	One bedroom							517.41	505.81	634.59	538.50	538.50	538.50	584.59		584.25		609.25				584.25		684.25						
	Two bed, one bath																													
	Two bed, two bath																													
	Three bedroom																													
	All							501.00	502.14	401.00	476.00	442.25	442.25	476.00		501.00		501.00		526.00		526.00		569.75						
Canon City	Efficiency							344.88	349.75	638.50	338.50	363.50	520.79	613.50		613.00		613.00		613.00		638.00		413.00						
	One bedroom							511.66	528.13	535.38	516.63	515.34	518.46	518.46		512.76		563.00		620.40		620.40		629.47						
	Two bed, one bath																													
	Two bed, two bath																													
	Three bedroom																													
	All							493.71	538.50		512.40	515.00	518.19	522.69		547.69		566.49		572.03		570.01		586.20						
Colorado Springs	Efficiency							524.96	494.14	502.25	438.33	478.02	509.87	480.57	445.85	460.18	446.14	447.07	440.99	464.41	449.30	481.45	444.79	449.39	481.60					
	One bedroom							590.16	555.46	596.66	543.56	586.89	593.39	592.09	570.37	580.09	565.37	581.77	570.57	569.24	616.78	583.17	566.16	580.70	599.22					
	Two bed, one bath							625.05	588.13	661.71	624.91	637.80	665.52	614.04	607.53	610.36	605.64	640.36	612.20	598.38	592.35	602.96	607.00	594.91	598.63					
	Two bed, two bath							797.67	818.38	842.82	831.16	818.52	846.87	847.93	840.24	876.36	847.34	868.90	885.67	886.67	932.42	898.62	893.51	874.44	896.57					
	Three bedroom							844.18	792.83	868.19	818.00	943.50	879.86	833.55	797.11	827.71	853.14	836.63	894.76	942.00	882.00	896.00	905.73	893.93						
	All							649.03	626.31	682.91	653.13	670.44	692.66	682.80	659.63	667.84	663.00	685.67	655.83	647.98	674.87	671.69	655.46	671.21	691.46					
Durango	Efficiency							713.50	713.50	453.16	477.14	519.18	469.45	532.77		536.50		538.50		538.50		568.00		557.50						
	One bedroom							651.00	679.33	658.50	670.53	764.43	753.33	751.58		712.55		735.74		745.27		745.69		713.75						
	Two bed, one bath							695.64	756.39	679.85	787.54	576.00	792.88	802.21		829.23		833.75		802.80		813.36		1076.57						
	Two bed, two bath							640.83	753.50	861.62	769.75	862.94	828.08	885.72		846.53		844.32		845.14		803.67		824.70		873.13				
	Three bedroom							804.47	1131.08	1113.50	993.65	926.00	1154.91	1179.91		1178.25		1100.00		1176.38		1476.75								
	All							708.39	743.47	705.78	736.00	772.43	776.85	794.75		801.25		800.84		804.64		792.39		814.35						
Eagle County	Efficiency							588.50	588.50	539.39	525.72	539.02	526.00	526.00		731.45		700.00		700.00		700.00		832.27						
	One bedroom							708.92	763.50	845.05	834.80	869.85	871.00	953.84		959.45		987.18		1009.45		1004.55		874.02						
	Two bed, one bath							1101.63	1012.46	1102.57	1062.71	1107.05	978.08		1090.42		1113.73		1113.73		1138.70		1069.30							
	Two bed, two bath							1118.11	946.31	1088.50	1111.36	1135.69	1131.10	1217.12		1114.11		1354.00		918.60		1088.79		1090.37						
	Three bedroom							1033.74	1096.60	1237.90	1281.11	1308.79	1305.26	1218.59		1335.82		1214.76		994.55		1155.09		1154.27						
	All							1101.39	1000.43	1088.66	1063.75	1112.84	1090.80		1098.14		1117.54		1104.66		1127.52		1075.25							
Fort Collins/Loveland	Efficiency							645.71	269.83	537.20	436.13	468.50	489.72	485.90	471.83	512.25	572.60	501.50	440.67	450.00	470.95	634.25	518.00	660.23	522.33					
	One bedroom							697.14	692.42	659.80	647.11	650.09	638.99	676.82	603.89	645.58	727.96	697.41	715.50	698.61	727.35	728.15	698.49	699.24	722.49					
	Two bed, one bath							698.90	705.39	668.97	672.41	669.20	687.58	687.41	698.97	735.00	743.15	727.75	745.67	729.57	784.70	787.13	771.81	785.10	779.54					
	Two bed, two bath							781.16	1226.00	707.49	790.43	772.88	765.20	830.75	772.77	805.54	868.24	857.58	914.09	868.63	994.94	939.49	897.09	911.98	890.79					
	Three bedroom							810.22	779.57	794.01	819.21	787.46	881.74	856.31	863.00	844.00	905.29	865.63	846.25	856.63	1261.25	1260.20	952.07	1013.00	973.96					
	All							709.83	756.89	691.89	721.30	695.66	692.98	732.47	698.77	743.65	770.89	727.11	755.11	737.26	804.3									

**MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)**

(In Dollars)

Market	Apartment	2000			2001			2002			2003			2004			2005			2006			2007			2008			2009		
		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr															
Area																															
Glenwood Springs	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Grand Junction	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Greeley	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Gunnison	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Lake County	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Montrose	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Pueblo	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Salida	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Southeastern Colorado	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Steamboat Springs	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Sterling	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														
Summit County	Efficiency																														
	One bedroom																														
	Two bed, one bath																														
	Two bed, two bath																														
	Three bedroom																														
	All																														

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

**RENT PER SQUARE FOOT**  
**BY APARTMENT TYPE AND COUNTY**  
 (In Dollars)

Market Area	Apartment Type	2000				2001				2002				2003				2004				2005				2006				2007				2008				2009							
		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr																									
Alamosa	Efficiency			0.68	0.62																																								
	One bedroom	0.67	0.65	0.49	0.49	0.74	0.70												0.70	0.70			0.75				0.80		0.84		0.81														
	Two bed, one bath	0.56	0.55	0.39	0.39	0.62	0.50												0.55	0.55			0.55				0.58		0.61		0.45														
	Two bed, two bath	0.58	0.53			0.48		0.73																								0.88													
	Three bedroom	0.54	0.54	0.52		0.52																																							
	All	0.59	0.54	0.42	0.43	0.65	0.54												0.64	0.64			0.67				0.69		0.71		0.74														
Aspen	Efficiency	1.75	1.71	1.67	2.16	1.75	1.60	2			1.61	1.74	1.23	1.58	1.75	1.94				1.96				2.13		2.14		2.17		2.00															
	One bedroom	1.39	1.17	1.18	1.74	1.57	1.39	1.06	1.34	1.49	1.64	1.61	1.75	1.58					1.65				1.77		1.67		1.69		1.61																
	Two bed, one bath	1.19	1.04	0.99	1.61	1.21	1.17	1.08	1.12	1.24	1.26	1.24	1.31	1.24					1.26				1.44		1.44		1.45		1.30																
	Two bed, two bath	1.09	1.29	1.24	1.10	1.15	1.21	1.10	1.09	1.19	1.21	1.20	1.25	1.31					1.35				1.44		1.26		1.29		1.12																
	Three bedroom	1.35	0.78	0.78	1.51	1.76	1.45	1.45	1.16	1.30	1.15	1.29	1.31	1.37					1.38				1.42		1.01		1.06		0.92																
	All	1.26	1.19	1.16	1.31	1.28	1.23	1.08	1.25	1.40	1.33	1.39	1.47	1.46					1.50				1.63		1.49		1.51		1.37																
Buena Vista	Efficiency			1.08	0.92	0.91																																							
	One bedroom	0.98	0.91	0.90	0.83	0.81	0.82	1.22	1.22	0.97	1.16	1.16	1.16	1.16					1.22				1.22		1.28		1.28		1.28																
	Two bed, one bath	0.77	0.77	0.78	0.65	0.57	0.57	0.60	0.57	0.46	0.60	0.60	0.60	0.73					0.77				0.80		0.81		0.78		0.88																
	Two bed, two bath	0.98	0.89	0.88	0.82	0.89	0.90																																						
	Three bedroom			0.92	0.83	0.82	0.74	0.72	0.72	0.70	0.68	0.54	0.69	0.69	0.75				0.79				0.82		0.83		0.80		0.89																
	All			0.62	0.67	0.66	0.66	0.69	0.68	9.64	0.73	0.80	0.79	0.69	0.76	0.75			0.75				0.78				0.78		0.70		0.70														
Canon City	Efficiency			0.79	0.86	0.84	0.83	0.85	0.85																																				
	One bedroom	0.75	0.83	0.83	0.84	0.87	0.89	0.91	0.91	0.89	0.91	0.91	0.91	0.91					0.53																										
	Two bed, one bath	0.66	0.71	0.69	0.57	0.62	0.58	0.34	0.83	0.80	0.79	0.72	0.76	0.75					0.75				0.78		0.78		0.78		0.79																
	Two bed, two bath	0.64	0.66	0.66	0.55	0.61	0.61	0.50	0.50	0.34	0.53	0.65	0.65	0.65																															
	Three bedroom			0.62	0.67	0.66	0.66	0.69	0.68	9.64	0.73	0.80	0.79	0.69	0.76	0.75			0.75				0.78		0.78		0.78		0.70																
	All			0.62	0.67	0.66	0.66	0.69	0.68	0.83	0.84	0.97	0.82	0.85	0.83	0.86	0.87	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86										
Colorado Springs	Efficiency	0.92	1.01	1.02	1.13	1.09	0.99	1.01	1.06	1.05	1.06	0.97	1.03	1.13	1.07	1.05	1.04	1.02	0.98	0.96	1.02	1.04	1.04	1.00	0.99	1.03																			
	One bedroom	0.83	0.89	0.87	0.93	0.91	0.89	0.91	1.04	0.87	0.90	0.92	0.92	0.92	0.95	0.94	0.94	0.93	0.92	0.93	0.94	0.92	0.91	0.92	0.94																				
	Two bed, one bath	0.71	0.80	0.75	0.77	0.76	0.78	0.76	0.99	0.71	0.76	0.74	0.75	0.78	0.75	0.77	0.76	0.74	0.75	0.74	0.74	0.74	0.76	0.74	0.75	0.75	0.75																		
	Two bed, two bath	0.77	0.79	0.79	0.86	0.81	0.83	0.84	0.82	0.82	0.83	0.84	0.84	0.84	0.84	0.85	0.85	0.85	0.87	0.86	0.86	0.87	0.86	0.89	0.91	0.90	0.88	0.85	0.89																
	Three bedroom	0.72	0.76	0.70	0.73	0.72	0.70	0.75	0.76	0.75	0.78	0.76	0.78	0.76	0.83	0.82	0.77	0.76	0.78	0.79	0.79	0.79	0.79	0.79	0.84	0.81	0.81	0.82	0.79	0.81															
	All	0.78	0.84	0.81	0.86	0.84	0.83	0.94	0.97	0.82	0.85	0.84	0.97	0.82	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.88	0.89	0.88	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86									
Durango	Efficiency	1.07	1.20	1.08							1.13	1.13	1.13	1.00	1.06	1.39	1.17	1.14																											
	One bedroom	0.95	0.85	1.04	1.01	0.94	0.92	0.90	1.07	1.12	1.07	1.17	1.23	1.22	1.22					1.22																									
	Two bed, one bath	0.87	0.72	0.77	0.75	0.82	0.74	0.81	0.82	0.89	0.91	0.93	0.76	0.95	0.97					0.98																									
	Two bed, two bath	0.93	0.97	1.02	1.05	0.87	0.88	0.89	0.81	0.94	0.88	0.95	0.90	0.99	0.97					0.94																									
	Three bedroom	0.96	1.10	1.07	0.73	0.78	0.94	0.78	0.69	0.69	1.03	1.02	0.95	0.89	0.89	1.06	1.06			1.02				1.01		1.02		1.18		1.18															
	All	0.94	0.85	0.91	0.86	0.89	0.86	0.81	0.85	0.84	0.97	1.00	1.00	1.06	1.06					1.06				1.08		1.10		1.14		1.14															
Eagle County	Efficiency	1.24		1.24	1.19	1.21	1.75	1.75	1.33	1.33	1.63	1.75	0.95	1.90	2.18					2.15				2.23		2.30		2.30		2.57															
	One bedroom	1.24	1.24	1.23	1.23	1.35	1.16	1.16	1.20	1.17	1.36	1.33	1.37	1.42	1.44					1.43				1.58		1.57		1.61																	
	Two bed, one bath	1.25	1.15	1.16	1.23	1.28	1.23	1.31	1.39	1.31	1.33	1.36	1.43	1.43	1.51					1.39				1.40		1.41		1.44																	
	Two bed, two bath	1.27	1.21	1.21	1.26	1.25	1.28	1.30	1.23	1.12	1.26	1.23	1.23	1.26	1.41					1.40				1.40		1.41		1.44																	
	Three bedroom	1.05	1.13	1.13	1.08	1.05	1.00	1.03	1.06	1.10	1.09	1.12	1.18	1.24	1.15					1.23																									

**RENT PER SQUARE FOOT  
BY APARTMENT TYPE AND COUNTY (CONTINUED)**  
(In Dollars)

Market Area	Apartment Type	2000		2001		2002		2003		2004		2005		2006		2007				2008				2009													
		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th	1st Qtr	2nd Qtr	3rd Qtr	4th	1st Qtr	2nd Qtr	3rd Qtr	4th																					
Glenwood Springs	Efficiency	0.82	1.25	1.24	1.26	1.54	1.34	1.13	1.28	1.08	1.08	1.51	1.15	1.96		1.51				1.10				1.05													
	One bedroom	0.69	1.00	0.98	1.12	1.13	1.11	1.01	1.14	1.18	1.02	0.95	1.00	1.11	1.16	1.24	0.78	1.31		0.81				1.04			0.99										
	Two bed, one bath	0.74	0.71	0.71	1.18	1.15	0.86	0.82	0.82	0.97	0.80	0.78	0.76	0.84	0.98	0.96	0.84	0.65	0.93		0.86			0.89			0.96										
	Two bed, two bath	0.51	0.58	0.58	0.53	0.52	0.61	0.55	0.69	0.80	0.62	0.58	0.58	0.92	0.85	0.99	0.83	0.92		0.75			0.97			0.97											
	Three bedroom	0.50	0.59	0.59	0.55	0.56	0.60	0.62	0.64	0.64	0.67	0.69	0.69	0.89	0.76	0.85	0.67	0.76		0.77			0.92			0.97											
	All	0.55	0.70	0.69	0.96	0.97	0.82	0.69	0.87	0.97	0.80	0.78	0.78	0.91	1.04	0.84	0.66	0.99		0.80			0.95			0.98											
Grand Junction	Efficiency	0.79	1.09	1.08	1.19	0.81	0.75	0.74	1.11		0.99	0.96	0.99	0.89	0.46	0.56	0.60	0.60	0.71	0.60	0.77	0.66	0.77	0.66	0.56	0.66											
	One bedroom	0.66	0.65	0.65	0.69	0.73	0.77	0.76	0.78	0.75	0.77	0.79	0.81	0.83	0.81	0.84	0.86	0.90	0.94	0.90	0.96	0.94	0.97	0.84	0.92	0.92											
	Two bed, one bath	0.64	0.60	0.60	0.64	0.63	0.64	0.57	0.65	0.65	0.65	0.69	0.76	0.74	0.76	0.79	0.82	0.87	0.84	0.88	0.83	0.92	0.83														
	Two bed, two bath	0.67	0.65	0.64	0.62	0.65	0.59	0.60	0.71	0.62	0.65	0.67	0.64	0.65	0.82	0.78	0.85	0.89	0.88	0.86	0.90	0.92	0.89	0.86													
	Three bedroom	0.62	0.61	0.61	0.54	0.55	0.54	0.54	0.56	0.63	0.57	0.57	0.58	0.55	0.58	0.74	0.67	0.66	0.71	0.70	0.71	0.76	0.77	0.75	0.83												
	All	0.63	0.62	0.61	0.64	0.66	0.65	0.65	0.95	0.63	0.68	0.69	0.69	0.77	0.79	0.77	0.80	0.85	0.87	0.90	0.85	0.89	0.86	0.86	0.86												
Greeley	Efficiency	0.77	0.78	0.80	0.90	0.78	0.95	0.98	0.74	1.00	0.87	0.81	0.81	0.99	0.95	1.32	0.94	0.80	0.95	1.14	1.08	1.06	0.92	1.00	0.92	0.97											
	One bedroom	0.78	0.78	0.81	0.86	0.89	0.83	0.84	1.44	0.84	0.91	0.82	0.86	0.91	0.85	0.83	0.87	0.81	0.90	0.90	0.93	1.00	0.91	0.92	0.89												
	Two bed, one bath	0.65	0.67	0.74	0.73	0.70	0.69	0.69	1.43	0.73	0.80	0.75	0.71	0.75	0.77	0.76	0.72	0.68	0.79	0.75	0.77	0.77	0.78	0.79	0.78												
	Two bed, two bath	0.70	0.67	0.74	0.68	0.76	0.76	0.71	2.41	0.70	0.81	0.75	0.77	0.78	0.78	0.77	0.80	0.80	0.81	0.74	0.80	0.78	0.80	0.75	0.81	0.75											
	Three bedroom	0.71	0.75	0.76	0.73	0.81	0.82	0.79	4.41	0.83	0.84	0.80	0.76	0.76	0.80	0.81	0.83	0.83	0.83	0.71	0.73	0.71	0.73	0.69	0.75	0.71											
	All	0.75	0.72	0.77	0.78	0.79	0.78	0.76	1.84	0.79	0.85	0.78	0.78	0.83	0.80	0.80	0.82	0.84	0.82	0.84	0.84	0.88	0.81	0.84	0.81												
Gunnison	Efficiency	0.89	0.72																																		
	One bedroom	0.85	0.65	0.83	0.81	0.83	0.82	1.08	1.13	1.19																											
	Two bed, one bath	0.74	0.68	0.72	0.73	0.76	0.76	0.74	0.89	0.89																											
	Two bed, two bath	0.75	0.75	0.73																																	
	Three bedroom																																				
	All	0.79	0.54	0.75	0.76	0.79	0.79	0.84	0.96	0.97																											
Lake County	Efficiency	0.64	0.93	0.88																																	
	One bedroom	0.88	0.91	0.86	0.96	0.82	0.84	0.84	0.69	0.84	0.65	0.68	0.66	0.86	0.86	0.86	0.86	0.72	0.92	0.92	0.94	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96					
	Two bed, one bath	0.85	0.79	0.73	0.72	0.58	0.67	0.67	0.59	0.64	0.60	0.61	0.61	0.64	0.63	0.63	0.63	0.36	0.68	0.70	0.71	0.71	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73					
	Two bed, two bath																																				
	Three bedroom	0.79	0.79	0.68	0.55	0.65	0.65	0.61	0.61	0.61	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.79	0.71	0.71	0.84	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86			
	All	0.78	0.83	0.79	0.76	0.63	0.71	0.71	0.63	0.72	0.64	0.64	0.63	0.63	0.65	0.65	0.65	0.79	0.73	0.73	0.84	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86			
Montrose	Efficiency	0.74	0.79	0.66	0.58	0.47	0.48	0.96	1.02	0.65	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67				
	One bedroom	0.63	0.63	0.63	0.70	0.66	0.70	0.69	0.70	0.70	0.70	0.66	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67					
	Two bed, one bath	0.64	0.65	0.51	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57					
	Two bed, two bath	0.67	0.68	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55					
	Three bedroom	0.61	0.65	0.64	0.66	0.63	0.64	0.71	0.73	0.66	0.65	0.65	0.68	0.65	0.65	0.68	0.68	0.69	0.68	0.71	0.73	0.73	0.75	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74					
	All	0.61	0.65	0.64	0.66	0.63	0.64	0.71	0.73	0.66	0.65	0.65	0.68	0.65	0.65	0.68	0.68	0.69	0.68	0.71	0.73	0.73	0.75	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74					
Pueblo	Efficiency	0.68	0.67	0.77	0.77	0.87	0.75	0.72	0.81	0.77	0.76	0.72	0.72	0.76	0.85	0.84	0.81	0.89	0.95	1.00	0.92	0.83	0.86	1.09	0.91												
	One bedroom	0.68	0.71	0.65	0.68	0.70	0.67	0.68	0.79																												

**RESIDENT TURNOVER PER MONTH**  
**BY AGE OF BUILDING**

(In Percent)

Market Area	Age of Building	2000		2001		2002		2003		2004		2005		2006		2007		2008		2009										
		1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	3rd Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr							
Alamosa	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+															0.0	0.0	12.5				4.1								
Aspen	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+														0.0	7.0	7.0	0.0				3.5								
Buena Vista	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+														0.0					0.0		6.3								
Canon City	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+														5.9	1.5	2.9		9.3	8.9	2.9	0.0	8.9							
Colorado Springs	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+	3.8 5.0 5.1 4.9 6.7	4.5 4.1 5.3 7.0 7.1	7.3 6.6 4.5 5.2 6.6	7.6 6.0 6.4 4.3 5.3	7.0 6.3 4.7 5.9 6.4	7.5 3.9 4.7 5.3 6.4	4.4 4.5 4.7 4.4 5.1	6.7 5.5 5.0 5.9 4.3	3.2 3.3 4.7 4.4 4.7	3.3 4.5 5.7 4.4 7.5	4.2 4.6 4.2 5.6 5.5	5.5 4.5 6.3 5.6 6.1	4.3 4.5 4.7 4.9 5.3	12.0 4.8 4.6 5.6 7.2	4.5 5.8 4.6 4.9 4.8	6.0 4.8 4.2 5.6 5.8	4.4 4.4 6.1 5.4 6.6	8.1 5.5 6.9 5.3 7.3	5.4 5.2 5.3 4.0 4.9	4.4 3.9 4.0 5.6 7.9	5.3 5.2 5.9 4.0 7.9	5.8 5.5 5.9 5.9 7.9	4.0 4.1 6.2 6.2 4.1	7.6 4.8 5.8 5.8 4.9	6.5 6.4 6.9 6.9 7.4				
Durango	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+														4.8	4.5 2.1 2.7	0.0		0.0	1.9	7.1	0.0 20.4 6.3	0.0	0.0						
Eagle County	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+														0.0	4.2 3.6 7.3	3.3		1.7	1.7	7.0		0.6	1.1	0.8	3.3				
Fort Collins/ Loveland	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+	0.5 1.7 4.0 1.8 2.9	7.5 3.1 1.0 7.3 3.5	8.9 22.6 3.3 3.8 6.6	13.0 6.8 10.8 12.0 6.1	15.5 3.1 3.6 3.4 5.8	15.3 4.6 4.8 3.9 12.6	18.9 3.7 2.8 1.2 3.9	25.0 0.9 11.0 4.4 3.7	21.1 6.6 4.2 7.4 7.4	11.3 6.1 3.0 4.2 4.8	14.3 3.6 2.9 6.5 2.1	0.0 1.1 4.2 7.6 7.9	14.3 0.0 0.0 4.5 4.5	0.0 0.0 0.0 1.7 4.5	0.0 0.0 0.0 1.7 0.0	1.9 1.3 5.1 6.8 6.8	1.1 0.7 3.2 3.0 3.3	4.2 2.3 2.3 4.0 4.5	0.0 2.5 0.0 10.2 5.7	0.0 3.0 1.6 8.5 5.7	0.0 17.2 7.4 12.3 2.8	0.0 0.0 1.6 0.8 2.9	11.5						
Fort Morgan/ Brush	To 1959 1960-69 1970-79 1980-89 1990-99 2000-04 2005+														25.0	4.4 1.8	19.0 4.5		12.5 4.2	1.9		5.9 0.0	8.7 8.0		8.7 5.2		8.7 6.3		8.0 4.0	

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

**RESIDENT TURNOVER PER MONTH  
BY AGE OF BUILDING (CONTINUED)**

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

**RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING**  
(In Percent)

Market Area	Size	2000		2001		2002		2003		2004		2005		2006		2007		2008		2009										
		1st Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr																		
Alamosa	2 to 8															0.0		0.0		12.5				4.1						
	9 to 50																0.0		0.0		12.5			4.1						
	51 to 99																													
	100 - 199																													
	200 - 349																													
	350 up																													
	Average																													
Aspen	2 to 8																0		3.4		0.0		3.3		3.5					
	9 to 50																3.4		1.6		3.4		0.0		3.5					
	51 to 99																													
	100 - 199																													
	200 - 349																													
	350 up																													
	Average																													
Buena Vista	2 to 8																0.0		0.0		0.0		0.0		6.3					
	9 to 50																													
	51 to 99																													
	100 - 199																													
	200 - 349																													
	350 up																													
	Average																													
Canon City	2 to 8																5.9		1.5		2.9		9.3		8.9					
	9 to 50																													
	51 to 99																													
	100 - 199																													
	200 - 349																													
	350 up																													
	Average																													
Colorado Springs	2 to 8	0.6	1.7	2.1	2.9	7.0	15.9	5.2	4.6	0.0	2.9	4.5	8.8	5.9	0.0	2.3	4.9	4.5	0.0	3.4	5.0	0.0	1.7	9.6	4.2	7.7				
	9 to 50	6.3	4.8	3.7	6.7	6.0	5.9	3.6	5.3	4.3	4.7	6.1	6.3	5.7	6.5	3.6	4.9	5.4	4.1	4.8	2.9	5.5	5.4	3.3	6.0	6.3				
	51 to 99	4.5	4.0	4.0	5.4	4.4	5.9	4.7	5.0	5.7	5.7	5.3	5.7	5.0	6.5	6.6	4.6	4.8	5.6	5.2	4.7	5.2								
	100 - 199	5.1	6.9	5.1	6.6	5.1	6.0	5.2	0.1	0.0	0.1	0.0	5.5	4.7	5.5	5.0	4.3	5.5	6.3	4.1	3.2	5.2	6.9	5.0	4.9	7.4				
	200 - 349												6.6	4.8	5.9	4.9	4.3	6.0	6.7	6.4	4.4	4.4	6.8	8.1	4.2	4.6	7.0			
	350 up												5.3	5.8	4.7	3.8	7.6	5.6	5.6	4.3	4.4	7.0	6.8	5.2	6.3					
	Average	5.2	6.3	4.8	6.4	5.0	5.9	4.8	5.4	4.2	6.3	4.7	6.1	4.9	5.8	4.7	4.7	5.9	6.4	5.3	4.1	6.3	7.1	4.6	4.8	6.9				
Durango	2 to 8																4.8	4.5	0.0		0.0		1.1		7.1		0.0			
	9 to 50																		2.3						18.0		0.0			
	51 to 99																								6.3					
	100 - 199																								10.1		0.0			
	200 - 349																													
	350 up																													
	Average																													
Eagle County	2 to 8																6.7	8.6	3.3		1.7		3.3		0.0		0.8			
	9 to 50																4.2	16.6	3.0		1.7		7.9		0.8		0.8			
	51 to 99																													
	100 - 199																													
	200 - 349																													
	350 up																													
	Average																													
Fort Collins/ Loveland	2 to 8	1.2	0.5	2.9	8.3	3.8	12.4	1.0	11.1	4.1	5.7	1.1	11.2	0.0	4.0	0.0	0.0	0.0	0.0	0.0	2.5	7.4	0.0	2.8	15.5					
	9 to 50	3.5	3.1	9.1	15.3	4.0	11.0	5.3	10.8	3.3	9.6	5.1	14.0	5.7	40.5	4.3	2.9	5.6	1.5	3.6	5.3	5.6	1.1	3.3	1.2	7.3				
	51 to 99	3.9	2.1	4.6	14.2	5.1	5.7	6.1	2.6	1.5	5.4	4.6	3.3	2.4	3.6	0.0	3.1	6.8	3.2	3.3	0.0	3.8	3.2	1.8	2.0	7.3				
	100 - 199	3.2	3.0	2.9	6.9	3.9	8.2	2.2	0.1	0.0	5.8	2.7	4.0	1.4	2.0	7.0	2.1	2.5	3.6	7.7	1.9	3.7	2.9	12.2						
	200 - 349																6.1	4.5	9.1	2.9	2.6	5.7	7.2	2.4	3.3	8.8	10.3	4.6	6.3	8.3
	350 up																													
	Average	3.0	6.1	3.6	12.8	4.1	8.4	2.8	5.5	3.5	7.3	4.5	6.5	3.5	6.3	2.3	2.5	4.9	4.8	2.5	3.4	8.0	6.6	4.0	3.1	9.2				
Fort Morgan/ Brush	2 to 8																25.0	19.0	5.3		12.5		4.7		4.0		8.7			
	9 to 50																5.8	3.6	4.1		4.0		8.0		5.2		3.5			
	51 to 99																1.2	0.0	7.7		1.9		0.0							
	100 - 199																5.3	2.4	6.4		5.4		2.6		2.2		5.6		4.3	
	200 - 349																													
	350 up																													
	Average																													

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

## **RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING**

(In Percent)

	2000		2001		2002		2003		2004		2005		2006		2007		2008		2009			
Market Area	Size	1st Qtr	3rd Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr											
Glenwood Springs	2 to 8									0.0	0							0.0		0.0		
	9 to 50								3.9	0.0	3.9						0.0	1.8		3.6		
	51 to 99																					
	100 - 199																					
	200 - 349																					
	350 up																					
	Average																					
Grand Junction	2 to 8	3.5	2.6	1.3	3.7	1.7	5.5	4.9	4.4	3.1	7.7	2.6	6.1	0.0	1.6	2.3	1.0	0.0	12.5	0.0	1.5	2.9
	9 to 50	6.3	3.7	2.7	7.9	6.8	7.6	6.5	7.3	6.4	4.8	5.0	10.8	8.3	3.4	5.1	5.0	3.1	5.3	2.7	4.0	3.7
	51 to 99	5.4	7.5	2.8	4.3	3.9	3.7	4.2	6.5	0.0	5.5	3.1	9.0	4.2	3.7	4.9	4.2	2.0	1.0	3.5	9.3	2.0
	100 - 199	5.4	3.8	3.1	6.8	3.1	2.7	3.8	0.1			0.0	0.5	0.5	0.5			1.1		1.6	2.2	2.7
	200 - 349																					
	350 up																					
	Average	5.6	4.8	2.6	5.6	4.0	4.6	4.5	6.5	3.9	6.0	3.7	6.9	2.3	2.6	4.5	3.7	1.3	1.0	3.9	3.9	2.2
Greeley	2 to 8	1.2	7.7	8.0	14.3	7.1	9.5	1.2	10.0	19.6	8.3	7.7	22.2	3.8	29.2	8.3	13.5	21.7	22.2	10.0	3.0	3.3
	9 to 50	4.9	2.5	5.4	2.0	3.0	6.0	6.9	2.4	4.7	4.9	8.5	5.7	4.9	3.8	12.2	7.4	10.1	5.3	0.0	15.1	12.5
	51 to 99	4.3	3.9	3.6	3.9	4.1	4.9	3.9				4.5	2.4	4.7	5.8	3.8	5.0	3.8	5.8	6.8	4.5	4.1
	100 - 199	5.3	2.6	2.4	6.7	1.6	5.6	4.7	0.0	0.0	0.0	4.3	3.2	5.6	5.5	4.1	6.9	4.0	1.9	4.6	6.4	6.1
	200 - 349																	9.375		6.7	3.3	3.2
	350 up																				3.1	7.6
	Average	4.9	9.0	3.5	5.8	2.2	5.7	5.1	3.0	4.3	4.3	4.6	4.9	4.1	5.1	5.2	4.6	8.3	5.1	3.4	5.1	6.5
Gunnison	2 to 8																			0.0		2.0
	9 to 50																					
	51 to 99																					
	100 - 199																					
	200 - 349																					
	350 up																					
	Average																					
Lake County	2 to 8																		0.0		0.0	
	9 to 50																				0.0	
	51 to 99																				0.0	
	100 - 199																				0.0	
	200 - 349																				0.0	
	350 up																				0.0	
	Average																					
Montrose	2 to 8																		6.0		2.9	
	9 to 50																				11.8	
	51 to 99																					
	100 - 199																					
	200 - 349																					
	350 up																					
	Average	5.7	10.8	6.7	6.8	5.2	12.0	8.5	2.2	8.9	9.1	3.0	1.8	4.2	19.2	4.8	18.2	0.0	0.0	2.6	4.3	33.3
Pueblo	2 to 8	4.7	5.8	6.3	4.6	5.0	4.3	4	7.1	2.6	4.8	4.5	6.1	2.9	11.7	7.5	1.5	7.1	0.0	5.1	4.3	20.0
	9 to 50	2.0	3.7	5.3	2.0	1.2	3.7	3.2	0.7	0.7	5.8	1.2	5.2	3.8	9.2	5.6	0.0	1.4	2.1	5.1	5.0	6.8
	51 to 99	4.4	3.1	3.8	2.1	3.5	3.7	2.7	0.0	0.0	0.0	2.3	0.8	2.0	0.8	3.9	1.8	5.0	6.6	7.7	4.3	4.6
	100 - 199																					
	200 - 349																					
	350 up																					
	Average	4.1	3.5	5.1	3.4	4.1	4.6	3.8	3.1	3.3	5.1	3.1	4.5	2.4	7.1	2.3	3.7	2.5	1.2	3.5	4.8	7.4
Salida	2 to 8																					
	9 to 50																					
	51 to 99																					
	100 - 199																					
	200 - 349																					
	350 up																					
	Average																					
Southeastern Colorado	2 to 8																		0.0		3.3	
	9 to 50																		1.3		1.3	
	51 to 99																					
	100 - 199																					
	200 - 349																					
	350 up																					
	Average																					
Steamboat Springs	2 to 8																		3.2		4.3	
	9 to 50																		9.3		7.3	
	51 to 99																					
	100 - 199																					
	200 - 349																					
	350 up																					
	Average																					
Sterling	2 to 8									0.0								16.7		8.3		
	9 to 50								8.3									4.5		4.0		
	51 to 99								4.5									4.5		3.0		
	100 - 199								4.5									1.8		1.8		
	200 - 349								2.7													
	350 up																					
	Average								3.8									3.9		1.6		
Summit County	2 to 8								0.0	20.0								0.0		3.3		
	9 to 50								0.0									0.0		5.0		
	51 to 99								0.0													
	100 - 199								0.0													
	200 - 349								0.2													
	350 up																					
	Average								0.0	20.0								0.0		3.3		

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