APARTMENT ASSOCIATION
METRO DENVER

DENVER METRO APARTMENT VACANCY & RENT

FIRST QUARTER 2016 REPORT

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COLORADO Department of Local Affairs Division of Housing

Pierce Eislen

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Denver Metro Area Apartment Vacancy and Rent Survey

First Quarter 2016

Sponsored by

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OUTLOOK LITTLETON
Littleton, CO

Price: $72,250,000
Number of Units: 250

WATERMARK AT SOUTHLANDS
Aurora, CO

Price: $78,000,000
Number of Units: 300

THE RETREAT AT CHEYENNE MOUNTAIN
Colorado Springs, CO

Price: Confidential
Number of Units: 276

PROMENADE AT CASTLE ROCK (LAND)
Castle Rock, CO

Price: $7,488,000
Acres: ± 15.22

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From homeless shelters to down payment assistance, we can help your organization better serve your community.

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The Division of Housing assists Colorado's large and small communities to meet their local housing goals.

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Section I - Overview

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Metro Denver Vacancy & Rent Report

EXECUTIVE SUMMARY • 1ST QUARTER 2016

APARTMENT ASSOCIATION
METRO DENVER

Vacancy Rate
6.1%
Last Quarter: 6.8%

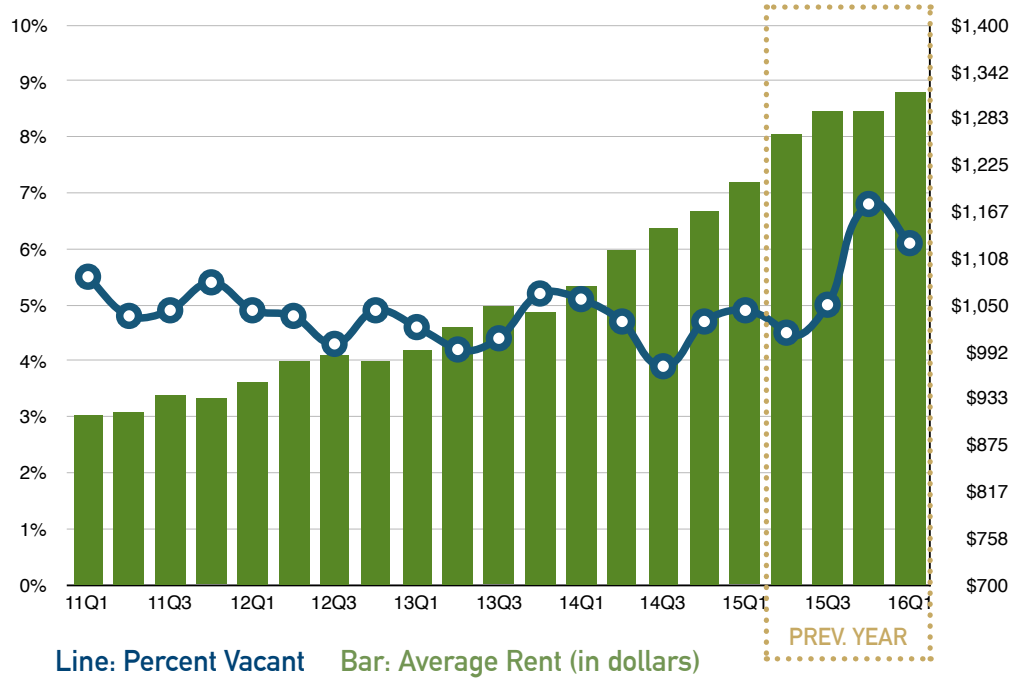
Average Rent
$1,315
Last Quarter: $1,292

Average per sq. ft.
$1.55
Last Quarter: $1.52

Discount / Concessions
6.7%
Last Quarter: 6.1%

Economic Vacancy
13.0%
Last Quarter: 13.7%

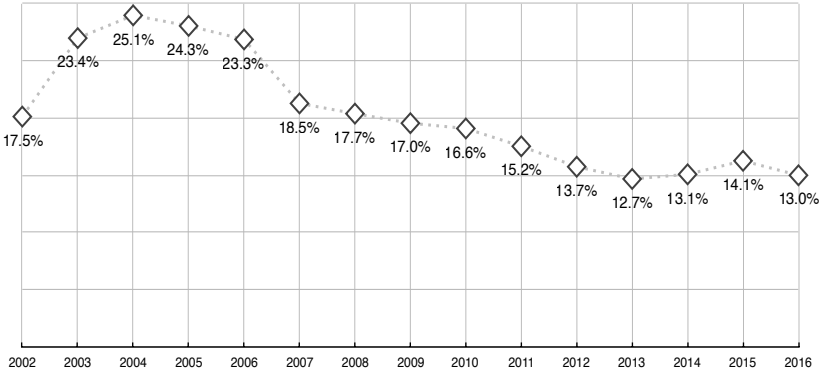
Net Absorption (Units)
4,663
Last Quarter: -4,247



County Overview

	Vacancy Rate	Average Rent	Rate (/sq. ft.)
Adams	4.7%	$1,258	$1.50
Arapahoe	5.7%	$1,236	$1.46
Boulder/Broomfield	6.6%	$1,475	$1.66
Denver	6.2%	$1,331	$1.65
Douglas	11.2%	$1,493	$1.55
Jefferson	4.7%	$1,304	$1.50

Yearly Economic Vacancy (Average of all four quarters)



Hottest Sub-Markets

Aurora - North	0.9%
Denver - Wash Park	2.5%
Boulder - University	1.7%
Castle Rock	2.9%
Wheat Ridge	2.3%
Denver - Lowry	3.2%

VACANCY RATE:

THIS QUARTER:	**6.1%**
Last quarter:	6.8 %
This quarter 2015:	4.9 %
This quarter 2014:	5.1%

- Five counties were down in their vacancy rate, while one was up.
- Thirteen market areas showed an increase in their vacancy rate, while twenty four showed a decrease.
- Buildings with "200-349" units had the highest vacancy rate at 6.6%. Buildings with "9 to 50" units had the lowest vacancy rate of 2.6%. Historically, larger buildings have the highest vacancy rates.
- Buildings constructed since 2010 had the highest vacancies at 17.2 %. Those constructed between 1940-1949 had the lowest vacancy rate at 2.4 %.
- Efficiencies were 5.8 % vacant; one-bedrooms 5.9 % vacant; two-bedroom one bath 4.3 %; two-bedroom, two bath 7.2 % vacant; and three bedroom 6.1 % vacant.

RENTAL RATES:

AVERAGE RENT:	**$ 1,315.39**
Last quarter:	$ 1,291.89
This quarter 2015:	$ 1,203.87
This quarter 2014:	$ 1,073.63

MEDIAN RENT:	**$ 1,274.34**
Last quarter:	$ 1,244.66
This quarter 2015:	$ 1,158.26
This quarter 2014:	$ 1,021.29

RENT / SQUARE FOOT:	**$ 1.55**
Last quarter:	$ 1.52
This quarter 2015:	$ 1.43
This quarter 2014:	$ 1.27

AVERAGE RENT FOR UNITS CONSTRUCTED:

2010-now	$ 1,702.10
2000-2009	$ 1,459.76
1990-1999	$ 1,471.28
1980-1989	$ 1,240.63
1970-1979	$ 1,032.76
1960-1969	$ 1,147.48
1959 and prior	$ 1,066.42

Rents do not include the cost of rental discounts and concessions. For the first quarter of 2016, rental discounts and concessions averaged 6.7 percent, up from 6.1 percent for the prior quarter.

ECONOMIC VACANCY:

THIS QUARTER:	**13.0 %**
Last Quarter:	13.7 %
This quarter 2015:	14.6 %
This quarter 2014:	12.0%

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

INVENTORY:

NEW UNITS: 1,809 **TOTAL UNITS: 315,489**

For the current quarter, there was a net absorption of 4,663 units for the metropolitan Denver area. For all of 2015, 864 units were absorbed. For all of 2014, 8,631 units were absorbed. For all of 2013, 4,613 units were absorbed. For all of 2012, 3,368 units were absorbed. Absorption is the net change in the number of apartment units rented in the current time period (quarter/year) compared to the previous time period (quarter/year).

OVERALL COMMENTS:

Given further increases in the number of new additions to the inventory this quarter and over the last two plus years, the recent trend in the Denver metro unemployment rate, normal seasonal vacancy changes, continued immigration, and an increase in metro area natural population, increased vacancy rate year over year for the quarter was expected, with some variation across certain submarkets. Historically the vacancy rate is higher in the fourth and first quarters than the second and third quarters. The number of new units added to the inventory during 2015 as expected increased, as seasonal construction was completed and permitted construction obtained certificates of occupancy. 1,809 new units were reported for this quarter. Thus as expected there were jumps in sub markets vacancy while new units are absorbed, but net absorption for the quarter was surprisingly with a reduction in vacancy in comparison to the prior quarter. The overall average rent for the last 14 years has increased from around $800.00 in 2002 to over $1,315.39 this quarter. The overall vacancy rate was at 6.1% for the first quarter 2016. Absorption was positive for the quarter with 4,663 units being absorbed. The absorption and new supply numbers will continue to be watched closely with significant new additions expected to the apartment stock over the next several quarters.

The Denver Area Apartment Vacancy and Rent Survey reports median and average rates, and, as a result, there are often differences in rental rates and vacancy rates by apartment type, size, location, and age of building/complex. These variances are more pronounced as the vacancy rate has fluctuated during the last several years. All information is based on data received for the month of March, except for resident turnover and rental losses, which is for February.

This survey is conducted via mail and online submissions. It includes only those units with a certificate of occupancy. The first quarter 2016 Survey includes information on 126,028 apartment units. The Survey is possible because of the excellent participation and help of professionals in the apartment industry and the consistent support of the Survey sponsors. Comments on the Survey are welcome at VonStrohHousingSurvey@gmail.com.

SPECIAL TOPIC : A Look at 2016

This past year has seen a continued concern for the potential of overbuilding in the apartment market and a fall back in rents and increased vacancies. We do expect a slower rent growth period going forward with vacancy spikes in certain submarkets until household formations absorb supply. Job growth and in-migration will be the determinants of continued expansion of the apartment market.

To illustrate the worst case scenario going forward, consider that the Denver metro area is estimated to have 313,549 total units. It is projected that 8,600 units will be constructed in the Denver metro area in 2016, not including any properties of less than 50 units (ARA Construction Report). Assuming a current vacancy rate of 6% and a 100% vacancy rate for the newly built units, the aggregate vacancy rate for the Denver Metro area would rise to 8.5% from the current 6%. Of course that is not going to happen, but gives some background to a worst case scenario.

Last year the State Department of Demography figures for population, in-migration and household formation showed the ability for Denver to absorb additional housing units. In fact, not enough housing units were created to keep up with household creation due in particular to in-migration. For this year the expectations on population growth are relatively similar, which means a need for additional housing units. Another effect of the net in-migration we've seen has been to drive the demand for new Class A units, which in turn leads to rent growth for all classes. For this quarter the average rent has now surpassed the $1300 per unit level at $1,315.39, for a quarterly increase of $23.50. It is somewhat unusual to have an aggregate rent increase of this amount during the typically slow first quarter.

The scenario results in an ability to absorb units as long as the local economy continues to expand. There are some industries that have fallen back (oil and gas) but recent national figures showed Denver to exceed the national job growth averages. Jobless claims for the nation were released April 21 and showed the lowest figure in 42 years. These numbers support the belief that the economy is strong and we can expect economic and demographic forecasts to be closely in line with outcomes for the upcoming year.

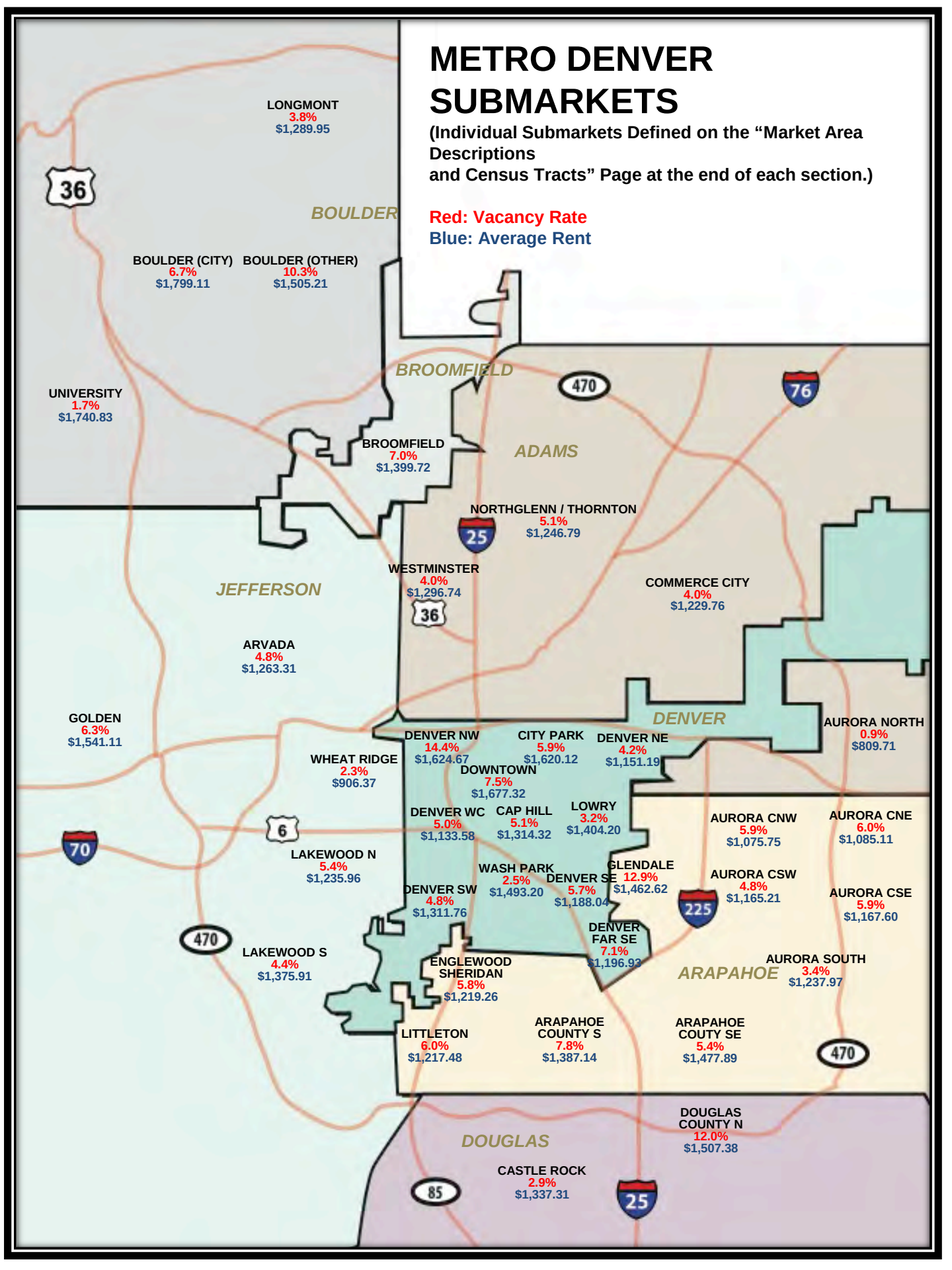
In contrast, there are dynamic changes coming on housing selection, especially in terms of the choice of detached housing vs. multi-family housing. Historically 40% of household formation was allocated to multi-family housing. However, in recent years the percentage has been greater, with most pointing at millennial's lifestyle as the reason, although other age segments have also contributed. The longer term expectations are that the detached vs. multi-family percentages will move back toward historic averages as millennials age and create families, leaving multi-family developers with added competition for tenants.

In summary, we expect absorption of apartment units to continue with only a slight increase in overall vacancy, although some submarkets are ahead of themselves and will see vacancy and rent incentives continue. Completions may lag (as they did last year) due to labor shortages, which will only help stabilize the supply and demand equation for apartments.

METRO DENVER SUBMARKETS

(Individual Submarkets Defined on the "Market Area Descriptions and Census Tracts" Page at the end of each section.)

Red: Vacancy Rate
Blue: Average Rent



Vacancy Rates by County and Market Area

(In Percent)

County/Market	2005			2006				2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams County	8.7	7.7	8.1	7.0	6.1	6.4	7.4	7.8	6.3	5.9	7.4	6.4	6.8	7.5	8.8	8.4	8.5	6.7	6.3	6.8	5.2	4.4	5.7	5.6	5.2	5.3	5.3	4.5	4.9	4.2	4.5	5.2	3.8	5.7	5.3	4.7	4.5	3.9	3.7	4.0	3.9	4.4	5.6	4.7			
Aurora-North	5.4	9.4	8.0	6.3	6.2	6.4	8.5	8.4	10.9	4.3	4.1	6.2	6.4	13.7	11.8	22.2	17.3	11.8	9.0	10.7	10.3	6.1	9.0	7.3	5.6	6.4	4.0	6.0	5.4	2.7	3.2	42.6*	4.0	5.6	1.1	3.7	0.9	2.3	1.0	0.0	10.4	3.0		0.9			
Commerce City/Brighton	7.8	4.1	7.3	4.2	4.3	5.6	9.4	3.2	3.2	3.7	4.8	5.2	4.0	5.2	8.3	8.3	7.9	2.3	7.2	2.1	4.0	3.4	5.9	5.0	1.9	6.6	4.7	4.4	5.9	4.9	3.8	5.8	3.8	2.8	2.8	21.0*	9.2	3.5	4.0	3.1	3.2	3.4	6.2	4.0			
Northglenn/Thornton	7.7	7.5	7.7	6.6	5.6	6.1	6.9	7.1	6.6	7.2	8.7	6.6	7.9	8.8	8.9	8.2	8.7	6.0	6.3	5.6	4.6	4.2	4.5	4.4	4.9	5.5	6.1	4.8	5.3	4.4	4.8	3.5	3.6	6.1	6.3	4.0	4.4	4.2	4.2	5.3	3.7	4.5	6.1	5.1			
Westminster	9.8	8.1	8.6	7.5	6.8	6.7	7.5	8.3	6.1	5.1	6.7	6.4	5.9	5.6	8.5	7.3	7.5	7.4	6.2	8.6	5.5	4.6	6.8	6.6	5.7	5.0	4.5	4.2	4.5	4.1	4.3	4.1	4.0	5.5	4.5	4.2	4.5	3.6	3.3	2.8	3.9	4.1	5.0	4.0			
Arapahoe County	7.4	6.8	7.4	7.0	6.8	6.7	7.4	7.8	6.1	5.0	6.0	6.5	5.9	6.9	8.3	9.7	10.7	8.5	8.6	7.2	6.4	6.7	6.6	6.4	5.5	5.6	6.8	6.3	5.5	4.8	5.0	4.1	4.5	4.8	5.2	4.5	4.6	4.6	4.9	4.9	5.0	5.5	6.2	5.7			
Arapahoe Co-South	7.3	6.6	7.5	7.0	5.9	6.6	6.4	5.6	3.8	3.9	4.8	4.8	3.0	4.4	5.5	6.4	4.3	5.3	3.9	3.1	3.0	2.4	3.4	2.8	2.8	3.0	4.0	3.9	3.1	3.2	3.3	3.4	2.6	3.7	3.4	3.1	2.7	3.1	4.7	4.5	3.1	4.8	6.0	7.8*			
Arapahoe Co-Southeast	4.8	4.2	5.6	5.6	5.4	3.9	7.6	4.4	5.1	4.4	5.3	11.2	5.7	6.3	9.0	15.7	10.5	6.9	7.8	6.0	4.9	3.9	4.8	5.8	4.2	4.6	5.6	6.0	4.1	3.6	4.9	4.2	3.9	4.3	5.9	5.3	5.8	9.4	5.2	5.5	5.5	4.8	6.6	5.4			
Aurora-Central NE	10.0	8.9	9.2	11.2	11.8	12.5	9.6	8.4	10.7	8.9	7.1	7.0	5.3	13.0	11.9	11.9	13.5	12.4	15.1	7.2	8.9	5.7	6.2	7.5	8.6	7.9	7.9	13.2	5.9	3.8	3.8	2.3	4.1	3.0	3.0	3.2	4.4	3.7	2.4	3.6	2.2	5.2	5.8	6.0			
Aurora-Central NW	7.4	6.0	8.6	8.0	6.8	14.6	7.1	7.2	6.1	4.8	7.0	7.3	6.2	8.1	10.3	13.9	12.8	9.5	9.8	7.5	5.8	4.7	5.1	6.2	6.0	6.2	6.6	6.2	5.5	5.2	6.1	5.3	4.7	6.4	5.6	4.5	4.1	4.0	8.5	6.2	5.8	4.7	8.1	5.9			
Aurora-Central SE	7.6	5.8	7.3	6.7	7.4	6.4	6.8	6.9	4.9	4.2	4.2	5.2	7.8	10.0	10.0	14.3	14.1	7.0	7.3	5.6	5.5	4.9	5.3	4.5	4.5	4.7	5.7	4.6	4.6	4.6	4.9	3.8	3.0	3.4	3.3	3.5	3.4	3.3	3.8	3.1	5.5	5.0	5.7	5.9			
Aurora-Central SW	8.3	8.3	8.6	8.8	7.5	8.1	10.4	13.5	7.0	5.3	5.8	5.9	5.6	7.4	8.4	6.6	8.6	9.3	7.8	9.1	8.7	12.2	10.2	8.2	7.2	7.0	9.9	9.1	7.9	6.1	7.6	3.8	3.4	3.6	4.1	3.7	4.2	4.0	4.0	4.6	3.3	4.7	4.9	4.8			
Aurora-South	6.8	6.9	7.1	6.8	5.7	4.2	5.6	7.7	7.1	5.1	6.8	5.2	6.5	5.7	7.0	7.9	12.4	7.8	8.9	8.6	8.1	8.4	8.2	8.4	6.0	6.7	7.8	6.7	6.0	4.7	4.5	4.3	6.2	6.3	7.3	5.5	6.0	4.6	4.5	3.7	4.8	3.7	4.9	3.4			
Englewood/Sheridan	7.2	6.0	7.5	6.7	6.5	5.1	6.6	7.0	6.6	5.5	5.4	5.1	4.4	5.1	7.4	7.4	8.4	13.7	9.3	7.6	5.6	5.6	5.2	4.3	5.0	4.1	5.3	2.7	4.8	3.8	4.3	4.4	5.6	3.8	4.6	3.9	4.3	3.6	3.5	3.4	4.7	4.5	3.3	5.8			
Glendale	9.1	9.5	7.1	6.4	9.0	7.5	8.3	8.2	6.6	6.3	7.6	9.0	7.3	7.5	8.5	8.9	10.0	9.7	9.6	8.0	6.6	6.1	6.2	6.9	5.0	5.5	5.4	5.1	6.4	6.9	3.6	5.0	7.6	7.3	7.1	6.7	5.7	4.9	6.6	5.8	6.5	25.6*	18.6*	12.9*			
Littleton	6.1	6.7	7.1	5.5	5.5	4.9	5.8	5.6	4.7	4.4	5.5	5.7	5.0	4.4	7.3	5.2	6.6	5.0	10.9	5.7	3.2	3.5	3.8	2.9	4.5	2.9	5.2	4.1	3.9	4.7	5.5	3.5	2.4	3.2	3.8	3.5	3.3	6.1	3.8	13.0*	9.4*	7.4	8.3	6.0			
Boulder/Broomfield	8.7	7.8	7.3	6.9	7.0	4.8	5.5	4.7	4.0	3.6	5.4	5.7	6.4	4.7	6.1	6.0	7.2	5.5	5.8	5.0	4.9	3.5	3.6	4.9	4.6	4.7	4.4	3.9	3.6	2.9	3.7	3.2	3.8	2.8	3.4	6.7	4.4	3.3	7.2	6.0	4.8	3.6	7.6	6.6			
Boulder County-Other	10.1	4.9	5.2	7.6	7.2	4.5	5.5	3.9	3.7	5.2	3.3	3.3	4.3	3.6	6.6	6.0	5.1	4.9	4.9	5.3	3.8	5.0	3.8	10.0	6.4	4.3	4.0	3.3	4.6	3.3	3.5	4.7	3.7	3.4	3.8	3.7	6.3	4.2	4.9	2.9	5.3	3.0	14.0*	10.3*			
Broomfield	9.9	11.6	12.0	8.9	7.5	4.3	5.6	4.8	4.5	4.1	6.0	4.9	4.9	5.5	7.2	6.7	7.0	4.0	5.1	5.1	4.3	4.1	5.2	5.7	5.7	5.7	5.8	4.8	4.1	3.9	6.2	4.5	4.5	3.3	3.6	4.3	4.5	3.6	10.7	9.2*	5.4	4.1	6.2	7.0			
City of Bldr-Except Unv.	8.0	7.4	4.7	6.0	8.8	6.0	5.6	4.3	3.2	2.6	2.0	3.2	3.3	2.4	3.0	3.6	6.6	7.2	5.8	4.9	6.9	2.6	3.5	3.1	4.7	4.6	3.5	4.6	4.4	1.8	1.9	1.4	3.4	1.0	3.9	22.0*	4.2	3.1	5.4	3.8	4.7	4.3	5.6	6.7			
City of Bldr-Unv. Area	3.1	4.0	5.0	2.8	3.0	4.1	1.6	0.8	5.9	1.9	3.7	3.8	4.4	1.1	0.6	2.4	11.4	3.5	2.0	1.5	4.2	1.1	0.6	0.0	0.4	0.0	0.3	0.1	0.0	0.3	0.2	0.3	0.5	2.0	0.0	1.8	2.3	2.3	3.5	5.1	5.6	3.0	2.7	1.7			
Longmont	10.0	7.9	6.4	6.3	4.7	4.5	7.6	8.4	3.9	3.2	11.5	15.1	19.6	10.5	8.7	8.9	9.1	7.8	12.8	6.4	5.0	3.0	2.6	2.8	2.6	5.0	4.9	3.6	2.2	2.9	2.7	2.3	3.6	2.6	3.3	1.3	3.0	2.5	2.7	1.8	3.0	3.4	6.0	3.8			
Denver City/County	8.7	9.6	8.7	7.8	7.6	7.3	6.9	7.2	6.1	5.7	5.5	5.1	5.7	6.0	8.0	8.6	9.8	8.5	8.8	6.9	7.4	5.3	5.2	4.8	4.1	4.3	4.8	4.2	4.8	4.3	6.1	5.4	4.6	4.6	6.1	6.8	5.6	3.5	4.6	6.3	4.9	5.3	7.6	6.2			
Denver-Central/Capitol Hill	9.3	9.7	9.3	7.1	6.0	7.0	6.7	7.0	5.1	5.9	5.0	4.7	5.4	6.6	7.6	9.5	9.6	7.3	7.7	7.3	6.9	6.2	5.2	3.7	3.6	3.2	3.8	2.6	3.7	2.5	2.9	2.9	4.1	4.6	5.6	6.4	6.5	2.3	6.9	5.4	3.5	4.0	5.3	5.1			
Denver-Downtown	7.3	8.3	5.0	3.3	4.9	8.0	6.7	7.8	7.1	4.3	4.9	3.6	4.6	5.4	7.6	8.4	7.8	7.2	6.8	5.9	9.3	5.2	5.6	5.1	3.3	3.6	4.4	4.0	4.9	5.7	11.1*	9.6*	6.9	6.1	10.9	11.8*	7.7	4.3	4.5	11.1*	9.1*	9.7	11.2*	7.5*			
Denver-East Central/Lowry	9.7	20.1	17.3	13.6	6.1	6.5	7.9	8.0	7.8	5.5	5.0	5.5	5.8	4.4	7.5	8.0	8.5	5.5	6.4	7.2	6.8	5.5	7.7	6.9	5.2	5.3	5.6	6.3	4.7	6.6	6.9	6.8	4.2	4.1	6.2	5.5	4.3	3.8	6.8	4.1	3.7	1.6	6.9	3.2			
Denver-Far SE	10.6	8.6	10.5	8.7	10.0	9.7	6.2	6.9	5.2	5.3	5.3	5.0	6.7	7.0	8.7	10.9	16.4	14.7	15.5	9.6	9.4	5.1	5.1	4.3	4.5	5.1	5.8	5.6	5.3	4.4	4.6	4.5	4.3	4.0	5.3	5.2	3.6	3.2	4.2	7.0	3.5	3.7	6.8	7.1*			
Denver-North Central/City Park	7.7	3.1	3.2	3.8	5.1	3.1	6.7	1.8	1.6	3.0	3.4	2.4	3.8	4.0	5.2	4.4	10.2	5.0	8.9	5.7	8.8	2.3	1.2	2.3	4.2	0.9	2.3	4.9	2.3	1.5	5.1	3.3	2.1	3.2	3.2	5.7	4.1	2.2	2.4	4.5	3.0	3.6	5.3	5.9			
Denver-Northeast	12.5	24.9	12.8	10.9	13.7	4.1	7.3	7.2	6.9	5.5	6.0	8.1	7.3	7.6	8.1	4.6	6.6	7.9	6.1	5.2	6.8	4.5	4.8	5.7	5.1	4.4	5.8	4.9	4.8	3.9	6.5	4.2	4.8	3.1	6.3	2.9	4.8	3.5	3.3	3.0	2.3	2.7	4.1	4.2			
Denver-Northwest	6.3	5.7	11.7	4.3	5.4	6.2	3.1	4.3	6.7	3.7	3.7	5.1	5.0	5.1	7.9	5.6	4.5	3.5	5.3	4.5	5.1	5.5	4.1	8.6	3.0	2.7	5.5	3.2	5.2	3.3	3.6	0.0	1.2	3.8	3.9	19.9*	12.0	2.6	3.1	11.4*	28.5*	43.3*	17.4*	14.4*			
Denver-South Central/Wash Park	8.3	22.5	14.7	12.3	12.7	13.1	14.0	12.1	9.6	7.2	6.6	8.8	9.9	7.5	9.1	8.0	9.4	10.0	11.0	11.8	9.8	8.6	4.4	4.6	4.9	5.8	3.4	3.5	4.2	4.1	4.0	4.9	6.1	10.0	6.5	8.8	18.4	7.1	5.7	6.1	4.7	2.0	5.8	2.5			
Denver-Southeast	7.0	7.9	7.0	8.4	6.2	4.4	6.7	7.1	6.3	6.9	6.9	4.5	4.3	5.1	8.5	7.9	7.4	7.2	6.8	5.0	5.3	4.8	4.8	4.9	4.2	4.2	4.1	3.4	6.2	4.8	7.6	6.1	3.1	3.6	4.5	3.5	3.4	3.6	3.8	4.4	3.9	3.5	7.3	5.7			
Denver-Southwest	6.7	6.1	5.7	5.2	5.6	7.7	6.3	6.3	5.4	6.8	4.1	6.1	6.0	5.4	6.9	5.9	5.3	5.9	5.8	5.4	5.3	4.2	5.4	4.6	3.7	4.2	5.4	3.4	3.9	2.9	2.6	4.1	4.9	3.4	4.0	9.9	1.9	1.8	2.8	3.6	2.6	3.5	4.2	4.8			
Denver-West Central	7.4	12.1	9.2	7.8	13.0	6.7	6.3	5.4	5.8	8.4	15.0	5.6	4.5	4.5	6.9	2.3	8.6	10.1	7.8	11.9	10.2	6.8	2.8	4.1	1.4	0.7	2.7	0.0	2.7	8.2	5.9	6.2	3.3	3.1	4.6	3.1	2.7	3.2	1.8	3.5	3.2	3.8	3.5	5.0			
Douglas County	6.4	7.5	8.1	8.2	5.7	6.4	7.0	6.4	5.8	5.5	7.0	6.1	8.3	5.9	7.4	7.1	5.8	4.3	5.5	4.4	3.9	4.4	5.2	5.3	3.8	3.8	4.7	4.9	3.9	4.1	4.2	6.5	2.9	3.5	5.0	3.7	3.8	3.7	4.0	4.5	3.4	4.4	9.3	11.2			
Castle Rock	10.4	12.5	10.4	10.8	7.2	6.4	6.6	8.0	5.9	5.4	7.3	6.7	7.3	6.9	7.7	7.9	9.4	8.5	11.0	6.3	4.6	5.2	5.7	5.2	4.2	4.4	5.5	3.6	2.9	2.4	4.6	4.1	1.4	1.5	1.9	1.7	2.3	3.1	3.3	3.3	1.9	1.2	6.8	2.9			
Douglas County-North	5.3	6.6	7.5	7.3	5.5	6.4	7.2	6.0	5.8	5.6	6.9	6.0	8.6	5.7	7.3	6.9	4.9	3.9	4.9	4.2	3.8	4.3	5.1	5.4	3.7	3.7	4.6	5.0	4.1	4.5	4.2	6.8	3.1	3.9	5.6	4.0	4.0	3.8	4.2	4.7	3.5	4.7	9.6*	12.0*			
Jefferson County	8.0	6.8	7.6	7.5	7.3	7.2	6.6	6.3	7.4	5.3	6.0	5.6	6.0	6.5	7.3	7.6	7.2	6.3	7.3	5.8	5.4	3.9	4.5	4.7	4.5	4.4	4.4	3.8	4.0	3.7	4.2	3.7	3.7	3.6	4.6	3.4	3.7	3.2	3.8	3.2	3.4	5.1	5.3	4.7			
Arvada	9.8	7.6	11.1	7.9	9.2	7.9	6.2	8.1	8.0	4.7	5.4	6.4	6.0	5.1	5.6	8.1	6.7	5.7	7.3	5.6	4.9	3.4	4.5	4.4	3.8	4.9	4.6	3.8	1.9	3.5	4.1	4.5	3.8	3.4	3.9	4.2	3.2	4.5	2.9	2.3	2.7	3.9	4.4	4.8			
Golden	10.0	4.8	7.3	8.1	6.7	6.0	7.2	5.3	10.4	5.5	5.5	5.8	5.7	5.1	8.4	7.5	9.4	8.1	7.5	7.5	6.0	3.8	6.2	6.1	6.0	4.8	3.9	4.2	4.6	2.6	2.1	3.7	4.9	3.1	3.6	3.3	3.7	2.1	3.4	3.8	6.5	18.5*	8.5*	6.3*			
Lakewood-North	7.3	6.7	8.0	8.0	8.2	8.1	6.4	6.5	8.0	5.9	7.1	6.2	8.1	6.9	6.9	7.8	6.3	5.2	8.8	5.9	4.5	4.9	4.8	5.1	4.2	4.9	4.5	3.2	3.7	5.4	4.3	4.9	4.3	3.1	3.4	3.2	3.4	2.9	3.9	2.2	2.6	2.9	6.2*	5.4*			
Lakewood-South	7.3	6.5	6.5	6.1	6.4	6.6	6.6	6.0	6.7	5.3	5.6	5.3	5.2	6.7	7.6	7.0	6.5	6.2	6.4	5.0	5.4	3.8	4.2	4.6	4.8	4.1	4.4	4.0	4.6	3.6	4.6	3.2	3.3	4.0	5.6	3.3	3.9	2.9	4.5	3.8	3.8	5.8	4.6	4.4			
Wheat Ridge	13.1	10.6	10.8	16.2	9.2	9.7	7.2	6.7	6.9	4.7	8.6	6.1	7.9	9.1	9.2	12.2	12.5	9.2	11.7	13.9	10.9	4.8	3.8	2.7	3.4	3.7	3.9	3.4	3.6	2.3	3.6	3.2	3.2	2.5	3.5	3.2	3.5	2.7	1.5	1.6	1.6	1.0	2.6	2.3			
Metro Average	8.0	7.7	7.9	7.4	6.9	6.7	7.0	7.1	6.2	5.3	6.1	5.9	6.2	6.5	7.9	8.4	9.0	7.4	7.7	6.5	6.1	5.3	5.5	5.5	4.8	4.9	5.4	4.9	4.8	4.3	4.9	4.6	4.2	4.4	5.2	5.1	4.7	3.9	4.7	4.9	4.5	5.0	6.8	6.1			

* vacancy rate affected by new units leasing up

Current Survey Responses

	Number Vacant	Units Reporting	Vacancy Rate
Totals for Denver Area	7,657	126,028	6.1
By County			
Adams	751	16,142	4.7
Arapahoe	1,946	33,896	5.7
Boulder	659	9,968	6.6
Denver	2,418	39,116	6.2
Douglas	1,066	9,479	11.2
Jefferson	806	17,218	4.7
By Market Area			
Adams County			
Aurora-North	2	223	0.9
Commerce City/Brighton	24	595	4.0
Northglenn/Thornton	525	10,265	5.1
Westminster	265	6,582	4.0
Arapahoe County			
Arapahoe County - South	133	1,702	7.8
Arapahoe County - Southeast	248	4,624	5.4
Aurora - Central Northeast	168	2,780	6.0
Aurora - Central Northwest	157	2,656	5.9
Aurora - Central Southeast	271	4,595	5.9
Aurora - Central Southwest	310	6,512	4.8
Aurora - South	135	3,932	3.4
Englewood, Sheridan	138	2,379	5.8
Glendale	263	2,032	12.9
Littleton	118	1,976	6.0
Boulder/Broomfield Counties			
Boulder County - Other	239	2,319	10.3
Broomfield	273	3,878	7.0
City of Boulder - Except University	59	882	6.7
City of Boulder - University Area	18	1,051	1.7
Longmont	70	1,838	3.8
Denver City/County			
Denver - Central/Capitol Hill	241	4,714	5.1
Denver - Downtown	520	6,928	7.5
Denver - East Central/Lowry	59	1,865	3.2
Denver - Far Southeast	742	10,400	7.1
Denver - North Central/City Park	25	421	5.9
Denver - Northeast	140	3,367	4.2
Denver - Northwest	117	815	14.4
Denver - South Central/Wash Park	27	1,101	2.5
Denver - Southeast	393	6,945	5.7
Denver - Southwest	115	2,389	4.8
Denver - West Central	44	879	5.0
Douglas County			
Castle Rock	24	824	2.9
Douglas County - North	1,042	8,655	12.0
Jefferson County			
Arvada	117	2,433	4.8
Golden	70	1,103	6.3
Lakewood - North	205	3,809	5.4
Lakewood - South	327	7,375	4.4
Wheat Ridge	22	975	2.3

* vacancy rate affected by new units leasing up

REPORT DESCRIPTION AND METHODOLOGY

The purpose of the Quarterly Denver Area Apartment Vacancy 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. In addition, information on estimates of new apartment inventory and absorption is also provided.

The survey covers six counties: Adams, Arapahoe, Boulder/Broomfield, Denver, Douglas, and Jefferson. A composite report of the total six county areas are also provided. A geographical definition of each market area is given at the end of each county section of this report.

The market areas are:

Aurora North
Commerce City
Northglenn/Thornton
Westminster
Arapahoe County – South
Arapahoe County – Southeast
Aurora – Central Northeast
Aurora – Central Northwest
Aurora – Central Southeast
Aurora – Central Southwest
Englewood/Sheridan
Glendale
Littleton
Boulder County – Other
Broomfield
City of Boulder – Except University
City of Boulder – University Area
Longmont
Denver – Central
Denver – Downtown
Denver – East Central
Denver – Far Southeast
Denver – North Central
Denver – Northeast
Denver – Northwest
Denver – South Central
Denver – Southeast
Denver – Southwest
Denver – West Central
Castle Rock
Douglas County – North
Arvada
Golden
Lakewood – North
Lakewood – South
Wheat Ridge

The source for the Census Tract information was the Denver Regional Council of Governments, 1990 Census Tracts, Denver Region, Regional Data Series; U. S. Census, 1990 Census of Population and Housing, Population and Housing Characteristics for Census Tracts and Block Numbering Areas, Denver-Boulder CO CMSA (Part) Denver, CO PMSA – Maps. A "pt" next to a tract indicates that it is only partially located in the geographic entity.

Where market areas/jurisdictions overlap more than one county , the properties are reported in the county into which they fall. Examples are Broomfield and Westminster.

The vacancy rate was calculated based on the number of units reporting in each category, and the corresponding number of vacant units.

All vacancy and rental rates are for the 10th of the month of the survey (March, June, September, December). In addition, the samples were taken with the assumption that the rates were for unfurnished rental units with residents paying electricity and gas. Turnover rates are based on the months of February, May, August and November.

The sample of apartment complexes/buildings surveyed was developed from official lists. Surveys were completed online and via paper forms, which were checked for completeness and accuracy. Tabulations were performed by the use of digital database and spreadsheet programs. The cumulative total has a confidence interval of +/-1 percent at the 95 percent confidence level.

The excellent industry cooperation by the Apartment Association of Metro Denver, Institute of Real Estate officials, and apartment owners and managers is greatly appreciated. Survey management and analysis was managed by Ron L. Throupe, Ph.D., University of Denver; Jennifer L. Von Stroh, of Colorado Economic and Management Associates. Assisting were S.P. Von Stroh, Ph.D.; C.M. Von Stroh, MBA, MA; J.C. Von Stroh, Ph.D., MBA; and J.E. Von Stroh, J.D, MS.

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, expressed 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 of the survey must indicate the **sponsors and the author.**

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Section II - Metro Area

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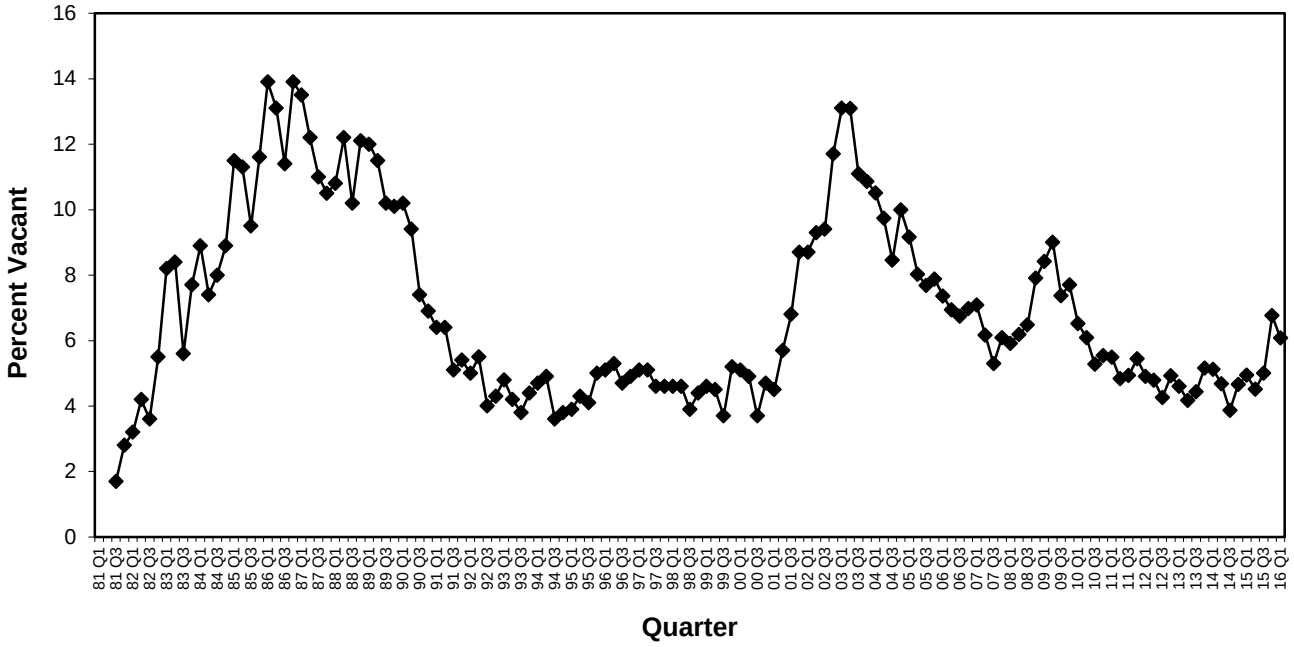
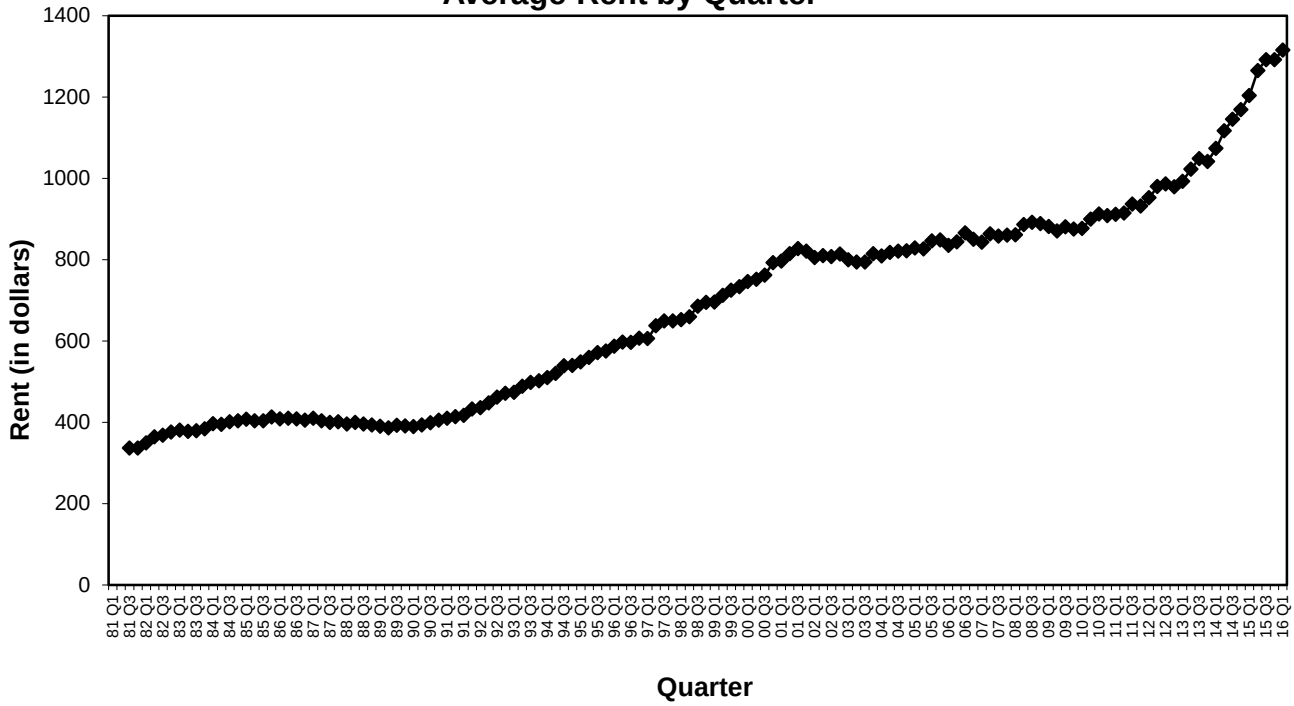
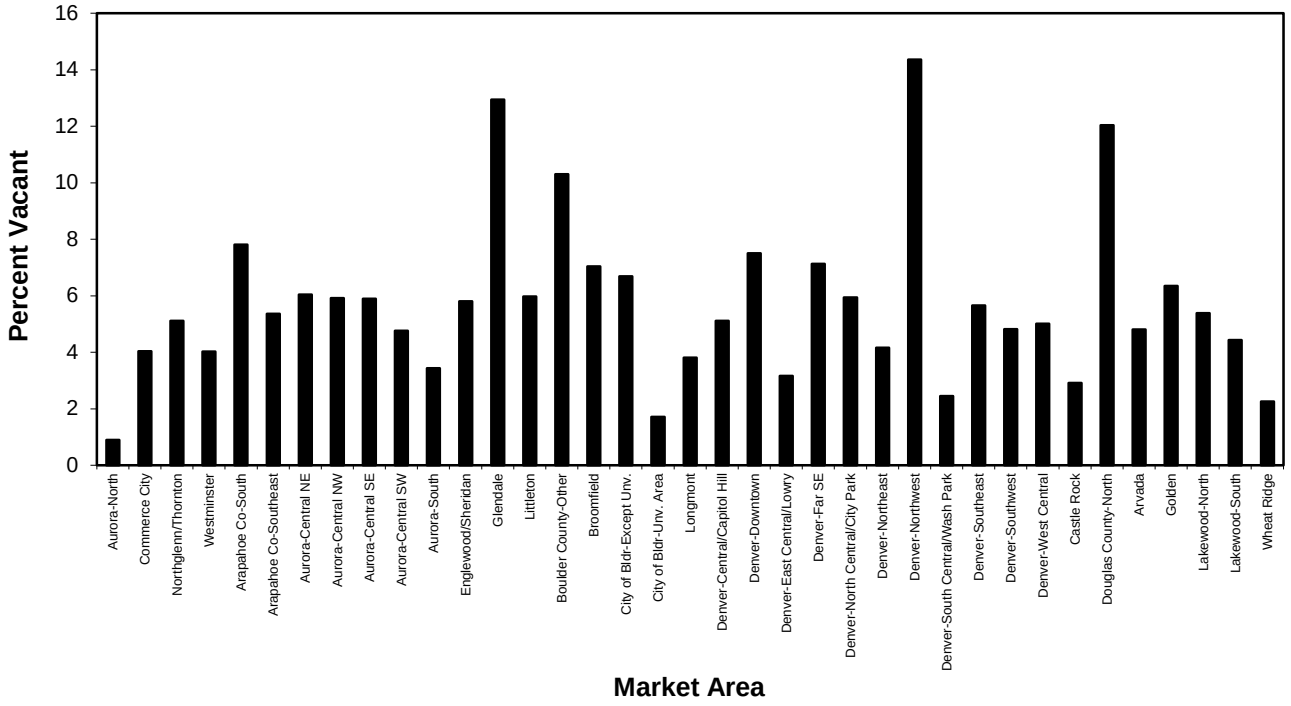
Vacancy Rate by Quarter



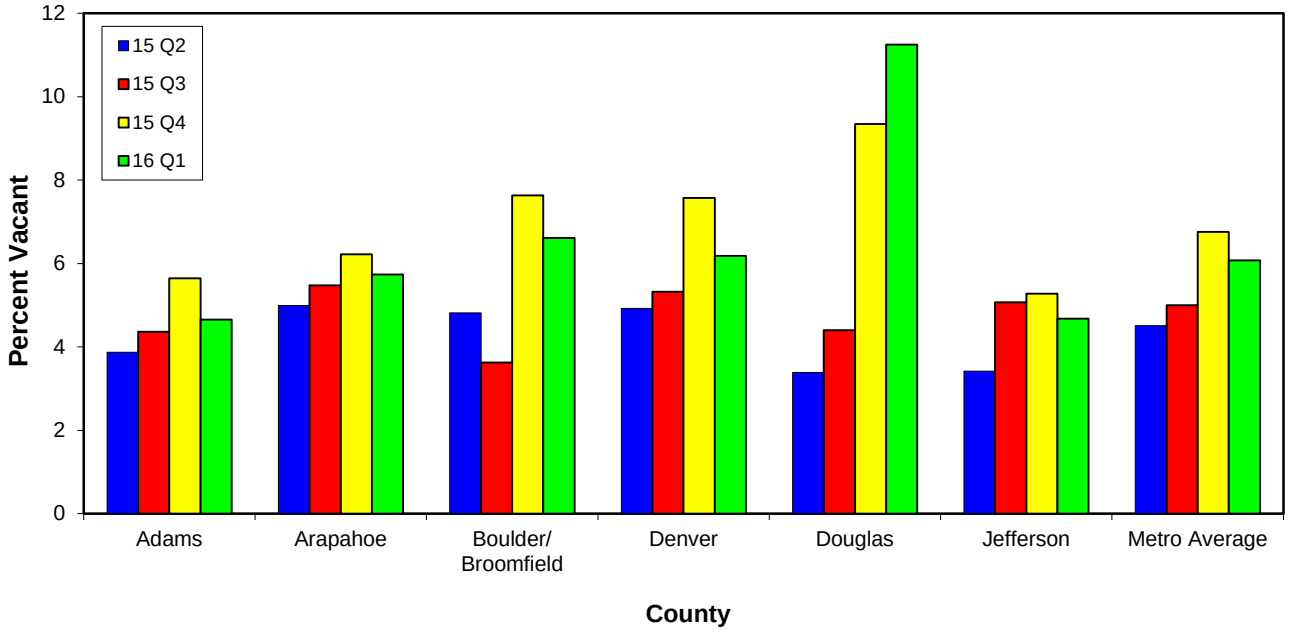
Average Rent by Quarter



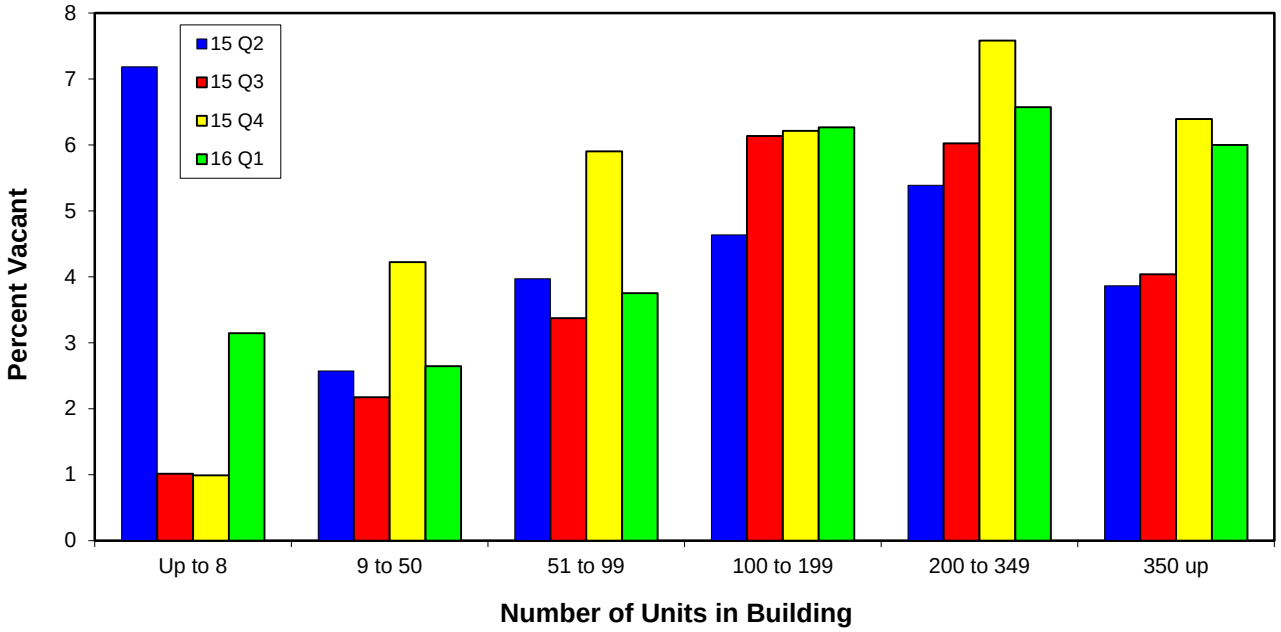
Vacancy Rate by Market Area



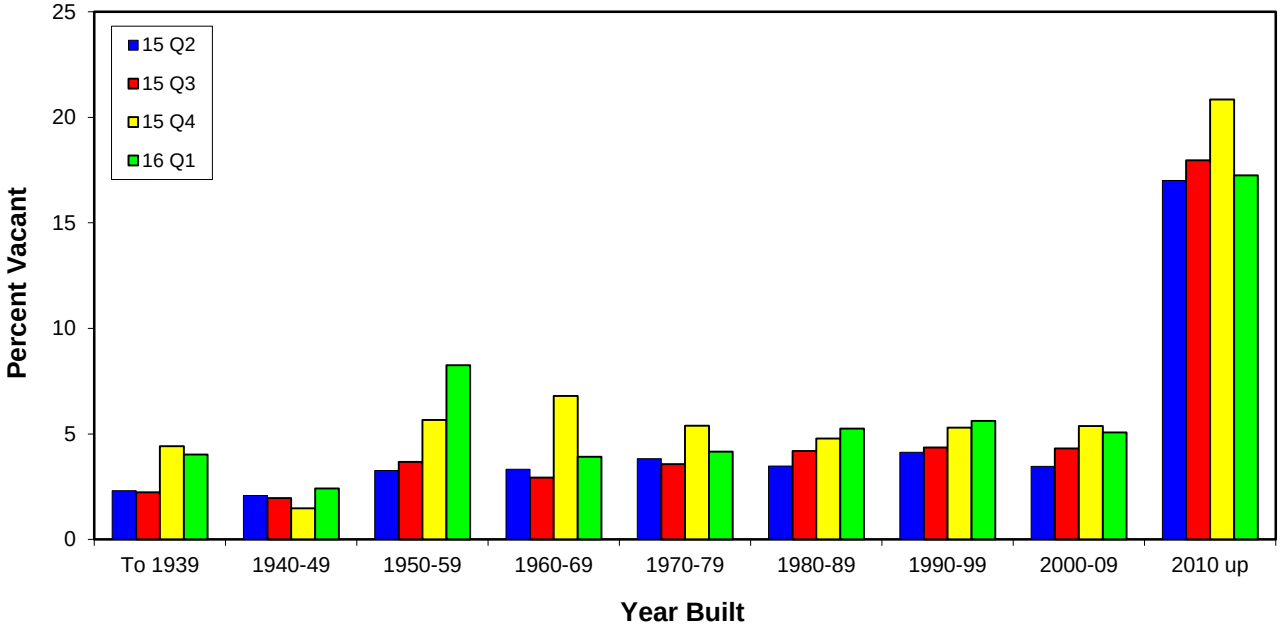
Vacancy Rate by County by Quarter



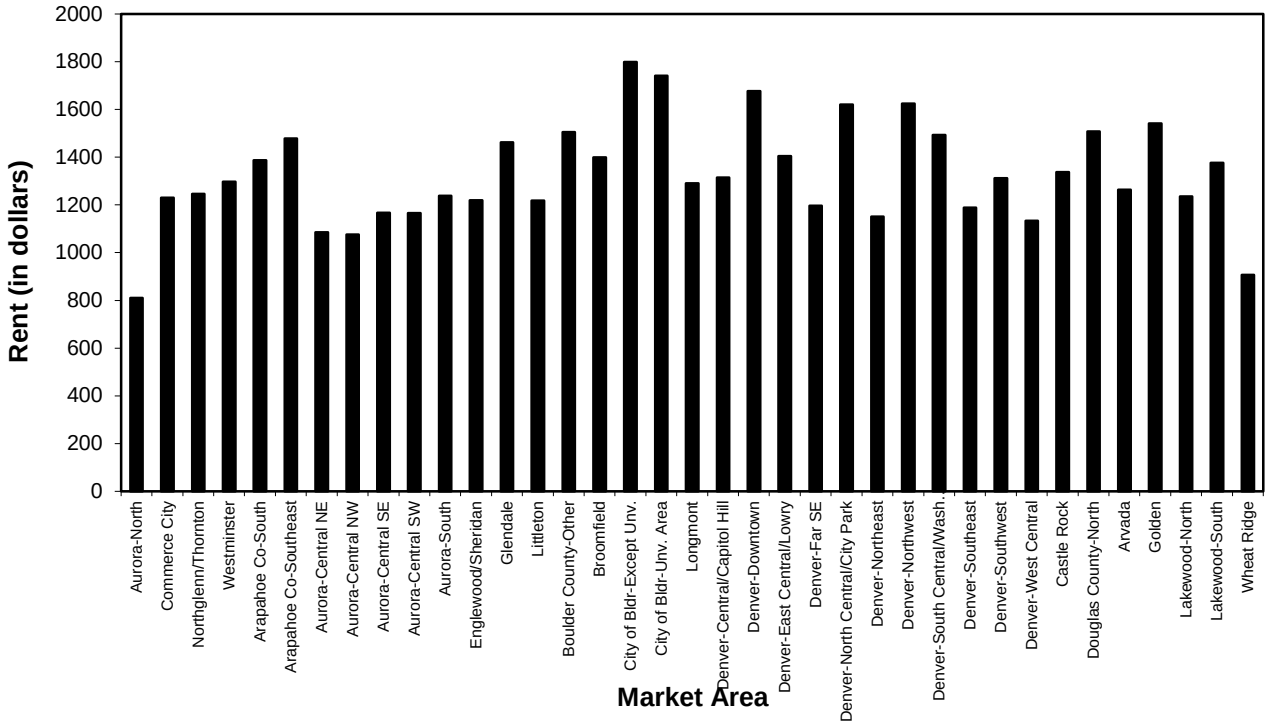
Vacancy Rate by Size of Building



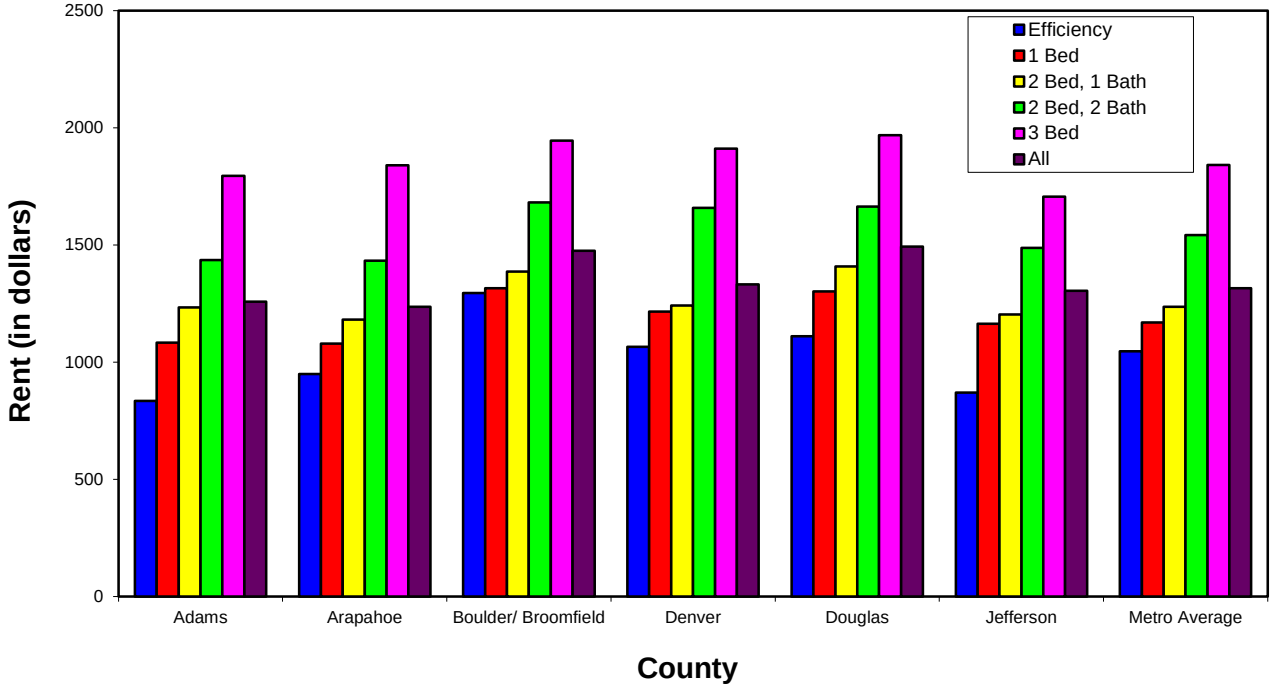
Vacancy Rate by Age of Building



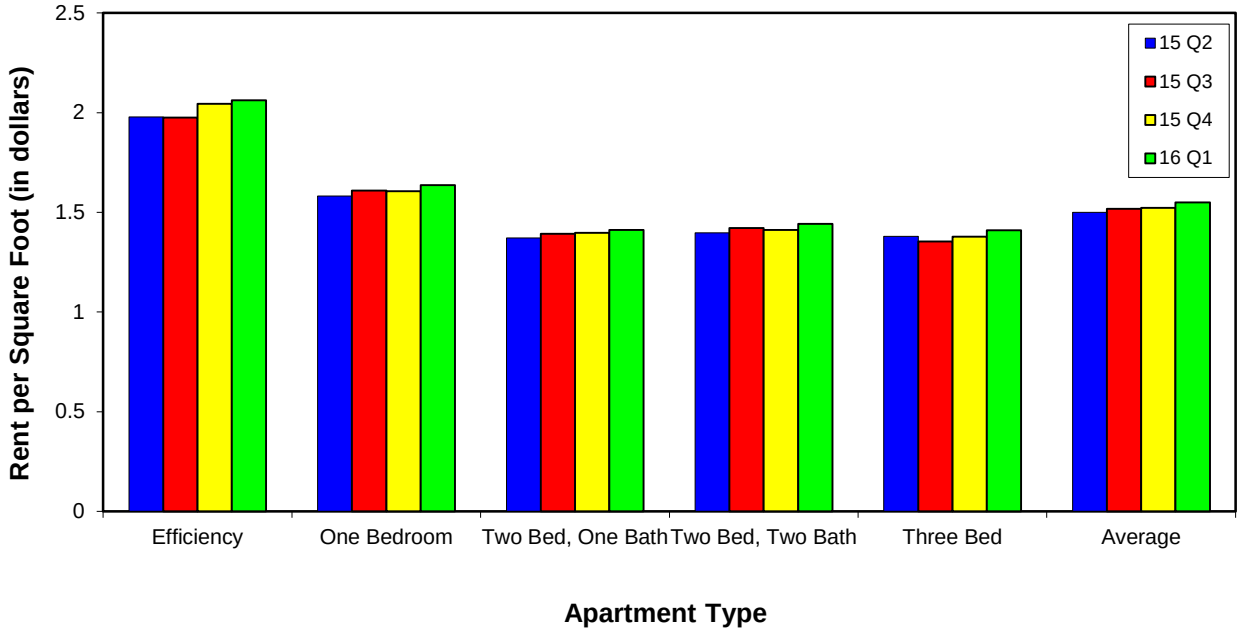
Average Rent by Market Area



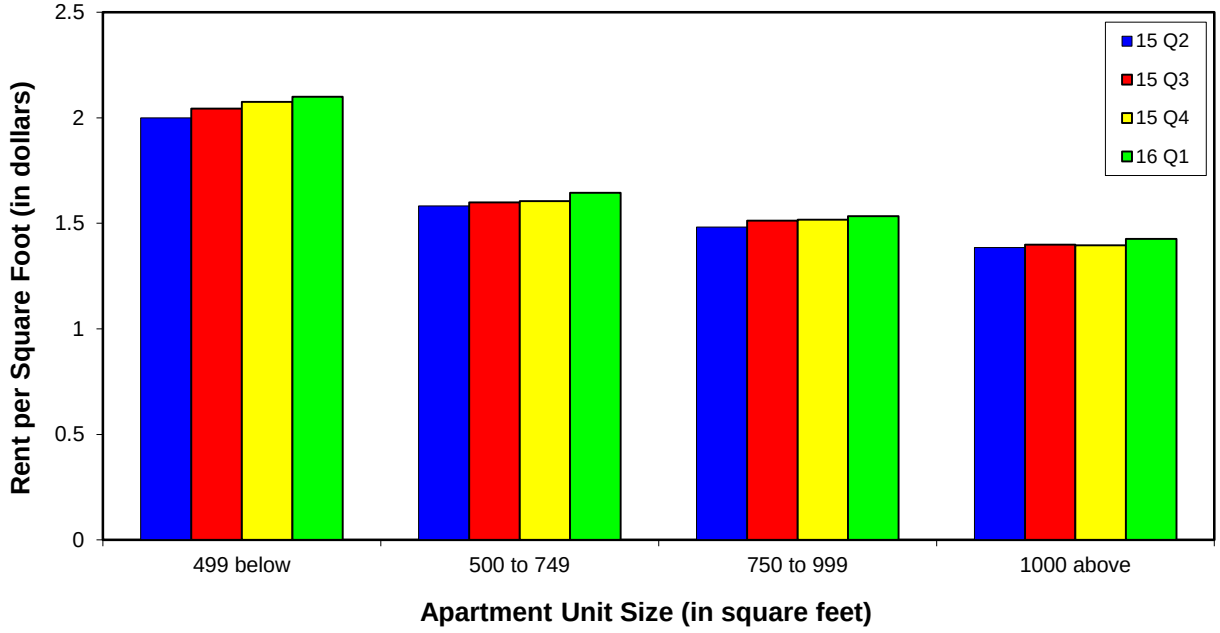
Average Rent by County by Apartment Type



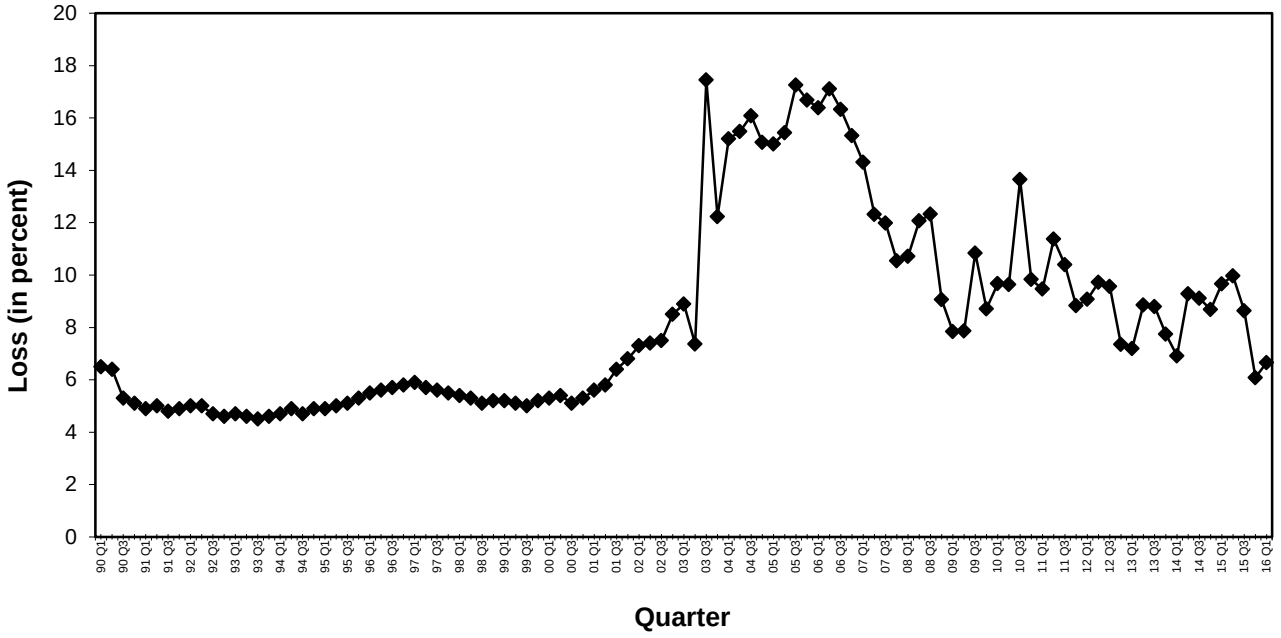
Rent per Square Foot by Apartment Type



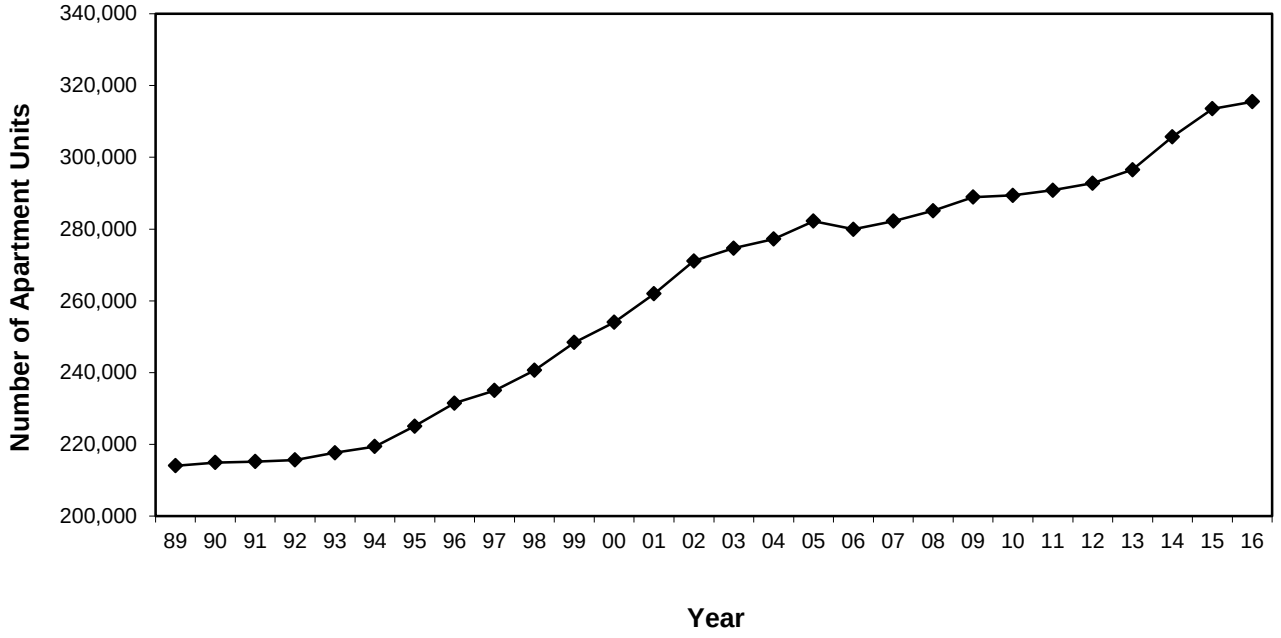
Rent per Square Foot by Apartment Unit Size



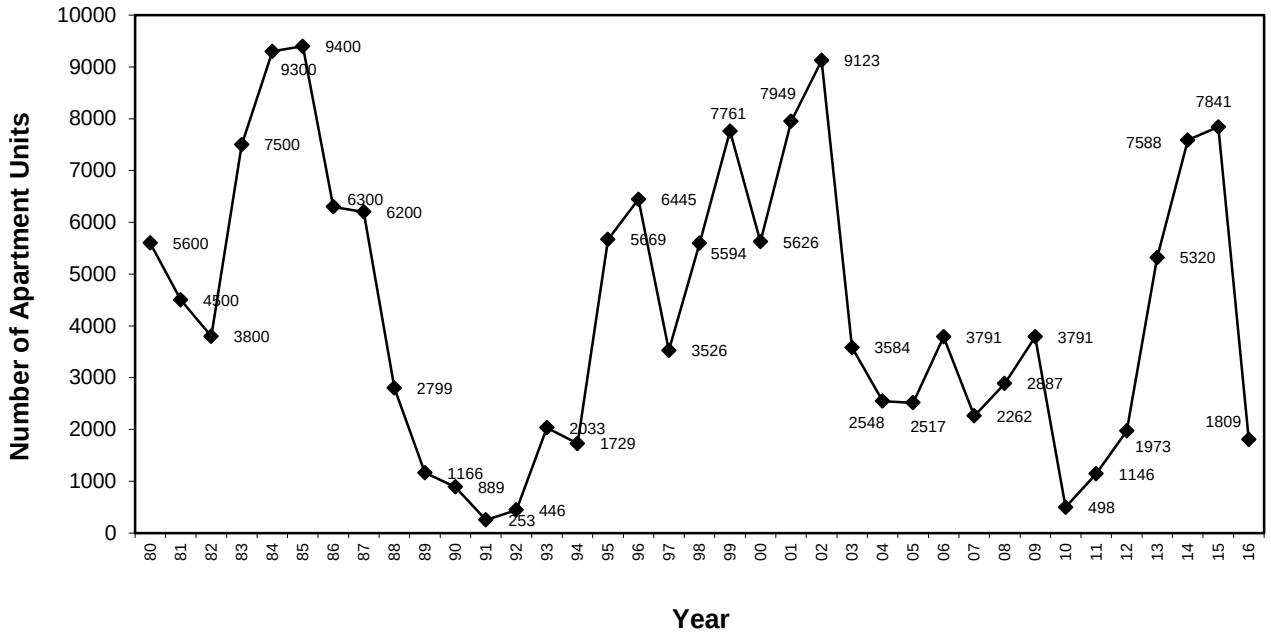
Rental Losses by Quarter



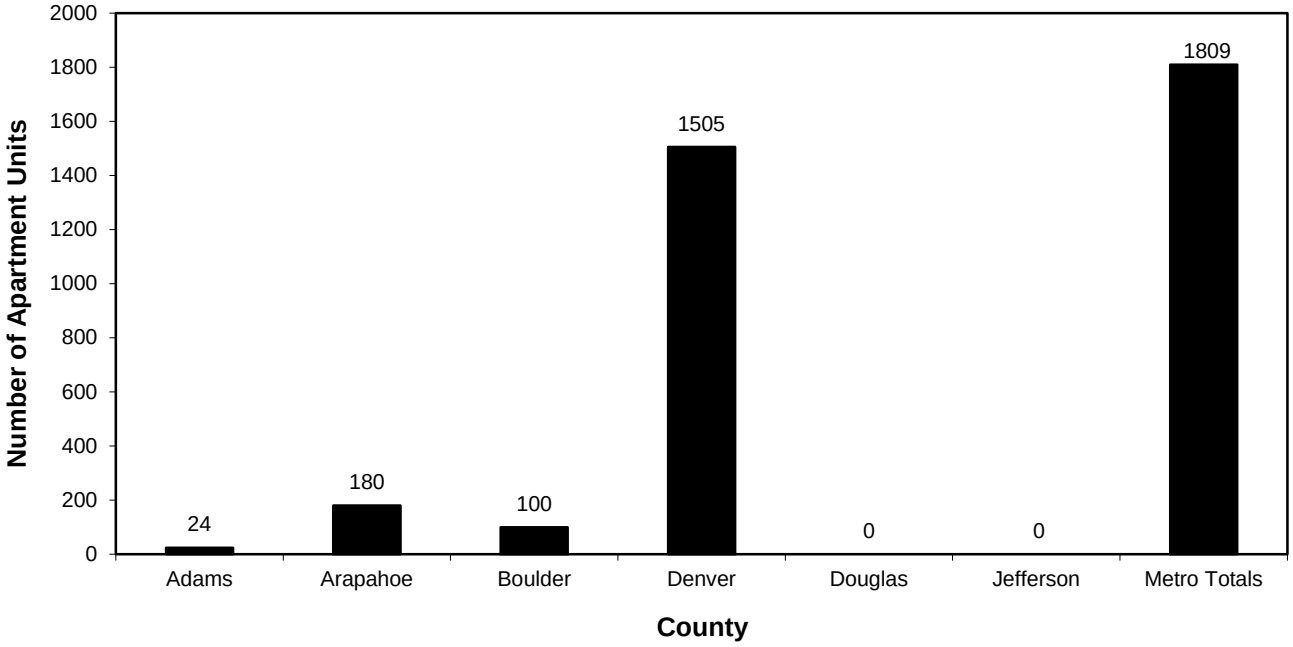
Estimate of Total Apartments by Year



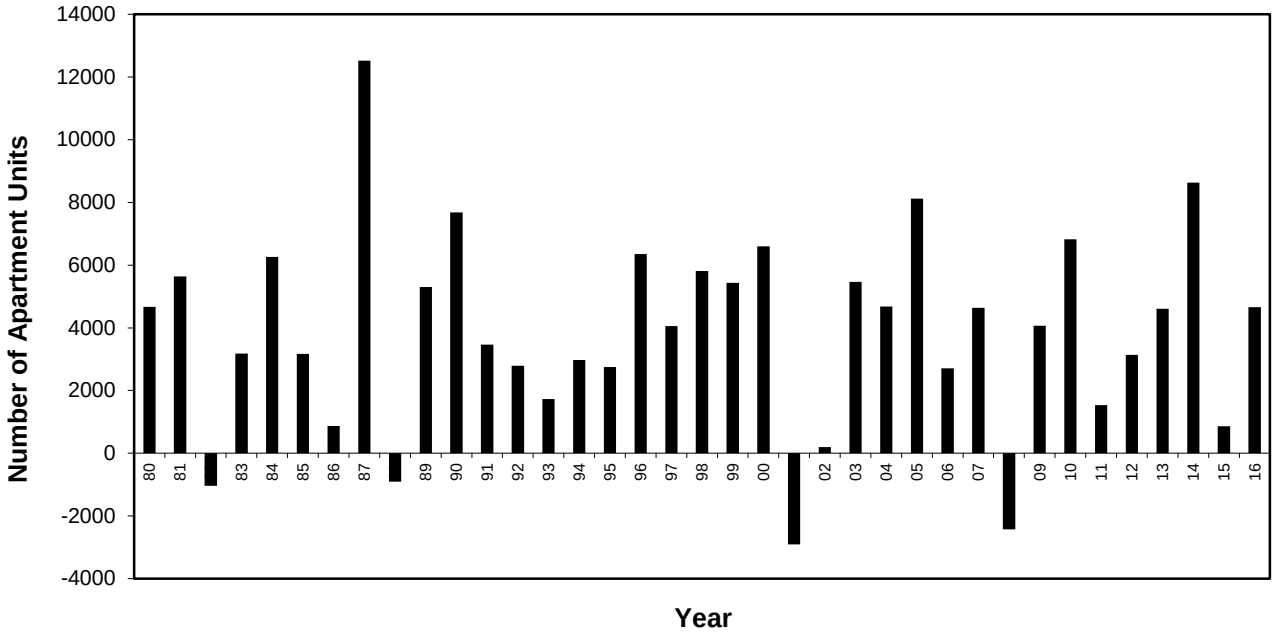
New Apartment Units Added in Metro Area by Year



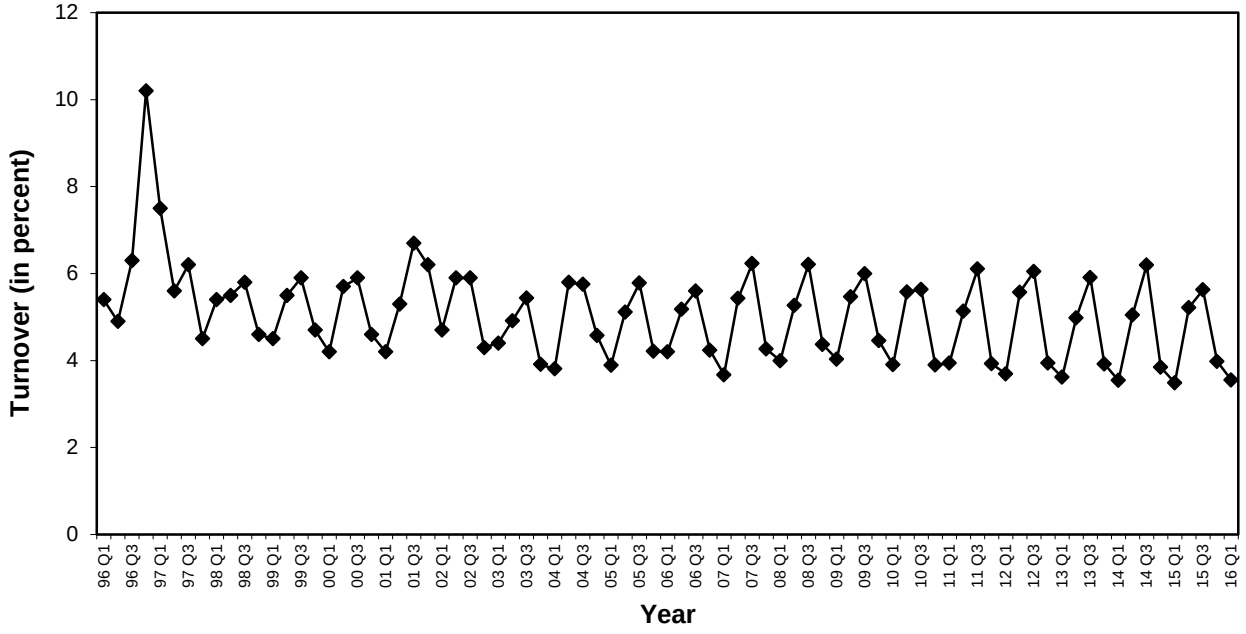
Apartment Units Built in Current Quarter



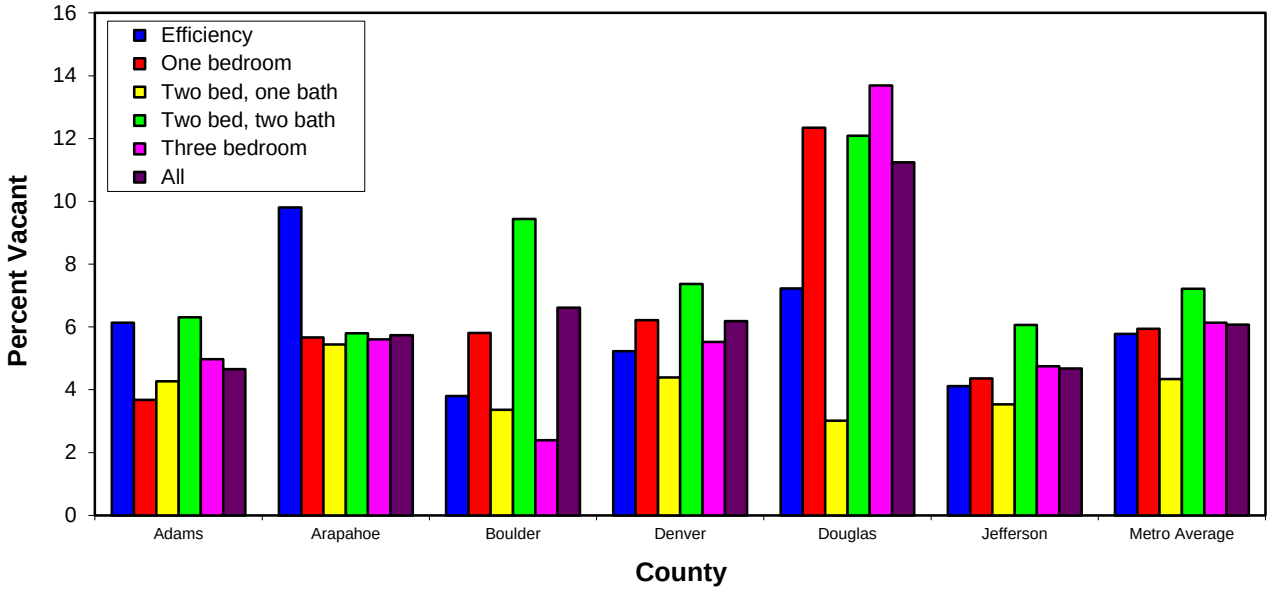
Units Absorbed per Year



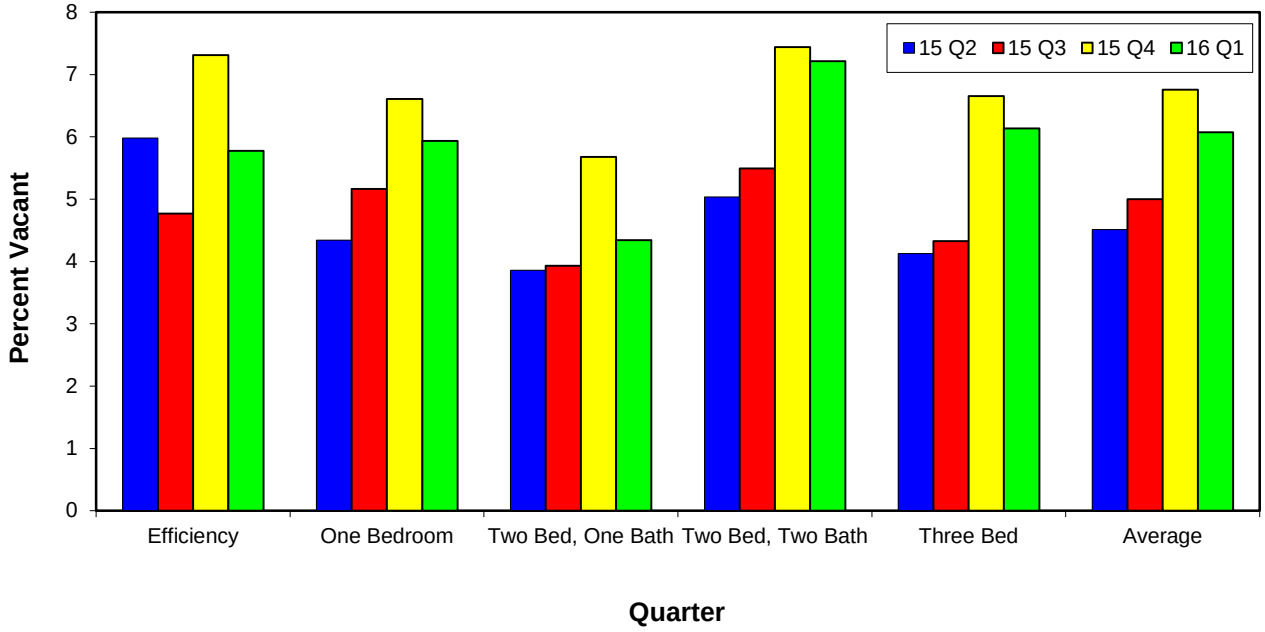
Monthly Resident Turnover



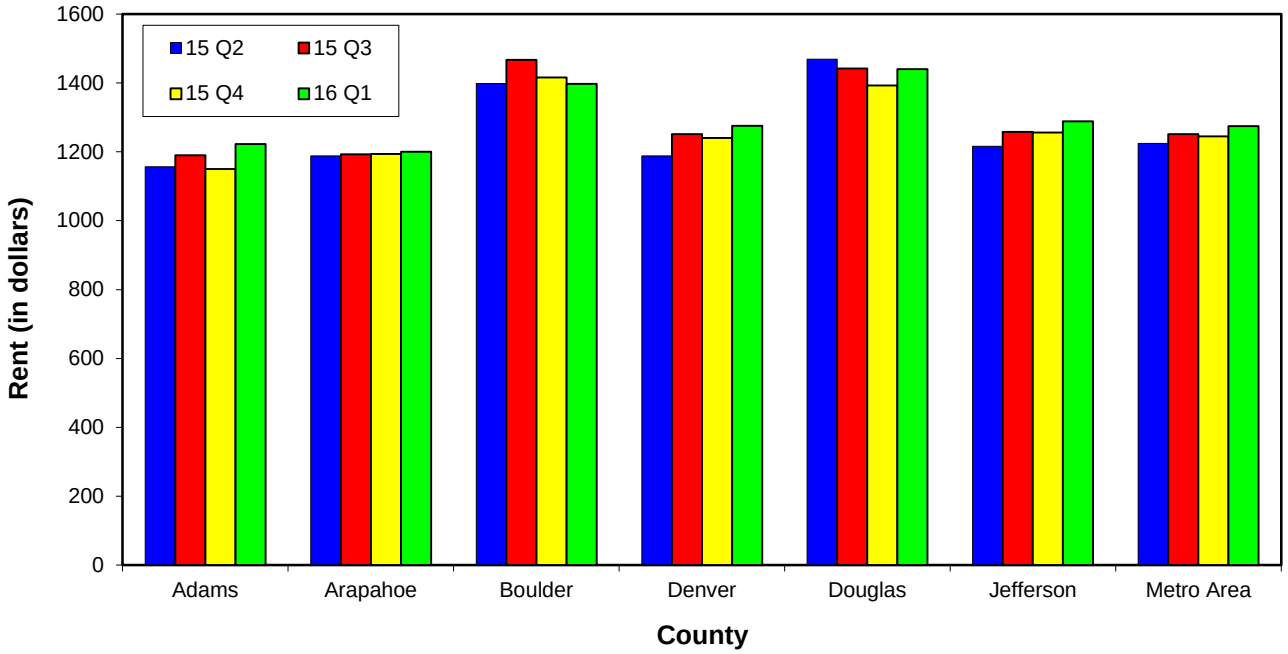
Vacancy Rates by County by Apartment Type



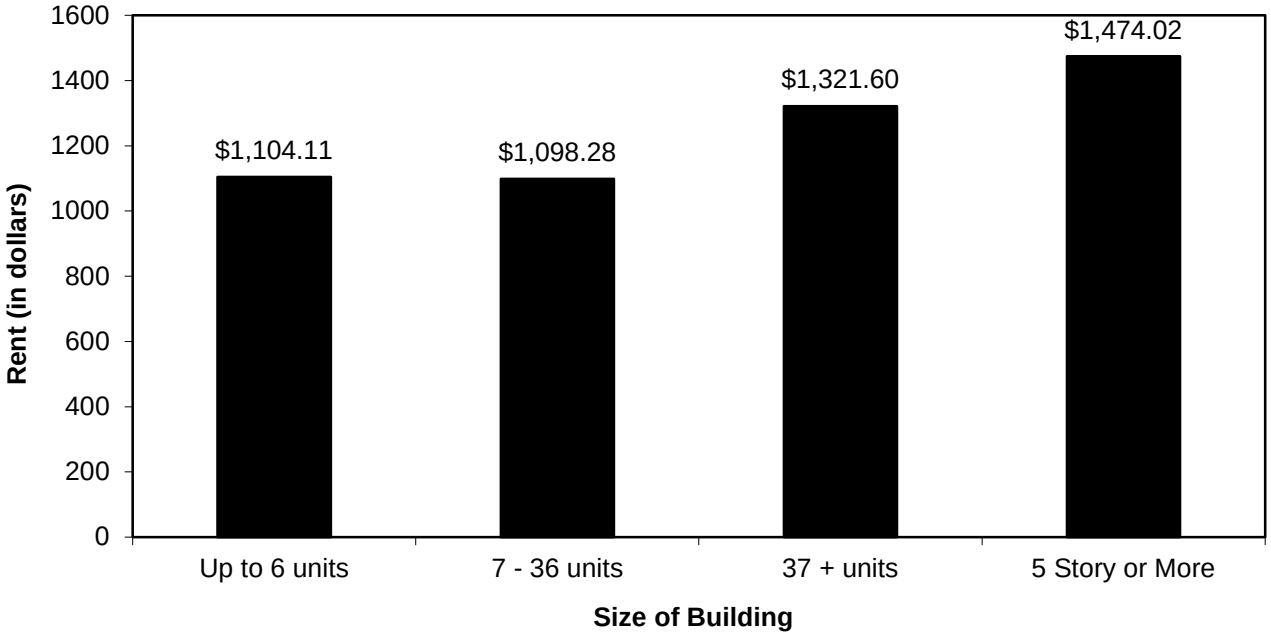
Vacancy Rate by Apartment Type by Quarter



Median Rent by County by Quarter



Average Rent by Size of Building



Vacancy Rates by County

First Figure = Rate for Quarter in Percent
Second Figure = Change from Year Ago
Third Figure = Twelve Month Average

	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	6.1	6.4	7.4	7.8	6.3	5.9	7.4	6.4	6.8	7.5	8.8	8.4	8.5	6.7	6.3	6.8	5.2	4.4	5.7	5.6	5.2	5.3	5.3	4.5	4.9	4.2	4.5	5.2	3.8	5.7	5.3	4.7	4.5	3.9	3.7	4.0	3.9	4.4	5.6	4.7			
	-2.6	-1.4	-0.7	0.8	0.2	-0.5	0.0	-1.3	0.4	1.5	1.4	1.9	1.8	-0.8	-2.5	-1.6	-3.3	-2.2	-0.6	-1.2	0.0	0.9	-0.5	-1.1	-0.3	-1.1	-0.7	0.6	-1.1	1.4	0.8	-0.4	0.7	-1.8	-1.6	-0.8	-0.7	0.5	1.9	0.7			
	7.2	6.9	6.7	6.9	7.0	6.9	6.8	6.5	6.6	7.0	7.4	7.8	8.3	8.1	7.5	7.1	6.2	5.7	5.5	5.2	5.3	5.5	5.3	5.1	5.0	4.7	4.6	4.7	4.4	4.8	5.0	4.9	5.1	4.6	4.2	4.0	3.9	4.0	4.5	4.6			
Arapahoe	6.8	6.7	7.4	7.8	6.1	5.0	6.0	6.5	5.9	6.9	8.3	9.7	10.7	8.5	8.6	7.2	6.4	6.7	6.6	6.4	5.5	5.6	6.8	6.3	5.5	4.8	5.0	4.1	4.5	4.8	5.2	4.5	4.6	4.6	4.9	4.9	5.0	5.5	6.2	5.7			
	-0.5	-0.1	0.0	0.8	-0.7	-1.7	-1.4	-1.4	-0.2	1.9	2.3	3.3	4.7	1.6	0.3	-2.5	-4.2	-1.8	-2.0	-0.8	-1.0	-1.2	0.2	-0.2	0.1	-0.8	-1.8	-2.1	-1.0	0.0	0.1	0.3	0.1	-0.2	-0.3	0.4	0.4	0.9	1.3	0.9			
	7.0	7.0	7.0	7.2	7.0	6.6	6.2	5.9	5.8	6.3	6.9	7.7	8.9	9.3	9.4	8.7	7.7	7.2	6.7	6.6	6.3	6.0	6.1	6.0	6.1	5.9	5.4	4.9	4.6	4.6	4.6	4.7	4.8	4.7	4.6	4.7	4.8	5.1	5.4	5.6			
Boulder/ Broomfield	7.0	4.8	5.5	4.7	4.0	3.6	5.4	5.7	6.4	4.7	6.1	6.0	7.2	5.5	5.8	5.0	4.9	3.5	3.6	4.9	4.6	4.7	4.4	3.9	3.6	2.9	3.7	3.2	3.8	2.8	3.4	6.7	4.4	3.3	7.2	6.0	4.8	3.6	7.6	6.6			
	-1.6	-3.0	-1.7	-2.2	-3.0	-1.1	-0.1	0.9	2.4	1.1	0.6	0.3	0.8	0.8	-0.3	-1.0	-2.2	-2.0	-2.2	-0.2	-0.3	1.2	0.9	-1.0	-1.0	-1.8	-0.7	-0.6	0.2	-0.2	-0.3	3.5	0.6	0.5	3.8	-0.8	0.4	0.4	0.5	0.6			
	7.2	6.5	6.0	5.5	4.8	4.5	4.4	4.7	5.3	5.5	5.7	5.8	6.0	6.2	6.1	5.9	5.3	4.8	4.3	4.2	4.1	4.4	4.7	4.4	4.2	3.7	3.5	3.4	3.4	3.4	3.3	4.2	4.3	4.4	5.4	5.2	5.3	5.4	5.5	5.7			
Denver	7.6	7.3	6.9	7.2	6.1	5.7	5.5	5.1	5.7	6.0	8.0	8.6	9.8	8.5	8.8	6.9	7.4	5.3	5.2	4.8	4.1	4.3	4.8	4.2	4.8	4.3	6.1*	5.4	4.6	4.6	6.1	6.8	5.6	3.5	4.6	6.3	4.9	5.3	7.6	6.2			
	-1.1	-2.3	-1.8	-0.6	-1.5	-1.6	-1.4	-2.1	-0.5	0.3	2.5	3.5	4.1	2.5	0.8	-1.6	-2.3	-3.2	-3.6	-2.1	-3.3	-1.0	-0.5	-0.6	0.6	0.0	1.4	1.2	-0.2	0.3	0.0	1.5	1.1	-1.1	-1.5	-0.5	-0.7	1.8	3.0	-0.1			
	8.4	7.9	7.4	7.3	6.9	6.5	6.1	5.6	5.5	5.6	6.2	7.1	8.1	8.7	8.9	8.5	7.9	7.1	6.2	5.7	4.9	4.6	4.5	4.3	4.5	4.5	4.9	4.8	4.7	4.8	5.2	5.5	5.8	5.5	5.1	5.0	4.8	5.3	6.0	6.0			
Douglas	5.7	6.4	7.0	6.4	5.8	5.5	7.0	6.1	8.3	5.9	7.4	7.1	5.8	4.3	5.5	4.4	3.9	4.4	5.2	5.3	3.8	3.8	4.7	4.9	3.9	4.1	4.2	6.5	2.9	3.5	5.0	3.7	3.8	3.7	4.0	4.5	3.4	4.4	9.3	11.2			
	-0.6	-1.1	-1.0	-1.8	0.1	-0.9	0.0	-0.3	2.5	0.4	0.4	0.9	-2.5	-1.6	-1.9	-2.6	-1.9	0.1	-0.3	0.9	-0.1	-0.6	-0.5	-0.5	0.1	0.3	-0.4	1.6	-1.0	-0.6	0.8	-2.8	0.8	0.2	-1.0	0.8	-0.4	0.7	5.3	6.7			
	7.4	7.1	6.8	6.4	6.4	6.2	6.2	6.1	6.7	6.8	6.9	7.2	6.5	6.1	5.7	5.0	4.5	4.5	4.5	4.7	4.7	4.5	4.4	4.3	4.3	4.4	4.3	4.7	4.4	4.3	4.5	3.8	4.0	4.0	3.8	4.0	3.9	4.1	5.4	7.1			
Jefferson	7.3	7.2	6.6	6.3	7.4	5.3	6.0	5.6	6.0	6.5	7.3	7.6	7.2	6.3	7.3	5.8	5.4	3.9	4.5	4.7	4.5	4.4	4.4	3.8	4.0	3.7	4.2	3.7	3.7	3.6	4.6	3.4	3.7	3.2	3.8	3.2	3.4	5.1	5.3	4.7			
	-0.8	0.5	-1.0	-1.2	0.1	-1.9	-0.5	-0.7	-1.4	1.1	1.2	1.9	1.2	-0.2	0.0	-1.8	-1.8	-2.3	-2.8	-1.1	-0.9	0.5	-0.1	-0.9	-0.6	-0.7	-0.2	-0.1	-0.3	-0.1	0.5	-0.3	-0.1	-0.4	-0.8	-0.2	-0.2	1.9	1.4	1.5			
	7.3	7.4	7.1	6.9	6.9	6.4	6.3	6.1	5.8	6.0	6.3	6.8	7.1	7.1	7.1	6.6	6.2	5.6	4.9	4.6	4.4	4.5	4.5	4.3	4.1	4.0	3.9	3.9	3.8	3.8	3.9	3.8	3.8	3.7	3.5	3.5	3.4	3.9	4.2	4.6			
Metro Average	6.9	6.7	7.0	7.1	6.2	5.3	6.1	5.9	6.2	6.5	7.9	8.4	9.0	7.4	7.7	6.5	6.1	5.3	5.5	5.5	4.8	4.9	5.4	4.9	4.8	4.3	4.9	4.6	4.2	4.4	5.2	5.1	4.7	3.9	4.7	4.9	4.5	5.0	6.8	6.1			
	-1.1	-0.9	-0.9	-0.3	-0.8	-1.4	-0.9	-1.2	0.0	1.2	1.8	2.5	2.8	0.9	-0.2	-1.9	-2.9	-2.1	-2.2	-1.0	-1.3	-0.3	-0.1	-0.6	0.0	-0.7	-0.5	-0.3	-0.6	0.2	0.2	0.5	0.5	-0.6	-0.5	-0.2	-0.2	1.1	2.1	1.1			
	7.5	7.2	7.0	6.9	6.7	6.4	6.2	5.9	5.9	6.2	6.6	7.2	8.0	8.2	8.1	7.6	6.9	6.4	5.9	5.6	5.3	5.2	5.2	5.0	5.0	4.8	4.7	4.6	4.5	4.5	4.6	4.7	4.9	4.7	4.6	4.5	4.5	4.8	5.3	5.6			

Due to rounding of the vacancy rate, numbers may not always add exactly.

* vacancy rate affected by new units leasing up

Vacancy Rates by Size of Building by County

(In Percent)

County	Number of Units	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
		2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	Up to 8	0.0	15.4	0.0	0.0		0.0	0.0			10.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0		0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0				
	9 to 50	3.9	7.4	3.8	1.0	12.1	0.0	3.8	7.4	10.6	7.0	7.2	7.7	10.6	10.1	7.7	7.1	8.8	7.9	6.9	4.5	5.9	6.6	2.9	3.9	5.7	3.6	3.4	1.3	2.8	4.7	4.1	1.9	1.9	2.9	2.6	1.0	0.0	7.1	5.0	6.5			
	51 to 99	5.2	5.8	12.5	16.6	9.4	6.3	7.7	6.9	5.1	4.3	4.7	8.2	10.2	8.7	9.4	10.3	8.7	9.8	7.8	8.3	6.3	4.1	5.3	1.2	2.8	3.4	3.4	2.6	2.1	1.3	2.9	9.9	1.7	2.7	1.9	0.3	3.3	1.7	5.7	0.9			
	100 to199	6.1	6.8	9.1	8.6	5.4	5.6	5.6	5.7	4.2	5.8	9.4	7.5	9.1	10.2	5.7	6.2	5.8	5.9	6.1	6.5	3.8	6.2	5.2	3.4	6.4	6.3	3.8	3.0	3.3	3.7	3.0	3.5	5.0	5.1	5.5	4.2	3.1	3.4	5.8	4.0			
	200 to 349	5.8	6.3	6.9	7.7	5.9	5.9	6.6	6.4	6.8	7.3	8.6	8.6	7.7	6.8	6.9	8.1	5.3	4.4	6.6	6.1	5.2	5.3	5.2	4.9	4.8	4.0	4.7	4.3	4.0	5.9	6.7	6.0	4.8	3.2	3.5	4.5	4.5	5.2	6.1	5.8			
	350 up	6.8	6.3	7.1	7.2	7.0	6.2	9.0	6.9	7.5	8.3	9.2	8.4	9.2	5.1	5.7	4.9	4.5	3.4	4.4	4.5	5.8	5.1	5.4	4.6	4.7	3.9	4.6	6.5	3.8	6.4	4.8	3.7	4.4	4.7	3.7	3.3	3.4	3.7	5.2	3.8			
Arapahoe	Up to 8	10.8	8.8	5.6	5.9	11.0	3.8	1.6	2.7	1.4	8.5	0.0	5.0	1.8	5.2	10.0	2.0	1.8	1.6	1.8	6.1	11.1	6.8	0.0	2.4	5.6	7.9	3.9	8.2	0.0	0.0	5.6	1.8	0.0	2.9	0.0	2.4	0.0	0.0	0.0	0.0			
	9 to 50	8.8	4.8	15.2	14.3	8.2	6.4	1.8	5.8	3.6	6.9	9.0	10.4	14.2	8.9	13.7	9.2	9.7	4.9	9.7	5.6	2.9	3.0	6.3	3.3	1.2	2.1	4.9	3.8	3.0	0.8	1.9	3.1	2.1	2.3	3.3	1.2	0.6	1.8	4.1	4.1			
	51 to 99	9.0	8.3	15.3	6.8	7.6	4.7	4.3	10.8	5.5	8.3	8.5	7.9	10.8	10.6	6.4	8.8	8.5	5.1	4.2	4.0	4.4	2.6	3.0	1.4	6.8	2.9	1.8	1.8	5.2	2.0	2.6	2.8	5.2	4.6	4.4	1.6	3.9	2.3	6.1	3.3			
	100 to 199	7.2	7.6	7.5	9.0	7.2	6.6	7.5	5.0	5.3	4.9	6.6	7.0	6.3	8.3	9.2	9.1	7.5	5.8	5.4	5.4	5.8	5.6	4.7	4.5	4.3	3.7	3.9	4.2	4.5	4.4	4.1	4.6	4.4	4.2	3.2	3.5	4.8	4.7	4.1	4.5			
	200 to 349	5.8	5.1	6.7	7.2	5.0	4.4	5.2	6.3	5.6	7.5	8.7	10.4	9.3	8.7	7.4	5.6	5.0	5.8	5.5	5.1	4.4	4.3	5.1	4.9	4.3	4.2	5.2	4.1	3.9	3.7	4.4	4.0	4.2	4.8	4.5	6.0	6.3	7.2	7.9	7.6			
	350 up	7.6	8.2	6.9	8.0	6.7	5.1	6.5	6.7	6.5	6.7	8.2	9.8	12.9	8.3	9.2	7.9	7.1	7.8	7.7	7.9	6.3	6.6	8.7	7.8	6.8	5.5	5.2	4.3	5.0	5.8	6.1	4.8	5.1	4.6	5.6	4.5	4.3	4.6	5.3	4.8			
Boulder/ Broomfield	Up to 8	9.1	7.3	0.0	2.1	5.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.7	3.6	0.0	2.7	0.0	0.0	0.0	0.0	0.0	5.8	1.7	3.3	4.7	4.7	0.0	2.0	2.0	1.9	1.9	0.0	2.6	2.2	0.0	0.0	0.0	1.7	0.0	2.7			
	9 to 50	4.4	4.5	2.6	2.4	3.3	3.3	2.1	1.6	2.2	4.4	1.6	2.1	5.5	3.7	5.4	2.5	2.4	2.0	1.3	1.4	0.7	0.3	0.0	0.4	1.9	1.4	0.4	1.5	1.0	0.0	0.0	4.8	1.9	0.5	0.5	0.0	1.0	1.4	0.9	0.0			
	51 to 99	6.8	6.5	5.8	2.2	2.5	3.2	3.6	5.0	2.9	5.2	4.1	2.9	7.3	3.4	5.8	6.0	8.3	1.4	6.2	4.4	2.0	1.7	1.4	1.3	1.7	2.0	0.7	1.1	4.4	1.6	5.2	7.8	3.7	4.1	3.4	5.1	4.9	4.4	6.0	2.7			
	100 to 199	7.3	5.0	4.5	4.3	5.9	2.8	3.4	4.2	3.7	3.9	4.8	4.8	7.7	4.8	5.5	4.7	5.8	3.0	2.4	2.8	3.9	4.6	2.7	3.9	3.8	1.4	2.2	1.9	3.4	2.0	3.4	5.6	3.9	2.6	2.7	3.0	4.8	4.0	4.9	5.5			
	200 to 349	7.9	4.9	6.9	5.7	4.0	3.6	5.8	5.4	7.2	4.4	5.3	5.3	6.2	6.7	5.8	6.1	5.3	3.5	3.6	6.2	5.4	4.6	5.1	3.9	3.7	2.8	4.2	2.8	3.8	3.0	3.3	8.9	3.8	3.2	5.5	4.0	3.2	3.3	9.7	7.2			
	350 up	6.0	3.9	4.8	4.1	2.3	4.7	7.4	7.8	8.4	5.6	9.1	9.1	8.4	4.9	5.9	4.1	3.9	4.3	4.5	4.7	4.8	5.8	5.2	4.4	3.7	4.1	4.3	4.6	4.1	3.3	3.5	4.0	5.7	4.2	12.6	10.0	7.6	4.0	6.6	6.7			
Denver	Up to 8	8.6	4.9	3.2	5.1	5.1	5.2	8.4	7.1	7.1	7.0	8.8	6.9	4.3	3.7	2.6	5.2	5.6	3.3	3.6	1.7	3.1	2.4	2.1	0.7	3.9	1.7	4.6	2.4	3.2	4.7	5.0	0.8	2.2	1.3	2.4	3.6	3.0	2.4	0.9	3.3			
	9 to 50	7.3	6.0	6.3	6.4	6.2	7.6	6.1	5.3	5.8	6.6	8.2	6.4	9.1	7.1	9.1	6.6	7.3	6.0	3.9	3.9	4.3	3.4	3.0	2.4	3.8	2.7	3.5	3.1	3.6	3.8	4.4	3.3	7.6	3.5	3.7	3.5	3.3	2.3	5.2	2.9			
	51 to 99	8.0	7.2	6.6	5.7	4.7	5.2	4.5	4.7	4.8	4.9	5.9	4.4	6.0	6.5	8.7	7.9	7.3	6.2	5.8	4.3	6.1	4.4	3.7	4.0	5.2	5.2	4.8	3.1	6.2	6.4	5.4	5.1	4.1	2.5	3.5	5.9	5.2	3.5	5.2	5.0			
	100 to 199	5.0	7.0	7.3	8.0	4.3	4.9	4.0	4.5	4.4	4.4	5.9	8.6	6.3	7.2	6.5	7.4	7.4	6.8	7.5	5.7	3.7	3.3	5.7	4.1	4.0	3.7	3.9	4.5	3.7	4.5	5.9	6.7	6.6	3.5	7.3	7.6	6.1	8.6	8.4	5.2			
	200 to 349	5.9	6.8	6.8	7.5	7.9	6.3	6.3	5.2	6.3	6.3	9.2	10.4	9.6	8.5	7.6	5.4	6.7	4.6	4.8	4.5	3.2	4.5	5.0	4.5	5.4	4.7	9.0*	7.2	5.1	5.1	7.2	10.6	7.2	3.4	4.4	6.7	6.5	6.7	8.6	6.8			
	350 up	10.8	8.4	7.2	7.3	5.3	4.9	5.3	5.2	5.7	6.4	8.0	7.9	12.8	10.0	11.1	8.4	8.5	5.2	5.1	5.2	5.0	4.6	4.8	4.5	4.6	4.4	5.4	4.9	4.4	4.0	5.7	4.7	3.9	3.7	4.0	6.0	3.2	3.5	7.1	6.7			
Douglas	Up to 8																																											
	9 to 50	8.0	4.8	4.0		14.0	10.8	13.3	7.1			14.3	0.0	0.0	0.0	21.4	7.1		14.3	7.1	0.0		0.0				0.0																	
	51 to 99											7.8		19.2																		0.0										3.7		
	100 to 199																5.9	6.5	4.4	4.3	4.3	4.3	4.3	11.3		4.3					4.8											66.1		
	200 to 349	6.5	7.3	7.3	7.7	6.1	5.8	6.5	5.6	7.6	6.0	8.0	7.4	5.9	4.6	5.9	4.1	3.6	4.2	4.8	5.2	3.5	4.0	4.2	4.5	4.5	3.1	4.6	8.6	3.1	3.4	5.1	3.6	4.2	2.7	5.1	5.5	4.4	5.4	5.7	7.0			
	350 up	5.3	5.8	6.9	5.7	5.6	5.3	7.3	6.4	8.7	5.8	7.1	6.9	5.5	4.1	5.1	4.5	3.9	4.4	5.4	5.6	3.9	3.7	4.7	5.3	3.3	5.0	4.0	5.1	2.8	3.5	5.0	3.7	3.5	4.2	3.2	3.8	2.9	3.7	12.5	11.8			
Jefferson	Up to 8	5.1	2.4	1.2	3.0	9.6	5.8	6.0	3.5	3.9	4.0	10.3	7.6	7.1	13.8	8.1	5.5	4.4	6.9	3.9	3.8	5.2	3.1	1.7	2.4	1.7	3.0	0.8	2.4	1.5	0.8	1.9	0.0	1.7	2.4	3.3	0.0	10.5	0.0	1.8	4.0			
	9 to 50	7.9	9.1	8.9	7.3	7.9	6.6	6.2	4.9	5.6	4.5	5.9	7.5	7.7	5.8	8.1	5.5	5.9	4.6	3.3	3.0	3.4	3.6	2.8	3.5	3.2	1.4	2.8	2.5	2.0	1.9	2.0	1.9	1.0	1.7	2.0	1.9	1.7	1.9	1.1	1.3			
	51 to 99	7.0	9.2	5.9	5.8	6.7	6.2	5.0	7.8	7.3	8.6	7.7	8.8	9.0	6.0	12.2	6.7	5.8	5.6	4.4	4.3	4.5	4.5	3.1	4.6	4.3	2.5	2.8	3.5	4.1	3.6	2.1	3.5	2.2	1.9	1.5	2.7	1.4	3.9	7.8	2.2			
	100 to 199	8.8	6.6	6.3	7.4	6.4	5.2	5.6	4.8	7.7	6.6	8.5	9.8	8.2	6.4	8.0	7.2	7.0	5.0	4.8	4.6	4.6	4.2	4.2	3.3	3.8	3.2	4.2	3.5	3.4	3.3	2.9	3.1	4.0	2.1	2.6	2.5	3.0	7.9	6.2	5.0			
	200 to 349	8.1	7.9	7.3	6.1	8.6	5.6	6.5	6.3	5.9	7.7	8.4	7.5	8.0	7.5	6.8	5.8	5.3	3.1	4.1	5.0	4.2	3.7	3.9	3.9	3.8	3.8	4.4	4.2	4.3	3.6	7.1	3.6	3.5	3.0	3.7	3.1	4.2	5.5	6.1	4.6			
	350 up	5.2	6.4	5.8	5.7	6.5	4.7	5.5	5.0	4.5	4.7	5.2	5.7	4.7	4.5	6.1	4.7	4.4	3.7	5.0	4.8	5.2	5.7	5.2	3.9	4.3	4.6	4.5	3.3	3.1	4.1	3.3	3.6	4.4	4.3	5.1	3.9	3.0	4.4	4.2	5.3			
Metro Average	Up to 8	8.3	5.7	3.8	4.4	7.2	4.6	6.0	4.8	4.8	5.9	7.2	6.3	4.9	7.1	5.0	4.6	4.2	3.7	3.0	2.8	4.5	3.8	1.5	2.2	3.7	3.3	2.6	3.1	2.0	2.3	3.7	0.6	1.8	2.1	2.3	1.4	7.2	1.0	1.0	3.1			
	9 to 50	7.3	6.3	7.5	7.1	6.9	6.9	5.4	5.1	5.5	6.1	7.4	6.8	9.3	7.1	9.3	6.5	7.1	5.5	4.5	3.7	3.7	3.3	3.2	2.6	3.4	2.4	3.4	2.9	3.1	2.9	3.4	3.1	5.2	2.8	3.2	2.7	2.6	2.2	4.2	2.6			
	51 to 99	7.6	7.6	8.7	6.5	6.1	5.3	4.8	6.9	5.4	6.3	6.5	6.5	8.3	7.0	9.3	7.9	7.5	5.9	5.4	4.5	5.0	3.7	3.4	3.2	4.8	3.8	3.3	2.7	5.0	4.2	3.8	5.3	3.6	3.0	3.0	3.8	4.0	3.4	5.9	3.8			
	100 to 199	6.9	6.8	7.1	7.7	5.9	5.3	5.4	4.8	5.2	5.2	7.1	7.8	7.2	7.3	7.4	7.2	7.0	5.5	5.4	5.1	4.5	4.8	4.8	3.9	4.3	3.8	3.8	3.7	3.8	3.8	4.2	4.9	5.0	3.6	4.6	4.7	4.6	6.1	6.2	6.3			
	200 to 349	6.4	6.3	6.9	7.1	6.3	5.3	6.0	5.9	6.3	6.9	8.4	9.0	8.4	7.7	7.1	5.9	5.5	4.6	5.2	5.3	4.3	4.5	4.9	4.6	4.5	4.0	5.5	5.0	4.1	4.3	5.6	6.2	4.8	3.7	4.4	5.3	5.4	6.0	7.6	6.6			
	350 up	7.4	7.2	6.8	6.9	6.0	5.2	6.6	6.3	6.6	6.5	7.9	8.3	10.3	7.1	8.2	6.7	6.2	5.7	6.1	6.1	5.6	5.6	6.5	5.9	5.3	4.9	4.9	4.8	4.3	4.9	5.3	4.4	4.5	4.3	5.2	4.9	3.9	4.0	6.4	6.0			

* vacancy rate affected by new units leasing up

Vacancy Rates by Size of Apartment Unit by County

(In Percent)

County	Square Feet in Unit	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
		2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	499 below	6.3	13.0	9.2	9.2	3.5	3.3	4.7	4.2	6.2	4.9	7.7	8.3	7.8	6.4	2.8	16.4	17.6	2.8	11.9	1.9	10.5	7.4	3.4	1.3	6.3	2.2	3.2	0.7	7.8	4.9	5.8	4.1	6.5	3.1	5.3	4.3	4.2	8.2	9.1	8.3			
	500 to 749	4.9	6.0	6.5	7.5	5.5	5.5	6.7	5.8	5.6	7.1	8.9	7.5	8.2	7.3	6.1	6.9	5.0	4.4	6.0	5.9	4.9	4.7	4.4	4.1	3.8	3.7	3.8	2.9	3.5	3.2	4.7	4.1	3.8	3.8	3.4	3.2	3.5	3.7	5.7	3.4			
	750 to 999	6.4	6.0	7.7	8.0	7.3	6.5	7.7	6.6	6.8	7.6	9.2	9.0	8.9	6.6	6.5	6.9	5.3	4.6	6.0	5.7	5.9	6.0	5.7	4.8	5.9	4.8	4.7	7.2	3.9	7.2	5.1	4.8	4.9	3.7	3.9	4.7	4.6	4.7	5.9	4.2			
	1000 above	7.3	6.9	7.6	7.5	6.3	5.8	7.8	7.6	8.1	8.1	8.4	8.3	8.4	6.0	6.3	6.1	4.9	4.4	4.7	5.2	4.4	5.1	5.6	4.8	4.7	4.1	5.4	5.1	4.2	6.9	6.7	5.5	5.0	4.5	3.8	4.2	3.4	4.4	5.0	6.7			
Arapahoe	499 below	7.4	9.6	11.6	10.1	6.4	7.0	8.2	9.0	11.3	12.5	18.8	16.2	17.3	15.2	11.4	18.0	18.4	13.9	14.3	13.1	10.0	12.4	8.4	7.3	5.0	4.0	4.9	3.2	3.7	3.9	2.1	2.4	3.9	2.8	19.0	14.5	10.7	3.9	6.3	6.6			
	500 to 749	6.4	6.5	6.8	8.3	5.5	4.4	5.2	7.1	5.8	6.5	6.5	9.4	12.6	7.5	8.5	6.8	6.6	6.0	5.4	5.4	4.6	5.3	6.9	5.3	6.6	5.0	4.0	3.4	5.2	4.9	5.3	4.6	4.7	4.8	4.4	5.0	4.9	4.9	5.7	5.3			
	750 to 999	7.5	6.5	7.1	7.7	6.7	5.3	6.2	5.7	5.6	6.8	7.9	9.4	9.2	9.0	8.5	6.6	5.7	6.3	6.6	5.9	5.2	5.5	6.6	7.3	5.2	5.0	5.5	3.8	4.1	4.7	5.0	4.3	4.5	4.3	3.9	3.6	4.3	5.4	6.0	5.8			
	1000 above	6.3	6.7	7.5	6.9	5.9	5.0	6.1	6.4	6.1	6.6	8.8	10.0	9.4	7.9	8.5	6.6	5.1	6.8	6.7	7.1	6.0	5.0	6.9	5.8	5.0	4.4	5.5	5.4	4.4	4.8	5.6	4.7	4.8	4.8	5.5	5.6	5.6	6.3	7.1	6.1			
Boulder/ Broomfield	499 below	4.3	4.5	5.1	4.3	6.5	3.8	4.1	3.7	5.1	4.5	4.9	4.9	7.9	5.0	5.3	4.8	6.5	3.9	1.4	2.0	3.1	3.0	3.6	1.6	3.9	2.4	3.4	2.3	2.2	2.8	2.2	5.9	3.5	1.2	1.4	2.9	3.1	1.0	1.9	2.5			
	500 to 749	5.0	3.7	4.2	3.7	2.3	2.2	5.5	6.7	7.0	4.2	5.2	5.4	6.6	5.8	6.1	4.8	4.3	3.0	2.5	2.6	2.2	4.2	3.6	3.8	2.6	2.4	2.1	1.3	3.6	1.9	2.8	5.3	3.9	2.5	3.4	3.2	2.7	3.2	3.9	3.3			
	750 to 999	7.9	5.5	6.6	5.6	4.4	3.8	5.7	6.0	7.0	4.8	6.0	5.7	7.6	6.0	6.3	5.6	5.3	3.2	3.2	5.9	5.0	4.6	4.8	3.9	3.7	2.7	4.0	3.6	4.3	2.7	3.8	8.0	4.9	3.8	7.9	6.7	5.2	3.7	8.7	6.2			
	1000 above	8.6	4.7	5.4	4.5	3.6	4.4	5.4	5.2	6.2	5.1	7.6	7.3	6.8	5.0	5.0	4.7	4.1	4.1	5.4	6.0	6.0	5.5	4.6	4.5	4.0	3.8	4.5	4.1	3.6	3.4	3.5	6.0	4.3	3.4	9.5	7.0	5.9	4.2	8.5	8.9			
Denver	499 below	5.8	5.4	4.8	5.2	3.5	5.4	4.4	3.6	3.8	4.1	4.8	5.5	7.0	5.6	5.7	5.4	6.2	4.9	3.5	3.4	3.3	2.3	2.6	2.8	4.5	3.4	4.1	3.4	3.0	3.2	3.6	3.3	4.9	3.1	2.2	2.8	7.2	2.8	5.1	3.7			
	500 to 749	7.1	6.5	5.8	6.0	4.9	4.9	5.2	4.6	5.0	5.2	6.8	6.9	6.9	5.9	7.1	5.6	5.8	4.3	3.8	4.2	4.0	3.5	4.0	3.8	4.6	3.9	5.4	3.9	3.8	4.1	6.4	7.8	5.9	3.6	3.5	6.3	4.0	4.0	6.5	4.7			
	750 to 999	8.0	8.4	7.2	7.7	6.7	4.9	5.3	5.6	5.9	6.3	8.5	7.9	10.1	9.3	9.4	6.9	7.3	5.5	5.8	4.4	3.5	4.5	5.5	4.4	4.6	4.3	5.6	5.0	4.2	4.4	6.0	6.4	4.9	2.6	5.1	6.1	5.0	6.5	8.0	7.4			
	1000 above	9.2	8.3	9.2	9.4	8.6	8.2	7.0	6.0	7.1	7.6	10.6	13.4	15.4	12.6	11.9	9.4	10.5	6.6	7.2	6.9	5.6	5.8	5.7	5.2	5.3	5.2	8.8*	8.7	6.8	5.9	6.6	6.9	6.7	4.8	6.9	7.8	5.6	5.8	9.1	7.4			
Douglas	499 below		8.3	4.2	8.7	1.9	1.4	2.2	1.8	9.1	9.1	9.4	8.6	8.6	0.0	21.4	7.1		14.3	7.1	0.0		0.0		6.1	6.1	3.0	1.1	35.8															
	500 to 749	2.8	3.4	4.1	4.5	5.9	4.8	5.4	3.9	5.4	5.1	6.1	5.7	6.7	4.9	7.9	3.3	4.3	2.3	5.2	2.7	4.3	5.1	6.7	2.3	2.4	0.3	4.3	3.1	3.1	2.8	5.7	1.6	1.5	3.4	3.2	1.5	1.4	2.7	30.8	27.9			
	750 to 999	5.3	5.7	5.9	5.1	4.8	4.7	5.5	5.3	8.2	5.9	6.8	6.7	5.9	3.7	4.9	4.8	4.5	4.3	4.6	4.2	4.3	3.9	4.4	4.9	4.1	4.0	3.9	4.8	2.9	3.7	4.1	3.8	3.3	3.7	3.8	4.2	3.3	4.2	4.8	7.6			
	1000 above	6.7	7.4	8.8	7.9	7.2	6.8	9.3	7.8	8.9	5.7	8.3	7.6	5.3	5.0	5.9	4.0	3.1	4.6	5.9	7.1	3.1	3.6	4.7	5.0	3.7	4.7	4.9	4.9	2.9	3.4	5.9	3.9	4.4	3.7	4.4	5.2	3.7	4.7	10.5	11.9			
Jefferson	499 below	9.1	9.3	9.0	6.6	11.9	6.7	7.6	7.0	8.1	6.7	6.3	7.3	9.0	9.9	8.2	4.8	5.0	4.9	4.8	4.7	4.1	2.6	2.0	4.2	1.7	0.2	3.2	3.3	3.4	2.7	1.8	2.3	2.6	1.0	2.4	1.7	5.5	1.5	3.9	2.8			
	500 to 749	6.5	6.5	5.7	5.1	7.9	4.6	5.4	5.5	5.4	5.5	6.8	7.3	7.4	6.0	7.5	5.5	5.2	3.8	4.3	4.7	3.7	4.0	3.1	3.5	3.4	4.0	3.5	3.1	3.0	2.7	3.3	3.2	4.1	3.1	3.4	2.4	2.2	2.5	3.8	3.6			
	750 to 999	7.8	7.6	6.3	6.2	6.3	5.1	5.9	5.1	6.2	6.4	7.9	8.0	7.2	6.1	7.1	6.4	5.9	3.9	4.2	4.9	4.6	4.3	5.0	3.7	3.9	3.5	4.2	4.3	4.1	4.1	5.0	3.1	3.4	3.3	3.2	3.1	3.5	5.9	5.6	4.4			
	1000 above	7.1	7.2	7.9	7.7	7.6	6.4	6.4	6.4	6.1	7.9	7.2	7.4	6.1	6.1	6.7	5.2	5.0	4.0	5.1	4.4	5.6	5.5	5.1	4.3	5.2	4.2	5.1	3.4	4.0	4.0	6.3	4.2	3.8	3.4	5.4	4.3	4.3	7.0	6.3	6.2			
Metro Average	499 below	6.5	7.2	7.5	7.1	5.6	5.4	5.5	5.2	5.7	6.1	8.5	7.5	10.1	8.3	6.9	9.0	9.9	7.5	6.8	6.4	5.7	6.0	4.0	3.8	4.3	3.0	3.8	6.4	3.3	3.3	2.7	3.5	4.2	2.5	5.4	5.0	7.3	2.8	5.2	4.1			
	500 to 749	6.3	6.2	6.0	6.7	5.5	4.6	5.4	5.8	5.5	5.9	6.9	7.7	8.9	6.6	7.4	6.1	5.8	4.8	4.7	4.8	4.2	4.5	5.0	4.3	4.9	4.1	4.2	3.3	4.2	4.0	5.1	5.4	4.8	3.9	3.8	4.7	3.9	4.0	6.1	5.0			
	750 to 999	7.3	6.8	6.9	7.1	6.4	5.2	6.1	5.7	6.3	6.6	8.0	8.2	8.6	7.5	7.7	6.4	5.9	5.1	5.5	5.3	4.8	5.0	5.7	5.3	4.8	4.4	4.9	4.7	4.0	4.6	5.0	5.0	4.4	3.6	4.4	4.5	4.4	5.4	6.6	6.0			
	1000 above	7.4	7.1	8.0	7.6	6.8	6.2	6.9	6.5	6.9	7.0	8.8	9.6	9.4	7.8	8.1	6.6	6.0	5.6	6.2	6.4	5.4	5.1	5.8	5.1	4.8	4.5	5.9	5.6	4.5	4.8	5.8	5.2	5.0	4.3	5.9	5.8	5.0	5.7	7.8	7.5			

* vacancy rate affected by new units leasing up

Vacancy Rates by Age of Building by County

(In Percent)

		2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	Year	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	3rd	1st	2nd	3rd	3rd
Adams	To 1939										0.0	8.3	8.3	0.0	0.0																													
	1940-49	0.0	0.0	0.0													0.0																											
	1950-59	0.0	21.2		0.0	0.0	0.0				20.0	0.0	7.7	7.7	7.7	3.8	4.5	0.0	10.0	10.0	20.0	0.0	0.0	0.0	0.0	10.0	0.0	10.0	0.0	30.0	40.0	20.0	20.0	10.0	10.0	10.0								
	1960-69	6.8	8.2	7.6	9.1	9.3	8.9	8.7	5.8	8.8	6.5	6.0	11.4	12.0	14.2	8.7	10.3	8.0	7.3	10.7	7.6	6.8	8.2	6.4	6.2	6.2	5.0	2.7	5.1	4.9	5.3	2.1	3.8	4.0	4.1	3.5	1.5	2.2	2.2	4.7	2.2			
	1970-79	5.8	7.2	9.4	9.6	8.0	7.7	12.2	7.5	7.9	9.2	10.6	8.9	10.9	9.7	8.7	10.0	6.4	5.1	7.9	8.9	5.8	6.2	5.3	5.0	4.8	4.3	4.1	3.1	3.8	4.5	4.9	5.4	5.1	4.2	3.6	3.5	4.9	4.8	7.3	4.1			
	1980-89	6.4	6.6	7.1	8.1	4.9	5.7	6.9	5.7	5.9	7.2	9.1	7.7	7.7	6.3	5.9	6.2	5.0	4.1	4.4	4.0	4.6	4.8	4.7	4.4	3.9	3.6	4.0	3.9	4.1	2.9	5.2	3.2	3.1	3.3	3.8	2.9	3.1	4.8	4.8	5.1			
	1990-99	5.1	4.5	6.7	6.8	4.8	3.9	4.5	6.4	7.6	6.0	8.7	6.4	5.1	5.8	5.6	5.1	4.5	4.2	5.2	5.3	5.5	5.5	5.8	3.6	5.0	3.9	5.3	3.5	4.0	10.4	5.2	3.7	4.8	2.7	3.9	4.0	3.5	3.0	4.1	7.8			
	2000-09	5.0	4.9	6.1	6.4	6.8	5.3	6.2	6.5	6.3	18.3	14.7	26.7	14.5	4.1	5.6	6.3	6.2	4.2	5.7	5.0	4.9	5.1	5.6	5.8	6.3	5.6	6.9	4.5	3.5	29.6	9.9	7.6	5.5	4.1	3.5	3.7	3.9	4.3	5.1	3.5			
	2010 up																																				17.6	1.2	5.8	8.3	4.8			
Arapahoe	To 1939		0.0	5.1				9.1	9.1	0.0	0.0	9.1	9.1	9.1	4.5	4.5	0.0	9.1	0.0	9.1							1.5				0.0	3.0	4.0	3.5	2.0	0.9	1.0	1.0	2.3	2.3	5.1			
	1940-49																																											
	1950-59	3.0	15.4	0.0	11.1	0.0	11.1	0.0	0.0	0.0	0.0	0.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0						16.7	0.0	16.7		2.1	0.0	0.0	1.0	0.0	0.0	0.0	0.0		0.0	0.0		
	1960-69	9.5	16.7	8.8	7.5	7.9	6.6	6.4	8.9	7.3	7.0	9.0	9.1	9.4	9.5	7.1	7.0	5.0	4.8	4.5	5.3	4.6	3.8	5.1	1.8	3.3	2.0	3.2	4.0	3.8	5.1	6.9	4.6	4.6	3.1	5.4	2.7	4.4	4.4	7.4	5.6			
	1970-79	9.1	9.5	9.0	10.0	6.9	5.9	6.4	6.6	4.8	7.4	9.2	10.5	13.7	9.9	11.1	9.1	9.6	7.7	7.1	7.5	5.6	7.2	8.7	7.6	7.5	6.1	4.1	4.6	6.6	6.5	5.8	5.5	5.5	4.9	8.4	6.5	5.8	4.6	5.9	4.3			
	1980-89	6.4	5.4	6.8	7.7	5.6	4.9	5.8	5.2	5.7	6.9	6.6	7.4	7.8	6.4	7.0	6.1	4.8	4.7	5.3	4.5	4.6	5.1	6.8	6.3	6.1	5.2	5.7	3.3	3.8	4.3	4.5	3.5	4.1	4.1	3.4	3.1	3.6	4.3	4.5	5.5			
	1990-99	5.1	4.2	5.3	4.8	4.2	4.0	5.4	5.4	5.0	4.7	5.6	6.6	5.7	6.3	6.8	3.7	3.9	3.3	4.5	4.7	4.7	4.5	5.9	6.1	5.0	4.4	5.3	4.7	4.1	4.9	5.4	4.6	5.4	5.2	5.6	5.2	3.9	5.4	5.6	5.2			
	2000-09	6.5	4.7	7.5	7.3	7.4	4.7	6.2	52.0	14.6	13.5	15.2	21.5	19.6	16.6	13.5	11.8	7.5	13.9	11.6	11.1	8.6	6.5	7.2	6.0	4.5	4.2	5.0	4.7	4.5	4.0	5.2	4.9	4.3	4.8	4.0	3.1	3.3	4.1	6.0	4.3			
	2010 up																																				28.9	27.4	24.6	22.4	27.2			
Boulder/ Broomfield	To 1939																			0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	14.3	0.0	0.0	14.3	0.0	0.0	0.0	14.3	0.0	0.0		2.5	0.0	0.0			
	1940-49	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	12.5			
	1950-59																																											
	1960-69	5.2	5.0	2.9	2.8	1.6	2.5	3.1	4.7	2.0	1.2	1.9	2.2	3.1	7.8	2.9	2.9	4.0	1.4	2.2	2.9	3.1	1.9	2.6	1.2	1.7	2.0	2.2	0.5	0.9	0.0	1.5	12.7	1.2	0.0	0.5	2.0	0.8	1.2	0.0	0.7			
	1970-79	5.6	3.7	4.6	3.1	4.5	2.3	3.3	3.2	3.8	4.4	4.4	5.0	10.3	4.9	5.5	5.0	4.3	3.4	2.8	2.9	4.6	4.1	3.4	1.3	2.7	2.2	2.3	2.1	2.1	2.3	3.0	4.3	4.0	2.1	1.4	2.7	2.6	1.7	0.8	1.7			
	1980-89	7.2	5.1	5.4	6.8	5.5	4.3	8.3	10.1	13.9	6.3	7.0	5.6	4.3	2.7	5.7	5.1	3.7	4.6	4.8	6.8	5.5	7.1	7.0	11.2	3.6	4.1	4.4	3.0	6.1	4.0	3.1	1.6	4.6	5.6	4.0	3.8	3.3	3.3	5.3	3.6			
	1990-99	8.2	4.4	5.9	3.8	4.2	4.3	6.7	6.5	6.3	4.8	7.5	7.2	7.6	6.8	7.2	6.0	6.0	4.0	4.1	3.7	3.5	5.1	4.7	3.0	4.2	2.8	3.2	4.0	3.9	2.9	3.8	3.3	4.4	3.0	4.0	2.8	4.5	2.6	5.8	5.2			
	2000-09	7.2	7.4	7.4	5.4	3.4	3.7	4.3	4.8	5.8	5.2	6.5	6.0	7.7	2.6	2.8	2.7	4.0	2.2	3.8	12.3	7.8	4.4	4.5	4.4	4.0	3.4	5.4	3.6	3.7	3.1	3.7	12.0	4.8	4.0	11.7	3.9	2.3	2.7	3.7	7.7			
	2010 up																																				19.2	12.3	8.6	17.3	10.5			
Denver	To 1939	3.9	3.6	3.7	3.6	2.7	4.2	3.4	4.4	3.8	4.9	5.8	9.3	6.9	5.8	4.2	5.6	5.5	2.4	2.6	2.1	2.6	1.8	2.4	1.5	3.2	2.6	2.2	2.2	2.2	2.0	2.9	1.9	4.5	1.4	2.3	2.5	2.5	2.2	5.0	3.9			
	1940-49	5.2	6.1	4.3	5.4	6.8	7.3	7.5	4.0	6.1	4.4	7.0	5.0	6.5	4.9	5.0	5.4	6.1	4.6	3.1	2.7	2.8	2.8	3.0	2.5	3.6	1.5	3.0	3.1	18.9	12.0	12.7	2.7	3.2	3.0	4.0	0.7	2.1	2.2	1.5	2.2			
	1950-59	8.9	6.9	6.0	10.3	9.0	8.6	6.7	5.2	8.2	7.2	9.3	8.8	9.7	6.7	8.9	6.8	7.6	7.7	4.3	5.1	4.6	3.8	1.3	3.0	5.0	2.2	2.8	2.2	2.6	3.3	2.0	18.3	12.8	3.0	2.1	2.0	3.7	4.5	6.5	9.6			
	1960-69	8.5	7.3	6.3	5.1	5.3	5.8	4.2	4.5	4.0	4.6	6.4	6.0	8.8	7.5	9.9	8.0	7.4	7.6	5.1	5.9	6.3	4.1	3.8	2.8	4.6	3.7	4.2	5.0	4.2	4.8	4.6	4.2	6.0	3.7	3.3	4.0	3.9	3.9	8.2	4.1			
	1970-79	9.2	8.2	5.5	5.8	4.9	5.6	6.5	5.3	5.7	6.4	7.6	7.4	10.8	9.4	9.9	6.7	6.8	4.5	5.0	4.3	3.9	4.2	5.0	5.0	6.1	4.4	6.7	5.1	3.7	3.0	4.9	4.2	3.3	2.6	3.3	4.0	2.4	2.9	5.1	4.5			
	1980-89	6.1	6.4	8.1	7.1	6.8	4.6	5.3	5.7	6.5	5.2	6.9	6.7	6.8	5.6	5.9	6.2	6.1	4.3	4.1	4.5	3.9	4.0	5.2	3.8	4.4	5.0	5.1	4.7	4.7	5.6	6.2	5.1	5.0	4.5	5.3	5.2	4.3	4.5	5.9	5.7			
	1990-99	7.4	4.6	8.7	11.3	9.1	8.0	5.2	4.9	5.8	6.5	10.3	10.9	8.5	7.1	7.0	5.3	5.7	4.8	4.3	4.4	3.6	3.7	3.6	5.4	5.0	4.7	5.7	5.5	3.7	3.9	8.1	3.3	3.6	6.7	5.7	3.2	2.5	3.9	5.3	6.2			
	2000-09	20.0	18.5	13.3	17.7	11.8	9.0	6.4	5.0	5.9	7.7	12.2	15.8	18.1	15.0	14.4	12.1	12.6	7.6	8.0	6.6	4.5	5.7	5.9	4.8	4.2	4.5	5.8	8.3	6.1	5.8	8.1	11.5	8.1	3.6	6.4	5.1	4.4	5.7	5.2	6.5			
	2010 up																																				24.2	18.8	16.8	19.3	12.0			
Douglas	To 1939																																											
	1940-49																																											
	1950-59																																											
	1960-69																																											
	1970-79											7.8																				0.0									3.7			
	1980-89	8.0	4.8	4.0		5.5	5.5	4.5	4.1	4.5	4.5	7.6		15.1	8.9	6.7	6.1	4.2	4.4	4.3	4.3	3.7	2.2	4.4	3.2	3.4	0.2	0.2	0.5	1.7	2.2	3.0	2.2	3.0	2.7	1.7	2.2	0.2	5.0	5.4	7.9			
	1990-99	4.9	6.1	6.4	6.9	6.9	6.4	8.0	7.1	9.5	7.6	7.8	7.3	4.6	3.1	5.4	3.7	3.4	4.5	5.1	4.3	3.8	4.1	3.6	5.5	3.4	4.1	5.1	4.1	4.0	4.7	6.4	4.5	5.7	4.3	5.1	5.9	4.6	5.5	6.5	5.7			
	2000-09	6.4	6.6	7.5	6.1	5.2	5.1	6.6	5.7	7.9	5.1	7.2	7.0	5.5	4.6	5.3	4.5	4.1	4.2	5.4	6.1	3.8	3.9	5.4	4.6	4.3	6.8	6.0	16.8	1.3	3.2	5.5	3.6	4.2	3.7	5.8	3.7	3.1	3.7	5.2	5.1			
	2010 up																																				7.0	3.1	6.7	43.8	44.8			
Jefferson	To 1939	4.8	0.0	0.0	0.0	0.0	0.0	37.5	0.0	0.0	0.0	0.0	0.0	4.5	12.5	12.5	0.0	0.0	0.0	0.0	0.0	0.0	4.5	0.0	0.0	0.0	0.0	12.5	0.0	12.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
	1940-49																																		0.0									
	1950-59	27.7	26.4	5.8	7.1	17.4	5.8	7.3	2.9	8.7	9.3	10.8	11.0	11.5	12.6	10.2	6.1	7.0	9.1	7.5	9.0	6.8	4.7	2.4	3.5	2.4	4.9	3.4	1.5	1.1	4.4	1.8	1.7	0.6	1.7	4.8	3.2	1.2	1.1	3.8	2.9			
	1960-69	7.8	8.3	5.4	6.0	5.4	4.2	4.9	5.1	6.3	5.3	7.1	5.6	4.7	4.5	10.8	4.1	6.2	4.6	4.4	4.7	3.2	2.7	2.6	3.3	3.6	2.4	2.8	3.0	3.7	2.6	2.7	2.8	1.9	2.3	2.2	1.9	1.4	0.6	1.8	1.2			
	1970-79	8.9	8.2	6.9	6.4	8.3	5.6	5.8	5.4	6.8	6.7	7.4	9.0	9.2	8.9	9.0	7.9	7.7	4.0	4.7	4.3	5.1	4.9	4.1	3.8	4.2	2.8	3.8	3.7	3.4	2.9	2.8	3.2	3.7	2.3	3.0	2.4	2.7	2.4	3.6	3.5			
	1980-89	5.8	5.9	5.5	5.8	7.8	4.6	5.8	5.1	5.0	5.1	6.5	5.8	6.4	4.8	5.3	4.4	4.4	3.5	3.8	4.2	4.6	3.7	4.4	3.5	3.4	4.3	5.1	3.6	3.1	3.0	4.3	3.8	4.6	4.2	2.7	2.5	2.2	3.0	3.8	4.0			
	1990-99	4.8	5.8	7.5	5.5	5.7	6.3	6.3	6.3	4.5	5.0	7.9	6.5	5.9	5.1	6.3	4.5	4.2	4.3	4.6	5.2	5.1	4.5	4.8	4.4	4.7	4.3	4.7	3.6	4.0	4.9	3.4	3.2	3.4	3.2	5.0	4.8	5.1	5.0	4.4	4.3			
	2000-09	12.2	9.1	7.9	12.6	8.5	5.4	7.0	6.2	9.0	14.5	8.3	9.3	6.0	6.4	6.5	6.3	4.1	3.5	5.2	6.1	3.4	7.3	7.8	3.5	2.6	5.6	4.6	5.2	4.9	3.8	21.8	5.5	3.5	4.5	5.2	3.1	2.7	4.6	5.9	5.0			
	2010 up																																				4.3	7.9	37.0	20.9	14.9			
Metro Average	To 1939	3.9	3.4	3.7	3.6	2.6	4.2	3.7	4.4	3.7	4.7	5.9	9.2	6.8	5.8	4.3	5.5	5.5	2.4	2.6	2.1	2.5	1.8	2.3	1.5	3.2	2.5	2.3	2.3	2.2	2.0	2.9	2.2	4.3	1.6	2.0	2.2	2.3	2.2	4.4	4.0			
	1940-49	5.1	6.0	4.2	5.3	6.7	7.2	7.4	4.0	6.0	4.3	6.9	5.0	6.4	4.9	4.9	5.1	5.9	4.5	3.0	2.6	2.6	2.7	2.9	2.4	3.6	1.8	2.8	2.9	17.6	11.4	11.8	2.6	3.5	2.8	3.9	0.7	2.1	2.0	1.5	2.4			
	1950-59	11.4	13.0	5.9	10.0	9.5	8.3	6.7	5.0	8.3	7.6	9.4	9.1	10.0	7.7	8.9	6.6	7.3	7.9	5.2	6.3	4.8	3.9	1.3	3.0	4.9	2.5	2.9	2.2	2.6	3.9	1.9	14.1	9.8	2.9	2.6	2.2	3.3	3.7	5.7	8.3			
	1960-69	8.1	10.1	6.4	6.2	5.6	5.6	5.1	6.0	5.6	5.1	6.6	6.8	7.7	8.2	8.4	7.0	6.3	5.8	4.9	5.2	4.9	3.9	4.0	2.9	4.0	3.0	3.3	4.0	3.9	4.0	4.4	4.8	4.8	3.2	3.4	3.0	3.3	2.9	6.8	3.9			
	1970-79	8.5	8.1	7.3	7.5	6.6	5.8	6.8	5.8	5.9	6.9	8.1	8.5	11.2	8.9	9.4	7.9	7.6	5.3	5.8	5.7	5.0	5.6	5.9	5.3	5.6	4.5	4.7	4.1	4.4	4.2	4.6	4.6	4.3	3.5	4.4	4.2	3.8	3.6	5.4	4.2			
	1980-89	6.3	5.8	6.8	7.3	6.1	4.9	5.9	5.5	6.1	6.3	7.1	7.0	7.4	5.9	6.3	5.9	5.0	4.4	4.7	4.5	4.4	4.7	5.8	5.4	4.9	4.7	5.1	3.6	4.0	4.3	4.9	3.7	4.2	4.1	3.8	3.5	3.5	4.2	4.8	5.2			
	1990-99	5.6	4.9	6.5	6.1	5.6	5.4	6.0	6.0	6.2	5.6	7.6	7.3	6.2	5.9	6.5	4.7	4.6	4.0	4.6	4.6	4.5	4.6	5.1	4.9	4.6	4.1	4.9	4.2	4.0	5.1	5.1	4.0	4.7	4.2	5.0	4.6	4.1	4.4	5.3	5.6			
	2000-09	12.2	14.2	10.5	13.9	10.3	7.8	6.6	14.3	9.6	11.7	13.1	17.0	16.7	12.7	11.5	9.2	8.0	8.7	8.6	8.8	6.4	6.0	6.3	5.2	4.6	4.6	6.2	7.5	4.6	4.9	7.1	8.5	6.0	4.2	6.3	3.8	3.5	4.3	5.4	5.1			
	2010 up																																				21.0	17.0	18.0	20.9	17.2			

* vacancy rate affected by new units leasing up

Vacancy Rates by Apartment Type by County

(In Percent)

County	Apartment Type	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
		2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	Efficiency	6.5	7.4	7.3	5.9	4.2	4.2	3.3	4.9	2.2	4.1	24.9	6.3	6.3	25.8	1.4	23.8	23.3	0.8	7.7	7.7	6.9	5.8	4.8	1.3	3.8	1.2	3.7	1.4	7.7	5.3	5.0	4.0	3.3	4.6	6.1	5.1	2.0	3.0	4.1	6.1			
	1 Bed	4.9	5.7	5.8	6.8	5.6	5.0	5.9	5.3	5.6	7.4	8.6	8.5	8.1	5.5	5.2	6.2	4.7	4.2	5.6	5.2	5.0	4.7	4.4	3.7	3.9	3.9	3.9	5.7	3.3	3.9	5.1	4.5	4.1	3.6	3.4	4.4	3.9	4.1	5.6	3.7			
	2 Bed, 1 Bath	5.9	6.3	9.4	9.2	7.7	6.3	9.1	7.2	7.3	6.7	8.6	8.2	9.7	7.5	8.0	7.6	5.6	5.0	6.5	5.8	6.3	6.6	6.1	5.5	5.4	4.4	4.7	3.9	3.5	4.8	4.7	4.7	5.1	4.8	3.6	2.6	4.0	4.8	6.6	4.3			
	2 Bed, 2 Bath	7.5	6.9	7.9	8.0	7.1	7.4	8.1	7.4	7.9	8.2	8.4	8.4	8.4	6.4	6.6	6.4	5.3	4.7	5.7	6.2	5.2	5.9	6.4	5.3	6.0	4.3	5.1	5.0	4.8	9.4	5.7	5.0	4.8	3.9	4.1	4.1	4.1	5.0	5.3	6.3			
	3 Bed	8.8	8.7	8.9	8.9	6.2	5.5	9.7	9.5	9.4	7.4	8.1	7.0	6.6	5.4	7.1	6.3	4.6	3.8	4.6	4.3	3.2	3.0	4.1	4.0	4.6	4.4	6.1	5.5	3.9	6.5	7.5	6.3	5.1	2.9	3.2	3.9	3.1	2.7	5.0	5.0			
	All	6.1	6.4	7.4	7.8	6.3	5.9	7.4	6.4	6.8	7.5	8.8	8.4	8.5	6.7	6.3	6.8	5.2	4.4	5.7	5.6	5.2	5.3	5.3	4.5	4.9	4.2	4.5	5.2	3.8	5.7	5.3	4.7	4.5	3.9	3.7	4.0	3.9	4.4	5.6	4.7			
Arapahoe	Efficiency	8.4	5.9	9.5	7.1	4.3	5.0	4.1	5.2	6.4	10.2	4.5	3.4	16.9	3.1	4.5	11.4	10.2	9.6	4.7	5.8	5.1	5.5	4.2	3.7	8.5	3.8	4.2	2.8	4.7	3.7	4.2	3.2	3.1	5.4	3.2	4.9	4.2	11.4	11.0	9.8			
	1 Bed	6.1	5.6	6.4	7.1	5.4	4.4	5.7	6.7	5.7	6.3	7.7	10.2	11.3	8.7	8.8	6.8	6.3	6.3	6.0	5.8	4.7	5.0	6.4	5.1	5.3	4.5	4.1	3.6	4.5	4.8	5.0	4.5	4.5	4.7	4.7	4.9	4.9	5.4	6.0	5.7			
	2 Bed, 1 Bath	8.5	9.6	10.2	10.7	8.4	6.4	6.6	6.7	6.2	7.7	9.2	8.8	10.8	8.8	9.4	8.0	7.5	7.8	8.1	7.7	5.6	7.7	8.7	9.9	6.7	6.4	6.0	3.7	5.1	5.0	5.5	4.7	4.5	4.2	5.6	4.0	4.5	4.5	5.7	5.4			
	2 Bed, 2 Bath	7.2	6.5	7.1	7.4	6.0	5.1	6.0	6.1	5.7	7.0	8.1	9.3	8.9	8.1	8.2	7.1	5.6	6.4	6.8	6.7	6.3	5.8	6.7	6.7	5.5	4.9	5.9	4.8	4.4	4.7	5.3	4.4	5.0	4.7	4.8	5.2	5.3	5.6	6.4	5.8			
	3 Bed	7.3	10.8	9.2	9.1	7.8	6.9	7.2	7.5	8.8	7.0	14.6	13.1	13.2	10.2	8.4	8.9	8.2	9.7	7.6	6.8	7.0	5.0	8.7	5.6	4.5	3.5	5.8	6.6	4.5	4.6	5.1	4.4	4.2	3.9	6.8	4.0	4.9	5.9	8.1	5.6			
	All	6.8	6.7	7.4	7.8	6.1	5.0	6.0	6.5	5.9	6.9	8.3	9.7	10.7	8.5	8.6	7.2	6.4	6.7	6.6	6.4	5.5	5.6	6.8	6.3	5.5	4.8	5.0	4.1	4.5	4.8	5.2	4.5	4.6	4.6	4.9	4.9	5.0	5.5	6.2	5.7			
Boulder/Broomfield	Efficiency	8.0	6.9	8.1	8.8	8.6	4.0	8.5	9.1	12.4	5.2	5.9	8.3	8.3	4.9	3.9	4.1	5.1	1.5	1.2	2.6	3.5	3.3	4.0	1.3	5.6	1.4	1.4	1.1	1.7	0.6	1.2	15.7	5.3	0.0	9.3	5.3	4.4	1.4	2.8	3.8			
	1 Bed	4.5	3.9	4.8	3.8	2.5	2.5	4.0	4.3	4.6	3.2	4.9	4.8	6.0	5.1	5.2	5.0	4.4	2.8	2.7	4.7	3.6	3.7	3.6	3.8	3.3	2.4	3.4	2.8	3.8	2.5	2.9	7.4	4.0	2.9	6.7	6.0	4.5	3.6	6.9	5.8			
	2 Bed, 1 Bath	9.5	5.7	6.7	5.7	5.8	3.4	5.7	5.5	6.1	4.7	5.3	5.6	7.8	6.2	6.2	5.3	4.6	3.9	4.6	4.8	5.3	5.4	5.0	3.0	3.5	2.9	3.2	3.6	3.2	3.3	4.0	6.0	4.9	3.8	3.6	3.8	2.9	3.0	9.5	3.4			
	2 Bed, 2 Bath	9.2	5.1	5.7	5.0	4.4	5.2	6.4	7.1	8.2	6.8	8.4	7.5	8.7	5.8	6.8	5.3	5.7	4.6	4.1	5.8	5.4	5.2	5.3	4.4	3.8	4.0	4.6	3.9	4.4	3.2	3.9	6.3	4.5	4.0	10.3	7.6	6.8	4.6	8.7	9.4			
	3 Bed	7.2	5.3	4.7	5.0	3.9	3.8	7.3	6.8	9.5	4.5	5.3	6.7	5.1	6.1	5.2	3.9	5.1	3.3	5.0	2.0	5.2	5.4	4.4	1.6	4.7	3.3	4.9	3.2	2.5	2.4	2.7	2.4	6.9	3.6	2.8	2.4	5.1	1.8	4.2	2.4			
	All	7.0	4.8	5.5	4.7	4.0	3.6	5.4	5.7	6.4	4.7	6.1	6.0	7.2	5.5	5.8	5.0	4.9	3.5	3.6	4.9	4.6	4.7	4.4	3.9	3.6	2.9	3.7	3.2	3.8	2.8	3.4	6.7	4.4	3.3	7.2	6.0	4.8	3.6	7.6	6.6			
Denver	Efficiency	8.2	7.3	5.6	7.1	4.7	5.1	4.7	4.4	4.8	5.1	5.8	5.9	8.4	6.9	6.9	5.7	6.8	4.8	3.7	2.8	3.2	2.5	3.3	3.1	4.1	2.9	3.4	3.9	5.5	5.7	6.3	8.3	5.6	3.6	3.3	13.1	7.7	4.0	7.7	5.2			
	1 Bed	6.5	6.6	6.3	6.6	5.4	5.2	4.9	4.5	5.0	5.4	7.4	7.2	7.8	7.2	7.7	6.3	6.4	4.7	4.5	4.4	3.9	3.9	4.2	3.9	4.4	4.1	6.1	4.4	4.0	4.2	5.8	7.1	5.6	3.2	4.2	5.1	4.5	5.9	7.5	6.2			
	2 Bed, 1 Bath	9.3	9.1	6.6	6.3	5.5	5.5	6.7	6.1	5.8	6.4	8.9	8.7	9.7	7.5	8.8	5.9	7.2	5.7	6.4	6.0	4.5	5.0	6.8	5.1	5.9	4.6	6.7	6.6	4.7	4.5	6.1	5.7	4.3	3.2	4.5	4.7	3.9	3.5	5.1	4.4			
	2 Bed, 2 Bath	7.9	6.9	8.4	8.7	8.7	6.9	6.4	5.9	6.5	6.7	8.9	12.0	14.0	11.7	11.2	8.8	9.8	6.4	6.5	5.8	4.8	5.4	5.4	4.9	5.1	5.4	7.3	7.3	5.6	5.2	7.4	7.2	5.4	4.2	5.6	6.9	5.8	6.0	8.9	7.4			
	3 Bed	14.7	16.1	13.1	12.8	6.1	7.0	7.4	7.4	10.1	11.7	14.0	13.9	20.1	15.5	14.1	11.5	8.9	4.6	6.4	6.8	4.4	3.6	5.6	4.7	4.7	2.8	3.5	4.5	4.2	5.0	4.5	3.7	8.5	3.7	8.3	9.5	2.5	1.8	6.2	5.5			
	All	7.6	7.3	6.9	7.2	6.1	5.7	5.5	5.1	5.7	6.0	8.0	8.6	9.8	8.5	8.8	6.9	7.4	5.3	5.2	4.8	4.1	4.3	4.8	4.2	4.8	4.3	6.1*	5.4	4.6	4.6	6.1	6.8	5.6	3.5	4.6	6.3	4.9	5.3	7.6	6.2			
Douglas	Efficiency	4.2	2.1	8.3	0.0	6.3	0.0	2.1	0.0	8.3	0.0	0.0	0.0	4.2	0.0	6.3	0.0	2.1	2.1	6.3	2.1	4.2	2.1	8.3	2.1	6.3	0.0	0.0	4.2	0.0	6.3	10.4	2.1	4.2	2.1	0.0	1.4	0.0	2.1	0.0	7.2			
	1 Bed	4.9	4.5	4.6	4.4	4.2	4.3	4.9	4.8	8.5	5.9	7.1	6.6	5.8	4.0	4.7	4.5	4.4	4.0	4.2	3.9	4.6	3.7	4.8	4.9	3.7	3.7	4.0	6.3	3.1	3.1	4.2	3.7	3.1	3.8	3.7	3.9	3.2	4.3	9.2	12.3			
	2 Bed, 1 Bath	6.9	8.7	9.2	7.9	6.4	6.3	7.5	6.2	5.9	5.8	5.7	6.8	6.4	2.9	6.0	5.0	3.6	5.1	6.1	4.6	3.1	4.7	2.6	4.4	4.4	3.4	2.9	8.5	2.9	4.8	3.9	2.9	2.9	3.1	3.4	3.5	3.2	3.7	4.8	3.0			
	2 Bed, 2 Bath	6.0	7.0	8.2	7.7	6.9	6.0	8.6	7.4	8.6	5.2	8.7	8.0	5.6	5.0	5.9	4.1	3.5	4.2	5.9	7.5	3.0	3.2	4.9	5.3	3.9	4.9	4.9	6.1	2.8	3.6	5.7	4.0	4.4	3.7	4.6	5.3	3.5	4.4	10.9	12.1			
	3 Bed	8.0	9.8	10.9	9.1	7.9	8.8	11.6	8.5	9.2	9.0	6.7	6.6	5.9	5.6	7.1	5.2	2.7	5.6	5.5	5.7	3.9	5.5	6.1	4.2	3.6	4.3	5.4	4.8	2.5	3.2	8.4	3.6	6.2	3.5	4.7	6.0	4.5	6.5	10.4	13.7			
	All	5.7	6.4	7.0	6.4	5.8	5.5	7.0	6.1	8.3	5.9	7.4	7.1	5.8	4.3	5.5	4.4	3.9	4.4	5.2	5.3	3.8	3.8	4.7	4.9	3.9	4.1	4.2	6.5	2.9	3.5	5.0	3.7	3.8	3.7	4.0	4.5	3.4	4.4	9.3	11.2			
Jefferson	Efficiency	12.9	8.6	12.1	12.5	10.6	5.1	7.1	6.7	8.4	7.6	7.6	9.9	9.3	6.9	11.3	8.8	3.0	4.2	2.5	7.1	2.6	0.4	2.3	5.9	3.4	1.1	3.5	2.7	3.3	1.4	1.6	3.6	3.3	2.7	1.3	2.4	2.2	2.8	1.6	4.1			
	1 Bed	6.5	6.5	5.5	4.9	7.2	4.4	5.4	5.2	5.6	5.9	7.1	6.9	6.7	5.4	6.7	4.9	4.9	3.9	4.5	4.7	4.2	4.2	3.6	3.3	3.8	3.9	3.7	3.9	3.8	3.7	4.5	3.3	3.6	3.2	3.8	3.2	3.1	5.4	5.0	4.4			
	2 Bed, 1 Bath	8.3	8.4	6.5	6.9	7.2	6.4	6.5	6.0	6.8	6.1	7.4	7.8	7.1	7.0	8.1	6.5	6.1	4.1	4.5	5.2	4.6	4.4	5.2	3.6	3.1	3.7	4.1	4.2	3.0	2.8	3.8	3.3	3.4	3.3	2.7	2.7	3.2	3.3	4.3	3.5			
	2 Bed, 2 Bath	6.3	6.8	7.6	7.1	7.8	5.6	6.6	5.9	5.6	7.5	7.6	8.0	7.2	7.0	7.1	6.5	6.0	3.9	5.0	4.3	5.0	4.6	4.8	4.6	4.5	3.6	5.3	3.2	4.0	4.5	5.8	3.5	3.6	3.0	4.7	3.8	3.9	6.1	6.3	6.1			
	3 Bed	9.0	8.5	7.4	7.8	7.0	7.0	5.7	6.9	8.1	6.8	7.3	8.0	6.5	5.9	6.5	4.4	5.2	3.4	3.4	3.3	5.2	5.9	5.0	3.7	4.6	3.7	3.7	3.5	4.5	3.0	3.8	4.4	5.0	4.3	4.7	2.7	4.5	4.4	4.3	4.7			
	All	7.3	7.2	6.6	6.3	7.4	5.3	6.0	5.6	6.0	6.5	7.3	7.6	7.2	6.3	7.3	5.8	5.4	3.9	4.5	4.7	4.5	4.4	4.4	3.8	4.0	3.7	4.2	3.7	3.7	3.6	4.6	3.4	3.7	3.2	3.8	3.2	3.4	5.1	5.3	4.7			
Metro Average	Efficiency	8.6	7.2	7.0	7.4	5.3	4.9	5.1	5.2	5.9	6.0	6.9	6.3	9.7	7.4	6.6	7.0	7.1	5.2	3.7	4.1	3.7	3.0	3.5	3.1	4.7	2.6	3.3	3.3	4.9	4.6	4.9	7.3	4.9	3.5	3.5	9.9	6.0	4.8	7.3	5.8			
	1 Bed	5.9	5.8	5.9	6.2	5.4	4.6	5.3	5.4	5.6	5.9	7.4	8.0	8.6	6.9	7.3	6.1	5.7	4.9	5.1	5.0	4.4	4.4	4.9	4.3	4.5	4.0	4.4	4.3	4.0	4.1	4.9	5.3	4.5	3.8	4.4	4.7	4.3	5.2	6.6	5.9			
	2 Bed, 1 Bath	8.2	8.3	8.2	8.1	7.0	5.9	6.9	6.4	6.4	6.6	8.1	8.0	9.2	7.4	8.3	6.8	6.3	5.7	6.4	6.1	5.2	6.0	6.5	6.0	5.2	4.7	5.2	4.7	4.1	4.3	5.0	4.7	4.3	3.8	4.1	3.6	3.9	3.9	5.7	4.3			
	2 Bed, 2 Bath	7.2	6.6	7.6	7.6	7.0	5.9	6.7	6.4	6.6	7.0	8.3	9.3	9.2	8.0	8.1	6.9	6.4	5.5	6.1	6.1	5.4	5.4	5.9	5.6	5.1	4.7	5.8	5.1	4.5	5.1	5.7	5.1	4.8	4.1	5.4	5.4	5.0	5.5	7.4	7.2			
	3 Bed	8.9	9.7	9.0	8.8	6.8	6.7	8.0	7.8	9.1	7.7	10.2	9.4	9.7	8.1	8.0	7.1	6.0	5.6	5.6	5.1	5.1	4.7	6.0	4.3	4.5	3.7	5.1	5.1	4.0	4.4	5.3	4.3	5.6	3.7	5.2	4.4	4.1	4.3	6.7	6.1			
	All	6.9	6.7	7.0	7.1	6.2	5.3	6.1	5.9	6.2	6.5	7.9	8.4	9.0	7.4	7.7	6.5	6.1	5.3	5.5	5.5	4.8	4.9	5.4	4.9	4.8	4.3	4.9	4.6	4.2	4.4	5.2	5.1	4.7	3.9	4.7	4.9	4.5	5.0	6.8	6.1			

* vacancy rate affected by new units leasing up

Average Rents by Apartment Type by County

(In Dollars)

	2009			2010				2011				2012				2013				2014				2015				2016			
County	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams																															
Efficiency	545.73	537.85	599.85	587.55	674.19	659.39	613.67	557.55	527.74	610.85	638.59	647.56	649.30	650.79	671.53	701.46	721.47	635.85	730.12	793.18	665.08	634.23	678.44	745.59	783.53	769.24	756.93	833.94			
1 Bed	748.66	725.94	695.11	754.64	770.89	784.46	769.27	789.71	766.82	822.10	797.86	816.52	789.62	778.08	771.42	794.79	806.27	826.73	825.68	858.89	891.45	927.93	951.44	991.77	1026.21	1063.53	1040.74	1083.28			
2 Bed, 1 Bath	878.07	861.62	776.56	857.24	860.80	891.80	846.93	861.82	830.40	858.73	852.48	830.95	843.82	848.13	858.56	863.02	889.58	902.76	931.98	957.70	973.75	1025.65	1064.45	1090.62	1153.31	1211.07	1187.37	1233.85			
2 Bed, 2 Bath	1009.62	970.65	923.00	1013.25	1012.72	1035.89	1030.50	1036.53	1047.53	1080.14	1051.87	1116.15	1062.60	1067.54	1061.47	1077.02	1116.03	1150.05	1129.35	1170.24	1234.15	1265.21	1302.52	1348.87	1365.60	1419.78	1384.01	1435.67			
3 Bed	1237.07	1125.97	1077.46	1113.73	1173.47	1203.03	1200.72	1255.98	1204.07	1308.25	1236.80	1246.64	1241.14	1282.64	1283.09	1315.65	1358.96	1479.06	1282.23	1402.53	1427.92	1476.72	1518.36	1673.17	1715.27	1673.31	1729.76	1794.45			
All	884.23	848.22	809.39	874.56	892.48	914.71	892.65	904.78	886.33	935.46	909.71	934.03	906.85	893.86	893.35	910.71	933.96	962.53	948.68	988.48	1024.07	1066.70	1096.11	1130.71	1179.43	1207.18	1196.99	1257.78			
Arapahoe																															
Efficiency	548.82	551.88	534.69	514.25	564.44	602.73	572.34	604.83	546.36	571.32	575.42	593.65	629.83	617.47	656.03	632.68	674.74	686.78	678.27	702.83	696.00	799.91	802.01	832.70	846.24	890.45	914.09	948.47			
1 Bed	709.33	738.43	722.13	731.76	737.27	754.90	762.02	755.00	759.68	763.50	775.02	787.86	814.37	816.94	815.01	823.70	848.95	872.20	863.51	891.19	918.57	960.11	975.63	1004.95	1065.38	1079.96	1069.55	1078.34			
2 Bed, 1 Bath	757.07	789.78	782.27	810.60	820.17	826.76	836.34	810.53	820.77	835.52	835.36	843.87	867.12	877.57	853.50	875.36	917.45	930.55	934.75	954.51	993.87	1045.22	1065.40	1115.57	1155.45	1170.98	1167.67	1180.83			
2 Bed, 2 Bath	978.55	1025.35	1001.19	974.12	1004.12	1044.61	1046.47	1035.97	1055.76	1052.06	1061.60	1068.62	1131.74	1137.46	1133.25	1116.60	1152.42	1179.87	1165.74	1199.19	1265.02	1308.75	1305.64	1363.69	1427.39	1410.87	1412.23	1433.46			
3 Bed	1218.78	1206.83	1255.12	1235.90	1262.30	1299.39	1325.81	1283.60	1322.59	1305.15	1289.19	1302.07	1376.53	1375.89	1392.63	1356.72	1390.48	1431.93	1429.87	1452.84	1562.96	1619.44	1656.59	1735.84	1815.87	1768.32	1810.50	1839.74			
All	828.46	862.16	847.95	841.03	856.54	881.97	889.67	879.65	892.08	892.61	900.48	909.56	956.30	956.62	950.93	950.29	979.47	1007.31	995.27	1026.03	1067.01	1112.87	1120.14	1164.15	1224.41	1230.34	1229.09	1235.67			
Boulder/Broomfield																															
Efficiency	712.88	719.32	714.41	731.22	747.61	731.30	737.71	752.78	798.59	816.26	782.56	805.66	852.01	816.43	868.49	864.99	893.42	810.59	832.25	1048.55	991.61	914.35	1075.11	1078.27	1409.16	1198.01	1240.99	1294.49			
1 Bed	880.02	859.59	844.49	850.10	882.44	876.48	878.39	875.48	893.63	905.02	929.51	942.26	962.03	1017.54	971.61	991.77	1041.22	1045.16	1059.93	1070.57	1091.72	1147.34	1187.06	1204.03	1291.93	1340.98	1339.78	1315.91			
2 Bed, 1 Bath	917.76	898.18	880.94	865.38	898.44	919.67	939.04	961.14	960.80	958.95	961.02	996.00	1012.48	1059.78	1056.15	1085.71	1084.64	1110.98	1121.06	1155.58	1167.78	1199.69	1220.35	1258.66	1321.40	1341.65	1398.34	1386.34			
2 Bed, 2 Bath	1104.97	1117.28	1085.42	1095.48	1180.20	1167.59	1172.99	1170.00	1168.75	1193.74	1197.83	1255.23	1267.41	1272.76	1273.80	1354.92	1412.06	1439.82	1412.58	1428.48	1497.00	1516.80	1563.65	1546.96	1713.69	1769.45	1692.70	1682.17			
3 Bed	1280.24	1283.15	1320.96	1317.18	1381.29	1376.10	1292.24	1375.22	1371.89	1374.00	1390.50	1453.69	1455.25	1512.71	1472.61	1526.98	1568.64	1583.28	1579.45	1644.45	1655.63	1617.55	1687.07	1666.23	1861.13	2008.62	1987.45	1945.43			
All	967.19	951.11	943.23	946.60	995.07	993.25	996.22	1003.08	1016.15	1031.18	1037.94	1070.38	1091.12	1115.69	1103.61	1150.02	1194.57	1194.19	1198.13	1227.76	1264.25	1287.15	1329.54	1341.35	1442.35	1504.26	1493.64	1475.33			
Denver																															
Efficiency	663.25	675.65	721.60	648.52	664.78	672.42	680.93	720.46	717.25	746.82	723.18	737.93	815.19	816.45	808.01	844.54	884.42	886.17	884.29	920.81	1035.47	946.85	967.63	1040.67	1056.90	1081.30	1108.32	1064.70			
1 Bed	790.70	798.49	793.86	793.92	818.10	819.69	823.59	834.82	839.20	866.16	864.70	881.34	904.86	919.51	862.38	901.61	915.25	950.36	968.23	995.39	1023.56	1020.35	1075.16	1099.71	1162.81	1185.83	1198.80	1216.23			
2 Bed, 1 Bath	869.53	897.82	878.06	898.55	906.66	896.83	888.26	868.55	860.92	900.15	896.31	947.96	959.23	979.48	919.45	957.98	958.24	993.68	1015.52	1011.01	1060.99	1072.75	1119.18	1151.55	1207.73	1188.39	1229.21	1242.00			
2 Bed, 2 Bath	1126.14	1097.55	1163.05	1108.16	1143.62	1125.83	1135.90	1133.45	1147.66	1166.21	1181.63	1250.83	1290.11	1298.80	1250.77	1302.49	1327.00	1362.69	1353.31	1404.81	1449.08	1451.92	1520.75	1544.75	1620.84	1621.56	1647.18	1658.62			
3 Bed	1456.48	1439.59	1397.92	1263.72	1321.12	1309.38	1332.35	1318.35	1301.38	1448.66	1381.17	1420.19	1429.85	1494.50	1653.35	1424.02	1457.73	1471.85	1576.77	1473.50	1575.54	1601.54	1824.68	1807.69	1826.67	1626.74	1859.66	1910.65			
All	881.37	888.07	902.66	883.87	909.46	905.01	910.73	915.30	918.05	950.14	940.81	973.39	1005.98	1015.87	985.09	1008.67	1025.93	1055.92	1064.87	1092.97	1126.83	1118.11	1183.28	1216.47	1278.65	1294.30	1314.45	1331.26			
Douglas																															
Efficiency	742.00	742.00	570.00	835.00	600.00	784.50	710.00	710.00	728.00	782.00	745.00	742.00	790.00	795.00	787.50	885.00	896.00	900.00	930.00	865.00	1020.00	915.00	995.00	1127.67	1207.67	1040.00	1030.00	1110.23			
1 Bed	861.56	900.19	874.91	908.53	917.84	949.36	936.07	946.23	921.16	946.09	921.35	949.78	948.13	960.55	1003.31	1005.37	1032.08	1057.44	1088.18	1077.89	1166.51	1181.59	1193.55	1205.83	1299.23	1268.93	1252.74	1301.34			
2 Bed, 1 Bath	939.64	1020.57	1011.95	1038.55	1094.79	1106.59	1092.49	1097.67	1070.52	1128.00	1077.86	1102.37	1099.92	1118.67	1186.36	1170.55	1218.70	1218.95	1194.11	1244.15	1321.53	1329.15	1356.54	1387.60	1475.24	1453.96	1430.15	1407.56			
2 Bed, 2 Bath	1115.79	1187.23	1144.54	1180.02	1197.13	1217.95	1176.85	1220.34	1214.56	1253.30	1249.01	1233.92	1267.69	1281.57	1324.29	1329.91	1412.23	1371.85	1352.49	1404.82	1502.41	1534.33	1527.71	1559.79	1621.63	1649.07	1585.83	1664.34			
3 Bed	1354.96	1446.95	1406.91	1474.66	1555.55	1567.48	1545.91	1503.32	1550.72	1590.98	1452.82	1516.24	1612.31	1544.48	1621.09	1605.32	1704.51	1644.69	1636.38	1686.15	1785.16	1893.15	1874.46	1867.50	1999.32	1924.90	1925.37	1967.81			
All	999.55	1058.13	1027.15	1055.12	1085.79	1112.52	1089.60	1099.47	1086.51	1120.37	1092.40	1109.74	1131.19	1140.85	1186.98	1186.34	1242.74	1235.84	1236.83	1261.71	1350.83	1372.28	1384.25	1406.26	1487.95	1478.84	1445.79	1492.60			
Jefferson																															
Efficiency	561.07	540.43	556.80	557.52	556.99	594.63	593.84	595.32	561.67	602.76	596.41	608.94	636.58	619.65	625.85	681.21	703.19	709.82	679.61	718.97	792.36	757.10	796.20	846.10	862.06	941.04	890.62	869.49			
1 Bed	720.93	724.18	725.32	726.04	745.26	766.70	752.94	750.47	764.29	787.22	789.83	807.02	827.41	857.89	841.52	869.21	890.37	928.32	902.43	910.86	983.94	1017.75	1003.25	1046.10	1088.19	1132.98	1132.00	1163.37			
2 Bed, 1 Bath	789.60	780.35	917.03	798.69	814.16	816.09	815.55	816.91	816.50	844.89	838.82	849.31	867.10	873.24	863.55	878.46	901.06	944.53	924.73	943.07	1052.37	1048.38	1054.85	1073.07	1121.69	1190.20	1154.41	1203.41			
2 Bed, 2 Bath	936.01	951.02	962.08	969.19	965.82	985.51	954.99	973.16	994.94	1008.49	1000.72	1018.26	1037.18	1081.12	1103.71	1107.51	1178.82	1208.44	1143.89	1205.68	1260.47	1342.47	1277.67	1319.00	1405.67	1438.28	1439.09	1486.82			
3 Bed	1119.47	1118.76	1122.91	1111.09	1133.51	1157.06	1156.45	1164.89	1184.76	1221.11	1219.64	1213.65	1229.41	1241.19	1241.30	1235.79	1284.50	1372.52	1310.14	1334.54	1441.69	1506.48	1486.25	1529.28	1648.53	1698.30	1673.83	1706.44			
All	812.41	818.18	848.75	833.94	845.38	863.99	847.17	851.33	862.86	888.02	889.19	897.65	919.55	949.28	941.79	958.08	1003.19	1035.64	994.94	1032.66	1100.97	1155.20	1123.56	1162.71	1216.96	1269.46	1266.47	1304.15			
Metro Average																															
Efficiency	638.61	645.74	676.71	628.95	645.61	656.95	655.70	677.32	674.53	706.77	695.27	710.79	773.67	765.09	770.85	778.51	809.86	823.49	816.49	870.47	939.56	892.57	914.50	977.66	1003.97	1032.75	1060.63	1046.67			
1 Bed	760.75	770.94	756.42	770.29	787.18	798.11	795.33	799.90	799.50	819.58	822.47	838.93	856.38	866.10	848.30	868.14	889.81	918.82	921.44	944.58	981.36	1006.14	1034.51	1061.91	1121.21	1149.30	1148.28	1169.61			
2 Bed, 1 Bath	834.13	845.57	850.90	852.62	869.51	876.64	870.33	866.15	858.27	883.64	877.73	893.91	911.04	923.56	906.18	930.39	952.66	976.12	984.23	1003.96	1051.35	1078.38	1105.34	1138.31	1191.79	1217.39	1217.77	1236.48			
2 Bed, 2 Bath	1027.33	1042.66	1035.87	1032.92	1058.99	1074.70	1068.95	1071.28	1085.16	1097.10	1098.45	1130.98	1162.32	1174.35	1170.70	1182.71	1227.38	1254.11	1233.91	1275.91	1338.16	1369.60	1383.44	1424.79	1492.88	1516.37	1508.34	1542.56			
3 Bed	1250.45	1229.25	1222.57	1216.55	1267.18	1285.56	1283.99	1286.43	1292.61	1336.55	1295.00	1316.48	1359.15	1374.33	1406.98	1378.91	1421.42	1468.13	1437.85	1473.59	1548.50	1591.57	1635.19	1692.20	1787.96	1758.19	1808.21	1841.36			
All	870.37	880.99	875.39	877.16	899.97	912.68	908.77	911.41	915.08	936.46	932.02	952.60	979.80	986.42	978.99	992.77	1022.33	1048.63	1041.61	1073.63	1117.12	1145.49	1168.65	1203.87	1265.28	1291.85	1291.89	1315.39			

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

Average Rents by Age of Building by County

(In Dollars)

		2009			2010				2011				2012				2013				2014				2015				2016			
County	Year Built	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	To 1959	546.84	547.11	473.46	644.23	515.91	550.00	560.00	560.00	585.00	585.00	585.00	585.00	610.00	610.00	650.00	650.00	705.00	720.00	690.00	725.00	720.00	740.00	740.00								
	1960-69	981.27	968.27	590.24	578.99	659.71	778.76	670.43	784.93	677.17	676.64	806.59	734.60	740.15	730.40	775.74	764.94	765.37	792.83	826.88	839.80	868.69	943.82	924.02	1059.64	1061.27	1094.06	1062.89	1108.69			
	1970-79	690.22	677.97	688.69	781.06	790.89	782.74	756.47	755.42	697.43	741.47	743.56	695.41	734.55	700.15	698.72	729.19	735.49	751.95	778.81	795.08	785.57	843.78	914.97	903.35	952.41	1033.98	1016.16	1098.29			
	1980-89	834.01	798.01	805.77	830.75	821.40	867.57	868.24	860.01	858.44	968.22	868.76	1007.29	833.14	854.09	852.50	862.67	909.93	934.65	937.01	969.56	982.59	1129.01	1118.81	1103.75	1207.19	1204.82	1184.53	1278.00			
	1990-99	942.30	876.24	874.99	937.69	937.45	972.69	952.81	964.22	984.93	979.10	979.09	990.91	1000.62	1036.80	1059.86	1053.79	1082.90	1115.67	1090.93	1138.73	1216.03	1250.27	1262.42	1316.32	1325.43	1366.76	1345.39	1352.60			
	2000-09	1071.52	1052.70	984.16	1060.66	1082.15	1077.86	1080.48	1081.40	1093.13	1072.05	1109.65	1112.73	1137.99	1101.71	1084.58	1089.36	1133.24	1169.24	1130.38	1139.25	1200.76	1236.21	1282.98	1333.69	1333.52	1376.46	1315.90	1378.96			
	2010 up																								1346.26	1442.74	1431.06	1378.03	1458.07			
Arapahoe	To 1959	925.00	977.50	847.98	937.07	918.89	991.33	984.33	665.63						686.67	586.11	643.33		906.38	794.68	778.10	787.70	766.55	860.90	818.96	860.26	825.83	893.19	873.60			
	1960-69	642.85	691.38	654.48	675.93	653.04	672.76	695.24	687.13	688.14	713.63	694.65	651.03	668.28	666.51	675.91	739.85	784.84	777.16	796.52	806.54	832.42	871.51	948.14	857.86	1036.46	1009.22	1076.09	1067.15			
	1970-79	671.33	663.08	635.02	696.05	700.78	690.95	669.45	669.78	665.29	670.85	678.31	686.20	702.95	698.81	710.99	724.74	731.12	748.19	776.66	777.77	816.87	858.82	877.17	903.19	930.67	975.80	966.11	963.06			
	1980-89	731.21	741.60	719.54	749.09	763.15	781.12	784.24	794.32	768.30	792.47	789.20	797.99	820.53	837.79	810.49	839.55	866.22	900.03	883.95	921.06	975.89	1035.39	1035.74	1068.43	1142.75	1150.67	1132.78	1154.82			
	1990-99	970.20	1042.55	1028.47	1003.76	1018.85	1045.47	1105.65	1032.12	1100.00	1120.57	1123.27	1134.34	1153.25	1168.62	1190.27	1141.40	1191.92	1208.85	1207.95	1245.98	1303.08	1352.23	1342.04	1384.60	1438.66	1404.90	1445.66	1449.84			
	2000-09	1121.04	1080.77	1069.00	1074.41	1092.88	1143.65	1142.58	1146.39	1128.07	1095.07	1129.71	1139.66	1167.70	1165.76	1177.73	1195.42	1194.36	1226.11	1234.94	1238.11	1296.46	1315.14	1310.89	1309.18	1396.62	1424.97	1431.00	1440.45			
	2010 up																								1622.24	1520.82	1606.93	1585.38	1641.60			
Boulder/ Broomfield	To 1959	821.88	841.25	841.25	731.57	733.13	625.00	700.22	700.22	701.30	641.67	748.26	741.39	948.13	641.67	763.57	796.17	752.35	779.04	785.83	668.60	735.00	819.43	735.00	815.35	1045.00	1376.63	875.57	727.00			
	1960-69	885.33	883.70	898.31	904.31	890.03	873.54	906.04	969.17	972.20	1039.59	990.40	1010.84	1090.27	985.02	989.54	999.53	1015.54	987.90	950.65	1073.63	1165.91	976.90	1076.47	1097.26	1118.70	1061.45	1102.35	1166.36			
	1970-79	789.71	772.83	768.09	760.80	734.14	760.25	817.73	814.87	822.44	824.73	791.05	852.21	839.77	847.40	878.80	948.56	905.59	891.79	942.94	1024.01	973.62	990.78	1009.93	1035.55	1098.61	1133.47	1391.20	1193.28			
	1980-89	858.35	848.40	862.21	874.26	881.07	902.00	897.23	935.11	934.82	951.19	955.20	954.12	967.30	1005.63	1007.33	1049.42	1079.47	1145.03	1084.98	1104.00	1141.01	1248.36	1198.07	1184.92	1344.12	1268.00	1225.71	1249.72			
	1990-99	1003.98	1014.68	1026.18	1038.47	1125.50	1116.94	1108.35	1094.47	1090.26	1122.24	1127.70	1203.55	1185.27	1233.30	1262.23	1257.37	1316.98	1323.19	1341.05	1314.05	1378.75	1377.68	1399.62	1368.17	1473.42	1594.48	1552.45	1484.92			
	2000-09	1258.08	1183.98	1110.44	1111.03	1141.78	1145.41	1086.65	1116.89	1155.28	1109.54	1155.60	1171.67	1188.05	1223.11	1135.95	1215.34	1276.38	1283.28	1289.42	1301.41	1324.81	1483.74	1423.26	1333.71	1465.83	1483.25	1436.50	1414.91			
	2010 up																								1651.63	1749.10	1868.02	1694.77	1728.17			
Denver	To 1959	682.32	725.88	707.25	721.40	720.47	732.15	701.22	689.70	656.49	675.55	759.48	718.77	784.24	755.50	741.08	774.05	830.89	818.34	862.50	920.45	910.95	926.42	954.17	992.28	1035.41	1011.10	1043.54	1096.05			
	1960-69	708.35	693.78	718.62	728.03	723.79	728.36	724.62	722.99	718.51	749.35	765.14	775.13	802.50	810.95	790.60	845.42	844.78	839.17	874.29	883.22	887.41	893.56	970.78	964.93	1064.63	1054.27	1102.08	1177.90			
	1970-79	680.08	677.37	665.19	727.01	707.40	704.16	710.00	717.55	722.06	749.55	725.94	754.15	754.04	792.49	750.61	791.36	781.24	820.61	829.63	820.95	856.07	877.54	910.96	928.43	986.65	993.91	1020.31	1013.91			
	1980-89	822.71	839.14	841.72	883.84	919.35	898.54	906.87	901.96	895.76	920.78	931.85	982.62	1016.69	986.12	1031.60	1031.93	1054.38	1071.91	1097.79	1097.33	1211.73	1172.72	1201.99	1242.19	1306.56	1293.48	1298.97	1359.87			
	1990-99	1216.94	1184.72	1185.93	1045.51	1064.16	1080.01	1089.37	1114.47	1114.45	1132.67	1190.85	1222.41	1251.22	1254.87	1197.98	1194.53	1191.78	1245.29	1404.32	1241.42	1314.45	1438.66	1433.33	1401.51	1446.89	1485.76	1448.57	1546.42			
	2000-09	1223.08	1212.47	1235.51	1262.53	1296.37	1267.31	1251.48	1240.65	1262.66	1320.46	1276.60	1277.89	1336.19	1379.61	1504.08	1385.84	1389.92	1419.21	1378.51	1451.39	1501.08	1495.39	1551.68	1477.13	1587.71	1547.30	1519.18	1540.95			
	2010 up																								1764.58	1829.53	1802.17	1859.47	1790.52			
Douglas	To 1959																															
	1960-69																															
	1970-79																			835.00									830.00			
	1980-89	852.63	886.76	886.76	900.18	865.86	931.67	895.97	895.97	871.45	917.49	892.45	1017.75	983.70	985.93	1062.57	1083.58	1097.50	1034.47	1083.59	1083.75	1192.26	1229.78	1260.77	1273.39	1298.14	1348.39	1370.08	1373.14			
	1990-99	991.04	1069.31	1034.89	1081.59	1152.44	1186.78	1172.80	1085.75	1091.13	1099.56	1115.19	1162.74	1180.77	1203.10	1216.23	1223.35	1276.35	1271.72	1241.62	1285.21	1477.31	1498.26	1488.82	1450.76	1600.14	1567.03	1496.41	1524.90			
	2000-09	1019.24	1069.81	1037.61	1067.85	1066.22	1059.19	1018.56	1120.42	1120.42	1168.07	1112.77	1086.85	1121.54	1130.94	1142.81	1217.38	1328.22	1289.88	1291.73	1300.06	1334.20	1374.78	1412.84	1378.90	1438.00	1439.20	1410.68	1483.62			
	2010 up																								1545.72	1611.15	1613.73	1492.75	1514.21			
Jefferson	To 1959	628.09	641.62	629.42	627.49	609.05	549.76	553.90	605.94	658.59	642.99	795.18	690.40	803.86	792.88	753.58	752.26	714.34	739.86	736.13	763.11	774.68	747.07	865.50	847.45	897.39	972.64	928.99	946.61			
	1960-69	711.79	715.95	740.46	760.68	720.27	733.27	731.91	714.94	729.94	743.55	740.44	733.65	775.74	774.80	788.39	790.53	805.78	825.39	852.72	850.58	879.82	909.92	867.50	959.37	987.17	1037.69	957.66	1025.56			
	1970-79	707.70	684.09	767.30	702.15	723.44	741.34	756.20	758.48	747.63	769.27	776.27	777.94	776.99	824.67	804.81	808.00	819.89	851.76	867.64	901.49	933.99	970.25	965.81	983.68	986.85	1079.22	1091.68	1092.56			
	1980-89	812.82	795.71	801.35	833.10	823.04	829.12	817.26	819.55	809.22	844.17	846.08	852.94	885.75	933.86	960.13	955.22	1030.82	1047.29	1024.92	1057.96	1108.25	1194.23	1155.63	1177.30	1215.17	1277.28	1246.16	1294.69			
	1990-99	992.11	969.84	968.28	920.94	934.27	993.82	991.99	1012.03	1022.95	1035.71	1051.52	1085.61	1117.16	1106.97	1088.90	1124.29	1149.35	1172.89	1146.30	1175.32	1297.65	1299.81	1275.49	1338.92	1397.70	1388.83	1347.89	1439.47			
	2000-09	917.71	1035.24	1031.46	1003.23	1063.70	1067.76	1004.34	1071.59	1095.60	1131.94	1110.45	1140.97	1159.81	1198.49	1204.21	1246.72	1250.84	1269.67	1312.81	1347.46	1231.64	1374.14	1335.20	1346.65	1452.38	1444.07	1462.02	1488.62			
	2010 up																								1499.24	1560.95	1629.81	1596.41	1570.03			
Metro Average	To 1959	680.32	721.13	700.98	720.01	717.43	721.60	691.21	681.17	656.79	672.46	759.38	717.34	784.50	752.63	740.01	772.61	820.33	815.34	844.20	893.72	887.92	897.83	939.17	964.64	1012.77	997.46	1017.17	1066.42			
	1960-69	748.51	758.84	710.72	721.88	715.21	731.96	736.07	751.66	734.12	760.50	768.79	765.84	798.17	806.51	803.25	818.76	824.18	841.73	858.50	870.22	880.90	899.30	962.50	971.33	1049.78	1044.00	1087.09	1147.48			
	1970-79	691.18	685.39	692.89	724.87	721.66	722.10	723.48	725.13	713.37	732.96	727.89	735.90	748.10	754.99	747.66	770.35	771.44	796.31	821.11	834.33	856.38	888.47	920.05	933.04	970.23	1016.16	1022.60	1032.76			
	1980-89	783.44	785.04	775.80	808.84	822.03	828.80	832.74	837.66	823.75	861.51	847.68	886.41	880.02	888.81	886.73	905.51	940.47	971.11	964.44	987.65	1054.31	1104.52	1100.00	1129.27	1202.91	1212.61	1194.64	1240.63			
	1990-99	1011.87	1027.48	1024.00	999.75	1033.69	1063.00	1074.10	1043.00	1070.34	1086.02	1096.80	1129.44	1148.09	1161.76	1171.01	1159.70	1201.11	1219.24	1226.37	1238.13	1322.41	1358.91	1353.86	1374.88	1437.37	1464.79	1439.35	1471.28			
	2000-09	1128.72	1128.07	1111.09	1124.93	1163.45	1167.99	1159.76	1168.47	1173.62	1184.03	1176.75	1180.23	1210.92	1223.89	1234.24	1233.17	1271.34	1302.04	1284.55	1315.62	1360.63	1381.90	1416.13	1366.30	1441.85	1450.83	1429.57	1459.76			
	2010 up																								1649.39	1697.05	1729.72	1713.77	1702.10			

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

Average Rents by Size of Building by County

(In Dollars)

	Number of Units	2009			2010				2011				2012				2013				2014				2015				2016			
County		2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	Up to 8			862.50	592.50	862.50	862.50	862.50	237.50	782.25	556.25	362.50	672.00	672.00	1367.00	1367.00		1367.00	1367.00			1390.00	1390.00	1411.00	1411.00	1411.00	1411.00	1432.00				
	9 to 50	1766.34	1499.32	622.13	649.78	675.90	968.40	621.37	902.24	738.30	624.73	1032.74	724.26	731.58	704.35	656.13	729.67	693.04	744.18	756.70	785.49	741.49	798.83	770.84	761.51	783.54	759.07	900.89	1213.39			
	51 to 99	621.46	607.77	643.83	741.41	788.26	765.50	705.50	795.27	632.34	592.71	625.72	680.20	714.32	630.43	632.18	676.15	663.76	678.97	750.81	731.56	771.02	820.46	818.26	901.81	890.47	857.07	803.21	897.55			
	100 to 199	758.45	724.13	739.03	769.95	772.47	768.79	752.60	720.03	718.97	739.78	747.67	740.35	774.16	774.76	767.55	795.86	801.93	815.81	836.29	868.38	869.74	920.76	956.42	972.18	975.61	1097.49	1096.99	1153.94			
	200 to 349	902.78	859.09	847.98	854.88	896.93	945.09	905.72	917.87	917.85	932.64	924.68	942.39	936.64	944.29	928.61	940.28	974.11	1022.59	981.26	1025.28	1065.48	1139.81	1174.76	1186.81	1250.62	1257.36	1243.93	1320.72			
	350 and up	896.62	869.51	805.06	967.47	948.28	941.53	952.12	956.12	935.87	1044.10	961.71	1016.68	920.81	894.69	910.19	920.77	942.45	954.06	970.70	998.58	1054.62	1033.38	1068.11	1121.10	1179.66	1200.88	1189.75	1230.09			
Arapahoe	Up to 8	786.30	1255.03	637.75	619.23	668.13	634.53	633.96	619.36	650.08	583.34	568.76	696.22	630.24	689.56	652.69	609.37	622.29	659.43	770.50	714.67	685.18	700.37	649.33	780.37	871.57	767.65	1155.25	820.42			
	9 to 50	621.31	615.04	593.84	629.42	662.49	634.14	653.45	639.52	658.65	642.19	634.27	661.87	677.22	673.69	662.36	690.83	704.98	746.08	761.16	748.48	720.31	757.28	836.42	798.40	860.27	849.51	831.78	848.28			
	51 to 99	610.64	751.13	706.37	673.96	686.27	703.20	696.66	707.06	685.24	697.16	707.69	727.29	717.79	751.31	738.32	784.11	935.63	936.82	872.31	999.18	928.84	994.04	1085.48	1039.21	1057.86	1122.59	1227.08	1121.26			
	100 to 199	724.44	733.28	731.88	747.04	715.59	701.06	720.31	731.76	726.87	740.53	757.94	765.13	806.08	782.95	795.39	790.57	780.89	843.04	853.96	882.78	888.61	954.68	984.26	1017.02	1052.08	1030.37	1025.76	1051.02			
	200 to 349	923.67	932.00	882.21	899.12	926.87	962.83	988.93	958.12	960.55	958.03	968.98	974.98	1046.71	1030.46	1027.52	1026.48	1038.37	1079.55	1065.50	1089.26	1179.36	1196.29	1177.53	1256.77	1308.64	1305.46	1346.62	1336.76			
	350 and up	785.49	843.99	861.57	833.75	850.44	876.90	872.21	865.76	885.44	891.06	896.41	907.94	931.22	951.32	930.72	932.85	976.13	989.21	984.03	1015.63	1045.02	1097.45	1116.98	1137.03	1210.13	1227.47	1181.08	1210.83			
Boulder/ Broomfield	Up to 8	787.50	725.11	747.59	758.65	768.17	759.82	728.98	754.10	739.38	710.44	767.47	759.00	795.35	731.51	778.41	794.49	773.68	796.00	810.55	792.98	851.32	905.93	852.63	851.84	980.93	1169.93	920.96	878.65			
	9 to 50	870.50	901.56	888.29	814.09	857.30	872.99	811.88	882.34	890.23	902.14	924.39	947.06	953.69	1000.66	961.41	971.30	980.99	1075.56	1031.19	1115.12	1122.10	1090.11	1100.30	1113.43	1238.51	1302.63	1101.51	1114.25			
	51 to 99	917.00	889.64	887.72	918.71	953.16	942.44	917.37	947.45	969.82	1042.91	1052.99	1054.23	1085.30	1066.92	1064.90	990.34	989.43	1071.42	1097.28	1118.82	1002.96	1173.98	1214.14	1335.69	1472.31	1550.27	1531.40	1552.76			
	100 to 199	972.64	898.74	950.56	946.07	1022.61	1029.87	1020.00	1048.91	1076.79	1078.29	1044.88	1068.74	1083.50	1092.93	1123.97	1205.68	1248.65	1232.21	1257.22	1291.53	1323.78	1279.51	1315.90	1327.04	1603.11	1663.51	1632.58	1776.80			
	200 to 349	937.80	909.09	893.32	891.99	896.19	901.39	936.35	961.11	965.44	989.85	1000.14	1015.76	1025.32	1070.29	1078.51	1095.90	1121.89	1111.14	1169.49	1204.42	1219.84	1286.38	1348.83	1392.09	1411.48	1471.77	1454.23	1474.25			
	350 and up	1024.11	1070.97	1006.60	1044.11	1118.93	1102.53	1108.73	1074.07	1083.10	1091.70	1103.34	1158.47	1202.59	1217.60	1143.11	1216.67	1302.61	1292.37	1238.10	1266.49	1341.49	1352.55	1349.46	1291.03	1428.38	1504.79	1509.89	1397.68			
Denver	Up to 8	642.49	729.48	701.58	643.35	713.54	697.41	643.88	651.28	648.49	688.79	696.78	701.87	720.53	703.92	719.56	731.53	732.74	741.67	761.44	749.47	797.47	840.06	777.29	780.84	860.30	808.11	861.09	1011.93			
	9 to 50	653.04	698.63	840.63	689.93	719.14	698.94	695.72	668.21	688.47	695.06	775.56	747.64	781.67	805.26	798.40	823.24	856.87	875.11	886.60	922.48	951.30	960.41	974.99	986.01	1046.65	920.49	1093.24	1153.83			
	51 to 99	744.95	725.06	790.59	807.52	772.46	787.52	802.48	804.36	758.20	872.85	816.81	830.37	810.49	842.52	795.31	844.68	866.87	933.42	844.13	962.17	947.85	975.22	1000.07	1028.57	1109.62	1036.33	1186.20	1234.75			
	100 to199	805.81	831.69	845.24	813.32	891.85	929.35	927.30	923.22	920.29	938.35	971.87	936.09	1009.07	990.95	1015.56	979.81	996.04	1037.31	1123.81	1102.65	1133.09	1116.41	1242.20	1285.73	1319.02	1322.80	1312.62	1311.81			
	200 to 349	999.50	962.68	977.79	970.90	987.23	975.96	994.31	975.66	968.30	1021.78	983.00	1027.01	1028.65	1069.79	1045.31	1056.12	1092.54	1113.35	1093.86	1197.56	1184.64	1190.65	1255.40	1272.43	1381.24	1377.06	1426.00	1421.36			
	350 and up	899.54	922.85	883.46	882.90	909.36	895.96	906.30	926.51	934.71	941.58	954.77	1027.91	1081.64	1073.51	1010.35	1058.87	1035.63	1064.22	1081.57	1055.63	1139.77	1097.81	1174.62	1213.70	1238.41	1254.23	1269.59	1302.05			
Douglas	Up to 8																															
	9 to 50	523.21	523.21	548.21	523.21		487.50	487.50	548.21		523.21				709.88																	
	51 to 99	689.10																		835.00									830.00			
	100 to 199				837.50	834.78	931.67	895.97	895.97	895.97	895.97	824.18		850.26					920.27										1540.80			
	200 to 349	988.55	1085.25	1056.94	1103.63	1095.50	1094.76	1088.04	1120.80	1130.81	1157.95	1135.01	1141.23	1144.94	1163.43	1195.34	1230.44	1302.66	1271.16	1268.28	1303.90	1415.18	1440.57	1427.31	1442.61	1585.23	1561.62	1482.61	1522.86			
	350 and up	1014.80	1040.39	1007.31	1047.59	1090.61	1125.67	1102.57	1096.01	1067.58	1106.87	1072.50	1077.92	1132.55	1126.61	1180.60	1157.42	1201.30	1218.40	1217.85	1234.81	1311.37	1332.10	1350.72	1376.79	1436.03	1422.86	1414.23	1470.25			
Jefferson	Up to 8	742.45	763.31	733.50	704.16	746.87	706.06	710.14	713.79	750.73	732.64	741.58	738.19	765.18	752.52	749.35	755.48	784.11	792.91	775.42	797.35	800.07	985.17	846.26	884.42	1171.36	966.31	946.16	1027.27			
	9 to 50	659.62	663.44	1237.78	677.34	673.96	671.70	667.56	676.16	671.02	781.16	800.08	791.81	812.30	809.72	800.68	804.10	834.52	840.44	837.13	852.46	1208.51	875.05	879.13	890.00	944.04	968.09	911.83	962.63			
	51 to 99	686.35	853.60	768.27	692.30	759.05	760.49	743.78	735.52	746.96	760.45	758.32	714.04	735.52	759.64	745.03	738.23	752.29	795.31	854.26	835.80	906.35	930.38	905.08	942.78	1028.67	1058.36	1052.42	1083.19			
	100 to 199	765.49	765.82	766.20	829.89	820.92	810.34	792.22	791.98	792.02	816.59	817.93	832.48	853.07	810.49	838.06	866.67	871.46	913.28	906.62	908.93	968.26	949.42	998.63	1037.51	1055.59	1180.51	1193.52	1189.54			
	200 to 349	824.13	851.12	866.58	864.85	876.89	912.50	876.87	889.18	905.43	904.97	897.59	917.35	937.38	1005.56	980.56	1007.96	1058.11	1092.99	1011.62	1089.39	1140.01	1183.05	1136.64	1169.92	1206.23	1278.09	1304.64	1335.88			
	350 and up	891.88	835.10	854.48	849.31	864.07	888.37	903.48	906.19	914.52	954.98	948.79	953.53	969.27	1038.44	1027.67	1037.06	1087.77	1127.57	1070.56	1091.54	1152.92	1292.80	1231.87	1282.14	1368.94	1353.23	1323.67	1382.89			
Metro Average	Up to 8	702.10	823.15	706.29	667.23	722.10	694.44	674.97	677.34	696.32	689.48	696.63	720.12	721.34	721.79	729.96	732.15	748.91	758.60	774.39	765.47	796.76	899.30	815.98	836.16	1058.20	951.15	931.00	980.73			
	9 to 50	710.62	741.74	868.55	685.29	712.29	711.04	688.04	695.03	702.23	723.13	781.63	756.95	787.62	794.69	785.41	806.95	840.54	859.63	862.72	897.89	971.94	921.08	940.99	944.26	1006.10	938.47	1033.40	1095.81			
	51 to 99	704.81	756.41	768.06	765.69	765.54	776.58	771.52	785.58	748.57	793.02	789.47	797.17	793.26	807.21	781.69	819.04	846.92	898.82	875.68	957.29	918.26	975.42	1004.59	1038.83	1106.91	1133.40	1200.03	1184.88			
	100 to 199	791.39	789.55	796.14	812.94	829.13	838.11	830.85	831.18	826.77	838.90	852.74	854.97	895.38	872.23	884.20	902.26	913.20	952.82	986.90	997.36	1016.09	1036.68	1095.50	1124.92	1175.19	1208.45	1219.17	1244.18			
	200 to 349	930.67	925.13	910.94	916.46	937.59	957.52	960.23	957.30	957.79	974.55	968.07	990.43	1016.90	1036.21	1026.89	1038.28	1068.03	1097.95	1079.82	1132.06	1178.41	1208.15	1225.14	1265.13	1330.45	1351.41	1369.17	1387.70			
	350 and up	876.38	896.55	880.34	894.90	920.23	929.36	925.03	925.21	931.46	956.36	948.91	979.45	1000.11	1006.18	992.15	1005.42	1034.17	1055.50	1050.31	1065.30	1124.95	1149.01	1174.82	1201.89	1263.46	1283.66	1264.22	1293.50			

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

Average Rent per Square Foot by Apartment Type by County

(In Dollars)

	Apartment	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	Type	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	Efficiency	1.09	1.09	1.11	1.10	1.15	1.15	1.17	1.17	1.21	1.21	1.06	1.33	1.25	1.03	1.19	1.32	1.55	1.26	1.19	1.05	1.05	1.18	1.24	1.22	1.23	1.24	1.27	1.36	1.36	1.35	1.37	1.55	1.23	1.22	1.32	1.38	1.46	1.41	1.38	1.52			
	1 Bed	1.04	1.04	1.02	1.02	1.04	1.04	1.04	1.05	1.09	1.07	1.06	1.05	1.06	1.04	1.00	1.09	1.10	1.11	1.11	1.13	1.10	1.21	1.16	1.19	1.14	1.15	1.14	1.18	1.20	1.23	1.23	1.27	1.31	1.37	1.40	1.47	1.51	1.58	1.53	1.61			
	2 Bed, 1 Bath	0.93	0.91	0.91	0.91	1.00	0.93	0.95	0.97	1.01	0.97	0.96	0.96	1.03	1.01	0.92	1.00	1.01	1.04	1.01	1.02	0.98	1.01	1.00	0.98	1.01	1.01	1.02	1.04	1.08	1.10	1.12	1.15	1.16	1.23	1.26	1.33	1.37	1.41	1.39	1.44			
	2 Bed, 2 Bath	0.96	0.96	0.94	0.94	0.96	0.95	0.94	0.94	0.99	0.98	0.97	0.96	0.96	0.93	0.89	0.99	0.97	0.99	0.99	1.00	1.02	1.05	1.01	1.08	1.03	1.03	1.02	1.04	1.09	1.11	1.10	1.14	1.20	1.22	1.26	1.29	1.31	1.37	1.35	1.38			
	3 Bed	0.91	0.94	0.93	0.93	1.00	0.95	0.96	0.97	1.06	1.05	1.03	0.99	1.01	0.92	0.90	0.97	0.99	1.02	1.02	1.04	1.03	1.06	1.01	1.03	1.00	1.02	1.02	1.06	1.09	1.17	1.08	1.17	1.18	1.26	1.31	1.36	1.41	1.35	1.37	1.48			
	All	0.99	0.98	0.97	0.97	1.01	0.99	0.99	1.00	1.04	1.02	1.01	1.00	1.02	1.00	0.94	1.04	1.04	1.06	1.05	1.06	1.05	1.11	1.08	1.11	1.07	1.09	1.08	1.11	1.14	1.17	1.16	1.21	1.24	1.29	1.33	1.39	1.42	1.48	1.44	1.50			
Arapahoe	Efficiency	1.12	1.15	1.10	1.21	1.24	1.24	1.18	1.13	1.11	1.18	1.13	1.15	1.16	1.12	1.06	1.15	1.20	1.19	1.14	1.19	1.18	1.24	1.26	1.31	1.29	1.35	1.37	1.39	1.44	1.50	1.48	1.53	1.47	1.65	1.73	1.79	1.81	1.94	2.00	2.07			
	1 Bed	1.00	1.02	0.99	0.98	1.01	1.02	1.01	1.01	1.02	1.03	1.03	1.04	1.01	1.02	1.00	1.04	1.05	1.07	1.07	1.06	1.06	1.07	1.09	1.11	1.13	1.14	1.13	1.15	1.19	1.22	1.21	1.25	1.30	1.35	1.38	1.42	1.49	1.52	1.51	1.52			
	2 Bed, 1 Bath	0.88	0.89	0.87	0.87	0.90	0.90	0.89	0.89	0.91	0.91	0.93	0.91	0.88	0.91	0.89	0.94	0.95	0.96	0.96	0.92	0.93	0.96	0.95	0.97	0.98	1.00	0.97	1.00	1.04	1.07	1.08	1.10	1.15	1.18	1.21	1.27	1.33	1.34	1.34	1.36			
	2 Bed, 2 Bath	0.92	0.93	0.92	0.90	0.95	0.90	0.92	0.92	0.92	0.94	0.95	0.94	0.92	0.95	0.93	0.92	0.95	0.98	0.98	0.97	0.98	0.98	0.99	1.00	1.05	1.06	1.04	1.05	1.08	1.11	1.10	1.13	1.18	1.23	1.24	1.29	1.35	1.36	1.35	1.39			
	3 Bed	0.91	0.89	0.91	0.90	1.01	0.94	0.94	0.94	0.94	0.97	0.96	0.95	0.96	0.94	0.95	0.98	0.99	1.00	1.03	1.00	1.03	1.03	0.99	1.00	1.05	1.05	1.05	1.04	1.08	1.10	1.10	1.12	1.19	1.23	1.26	1.32	1.35	1.32	1.35	1.37			
	All	0.96	0.97	0.95	0.94	0.98	0.97	0.96	0.97	0.97	0.99	0.99	0.98	0.96	0.98	0.96	0.99	1.01	1.03	1.03	1.01	1.02	1.03	1.04	1.05	1.08	1.10	1.08	1.10	1.13	1.17	1.15	1.19	1.24	1.29	1.31	1.36	1.42	1.44	1.44	1.46			
Boulder/ Broomfield	Efficiency	1.89	1.77	1.66	1.74	1.57	1.37	1.41	1.24	1.64	1.67	1.61	1.50	1.40	1.44	1.50	1.54	1.58	1.52	1.53	1.56	1.66	1.72	1.66	1.70	1.81	1.64	1.90	1.81	1.87	1.56	1.64	2.05	2.04	1.78	2.18	2.20	2.41	2.15	2.30	2.38			
	1 Bed	1.20	1.20	1.18	1.18	1.18	1.18	1.21	1.22	1.23	1.25	1.23	1.22	1.21	1.24	1.20	1.20	1.25	1.24	1.24	1.26	1.27	1.29	1.32	1.34	1.36	1.44	1.38	1.42	1.48	1.48	1.52	1.54	1.55	1.64	1.70	1.69	1.81	1.88	1.80	1.79			
	2 Bed, 1 Bath	0.88	0.92	0.93	0.92	0.95	0.92	0.96	0.95	0.99	0.99	1.03	1.04	1.03	1.01	0.97	0.96	1.00	1.02	1.05	1.08	1.06	1.06	1.06	1.09	1.12	1.18	1.19	1.23	1.20	1.25	1.25	1.27	1.30	1.33	1.38	1.41	1.50	1.49	1.54	1.51			
	2 Bed, 2 Bath	1.06	1.14	1.10	1.11	1.08	1.03	1.06	1.03	1.04	1.05	1.04	0.99	1.00	1.02	0.99	1.00	1.09	1.08	1.11	1.11	1.09	1.12	1.11	1.15	1.16	1.17	1.17	1.24	1.31	1.32	1.32	1.33	1.38	1.43	1.42	1.40	1.57	1.61	1.54	1.52			
	3 Bed	0.87	0.84	0.97	0.94	1.01	0.97	1.04	1.02	1.00	1.01	1.03	0.97	1.01	1.02	1.03	1.03	1.07	1.07	1.00	1.07	1.06	1.07	1.08	1.12	1.17	1.20	1.16	1.24	1.25	1.26	1.25	1.29	1.29	1.25	1.29	1.28	1.47	1.51	1.44	1.44			
	All	1.08	1.12	1.11	1.11	1.10	1.08	1.12	1.10	1.13	1.15	1.14	1.12	1.12	1.13	1.10	1.10	1.16	1.16	1.16	1.18	1.18	1.19	1.21	1.24	1.26	1.31	1.28	1.33	1.37	1.38	1.41	1.42	1.44	1.50	1.55	1.54	1.68	1.73	1.67	1.66			
Denver	Efficiency	1.30	1.37	1.32	1.33	1.23	1.24	1.30	1.30	1.30	1.32	1.30	1.29	1.32	1.34	1.45	1.31	1.32	1.35	1.35	1.41	1.40	1.45	1.44	1.46	1.57	1.58	1.57	1.64	1.69	1.67	1.70	1.72	1.78	1.85	1.90	1.96	2.06	2.04	2.11	2.08			
	1 Bed	1.08	1.15	1.09	1.08	1.10	1.12	1.12	1.13	1.18	1.16	1.15	1.16	1.13	1.13	1.13	1.13	1.15	1.16	1.16	1.17	1.17	1.20	1.22	1.25	1.29	1.30	1.24	1.27	1.28	1.34	1.38	1.41	1.46	1.48	1.55	1.57	1.67	1.65	1.69	1.71			
	2 Bed, 1 Bath	0.97	0.99	0.96	0.97	0.99	0.96	0.94	0.93	0.97	1.00	0.99	1.00	0.98	0.99	0.99	1.02	1.01	1.01	1.00	0.98	0.97	1.01	1.01	1.06	1.07	1.10	1.06	1.10	1.10	1.13	1.15	1.16	1.22	1.24	1.28	1.32	1.38	1.36	1.42	1.41			
	2 Bed, 2 Bath	0.94	0.97	0.96	0.96	1.00	1.04	1.02	1.01	1.04	1.03	1.05	1.06	1.02	0.99	1.06	1.02	1.04	1.03	1.05	1.05	1.06	1.07	1.09	1.16	1.19	1.18	1.15	1.19	1.21	1.25	1.26	1.30	1.35	1.37	1.42	1.45	1.51	1.48	1.50	1.51			
	3 Bed	0.92	0.93	0.95	0.96	0.95	0.97	1.00	1.08	1.06	1.05	1.05	1.08	1.05	1.01	1.00	0.93	0.96	0.94	0.95	0.93	0.94	1.02	1.00	1.05	1.06	1.12	1.25	1.06	1.11	1.11	1.19	1.12	1.17	1.16	1.31	1.33	1.36	1.28	1.40	1.38			
	All	1.04	1.10	1.06	1.06	1.07	1.09	1.09	1.08	1.12	1.12	1.11	1.12	1.10	1.10	1.12	1.10	1.12	1.11	1.12	1.12	1.13	1.16	1.17	1.21	1.25	1.26	1.22	1.24	1.26	1.30	1.34	1.36	1.41	1.44	1.51	1.54	1.62	1.58	1.64	1.65			
Douglas	Efficiency	1.09	1.05	1.35	1.34	1.35	1.13	1.32	1.35	1.23	1.23	1.25	1.35	1.35	1.35	1.04	1.52	1.09	1.43	1.29	1.29	1.32	1.42	1.35	1.35	1.44	1.45	1.43	1.61	1.63	1.64	1.69	1.57	1.85	1.66	1.81	2.10	2.24	1.89	1.87	2.05			
	1 Bed	1.08	1.09	1.08	1.06	1.11	1.09	1.16	1.13	1.15	1.16	1.10	1.08	1.08	1.12	1.09	1.14	1.14	1.18	1.19	1.19	1.16	1.19	1.16	1.19	1.20	1.19	1.25	1.25	1.29	1.32	1.35	1.34	1.44	1.47	1.49	1.50	1.61	1.58	1.58	1.64			
	2 Bed, 1 Bath	1.11	1.05	1.04	1.04	1.06	1.05	1.03	0.97	1.01	1.03	1.11	0.99	0.98	1.06	1.05	1.08	1.11	1.13	1.12	1.14	1.11	1.17	1.11	1.14	1.14	1.15	1.22	1.19	1.24	1.25	1.24	1.29	1.36	1.38	1.40	1.44	1.50	1.51	1.48	1.46			
	2 Bed, 2 Bath	1.05	1.02	1.01	1.00	1.01	1.00	1.02	1.01	1.03	1.02	1.00	1.00	0.98	1.04	1.00	1.05	1.05	1.07	1.05	1.07	1.07	1.11	1.11	1.10	1.13	1.13	1.16	1.16	1.24	1.20	1.18	1.22	1.30	1.34	1.34	1.35	1.41	1.43	1.40	1.47			
	3 Bed	1.05	1.01	0.95	0.99	1.02	1.02	1.02	1.01	1.02	1.06	1.01	0.98	1.00	1.06	1.03	1.07	1.12	1.13	1.11	1.10	1.14	1.16	1.07	1.13	1.20	1.15	1.20	1.18	1.25	1.21	1.21	1.24	1.30	1.38	1.37	1.36	1.45	1.41	1.43	1.44			
	All	1.07	1.05	1.04	1.03	1.06	1.05	1.08	1.06	1.08	1.09	1.06	1.04	1.03	1.08	1.05	1.10	1.11	1.13	1.12	1.14	1.12	1.16	1.13	1.15	1.17	1.16	1.21	1.20	1.27	1.26	1.27	1.29	1.38	1.41	1.42	1.43	1.52	1.51	1.49	1.55			
Jefferson	Efficiency	1.18	1.20	1.04	1.03	1.03	1.09	1.12	1.07	1.19	1.24	1.21	1.17	1.17	1.16	1.20	1.12	1.11	1.11	1.10	1.13	1.17	1.23	1.22	1.26	1.36	1.28	1.47	1.36	1.38	1.42	1.52	1.71	1.74	1.84	1.78	1.84	1.87	1.90	1.75	1.82			
	1 Bed	1.06	1.06	1.07	1.03	1.03	1.04	1.07	1.04	1.07	1.08	1.05	1.05	1.05	1.05	1.05	1.05	1.06	1.08	1.08	1.08	1.10	1.13	1.12	1.15	1.18	1.22	1.21	1.25	1.27	1.32	1.31	1.31	1.39	1.45	1.42	1.47	1.54	1.60	1.58	1.62			
	2 Bed, 1 Bath	0.89	0.89	0.88	0.85	0.86	0.87	0.91	0.88	0.90	0.92	0.90	0.91	0.91	0.91	1.06	0.90	0.93	0.92	0.93	0.93	0.92	0.95	0.95	0.97	0.99	1.01	1.00	1.02	1.05	1.09	1.07	1.10	1.15	1.22	1.22	1.25	1.32	1.40	1.36	1.41			
	2 Bed, 2 Bath	0.94	0.95	0.95	0.92	0.91	0.92	0.91	0.93	0.96	0.97	0.95	0.93	0.93	0.94	0.95	0.95	0.95	0.97	0.94	0.96	0.98	1.00	0.98	1.01	1.03	1.07	1.09	1.09	1.15	1.18	1.14	1.19	1.25	1.29	1.24	1.28	1.37	1.39	1.38	1.42			
	3 Bed	0.91	0.92	0.94	0.90	0.89	0.87	0.87	0.89	0.92	0.95	0.91	0.92	0.93	0.93	0.93	0.92	0.94	0.95	0.96	0.97	0.98	1.01	1.00	1.00	1.02	1.03	1.04	1.05	1.07	1.14	1.10	1.14	1.21	1.26	1.23	1.27	1.35	1.37	1.36	1.38			
	All	0.98	0.98	0.99	0.95	0.95	0.96	0.97	0.96	1.00	1.01	0.99	0.99	0.98	0.99	1.02	0.98	1.00	1.01	1.00	1.01	1.02	1.05	1.04	1.06	1.09	1.12	1.12	1.14	1.18	1.22	1.20	1.22	1.29	1.34	1.31	1.36	1.44	1.48	1.46	1.50			
Metro Average	Efficiency	1.27	1.32	1.28	1.29	1.24	1.25	1.28	1.25	1.28	1.31	1.28	1.28	1.29	1.29	1.37	1.29	1.31	1.33	1.32	1.34	1.35	1.41	1.41	1.44	1.52	1.52	1.54	1.56	1.61	1.61	1.62	1.69	1.70	1.77	1.84	1.90	1.98	1.98	2.04	2.06			
	1 Bed	1.05	1.08	1.05	1.04	1.06	1.07	1.08	1.07	1.10	1.10	1.09	1.09	1.07	1.08	1.06	1.09	1.11	1.12	1.12	1.12	1.12	1.15	1.16	1.18	1.20	1.22	1.19	1.22	1.25	1.29	1.30	1.33	1.38	1.43	1.47	1.50	1.58	1.61	1.61	1.64			
	2 Bed, 1 Bath	0.92	0.93	0.92	0.92	0.95	0.93	0.93	0.92	0.95	0.96	0.96	0.96	0.95	0.96	0.96	0.97	0.99	0.99	0.99	0.98	0.97	1.00	0.99	1.01	1.03	1.05	1.04	1.06	1.09	1.12	1.13	1.15	1.19	1.24	1.26	1.31	1.37	1.39	1.40	1.41			
	2 Bed, 2 Bath	0.95	0.97	0.96	0.94	0.97	0.96	0.96	0.96	0.98	0.99	0.98	0.97	0.96	0.97	0.96	0.97	0.99	1.01	1.00	1.01	1.02	1.03	1.03	1.06	1.09	1.10	1.09	1.10	1.15	1.17	1.16	1.20	1.25	1.29	1.30	1.34	1.40	1.42	1.41	1.44			
	3 Bed	0.92	0.92	0.93	0.93	0.97	0.95	0.95	0.97	0.99	1.01	0.99	0.97	0.98	0.96	0.95	0.97	1.00	1.01	1.01	1.01	1.02	1.05	1.01	1.03	1.06	1.07	1.09	1.08	1.11	1.14	1.13	1.16	1.21	1.25	1.28	1.32	1.38	1.35	1.38	1.41			
	All	1.00	1.02	1.01	1.00	1.02	1.01	1.02	1.02	1.04	1.05	1.04	1.03	1.02	1.03	1.02	1.04	1.06	1.07	1.07	1.07	1.07	1.09	1.09	1.12	1.14	1.16	1.14	1.16	1.20	1.23	1.23	1.27	1.32	1.36	1.39	1.43	1.50	1.52	1.52	1.55			

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

Average Rent Per Square Foot by Apartment Unit Size by County

(In Dollars)

	Apartment	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	Size (Sq. Ft)	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	499 below	1.13	1.05	1.09	1.09	1.47	1.47	1.28	1.32	1.31	1.30	1.28	1.37	1.28	1.30	1.33	1.25	1.49	1.36	1.23	1.24	1.23	1.28	1.38	1.29	1.35	1.33	1.38	1.46	1.33	1.35	1.39	1.62	1.44	1.42	1.65	1.70	1.85	1.82	1.77	1.41			
	500 to 749	1.00	1.02	1.00	1.01	1.04	1.02	1.03	1.05	1.09	1.07	1.07	1.07	1.07	1.06	1.04	1.11	1.12	1.13	1.12	1.15	1.09	1.24	1.18	1.21	1.15	1.15	1.13	1.18	1.21	1.24	1.24	1.28	1.30	1.38	1.39	1.49	1.54	1.59	1.56	1.65			
	750 to 999	0.98	0.96	0.95	0.95	0.98	0.96	0.98	0.98	1.02	1.00	0.99	0.96	1.00	0.98	0.91	1.01	1.01	1.03	1.02	1.03	1.02	1.07	1.02	1.07	1.04	1.05	1.05	1.07	1.10	1.12	1.13	1.17	1.20	1.24	1.29	1.32	1.36	1.44	1.41	1.47			
	1000 above	0.96	0.96	0.95	0.96	0.99	0.97	0.96	0.95	1.03	1.01	1.00	0.98	0.98	0.94	0.88	0.98	0.99	1.01	1.00	1.00	1.02	1.02	1.02	1.03	1.02	1.04	1.03	1.06	1.10	1.14	1.10	1.15	1.21	1.24	1.28	1.30	1.33	1.35	1.32	1.38			
Arapahoe	499 below	1.01	1.07	1.03	1.10	1.16	1.14	1.11	1.02	1.09	1.13	1.16	1.17	1.15	1.16	1.10	1.45	1.48	1.41	1.18	1.18	1.20	1.20	1.23	1.25	1.26	1.31	1.31	1.35	1.39	1.42	1.41	1.46	1.52	1.61	1.73	1.79	1.81	1.98	1.94	1.91			
	500 to 749	0.96	0.97	0.95	0.94	0.98	1.00	1.00	1.01	1.02	1.02	1.00	1.02	0.99	0.99	0.98	1.03	1.04	1.05	1.04	1.05	1.03	1.05	1.06	1.08	1.10	1.11	1.10	1.13	1.15	1.20	1.19	1.23	1.28	1.33	1.37	1.42	1.48	1.51	1.49	1.52			
	750 to 999	0.96	0.97	0.95	0.94	0.95	0.95	0.94	0.95	0.96	0.97	0.99	0.98	0.95	0.98	0.96	0.97	0.98	1.01	1.02	1.00	1.01	1.02	1.03	1.05	1.06	1.08	1.07	1.08	1.13	1.15	1.15	1.18	1.22	1.29	1.30	1.34	1.42	1.43	1.43	1.43			
	1000 above	0.94	0.94	0.94	0.91	1.01	0.93	0.93	0.94	0.93	0.96	0.96	0.94	0.94	0.96	0.94	0.93	0.96	1.00	1.01	0.99	1.00	1.00	1.01	1.02	1.07	1.09	1.06	1.07	1.10	1.13	1.10	1.14	1.19	1.22	1.24	1.30	1.35	1.35	1.35	1.38			
Boulder/ Broomfield	499 below	1.40	1.34	1.38	1.40	1.36	1.43	1.39	1.34	1.39	1.39	1.43	1.40	1.61	1.42	1.39	1.42	1.43	1.44	1.60	1.47	1.54	1.56	1.63	1.62	1.74	1.81	1.70	1.68	1.73	1.64	1.88	1.85	1.91	1.96	2.05	2.04	2.04	2.09	2.36	2.27			
	500 to 749	1.17	1.18	1.19	1.21	1.17	1.19	1.22	1.24	1.30	1.31	1.29	1.30	1.31	1.31	1.27	1.25	1.25	1.26	1.28	1.33	1.32	1.36	1.38	1.41	1.43	1.47	1.48	1.51	1.54	1.53	1.53	1.61	1.65	1.65	1.68	1.70	1.86	1.84	1.84	1.81			
	750 to 999	1.03	1.06	1.03	1.02	1.05	1.01	1.04	1.03	1.04	1.09	1.08	1.06	1.07	1.07	1.05	1.06	1.11	1.12	1.12	1.14	1.14	1.14	1.16	1.18	1.21	1.28	1.25	1.29	1.33	1.37	1.40	1.41	1.41	1.49	1.56	1.58	1.68	1.76	1.72	1.71			
	1000 above	1.00	1.08	1.05	1.06	1.04	0.99	1.04	0.99	1.02	1.02	1.01	0.96	0.98	1.00	0.97	0.98	1.09	1.06	1.06	1.07	1.08	1.10	1.10	1.14	1.14	1.16	1.14	1.22	1.27	1.26	1.26	1.26	1.32	1.36	1.37	1.34	1.50	1.56	1.48	1.47			
Denver	499 below	1.25	1.35	1.31	1.34	1.18	1.22	1.32	1.30	1.31	1.32	1.34	1.33	1.37	1.39	1.56	1.39	1.38	1.41	1.40	1.40	1.43	1.48	1.51	1.53	1.56	1.60	1.56	1.64	1.71	1.70	1.72	1.75	1.77	1.83	1.94	1.95	2.10	2.06	2.12	2.18			
	500 to 749	1.08	1.10	1.08	1.08	1.10	1.12	1.11	1.12	1.14	1.13	1.11	1.12	1.09	1.11	1.13	1.13	1.13	1.13	1.12	1.15	1.15	1.18	1.20	1.22	1.26	1.28	1.22	1.25	1.26	1.30	1.37	1.40	1.44	1.49	1.56	1.61	1.68	1.66	1.70	1.72			
	750 to 999	0.98	1.11	1.02	1.02	1.04	1.08	1.04	1.04	1.11	1.10	1.09	1.11	1.08	1.07	1.09	1.06	1.11	1.11	1.12	1.11	1.10	1.13	1.13	1.18	1.23	1.22	1.17	1.20	1.23	1.28	1.29	1.32	1.40	1.38	1.43	1.46	1.57	1.57	1.62	1.61			
	1000 above	0.97	1.01	0.99	0.99	1.01	1.02	1.02	1.02	1.06	1.06	1.08	1.09	1.05	1.02	1.04	1.01	1.04	1.02	1.03	1.03	1.05	1.10	1.08	1.15	1.18	1.21	1.20	1.17	1.20	1.23	1.23	1.26	1.26	1.32	1.40	1.41	1.46	1.42	1.47	1.48			
Douglas	499 below																																											
	500 to 749	1.08	1.01	1.00	0.97	1.00	1.01	1.06	1.01	1.02	1.07	1.06	1.03	1.05	1.08	1.00	1.19	1.05	1.16	1.20	1.21	1.21	1.23	1.18	1.20	1.20	1.18	1.19	1.24	1.39	1.37	1.39	1.40	1.52	1.56	1.54	1.64	1.79	1.68	1.62	1.72			
	750 to 999	1.09	1.08	1.08	1.06	1.11	1.09	1.15	1.12	1.14	1.15	1.11	1.07	1.05	1.11	1.08	1.12	1.14	1.16	1.16	1.17	1.14	1.18	1.14	1.18	1.18	1.18	1.25	1.24	1.28	1.30	1.32	1.33	1.42	1.44	1.47	1.49	1.58	1.56	1.55	1.60			
	1000 above	1.06	1.02	1.00	1.00	1.02	1.01	1.01	1.01	1.03	1.03	1.00	1.00	1.00	1.05	1.01	1.06	1.08	1.10	1.08	1.09	1.09	1.12	1.12	1.11	1.15	1.14	1.17	1.16	1.24	1.21	1.20	1.23	1.31	1.35	1.35	1.36	1.43	1.44	1.42	1.46			
Jefferson	499 below	1.10	1.11	0.99	0.99	0.98	0.99	1.08	0.99	1.37	1.41	1.40	1.41	1.39	1.36	1.40	1.24	1.21	1.07	1.08	1.16	1.18	1.24	1.19	1.17	1.51	1.21	1.52	1.32	1.35	1.41	1.58	1.71	1.91	1.97	1.91	2.00	1.97	2.03	1.93	1.95			
	500 to 749	1.06	1.05	1.05	1.02	1.02	1.02	1.06	1.02	1.04	1.05	1.02	1.03	1.03	1.03	1.02	1.03	1.04	1.05	1.06	1.07	1.08	1.11	1.11	1.13	1.16	1.21	1.18	1.21	1.24	1.29	1.28	1.29	1.36	1.43	1.43	1.47	1.54	1.61	1.59	1.63			
	750 to 999	0.94	0.95	0.95	0.91	0.93	0.94	0.96	0.95	0.97	1.00	0.96	0.96	0.97	0.98	1.05	0.97	0.99	1.01	0.99	1.00	1.00	1.03	1.03	1.05	1.08	1.11	1.10	1.13	1.15	1.21	1.17	1.19	1.27	1.34	1.30	1.35	1.42	1.46	1.45	1.49			
	1000 above	0.91	0.94	0.96	0.91	0.90	0.90	0.89	0.91	0.96	0.97	0.94	0.93	0.91	0.93	0.94	0.93	0.94	0.96	0.94	0.95	0.97	0.99	0.97	0.99	1.01	1.04	1.07	1.07	1.14	1.14	1.11	1.16	1.22	1.25	1.20	1.25	1.32	1.35	1.34	1.38			
Metro Average	499 below	1.20	1.25	1.23	1.26	1.22	1.25	1.28	1.23	1.30	1.30	1.33	1.32	1.32	1.35	1.42	1.40	1.41	1.40	1.36	1.34	1.38	1.41	1.46	1.47	1.52	1.55	1.53	1.55	1.60	1.59	1.65	1.69	1.73	1.82	1.91	1.93	2.00	2.04	2.08	2.10			
	500 to 749	1.03	1.05	1.03	1.02	1.05	1.06	1.07	1.07	1.09	1.08	1.07	1.08	1.06	1.07	1.06	1.09	1.09	1.10	1.10	1.11	1.10	1.14	1.14	1.17	1.18	1.20	1.17	1.20	1.22	1.27	1.29	1.32	1.36	1.42	1.46	1.51	1.58	1.60	1.61	1.64			
	750 to 999	0.98	1.01	0.98	0.97	0.99	0.99	1.00	1.00	1.03	1.03	1.02	1.01	1.00	1.02	1.01	1.02	1.04	1.06	1.06	1.06	1.05	1.08	1.07	1.10	1.12	1.13	1.12	1.14	1.18	1.22	1.22	1.25	1.30	1.34	1.36	1.40	1.48	1.51	1.52	1.53			
	1000 above	0.96	0.98	0.98	0.96	1.00	0.97	0.97	0.97	1.00	1.00	1.00	0.98	0.97	0.98	0.96	0.97	1.01	1.01	1.01	1.01	1.03	1.04	1.04	1.07	1.10	1.11	1.11	1.11	1.16	1.18	1.16	1.19	1.24	1.27	1.30	1.33	1.39	1.40	1.40	1.43			

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

Average rents do not reflect "rental losses" due to concessions, discounts, model, delinquents and bad debts.

Rental Losses from
Discounts/Concessions, Models, Delinquents, and Bad Debts

(In Percent)

Average Rent Minus Rental Losses Equals Effective Rent

	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Building Type	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Size																																											
Up to 8	1.2	4.1	0.3	6.6	22.2	1.2	15.3	13.9	16.6	3.9	7.1	26.9	8.0	24.2	6.4	3.4	9.9	4.7	2.1	3.8	5.2	4.2	5.2	4.6	0.1	5.5	2.4	2.4	2.7	6.4	-2.1	2.9	0.9	11.9	0.8	1.7	31.8	5.4	7.5	3.9			
9 - 50	3.3	5.2	2.1	3.5	13.8	4.9	11.6	8.2	12.1	1.7	4.3	3.6	10.7	13.7	26.5	-8.5	4.8	7.3	3.8	5.0	4.2	8.1	8.9	3.9	4.2	6.0	3.2	4.9	4.2	4.9	4.4	5.2	13.6	6.8	5.2	4.7	5.6	2.5	5.7	5.1			
51 - 99	11.0	13.2	5.7	4.8	6.8	7.9	5.0	5.9	11.2	5.6	6.8	5.3	5.0	13.3	12.2	4.9	4.9	5.7	6.5	4.7	5.9	7.3	8.2	5.2	3.2	1.1	6.5	3.5	2.4	10.2	3.4	2.4	6.7	12.1	7.9	4.4	9.4	10.4	9.9	6.1			
100 - 199	14.0	14.7	13.9	11.1	11.5	13.5	8.5	8.2	8.7	13.0	7.4	3.6	5.9	7.3	5.1	5.4	6.7	10.4	10.4	10.8	13.0	8.0	10.3	7.8	7.7	5.5	-3.1	10.5	4.3	4.2	5.6	8.5	8.4	8.1	9.2	8.8	8.0	12.3	11.6	7.9			
200 to 349	20.1	17.0	16.2	14.1	13.7	14.3	11.0	11.8	14.3	12.9	10.0	10.3	9.1	8.7	6.9	11.3	9.9	14.4	10.5	10.3	10.9	9.0	9.0	8.4	9.8	8.9	7.7	8.2	9.2	11.6	6.1	7.4	10.4	9.3	7.6	11.8	10.0	9.2	13.1	5.6			
350 up	18.6	17.9	17.7	18.4	11.3	9.7	10.9	11.0	10.4	13.3	9.1	6.6	7.0	13.4	9.0	11.5	11.2	15.5	9.8	8.7	12.6	12.9	8.4	10.8	11.0	11.9	9.7	5.6	10.5	7.0	10.9	6.1	8.5	9.1	10.0	8.0	10.3	6.7	12.2	7.5			
Age																																											
To 1959	6.8	6.7	7.2	6.5	9.2	6.6	5.8	8.4	1.4	2.8	5.2	2.9	3.1	8.5	4.9	4.4	4.2	4.6	3.8	5.0	2.7	5.7	11.9	4.2	4.8	5.9	4.6	6.2	4.5	4.7	5.3	12.8	6.3	9.2	6.4	7.9	6.1	5.0	2.7	1.9			
1960-69	14.2	10.9	6.0	1.9	15.3	10.6	12.8	15.5	15.5	6.6	8.2	5.4	10.5	10.4	8.6	16.9	4.2	9.6	7.7	9.6	6.5	9.4	7.9	5.7	6.6	5.6	3.0	4.6	6.5	5.6	5.6	2.9	2.8	4.3	7.7	7.5	17.3	10.7	12.1	11.3			
1970-79	16.5	13.6	12.0	10.6	10.8	12.1	7.8	10.0	10.9	12.4	10.7	6.5	8.4	5.7	7.5	4.5	9.3	14.8	11.1	8.3	9.2	10.4	8.3	5.6	10.7	9.4	9.1	11.2	5.9	17.7	6.9	5.1	7.6	8.5	9.7	8.4	10.6	10.5	7.6	7.8			
1980-89	16.2	16.9	16.4	13.6	12.2	12.2	10.8	10.8	12.2	14.3	9.1	7.9	6.7	9.7	6.9	6.7	9.6	13.2	9.8	7.9	13.7	11.7	8.5	12.2	9.1	7.8	9.8	6.4	7.7	7.7	6.1	7.0	10.0	8.9	9.2	14.9	9.7	3.0	7.2	2.8			
1990-99	17.7	17.3	15.4	18.2	11.1	12.0	12.0	9.7	7.7	11.5	11.2	3.5	6.2	8.0	3.3	7.3	7.7	12.3	8.6	7.5	11.1	9.2	8.1	8.4	9.7	10.5	7.2	7.1	8.1	7.3	7.0	7.4	10.1	11.7	6.5	6.7	8.6	7.4	4.5	6.2			
2000-09	15.7	20.1	18.1	6.6	18.1	14.8	9.3	7.3	23.3	20.8	8.2	13.1	10.5	17.4	14.0	18.2	13.6	18.3	11.2	15.0	15.2	10.5	9.5	9.9	11.4	10.1	4.9	5.6	11.3	7.0	8.6	6.7	8.7	8.1	8.3	7.4	8.2	9.0	5.2	6.5			
2010 up																																				7.9	10.0	12.6	22.8	8.4			
County																																											
Adams	18.1	18.1	14.7	14.7	16.2	12.6	12.6	12.0	12.5	11.8	11.1	7.1	11.8	10.4	8.3	12.4	11.9	14.6	10.4	10.6	13.8	14.5	10.4	14.2	10.8	8.1	5.5	5.7	7.9	7.2	14.4	4.2	8.6	11.0	14.0	17.3	9.7	14.6	5.6	3.4			
Arapahoe	16.1	15.8	17.1	12.1	13.3	13.3	10.7	12.0	15.4	12.5	10.8	9.5	7.4	10.8	9.9	11.6	11.4	17.1	12.4	8.9	11.7	10.4	8.8	8.7	11.0	11.4	8.3	8.2	10.2	8.0	4.8	6.0	9.4	10.5	8.9	9.5	10.5	10.0	6.6	6.2			
Boulder/Broomfield	22.6	19.5	17.3	17.6	12.3	10.5	9.5	8.7	7.0	7.7	5.5	4.0	7.2	8.3	5.3	3.9	7.5	7.2	5.6	13.7	12.3	5.3	8.0	6.4	6.1	6.3	2.5	8.3	7.9	7.6	6.2	7.3	8.9	8.8	1.6	5.1	11.1	9.8	2.9	7.1			
Denver	18.8	16.8	14.6	13.6	10.8	10.6	7.9	11.6	9.8	15.4	7.4	10.2	8.9	13.8	9.2	7.7	9.7	13.3	10.4	10.6	12.3	10.3	9.2	7.7	8.3	7.8	9.5	7.2	6.1	10.9	6.9	9.5	8.5	5.8	9.1	8.7	8.9	4.5	5.7	6.7			
Douglas	26.1	17.4	19.0	18.9	16.7	13.9	11.1	8.4	9.9	16.4	11.2	8.7	7.8	12.3	9.0	11.5	5.3	13.4	6.5	9.3	9.1	11.7	9.2	8.6	13.5	15.7	9.5	7.1	14.6	7.2	13.3	8.5	12.4	11.7	10.3	7.9	12.6	8.4	10.2	8.2			
Jefferson	9.4	12.9	10.5	14.6	7.8	10.7	11.6	8.3	11.2	7.8	6.8	3.5	4.6	8.1	8.1	8.3	6.4	8.9	6.4	5.6	7.7	7.8	6.7	8.6	7.6	8.7	4.8	4.9	7.4	10.4	7.5	4.3	9.5	7.9	5.9	8.7	8.8	8.8	5.5	8.5			
Average	17.1	16.3	15.3	14.3	12.3	12.0	10.5	10.7	12.1	12.3	9.1	7.8	7.9	10.8	8.7	9.7	9.6	13.6	9.8	9.5	11.4	10.4	8.8	9.1	9.7	9.6	7.4	7.2	8.9	8.8	7.7	6.9	9.3	9.1	8.7	9.7	10.0	8.6	6.1	6.7			

Economic Vacancy Rates by Size, Age and County

Defined as Physcial Vacancy Plus Concessions and Writeoffs
as a Percentage of Gross Potential Rent

(In Percent)

Building	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
Type	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Size (in units)																																											
Up to 6	9.5	9.8	4.0	11.0	29.5	5.7	21.3	18.7	21.4	9.8	14.3	33.2	12.9	31.3	11.3	8.0	14.1	8.4	5.1	6.6	9.7	8.0	6.7	6.7	3.8	8.8	5.0	5.5	4.7	8.6	1.6	3.5	2.7	14.1	3.2	3.1	39.0	6.4	8.9	7.6			
9 - 50	10.5	11.5	9.7	10.6	20.7	11.8	17.0	13.3	17.6	7.8	11.7	10.3	20.1	20.7	35.7	-1.9	11.9	12.8	8.3	8.7	7.9	11.4	12.1	6.4	7.6	8.3	6.6	7.8	7.3	7.9	7.8	8.3	18.9	9.6	8.4	7.4	8.2	4.6	7.0	7.9			
51 - 99	18.6	20.8	14.4	11.2	13.0	13.3	9.8	12.8	16.6	11.9	13.3	11.7	13.3	20.3	21.5	12.8	12.4	11.6	12.0	9.2	10.9	11.0	11.6	8.4	7.9	4.9	9.8	6.2	7.4	14.4	7.2	7.7	10.3	15.1	10.9	8.2	13.4	13.8	11.2	10.0			
100 - 199	20.8	21.6	20.9	18.9	17.4	18.8	13.8	13.1	14.0	18.2	14.5	11.4	13.1	14.6	12.4	12.7	13.6	16.0	15.9	15.9	17.5	12.9	15.1	11.7	12.0	9.3	0.7	14.2	8.1	8.0	9.7	13.4	13.4	11.6	13.8	13.5	12.7	18.4	12.9	14.2			
200 to 349	26.5	23.3	23.1	21.2	20.0	19.6	17.0	17.7	20.5	19.8	18.4	19.4	17.5	16.5	13.9	17.2	15.4	19.0	15.7	15.6	15.2	13.4	13.8	13.0	14.3	12.9	13.3	13.2	13.3	15.9	11.7	13.6	15.2	13.0	11.9	17.1	15.4	15.3	14.5	12.8			
350 up	26.0	25.1	24.5	25.3	17.3	14.9	17.5	17.3	17.0	19.8	17.0	14.9	17.3	20.5	17.2	18.2	17.4	21.3	15.8	14.9	18.2	18.5	14.9	16.7	16.3	16.8	14.6	10.4	14.9	12.0	16.2	10.5	13.0	13.4	15.2	12.9	14.2	10.8	13.6	13.2			
Age (year built)																																											
To 1959	14.0	14.5	11.7	12.8	15.3	12.8	11.4	13.0	7.2	8.5	12.5	11.3	10.9	14.8	11.1	10.2	10.4	9.2	7.2	8.7	5.9	8.2	14.1	6.4	8.5	8.3	7.1	8.5	8.3	8.6	8.7	19.7	12.7	11.4	8.8	9.9	8.7	7.9	7.6	6.6			
1960-69	22.2	21.0	12.5	8.1	20.9	16.2	17.9	21.5	21.0	11.7	14.8	12.2	18.2	18.7	17.1	23.9	10.4	15.3	12.6	14.8	11.4	13.3	11.9	8.7	10.6	8.6	6.3	8.6	10.4	9.5	9.9	7.7	7.6	7.5	11.0	10.4	20.6	13.6	17.0	16.2			
1970-79	25.0	21.7	19.3	18.1	17.4	17.9	14.6	15.8	16.8	19.3	18.8	15.0	19.6	14.7	16.9	12.4	16.9	20.1	16.9	14.1	14.1	15.9	14.3	10.9	16.3	13.8	13.8	15.3	10.3	21.9	11.5	9.6	11.9	12.0	14.2	12.6	14.5	14.0	12.5	12.5			
1980-89	22.5	22.7	23.2	20.9	18.3	17.1	16.7	16.3	18.2	20.6	16.2	15.0	14.1	15.6	13.2	12.6	14.6	17.6	14.5	12.4	18.2	16.4	14.3	17.6	14.0	12.5	14.9	10.0	11.7	12.0	11.0	10.8	14.3	13.1	13.0	18.4	13.2	7.2	12.2	8.5			
1990-99	23.3	22.2	22.0	24.4	16.7	17.3	18.0	15.7	13.9	17.1	18.8	10.8	12.4	13.9	9.8	11.9	12.3	16.3	13.2	12.1	15.6	13.9	13.2	13.3	14.3	14.6	12.1	11.3	12.1	12.4	12.0	11.4	14.8	15.9	11.6	11.3	12.7	11.7	9.5	12.1			
2000-09	27.9	34.3	28.5	20.5	28.4	22.7	16.0	21.6	32.9	32.5	21.3	30.1	27.3	30.1	25.5	27.4	21.6	26.9	19.8	23.8	21.7	16.4	15.8	15.1	16.0	14.6	11.1	13.1	16.0	11.9	15.7	15.2	14.7	12.4	14.7	11.2	11.7	13.3	10.1	12.0			
2010 up																																				28.8	27.0	30.6	27.8	22.6			
County																																											
Adams	24.3	24.5	22.0	22.5	22.6	18.5	20.0	18.5	19.3	19.3	19.9	15.5	20.3	17.1	14.6	19.2	17.1	19.1	16.2	16.1	19.0	19.9	15.6	18.7	15.7	12.3	10.0	10.8	11.7	12.9	19.7	8.9	13.1	14.9	17.7	21.3	13.6	19.0	11.5	8.6			
Arapahoe	23.0	22.6	24.5	19.9	19.5	18.3	16.7	18.4	21.3	19.5	19.1	19.2	18.1	19.3	18.5	18.8	17.8	23.8	19.0	15.3	17.2	16.0	15.6	15.0	16.6	16.2	13.3	12.4	14.7	12.7	9.9	10.4	14.1	15.1	13.7	14.4	15.4	15.5	13.9	12.5			
Boulder/Broomfield	29.7	24.3	22.8	22.3	16.4	14.1	14.9	14.3	13.4	12.4	11.6	10.0	14.4	13.8	11.1	8.9	12.4	10.7	9.2	18.6	16.9	10.0	12.4	10.3	9.8	9.3	6.2	11.5	11.7	10.4	9.6	14.0	13.3	12.1	8.8	11.1	15.9	13.4	11.9	15.1			
Denver	26.4	24.1	21.5	20.8	16.9	16.3	13.4	16.7	15.5	21.4	15.4	18.7	18.7	22.2	18.0	14.6	17.1	18.6	15.6	15.5	16.5	14.6	14.0	11.9	13.1	12.1	15.6	12.6	10.7	15.5	13.0	16.3	14.1	9.2	13.7	15.0	13.8	9.8	14.1	13.1			
Douglas	31.8	23.8	26.0	25.3	22.6	19.4	18.1	14.5	18.2	22.3	18.6	15.8	13.6	16.6	14.4	16.0	9.2	17.8	11.7	14.7	12.8	15.5	13.8	13.5	17.4	19.9	13.7	13.6	17.5	10.7	18.3	12.2	16.2	15.4	14.3	12.5	16.0	12.8	20.6	17.0			
Jefferson	16.7	20.2	17.1	20.9	15.2	16.1	17.6	13.9	17.2	14.3	14.1	11.1	11.8	14.4	15.4	14.1	11.9	12.8	10.9	10.3	12.3	12.2	11.0	12.4	11.5	12.4	9.0	8.6	11.1	14.0	12.1	7.7	13.2	11.1	9.7	11.9	12.2	13.9	11.1	13.4			
Average	24.1	23.1	22.3	21.4	18.5	17.3	16.6	16.6	18.3	18.8	17.0	16.3	16.9	18.2	16.4	16.2	15.7	18.9	15.4	15.0	16.2	15.3	14.3	14.0	14.5	13.8	12.3	11.8	13.0	13.2	12.9	12.0	14.0	13.0	13.3	14.6	14.5	13.6	13.7	13.0			

Average Rents for the Metropolitan Area

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
By County							
Adams	833.94	1083.28	1233.85	1435.67	1794.45	1309.63	1257.78
Arapahoe	948.47	1078.34	1180.83	1433.46	1839.74	1676.12	1235.67
Boulder/Broomfield	1294.49	1315.91	1386.34	1682.17	1945.43	1352.80	1475.33
Denver	1064.70	1216.23	1242.00	1658.62	1910.65	1617.71	1331.26
Douglas	1110.23	1301.34	1407.56	1664.34	1967.81	2169.00	1492.60
Jefferson	869.49	1163.37	1203.41	1486.82	1706.44	1399.97	1304.15
Metro Average	1046.67	1169.61	1236.48	1542.56	1841.36	1476.36	1315.39
By Market Area							
Adams County							
Aurora-North	725.00	795.74	926.25				809.71
Commerce City		1054.58	1186.72	1432.20	1681.75		1229.76
Northglenn/Thornton	710.88	1096.08	1238.67	1409.54	1678.26	1314.00	1246.79
Westminster	981.35	1094.18	1246.23	1501.85	1932.01	1299.00	1296.74
Arapahoe County							
Arapahoe County - South	1276.95	1208.77	1255.64	1585.53	1972.93		1387.14
Arapahoe County - Southeast	1125.85	1304.44	1511.79	1617.54	1894.85	2426.00	1477.89
Aurora - Central Northeast	744.74	954.16	1036.42	1299.84	1687.65		1085.11
Aurora - Central Northwest	890.05	929.81	1094.33	1276.93	1591.75		1075.75
Aurora - Central Southeast	835.82	1043.31	1181.72	1280.32	1713.45	1389.29	1167.60
Aurora - Central Southwest	739.11	1013.50	1174.24	1361.80	1837.80		1165.21
Aurora - South	1054.81	1043.93	1219.80	1409.44	1763.06	2035.60	1237.97
Englewood, Sheridan	589.96	1069.54	1253.14	1458.25	1975.32		1219.26
Glendale	1234.99	1226.45	1278.27	2041.07	2601.27		1462.62
Littleton	616.06	1120.28	1215.57	1374.44	1904.17	1300.00	1217.48
Boulder/Broomfield Counties							
Boulder County - Other	1137.50	1320.51	1437.33	1631.07	1930.63	1682.00	1505.21
Broomfield	1187.00	1258.97	1359.99	1590.11	1738.51	1425.00	1399.72
City of Boulder - Except University	1501.45	1649.35	1786.72	1956.40	2500.00		1799.11
City of Boulder - University Area	1624.08	1432.36	1400.00	2637.05	3089.91		1740.83
Longmont	1080.38	1199.87	1287.95	1424.42	1506.21	1307.81	1289.95
Denver City/County							
Denver - Central/Capitol Hill	979.05	1206.23	1631.54	1921.15	2690.82	1464.32	1314.32
Denver - Downtown	1210.02	1584.31	1547.58	2104.04	2904.52	2747.08	1677.32
Denver - East Central/Lowry	957.25	1225.99	1281.04	1686.58	2097.17	1680.00	1404.20
Denver - Far Southeast	997.38	1079.58	1109.99	1473.02	1968.12	1468.97	1196.93
Denver - North Central/City Park	885.21	1417.30	1379.38	2268.71	2556.44		1620.12
Denver - Northeast	950.00	1046.43	1002.30	1365.11	1605.78	1160.00	1151.19
Denver - Northwest	1219.17	1455.46	1352.35	2210.57	1735.00	550.00	1624.67
Denver - South Central/Wash Park	1046.78	1262.86	1158.88	2049.42	3084.08	600.00	1493.20
Denver - Southeast	824.63	1078.52	1156.53	1460.84	1166.76	1110.00	1188.04
Denver - Southwest		1183.95	1376.20	1470.06	2004.34	921.43	1311.76
Denver - West Central	995.70	969.16	1158.34	4070.00	1532.13	1765.60	1133.58
Douglas County							
Castle Rock		1138.90	1347.72	1483.90	1641.64		1337.31
Douglas County - North	1110.23	1314.28	1418.50	1681.17	1996.13	2169.00	1507.38
Jefferson County							
Arvada	1180.67	1129.05	1100.41	1629.25	1547.53	1599.40	1263.31
Golden	694.85	1388.47	1277.19	1651.23	1412.47	2132.47	1541.11
Lakewood - North	804.65	1112.12	1205.95	1417.94	1716.99	1250.69	1235.96
Lakewood - South	987.50	1217.90	1318.26	1486.41	1819.99	1357.55	1375.91
Wheat Ridge	716.18	828.51	948.36	973.56	1124.23	1006.54	906.37

Average Rents for the Metropolitan Area - Buildings with up to Six Units

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
By County							
Adams							
Arapahoe		720.00	850.50		1273.33		868.25
Boulder/Broomfield	500.00	898.75	1223.33	1233.33			1004.00
Denver	690.00	852.39	1125.63	2500.00	2218.56	575.00	1205.78
Douglas							
Jefferson	510.00	900.23	1011.43		1680.00	3750.00	1115.85
Metro Average	568.33	853.69	1024.77	1740.00	1844.86	1633.33	1104.11
By Market Area							
Adams County							
Aurora-North							
Commerce City							
Northglenn/Thornton							
Westminster							
Arapahoe County							
Arapahoe County - South							
Arapahoe County - Southeast							
Aurora - Central Northeast							
Aurora - Central Northwest							
Aurora - Central Southeast					1227.50		1227.50
Aurora - Central Southwest							
Aurora - South							
Englewood, Sheridan		641.67	775.00		1365.00		806.67
Glendale							
Littleton		778.75	869.38				839.17
Boulder/Broomfield Counties							
Boulder County - Other		978.75	1187.50				1048.33
Broomfield							
City of Boulder - Except University		878.33		1233.33			1055.83
City of Boulder - University Area							
Longmont	500.00	640.00	1295.00				811.67
Denver City/County							
Denver - Central/Capitol Hill	800.00	979.29	1300.00	3500.00	2834.00		1775.00
Denver - Downtown							
Denver - East Central/Lowry		881.25					881.25
Denver - Far Southeast							
Denver - North Central/City Park		675.00			1200.00		780.00
Denver - Northeast			685.00		1127.00		906.00
Denver - Northwest	580.00	817.86	1317.86	1500.00	1735.00	550.00	1107.89
Denver - South Central/Wash Park		800.00	1200.00			600.00	1000.00
Denver - Southeast							
Denver - Southwest							
Denver - West Central			800.00				800.00
Douglas County							
Castle Rock							
Douglas County - North							
Jefferson County							
Arvada		822.50	1096.43				996.82
Golden	510.00	1000.00	1535.00			3750.00	1213.64
Lakewood - North		706.50	902.50		1680.00		1119.65
Lakewood - South							
Wheat Ridge		1000.00	1200.00				1133.33

Average Rents for the Metropolitan Area - Buildings with Seven to Thirty-Six Units

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
By County							
Adams		1100.00	1250.00	1295.00	1510.00		1213.39
Arapahoe	559.11	838.65	865.14	1228.24		1300.00	849.05
Boulder/Broomfield	515.00	890.22		1480.63			954.16
Denver	849.80	1067.18	1347.70	1900.06	2710.44	848.84	1158.23
Douglas							
Jefferson	733.05	838.21	937.57	973.89	1218.59	1137.92	923.07
Metro Average	817.32	1026.51	1180.94	1654.11	2328.18	1044.57	1098.28
By Market Area							
Adams County							
Aurora-North							
Commerce City		1100.00	1250.00	1295.00	1510.00		1213.39
Northglenn/Thornton							
Westminster							
Arapahoe County							
Arapahoe County - South							
Arapahoe County - Southeast							
Aurora - Central Northeast	730.00	800.00					792.22
Aurora - Central Northwest							
Aurora - Central Southeast							
Aurora - Central Southwest							
Aurora - South							
Englewood, Sheridan	428.75	809.69	868.75				724.78
Glendale	650.00	746.43	793.75				754.17
Littleton	744.38	878.53	874.82	1228.24		1300.00	932.99
Boulder/Broomfield Counties							
Boulder County - Other							
Broomfield							
City of Boulder - Except University		963.82					963.82
City of Boulder - University Area		919.57		1480.63			1044.25
Longmont	515.00	742.14					727.00
Denver City/County							
Denver - Central/Capitol Hill	842.37	1063.85	1362.19	1372.00	1595.93	1685.00	1094.79
Denver - Downtown	775.00	1218.75	1852.33	1875.00			1180.33
Denver - East Central/Lowry	947.50	1073.84	1428.08				1100.83
Denver - Far Southeast							
Denver - North Central/City Park	885.21	1136.60	1379.38	2353.86	2760.00		1361.64
Denver - Northeast			990.00				990.00
Denver - Northwest		1108.23	1299.49	1495.00			1321.67
Denver - South Central/Wash Park	925.56	1080.64	1442.14	2700.00	3150.00		1764.74
Denver - Southeast		797.50	1119.00		1350.00		931.88
Denver - Southwest		781.97	800.00				783.69
Denver - West Central	890.00	1125.00				814.00	869.72
Douglas County							
Castle Rock							
Douglas County - North							
Jefferson County							
Arvada		728.13	906.88		1125.33		925.79
Golden	727.47	923.68	1147.08				913.29
Lakewood - North	775.00	879.30	918.25	1135.00	1379.44	1137.92	958.98
Lakewood - South		733.86	854.32				794.09
Wheat Ridge	660.00	759.24	1015.91	941.67	890.00		897.49

Average Rents for the Metropolitan Area - Buildings with Thirty-Seven and Above Units

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
By County							
Adams	833.94	1083.26	1233.80	1435.95	1794.72	1309.63	1257.87
Arapahoe	968.93	1080.76	1184.19	1433.77	1841.06	1696.45	1238.67
Boulder/Broomfield	1301.19	1322.12	1386.80	1683.03	1945.43	1352.80	1479.63
Denver	1087.10	1229.75	1233.31	1655.87	1843.79	1717.75	1343.43
Douglas	1110.23	1301.34	1407.56	1664.34	1967.81	2169.00	1492.60
Jefferson	897.63	1171.59	1225.88	1488.60	1717.42	1417.21	1315.96
Metro Average	1067.05	1174.94	1239.38	1542.08	1833.07	1505.40	1321.60
By Market Area							
Adams County							
Aurora-North	725.00	795.74	926.25				809.71
Commerce City		1052.47	1181.40	1439.91	1686.15		1230.66
Northglenn/Thornton	710.88	1096.08	1238.67	1409.54	1678.26	1314.00	1246.79
Westminster	981.35	1094.18	1246.23	1501.85	1932.01	1299.00	1296.74
Arapahoe County							
Arapahoe County - South	1276.95	1208.77	1255.64	1585.53	1972.93		1387.14
Arapahoe County - Southeast	1125.85	1304.44	1511.79	1617.54	1894.85	2426.00	1477.89
Aurora - Central Northeast	745.82	957.03	1036.42	1299.84	1687.65		1087.98
Aurora - Central Northwest	890.05	929.81	1094.33	1276.93	1591.75		1075.75
Aurora - Central Southeast	835.82	1043.31	1181.72	1280.32	1722.62	1389.29	1167.58
Aurora - Central Southwest	739.11	1013.50	1174.24	1361.80	1837.80		1165.21
Aurora - South	1054.81	1043.93	1219.80	1409.44	1763.06	2035.60	1237.97
Englewood, Sheridan	847.90	1080.99	1260.68	1458.25	1992.28		1235.14
Glendale	1242.39	1229.40	1285.17	2041.07	2601.27		1466.83
Littleton	575.00	1140.10	1287.14	1378.48	1904.17		1240.79
Boulder/Broomfield Counties							
Boulder County - Other	1137.50	1322.07	1439.78	1631.07	1930.63	1682.00	1506.40
Broomfield	1187.00	1258.97	1359.99	1590.11	1738.51	1425.00	1399.72
City of Boulder - Except University	1501.45	1689.03	1786.72	1962.51	2500.00		1820.83
City of Boulder - University Area	1624.08	1455.75	1400.00	2680.28	3089.91		1765.54
Longmont	1098.28	1208.97	1287.93	1424.42	1506.21	1307.81	1295.37
Denver City/County							
Denver - Central/Capitol Hill	1030.77	1324.31	1816.07	1961.02	3345.29	1453.81	1445.94
Denver - Downtown	1222.22	1592.58	1527.48	2104.29	2904.52	2747.08	1686.52
Denver - East Central/Lowry	962.51	1235.40	1274.89	1686.58	2097.17	1680.00	1418.46
Denver - Far Southeast	997.38	1079.58	1109.99	1473.02	1968.12	1468.97	1196.93
Denver - North Central/City Park		1606.00		2238.00	2514.00		1827.17
Denver - Northeast	950.00	1046.43	1003.04	1365.11	1608.49	1160.00	1151.96
Denver - Northwest	1231.23	1474.84	1467.50	2294.73			1668.84
Denver - South Central/Wash Park	1060.41	1296.37	1133.81	1992.60	2754.50		1446.01
Denver - Southeast	824.63	1080.63	1156.89	1460.84	1165.75	1110.00	1189.53
Denver - Southwest		1196.80	1383.25	1470.06	2004.34	921.43	1321.21
Denver - West Central	1001.26	967.13	1163.05	4070.00	1532.13	2400.00	1145.18
Douglas County							
Castle Rock		1138.90	1347.72	1483.90	1641.64		1337.31
Douglas County - North	1110.23	1314.28	1418.50	1681.17	1996.13	2169.00	1507.38
Jefferson County							
Arvada	1180.67	1134.13	1111.88	1629.25	1575.22	1599.40	1273.57
Golden		1429.08	1800.00	1651.23	1412.47	2112.50	1583.05
Lakewood - North	809.04	1122.37	1264.64	1418.92	1737.04	1276.06	1255.13
Lakewood - South	987.50	1221.47	1328.71	1486.41	1819.99	1357.55	1379.40
Wheat Ridge	717.19	834.29	931.50	976.38	1129.94	1006.54	905.69

Average Rents for the Metropolitan Area - Buildings with Five Stories and Above

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
By County							
Adams		1006.00		1293.00			1108.50
Arapahoe	934.56	1209.90	1167.00	1911.47	3244.25		1413.27
Boulder/Broomfield		1373.20		1729.65	2500.00		1554.66
Denver	1218.50	1373.81	1397.95	1828.74	2192.29	1891.46	1491.39
Douglas							
Jefferson		1065.00		1182.00			1121.48
Metro Average	1207.50	1342.46	1375.01	1802.52	2395.72	1891.46	1474.02
By Market Area							
Adams County							
Aurora-North							
Commerce City							
Northglenn/Thornton		1006.00		1293.00			1108.50
Westminster							
Arapahoe County							
Arapahoe County - South	1384.00	1499.00		1972.00	3220.00		1648.14
Arapahoe County - Southeast		1562.50		2037.50	3330.00		1763.02
Aurora - Central Northeast							
Aurora - Central Northwest							
Aurora - Central Southeast							
Aurora - Central Southwest							
Aurora - South							
Englewood, Sheridan							
Glendale		1073.19	1167.00	2287.50	3200.00		1361.58
Littleton	575.00	875.00		975.00			876.93
Boulder/Broomfield Counties							
Boulder County - Other							
Broomfield		1364.00		1656.00			1485.21
City of Boulder - Except University							
City of Boulder - University Area		1500.00		2100.00	2500.00		2007.69
Longmont							
Denver City/County							
Denver - Central/Capitol Hill	1222.83	1396.61	1878.10	1987.97	3722.50	1453.81	1580.14
Denver - Downtown	1321.45	1632.01	1624.72	2112.06		2700.23	1733.65
Denver - East Central/Lowry	968.30	1227.44	1433.46	1639.30	2338.03		1430.38
Denver - Far Southeast	1125.71	1166.28	1154.40	1511.64			1276.67
Denver - North Central/City Park		1608.60		2300.23	2753.22		1912.16
Denver - Northeast		1000.00	880.00	890.00	1200.00	1160.00	976.60
Denver - Northwest	1352.22	1582.86	1800.00	1986.48			1665.81
Denver - South Central/Wash Park	1139.98	1207.60	1133.81	1745.90	2419.00		1302.37
Denver - Southeast	855.28	997.10	1089.45	1421.82	1485.48	925.00	1117.88
Denver - Southwest							
Denver - West Central	1078.00	1111.00	1528.00	4070.00			1148.69
Douglas County							
Castle Rock							
Douglas County - North							
Jefferson County							
Arvada							
Golden							
Lakewood - North							
Lakewood - South		1065.00		1182.00			1121.48
Wheat Ridge							

Median Rents by Apartment Type by County

(in dollars)

County		2009			2010				2011				2012				2013				2014				2015				2016			
	Apartment Type	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Adams	Efficency	514.20	493.62	629.64	493.45	595.20	686.00	653.36	497.49	514.25	594.00	676.73	702.27	677.27	624.16	701.75	732.81	671.40	635.00	803.25	853.51	601.25	597.19	620.35	654.27	677.00	691.00	801.26	888.00			
	1 Bed	712.92	698.05	708.81	721.02	745.48	783.20	765.16	783.66	786.37	803.36	792.03	779.40	793.20	767.72	780.22	793.75	812.60	821.52	823.78	886.35	895.21	938.85	956.14	1005.64	1034.20	1068.92	1042.81	1103.61			
	2 Bed, 1 Bath	772.57	768.97	764.09	839.67	811.42	880.89	797.46	844.36	788.36	865.35	832.92	793.02	797.12	808.12	795.92	809.32	826.07	845.39	884.57	943.14	922.50	985.84	1010.43	1106.38	1158.18	1176.66	1152.37	1217.58			
	2 Bed, 2 Bath	977.07	933.63	935.27	985.21	971.53	989.41	990.97	994.69	1051.94	1070.68	1056.45	1054.66	1023.82	1066.03	1038.05	1103.39	1140.50	1178.69	1155.36	1190.74	1277.93	1289.41	1358.59	1381.21	1381.83	1439.49	1407.40	1441.03			
	3 Bed	1263.95	1144.13	1091.43	1134.00	1164.66	1207.00	1169.86	1271.24	1255.18	1318.75	1312.31	1301.78	1302.55	1311.26	1348.67	1396.50	1388.50	1417.33	1242.50	1478.69	1490.82	1577.66	1597.88	1653.25	1837.02	1777.20	1737.67	1763.80			
	Other	796.69	792.40	834.73	835.53	830.00	863.86	1201.80	772.84	851.95	856.54	856.05	863.63	797.60	874.60	745.20	888.15	942.41	1013.43	1016.13	1024.57	1088.52	1206.65	1146.00	1180.56	1249.76	1338.00	1438.00	1294.59			
	All	830.88	792.58	791.26	841.34	848.31	880.96	857.15	871.26	863.85	886.50	873.69	881.63	872.27	870.20	854.94	868.39	897.33	930.56	929.75	963.71	995.95	1060.11	1074.16	1087.28	1157.06	1189.80	1150.38	1222.77			
Arapahoe	Efficency	471.39	508.58	491.69	478.53	505.62	563.55	499.53	531.60	516.17	514.86	519.33	554.33	591.89	548.46	679.69	580.76	681.42	640.71	614.68	636.52	665.32	716.43	756.89	758.20	789.83	841.92	910.74	847.43			
	1 Bed	671.26	695.23	682.06	696.61	704.76	714.65	716.19	728.56	717.26	740.27	722.67	740.45	777.85	785.29	766.38	781.08	816.84	846.26	823.80	849.95	895.36	935.69	943.45	991.08	1044.89	1045.55	1022.43	1040.27			
	2 Bed, 1 Bath	737.18	759.10	755.78	776.51	796.06	804.76	801.30	792.67	789.15	795.98	794.31	803.43	822.21	823.32	808.42	849.53	868.36	889.87	884.26	927.53	919.34	1017.31	1057.39	1080.99	1124.59	1151.53	1146.73	1158.62			
	2 Bed, 2 Bath	932.95	964.12	912.03	910.27	939.95	968.34	959.54	984.18	985.32	992.22	997.97	1004.74	1122.12	1127.86	1081.10	1062.30	1113.35	1162.13	1142.51	1191.28	1240.82	1283.86	1260.63	1337.49	1407.26	1372.95	1370.02	1396.18			
	3 Bed	1211.50	1179.00	1196.42	1182.00	1263.00	1289.50	1292.50	1235.87	1319.84	1341.35	1245.69	1276.50	1348.30	1410.00	1408.33	1372.33	1334.40	1418.96	1437.68	1422.53	1509.33	1614.31	1636.86	1765.69	1785.35	1667.00	1746.33	1782.60			
	Other	844.00	892.22	924.33	1126.40	1063.00	1064.17	1062.83	1062.17	1037.83	1037.83	1065.33	1069.48	1184.89	1211.22	1182.22	1190.44	1205.40	1337.78	1280.89	1327.56	1336.50	1666.11	1413.40	1568.11	1640.22	1512.78	1661.44	1876.60			
	All	766.91	797.97	775.82	804.38	806.11	831.40	829.84	825.08	838.79	844.77	840.24	849.43	902.88	899.56	885.48	891.96	939.48	946.55	942.98	974.17	1017.00	1082.34	1089.86	1124.11	1188.34	1193.18	1193.81	1200.65			
Boulder/ Broomfield	Efficency	711.21	731.84	694.11	730.69	732.50	730.75	737.93	736.33	756.13	805.71	760.00	784.38	809.63	782.72	818.56	858.80	892.22	744.05	781.00	985.00	958.29	905.00	1050.00	1001.86	1198.00	1115.57	1091.43	1140.79			
	1 Bed	837.06	838.45	848.61	876.13	881.92	847.46	840.79	869.68	887.72	919.34	916.29	954.05	958.53	948.68	959.71	1005.91	1053.17	1075.00	1087.00	1057.10	1087.67	1142.10	1169.09	1168.06	1331.33	1339.16	1315.05	1304.45			
	2 Bed, 1 Bath	860.57	868.03	859.19	852.88	848.26	882.52	933.47	954.84	954.21	920.81	923.49	978.23	964.20	1038.39	1073.99	1084.78	1066.17	1094.46	1126.18	1177.14	1167.52	1197.43	1192.49	1277.43	1331.09	1291.50	1381.69	1382.77			
	2 Bed, 2 Bath	1040.15	1063.13	1081.09	1084.97	1185.00	1128.96	1159.90	1159.27	1138.14	1155.16	1274.69	1267.79	1337.68	1259.27	1257.63	1404.73	1471.72	1480.95	1447.21	1395.88	1543.34	1472.65	1510.50	1531.29	1726.19	1779.74	1694.59	1617.41			
	3 Bed	1283.62	1268.54	1291.75	1294.50	1319.40	1304.91	1273.25	1319.44	1336.88	1370.50	1324.48	1458.50	1417.50	1405.00	1344.00	1375.00	1582.75	1589.50	1556.80	1701.61	1744.75	1567.03	1672.20	1574.49	1810.75	1984.95	1984.42	1891.16			
	Other	1038.82	1038.82	1056.08	1088.82	1095.91	1120.91	1255.40	1344.80	1388.82	1288.82	1379.55	1494.80	921.65	921.65	921.54	922.58	947.69	947.69	1172.46	1120.62	1117.38	1298.38	1099.77	1117.62	1222.49	1299.42	1294.81	1243.65			
	All	912.98	900.89	898.70	901.77	976.65	952.14	957.92	961.79	969.13	991.60	993.85	1014.74	1038.85	1095.91	1080.40	1088.75	1140.87	1171.68	1169.91	1186.28	1235.23	1249.25	1298.08	1292.05	1398.28	1467.02	1416.29	1397.34			
Denver	Efficency	569.66	583.13	598.60	591.04	604.62	589.58	592.16	612.51	630.74	664.63	631.86	662.74	693.65	720.82	686.98	747.69	789.88	798.15	778.31	834.31	889.64	891.19	884.73	1101.92	995.54	1138.84	1026.24	1006.05			
	1 Bed	710.60	729.80	714.86	728.44	712.75	731.88	736.69	738.83	737.69	746.61	768.28	780.53	797.76	824.09	771.98	829.48	839.92	857.19	879.12	905.13	926.17	930.98	973.35	1031.53	1112.05	1134.86	1098.37	1162.46			
	2 Bed, 1 Bath	772.78	784.20	745.70	838.18	844.91	828.27	802.27	794.33	765.12	809.20	818.78	878.81	876.38	862.23	809.29	848.19	858.42	894.97	937.62	903.88	983.13	986.53	1028.56	1058.33	1148.40	1112.30	1179.18	1221.29			
	2 Bed, 2 Bath	1012.45	965.53	985.72	1010.27	990.80	966.00	977.63	978.63	984.13	998.38	1017.09	1104.38	1179.63	1093.91	1131.19	1129.26	1191.32	1243.51	1211.71	1249.14	1351.89	1327.40	1436.34	1443.41	1505.47	1588.16	1539.27	1624.52			
	3 Bed	1295.50	1225.00	1218.19	1203.15	1203.47	1213.79	1214.33	1213.67	1196.67	1246.15	1274.74	1307.16	1309.29	1319.95	1424.24	1313.90	1384.05	1373.07	1418.45	1343.54	1495.81	1438.00	1532.10	1621.48	1658.65	1501.38	1687.46	1669.90			
	Other	1382.00	917.50	1058.13	1061.29	1068.02	638.75	523.67	524.67	523.33	1381.00	548.60	571.27	642.80	693.27	2008.34	671.40	671.07	708.60	697.67	709.40	673.20	708.60	1196.00	1260.89	1341.75	699.73	1381.43	1507.86			
	All	785.91	785.26	779.53	801.41	814.14	809.30	806.79	818.53	800.94	853.34	834.48	867.56	888.95	887.05	859.14	890.44	906.70	933.29	961.70	972.35	1018.54	1003.56	1076.41	1137.41	1188.05	1251.29	1240.76	1275.69			
Douglas	Efficency	738.00	738.00	563.00	838.00	588.00	750.00	713.00	713.00	738.00	788.00	738.00	738.00	788.00	788.00	750.00	888.00	888.00	888.00	938.00	863.00	1013.00	913.00	988.00	1094.00	1213.00	1038.00	1038.00	996.75			
	1 Bed	828.04	862.26	822.73	864.82	862.86	941.95	898.70	910.71	903.17	905.08	887.06	923.88	944.90	912.17	1006.37	1008.43	1019.86	1073.73	1035.77	1067.03	1119.46	1159.17	1143.85	1146.58	1291.73	1216.09	1194.58	1278.18			
	2 Bed, 1 Bath	872.31	1027.94	924.92	1039.00	1020.53	1090.13	1038.62	1041.00	1041.10	1130.33	1021.08	1153.27	1038.12	1085.51	1161.45	1129.75	1173.57	1196.54	1180.75	1243.50	1312.78	1318.63	1334.00	1382.68	1494.75	1443.26	1372.65	1380.31			
	2 Bed, 2 Bath	1045.20	1126.49	1101.38	1122.12	1194.51	1207.70	1160.00	1194.26	1208.90	1205.62	1184.93	1258.34	1220.53	1265.45	1323.42	1260.79	1388.96	1349.51	1289.89	1345.53	1468.89	1444.83	1449.36	1498.21	1538.29	1547.65	1504.24	1610.03			
	3 Bed	1294.31	1431.09	1366.47	1415.61	1607.57	1606.43	1514.00	1395.54	1537.89	1540.09	1330.50	1556.00	1528.73	1530.67	1566.27	1565.18	1727.50	1577.50	1494.00	1632.08	1716.11	1784.00	1798.00	1746.28	1960.11	1889.71	1748.18	1845.36			
	Other	1388.00	1542.00		1038.00	1038.00	1038.00										1913.00	1913.00	1913.00	1913.00	1938.00	2013.50	2013.50	2013.50	2013.50	2013.50	2013.50	2063.50	2163.50			
	All	963.78	1015.36	1011.78	1036.39	1024.27	1111.17	1043.79	1061.57	1015.33	1071.85	1046.92	1049.33	1053.92	1091.66	1141.19	1137.94	1184.58	1188.00	1199.02	1232.88	1321.68	1327.02	1326.37	1382.04	1469.24	1442.40	1392.50	1440.41			
Jefferson	Efficency	520.75	516.23	522.91	517.02	516.98	529.60	541.00	568.29	581.65	634.25	632.53	655.12	657.82	656.25	588.72	662.36	697.47	711.01	703.77	697.91	841.31	760.27	830.77	903.53	881.23	982.00	758.50	772.33			
	1 Bed	694.00	691.44	702.01	698.46	711.34	752.37	737.28	724.24	747.63	761.23	767.34	774.56	798.99	858.65	830.30	855.70	869.33	916.80	858.91	890.82	960.96	1024.73	1009.06	1081.00	1107.41	1139.08	1099.29	1156.34			
	2 Bed, 1 Bath	757.26	756.89	749.52	776.46	786.35	771.55	809.40	807.31	772.33	811.44	797.76	816.16	822.89	815.48	832.59	821.21	839.43	874.10	888.68	885.68	932.32	965.53	1020.61	1032.65	1047.38	1241.92	1163.42	1204.26			
	2 Bed, 2 Bath	881.18	914.68	919.93	926.46	921.66	956.22	924.78	939.75	968.47	1006.82	951.88	991.00	1008.94	1107.92	1092.83	1091.13	1203.04	1228.88	1107.73	1183.91	1240.08	1352.92	1304.10	1351.92	1430.85	1407.81	1418.94	1467.76			
	3 Bed	1086.62	1083.50	1083.97	1079.86	1093.17	1130.85	1145.26	1131.56	1155.84	1159.13	1166.11	1165.13	1187.11	1278.56	1165.68	1145.74	1237.68	1343.44	1283.71	1293.05	1403.08	1490.79	1484.46	1519.58	1656.00	1712.56	1597.89	1686.85			
	Other	941.87	938.69	938.41	940.47	940.71	979.35	979.35	984.61	939.06	943.29	949.08	835.00	877.30	999.25	1003.84	907.00	1024.20	1020.71	865.00	1155.00	1045.50	1133.20	1075.00	1132.00	1113.00	1204.84	1310.38	1317.50			
	All	773.87	767.07	780.74	787.94	795.47	828.57	823.47	828.82	813.50	837.55	836.43	847.52	877.08	913.87	902.83	927.45	960.76	996.00	956.59	992.13	1064.84	1127.80	1095.49	1133.65	1216.11	1257.78	1256.32	1288.73			
Metro Average	Efficency	581.92	588.23	596.64	571.13	579.18	613.21	617.73	614.10	602.36	644.04	635.77	657.78	680.71	706.89	699.90	701.34	737.33	720.84	732.32	778.34	831.78	807.27	826.37	911.16	929.08	995.71	984.20	991.40			
	1 Bed	710.88	726.67	711.90	728.63	735.15	749.67	747.91	760.10	759.83	778.94	780.20	789.42	814.21	842.59	820.61	844.78	865.87	892.10	889.34	911.00	953.76	991.50	995.09	1039.73	1103.34	1135.43	1102.78	1149.19			
	2 Bed, 1 Bath	769.97	782.65	769.37	809.55	826.90	838.76	830.29	834.19	810.13	858.70	835.18	841.84	854.70	862.09	834.47	863.38	880.43	898.29	932.48	942.99	974.39	1028.15	1059.11	1103.86	1166.13	1185.92	1189.25	1227.28			
	2 Bed, 2 Bath	964.30	982.39	963.07	964.45	973.29	992.71	986.01	997.82	1018.22	1032.43	1031.29	1057.14	1102.00	1139.03	1130.18	1130.91	1192.96	1232.96	1199.90	1246.34	1321.02	1336.04	1356.45	1399.51	1474.99	1474.81	1443.17	1495.00			
	3 Bed	1216.93	1198.11	1193.86	1162.92	1235.78	1252.71	1244.29	1257.54	1277.71	1332.51	1271.46	1315.06	1340.94	1359.79	1406.18	1367.40	1394.86	1458.05	1422.06	1465.71	1524.88	1569.41	1613.20	1681.09	1780.89	1749.94	1742.53	1784.23			
	Other	932.00	912.25	947.68	992.85	1045.31	986.29	998.70	989.53	976.16	1023.93	979.81	980.29	907.35	953.47	1122.00	947.60	1012.20	1019.68	1031.85	1118.80	980.80	1212.77	1181.41	1197.65	1290.21	1298.90	1374.27	1333.81			
	All	808.42	817.09	811.32	836.61	842.70	856.64	846.36	858.97	863.37	881.67	870.71	891.85	916.08	919.97	911.12	934.82	960.57	987.63	990.31	1021.29	1067.87	1109.32	1123.81	1158.26	1224.93	1251.54	1244.66	1274.34			

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

Average rent minus rental losses equals effective rent.

Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.

Average Rent for Apartment Building/Community Features and Amenities

(In Dollars)

	With Feature/Amenity						Without Feature/Amenity						Difference
Feature/Amenity	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	1,216.04	1,235.48	1,331.66	1,568.96	1,909.72	1,389.92	912.11	1,103.07	1,169.60	1,502.17	1,777.22	1,235.72	154.20
Patio or Balcony	1,116.35	1,201.61	1,261.18	1,554.37	1,870.70	1,351.70	827.70	952.90	1,104.00	1,185.39	1,359.78	1,010.34	341.36
Fireplace	1,082.24	1,190.98	1,298.74	1,530.63	1,908.83	1,351.79	1,013.21	1,131.21	1,159.97	1,583.84	1,687.28	1,243.19	108.60
Nine-Foot Ceilings	1,217.57	1,295.00	1,386.89	1,628.98	1,972.95	1,458.46	885.16	1,013.36	1,150.10	1,336.22	1,564.20	1,123.31	335.15
Swimming Pool	1,081.48	1,177.93	1,249.14	1,545.28	1,844.78	1,330.39	952.84	1,091.36	1,142.91	1,479.45	1,783.63	1,162.39	168.00
Spa or Sauna	1,175.04	1,260.03	1,344.92	1,620.90	1,953.15	1,423.51	948.83	1,048.03	1,152.24	1,388.40	1,663.47	1,168.22	255.29
Exercise Room	1,115.08	1,206.60	1,276.24	1,566.92	1,902.49	1,358.99	845.91	966.10	1,123.42	1,260.64	1,536.56	1,073.89	285.10
Sport Court	973.86	1,103.73	1,219.72	1,482.99	1,827.62	1,274.04	1,063.46	1,198.04	1,244.35	1,572.26	1,849.06	1,333.98	-59.94
Microwave	1,193.63	1,273.58	1,363.65	1,611.41	1,975.37	1,432.78	909.20	1,001.17	1,151.74	1,354.19	1,581.32	1,127.27	305.51
Washer/Dryer Hookups	1,160.86	1,225.52	1,312.21	1,552.95	1,883.22	1,384.60	975.89	1,109.25	1,177.30	1,522.88	1,763.38	1,231.46	153.13
Garbage Disposal	1,073.32	1,174.39	1,242.60	1,551.58	1,853.17	1,324.11	786.73	1,052.68	1,095.44	1,244.48	1,443.27	1,100.16	223.96
Dishwasher	1,094.37	1,190.68	1,255.72	1,551.74	1,855.62	1,340.26	835.94	974.88	1,088.29	1,272.22	1,489.25	1,037.15	303.11
Air Conditioning	1,083.09	1,177.64	1,246.52	1,551.07	1,858.48	1,328.08	837.28	1,032.47	1,100.00	1,295.84	1,446.36	1,093.89	234.19
Ceiling Fan	1,065.58	1,176.55	1,243.25	1,550.39	1,875.93	1,326.00	985.70	1,149.64	1,222.36	1,518.00	1,747.78	1,285.76	40.24
Attached Garage	1,217.64	1,361.66	1,466.49	1,714.59	2,082.76	1,538.92	985.44	1,105.42	1,199.28	1,458.02	1,719.54	1,236.25	302.67
Covered Parking	1,139.58	1,224.62	1,288.47	1,582.53	1,966.02	1,371.37	894.55	1,096.74	1,193.45	1,482.20	1,711.86	1,244.32	127.05
Clubhouse	1,122.44	1,215.41	1,272.45	1,572.11	1,873.01	1,366.42	911.64	1,011.15	1,148.02	1,365.67	1,674.19	1,126.55	239.87
Business Center	1,096.08	1,227.48	1,298.38	1,575.41	1,892.62	1,382.50	992.55	1,038.22	1,152.38	1,406.71	1,679.36	1,155.07	227.44
Pets Allowed	1,085.12	1,186.55	1,268.53	1,557.58	1,882.32	1,338.83	771.12	936.10	996.99	1,201.66	1,265.54	1,006.48	332.35
Resident Pays Sewer/Water	1,124.15	1,202.37	1,265.73	1,560.88	1,888.86	1,355.10	842.68	1,000.60	1,128.70	1,331.05	1,465.64	1,088.90	266.19
Unit Security/Alarm System	1,240.96	1,263.57	1,453.60	1,592.46	1,858.54	1,435.07	1,028.65	1,155.73	1,212.57	1,532.70	1,837.84	1,296.61	138.45
Handicapped Access	1,169.43	1,237.44	1,309.25	1,592.16	1,920.69	1,393.40	870.69	1,047.38	1,170.43	1,406.89	1,689.08	1,174.49	218.91
Heat Included in Rent	820.48	992.53	1,122.74	1,338.94	1,150.70	1,031.10	1,103.51	1,184.09	1,247.58	1,545.89	1,865.71	1,334.20	-303.10

Estimate of New Apartments by County by Quarter

	2009				Yearly	2010				Yearly	2011				Yearly	2012				Yearly
County	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total
Adams	0	0	39	0	39	0	0	0	0	0	0	0	19	0	19	0	0	0	0	0
	36608	36608	36647	36647	36647	36647	36647	36647	36647	36647	36647	36647	36666	36666	36666	36666	36666	36666	36666	36666
Arapahoe	0	84	436	0	520	166	0	0	0	166	0	0	454	0	454	0	0	0	36	36
	59275	59359	59795	59795	59795	59961	59961	59961	59961	59961	59961	59961	60415	60415	60415	60415	60415	60415	60451	60451
Boulder/	307	0	238	0	545	0	96	0	0	96	21	238	26	0	285	0	0	0	146	146
Broomfield	33847	33847	34085	34085	34085	34085	34181	34181	34181	34181	34202	34440	34466	34466	34466	34466	34466	34466	34612	34612
Denver	1094	609	605	169	2477	7	0	0	146	153	41	190	66	215	512	276	135	573	87	1071
	104703	105312	105917	106086	106086	106093	106093	106093	106239	106239	106280	106470	106536	106751	106751	107027	107162	107735	107822	107822
Douglas	0	0	210	0	210	0	0	0	0	0	0	0	0	62	62	0	0	232	60	292
	10580	10580	10790	10790	10790	10790	10790	10790	10790	10790	10790	10790	10790	10852	10852	10852	10852	11084	11144	11144
Jefferson	0	0	0	0	0	0	0	0	83	83	0	91	0	15	106	0	428	0	0	428
	41488	41488	41488	41488	41488	41488	41488	41488	41571	41571	41571	41662	41662	41677	41677	41677	42105	42105	42105	42105
Metro Area	1401	693	1528	169	3791	173	96	0	229	498	62	519	565	292	1438	276	563	805	329	1973
Total	286501	287194	288722	288891	288891	289064	289160	289160	289389	289389	289451	289970	290535	290827	290827	291103	291666	292471	292800	292800

	2013				Yearly	2014				Yearly	2015				Yearly	2016				Yearly
County	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total
Adams	220	0	0	0	220	0	0	322	0	322	0	0	0	24	24	24				24
	36886	36886	36886	36886	36886	36886	36886	37208	37208	37208	37208	37208	37208	37232	37232	37256				37256
Arapahoe	0	86	0	55	141	174	66	548	306	1094	0	222	206	180	608	180				180
	60451	60537	60537	60592	60592	60766	60832	61380	61686	61686	61686	61908	62114	62294	62294	62474				62474
Boulder/	788	95	1481	721	3085	483	179	386	788	1836	359	87	31	100	577	100				100
Broomfield	35400	35495	36976	37697	37697	38180	38359	38745	39533	39533	39892	39979	40010	40110	40110	40210				40210
Denver	0	0	0	1577	1577	124	764	1240	890	3018	344	1410	1474	1505	4733	1505				1505
	107822	107822	107822	109399	109399	109523	110287	111527	112417	112417	112761	114171	115645	117150	117150	118655				118655
Douglas	83	48	0	0	131	0	421	0	74	495	637	221	216	0	1074	0				0
	11227	11275	11275	11275	11275	11275	11696	11696	11770	11770	12407	12628	12844	12844	12844	12844				12844
Jefferson	0	0	110	56	166	0	595	0	228	823	220	641	95	0	956	0				0
	42105	42105	42215	42271	42271	42271	42866	42866	43094	43094	43314	43955	44050	44050	44050	44050				44050
Metro Area	1091	229	1591	2409	5320	657	1261	1256	2286	7588	1560	2581	2022	1809	7972	1809				1809
Total	293891	294120	295711	298120	298120	298901	300926	303422	305708	305708	307268	309849	311871	313680	313680	315489				315489

Top number denotes apartment units added in quarter.
Bottom number denotes total units at end of quarter.

Apartment Unit Absorption by Quarter and Year

		First	Second	Third	Fourth	Year-End
2007	Units to Start Quarter/Year	279951	280071	280713	281299	279951
	Units Added this Quarter	120	642	586	914	2262
	Total Units Available	280071	280713	281299	282213	282213
	Quarterly Vacancy Rate	0.071	0.062	0.053	0.061	0.061
	Units Rented	260186	263309	266390	264998	264998
	Units Vacant	19885	17404	14909	17215	17215
	Number Absorbed this Quarter/Year	-168	3123	3081	-1392	4644
2008	Units to Start Quarter/Year	282213	282430	282706	284311	282213
	Units Added this Quarter	217	276	1605	789	2887
	Total Units Available	282430	282706	284311	285100	285100
	Quarterly Vacancy Rate	0.059	0.062	0.065	0.079	0.079
	Units Rented	265767	265178	265831	262577	262577
	Units Vacant	16663	17528	18480	22523	22523
	Number Absorbed this Quarter/Year	769	-589	653	-3254	-2421
2009	Units to Start Quarter/Year	285100	286501	287194	288722	285100
	Units Added this Quarter	1401	693	1528	169	3791
	Total Units Available	286501	287194	288722	288891	288891
	Quarterly Vacancy Rate	0.084	0.090	0.074	0.077	0.077
	Units Rented	262435	261347	267357	266646	266646
	Units Vacant	24066	25847	21365	22245	22245
	Number Absorbed this Quarter/Year	-142	-1088	6010	-711	4069
2010	Units to Start Quarter/Year	288891	289064	289160	289160	288891
	Units Added this Quarter	173	96	0	229	498
	Total Units Available	289064	289160	289160	289389	289389
	Quarterly Vacancy Rate	0.065	0.061	0.053	0.055	0.055
	Units Rented	270275	271521	273835	273473	273473
	Units Vacant	18789	17639	15325	15916	15916
	Number Absorbed this Quarter/Year	3629	1246	2314	-362	6827
2011	Units to Start Quarter/Year	289389	289451	289970	290535	289389
	Units Added this Quarter	62	519	565	292	1438
	Total Units Available	289451	289970	290535	290827	290329
	Quarterly Vacancy Rate	5.5%	4.8%	4.8%	5.4%	5.4%
	Units Rented	273531	276051	276478	275009	275009
	Units Vacant	15920	13919	14057	15818	15791
	Number Absorbed this Quarter/Year	58	2520	427	-1469	1536
2012	Units to Start Quarter/Year	290827	291103	291666	292471	290827
	Units Added this Quarter	276	563	805	329	1973
	Total Units Available	291103	291666	292471	292800	292800
	Quarterly Vacancy Rate	4.9%	4.8%	4.3%	4.9%	4.9%
	Units Rented	276816	277700	280024	278377	278377
	Units Vacant	14287	13966	12447	14423	14423
	Number Absorbed this Quarter/Year	1807	885	2323	-1647	3368
2013	Units to Start Quarter/Year	292800	293891	294120	295711	292800
	Units Added this Quarter	1091	229	1591	2409	5320
	Total Units Available	293891	294120	295711	298120	298120
	Quarterly Vacancy Rate	4.6%	4.2%	4.4%	5.2%	5.2%
	Units Rented	280511	282031	283107	282540	282540
	Units Vacant	13380	12089	12604	15580	15580
	Number Absorbed this Quarter/Year	2330	1519	1077	-312	4613
2014	Units to Start Quarter/Year	298120	298901	300926	303422	298120
	Units Added this Quarter	781	2025	2496	2286	7588
	Total Units Available	298901	300926	303422	305708	305708
	Quarterly Vacancy Rate	5.1%	4.7%	3.9%	4.7%	4.7%
	Units Rented	282542	286504	292224	291161	291161
	Units Vacant	16359	14422	11198	14547	14547
	Number Absorbed this Quarter/Year	2	3972	5720	-1063	8631
2015	Units to Start Quarter/Year	305708	307268	309849	311871	305708
	Units Added this Quarter	1560	2581	2022	1678	7841
	Total Units Available	307268	309849	311871	313549	313549
	Quarterly Vacancy Rate	4.9%	4.5%	5.0%	6.8%	6.8%
	Units Rented	291346	295899	296275	292127	292127
	Units Vacant	15922	13950	15596	21422	21422
	Number Absorbed this Quarter/Year	185	4550	376	-4247	864
2016	Units to Start Quarter/Year	313549				
	Units Added this Quarter	1809				
	Total Units Available	315358				
	Quarterly Vacancy Rate	6.1%				
	Units Rented	296547				
	Units Vacant	18811				
	Number Absorbed this Quarter/Year	4663				

Due to rounding of the vacancy rate, numbers may not always add exactly.
Quarterly absorption totals will not equal year-end total because absorption is the change from time period to time period.
Comparisons should be made using comparable time periods, quarter to quarter or year-end to year-end.

Monthly Resident Turnover
By Size, Age of Building, and County

(In Percent)

	2006			2006	2007				2007	2008				2008	2009				2009	2010				2010	2011				2011	2012				2012	2013				2013	2014				2014	2015				2015	2016				2016
Building Type	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave
Size																																																						
Up to 8	5.8	7.0	2.9	5.1	4.6	6.1	7.3	1.9	5.0	1.1	4.0	6.5	4.6	4.6	5.2	4.1	9.4	5.0	5.9	3.9	3.7	5.6	4.6	4.5	4.5	6.0	5.0	2.4	4.5	3.2	4.4	4.1	2.7	3.6	3.6	3.1	5.8	4.7	4.3	1.7	3.6	7.7	1.3	3.6	3.1	2.6	6.2	1.8	3.4	4.1				4.1
9 - 50	4.1	4.6	3.9	4.1	3.8	5.4	5.3	3.6	4.5	3.4	5.6	6.4	4.7	4.7	4.4	6.7	5.5	5.0	5.4	3.5	6.2	5.1	3.6	4.6	2.5	4.9	5.7	3.4	4.1	2.8	5.1	4.0	4.6	4.1	3.4	4.0	6.3	4.4	4.5	3.5	3.4	6.1	3.1	4.0	2.4	3.5	4.0	3.7	3.4	2.6				2.6
51-99	3.8	5.6	4.3	4.1	2.8	4.2	3.8	3.3	3.5	3.4	3.7	5.1	3.6	3.6	3.9	4.9	5.2	3.5	4.4	2.6	4.4	5.1	3.0	3.8	3.9	4.1	4.9	3.1	4.0	2.9	4.6	5.3	2.3	3.8	2.9	3.8	5.0	3.5	3.8	2.9	4.2	4.2	3.0	3.6	2.4	4.1	4.3	4.5	3.8	3.4				3.4
100 - 199	4.9	5.6	3.3	4.6	3.5	5.0	5.4	3.8	4.5	3.8	4.6	5.6	4.3	4.3	3.4	5.7	6.0	4.3	4.9	3.8	5.9	5.9	3.7	4.8	3.5	4.8	5.9	3.5	4.4	2.9	5.2	6.1	3.7	4.5	3.6	4.5	5.5	3.9	4.4	3.3	5.1	5.6	3.5	4.4	3.4	4.7	5.4	3.3	4.2	3.4				3.4
200 to 349	5.3	5.7	4.4	4.9	3.7	5.3	6.4	4.4	5.0	4.2	5.1	6.2	4.5	4.5	3.8	5.3	5.9	4.5	4.9	4.1	5.2	5.4	3.9	4.6	3.6	5.3	6.2	4.0	4.8	3.8	5.7	6.2	4.0	4.9	3.6	5.2	5.6	3.9	4.6	3.5	5.2	6.5	4.0	4.8	3.5	5.3	6.0	4.0	4.7	3.6				3.6
350 up	5.5	5.6	4.5	5.0	3.9	5.9	6.8	4.5	5.3	4.1	5.8	6.5	4.3	4.3	4.5	5.4	6.2	4.5	5.2	4.0	5.9	5.9	4.0	5.0	4.8	5.2	6.2	4.1	5.1	4.0	5.6	6.2	4.1	5.0	3.7	5.2	6.4	3.9	4.8	3.7	5.0	6.3	3.9	4.7	3.6	5.5	5.4	4.2	4.7	3.6				3.6
Age																																																						
To 1959	4.9	5.0	4.0	4.6	3.8	4.9	6.5	4.5	4.9	3.2	4.8	6.9	4.2	4.2	4.5	7.2	6.3	4.6	5.6	3.6	6.8	4.9	3.2	4.6	3.3	5.9	4.2	3.1	4.1	2.6	5.6	4.5	3.6	4.1	3.4	4.8	5.2	4.3	4.4	2.4	4.4	5.5	3.0	3.8	3.2	3.5	5.5	4.1	4.1	3.5				3.5
1960-69	4.6	6.7	3.9	4.8	3.2	5.5	4.8	3.4	4.2	4.5	4.1	4.8	4.1	4.1	3.8	5.4	4.9	4.6	4.7	4.5	4.8	5.2	4.4	4.7	4.5	3.8	5.7	3.5	4.4	3.1	4.7	4.5	3.9	4.0	3.1	3.5	6.5	3.5	4.1	3.6	4.6	4.6	3.4	4.1	2.5	4.6	3.9	3.0	3.5	3.0				3.0
1970-79	4.7	5.4	3.5	4.4	3.4	5.0	5.4	3.9	4.4	3.4	4.8	6.5	4.3	4.3	3.1	5.6	6.1	4.6	4.9	3.8	5.9	5.7	3.9	4.8	3.4	4.8	6.4	3.9	4.6	3.4	5.3	5.9	3.6	4.6	3.9	4.5	5.7	3.5	4.4	3.5	4.6	6.5	3.8	4.6	3.7	4.7	5.0	3.9	4.3	3.8				3.8
1980-89	5.3	5.5	4.2	4.8	3.6	5.4	6.0	4.1	4.8	3.9	5.3	6.4	4.4	4.4	4.1	5.1	6.2	4.6	5.0	4.3	5.5	5.7	4.1	4.9	3.9	5.3	5.6	4.0	4.7	4.1	5.5	5.9	3.9	4.8	3.6	5.2	5.7	3.8	4.6	3.9	5.2	5.8	4.0	4.7	3.4	5.8	5.4	4.0	4.7	3.6				3.6
1990-99	5.3	5.9	4.3	4.9	3.7	5.6	6.4	4.3	5.0	4.4	5.7	6.2	4.3	4.3	4.4	5.6	6.3	4.2	5.1	3.4	5.5	6.0	3.8	4.7	3.7	5.6	6.3	4.1	4.9	3.8	5.5	5.9	3.5	4.7	3.4	5.5	6.4	4.2	4.9	3.5	5.4	6.0	3.9	4.7	3.3	5.1	6.1	4.2	4.7	3.4				3.4
2000-09	4.6	5.3	3.6	4.3	4.2	4.9	7.3	4.4	5.2	3.9	4.6	5.0	3.4	3.4	3.5	4.3	4.8	3.8	4.1	3.9	5.8	5.3	3.7	4.7	4.4	4.9	6.8	3.8	5.0	3.9	6.3	7.3	4.8	5.6	3.7	5.2	5.8	4.1	4.7	3.4	5.2	6.9	3.9	4.8	4.0	6.1	6.8	4.4	5.3	3.7				3.7
2010 up																																													3.0	4.2	4.8	3.2	3.8	3.3				3.3
County																																																						
Adams	5.2	6.1	4.8	5.2	4.2	5.8	6.4	5.0	5.3	4.3	5.2	6.7	5.0	5.0	4.1	5.5	6.3	4.8	5.2	3.9	5.2	5.9	4.3	4.8	4.4	5.2	6.0	4.6	5.1	4.0	5.9	6.2	4.8	5.2	3.7	5.1	5.6	3.8	4.6	4.0	5.1	6.1	3.9	4.8	3.5	5.2	5.3	4.5	4.6	3.8				3.8
Arapahoe	5.1	5.5	4.2	4.8	3.8	5.5	6.3	4.1	4.9	3.9	5.0	6.4	4.1	4.1	4.0	5.2	6.1	4.5	4.9	3.9	5.7	5.4	4.2	4.8	3.9	5.1	6.0	4.0	4.8	3.7	5.2	5.5	3.8	4.5	3.7	5.1	5.6	3.9	4.6	3.5	5.0	5.6	4.1	4.6	3.4	5.4	5.8	4.1	4.7	3.6				3.6
Boulder/Broomfield	5.3	7.5	3.9	5.1	3.5	5.9	6.9	3.4	4.9	3.3	5.3	6.7	4.2	4.2	3.7	7.0	6.5	3.2	5.1	3.4	6.1	6.7	3.0	4.8	3.1	4.6	7.0	4.0	4.7	3.5	6.7	7.9	2.9	5.3	3.6	6.0	7.8	3.8	5.3	3.4	5.9	6.4	3.2	4.7	3.3	5.3	6.2	3.6	4.6	3.8				3.8
Denver	4.8	4.7	4.1	4.4	3.2	5.2	6.1	4.1	4.7	3.9	5.4	5.9	4.2	4.2	3.8	5.5	5.7	4.5	4.9	4.0	6.0	5.5	3.7	4.8	4.2	5.1	5.9	3.7	4.7	3.7	5.8	6.3	4.0	4.9	3.6	4.5	6.0	4.2	4.6	3.5	5.0	7.6	3.8	5.0	3.6	5.0	5.7	3.9	4.5	3.5				3.5
Douglas	6.1	5.2	4.9	5.1	4.0	5.3	6.7	5.1	5.3	4.5	6.2	5.7	4.9	4.9	3.9	5.1	6.1	4.8	5.0	3.3	4.9	7.2	2.8	4.6	4.6	5.2	5.8	4.0	4.9	3.6	5.1	6.0	3.7	4.6	3.6	4.6	5.8	4.0	4.5	3.5	4.6	6.1	3.9	4.5	3.4	5.6	5.7	3.7	4.6	3.5				3.5
Jefferson	5.4	5.6	3.6	4.7	3.4	5.2	5.7	4.2	4.6	4.1	5.1	5.9	4.4	4.4	4.8	5.5	5.8	4.5	5.1	4.2	4.7	5.0	4.0	4.5	3.3	5.4	6.4	3.4	4.6	3.6	5.3	5.5	3.9	4.6	3.4	5.2	5.8	3.5	4.5	3.3	4.8	5.2	3.7	4.3	3.6	5.0	5.1	3.9	4.4	3.4				3.4
Average	5.2	5.6	4.2	4.8	3.7	5.4	6.2	4.3	4.9	4.0	5.3	6.2	4.4	4.4	4.0	5.5	6.0	4.5	5.0	3.9	5.6	5.6	3.9	4.8	3.9	5.1	6.1	3.9	4.8	3.7	5.6	6.0	3.9	4.8	3.6	5.0	5.9	3.9	4.6	3.5	5.1	6.2	3.8	4.7	3.5	5.2	5.6	4.0	4.6	3.6				3.6

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

Vacancy Rates During the Current Quarter
Cumulative Totals

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225		16	0.0%					2	0.0%											18	0.0%
$226 to $250		1	0.0%																	1	0.0%
$251 to $275																					
$276 to $300					1	0.0%														1	0.0%
$301 to $325		1	0.0%																	1	0.0%
$326 to $350	2	4	50.0%																2	4	50.0%
$351 to $375																					
$376 to $400		2	0.0%																	2	0.0%
$401 to $425	1	6	16.7%		1	0.0%													1	7	14.3%
$426 to $450		1	0.0%		1	0.0%														2	0.0%
$451 to $475		1	0.0%		1	0.0%														2	0.0%
$476 to $500		2	0.0%		1	0.0%														3	0.0%
$501 to $525		5	0.0%		1	0.0%														6	0.0%
$526 to $550	1	6	16.7%		2	0.0%											1	0.0%	1	9	11.1%
$551 to $575		26	0.0%		2	0.0%		1	0.0%											29	0.0%
$576 to $600		71	0.0%		11	0.0%		2	0.0%								1	0.0%		85	0.0%
$601 to $625	1	13	7.7%	1	2	50.0%		2	0.0%										2	17	11.8%
$626 to $650	1	26	3.8%		11	0.0%		4	0.0%										1	41	2.4%
$651 to $675		55	0.0%		17	0.0%		5	0.0%		1	0.0%								78	0.0%
$676 to $700		133	0.0%		272	0.0%		6	0.0%	2	26	7.7%							2	437	0.5%
$701 to $725	3	50	6.0%		148	0.0%		16	0.0%										3	214	1.4%
$726 to $750	4	134	3.0%	7	245	2.9%		23	0.0%		1	0.0%							11	403	2.7%
$751 to $775	1	95	1.1%	5	383	1.3%		24	0.0%		1	0.0%							6	503	1.2%
$776 to $800	10	113	8.8%	48	980	4.9%	2	374	0.5%		3	0.0%							60	1470	4.1%
$801 to $825	8	196	4.1%	26	679	3.8%		65	0.0%	15	136	11.0%					48	0.0%	49	1124	4.4%
$826 to $850	16	185	8.6%	33	1270	2.6%		53	0.0%		4	0.0%					30	0.0%	49	1542	3.2%
$851 to $875	14	250	5.6%	52	1429	3.6%	2	96	2.1%		4	0.0%		2	0.0%				68	1781	3.8%
$876 to $900	4	65	6.2%	121	2175	5.6%	3	254	1.2%	1	126	0.8%		1	0.0%		1	0.0%	129	2622	4.9%
$901 to $925	4	126	3.2%	118	2722	4.3%	9	436	2.1%		15	0.0%					5	0.0%	131	3304	4.0%
$926 to $950	7	182	3.8%	155	3156	4.9%	42	706	5.9%		27	0.0%	1	5	20.0%		3	0.0%	205	4079	5.0%
$951 to $975	8	305	2.6%	97	1935	5.0%	5	230	2.2%	2	156	1.3%		1	0.0%		50	0.0%	112	2677	4.2%
$976 to $1000	7	134	5.2%	35	1956	1.8%	22	660	3.3%	29	319	9.1%		2	0.0%		10	0.0%	93	3081	3.0%
$1001 to 1025	3	85	3.5%	146	2445	6.0%	19	363	5.2%	2	88	2.3%					2	0.0%	170	2983	5.7%
$1026 to 1050	1	11	9.1%	40	1503	2.7%	6	189	3.2%		26	0.0%		2	0.0%		26	0.0%	47	1757	2.7%
$1051 to 1075	2	29	6.9%	95	2421	3.9%	21	634	3.3%	1	167	0.6%		1	0.0%		4	0.0%	119	3256	3.7%
$1076 to 1100	10	100	10.0%	113	2092	5.4%	34	892	3.8%	28	638	4.4%	15	174	8.6%		35	0.0%	200	3931	5.1%
$1101 to 1125		63	0.0%	96	1797	5.3%	19	501	3.8%		62	0.0%		2	0.0%		4	0.0%	115	2429	4.7%
$1126 to 1150	10	173	5.8%	91	2533	3.6%	36	918	3.9%	10	464	2.2%		3	0.0%		3	0.0%	147	4094	3.6%
$1151 to 1175	12	27	44.4%	159	3685	4.3%	14	580	2.4%	24	633	3.8%		28	0.0%	2	37	5.4%	211	4990	4.2%
$1176 to 1200	22	368	6.0%	265	3017	8.8%	38	954	4.0%	4	207	1.9%	1	50	2.0%		15	0.0%	330	4611	7.2%
$1201 to 1225	5	125	4.0%	115	2030	5.7%	37	841	4.4%	18	1099	1.6%		11	0.0%		26	0.0%	175	4132	4.2%
$1226 to 1250	19	257	7.4%	85	1493	5.7%	59	956	6.2%	35	713	4.9%		6	0.0%	3	108	2.8%	201	3533	5.7%
$1251 to 1275	5	60	8.3%	80	1919	4.2%	26	886	2.9%	66	933	7.1%	3	30	10.0%		1	0.0%	180	3829	4.7%
$1276 to 1300	13	159	8.2%	93	1544	6.0%	48	764	6.3%	145	1159	12.5%		49	0.0%	2	69	2.9%	301	3744	8.0%
$1301 to 1325	4	86	4.7%	82	978	8.4%	11	224	4.9%	53	832	6.4%		41	0.0%		32	0.0%	150	2193	6.8%
$1326 to 1350	2	108	1.9%	171	2332	7.3%	50	868	5.8%	69	1172	5.9%		42	0.0%	2	43	4.7%	294	4565	6.4%
$1351 to 1375	4	35	11.4%	112	1207	9.3%	42	837	5.0%	79	1394	5.7%		46	0.0%		1	0.0%	237	3520	6.7%
$1376 to 1400	4	28	14.3%	205	2391	8.6%	25	743	3.4%	134	2584	5.2%	15	168	8.9%		6	0.0%	383	5920	6.5%
$1401 to 1425	6	89	6.7%	76	1120	6.8%	29	645	4.5%	40	827	4.8%		23	0.0%	1	62	1.6%	152	2766	5.5%
$1426 to 1450		24	0.0%	94	1042	9.0%	21	517	4.1%	70	1418	4.9%		32	0.0%	6	79	7.6%	191	3112	6.1%
$1451 to 1475	19	43	44.2%	42	781	5.4%	26	437	5.9%	121	1975	6.1%	2	30	6.7%		1	0.0%	210	3267	6.4%
$1476 to 1400	3	94	3.2%	186	1298	14.3%	7	327	2.1%	73	1618	4.5%	4	71	5.6%		10	0.0%	273	3418	8.0%
$1501 to 1525				68	369	18.4%	24	337	7.1%	141	1330	10.6%	2	107	1.9%	1	43	2.3%	236	2186	10.8%
$1526 to 1550	7	51	13.7%	28	317	8.8%	9	234	3.8%	130	1688	7.7%	6	140	4.3%		3	0%	180	2433	7.4%
$1551 to 1575	1	8	12.5%	24	629	3.8%	6	73	8.2%	98	1030	9.5%	7	11	63.6%	1	10	10.0%	137	1761	7.8%
$1576 to 1500				65	417	15.6%	10	253	4.0%	115	1410	8.2%	16	337	4.7%	2	4	50.0%	208	2421	8.6%
$1601 to 1625				27	506	5.3%	18	205	8.8%	86	1673	5.1%	8	224	3.6%				139	2608	5.3%
$1626 to 1650				18	392	4.6%	1	77	1.3%	54	1026	5.3%	8	116	6.9%				81	1611	5.0%
$1651 to 1675				45	427	10.5%	2	50	4.0%	36	632	5.7%	18	187	9.6%				101	1296	7.8%
$1676 to 1600	1	4	25.0%	15	229	6.6%	7	60	11.7%	128	1511	8.5%	16	217	7.4%	2	26	7.7%	169	2047	8.3%
$1701 to 1725	3	60	5.0%	141	671	21.0%		18	0.0%	45	777	5.8%	11	236	4.7%				200	1762	11.4%
$1726 to 1750				3	62	4.8%	1	14	7.1%	47	1153	4.1%	2	80	2.5%				53	1309	4.0%
$1751 to 1775				1	24	4.2%	2	22	9.1%	43	499	8.6%	6	81	7.4%		12	0.0%	52	638	8.2%
$1776 to 1800				29	231	12.6%	2	35	5.7%	36	409	8.8%	17	341	5.0%				84	1016	8.3%
$1801 to 1825					39	0.0%	2	6	33.3%	123	587	21.0%	1	115	0.9%				126	747	16.9%
$1826 to 1850				3	34	8.8%	1	64	1.6%	1	24	4.2%	20	236	8.5%				25	358	7.0%
$1851 to 1875				7	110	6.4%	9	28	32.1%	71	201	35.3%	7	116	6.0%				94	455	20.7%
$1876 to 1900					1	0.0%	3	16	18.8%	2	115	1.7%	25	183	13.7%	1	20	5.0%	31	335	9.3%
$1901 to 1926				7	93	7.5%	1	49	2.0%	67	397	16.9%		33	0.0%	2	9	22.2%	77	581	13.3%
$1926 to 1950				1	20	5.0%		1	0.0%	51	371	13.7%	4	79	5.1%				56	471	11.9%
$1951 to 1975					3	0.0%	2	76	2.6%	30	524	5.7%	1	24	4.2%		9	0.0%	33	636	5.2%
$1976 to 2000				6	239	2.5%	1	2	50.0%	7	210	3.3%	12	325	3.7%				26	776	3.4%
$2000 and up	1	21	4.8%	52	483	10.8%	17	149	11.4%	337	2587	13.0%	100	1338	7.5%	20	201	10.0%	527	4779	11.0%
TOTALS	249	4312	5.8%	3584	60325	5.9%	771	17804	4.3%	2669	36982	7.2%	328	5346	6.1%	45	1050	4.3%	7646	125819	6.1%

Section III - Adams County

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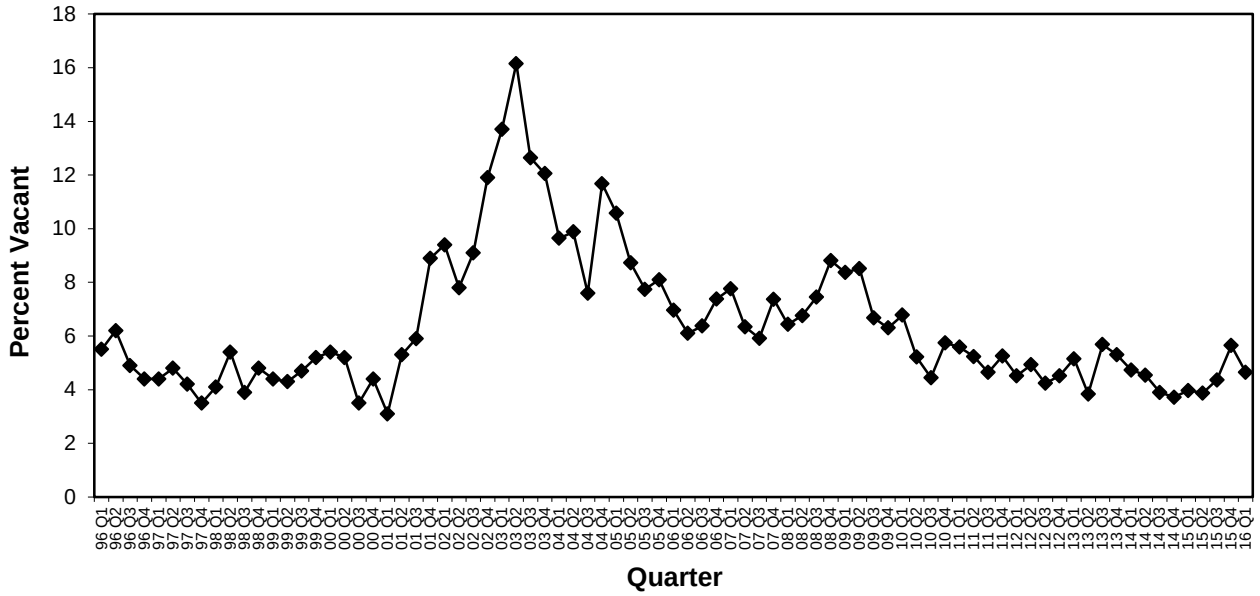
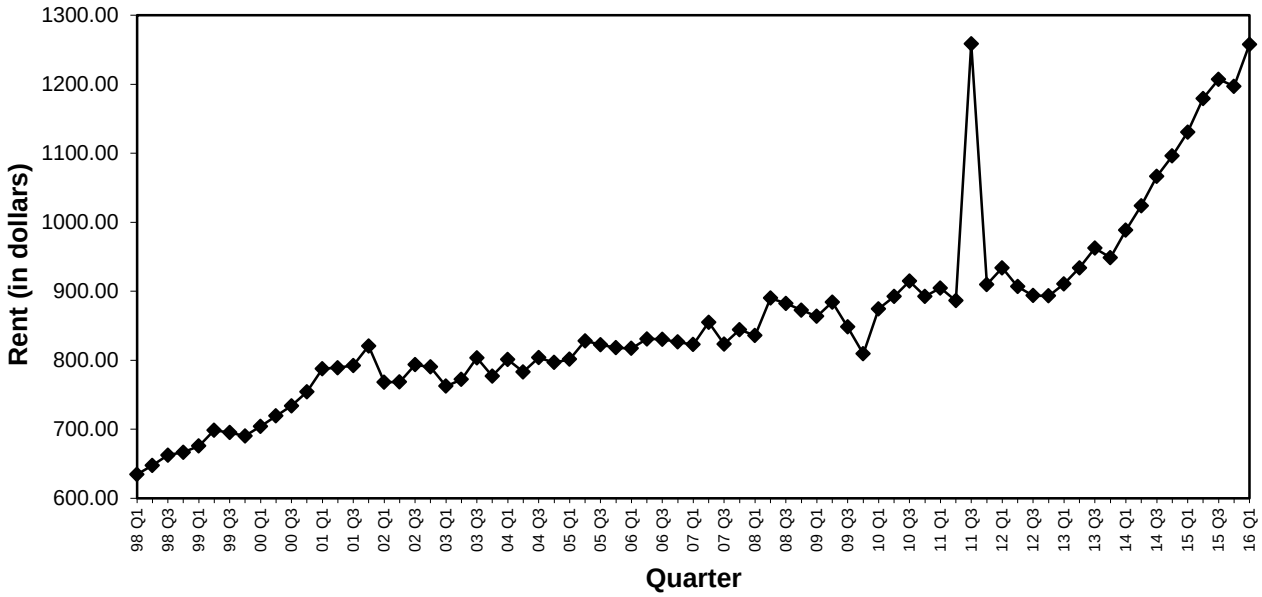
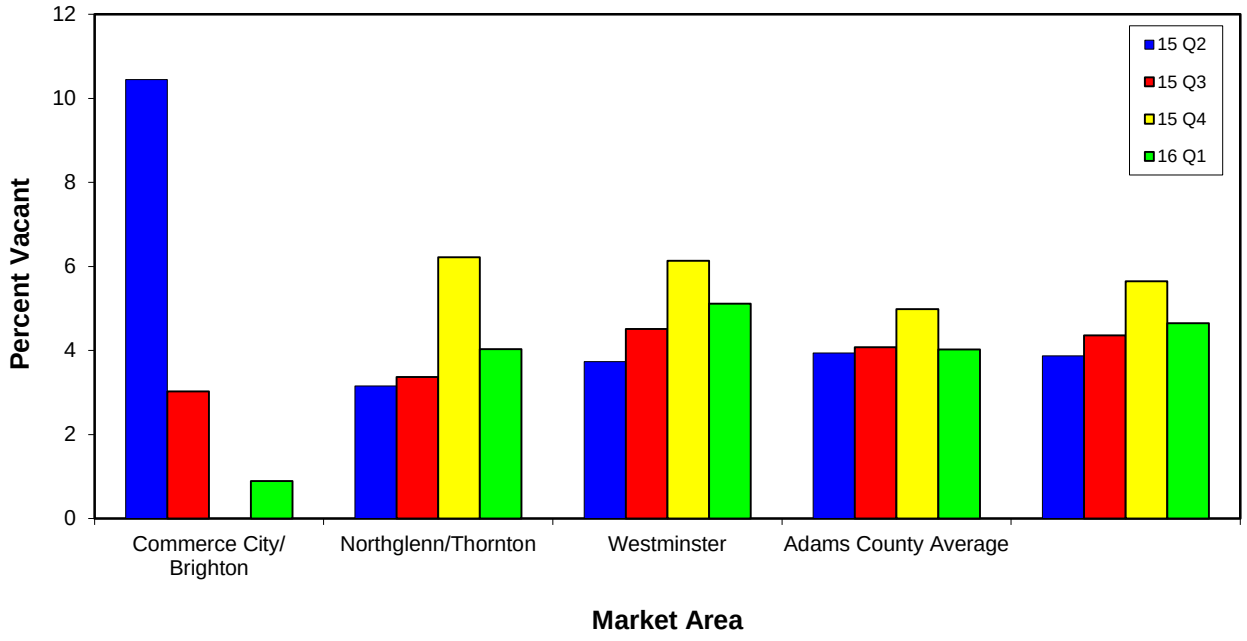
Vacancy Rate by Quarter for Adams County



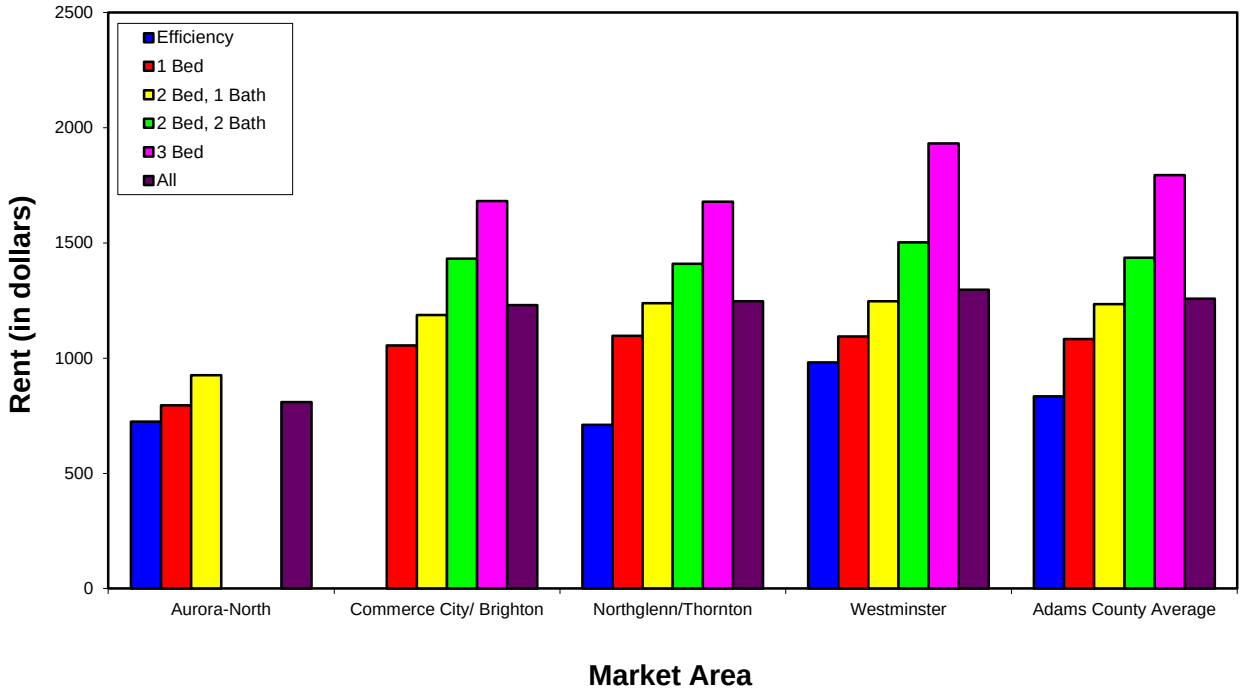
Average Rent by Quarter for Adams County

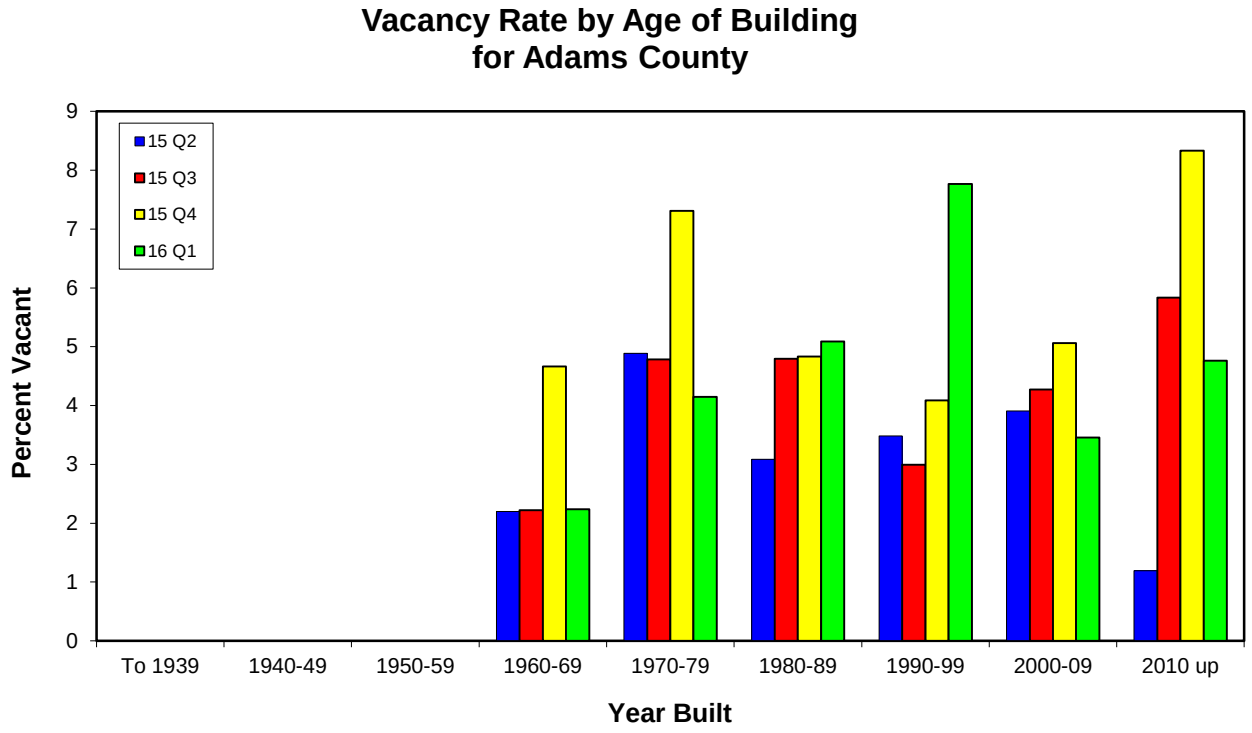


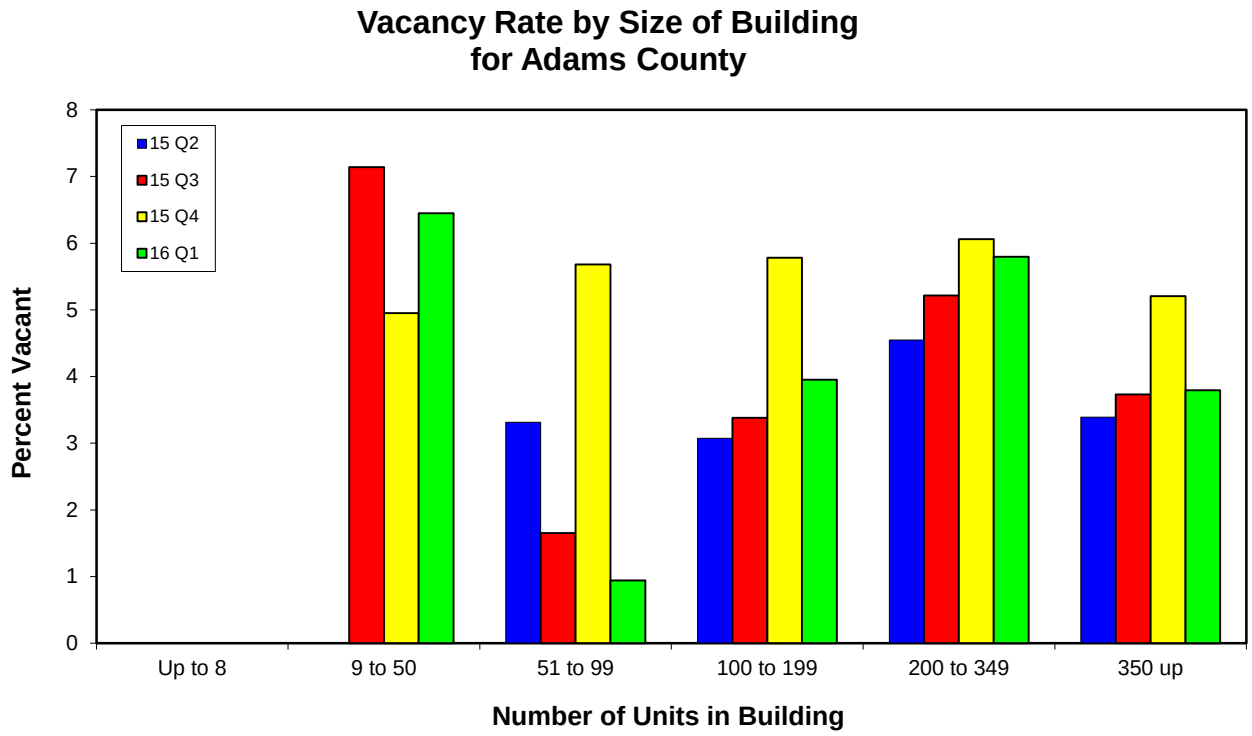
Vacancy Rate by Market Area by Quarter for Adams County

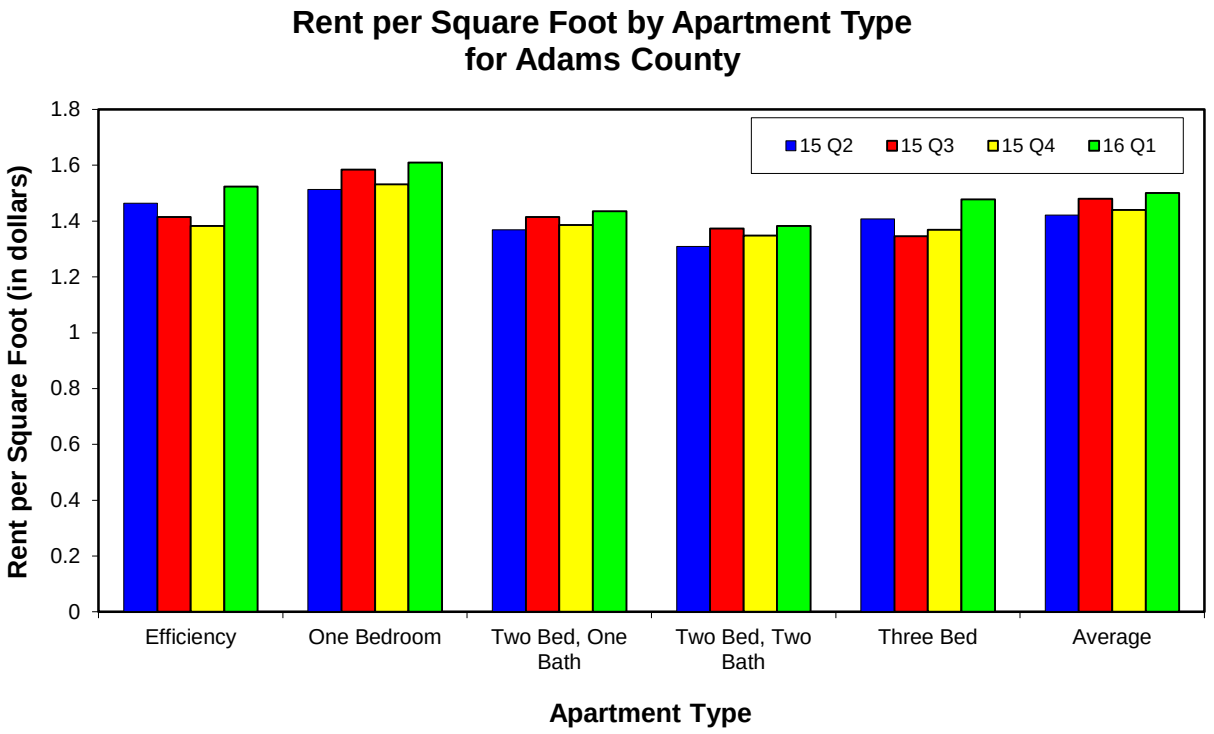


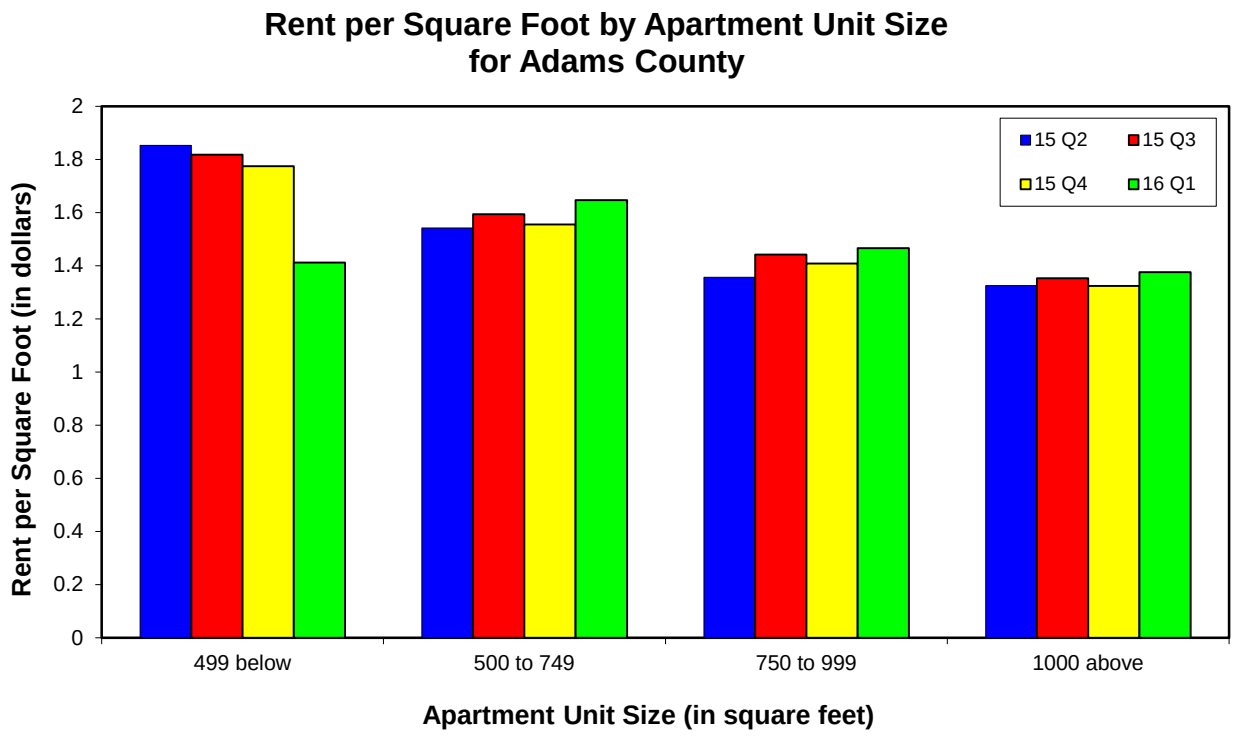
Average Rent by Market Area by Apartment Type for Adams County



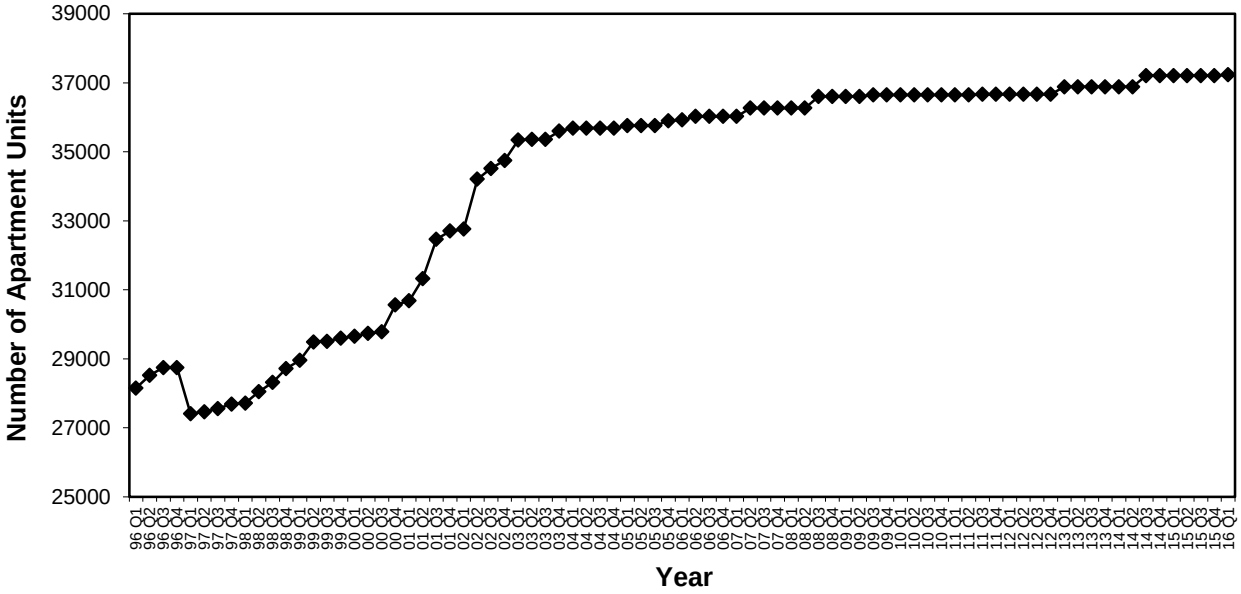

Vacancy Rate by Age of Building
for Adams County
15 Q2
15 Q3
15 Q4
16 Q1
Percent Vacant
0
1
2
3
4
5
6
7
8
9
To 1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010 up
Year Built


Vacancy Rate by Size of Building
for Adams County
15 Q2
15 Q3
15 Q4
16 Q1
Percent Vacant
0
1
2
3
4
5
6
7
8
Up to 8
9 to 50
51 to 99
100 to 199
200 to 349
350 up
Number of Units in Building

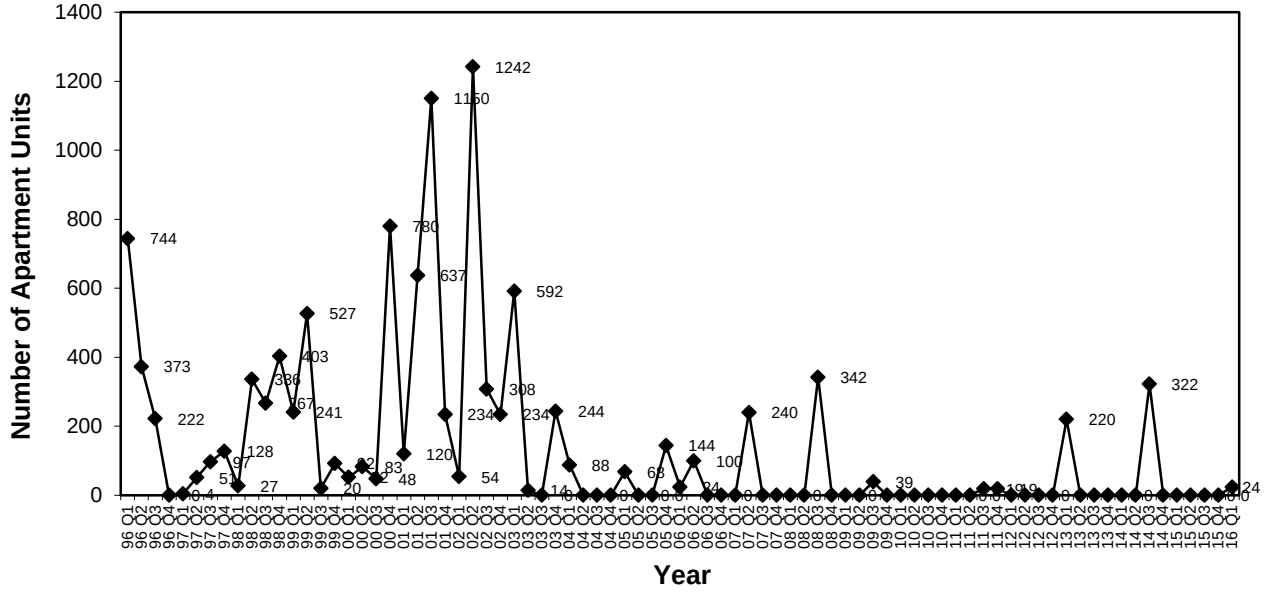

Rent per Square Foot by Apartment Type
for Adams County
Rent per Square Foot (in dollars)
1.8
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
15 Q2
15 Q3
15 Q4
16 Q1
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Rent per Square Foot by Apartment Unit Size
for Adams County
Rent per Square Foot (in dollars)
2
1.8
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
15 Q2
15 Q3
15 Q4
16 Q1
499 below
500 to 749
750 to 999
1000 above
Apartment Unit Size (in square feet)

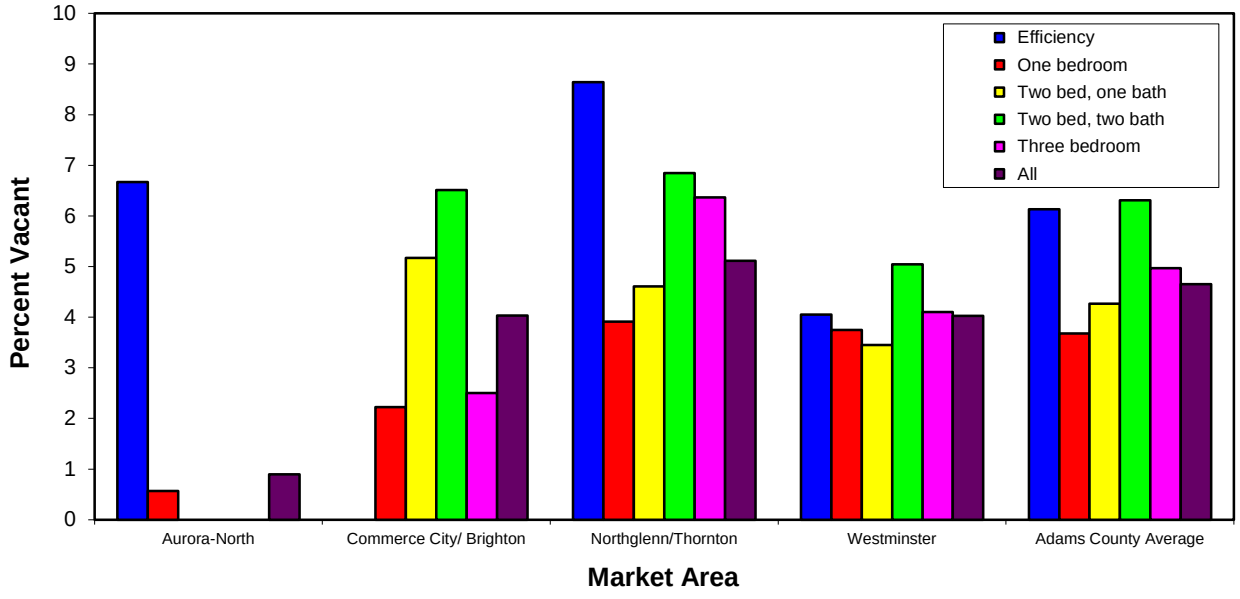
Estimate of Total Apartments by Year for Adams County



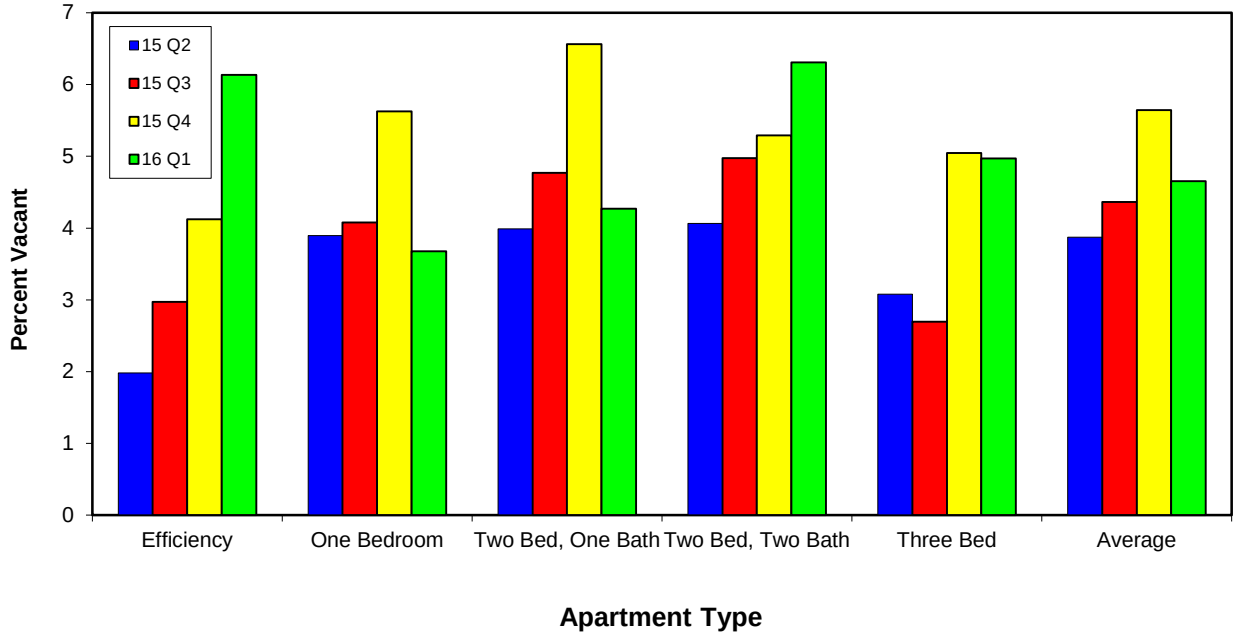
New Apartment Units Added by Year for Adams County

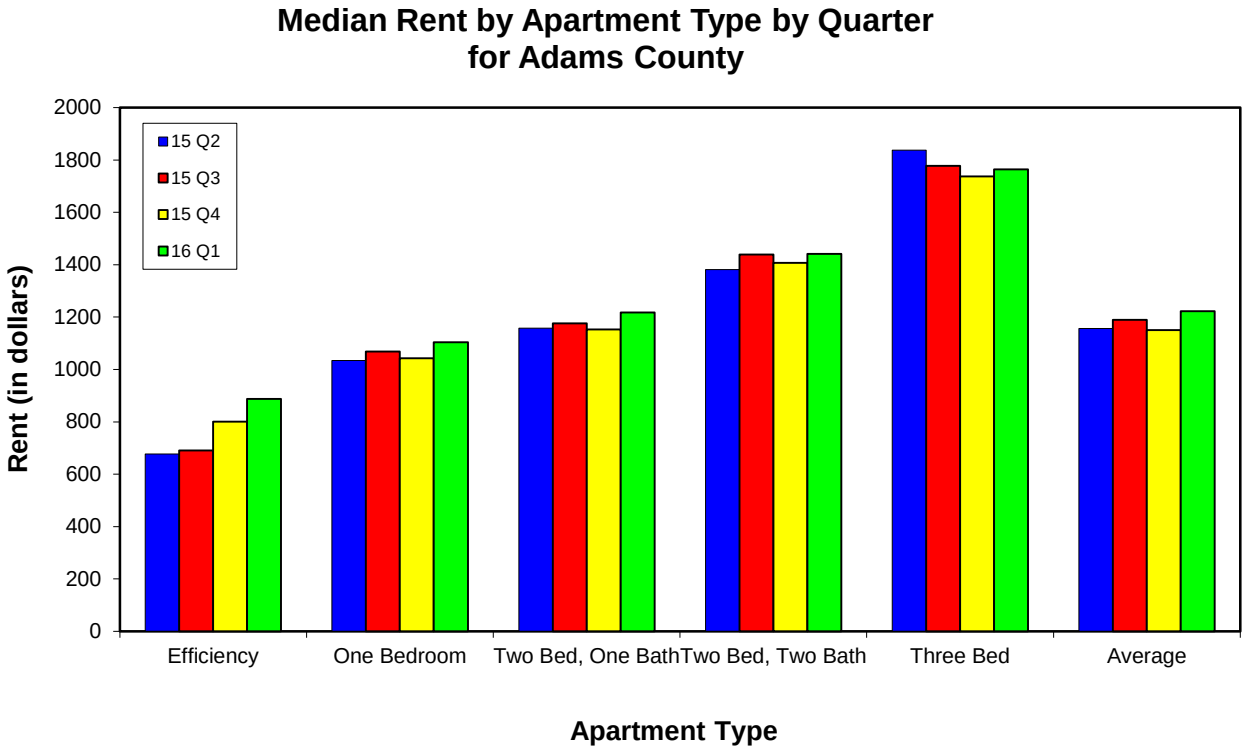


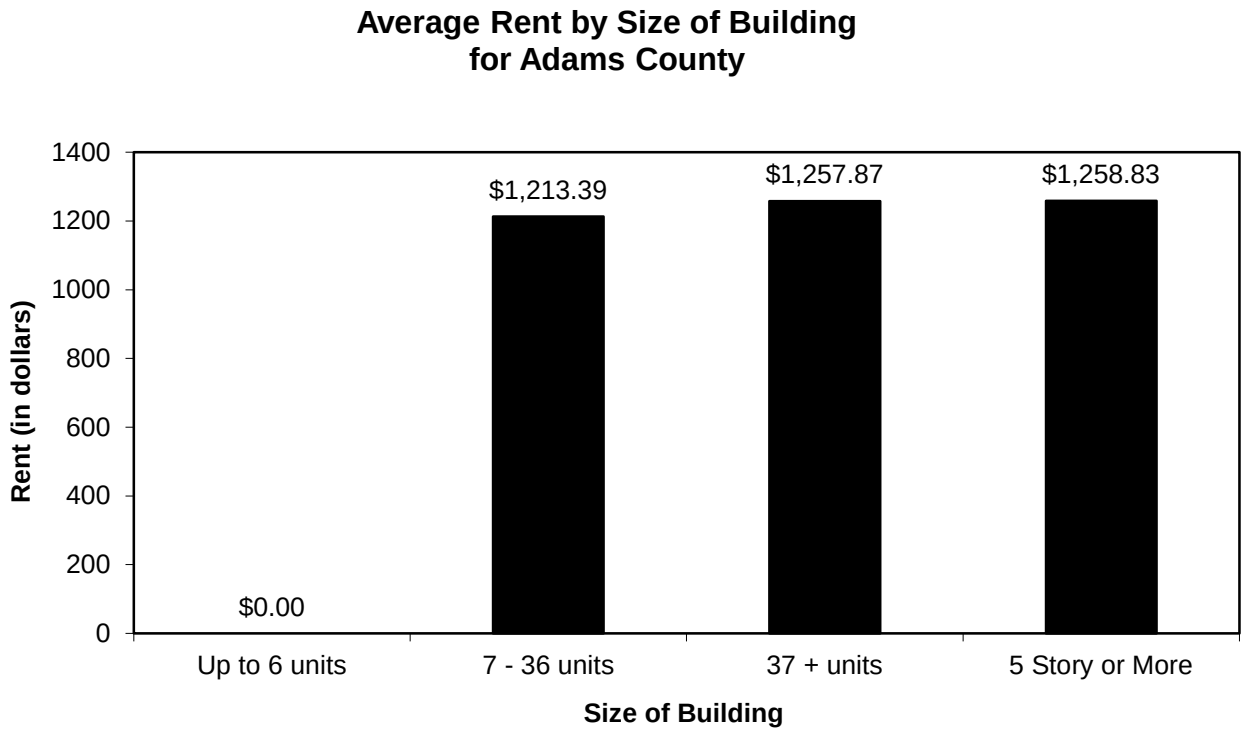
Vacancy Rates by Market Area by Apartment Type for Adams County



Vacancy Rate by Apartment Type by Quarter for Adams County




Median Rent by Apartment Type by Quarter
for Adams County
15 Q2
15 Q3
15 Q4
16 Q1
Rent (in dollars)
2000
1800
1600
1400
1200
1000
800
600
400
200
0
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Average Rent by Size of Building
for Adams County
Rent (in dollars)
1400
1200
1000
800
600
400
200
0
$0.00
$1,213.39
$1,257.87
$1,258.83
Up to 6 units
7 - 36 units
37 + units
5 Story or More
Size of Building

Vacancy Rates by Market Area for Adams County

First Figure = Rate for Quarter in Percent
Second Figure = Change from Year Ago
Third Figure = Twelve Month Average

	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Aurora-North	6.2	6.4	8.5	8.4	10.9	4.3	4.1	6.2	6.4	13.7	11.8	22.2	17.3	11.8	9.0	10.7	10.3	6.1	9.0	7.3	5.6	6.4	4.0	6.0	5.4	2.7	3.2	42.6*	4.0	5.6	1.1	3.7	0.9	2.3	1.0	0.0	10.4	3.0		0.9			
	0.8	-3.0	0.5	2.1	4.8	-2.1	-4.5	-2.2	-4.6	9.4	7.7	16.0	10.9	0.0	-2.9	-11.5	-6.9	-5.7	0.1	-3.5	-4.7	0.4	-2.0	-1.3	-0.2	-3.8	-0.9	36.6	-1.4	2.9	-2.1	-38.9	-3.1	-3.3	-0.1	-3.7	9.5	0.7		0.9			
	7.5	6.7	6.9	7.4	8.6	8.1	6.9	6.4	5.2	7.6	9.1	15.7	17.1	15.8	15.1	12.2	10.4	9.0	9.0	7.7	6.1	6.4	5.8	5.5	5.5	4.5	4.3	13.4	3.3	4.2	3.6	3.6	2.8	2.0	2.0	1.1	3.4	3.6	4.5	4.8			
Commerce City/ Brighton	4.3	5.6	9.4	3.2	3.2	3.7	4.8	5.2	4.0	5.2	8.3	8.3	7.9	2.3	7.2	2.1	4.0	3.4	5.9	5.0	1.9	6.6	4.7	4.4	5.9	4.9	3.8	5.8	3.8	2.8	2.8	21.0	9.2	3.5	4.0	3.1	3.2	3.4	6.2	4.0			
	-3.5	1.5	2.1	-0.9	-1.0	-1.9	-4.6	1.9	0.8	1.5	3.5	3.2	3.9	0.0	-1.1	-6.2	-3.9	1.1	-1.3	2.9	-2.1	3.2	0.3	-0.7	3.9	-1.8	-0.9	1.4	-2.1	-2.1	-1.0	15.2	5.4	0.7	1.2	-17.9	-6.0	-0.1	2.2	0.9			
	5.0	5.3	5.9	5.6	5.4	4.9	3.8	4.2	4.4	4.8	6.5	7.3	8.1	6.7	6.4	4.9	3.9	4.2	3.9	4.4	3.1	5.1	4.6	4.4	5.4	5.0	4.7	5.1	4.6	4.1	3.8	7.6	9.0	9.1	9.4	5.0	3.5	3.4	4.0	4.2			
Northglenn/ Thornton	5.6	6.1	6.9	7.1	6.6	7.2	8.7	6.6	7.9	8.8	8.9	8.2	8.7	6.0	6.3	5.6	4.6	4.2	4.5	4.4	4.9	5.5	6.1	4.8	5.3	4.4	4.8	3.5	3.6	6.1	6.3	4.0	4.4	4.2	4.2	5.3	3.7	4.5	6.1	5.1			
	-2.1	-1.5	-0.8	0.5	0.9	1.1	1.8	-0.5	1.3	1.6	0.2	1.5	0.8	0.0	-2.6	-2.6	-4.1	-1.7	-1.8	-1.2	0.3	1.3	1.3	0.4	0.4	-1.1	-1.4	-1.4	-1.7	1.7	1.6	0.6	0.8	-1.9	-2.1	1.3	-0.6	0.3	2.0	-0.2			
	6.9	6.5	6.3	6.4	6.7	6.9	7.4	7.3	7.6	8.0	8.1	8.3	8.6	7.9	7.3	6.6	5.6	5.2	4.7	4.4	4.6	5.1	5.2	5.3	5.4	5.2	4.8	4.5	4.1	4.5	4.9	5.0	5.2	4.7	4.2	4.5	4.4	4.4	4.9	4.9			
Westminster	6.8	6.7	7.5	8.3	6.1	5.1	6.7	6.4	5.9	5.6	8.5	7.3	7.5	7.4	6.2	8.6	5.5	4.6	6.8	6.6	5.7	5.0	4.5	4.2	4.5	4.1	4.3	4.1	4.0	5.5	4.5	4.2	4.5	3.6	3.3	2.8	3.9	4.1	5.0	4.0			
	-3.0	-1.3	-1.0	0.8	-0.7	-1.6	-0.8	-2.0	-0.1	0.6	1.8	1.0	1.5	0.0	-2.3	1.2	-1.9	-2.8	0.1	-1.9	0.2	0.4	0.4	-2.5	-1.2	-0.9	-0.2	0.0	-0.5	1.4	0.2	0.0	0.4	-1.9	-1.2	-1.3	-0.5	0.5	1.7	1.2			
	7.7	7.4	7.1	7.3	7.2	6.7	6.5	6.1	6.0	6.2	7.3	7.3	7.7	7.7	7.1	7.4	6.9	6.2	6.4	5.8	5.7	5.6	5.5	4.9	4.6	4.3	4.3	4.3	4.2	4.5	4.5	4.6	4.7	4.2	3.9	3.5	3.4	3.5	4.0	4.3			
Adams County	6.1	6.4	7.4	7.8	6.3	5.9	7.4	6.4	6.8	7.5	8.8	8.4	8.5	6.7	6.3	6.8	5.2	4.4	5.7	5.6	5.2	5.3	5.3	4.5	4.9	4.2	4.5	5.2	3.8	5.7	5.3	4.7	4.5	3.9	3.7	4.0	3.9	4.4	5.6	4.7			
	-2.6	-1.4	-0.7	0.8	0.2	-0.5	0.0	-1.3	0.4	1.5	1.4	1.9	1.8	0.0	-2.5	-1.6	-3.3	-2.2	-0.6	-1.2	0.0	0.9	0.7	-1.1	-0.3	-1.1	-0.7	0.6	-1.1	1.4	0.8	-0.4	0.7	-1.8	-1.6	-0.8	-0.7	0.5	1.9	0.7			
	7.2	6.9	6.7	6.9	7.0	6.9	6.8	6.5	6.6	7.0	7.7	8.1	8.6	8.1	7.5	7.1	6.2	5.7	5.5	5.2	5.1	5.4	5.3	5.1	5.0	4.7	4.6	4.7	4.4	4.8	5.0	4.9	5.1	4.6	4.2	4.0	3.9	4.0	4.5	4.6			

Due to rounding of the vacancy rate, numbers may not always add exactly.

Vacancy Rates by Size of Building by Market Area for Adams County

(In Percent)

County	Number of Units	2015 2nd	2015 3rd	2015 4th	2016 1st
Aurora-North	Up to 8				
	9 to 50				
	51 to 99	10.4	3.0		0.9
	100 to199				
	200 to 349				
	350 up				
Commerce City/Brighton	Up to 8				
	9 to 50	0.0		9.7	6.5
	51 to 99				
	100 to 199	3.2	5.1	6.1	3.2
	200 to 349	3.2	1.2	6.0	4.8
	350 up				
Northglenn/ Thornton	Up to 8				
	9 to 50	0.0	2.6	5.3	
	51 to 99	0.0	1.2		
	100 to 199	4.9	3.3	6.6	4.2
	200 to 349	3.2	5.1	6.4	6.6
	350 up	4.0	4.2	5.8	3.9
Westminster	Up to 8	0.0	0.0	0.0	
	9 to 50	0.0	12.5	0.0	
	51 to 99	1.3	1.1	5.7	1.1
	100 to 199	1.0	2.2	2.4	3.4
	200 to 349	5.3	4.8	5.2	4.2
	350 up	2.6	3.7	5.2	3.9
Adams County	Up to 8	0.0	0.0	0.0	
	9 to 50	0.0	7.1	5.0	6.5
	51 to 99	3.3	1.7	5.7	0.9
	100 to 199	3.1	3.4	5.8	4.0
	200 to 349	4.5	5.2	6.1	5.8
	350 up	3.4	3.7	5.2	3.8

Vacancy Rates by Size of Apartment Unit by Market Area for Adams County

(In Percent)

County	Square Feet in Unit	2015 2nd	2015 3rd	2015 4th	2016 1st
Aurora-North	499 below	10.5	0.0		6.7
	500 to 749	5.1	2.3		0.6
	750 to 999	16.7	8.3		0.0
	1000 above	15.6			
Commerce City/Brighton	499 below				
	500 to 749	3.1	5.6	9.0	3.2
	750 to 999	3.6	3.2	4.0	2.7
	1000 above	2.3	1.4	7.9	7.9
Northglenn/ Thornton	499 below	3.6	8.7	9.1	8.7
	500 to 749	3.4	4.4	6.5	3.8
	750 to 999	4.5	4.6	6.0	4.2
	1000 above	3.2	4.2	5.6	8.0
Westminster	499 below	4.2	0.0	0.0	12.5
	500 to 749	3.5	2.5	4.0	3.2
	750 to 999	4.7	5.1	6.8	4.2
	1000 above	3.4	5.5	3.9	4.7
Adams County	499 below	4.2	8.2	9.1	8.3
	500 to 749	3.5	3.7	5.7	3.4
	750 to 999	4.6	4.7	5.9	4.2
	1000 above	3.4	4.4	5.0	6.7

Vacancy Rates by Age of Building by Market Area for Adams County

(In Percent)

		2015			2016
County	Year	2nd	3rd	4th	1st
Aurora-North	To 1939				
	1940-49				
	1950-59				
	1960-69				
	1970-79	10.4	3.0		0.9
	1980-89				
	1990-94				
	1995-99				
	1990-99				
	2000-09				
	2010 up				
Commerce City/ Brighton	To 1939				
	1940-49				
	1950-59				
	1960-69	3.5	4.2	4.9	4.2
	1970-79	3.0	6.0	7.1	2.4
	1980-89				
	1990-94				
	1995-99				
	1990-99	0.0		9.7	6.5
	2000-09	5.6			
	2010 up	1.2	1.2	6.0	4.8
Northglenn/Thornton	To 1939				
	1940-49				
	1950-59				
	1960-69	0.0	0.7	4.8	1.6
	1970-79	4.3	5.4	8.2	5.1
	1980-89	4.0	5.3	5.3	5.3
	1990-94				
	1995-99				
	1990-99	2.6	1.8	4.0	8.1
	2000-09	4.0	4.5	5.7	3.6
	2010 up		11.0	11.0	
Westminster	To 1939				
	1940-49				
	1950-59				
	1960-69	2.6	12.5	0.0	1.1
	1970-79	5.1	4.0	5.5	3.4
	1980-89	2.9	3.4	5.4	4.3
	1990-94				
	1995-99				
	1990-99	4.3	4.3	4.4	5.8
	2000-09	3.3	5.3	4.1	3.8
	2010 up				
Adams County	To 1939				
	1940-49				
	1950-59				
	1960-69	2.2	2.2	4.7	2.2
	1970-79	4.9	4.8	7.3	4.1
	1980-89	3.1	4.8	4.8	5.1
	1990-94				
	1995-99				
	1990-99	3.5	3.0	4.1	7.8
	2000-09	3.9	4.3	5.1	3.5
	2010 up	1.2	5.8	8.3	4.8

Vacancy Rates by Apartment Type by Market Area for Adams County

(In Percent)

County	2015			2016
Apartment Type	2nd	3rd	4th	1st
Aurora-North				
Efficiency	11.1	0.0		6.7
1 Bed	5.1	2.3		0.6
2 Bed, 1 Bath	16.7	8.3		0.0
2 Bed, 2 Bath	20.8			
3 Bed	0.0			
Other	0.0			
All	10.4	3.0		0.9
Commerce City/Brighton				
Efficiency				
1 Bed	2.0	3.5	6.7	2.2
2 Bed, 1 Bath	5.6	1.9	3.4	5.2
2 Bed, 2 Bath	3.9	4.4	4.7	6.5
3 Bed	1.3	2.6	17.5	2.5
Other				
All	3.2	3.4	6.2	4.0
Northglenn/Thornton				
Efficiency	3.8	6.3	0.0	8.6
1 Bed	3.5	4.7	6.3	3.9
2 Bed, 1 Bath	4.4	5.3	7.2	4.6
2 Bed, 2 Bath	3.6	4.1	5.7	6.8
3 Bed	3.5	1.5	4.4	6.4
Other	3.9	3.8	5.4	5.4
All	3.7	4.5	6.1	5.1
Westminster				
Efficiency	1.2	1.8	5.5	4.1
1 Bed	4.3	3.4	4.2	3.7
2 Bed, 1 Bath	3.3	3.4	6.9	3.5
2 Bed, 2 Bath	4.2	6.2	5.0	5.0
3 Bed	3.1	5.1	4.7	4.1
Other	3.9	0.0	0.0	0.0
All	3.9	4.1	5.0	4.0
Adams County				
Efficiency	2.0	3.0	4.1	6.1
1 Bed	3.9	4.1	5.6	3.7
2 Bed, 1 Bath	4.0	4.8	6.6	4.3
2 Bed, 2 Bath	4.1	5.0	5.3	6.3
3 Bed	3.1	2.7	5.0	5.0
Other	3.9	3.7	5.3	3.8
All	3.9	4.4	5.6	4.7

Average Rents by Apartment Type by Market Area for Adams County

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Aurora-North				
Efficiency	660.00	695.00		725.00
1 Bed	744.12	795.00		795.74
2 Bed, 1 Bath	907.00	895.00		926.25
2 Bed, 2 Bath	895.00			
3 Bed	1065.00			
All	802.62	796.52		809.71
Commerce City/Brighton				
Efficiency				
1 Bed	1048.96	1049.62	998.71	1054.58
2 Bed, 1 Bath	1132.88	1174.77	1191.21	1186.72
2 Bed, 2 Bath	1358.78	1430.65	1429.89	1432.20
3 Bed	1578.40	1745.38	1624.75	1681.75
All	1205.01	1229.57	1200.79	1229.76
Northglenn/Thornton				
Efficiency	993.65	887.33	850.39	710.88
1 Bed	1072.56	1093.02	1040.89	1096.08
2 Bed, 1 Bath	1210.70	1226.39	1192.74	1238.67
2 Bed, 2 Bath	1412.29	1415.46	1373.51	1409.54
3 Bed	1645.61	1645.19	1666.82	1678.26
All	1231.53	1231.02	1199.20	1246.79
Westminster				
Efficiency	771.02	728.73	721.93	981.35
1 Bed	993.09	1058.84	1057.83	1094.18
2 Bed, 1 Bath	1113.71	1215.66	1165.39	1246.23
2 Bed, 2 Bath	1331.90	1434.05	1414.30	1501.85
3 Bed	1812.93	1756.03	1877.57	1932.01
All	1142.59	1198.82	1198.23	1296.74
Adams County				
Efficiency	783.53	769.24	756.93	833.94
1 Bed	1026.21	1063.53	1040.74	1083.28
2 Bed, 1 Bath	1153.31	1211.07	1187.37	1233.85
2 Bed, 2 Bath	1365.60	1419.78	1384.01	1435.67
3 Bed	1715.27	1673.31	1729.76	1794.45
All	1179.43	1207.18	1196.99	1257.78

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

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

Average Rents by Age of Building by Market Area for Adams County

(In Dollars)

	Year Built	2015			2016
County		2nd	3rd	4th	1st
Aurora-North	To 1959				
	1960-69				
	1970-79	802.62	796.52		809.71
	1980-89				
	1990-99				
	2000-09				
	2010 up				
Commerce City/ Brighton	To 1959				
	1960-69	1153.13	1192.01	1192.01	1197.57
	1970-79	960.10	942.00	942.76	917.90
	1980-89				
	1990-99	1050.00		1213.39	1213.39
	2000-09	1161.33			
	2010 up	1442.74	1442.74	1376.29	1458.07
Northglenn/Thornton	To 1959				
	1960-69	952.96	1062.82	1014.44	1059.76
	1970-79	1026.02	1086.79	1047.49	1103.52
	1980-89	1305.15	1209.23	1183.02	1216.76
	1990-99	1376.54	1331.23	1309.45	1339.29
	2000-09	1293.28	1344.52	1285.46	1333.77
	2010 up		1418.16	1379.95	
Westminster	To 1959				
	1960-69	1065.66	778.75	778.75	1103.75
	1970-79	915.49	983.81	970.41	1127.20
	1980-89	1188.18	1199.95	1159.50	1311.89
	1990-99	1283.96	1443.49	1448.09	1441.01
	2000-09	1477.90	1485.71	1394.94	1475.51
	2010 up				
Adams County	To 1959				
	1960-69	1061.27	1094.06	1062.89	1108.69
	1970-79	952.41	1033.98	1016.16	1098.29
	1980-89	1207.19	1204.82	1184.53	1278.00
	1990-99	1325.43	1366.76	1345.39	1352.60
	2000-09	1333.52	1376.46	1315.90	1378.96
	2010 up	1442.74	1431.06	1378.03	1458.07

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

Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

Average Rents by Size of Building by Market Area for Adams County

(In Dollars)

Number of Units	2015			2016
	2nd	3rd	4th	1st
Aurora-North				
Up to 8				
9 to 50				
51 to 99	802.62	796.52		809.71
100 to 199				
200 to 349				
350 and up				
Commerce City/Brighton				
Up to 8				
9 to 50	1050.00		1213.39	1213.39
51 to 99				
100 to 199	1049.19	1057.39	1057.80	1046.98
200 to 349	1312.86	1442.74	1376.29	1458.07
350 and up				
Northglenn/Thornton				
Up to 8				
9 to 50	692.63	730.66	736.97	
51 to 99	1057.09	1064.29		
100 to 199	1053.92	1202.88	1209.74	1186.40
200 to 349	1299.17	1236.89	1199.56	1241.51
350 and up	1234.13	1242.41	1200.29	1265.39
Westminster				
Up to 8	1411.00	1411.00	1432.00	
9 to 50	791.56	792.81	792.81	
51 to 99	877.54	711.30	803.21	1103.75
100 to199	853.27	869.52	851.76	956.43
200 to 349	1221.77	1270.28	1306.06	1432.09
350 and up	1107.61	1196.85	1188.69	1195.54
Adams County				
Up to 8	1411.00	1411.00	1432.00	
9 to 50	783.54	759.07	900.89	1213.39
51 to 99	890.47	857.07	803.21	897.55
100 to 199	975.61	1097.49	1096.99	1153.94
200 to 349	1250.62	1257.36	1243.93	1320.72
350 and up	1179.66	1200.88	1189.75	1230.09

Rents reflect units being unfurnished with tenants paying gas and electricity.

Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

Median Rents by Apartment Type by Market Area for Adams County

(in dollars)

	2015			2016
County	2nd	3rd	4th	1st
Aurora-North				
Efficiency	680.36	688.00		713.00
1 Bed	758.53	788.00		785.60
2 Bed, 1 Bath	850.00	888.00		930.80
2 Bed, 2 Bath	888.00			
3 Bed	1063.00			
All	769.60	788.79		788.83
Commerce City/Brighton				
Efficiency				
1 Bed	985.00	897.19	898.31	898.50
2 Bed, 1 Bath	1071.70	1085.90	1088.60	1063.60
2 Bed, 2 Bath	1262.33	1299.41	1298.29	1298.29
3 Bed	1420.00	1834.40	1684.00	1759.00
All	1233.02	1239.38	1115.14	1263.17
Northglenn/Thornton				
Efficiency	1080.50	796.43	821.43	862.05
1 Bed	1083.17	1126.96	1053.69	1122.25
2 Bed, 1 Bath	1166.49	1233.89	1162.01	1216.88
2 Bed, 2 Bath	1422.55	1438.56	1406.71	1436.23
3 Bed	1632.75	1710.82	1701.55	1710.00
All	1202.18	1210.66	1150.89	1208.97
Westminster				
Efficiency	647.51	619.17	619.42	1011.55
1 Bed	1018.83	1078.62	1039.74	1116.84
2 Bed, 1 Bath	1149.36	1122.16	1116.28	1234.25
2 Bed, 2 Bath	1357.29	1446.91	1478.99	1518.71
3 Bed	1982.00	1808.71	1956.06	2047.88
All	1091.68	1172.21	1167.39	1236.02
Adams County				
Efficiency	677.00	691.00	801.26	888.00
1 Bed	1034.20	1068.92	1042.81	1103.61
2 Bed, 1 Bath	1158.18	1176.66	1152.37	1217.58
2 Bed, 2 Bath	1381.83	1439.49	1407.40	1441.03
3 Bed	1837.02	1777.20	1737.67	1763.80
All	1157.06	1189.80	1150.38	1222.77

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

Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

Average Rent per Square Foot by Apartment Type
by Market Aread for Adams County
(In Dollars)

County	2015				2016
Apartment Type	1st	2nd	3rd	4th	1st
Aurora-North					
Efficiency	1.50	1.73	1.46		1.59
1 Bed	1.24	1.17	1.18		1.37
2 Bed, 1 Bath	1.09	1.04	1.12		1.16
2 Bed, 2 Bath		0.90			
3 Bed		0.93			
All	1.26	1.15	1.21		1.36
Commerce City/Brighton					
Efficiency					
1 Bed	1.48	1.59	1.62	1.56	1.62
2 Bed, 1 Bath	1.35	1.33	1.36	1.38	1.38
2 Bed, 2 Bath	1.41	1.37	1.44	1.44	1.45
3 Bed	1.30	1.29	1.38	1.30	1.34
All	1.42	1.45	1.50	1.47	1.50
Northglenn/Thornton					
Efficiency	1.80	2.04	1.81	1.73	1.43
1 Bed	1.49	1.54	1.59	1.50	1.60
2 Bed, 1 Bath	1.38	1.39	1.42	1.39	1.43
2 Bed, 2 Bath	1.29	1.31	1.36	1.34	1.37
3 Bed	1.29	1.33	1.37	1.35	1.37
All	1.40	1.43	1.48	1.43	1.49
Westminster					
Efficiency	1.33	1.39	1.29	1.28	1.66
1 Bed	1.45	1.49	1.61	1.59	1.65
2 Bed, 1 Bath	1.28	1.36	1.47	1.40	1.49
2 Bed, 2 Bath	1.27	1.30	1.40	1.36	1.41
3 Bed	1.48	1.51	1.32	1.40	1.59
All	1.38	1.42	1.51	1.47	1.55
Adams County					
Efficiency	1.38	1.46	1.41	1.38	1.52
1 Bed	1.47	1.51	1.58	1.53	1.61
2 Bed, 1 Bath	1.33	1.37	1.41	1.39	1.44
2 Bed, 2 Bath	1.29	1.31	1.37	1.35	1.38
3 Bed	1.36	1.41	1.35	1.37	1.48
All	1.39	1.42	1.48	1.44	1.50

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

Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

Average Rent Per Square Foot by Apartment Size
by Market Aread for Adams County
(In Dollars)

County	2015				2016
Apartment Square Feet	1st	2nd	3rd	4th	1st
Aurora-North					
499 below	1.50	1.64	1.46		1.59
500 to 749	1.24	1.17	1.18		1.37
750 to 999	1.09	1.04	1.12		1.16
1000 above		0.90			
Commerce City/Brighton					
499 below					
500 to 749	1.49	1.62	1.68	1.68	1.66
750 to 999	1.41	1.39	1.46	1.40	1.46
1000 above	1.34	1.37	1.41	1.40	1.42
Northglenn/Thornton					
499 below	1.87	2.25	1.88	1.77	1.37
500 to 749	1.55	1.62	1.64	1.55	1.66
750 to 999	1.35	1.35	1.42	1.40	1.45
1000 above	1.28	1.32	1.34	1.30	1.33
Westminster					
499 below	1.68	1.80	2.08	2.09	2.02
500 to 749	1.44	1.50	1.59	1.57	1.69
750 to 999	1.29	1.36	1.49	1.44	1.51
1000 above	1.34	1.34	1.38	1.36	1.44
Adams County					
499 below	1.70	1.85	1.82	1.77	1.41
500 to 749	1.49	1.54	1.59	1.56	1.65
750 to 999	1.32	1.36	1.44	1.41	1.47
1000 above	1.30	1.33	1.35	1.32	1.38

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

Average rents do not reflect "rental losses" due to concessions, discounts, model, delinquents and bad debts.

Rental Losses by Size, Age and Market Area for Adams County

Includes Concessions and Writeoffs

Average Rent Minus Rental Losses Equals Effective Rent

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	0.0	3.9		
9 - 50	9.5	7.2	4.0	
51 - 99	14.3	19.3	14.3	11.9
100 - 199	9.4	10.0	11.2	9.9
200 to 349	9.4	11.0	10.6	-1.3
350 up	9.6	21.8	5.8	6.9
Age				
To 1959				
1960-69	17.9	18.0	9.3	12.4
1970-79	12.9	11.9	11.1	11.2
1980-89	11.4	11.1	12.9	-10.8
1990-99	13.2	13.1	6.8	7.0
2000-09	4.2	20.1	0.9	5.0
2010 up		5.5	3.2	-2.3
Market Area				
Aurora-North	4.3			14.4
Commerce City/Brighton	3.6	7.9	4.9	3.8
Northglenn/Thornton	9.2	9.2	4.4	-0.2
Westminster	10.6	22.4	8.2	12.6
Average	9.7	14.6	5.6	3.4

Economic Vacancy Rates by Size, Age and Market Area for Adams County

Defined as Physical Vacancy Plus Concessions/Writeoffs

as a Percentage of Gross Potential Rent

(In Percent)

Building	2015			2016
Type	2nd	3rd	4th	1st
Size (in units)				
Up to 8	0.0	3.9		
9 - 50	9.5	14.4	6.9	
51 - 99	17.6	21.0	17.2	12.8
100 - 199	12.4	13.4	14.1	13.9
200 to 349	13.9	16.2	13.5	5.3
350 up	13.0	25.5	8.6	11.3
Age (year built)				
To 1959				
1960-69	20.1	20.2	13.9	14.6
1970-79	17.8	16.7	15.7	16.0
1980-89	14.5	15.9	17.5	-5.3
1990-99	16.7	16.0	11.4	15.9
2000-09	8.1	24.3	5.5	8.6
2010 up		11.3	7.7	2.5
Market Area				
Aurora-North	14.8			15.3
Commerce City/Brighton	6.7	11.3	11.0	7.7
Northglenn/Thornton	12.9	13.7	10.6	5.3
Westminster	14.6	26.5	13.2	17.4
Average	13.6	19.0	11.5	8.6

Average Rents for Adams County

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Market Area Totals							
Aurora-North	725.00	795.74	926.25				809.71
Commerce City/Brighton		1054.58	1186.72	1432.20	1681.75		1229.76
Northglenn/Thornton	710.88	1096.08	1238.67	1409.54	1678.26	1314.00	1246.79
Westminster	981.35	1094.18	1246.23	1501.85	1932.01	1299.00	1296.74
Adams County Average	833.94	1083.28	1233.85	1435.67	1794.45	1309.63	1257.78
Buildings with up to 6 Units							
Aurora-North							
Commerce City/Brighton							
Northglenn/Thornton							
Westminster							
Adams County Average							
Buildings with 7 to 36 Units							
Aurora-North							
Commerce City/Brighton		1100.00	1250.00	1295.00	1510.00		1213.39
Northglenn/Thornton							
Westminster							
Adams County Average		1100.00	1250.00	1295.00	1510.00		1213.39
Buildings with 37 and Above Units							
Aurora-North	725.00	795.74	926.25				809.71
Commerce City/Brighton		1052.47	1181.40	1439.91	1686.15		1230.66
Northglenn/Thornton	710.88	1096.08	1238.67	1409.54	1678.26	1314.00	1246.79
Westminster	981.35	1094.18	1246.23	1501.85	1932.01	1299.00	1296.74
Adams County Average	833.94	1083.26	1233.80	1435.95	1794.72	1309.63	1257.87
Buildings with 5 Stories and Above							
Aurora-North							
Commerce City/Brighton							
Northglenn/Thornton		1006.00		1293.00			1108.50
Westminster							
Adams County Average		1006.00		1293.00			1108.50

Average Rent for Apartment Building/Community Features and Amenities in Adams County

(In Dollars)

	With Feature/Amenity						Without Feature/Amenity						Difference
Feature/Amenity	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	816.41	1109.53	1283.99	1439.63	1665.18	1275.45	852.12	1055.22	1200.45	1428.68	1872.88	1238.75	36.70
Patio or Balcony	844.98	1095.37	1242.96	1435.67	1807.57	1275.12	725.00	992.08	1150.61		1350.00	1039.42	235.70
Fireplace	824.22	1141.12	1321.89	1451.90	1888.67	1327.88	875.31	992.53	1185.49	1343.52	1594.47	1135.45	192.43
Nine-Foot Ceilings	833.24	1176.61	1327.34	1472.19	1888.14	1363.47	835.94	1004.11	1191.79	1359.77	1594.73	1147.85	215.61
Swimming Pool	837.86	1090.11	1240.05	1438.14	1804.21	1263.78	710.00	801.94	1035.84	1300.00	1340.32	1019.40	244.38
Spa or Sauna	831.14	1158.68	1307.95	1465.23	1900.48	1337.60	837.56	994.16	1191.84	1364.97	1631.94	1157.65	179.95
Exercise Room	845.68	1101.16	1240.87	1448.93	1891.94	1277.65	733.06	1007.20	1219.10	1329.23	1559.78	1178.23	99.42
Sport Court	885.74	1033.45	1149.72	1410.26	1755.51	1213.90	811.01	1110.17	1268.47	1449.73	1815.85	1280.40	-66.51
Microwave	814.94	1165.17	1369.75	1462.98	1859.81	1351.05	853.17	1013.50	1166.66	1392.08	1698.19	1169.06	181.99
Washer/Dryer Hookups	814.43	1148.05	1344.87	1449.40	1842.42	1347.93	854.68	1038.08	1184.64	1411.90	1703.81	1176.59	171.34
Garbage Disposal	833.94	1087.09	1236.18	1435.67	1794.45	1261.36		876.00	1052.00			917.90	343.45
Dishwasher	836.68	1101.43	1245.46	1438.14	1797.87	1279.47	725.00	969.90	1129.59	1300.00	1400.00	1027.83	251.64
Air Conditioning	833.94	1083.28	1233.85	1435.67	1794.45	1257.78							#VALUE!
Ceiling Fan	835.97	1083.27	1240.43	1442.59	1865.12	1262.08	808.29	1083.31	1219.71	1415.42	1659.21	1246.66	15.42
Attached Garage		1220.45	1393.70	1533.15	2047.04	1457.86	833.94	1052.00	1212.53	1399.62	1629.65	1205.51	252.35
Covered Parking	1012.50	1095.90	1237.41	1447.36	1879.28	1281.41	712.44	1074.38	1232.16	1426.40	1730.89	1241.74	39.67
Clubhouse	845.68	1103.72	1244.64	1454.34	1878.91	1282.87	733.06	1018.16	1203.28	1368.90	1441.55	1175.36	107.51
Business Center	833.47	1131.23	1262.54	1452.78	1849.64	1312.92	835.63	1016.49	1203.82	1384.96	1641.22	1166.05	146.87
Pets Allowed	841.82	1087.80	1237.88	1435.67	1794.45	1262.23	725.00	809.35	934.29			835.06	427.17
Resident Pays Sewer/Water	833.21	1102.73	1247.86	1441.34	1801.32	1283.64	838.81	1000.08	1169.84	1361.19	1612.16	1101.84	181.80
Unit Security/Alarm System		1236.04	1407.66	1496.56	1799.00	1385.06	833.94	1067.83	1217.75	1426.11	1794.21	1243.82	141.24
Handicapped Access	824.22	1115.91	1295.92	1444.45	1827.75	1297.45	875.31	1031.97	1193.74	1408.66	1741.31	1195.22	102.23
Heat Included in Rent	838.81	931.80	1138.36	1293.00	1360.00	1008.67	833.21	1099.73	1245.69	1436.93	1794.87	1276.11	-267.44

Apartment Unit Absorption by Quarter and Year for Adams County

		First	Second	Third	Fourth	Year-End
2013	Units to Start Quarter/Year	36666	36886	36886	36886	36666
	Units Added this Quarter	220	0	0	0	220
	Total Units Available	36886	36886	36886	36886	36886
	Quarterly Vacancy Rate	5.2%	3.8%	5.7%	5.3%	5.3%
	Units Rented	34986	35470	34790	34932	34932
	Units Vacant	1900	1416	2096	1954	1954
	Number Absorbed this Quarter/Year	-22	484	-680	142	-76
2014	Units to Start Quarter/Year	36886	36886	36886	37208	36886
	Units Added this Quarter	0	0	322	0	322
	Total Units Available	36886	36886	37208	37208	37208
	Quarterly Vacancy Rate	4.7%	4.5%	3.9%	3.7%	3.7%
	Units Rented	35141	35210	35758	35824	35824
	Units Vacant	1745	1676	1450	1384	1384
	Number Absorbed this Quarter/Year	209	69	548	67	893
2015	Units to Start Quarter/Year	37208	37208	37208	37208	37208
	Units Added this Quarter	0	0	0	0	0
	Total Units Available	37208	37208	37208	37208	37208
	Quarterly Vacancy Rate	4.0%	3.9%	4.4%	5.6%	5.6%
	Units Rented	35731	35767	35579	35107	35107
	Units Vacant	1477	1441	1629	2101	2101
	Number Absorbed this Quarter/Year	-94	36	-188	-471	-717
2016	Units to Start Quarter/Year	37208				
	Units Added this Quarter	24				
	Total Units Available	37232				
	Quarterly Vacancy Rate	4.7%				
	Units Rented	35500				
	Units Vacant	1732				
	Number Absorbed this Quarter/Year	392				

Due to rounding of the vacancy rate, numbers may not always add exactly.
Quarterly absorption totals will not equal year-end total because absorption is the change from time period to time period.
Comparisons should be made using comparable time periods, quarter to quarter or year-end to year-end.

Estimate of New Apartments by Quarter for Adams County

		Beginning Inventory	Units Added	Ending Inventory
2009	1st	36608	0	36608
	2nd	36608	0	36608
	3rd	36608	39	36647
	4th	36647	0	36647
2010	1st	36647	0	36647
	2nd	36647	0	36647
	3rd	36647	0	36647
	4th	36647	0	36647
2011	1st	36647	0	36647
	2nd	36647	0	36647
	3rd	36647	19	36666
	4th	36666	0	36666
2012	1st	36666	0	36666
	2nd	36666	0	36666
	3rd	36666	0	36666
	4th	36666	0	36666
2013	1st	36666	220	36886
	2nd	36886	0	36886
	3rd	36886	0	36886
	4th	36886	0	36886
2014	1st	36886	0	36886
	2nd	36886	0	36886
	3rd	36886	322	37208
	4th	37208	0	37208
2015	1st	37208	0	37208
	2nd	37208	0	37208
	3rd	37208	0	37208
	4th	37208	0	37208
2016	1st	37208	24	37232
	2nd			
	3rd			
	4th			

Monthly Resident Turnover
By Size, Age of Building, and Market Area
for Adams County

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	0.0	0.0		
9 - 50	1.4	1.4	1.4	
51-99	3.7	3.4	5.1	3.1
100 - 199	3.7	3.9	3.7	4.1
200 to 349	5.4	5.7	5.0	3.8
350 up	5.6	5.6	4.2	3.7
Age				
To 1959				
1960-69	4.2	5.1	3.5	3.3
1970-79	5.2	4.4	4.7	4.2
1980-89	5.4	5.3	4.6	3.7
1990-99	4.4	6.4	3.9	4.3
2000-09	5.5	5.7	4.5	2.9
2010 up		5.2	6.0	9.1
Market Area				
Aurora-North	9.7			3.6
Commerce City/Brighton	4.2	5.7	4.4	6.7
Northglenn/Thornton	5.0	5.5	4.9	3.7
Westminster	5.3	4.7	3.9	3.2
County Average	5.2	5.3	4.5	3.8

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

Vacancy Rates During the Current Quarter
Adams County

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225		16	0.0%																	16	0.0%
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650		1	0.0%																	1	0.0%
$651 to $675																					
$676 to $700																					
$701 to $725	1	15	6.7%																1	15	6.7%
$726 to $750																					
$751 to $775					58	0.0%														58	0.0%
$776 to $800				3	147	2.0%													3	147	2.0%
$801 to $825					43	0.0%														43	0.0%
$826 to $850		7	0.0%		19	0.0%														26	0.0%
$851 to $875	4	38	10.5%																4	38	10.5%
$876 to $900		9	0.0%	33	686	4.8%		12	0.0%										33	707	4.7%
$901 to $925				2	192	1.0%													2	192	1.0%
$926 to $950	1	1	100.0%	11	468	2.4%	6	96	6.3%										18	565	3.2%
$951 to $975	2	10	20.0%	14	495	2.8%				2	58	3.4%							18	563	3.2%
$976 to $1000				1	38	2.6%													1	38	2.6%
$1001 to 1025	2	66	3.0%	14	313	4.5%													16	379	4.2%
$1026 to 1050				11	337	3.3%	2	157	1.3%										13	494	2.6%
$1051 to 1075				15	422	3.6%	7	258	2.7%										22	680	3.2%
$1076 to 1100				15	292	5.1%	1	192	0.5%										16	484	3.3%
$1101 to 1125				21	349	6.0%													21	349	6.0%
$1126 to 1150				16	607	2.6%	28	474	5.9%										44	1081	4.1%
$1151 to 1175				23	510	4.5%					82	0.0%							23	592	3.9%
$1176 to 1200				45	958	4.7%	8	193	4.1%										53	1151	4.6%
$1201 to 1225				6	231	2.6%	15	288	5.2%										21	519	4.0%
$1226 to 1250				3	93	3.2%	4	189	2.1%	3	88	3.4%							10	370	2.7%
$1251 to 1275				4	324	1.2%	1	142	0.7%	6	145	4.1%							11	611	1.8%
$1276 to 1300				13	212	6.1%	12	175	6.9%	97	328	29.6%		14	0.0%	1	51	2.0%	123	780	15.8%
$1301 to 1325										13	160	8.1%							13	160	8.1%
$1326 to 1350				5	144	3.5%	4	230	1.7%	12	201	6.0%		30	0.0%	2	28	7.1%	23	633	3.6%
$1351 to 1375				2	84	2.4%	15	178	8.4%	21	167	12.6%		1	0.0%				38	430	8.8%
$1376 to 1400							7	80	8.8%	25	688	3.6%	15	121	12.4%				47	889	5.3%
$1401 to 1425							4	92	4.3%	8	148	5.4%							12	240	5.0%
$1426 to 1450				4	74	5.4%	3	66	4.5%	11	372	3.0%							18	512	3.5%
$1451 to 1475							9	168	5.4%	30	710	4.2%							39	878	4.4%
$1476 to 1400								2	0.0%	12	306	3.9%							12	308	3.9%
$1501 to 1525							9	170	5.3%	14	276	5.1%		1	0.0%				23	447	5.1%
$1526 to 1550										2	152	1.3%	4	72	5.6%				6	224	2.7%
$1551 to 1575																					
$1576 to 1500										7	175	4.0%							7	175	4.0%
$1601 to 1625										9	212	4.2%		36	0.0%				9	248	3.6%
$1626 to 1650										8	112	7.1%							8	112	7.1%
$1651 to 1675													2	28	7.1%				2	28	7.1%
$1676 to 1600																					
$1701 to 1725										2	72	2.8%	8	204	3.9%				10	276	3.6%
$1726 to 1750																					
$1751 to 1775										8	144	5.6%	1	30	3.3%				9	174	5.2%
$1776 to 1800													4	52	7.7%				4	52	7.7%
$1801 to 1825																					
$1826 to 1850													2	57	3.5%				2	57	3.5%
$1851 to 1875													2	24	8.3%				2	24	8.3%
$1876 to 1900														28	0.0%					28	0.0%
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975													1	24	4.2%				1	24	4.2%
$1976 to 2000													2	70	2.9%				2	70	2.9%
$2000 and up													11	254	4.3%				11	254	4.3%
TOTALS	10	163	6.1%	261	7096	3.7%	135	3162	4.3%	290	4596	6.3%	52	1046	5.0%	3	79	3.8%	751	16142	4.7%

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

Vacancy Rates During the Current Quarter
Aurora - North

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725	1	15	6.7%																1	15	6.7%
$726 to $750																					
$751 to $775					58	0.0%														58	0.0%
$776 to $800				1	75	1.3%													1	75	1.3%
$801 to $825					43	0.0%														43	0.0%
$826 to $850																					
$851 to $875																					
$876 to $900								12	0.0%											12	0.0%
$901 to $925																					
$926 to $950								20	0.0%											20	0.0%
$951 to $975																					
$976 to $1000																					
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100																					
$1101 to 1125																					
$1126 to 1150																					
$1151 to 1175																					
$1176 to 1200																					
$1201 to 1225																					
$1226 to 1250																					
$1251 to 1275																					
$1276 to 1300																					
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375																					
$1376 to 1400																					
$1401 to 1425																					
$1426 to 1450																					
$1451 to 1475																					
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS	1	15	6.7%	1	176	0.6%		32	0.0%										2	223	0.9%

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

Vacancy Rates During the Current Quarter
Commerce City/Brighton

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800																					
$801 to $825																					
$826 to $850																					
$851 to $875																					
$876 to $900				3	144	2.1%													3	144	2.1%
$901 to $925																					
$926 to $950																					
$951 to $975																					
$976 to $1000																					
$1001 to 1025																					
$1026 to 1050							1	37	2.7%										1	37	2.7%
$1051 to 1075							1	40	2.5%										1	40	2.5%
$1076 to 1100				2	12	16.7%													2	12	16.7%
$1101 to 1125																					
$1126 to 1150																					
$1151 to 1175																					
$1176 to 1200																					
$1201 to 1225																					
$1226 to 1250								9	0.0%											9	0.0%
$1251 to 1275				1	114	0.9%													1	114	0.9%
$1276 to 1300										5	91	5.5%							5	91	5.5%
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375																					
$1376 to 1400														9	0.0%					9	0.0%
$1401 to 1425																					
$1426 to 1450																					
$1451 to 1475																					
$1476 to 1400																					
$1501 to 1525							4	30	13.3%					1	0.0%				4	31	12.9%
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500										6	78	7.7%							6	78	7.7%
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775													1	30	3.3%				1	30	3.3%
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS				6	270	2.2%	6	116	5.2%	11	169	6.5%	1	40	2.5%				24	595	4.0%

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

Vacancy Rates During the Current Quarter
Northglenn/Thornton

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225		16	0.0%																	16	0.0%
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800				2	72	2.8%													2	72	2.8%
$801 to $825																					
$826 to $850		7	0.0%																	7	0.0%
$851 to $875	4	38	10.5%																4	38	10.5%
$876 to $900		9	0.0%	15	158	9.5%													15	167	9.0%
$901 to $925																					
$926 to $950	1	1	100.0%	3	290	1.0%	6	76	7.9%										10	367	2.7%
$951 to $975	2	10	20.0%	14	495	2.8%				2	58	3.4%							18	563	3.2%
$976 to $1000				1	38	2.6%													1	38	2.6%
$1001 to 1025				14	313	4.5%													14	313	4.5%
$1026 to 1050				10	251	4.0%													10	251	4.0%
$1051 to 1075				6	176	3.4%													6	176	3.4%
$1076 to 1100				10	184	5.4%													10	184	5.4%
$1101 to 1125				21	349	6.0%													21	349	6.0%
$1126 to 1150				11	507	2.2%	28	474	5.9%										39	981	4.0%
$1151 to 1175				23	510	4.5%					82	0.0%							23	592	3.9%
$1176 to 1200				35	726	4.8%	8	193	4.1%										43	919	4.7%
$1201 to 1225				2	24	8.3%	15	288	5.2%										17	312	5.4%
$1226 to 1250				3	93	3.2%	2	36	5.6%										5	129	3.9%
$1251 to 1275				3	210	1.4%	1	142	0.7%	6	145	4.1%							10	497	2.0%
$1276 to 1300				1	32	3.1%	5	110	4.5%	92	237	38.8%				1	28	3.6%	99	407	24.3%
$1301 to 1325																					
$1326 to 1350				5	144	3.5%	4	230	1.7%	12	201	6.0%		30	0.0%	2	28	7.1%	23	633	3.6%
$1351 to 1375							5	72	6.9%	21	167	12.6%		1	0.0%				26	240	10.8%
$1376 to 1400							7	80	8.8%	11	429	2.6%	15	112	13.4%				33	621	5.3%
$1401 to 1425							1	32	3.1%	5	100	5.0%							6	132	4.5%
$1426 to 1450							3	66	4.5%	11	372	3.0%							14	438	3.2%
$1451 to 1475							1	68	1.5%	30	710	4.2%							31	778	4.0%
$1476 to 1400										12	306	3.9%							12	306	3.9%
$1501 to 1525										4	84	4.8%							4	84	4.8%
$1526 to 1550										2	152	1.3%	4	36	11.1%				6	188	3.2%
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625														36	0.0%					36	0.0%
$1626 to 1650										8	112	7.1%							8	112	7.1%
$1651 to 1675													2	28	7.1%				2	28	7.1%
$1676 to 1600																					
$1701 to 1725													2	64	3.1%				2	64	3.1%
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800													4	52	7.7%				4	52	7.7%
$1801 to 1825																					
$1826 to 1850													2	57	3.5%				2	57	3.5%
$1851 to 1875													2	24	8.3%				2	24	8.3%
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975													1	24	4.2%				1	24	4.2%
$1976 to 2000													2	70	2.9%				2	70	2.9%
$2000 and up																					
TOTALS	7	81	8.6%	179	4572	3.9%	86	1867	4.6%	216	3155	6.8%	34	534	6.4%	3	56	5.4%	525	10265	5.1%

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

Vacancy Rates During the Current Quarter
Westminster

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650		1	0.0%																	1	0.0%
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750	1	7	14.3%																1	7	14.3%
$751 to $775																					
$776 to $800																					
$801 to $825																					
$826 to $850					19	0.0%														19	0.0%
$851 to $875																					
$876 to $900				15	384	3.9%													15	384	3.9%
$901 to $925				4	245	1.6%													4	245	1.6%
$926 to $950				8	178	4.5%													8	178	4.5%
$951 to $975																					
$976 to $1000							1	30	3.3%										1	30	3.3%
$1001 to 1025	2	66	3.0%																2	66	3.0%
$1026 to 1050				1	86	1.2%	1	120	0.8%										2	206	1.0%
$1051 to 1075				9	246	3.7%	6	218	2.8%		29	0.0%							15	493	3.0%
$1076 to 1100				3	96	3.1%	1	192	0.5%										4	288	1.4%
$1101 to 1125				9	222	4.1%													9	222	4.1%
$1126 to 1150				20	476	4.2%													20	476	4.2%
$1151 to 1175																					
$1176 to 1200				10	232	4.3%	4	144	2.8%										14	376	3.7%
$1201 to 1225				4	207	1.9%													4	207	1.9%
$1226 to 1250							2	144	1.4%	3	88	3.4%							5	232	2.2%
$1251 to 1275				4	72	5.6%													4	72	5.6%
$1276 to 1300				12	180	6.7%	7	65	10.8%					14	0.0%		23	0.0%	19	282	6.7%
$1301 to 1325										13	160	8.1%							13	160	8.1%
$1326 to 1350							4	126	3.2%										4	126	3.2%
$1351 to 1375				2	84	2.4%	10	106	9.4%										12	190	6.3%
$1376 to 1400										16	295	5.4%							16	295	5.4%
$1401 to 1425							3	120	2.5%	3	48	6.3%							6	168	3.6%
$1426 to 1450				4	74	5.4%													4	74	5.4%
$1451 to 1475							8	100	8.0%										8	100	8.0%
$1476 to 1400								2	0.0%											2	0.0%
$1501 to 1525							5	140	3.6%	14	288	4.9%							19	428	4.4%
$1526 to 1550														36	0.0%					36	0.0%
$1551 to 1575										7	124	5.6%							7	124	5.6%
$1576 to 1500										9	205	4.4%							9	205	4.4%
$1601 to 1625										9	212	4.2%							9	212	4.2%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725										2	72	2.8%	6	140	4.3%				8	212	3.8%
$1726 to 1750																					
$1751 to 1775										8	144	5.6%							8	144	5.6%
$1776 to 1800													1	24	4.2%				1	24	4.2%
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900														28	0.0%					28	0.0%
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up													14	270	5.2%				14	270	5.2%
TOTALS	3	74	4.1%	105	2801	3.7%	52	1507	3.5%	84	1665	5.0%	21	512	4.1%		23	0.0%	265	6582	4.0%

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

DEFINITION OF ADAMS COUNTY MARKET AREAS AND CENSUS TRACTS

Market Area Boundaries:

Aurora - North	North: I-70; East: Arapahoe County; South: Colfax; West: City and County of Denver boundary
Commerce City, Brighton	North: I-76, East: Adams County; South: City and County of Denver; West I-25
Northglenn, Thornton	North: Adams County; South and East: I-76; West: I-25
Westminster	North: Adams County; East: I-25; South: City and County of Denver: West: Sheridan Blvd. and Boulder-Denver Turnpike

Census Tracts:

Aurora - North	78.00, 79.00, 80.00, 81.00, 82,00, 83.08, 83.09, 83.53
Commerce City, Brighton	85.12 (pt), 85.14 (pt), 87.01 (pt), 87.03, 87.05 (pt), 87.06, 88.01 (pt), 88.02 (pt), 89.01 (pt)
Northglenn, Thornton	Northglenn - 85.05, 85.06, 85.07, 85.08 (pt), 85.18 (pt), 92.03 (pt), 93.04 (pt), 93.13 (pt), 93.14 (pt), 93.15 (pt), 93.16 (pt) Thornton - 85.08 (pt), 85.11 (pt), 85.13 (pt), 85.17 (pt), 85.18 (pt), 85.19 (pt), 88.02 (pt), 90.01 (pt), 90.02 (pt), 90.03 (pt), 91.01, 91.02 (pt), 92.01, 92.02, 92.03 (pt), 93.04 (pt), 93.06 (pt), 93.07 (pt), 93.15 (pt), 93.16 (pt), 93.18 (pt)
Westminster	85.13 (pt), 85.16 (pt), 85.17 (pt), 85.18 (pt), 93.09 (pt), 93.13 (pt), 93.14 (pt), 93.17 (pt), 94.01 (pt), 94.03, 94.05, 94.06, 94.07 (pt), 95.01 (pt), 95.02 (pt), 96.03, 96.04 (pt), 96.05 (pt), 96.06 (pt), 98.12 (pt), 98.14 (pt), 98.16 (pt), 98.17 (pt), 98.20 (pt), 98.21 (pt), 102.08 (pt), 102.09 (pt)

Section IV - Arapahoe County

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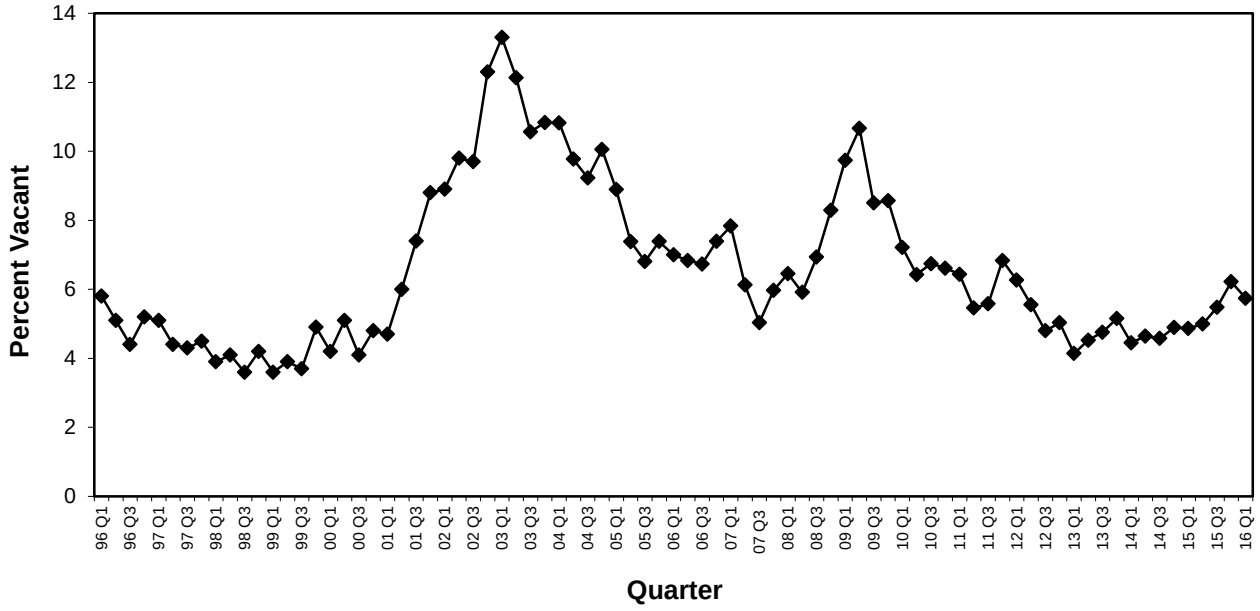
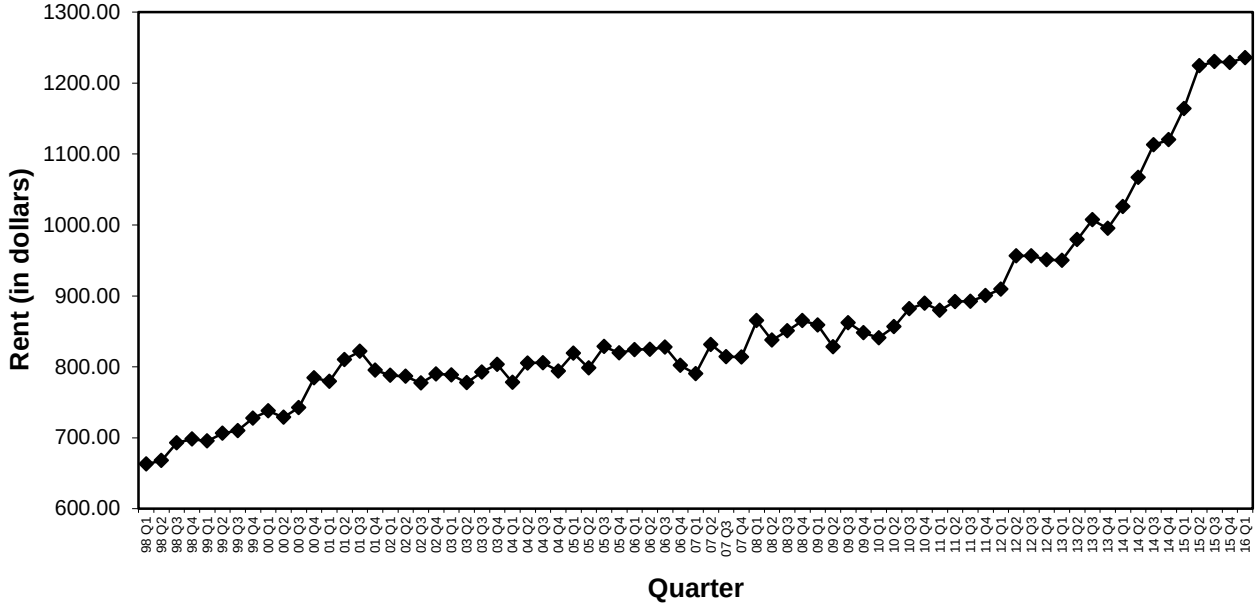
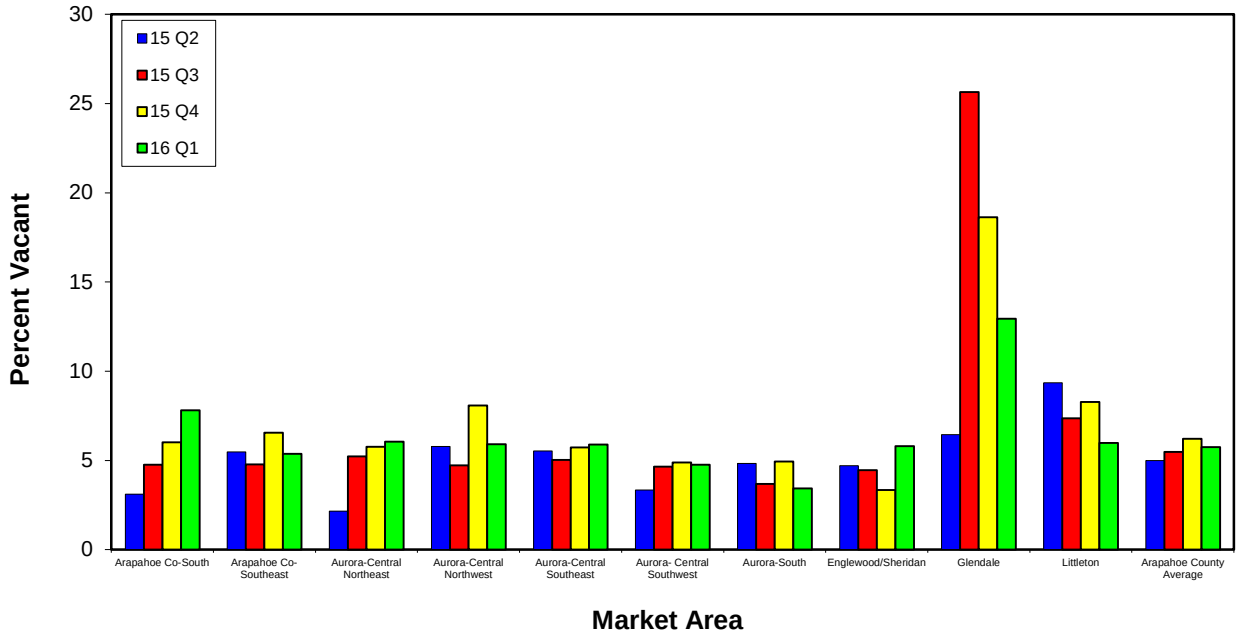
Vacancy Rate by Quarter for Arapahoe County



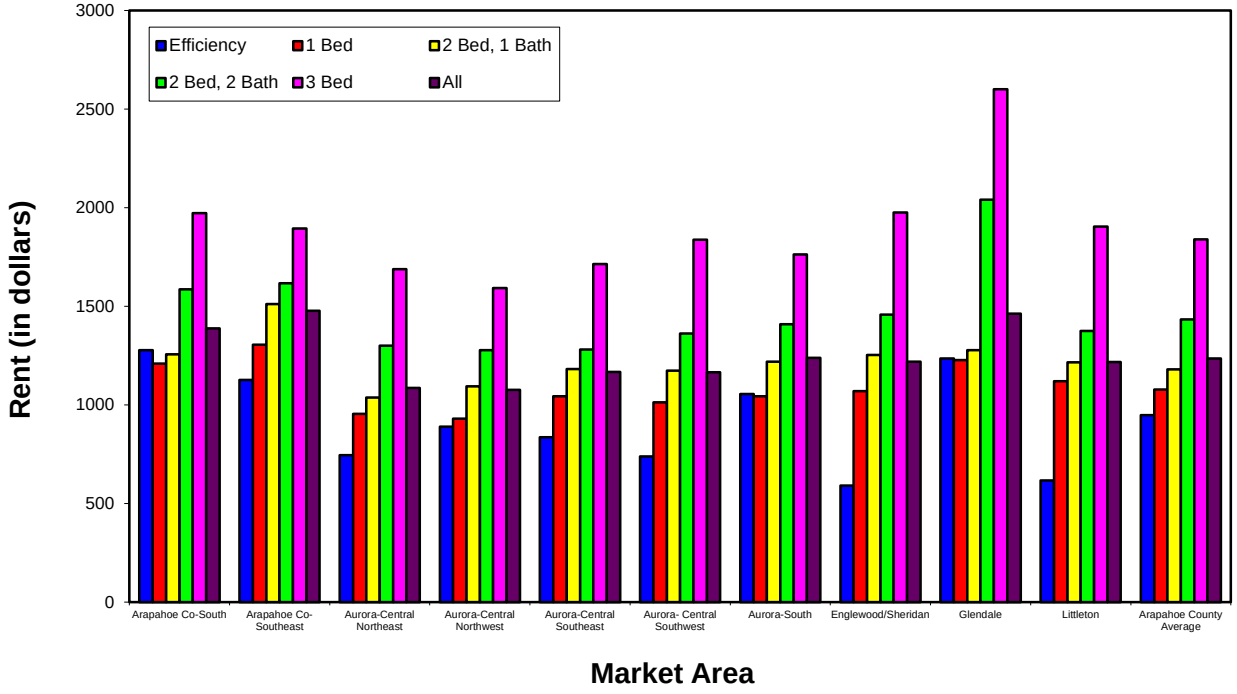
Average Rent by Quarter for Arapahoe County

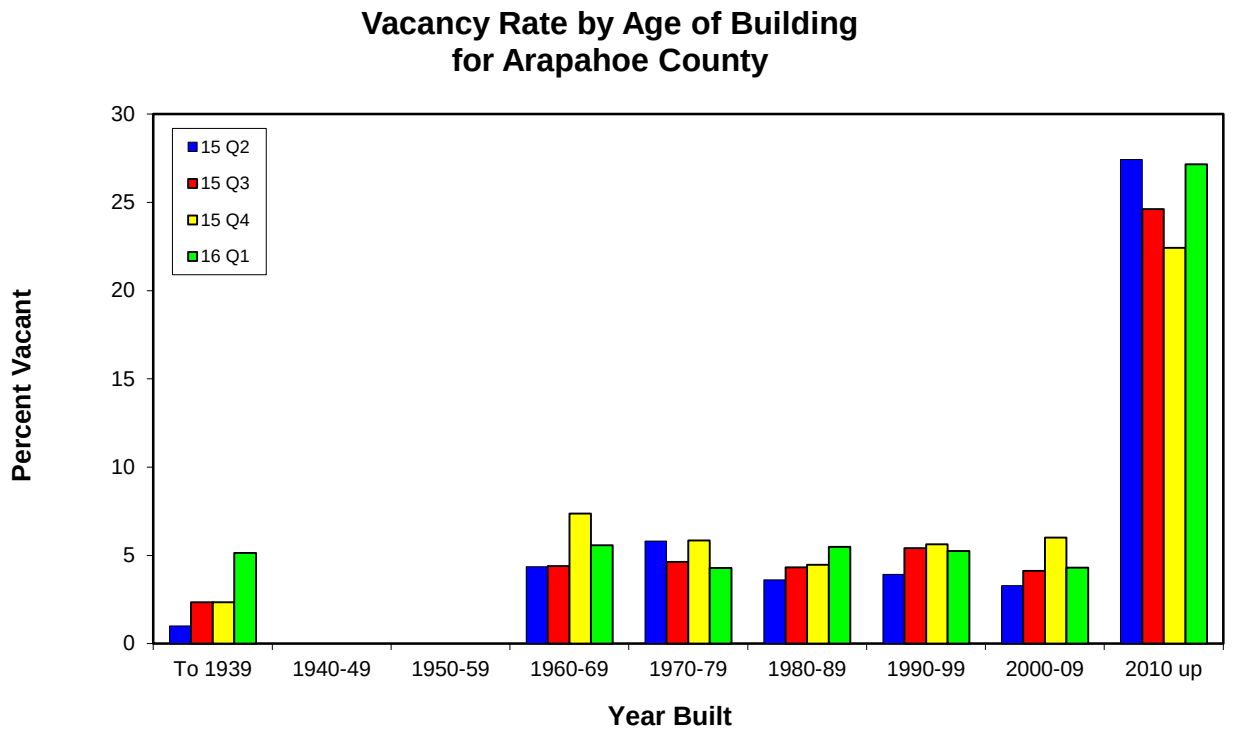


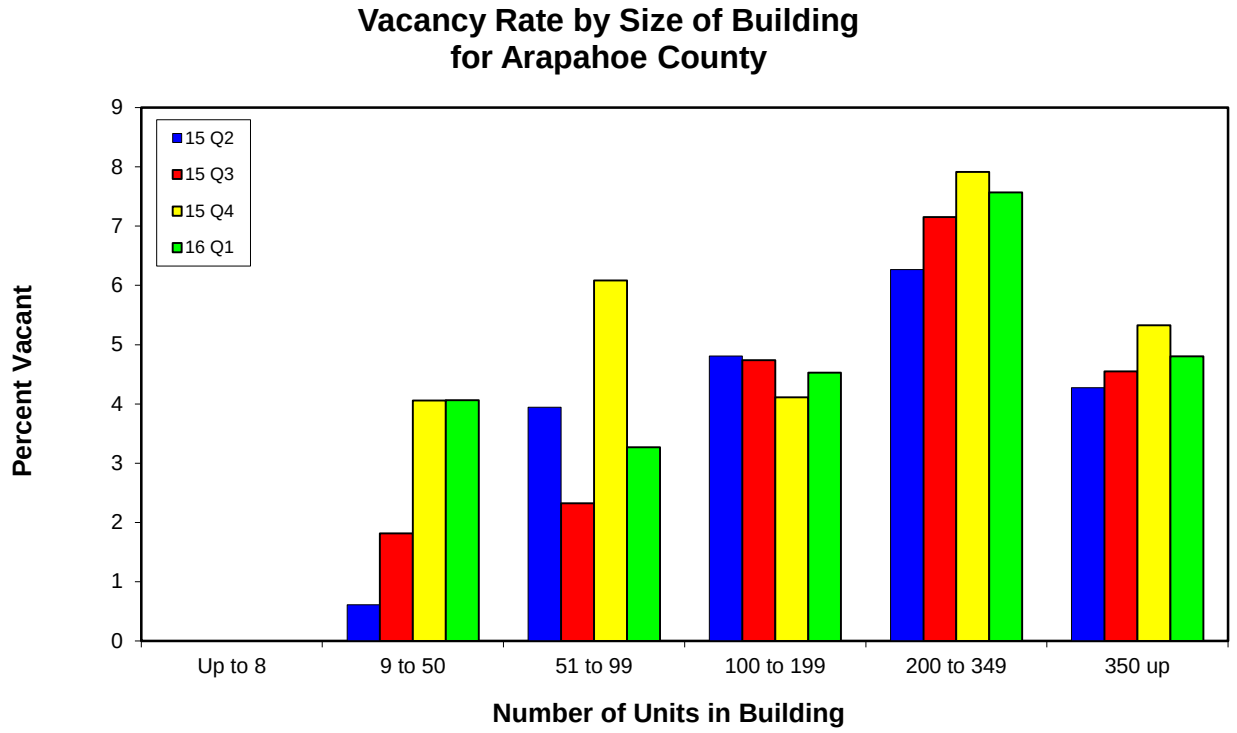
Vacancy Rate by Market Area by Quarter for Arapahoe County

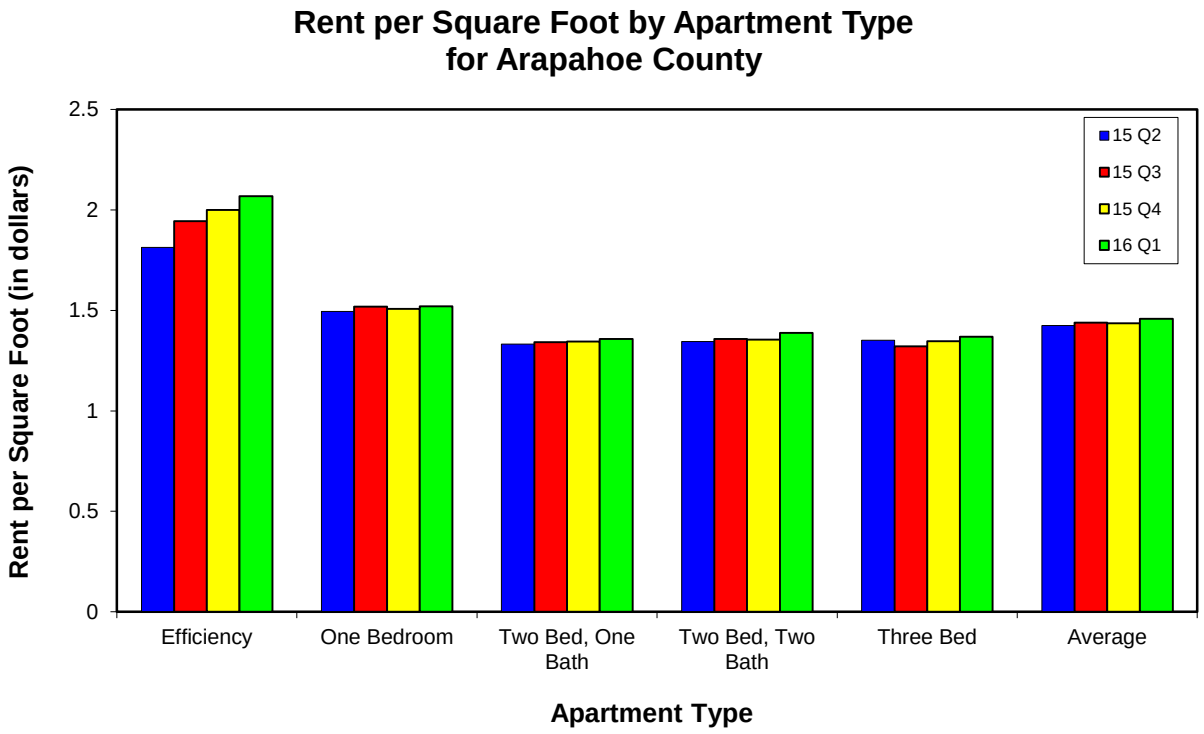


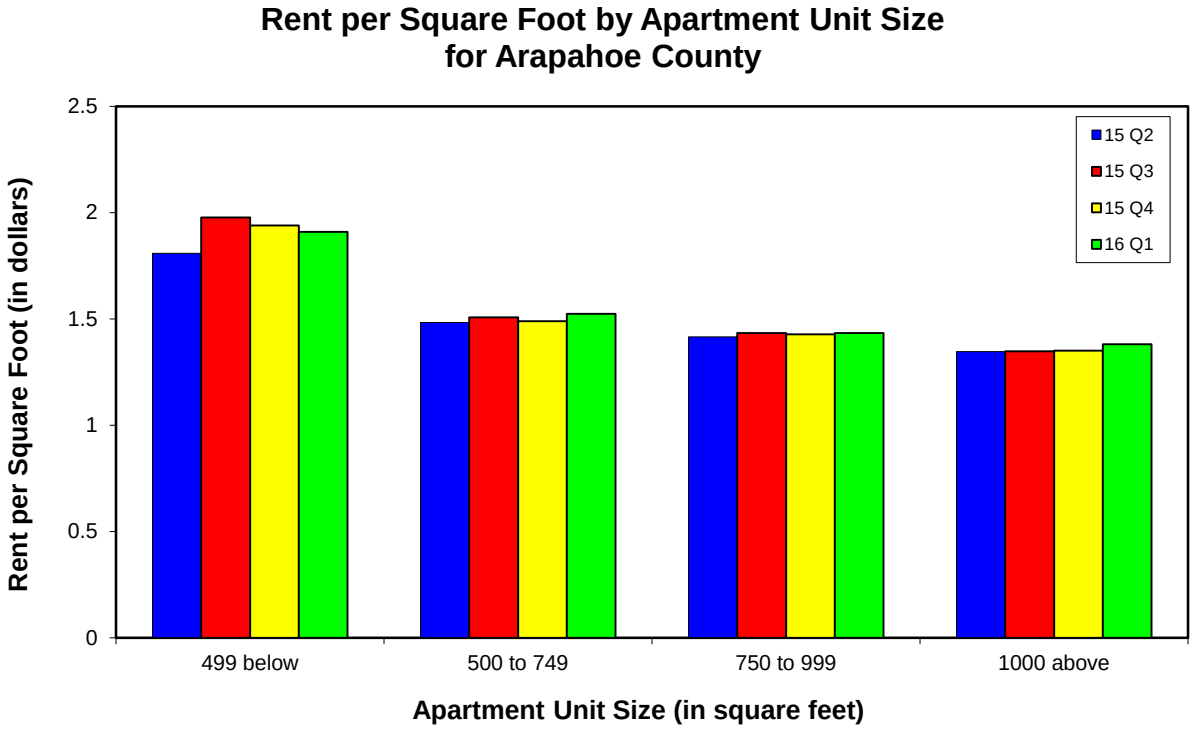
Average Rent by Market Area by Apartment Type for Arapahoe County



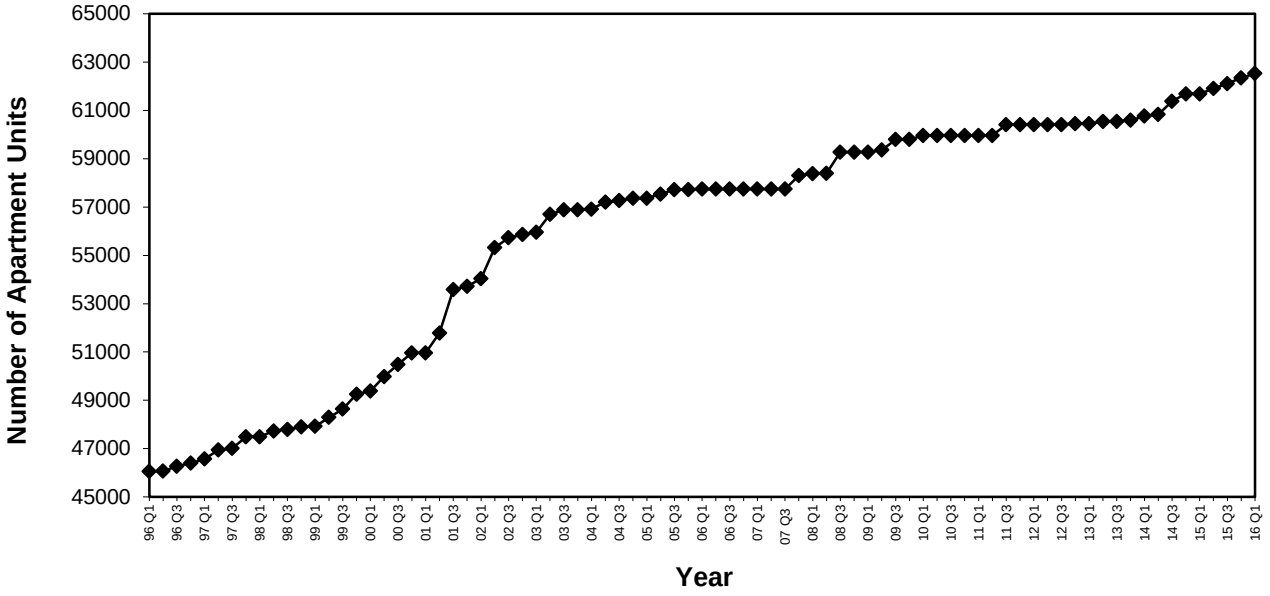

Vacancy Rate by Age of Building
for Arapahoe County
Percent Vacant
30
25
20
15
10
5
0
15 Q2
15 Q3
15 Q4
16 Q1
To 1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010 up
Year Built


Vacancy Rate by Size of Building
for Arapahoe County
Percent Vacant
9
8
7
6
5
4
3
2
1
0
15 Q2
15 Q3
15 Q4
16 Q1
Up to 8
9 to 50
51 to 99
100 to 199
200 to 349
350 up
Number of Units in Building

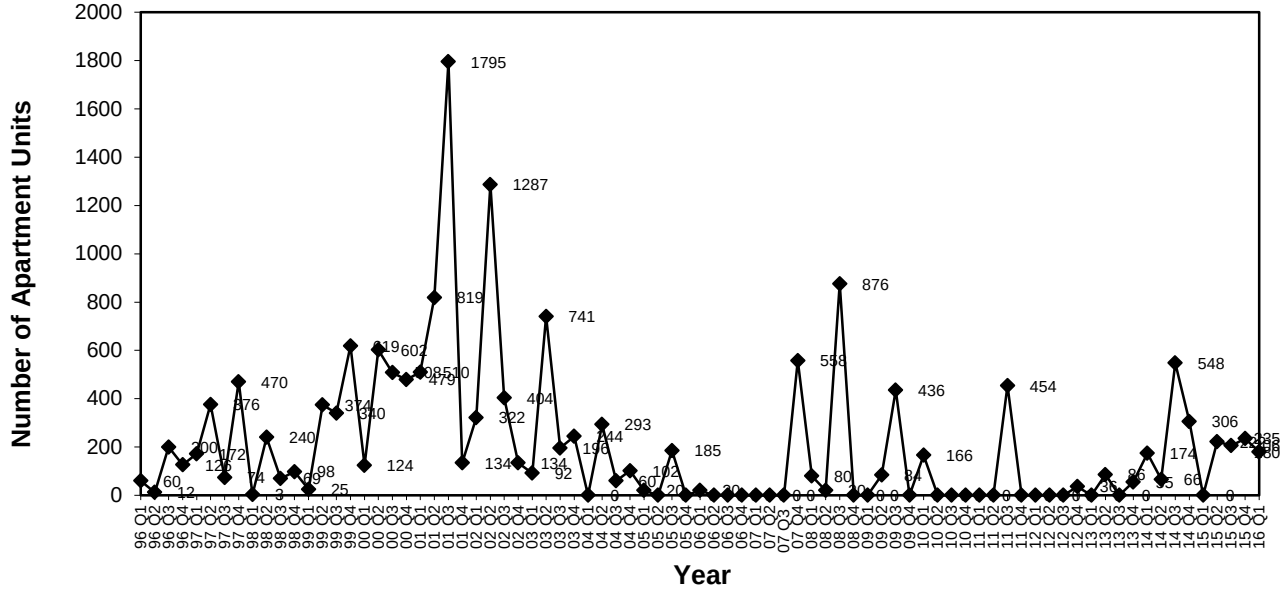

Rent per Square Foot by Apartment Type
for Arapahoe County
Rent per Square Foot (in dollars)
2.5
2
1.5
1
0.5
0
15 Q2
15 Q3
15 Q4
16 Q1
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Rent per Square Foot by Apartment Unit Size
for Arapahoe County
Rent per Square Foot (in dollars)
2.5
2
1.5
1
0.5
0
15 Q2
15 Q3
15 Q4
16 Q1
499 below
500 to 749
750 to 999
1000 above
Apartment Unit Size (in square feet)

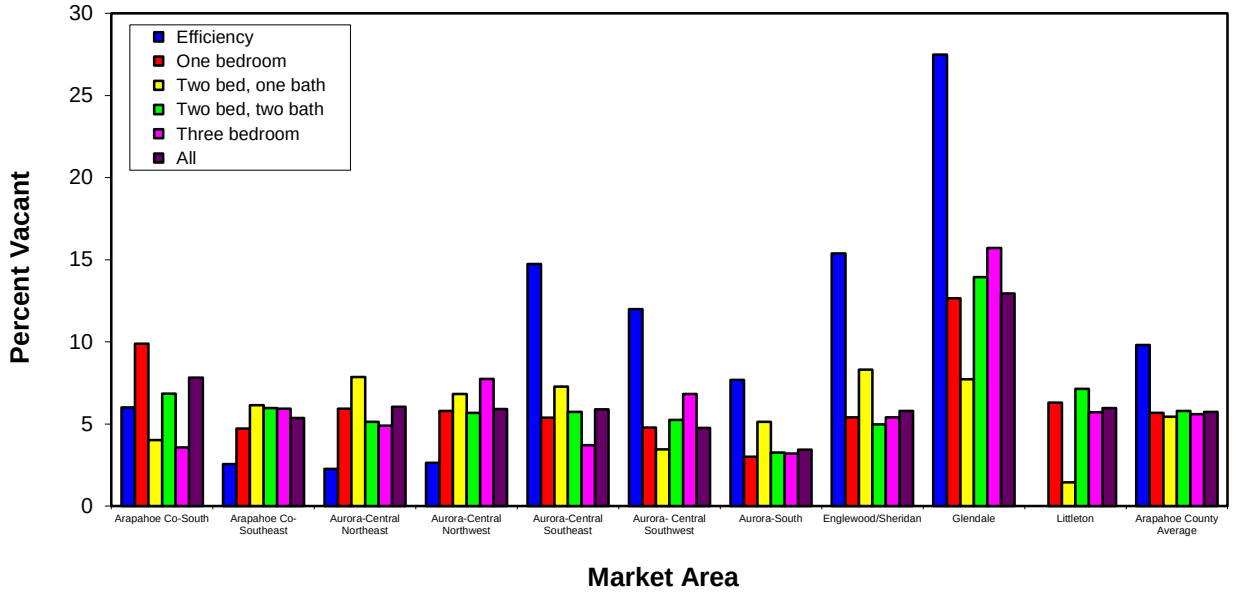
Estimate of Total Apartments by Year for Arapahoe County



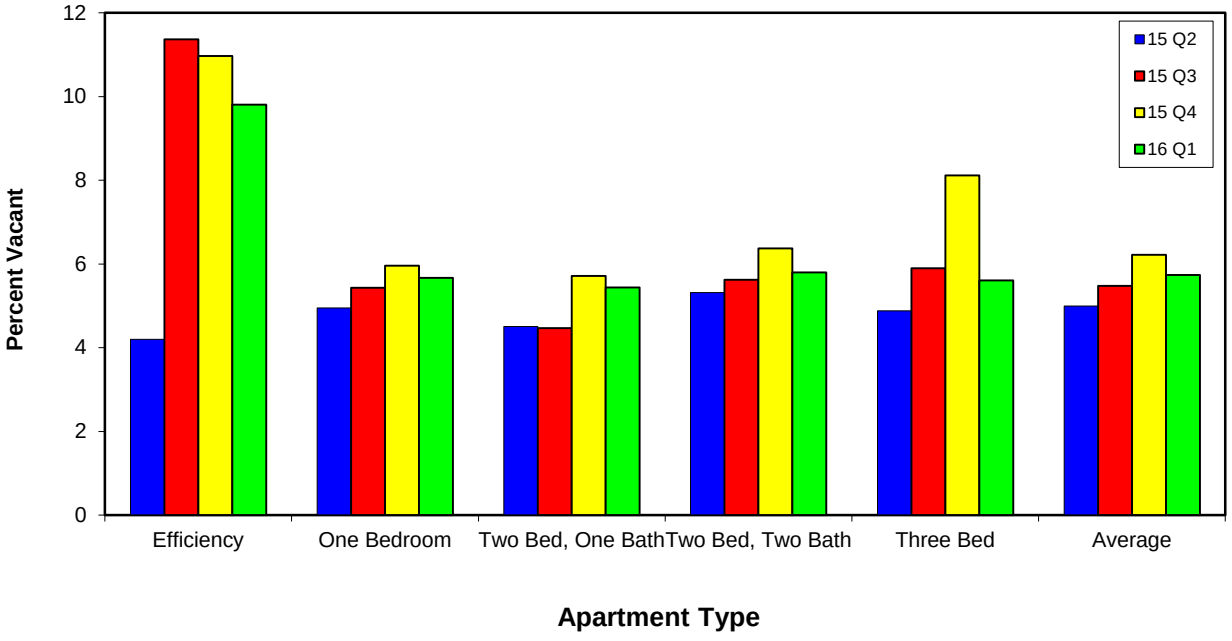
New Apartment Units Added by Year for Arapahoe County

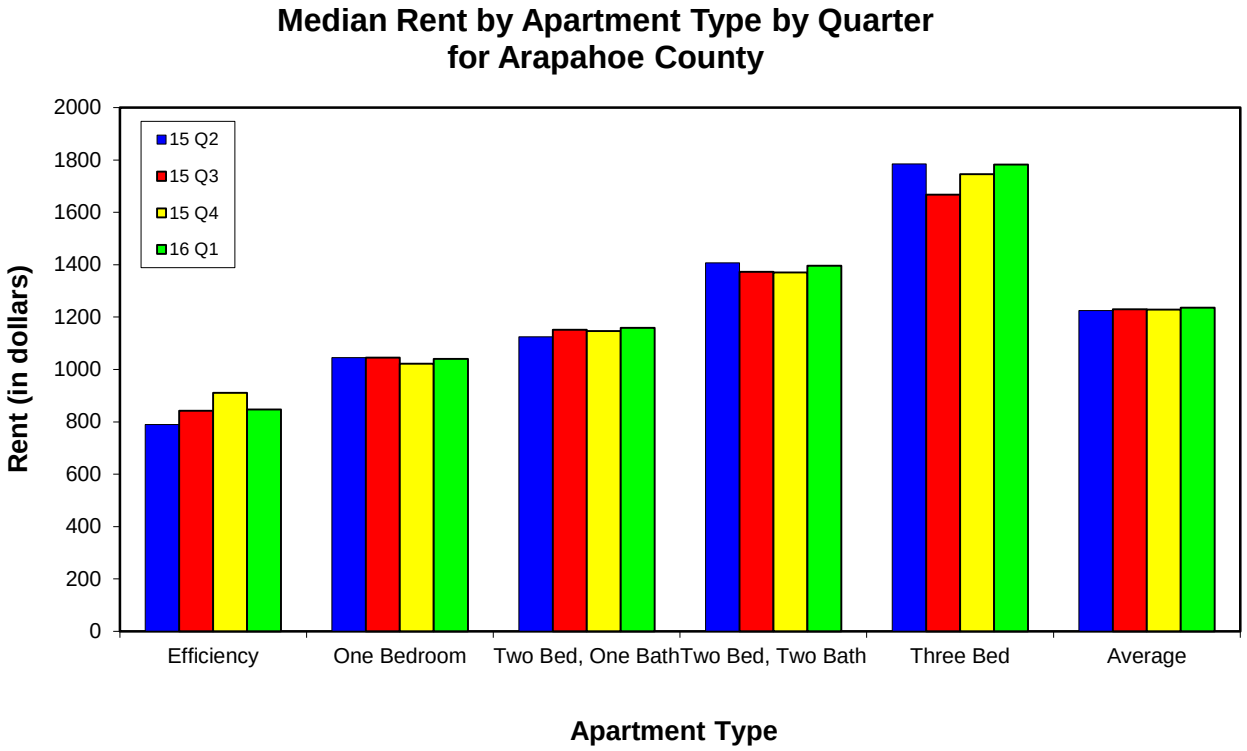


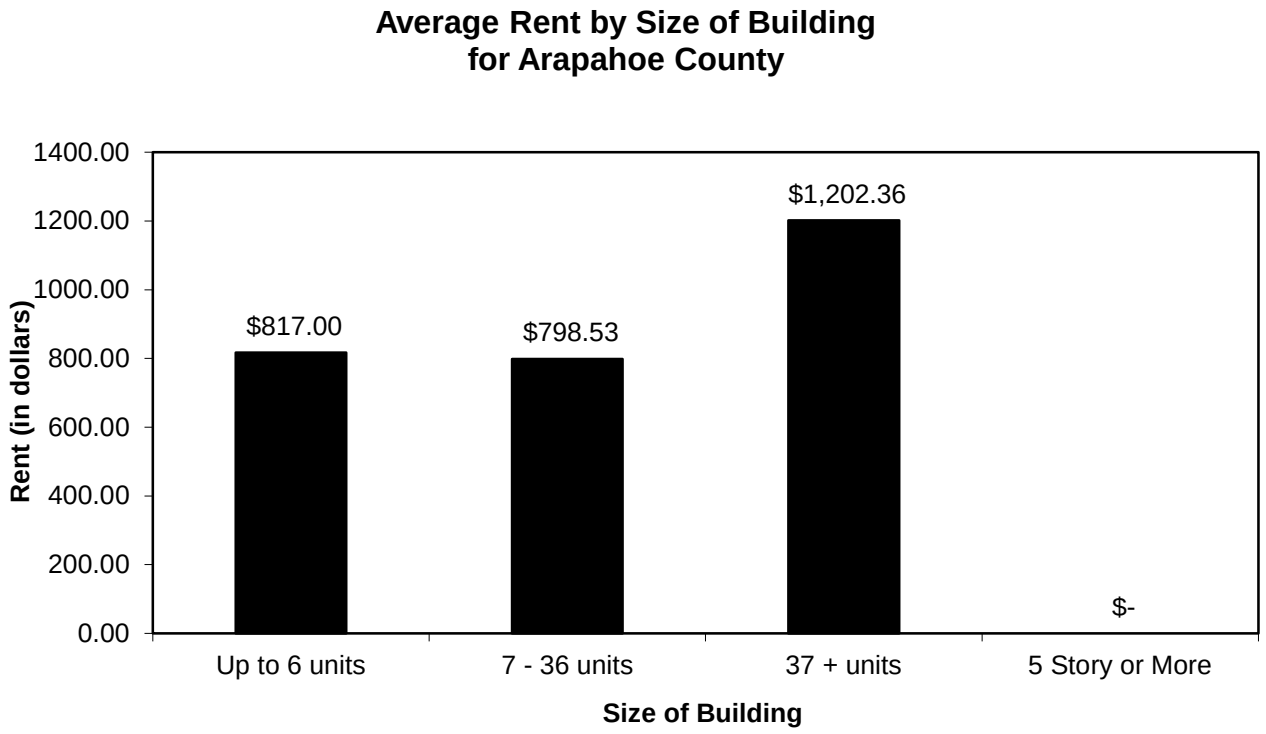
Vacancy Rates by Market Area by Apartment Type for Arapahoe County



Vacancy Rate by Apartment Type by Quarter for Arapahoe County




Median Rent by Apartment Type by Quarter
for Arapahoe County
15 Q2
15 Q3
15 Q4
16 Q1
Rent (in dollars)
2000
1800
1600
1400
1200
1000
800
600
400
200
0
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Average Rent by Size of Building
for Arapahoe County
Rent (in dollars)
1400.00
1200.00
1000.00
800.00
600.00
400.00
200.00
0.00
$817.00
$798.53
$1,202.36
$-
Up to 6 units
7 - 36 units
37 + units
5 Story or More
Size of Building

Vacancy Rates by Market Area for Arapahoe County

First Figure = Rate for Quarter in Percent
Second Figure = Change from Year Ago
Third Figure = Twelve Month Average

	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Arapahoe Co-	5.9	6.6	6.4	5.6	3.8	3.9	4.8	4.8	3.0	4.4	5.5	6.4	4.3	5.3	3.9	3.1	3.0	2.4	3.4	2.8	2.8	3.0	4.0	3.9	3.1	3.2	3.3	3.4	2.6	3.7	3.4	3.1	2.7	3.1	4.7	4.5	3.1	4.8	6.0	7.8			
South	-1.4	0.0	-1.1	-1.4	-2.1	-2.7	-1.6	-0.8	-0.9	0.5	0.7	1.7	1.3	0.9	-1.6	-3.4	-1.4	-2.9	-0.5	-3.6	-0.2	0.7	0.7	1.1	0.3	0.2	-0.8	-0.5	-0.5	0.5	0.2	-0.4	0.2	-0.6	1.3	1.4	0.4	1.6	1.3	3.3			
	6.8	6.8	6.5	6.1	5.6	4.9	4.5	4.3	4.1	4.2	4.4	4.8	5.2	5.4	5.0	4.1	3.8	3.1	2.9	2.9	2.8	3.0	3.2	3.4	3.5	3.6	3.4	3.2	3.1	3.2	3.3	3.2	3.2	3.1	3.4	3.8	3.8	4.3	4.6	5.4			
Arapahoe Co-	5.4	3.9	7.6	4.4	5.1	4.4	5.3	11.2	5.7	6.3	9.0	15.7	10.5	6.9	7.8	6.0	4.9	3.9	4.8	5.8	4.2	4.6	5.6	6.0	4.1	3.6	4.9	4.2	3.9	4.3	5.9	5.3	5.8	9.4	5.2	5.5	5.5	4.8	6.6	5.4			
Southeast	0.6	-0.3	2.0	-1.2	-0.3	0.5	-2.3	6.9	0.6	1.9	3.7	4.5	4.8	0.5	-1.2	-9.7	-5.6	-3.0	-3.0	-9.9	-0.7	0.7	0.8	0.2	0.0	-1.0	-0.8	-1.8	-0.2	0.7	1.1	1.1	1.9	5.1	-0.7	0.2	-0.3	-4.6	1.3	-0.1			
	5.2	5.1	5.6	5.3	5.3	5.4	4.8	6.5	6.7	7.1	8.1	9.2	10.4	10.5	10.2	7.8	6.4	5.6	4.9	4.8	4.6	4.8	5.0	5.1	5.1	4.8	4.6	4.2	4.1	4.3	4.6	4.9	5.3	6.6	6.4	6.5	6.4	5.3	5.6	5.5			
Aurora-Central	11.8	12.5	9.6	8.4	10.7	8.9	7.1	7.0	5.3	13.0	11.9	11.9	13.5	12.4	15.1	7.2	8.9	5.7	6.2	7.5	8.6	7.9	7.9	13.2	5.9	3.8	3.8	2.3	4.1	3.0	3.0	3.2	4.4	3.7	2.4	3.6	2.2	5.2	5.8	6.0			
Northeast	1.7	3.6	0.4	-2.8	-1.1	-3.6	-2.4	-1.4	-5.4	4.1	4.8	4.9	8.2	-0.6	3.2	-4.7	-4.5	-6.6	-8.9	-4.4	-0.3	2.1	1.7	5.7	-2.7	-4.1	-4.1	-10.9	-1.9	-0.8	-0.8	0.8	0.3	0.7	-0.6	0.4	-2.2	1.5	3.4	2.5			
	10.2	11.1	11.2	10.5	10.3	9.4	8.8	8.4	7.1	8.1	9.3	10.5	12.6	12.4	13.2	12.0	10.9	9.2	7.0	7.1	7.0	7.5	8.0	9.4	8.7	7.7	6.7	4.0	3.5	3.3	3.1	3.3	3.4	3.6	3.4	3.5	3.0	3.3	4.2	4.8			
Aurora-Central	6.8	14.6	7.1	7.2	6.1	4.8	7.0	7.3	6.2	8.1	10.3	13.9	12.8	9.5	9.8	7.5	5.8	4.7	5.1	6.2	6.0	6.2	6.6	6.2	5.5	5.2	6.1	5.3	4.7	6.4	5.6	4.5	4.1	4.0	8.5	6.2	5.8	4.7	8.1	5.9			
Northwest	-0.6	8.6	-1.5	-0.8	-0.7	-9.8	0.0	0.1	0.1	3.3	3.3	6.6	6.5	1.5	-0.6	-6.4	-7.0	-4.8	-4.7	-7.7	0.2	1.4	1.5	0.0	-0.5	-1.0	-0.5	-1.0	-0.9	1.2	-0.5	-0.7	-0.6	-2.4	2.9	1.6	1.7	0.7	-0.5	-0.3			
	7.4	9.5	9.1	8.9	8.7	6.3	6.3	6.3	6.3	7.2	8.0	9.6	11.3	11.6	11.5	9.9	8.1	6.9	5.8	5.5	5.5	5.9	6.3	6.3	6.1	5.9	5.8	5.5	5.3	5.6	5.5	5.3	5.2	4.6	5.3	5.7	6.1	6.3	6.2	6.1			
Aurora-Central	7.4	6.4	6.8	6.9	4.9	4.2	4.2	5.2	7.8	10.0	10.0	14.3	14.1	7.0	7.3	5.6	5.5	4.9	5.3	4.5	4.5	4.7	5.7	4.6	4.6	4.6	4.9	3.8	3.0	3.4	3.3	3.5	3.4	3.3	3.8	3.1	5.5	5.0	5.7	5.9			
Southeast	-0.1	0.6	-0.5	0.2	-2.6	-2.3	-2.7	-1.8	3.0	5.8	5.8	9.1	6.3	-2.9	-2.7	-8.7	-8.7	-2.1	-2.0	-9.8	-0.9	-0.2	0.3	0.1	0.1	-0.1	-0.7	-0.8	-1.6	-1.2	-1.6	-0.2	0.4	-0.1	0.5	-0.4	2.1	1.7	1.9	2.8			
	6.8	7.0	6.9	6.9	6.3	5.7	5.0	4.6	5.3	6.8	8.2	10.5	12.1	11.4	10.7	8.5	6.3	5.8	5.3	5.1	4.8	4.8	4.8	4.9	4.9	4.9	4.7	4.5	4.1	3.8	3.4	3.3	3.4	3.4	3.5	3.4	4.0	4.4	4.9	5.5			
Aurora- Central	7.5	8.1	10.4	13.5	7.0	5.3	5.8	5.9	5.6	7.4	8.4	6.6	8.6	9.3	7.8	9.1	8.7	12.2	10.2	8.2	7.2	7.0	9.9	9.1	7.9	6.1	7.6	3.8	3.4	3.6	4.1	3.7	4.2	4.0	4.0	4.6	3.3	4.7	4.9	4.8			
Southwest	-0.8	-0.1	1.8	4.8	-0.5	-2.8	-4.6	-7.6	-1.4	2.0	2.6	0.6	3.0	1.9	-0.7	2.5	0.0	2.9	2.5	1.6	-1.4	-5.2	-0.3	0.9	0.7	-0.8	-2.3	-5.4	-4.5	-2.6	-3.5	-0.1	0.8	0.4	-0.1	1.0	-0.9	0.7	0.9	0.1			
	8.3	8.3	8.7	9.9	9.8	9.1	7.9	6.0	5.7	6.2	6.8	7.0	7.8	8.2	8.1	8.7	8.7	9.4	10.0	9.8	9.5	8.2	8.1	8.3	8.5	8.3	7.7	6.4	5.2	4.6	3.7	3.7	3.9	4.0	4.0	4.2	4.0	4.2	4.4	4.4			
Aurora-South	5.7	4.2	5.6	7.7	7.1	5.1	6.8	5.2	6.5	5.7	7.0	7.9	12.4	7.8	8.9	8.6	8.1	8.4	8.2	8.4	6.0	6.7	7.8	6.7	6.0	4.7	4.5	4.3	6.2	6.3	7.3	5.5	6.0	4.6	4.5	3.7	4.8	3.7	4.9	3.4			
	-1.1	-2.8	-1.4	0.9	1.3	0.9	1.2	-2.5	-0.6	0.6	0.3	2.7	5.9	2.1	1.9	0.7	-4.3	0.7	-0.8	0.5	-2.1	-1.7	-0.4	-1.7	0.0	-1.9	-3.3	-2.4	0.1	1.6	2.8	1.2	-0.2	-1.8	-2.8	-1.8	-1.1	-0.9	0.4	-0.3			
	6.6	5.9	5.6	5.8	6.1	6.4	6.7	6.0	5.9	6.0	6.1	6.8	8.3	8.8	9.2	9.4	8.3	8.5	8.3	8.3	7.8	7.3	7.2	6.8	6.8	6.3	5.5	4.9	4.9	5.3	6.0	6.3	6.3	5.8	5.2	4.7	4.4	4.2	4.3	4.2			
Englewood/	6.5	5.1	6.6	7.0	6.6	5.5	5.4	5.1	4.4	5.1	7.4	7.4	8.4	13.7	9.3	7.6	5.6	5.6	5.2	4.3	5.0	4.1	5.3	2.7	4.8	3.8	4.3	4.4	5.6	3.8	4.6	3.9	4.3	3.6	3.5	3.4	4.7	4.5	3.3	5.8			
Sheridan	-0.7	-0.9	-0.9	0.3	0.1	0.4	-1.2	-1.9	-2.1	-0.4	2.1	2.4	4.0	8.6	1.8	0.2	-2.9	-8.2	-4.1	-3.1	-0.5	-1.5	0.1	-1.6	-0.3	-0.3	-1.0	1.7	0.8	0.0	0.3	-0.5	-1.3	-0.2	-1.1	-0.5	0.4	0.9	-0.2	2.4			
	6.7	6.4	6.2	6.3	6.3	6.4	6.1	5.6	5.1	5.0	5.5	6.1	7.1	9.3	9.7	9.8	9.0	7.0	6.0	5.2	5.0	4.7	4.7	4.3	4.2	4.2	3.9	4.3	4.5	4.5	4.6	4.5	4.1	4.1	3.8	3.7	3.8	4.0	4.0	4.6			
Glendale	9.0	7.5	8.3	8.2	6.6	6.3	7.6	9.0	7.3	7.5	8.5	8.9	10.0	9.7	9.6	8.0	6.6	6.1	6.2	6.9	5.0	5.5	5.4	5.1	6.4	6.9	3.6	5.0	7.6	7.3	7.1	6.7	5.7	4.9	6.6	5.8	6.5	25.6	18.6	12.9			
	0.0	-2.0	1.2	1.8	-2.5	-1.2	-0.7	0.8	0.7	1.2	0.9	-0.1	2.7	2.1	1.0	-0.9	-3.4	-3.5	-3.3	-2.0	-1.6	-0.7	-0.8	-1.8	1.4	1.4	-1.9	-0.1	1.2	0.4	3.6	1.7	-1.9	-2.4	-0.6	-0.9	0.7	20.7	12.0	7.1			
	8.0	7.5	7.8	8.3	7.6	7.3	7.2	7.4	7.6	7.9	8.1	8.1	8.8	9.3	9.5	9.3	8.5	7.6	6.8	6.5	6.1	5.9	5.7	5.2	5.6	5.9	5.5	5.5	5.8	5.9	6.8	7.2	6.7	6.1	6.0	5.8	5.9	11.1	14.1	15.9			
Littleton	5.5	4.9	5.8	5.6	4.7	4.4	5.5	5.7	5.0	4.4	7.3	5.2	6.6	5.0	10.9	5.7	3.2	3.5	3.8	2.9	4.5	2.9	5.2	4.1	3.9	4.7	5.5	3.5	2.4	3.2	3.8	3.5	3.3	6.1	3.8	13.0	9.4	7.4	8.3	6.0			
	-0.5	-1.7	-1.2	0.1	-0.8	-0.5	-0.3	0.2	0.2	0.0	1.8	-0.6	1.7	0.7	3.6	0.6	-3.4	-1.6	-7.0	-2.3	1.3	-0.5	1.4	1.3	-0.7	1.8	0.3	-0.6	-1.5	-1.5	-1.8	-0.1	1.0	2.9	0.0	9.6	6.0	1.2	4.5	-7.1			
	6.2	5.7	5.4	5.5	5.3	5.1	5.1	5.1	5.2	5.1	5.6	5.4	5.9	6.0	6.9	7.1	6.2	5.8	4.1	3.4	3.7	3.5	3.9	4.2	4.0	4.5	4.6	4.4	4.0	3.7	3.2	3.2	3.4	4.2	4.2	6.6	8.1	8.4	9.5	7.7			
Arapahoe	6.8	6.7	7.4	7.8	6.1	5.0	6.0	6.5	5.9	6.9	8.3	9.7	10.7	8.5	8.6	7.2	6.4	6.7	6.6	6.4	5.5	5.6	6.8	6.3	5.5	4.8	5.0	4.1	4.5	4.8	5.2	4.5	4.6	4.6	4.9	4.9	5.0	5.5	6.2	5.7			
County	-0.5	-0.1	0.0	0.8	-0.7	-1.7	-1.4	-1.4	-0.2	1.9	2.3	3.3	4.7	1.6	0.3	-2.5	-4.2	-1.8	-2.0	-3.3	-1.0	-1.2	0.2	-0.2	0.1	-0.8	-1.8	-2.1	-1.0	0.0	0.1	0.3	0.1	-0.2	-0.3	0.4	0.4	0.9	1.3	0.9			
	7.0	7.0	7.0	7.2	7.0	6.6	6.2	5.9	5.8	6.3	6.9	7.7	8.9	9.3	9.4	8.7	7.7	7.2	6.7	6.6	6.3	6.0	6.1	6.0	6.1	5.9	5.4	4.9	4.6	4.6	4.6	4.7	4.8	4.7	4.6	4.7	4.8	5.1	5.4	5.6			

Due to rounding of the vacancy rate, numbers may not always add exactly.

Vacancy Rates by Size of Building by Market Area for Arapahoe County

(In Percent)

County	Number of Units	2015 2nd	2015 3rd	2015 4th	2016 1st
Arapahoe Co-South	Up to 8				
	9 to 50	0.0	0.0		
	51 to 99				
	100 to199	0.3	3.0	2.9	3.8
	200 to 349	4.3	5.6	7.1	9.9
	350 up	1.9			
Arapahoe Co-Southeast	Up to 8				
	9 to 50		0.0	0.0	
	51 to 99				
	100 to 199	29.8	18.5		
	200 to 349	4.5	4.9	7.1	6.2
	350 up	3.5	3.8	5.9	4.2
Aurora-Central Northeast	Up to 8				
	9 to 50		0.0	14.8	22.2
	51 to 99				
	100 to 199	5.2	6.9	5.7	6.5
	200 to 349	2.4	5.2	3.8	6.1
	350 up	1.8	5.1	5.9	5.7
Aurora-Central Northwest	Up to 8	0.0	0.0	0.0	
	9 to 50	1.3			
	51 to 99	1.7	2.2	6.7	
	100 to 199	1.7	4.9	4.3	3.8
	200 to 349	3.7	5.0	2.8	4.8
	350 up	7.5	4.6	11.7	7.4
Aurora-Central Southeast	Up to 8			0.0	0.0
	9 to 50				
	51 to 99				
	100 to 199	5.4	3.4	3.2	6.3
	200 to 349	5.5	4.1	6.0	4.6
	350 up	5.6	6.1	6.3	6.6
Aurora- Central Southwest	Up to 8				
	9 to 50				
	51 to 99	1.2			
	100 to 199	2.4	4.4	4.5	2.5
	200 to 349	4.4	5.6	6.8	9.1
	350 up	2.7	3.9	3.6	3.5
Aurora-South	Up to 8				
	9 to 50				
	51 to 99	1.5	7.7	10.8	3.1
	100 to 199	3.3			
	200 to 349	10.9	3.6	6.6	4.4
	350 up	3.6	3.6	4.4	3.2
Englewood/Sheridan	Up to 8			0.0	0.0
	9 to 50	0.4	2.3	3.1	3.1
	51 to 99	4.4	0.0		1.3
	100 to 199	4.5	6.9		
	200 to 349	6.3	4.3	4.4	3.6
	350 up	4.0	5.1	2.6	8.8
Glendale	Up to 8				
	9 to 50	0.0	0.0	0.0	0.0
	51 to 99	6.7	2.9	3.8	3.6
	100 to 199	5.3	4.5	8.7	7.1
	200 to 349	4.0	87.7	27.6	21.3
	350 up	13.4	5.9	10.5	5.5
Littleton	Up to 8		0.0	0.0	0.0
	9 to 50	0.7	2.0	4.4	1.7
	51 to 99	3.1	1.1	5.6	4.4
	100 to 199	4.3			
	200 to 349	15.1	8.4	9.5	6.6
	350 up	3.5	7.9	6.9	5.7
Arapahoe County	Up to 8	0.0	0.0	0.0	0.0
	9 to 50	0.6	1.8	4.1	4.1
	51 to 99	3.9	2.3	6.1	3.3
	100 to 199	4.8	4.7	4.1	4.5
	200 to 349	6.3	7.2	7.9	7.6
	350 up	4.3	4.6	5.3	4.8

Vacancy Rates by Size of Apartment Unit by Market Area for Arapahoe County

(In Percent)

County	Square Feet in Unit	2015 2nd	2015 3rd	2015 4th	2016 1st
Arapahoe Co-South	499 below			35.5	9.7
	500 to 749	0.7	2.7	3.6	3.8
	750 to 999	3.8	6.4	4.8	11.3
	1000 above	3.2	4.7	7.4	6.6
Arapahoe Co-Southeast	499 below		2.6	0.0	0.0
	500 to 749	11.7	5.9	5.5	5.4
	750 to 999	4.6	4.0	6.5	5.1
	1000 above	5.1	5.1	7.0	5.6
Aurora-Central Northeast	499 below	4.9	4.9	4.9	2.4
	500 to 749	2.4	5.5	5.9	5.6
	750 to 999	2.3	5.1	5.9	6.5
	1000 above	0.8	4.8	4.8	5.7
Aurora-Central Northwest	499 below	19.7	4.8	7.4	7.4
	500 to 749	5.3	5.2	8.4	5.9
	750 to 999	4.5	3.9	8.5	4.7
	1000 above	3.4	5.0	7.5	6.5
Aurora-Central Southeast	499 below	0.0	0.0	4.2	14.7
	500 to 749	5.1	5.0	5.3	5.7
	750 to 999	5.3	4.5	5.3	5.4
	1000 above	6.8	8.1	9.3	6.6
Aurora- Central Southwest	499 below	4.5	16.4	2.7	4.1
	500 to 749	4.0	4.1	5.1	5.4
	750 to 999	2.6	4.5	4.2	2.9
	1000 above	3.6	5.2	5.5	6.5
Aurora-South	499 below	2.1	0.0	0.0	
	500 to 749	3.0	3.0	3.3	3.9
	750 to 999	5.3	3.3	5.4	3.6
	1000 above	6.1	4.4	5.4	3.0
Englewood/Sheridan	499 below	0.0	2.4	6.3	17.6
	500 to 749	4.8	2.9	2.4	1.2
	750 to 999	3.9	4.4	3.6	7.1
	1000 above	6.0	5.9	3.2	6.1
Glendale	499 below	5.0	0.0	0.0	6.4
	500 to 749	7.8	10.0	13.8	7.5
	750 to 999	5.5	39.5	26.5	20.7
	1000 above	4.7	82.9	17.3	12.5
Littleton	499 below	4.3	1.6	2.5	0.0
	500 to 749	9.7	7.2	6.6	6.5
	750 to 999	2.9	6.6	10.0	6.4
	1000 above	15.5	9.4	11.3	6.0
Arapahoe County	499 below	10.7	3.9	6.3	6.6
	500 to 749	4.9	4.9	5.7	5.3
	750 to 999	4.3	5.4	6.0	5.8
	1000 above	5.6	6.3	7.1	6.1

Vacancy Rates by Age of Building by Market Area for Arapahoe County

(In Percent)

		2015			2016
County	Year	2nd	3rd	4th	1st
Arapahoe Co-South	To 1959				
	1960-69	0.0	1.5	2.9	0.7
	1970-79	0.4	3.2	3.9	4.7
	1980-89	1.4	3.9	2.6	4.7
	1990-99	3.5	5.6	5.2	3.8
	2000-09				
	2010 up	9.9	7.9	12.6	16.8
Arapahoe Co-Southeast	To 1959				
	1960-69				
	1970-79		8.1	8.1	10.1
	1980-89		0.0	0.0	
	1990-99	6.7	6.7	7.0	5.0
	2000-09	2.7	3.7	6.3	5.1
	2010 up	16.5			
Aurora-Central Northeast	To 1959				
	1960-69				
	1970-79	3.0	4.0	6.1	6.7
	1980-89	1.1	6.7	6.0	5.4
	1990-99				
	2000-09	2.4	5.2	3.8	6.1
	2010 up				
Aurora-Central Northwest	To 1959	0.0			
	1960-69	5.7	6.5	8.7	7.2
	1970-79	11.6	3.1	7.5	6.4
	1980-89	6.6	4.7	8.6	4.2
	1990-99	2.4			
	2000-09	2.7	2.1	6.3	
	2010 up				
Aurora-Central Southeast	To 1959				
	1960-69				
	1970-79	4.2	6.0		
	1980-89	5.6	4.7	5.2	6.6
	1990-99		1.0	7.2	5.3
	2000-09	2.6	5.5	8.5	3.2
	2010 up	29.0	12.0	6.5	3.0
Aurora- Central Southwest	To 1959	1.0	2.0	2.0	4.0
	1960-69				
	1970-79	5.6	7.7	7.7	3.4
	1980-89	2.3	3.5	3.2	2.9
	1990-99	3.1	5.6	4.4	4.7
	2000-09	2.8	3.6	7.8	
	2010 up	5.6	5.0	19.8	41.0
Aurora-South	To 1959				
	1960-69				
	1970-79	4.8	1.1	1.4	1.7
	1980-89	2.9	3.3	3.9	4.6
	1990-99	3.3	2.4	4.3	4.6
	2000-09	3.5	4.0	6.4	3.1
	2010 up	53.7	7.3	6.0	
Englewood/ Sheridan	To 1959		6.3	4.5	13.6
	1960-69	0.0	2.3	0.0	1.1
	1970-79	2.6	3.7	2.9	0.5
	1980-89	5.6	6.4	3.8	8.4
	1990-99				
	2000-09	5.8	2.5	2.8	4.8
	2010 up				
Glendale	To 1959				
	1960-69	4.2	2.0	0.0	6.4
	1970-79	8.6	5.8	9.2	4.9
	1980-89	7.0			
	1990-99	5.1	5.5	7.9	9.5
	2000-09			2.4	2.1
	2010 up		87.7	68.0	47.5
Littleton	To 1959				
	1960-69	1.2	1.0	3.6	0.0
	1970-79	2.5	1.6	2.3	2.3
	1980-89	2.6	5.9	16.1	8.5
	1990-99	3.3	6.7	3.2	3.7
	2000-09	3.4	7.1	6.9	5.7
	2010 up	69.2	26.4	14.8	
Arapahoe County	To 1959	1.0	2.3	2.3	5.0
	1960-69	4.4	4.4	7.4	5.6
	1970-79	5.8	4.6	5.9	4.3
	1980-89	3.6	4.3	4.5	5.5
	1990-99	3.9	5.4	5.6	5.2
	2000-09	3.3	4.1	6.0	4.3
	2010 up	27.4	24.6	22.4	27.2

Vacancy Rates by Apartment Type by Market Area for Arapahoe County

(In Percent)

County		2015			2016
	Apartment Type	2nd	3rd	4th	1s
Arapahoe Co-South	Efficiency	1.8	3.6	16.1	8.0
	1 Bed	3.4	5.2	4.8	9.9
	2 Bed, 1 Bath	0.0	3.2	1.7	4.0
	2 Bed, 2 Bath	3.4	4.7	7.3	6.9
	3 Bed	2.3	2.6	8.5	3.6
	Other	1.9	7.4	1.9	
	All	3.1	4.8	6.0	7.8
Arapahoe Co-Southeast	Efficiency	12.5	5.1	2.6	2.6
	1 Bed	4.4	4.0	6.0	4.7
	2 Bed, 1 Bath	6.1	3.8	7.1	6.2
	2 Bed, 2 Bath	6.5	5.5	6.7	6.0
	3 Bed	3.8	6.1	10.1	5.9
	Other	100.0	0.0	0.0	0.0
	All	5.5	4.8	6.6	5.4
Aurora-Central Northeast	Efficiency	4.1	4.5	4.5	2.3
	1 Bed	2.6	5.6	5.6	5.9
	2 Bed, 1 Bath	1.9	2.9	6.5	7.9
	2 Bed, 2 Bath	1.6	6.9	5.6	5.1
	3 Bed	0.8	4.9	4.9	4.9
	Other	0.0			
	All	2.2	5.2	5.8	6.0
Aurora-Central Northwest	Efficiency	3.5	2.6	5.3	2.6
	1 Bed	6.8	4.9	7.2	5.8
	2 Bed, 1 Bath	7.7	1.3	15.8	6.8
	2 Bed, 2 Bath	4.0	4.7	6.7	5.7
	3 Bed	3.9	7.7	10.8	7.8
	Other				
	All	5.8	4.7	8.1	5.9
Aurora-Central Southeast	Efficiency	0.0	0.0	4.2	14.7
	1 Bed	5.5	5.3	5.5	5.4
	2 Bed, 1 Bath	7.0	7.1	5.9	7.3
	2 Bed, 2 Bath	5.2	4.1	6.0	5.7
	3 Bed	4.2	7.0	6.1	3.7
	Other	6.3	5.0	0.0	7.1
	All	5.5	5.0	5.7	5.9
Aurora- Central Southwest	Efficiency	10.2	16.4	2.7	4.1
	1 Bed	3.6	4.5	5.0	4.8
	2 Bed, 1 Bath	2.5	4.8	4.3	3.5
	2 Bed, 2 Bath	3.1	4.5	4.9	5.2
	3 Bed	3.9	5.3	5.6	6.8
	Other				
	All	3.3	4.7	4.9	4.8
Aurora-South	Efficiency	2.1	3.6	3.6	7.7
	1 Bed	4.6	3.0	4.6	3.0
	2 Bed, 1 Bath	4.4	4.5	4.9	5.1
	2 Bed, 2 Bath	5.1	3.9	4.5	3.3
	3 Bed	7.4	4.5	8.3	3.2
	Other	0.0	3.6	3.6	2.0
	All	4.8	3.7	4.9	3.4
Englewood/ Sheridan	Efficiency	0.0	3.1	4.0	15.4
	1 Bed	3.7	4.2	2.9	5.4
	2 Bed, 1 Bath	3.7	2.9	4.2	8.3
	2 Bed, 2 Bath	7.3	6.0	3.8	5.0
	3 Bed	7.7	4.5	0.0	5.4
	Other				
	All	4.7	4.5	3.3	5.8
Glendale	Efficiency	5.3	51.3	72.7	27.5
	1 Bed	7.2	20.7	17.5	12.7
	2 Bed, 1 Bath	7.6	14.0	13.0	7.7
	2 Bed, 2 Bath	3.8	50.0	18.6	13.9
	3 Bed	3.6	80.0	20.0	15.7
	Other				
	All	6.5	25.6	18.6	12.9
Littleton	Efficiency	5.2	1.7	0.0	0.0
	1 Bed	7.7	7.5	6.1	6.3
	2 Bed, 1 Bath	0.6	0.9	5.2	1.4
	2 Bed, 2 Bath	14.1	8.9	12.5	7.1
	3 Bed	3.7	8.5	5.7	5.7
	Other	0.0	0.0		16.7
	All	9.4	7.4	8.3	6.0
Arapahoe County	Efficiency	4.2	11.4	11.0	9.8
	1 Bed	4.9	5.4	6.0	5.7
	2 Bed, 1 Bath	4.5	4.5	5.7	5.4
	2 Bed, 2 Bath	5.3	5.6	6.4	5.8
	3 Bed	4.9	5.9	8.1	5.6
	Other	3.3	4.1	1.8	3.4
	All	5.0	5.5	6.2	5.7

Average Rents by Apartment Type by Market Area for Arapahoe County

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Arapahoe Co-South				
Efficiency	1201.93	1155.71	1141.46	1276.95
1 Bed	1216.93	1148.46	1188.15	1208.77
2 Bed, 1 Bath	1298.96	1242.35	1281.70	1255.64
2 Bed, 2 Bath	1534.19	1583.81	1569.74	1585.53
3 Bed	1901.31	1951.12	1990.96	1972.93
All	1396.04	1351.21	1378.41	1387.14
Arapahoe Co-Southeast				
Efficiency	1181.33	1068.21	999.87	1125.85
1 Bed	1359.77	1331.56	1288.18	1304.44
2 Bed, 1 Bath	1545.62	1503.55	1475.92	1511.79
2 Bed, 2 Bath	1734.43	1654.93	1587.87	1617.54
3 Bed	1951.40	1869.77	1804.38	1894.85
All	1548.17	1508.67	1452.13	1477.89
Aurora-Central Northeast				
Efficiency	678.11	712.26	731.88	744.74
1 Bed	926.52	900.75	923.52	954.16
2 Bed, 1 Bath	978.80	1039.94	997.84	1036.42
2 Bed, 2 Bath	1372.01	1260.53	1280.85	1299.84
3 Bed	1764.52	1832.94	1775.88	1687.65
All	1054.61	1049.92	1053.64	1085.11
Aurora-Central Northwest				
Efficiency	774.44	869.99	911.74	890.05
1 Bed	1069.46	977.06	929.20	929.81
2 Bed, 1 Bath	1171.19	1164.95	1192.08	1094.33
2 Bed, 2 Bath	1460.06	1242.15	1289.79	1276.93
3 Bed	1715.43	1577.52	1561.28	1591.75
All	1235.49	1114.90	1088.54	1075.75
Aurora-Central Southeast				
Efficiency	837.50	888.03	912.50	835.82
1 Bed	989.60	988.33	988.57	1043.31
2 Bed, 1 Bath	1114.89	1145.13	1138.22	1181.72
2 Bed, 2 Bath	1246.77	1229.35	1211.73	1280.32
3 Bed	1576.10	1514.74	1621.37	1713.45
All	1123.41	1108.22	1104.20	1167.60
Aurora- Central Southwest				
Efficiency	699.69	730.68	732.40	739.11
1 Bed	970.61	1034.30	996.75	1013.50
2 Bed, 1 Bath	1117.69	1145.70	1162.14	1174.24
2 Bed, 2 Bath	1312.66	1383.26	1361.54	1361.80
3 Bed	1774.50	1944.55	1861.48	1837.80
All	1115.41	1182.23	1159.52	1165.21
Aurora-South				
Efficiency	849.83	966.43	1000.71	1054.81
1 Bed	1057.75	1078.35	1080.23	1043.93
2 Bed, 1 Bath	1200.46	1221.49	1181.57	1219.80
2 Bed, 2 Bath	1396.54	1405.72	1365.71	1409.44
3 Bed	1824.00	1711.94	1770.28	1763.06
All	1234.66	1277.32	1273.22	1237.97
Englewood/Sheridan				
Efficiency	824.00	613.59	547.64	589.96
1 Bed	1066.71	1107.04	1127.34	1069.54
2 Bed, 1 Bath	1194.67	1255.00	1320.10	1253.14
2 Bed, 2 Bath	1439.38	1448.44	1405.47	1458.25
3 Bed	1770.42	1766.86	1981.37	1975.32
All	1197.46	1225.97	1242.10	1219.26
Glendale				
Efficiency	817.12	1155.36	1413.25	1234.99
1 Bed	1011.84	1111.76	1233.28	1226.45
2 Bed, 1 Bath	1143.01	1250.14	1320.15	1278.27
2 Bed, 2 Bath	1432.13	1976.11	2030.19	2041.07
3 Bed	1780.38	2851.20	2619.50	2601.27
All	1127.15	1264.29	1495.99	1462.62
Littleton				
Efficiency	646.55	680.52	629.67	616.06
1 Bed	1147.49	1182.65	1153.64	1120.28
2 Bed, 1 Bath	1242.40	1265.65	1154.62	1215.57
2 Bed, 2 Bath	1504.30	1528.12	1502.28	1374.44
3 Bed	2322.59	2034.58	1911.89	1904.17
All	1324.14	1320.14	1285.26	1217.48
Arapahoe County				
Efficiency	846.24	890.45	914.09	948.47
1 Bed	1065.38	1079.96	1069.55	1078.34
2 Bed, 1 Bath	1155.45	1170.98	1167.67	1180.83
2 Bed, 2 Bath	1427.39	1410.87	1412.23	1433.46
3 Bed	1815.87	1768.32	1810.50	1839.74
All	1224.41	1230.34	1229.09	1235.67

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

Average Rents by Age of Building by Market Area for Arapahoe County

(In Dollars)

		2015			2016
County	Year Built	2nd	3rd	4th	1st
Arapahoe Co-South	To 1959				
	1960-69	782.35	788.24	785.29	792.06
	1970-79	1174.08	759.84	1095.41	1101.49
	1980-89	1403.35	1382.45	1361.65	1399.60
	1990-99	1494.34	1505.35	1472.53	1491.69
	2000-09				
	2010 up	1513.34	1592.11	1535.67	1615.00
Arapahoe Co-Southeast	To 1959				
	1960-69				
	1970-79		1246.11	1208.80	1230.22
	1980-89		1141.60	1147.67	
	1990-99	1550.53	1505.34	1554.80	1568.25
	2000-09	1556.57	1539.78	1435.52	1465.35
	2010 up	1480.65			
Aurora-Central Northeast	To 1959				
	1960-69				
	1970-79	856.26	893.03	877.97	897.31
	1980-89	1164.29	1123.71	1145.35	1154.35
	1990-99				
	2000-09	1492.03	1448.75	1470.82	1368.44
	2010 up				
Aurora-Central Northwest	To 1959	600.00			
	1960-69	1085.41	1152.98	1158.47	1161.59
	1970-79	959.62	991.55	970.54	921.99
	1980-89	1222.37	1139.39	1159.12	1190.72
	1990-99	1468.94			
	2000-09	1412.56	1369.20	1357.99	
	2010 up				
Aurora-Central Southeast	To 1959				
	1960-69				
	1970-79	952.47	990.50		
	1980-89	1032.71	1066.99	1048.90	1101.72
	1990-99		1274.77	1295.15	1289.38
	2000-09	1238.35	1262.02	1280.26	1349.27
	2010 up	1713.84	1270.26	1399.06	1543.90
Aurora- Central Southwest	To 1959	861.58	862.06	911.58	911.58
	1960-69				
	1970-79	841.84	938.34	906.21	946.12
	1980-89	1100.20	1154.26	1143.42	1170.82
	1990-99	1343.35	1372.89	1364.94	1375.38
	2000-09	1426.37	1624.50	1491.99	
	2010 up	1390.40	1431.41	1403.26	1414.48
Aurora-South	To 1959				
	1960-69				
	1970-79	945.75	1179.89	1210.34	962.26
	1980-89	1129.70	1129.31	1098.28	1086.56
	1990-99	1384.55	1264.42	1175.96	1164.42
	2000-09	1370.14	1306.92	1381.27	1361.93
	2010 up	1610.80	1800.00	1599.00	
Englewood/Sheridan	To 1959		377.50	727.73	531.82
	1960-69	849.67	766.85	850.00	854.61
	1970-79	971.17	1005.17	809.63	1011.43
	1980-89	1267.04	1295.13	1248.23	1196.88
	1990-99				
	2000-09	1348.01	1394.70	1331.53	1418.25
	2010 up				
Glendale	To 1959				
	1960-69	1063.11	912.17	754.17	1069.55
	1970-79	994.92	1015.29	999.04	978.91
	1980-89	988.83			
	1990-99	1439.31	1357.31	1585.71	1612.36
	2000-09			2113.32	2134.77
	2010 up		1889.57	1878.71	1889.57
Littleton	To 1959				
	1960-69	798.64	793.90	829.27	832.02
	1970-79	815.76	910.05	942.75	946.97
	1980-89	1373.25	1299.16	1208.75	1185.64
	1990-99	1319.03	1419.35	1579.93	1525.00
	2000-09	1549.92	1489.40	1421.13	1476.32
	2010 up	1597.68	1660.68	1583.99	
Arapahoe County	To 1959	860.26	825.83	893.19	873.60
	1960-69	1036.46	1009.22	1076.09	1067.15
	1970-79	930.67	975.80	966.11	963.06
	1980-89	1142.75	1150.67	1132.78	1154.82
	1990-99	1438.66	1404.90	1445.66	1449.84
	2000-09	1396.62	1424.97	1431.00	1440.45
	2010 up	1520.82	1606.93	1585.38	1641.60

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

Average Rents by Size of Building by Market Area for Arapahoe County

(In Dollars)

Number of Units	2015			2016
	2nd	3rd	4th	1st
Arapahoe Co-South				
Up to 8				
9 to 50	1030.83	1018.33		
51 to 99				
100 to 199	1116.34	1011.66	1069.41	1112.25
200 to 349	1447.09	1496.06	1486.15	1530.72
350 and up	1457.20			
Arapahoe Co-Southeast				
Up to 8				
9 to 50		1141.60	1147.67	
51 to 99				
100 to 199	1178.21	1208.21		
200 to 349	1512.73	1451.20	1447.22	1453.20
350 and up	1737.27	1583.88	1463.12	1513.11
Aurora-Central Northeast				
Up to 8				
9 to 50		741.22	742.22	792.22
51 to 99				
100 to 199	798.91	767.99	745.72	1000.34
200 to 349	1492.03	1448.75	1470.82	1368.44
350 and up	1011.56	1019.76	1023.13	1028.82
Aurora-Central Northwest				
Up to 8	871.57	917.17	942.83	
9 to 50	903.50			
51 to 99	1037.88	1399.33	1385.67	
100 to199	977.03	928.90	950.60	997.49
200 to 349	1181.10	1092.04	1112.56	1124.21
350 and up	1310.65	1200.95	1105.67	1091.58
Aurora-Central Southeast				
Up to 8			2455.00	1227.50
9 to 50				
51 to 99				
100 to199	990.77	1038.61	1054.28	1050.35
200 to 349	1238.19	1164.07	1176.53	1191.20
350 and up	1069.65	1086.98	1073.42	1182.29
Aurora- Central Southwest				
Up to 8				
9 to 50				
51 to 99	791.14			
100 to199	911.95	948.63	947.73	960.26
200 to 349	1146.30	1219.05	1157.66	1085.99
350 and up	1160.54	1201.35	1199.30	1238.07
Aurora-South				
Up to 8				
9 to 50				
51 to 99	1512.60	1525.00	1478.20	1530.20
100 to199	1368.50			
200 to 349	1375.87	1433.91	1515.22	1348.40
350 and up	1198.84	1219.19	1201.72	1209.32
Englewood/Sheridan				
Up to 8			1705.00	806.67
9 to 50	821.54	810.40	768.34	786.26
51 to 99	1123.96	699.37		848.29
100 to199	918.99	1058.53		
200 to 349	1251.76	1223.70	1247.74	1213.66
350 and up	1306.92	1398.85	1308.22	1322.09
Glendale				
Up to 8				
9 to 50	717.08	739.17	754.17	754.17
51 to 99	1057.96	1002.94	1014.29	1058.14
100 to199	1033.12	1176.82	1492.39	1338.76
200 to 349	1273.90	1889.57	1867.92	1887.56
350 and up	959.20	1008.86	995.43	964.65
Littleton				
Up to 8		703.57	825.00	794.29
9 to 50	900.73	873.74	869.07	956.36
51 to 99	956.44	1117.25	1201.58	1201.58
100 to199	2196.39			
200 to 349	1261.91	1306.11	1298.20	1184.03
350 and up	1370.07	1483.14	1421.13	1476.32
Arapahoe County				
Up to 8	871.57	767.65	1155.25	820.42
9 to 50	860.27	849.51	831.78	848.28
51 to 99	1057.86	1122.59	1227.08	1121.26
100 to 199	1052.08	1030.37	1025.76	1051.02
200 to 349	1308.64	1305.46	1346.62	1336.76
350 and up	1210.126	1227.472	1181.081	1210.835

Rents reflect units being unfurnished with tenants paying gas and electricity.

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Median Rents by Apartment Type by Market Area for Arapahoe County

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Arapahoe Co-South				
Efficiency	1144.67	1144.67	1110.00	1281.81
1 Bed	1329.44	1260.15	1210.19	1280.22
2 Bed, 1 Bath	1402.33	1269.60	1307.67	1282.67
2 Bed, 2 Bath	1608.14	1653.92	1522.07	1578.47
3 Bed	1796.18	1818.45	1946.67	2004.41
All	1344.59	1380.19	1389.14	1420.79
Arapahoe Co-Southeast				
Efficiency	1169.00	1062.68	1012.68	1137.68
1 Bed	1335.57	1232.03	1243.18	1282.08
2 Bed, 1 Bath	1475.00	1464.66	1436.50	1513.96
2 Bed, 2 Bath	1759.25	1603.51	1561.93	1592.75
3 Bed	1953.73	1828.00	1712.20	1845.00
All	1509.80	1459.75	1453.38	1510.83
Aurora-Central Northeast				
Efficiency	665.34	697.12	737.12	750.00
1 Bed	846.06	931.85	867.78	903.51
2 Bed, 1 Bath	997.83	1078.95	978.95	1006.10
2 Bed, 2 Bath	1410.69	1173.14	1173.14	1241.59
3 Bed	1764.00	1668.00	1668.00	1643.00
All	995.97	965.02	983.14	1017.10
Aurora-Central Northwest				
Efficiency	720.20	847.33	847.33	872.33
1 Bed	1007.36	940.59	916.34	912.44
2 Bed, 1 Bath	1230.41	1195.00	1230.00	1013.00
2 Bed, 2 Bath	1602.53	1242.51	1277.66	1265.25
3 Bed	1614.04	1587.91	1583.58	1592.29
All	1245.24	1090.62	993.92	1016.15
Aurora-Central Southeast				
Efficiency	838.00	907.19	913.00	838.00
1 Bed	946.83	956.85	941.12	999.88
2 Bed, 1 Bath	1081.38	1160.47	1117.19	1134.47
2 Bed, 2 Bath	1228.22	1193.44	1169.79	1287.68
3 Bed	1424.67	1562.50	1615.50	1693.78
All	1068.22	1074.13	1091.75	1105.83
Aurora- Central Southwest				
Efficiency	689.07	732.12	730.53	732.12
1 Bed	960.51	1054.25	984.93	994.02
2 Bed, 1 Bath	1092.43	1156.73	1151.13	1145.45
2 Bed, 2 Bath	1295.52	1381.65	1342.88	1362.67
3 Bed	1791.27	1943.41	1777.00	1797.20
All	1100.63	1171.45	1140.81	1162.94
Aurora-South				
Efficiency	830.33	1011.00	1061.00	1062.00
1 Bed	1051.20	1043.84	1056.13	1052.82
2 Bed, 1 Bath	1181.40	1215.29	1201.29	1237.50
2 Bed, 2 Bath	1371.51	1360.79	1357.00	1418.76
3 Bed	1836.80	1605.00	1723.00	1621.86
All	1184.99	1218.47	1224.78	1164.81
Englewood/Sheridan				
Efficiency	813.00	600.00	389.50	425.00
1 Bed	1111.92	1160.96	1171.52	1022.62
2 Bed, 1 Bath	1301.34	1167.82	1320.25	1240.24
2 Bed, 2 Bath	1484.16	1541.73	1476.79	1465.20
3 Bed	1725.00	1979.69	2013.02	2158.21
All	1187.75	1192.61	1204.90	1201.59
Glendale				
Efficiency	794.00	1452.67	1437.72	1452.67
1 Bed	980.52	944.74	992.00	1046.35
2 Bed, 1 Bath	1106.06	1259.23	1193.45	1168.71
2 Bed, 2 Bath	1454.25	2003.86	2256.73	2256.73
3 Bed	1979.38	2010.38	2176.00	2276.00
All	1047.12	1061.83	1464.52	1350.36
Littleton				
Efficiency	620.20	675.00	572.60	566.84
1 Bed	1145.78	1233.17	1201.14	1065.36
2 Bed, 1 Bath	1074.00	1355.75	1232.23	1235.23
2 Bed, 2 Bath	1534.00	1584.22	1561.49	1271.91
3 Bed	2009.89	1897.50	1934.44	1934.44
All	1260.59	1340.75	1248.84	1238.98
Arapahoe County				
Efficiency	789.83	841.92	910.74	847.43
1 Bed	1044.89	1045.55	1022.43	1040.27
2 Bed, 1 Bath	1124.59	1151.53	1146.73	1158.62
2 Bed, 2 Bath	1407.26	1372.95	1370.02	1396.18
3 Bed	1785.35	1667.00	1746.33	1782.60
All	1188.34	1193.18	1193.81	1200.65

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rent per Square Foot by Apartment Type by Market Area for Araphaoe County

(In Dollars)

County	2015			2016
Apartment Type	2nd	3rd	4th	1st
Arapahoe Co-South				
Efficiency	2.00	1.93	2.08	2.30
1 Bed	1.58	1.55	1.58	1.64
2 Bed, 1 Bath	1.53	1.49	1.47	1.44
2 Bed, 2 Bath	1.39	1.44	1.44	1.49
3 Bed	1.14	1.17	1.32	1.25
All	1.49	1.50	1.53	1.58
Arapahoe Co-Southeast				
Efficiency	2.11	2.16	2.02	2.27
1 Bed	1.63	1.64	1.60	1.60
2 Bed, 1 Bath	1.50	1.46	1.43	1.48
2 Bed, 2 Bath	1.46	1.42	1.38	1.40
3 Bed	1.39	1.37	1.33	1.38
All	1.55	1.53	1.49	1.50
Aurora-Central Northeast				
Efficiency	1.42	1.64	1.68	1.71
1 Bed	1.37	1.37	1.40	1.43
2 Bed, 1 Bath	1.19	1.26	1.21	1.25
2 Bed, 2 Bath	1.36	1.37	1.39	1.41
3 Bed	1.34	1.37	1.33	1.27
All	1.32	1.35	1.36	1.38
Aurora-Central Northwest				
Efficiency	1.86	1.67	1.74	1.70
1 Bed	1.57	1.47	1.52	1.52
2 Bed, 1 Bath	1.50	1.35	1.53	1.41
2 Bed, 2 Bath	1.31	1.24	1.28	1.29
3 Bed	1.25	1.18	1.17	1.19
All	1.46	1.37	1.44	1.43
Aurora-Central Southeast				
Efficiency	1.95	2.17	2.23	2.04
1 Bed	1.40	1.44	1.44	1.50
2 Bed, 1 Bath	1.27	1.33	1.33	1.37
2 Bed, 2 Bath	1.26	1.30	1.28	1.34
3 Bed	1.23	1.17	1.24	1.34
All	1.33	1.38	1.38	1.43
Aurora- Central Southwest				
Efficiency	1.66	1.73	1.73	1.75
1 Bed	1.43	1.50	1.45	1.49
2 Bed, 1 Bath	1.29	1.32	1.34	1.36
2 Bed, 2 Bath	1.30	1.33	1.33	1.36
3 Bed	1.35	1.45	1.42	1.44
All	1.37	1.42	1.40	1.43
Aurora-South				
Efficiency	1.87	1.68	1.73	1.77
1 Bed	1.49	1.47	1.46	1.41
2 Bed, 1 Bath	1.38	1.35	1.31	1.34
2 Bed, 2 Bath	1.33	1.33	1.30	1.35
3 Bed	1.42	1.31	1.37	1.42
All	1.42	1.39	1.37	1.39
Englewood/Sheridan				
Efficiency	1.77	2.75	2.90	3.28
1 Bed	1.46	1.56	1.49	1.45
2 Bed, 1 Bath	1.29	1.39	1.41	1.33
2 Bed, 2 Bath	1.36	1.34	1.30	1.35
3 Bed	1.28	1.33	1.40	1.43
All	1.40	1.48	1.44	1.42
Glendale				
Efficiency	1.75	2.12	2.43	2.28
1 Bed	1.56	1.78	1.80	1.79
2 Bed, 1 Bath	1.31	1.50	1.58	1.54
2 Bed, 2 Bath	1.46	2.02	1.79	1.80
3 Bed	1.39	2.07	1.76	1.75
All	1.50	1.78	1.79	1.77
Littleton				
Efficiency	1.45	1.60	1.62	1.69
1 Bed	1.55	1.61	1.58	1.58
2 Bed, 1 Bath	1.44	1.41	1.12	1.35
2 Bed, 2 Bath	1.45	1.54	1.52	1.45
3 Bed	1.60	1.48	1.38	1.37
All	1.51	1.57	1.53	1.51
Arapahoe County				
Efficiency	1.81	1.94	2.00	2.07
1 Bed	1.49	1.52	1.51	1.52
2 Bed, 1 Bath	1.33	1.34	1.34	1.36
2 Bed, 2 Bath	1.35	1.36	1.35	1.39
3 Bed	1.35	1.32	1.35	1.37
All	1.42	1.44	1.44	1.46

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average Rent Per Square Foot by Apartment Unit Size by Market Area for Arapahoe County

(In Dollars)

County	2015			2016
Apartment Square Feet	2nd	3rd	4th	1st
Arapahoe Co-South				
499 below			2.59	2.63
500 to 749	1.66	1.51	1.50	1.58
750 to 999	1.58	1.61	1.60	1.64
1000 above	1.37	1.41	1.43	1.46
Arapahoe Co-Southeast				
499 below		2.17	2.03	2.29
500 to 749	1.71	1.63	1.74	1.76
750 to 999	1.60	1.60	1.52	1.53
1000 above	1.46	1.43	1.38	1.40
Aurora-Central Northeast				
499 below	1.55	1.66	1.71	1.74
500 to 749	1.33	1.33	1.36	1.41
750 to 999	1.32	1.35	1.34	1.37
1000 above	1.27	1.37	1.37	1.33
Aurora-Central Northwest				
499 below	1.83	1.79	1.81	1.71
500 to 749	1.51	1.48	1.50	1.47
750 to 999	1.52	1.38	1.40	1.43
1000 above	1.28	1.16	1.17	1.17
Aurora-Central Southeast				
499 below	1.95	2.17	2.23	2.04
500 to 749	1.38	1.44	1.44	1.49
750 to 999	1.32	1.33	1.30	1.36
1000 above	1.25	1.25	1.31	1.39
Aurora- Central Southwest				
499 below	1.65	1.73	1.73	1.75
500 to 749	1.45	1.53	1.47	1.53
750 to 999	1.32	1.36	1.37	1.38
1000 above	1.29	1.35	1.32	1.35
Aurora-South				
499 below	1.97	1.58	1.58	
500 to 749	1.52	1.53	1.46	1.52
750 to 999	1.38	1.41	1.41	1.36
1000 above	1.35	1.28	1.29	1.34
Englewood/Sheridan				
499 below	1.82	2.59	3.61	4.17
500 to 749	1.43	1.49	1.45	1.46
750 to 999	1.45	1.54	1.47	1.41
1000 above	1.29	1.32	1.32	1.36
Glendale				
499 below	1.75	1.68		2.05
500 to 749	1.56	1.71	1.78	1.74
750 to 999	1.45	1.85	1.92	1.88
1000 above	1.39	2.02	1.67	1.68
Littleton				
499 below	1.56	1.60	1.69	1.91
500 to 749	1.55	1.61	1.54	1.56
750 to 999	1.48	1.59	1.61	1.50
1000 above	1.48	1.47	1.46	1.38
Arapahoe County				
499 below	1.81	1.98	1.94	1.91
500 to 749	1.48	1.51	1.49	1.52
750 to 999	1.42	1.43	1.43	1.43
1000 above	1.35	1.35	1.35	1.38

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

Average rents do not reflect "rental losses" due to concessions and discounts.

Rental Losses by Size, Age and Market Area for Arapahoe County

Includes Concessions and Discounts

Average Rent Minus Rental Losses Equals Effective Rent

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	0.0	1.9	24.9	0.0
9 - 50	10.4	7.2	12.3	9.8
51 - 99	7.8	9.4	13.2	9.2
100 - 199	10.5	9.1	11.3	6.4
200 to 349	11.8	12.6	17.8	6.3
350 up	9.1	7.8	9.9	5.8
Age				
To 1959	-1.0	24.0	35.5	14.9
1960-69	26.9	15.4	13.6	15.7
1970-79	8.8	11.0	8.2	7.0
1980-89	7.6	9.4	4.8	3.2
1990-00	7.1	6.8	4.4	4.6
2000-09	11.9	5.3	4.0	6.1
2010 up	10.4	19.1	31.9	13.4
Market Area				
Arapahoe Co-South	5.4	4.0	8.4	10.1
Arapahoe Co-Southeast	10.7	3.1	3.4	3.4
Aurora-Central Northeast	12.5	7.5	8.6	6.0
Aurora-Central Northwest	13.8	12.0	9.7	7.6
Aurora-Central Southeast	10.9	11.7	7.2	5.4
Aurora- Central Southwest	12.5	11.5	6.1	8.2
Aurora-South	6.4	11.4	2.2	5.9
Englewood/Sheridan	8.6	6.5	4.8	0.8
Glendale	13.1	17.7	13.6	12.4
Littleton	12.3	12.3	5.5	3.7
Average	10.5	10.0	6.6	6.2

Economic Vacancy Rates by Size, Age and Market Area for Arapahoe County

Defined as Physcial Vacancy Plus Concessions and Discounts

as a Percentage of Gross Potential Rent

(In Percent)

Building	2015			2016
Type	2nd	3rd	4th	1st
Size (in units)				
Up to 8	0.0	1.9	24.9	0.0
9 - 50	11.0	9.0	12.3	13.0
51 - 99	11.8	11.7	13.2	12.4
100 - 199	15.3	13.8	11.3	11.1
200 to 349	18.0	19.8	17.8	14.1
350 up	13.3	12.3	9.9	11.3
Age (year built)				
To 1959	0.0	26.3	41.8	33.7
1960-69	31.3	19.8	19.8	21.2
1970-79	14.6	15.6	14.4	12.2
1980-89	11.2	13.7	11.0	9.3
1990-00	11.0	12.2	10.7	10.1
2000-09	15.2	9.5	10.2	10.6
2010 up	37.8	43.7	38.1	37.6
Market Area				
Arapahoe Co-South	8.5	8.8	14.9	18.6
Arapahoe Co-Southeast	16.2	7.8	9.9	9.1
Aurora-Central Northeast	14.7	12.7	13.2	12.3
Aurora-Central Northwest	19.6	16.7	17.0	13.8
Aurora-Central Southeast	16.4	16.7	14.1	10.6
Aurora- Central Southwest	15.8	16.2	12.1	12.2
Aurora-South	11.2	15.1	7.9	9.5
Englewood/Sheridan	13.3	10.9	8.0	8.1
Glendale	19.6	43.3	41.5	31.5
Littleton	21.6	19.7	15.2	10.5
Average	15.4	15.5	13.9	12.5

Average Rents for Arapahoe County

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Market Area Totals							
Arapahoe Co-South	1276.95	1208.77	1255.64	1585.53	1972.93		1387.14
Arapahoe Co-Southeast	1125.85	1304.44	1511.79	1617.54	1894.85	2426.00	1477.89
Aurora-Central Northeast	744.74	954.16	1036.42	1299.84	1687.65		1085.11
Aurora-Central Northwest	890.05	929.81	1094.33	1276.93	1591.75		1075.75
Aurora-Central Southeast	835.82	1043.31	1181.72	1280.32	1713.45	1389.29	1167.60
Aurora- Central Southwest	739.11	1013.50	1174.24	1361.80	1837.80		1165.21
Aurora-South	1054.81	1043.93	1219.80	1409.44	1763.06	2035.60	1237.97
Englewood/Sheridan	589.96	1069.54	1253.14	1458.25	1975.32		1219.26
Glendale	1234.99	1226.45	1278.27	2041.07	2601.27		1462.62
Littleton	616.06	1120.28	1215.57	1374.44	1904.17	1300.00	1217.48
Arapahoe County Average	948.47	1078.34	1180.83	1433.46	1839.74	1676.12	1235.67
Buildings with up to 6 Units							
Arapahoe Co-South							
Arapahoe Co-Southeast							
Aurora-Central Northeast							
Aurora-Central Northwest							
Aurora-Central Southeast					1227.50		1227.50
Aurora- Central Southwest							
Aurora-South							
Englewood/Sheridan		641.67	775.00		1365.00		806.67
Glendale							
Littleton		778.75	869.38				839.17
Arapahoe County Average	559.11	838.65	865.14	1228.24		1300.00	849.05
Buildings with 7 to 36 Units							
Arapahoe Co-South							
Arapahoe Co-Southeast							
Aurora-Central Northeast	730.00	800.00					792.22
Aurora-Central Northwest							
Aurora-Central Southeast							
Aurora- Central Southwest							
Aurora-South							
Englewood/Sheridan	428.75	809.69	868.75				724.78
Glendale	650.00	746.43	793.75				754.17
Littleton	744.38	878.53	874.82	1228.24		1300.00	932.99
Arapahoe County Average	968.93	1080.76	1184.19	1433.77	1841.06	1696.45	1238.67
Buildings with 37 and Above Units							
Arapahoe Co-South	1276.95	1208.77	1255.64	1585.53	1972.93		1387.14
Arapahoe Co-Southeast	1125.85	1304.44	1511.79	1617.54	1894.85	2426.00	1477.89
Aurora-Central Northeast	745.82	957.03	1036.42	1299.84	1687.65		1087.98
Aurora-Central Northwest	890.05	929.81	1094.33	1276.93	1591.75		1075.75
Aurora-Central Southeast	835.82	1043.31	1181.72	1280.32	1722.62	1389.29	1167.58
Aurora- Central Southwest	739.11	1013.50	1174.24	1361.80	1837.80		1165.21
Aurora-South	1054.81	1043.93	1219.80	1409.44	1763.06	2035.60	1237.97
Englewood/Sheridan	847.90	1080.99	1260.68	1458.25	1992.28		1235.14
Glendale	1242.39	1229.40	1285.17	2041.07	2601.27		1466.83
Littleton	575.00	1140.10	1287.14	1378.48	1904.17		1240.79
Arapahoe County Average	934.56	1209.90	1167.00	1911.47	3244.25		1413.27
Buildings with 5 Stories and Above							
Arapahoe Co-South	1384.00	1499.00		1972.00	3220.00		1648.14
Arapahoe Co-Southeast		1562.50		2037.50	3330.00		1763.02
Aurora-Central Northeast							
Aurora-Central Northwest							
Aurora-Central Southeast							
Aurora- Central Southwest							
Aurora-South							
Englewood/Sheridan							
Glendale		1073.19	1167.00	2287.50	3200.00		1361.58
Littleton	575.00	875.00		975.00			876.93
Arapahoe County Average		720.00	850.50		1273.33		868.25

Average Rent for Apartment Building/Community Features and Amenities in Arapahoe County

(In Dollars)

	With Feature/Amenity						Without Feature/Amenity						Difference
Feature/Amenity	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	1146.86	1134.31	1263.63	1444.42	1903.12	1297.07	739.19	1007.49	1098.02	1410.86	1732.87	1147.12	149.95
Patio or Balcony	1010.20	1110.11	1200.45	1435.76	1840.11	1266.39	779.34	857.24	1024.61	1267.88	1365.00	903.64	362.75
Fireplace	958.42	1107.80	1220.29	1429.66	1842.28	1271.64	940.71	1015.85	1093.91	1451.70	1829.13	1138.65	132.99
Nine-Foot Ceilings	1198.96	1225.65	1298.87	1541.56	1930.49	1388.77	830.14	935.62	1107.49	1262.35	1648.35	1069.54	319.23
Swimming Pool	978.00	1088.68	1197.28	1434.14	1839.40	1246.95	632.97	835.50	998.55	1338.26	1866.19	930.51	316.44
Spa or Sauna	1128.60	1171.82	1284.86	1547.93	1908.02	1346.78	794.00	960.04	1099.57	1279.79	1701.25	1099.82	246.96
Exercise Room	960.57	1103.41	1200.89	1445.53	1839.90	1263.49	906.30	915.11	1115.49	1272.61	1831.80	1036.81	226.68
Sport Court	804.80	1002.96	1128.26	1368.09	1715.39	1176.29	987.15	1114.29	1223.58	1467.94	1939.01	1267.64	-91.35
Microwave	1199.14	1175.87	1272.92	1506.15	1916.70	1342.57	775.57	941.86	1109.35	1275.52	1679.15	1076.36	266.21
Washer/Dryer Hookups	881.15	1102.13	1214.88	1404.54	1816.95	1254.39	987.54	1039.50	1133.93	1516.10	1888.15	1200.54	53.85
Garbage Disposal	963.73	1076.56	1182.47	1433.70	1838.56	1235.20	428.75	1178.92	755.59	1421.23	1914.00	1263.98	-28.78
Dishwasher	997.52	1095.11	1201.82	1431.18	1834.55	1255.08	811.60	942.32	1015.91	1523.01	2101.00	1016.58	238.50
Air Conditioning	966.80	1077.17	1183.04	1433.70	1838.56	1235.90	538.54	1136.15	846.38	1421.23	1914.00	1223.15	12.75
Ceiling Fan	1012.55	1092.61	1181.64	1447.83	1819.73	1252.98	780.63	1037.26	1178.69	1388.86	1966.53	1183.93	69.05
Attached Garage	1258.02	1301.23	1476.11	1657.23	2092.98	1500.83	877.20	1031.96	1151.78	1366.07	1758.11	1175.89	324.94
Covered Parking	1041.92	1118.89	1220.12	1446.21	1859.94	1280.07	805.78	1028.79	1145.37	1410.83	1801.66	1175.94	104.13
Clubhouse	1076.13	1123.65	1224.10	1457.15	1835.96	1286.03	763.40	927.68	1099.70	1282.68	1877.80	1050.00	236.03
Business Center	1037.85	1142.06	1247.72	1482.07	1881.46	1307.34	806.79	962.86	1104.59	1300.31	1721.55	1095.53	211.81
Pets Allowed	978.00	1083.28	1194.67	1436.78	1838.56	1243.49	632.97	969.03	1023.21	1322.76	1914.00	1061.91	181.58
Resident Pays Sewer/Water	1053.70	1111.25	1215.62	1442.44	1842.60	1272.42	691.54	927.20	1048.28	1302.82	1797.77	1016.70	255.71
Unit Security/Alarm System	1075.00	1137.81	1350.45	1449.15	1829.17	1329.06	942.82	1065.91	1151.98	1428.75	1844.68	1213.49	115.57
Handicapped Access	1075.14	1117.09	1214.83	1463.17	1884.89	1281.20	780.29	1002.50	1137.50	1366.47	1696.68	1146.81	134.38
Heat Included in Rent	817.75	968.81	1104.76	1447.16	1365.00	1014.19	976.49	1087.37	1183.65	1433.28	1840.11	1247.08	-232.89

Apartment Unit Absorption by Quarter and Year for Arapahoe County

		First	Second	Third	Fourth	Year-End
2013	Units to Start Quarter/Year	60451	60451	60537	60537	60451
	Units Added this Quarter	0	86	0	55	141
	Total Units Available	60451	60537	60537	60592	60592
	Quarterly Vacancy Rate	4.1%	4.5%	4.8%	5.2%	5.2%
	Units Rented	57947	57797	57655	57466	57466
	Units Vacant	2504	2740	2882	3126	3126
	Number Absorbed this Quarter/Year	542	-151	-141	-189	61
2014	Units to Start Quarter/Year	60592	60766	60832	61380	60592
	Units Added this Quarter	174	66	548	306	1094
	Total Units Available	60766	60832	61380	61686	61686
	Quarterly Vacancy Rate	4.5%	4.6%	4.6%	4.9%	4.9%
	Units Rented	58060	58009	58571	58669	58669
	Units Vacant	2706	2823	2809	3017	3017
	Number Absorbed this Quarter/Year	594	-52	562	98	1203
2015	Units to Start Quarter/Year	61686	61686	61908	62114	61686
	Units Added this Quarter	0	222	206	235	663
	Total Units Available	61686	61908	62114	62349	62349
	Quarterly Vacancy Rate	4.9%	4.9%	5.3%	6.2%	6.2%
	Units Rented	58669	58880	58799	58472	58472
	Units Vacant	3017	3028	3315	3877	3877
	Number Absorbed this Quarter/Year	0	211	-81	-328	-197
2016	Units to Start Quarter/Year	62349				
	Units Added this Quarter	180				
	Total Units Available	62529				
	Quarterly Vacancy Rate	5.7%				
	Units Rented	58939				
	Units Vacant	3590				
	Number Absorbed this Quarter/Year	468				

Due to rounding of the vacancy rate, numbers may not always add exactly.
Quarterly absorption totals will not equal year-end total because absorption is the change from time period to time period.
Comparisons should be made using comparable time periods, quarter to quarter or year-end to year-end.

Estimate of New Apartments by Quarter for Arapahoe County

		Beginning Inventory	Units Added	Ending Inventory
2009	1st	59275	0	59275
	2nd	59275	84	59359
	3rd	59359	436	59795
	4th	59795	0	59795
2010	1st	59275	166	59961
	2nd	59961	0	59961
	3rd	59961	0	59961
	4th	59961	0	59961
2011	1st	59961	0	59961
	2nd	59961	0	59961
	3rd	59961	454	60415
	4th	60415	0	60415
2012	1st	60415	0	60415
	2nd	60415	0	60415
	3rd	60415	0	60415
	4th	60415	36	60451
2013	1st	60451	0	60451
	2nd	60451	86	60537
	3rd	60537	0	60537
	4th	60537	55	60592
2014	1st	60592	174	60766
	2nd	60766	66	60832
	3rd	60832	548	61380
	4th	61380	306	61686
2015	1st	61686	0	61686
	2nd	61686	222	61908
	3rd	61908	206	62114
	4th	62114	235	62349
2016	1st	62349	180	62529
	2nd			
	3rd			
	4th			

Monthly Resident Turnover
By Size, Age of Building, and Market Area
for Arapahoe County

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	0.0	5.0	0.0	5.0
9 - 50	4.0	4.9	3.0	2.4
51-99	5.7	2.7	4.8	1.9
100 - 199	4.7	5.3	2.6	3.6
200 to 349	5.3	5.4	3.7	3.5
350 up	5.7	6.0	4.7	3.6
Age				
To 1959	2.5	4.5	2.5	4.5
1960-69	4.5	4.0	3.3	3.4
1970-79	5.3	5.6	3.7	4.2
1980-89	6.5	6.0	4.1	3.7
1990-99	5.2	5.8	4.0	3.1
2000-09	5.6	6.3	5.0	3.3
2010 up	3.5	2.7	2.8	3.1
Market Area				
Arapahoe Co-South	5.1	5.0	3.4	2.6
Arapahoe Co-Southeast	5.2	6.9	4.7	3.1
Aurora-Central Northeast	4.5	4.4	3.0	4.2
Aurora-Central Northwest	5.6	5.4	4.0	3.9
Aurora-Central Southeast	6.9	5.9	4.3	3.8
Aurora- Central Southwest	4.5	6.2	4.2	3.6
Aurora-South	5.4	5.4	4.9	3.3
Englewood/Sheridan	6.4	5.9	3.7	4.7
Glendale	5.9	4.6	2.6	3.3
Littleton	4.4	5.0	3.2	2.7
County Average	5.4	5.6	4.1	3.6

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

Vacancy Rates During the Current Quarter
Arapahoe County

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250		1	0.0%																	1	0.0%
$251 to $275																					
$276 to $300																					
$301 to $325		1	0.0%																	1	0.0%
$326 to $350	2	3	66.7%																2	3	66.7%
$351 to $375																					
$376 to $400		2	0.0%																	2	0.0%
$401 to $425	1	6	16.7%																1	6	16.7%
$426 to $450																					
$451 to $475																					
$476 to $500		1	0.0%																	1	0.0%
$501 to $525																					
$526 to $550																					
$551 to $575		25	0.0%		1	0.0%														26	0.0%
$576 to $600		1	0.0%					1	0.0%											2	0.0%
$601 to $625								1	0.0%											1	0.0%
$626 to $650		2	0.0%					2	0.0%											4	0.0%
$651 to $675					3	0.0%		1	0.0%											4	0.0%
$676 to $700		1	0.0%		7	0.0%		1	0.0%											9	0.0%
$701 to $725	2	25	8.0%		4	0.0%													2	29	6.9%
$726 to $750	2	73	2.7%	3	98	3.1%		4	0.0%										5	175	2.9%
$751 to $775	1	47	2.1%	1	178	0.6%													2	225	0.9%
$776 to $800		3	0.0%	34	421	8.1%		5	0.0%										34	429	7.9%
$801 to $825		2	0.0%	7	150	4.7%		9	0.0%										7	161	4.3%
$826 to $850	14	98	14.3%	28	1047	2.7%		14	0.0%										42	1159	3.6%
$851 to $875	1	18	5.6%	45	1059	4.2%		1	0.0%										46	1078	4.3%
$876 to $900	1	8	12.5%	22	401	5.5%		6	0.0%										23	415	5.5%
$901 to $925				60	1142	5.3%	1	26	3.8%										61	1168	5.2%
$926 to $950				54	1312	4.1%	26	249	10.4%										80	1561	5.1%
$951 to $975	3	52	5.8%	18	490	3.7%		12	0.0%		80	0.0%							21	634	3.3%
$976 to $1000				21	660	3.2%	20	458	4.4%										41	1118	3.7%
$1001 to 1025				75	1097	6.8%	14	278	5.0%										89	1375	6.5%
$1026 to 1050				9	323	2.8%													9	323	2.8%
$1051 to 1075	2	24	8.3%	58	875	6.6%	3	128	2.3%	1	108	0.9%		1	0.0%				64	1136	5.6%
$1076 to 1100				44	761	5.8%	19	404	4.7%	28	570	4.9%							91	1735	5.2%
$1101 to 1125				17	222	7.7%	12	267	4.5%		17	0.0%							29	506	5.7%
$1126 to 1150		38	0.0%	28	571	4.9%	3	245	1.2%	7	232	3.0%							38	1086	3.5%
$1151 to 1175				57	1266	4.5%	11	293	3.8%	13	293	4.4%				2	20	10.0%	83	1872	4.4%
$1176 to 1200				70	574	12.2%	2	127	1.6%		12	0.0%							72	713	10.1%
$1201 to 1225	3	36	8.3%	41	994	4.1%	9	145	6.2%	10	681	1.5%							63	1856	3.4%
$1226 to 1250							26	265	9.8%	28	481	5.8%							54	746	7.2%
$1251 to 1275				7	197	3.6%	10	245	4.1%	60	759	7.9%							77	1201	6.4%
$1276 to 1300	3	31	9.7%	24	450	5.3%	20	334	6.0%	34	568	6.0%				1	6	16.7%	82	1389	5.9%
$1301 to 1325				2	96	2.1%	2	50	4.0%	13	307	4.2%							17	453	3.8%
$1326 to 1350				12	303	4.0%	15	108	13.9%	6	223	2.7%							33	634	5.2%
$1351 to 1375				6	153	3.9%	3	70	4.3%	34	805	4.2%		1	0.0%				43	1029	4.2%
$1376 to 1400	1	20	5.0%	13	428	3.0%	4	152	2.6%	25	433	5.8%		2	0.0%				43	1035	4.2%
$1401 to 1425				7	157	4.5%	8	140	5.7%	13	265	4.9%		12	0.0%		32	0.0%	28	606	4.6%
$1426 to 1450							11	143	7.7%	9	264	3.4%							20	407	4.9%
$1451 to 1475	19	43	44.2%							56	673	8.3%							75	716	10.5%
$1476 to 1400				4	124	3.2%	3	66	4.5%	18	471	3.8%							25	661	3.8%
$1501 to 1525				57	211	27.0%	3	25	12.0%	9	232	3.9%	2	74	2.7%				71	542	13.1%
$1526 to 1550										55	885	6.2%							55	885	6.2%
$1551 to 1575				12	293	4.1%				18	235	7.7%							30	528	5.7%
$1576 to 1500				12	50	24.0%	1	35	2.9%	13	588	2.2%	10	159	6.3%				36	832	4.3%
$1601 to 1625							6	77	7.8%	15	320	4.7%	8	122	6.6%				29	519	5.6%
$1626 to 1650										5	144	3.5%	4	72	5.6%				9	216	4.2%
$1651 to 1675													3	55	5.5%				3	55	5.5%
$1676 to 1600				6	126	4.8%				51	230	22.2%	3	54	5.6%				60	410	14.6%
$1701 to 1725				83	280	29.6%				13	215	6.0%	1	1	100.0%				97	496	19.6%
$1726 to 1750										9	142	6.3%	2	56	3.6%				11	198	5.6%
$1751 to 1775											8	0.0%								8	0.0%
$1776 to 1800													7	120	5.8%				7	120	5.8%
$1801 to 1825													1	38	2.6%				1	38	2.6%
$1826 to 1850											8	0.0%	6	44	13.6%				6	52	11.5%
$1851 to 1875							8	23	34.8%	11	90	12.2%	4	51	7.8%				23	164	14.0%
$1876 to 1900													5	48	10.4%	1	20	5.0%	6	68	8.8%
$1901 to 1926											12	0.0%		20	0.0%					32	0.0%
$1926 to 1950													2	27	7.4%				2	27	7.4%
$1951 to 1975										12	224	5.4%					8	0.0%	12	232	5.2%
$1976 to 2000													1	19	5.3%				1	19	5.3%
$2000 and up										72	425	16.9%	13	308	4.2%		31	0.0%	85	764	11.1%
TOTALS	55	561	9.8%	937	16524	5.7%	240	4410	5.4%	638	11000	5.8%	72	1284	5.6%	4	117	3.4%	1946	33896	5.7%

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

Vacancy Rates During the Current Quarter
Arapahoe County South

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750				3	88	3.4%													3	88	3.4%
$751 to $775				1	128	0.8%													1	128	0.8%
$776 to $800																					
$801 to $825																					
$826 to $850																					
$851 to $875																					
$876 to $900																					
$901 to $925							1	24	4.2%										1	24	4.2%
$926 to $950																					
$951 to $975																					
$976 to $1000																					
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075								8	0.0%											8	0.0%
$1076 to 1100																					
$1101 to 1125				2	42	4.8%													2	42	4.8%
$1126 to 1150				4	40	10.0%													4	40	10.0%
$1151 to 1175																					
$1176 to 1200																					
$1201 to 1225	3	36	8.3%	2	72	2.8%													5	108	4.6%
$1226 to 1250																					
$1251 to 1275							1	40	2.5%										1	40	2.5%
$1276 to 1300	3	31	9.7%	2	54	3.7%	4	54	7.4%										9	139	6.5%
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375																					
$1376 to 1400	1	20	5.0%							9	176	5.1%							10	196	5.1%
$1401 to 1425							1	48	2.1%										1	48	2.1%
$1426 to 1450										6	102	5.9%							6	102	5.9%
$1451 to 1475																					
$1476 to 1400				4	124	3.2%													4	124	3.2%
$1501 to 1525				57	211	27.0%													57	211	27.0%
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500										6	204	2.9%							6	204	2.9%
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800													3	36	8.3%				3	36	8.3%
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975										1	54	1.9%							1	54	1.9%
$1976 to 2000																					
$2000 and up										19	62	30.6%		48	0.0%				19	110	17.3%
TOTALS	7	87	8.0%	75	759	9.9%	7	174	4.0%	41	598	6.9%	3	84	3.6%				133	1702	7.8%

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

Vacancy Rates During the Current Quarter
Arapahoe County Southeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750	1	1	100.0%																1	1	100.0%
$751 to $775																					
$776 to $800																					
$801 to $825																					
$826 to $850																					
$851 to $875																					
$876 to $900																					
$901 to $925																					
$926 to $950																					
$951 to $975																					
$976 to $1000																					
$1001 to 1025				15	112	13.4%													15	112	13.4%
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100																					
$1101 to 1125																					
$1126 to 1150		38	0.0%	4	146	2.7%													4	184	2.2%
$1151 to 1175				26	349	7.4%													26	349	7.4%
$1176 to 1200				11	228	4.8%													11	228	4.8%
$1201 to 1225				8	215	3.7%													8	215	3.7%
$1226 to 1250																					
$1251 to 1275							4	12	33.3%										4	12	33.3%
$1276 to 1300				11	152	7.2%				12	119	10.1%							23	271	8.5%
$1301 to 1325				2	96	2.1%		12	0.0%										2	108	1.9%
$1326 to 1350				1	25	4.0%													1	25	4.0%
$1351 to 1375				3	41	7.3%													3	41	7.3%
$1376 to 1400				13	428	3.0%				8	168	4.8%							21	596	3.5%
$1401 to 1425											1	0.0%								1	0.0%
$1426 to 1450								30	0.0%											30	0.0%
$1451 to 1475										7	74	9.5%							7	74	9.5%
$1476 to 1400							2	30	6.7%										2	30	6.7%
$1501 to 1525							3	25	12.0%				2	64	3.1%				5	89	5.6%
$1526 to 1550										32	331	9.7%							32	331	9.7%
$1551 to 1575				3	259	1.2%				4	84	4.8%							7	343	2.0%
$1576 to 1500							1	35	2.9%	7	278	2.5%							8	313	2.6%
$1601 to 1625							2	51	3.9%	15	268	5.6%							17	319	5.3%
$1626 to 1650										5	144	3.5%							5	144	3.5%
$1651 to 1675													3	28	10.7%				3	28	10.7%
$1676 to 1600				6	126	4.8%				8	150	5.3%							14	276	5.1%
$1701 to 1725																					
$1726 to 1750													2	24	8.3%				2	24	8.3%
$1751 to 1775											8	0.0%								8	0.0%
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850											8	0.0%	5	24	20.8%				5	32	15.6%
$1851 to 1875										1	12	8.3%	4	38	10.5%				5	50	10.0%
$1876 to 1900																					
$1901 to 1926											12	0.0%								12	0.0%
$1926 to 1950																					
$1951 to 1975										11	170	6.5%							11	170	6.5%
$1976 to 2000																					
$2000 and up										6	115	5.2%		92	0.0%		1	0.0%	6	208	2.9%
TOTALS	1	39	2.6%	103	2177	4.7%	12	195	6.2%	116	1942	6.0%	16	270	5.9%		1	0.0%	248	4624	5.4%

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

Vacancy Rates During the Current Quarter
Aurora Central Northeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750		22	0.0%																	22	0.0%
$751 to $775	1	22	4.5%																1	22	4.5%
$776 to $800				6	24	25.0%													6	24	25.0%
$801 to $825				7	150	4.7%													7	150	4.7%
$826 to $850				12	264	4.5%													12	264	4.5%
$851 to $875				12	201	6.0%													12	201	6.0%
$876 to $900																					
$901 to $925				11	177	6.2%		1	0.0%										11	178	6.2%
$926 to $950							26	247	10.5%										26	247	10.5%
$951 to $975																					
$976 to $1000																					
$1001 to 1025				10	198	5.1%	14	240	5.8%										24	438	5.5%
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100											1	0.0%								1	0.0%
$1101 to 1125																					
$1126 to 1150				4	58	6.9%													4	58	6.9%
$1151 to 1175				5	100	5.0%	3	58	5.2%	13	290	4.5%							21	448	4.7%
$1176 to 1200																					
$1201 to 1225				11	143	7.7%													11	143	7.7%
$1226 to 1250										10	107	9.3%							10	107	9.3%
$1251 to 1275																					
$1276 to 1300																					
$1301 to 1325																					
$1326 to 1350							1	9	11.1%	4	140	2.9%							5	149	3.4%
$1351 to 1375																					
$1376 to 1400																					
$1401 to 1425																					
$1426 to 1450							3	43	7.0%										3	43	7.0%
$1451 to 1475																					
$1476 to 1400										3	77	3.9%							3	77	3.9%
$1501 to 1525																					
$1526 to 1550										7	106	6.6%							7	106	6.6%
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650													4	72	5.6%				4	72	5.6%
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825													1	30	3.3%				1	30	3.3%
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS	1	44	2.3%	78	1315	5.9%	47	598	7.9%	37	721	5.1%	5	102	4.9%				168	2780	6.0%

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

Vacancy Rates During the Current Quarter
Aurora Central Northwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800		3	0.0%	26	342	7.6%													26	345	7.5%
$801 to $825																					
$826 to $850																					
$851 to $875	1	18	5.6%	11	87	12.6%													12	105	11.4%
$876 to $900				14	180	7.8%													14	180	7.8%
$901 to $925				9	278	3.2%													9	278	3.2%
$926 to $950				10	275	3.6%													10	275	3.6%
$951 to $975		17	0.0%																	17	0.0%
$976 to $1000							14	108	13.0%										14	108	13.0%
$1001 to 1025								33	0.0%											33	0.0%
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100				12	217	5.5%													12	217	5.5%
$1101 to 1125																					
$1126 to 1150																					
$1151 to 1175				4	104	3.8%		12	0.0%										4	116	3.4%
$1176 to 1200							1	48	2.1%										1	48	2.1%
$1201 to 1225										2	84	2.4%							2	84	2.4%
$1226 to 1250							2	48	4.2%										2	48	4.2%
$1251 to 1275										31	496	6.3%							31	496	6.3%
$1276 to 1300																					
$1301 to 1325										2	94	2.1%							2	94	2.1%
$1326 to 1350																					
$1351 to 1375																					
$1376 to 1400										8	83	9.6%							8	83	9.6%
$1401 to 1425																					
$1426 to 1450																					
$1451 to 1475																					
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500													8	95	8.4%				8	95	8.4%
$1601 to 1625													2	34	5.9%				2	34	5.9%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS	1	38	2.6%	86	1483	5.8%	17	249	6.8%	43	757	5.7%	10	129	7.8%				157	2656	5.9%

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

Vacancy Rates During the Current Quarter
Aurora Central Southeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800																					
$801 to $825																					
$826 to $850	14	95	14.7%																14	95	14.7%
$851 to $875																					
$876 to $900																					
$901 to $925				12	168	7.1%													12	168	7.1%
$926 to $950				27	495	5.5%													27	495	5.5%
$951 to $975				11	144	7.6%													11	144	7.6%
$976 to $1000				13	197	6.6%													13	197	6.6%
$1001 to 1025				5	80	6.3%													5	80	6.3%
$1026 to 1050					72	0.0%														72	0.0%
$1051 to 1075							2	24	8.3%					1	0.0%				2	25	8.0%
$1076 to 1100				27	474	5.7%				28	506	5.5%							55	980	5.6%
$1101 to 1125							11	206	5.3%		9	0.0%							11	215	5.1%
$1126 to 1150				4	72	5.6%	3	68	4.4%	3	152	2.0%							10	292	3.4%
$1151 to 1175																2	20	10.0%	2	20	10.0%
$1176 to 1200																					
$1201 to 1225				6	192	3.1%	8	96	8.3%										14	288	4.9%
$1226 to 1250										11	168	6.5%							11	168	6.5%
$1251 to 1275																					
$1276 to 1300							1	42	2.4%	16	185	8.6%							17	227	7.5%
$1301 to 1325										11	210	5.2%							11	210	5.2%
$1326 to 1350							11	56	19.6%										11	56	19.6%
$1351 to 1375				3	112	2.7%				7	136	5.1%							10	248	4.0%
$1376 to 1400							1	16	6.3%					1	0.0%				1	17	5.9%
$1401 to 1425														12	0.0%					12	0.0%
$1426 to 1450											96	0.0%								96	0.0%
$1451 to 1475										27	320	8.4%							27	320	8.4%
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600													3	54	5.6%				3	54	5.6%
$1701 to 1725																					
$1726 to 1750										3	68	4.4%							3	68	4.4%
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850													1	20	5.0%				1	20	5.0%
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926														20	0.0%					20	0.0%
$1926 to 1950																					
$1951 to 1975																	8	0.0%		8	0.0%
$1976 to 2000																					
$2000 and up																					
TOTALS	14	95	14.7%	108	2006	5.4%	37	508	7.3%	106	1850	5.7%	4	108	3.7%	2	28	7.1%	271	4595	5.9%

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

Vacancy Rates During the Current Quarter
Aurora Central Southwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725	2	24	8.3%																2	24	8.3%
$726 to $750	1	49	2.0%																1	49	2.0%
$751 to $775					1	0.0%														1	0.0%
$776 to $800																					
$801 to $825																					
$826 to $850				14	405	3.5%													14	405	3.5%
$851 to $875				10	417	2.4%													10	417	2.4%
$876 to $900				7	141	5.0%													7	141	5.0%
$901 to $925				1	67	1.5%													1	67	1.5%
$926 to $950					19	0.0%														19	0.0%
$951 to $975				4	262	1.5%													4	262	1.5%
$976 to $1000				8	371	2.2%	5	96	5.2%										13	467	2.8%
$1001 to 1025					8	0.0%		5	0.0%											13	0.0%
$1026 to 1050				5	149	3.4%													5	149	3.4%
$1051 to 1075				8	411	1.9%	1	93	1.1%										9	504	1.8%
$1076 to 1100				2	21	9.5%	3	150	2.0%		24	0.0%							5	195	2.6%
$1101 to 1125				2	24	8.3%	1	61	1.6%		8	0.0%							3	93	3.2%
$1126 to 1150				7	75	9.3%		124	0.0%	4	80	5.0%							11	279	3.9%
$1151 to 1175				17	350	4.9%		5	0.0%		3	0.0%							17	358	4.7%
$1176 to 1200				49	136	36.0%		7	0.0%		3	0.0%							49	146	33.6%
$1201 to 1225				13	216	6.0%	1	49	2.0%		257	0.0%							14	522	2.7%
$1226 to 1250							1	7	14.3%	7	206	3.4%							8	213	3.8%
$1251 to 1275				5	108	4.6%	2	109	1.8%		3	0.0%							7	220	3.2%
$1276 to 1300							14	186	7.5%	1	107	0.9%							15	293	5.1%
$1301 to 1325							2	38	5.3%		3	0.0%							2	41	4.9%
$1326 to 1350							2	11	18.2%	2	83	2.4%							4	94	4.3%
$1351 to 1375							3	70	4.3%	21	577	3.6%							24	647	3.7%
$1376 to 1400											6	0.0%		1	0.0%					7	0.0%
$1401 to 1425										9	112	8.0%							9	112	8.0%
$1426 to 1450										6	138	4.3%							6	138	4.3%
$1451 to 1475											1	0.0%								1	0.0%
$1476 to 1400										9	192	4.7%							9	192	4.7%
$1501 to 1525										9	232	3.9%							9	232	3.9%
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600										43	80	53.8%							43	80	53.8%
$1701 to 1725																					
$1726 to 1750														12	0.0%					12	0.0%
$1751 to 1775																					
$1776 to 1800													3	60	5.0%				3	60	5.0%
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900													5	48	10.4%				5	48	10.4%
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000													1	11	9.1%				1	11	9.1%
$2000 and up																					
TOTALS	3	73	4.1%	152	3181	4.8%	35	1011	3.5%	111	2115	5.2%	9	132	6.8%				310	6512	4.8%

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

Vacancy Rates During the Current Quarter
Aurora South

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800																					
$801 to $825		2	0.0%																	2	0.0%
$826 to $850																					
$851 to $875				7	145	4.8%													7	145	4.8%
$876 to $900																					
$901 to $925																					
$926 to $950				17	523	3.3%													17	523	3.3%
$951 to $975																					
$976 to $1000																					
$1001 to 1025				9	241	3.7%													9	241	3.7%
$1026 to 1050																					
$1051 to 1075	2	24	8.3%	8	296	2.7%													10	320	3.1%
$1076 to 1100							16	238	6.7%										16	238	6.7%
$1101 to 1125																					
$1126 to 1150				5	180	2.8%		53	0.0%										5	233	2.1%
$1151 to 1175				10	478	2.1%													10	478	2.1%
$1176 to 1200																					
$1201 to 1225										7	192	3.6%							7	192	3.6%
$1226 to 1250							1	24	4.2%										1	24	4.2%
$1251 to 1275							3	84	3.6%										3	84	3.6%
$1276 to 1300							1	52	1.9%	5	157	3.2%							6	209	2.9%
$1301 to 1325																					
$1326 to 1350								20	0.0%											20	0.0%
$1351 to 1375										6	92	6.5%							6	92	6.5%
$1376 to 1400							2	64	3.1%										2	64	3.1%
$1401 to 1425										4	152	2.6%							4	152	2.6%
$1426 to 1450							8	70	11.4%										8	70	11.4%
$1451 to 1475																					
$1476 to 1400										6	202	3.0%							6	202	3.0%
$1501 to 1525																					
$1526 to 1550										8	312	2.6%							8	312	2.6%
$1551 to 1575																					
$1576 to 1500													2	64	3.1%				2	64	3.1%
$1601 to 1625													6	88	6.8%				6	88	6.8%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750														20	0.0%					20	0.0%
$1751 to 1775																					
$1776 to 1800													1	24	4.2%				1	24	4.2%
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																1	20	5.0%	1	20	5.0%
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up														85	0.0%		30	0.0%		115	0.0%
TOTALS	2	26	7.7%	56	1863	3.0%	31	605	5.1%	36	1107	3.3%	9	281	3.2%	1	50	2.0%	135	3932	3.4%

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

Vacancy Rates During the Current Quarter
Englewood/Sheridan

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250		1	0.0%																	1	0.0%
$251 to $275																					
$276 to $300																					
$301 to $325		1	0.0%																	1	0.0%
$326 to $350	2	3	66.7%																2	3	66.7%
$351 to $375																					
$376 to $400		2	0.0%																	2	0.0%
$401 to $425	1	6	16.7%																1	6	16.7%
$426 to $450																					
$451 to $475																					
$476 to $500		1	0.0%																	1	0.0%
$501 to $525																					
$526 to $550																					
$551 to $575					1	0.0%														1	0.0%
$576 to $600		1	0.0%																	1	0.0%
$601 to $625																					
$626 to $650																					
$651 to $675					1	0.0%		1	0.0%											2	0.0%
$676 to $700					1	0.0%														1	0.0%
$701 to $725		1	0.0%																	1	0.0%
$726 to $750					5	0.0%														5	0.0%
$751 to $775					45	0.0%														45	0.0%
$776 to $800				2	51	3.9%													2	51	3.9%
$801 to $825								3	0.0%											3	0.0%
$826 to $850		3	0.0%	1	78	1.3%		14	0.0%										1	95	1.1%
$851 to $875					45	0.0%														45	0.0%
$876 to $900	1	7	14.3%		11	0.0%		5	0.0%										1	23	4.3%
$901 to $925																					
$926 to $950																					
$951 to $975				1	54	1.9%													1	54	1.9%
$976 to $1000					92	0.0%		14	0.0%											106	0.0%
$1001 to 1025				31	282	11.0%													31	282	11.0%
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100											39	0.0%								39	0.0%
$1101 to 1125				13	156	8.3%													13	156	8.3%
$1126 to 1150																					
$1151 to 1175								52	0.0%											52	0.0%
$1176 to 1200				10	210	4.8%													10	210	4.8%
$1201 to 1225										1	148	0.7%							1	148	0.7%
$1226 to 1250							20	134	14.9%										20	134	14.9%
$1251 to 1275																					
$1276 to 1300				11	244	4.5%													11	244	4.5%
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375														1	0.0%					1	0.0%
$1376 to 1400																					
$1401 to 1425							7	78	9.0%										7	78	9.0%
$1426 to 1450																					
$1451 to 1475										22	278	7.9%							22	278	7.9%
$1476 to 1400							1	36	2.8%										1	36	2.8%
$1501 to 1525														10	0.0%					10	0.0%
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500											106	0.0%								106	0.0%
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725										12	132	9.1%							12	132	9.1%
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up													2	26	7.7%				2	26	7.7%
TOTALS	4	26	15.4%	69	1276	5.4%	28	337	8.3%	35	703	5.0%	2	37	5.4%				138	2379	5.8%

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

Vacancy Rates During the Current Quarter
Glendale

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650		1	0.0%																	1	0.0%
$651 to $675																					
$676 to $700					2	0.0%														2	0.0%
$701 to $725																					
$726 to $750					2	0.0%		2	0.0%											4	0.0%
$751 to $775					3	0.0%														3	0.0%
$776 to $800								1	0.0%											1	0.0%
$801 to $825																					
$826 to $850																					
$851 to $875								1	0.0%											1	0.0%
$876 to $900		1	0.0%	1	39	2.6%													1	40	2.5%
$901 to $925				26	440	5.9%													26	440	5.9%
$926 to $950																					
$951 to $975	3	35	8.6%																3	35	8.6%
$976 to $1000																					
$1001 to 1025																					
$1026 to 1050				4	102	3.9%													4	102	3.9%
$1051 to 1075																					
$1076 to 1100				3	49	6.1%		16	0.0%										3	65	4.6%
$1101 to 1125																					
$1126 to 1150																					
$1151 to 1175							8	166	4.8%										8	166	4.8%
$1176 to 1200							1	24	4.2%										1	24	4.2%
$1201 to 1225																					
$1226 to 1250																					
$1251 to 1275					17	0.0%														17	0.0%
$1276 to 1300																					
$1301 to 1325																					
$1326 to 1350				7	106	6.6%	1	12	8.3%										8	118	6.8%
$1351 to 1375																					
$1376 to 1400																					
$1401 to 1425					21	0.0%		14	0.0%											35	0.0%
$1426 to 1450																					
$1451 to 1475	19	43	44.2%																19	43	44.2%
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575				9	34	26.5%													9	34	26.5%
$1576 to 1500				12	50	24.0%													12	50	24.0%
$1601 to 1625							4	26	15.4%		52	0.0%							4	78	5.1%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725				83	280	29.6%													83	280	29.6%
$1726 to 1750										6	74	8.1%							6	74	8.1%
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875							8	23	34.8%	10	78	12.8%		13	0.0%				18	114	15.8%
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up										47	248	19.0%	11	57	19.3%				58	305	19.0%
TOTALS	22	80	27.5%	145	1145	12.7%	22	285	7.7%	63	452	13.9%	11	70	15.7%				263	2032	12.9%

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

Vacancy Rates During the Current Quarter
Littleton

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575		25	0.0%																	25	0.0%
$576 to $600								1	0.0%											1	0.0%
$601 to $625								1	0.0%											1	0.0%
$626 to $650		1	0.0%					2	0.0%											3	0.0%
$651 to $675					2	0.0%														2	0.0%
$676 to $700		1	0.0%		4	0.0%		1	0.0%											6	0.0%
$701 to $725					4	0.0%														4	0.0%
$726 to $750		1	0.0%		3	0.0%		2	0.0%											6	0.0%
$751 to $775		5	0.0%		1	0.0%														6	0.0%
$776 to $800					4	0.0%		4	0.0%											8	0.0%
$801 to $825								6	0.0%											6	0.0%
$826 to $850					1	0.0%														1	0.0%
$851 to $875				5	164	3.0%													5	164	3.0%
$876 to $900					30	0.0%		1	0.0%											31	0.0%
$901 to $925				1	12	8.3%		1	0.0%										1	13	7.7%
$926 to $950								2	0.0%											2	0.0%
$951 to $975				2	30	6.7%		12	0.0%		80	0.0%							2	122	1.6%
$976 to $1000																					
$1001 to 1025				5	176	2.8%													5	176	2.8%
$1026 to 1050																					
$1051 to 1075				42	168	25.0%		3	0.0%										42	171	24.6%
$1076 to 1100																					
$1101 to 1125																					
$1126 to 1150																					
$1151 to 1175																					
$1176 to 1200								48	0.0%		9	0.0%								57	0.0%
$1201 to 1225				1	156	0.6%													1	156	0.6%
$1226 to 1250							2	52	3.8%										2	52	3.8%
$1251 to 1275										29	260	11.2%							29	260	11.2%
$1276 to 1300																1	6	16.7%	1	6	16.7%
$1301 to 1325																					
$1326 to 1350				4	172	2.3%													4	172	2.3%
$1351 to 1375																					
$1376 to 1400							1	72	1.4%										1	72	1.4%
$1401 to 1425				7	136	5.1%													7	136	5.1%
$1426 to 1450										1	48	2.1%							1	48	2.1%
$1451 to 1475																					
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575										14	151	9.3%							14	151	9.3%
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725										1	83	1.2%							1	83	1.2%
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825														8	0.0%					8	0.0%
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950													2	27	7.4%				2	27	7.4%
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS		33	0.0%	67	1063	6.3%	3	208	1.4%	45	631	7.1%	2	35	5.7%	1	6	16.7%	118	1976	6.0%

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

DEFINITION OF ARAPAHOE COUNTY MARKET AREAS AND CENSUS TRACTS

Market Area Boundaries:

Arapahoe County South	North: City of Englewood and City and County of Denver; East: I-25, South: Douglas County: West: City of Englewood and City of Littleton
Arapahoe County Southeast	North: Arapahoe County Line; East: Havana/Parker Road; South: Douglas County; West: I-25
Aurora-Central-NE	North: Colfax; East: Arapahoe County; South: Alameda; West: I-225
Aurora-Central-NW	North: Colfax; East: I-225; South: Alameda; West: City and County of Denver line
Aurora-Central-SE	North: Alameda; East: Arapahoe County; South: Iliff; West: I-225
Aurora-Central-SW	North: Alameda; East: I-225; South: Iliff; West: City and County of Denver line
Aurora - South	North: Iliff; East and South: Arapahoe County; West: Havana/Parker Road
Englewood, Sheridan	All of the City of Englewood and City of Sheridan
Glendale	All of the City of Glendale
Littleton	All of City of Littleton

Census Tracts:

Arapahoe County-South	56.09, 56.10, 56.11, 56.12, 56.13, 56.14, 56.15, 56.16, 67.02, 67.04, 67.05, 67.06, 67.08, 67.09
Aurora-Central-NE	70.07, 70.08, 70.40, 70.43
Aurora-Central-NW	72.00, 73.00, 74.00, 75.00, 76.00, 77.02, 77.03, 77.04
Aurora-Central-SE	70.32, 70.38, 70.39, 70.41, 70.42, 70.44, 70.45, 70.46, 70.44, 70.45
Aurora-Central-SW	68.13, 70.03, 70.12, 70.15, 70.16, 70.17, 70.18, 70.19, 70.20, 70.21, 70.41, 70.46
Aurora - South	68.06, 68.07, 68.08, 68.54, 70.27, 70.28, 70.33, 70.34, 70.35, 70.47, 70.48, 70.49, 70.50, 70.51, 70.52, 70.53 70.55, 70.56, 70.57, 70.58, 70.59
Englewood, Sheridan	Englewood - 54.03, 55.51 (pt), 55.53 (pt), 56.12, (pt) 57, 58, 58.89, 59.50 (pt), 59.89 (pt), 60 (pt), 61 (pt), 62 (pt), 63 (pt), 64 (pt), 66.01 (pt) Sheridan - 55.51 (pt), 55.52, 55.53 (pt), 57 (pt), 60 (pt), 62 (pt)
Littleton	55.53 (pt), 56.08 (pt), 56.09 (pt), 56.10 (pt), 56.11 (pt), 56.12 (pt), 56.18 (pt), 56.19 (pt), 56.20 (pt), 56.89 (pt), 64 (pt), 65.01 (pt), 65.01 (pt), 65.02 (pt), 66.01 (pt), 66.04, 66.98

Section V - Boulder/Broomfield Counties

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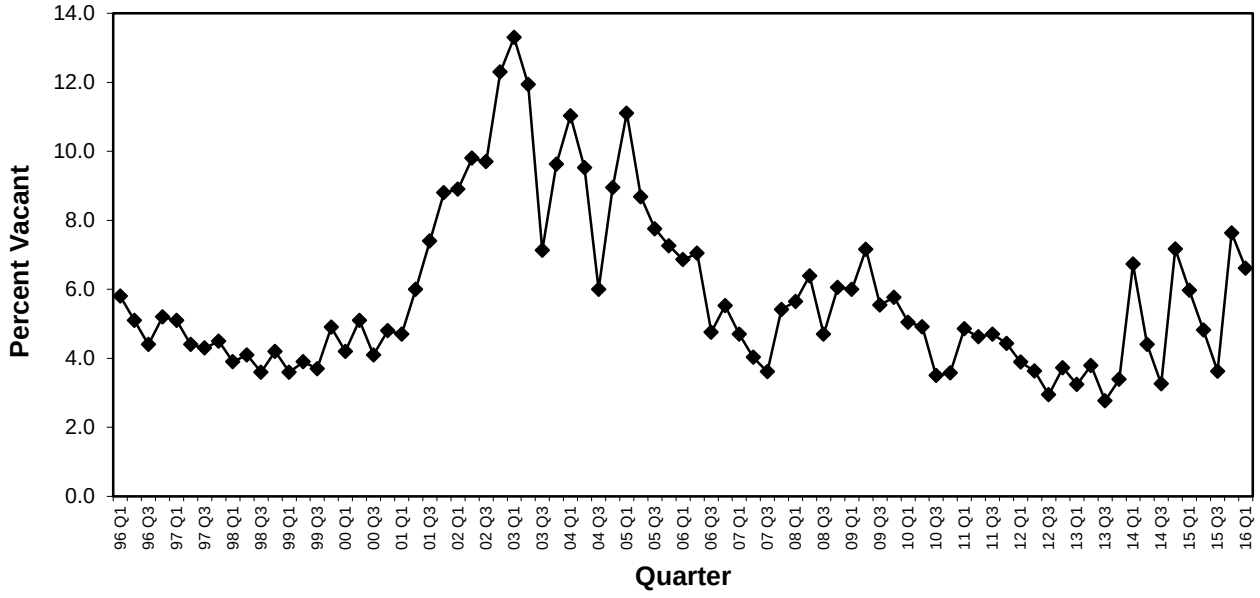
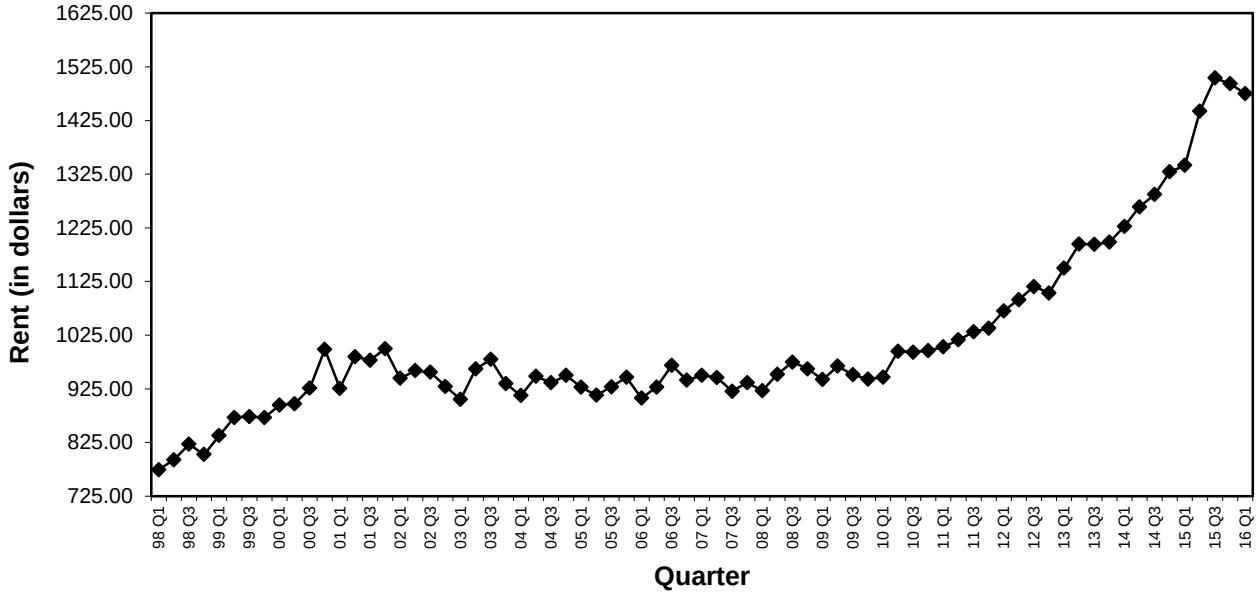
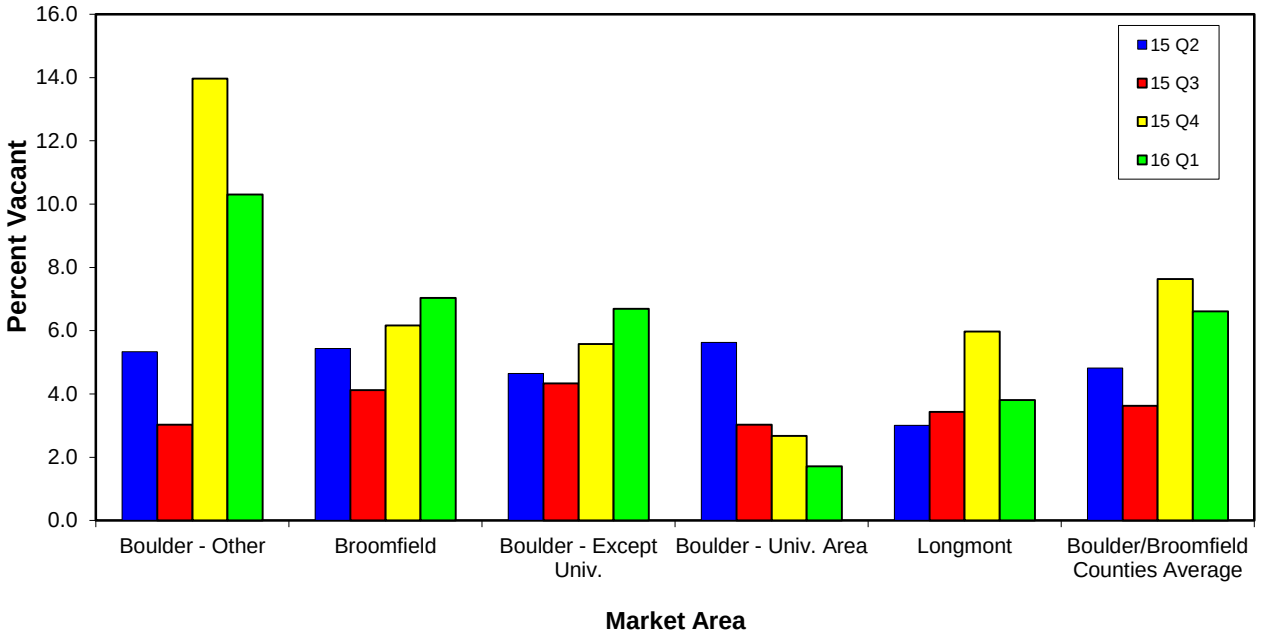
Vacancy Rate by Quarter
for Boulder/Broomfield Counties



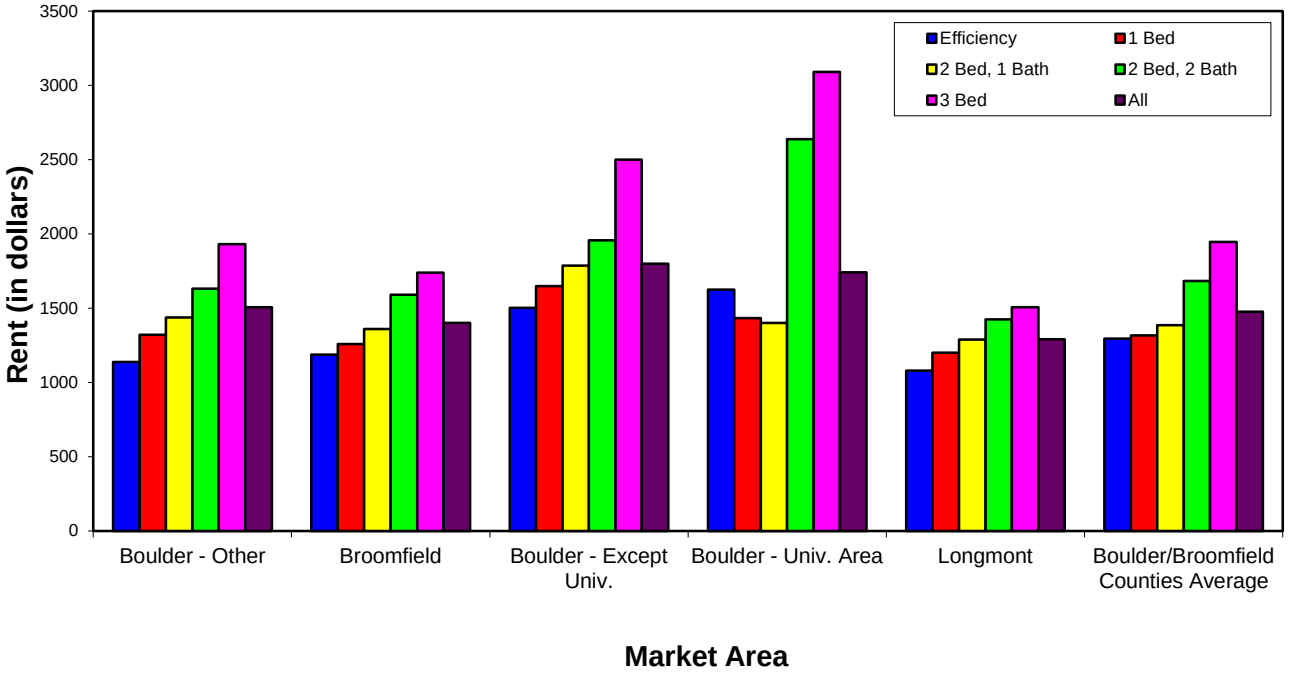
Average Rent by Quarter
for Boulder/Broomfield Counties



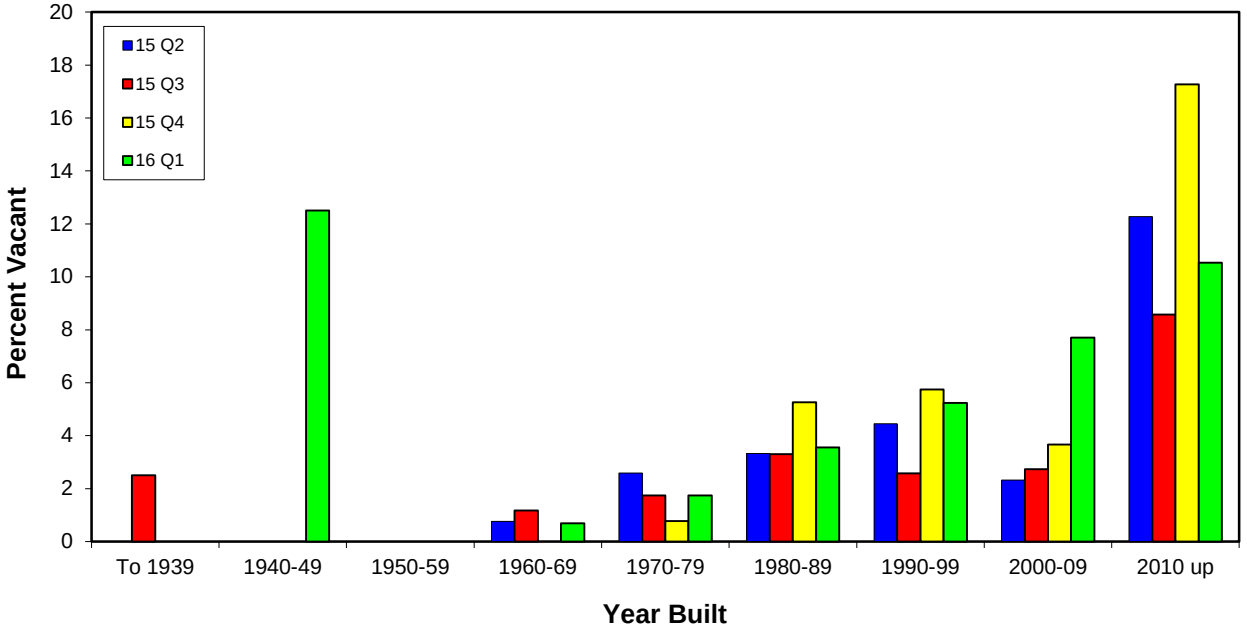
Vacancy Rate by Market Area by Quarter for Boulder/Broomfield Counties



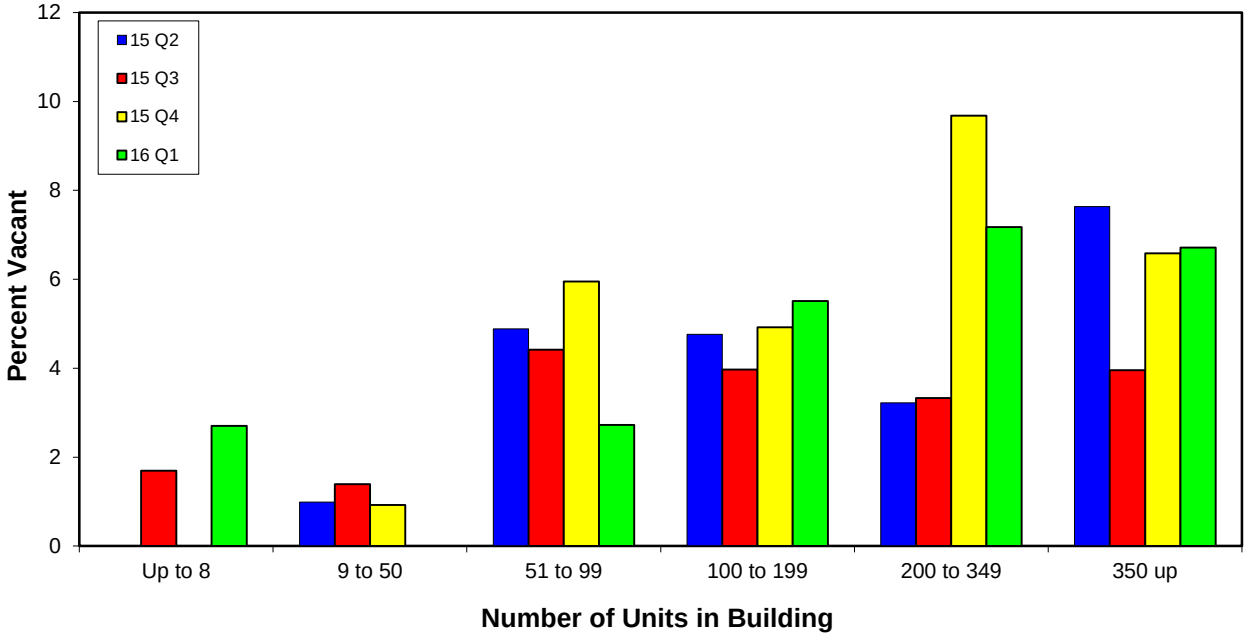
Average Rent by Market Area by Apartment Type for Boulder/Broomfield Counties

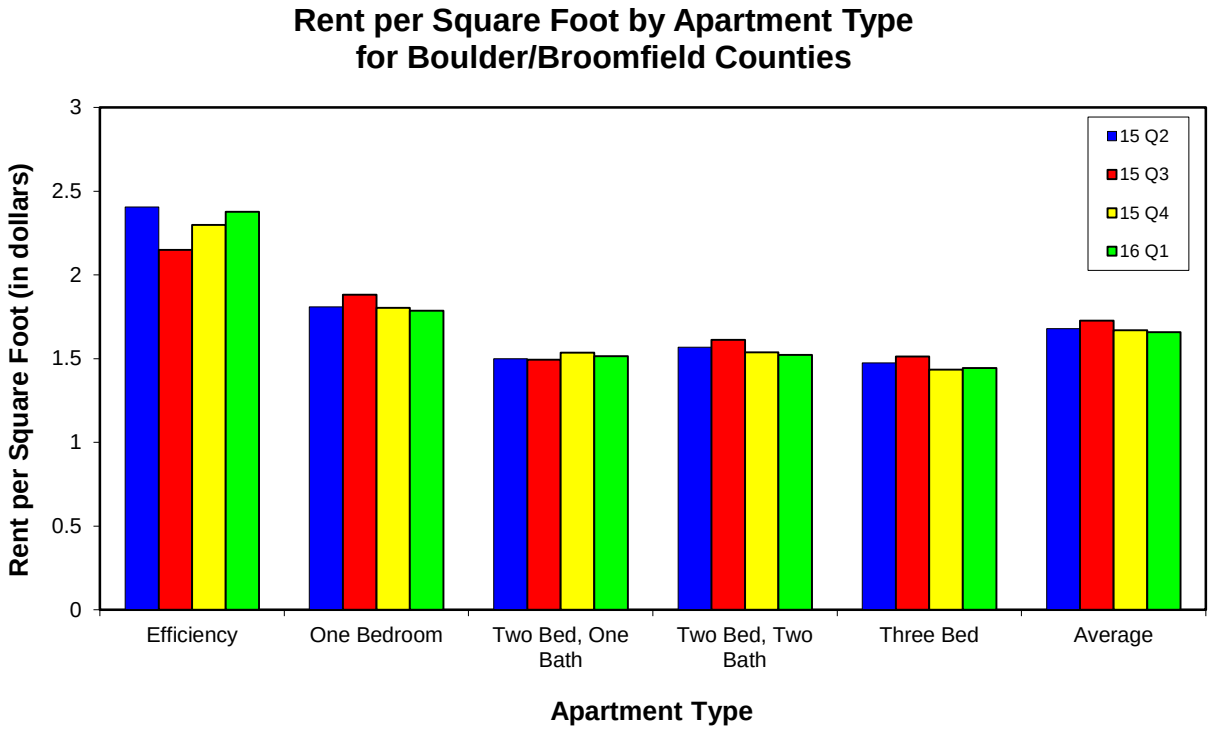


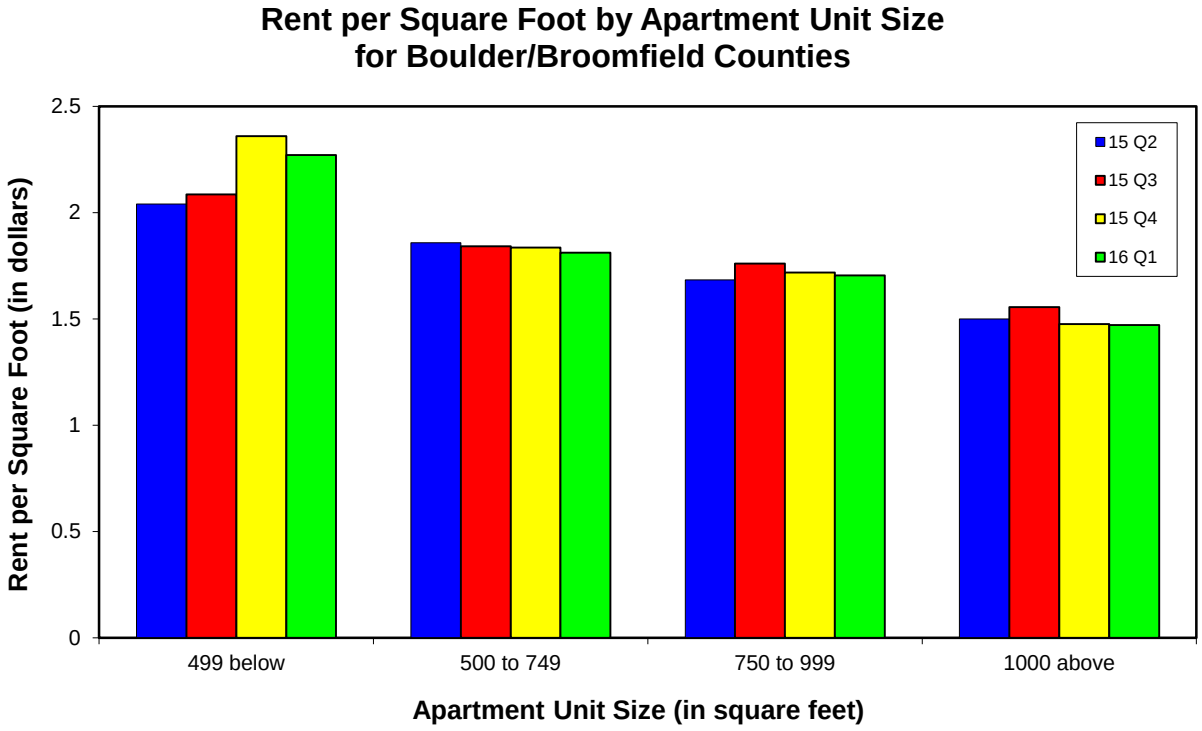
Vacancy Rate by Age of Building for Boulder/Broomfield Counties



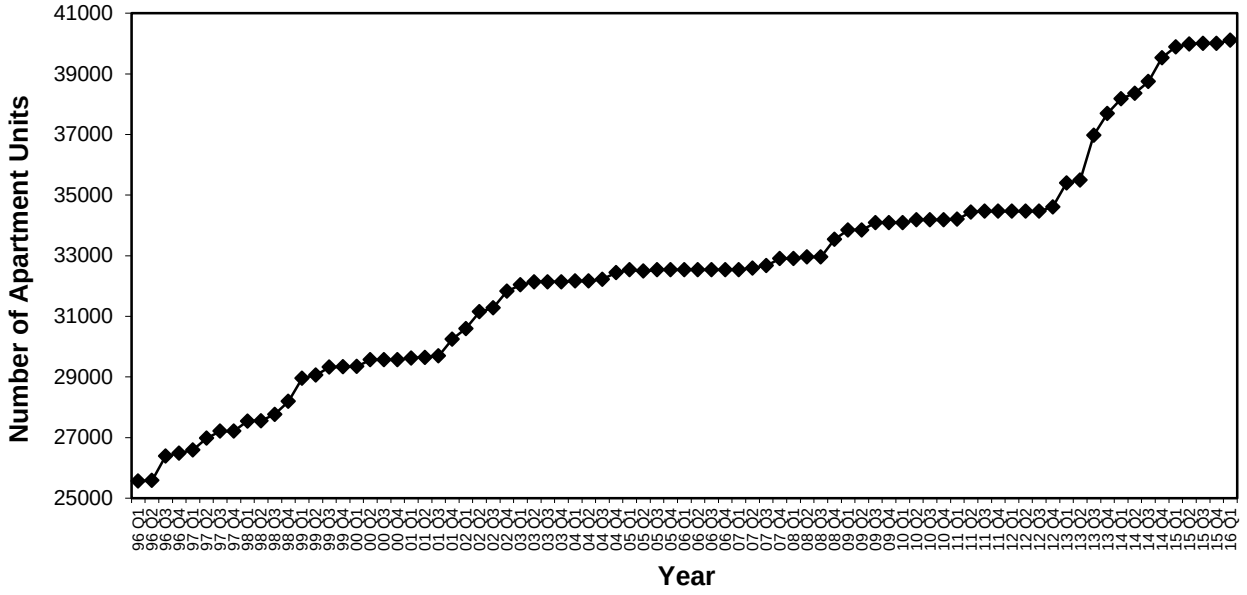
Vacancy Rate by Size of Building for Boulder/Broomfield Counties



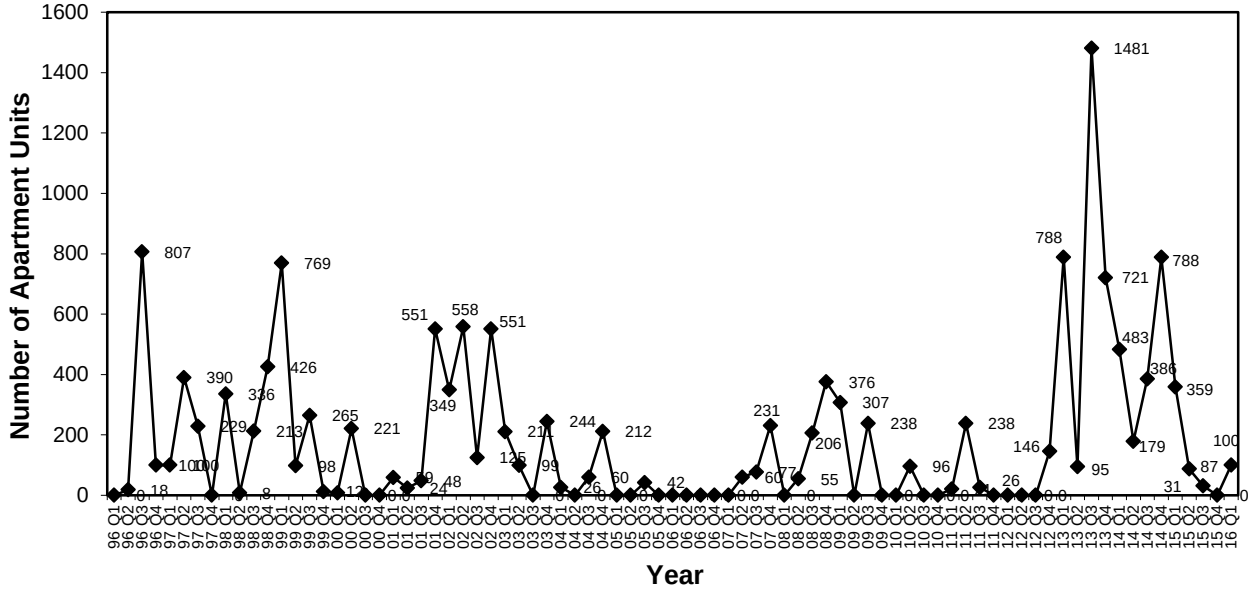

Rent per Square Foot by Apartment Type
for Boulder/Broomfield Counties
Rent per Square Foot (in dollars)
3
2.5
2
1.5
1
0.5
0
15 Q2
15 Q3
15 Q4
16 Q1
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Rent per Square Foot by Apartment Unit Size
for Boulder/Broomfield Counties
Rent per Square Foot (in dollars)
2.5
2
1.5
1
0.5
0
15 Q2
15 Q3
15 Q4
16 Q1
499 below
500 to 749
750 to 999
1000 above
Apartment Unit Size (in square feet)

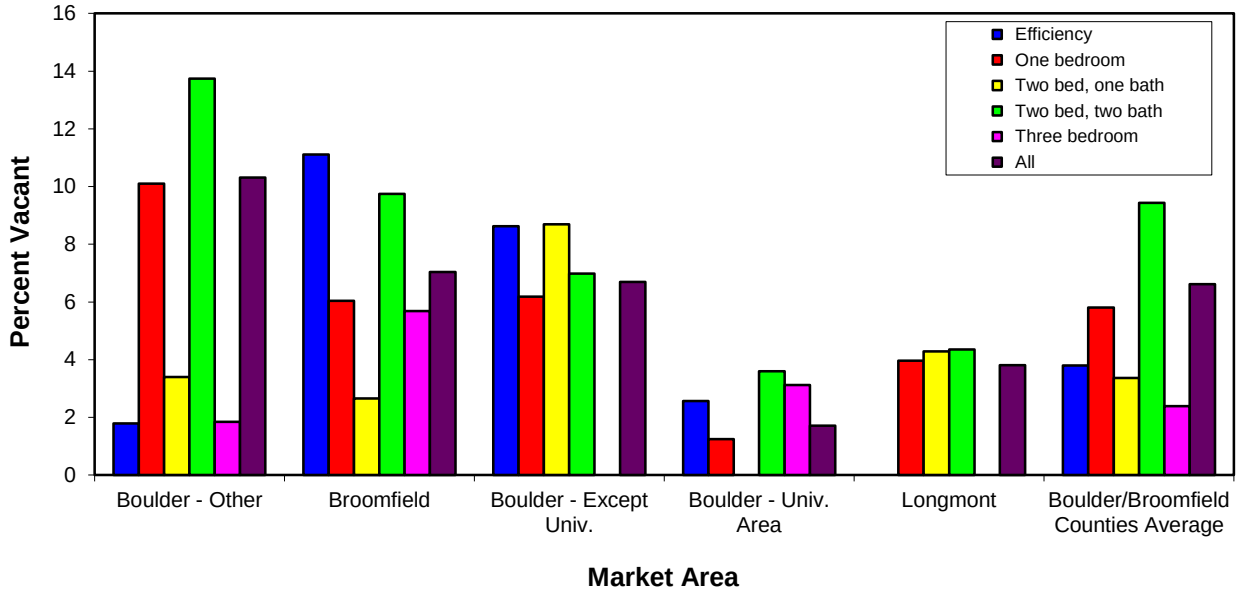
Estimate of Total Apartments by Year for Boulder/Broomfield Counties



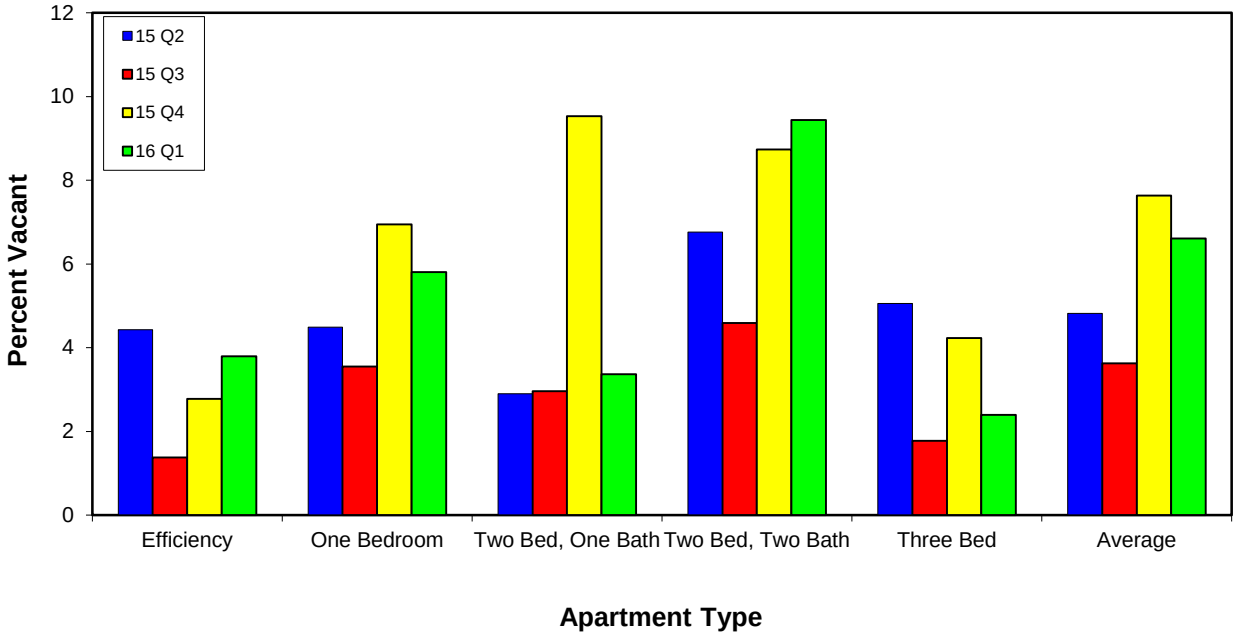
New Apartment Units Added by Year for Boulder/Broomfield Counties

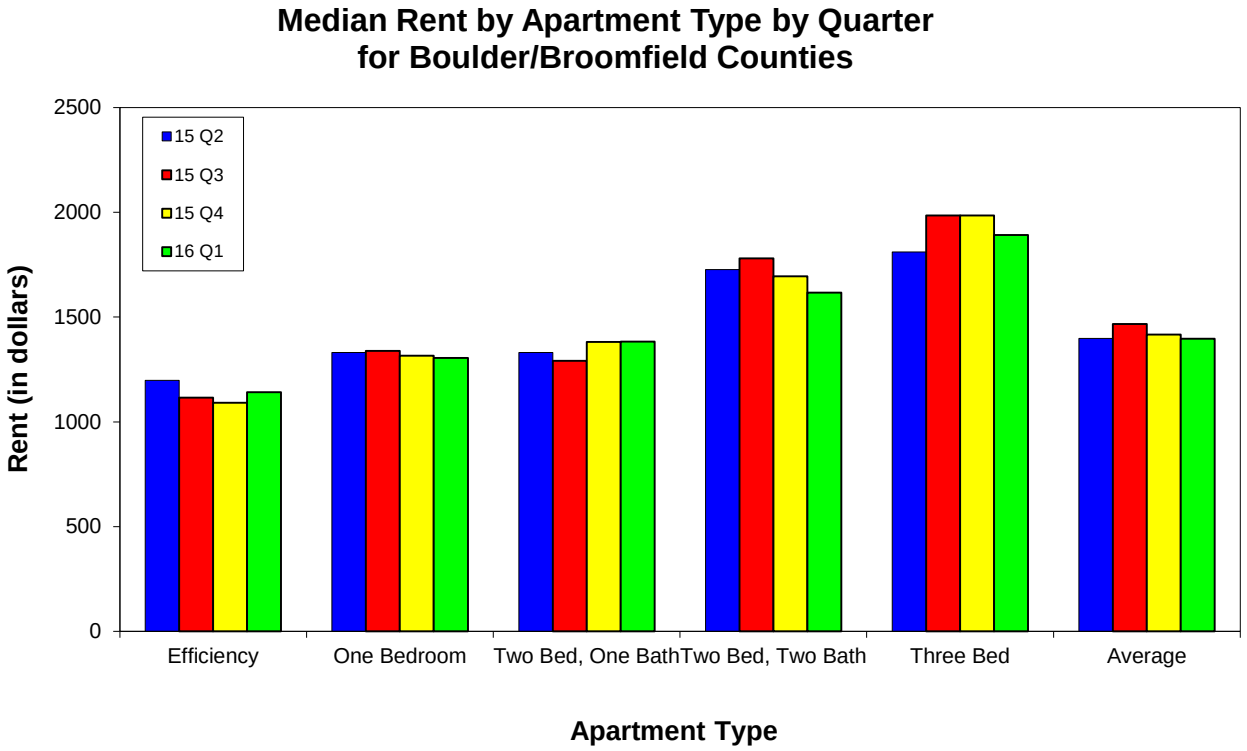


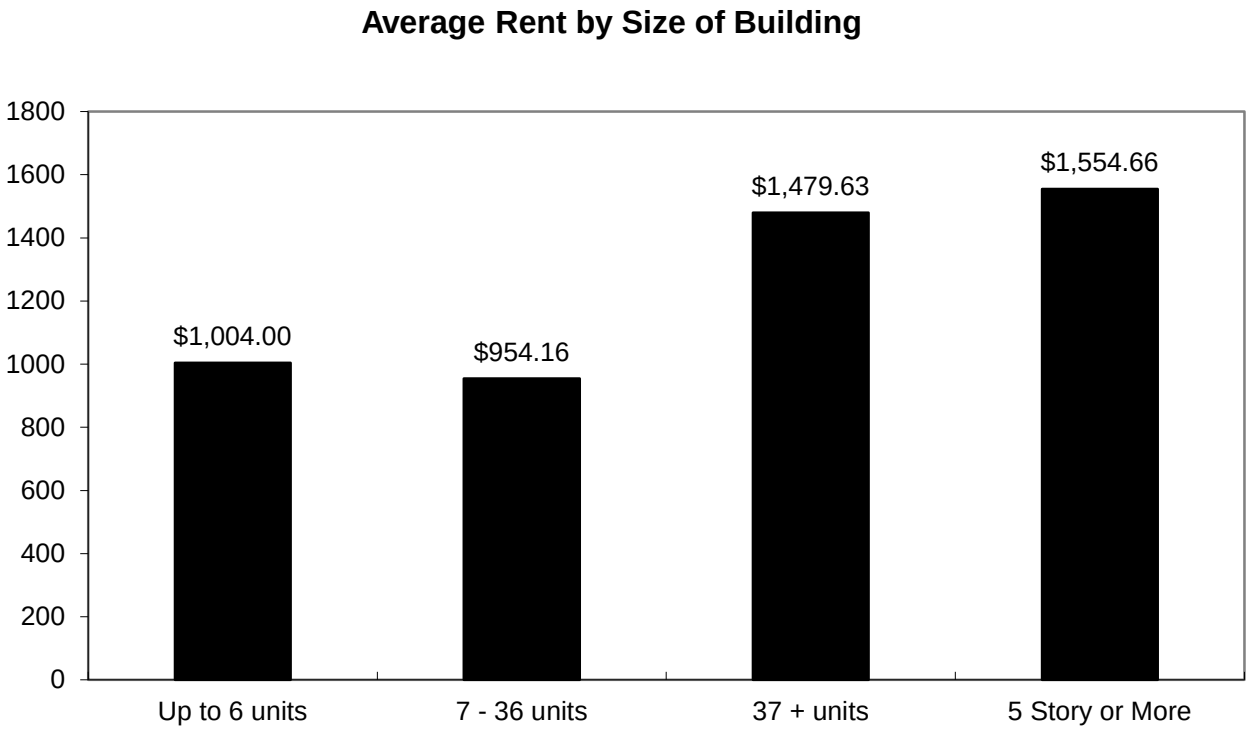
Vacancy Rates by Market Area by Apartment Type for Boulder/Broomfield Counties



Vacancy Rate by Apartment Type by Quarter for Boulder/Broomfield Counties




Median Rent by Apartment Type by Quarter
for Boulder/Broomfield Counties
15 Q2
15 Q3
15 Q4
16 Q1
Rent (in dollars)
2500
2000
1500
1000
500
0
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Average Rent by Size of Building
1800
1600
1400
1200
1000
800
600
400
200
0
$1,004.00
$954.16
$1,479.63
$1,554.66
Up to 6 units
7 - 36 units
37 + units
5 Story or More

Vacancy Rates by Market Area for Boulder/Broomfield Counties

First Figure = Rate for Quarter in Percent
Second Figure = Change from Year Ago
Third Figure = Twelve Month Average

	2007			2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Boulder - Other	3.7	5.2	3.3	3.3	4.3	3.6	6.6	6.0	5.1	4.9	4.9	5.3	3.8	5.0	3.8	10.0	6.4	4.3	4.0	3.3	4.6	3.3	3.5	4.7	3.7	3.4	3.8	3.7	6.3	4.2	4.9	2.9	5.3	3.0	14.0	10.3			
	-3.4	0.7	-2.2	-0.6	0.6	-1.6	3.3	2.7	0.8	1.2	-1.7	-0.7	-1.3	0.1	-1.0	4.7	2.5	-0.7	0.8	-6.7	-1.8	-0.9	-0.6	1.4	-0.8	0.1	0.0	-0.9	2.6	0.8	1.1	-0.8	-1.0	-1.2	9.1	7.4			
	4.4	4.6	4.0	3.9	4.0	3.6	4.5	5.1	5.3	5.7	5.2	5.0	4.7	4.7	4.5	7.2	6.9	6.2	6.2	4.5	4.0	3.8	3.7	4.3	3.9	3.8	3.9	3.7	4.3	4.5	4.8	4.6	4.3	4.0	6.3	8.2			
Broomfield	4.5	4.1	6.0	4.9	4.9	5.5	7.2	6.7	7.0	4.0	5.1	5.1	4.3	4.1	5.2	5.7	5.7	5.7	5.8	4.8	4.1	3.9	6.2	4.5	4.5	3.3	3.6	4.3	4.5	3.6	10.7	9.2	5.4	4.1	6.2	7.0			
	-3.0	-0.2	0.5	0.1	0.3	1.4	1.2	1.8	2.2	-1.6	-2.1	-1.7	-2.7	0.1	0.1	0.6	1.4	1.6	1.0	-0.9	-1.5	-1.8	0.4	-0.3	0.3	-0.6	0.0	-0.2	0.0	0.3	7.1	4.8	1.0	0.5	-4.5	-2.1			
	4.8	4.8	4.9	4.9	5.0	5.3	5.6	6.1	6.6	6.2	5.7	5.3	4.6	4.6	4.7	4.9	5.3	5.7	5.7	5.5	5.1	4.7	4.8	4.3	4.3	3.9	4.0	3.9	3.9	4.0	5.8	7.0	7.2	7.4	6.2	5.7			
Boulder - Except Univ.	3.2	2.6	2.0	3.2	3.3	2.4	3.0	3.6	6.6	7.2	5.8	4.9	6.9	2.6	3.5	3.1	4.7	4.6	3.5	4.6	4.4	1.8	1.9	1.4	3.4	1.0	3.9	22.0	4.2	3.1	5.4	3.8	4.7	4.3	5.6	6.7			
	-5.6	-3.5	-3.6	-1.1	0.1	-0.2	1.0	0.4	3.3	4.8	2.8	1.3	0.4	-4.6	-2.3	-1.9	-2.2	2.0	-1.1	1.5	-0.3	-2.8	-1.6	-3.2	-1.1	-0.8	0.0	20.6	0.8	2.0	1.5	-18.2	0.5	1.3	0.2	2.9			
	4.8	3.9	3.0	2.7	2.8	2.7	3.0	3.1	3.9	5.1	5.8	6.1	6.2	5.1	4.5	3.9	3.8	4.2	4.0	4.4	4.3	3.6	3.2	2.3	2.5	1.7	2.4	7.6	7.8	8.3	8.6	4.1	4.2	4.5	4.6	5.3			
Boulder - Univ. Area	5.9	1.9	3.7	3.8	4.4	1.1	0.6	2.4	11.4	3.5	2.0	1.5	4.2	1.1	0.6	0.0	0.4	0.0	0.3	0.1	0.0	0.3	0.2	0.3	0.5	2.0	0.0	1.8	2.3	2.3	3.5	5.1	5.6	3.0	2.7	1.7			
	2.9	-2.1	2.1	2.9	-1.5	-0.8	-3.2	-1.4	7.0	2.4	1.5	-0.9	-7.2	-2.5	-1.4	-1.5	-3.9	-1.1	0.2	0.1	-0.4	0.3	-0.2	0.1	0.5	1.7	0.0	1.5	1.7	0.3	3.5	3.3	3.4	0.7	-0.8	-3.4			
	3.1	2.6	3.1	3.8	3.4	3.2	2.5	2.1	3.9	4.5	4.8	4.6	2.8	2.2	1.8	1.3	0.4	0.1	0.2	0.2	0.1	0.2	0.1	0.2	0.4	1.2	0.7	1.1	1.5	1.6	2.5	3.3	4.1	4.3	4.1	3.3			
Longmont	3.9	3.2	11.5	15.1	19.6	10.5	8.7	8.9	9.1	7.8	12.8	6.4	5.0	3.0	2.6	2.8	2.6	5.0	4.9	3.6	2.2	2.9	2.7	2.3	3.6	2.6	3.3	1.3	3.0	2.5	2.7	1.8	3.0	3.4	6.0	3.8			
	-0.8	-1.3	3.9	6.8	15.8	7.3	-2.9	-6.2	-10.5	-2.7	4.2	-2.6	-4.1	-4.8	-10.2	-3.5	-2.5	2.0	1.3	0.8	-0.4	-2.0	-2.2	-1.3	1.4	-0.3	0.0	-1.0	-0.6	-0.1	-0.6	0.5	0.0	0.9	3.3	2.0			
	6.1	5.8	6.7	8.4	12.4	14.2	13.5	11.9	9.3	8.6	9.7	9.0	8.0	6.8	4.3	3.4	2.7	3.8	3.8	4.0	3.9	3.4	2.9	2.4	3.1	2.8	3.0	2.7	2.6	2.5	2.4	2.5	2.5	2.7	3.6	4.1			
Boulder/ Broomfield Counties	4.0	3.6	5.4	5.7	6.4	4.7	6.1	6.0	7.2	5.5	5.8	5.0	4.9	3.5	3.6	4.9	4.6	4.7	4.4	3.9	3.6	2.9	3.7	3.2	3.8	2.8	3.4	6.7	4.4	3.3	7.2	6.0	4.8	3.6	7.6	6.6			
	-3.0	-1.1	-0.1	0.9	2.4	1.1	0.6	0.3	0.8	0.8	-0.3	-1.0	-2.2	-2.0	-2.2	-0.2	-0.3	1.2	0.5	-1.0	-1.0	-1.8	-0.7	-0.6	0.2	-0.2	0.0	3.5	0.6	0.5	3.8	-0.8	0.4	0.4	0.5	0.6			
	4.8	4.5	4.4	4.7	5.3	5.5	5.7	5.8	6.0	6.2	6.1	5.9	5.3	4.8	4.3	4.5	4.4	4.7	4.7	4.4	4.2	3.7	3.5	3.3	3.4	3.1	3.3	4.2	4.3	4.4	5.4	5.2	5.3	5.4	5.5	5.7			

Due to rounding of the vacancy rate, numbers may not always add exactly.

Vacancy Rates by Size of Building by Market Area for Boulder/Broomfield Counties

(In Percent)

County	Number of Units	2015 2nd	2015 3rd	2015 4th	2016 1st
Boulder - Other	Up to 8	0.0	0.0	0.0	0.0
	9 to 50				
	51 to 99	11.5	8.3	6.3	3.1
	100 to199	1.6	4.2	5.8	4.5
	200 to 349	5.2	6.9	33.9	22.2
	350 up		0.8	5.1	5.5
Broomfield	Up to 8				
	9 to 50				
	51 to 99				
	100 to 199				
	200 to 349	2.1	1.9	3.8	4.7
	350 up	9.4	7.7	8.7	10.2
Boulder - Except Univ.	Up to 8	0.0	0.0	0.0	0.0
	9 to 50	2.1	4.3	0.0	0.0
	51 to 99	3.4	5.0	5.6	0.0
	100 to 199	4.8	2.2	4.2	8.3
	200 to 349	8.2	6.2	9.4	7.5
	350 up	1.0			
Boulder - Univ. Area	Up to 8	0.0	0.0	0.0	
	9 to 50	0.0	0.0	2.8	0.0
	51 to 99		4.6	7.7	3.1
	100 to 199	5.9	6.6	5.3	2.6
	200 to 349	15.4	3.1		2.1
	350 up		1.0	0.0	0.7
Longmont	Up to 8		5.6	0.0	5.6
	9 to 50				
	51 to 99	3.9	1.7	5.6	4.6
	100 to 199				
	200 to 349	2.1	3.0	5.2	4.3
	350 up	5.6	5.8	9.7	1.7
Boulder/Broomfield Counties	Up to 8	0.0	1.7	0.0	2.7
	9 to 50	1.0	1.4	0.9	0.0
	51 to 99	4.9	4.4	6.0	2.7
	100 to 199	4.8	4.0	4.9	5.5
	200 to 349	3.2	3.3	9.7	7.2
	350 up	7.6	4.0	6.6	6.7

Vacancy Rates by Size of Apartment Unit by Market Area for Boulder/Broomfield Counties

(In Percent)

County	Square Feet in Unit	2015 2nd	2015 3rd	2015 4th	2016 1st
Boulder - Other	499 below		0.0	3.6	1.8
	500 to 749	0.0	5.0	1.7	2.5
	750 to 999	4.8	3.3	19.7	9.5
	1000 above	6.6	2.7	10.3	12.3
Broomfield	499 below	2.9	0.6		3.4
	500 to 749	2.5	3.1	2.3	3.0
	750 to 999	5.4	3.9	5.5	6.4
	1000 above	7.1	5.7	8.7	9.3
Boulder - Except Univ.	499 below	0.0	0.0	0.0	0.0
	500 to 749	1.6	3.4	3.6	10.7
	750 to 999	6.9	4.4	5.5	6.6
	1000 above	4.7	5.6	8.7	5.0
Boulder - Univ. Area	499 below	4.3	1.4	1.7	1.8
	500 to 749	0.0	0.9	0.6	0.9
	750 to 999	6.7	4.4	2.3	1.5
	1000 above	7.1	5.8	10.3	3.3
Longmont	499 below		0.0	0.0	0.0
	500 to 749	5.2	4.3	7.7	3.1
	750 to 999	2.1	3.0	5.2	3.9
	1000 above	2.6	3.3	5.4	4.4
Boulder/Broomfield Counties	499 below	3.1	1.0	1.9	2.5
	500 to 749	2.7	3.2	3.9	3.3
	750 to 999	5.2	3.7	8.7	6.2
	1000 above	5.9	4.2	8.5	8.9

Vacancy Rates by Age of Building
by Market Area for Boulder/Broomfield Counties

(In Percent

		2015			2016
County	Year	2nd	3rd	4th	1st
Boulder - Other	To 1959				
	1960-69				
	1970-79				
	1980-89	0.0	4.8	2.2	3.8
	1990-99	5.3	2.1	5.8	5.4
	2000-09				
	2010 up	5.5	7.9	45.5	28.9
Broomfield	To 1959				
	1960-69				
	1970-79	1.8	1.2		2.9
	1980-89	2.4	2.8	3.8	5.6
	1990-99	1.2	1.1	4.4	3.8
	2000-09	2.5	2.7	4.0	10.0
	2010 up	16.4	11.2	10.3	6.6
Boulder - Except Univ.	To 1959				
	1960-69	0.9	0.0	0.0	0.0
	1970-79	3.5	2.7	0.8	0.0
	1980-89	0.0	0.9		
	1990-99	10.1	5.0	5.2	8.9
	2000-09	5.2	4.3	6.0	6.9
	2010 up	7.5	6.3	9.4	7.5
Boulder - Univ. Area	To 1959	0.0	0.0	0.0	
	1960-69	0.0	1.2	0.0	0.7
	1970-79		0.0		
	1980-89	4.6	1.7	1.8	1.8
	1990-99		4.6	7.7	3.1
	2000-09		0.0	7.1	0.0
	2010 up	7.7	6.5	7.2	2.5
Longmont	To 1959		6.7	0.0	6.7
	1960-69				
	1970-79				
	1980-89	4.0	3.7	7.1	2.9
	1990-99	4.3	4.1	8.0	5.0
	2000-09	1.4	2.6	2.7	2.9
	2010 up			8.2	7.7
Boulder/Broomfield Counties	To 1959	0.0	1.8	0.0	6.7
	1960-69	0.8	1.2	0.0	0.7
	1970-79	2.6	1.7	0.8	1.7
	1980-89	3.3	3.3	5.3	3.6
	1990-99	4.5	2.6	5.8	5.2
	2000-09	2.3	2.7	3.7	7.7
	2010 up	12.3	8.6	17.3	10.5

Vacancy Rates by Apartment Type
by Market Area for Boulder/Broomfield Counties

(In Percent)

County		2015			2016
	Apartment Type	2nd	3rd	4th	1st
Boulder - Other	Efficiency		0.0	3.6	1.8
	1 Bed	3.2	3.4	16.3	10.1
	2 Bed, 1 Bath	8.8	3.4	24.4	3.4
	2 Bed, 2 Bath	5.0	3.2	11.1	13.7
	3 Bed	17.8	1.2	4.9	1.8
	Other	0.0	0.0	0.0	11.1
	All	5.3	3.0	14.0	10.3
Broomfield	Efficiency	0.0	0.0	0.0	11.1
	1 Bed	5.6	4.0	4.7	6.0
	2 Bed, 1 Bath	2.3	2.4	5.8	2.7
	2 Bed, 2 Bath	7.0	5.4	8.0	9.7
	3 Bed	1.1	0.0	7.0	5.7
	Other	3.2	2.5	15.0	3.3
	All	5.4	4.1	6.2	7.0
Boulder - Except Univ.	Efficiency	1.5	3.0	0.0	8.6
	1 Bed	3.5	4.2	5.1	6.2
	2 Bed, 1 Bath	3.1	2.2	3.5	8.7
	2 Bed, 2 Bath	9.3	5.9	8.3	7.0
	3 Bed	7.0	8.0	0.0	0.0
	Other	0.0	0.0		
	All	4.7	4.3	5.6	6.7
Boulder - Univ. Area	Efficiency	13.2	0.0	7.5	2.6
	1 Bed	3.7	2.6	0.8	1.2
	2 Bed, 1 Bath	0.0	1.9	0.0	0.0
	2 Bed, 2 Bath	6.5	6.7	10.9	3.6
	3 Bed	7.7	2.1	3.1	3.1
	Other		0.0		
	All	5.6	3.0	2.7	1.7
Longmont	Efficiency	1.6	3.0	3.0	0.0
	1 Bed	3.2	3.3	6.2	4.0
	2 Bed, 1 Bath	2.7	4.5	7.3	4.3
	2 Bed, 2 Bath	4.3	3.6	6.4	4.3
	3 Bed	0.0	1.5	0.0	0.0
	Other	0.0	1.0	3.5	3.5
	All	3.0	3.4	6.0	3.8
Boulder/Broomfield Counties	Efficiency	4.4	1.4	2.8	3.8
	1 Bed	4.5	3.6	6.9	5.8
	2 Bed, 1 Bath	2.9	3.0	9.5	3.4
	2 Bed, 2 Bath	6.8	4.6	8.7	9.4
	3 Bed	5.1	1.8	4.2	2.4
	Other	0.5	1.0	6.1	3.9
	All	4.8	3.6	7.6	6.6

Average Rents by Apartment Type by Market Area for Boulder/Broomfield Counties

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Boulder - Other				
Efficiency		1037.50	1087.50	1137.50
1 Bed	1387.00	1429.18	1313.85	1320.51
2 Bed, 1 Bath	1412.85	1527.74	1529.24	1437.33
2 Bed, 2 Bath	1651.61	1731.42	1687.72	1631.07
3 Bed	1820.96	1944.60	1958.00	1930.63
All	1520.46	1599.80	1531.72	1505.21
Broomfield				
Efficiency	1181.29	1190.00	1167.00	1187.00
1 Bed	1270.61	1327.58	1426.12	1258.97
2 Bed, 1 Bath	1192.84	1189.03	1383.97	1359.99
2 Bed, 2 Bath	1663.28	1761.54	1669.14	1590.11
3 Bed	1666.26	2144.71	1973.66	1738.51
All	1398.43	1459.25	1529.43	1399.72
Boulder - Except Univ.				
Efficiency	1458.51	1113.12	1470.53	1501.45
1 Bed	1298.89	1574.38	1566.13	1649.35
2 Bed, 1 Bath	1412.81	1614.75	1520.26	1786.72
2 Bed, 2 Bath	1912.04	2016.09	1968.92	1956.40
3 Bed	2261.92	2467.20	2551.20	2500.00
All	1505.39	1734.33	1720.86	1799.11
Boulder - Univ. Area				
Efficiency	1741.32	1432.55	1393.70	1624.08
1 Bed	1453.23	1269.27	1179.07	1432.36
2 Bed, 1 Bath	1779.41	1280.43	1302.14	1400.00
2 Bed, 2 Bath	2663.44	2439.42	2388.01	2637.05
3 Bed	3462.38	2572.25	2575.38	3089.91
All	1861.11	1532.32	1449.97	1740.83
Longmont				
Efficiency	1150.06	1127.62	1048.44	1080.38
1 Bed	1255.95	1194.60	1183.19	1199.87
2 Bed, 1 Bath	1387.74	1318.48	1277.17	1287.95
2 Bed, 2 Bath	1505.16	1417.58	1438.53	1424.42
3 Bed	1515.03	1527.56	1597.21	1506.21
All	1350.14	1300.69	1295.39	1289.95
Boulder/Broomfield Co.				
Efficiency	1409.16	1198.01	1240.99	1294.49
1 Bed	1291.93	1340.98	1339.78	1315.91
2 Bed, 1 Bath	1321.40	1341.65	1398.34	1386.34
2 Bed, 2 Bath	1713.69	1769.45	1692.70	1682.17
3 Bed	1861.13	2008.62	1987.45	1945.43
All	1442.35	1504.26	1493.64	1475.33

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rents by Age of Building by Market Area for Boulder/Broomfield Counties

(In Dollars)

		2015			2016
County	Year Built	2nd	3rd	4th	1st
Boulder - Other	To 1959				
	1960-69				
	1970-79				
	1980-89	985.83	1272.69	1360.11	1334.78
	1990-99	1448.86	1640.92	1572.45	1498.14
	2000-09				
	2010 up	1655.16	1574.03	1461.21	1592.85
Broomfield	To 1959				
	1960-69				
	1970-79	936.71	965.72		995.99
	1980-89	1358.39	1319.13	1328.46	1395.62
	1990-99	1425.39	1599.06	1480.10	1377.27
	2000-09	1485.27	1507.26	1465.97	1413.44
	2010 up	1544.13	1619.66	1683.09	1480.30
Boulder - Except Univ.	To 1959				
	1960-69	1083.77	1000.00	1024.38	935.00
	1970-79	1290.30	1372.51	1391.20	1498.70
	1980-89	1686.04	1807.66		
	1990-99	1689.16	1649.50	1810.81	1744.79
	2000-09	1756.52	1846.21	1801.88	1801.88
	2010 up	2023.36	2013.41	1930.96	1996.14
Boulder - Univ. Area	To 1959	1045.00	1626.34	1090.63	
	1960-69	1420.83	1062.09	1108.15	1170.13
	1970-79		2401.43		
	1980-89	988.19	1135.21	1025.23	1083.49
	1990-99		1816.92	2007.69	2007.69
	2000-09		792.00	792.00	792.00
	2010 up	2424.82	2332.57	2317.23	2463.68
Longmont	To 1959		694.07	760.87	727.00
	1960-69				
	1970-79				
	1980-89	1342.19	1188.72	1182.33	1189.70
	1990-99	1327.89	1363.40	1388.21	1325.71
	2000-09	1368.54	1396.93	1340.25	1363.69
	2010 up			1381.86	1366.45
Boulder/Broomfield Counties	To 1959	1045.00	1376.63	875.57	727.00
	1960-69	1118.70	1061.45	1102.35	1166.36
	1970-79	1098.61	1133.47	1391.20	1193.28
	1980-89	1344.12	1268.00	1225.71	1249.72
	1990-99	1473.42	1594.48	1552.45	1484.92
	2000-09	1465.83	1483.25	1436.50	1414.91
	2010 up	1749.10	1868.02	1694.77	1728.17

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rents by Size of Building by Market Area for Boulder/Broomfield Counties

(In Dollars)

Number of Units	2015			2016
	2nd	3rd	4th	1st
Boulder - Other				
Up to 8	985.83	1048.33	1048.33	1048.33
9 to 50				
51 to 99	1520.94	1519.46	1466.93	1438.85
100 to 199	1486.71	1420.48	1338.20	1364.99
200 to 349	1536.73	1528.10	1430.87	1546.53
350 and up		1682.36	1647.57	1524.65
Broomfield				
Up to 8				
9 to 50				
51 to 99				
100 to 199				
200 to 349	1316.65	1387.23	1471.14	1390.45
350 and up	1495.76	1577.21	1593.79	1412.46
Boulder - Except Univ.				
Up to 8	939.23	1018.08	967.69	990.77
9 to 50	1029.04	1147.66	1130.14	1167.87
51 to 99	1664.84	1849.52	1775.04	1720.73
100 to 199	1484.47	1636.43	1675.99	1760.52
200 to 349	1834.40	1855.10	1930.96	1996.14
350 and up	1071.08			
Boulder - Univ. Area				
Up to 8	1045.00	1666.14	1090.63	
9 to 50	1420.83	1377.71	1044.25	1044.25
51 to 99		1816.92	2007.69	2007.69
100 to199	1960.02	1954.62	1853.98	2217.92
200 to 349	1874.04	1698.00		2145.48
350 and up		1015.87	1102.94	1168.26
Longmont				
Up to 8		713.67	769.33	741.11
9 to 50				
51 to 99	1128.71	1171.17	1150.16	1180.23
100 to199				
200 to 349	1351.19	1344.03	1350.42	1336.77
350 and up	1457.50	1230.70	1152.30	1165.33
Boulder/Broomfield Counties				
Up to 8	980.93	1169.93	920.96	878.65
9 to 50	1238.51	1302.63	1101.51	1114.25
51 to 99	1472.31	1550.27	1531.40	1552.76
100 to 199	1603.11	1663.51	1632.58	1776.80
200 to 349	1411.48	1471.77	1454.23	1474.25
350 and up	1428.38	1504.79	1509.89	1397.68

Rents reflect units being unfurnished with tenants paying gas and electricity.

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Median Rents by Apartment Type by Market Area for Boulder/Broomfield Counties

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Boulder - Other				
Efficiency		1038.00	1088.00	1138.00
1 Bed	1386.74	1442.93	1384.63	1313.17
2 Bed, 1 Bath	1417.00	1602.33	1608.78	1462.78
2 Bed, 2 Bath	1697.00	1781.34	1779.99	1615.04
3 Bed	1856.78	1984.44	1985.05	1983.83
All	1508.96	1604.82	1503.05	1472.36
Broomfield				
Efficiency	1187.33	1188.00	1163.00	1188.00
1 Bed	1336.74	1344.38	1376.76	1327.17
2 Bed, 1 Bath	1049.63	1070.42	1392.49	1349.54
2 Bed, 2 Bath	1731.55	1698.11	1677.51	1597.86
3 Bed	1446.50	2009.65	2001.96	1598.00
All	1389.60	1441.92	1435.58	1360.72
Boulder - Except Univ.				
Efficiency	1552.88	1584.63	1425.00	1531.25
1 Bed	1100.00	1702.50	1635.72	1669.00
2 Bed, 1 Bath	1337.32	1415.67	1375.00	2011.94
2 Bed, 2 Bath	1858.68	1983.80	1912.00	1813.30
3 Bed	2006.74	2013.50	2610.38	2535.38
All	1447.07	1788.13	1809.61	1810.27
Boulder - Univ. Area				
Efficiency	2007.07	986.00	1827.14	2152.79
1 Bed	1018.33	992.68	995.64	1079.43
2 Bed, 1 Bath	1787.25	1192.76	1288.10	1388.00
2 Bed, 2 Bath	2012.32	2010.43	2582.18	2394.09
3 Bed	2013.50	2010.62	2490.58	2490.58
All	2001.19	1187.45	1049.52	1398.54
Longmont				
Efficiency	1153.67	1153.00	1062.63	1103.00
1 Bed	1292.50	1163.62	1163.91	1193.84
2 Bed, 1 Bath	1342.29	1268.67	1284.14	1194.74
2 Bed, 2 Bath	1533.47	1395.13	1486.14	1427.25
3 Bed	1398.67	1423.67	1473.67	1398.67
All	1378.99	1284.08	1279.55	1265.41
Boulder/Broomfield Counties				
Efficiency	1198.00	1115.57	1091.43	1140.79
1 Bed	1331.33	1339.16	1315.05	1304.45
2 Bed, 1 Bath	1331.09	1291.50	1381.69	1382.77
2 Bed, 2 Bath	1726.19	1779.74	1694.59	1617.41
3 Bed	1810.75	1984.95	1984.42	1891.16
All	1398.28	1467.02	1416.29	1397.34

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rent per Square Foot by Apartment Type by Market Area for Boulder/Broomfield Counties

(In Dollars)

County	2015			2016
Apartment Type	2nd	3rd	4th	1st
Boulder - Other				
Efficiency		2.14	2.25	2.35
1 Bed	1.77	1.81	1.68	1.69
2 Bed, 1 Bath	1.52	1.61	1.60	1.51
2 Bed, 2 Bath	1.56	1.51	1.47	1.44
3 Bed	1.51	1.38	1.39	1.37
All	1.65	1.64	1.58	1.56
Broomfield				
Efficiency	2.16	2.15	2.11	2.15
1 Bed	1.74	1.82	1.82	1.70
2 Bed, 1 Bath	1.32	1.30	1.42	1.43
2 Bed, 2 Bath	1.48	1.60	1.50	1.43
3 Bed	1.32	1.63	1.36	1.36
All	1.58	1.67	1.65	1.57
Boulder - Except Univ.				
Efficiency	2.74	1.91	2.75	2.78
1 Bed	1.88	2.17	2.13	2.18
2 Bed, 1 Bath	1.67	1.83	1.72	1.86
2 Bed, 2 Bath	1.84	1.93	1.91	1.85
3 Bed	1.90	2.03	2.11	2.06
All	1.84	2.01	2.03	2.06
Boulder - Univ. Area				
Efficiency	2.47	2.43	2.29	2.62
1 Bed	2.18	2.01	1.82	2.06
2 Bed, 1 Bath	2.04	1.56	1.74	1.87
2 Bed, 2 Bath	2.03	2.09	1.96	2.23
3 Bed	2.17	2.11	1.84	2.15
All	2.18	2.00	1.86	2.10
Longmont				
Efficiency	2.09	2.06	1.92	1.98
1 Bed	1.85	1.74	1.71	1.71
2 Bed, 1 Bath	1.55	1.47	1.42	1.41
2 Bed, 2 Bath	1.49	1.38	1.39	1.40
3 Bed	1.17	1.18	1.23	1.17
All	1.64	1.54	1.53	1.53
Boulder/Broomfield Counties				
Efficiency	2.41	2.15	2.30	2.38
1 Bed	1.81	1.88	1.80	1.79
2 Bed, 1 Bath	1.50	1.49	1.54	1.51
2 Bed, 2 Bath	1.57	1.61	1.54	1.52
3 Bed	1.47	1.51	1.44	1.44
All	1.68	1.73	1.67	1.66

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average Rent Per Square Foot by Apartment Unit Size by Market Area for Boulder/Broomfield Counties

(In Dollars)

County	2015			2016
Apartment Square Feet	2nd	3rd	4th	1st
Boulder - Other				
499 below		2.14	2.25	2.35
500 to 749	1.80	1.72	1.73	1.77
750 to 999	1.71	1.77	1.65	1.64
1000 above	1.54	1.48	1.46	1.43
Broomfield				
499 below	1.76	1.87		2.03
500 to 749	1.82	1.87	1.88	1.82
750 to 999	1.59	1.62	1.73	1.61
1000 above	1.44	1.59	1.47	1.39
Boulder - Except Univ.				
499 below	2.91	1.17	2.73	3.14
500 to 749	1.78	2.16	2.18	2.18
750 to 999	1.87	2.06	2.03	2.07
1000 above	1.79	1.84	1.77	1.83
Boulder - Univ. Area				
499 below	2.23	2.29	2.31	2.45
500 to 749	1.82	1.48	1.61	1.67
750 to 999	2.27	2.20	1.94	2.27
1000 above	2.08	2.00	1.90	2.26
Longmont				
499 below		1.33	1.33	1.33
500 to 749	2.06	1.90	1.82	1.80
750 to 999	1.60	1.53	1.48	1.51
1000 above	1.35	1.32	1.36	1.33
Boulder/Broomfield Counties				
499 below	2.04	2.09	2.36	2.27
500 to 749	1.86	1.84	1.84	1.81
750 to 999	1.68	1.76	1.72	1.71
1000 above	1.50	1.56	1.48	1.47

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

Average rents do not reflect "rental losses" due to concessions and discounts.

Rental Losses by Size, Age and Market Area for Boulder/Broomfield Counties

Includes Discounts and Concessions Average Rent Minus Rental Losses Equals Effective Rent

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	-6.6	1.8	5.4	-0.8
9 - 50	3.2	5.2	4.8	6.5
51 - 99	10.8	26.2	11.1	2.8
100 - 199	6.1	8.8	5.7	7.1
200 to 349	10.6	7.4	14.3	3.3
350 up	15.1	13.1	13.2	13.9
Age				
To 1959	0.0	6.7	4.9	0.0
1960-69	7.5	6.5	6.6	9.2
1970-79	5.6	8.3	1.8	5.1
1980-89	14.3	11.2	12.3	3.2
1990-99	7.8	13.0	5.3	2.8
2000-09	13.4	8.0	7.7	19.4
2010 up	10.8	6.9	18.2	4.7
Market Area				
Boulder - Other	7.4	10.0	2.3	8.2
Broomfield	13.5	9.6	4.2	8.5
Boulder - Except Univ.	10.4	8.9	2.8	6.2
Boulder - Univ. Area	-4.7	10.2	0.4	7.8
Longmont	12.0	9.6	2.7	0.7
Average	11.1	9.8	2.9	7.1

Economic Vacancy Rates by Size, Age and Market Area for Boulder/Broomfield Counties

Defined as Physcial Vacancy Plus Concessions and Writeoffs as a Percentage of Gross Potential Rent

(In Percent)

Building	2015			2016
Type	2nd	3rd	4th	1st
Size (in units)				
Up to 6	-6.6	3.5	5.4	2.9
9 - 50	4.2	6.6	4.8	6.5
51 - 99	15.7	30.7	11.1	5.3
100 - 199	10.9	12.8	5.7	12.8
200 to 349	13.8	10.8	14.3	12.9
350 up	22.8	17.1	13.2	21.4
Age (year built)				
To 1959	0.0	8.5	4.9	12.5
1960-69	8.3	7.6	6.6	9.9
1970-79	8.2	10.0	1.8	5.1
1980-89	17.6	14.5	12.3	6.7
1990-99	12.3	15.6	5.3	8.8
2000-09	15.7	10.7	7.7	31.5
2010 up	23.0	15.5	18.2	16.2
Market Area				
Boulder - Other	12.7	13.0	27.4	25.0
Broomfield	18.9	13.7	10.8	16.6
Boulder - Except Univ.	15.0	13.2	8.6	13.3
Boulder - Univ. Area	0.9	13.3	2.6	9.4
Longmont	15.0	13.1	9.3	4.9
Average	15.9	13.4	11.9	15.1

Average Rents for Boulder/Broomfield Counties

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Market Area Totals							
Boulder - Other	1137.50	1320.51	1437.33	1631.07	1930.63	1682.00	1505.21
Broomfield	1187.00	1258.97	1359.99	1590.11	1738.51	1425.00	1399.72
Boulder - Except Univ.	1501.45	1649.35	1786.72	1956.40	2500.00		1799.11
Boulder - Univ. Area	1624.08	1432.36	1400.00	2637.05	3089.91		1740.83
Longmont	1080.38	1199.87	1287.95	1424.42	1506.21	1307.81	1289.95
Boulder/Broomfield Counties Average	1294.49	1315.91	1386.34	1682.17	1945.43	1352.80	1475.33
Buildings with up to 6 Units							
Boulder - Other		978.75	1187.50				1048.33
Broomfield							
Boulder - Except Univ.		878.33		1233.33			1055.83
Boulder - Univ. Area							
Longmont	500.00	640.00	1295.00				811.67
Boulder/Broomfield Counties Average	500.00	898.75	1223.33	1233.33			1004.00
Buildings with 7 to 36 Units							
Boulder - Other							
Broomfield							
Boulder - Except Univ.		963.82					963.82
Boulder - Univ. Area		919.57		1480.63			1044.25
Longmont	515.00	742.14					727.00
Boulder/Broomfield Counties Average	515.00	890.22		1480.63			954.16
Buildings with 37 and Above Units							
Boulder - Other	1137.50	1322.07	1439.78	1631.07	1930.63	1682.00	1506.40
Broomfield	1187.00	1258.97	1359.99	1590.11	1738.51	1425.00	1399.72
Boulder - Except Univ.	1501.45	1689.03	1786.72	1962.51	2500.00		1820.83
Boulder - Univ. Area	1624.08	1455.75	1400.00	2680.28	3089.91		1765.54
Longmont	1098.28	1208.97	1287.93	1424.42	1506.21	1307.81	1295.37
Boulder/Broomfield Counties Average	1301.19	1322.12	1386.80	1683.03	1945.43	1352.80	1479.63
Buildings with 5 Stories and Above							
Boulder - Other							
Broomfield		1364.00		1656.00			1485.21
Boulder - Except Univ.							
Boulder - Univ. Area		1500.00		2100.00	2500.00		2007.69
Longmont							
Boulder/Broomfield Counties Average		1373.20		1729.65	2500.00		1554.66

Average Rent for Apartment Building/Community Features and Amenities in Boulder/Broomfield Counties

(In Dollars)

	With Feature/Amenity						Without Feature/Amenity						Difference
Feature/Amenity	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	1503.30	1340.57	1408.92	1728.77	1970.35	1502.84	1104.20	1290.11	1360.60	1635.29	1928.88	1446.84	56.00
Patio or Balcony	1301.19	1355.10	1393.25	1686.19	1946.54	1504.87	507.50	1066.05	1344.62	1497.01	1900.00	1169.07	335.80
Fireplace	1262.15	1343.32	1378.85	1675.70	1997.70	1493.98	1399.02	1265.47	1405.91	1701.08	1797.14	1431.68	62.30
Nine-Foot Ceilings	1363.31	1398.28	1474.62	1714.95	2053.12	1552.08	1037.10	1102.46	1272.34	1536.47	1685.00	1265.95	286.13
Swimming Pool	1301.19	1316.26	1376.72	1680.41	1945.43	1476.39	507.50	1305.99	1647.68	1892.45		1429.98	46.41
Spa or Sauna	1355.14	1392.54	1426.58	1714.32	1901.27	1538.24	1143.75	1132.42	1299.56	1527.62	2145.44	1282.59	255.64
Exercise Room	1320.96	1337.26	1393.36	1684.37	1911.46	1489.93	1195.50	1030.12	1281.16	1602.16	2550.00	1226.66	263.27
Sport Court	1137.50	1323.79	1397.50	1632.85	1875.45	1517.09	1343.06	1314.90	1384.08	1695.33	2000.74	1466.97	50.12
Microwave	1363.31	1355.79	1409.32	1688.52	2003.97	1511.12	1037.10	1142.29	1344.10	1638.70	1756.63	1326.46	184.66
Washer/Dryer Hookups	1119.59	1277.87	1350.38	1572.03	1792.46	1419.18	1480.03	1376.95	1478.19	1966.54	2857.54	1592.62	-173.44
Garbage Disposal	1294.49	1317.73	1386.34	1685.71	1945.43	1477.78		1259.00		1499.00		1366.45	111.33
Dishwasher	1322.45	1342.92	1384.77	1685.71	1946.54	1497.41	973.68	1107.46	1399.10	1499.00	1900.00	1205.43	291.98
Air Conditioning	1326.17	1346.80	1386.09	1686.59	1946.54	1500.58	950.75	1100.99	1388.01	1486.74	1900.00	1199.44	301.14
Ceiling Fan	1339.15	1311.10	1367.85	1677.00	1939.77	1470.78	1074.53	1331.65	1536.92	1701.85	1974.06	1492.96	-22.18
Attached Garage	1420.82	1392.48	1486.77	1739.94	2151.74	1573.18	1132.93	1273.00	1350.40	1637.80	1778.78	1414.91	158.27
Covered Parking	1541.87	1415.26	1391.70	1759.98	2023.47	1561.79	1151.01	1204.26	1383.01	1574.25	1899.65	1380.11	181.68
Clubhouse	1320.96	1329.25	1382.03	1681.70	1911.46	1485.00	1195.50	1169.87	1436.23	1696.73	2550.00	1337.82	147.18
Business Center	1240.27	1361.84	1448.09	1652.14	1838.00	1499.53	1381.47	1157.00	1272.82	1907.42	2272.33	1385.56	113.97
Pets Allowed	1326.41	1323.10	1386.42	1680.28	1940.65	1479.80	982.50	1082.61	1295.00	1800.00	2300.00	1278.80	201.00
Resident Pays Sewer/Water	1301.20	1329.91	1405.48	1689.91	2000.09	1491.42	903.75	1124.71	1212.22	1538.51	1498.78	1280.31	211.11
Unit Security/Alarm System		1310.13	1284.87	1627.19	1597.18	1427.33	1294.49	1316.75	1398.68	1690.81	2014.19	1482.79	-55.46
Handicapped Access	1289.58	1347.92	1394.39	1707.80	1916.27	1502.29	1342.50	1188.14	1345.16	1544.84	2177.26	1349.40	152.89
Heat Included in Rent	507.50	762.69	1295.00			763.38	1301.19	1319.38	1386.42	1682.17	1945.43	1477.62	-714.24

Apartment Unit Absorption by Quarter and Year for Boulder/Broomfield Counties

		First	Second	Third	Fourth	Year-End
2013	Units to Start Quarter/Year	34612	35400	35495	36976	34612
	Units Added this Quarter	788	95	1481	721	3085
	Total Units Available	35400	35495	36976	37697	37697
	Quarterly Vacancy Rate	3.2%	3.8%	2.8%	3.4%	3.4%
	Units Rented	34252	34148	35950	36420	36420
	Units Vacant	1148	1347	1026	1277	1277
	Number Absorbed this Quarter/Year	930	-104	1802	470	3098
2014	Units to Start Quarter/Year	37697	38180	38359	38745	37697
	Units Added this Quarter	483	179	386	788	1836
	Total Units Available	38180	38359	38745	39533	39533
	Quarterly Vacancy Rate	6.7%	4.4%	3.3%	7.2%	7.2%
	Units Rented	35617	36669	37483	36699	36699
	Units Vacant	2563	1690	1262	2834	2834
	Number Absorbed this Quarter/Year	-803	1053	813	-784	3377
2015	Units to Start Quarter/Year	39533	39892	39979	40010	39533
	Units Added this Quarter	359	87	31	0	477
	Total Units Available	39892	39979	40010	40010	40010
	Quarterly Vacancy Rate	6.0%	4.8%	3.6%	7.6%	7.6%
	Units Rented	37512	38053	38573	36955	36955
	Units Vacant	2380	1926	1437	3055	3055
	Number Absorbed this Quarter/Year	813	542	520	-1618	256
2016	Units to Start Quarter/Year	40010				
	Units Added this Quarter	100				
	Total Units Available	40110				
	Quarterly Vacancy Rate	6.6%				
	Units Rented	37458				
	Units Vacant	2652				
	Number Absorbed this Quarter/Year	504				

Due to rounding of the vacancy rate, numbers may not always add exactly.
Quarterly absorption totals will not equal year-end total because absorption is the change from time period to time period.
Comparisons should be made using comparable time periods, quarter to quarter or year-end to year-end.

Estimate of New Apartments by Quarter for Boulder/Broomfield Counties

		Beginning Inventory	Units Added	Ending Inventory
2009	1st	33540	307	33847
	2nd	33847	0	33847
	3rd	33847	238	34085
	4th	34085	0	34085
2010	1st	34085	0	34085
	2nd	34085	96	34181
	3rd	34181	0	34181
	4th	34181	0	34181
2011	1st	34181	21	34202
	2nd	34202	238	34440
	3rd	34440	26	34466
	4th	34466	0	34466
2012	1st	34466	0	34466
	2nd	34466	0	34466
	3rd	34466	0	34466
	4th	34466	146	34612
2013	1st	34612	788	35400
	2nd	35400	95	35495
	3rd	35495	1481	36976
	4th	36976	721	37697
2014	1st	37697	483	38180
	2nd	38180	179	38359
	3rd	38359	386	38745
	4th	38745	788	39533
2015	1st	39533	359	39892
	2nd	39892	87	39979
	3rd	39979	31	40010
	4th	40010	0	40010
2016	1st	40010	100	40110
	2nd			
	3rd			
	4th			

Monthly Resident Turnover
By Size, Age of Building, and Market Area
for Boulder/Broomfield County

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	0.0	16.9	1.9	3.7
9 - 50	0.0	12.5	0.0	0.0
51-99	10.1	8.7	7.0	4.5
100 - 199	6.2	8.8	3.1	2.3
200 to 349	5.0	5.6	3.5	4.0
350 up	5.4	4.1	3.6	4.2
Age				
To 1959	0.0	12.5	3.2	12.5
1960-69	5.3	3.8	0.6	1.6
1970-79	3.9	5.4	0.0	0.0
1980-89	3.1	5.4	3.5	4.0
1990-99	6.3	9.3	4.0	3.4
2000-09	6.3	5.0	3.5	5.9
2010 up	4.5	5.9	4.2	3.4
Market Area				
Boulder - Other	7.6	7.3	3.3	3.2
Broomfield	5.0	5.1	3.8	4.9
Boulder - Except Univ.	6.2	9.6	3.3	2.7
Boulder - Univ. Area	5.1	5.4	1.8	1.3
Longmont	3.6	5.2	4.9	4.1
County Average	5.3	6.2	3.6	3.8

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

Vacancy Rates During the Current Quarter
Boulder/Broomfield County

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500		1	0.0%																	1	0.0%
$501 to $525		1	0.0%																	1	0.0%
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650					1	0.0%														1	0.0%
$651 to $675																					
$676 to $700					6	0.0%														6	0.0%
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800				1	23	4.3%													1	23	4.3%
$801 to $825																					
$826 to $850					1	0.0%														1	0.0%
$851 to $875					1	0.0%														1	0.0%
$876 to $900					1	0.0%														1	0.0%
$901 to $925					4	0.0%														4	0.0%
$926 to $950					12	0.0%														12	0.0%
$951 to $975				6	177	3.4%													6	177	3.4%
$976 to $1000		18	0.0%	2	70	2.9%													2	88	2.3%
$1001 to 1025																					
$1026 to 1050				3	285	1.1%													3	285	1.1%
$1051 to 1075					163	0.0%														163	0.0%
$1076 to 1100		28	0.0%	2	93	2.2%					1	0.0%							2	122	1.6%
$1101 to 1125		36	0.0%		8	0.0%														44	0.0%
$1126 to 1150	1	56	1.8%	9	177	5.1%													10	233	4.3%
$1151 to 1175					1	0.0%		36	0.0%											37	0.0%
$1176 to 1200	2	18	11.1%	32	469	6.8%	8	197	4.1%										42	684	6.1%
$1201 to 1225				11	267	4.1%													11	267	4.1%
$1226 to 1250				7	192	3.6%	1	32	3.1%							3	104	2.9%	11	328	3.4%
$1251 to 1275				13	321	4.0%		1	0.0%										13	322	4.0%
$1276 to 1300		2	0.0%				1	93	1.1%	1	120	0.8%							2	215	0.9%
$1301 to 1325				20	358	5.6%	1	30	3.3%	1	46	2.2%							22	434	5.1%
$1326 to 1350				46	625	7.4%	7	113	6.2%										53	738	7.2%
$1351 to 1375				22	391	5.6%				2	84	2.4%							24	475	5.1%
$1376 to 1400				3	64	4.7%		117	0.0%	10	159	6.3%		36	0.0%				13	376	3.5%
$1401 to 1425				7	133	5.3%	2	58	3.4%	1	27	3.7%				1	30	3.3%	11	248	4.4%
$1426 to 1450		20	0.0%	59	245	24.1%	1	107	0.9%	7	96	7.3%							67	468	14.3%
$1451 to 1475				4	39	10.3%	4	108	3.7%	11	156	7.1%							19	303	6.3%
$1476 to 1400					18	0.0%		42	0.0%	10	68	14.7%		16	0.0%				10	144	6.9%
$1501 to 1525					18	0.0%				3	61	4.9%							3	79	3.8%
$1526 to 1550	4	32	12.5%		12	0.0%				10	70	14.3%							14	114	12.3%
$1551 to 1575							4	42	9.5%	44	223	19.7%							48	265	18.1%
$1576 to 1500										21	196	10.7%	3	53	5.7%				24	249	9.6%
$1601 to 1625							2	48	4.2%	40	637	6.3%							42	685	6.1%
$1626 to 1650				7	58	12.1%				14	283	4.9%		3	0.0%				21	344	6.1%
$1651 to 1675					8	0.0%		2	0.0%	17	178	9.6%							17	188	9.0%
$1676 to 1600	1	4	25.0%				1	4	25.0%	18	263	6.8%				1	9	11.1%	21	280	7.5%
$1701 to 1725					2	0.0%				5	117	4.3%							5	119	4.2%
$1726 to 1750																					
$1751 to 1775										2	67	3.0%	1	27	3.7%				3	94	3.2%
$1776 to 1800											55	0.0%		16	0.0%					71	0.0%
$1801 to 1825					5	0.0%				92	239	38.5%							92	244	37.7%
$1826 to 1850				3	12	25.0%								8	0.0%				3	20	15.0%
$1851 to 1875				6	92	6.5%							1	5	20.0%				7	97	7.2%
$1876 to 1900													1	38	2.6%				1	38	2.6%
$1901 to 1926				3	67	4.5%													3	67	4.5%
$1926 to 1950											2	0.0%								2	0.0%
$1951 to 1975					3	0.0%				2	2	100.0%							2	5	40.0%
$1976 to 2000				1	144	0.7%	1	2	50.0%				1	118	0.8%				3	264	1.1%
$2000 and up	1	21	4.8%	3	81	3.7%	3	38	7.9%	18	335	5.4%	2	56	3.6%	1	10	10.0%	28	541	5.2%
TOTALS	9	237	3.8%	270	4647	5.8%	36	1070	3.4%	329	3485	9.4%	9	376	2.4%	6	153	3.9%	659	9968	6.6%

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

Vacancy Rates During the Current Quarter
Boulder - Other

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800																					
$801 to $825																					
$826 to $850					1	0.0%														1	0.0%
$851 to $875					1	0.0%														1	0.0%
$876 to $900																					
$901 to $925																					
$926 to $950																					
$951 to $975																					
$976 to $1000																					
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100					2	0.0%														2	0.0%
$1101 to 1125																					
$1126 to 1150	1	56	1.8%																1	56	1.8%
$1151 to 1175								1	0.0%											1	0.0%
$1176 to 1200								1	0.0%											1	0.0%
$1201 to 1225				1	67	1.5%													1	67	1.5%
$1226 to 1250				3	120	2.5%													3	120	2.5%
$1251 to 1275				2	68	2.9%													2	68	2.9%
$1276 to 1300							1	18	5.6%										1	18	5.6%
$1301 to 1325				20	358	5.6%	1	30	3.3%										21	388	5.4%
$1326 to 1350																					
$1351 to 1375																					
$1376 to 1400				2	8	25.0%													2	8	25.0%
$1401 to 1425				7	133	5.3%				1	26	3.8%							8	159	5.0%
$1426 to 1450				53	120	44.2%													53	120	44.2%
$1451 to 1475				1	3	33.3%	4	108	3.7%	4	64	6.3%							9	175	5.1%
$1476 to 1400								42	0.0%											42	0.0%
$1501 to 1525										3	60	5.0%							3	60	5.0%
$1526 to 1550																					
$1551 to 1575											21	0.0%								21	0.0%
$1576 to 1500														5	0.0%					5	0.0%
$1601 to 1625										40	566	7.1%							40	566	7.1%
$1626 to 1650														3	0.0%					3	0.0%
$1651 to 1675								2	0.0%	1	2	50.0%							1	4	25.0%
$1676 to 1600							1	4	25.0%	8	128	6.3%				1	9	11.1%	10	141	7.1%
$1701 to 1725											6	0.0%								6	0.0%
$1726 to 1750																					
$1751 to 1775										1	7	14.3%	1	27	3.7%				2	34	5.9%
$1776 to 1800																					
$1801 to 1825										78	120	65.0%							78	120	65.0%
$1826 to 1850																					
$1851 to 1875													1	5	20.0%				1	5	20.0%
$1876 to 1900														3	0.0%					3	0.0%
$1901 to 1926																					
$1926 to 1950											2	0.0%								2	0.0%
$1951 to 1975										2	2	100.0%							2	2	100.0%
$1976 to 2000													1	118	0.8%				1	118	0.8%
$2000 and up														2	0.0%					2	0.0%
TOTALS	1	56	1.8%	89	881	10.1%	7	206	3.4%	138	1004	13.7%	3	163	1.8%	1	9	11.1%	239	2319	10.3%

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

Vacancy Rates During the Current Quarter
Broomfield

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800																					
$801 to $825																					
$826 to $850																					
$851 to $875																					
$876 to $900																					
$901 to $925																					
$926 to $950																					
$951 to $975				6	174	3.4%													6	174	3.4%
$976 to $1000																					
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100																					
$1101 to 1125																					
$1126 to 1150				2	48	4.2%													2	48	4.2%
$1151 to 1175								35	0.0%											35	0.0%
$1176 to 1200	2	18	11.1%	28	424	6.6%													30	442	6.8%
$1201 to 1225				10	200	5.0%													10	200	5.0%
$1226 to 1250							1	30	3.3%										1	30	3.3%
$1251 to 1275				5	109	4.6%													5	109	4.6%
$1276 to 1300								72	0.0%											72	0.0%
$1301 to 1325																					
$1326 to 1350				46	625	7.4%	4	52	7.7%										50	677	7.4%
$1351 to 1375				22	391	5.6%													22	391	5.6%
$1376 to 1400										10	158	6.3%							10	158	6.3%
$1401 to 1425							2	50	4.0%							1	30	3.3%	3	80	3.8%
$1426 to 1450							1	107	0.9%										1	107	0.9%
$1451 to 1475										7	90	7.8%							7	90	7.8%
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550										10	70	14.3%							10	70	14.3%
$1551 to 1575							2	30	6.7%	44	201	21.9%							46	231	19.9%
$1576 to 1500										21	196	10.7%	3	48	6.3%				24	244	9.8%
$1601 to 1625																					
$1626 to 1650										13	258	5.0%							13	258	5.0%
$1651 to 1675										16	176	9.1%							16	176	9.1%
$1676 to 1600										10	135	7.4%							10	135	7.4%
$1701 to 1725										5	111	4.5%							5	111	4.5%
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850														8	0.0%					8	0.0%
$1851 to 1875																					
$1876 to 1900													1	26	3.8%				1	26	3.8%
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up													1	6	16.7%				1	6	16.7%
TOTALS	2	18	11.1%	119	1971	6.0%	10	376	2.7%	136	1395	9.7%	5	88	5.7%	1	30	3.3%	273	3878	7.0%

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

Vacancy Rates During the Current Quarter
Boulder - Except University

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800					1	0.0%														1	0.0%
$801 to $825																					
$826 to $850																					
$851 to $875																					
$876 to $900					1	0.0%														1	0.0%
$901 to $925					2	0.0%														2	0.0%
$926 to $950					12	0.0%														12	0.0%
$951 to $975					1	0.0%														1	0.0%
$976 to $1000					4	0.0%														4	0.0%
$1001 to 1025																					
$1026 to 1050					1	0.0%														1	0.0%
$1051 to 1075					1	0.0%														1	0.0%
$1076 to 1100											1	0.0%								1	0.0%
$1101 to 1125					8	0.0%														8	0.0%
$1126 to 1150																					
$1151 to 1175					1	0.0%														1	0.0%
$1176 to 1200					8	0.0%		2	0.0%											10	0.0%
$1201 to 1225																					
$1226 to 1250								2	0.0%											2	0.0%
$1251 to 1275								1	0.0%											1	0.0%
$1276 to 1300		2	0.0%					2	0.0%		2	0.0%								6	0.0%
$1301 to 1325																					
$1326 to 1350								1	0.0%											1	0.0%
$1351 to 1375																					
$1376 to 1400					20	0.0%		1	0.0%											21	0.0%
$1401 to 1425								8	0.0%											8	0.0%
$1426 to 1450		20	0.0%	3	32	9.4%													3	52	5.8%
$1451 to 1475																					
$1476 to 1400																					
$1501 to 1525					18	0.0%														18	0.0%
$1526 to 1550	4	32	12.5%		12	0.0%													4	44	9.1%
$1551 to 1575							2	12	16.7%										2	12	16.7%
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650				7	58	12.1%													7	58	12.1%
$1651 to 1675					8	0.0%														8	0.0%
$1676 to 1600	1	4	25.0%																1	4	25.0%
$1701 to 1725					2	0.0%														2	0.0%
$1726 to 1750																					
$1751 to 1775										1	60	1.7%							1	60	1.7%
$1776 to 1800											55	0.0%								55	0.0%
$1801 to 1825					5	0.0%				14	119	11.8%							14	124	11.3%
$1826 to 1850				3	12	25.0%													3	12	25.0%
$1851 to 1875				6	92	6.5%													6	92	6.5%
$1876 to 1900																					
$1901 to 1926				3	67	4.5%													3	67	4.5%
$1926 to 1950																					
$1951 to 1975					3	0.0%														3	0.0%
$1976 to 2000							1	2	50.0%										1	2	50.0%
$2000 and up				1	3	33.3%	3	38	7.9%	10	121	8.3%		25	0.0%				14	187	7.5%
TOTALS	5	58	8.6%	23	372	6.2%	6	69	8.7%	25	358	7.0%		25	0.0%				59	882	6.7%

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

Vacancy Rates During the Current Quarter
Boulder - University

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800					14	0.0%														14	0.0%
$801 to $825																					
$826 to $850																					
$851 to $875																					
$876 to $900																					
$901 to $925					2	0.0%														2	0.0%
$926 to $950																					
$951 to $975					2	0.0%														2	0.0%
$976 to $1000		18	0.0%																	18	0.0%
$1001 to 1025																					
$1026 to 1050				3	284	1.1%													3	284	1.1%
$1051 to 1075					6	0.0%														6	0.0%
$1076 to 1100				2	91	2.2%													2	91	2.2%
$1101 to 1125																					
$1126 to 1150					3	0.0%														3	0.0%
$1151 to 1175																					
$1176 to 1200																					
$1201 to 1225																					
$1226 to 1250																					
$1251 to 1275																					
$1276 to 1300																					
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375																					
$1376 to 1400								116	0.0%		1	0.0%								117	0.0%
$1401 to 1425											1	0.0%								1	0.0%
$1426 to 1450																					
$1451 to 1475											2	0.0%								2	0.0%
$1476 to 1400					18	0.0%					2	0.0%								20	0.0%
$1501 to 1525											1	0.0%								1	0.0%
$1526 to 1550																					
$1551 to 1575											1	0.0%								1	0.0%
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900														9	0.0%					9	0.0%
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000				1	144	0.7%													1	144	0.7%
$2000 and up	1	21	4.8%	2	78	2.6%				8	214	3.7%	1	23	4.3%				12	336	3.6%
TOTALS	1	39	2.6%	8	642	1.2%		116	0.0%	8	222	3.6%	1	32	3.1%				18	1051	1.7%

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

Vacancy Rates During the Current Quarter
Longmont

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500		1	0.0%																	1	0.0%
$501 to $525		1	0.0%																	1	0.0%
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650					1	0.0%														1	0.0%
$651 to $675																					
$676 to $700					6	0.0%														6	0.0%
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800				1	8	12.5%													1	8	12.5%
$801 to $825																					
$826 to $850																					
$851 to $875																					
$876 to $900																					
$901 to $925																					
$926 to $950																					
$951 to $975																					
$976 to $1000				2	66	3.0%													2	66	3.0%
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075					156	0.0%														156	0.0%
$1076 to 1100		28	0.0%																	28	0.0%
$1101 to 1125		36	0.0%																	36	0.0%
$1126 to 1150				7	126	5.6%													7	126	5.6%
$1151 to 1175																					
$1176 to 1200				4	37	10.8%	8	194	4.1%										12	231	5.2%
$1201 to 1225																					
$1226 to 1250				4	72	5.6%										3	104	2.9%	7	176	4.0%
$1251 to 1275				6	144	4.2%													6	144	4.2%
$1276 to 1300								1	0.0%	1	118	0.8%							1	119	0.8%
$1301 to 1325										1	46	2.2%							1	46	2.2%
$1326 to 1350							3	60	5.0%										3	60	5.0%
$1351 to 1375										2	84	2.4%							2	84	2.4%
$1376 to 1400				1	36	2.8%								36	0.0%				1	72	1.4%
$1401 to 1425																					
$1426 to 1450				3	93	3.2%				7	96	7.3%							10	189	5.3%
$1451 to 1475				3	36	8.3%													3	36	8.3%
$1476 to 1400										10	66	15.2%		16	0.0%				10	82	12.2%
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625							2	48	4.2%		71	0.0%							2	119	1.7%
$1626 to 1650										1	25	4.0%							1	25	4.0%
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800														16	0.0%					16	0.0%
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																1	10	10.0%	1	10	10.0%
TOTALS		66	0.0%	31	781	4.0%	13	303	4.3%	22	506	4.3%		68	0.0%	4	114	3.5%	70	1838	3.8%

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

DEFINITION OF BOULDER/BROOMFIELD COUNTIES MARKET AREAS AND CENSUS TRACTS

Market Area Boundaries:

Boulder Co.-Other	All of Boulder County except for the incorporated cities of Boulder, Broomfield, and Longmont
Broomfield	North: 168tn Avenue; East: I-25; South: 112tn Avenue; West: Indiana Street
Boulder-Except University	All of the City of Boulder except for the University area
Boulder-University Area	North: Pearl: East: Gilpin and Pleasant View Road; South: Baseline; West: Fourth
Longmont	All of the city of Longmont

Census Tracts:

Boulder County-Other	Tracts other than those listed below
Broomfield	85.13 (pt), 85.15 (pt), 85.16 (pt), 85.17 (pt), 86.01 (pt), 86.02 (pt), 98.11 (pt), 98.13 (pt), 98.16, (pt), 98.20 (pt), 131.02 (pt), 131.03, 131.04 (pt), 131.05
Boulder-Except University	121.01 (pt), 121.02 (pt), 121.03 (pt), 121.04 (pt), 120.03 (pt), 122.04 (pt), 122.05 (pt), 124.02, 125.01, 125.02, 125.03, 125.05, 125.07, 125.08 (pt), 125.09, 125.10 (pt), 126.02 (pt), 126.03 (pt), 126.04 (pt), 127.01 (pt), 127.03 (pt), 127.05 (pt), 127.06 (pt), 127.07 (pt)
Boulder-University Area	122.02, 122.03 (pt), 122.05 (pt), 123.00, 124.01, 126.02 (pt), 126.04 (pt)
Longmont	132.02, 133.02, 133.05, 133.06, 133.07, 133.08, 134.01, 134.02, 135.01, 135.01, 135.02, 135.04

Section VI - Denver County

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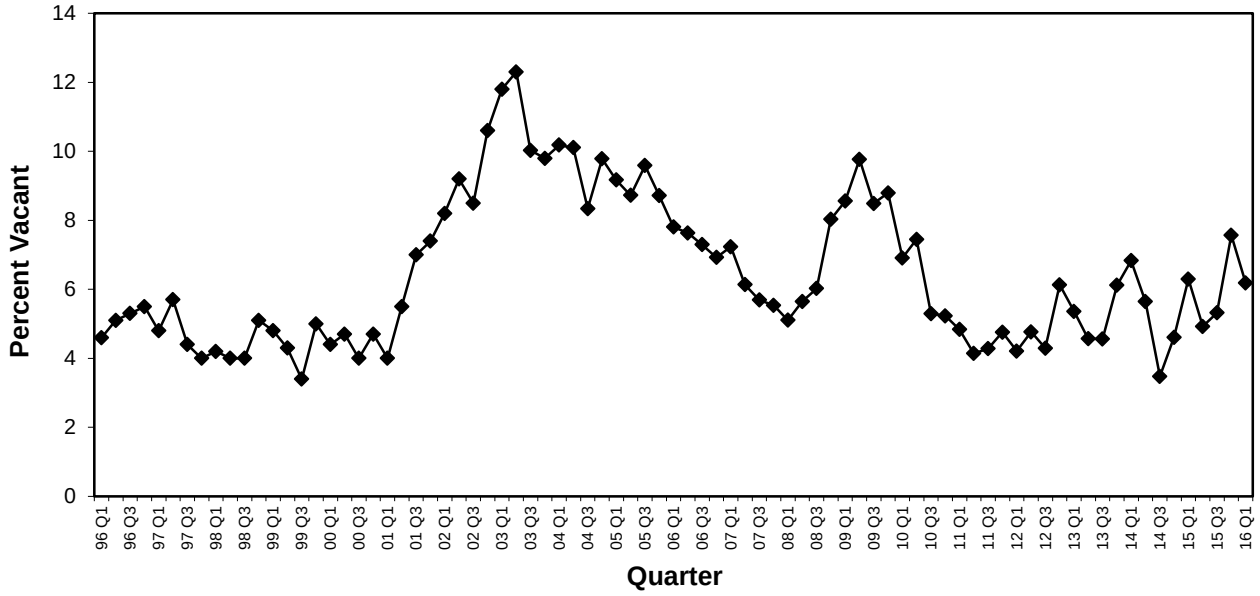
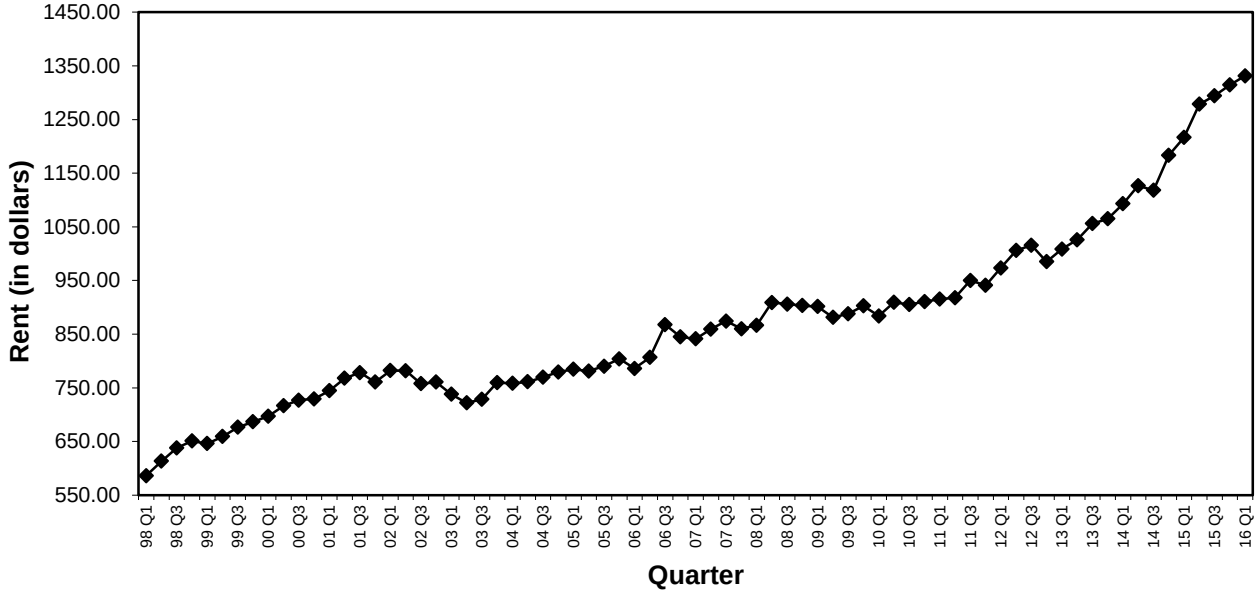
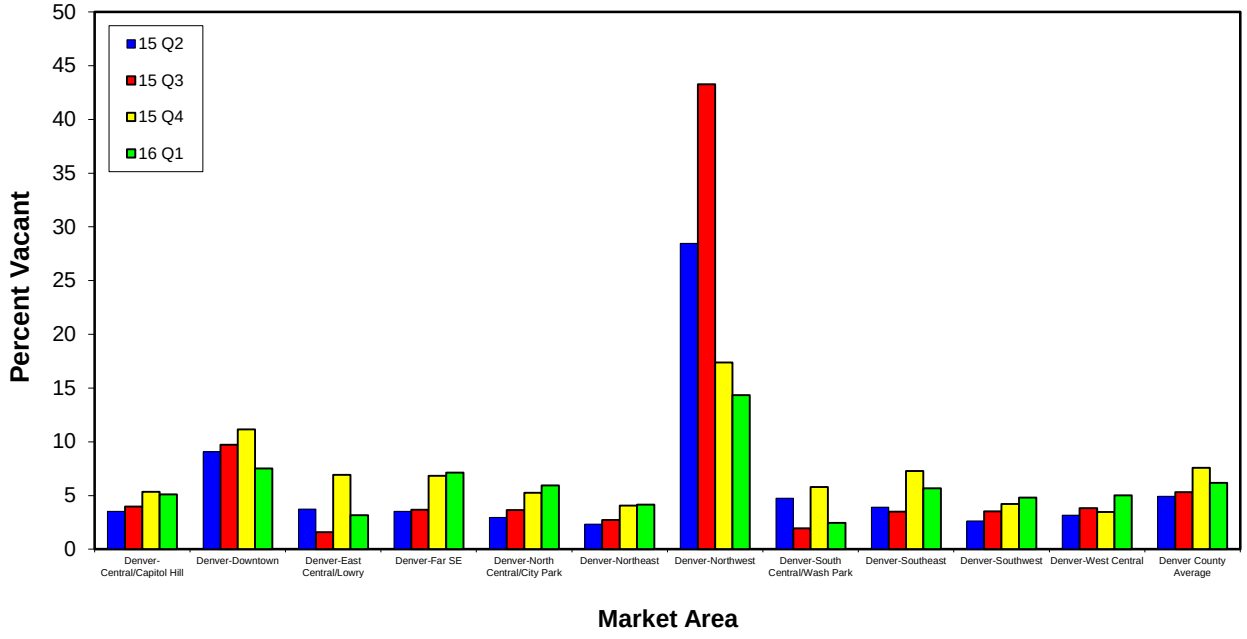
Vacancy Rate by Quarter for Denver County



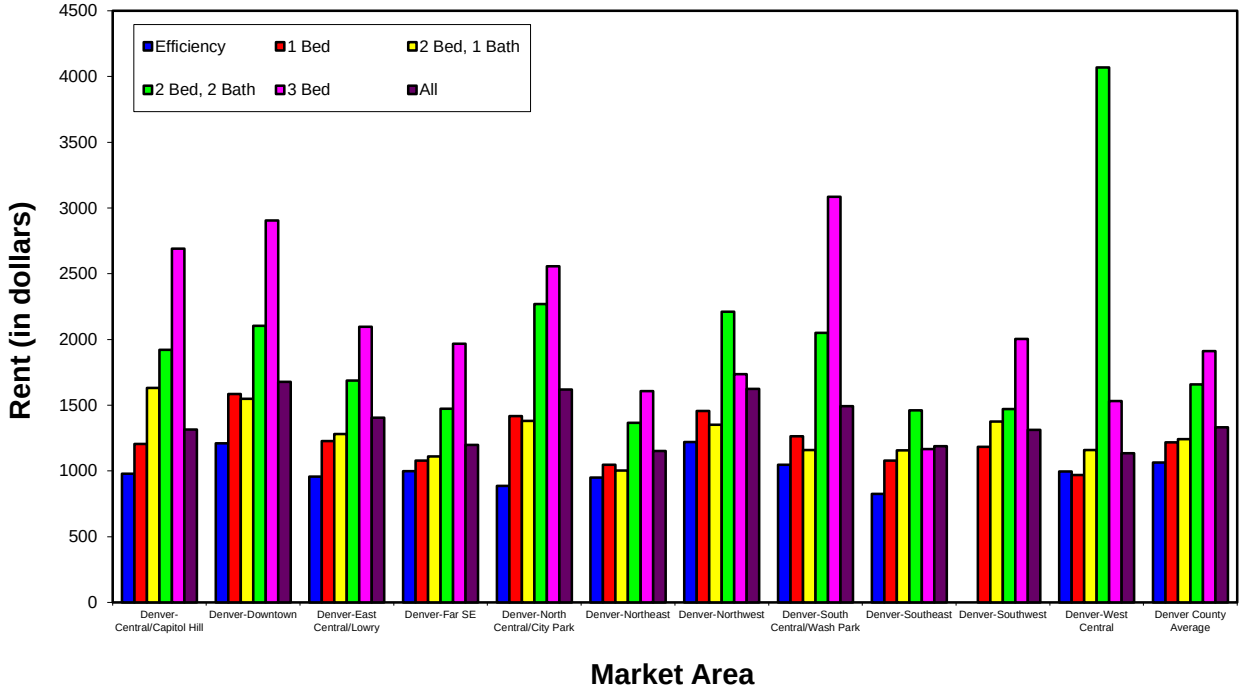
Average Rent by Quarter for Denver County



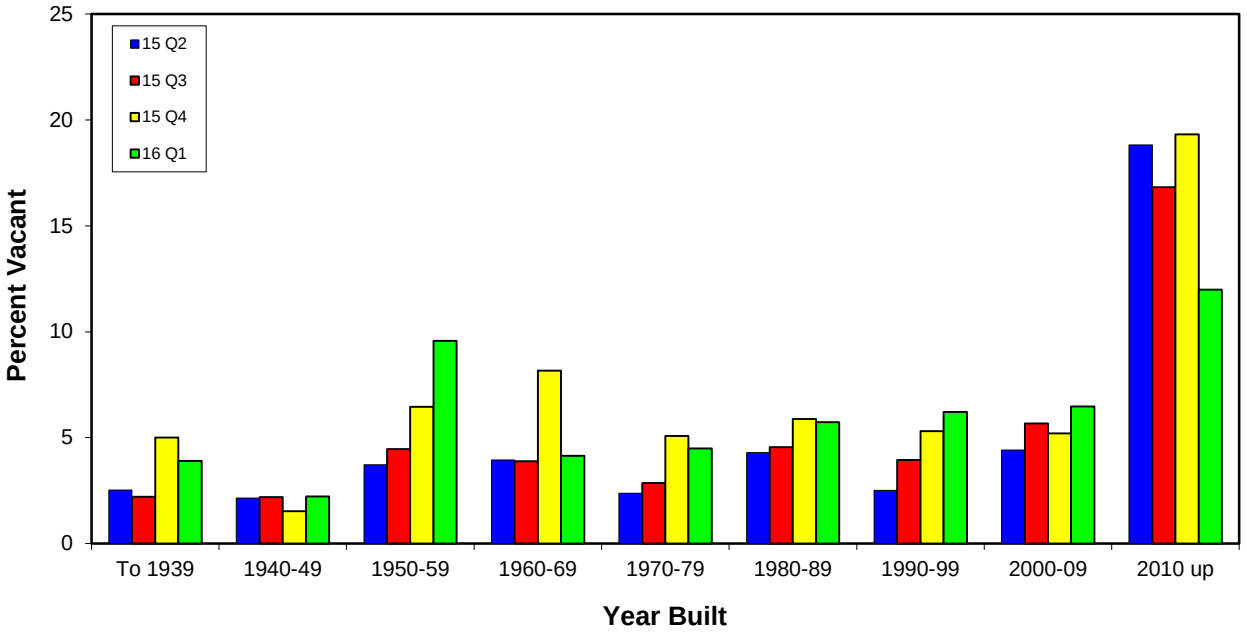
Vacancy Rate by Market Area by Quarter for Denver County



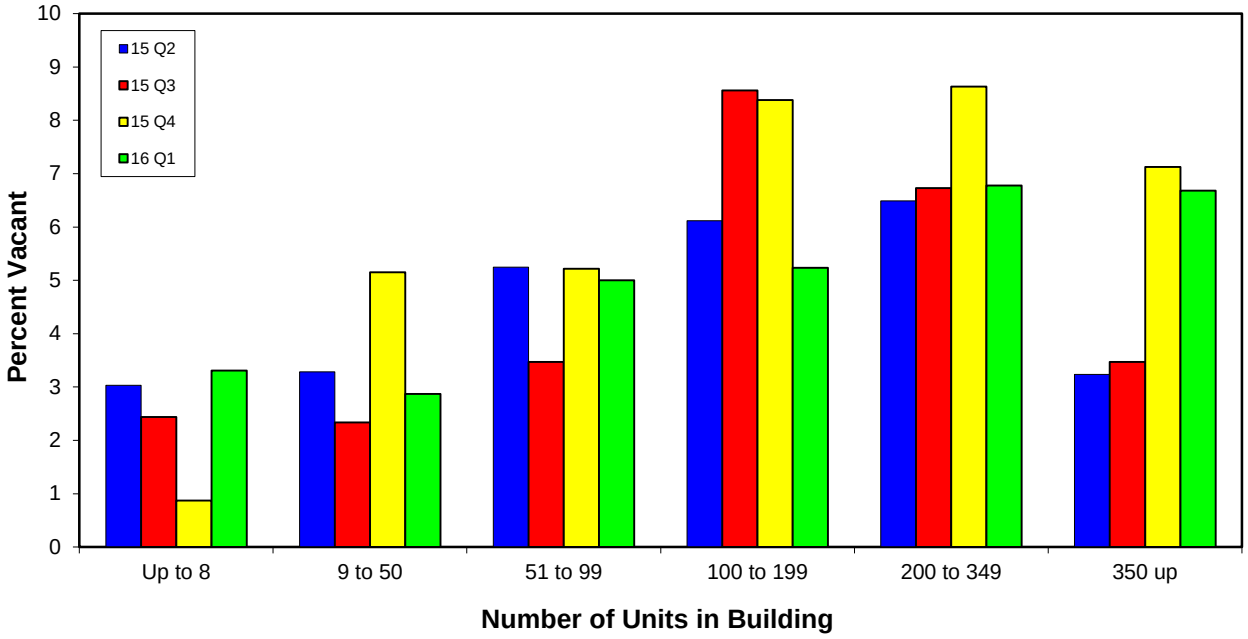
Average Rent by Market Area by Apartment Type for Denver County

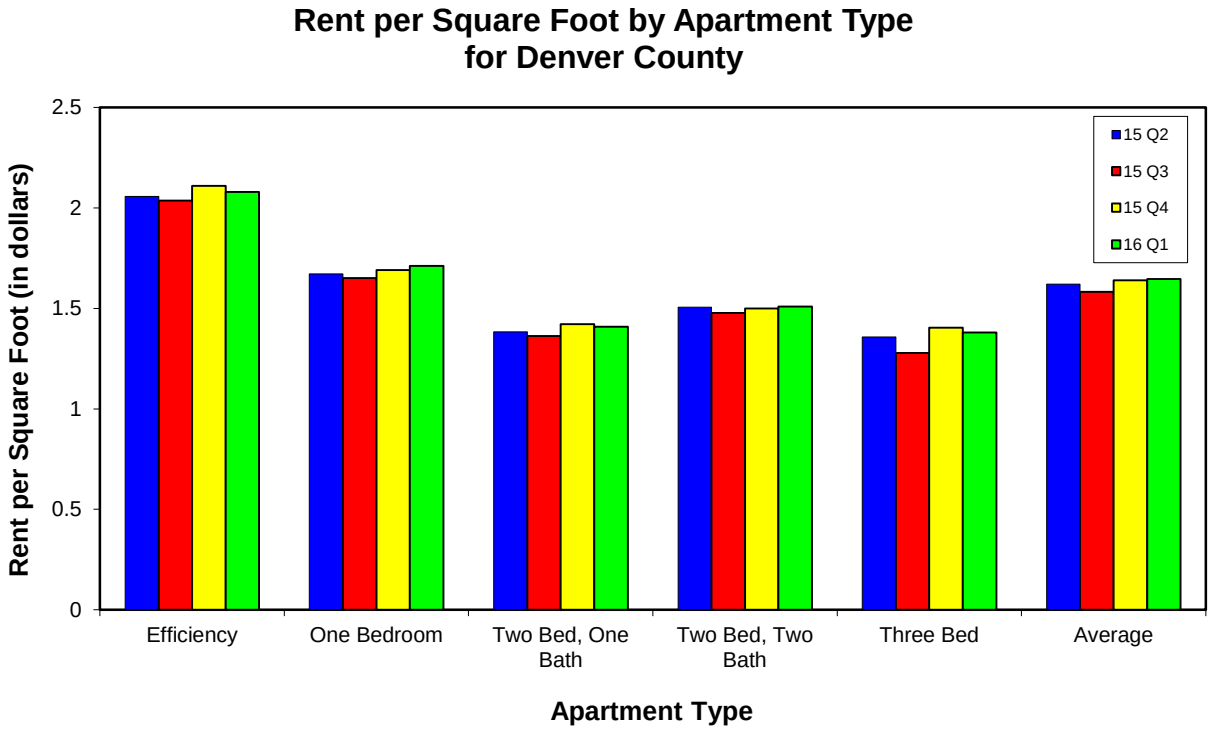


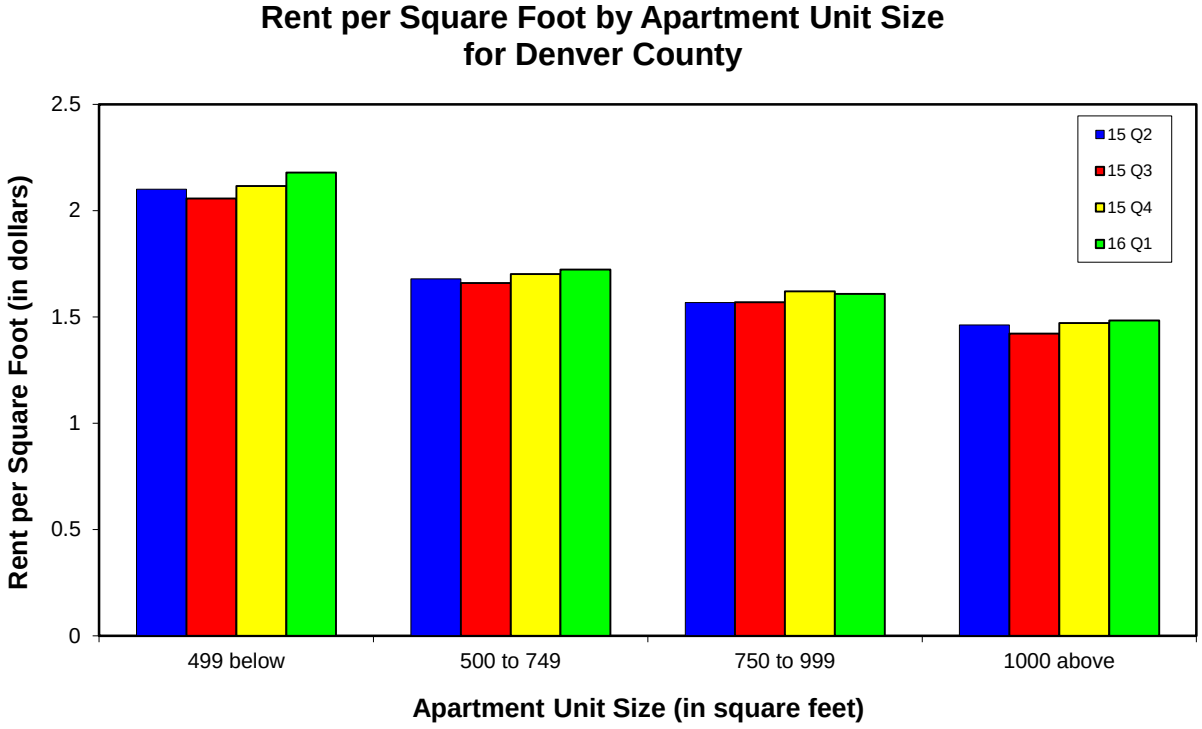
Vacancy Rate by Age of Building for Denver County



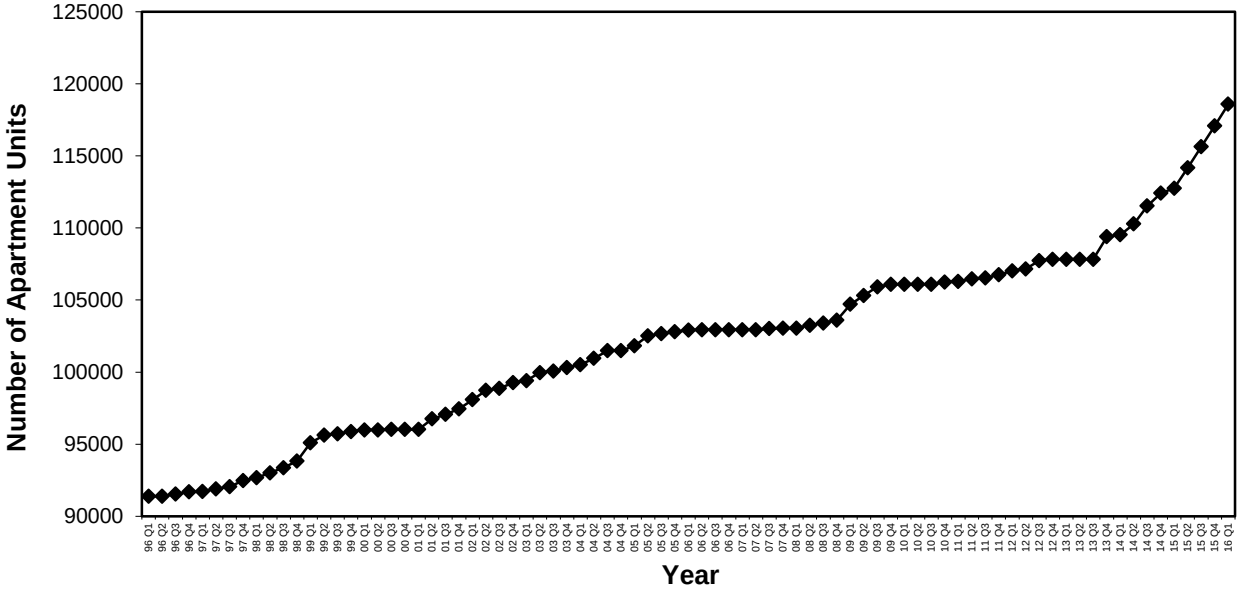
Vacancy Rate by Size of Building for Denver County



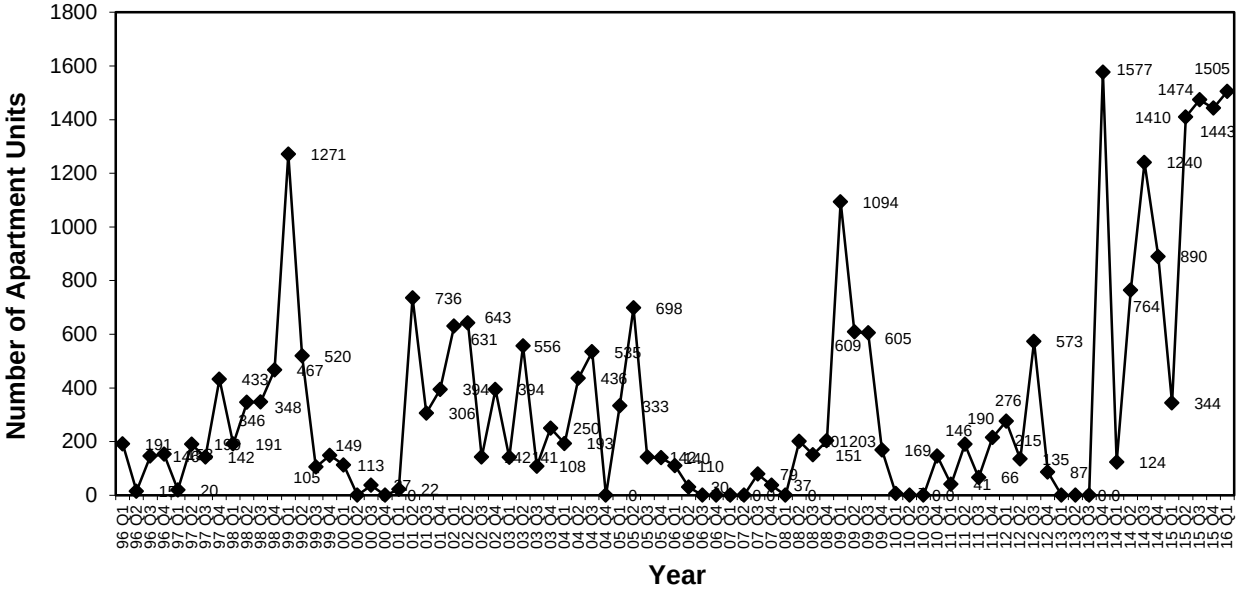

Rent per Square Foot by Apartment Type
for Denver County
Rent per Square Foot (in dollars)
2.5
2
1.5
1
0.5
0
15 Q2
15 Q3
15 Q4
16 Q1
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Rent per Square Foot by Apartment Unit Size
for Denver County
Rent per Square Foot (in dollars)
2.5
2
1.5
1
0.5
0
15 Q2
15 Q3
15 Q4
16 Q1
499 below
500 to 749
750 to 999
1000 above
Apartment Unit Size (in square feet)

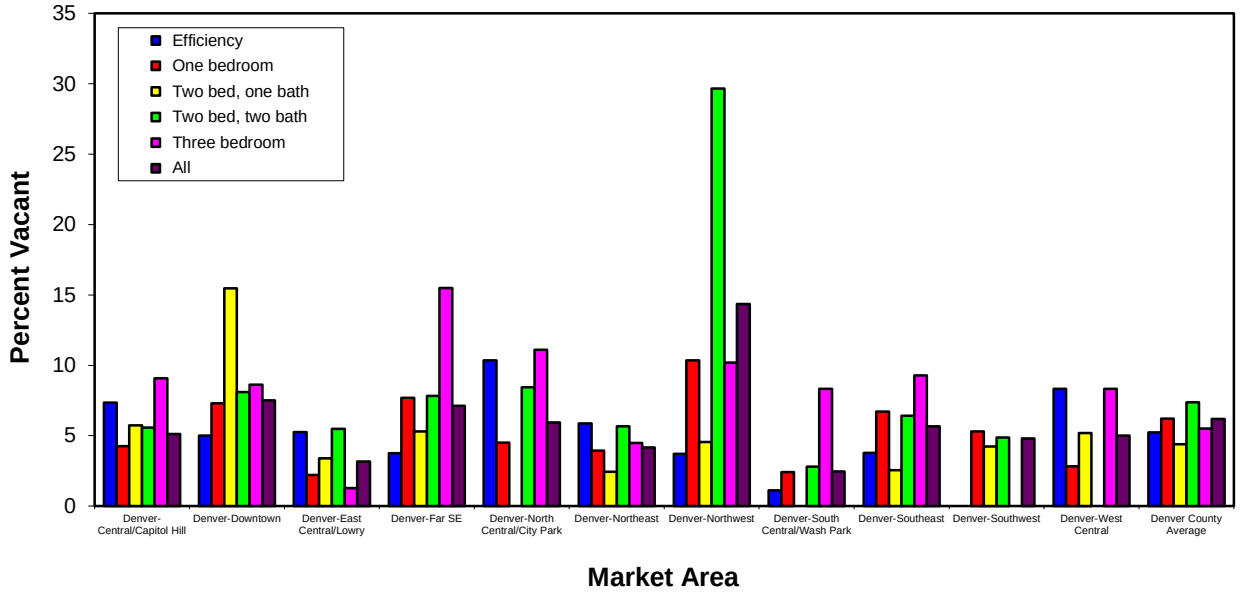
Estimate of Total Apartments by Year for Denver County



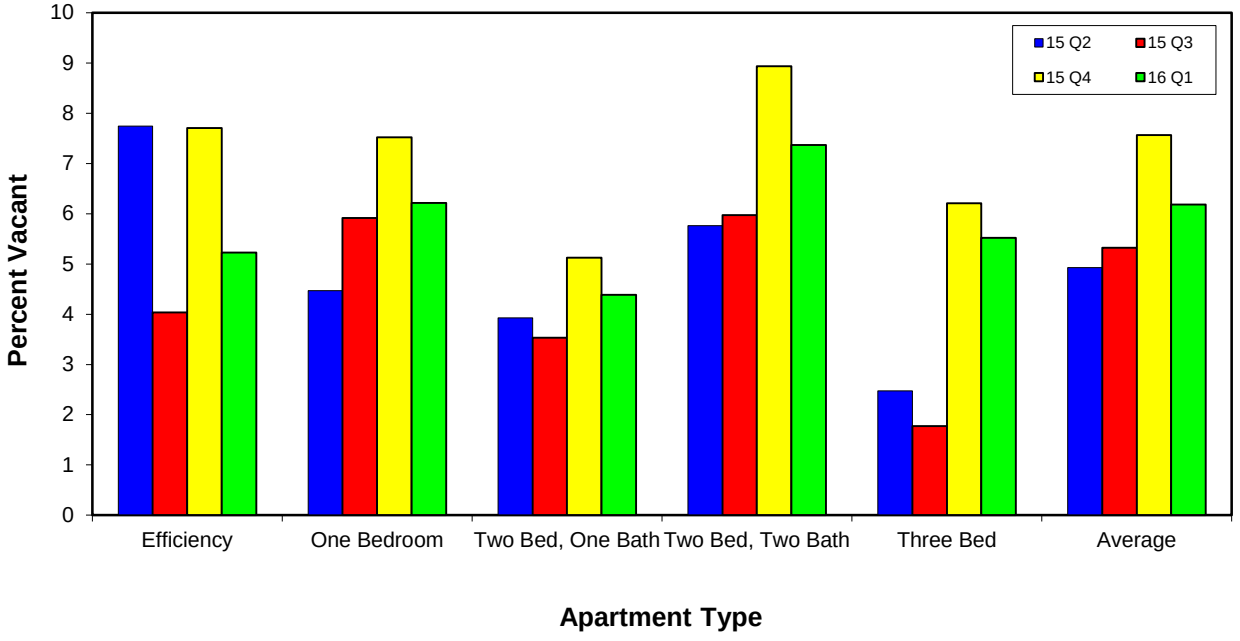
New Apartment Units Added by Year for Denver County

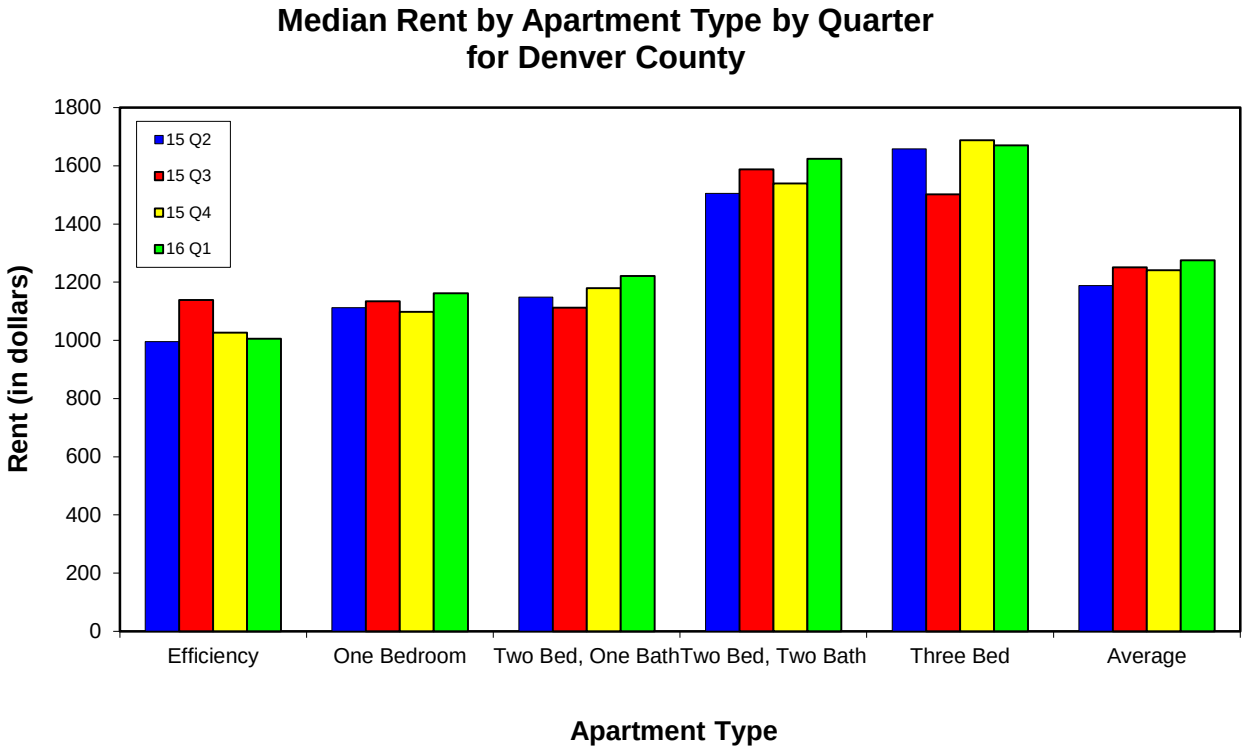


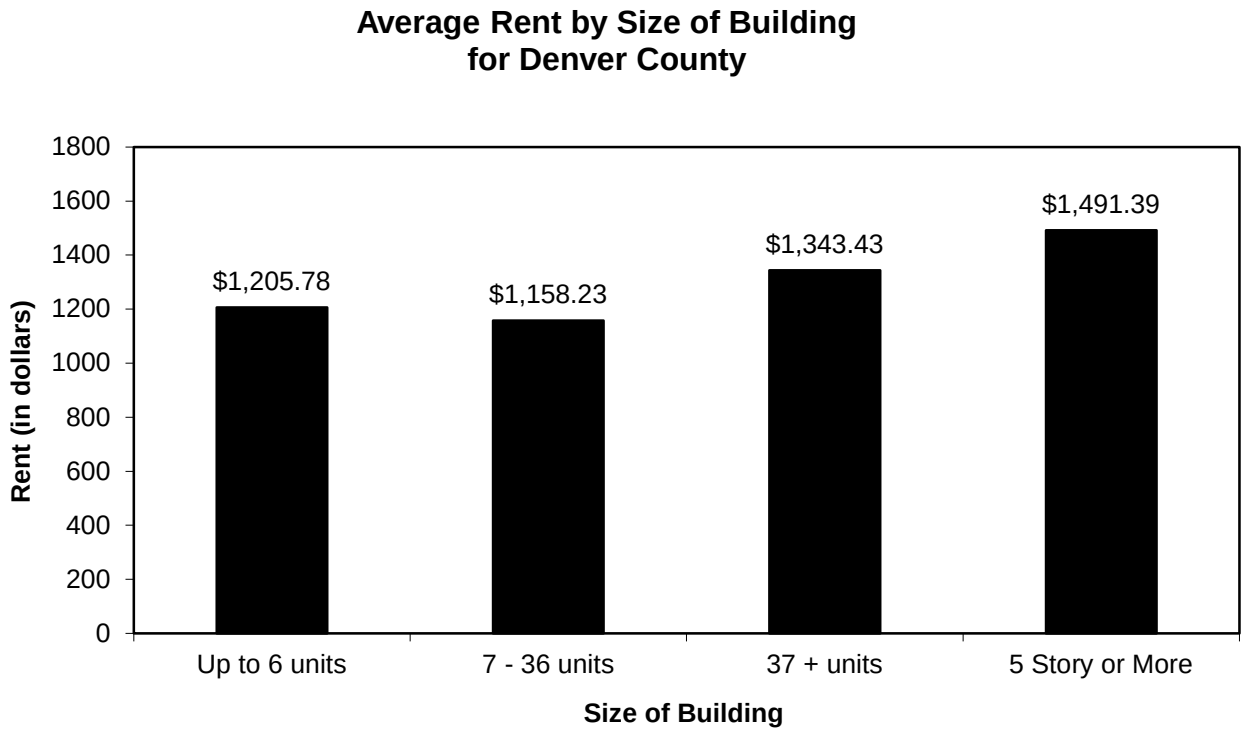
Vacancy Rates by Market Area by Apartment Type for Denver County



Vacancy Rate by Apartment Type by Quarter for Denver County




Median Rent by Apartment Type by Quarter
for Denver County
15 Q2
15 Q3
15 Q4
16 Q1
Rent (in dollars)
1800
1600
1400
1200
1000
800
600
400
200
0
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Average Rent by Size of Building
for Denver County
Rent (in dollars)
1800
1600
1400
1200
1000
800
600
400
200
0
$1,205.78
$1,158.23
$1,343.43
$1,491.39
Up to 6 units
7 - 36 units
37 + units
5 Story or More
Size of Building

Vacancy Rates by Market Area for Denver County

First Figure = Rate for Quarter in Percent
Second Figure = Change from Year Ago
Third Figure = Twelve Month Average

	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Denver-Central/Capitol Hill	6.0	7.0	6.7	7.0	5.1	5.9	5.0	4.7	5.4	6.6	7.6	9.5	9.6	7.3	7.7	7.3	6.9	6.2	5.2	3.7	3.6	3.2	3.8	2.6	3.7	2.5	2.9	2.9	4.1	4.6	5.6	6.4	6.5	2.3	6.9	5.4	3.5	4.0	5.3	5.1			
	-2.9	-0.4	-1.4	-1.3	-4.1	-3.8	-4.3	-2.4	-0.6	-0.4	2.6	4.8	4.2	0.8	0.1	-2.2	-2.7	-1.1	-2.4	-3.5	-3.3	-3.0	-1.5	-1.1	0.1	-0.7	-0.9	0.3	0.4	2.1	2.7	3.5	2.4	-2.3	1.3	-0.9	-3.0	1.6	-1.6	-0.3			
	8.0	7.3	6.7	6.7	6.4	6.2	5.7	5.2	5.2	5.4	6.1	7.3	8.3	8.5	8.5	8.0	7.3	7.0	6.4	5.5	4.7	3.9	3.6	3.3	3.3	3.1	2.9	3.0	3.1	3.6	4.3	5.2	5.8	5.2	5.5	5.3	4.6	5.0	4.6	4.5			
Denver-Downtown	4.9	8.0	6.7	7.8	7.1	4.3	4.9	3.6	4.6	5.4	7.6	8.4	7.8	7.2	6.8	5.9	9.3	5.2	5.6	5.1	3.3	3.6	4.4	4.0	4.9	5.7	11.1*	9.6	6.9	6.1	10.9*	11.8*	7.7	4.3	4.5	11.1*	9.1*	9.7	11.2*	7.5*			
	-4.3	2.0	-4.0	-0.5	-0.3	-4.0	-0.1	0.2	-0.3	-2.6	2.7	4.8	3.1	1.8	-0.8	-2.5	1.5	-2.0	-1.2	-0.7	-6.0	-1.6	-1.3	-1.1	1.6	2.1	6.8	5.6	1.9	0.4	-0.2	7.8	0.8	-1.8	-6.4	-0.7	1.4	5.5	6.6	-3.6			
	5.4	5.3	5.7	6.8	7.4	6.4	6.0	4.9	4.3	4.6	5.3	6.5	7.3	7.8	7.6	6.9	7.3	6.8	6.5	6.3	4.8	4.4	4.1	3.8	4.2	4.8	6.5	6.7	7.4	7.5	7.5	8.3	6.9	6.0	5.5	6.9	7.2	8.6	10.3	9.4			
Denver-East Central/Lowry	6.1	6.5	7.9	8.0	7.8	5.5	5.0	5.5	5.8	4.4	7.5	8.0	8.5	5.5	6.4	7.2	6.8	5.5	7.7	6.9	5.2	5.3	5.6	6.3	4.7	6.6	6.9	6.8	4.2	4.1	6.2	5.5	4.3	3.8	6.8	4.1	3.7	1.6	6.9	3.2			
	-10.3	4.6	-3.7	-7.3	-1.9	-14.6	-12.2	-8.1	-0.2	-2.0	2.5	2.6	2.7	1.1	-1.1	-0.9	-1.7	0.0	1.3	-0.3	-1.6	-0.2	-2.1	-0.6	-0.6	1.3	1.2	0.5	-0.4	-2.4	-0.7	-1.3	0.1	-0.3	0.6	-1.4	-0.6	-2.2	0.1	-0.9			
	14.2	10.8	8.5	7.1	7.5	7.3	6.6	5.9	5.5	5.2	5.8	6.5	7.1	7.4	7.1	6.9	6.5	6.5	6.8	6.7	6.3	6.3	5.8	5.6	5.5	5.8	6.1	6.2	6.1	5.5	5.3	5.0	5.0	5.0	5.1	4.8	4.6	4.0	4.1	3.8			
Denver-Far SE	10.0	9.7	6.2	6.9	5.2	5.3	5.3	5.0	6.7	7.0	8.7	10.9	16.4	14.7	15.5	9.6	9.4	5.1	5.1	4.3	4.5	5.1	5.8	5.6	5.3	4.4	4.6	4.5	4.3	4.0	5.3	5.2	3.6	3.2	4.2	7.0	3.5	3.7	6.8	7.1			
	-2.8	0.2	-4.7	-4.5	-5.4	-3.3	-5.2	-3.7	-3.3	-2.7	3.4	5.9	9.7	7.7	6.9	-1.3	-7.0	-9.6	-10.4	-5.3	-4.9	0.0	0.7	1.3	0.8	-0.7	-1.2	-1.1	-1.0	-0.4	0.7	0.7	-0.7	-0.8	-1.1	1.7	-0.1	0.5	2.6	0.2			
	9.4	9.7	8.7	8.2	7.0	5.9	5.7	5.2	5.6	6.0	6.8	8.3	10.7	12.7	14.4	14.1	12.3	9.9	7.3	6.0	4.7	4.7	4.9	5.3	5.5	5.3	5.0	4.7	4.5	4.4	4.5	4.7	4.5	4.3	4.1	4.5	4.5	4.6	5.3	5.3			
Denver-North Central/City Park	5.1	3.1	6.7	1.8	1.6	3.0	3.4	2.4	3.8	4.0	5.2	4.4	10.2	5.0	8.9	5.7	8.8	2.3	1.2	2.3	4.2	0.9	2.3	4.9	2.3	1.5	5.1	3.3	2.1	3.2	3.2	5.7	4.1	2.2	2.4	4.5	3.0	3.6	5.3	5.9			
	-1.1	-4.2	-1.3	-9.8	-6.0	-0.2	0.2	-1.4	-1.3	0.9	1.9	2.0	6.3	1.0	3.7	1.3	-1.4	-2.7	-7.7	-3.4	-4.6	-1.4	1.1	2.6	-1.8	0.6	2.8	-1.6	-0.3	1.6	-1.9	2.4	2.0	-0.9	-0.8	-1.2	-1.1	1.4	2.9	1.5			
	3.8	3.8	4.7	4.2	3.3	3.3	2.5	2.6	3.2	3.4	3.9	4.4	6.0	6.2	7.1	7.5	7.1	6.4	4.5	3.6	2.5	2.1	2.4	3.1	2.6	2.8	3.5	3.1	3.0	3.4	2.9	3.5	4.0	3.8	3.6	3.3	3.0	3.4	4.1	4.5			
Denver-Northeast	13.7	4.1	7.3	7.2	6.9	5.5	6.0	8.1	7.3	7.6	8.1	4.6	6.6	7.9	6.1	5.2	6.8	4.5	4.8	5.7	5.1	4.4	5.8	4.9	4.8	3.9	6.5	4.2	4.8	3.1	6.3	2.9	4.8	3.5	3.3	3.0	2.3	2.7	4.1	4.2			
	5.5	-9.6	-4.0	-1.1	-5.6	-19.4	-6.8	-2.8	-6.4	3.5	2.1	-3.5	-0.7	0.4	-2.0	0.6	0.2	-3.5	-1.3	0.5	-1.6	0.0	0.9	-0.8	-0.4	-0.5	0.8	-0.7	0.0	-0.8	-0.2	-1.3	0.0	0.4	-3.0	0.1	-2.4	-0.8	0.8	1.1			
	15.6	10.4	9.0	8.1	6.4	6.7	6.4	6.6	6.7	7.2	7.8	6.9	6.7	6.8	6.3	6.5	6.5	5.6	5.3	5.5	5.0	5.0	5.3	5.1	5.0	4.8	5.0	4.9	4.9	4.7	4.6	4.3	4.3	4.4	3.6	3.6	3.0	2.9	3.0	3.3			
Denver-Northwest	5.4	6.2	3.1	4.3	6.7	3.7	3.7	5.1	5.0	5.1	7.9	5.6	4.5	3.5	5.3	4.5	5.1	5.5	4.1	8.6	3.0	2.7	5.5	3.2	5.2	3.3	3.6	0.0	1.2	3.8	3.9	19.9*	12.0	2.6	3.1	11.4*	28.5*	43.3*	17.4*	14.4*			
	-0.9	-1.0	-9.8	-4.5	0.4	-2.0	-8.0	0.7	-0.4	-1.1	4.2	0.5	-0.5	-1.6	-2.6	-1.1	0.6	2.0	-1.2	4.1	-2.1	-2.8	1.4	-5.5	2.2	0.6	-1.9	-3.2	-4.0	0.6	0.4	16.7	10.8	-1.2	-0.8	-8.5	16.5	40.7	14.2	2.9			
	6.8	6.9	4.8	4.8	5.1	4.5	4.6	4.8	4.4	4.7	5.8	5.9	5.8	5.4	4.7	4.5	4.6	5.1	4.8	5.8	5.3	4.6	5.0	3.6	4.1	4.3	3.8	3.0	2.0	2.1	2.2	7.2	6.6	6.2	5.9	7.3	11.4	21.6	25.1	25.9			
Denver-South Central/Wash Park	12.7	13.1	14.0	12.1	9.6	7.2	6.6	8.8	9.9	7.5	9.1	8.0	9.4	10.0	11.0	11.8	9.8	8.6	4.4	4.6	4.9	5.8	3.4	3.5	4.2	4.1	4.0	4.9	6.1	10.0	6.5	8.8	18.4	7.1	5.7	6.1	4.7	2.0	5.8	2.5			
	-0.2	-3.8	1.1	-0.3	1.3	-15.3	-8.2	-3.5	-2.8	-5.6	2.5	-0.8	-0.5	2.5	1.9	3.9	0.4	-1.4	-6.6	-7.2	-4.9	-2.8	-0.9	-1.2	-0.7	-1.7	0.6	1.4	1.9	5.9	2.4	4.0	12.3	-2.9	-0.7	-2.7	-13.7	-5.1	0.1	-3.7			
	15.6	13.2	13.0	13.0	12.2	10.7	8.8	8.0	8.1	8.2	8.8	8.6	8.5	9.1	9.6	10.6	10.7	10.3	8.7	6.9	5.6	5.0	4.7	4.4	4.2	3.8	4.0	4.3	4.8	6.3	6.9	7.9	10.9	10.2	10.0	9.3	5.9	4.6	4.6	3.7			
Denver-Southeast	6.2	4.4	6.7	7.1	6.3	6.9	6.9	4.5	4.3	5.1	8.5	7.9	7.4	7.2	6.8	5.0	5.3	4.8	4.8	4.9	4.2	4.2	4.1	3.4	6.2	4.8	7.6	6.1	3.1	3.6	4.5	3.5	3.4	3.6	3.8	4.4	3.9	3.5	7.3	5.7			
	-2.1	-2.6	-0.8	-0.5	-0.8	-1.0	-0.1	-3.9	-1.9	0.7	1.6	3.4	3.1	2.1	-1.7	-2.9	-2.1	-2.4	-2.0	-0.1	-1.1	-0.6	-0.8	-1.4	2.0	0.6	3.5	2.7	-3.0	-1.2	-3.2	-2.6	0.3	0.0	-0.6	0.9	0.5	-0.1	3.5	1.3			
	7.4	6.5	6.4	6.1	6.1	6.8	6.8	6.2	5.7	5.2	5.6	6.5	7.2	7.8	7.3	6.6	6.1	5.5	5.0	5.0	4.7	4.5	4.3	4.0	4.5	4.6	5.5	6.2	5.4	5.1	4.3	3.7	3.7	3.7	3.6	3.8	3.9	3.9	4.8	5.1			
Denver-Southwest	5.6	7.7	6.3	6.3	5.4	6.8	4.1	6.1	6.0	5.4	6.9	5.9	5.3	5.9	5.8	5.4	5.3	4.2	5.4	4.6	3.7	4.2	5.4	3.4	3.9	2.9	2.6	4.1	4.9	3.4	4.0	9.9	1.9	1.8	2.8	3.6	2.6	3.5	4.2	4.8			
	-2.8	2.3	-1.2	-0.5	-1.3	0.6	-1.6	1.0	0.4	-2.3	2.8	-0.3	-0.6	0.4	-1.1	-0.5	0.0	-1.7	-0.5	-0.8	-1.6	0.0	0.0	-1.2	0.2	-1.3	-2.8	0.7	1.0	0.5	1.3	5.8	-3.0	-1.6	-1.1	-6.3	0.8	1.7	1.4	1.2			
	5.7	6.1	6.2	6.5	6.5	6.2	5.7	5.6	5.7	5.4	6.1	6.1	5.9	6.0	5.7	5.6	5.6	5.2	5.1	4.9	4.5	4.5	4.5	4.2	4.3	3.9	3.2	3.4	3.6	3.8	4.1	5.5	4.8	4.4	4.1	2.5	2.7	3.1	3.5	3.8			
Denver-West Central	13.0	6.7	6.3	5.4	5.8	8.4	15.0	5.6	4.5	4.5	6.9	2.3	8.6	10.1	7.8	11.9	10.2	6.8	2.8	4.1	1.4	0.7	2.7	0.0	2.7	8.2	5.9	6.2	3.3	3.1	4.6	3.1	2.7	3.2	1.8	3.5	3.2	3.8	3.5	5.0			
	5.7	-3.2	-7.6	-6.5	-1.5	-3.7	5.7	-2.3	-8.5	-2.2	-8.1	-3.3	4.1	5.5	0.9	9.6	1.5	-3.3	-5.0	-7.8	-8.8	-6.1	-0.1	-4.1	1.4	7.5	3.2	6.2	0.6	-5.1	-1.3	-3.0	-0.6	0.1	-2.8	0.4	0.4	0.6	1.6	1.5			
	10.5	9.2	8.4	7.8	6.1	6.5	8.7	8.7	8.4	7.4	5.4	4.5	5.6	7.0	7.2	9.6	10.0	9.1	7.9	6.0	3.8	2.2	2.2	1.2	1.5	3.4	4.2	5.8	5.9	4.6	4.3	3.6	3.4	3.4	2.7	2.8	2.9	3.1	3.5	3.9			
Denver County	7.6	7.3	6.9	7.2	6.1	5.7	5.5	5.1	5.7	6.0	8.0	8.6	9.8	8.5	8.8	6.9	7.4	5.3	5.2	4.8	4.1	4.3	4.8	4.2	4.8	4.3	6.1	5.4	4.6	4.6	6.1	6.8	5.6	3.5	4.6	6.3	5.4	5.3	7.6	6.2			
	-1.1	-2.3	-1.8	-0.6	-1.5	-1.6	-1.4	-2.1	-0.5	0.3	2.5	3.5	4.1	2.5	0.8	-1.6	-2.3	-3.2	-3.6	-2.1	-3.3	-1.0	-0.5	-0.6	0.6	0.0	1.4	1.2	-0.2	0.3	0.0	1.5	1.1	-1.1	-1.5	-0.5	-0.2	1.8	3.0	-0.1			
	8.4	7.9	7.4	7.3	6.9	6.5	6.1	5.6	5.5	5.6	6.2	7.1	8.1	8.7	8.9	8.5	7.9	7.1	6.2	5.7	4.9	4.6	4.5	4.3	4.5	4.5	4.9	5.1	5.1	5.2	5.2	5.5	5.8	5.5	5.1	5.0	5.0	5.4	6.2	6.1			

Due to rounding of the vacancy rate, numbers may not always add exactly.

* vacancy rate affected by new units leasing up

Vacancy Rates by Size of Building by Market Area for Denver County

(In Percent)

County	Number of Units	2015 2nd	2015 3rd	2015 4th	2016 1st
Denver-Central/Capitol Hill	Up to 8	2.7	6.3	2.5	2.8
	9 to 50	3.0	2.9	5.1	3.1
	51 to 99	2.6	4.0	4.9	3.9
	100 to199	5.5	2.5	3.7	5.2
	200 to 349	2.2	5.4		11.4
	350 up		6.3	8.9	10.7
Denver-Downtown	Up to 8				
	9 to 50	0.0	0.0	2.4	0.6
	51 to 99		0.0	7.1	10.7
	100 to 199	2.0	25.6	21.9	8.3
	200 to 349	13.6	10.1	11.3	7.2
	350 up	4.4	4.4	9.0	7.8
Denver-East Central/Lowry	Up to 8	0.0	0.0	0.0	0.0
	9 to 50	1.1	0.0	15.2	6.0
	51 to 99	3.9	3.9	5.0	2.8
	100 to 199			4.7	6.7
	200 to 349	5.5	0.6	6.7	3.4
	350 up	3.0			2.4
Denver-Far SE	Up to 8				
	9 to 50	0.0	0.0		
	51 to 99				
	100 to 199	3.3	3.6	6.5	5.2
	200 to 349	5.0	3.3	5.8	5.5
	350 up	3.1	4.0	7.6	8.4
Denver-North Central/City Park	Up to 8	0.0	0.0	0.0	0.0
	9 to 50	3.5	4.7	5.7	3.6
	51 to 99	0.0			
	100 to 199	3.6			
	200 to 349				7.9
	350 up				
Denver-Northeast	Up to 8			0.0	0.0
	9 to 50	0.0	2.0	0.0	7.7
	51 to 99				
	100 to 199	7.6	4.1	3.4	4.1
	200 to 349	2.3	5.8	4.0	6.4
	350 up	2.1	1.9	4.1	3.6
Denver-Northwest	Up to 8	4.5	0.0	0.0	0.0
	9 to 50	4.5	0.0	0.0	2.9
	51 to 99	25.4		3.0	6.0
	100 to 199	41.5	29.8	10.6	1.8
	200 to 349		51.8	38.0	30.7
	350 up				
Denver-South Central/Wash Park	Up to 8	0.0	0.0	0.0	0.0
	9 to 50	7.2	0.0	3.7	0.9
	51 to 99				
	100 to 199	3.7		8.4	3.7
	200 to 349	0.4	2.0	6.0	2.7
	350 up	6.0			
Denver-Southeast	Up to 8	0.0		0.0	0.0
	9 to 50	4.2	5.9		0.0
	51 to 99	1.7	0.0	6.4	5.4
	100 to 199	3.4	4.7	4.8	2.7
	200 to 349	3.9	4.6	9.0	6.9
	350 up	5.7	2.5	6.0	5.5
Denver-Southwest	Up to 8	12.5		0.0	42.9
	9 to 50	3.9	0.0	0.0	0.0
	51 to 99	6.5			4.9
	100 to 199		1.9	4.5	2.4
	200 to 349	2.8	4.8	4.8	6.4
	350 up	0.5	1.6	2.4	1.6
Denver-West Central	Up to 8		0.0	0.0	0.0
	9 to 50	2.0	0.0	0.0	0.0
	51 to 99				
	100 to 199	6.4	7.3	7.2	11.5
	200 to 349	1.7	2.5	0.4	1.3
	350 up			4.5	3.4
Denver County	Up to 8	3.0	2.4	0.9	3.3
	9 to 50	3.3	2.3	5.2	2.9
	51 to 99	5.2	3.5	5.2	5.0
	100 to 199	6.1	8.6	8.4	5.2
	200 to 349	6.5	6.7	8.6	6.8
	350 up	3.2	3.5	7.1	6.7

Vacancy Rates by Size of Apartment Unit by Market Area for Denver County

(In Percent)

County	Square Feet in Unit	2015 2nd	2015 3rd	2015 4th	2016 1st
Denver-Central/Capitol Hill	499 below	3.2	3.6	4.1	4.8
	500 to 749	2.3	3.6	4.8	4.3
	750 to 999	5.9	4.5	6.1	6.1
	1000 above	4.1	4.8	8.1	7.4
Denver-Downtown	499 below	3.0	0.0	4.8	4.9
	500 to 749	7.9	5.8	9.1	4.2
	750 to 999	9.1	13.0	12.3	8.5
	1000 above	11.1	9.6	12.4	9.6
Denver-East Central/Lowry	499 below	0.0	0.0	17.3	2.3
	500 to 749	2.0	2.3	6.5	3.2
	750 to 999	3.7	0.0	6.6	4.5
	1000 above	5.9	2.5	4.1	4.1
Denver-Far SE	499 below	0.6	2.9	5.4	2.9
	500 to 749	3.9	3.8	4.9	5.1
	750 to 999	3.5	3.6	7.3	9.4
	1000 above	3.2	3.5	9.3	7.6
Denver-North Central/City Park	499 below	3.1	0.0	6.8	4.1
	500 to 749	2.0	0.0	1.8	1.8
	750 to 999	2.8	9.1	6.3	6.0
	1000 above	4.6	16.7	16.7	9.2
Denver-Northeast	499 below				
	500 to 749	1.9	1.8	4.4	3.3
	750 to 999	2.8	3.5	3.5	3.8
	1000 above	2.3	2.8	4.3	5.4
Denver-Northwest	499 below	82.8	0.0	6.5	2.2
	500 to 749	8.4	27.0	5.5	1.8
	750 to 999	23.5	41.9	21.3	15.4
	1000 above	6.1	57.5	35.8	38.9
Denver-South Central/Wash Park	499 below	11.1	0.0	7.2	1.4
	500 to 749	4.7	1.4	1.9	0.7
	750 to 999	0.9	1.7	4.2	2.5
	1000 above	6.3	2.4	11.9	4.0
Denver-Southeast	499 below	2.3	2.0	4.7	3.5
	500 to 749	3.5	4.0	9.7	6.7
	750 to 999	4.3	2.7	4.7	4.9
	1000 above	4.6	4.2	7.9	5.7
Denver-Southwest	499 below	6.5	0.0	0.0	0.0
	500 to 749	2.5	1.2	4.8	2.2
	750 to 999	2.3	4.5	3.4	7.6
	1000 above	3.2	5.1	4.5	4.1
Denver-West Central	499 below	2.8	3.8	4.2	6.3
	500 to 749	3.6	4.5	2.9	3.6
	750 to 999	100.0		4.8	5.1
	1000 above	0.0	0.0	0.0	8.2
Denver County	499 below	7.2	2.8	5.1	3.7
	500 to 749	4.0	4.0	6.5	4.7
	750 to 999	5.0	6.5	8.0	7.4
	1000 above	5.6	5.8	9.1	7.4

* vacancy rate affected by new units leasing up

Vacancy Rates by Age of Building by Market Area for Denver County

(In Percent)

		2015			2016
County	Year	2nd	3rd	4th	1st
Denver-Central/Capitol Hill	To 1959	2.9	3.6	4.4	5.6
	1960-69	1.5	3.5	3.9	1.9
	1970-79	1.9	2.1	6.7	4.3
	1980-89	7.1	6.3	8.9	10.7
	1990-99				
	2000-09	1.8	2.1	2.6	8.3
	2010 up	22.4	3.8	6.4	5.6
Denver-Downtown	To 1959		0.0	5.0	7.0
	1960-69			2.5	0.0
	1970-79	0.0	0.0		
	1980-89	5.5	4.6	8.7	4.4
	1990-99	2.9	4.1	7.1	7.1
	2000-09	5.1	8.8	5.9	7.6
	2010 up	18.3	15.3	19.2	9.3
Denver-East Central/Lowry	To 1959	1.2	0.0	7.8	2.4
	1960-69			12.6	2.6
	1970-79	3.2	1.5	6.1	2.9
	1980-89	2.1	3.1	1.0	
	1990-99	1.9			3.4
	2000-09	5.4		4.7	
	2010 up	0.0			6.7
Denver-Far SE	To 1959				
	1960-69		0.0		
	1970-79	2.2	3.6	4.8	5.0
	1980-89	6.5	4.0	5.0	6.7
	1990-99	3.2	3.0	5.3	5.9
	2000-09	5.5	3.9	5.5	5.0
	2010 up			35.1	21.9
Denver-North Central/City Park	To 1959	1.0	6.5	5.0	5.0
	1960-69	7.7	0.0	5.8	0.0
	1970-79				
	1980-89				
	1990-99				
	2000-09	3.6			7.9
	2010 up	0.0			3.4
Denver-Northeast	To 1959	0.0	2.0	0.0	6.7
	1960-69				
	1970-79	1.7	1.4	3.8	3.2
	1980-89				
	1990-99	2.3	5.8	4.0	6.4
	2000-09	2.7	2.9	4.8	4.4
	2010 up	7.6	4.1	3.4	4.1
Denver-Northwest	To 1959	6.7	0.0	0.0	0.0
	1960-69	0.0	0.0	4.0	0.0
	1970-79	0.0			5.9
	1980-89	1.4		0.0	8.3
	1990-99				
	2000-09				
	2010 up	52.4	46.2	21.2	19.7
Denver-South Central/Wash Park	To 1959	0.0	0.0	22.2	0.0
	1960-69	7.0	0.0	4.6	0.8
	1970-79	5.0		0.0	0.0
	1980-89	4.2	1.1	0.4	
	1990-99				
	2000-09	2.9	1.1	4.6	1.3
	2010 up		5.2	13.1	6.3
Denver-Southeast	To 1959	0.0		0.0	0.0
	1960-69	6.4	4.6	16.3	9.7
	1970-79	3.2	2.8	4.8	4.1
	1980-89	3.4	5.6	4.4	3.3
	1990-99	1.6	3.7	5.6	6.3
	2000-09		6.3		
	2010 up				
Denver-Southwest	To 1959	8.3	0.0	0.0	15.8
	1960-69				
	1970-79	3.9	2.6	4.7	3.3
	1980-89	1.7	3.1	3.3	2.8
	1990-99		4.8	4.5	
	2000-09	4.2		3.5	8.1
	2010 up	2.7	5.0	6.0	6.7
Denver-West Central	To 1959	3.8	0.0	0.0	0.0
	1960-69	3.3	4.2	3.6	3.6
	1970-79				
	1980-89				
	1990-99	0.0	0.0	0.0	11.9
	2000-09				
	2010 up				
Denver County	To 1959	2.9	3.2	4.6	5.6
	1960-69	3.9	3.9	8.2	4.1
	1970-79	2.4	2.9	5.1	4.5
	1980-89	4.3	4.5	5.9	5.7
	1990-99	2.5	3.9	5.3	6.2
	2000-09	4.4	5.7	5.2	6.5
	2010 up	18.8	16.8	19.3	12.0

Vacancy Rates by Apartment Type by Market Area for Denver County

(In Percent)

County		2015			2016
	Apartment Type	2nd	3rd	4th	1st
Denver-Central/Capitol Hill	Efficiency	3.7	4.1	3.9	7.3
	1 Bed	3.3	3.7	4.8	4.3
	2 Bed, 1 Bath	3.4	5.3	8.4	5.7
	2 Bed, 2 Bath	5.1	2.9	6.1	5.6
	3 Bed	0.0	6.7	8.3	9.1
	Other	10.0	0.0	0.0	4.5
	All	3.5	4.0	5.3	5.1
Denver-Downtown	Efficiency	12.2	3.9	10.3	5.0
	1 Bed	7.6	12.6	10.9	7.3
	2 Bed, 1 Bath	3.0	8.7	13.2	15.5
	2 Bed, 2 Bath	10.8	8.3	11.8	8.1
	3 Bed	5.2	0.0	4.2	8.6
	Other	13.0	22.7	28.2	28.2
	All	9.1	9.7	11.2	7.5
Denver-East Central/Lowry	Efficiency	4.7	0.0	15.6	5.3
	1 Bed	2.5	2.5	7.0	2.2
	2 Bed, 1 Bath	2.6	0.4	6.0	3.4
	2 Bed, 2 Bath	6.3	4.5	2.4	5.5
	3 Bed	3.5	0.0	7.9	1.3
	Other		0.0	0.0	0.0
	All	3.7	1.6	6.9	3.2
Denver-Far SE	Efficiency	1.9	4.8	5.5	3.8
	1 Bed	4.0	3.7	7.1	7.7
	2 Bed, 1 Bath	1.8	3.6	3.1	5.3
	2 Bed, 2 Bath	3.9	3.7	8.2	7.8
	3 Bed	2.3	1.5	4.8	2.2
	Other	5.0	0.0	8.1	1.4
	All	3.5	3.7	6.8	7.1
Denver-North Central/City Park	Efficiency	0.0	0.0	10.3	10.3
	1 Bed	3.4	2.9	3.0	4.5
	2 Bed, 1 Bath	0.0	25.0	0.0	0.0
	2 Bed, 2 Bath	4.1		33.3	8.4
	3 Bed		0.0	25.0	11.1
	Other				
	All	3.0	3.6	5.3	5.9
Denver-Northeast	Efficiency	2.9	1.5	4.4	5.9
	1 Bed	2.5	3.0	4.1	3.9
	2 Bed, 1 Bath	2.0	2.1	3.5	2.4
	2 Bed, 2 Bath	2.7	2.9	4.4	5.7
	3 Bed	0.6	2.8	3.9	4.5
	Other	0.0	0.0	0.0	0.0
	All	2.3	2.7	4.1	4.2
Denver-Northwest	Efficiency	59.5	28.6	7.4	3.7
	1 Bed	24.2	42.9	15.3	10.4
	2 Bed, 1 Bath	48.9	0.0	5.2	4.5
	2 Bed, 2 Bath	7.0	50.3	29.9	29.7
	3 Bed		0.0	0.0	0.0
	Other	0.0	0.0	0.0	0.0
	All	28.5	43.3	17.4	14.4
Denver-South Central/Wash Park	Efficiency	8.2	2.0	4.5	1.1
	1 Bed	4.0	2.1	4.5	2.4
	2 Bed, 1 Bath	4.3	0.0	2.2	0.0
	2 Bed, 2 Bath	5.8	5.7	11.8	2.8
	3 Bed	8.3	0.0	0.0	8.3
	Other	0.0	0.0	0.0	0.0
	All	4.7	2.0	5.8	2.5
Denver-Southeast	Efficiency	2.5	1.4	6.2	3.8
	1 Bed	3.6	3.7	8.2	6.7
	2 Bed, 1 Bath	4.7	2.8	5.2	2.6
	2 Bed, 2 Bath	4.5	4.3	7.0	6.4
	3 Bed	0.0	2.4	30.8	9.3
	Other	0.0	0.0	0.0	0.0
	All	3.9	3.5	7.3	5.7
Denver-Southwest	Efficiency	11.1			
	1 Bed	2.1	2.3	4.4	5.3
	2 Bed, 1 Bath	2.3	4.2	3.1	4.2
	2 Bed, 2 Bath	3.0	5.7	4.4	4.9
	3 Bed	0.0	1.7	3.4	0.0
	Other		0.0	3.3	0.0
	All	2.6	3.5	4.2	4.8
Denver-West Central	Efficiency	6.8	5.0	6.7	8.3
	1 Bed	2.1	3.3	4.1	2.8
	2 Bed, 1 Bath	2.2	4.9	2.4	5.2
	2 Bed, 2 Bath	100.0		0.0	0.0
	3 Bed	20.0	0.0	0.0	8.3
	Other	0.0	0.0	0.0	11.7
	All	3.2	3.8	3.5	5.0
Denver County	Efficiency	7.7	4.0	7.7	5.2
	1 Bed	4.5	5.9	7.5	6.2
	2 Bed, 1 Bath	3.9	3.5	5.1	4.4
	2 Bed, 2 Bath	5.8	6.0	8.9	7.4
	3 Bed	2.5	1.8	6.2	5.5
	Other	3.9	2.8	10.4	8.3
	All	4.9	5.3	7.6	6.2

* vacancy rate affected by new units leasing up

Average Rents by Apartment Type by Market Area for Denver County

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Denver-Central/Capitol Hill				
Efficiency	865.97	888.85	928.15	979.05
1 Bed	1144.26	1204.63	1190.80	1206.23
2 Bed, 1 Bath	1428.66	1653.59	1644.29	1631.54
2 Bed, 2 Bath	1799.44	1974.78	1915.22	1921.15
3 Bed	2051.66	2653.23	2709.97	2690.82
All	1193.61	1317.15	1303.67	1314.32
Denver-Downtown				
Efficiency	1325.21	1296.07	1306.74	1210.02
1 Bed	1551.80	1593.10	1614.23	1584.31
2 Bed, 1 Bath	1663.49	1722.58	1576.59	1547.58
2 Bed, 2 Bath	2129.17	2089.04	2190.23	2104.04
3 Bed	2978.58	3027.79	2995.24	2904.52
All	1695.97	1709.93	1730.65	1677.32
Denver-East Central/Lowry				
Efficiency	875.58	500.00	914.47	957.25
1 Bed	1097.75	840.49	927.24	1225.99
2 Bed, 1 Bath	1164.45	1090.20	1181.43	1281.04
2 Bed, 2 Bath	1540.28	835.00	1305.12	1686.58
3 Bed	1898.21	1503.64	1738.60	2097.17
All	1290.92	981.94	1086.40	1404.20
Denver-Far SE				
Efficiency	900.37	920.68	897.98	997.38
1 Bed	1016.46	1063.22	1056.75	1079.58
2 Bed, 1 Bath	1061.20	1145.08	1104.89	1109.99
2 Bed, 2 Bath	1301.34	1390.11	1382.03	1473.02
3 Bed	1419.53	1567.32	1546.29	1968.12
All	1105.05	1178.88	1155.51	1196.93
Denver-North Central/City Park				
Efficiency	797.27	721.25	885.90	885.21
1 Bed	1476.02	949.71	1113.70	1417.30
2 Bed, 1 Bath	1323.93	1015.00	1366.88	1379.38
2 Bed, 2 Bath	2391.76		1345.00	2268.71
3 Bed		1300.50	1425.00	2556.44
All	1550.93	930.13	1109.64	1620.12
Denver-Northeast				
Efficiency	833.00	833.00	938.00	950.00
1 Bed	995.10	1015.30	1019.73	1046.43
2 Bed, 1 Bath	975.24	1053.60	1070.89	1002.30
2 Bed, 2 Bath	1446.97	1456.32	1360.56	1365.11
3 Bed	1611.92	1791.22	1604.37	1605.78
All	1141.75	1177.04	1150.62	1151.19
Denver-Northwest				
Efficiency	1342.11	1342.38	1431.32	1219.17
1 Bed	1218.44	1703.64	1614.79	1455.46
2 Bed, 1 Bath	1641.00	914.33	1552.53	1352.35
2 Bed, 2 Bath	1939.47	2409.87	2286.51	2210.57
3 Bed		970.00	970.00	1735.00
All	1341.42	1903.45	1750.20	1624.67
Denver-South Central/Wash Park				
Efficiency	1142.03	1437.05	1035.48	1046.78
1 Bed	1122.22	1341.02	1182.57	1262.86
2 Bed, 1 Bath	1636.03	1108.43	1147.04	1158.88
2 Bed, 2 Bath	2002.77	1789.22	1795.50	2049.42
3 Bed	3449.50	787.00	2567.00	3084.08
All	1433.86	1240.65	1308.23	1493.20
Denver-Southeast				
Efficiency	839.32	759.97	832.68	824.63
1 Bed	984.96	1068.37	1090.30	1078.52
2 Bed, 1 Bath	1173.08	1091.15	1170.99	1156.53
2 Bed, 2 Bath	1266.75	1430.57	1433.92	1460.84
3 Bed	1422.13	1140.85	1331.62	1166.76
All	1078.82	1152.89	1192.35	1188.04
Denver-Southwest				
Efficiency	652.37			
1 Bed	1132.39	1065.93	1069.58	1183.95
2 Bed, 1 Bath	1219.27	1214.49	1208.77	1376.20
2 Bed, 2 Bath	1459.83	1360.72	1482.77	1470.06
3 Bed	2539.00	1753.86	1814.86	2004.34
All	1249.29	1189.73	1232.98	1311.76
Denver-West Central				
Efficiency	999.38	1034.28	970.58	995.70
1 Bed	911.56	888.13	985.18	969.16
2 Bed, 1 Bath	839.49	823.84	1096.15	1158.34
2 Bed, 2 Bath	4120.00		4150.00	4070.00
3 Bed	912.50	912.50	1541.67	1532.13
All	902.79	886.26	1041.41	1133.58
Denver County				
Efficiency	1056.90	1081.30	1108.32	1064.70
1 Bed	1162.81	1185.83	1198.80	1216.23
2 Bed, 1 Bath	1207.73	1188.39	1229.21	1242.00
2 Bed, 2 Bath	1620.84	1621.56	1647.18	1658.62
3 Bed	1826.67	1626.74	1859.66	1910.65
All	1278.65	1294.30	1314.45	1331.26

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

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

Average Rents by Age of Building by Market Area for Denver County

(In Dollars)

		2015			2016
County	Year Built	2nd	3rd	4th	1st
Denver-Central/Capitol Hill	To 1959	1040.58	1036.85	1053.34	1123.65
	1960-69	1106.29	1161.60	1130.58	1177.65
	1970-79	1085.37	1214.82	1265.40	1274.53
	1980-89	1721.78	1729.17	1895.96	1865.50
	1990-99				
	2000-09	1636.71	1649.19	1475.42	1627.69
	2010 up	2315.83	2402.56	1927.82	1855.51
Denver-Downtown	To 1959		904.07	968.11	1000.15
	1960-69			993.88	984.63
	1970-79	1105.93	1147.74		
	1980-89	1555.65	1664.57	1569.68	1602.54
	1990-99	1509.91	1822.87	1748.82	1954.11
	2000-09	1767.47	1748.88	1685.93	1676.40
	2010 up	1851.57	1751.50	1977.93	1848.29
Denver-East Central/Lowry	To 1959	959.16	1023.86	1121.25	1120.24
	1960-69			1002.85	1451.62
	1970-79	1010.13	1017.72	1037.94	1035.33
	1980-89	783.85	801.04	801.56	
	1990-99	1590.84			1597.00
	2000-09	1369.62		1417.19	
	2010 up	1333.33			1685.81
Denver-Far SE	To 1959				
	1960-69		1067.36		
	1970-79	987.30	993.90	977.91	977.25
	1980-89	1248.98	1182.12	1168.67	1198.39
	1990-99	1336.95	1506.89	1484.25	1552.47
	2000-09	1413.86	1421.62	1385.86	1401.68
	2010 up			1519.08	1628.18
Denver-North Central/City Park	To 1959	1035.25	842.48	1138.34	1129.59
	1960-69	1054.85	1043.33	1054.46	1052.69
	1970-79				
	1980-89				
	1990-99				
	2000-09	1965.91			1827.17
	2010 up	1490.00			2615.52
Denver-Northeast	To 1959	958.85	771.22	973.67	978.80
	1960-69				
	1970-79	892.85	935.49	959.40	966.38
	1980-89				
	1990-99	1404.06	1403.98	1406.75	1361.51
	2000-09	1335.38	1415.80	1245.36	1288.21
	2010 up	1678.12	1615.88	1675.76	1531.32
Denver-Northwest	To 1959	1026.18	897.09	1093.12	1110.42
	1960-69	1230.65	811.25	1130.99	1134.25
	1970-79	795.00			1320.00
	1980-89	829.69		1483.13	1476.88
	1990-99				
	2000-09				
	2010 up	1731.70	1972.68	1902.17	1804.23
Denver-South Central/Wash Park	To 1959	1165.00	820.00	1191.94	1177.75
	1960-69	1119.23	895.71	1181.53	1115.67
	1970-79	1150.00		1100.00	1150.00
	1980-89	1490.68	1010.64	996.33	
	1990-99				
	2000-09	2814.29	1052.60	1411.06	1536.71
	2010 up		2026.29	1688.24	2092.80
Denver-Southeast	To 1959	1012.50		931.25	971.25
	1960-69	1069.10	1077.16	1108.65	1115.38
	1970-79	1023.75	987.09	1074.41	1032.93
	1980-89	1180.39	1178.72	1291.39	1295.10
	1990-99	1246.62	1446.36	1432.71	1514.43
	2000-09		1352.20		
	2010 up				
Denver-Southwest	To 1959	642.36	810.00	803.68	806.32
	1960-69				
	1970-79	967.07	1010.54	1030.82	1065.62
	1980-89	1209.50	1131.65	1076.65	1291.47
	1990-99		1310.71	1239.89	
	2000-09	1429.62		1543.85	1466.60
	2010 up	1669.00	1515.21	1617.36	1522.95
Denver-West Central	To 1959	1413.46	1002.50	1002.50	1036.88
	1960-69	871.91	888.50	1049.42	1037.79
	1970-79				
	1980-89				
	1990-99	814.00	814.00	814.00	1595.42
	2000-09				
	2010 up				
Denver County	To 1959	1035.41	1011.10	1043.54	1096.05
	1960-69	1064.63	1054.27	1102.08	1177.90
	1970-79	986.65	993.91	1020.31	1013.91
	1980-89	1306.56	1293.48	1298.97	1359.87
	1990-99	1446.89	1485.76	1448.57	1546.42
	2000-09	1587.71	1547.30	1519.18	1540.95
	2010 up	1829.53	1802.17	1859.47	1790.52

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

Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

Average Rents by Size of Building by Market Area for Denver County

(In Dollars)

Number of Units	2015			2016
	2nd	3rd	4th	1st
Denver-Central/Capitol Hill				
Up to 8	747.03	765.94	855.00	1145.00
9 to 50	1023.09	931.31	1100.91	1103.16
51 to 99	1105.95	1121.76	1233.10	1290.01
100 to 199	1412.20	1504.30	1458.17	1456.84
200 to 349	1436.02	1319.79		1406.01
350 and up		1729.17	1895.96	1865.50
Denver-Downtown				
Up to 8				
9 to 50	1313.46	700.00	1045.13	1133.17
51 to 99		1021.22	1157.06	1157.21
100 to 199	1344.30	1672.01	1372.00	1428.95
200 to 349	1834.55	1756.18	1916.49	1834.98
350 and up	1606.43	1679.80	1618.57	1634.29
Denver-East Central/Lowry				
Up to 8	825.00	881.25	881.25	881.25
9 to 50	1014.40	1033.06	1071.85	1070.61
51 to 99	755.22	794.10	892.00	1018.84
100 to 199			1417.19	1685.81
200 to 349	1194.13	1076.01	1092.86	1086.21
350 and up	1465.65			1544.84
Denver-Far SE				
Up to 8				
9 to 50	877.78	1067.36		
51 to 99				
100 to199	1071.63	1131.82	1035.61	1060.46
200 to 349	1247.98	1285.32	1234.27	1281.19
350 and up	1067.44	1106.08	1114.77	1154.33
Denver-N Central/City Park				
Up to 8	692.86	713.33	718.33	719.33
9 to 50	1058.97	990.63	1143.19	1390.04
51 to 99	1490.00			
100 to199	1965.91			
200 to 349				1827.17
350 and up				
Denver-Northeast				
Up to 8			867.50	906.00
9 to 50	958.85	771.22	990.00	990.00
51 to 99				
100 to199	1678.12	1615.88	1675.76	1531.32
200 to 349	1404.06	1403.98	1406.75	1361.51
350 and up	1049.60	1105.62	1060.69	1080.37
Denver-Northwest				
Up to 8	828.86	835.71	906.58	1023.70
9 to 50	1227.28	964.00	1279.51	1299.88
51 to 99	1753.82		1776.49	1654.93
100 to199	1196.37	1805.77	1702.76	1405.00
200 to 349		2030.00	1977.22	1907.63
350 and up				
Denver-S Central/Wash Park				
Up to 8	1000.00	820.00	966.67	1000.00
9 to 50	1294.60	895.71	1042.09	1577.52
51 to 99				
100 to199	1306.78		1422.96	1428.09
200 to 349	969.56	1247.54	1359.70	1481.34
350 and up	1729.49			
Denver-Southeast				
Up to 8	1118.75		878.13	1095.00
9 to 50	845.88	887.06		823.13
51 to 99	1084.28	928.27	1110.34	1124.97
100 to199	1166.20	1139.30	1190.35	1220.42
200 to 349	1068.60	1073.41	1084.42	1115.49
350 and up	1031.50	1215.31	1318.06	1250.50
Denver-Southwest				
Up to 8	1030.63		792.86	800.00
9 to 50	607.45	770.57	770.57	780.43
51 to 99	734.54			868.52
100 to199		908.31	971.96	987.35
200 to 349	1303.02	1299.89	1385.71	1450.70
350 and up	1256.20	1231.29	1147.93	1336.93
Denver-West Central				
Up to 8		1002.50	935.00	957.92
9 to 50	1125.72	814.00	814.00	814.00
51 to 99				
100 to199	1219.49	1225.68	1199.18	1448.25
200 to 349	687.82	711.33	737.29	741.79
350 and up			1207.01	1198.20
Denver County				
Up to 8	860.30	808.11	861.09	1011.93
9 to 50	1046.65	920.49	1093.24	1153.83
51 to 99	1109.62	1036.33	1186.20	1234.75
100 to 199	1319.02	1322.80	1312.62	1311.81
200 to 349	1381.24	1377.06	1426.00	1421.36
350 and up				

Rents reflect units being unfurnished with tenants paying gas and electricity.

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Median Rents by Apartment Type by Market Area for Denver County

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Denver-Central/Capitol Hill				
Efficiency	843.75	791.69	903.67	950.00
1 Bed	1069.84	1181.43	1108.03	1179.12
2 Bed, 1 Bath	1429.65	1754.83	1534.00	1573.74
2 Bed, 2 Bath	1968.88	1987.53	1659.80	1767.15
3 Bed	1957.00	2006.26	2101.00	2000.00
All	1107.29	1251.48	1196.05	1236.89
Denver-Downtown				
Efficiency	1343.20	1337.41	1239.33	1194.38
1 Bed	1518.35	1579.70	1544.94	1604.03
2 Bed, 1 Bath	1567.05	1812.69	1685.66	1609.42
2 Bed, 2 Bath	2006.14	2001.90	2036.37	1998.00
3 Bed	2013.50	2013.50	2769.06	2841.28
All	1593.47	1662.26	1677.46	1647.22
Denver-East Central/Lowry				
Efficiency	844.50	400.00	942.80	962.35
1 Bed	1153.98	902.55	908.59	1262.54
2 Bed, 1 Bath	1115.90	1113.31	1144.65	1122.71
2 Bed, 2 Bath	1499.04	838.00	1458.60	1733.35
3 Bed	1984.90	1512.63	1548.88	2244.01
All	1188.50	918.27	1089.97	1363.50
Denver-Far SE				
Efficiency	929.40	904.33	882.46	952.00
1 Bed	948.62	1023.37	990.12	996.79
2 Bed, 1 Bath	970.90	1060.49	1074.38	1089.75
2 Bed, 2 Bath	1231.00	1319.86	1364.85	1453.69
3 Bed	1430.13	1370.73	1421.00	1671.00
All	1058.16	1131.22	1127.47	1126.73
Denver-N Central/City Park				
Efficiency	769.58	829.43	928.00	911.00
1 Bed	1470.58	948.67	1108.38	1605.86
2 Bed, 1 Bath	1479.00	1000.00	1450.00	1425.00
2 Bed, 2 Bath	2011.77		1319.00	2241.78
3 Bed		1334.00	1484.00	2515.84
All	1701.10	941.28	1104.85	1609.97
Denver-Northeast				
Efficiency	838.00	838.00	938.00	938.00
1 Bed	920.75	917.99	1020.65	1020.88
2 Bed, 1 Bath	846.41	990.12	1015.06	915.20
2 Bed, 2 Bath	1464.71	1417.35	1311.76	1382.74
3 Bed	1667.35	1918.63	1687.68	1667.20
All	1130.83	1184.35	1126.55	1145.18
Denver-Northwest				
Efficiency	1272.00	1387.40	1525.00	1336.80
1 Bed	1526.55	1690.42	1758.21	1582.09
2 Bed, 1 Bath	1953.88	816.00	1528.67	1429.79
2 Bed, 2 Bath	1688.00	2013.50	2360.35	2478.28
3 Bed		963.00	963.00	975.00
All	1480.17	1855.10	1761.43	1585.00
Denver-S Central/Wash Park				
Efficiency	1222.60	1273.59	928.40	928.40
1 Bed	1081.42	1358.18	1278.04	1289.24
2 Bed, 1 Bath	1795.54	1112.71	1114.61	1139.76
2 Bed, 2 Bath	1753.67	1690.44	1748.69	2088.50
3 Bed	2013.50	788.00	2426.00	3012.36
All	1261.71	1112.43	1283.84	1380.11
Denver-Southeast				
Efficiency	880.36	782.55	860.47	901.65
1 Bed	960.23	1008.65	1058.36	996.30
2 Bed, 1 Bath	1154.90	1103.67	1144.30	1211.70
2 Bed, 2 Bath	1269.66	1577.74	1488.32	1465.06
3 Bed	1529.00	1089.45	1358.58	1090.74
All	1048.69	1104.66	1184.63	1168.56
Denver-Southwest				
Efficiency	711.15			
1 Bed	1136.80	1126.35	1022.91	1267.44
2 Bed, 1 Bath	1196.00	1238.48	1180.00	1484.15
2 Bed, 2 Bath	1503.40	1408.45	1494.11	1527.88
3 Bed	2013.50	1737.00	1762.00	2336.94
All	1195.59	1144.91	1164.04	1345.10
Denver-West Central				
Efficiency	1085.55	1135.00	1035.00	1085.00
1 Bed	646.89	671.11	1060.99	1060.99
2 Bed, 1 Bath	740.11	763.84	1352.09	1358.14
2 Bed, 2 Bath	2013.50		3013.50	3013.50
3 Bed	913.00	913.00	1660.60	1550.00
All	745.41	768.32	1058.30	1071.63
Denver County				
Efficiency	995.54	1138.84	1026.24	1006.05
1 Bed	1112.05	1134.86	1098.37	1162.46
2 Bed, 1 Bath	1148.40	1112.30	1179.18	1221.29
2 Bed, 2 Bath	1505.47	1588.16	1539.27	1624.52
3 Bed	1658.65	1501.38	1687.46	1669.90
All	1188.05	1251.29	1240.76	1275.69

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rent per Square Foot by Apartment Type by Market Area for Denver County

(In Dollars)

County	2015			2016
Apartment Type	2nd	3rd	4th	1st
Denver-Central/Capitol Hill				
Efficiency	2.01	2.04	2.14	2.26
1 Bed	1.81	1.82	1.89	1.92
2 Bed, 1 Bath	1.72	1.75	1.82	1.83
2 Bed, 2 Bath	1.70	1.70	1.70	1.70
3 Bed	1.45	1.75	1.85	1.82
All	1.82	1.84	1.89	1.94
Denver-Downtown				
Efficiency	2.16	2.08	2.14	2.02
1 Bed	2.03	2.06	2.10	2.07
2 Bed, 1 Bath	1.90	1.96	1.82	1.78
2 Bed, 2 Bath	1.91	1.88	1.95	1.90
3 Bed	1.85	1.85	1.85	1.76
All	2.01	2.00	2.06	2.01
Denver-East Central/Lowry				
Efficiency	1.76	1.09	2.17	2.31
1 Bed	1.59	1.37	1.49	1.80
2 Bed, 1 Bath	1.37	1.39	1.45	1.43
2 Bed, 2 Bath	1.38	0.74	1.28	1.48
3 Bed	1.41	1.12	1.38	1.41
All	1.49	1.34	1.50	1.64
Denver-Far SE				
Efficiency	1.81	1.92	1.89	1.95
1 Bed	1.46	1.50	1.48	1.51
2 Bed, 1 Bath	1.29	1.35	1.32	1.31
2 Bed, 2 Bath	1.27	1.32	1.30	1.35
3 Bed	1.18	1.35	1.31	1.43
All	1.39	1.44	1.43	1.48
Denver-N Central/City Park				
Efficiency	2.06	2.29	2.34	2.32
1 Bed	2.06	1.67	1.77	1.80
2 Bed, 1 Bath	1.11	1.06	1.22	1.26
2 Bed, 2 Bath	2.01		1.58	1.96
3 Bed		0.87	0.95	1.73
All	2.03	1.70	1.83	1.86
Denver-Northeast				
Efficiency	1.64	1.64	1.84	1.87
1 Bed	1.45	1.48	1.49	1.53
2 Bed, 1 Bath	1.18	1.28	1.30	1.21
2 Bed, 2 Bath	1.34	1.35	1.26	1.27
3 Bed	1.24	1.37	1.23	1.23
All	1.36	1.40	1.38	1.39
Denver-Northwest				
Efficiency	2.62	2.54	2.83	2.47
1 Bed	1.64	2.10	2.09	1.96
2 Bed, 1 Bath	1.54	0.95	1.87	1.69
2 Bed, 2 Bath	2.08	2.20	2.14	2.07
3 Bed		0.81	0.81	0.81
All	1.68	2.11	2.17	2.00
Denver-S Central/Wash Park				
Efficiency	2.08	1.96	1.91	1.93
1 Bed	1.65	1.71	1.63	1.73
2 Bed, 1 Bath	1.69	1.48	1.48	1.49
2 Bed, 2 Bath	1.60	1.55	1.55	1.71
3 Bed	2.10	0.76	1.79	1.92
All	1.72	1.42	1.63	1.72
Denver-Southeast				
Efficiency	1.96	1.82	1.82	1.91
1 Bed	1.48	1.49	1.53	1.52
2 Bed, 1 Bath	1.31	1.22	1.30	1.29
2 Bed, 2 Bath	1.29	1.29	1.32	1.36
3 Bed	1.18	1.06	1.05	1.06
All	1.43	1.37	1.43	1.42
Denver-Southwest				
Efficiency	2.18			
1 Bed	1.55	1.49	1.50	1.64
2 Bed, 1 Bath	1.26	1.27	1.27	1.43
2 Bed, 2 Bath	1.37	1.26	1.36	1.34
3 Bed	1.71	1.25	1.29	1.41
All	1.45	1.38	1.42	1.51
Denver-West Central				
Efficiency	2.86	2.94	2.76	2.80
1 Bed	1.86	1.86	1.77	1.67
2 Bed, 1 Bath	1.23	1.29	1.47	1.44
2 Bed, 2 Bath	4.34		4.37	4.29
3 Bed	1.30	1.30	1.47	1.56
All	1.74	1.77	1.71	1.63
Denver County				
Efficiency	2.06	2.04	2.11	2.08
1 Bed	1.67	1.65	1.69	1.71
2 Bed, 1 Bath	1.38	1.36	1.42	1.41
2 Bed, 2 Bath	1.51	1.48	1.50	1.51
3 Bed	1.36	1.28	1.40	1.38
All	1.62	1.58	1.64	1.65

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average Rent Per Square Foot by Apartment Unit Size by Market Area for Denver County

(In Dollars)

County	2015			2016
Apartment Square Feet	2nd	3rd	4th	1st
Denver-Central/Capitol Hill				
499 below	2.09	2.07	2.15	2.23
500 to 749	1.77	1.75	1.85	1.89
750 to 999	1.78	1.92	1.82	1.84
1000 above	1.55	1.72	1.79	1.77
Denver-Downtown				
499 below	2.44	2.26	2.02	2.03
500 to 749	2.21	2.31	2.27	2.27
750 to 999	1.97	1.95	2.05	1.97
1000 above	1.78	1.77	1.85	1.79
Denver-East Central/Lowry				
499 below	2.29	1.84	2.29	2.33
500 to 749	1.61	1.42	1.48	1.77
750 to 999	1.40	1.37	1.45	1.54
1000 above	1.37	0.93	1.26	1.42
Denver-Far SE				
499 below	1.81	1.96	2.00	2.09
500 to 749	1.47	1.53	1.51	1.55
750 to 999	1.37	1.41	1.38	1.43
1000 above	1.25	1.33	1.30	1.38
Denver-N Central/City Park				
499 below	2.11	2.30	2.33	2.30
500 to 749	2.03	1.04	1.70	1.67
750 to 999	2.03	1.07	1.23	1.79
1000 above	1.99	0.98	1.06	1.90
Denver-Northeast				
499 below				
500 to 749	1.40	1.45	1.45	1.55
750 to 999	1.35	1.41	1.43	1.35
1000 above	1.32	1.35	1.25	1.26
Denver-Northwest				
499 below	1.11	1.13	2.94	2.28
500 to 749	1.58	2.24	2.17	2.09
750 to 999	1.93	2.13	2.13	1.93
1000 above	1.95	2.01	1.98	1.98
Denver-S Central/Wash Park				
499 below	1.99		2.12	2.09
500 to 749	1.92	1.74	1.80	1.83
750 to 999	1.34	1.68	1.55	1.65
1000 above	1.76	0.94	1.56	1.73
Denver-Southeast				
499 below	1.97	1.81	1.84	1.92
500 to 749	1.51	1.45	1.51	1.48
750 to 999	1.33	1.33	1.42	1.40
1000 above	1.25	1.30	1.30	1.34
Denver-Southwest				
499 below	2.83	2.03	2.03	2.03
500 to 749	1.50	1.44	1.40	1.54
750 to 999	1.42	1.39	1.48	1.61
1000 above	1.38	1.28	1.36	1.34
Denver-West Central				
499 below	2.08	2.13	2.10	2.56
500 to 749	1.32	1.32	1.55	1.54
750 to 999	4.34		1.64	1.46
1000 above	0.68	0.68	1.10	1.28
Denver County				
499 below	2.10	2.06	2.12	2.18
500 to 749	1.68	1.66	1.70	1.72
750 to 999	1.57	1.57	1.62	1.61
1000 above	1.46	1.42	1.47	1.48

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

Average rents do not reflect "rental losses" due to concessions and discounts.

Rental Losses by Size, Age and Market Area for Denver County

Includes Concessions and Writeoffs

Average Rent Minus Rental Losses Equals Effective Rent

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	8.3	1.5	5.6	1.3
9 - 50	5.7	1.6	6.3	2.5
51 - 99	8.4	2.2	10.1	0.2
100 - 199	8.3	12.0	11.7	6.7
200 to 349	8.6	8.0	13.8	5.9
350 up	9.0	-0.3	12.6	8.3
Age				
To 1959	5.7	2.6	1.7	1.7
1960-69	9.7	6.9	14.2	10.0
1970-79	14.8	12.5	8.8	8.5
1980-89	10.1	-11.4	6.6	6.7
1990-99	6.8	5.3	3.6	4.1
2000-09	1.6	4.0	2.2	2.6
2010 up	6.5	17.2	21.1	9.3
Market Area				
Denver-Central/Capitol Hill	5.1	-1.8	2.1	0.5
Denver-Downtown	1.6	11.2	2.1	4.3
Denver-East Central/Lowry	6.8	7.7	0.9	10.7
Denver-Far SE	11.2	-5.9	4.8	5.9
Denver-N Central/City Park	8.6	-2.7	1.6	11.4
Denver-Northeast	13.7	16.7	7.4	-0.8
Denver-Northwest	35.1	-43.3	6.9	6.6
Denver-S Central/Wash Park	-11.7	-0.4	0.3	10.9
Denver-Southeast	20.5	8.5	9.5	12.9
Denver-Southwest	13.5	7.5	9.1	9.3
Denver-West Central	15.3	7.6	16.0	8.6
Average	8.9	4.5	5.7	6.7

Economic Vacancy Rates by Size, Age and Market Area for Denver County

Defined as Physcial Vacancy Plus Concessions and Writeoffs

as a Percentage of Gross Potential Rent

(In Percent)

Building	2015			2016
Type	2nd	3rd	4th	1st
Size (in units)				
Up to 6	11.3	4.0	7.0	2.9
9 - 50	9.0	3.9	7.6	6.0
51 - 99	13.7	5.6	11.5	5.8
100 - 199	14.4	20.6	13.1	12.5
200 to 349	15.1	14.7	15.2	13.3
350 up	12.3	3.2	14.0	14.3
Age (year built)				
To 1959	8.6	5.8	6.7	6.4
1960-69	13.6	10.8	19.3	16.0
1970-79	17.2	15.3	13.8	13.4
1980-89	14.4	-6.8	11.6	12.9
1990-99	9.3	9.2	8.7	10.4
2000-09	6.0	9.7	7.3	9.0
2010 up	25.3	34.1	26.1	19.2
Market Area				
Denver-Central/Capitol Hill	8.6	2.1	7.9	6.0
Denver-Downtown	10.7	20.9	14.7	13.6
Denver-East Central/Lowry	10.5	9.3	8.9	13.7
Denver-Far SE	14.7	-2.3	13.3	11.9
Denver-N Central/City Park	11.6	1.0	8.7	18.5
Denver-Northeast	16.0	19.4	11.9	3.8
Denver-Northwest	63.6	0.0	28.8	27.2
Denver-S Central/Wash Park	-7.0	1.5	9.0	15.0
Denver-Southeast	24.4	12.0	17.2	19.0
Denver-Southwest	16.1	11.0	13.3	13.4
Denver-West Central	18.5	11.4	22.1	19.1
Average	13.8	9.8	14.1	13.1

Average Rents for Denver County

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Market Area Totals							
Denver-Central/Capitol Hill	979.05	1206.23	1631.54	1921.15	2690.82	1464.32	1314.32
Denver-Downtown	1210.02	1584.31	1547.58	2104.04	2904.52	2747.08	1677.32
Denver-East Central/Lowry	957.25	1225.99	1281.04	1686.58	2097.17	1680.00	1404.20
Denver-Far SE	997.38	1079.58	1109.99	1473.02	1968.12	1468.97	1196.93
Denver-N Central/City Park	885.21	1417.30	1379.38	2268.71	2556.44		1620.12
Denver-Northeast	950.00	1046.43	1002.30	1365.11	1605.78	1160.00	1151.19
Denver-Northwest	1219.17	1455.46	1352.35	2210.57	1735.00	550.00	1624.67
Denver-S Central/Wash Park	1046.78	1262.86	1158.88	2049.42	3084.08	600.00	1493.20
Denver-Southeast	824.63	1078.52	1156.53	1460.84	1166.76	1110.00	1188.04
Denver-Southwest		1183.95	1376.20	1470.06	2004.34	921.43	1311.76
Denver-West Central	995.70	969.16	1158.34	4070.00	1532.13	1765.60	1133.58
Denver County Average	1064.70	1216.23	1242.00	1658.62	1910.65	1617.71	1331.26
Buildings with up to 6 Units							
Denver-Central/Capitol Hill	800.00	979.29	1300.00	3500.00	2834.00		1775.00
Denver-Downtown							
Denver-East Central/Lowry		881.25					881.25
Denver-Far SE							
Denver-N Central/City Park		675.00			1200.00		780.00
Denver-Northeast			685.00		1127.00		906.00
Denver-Northwest	580.00	817.86	1317.86	1500.00	1735.00	550.00	1107.89
Denver-S Central/Wash Park		800.00	1200.00			600.00	1000.00
Denver-Southeast							
Denver-Southwest							
Denver-West Central			800.00				800.00
Denver County Average	690.00	852.39	1125.63	2500.00	2218.56	575.00	1205.78
Buildings with 7 to 36 Units							
Denver-Central/Capitol Hill	842.37	1063.85	1362.19	1372.00	1595.93	1685.00	1094.79
Denver-Downtown	775.00	1218.75	1852.33	1875.00			1180.33
Denver-East Central/Lowry	947.50	1073.84	1428.08				1100.83
Denver-Far SE							
Denver-N Central/City Park	885.21	1136.60	1379.38	2353.86	2760.00		1361.64
Denver-Northeast			990.00				990.00
Denver-Northwest		1108.23	1299.49	1495.00			1321.67
Denver-S Central/Wash Park	925.56	1080.64	1442.14	2700.00	3150.00		1764.74
Denver-Southeast		797.50	1119.00		1350.00		931.88
Denver-Southwest		781.97	800.00				783.69
Denver-West Central	890.00	1125.00				814.00	869.72
Denver County Average	849.80	1067.18	1347.70	1900.06	2710.44	848.84	1158.23
Buildings with 37 and Above Units							
Denver-Central/Capitol Hill	1030.77	1324.31	1816.07	1961.02	3345.29	1453.81	1445.94
Denver-Downtown	1222.22	1592.58	1527.48	2104.29	2904.52	2747.08	1686.52
Denver-East Central/Lowry	962.51	1235.40	1274.89	1686.58	2097.17	1680.00	1418.46
Denver-Far SE	997.38	1079.58	1109.99	1473.02	1968.12	1468.97	1196.93
Denver-N Central/City Park		1606.00		2238.00	2514.00		1827.17
Denver-Northeast	950.00	1046.43	1003.04	1365.11	1608.49	1160.00	1151.96
Denver-Northwest	1231.23	1474.84	1467.50	2294.73			1668.84
Denver-S Central/Wash Park	1060.41	1296.37	1133.81	1992.60	2754.50		1446.01
Denver-Southeast	824.63	1080.63	1156.89	1460.84	1165.75	1110.00	1189.53
Denver-Southwest		1196.80	1383.25	1470.06	2004.34	921.43	1321.21
Denver-West Central	1001.26	967.13	1163.05	4070.00	1532.13	2400.00	1145.18
Denver County Average	1087.10	1229.75	1233.31	1655.87	1843.79	1717.75	1343.43
Buildings with 5 Stories and Above							
Denver-Central/Capitol Hill	1222.83	1396.61	1878.10	1987.97	3722.50	1453.81	1580.14
Denver-Downtown	1321.45	1632.01	1624.72	2112.06		2700.23	1733.65
Denver-East Central/Lowry	968.30	1227.44	1433.46	1639.30	2338.03		1430.38
Denver-Far SE	1125.71	1166.28	1154.40	1511.64			1276.67
Denver-N Central/City Park		1608.60		2300.23	2753.22		1912.16
Denver-Northeast		1000.00	880.00	890.00	1200.00	1160.00	976.60
Denver-Northwest	1352.22	1582.86	1800.00	1986.48			1665.81
Denver-S Central/Wash Park	1139.98	1207.60	1133.81	1745.90	2419.00		1302.37
Denver-Southeast	855.28	997.10	1089.45	1421.82	1485.48	925.00	1117.88
Denver-Southwest							
Denver-West Central	1078.00	1111.00	1528.00	4070.00			1148.69
Denver County Average	1218.50	1373.81	1397.95	1828.74	2192.29	1891.46	1491.39

Average Rent for Apartment Building/Community Features and Amenities in Denver County

(In Dollars)

	With Feature/Amenity						Without Feature/Amenity						Difference
Feature/Amenity	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	1237.17	1355.81	1479.66	1749.92	2270.00	1497.09	926.35	1114.66	1159.00	1545.47	1691.72	1205.30	291.79
Patio or Balcony	1136.06	1247.53	1241.64	1667.14	1935.31	1370.24	851.19	1013.42	1244.14	1203.49	1362.36	1030.23	340.01
Fireplace	1118.66	1201.61	1278.51	1588.86	2044.00	1336.19	1019.46	1237.21	1206.67	1837.92	1759.72	1324.01	12.18
Nine-Foot Ceilings	1240.48	1352.03	1456.43	1742.26	2184.97	1501.81	904.54	1064.21	1156.45	1419.15	1563.63	1128.01	373.80
Swimming Pool	1109.82	1224.41	1224.24	1643.58	1846.20	1346.98	978.46	1180.27	1334.63	1879.70	2358.35	1252.15	94.83
Spa or Sauna	1190.12	1306.85	1337.57	1706.31	2107.77	1444.70	983.56	1122.60	1179.23	1567.97	1730.99	1208.38	236.32
Exercise Room	1144.29	1262.41	1265.15	1679.64	2079.52	1384.11	832.57	995.61	1160.11	1263.43	1572.89	1057.79	326.32
Sport Court	1001.38	1100.18	1205.77	1499.36	1864.06	1231.56	1077.62	1266.26	1258.43	1747.73	1918.73	1374.21	-142.65
Microwave	1198.90	1339.14	1391.19	1720.15	2190.82	1478.71	946.93	1021.00	1169.71	1415.89	1297.02	1100.11	378.60
Washer/Dryer Hookups	1246.51	1349.56	1312.41	1774.87	2141.52	1488.70	963.19	1134.29	1211.28	1543.55	1754.17	1227.51	261.19
Garbage Disposal	1099.54	1223.82	1238.44	1664.20	1928.78	1344.50	805.43	1093.89	1316.83	1273.68	1341.89	1080.34	264.16
Dishwasher	1117.84	1236.62	1249.72	1664.54	1934.83	1358.45	843.92	1003.18	1169.41	1197.63	1326.11	1009.05	349.40
Air Conditioning	1115.49	1234.30	1249.83	1666.46	1939.13	1356.29	831.47	1008.62	1167.66	1221.71	1378.02	1018.77	337.51
Ceiling Fan	1072.05	1220.26	1223.53	1650.68	2112.68	1335.29	1040.53	1205.22	1267.22	1684.63	1634.76	1320.94	14.35
Attached Garage	1193.74	1462.63	1445.84	1857.80	2471.71	1596.85	1015.83	1136.88	1225.49	1549.05	1755.76	1242.58	354.28
Covered Parking	1140.25	1268.49	1314.44	1707.03	2294.17	1399.17	906.89	1098.07	1125.66	1504.01	1421.13	1177.47	221.70
Clubhouse	1132.83	1265.94	1241.47	1672.42	1878.11	1382.12	948.50	1066.21	1243.54	1551.71	2037.44	1158.17	223.94
Business Center	1129.00	1261.25	1255.29	1668.42	2017.60	1390.32	1006.12	1118.41	1223.93	1608.59	1737.54	1200.82	189.50
Pets Allowed	1102.74	1244.82	1282.49	1684.92	2115.90	1369.60	788.51	958.58	1027.84	1133.80	1121.45	984.59	385.01
Resident Pays Sewer/Water	1148.26	1251.71	1237.29	1676.94	2128.02	1377.62	875.77	1067.24	1256.31	1460.05	1376.33	1127.39	250.24
Unit Security/Alarm System	1251.59	1407.55	1826.43	1840.28	1989.63	1586.72	1043.32	1195.54	1207.51	1630.13	1894.22	1301.81	284.91
Handicapped Access	1205.72	1346.40	1347.02	1742.95	2099.22	1476.13	883.78	1039.44	1178.88	1389.76	1667.78	1119.09	357.04
Heat Included in Rent	818.00	1006.83	1123.89	1170.55	1140.46	1018.65	1137.52	1241.23	1269.30	1674.82	2085.97	1370.03	-351.39

Apartment Unit Absorption by Quarter and Year for Denver County

		First	Second	Third	Fourth	Year-End
2013	Units to Start Quarter/Year	107822	107822	107822	107822	107822
	Units Added this Quarter	0	0	0	1577*	1577
	Total Units Available	107822	107822	107822	109399	109399
	Quarterly Vacancy Rate	5.4%	4.6%	4.6%	6.1%	6.1%
	Units Rented	102042	102898	102901	102704	102704
	Units Vacant	5780	4924	4921	6695	6695
	Number Absorbed this Quarter/Year	833	856	3	-197	1495
2014	Units to Start Quarter/Year	109399	109523	110287	111527	109399
	Units Added this Quarter	124*	764*	1240*	890	3018
	Total Units Available	109523	110287	111527	112417	112417
	Quarterly Vacancy Rate	6.8%	5.6%	3.5%	4.6%	4.6%
	Units Rented	102039	104061	107648	107237	107237
	Units Vacant	7484	6226	3879	5180	5180
	Number Absorbed this Quarter/Year	-665	1357	3587	-411	3868
2015	Units to Start Quarter/Year	112417	112761	114171	115645	112417
	Units Added this Quarter	344	1410	1474	1443	4671
	Total Units Available	112761	114171	115645	117088	117088
	Quarterly Vacancy Rate	6.3%	4.9%	5.4%	7.6%	7.6%
	Units Rented	105661	108546	109366	108225	108225
	Units Vacant	7100	5625	6279	8863	8863
	Number Absorbed this Quarter/Year	-1577	2886	820	-1141	988
2016	Units to Start Quarter/Year	117088				
	Units Added this Quarter	1505				
	Total Units Available	118593				
	Quarterly Vacancy Rate	6.2%				
	Units Rented	111262				
	Units Vacant	7331				
	Number Absorbed this Quarter/Year	3037				

Due to rounding of the vacancy rate, numbers may not always add exactly.
Quarterly absorption totals will not equal year-end total because absorption is the change from time period to time period.
Comparisons should be made using comparable time periods, quarter to quarter or year-end to year-end.

Estimate of New Apartments by Quarter for Denver County

		Beginning Inventory	Units Added	Ending Inventory
2009	1st	103609	1094	104703
	2nd	104703	609	105312
	3rd	105312	605	105917
	4th	105917	169	106086
2010	1st	106086	7	106093
	2nd	106093	0	106093
	3rd	106093	0	106093
	4th	106093	146	106239
2011	1st	106239	41	106280
	2nd	106280	190	106470
	3rd	106470	66	106536
	4th	106536	215	106751
2012	1st	106751	276	107027
	2nd	107027	135	107162
	3rd	107162	573	107735
	4th	107735	87	107822
2013	1st	107822	0	107822
	2nd	107822	0	107822
	3rd	107822	0	107822
	4th	107822	1577*	109399
2014	1st	109399	124*	109523
	2nd	109523	764*	110287
	3rd	110287	1240*	111527
	4th	111527	890	112417
2015	1st	112417	344	112761
	2nd	112761	1410	114171
	3rd	114171	1474	115645
	4th	115645	1443	117088
2016	1st	117088	1505	118593
	2nd			
	3rd			
	4th			

*numbers were revised to reflect a change in data sources

Monthly Resident Turnover
By Size, Age of Building, and Market Area
for Denver County

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	5.0	3.8	0.0	3.6
9 - 50	4.1	3.1	4.9	2.9
51-99	2.4	2.0	4.1	3.4
100 - 199	4.0	5.2	3.9	3.4
200 to 349	5.4	7.6	3.5	3.4
350 up	5.2	4.7	4.1	3.6
Age				
To 1959	3.7	4.6	4.5	2.9
1960-69	5.4	4.0	2.9	3.1
1970-79	3.8	4.5	4.1	3.7
1980-89	5.2	4.6	3.7	3.6
1990-99	5.6	6.1	4.2	2.8
2000-09	6.6	9.6	4.7	4.1
2010 up	4.3	5.0	2.8	3.3
Market Area				
Denver-Central/Capitol Hill	3.8	3.8	3.9	3.6
Denver-Downtown	5.8	6.2	4.1	3.7
Denver-East Central/Lowry	4.8	2.4	5.1	3.5
Denver-Far SE	5.2	5.2	4.0	3.6
Denver-N Central/City Park	6.3	3.6	5.9	5.2
Denver-Northeast	4.0	4.8	4.3	3.4
Denver-Northwest	1.9	0.3	2.1	1.9
Denver-S Central/Wash Park	5.4	35.7	3.5	4.1
Denver-Southeast	5.2	5.1	3.5	3.0
Denver-Southwest	4.6	4.2	3.4	3.5
Denver-West Central	9.6	8.3	6.0	3.3
County Average	5.0	5.7	3.9	3.5

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

Vacancy Rates During the Current Quarter
Denver County

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225								1	0.0%											1	0.0%
$226 to $250																					
$251 to $275																					
$276 to $300					1	0.0%														1	0.0%
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425					1	0.0%														1	0.0%
$426 to $450		1	0.0%		1	0.0%														2	0.0%
$451 to $475					1	0.0%														1	0.0%
$476 to $500					1	0.0%														1	0.0%
$501 to $525		1	0.0%		1	0.0%														2	0.0%
$526 to $550	1	6	16.7%		2	0.0%											1	0.0%	1	9	11.1%
$551 to $575		1	0.0%		1	0.0%														2	0.0%
$576 to $600		69	0.0%		2	0.0%											1	0.0%		72	0.0%
$601 to $625	1	13	7.7%	1	1	100.0%													2	14	14.3%
$626 to $650		10	0.0%		7	0.0%														17	0.0%
$651 to $675		53	0.0%		7	0.0%		1	0.0%											61	0.0%
$676 to $700		130	0.0%		238	0.0%		1	0.0%	2	26	7.7%							2	395	0.5%
$701 to $725		9	0.0%		22	0.0%		1	0.0%											32	0.0%
$726 to $750		8	0.0%	4	86	4.7%													4	94	4.3%
$751 to $775		39	0.0%	1	85	1.2%													1	124	0.8%
$776 to $800	10	108	9.3%	5	212	2.4%	2	339	0.6%		1	0.0%							17	660	2.6%
$801 to $825	7	173	4.0%	19	454	4.2%		24	0.0%	15	134	11.2%					24	0.0%	41	809	5.1%
$826 to $850	2	78	2.6%		55	0.0%		8	0.0%								30	0.0%	2	171	1.2%
$851 to $875	9	194	4.6%	5	163	3.1%		5	0.0%										14	362	3.9%
$876 to $900	3	45	6.7%	64	1017	6.3%		100	0.0%	1	107	0.9%							68	1269	5.4%
$901 to $925	4	126	3.2%	52	1214	4.3%	8	394	2.0%		2	0.0%					5	0.0%	64	1741	3.7%
$926 to $950	6	181	3.3%	85	1190	7.1%	9	170	5.3%		12	0.0%	1	5	20.0%				101	1558	6.5%
$951 to $975	3	242	1.2%	59	646	9.1%	1	121	0.8%		5	0.0%		1	0.0%				63	1015	6.2%
$976 to $1000	6	58	10.3%	11	1070	1.0%		126	0.0%	29	228	12.7%		1	0.0%				46	1483	3.1%
$1001 to 1025	1	19	5.3%	51	907	5.6%	4	25	16.0%		13	0.0%							56	964	5.8%
$1026 to 1050	1	11	9.1%	3	206	1.5%		3	0.0%		11	0.0%		2	0.0%				4	233	1.7%
$1051 to 1075		5	0.0%	16	607	2.6%		19	0.0%		4	0.0%							16	635	2.5%
$1076 to 1100	10	72	13.9%	39	773	5.0%	14	176	8.0%		34	0.0%	15	149	10.1%		12	0.0%	78	1216	6.4%
$1101 to 1125		27	0.0%	31	567	5.5%	7	218	3.2%		8	0.0%							38	820	4.6%
$1126 to 1150	6	46	13.0%	12	425	2.8%		94	0.0%	3	170	1.8%		2	0.0%				21	737	2.8%
$1151 to 1175	12	27	44.4%	33	775	4.3%	2	137	1.5%	11	214	5.1%		3	0.0%		15	0.0%	58	1171	5.0%
$1176 to 1200	20	350	5.7%	18	388	4.6%	14	210	6.7%	1	20	5.0%		38	0.0%		8	0.0%	53	1014	5.2%
$1201 to 1225	2	89	2.2%	3	53	5.7%	13	327	4.0%	7	170	4.1%		2	0.0%				25	641	3.9%
$1226 to 1250	19	257	7.4%	35	643	5.4%	19	243	7.8%	2	65	3.1%		3	0.0%				75	1211	6.2%
$1251 to 1275	5	36	13.9%	21	780	2.7%	2	208	1.0%		6	0.0%		2	0.0%				28	1032	2.7%
$1276 to 1300	5	115	4.3%	4	135	3.0%	7	131	5.3%	7	99	7.1%		12	0.0%				23	492	4.7%
$1301 to 1325	4	74	5.4%	30	428	7.0%	8	116	6.9%	15	217	6.9%		1	0.0%				57	836	6.8%
$1326 to 1350	2	108	1.9%	43	527	8.2%	7	58	12.1%	19	278	6.8%		1	0.0%		12	0.0%	71	984	7.2%
$1351 to 1375	4	35	11.4%	25	273	9.2%	13	223	5.8%	18	237	7.6%							60	768	7.8%
$1376 to 1400	3	8	37.5%	75	1269	5.9%	1	120	0.8%	29	458	6.3%							108	1855	5.8%
$1401 to 1425	6	89	6.7%	38	658	5.8%	12	198	6.1%	16	274	5.8%		1	0.0%				72	1220	5.9%
$1426 to 1450		4	0.0%	21	570	3.7%	3	94	3.2%	33	458	7.2%		21	0.0%				57	1147	5.0%
$1451 to 1475				8	163	4.9%	9	138	6.5%	17	267	6.4%							34	568	6.0%
$1476 to 1400	3	94	3.2%	165	783	21.1%	4	161	2.5%	4	123	3.3%	1	5	20.0%				177	1166	15.2%
$1501 to 1525				11	120	9.2%	1	28	3.6%	22	515	4.3%		32	0.0%	1	42	2.4%	35	737	4.7%
$1526 to 1550	3	19	15.8%	27	245	11.0%	9	130	6.9%	19	322	5.9%	2	44	4.5%				60	760	7.9%
$1551 to 1575	1	8	12.5%	3	232	1.3%	1	19	5.3%					1	0.0%	1	10	10.0%	6	270	2.2%
$1576 to 1500				53	335	15.8%	1	24	4.2%		3	0.0%							54	362	14.9%
$1601 to 1625				26	462	5.6%	10	80	12.5%	6	176	3.4%		34	0.0%				42	752	5.6%
$1626 to 1650				11	334	3.3%	1	77	1.3%	11	292	3.8%	4	30	13.3%				27	733	3.7%
$1651 to 1675				37	154	24.0%	1	14	7.1%	12	166	7.2%	6	80	7.5%				56	414	13.5%
$1676 to 1600				9	103	8.7%	6	56	10.7%	43	793	5.4%		3	0.0%		5	0.0%	58	960	6.0%
$1701 to 1725	3	60	5.0%	57	380	15.0%		18	0.0%	11	168	6.5%	2	31	6.5%				73	657	11.1%
$1726 to 1750				3	58	5.2%	1	14	7.1%	19	651	2.9%							23	723	3.2%
$1751 to 1775				1	24	4.2%	2	22	9.1%	4	81	4.9%							7	127	5.5%
$1776 to 1800				17	218	7.8%	2	33	6.1%	5	54	9.3%		33	0.0%				24	338	7.1%
$1801 to 1825					34	0.0%	2	6	33.3%										2	40	5.0%
$1826 to 1850					22	0.0%		6	0.0%											28	0.0%
$1851 to 1875				1	18	5.6%	1	5	20.0%	1	7	14.3%							3	30	10.0%
$1876 to 1900					1	0.0%	3	16	18.8%	2	111	1.8%	2	27	7.4%				7	155	4.5%
$1901 to 1926				4	26	15.4%	1	49	2.0%	62	280	22.1%				2	9	22.2%	69	364	19.0%
$1926 to 1950					1	0.0%		1	0.0%	17	184	9.2%		20	0.0%				17	206	8.3%
$1951 to 1975										14	231	6.1%					1	0.0%	14	232	6.0%
$1976 to 2000				5	95	5.3%				5	190	2.6%		5	0.0%				10	290	3.4%
$2000 and up				43	396	10.9%	14	111	12.6%	204	1442	14.1%	17	317	5.4%	16	65	24.6%	294	2331	12.6%
TOTALS	162	3098	5.2%	1285	20666	6.2%	215	4899	4.4%	686	9307	7.4%	50	906	5.5%	20	240	8.3%	2418	39116	6.2%

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

Vacancy Rates During the Current Quarter
Denver - Central/Capitol Hill

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225								1	0.0%											1	0.0%
$226 to $250																					
$251 to $275																					
$276 to $300					1	0.0%														1	0.0%
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450		1	0.0%																	1	0.0%
$451 to $475																					
$476 to $500																					
$501 to $525		1	0.0%		1	0.0%														2	0.0%
$526 to $550		1	0.0%		1	0.0%														2	0.0%
$551 to $575		1	0.0%		1	0.0%														2	0.0%
$576 to $600		35	0.0%																	35	0.0%
$601 to $625	1	12	8.3%	1	1	100.0%													2	13	15.4%
$626 to $650		7	0.0%		5	0.0%														12	0.0%
$651 to $675		12	0.0%		6	0.0%		1	0.0%											19	0.0%
$676 to $700		128	0.0%		6	0.0%														134	0.0%
$701 to $725		5	0.0%		9	0.0%														14	0.0%
$726 to $750		7	0.0%	1	17	5.9%													1	24	4.2%
$751 to $775		8	0.0%	1	13	7.7%													1	21	4.8%
$776 to $800		11	0.0%		34	0.0%														45	0.0%
$801 to $825		8	0.0%	1	19	5.3%													1	27	3.7%
$826 to $850	1	8	12.5%		25	0.0%		2	0.0%										1	35	2.9%
$851 to $875	2	26	7.7%		37	0.0%		1	0.0%										2	64	3.1%
$876 to $900	1	14	7.1%		104	0.0%		1	0.0%										1	119	0.8%
$901 to $925	4	56	7.1%		49	0.0%		2	0.0%										4	107	3.7%
$926 to $950		20	0.0%	1	50	2.0%		2	0.0%										1	72	1.4%
$951 to $975	2	30	6.7%		61	0.0%		2	0.0%										2	93	2.2%
$976 to $1000		16	0.0%	1	219	0.5%		4	0.0%		1	0.0%							1	240	0.4%
$1001 to 1025		8	0.0%	2	232	0.9%		3	0.0%		1	0.0%							2	244	0.8%
$1026 to 1050	1	8	12.5%	1	95	1.1%		2	0.0%					2	0.0%				2	107	1.9%
$1051 to 1075		5	0.0%	2	92	2.2%		7	0.0%										2	104	1.9%
$1076 to 1100	5	21	23.8%	1	194	0.5%		6	0.0%		1	0.0%							6	222	2.7%
$1101 to 1125		3	0.0%	1	48	2.1%		2	0.0%		4	0.0%							1	57	1.8%
$1126 to 1150		16	0.0%		45	0.0%		3	0.0%		7	0.0%								71	0.0%
$1151 to 1175	12	26	46.2%	1	8	12.5%		2	0.0%		1	0.0%							13	37	35.1%
$1176 to 1200		4	0.0%	12	265	4.5%		14	0.0%	1	8	12.5%							13	291	4.5%
$1201 to 1225		24	0.0%	1	19	5.3%	1	2	50.0%		5	0.0%							2	50	4.0%
$1226 to 1250	12	106	11.3%	6	84	7.1%		9	0.0%	2	10	20.0%							20	209	9.6%
$1251 to 1275	5	36	13.9%	13	80	16.3%		4	0.0%		2	0.0%		1	0.0%				18	123	14.6%
$1276 to 1300	4	38	10.5%		53	0.0%	1	25	4.0%		5	0.0%		2	0.0%				5	123	4.1%
$1301 to 1325					18	0.0%		19	0.0%		10	0.0%								47	0.0%
$1326 to 1350				8	108	7.4%	1	14	7.1%		8	0.0%					11	0.0%	9	141	6.4%
$1351 to 1375		1	0.0%	1	13	7.7%	6	29	20.7%		7	0.0%							7	50	14.0%
$1376 to 1400				2	39	5.1%		51	0.0%		4	0.0%							2	94	2.1%
$1401 to 1425				31	305	10.2%		7	0.0%		3	0.0%		1	0.0%				31	316	9.8%
$1426 to 1450				1	20	5.0%		23	0.0%		5	0.0%		1	0.0%				1	49	2.0%
$1451 to 1475				1	25	4.0%		13	0.0%		5	0.0%							1	43	2.3%
$1476 to 1400				5	99	5.1%		50	0.0%		5	0.0%		2	0.0%				5	156	3.2%
$1501 to 1525				8	55	14.5%					2	0.0%							8	57	14.0%
$1526 to 1550	3	19	15.8%		33	0.0%	1	12	8.3%		2	0.0%							4	66	6.1%
$1551 to 1575				1	13	7.7%	1	19	5.3%					1	0.0%	1	10	10.0%	3	43	7.0%
$1576 to 1500							1	13	7.7%		2	0.0%							1	15	6.7%
$1601 to 1625				11	119	9.2%		3	0.0%		29	0.0%							11	151	7.3%
$1626 to 1650								15	0.0%		13	0.0%								28	0.0%
$1651 to 1675							1	14	7.1%	1	23	4.3%							2	37	5.4%
$1676 to 1600							6	56	10.7%					3	0.0%		1	0.0%	6	60	10.0%
$1701 to 1725								3	0.0%											3	0.0%
$1726 to 1750							1	14	7.1%		7	0.0%							1	21	4.8%
$1751 to 1775							2	22	9.1%	4	81	4.9%							6	103	5.8%
$1776 to 1800								26	0.0%	5	54	9.3%		1	0.0%				5	81	6.2%
$1801 to 1825							1	2	50.0%										1	2	50.0%
$1826 to 1850								1	0.0%											1	0.0%
$1851 to 1875								1	0.0%	1	5	20.0%							1	6	16.7%
$1876 to 1900								2	0.0%		1	0.0%		3	0.0%					6	0.0%
$1901 to 1926							1	49	2.0%										1	49	2.0%
$1926 to 1950										2	15	13.3%							2	15	13.3%
$1951 to 1975																					
$1976 to 2000				5	94	5.3%								5	0.0%				5	99	5.1%
$2000 and up							14	109	12.8%	9	123	7.3%	4	22	18.2%				27	254	10.6%
TOTALS	53	722	7.3%	120	2815	4.3%	38	662	5.7%	25	449	5.6%	4	44	9.1%	1	22	4.5%	241	4714	5.1%

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

Vacancy Rates During the Current Quarter
Denver - Downtown

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700										2	26	7.7%							2	26	7.7%
$701 to $725																					
$726 to $750																					
$751 to $775		31	0.0%																	31	0.0%
$776 to $800	10	90	11.1%																10	90	11.1%
$801 to $825	3	35	8.6%																3	35	8.6%
$826 to $850																					
$851 to $875																					
$876 to $900																					
$901 to $925		9	0.0%	1	42	2.4%													1	51	2.0%
$926 to $950	1	56	1.8%		26	0.0%													1	82	1.2%
$951 to $975		75	0.0%	4	69	5.8%													4	144	2.8%
$976 to $1000		3	0.0%																	3	0.0%
$1001 to 1025					31	0.0%		12	0.0%											43	0.0%
$1026 to 1050					27	0.0%														27	0.0%
$1051 to 1075					6	0.0%														6	0.0%
$1076 to 1100																					
$1101 to 1125																					
$1126 to 1150		3	0.0%		112	0.0%														115	0.0%
$1151 to 1175		1	0.0%																	1	0.0%
$1176 to 1200	20	346	5.8%	1	20	5.0%													21	366	5.7%
$1201 to 1225	1	14	7.1%																1	14	7.1%
$1226 to 1250		3	0.0%				14	30	46.7%										14	33	42.4%
$1251 to 1275					4	0.0%														4	0.0%
$1276 to 1300		43	0.0%	2	20	10.0%													2	63	3.2%
$1301 to 1325	4	74	5.4%		2	0.0%					1	0.0%							4	77	5.2%
$1326 to 1350	2	88	2.3%		1	0.0%		5	0.0%										2	94	2.1%
$1351 to 1375		2	0.0%																	2	0.0%
$1376 to 1400	3	8	37.5%	17	266	6.4%		6	0.0%										20	280	7.1%
$1401 to 1425	6	89	6.7%	2	153	1.3%													8	242	3.3%
$1426 to 1450		4	0.0%	14	426	3.3%													14	430	3.3%
$1451 to 1475					20	0.0%														20	0.0%
$1476 to 1400	3	94	3.2%	13	321	4.0%		17	0.0%										16	432	3.7%
$1501 to 1525				3	21	14.3%													3	21	14.3%
$1526 to 1550				27	212	12.7%													27	212	12.7%
$1551 to 1575	1	8	12.5%		4	0.0%													1	12	8.3%
$1576 to 1500				1	27	3.7%													1	27	3.7%
$1601 to 1625				4	174	2.3%	10	77	13.0%										14	251	5.6%
$1626 to 1650				9	271	3.3%													9	271	3.3%
$1651 to 1675				35	130	26.9%				11	143	7.7%							46	273	16.8%
$1676 to 1600				9	103	8.7%													9	103	8.7%
$1701 to 1725	3	60	5.0%	57	380	15.0%		15	0.0%		1	0.0%							60	456	13.2%
$1726 to 1750				3	55	5.5%				5	324	1.5%							8	379	2.1%
$1751 to 1775				1	24	4.2%													1	24	4.2%
$1776 to 1800				17	218	7.8%	2	6	33.3%										19	224	8.5%
$1801 to 1825					34	0.0%														34	0.0%
$1826 to 1850					22	0.0%		5	0.0%											27	0.0%
$1851 to 1875				1	18	5.6%	1	4	25.0%		2	0.0%							2	24	8.3%
$1876 to 1900					1	0.0%	3	14	21.4%	2	110	1.8%							5	125	4.0%
$1901 to 1926				4	26	15.4%				3	73	4.1%				2	9	22.2%	9	108	8.3%
$1926 to 1950					1	0.0%		1	0.0%	11	119	9.2%							11	121	9.1%
$1951 to 1975											4	0.0%					1	0.0%		5	0.0%
$1976 to 2000					1	0.0%				4	126	3.2%							4	127	3.1%
$2000 and up				43	396	10.9%		2	0.0%	111	908	12.2%	5	58	8.6%	9	29	31.0%	168	1393	12.1%
TOTALS	57	1136	5.0%	268	3664	7.3%	30	194	15.5%	149	1837	8.1%	5	58	8.6%	11	39	28.2%	520	6928	7.5%

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

Vacancy Rates During the Current Quarter
Denver - East Central/Lowry

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650		1	0.0%																	1	0.0%
$651 to $675																					
$676 to $700					1	0.0%														1	0.0%
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800					38	0.0%														38	0.0%
$801 to $825								20	0.0%											20	0.0%
$826 to $850																					
$851 to $875																					
$876 to $900										1	22	4.5%							1	22	4.5%
$901 to $925					2	0.0%														2	0.0%
$926 to $950	1	10	10.0%	6	133	4.5%													7	143	4.9%
$951 to $975	1	37	2.7%		1	0.0%													1	38	2.6%
$976 to $1000														1	0.0%					1	0.0%
$1001 to 1025	1	9	11.1%		11	0.0%													1	20	5.0%
$1026 to 1050				1	11	9.1%													1	11	9.1%
$1051 to 1075																					
$1076 to 1100																					
$1101 to 1125				4	35	11.4%	5	157	3.2%										9	192	4.7%
$1126 to 1150					5	0.0%														5	0.0%
$1151 to 1175					15	0.0%														15	0.0%
$1176 to 1200																					
$1201 to 1225																					
$1226 to 1250								1	0.0%											1	0.0%
$1251 to 1275				2	418	0.5%													2	418	0.5%
$1276 to 1300																					
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375								9	0.0%											9	0.0%
$1376 to 1400								1	0.0%											1	0.0%
$1401 to 1425				5	200	2.5%		7	0.0%										5	207	2.4%
$1426 to 1450							2	27	7.4%										2	27	7.4%
$1451 to 1475							3	40	7.5%										3	40	7.5%
$1476 to 1400				2	36	5.6%													2	36	5.6%
$1501 to 1525														32	0.0%					32	0.0%
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500											1	0.0%								1	0.0%
$1601 to 1625																					
$1626 to 1650							1	62	1.6%										1	62	1.6%
$1651 to 1675																					
$1676 to 1600																	4	0.0%		4	0.0%
$1701 to 1725										8	94	8.5%							8	94	8.5%
$1726 to 1750										14	302	4.6%							14	302	4.6%
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950														20	0.0%					20	0.0%
$1951 to 1975																					
$1976 to 2000																					
$2000 and up													2	102	2.0%				2	102	2.0%
TOTALS	3	57	5.3%	20	906	2.2%	11	324	3.4%	23	419	5.5%	2	155	1.3%		4	0.0%	59	1865	3.2%

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

Vacancy Rates During the Current Quarter
Denver - Far Southeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625		1	0.0%																	1	0.0%
$626 to $650		2	0.0%																	2	0.0%
$651 to $675		7	0.0%		1	0.0%														8	0.0%
$676 to $700		2	0.0%		7	0.0%														9	0.0%
$701 to $725					11	0.0%														11	0.0%
$726 to $750					25	0.0%														25	0.0%
$751 to $775		20	0.0%		38	0.0%														58	0.0%
$776 to $800				2	29	6.9%													2	29	6.9%
$801 to $825	4	108	3.7%		6	0.0%													4	114	3.5%
$826 to $850	1	61	1.6%	1	306	0.3%													2	367	0.5%
$851 to $875	7	147	4.8%																7	147	4.8%
$876 to $900		8	0.0%	53	752	7.0%													53	760	7.0%
$901 to $925				35	867	4.0%													35	867	4.0%
$926 to $950				4	203	2.0%	7	120	5.8%										11	323	3.4%
$951 to $975		72	0.0%	50	437	11.4%													50	509	9.8%
$976 to $1000	1	30	3.3%	5	243	2.1%	1	240	0.4%	29	216	13.4%							36	729	4.9%
$1001 to 1025				39	354	11.0%													39	354	11.0%
$1026 to 1050																					
$1051 to 1075				2	108	1.9%				1	108	0.9%							3	216	1.4%
$1076 to 1100				29	342	8.5%	13	144	9.0%										42	486	8.6%
$1101 to 1125		24	0.0%	10	108	9.3%	2	48	4.2%										12	180	6.7%
$1126 to 1150	4	24	16.7%								147	0.0%							4	171	2.3%
$1151 to 1175				14	245	5.7%		26	0.0%		60	0.0%							14	331	4.2%
$1176 to 1200				2	54	3.7%	13	133	9.8%										15	187	8.0%
$1201 to 1225	1	48	2.1%							7	163	4.3%							8	211	3.8%
$1226 to 1250	7	148	4.7%	17	352	4.8%	2	72	2.8%		32	0.0%							26	604	4.3%
$1251 to 1275				5	96	5.2%													5	96	5.2%
$1276 to 1300										5	40	12.5%							5	40	12.5%
$1301 to 1325				16	288	5.6%	5	54	9.3%	1	42	2.4%							22	384	5.7%
$1326 to 1350				9	170	5.3%				12	124	9.7%							21	294	7.1%
$1351 to 1375	2	16	12.5%							13	155	8.4%							15	171	8.8%
$1376 to 1400				1	109	0.9%													1	109	0.9%
$1401 to 1425							3	18	16.7%	15	220	6.8%					32	0.0%	18	270	6.7%
$1426 to 1450										4	72	5.6%		20	0.0%				4	92	4.3%
$1451 to 1475				6	106	5.7%				13	192	6.8%							19	298	6.4%
$1476 to 1400				145	327	44.3%													145	327	44.3%
$1501 to 1525							1	28	3.6%	9	216	4.2%				1	42	2.4%	11	286	3.8%
$1526 to 1550								2	0.0%	9	160	5.6%							9	162	5.6%
$1551 to 1575					195	0.0%														195	0.0%
$1576 to 1500					6	0.0%														6	0.0%
$1601 to 1625											13	0.0%		26	0.0%					39	0.0%
$1626 to 1650										11	279	3.9%							11	279	3.9%
$1651 to 1675														27	0.0%					27	0.0%
$1676 to 1600										3	47	6.4%							3	47	6.4%
$1701 to 1725													1	1	100.0%				1	1	100.0%
$1726 to 1750											18	0.0%								18	0.0%
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900													2	24	8.3%				2	24	8.3%
$1901 to 1926										59	207	28.5%							59	207	28.5%
$1926 to 1950																					
$1951 to 1975										14	227	6.2%							14	227	6.2%
$1976 to 2000														8	0.0%					8	0.0%
$2000 and up										14	63	22.2%		31	0.0%				14	94	14.9%
TOTALS	27	718	3.8%	445	5785	7.7%	47	885	5.3%	219	2801	7.8%	3	137	2.2%	1	74	1.4%	742	10400	7.1%

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

Vacancy Rates During the Current Quarter
Denver - North Central/City Park

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425					1	0.0%														1	0.0%
$426 to $450					1	0.0%														1	0.0%
$451 to $475																					
$476 to $500					1	0.0%														1	0.0%
$501 to $525																					
$526 to $550	1	5	20.0%		1	0.0%													1	6	16.7%
$551 to $575																					
$576 to $600					2	0.0%														2	0.0%
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700					1	0.0%														1	0.0%
$701 to $725								1	0.0%											1	0.0%
$726 to $750					1	0.0%														1	0.0%
$751 to $775																					
$776 to $800																					
$801 to $825																					
$826 to $850		7	0.0%																	7	0.0%
$851 to $875																					
$876 to $900																					
$901 to $925		6	0.0%		2	0.0%														8	0.0%
$926 to $950		2	0.0%		1	0.0%														3	0.0%
$951 to $975		1	0.0%		9	0.0%														10	0.0%
$976 to $1000																					
$1001 to 1025		2	0.0%																	2	0.0%
$1026 to 1050					8	0.0%														8	0.0%
$1051 to 1075																					
$1076 to 1100		3	0.0%		8	0.0%														11	0.0%
$1101 to 1125					27	0.0%														27	0.0%
$1126 to 1150	2	3	66.7%		13	0.0%													2	16	12.5%
$1151 to 1175					4	0.0%														4	0.0%
$1176 to 1200					1	0.0%		1	0.0%					1	0.0%					3	0.0%
$1201 to 1225																					
$1226 to 1250																					
$1251 to 1275																					
$1276 to 1300								2	0.0%											2	0.0%
$1301 to 1325																					
$1326 to 1350								2	0.0%											2	0.0%
$1351 to 1375				1	19	5.3%													1	19	5.3%
$1376 to 1400																					
$1401 to 1425								2	0.0%		1	0.0%								3	0.0%
$1426 to 1450											2	0.0%								2	0.0%
$1451 to 1475																					
$1476 to 1400								8	0.0%				1	3	33.3%				1	11	9.1%
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625				11	163	6.7%													11	163	6.7%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750					3	0.0%														3	0.0%
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up										7	80	8.8%	2	23	8.7%				9	103	8.7%
TOTALS	3	29	10.3%	12	266	4.5%		16	0.0%	7	83	8.4%	3	27	11.1%				25	421	5.9%

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

Vacancy Rates During the Current Quarter
Denver - Northeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700								1	0.0%											1	0.0%
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800								2	0.0%											2	0.0%
$801 to $825				18	384	4.7%													18	384	4.7%
$826 to $850																					
$851 to $875																					
$876 to $900								96	0.0%		80	0.0%								176	0.0%
$901 to $925							8	388	2.1%										8	388	2.1%
$926 to $950	4	68	5.9%																4	68	5.9%
$951 to $975								1	0.0%											1	0.0%
$976 to $1000				3	258	1.2%		1	0.0%										3	259	1.2%
$1001 to 1025				7	160	4.4%													7	160	4.4%
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100				4	74	5.4%	1	4	25.0%										5	78	6.4%
$1101 to 1125																					
$1126 to 1150				12	216	5.6%								1	0.0%				12	217	5.5%
$1151 to 1175				4	232	1.7%											14	0.0%	4	246	1.6%
$1176 to 1200							1	19	5.3%					34	0.0%				1	53	1.9%
$1201 to 1225																					
$1226 to 1250				10	152	6.6%													10	152	6.6%
$1251 to 1275							1	17	5.9%										1	17	5.9%
$1276 to 1300							2	64	3.1%										2	64	3.1%
$1301 to 1325										11	128	8.6%							11	128	8.6%
$1326 to 1350										5	126	4.0%							5	126	4.0%
$1351 to 1375				3	73	4.1%	3	64	4.7%										6	137	4.4%
$1376 to 1400										24	415	5.8%							24	415	5.8%
$1401 to 1425																					
$1426 to 1450																					
$1451 to 1475																					
$1476 to 1400																					
$1501 to 1525										8	80	10.0%							8	80	10.0%
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675													6	80	7.5%				6	80	7.5%
$1676 to 1600																					
$1701 to 1725										3	72	4.2%	2	31	6.5%				5	103	4.9%
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800														32	0.0%					32	0.0%
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS	4	68	5.9%	61	1549	3.9%	16	657	2.4%	51	901	5.7%	8	178	4.5%		14	0.0%	140	3367	4.2%

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

Vacancy Rates During the Current Quarter
Denver - Northwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475					1	0.0%														1	0.0%
$476 to $500																					
$501 to $525																					
$526 to $550																	1	0.0%		1	0.0%
$551 to $575																					
$576 to $600		1	0.0%																	1	0.0%
$601 to $625																					
$626 to $650					2	0.0%														2	0.0%
$651 to $675																					
$676 to $700					1	0.0%														1	0.0%
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800								3	0.0%											3	0.0%
$801 to $825								4	0.0%											4	0.0%
$826 to $850								1	0.0%											1	0.0%
$851 to $875								1	0.0%											1	0.0%
$876 to $900																					
$901 to $925								1	0.0%											1	0.0%
$926 to $950																					
$951 to $975		17	0.0%											1	0.0%					18	0.0%
$976 to $1000																					
$1001 to 1025					9	0.0%														9	0.0%
$1026 to 1050																					
$1051 to 1075					74	0.0%														74	0.0%
$1076 to 1100					35	0.0%														35	0.0%
$1101 to 1125																					
$1126 to 1150																					
$1151 to 1175																					
$1176 to 1200																					
$1201 to 1225																					
$1226 to 1250																					
$1251 to 1275																					
$1276 to 1300					4	0.0%														4	0.0%
$1301 to 1325							1	17	5.9%										1	17	5.9%
$1326 to 1350		20	0.0%				2	3	66.7%										2	23	8.7%
$1351 to 1375	2	16	12.5%																2	16	12.5%
$1376 to 1400																					
$1401 to 1425																					
$1426 to 1450								19	0.0%											19	0.0%
$1451 to 1475																					
$1476 to 1400								5	0.0%		22	0.0%								27	0.0%
$1501 to 1525					44	0.0%														44	0.0%
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500				50	282	17.7%		11	0.0%										50	293	17.1%
$1601 to 1625																					
$1626 to 1650					31	0.0%														31	0.0%
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725											1	0.0%								1	0.0%
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800								1	0.0%											1	0.0%
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950										4	50	8.0%							4	50	8.0%
$1951 to 1975																					
$1976 to 2000																					
$2000 and up										58	136	42.6%		1	0.0%				58	137	42.3%
TOTALS	2	54	3.7%	50	483	10.4%	3	66	4.5%	62	209	29.7%		2	0.0%		1	0.0%	117	815	14.4%

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

Vacancy Rates During the Current Quarter
Denver - South Central/Wash Park

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																1		0.0%		1	0.0%
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800					1	0.0%														1	0.0%
$801 to $825		21	0.0%																	21	0.0%
$826 to $850																					
$851 to $875		19	0.0%																	19	0.0%
$876 to $900		4	0.0%																	4	0.0%
$901 to $925																					
$926 to $950		5	0.0%																	5	0.0%
$951 to $975																					
$976 to $1000					188	0.0%														188	0.0%
$1001 to 1025					29	0.0%														29	0.0%
$1026 to 1050		3	0.0%																	3	0.0%
$1051 to 1075																					
$1076 to 1100					9	0.0%														9	0.0%
$1101 to 1125					20	0.0%														20	0.0%
$1126 to 1150					31	0.0%		82	0.0%											113	0.0%
$1151 to 1175																					
$1176 to 1200								3	0.0%											3	0.0%
$1201 to 1225		3	0.0%																	3	0.0%
$1226 to 1250											14	0.0%								14	0.0%
$1251 to 1275																					
$1276 to 1300	1	34	2.9%	2	58	3.4%		2	0.0%										3	94	3.2%
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375																					
$1376 to 1400				1	142	0.7%		1	0.0%										1	143	0.7%
$1401 to 1425																					
$1426 to 1450				3	28	10.7%		6	0.0%										3	34	8.8%
$1451 to 1475				1	12	8.3%													1	12	8.3%
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550										1	40	2.5%							1	40	2.5%
$1551 to 1575				2	20	10.0%													2	20	10.0%
$1576 to 1500				2	20	10.0%													2	20	10.0%
$1601 to 1625					6	0.0%														6	0.0%
$1626 to 1650				2	32	6.3%													2	32	6.3%
$1651 to 1675				2	24	8.3%													2	24	8.3%
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000										1	64	1.6%							1	64	1.6%
$2000 and up										5	131	3.8%	4	48	8.3%				9	179	5.0%
TOTALS	1	89	1.1%	15	620	2.4%		94	0.0%	7	249	2.8%	4	48	8.3%		1	0.0%	27	1101	2.5%

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

Vacancy Rates During the Current Quarter
Denver - Southeast

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600		24	0.0%																	24	0.0%
$601 to $625																					
$626 to $650																					
$651 to $675		34	0.0%																	34	0.0%
$676 to $700					113	0.0%														113	0.0%
$701 to $725		4	0.0%																	4	0.0%
$726 to $750		1	0.0%																	1	0.0%
$751 to $775																					
$776 to $800		7	0.0%		8	0.0%		212	0.0%											227	0.0%
$801 to $825		1	0.0%		11	0.0%				15	134	11.2%							15	146	10.3%
$826 to $850		2	0.0%		12	0.0%		5	0.0%											19	0.0%
$851 to $875		2	0.0%	5	112	4.5%		3	0.0%										5	117	4.3%
$876 to $900	2	16	12.5%	11	160	6.9%		3	0.0%										13	179	7.3%
$901 to $925		55	0.0%	16	252	6.3%		3	0.0%								5	0.0%	16	315	5.1%
$926 to $950		20	0.0%	74	777	9.5%	1	21	4.8%		3	0.0%							75	821	9.1%
$951 to $975		10	0.0%	5	27	18.5%	1	118	0.8%		2	0.0%							6	157	3.8%
$976 to $1000	5	9	55.6%	2	162	1.2%		121	0.0%		4	0.0%							7	296	2.4%
$1001 to 1025				3	54	5.6%	4	10	40.0%		4	0.0%							7	68	10.3%
$1026 to 1050				1	56	1.8%		1	0.0%		1	0.0%							1	58	1.7%
$1051 to 1075				4	118	3.4%		12	0.0%										4	130	3.1%
$1076 to 1100				5	85	5.9%		13	0.0%		13	0.0%	15	149	10.1%				20	260	7.7%
$1101 to 1125				12	200	6.0%		11	0.0%										12	211	5.7%
$1126 to 1150								9	0.0%		4	0.0%								13	0.0%
$1151 to 1175				9	156	5.8%	2	96	2.1%	11	145	7.6%					1	0.0%	22	398	5.5%
$1176 to 1200				3	48	6.3%		27	0.0%		12	0.0%					8	0.0%	3	95	3.2%
$1201 to 1225							12	305	3.9%		2	0.0%							12	307	3.9%
$1226 to 1250				2	55	3.6%	1	120	0.8%		9	0.0%							3	184	1.6%
$1251 to 1275							1	181	0.6%		4	0.0%							1	185	0.5%
$1276 to 1300							4	24	16.7%		44	0.0%		6	0.0%				4	74	5.4%
$1301 to 1325				14	120	11.7%	2	24	8.3%		6	0.0%							16	150	10.7%
$1326 to 1350							4	34	11.8%	2	20	10.0%		1	0.0%		1	0.0%	6	56	10.7%
$1351 to 1375										5	75	6.7%							5	75	6.7%
$1376 to 1400				50	692	7.2%	1	61	1.6%	5	39	12.8%							56	792	7.1%
$1401 to 1425							2	103	1.9%	1	50	2.0%							3	153	2.0%
$1426 to 1450										25	259	9.7%							25	259	9.7%
$1451 to 1475							6	85	7.1%	4	70	5.7%							10	155	6.5%
$1476 to 1400										4	96	4.2%							4	96	4.2%
$1501 to 1525																					
$1526 to 1550													2	19	10.5%				2	19	10.5%
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625														8	0.0%					8	0.0%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600										40	746	5.4%							40	746	5.4%
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS	7	185	3.8%	216	3218	6.7%	41	1602	2.6%	112	1742	6.4%	17	183	9.3%		15	0.0%	393	6945	5.7%

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

Vacancy Rates During the Current Quarter
Denver - Southwest

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700					1	0.0%														1	0.0%
$701 to $725					2	0.0%														2	0.0%
$726 to $750				3	43	7.0%													3	43	7.0%
$751 to $775					34	0.0%														34	0.0%
$776 to $800				3	102	2.9%		4	0.0%		1	0.0%							3	107	2.8%
$801 to $825					34	0.0%														34	0.0%
$826 to $850					11	0.0%											30	0.0%		41	0.0%
$851 to $875					14	0.0%														14	0.0%
$876 to $900					1	0.0%					5	0.0%								6	0.0%
$901 to $925											2	0.0%								2	0.0%
$926 to $950							1	27	3.7%		9	0.0%							1	36	2.8%
$951 to $975					42	0.0%					3	0.0%								45	0.0%
$976 to $1000											7	0.0%								7	0.0%
$1001 to 1025					27	0.0%					8	0.0%								35	0.0%
$1026 to 1050					9	0.0%					10	0.0%								19	0.0%
$1051 to 1075											4	0.0%								4	0.0%
$1076 to 1100					26	0.0%		9	0.0%		20	0.0%					12	0.0%		67	0.0%
$1101 to 1125				1	56	1.8%					4	0.0%							1	60	1.7%
$1126 to 1150					3	0.0%				3	12	25.0%		1	0.0%				3	16	18.8%
$1151 to 1175								13	0.0%		8	0.0%		3	0.0%					24	0.0%
$1176 to 1200								13	0.0%					3	0.0%					16	0.0%
$1201 to 1225				2	34	5.9%		20	0.0%					2	0.0%				2	56	3.6%
$1226 to 1250							2	11	18.2%					3	0.0%				2	14	14.3%
$1251 to 1275				3	254	1.2%		6	0.0%					1	0.0%				3	261	1.1%
$1276 to 1300								14	0.0%	2	10	20.0%		4	0.0%				2	28	7.1%
$1301 to 1325								2	0.0%	3	30	10.0%		1	0.0%				3	33	9.1%
$1326 to 1350				26	248	10.5%													26	248	10.5%
$1351 to 1375				20	168	11.9%													20	168	11.9%
$1376 to 1400				4	21	19.0%													4	21	19.0%
$1401 to 1425																					
$1426 to 1450				3	96	3.1%	1	19	5.3%										4	115	3.5%
$1451 to 1475																					
$1476 to 1400							4	81	4.9%										4	81	4.9%
$1501 to 1525										5	217	2.3%							5	217	2.3%
$1526 to 1550							5	108	4.6%	17	256	6.6%							22	364	6.0%
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625										6	134	4.5%							6	134	4.5%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825							1	4	25.0%										1	4	25.0%
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up														32	0.0%					32	0.0%
TOTALS				65	1226	5.3%	14	331	4.2%	36	740	4.9%		50	0.0%		42	0.0%	115	2389	4.8%

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

Vacancy Rates During the Current Quarter
Denver - West Central

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600		9	0.0%																	9	0.0%
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700					108	0.0%														108	0.0%
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800							2	118	1.7%										2	118	1.7%
$801 to $825																	24	0.0%		24	0.0%
$826 to $850																					
$851 to $875																					
$876 to $900		3	0.0%																	3	0.0%
$901 to $925																					
$926 to $950													1	5	20.0%				1	5	20.0%
$951 to $975																					
$976 to $1000																					
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075				8	209	3.8%													8	209	3.8%
$1076 to 1100	5	48	10.4%																5	48	10.4%
$1101 to 1125				3	73	4.1%													3	73	4.1%
$1126 to 1150																					
$1151 to 1175																					
$1176 to 1200																					
$1201 to 1225																					
$1226 to 1250																					
$1251 to 1275																					
$1276 to 1300																					
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375							4	121	3.3%										4	121	3.3%
$1376 to 1400																					
$1401 to 1425							7	61	11.5%										7	61	11.5%
$1426 to 1450																					
$1451 to 1475																					
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550							3	8	37.5%					25	0.0%				3	33	9.1%
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650													4	30	13.3%				4	30	13.3%
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up										1		0.0%				7	36	19.4%	7	37	18.9%
TOTALS	5	60	8.3%	11	390	2.8%	16	308	5.2%	1		0.0%	5	60	8.3%	7	60	11.7%	44	879	5.0%

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

DEFINITION OF DENVER COUNTY MARKET AREAS AND CENSUS TRACTS

Market Area Boundaries:

Denver-Central	North: Twelfth Avenue and Colfax; East: Colorado Blvd.; South: Alameda; West: Washington and Broadway
Denver-Downtown	North: Wewatta/Wynkoop Streets; East: Washington, Welton, Downing, 38th; South: Twelfth; West: Osage/5th Street, including Golden Triangle (Broadway on east and Speer Blvd. on west and south)
Denver-E. Central	North: Colfax; East: City and County of Denver line; South: Alameda; West: Colorado Blvd.
Denver-Far S.E.	North: Evans and Iliff; East and South: City and County of Denver boundary; West: Colorado Blvd.
Denver - N. Central	North: City and County Denver boundary; East: Colorado Blvd.; South: Twelfth and Colfax; West: Washington, Welton, Downing, 38th Street, I-25
Denver-Northeast	North and East: City and County of Denver line; South: Colfax; West: Colorado Blvd.
Denver-Northwest	North: City and County of Denver boundary; East: I-25; South: Colfax; West: City and County of Denver boundary
Denver-S. Central	North: Alameda; East: Colorado Blvd.; South: City and County of Denver line; West: Broadway
Denver-Southeast	North: Alameda; East: City and County of Denver line; South: Evans/Iliff; West: Colorado Blvd. except for the City of Glendale
Denver-Southwest	North: Alameda; East: Broadway; South and West: City and County of Denver boundary
Denver-W Central	North: Colfax and Twelfth; East: I-25 and Broadway; South: Alameda; West: City and County of Denver line

Census Tracts:

Denver - Central	27.02, 27.03, 28.01, 28.02, 28.03, 32.01, 32.02, 32.03, 33.00, 37.02, 37.03, 38.00
Denver - Downtown	15.00 (pt), 16.00 (pt), 17.01, 17.02, 19.00 (pt), 20.00, 24.01 (pt), 25.00, 26.01, 26.02 (pt), 27.01
Denver- East Central	43.01, 43.02, 43.03, 43.04, 43.05, 44.01, 44.02
Denver- Far Southeast	40.03, 40.04, 67.01, 67.51, 68.02, 68.04, 68.09, 68.10. 68.11, 68.12, 68.14, 68.53, 70.06
Denver- North Central	16.00 (pt), 23.00, 24.01 (pt), 24.02, 26.02, 31.01, 31.02, 35.00, 36.01, 36.02, 36.03, 37.01
Denver-Northeast	41.01, 41.02, 41.03, 41.04, 41.05, 42.01, 42.02, 44.01 (pt), 83.04, 83.05, 83.06, 83.11, 83.12

Denver-Northwest	1.01, 1.02, 2.01, 2.02, 3.01, 3.02, 3.03, 4.01, 4.02, 5.01, 5.02, 6.00, 7.01 (pt), 7.02 (pt), 11.01, 11.02, 106.01
Denver-South Central	29.01, 29.02, 30.01, 30.02, 30.03, 30.04, 30.5, 39.01, 39.02, 40.02, 40.05, 40.06
Denver-Southeast	49.00, 50.1, 50.2, 51.02, 51.03, 51.04, 52.00, 53.00, 53.96, 69.01, 69.51, 70.13, 70.36, 70.37
Denver-Southwest	13.01, 13.02, 14.01, 14.02, 45.01, 45.02, 46.01, 46.02, 46.03, 47.00, 48.01, 48.02, 54.02, 55.02, 55.03, 119.02, 120.01, 120.10
Denver-West Central	7.01(pt), 7.02 (pt), 8.00, 9.01, 902, 9.03, 10.00, 18.00, 19.00 (pt), 21.00

Section VII - Douglas County

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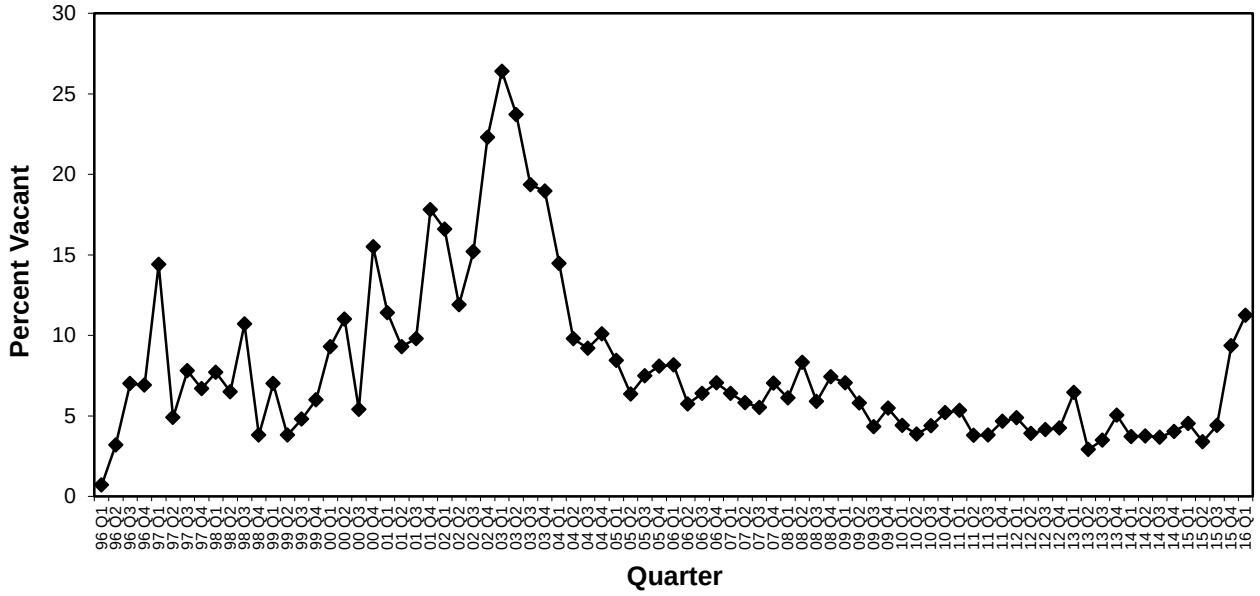
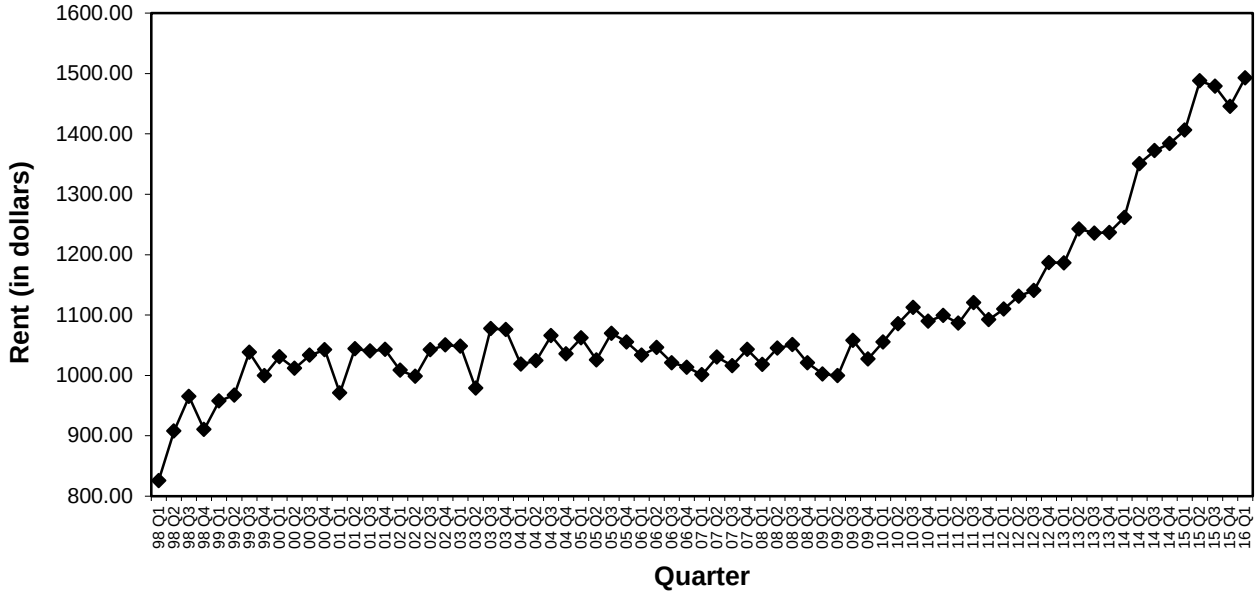
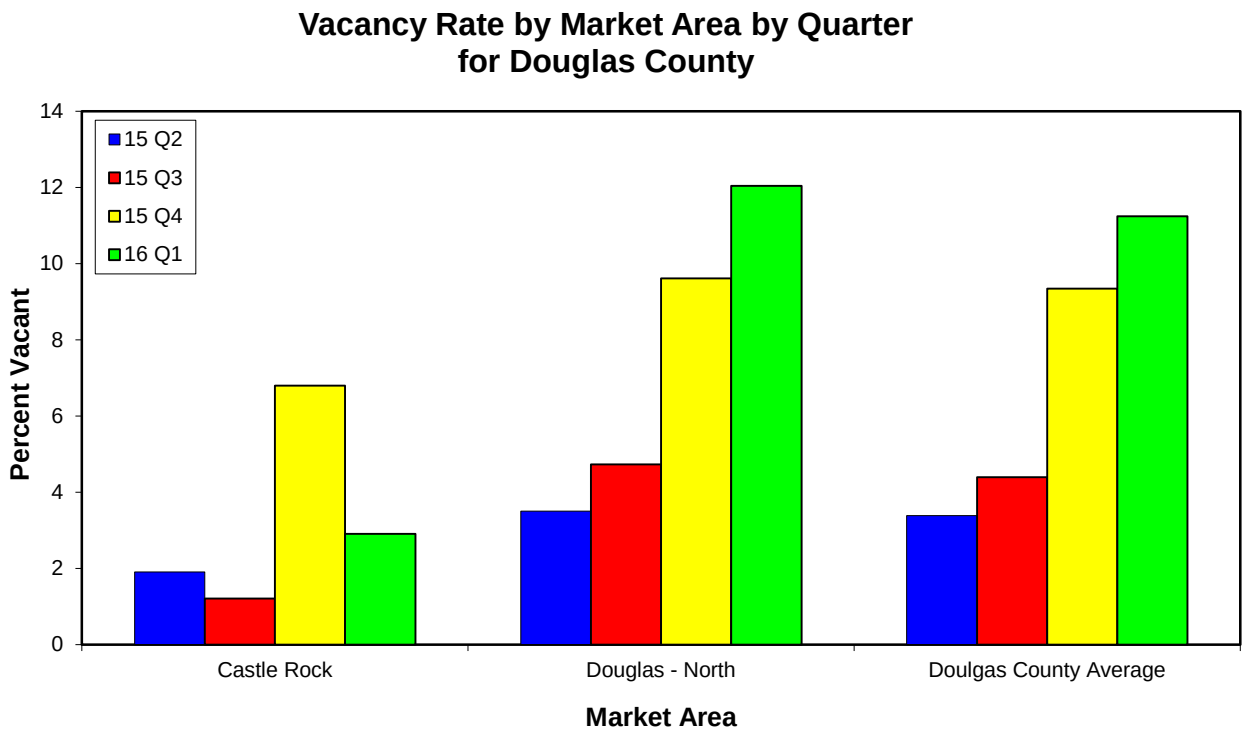
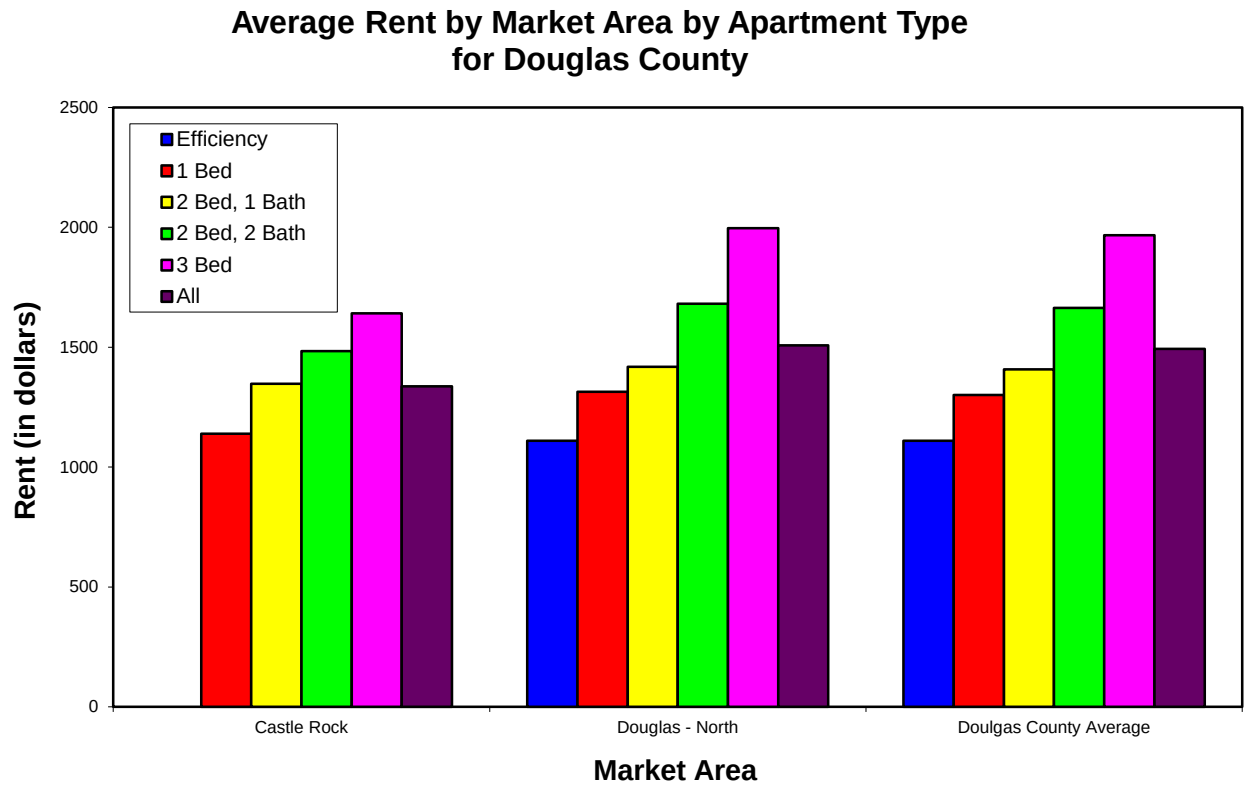
Vacancy Rate by Quarter for Douglas County

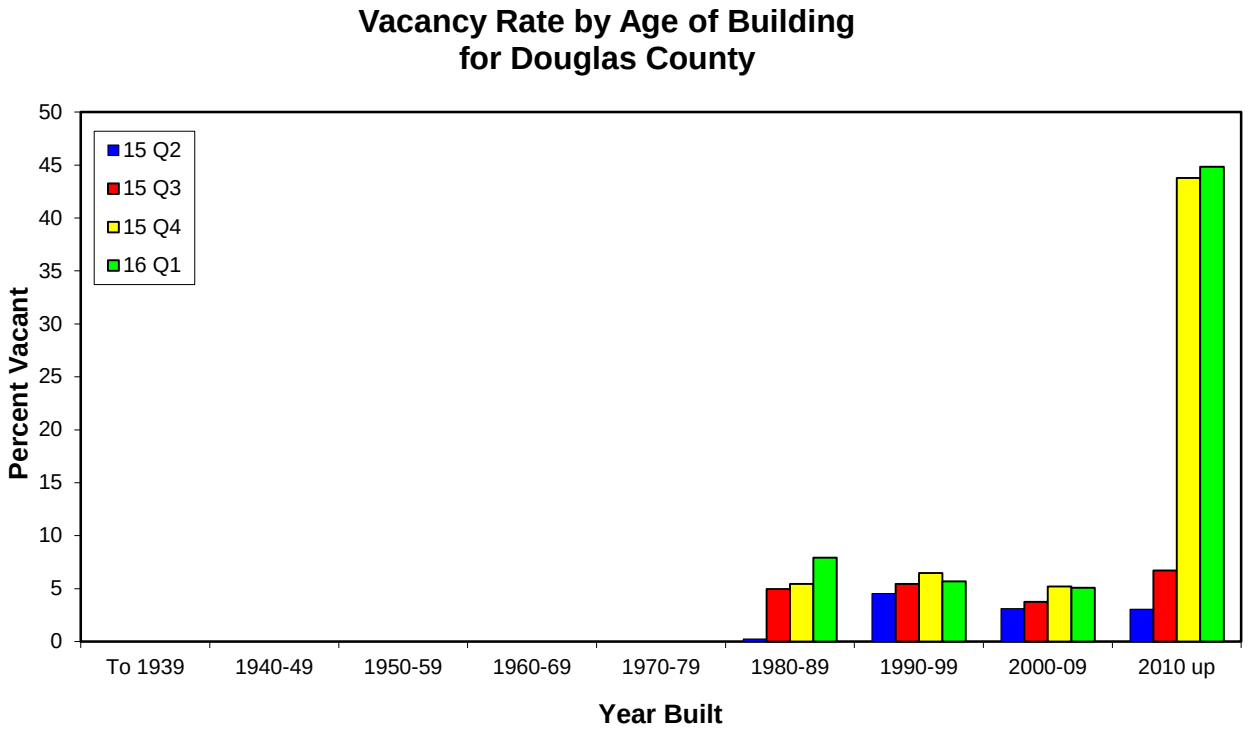


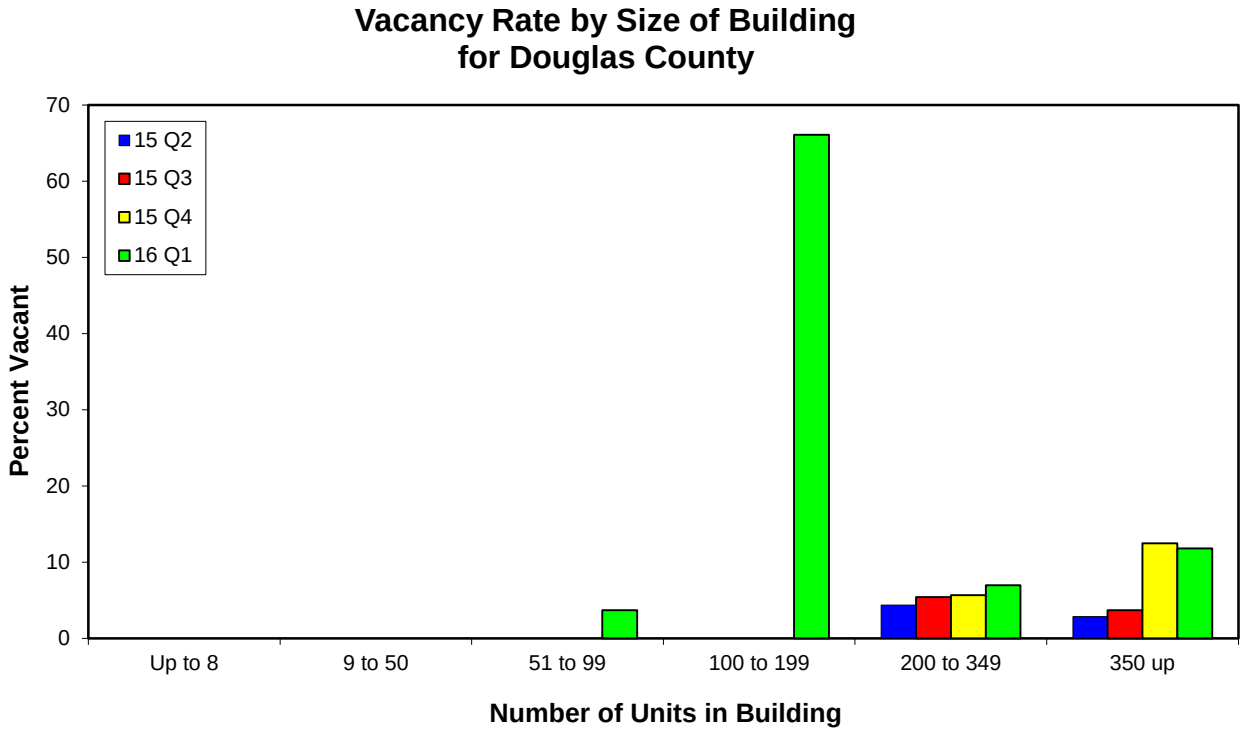
Average Rent by Quarter for Douglas County

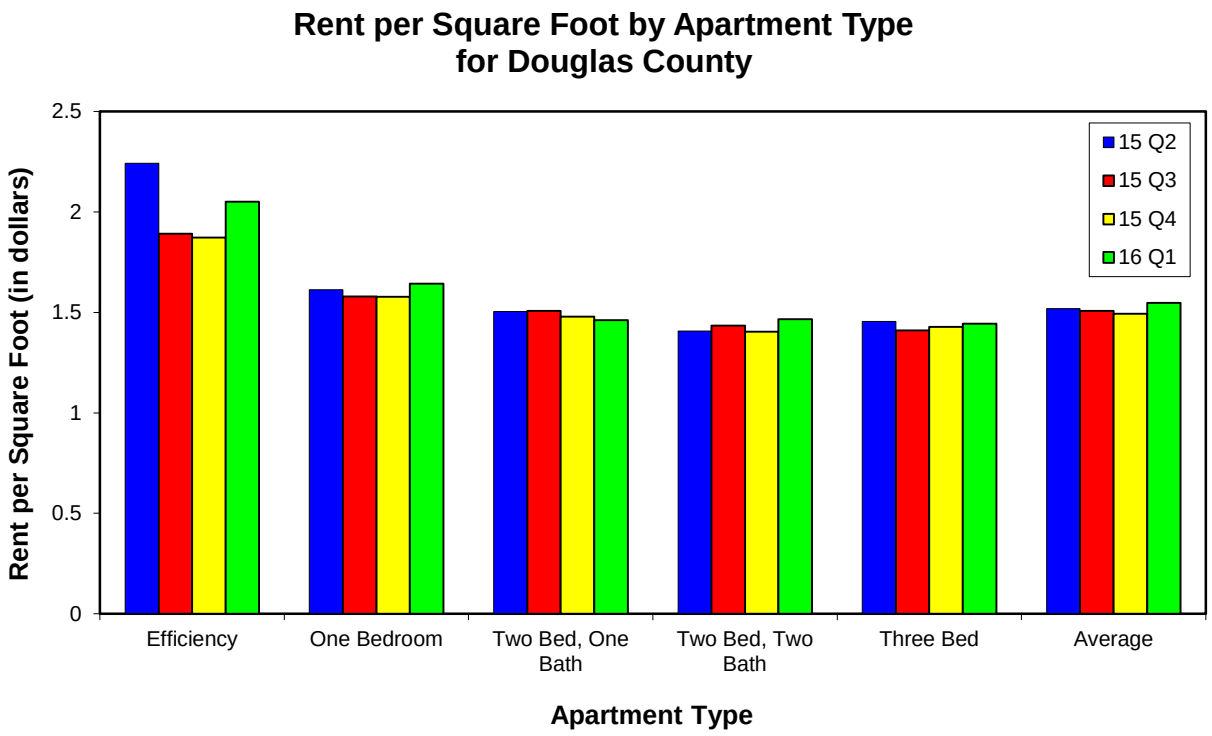


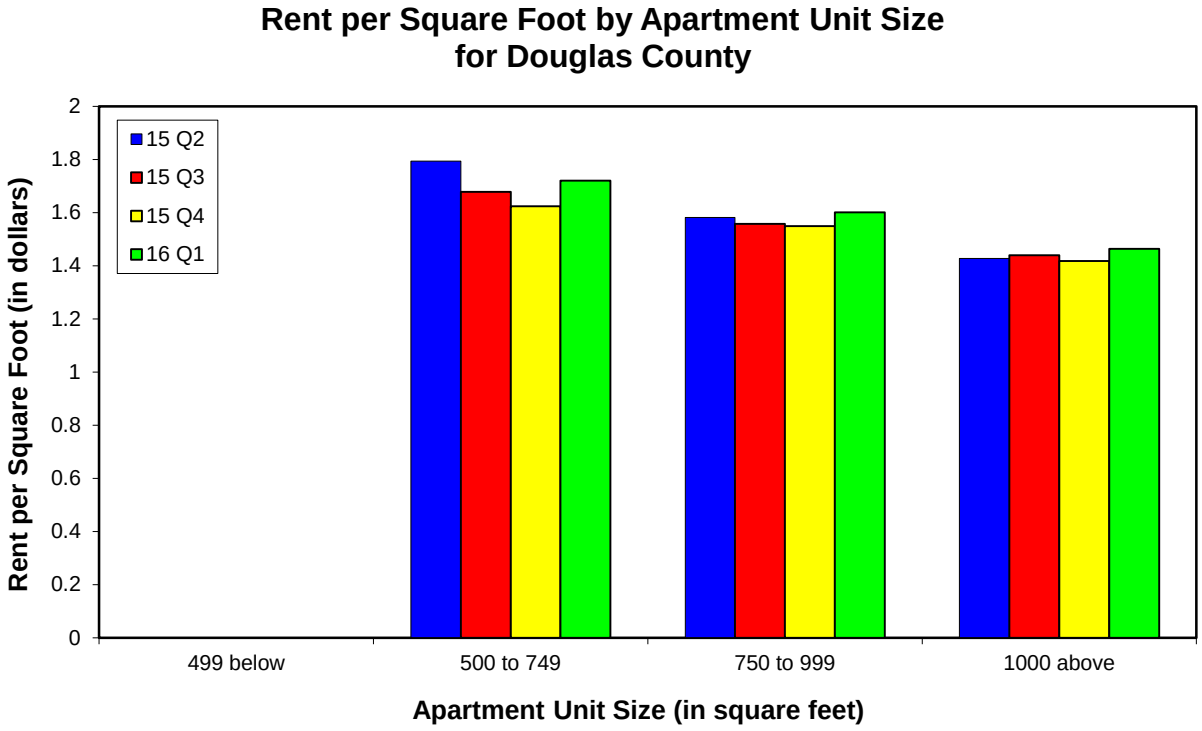

Vacancy Rate by Market Area by Quarter
for Douglas County
Percent Vacant
0
2
4
6
8
10
12
14
15 Q2
15 Q3
15 Q4
16 Q1
Castle Rock
Douglas - North
Doulgas County Average
Market Area


Average Rent by Market Area by Apartment Type
for Douglas County
Rent (in dollars)
0
500
1000
1500
2000
2500
Efficiency
1 Bed
2 Bed, 1 Bath
2 Bed, 2 Bath
3 Bed
All
Castle Rock
Douglas - North
Doulgas County Average
Market Area

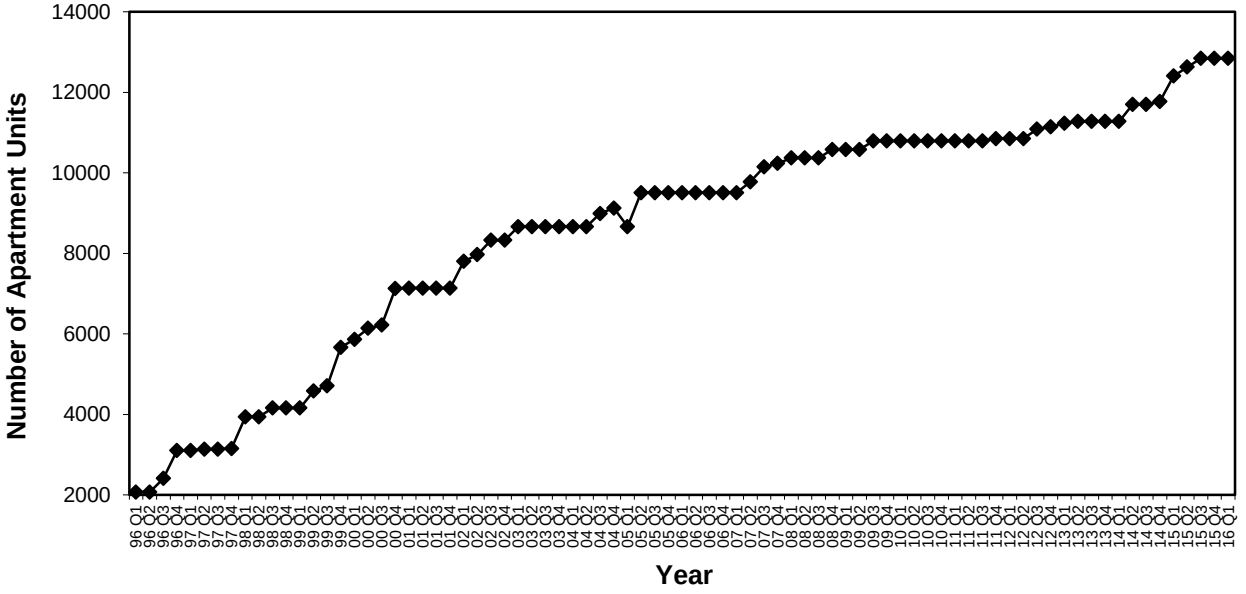

Vacancy Rate by Age of Building
for Douglas County
15 Q2
15 Q3
15 Q4
16 Q1
Percent Vacant
0
5
10
15
20
25
30
35
40
45
50
To 1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010 up
Year Built


Vacancy Rate by Size of Building
for Douglas County
15 Q2
15 Q3
15 Q4
16 Q1
Percent Vacant
0
10
20
30
40
50
60
70
Up to 8
9 to 50
51 to 99
100 to 199
200 to 349
350 up
Number of Units in Building

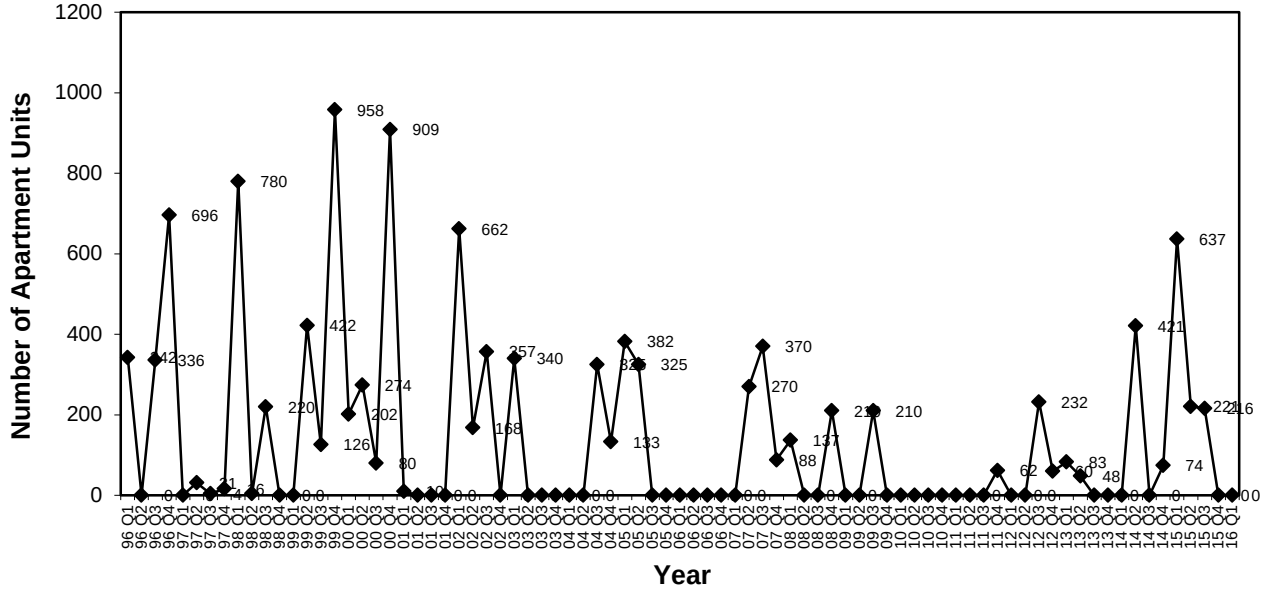

Rent per Square Foot by Apartment Type
for Douglas County
Rent per Square Foot (in dollars)
2.5
2
1.5
1
0.5
0
15 Q2
15 Q3
15 Q4
16 Q1
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Rent per Square Foot by Apartment Unit Size
for Douglas County
Rent per Square Foot (in dollars)
2
1.8
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
15 Q2
15 Q3
15 Q4
16 Q1
499 below
500 to 749
750 to 999
1000 above
Apartment Unit Size (in square feet)

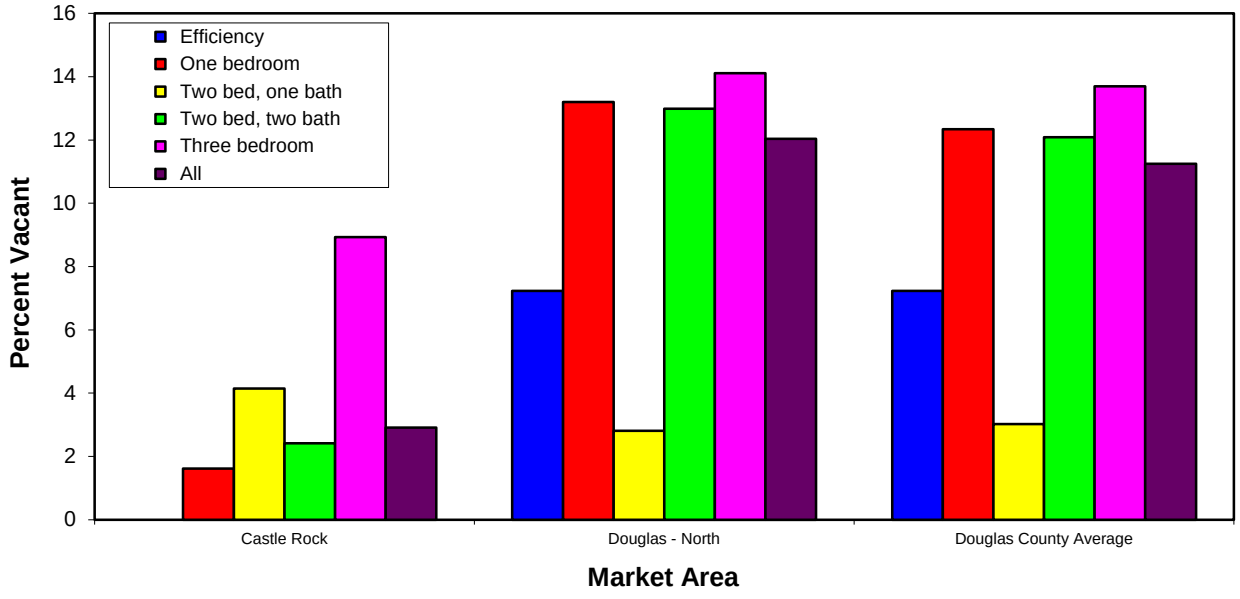
Estimate of Total Apartments by Year for Douglas County



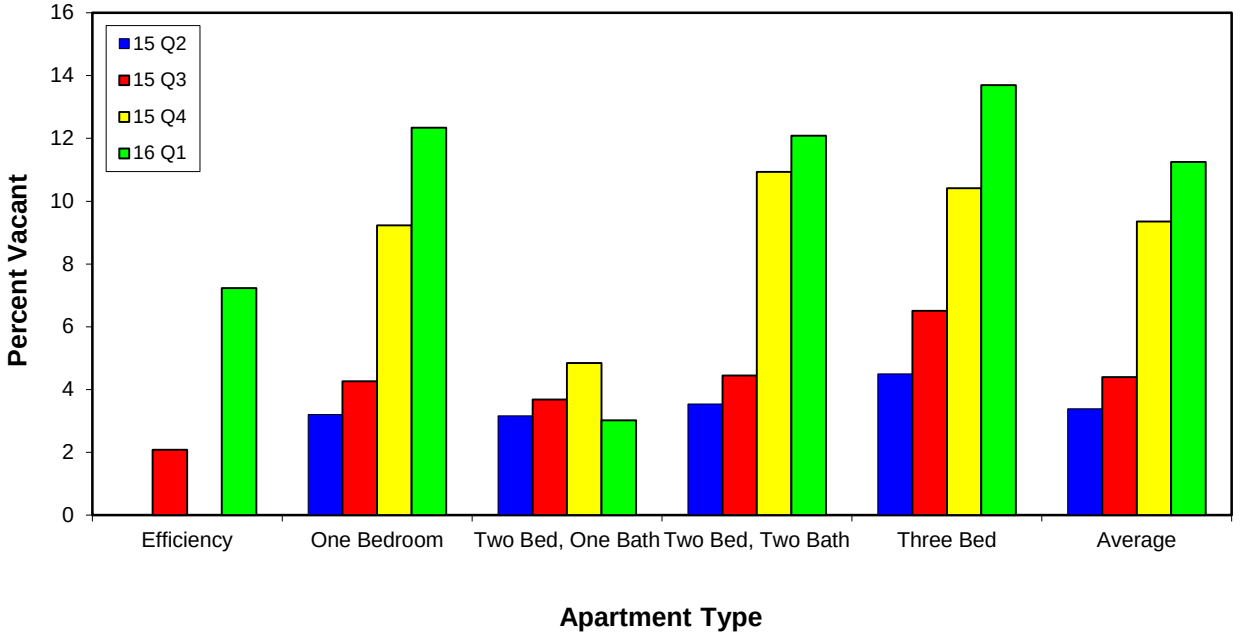
New Apartment Units Added by Year for Douglas County

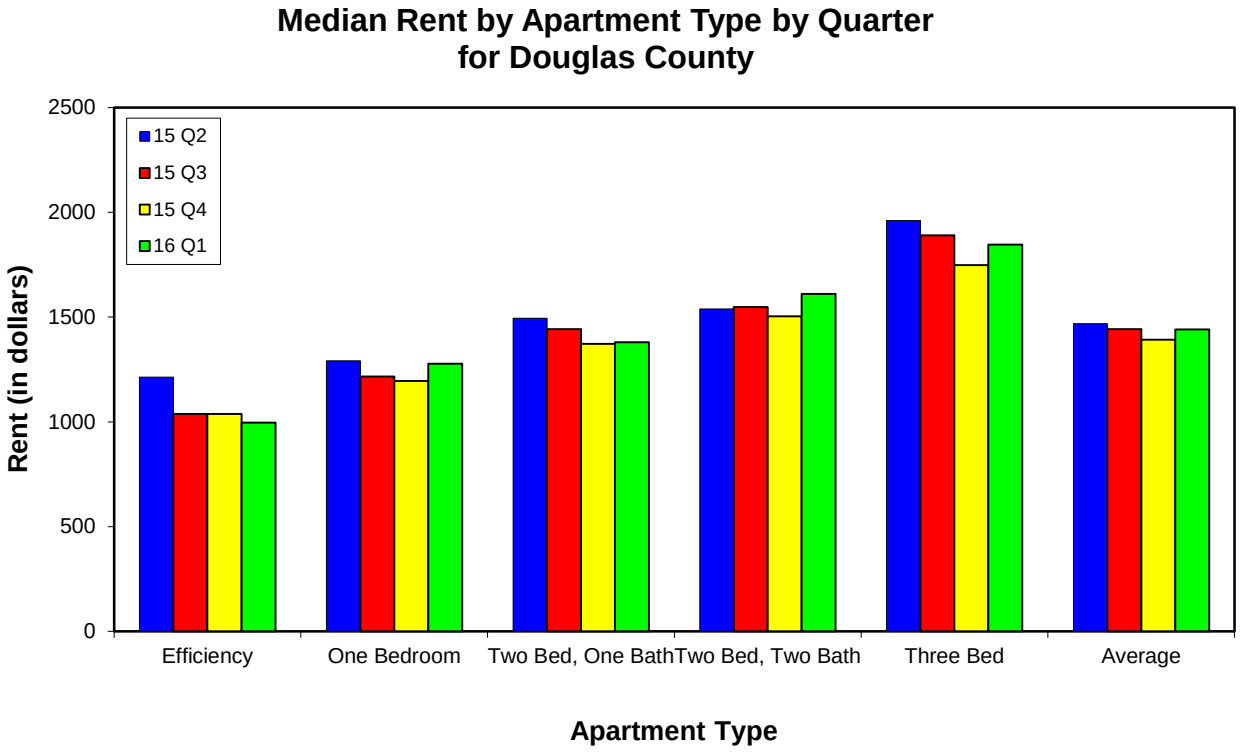


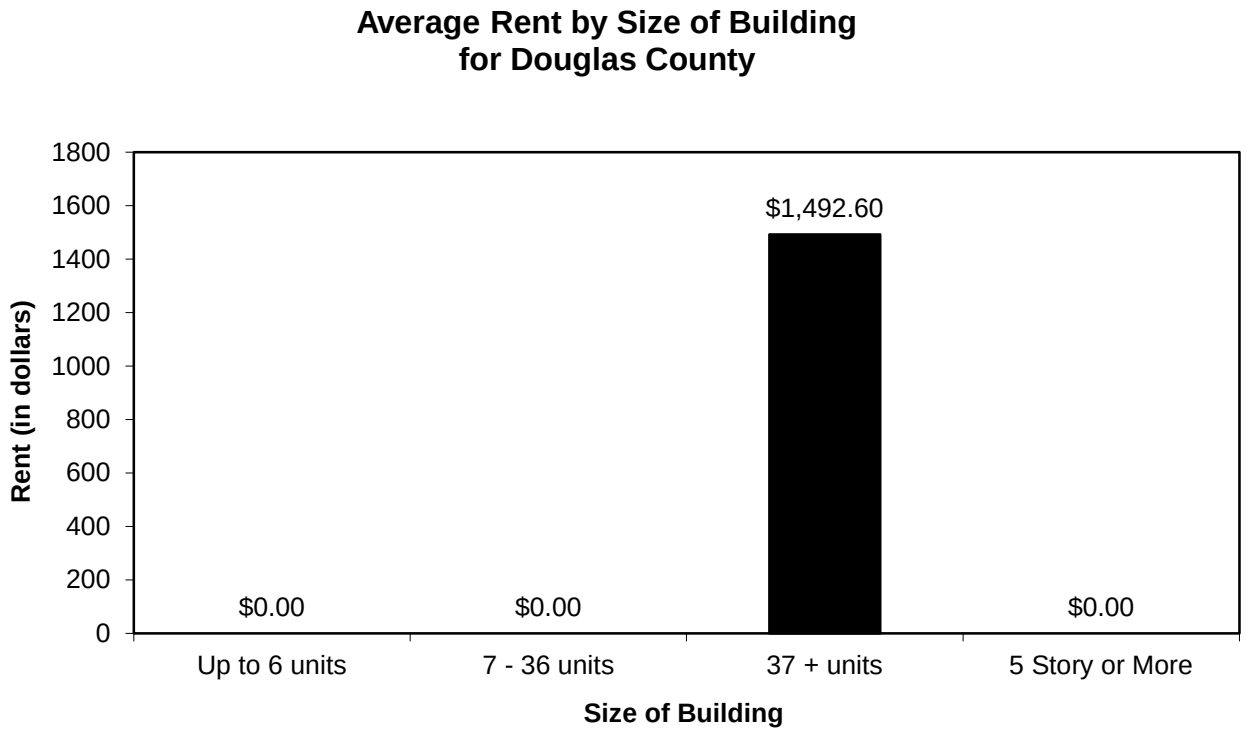
Vacancy Rates by Market Area by Apartment Type for Douglas County



Vacancy Rate by Apartment Type by Quarter for Douglas County




Median Rent by Apartment Type by Quarter
for Douglas County
15 Q2
15 Q3
15 Q4
16 Q1
Rent (in dollars)
2500
2000
1500
1000
500
0
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Average Rent by Size of Building
for Douglas County
Rent (in dollars)
1800
1600
1400
1200
1000
800
600
400
200
0
$0.00
$0.00
$1,492.60
$0.00
Up to 6 units
7 - 36 units
37 + units
5 Story or More
Size of Building

Vacancy Rates by Market Area for Douglas County

First Figure = Rate for Quarter in Percent
Second Figure = Change from Year Ago
Third Figure = Twelve Month Average

	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Castle Rock	7.2	6.4	6.6	8.0	5.9	5.4	7.3	6.7	7.3	6.9	7.7	7.9	9.4	8.5	11.0	6.3	4.6	5.2	5.7	5.2	4.2	4.4	5.5	3.6	2.9	2.4	3.4	4.1	1.4	1.5	1.9	1.7	2.3	3.1	3.3	3.3	1.9	1.2	6.8	2.9			
	-4.6	-3.6	-6.7	-3.4	-4.6	-7.1	-5.9	-4.7	-3.1	-5.6	-2.7	-2.9	2.3	2.0	4.4	-1.7	-1.3	-0.2	-5.2	-1.1	-0.4	-0.7	-0.2	-1.5	-1.3	-2.0	-2.1	0.4	-1.4	-1.0	0.0	-2.4	0.9	1.7	1.4	1.6	-0.4	-1.9	3.5	-0.4			
	10.2	8.7	7.7	7.0	6.7	6.5	6.7	6.3	6.7	7.0	7.1	7.5	8.0	8.4	9.2	8.8	7.6	6.8	5.4	5.2	5.1	4.9	4.8	4.4	4.1	3.6	3.1	3.4	2.3	2.1	2.2	1.6	1.8	2.3	2.6	3.0	2.9	2.4	3.3	3.2			
Douglas - North	5.5	6.4	7.2	6.0	5.8	5.6	6.9	6.0	8.6	5.7	7.3	6.9	4.9	3.9	4.9	4.2	3.8	4.3	5.1	5.4	3.7	3.7	4.6	5.0	4.1	4.5	12.4	6.8	3.1	3.9	5.6	4.0	4.0	3.8	4.2	4.7	3.5	4.7	9.6	12.0			
	-3.5	-2.6	-2.1	-1.4	0.5	-1.0	-2.3	-1.5	3.3	-0.8	-0.1	-0.5	-0.6	-2.5	-2.3	-1.7	-2.0	-1.2	0.3	1.1	-0.1	-0.6	-0.6	-0.4	0.4	0.7	7.8	1.8	-1.1	-0.6	0.0	-2.8	0.9	-0.2	-1.4	0.7	-0.5	1.0	5.5	7.3			
	6.7	6.7	6.6	6.2	6.3	6.1	6.1	6.1	6.8	6.8	6.9	7.1	6.2	5.7	5.1	4.5	4.2	4.3	4.4	4.7	4.6	4.5	4.4	4.3	4.4	4.5	6.5	5.6	4.4	4.4	4.8	4.1	4.4	4.3	4.0	4.2	4.0	4.3	5.6	7.5			
Douglas County	5.7	6.4	7.0	6.4	5.8	5.5	7.0	6.1	8.3	5.9	7.4	7.1	5.8	4.3	5.5	4.4	3.9	4.4	5.2	5.3	3.8	3.8	4.7	4.9	3.9	4.1	11.3	6.5	2.9	3.5	5.0	3.7	3.8	3.7	4.0	4.5	3.4	4.4	9.3	11.2			
	-0.7	-1.1	-1.1	-1.8	0.1	-0.9	-1.1	-2.1	2.6	-0.5	0.4	0.7	0.0	-1.2	-1.5	-1.7	-4.5	-1.5	-0.3	0.9	-0.1	-0.6	-0.5	-0.5	0.1	0.3	6.6	1.6	-1.0	-0.6	0.0	-2.8	0.8	0.2	-1.0	0.8	-0.4	0.7	5.3	6.7			
	7.4	7.1	6.8	6.4	6.4	6.2	6.2	6.1	6.7	6.8	6.9	7.2	6.5	6.1	5.7	5.0	4.5	4.5	4.5	4.7	4.7	4.5	4.4	4.3	4.3	4.4	6.1	5.2	4.1	4.1	4.5	3.8	4.0	4.0	3.8	4.0	3.9	4.1	5.4	7.1			

Due to rounding of the vacancy rate, numbers may not always add exactly.

Vacancy Rates by Size of Building by Market Area for Douglas County

(In Percent)

County	Number of Units	2015			2016
		2nd	3rd	4th	1st
Castle Rock	Up to 8				
	9 to 50				
	51 to 99				
	100 to199				
	200 to 349	1.8	1.2	6.8	2.9
	350 up	2.0			
Douglas - North	Up to 8				
	9 to 50				
	51 to 99				3.7
	100 to 199				66.1
	200 to 349	4.6	6.7	5.4	7.9
	350 up	2.9	3.7	12.5	11.8
Douglas County	Up to 8				
	9 to 50				
	51 to 99				3.7
	100 to 199				66.1
	200 to 349	4.4	5.4	5.7	7.0
	350 up	2.9	3.7	12.5	11.8

Vacancy Rates by Size of Apartment Unit by Market Area for Douglas County

(In Percent)

County	Square Feet in Unit	2015			2016
		2nd	3rd	4th	1st
Castle Rock	499 below				
	500 to 749	2.4	1.0	7.5	2.0
	750 to 999	2.1	1.1	3.6	2.9
	1000 above	1.7	1.4	9.0	3.5
Douglas - North	499 below				
	500 to 749	1.1	5.1	41.8	36.7
	750 to 999	3.4	4.4	4.9	7.9
	1000 above	3.8	5.0	10.6	12.6
Douglas County	499 below				
	500 to 749	1.4	2.7	30.8	27.9
	750 to 999	3.3	4.2	4.8	7.6
	1000 above	3.7	4.7	10.5	11.9

Vacancy Rates by Age of Building by Market Area for Douglas County

(In Percent)

		2015			2016
County	Year	2nd	3rd	4th	1st
Castle Rock	To 1939				
	1940-49				
	1950-59				
	1960-69				
	1970-79				
	1980-89				
	1990-99	1.8	0.0	10.0	4.5
	2000-09	2.0	1.7	5.6	2.3
	2010 up				
Douglas - North	To 1939				
	1940-49				
	1950-59				
	1960-69				
	1970-79				3.7
	1980-89	0.2	5.0	5.4	7.9
	1990-99	4.8	5.9	6.2	5.8
	2000-09	3.2	4.0	5.1	5.5
	2010 up	3.1	6.7	43.8	44.8
Douglas County	To 1939				
	1940-49				
	1950-59				
	1960-69				
	1970-79				3.7
	1980-89	0.2	5.0	5.4	7.9
	1990-99	4.6	5.5	6.5	5.7
	2000-09	3.1	3.7	5.2	5.1
	2010 up	3.1	6.7	43.8	44.8

Vacancy Rates by Apartment Type by Market Area for Douglas County

(In Percent)

County	2015			2016
Apartment Type	2nd	3rd	4th	1st
Castle Rock				
Efficiency				
1 Bed	1.8	1.3	5.5	1.6
2 Bed, 1 Bath	4.2	0.6	4.7	4.1
2 Bed, 2 Bath	2.3	1.0	6.2	2.4
3 Bed	0.0	3.6	23.2	8.9
Other				
All				2.9
Douglas - North				
Efficiency	0.0	2.1	0.0	7.2
1 Bed	3.3	4.5	9.6	13.2
2 Bed, 1 Bath	3.1	4.2	4.9	2.8
2 Bed, 2 Bath	3.6	4.8	11.4	13.0
3 Bed	5.3	6.8	9.2	14.1
Other	7.7	0.0	0.0	23.1
All				12.0
Douglas County				
Efficiency	0.0	2.1	0.0	7.2
1 Bed	3.2	4.3	9.2	12.3
2 Bed, 1 Bath	3.2	3.7	4.8	3.0
2 Bed, 2 Bath	3.5	4.4	10.9	12.1
3 Bed	4.5	6.5	10.4	13.7
Other	7.7	0.0	0.0	23.1
All				11.2

Average Rents by Apartment Type by Market Area for Douglas County

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Castle Rock				
Efficiency				
1 Bed	1031.76	1145.86	1059.95	1138.90
2 Bed, 1 Bath	1187.50	1316.33	1230.26	1347.72
2 Bed, 2 Bath	1262.31	1446.32	1394.50	1483.90
3 Bed	1709.04	1711.43	1639.07	1641.64
All	1229.19	1325.21	1251.98	1337.31
Douglas - North				
Efficiency	1207.67	1040.00	1030.00	1110.23
1 Bed	1317.88	1279.87	1270.05	1314.28
2 Bed, 1 Bath	1491.11	1478.75	1468.37	1418.50
2 Bed, 2 Bath	1649.71	1669.15	1604.90	1681.17
3 Bed	2050.26	1945.73	1953.11	1996.13
All	1507.89	1494.72	1466.08	1507.38
Douglas County				
Efficiency	1207.67	1040.00	1030.00	1110.23
1 Bed	1299.23	1268.93	1252.74	1301.34
2 Bed, 1 Bath	1475.24	1453.96	1430.15	1407.56
2 Bed, 2 Bath	1621.63	1649.07	1585.83	1664.34
3 Bed	1999.32	1924.90	1925.37	1967.81
All	1487.95	1478.84	1445.79	1492.60

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rents by Age of Building by Market Area for Douglas County

(In Dollars)

	Year Built	2015			2016
County		2nd	3rd	4th	1st
Castle Rock	To 1959				
	1960-69				
	1970-79				
	1980-89				
	1990-99	1175.23	1210.68	1122.64	1234.47
	2000-09	1262.54	1366.92	1299.09	1374.77
	2010 up				
Douglas - North	To 1959				
	1960-69				
	1970-79				830.00
	1980-89	1298.14	1348.39	1370.08	1373.14
	1990-99	1644.95	1598.26	1526.50	1548.20
	2000-09	1451.90	1448.20	1427.96	1499.82
	2010 up	1611.15	1613.73	1492.75	1514.21
Douglas County	To 1959				
	1960-69				
	1970-79				830.00
	1980-89	1298.14	1348.39	1370.08	1373.14
	1990-99	1600.14	1567.03	1496.41	1524.90
	2000-09	1438.00	1439.20	1410.68	1483.62
	2010 up	1611.15	1613.73	1492.75	1514.21

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rents by Size of Building by Market Area for Douglas County

(In Dollars)

Number of Units	2015			2016
	2nd	3rd	4th	1st
Castle Rock				
Up to 8				
9 to 50				
51 to 99				
100 to 199				
200 to 349	1175.23	1325.21	1251.98	1337.31
350 and up	1262.54			
Douglas - North				
Up to 8				
9 to 50				
51 to 99				830.00
100 to 199				1540.80
200 to 349	1620.18	1633.10	1542.19	1566.94
350 and up	1448.66	1422.86	1414.23	1470.25
Douglas County				
Up to 8				
9 to 50				
51 to 99				830.00
100 to 199				1540.80
200 to 349	1585.23	1561.62	1482.61	1522.86
350 and up	1436.03	1422.86	1414.23	1470.25

Rents reflect units being unfurnished with tenants paying gas and electricity.

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Median Rents by Apartment Type by Market Area for Douglas County

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Castle Rock				
Efficiency				
1 Bed	1031.00	1141.56	1040.38	1158.48
2 Bed, 1 Bath	1188.00	1354.18	1260.18	1379.31
2 Bed, 2 Bath	1245.01	1440.44	1440.44	1440.44
3 Bed	1736.72	1671.00	1671.00	1596.00
All	1228.19	1339.46	1243.50	1361.00
Douglas - North				
Efficiency	1213.00	1038.00	1038.00	996.75
1 Bed	1304.00	1223.28	1201.77	1285.94
2 Bed, 1 Bath	1528.25	1506.05	1391.56	1381.19
2 Bed, 2 Bath	1546.04	1645.29	1519.92	1621.07
3 Bed	1969.33	1907.00	1788.00	1883.71
All	1477.98	1477.43	1407.29	1463.94
Douglas County				
Efficiency	1213.00	1038.00	1038.00	996.75
1 Bed	1291.73	1216.09	1194.58	1278.18
2 Bed, 1 Bath	1494.75	1443.26	1372.65	1380.31
2 Bed, 2 Bath	1538.29	1547.65	1504.24	1610.03
3 Bed	1960.11	1889.71	1748.18	1845.36
All	1469.24	1442.40	1392.50	1440.41

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rent per Square Foot by Apartment Type by Market Area for Douglas County

(In Dollars)

County	2015			2016
Apartment Type	2nd	3rd	4th	1st
Castle Rock				
Efficiency				
1 Bed	1.26	1.52	1.41	1.51
2 Bed, 1 Bath	1.28	1.51	1.41	1.55
2 Bed, 2 Bath	1.11	1.33	1.30	1.39
3 Bed	1.31	1.36	1.32	1.32
All	1.21	1.44	1.37	1.46
Douglas - North				
Efficiency	2.24	1.89	1.87	2.05
1 Bed	1.64	1.58	1.59	1.65
2 Bed, 1 Bath	1.52	1.51	1.49	1.45
2 Bed, 2 Bath	1.43	1.44	1.41	1.47
3 Bed	1.48	1.41	1.44	1.46
All	1.54	1.51	1.51	1.56
Douglas County				
Efficiency	2.24	1.89	1.87	2.05
1 Bed	1.61	1.58	1.58	1.64
2 Bed, 1 Bath	1.50	1.51	1.48	1.46
2 Bed, 2 Bath	1.41	1.43	1.40	1.47
3 Bed	1.45	1.41	1.43	1.44
All	1.52	1.51	1.49	1.55

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rent per Square Foot by Apartment Unit Size by Market Area for Douglas County

(In Dollars)

County	2015			2016
Apartment Square Feet	2nd	3rd	4th	1st
Castle Rock				
499 below				
500 to 749	1.38	1.55	1.38	1.52
750 to 999	1.22	1.49	1.43	1.53
1000 above	1.16	1.34	1.31	1.38
Douglas - North				
499 below				
500 to 749	1.93	1.86	1.74	1.79
750 to 999	1.60	1.56	1.56	1.61
1000 above	1.45	1.45	1.43	1.47
Douglas County				
499 below				
500 to 749	1.79	1.68	1.62	1.72
750 to 999	1.58	1.56	1.55	1.60
1000 above	1.43	1.44	1.42	1.46

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

Average rents do not reflect "rental losses" due to concessions and discounts.

Average rent minus rental losses equals effective rent.

Rental Losses by Size, Age and Market Area for Douglas County

Includes Discounts/Concessions, Models, Delinquents, and Bad Debts
Average Rent Minus Rental Losses Equals Effective Rent

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8				
9 - 50				
51 - 99				19.8
100 - 199				12.2
200 to 349	11.7	6.7	4.6	7.8
350 up	13.1	9.8	24.0	8.2
Age				
To 1959				
1960-69				
1970-79				19.8
1980-89			10.5	
1990-99	12.1	5.2	4.0	4.9
2000-09	13.3	11.3	17.2	10.2
2010 up	7.6	5.1	58.8	10.1
Market Area				
Castle Rock		13.3	1.2	13.9
Douglas - North	12.5	7.9	10.8	7.8
Average	12.6	8.4	10.2	8.2

Economic Vacancy Rates by Size, Age and Market Area for Douglas County

Defined as Physcial Vacancy Plus Concessions and Writeoffs
as a Percentage of Gross Potential Rent

(In Percent)

Building	2015			2016
Type	2nd	3rd	4th	1st
Size (in units)				
Up to 6				
9 - 50				
51 - 99				23.5
100 - 199				96.4
200 to 349	16.0	12.1	10.3	15.2
350 up	16.0	13.5	29.8	14.5
Age (year built)				
To 1959				
1960-69				
1970-79				23.5
1980-89			15.9	
1990-99	16.7	10.6	9.4	10.6
2000-09	16.4	15.0	22.7	15.9
2010 up	10.7	11.8	64.2	41.6
Market Area				
Castle Rock		14.5	7.8	16.9
Douglas - North	16.0	12.7	21.7	17.0
Average	16.0	12.8	20.6	17.0

Average Rents for Douglas County

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Market Area Totals							
Castle Rock		1138.90	1347.72	1483.90	1641.64		1337.31
Douglas - North	1110.23	1314.28	1418.50	1681.17	1996.13	2169.00	1507.38
Douglas County Average	1110.23	1301.34	1407.56	1664.34	1967.81	2169.00	1492.60
Buildings with up to 6 Units							
Castle Rock							
Douglas - North							
Douglas County Average							
Buildings with 7 to 36 Units							
Castle Rock							
Douglas - North							
Douglas County Average							
Buildings with 37 and Above Units							
Castle Rock		1138.90	1347.72	1483.90	1641.64		1337.31
Douglas - North	1110.23	1314.28	1418.50	1681.17	1996.13	2169.00	1507.38
Douglas County Average	1110.23	1301.34	1407.56	1664.34	1967.81	2169.00	1492.60
Buildings with 5 Stories and Above							
Castle Rock							
Douglas - North							
Douglas County Average							

Average Rent for Apartment Building/Community Features and Amenities in Douglas County

(In Dollars)

	With Feature/Amenity						Without Feature/Amenity						Difference
Feature/Amenity	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage		1288.30	1395.00	1658.96	2065.04	1488.13	1110.23	1325.04	1444.19	1674.37	1840.84	1500.80	-12.67
Patio or Balcony	1110.23	1303.71	1425.90	1664.34	1967.81	1496.39		752.00	869.00			830.00	666.39
Fireplace	1046.86	1300.35	1421.81	1660.62	1964.60	1494.91	1266.00	1307.62	1252.48	1696.10	2000.40	1475.29	19.62
Nine-Foot Ceilings	1110.23	1303.96	1425.90	1661.10	1967.81	1496.58		1192.00	869.00	2162.00		1254.26	242.33
Swimming Pool	1110.23	1301.54	1407.56	1661.10	1967.81	1492.75		1291.00		2162.00		1478.86	13.88
Spa or Sauna	1110.23	1319.37	1451.91	1685.21	1981.41	1514.99		1139.14	1112.91	1486.46	1782.83	1295.44	219.55
Exercise Room	1110.23	1303.71	1425.90	1664.34	1967.81	1496.39		752.00	869.00			830.00	666.39
Sport Court	990.00	1359.89	1512.57	1715.09	2047.94	1566.86	1275.11	1260.75	1337.06	1623.07	1875.64	1435.94	130.91
Microwave	1110.23	1308.51	1434.27	1671.36	1973.25	1502.65		1016.90	1082.48	1373.00	1497.00	1154.76	347.90
Washer/Dryer Hookups	1110.23	1298.79	1440.78	1665.06	1931.16	1492.31		1312.54	1307.26	1661.04	2135.08	1493.81	-1.50
Garbage Disposal	1110.23	1301.34	1407.56	1664.34	1967.81	1492.60							
Dishwasher	1110.23	1301.34	1407.56	1664.34	1967.81	1492.60							
Air Conditioning	1046.86	1297.77	1407.56	1656.74	1982.11	1490.15	1266.00	1406.00		1903.00	1266.00	1572.78	-82.63
Ceiling Fan	1275.11	1266.89	1382.20	1611.17	1868.30	1448.33	990.00	1404.34	1478.10	1820.18	2202.06	1618.83	-170.50
Attached Garage	990.00	1275.91	1457.55	1658.62	1917.93	1490.16	1275.11	1338.32	1252.11	1674.11	2089.35	1496.81	-6.65
Covered Parking	1275.11	1382.12	1418.13	1720.99	2074.85	1555.32	990.00	1252.81	1406.03	1635.43	1921.09	1462.01	93.31
Clubhouse	1110.23	1309.92	1408.61	1670.76	2016.77	1497.65		1174.82	1399.91	1596.55	1699.00	1437.71	59.94
Business Center	1046.86	1300.21	1425.90	1656.74	1982.11	1494.04	1266.00	1330.54	869.00	1903.00	1266.00	1453.05	41.00
Pets Allowed	1110.23	1303.71	1425.90	1664.34	1967.81	1496.39		752.00	869.00			830.00	666.39
Resident Pays Sewer/Water	1110.23	1303.71	1425.90	1664.34	1967.81	1496.39		752.00	869.00			830.00	666.39
Unit Security/Alarm System	1266.00	1281.74	1325.68	1612.19	1697.25	1427.09	1046.86	1307.07	1432.98	1678.73	2022.57	1511.05	-83.96
Handicapped Access	1110.23	1311.94	1411.03	1670.26	2028.96	1498.98		1200.66	1394.28	1618.68	1739.32	1446.97	52.01
Heat Included in Rent	1295.00	1385.00		1866.00		1558.46	1082.00	1298.58	1407.56	1659.17	1967.81	1490.96	67.50

Apartment Unit Absorption by Quarter and Year for Douglas County

		First	Second	Third	Fourth	Year-End
2013	Units to Start Quarter/Year	11144	11227	11275	11275	11144
	Units Added this Quarter	83	48	0	0	131
	Total Units Available	11227	11275	11275	11275	11275
	Quarterly Vacancy Rate	6.5%	2.9%	3.5%	5.0%	5.1%
	Units Rented	10497	10947	10881	10708	10700
	Units Vacant	730	328	394	567	575
	Number Absorbed this Quarter/Year	-168	450	-66	-173	35
2014	Units to Start Quarter/Year	11275	11275	11696	11696	11275
	Units Added this Quarter	0	421	0	74	74
	Total Units Available	11275	11696	11696	11770	11349
	Quarterly Vacancy Rate	3.7%	3.8%	3.7%	4.0%	4.0%
	Units Rented	10858	11257	11267	11295	10891
	Units Vacant	417	439	429	475	458
	Number Absorbed this Quarter/Year	150	399	10	28	587
2015	Units to Start Quarter/Year	11770	12407	12628	12844	11770
	Units Added this Quarter	637	221	216	0	1074
	Total Units Available	12407	12628	12844	12844	12844
	Quarterly Vacancy Rate	4.5%	3.4%	4.5%	11.2%	11.2%
	Units Rented	11846	12200	12261	11400	11400
	Units Vacant	561	428	583	1444	1444
	Number Absorbed this Quarter/Year	550	354	62	-862	104
2016	Units to Start Quarter/Year	12844				
	Units Added this Quarter	0				
	Total Units Available	12844				
	Quarterly Vacancy Rate	11.2%				
	Units Rented	11400				
	Units Vacant	1444				
	Number Absorbed this Quarter/Year	0				

Due to rounding of the vacancy rate, numbers may not always add exactly.
Quarterly absorption totals will not equal year-end total because absorption is the change from time period to time period.
Comparisons should be made using comparable time periods, quarter to quarter or year-end to year-end.

Estimate of New Apartments by Quarter for Douglas County

		Beginning Inventory	Units Added	Ending Inventory
2009	1st	10580	0	10580
	2nd	10580	0	10580
	3rd	10580	210	10790
	4th	10790	0	10790
2010	1st	10790	0	10790
	2nd	10790	0	10790
	3rd	10790	0	10790
	4th	10790	0	10790
2011	1st	10790	0	10790
	2nd	10790	0	10790
	3rd	10790	0	10790
	4th	10790	62	10852
2012	1st	10852	0	10852
	2nd	10852	0	10852
	3rd	10852	232	11084
	4th	11084	60	11144
2013	1st	11144	83	11227
	2nd	11227	48	11275
	3rd	11275	0	11275
	4th	11275	0	11275
2014	1st	11275	0	11275
	2nd	11275	421	11696
	3rd	11696	0	11696
	4th	11696	74	11770
2015	1st	11770	637	12407
	2nd	12407	221	12628
	3rd	12628	216	12844
	4th	12844	0	12844
2016	1st	12844	0	12844
	2nd			
	3rd			
	4th			

Monthly Resident Turnover
By Size, Age of Building, and Market Area
for Douglas County

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8				
9 - 50				
51-99				3.7
100 - 199				0.0
200 to 349	5.4	5.7	4.7	3.3
350 up	5.7	5.6	2.7	3.9
Age				
To 1959				
1960-69				
1970-79				3.7
1980-89			1.7	
1990-99	4.5	5.0	5.1	4.2
2000-09	6.4	5.9	2.9	3.5
2010 up	4.5	10.1	1.0	2.3
Market Area				
Castle Rock		7.4	4.8	3.9
Douglas - North	5.6	5.5	3.6	3.5
County Average	5.6	5.7	3.7	3.5

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

Vacancy Rates During the Current Quarter
Douglas County

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775				1	18	5.6%													1	18	5.6%
$776 to $800																					
$801 to $825																					
$826 to $850																					
$851 to $875							1	36	2.8%										1	36	2.8%
$876 to $900																					
$901 to $925																					
$926 to $950																					
$951 to $975																					
$976 to $1000	1	48	2.1%																1	48	2.1%
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075				1	85	1.2%													1	85	1.2%
$1076 to 1100																					
$1101 to 1125				8	213	3.8%													8	213	3.8%
$1126 to 1150				6	172	3.5%													6	172	3.5%
$1151 to 1175				12	367	3.3%		60	0.0%										12	427	2.8%
$1176 to 1200				96	511	18.8%													96	511	18.8%
$1201 to 1225				37	213	17.4%													37	213	17.4%
$1226 to 1250				33	433	7.6%	5	79	6.3%										38	512	7.4%
$1251 to 1275		24	0.0%	25	39	64.1%	1	108	0.9%				3	14	21.4%				29	185	15.7%
$1276 to 1300	5	11	45.5%	40	478	8.4%													45	489	9.2%
$1301 to 1325				26	32	81.3%													26	32	81.3%
$1326 to 1350				47	314	15.0%	4	78	5.1%	6	112	5.4%							57	504	11.3%
$1351 to 1375				13	14	92.9%		148	0.0%	4	80	5.0%							17	242	7.0%
$1376 to 1400				92	429	21.4%	9	209	4.3%	2	137	1.5%							103	775	13.3%
$1401 to 1425				24	172	14.0%													24	172	14.0%
$1426 to 1450				6	6	100.0%	2	69	2.9%	1	108	0.9%							9	183	4.9%
$1451 to 1475				22	341	6.5%													22	341	6.5%
$1476 to 1400								56	0.0%	14	316	4.4%	3	8	37.5%				17	380	4.5%
$1501 to 1525							6	66	9.1%	85	102	83.3%							91	168	54.2%
$1526 to 1550								12	0.0%	40	211	19.0%							40	223	17.9%
$1551 to 1575					4	0.0%				16	200	8.0%							16	204	7.8%
$1576 to 1500					32	0.0%	3	96	3.1%	66	329	20.1%	2	24	8.3%				71	481	14.8%
$1601 to 1625										11	279	3.9%							11	279	3.9%
$1626 to 1650										9	171	5.3%							9	171	5.3%
$1651 to 1675				8	265	3.0%				6	270	2.2%	7	24	29.2%				21	559	3.8%
$1676 to 1600										12	186	6.5%	11	108	10.2%				23	294	7.8%
$1701 to 1725				1	9	11.1%													1	9	11.1%
$1726 to 1750					4	0.0%								24	0.0%					28	0.0%
$1751 to 1775										11	121	9.1%	4	24	16.7%				15	145	10.3%
$1776 to 1800				12	13	92.3%				12	44	27.3%	1	64	1.6%				25	121	20.7%
$1801 to 1825										23	174	13.2%							23	174	13.2%
$1826 to 1850										1	16	6.3%	5	75	6.7%				6	91	6.6%
$1851 to 1875										58	92	63.0%							58	92	63.0%
$1876 to 1900											4	0.0%	17	42	40.5%				17	46	37.0%
$1901 to 1926										5	105	4.8%							5	105	4.8%
$1926 to 1950				1	19	5.3%					4	0.0%	2	32	6.3%				3	55	5.5%
$1951 to 1975							2	76	2.6%	2	67	3.0%							4	143	2.8%
$1976 to 2000										2	20	10.0%	2	24	8.3%				4	44	9.1%
$2000 and up				6	6	100.0%				25	252	9.9%	39	238	16.4%	3	13	23.1%	73	509	14.3%
TOTALS	6	83	7.2%	517	4189	12.3%	33	1093	3.0%	411	3400	12.1%	96	701	13.7%	3	13	23.1%	1066	9479	11.2%

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

Vacancy Rates During the Current Quarter
Castle Rock

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775																					
$776 to $800																					
$801 to $825																					
$826 to $850																					
$851 to $875																					
$876 to $900																					
$901 to $925																					
$926 to $950																					
$951 to $975																					
$976 to $1000																					
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075				1	85	1.2%													1	85	1.2%
$1076 to 1100																					
$1101 to 1125																					
$1126 to 1150																					
$1151 to 1175				3	223	1.3%													3	223	1.3%
$1176 to 1200				1	1	100.0%													1	1	100.0%
$1201 to 1225																					
$1226 to 1250							2	47	4.3%										2	47	4.3%
$1251 to 1275																					
$1276 to 1300																					
$1301 to 1325																					
$1326 to 1350							3	24	12.5%										3	24	12.5%
$1351 to 1375										4	80	5.0%							4	80	5.0%
$1376 to 1400							2	98	2.0%										2	98	2.0%
$1401 to 1425																					
$1426 to 1450										1	108	0.9%							1	108	0.9%
$1451 to 1475																					
$1476 to 1400													3	8	37.5%				3	8	37.5%
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500													2	24	8.3%				2	24	8.3%
$1601 to 1625										2	102	2.0%							2	102	2.0%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750														24	0.0%					24	0.0%
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS				5	309	1.6%	7	169	4.1%	7	290	2.4%	5	56	8.9%				24	824	2.9%

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

Vacancy Rates During the Current Quarter
Douglas - North

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650																					
$651 to $675																					
$676 to $700																					
$701 to $725																					
$726 to $750																					
$751 to $775				1	18	5.6%													1	18	5.6%
$776 to $800																					
$801 to $825																					
$826 to $850																					
$851 to $875							1	36	2.8%										1	36	2.8%
$876 to $900																					
$901 to $925																					
$926 to $950																					
$951 to $975																					
$976 to $1000	1	48	2.1%																1	48	2.1%
$1001 to 1025																					
$1026 to 1050																					
$1051 to 1075																					
$1076 to 1100																					
$1101 to 1125				8	213	3.8%													8	213	3.8%
$1126 to 1150				6	172	3.5%													6	172	3.5%
$1151 to 1175				9	144	6.3%		60	0.0%										9	204	4.4%
$1176 to 1200				95	510	18.6%													95	510	18.6%
$1201 to 1225				37	213	17.4%													37	213	17.4%
$1226 to 1250				33	433	7.6%	3	32	9.4%										36	465	7.7%
$1251 to 1275		24	0.0%	25	39	64.1%	1	108	0.9%				3	14	21.4%				29	185	15.7%
$1276 to 1300	5	11	45.5%	40	478	8.4%													45	489	9.2%
$1301 to 1325				26	32	81.3%													26	32	81.3%
$1326 to 1350				47	314	15.0%	1	54	1.9%	6	112	5.4%							54	480	11.3%
$1351 to 1375				13	14	92.9%		148	0.0%										13	162	8.0%
$1376 to 1400				92	429	21.4%	7	111	6.3%	2	137	1.5%							101	677	14.9%
$1401 to 1425				24	172	14.0%													24	172	14.0%
$1426 to 1450				6	6	100.0%	2	69	2.9%										8	75	10.7%
$1451 to 1475				22	341	6.5%													22	341	6.5%
$1476 to 1400								56	0.0%	14	316	4.4%							14	372	3.8%
$1501 to 1525							6	66	9.1%	85	102	83.3%							91	168	54.2%
$1526 to 1550								12	0.0%	40	211	19.0%							40	223	17.9%
$1551 to 1575					4	0.0%				16	200	8.0%							16	204	7.8%
$1576 to 1500					32	0.0%	3	96	3.1%	66	329	20.1%							69	457	15.1%
$1601 to 1625										9	177	5.1%							9	177	5.1%
$1626 to 1650										9	171	5.3%							9	171	5.3%
$1651 to 1675				8	265	3.0%				6	270	2.2%	7	24	29.2%				21	559	3.8%
$1676 to 1600										12	186	6.5%	11	108	10.2%				23	294	7.8%
$1701 to 1725				1	9	11.1%													1	9	11.1%
$1726 to 1750					4	0.0%														4	0.0%
$1751 to 1775										11	121	9.1%	4	24	16.7%				15	145	10.3%
$1776 to 1800				12	13	92.3%				12	44	27.3%	1	64	1.6%				25	121	20.7%
$1801 to 1825										23	174	13.2%							23	174	13.2%
$1826 to 1850										1	16	6.3%	5	75	6.7%				6	91	6.6%
$1851 to 1875										58	92	63.0%							58	92	63.0%
$1876 to 1900											4	0.0%	17	42	40.5%				17	46	37.0%
$1901 to 1926										5	105	4.8%							5	105	4.8%
$1926 to 1950				1	19	5.3%					4	0.0%	2	32	6.3%				3	55	5.5%
$1951 to 1975							2	76	2.6%	2	67	3.0%							4	143	2.8%
$1976 to 2000										2	20	10.0%	2	24	8.3%				4	44	9.1%
$2000 and up				6	6	100.0%				25	252	9.9%	39	238	16.4%	3	13	23.1%	73	509	14.3%
TOTALS	6	83	7.2%	512	3880	13.2%	26	924	2.8%	404	3110	13.0%	91	645	14.1%	3	13	23.1%	1042	8655	12.0%

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

DEFINITION OF DOUGLAS COUNTY MARKET AREAS AND CENSUS TRACTS

Market Area Boundaries:

Castle Rock	City of Castle Rock and immediate area
Douglas Co-North	All of northern Douglas County

Census Tracts:

Castle Rock	144.01, 145.01 (pt)
Douglas County-North	141.02, 141.03, 141,04, 141.05 (pt), 141.98 (pt)

Section VIII - Jefferson County

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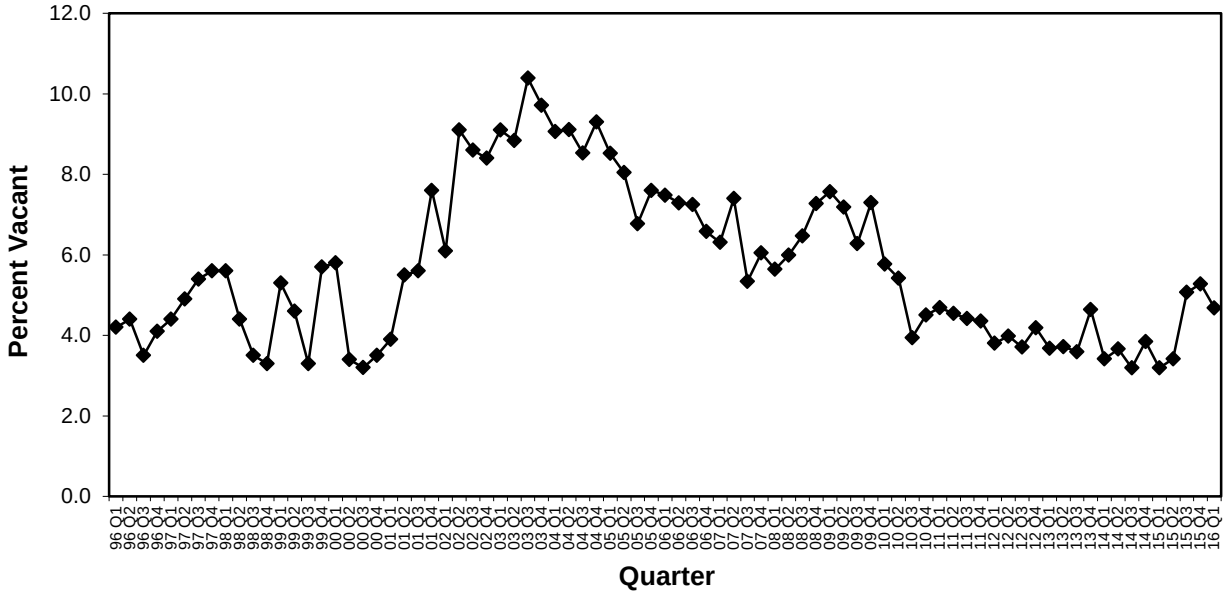
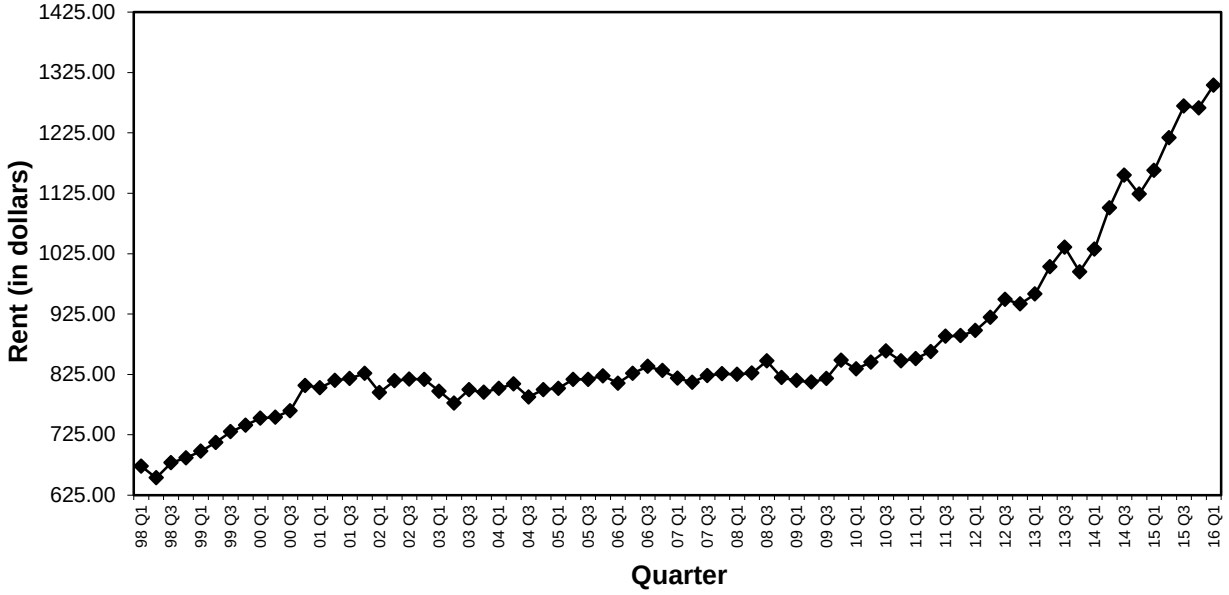
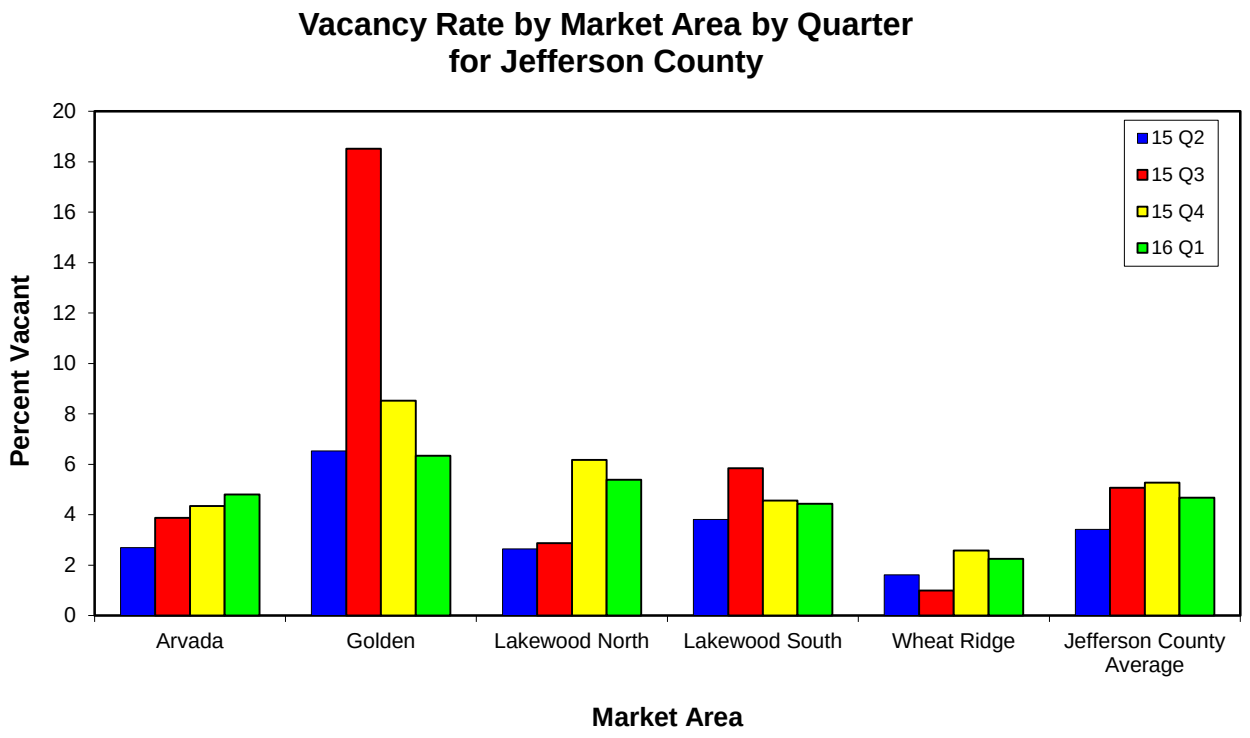
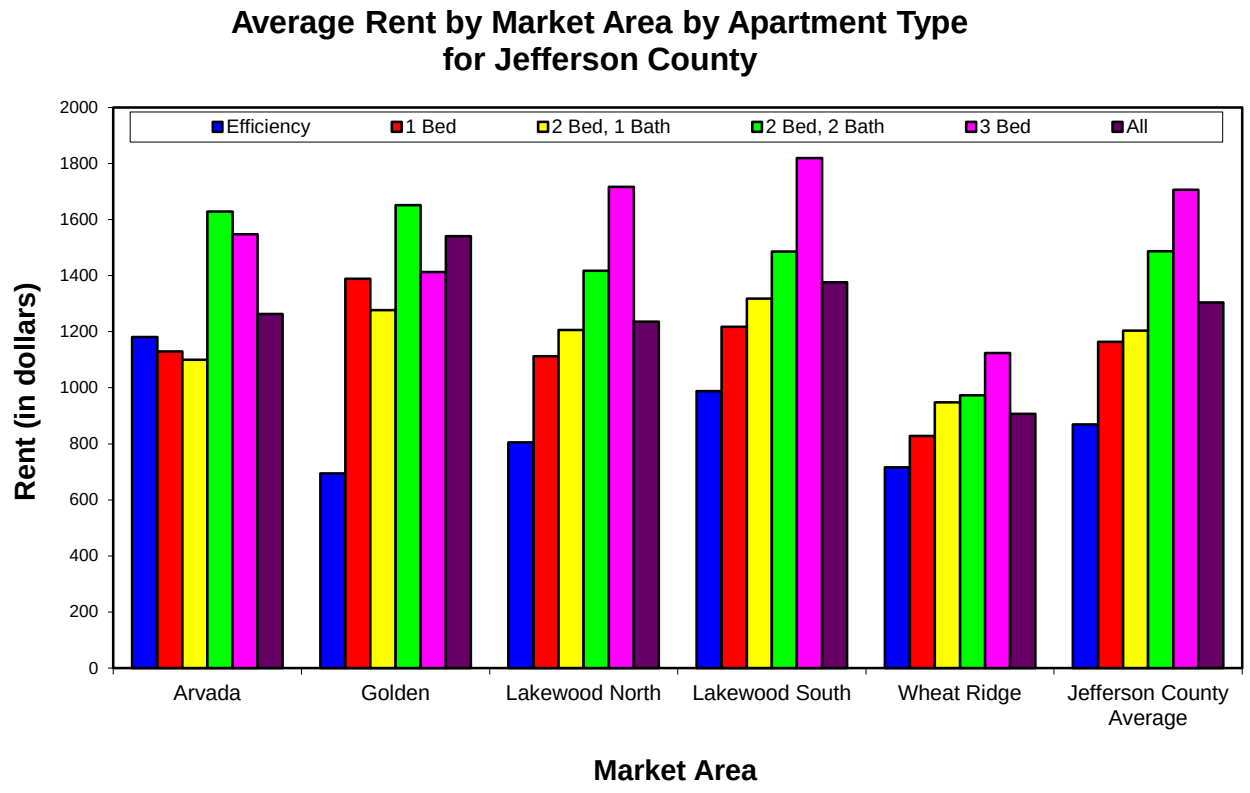
Vacancy Rate by Quarter for Jefferson County

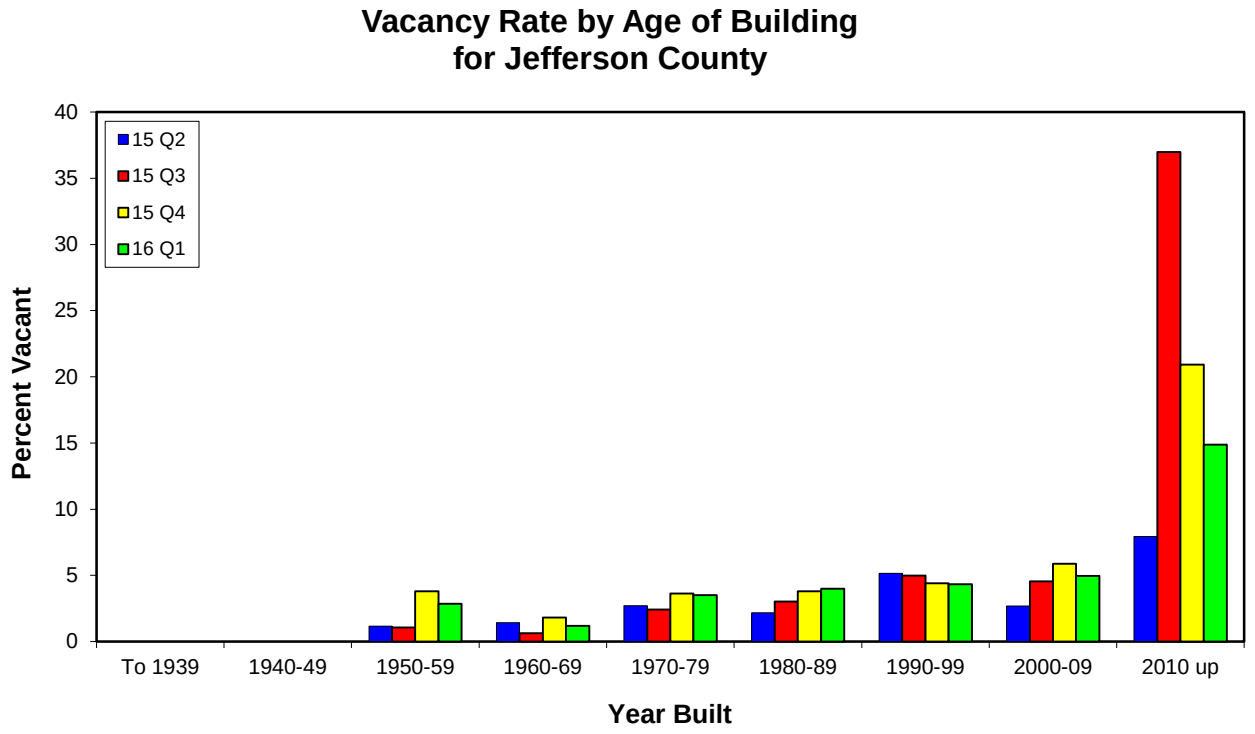


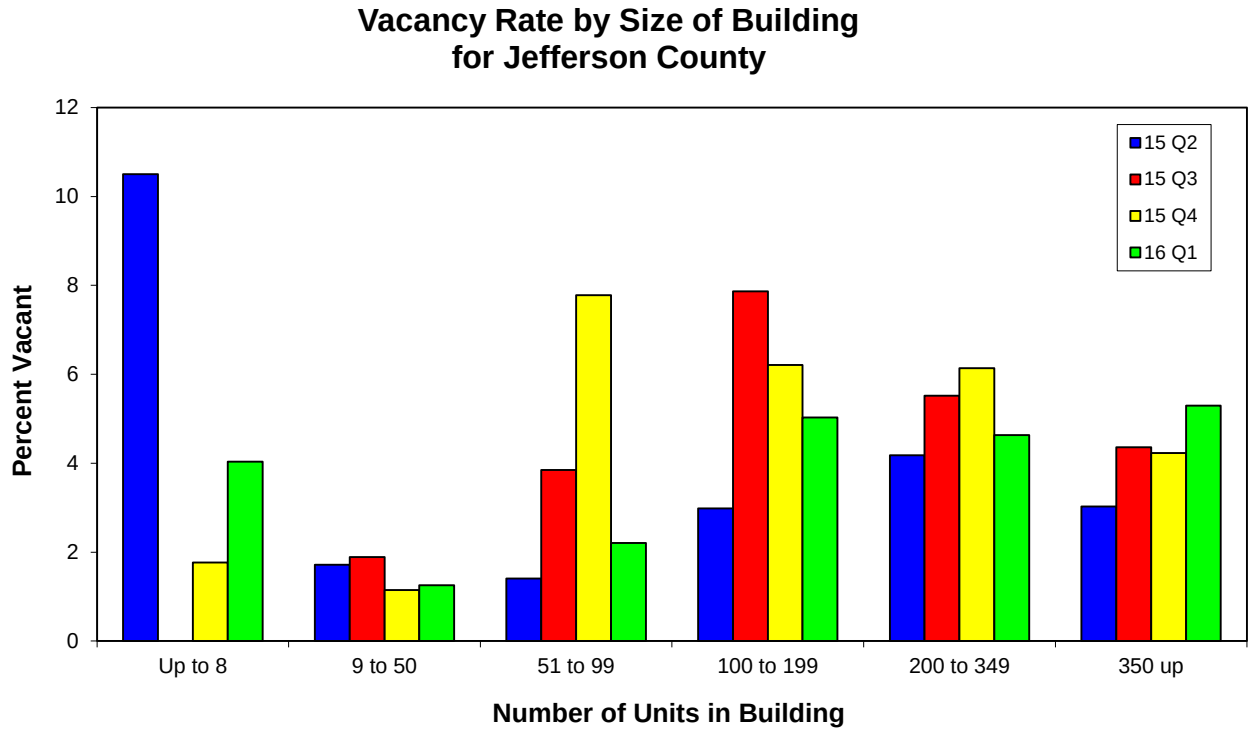
Average Rent by Quarter for Jefferson County

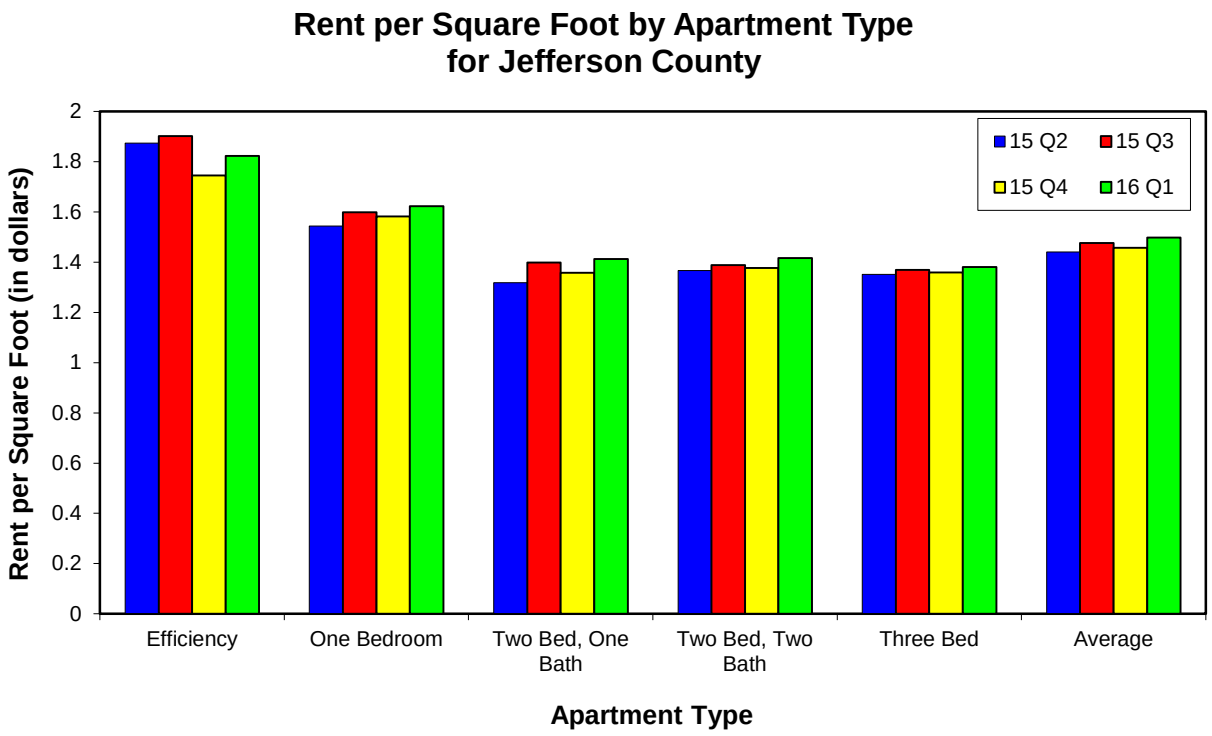


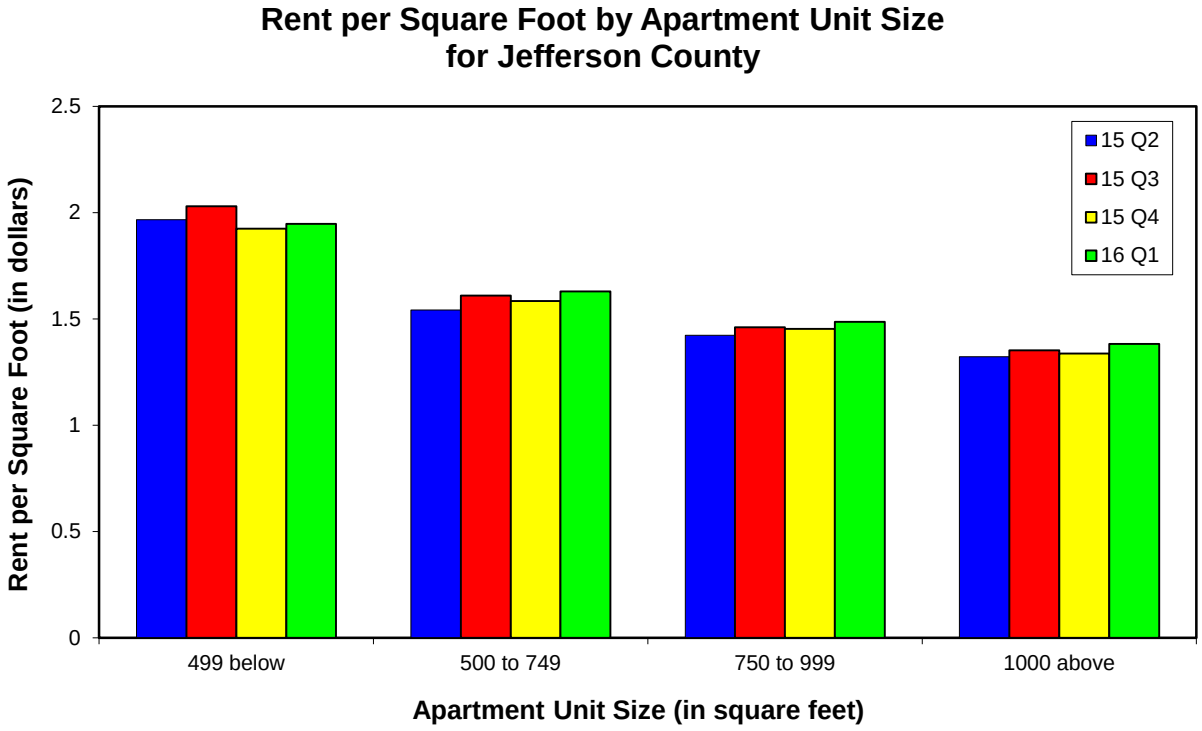

Vacancy Rate by Market Area by Quarter
for Jefferson County
Percent Vacant
20
18
16
14
12
10
8
6
4
2
0
15 Q2
15 Q3
15 Q4
16 Q1
Arvada
Golden
Lakewood North
Lakewood South
Wheat Ridge
Jefferson County Average
Market Area


Average Rent by Market Area by Apartment Type
for Jefferson County
Rent (in dollars)
2000
1800
1600
1400
1200
1000
800
600
400
200
0
Efficiency
1 Bed
2 Bed, 1 Bath
2 Bed, 2 Bath
3 Bed
All
Arvada
Golden
Lakewood North
Lakewood South
Wheat Ridge
Jefferson County Average
Market Area

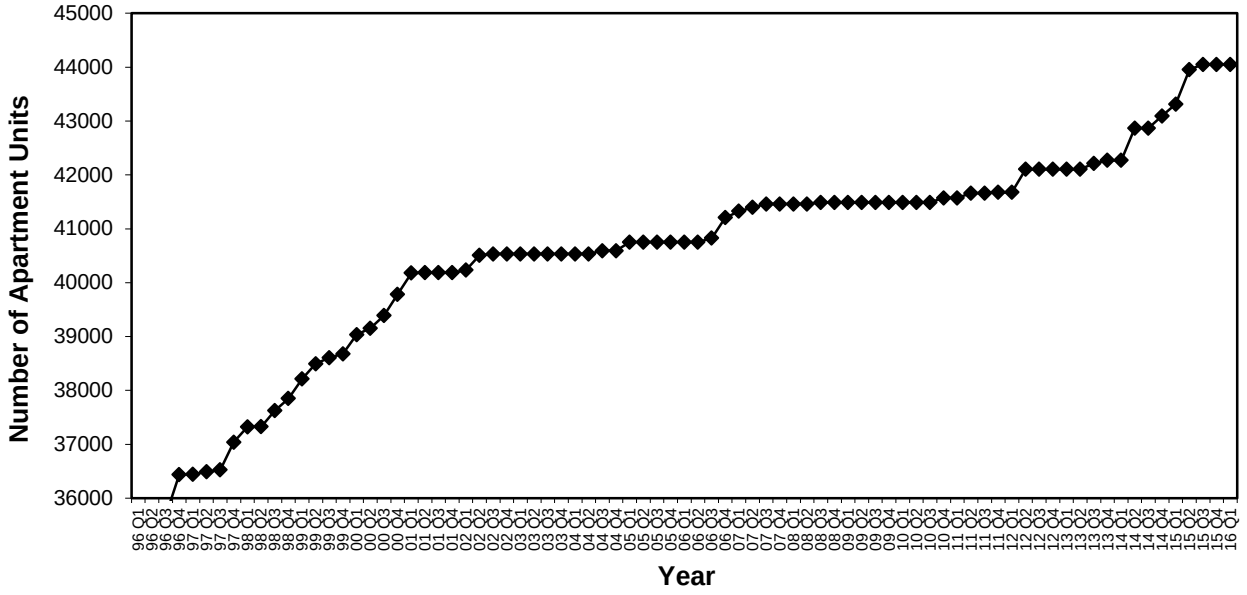

Vacancy Rate by Age of Building
for Jefferson County
Percent Vacant
40
35
30
25
20
15
10
5
0
15 Q2
15 Q3
15 Q4
16 Q1
To 1939
1940-49
1950-59
1960-69
1970-79
1980-89
1990-99
2000-09
2010 up
Year Built


Vacancy Rate by Size of Building
for Jefferson County
Percent Vacant
12
10
8
6
4
2
0
15 Q2
15 Q3
15 Q4
16 Q1
Up to 8
9 to 50
51 to 99
100 to 199
200 to 349
350 up
Number of Units in Building

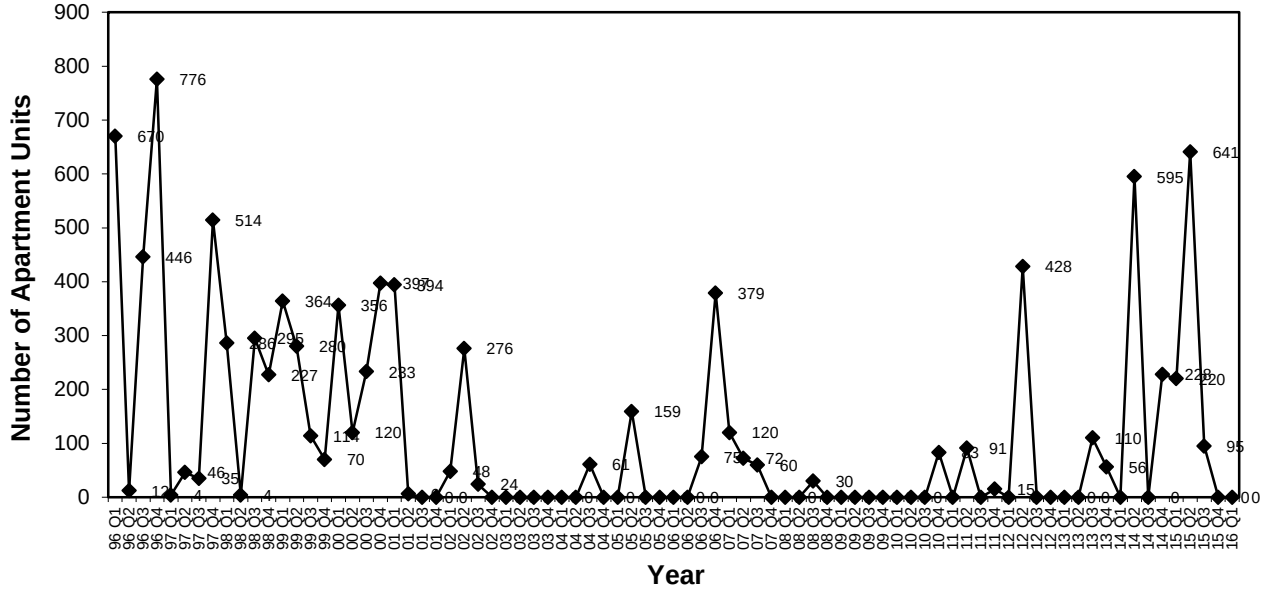

Rent per Square Foot by Apartment Type
for Jefferson County
Rent per Square Foot (in dollars)
2
1.8
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
15 Q2
15 Q3
15 Q4
16 Q1
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Rent per Square Foot by Apartment Unit Size
for Jefferson County
Rent per Square Foot (in dollars)
2.5
2
1.5
1
0.5
0
15 Q2
15 Q3
15 Q4
16 Q1
499 below
500 to 749
750 to 999
1000 above
Apartment Unit Size (in square feet)

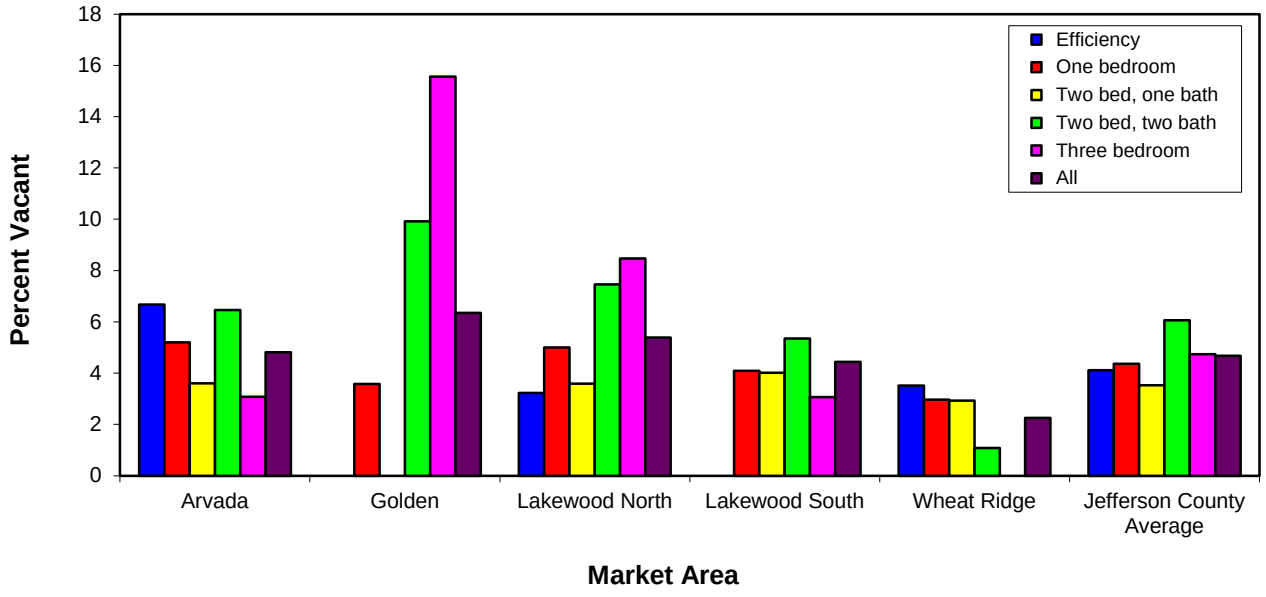
Estimate of Total Apartments by Year for Jefferson County



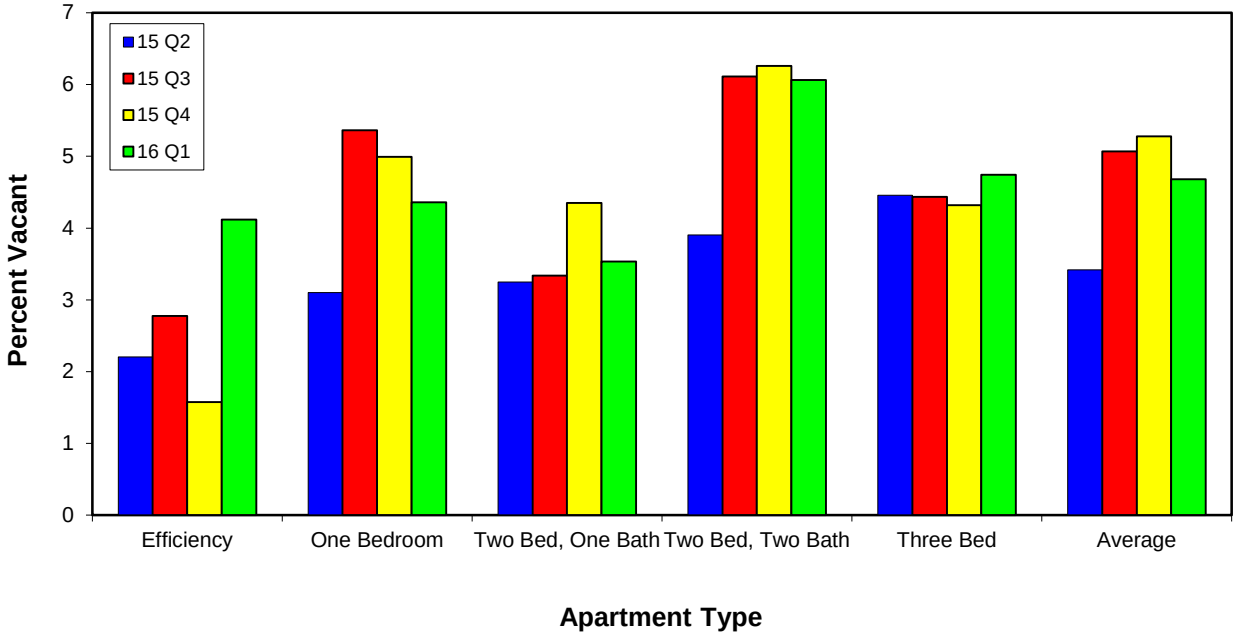
New Apartment Units Added by Year for Jefferson County

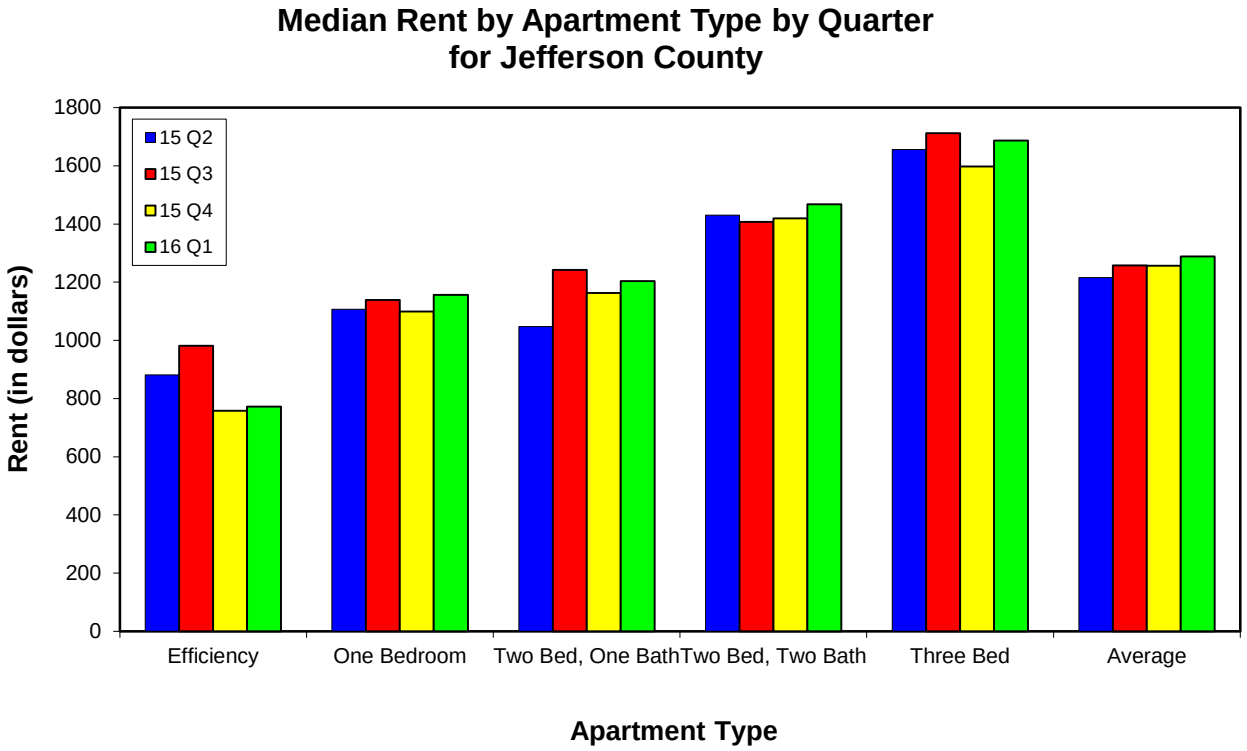


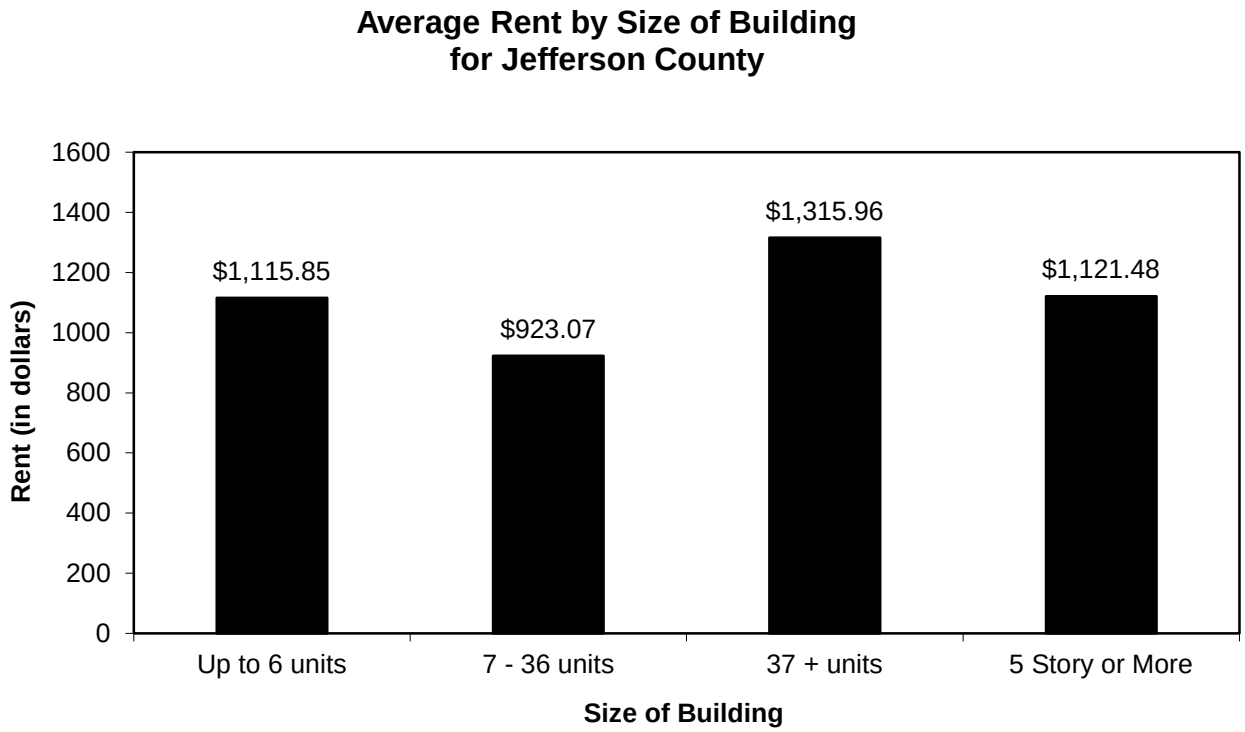
Vacancy Rates by Market Area by Apartment Type for Jefferson County



Vacancy Rate by Apartment Type by Quarter for Jefferson County




Median Rent by Apartment Type by Quarter
for Jefferson County
15 Q2
15 Q3
15 Q4
16 Q1
Rent (in dollars)
1800
1600
1400
1200
1000
800
600
400
200
0
Efficiency
One Bedroom
Two Bed, One Bath
Two Bed, Two Bath
Three Bed
Average
Apartment Type


Average Rent by Size of Building
for Jefferson County
Rent (in dollars)
1600
1400
1200
1000
800
600
400
200
0
$1,115.85
$923.07
$1,315.96
$1,121.48
Up to 6 units
7 - 36 units
37 + units
5 Story or More
Size of Building

Vacancy Rates by Market Area for Jefferson County

First Figure = Rate for Quarter in Percent
Second Figure = Change from Year Ago
Third Figure = Twelve Month Average

	2006			2007				2008				2009				2010				2011				2012				2013				2014				2015				2016			
County	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Arvada	9.2	7.9	6.2	8.1	8.0	4.7	5.4	6.4	6.0	5.1	5.6	8.1	6.7	5.7	7.3	5.6	4.9	3.4	4.5	4.4	3.8	4.9	4.6	3.8	1.9	3.5	4.1	4.5	3.8	3.4	3.9	4.2	3.2	4.5	2.9	2.3	2.7	3.9	4.4	4.8			
	-0.4	0.3	-4.8	0.1	-1.2	-3.3	-0.8	-1.7	-2.0	0.4	0.1	1.8	0.8	0.6	1.7	-2.6	-1.9	-2.3	-2.8	-1.1	-1.1	1.5	0.1	-0.6	-1.9	-1.4	-0.5	0.7	1.9	-0.1	-0.2	-0.3	-0.7	1.1	-1.0	-1.9	-0.5	-0.7	1.5	2.5			
	9.0	9.0	7.8	7.9	7.5	6.7	6.5	6.1	5.6	5.7	5.8	6.2	6.4	6.5	7.0	6.3	5.9	5.3	4.6	4.3	4.0	4.4	4.4	4.3	3.8	3.4	3.3	3.5	4.0	4.0	3.9	3.8	3.7	4.0	3.7	3.2	3.1	3.0	3.3	3.9			
Golden	6.7	6.0	7.2	5.3	10.4	5.5	5.5	5.8	5.7	5.1	8.4	7.5	9.4	8.1	7.5	7.5	6.0	3.8	6.2	6.1	6.0	4.8	3.9	4.2	4.6	2.6	2.1	3.7	4.9	3.1	3.6	3.3	3.7	2.1	3.4	3.8	6.5	18.5	8.5	6.3			
	-3.3	1.1	-0.1	-2.7	3.7	-0.4	-1.7	0.4	-4.8	-0.4	2.8	1.7	3.7	3.0	-0.8	0.0	-3.4	-4.3	-1.4	-1.3	-0.1	1.0	-2.3	-2.0	-1.3	-2.2	-1.8	-0.4	0.3	0.5	1.5	-0.4	-1.2	-1.0	-0.2	0.4	2.8	16.4	5.1	2.6			
	6.7	7.0	7.0	6.3	7.2	7.1	6.7	6.8	5.6	5.5	6.2	6.6	7.6	8.3	8.1	8.1	7.3	6.2	5.9	5.5	5.5	5.8	5.2	4.7	4.4	3.8	3.4	3.3	3.3	3.4	3.8	3.7	3.4	3.2	3.1	3.2	3.9	8.1	9.3	10.0			
Lakewood North	8.2	8.1	6.4	6.5	8.0	5.9	7.1	6.2	8.1	6.9	6.9	7.8	6.3	5.2	8.8	5.9	4.5	4.9	4.8	5.1	4.2	4.9	4.5	3.2	3.7	5.4	4.3	4.9	4.3	3.1	3.4	3.2	3.4	2.9	3.9	2.2	2.6	2.9	6.2	5.4			
	0.9	1.4	-1.6	-1.5	-0.2	-2.2	0.6	-0.3	0.1	1.0	-0.2	1.6	-1.8	-1.8	2.0	-1.9	-1.7	-0.2	-4.1	-0.7	-0.3	-0.1	-0.2	-1.9	-0.5	0.6	-0.2	1.7	0.6	-2.3	-0.9	-1.7	-0.9	-0.3	0.5	-1.0	-0.7	0.0	2.2	3.1			
	7.7	8.1	7.7	7.3	7.3	6.7	6.9	6.8	6.8	7.1	7.0	7.4	7.0	6.5	7.0	6.5	6.1	6.0	5.0	4.8	4.8	4.7	4.7	4.2	4.1	4.2	4.2	4.6	4.7	4.2	3.9	3.5	3.3	3.2	3.4	3.1	2.9	2.9	3.5	4.3			
Lakewood South	6.4	6.6	6.6	6.0	6.7	5.3	5.6	5.3	5.2	6.7	7.6	7.0	6.5	6.2	6.4	5.0	5.4	3.8	4.2	4.6	4.8	4.1	4.4	4.0	4.6	3.6	4.6	3.2	3.3	4.0	5.6	3.3	3.9	2.9	4.5	3.8	3.8	5.8	4.6	4.4			
	-0.9	0.1	0.1	-0.1	0.3	-1.3	-1.0	-0.7	-1.5	1.3	1.9	1.8	1.4	-0.5	-1.1	-2.0	-1.2	-2.4	-2.2	-0.4	-0.6	0.4	0.1	-0.6	-0.2	-0.6	0.2	-0.9	-1.3	0.4	1.0	0.1	0.6	-1.0	-1.1	0.6	-0.1	2.9	0.1	0.6			
	6.4	6.4	6.4	6.4	6.5	6.2	5.9	5.7	5.3	5.7	6.2	6.6	6.9	6.8	6.5	6.0	5.7	5.1	4.6	4.5	4.3	4.4	4.5	4.3	4.3	4.1	4.2	4.0	3.7	3.8	4.0	4.0	4.2	3.9	3.7	3.8	3.8	4.5	4.5	4.7			
Wheat Ridge	9.2	9.7	7.2	6.7	6.9	4.7	8.6	6.1	7.9	9.1	9.2	12.2	12.5	9.2	11.7	13.9	10.9	4.8	3.8	2.7	3.4	3.7	3.9	3.4	3.6	2.3	3.6	3.2	3.2	2.5	3.5	3.2	3.5	2.7	1.5	1.6	1.6	1.0	2.6	2.3			
	-3.9	-0.9	-3.6	-9.5	-2.3	-5.0	1.4	-0.6	1.0	4.4	0.6	6.1	4.6	0.1	2.5	1.8	-1.7	-4.4	-7.9	-11.2	-7.4	-1.1	0.1	0.7	0.1	-1.3	-0.3	-0.2	-0.4	0.2	-0.1	0.1	0.3	0.2	-2.0	-1.7	-1.9	-1.7	1.1	0.7			
	11.7	11.5	10.6	8.2	7.6	6.4	6.7	6.6	6.8	7.9	8.1	9.6	10.7	10.8	11.4	11.8	11.4	10.3	8.4	5.6	3.7	3.4	3.4	3.6	3.7	3.3	3.2	3.2	3.1	3.1	3.1	3.1	3.2	3.2	2.7	2.3	1.8	1.4	1.7	1.9			
Jefferson	7.3	7.2	6.6	6.3	7.4	5.3	6.0	5.6	6.0	6.5	7.3	7.6	7.2	6.3	7.3	5.8	5.4	3.9	4.5	4.7	4.5	4.4	4.4	3.8	4.0	3.7	4.2	3.7	3.7	3.6	4.6	3.4	3.7	3.2	3.8	3.2	3.4	5.1	5.3	4.7			
County	-0.7	0.5	-1.0	-1.2	0.1	-1.9	-0.5	-0.7	-1.4	1.1	1.2	1.9	1.2	-0.2	0.0	-1.8	-1.8	-2.3	-2.8	-1.1	-0.9	0.5	-0.1	-0.9	-0.6	-0.7	-0.2	-0.1	-0.3	-0.1	0.5	-0.3	-0.1	-0.4	-0.8	-0.2	-0.2	1.9	1.4	1.5			
	7.3	7.4	7.2	6.9	6.9	6.4	6.3	6.1	5.8	6.0	6.3	6.8	7.1	7.1	7.1	6.6	6.2	5.6	4.9	4.6	4.4	4.5	4.5	4.3	4.1	4.0	3.9	3.9	3.8	3.8	3.9	3.8	3.8	3.7	3.5	3.5	3.4	3.9	4.2	4.6			

Due to rounding of the vacancy rate, numbers may not always add exactly.

Vacancy Rates by Size of Building by Market Area for Jefferson County

(In Percent)

County	Number of Units	2015 2nd	2015 3rd	2015 4th	2016 1st
Arvada	Up to 8	0.0	0.0	0.0	3.8
	9 to 50	0.8	1.6	4.3	0.0
	51 to 99	0.0	3.2		
	100 to199	3.5	1.6	4.4	3.6
	200 to 349	2.4	2.8	3.1	4.3
	350 up	2.8	10.1	7.1	10.6
Golden	Up to 8	0.0	0.0	0.0	0.0
	9 to 50	5.3	5.3	0.0	0.0
	51 to 99				
	100 to 199	3.4	78.5	39.0	23.8
	200 to 349	7.6	3.1	3.2	3.4
	350 up				
Lakewood North	Up to 8	17.2	0.0	3.6	3.4
	9 to 50	2.1	1.3	1.0	2.1
	51 to 99	1.3	4.7	20.9	2.1
	100 to 199	3.7	2.0	4.2	4.9
	200 to 349		3.1	19.4	13.8
	350 up	1.4	3.2	3.3	4.4
Lakewood South	Up to 8	0.0			
	9 to 50	1.6	1.6	0.0	0.0
	51 to 99	1.1	3.8	3.2	2.6
	100 to 199	2.7	1.8	2.4	1.5
	200 to 349	4.4	8.2	6.2	4.4
	350 up	3.9	4.6	3.1	5.4
Wheat Ridge	Up to 8	0.0	0.0	0.0	9.5
	9 to 50	0.0	2.2	0.5	1.9
	51 to 99	5.6	2.8	2.8	0.9
	100 to 199	0.0	0.9	3.7	5.6
	200 to 349	1.4	1.1	3.6	1.7
	350 up	2.5	0.0		
Jefferson County	Up to 8	10.5	0.0	1.8	4.0
	9 to 50	1.7	1.9	1.1	1.3
	51 to 99	1.4	3.9	7.8	2.2
	100 to 199	3.0	7.9	6.2	5.0
	200 to 349	4.2	5.5	6.1	4.6
	350 up	3.0	4.4	4.2	5.3

Vacancy Rates by Size of Apartment Unit by Market Area for Jefferson County

(In Percent)

County	Square Feet in Unit	2015 2nd	2015 3rd	2015 4th	2016 1st
Arvada	499 below	3.7	1.3	4.4	3.2
	500 to 749	1.9	2.0	2.6	3.2
	750 to 999	3.0	2.9	3.5	5.0
	1000 above	2.7	9.8	8.2	6.4
Golden	499 below	0.0	0.0	0.0	0.0
	500 to 749	5.8	3.4	0.0	0.0
	750 to 999	4.6	18.0	8.3	4.7
	1000 above	10.7	27.5	10.9	9.6
Lakewood North	499 below	8.4	1.6	3.2	2.7
	500 to 749	1.9	2.9	5.2	3.0
	750 to 999	1.7	3.1	8.3	7.0
	1000 above	1.7	2.9	5.9	8.4
Lakewood South	499 below	2.5			0.0
	500 to 749	2.3	2.9	2.9	4.7
	750 to 999	4.2	6.7	4.5	3.6
	1000 above	4.5	6.4	5.4	5.2
Wheat Ridge	499 below	2.5	2.9	5.9	2.6
	500 to 749	2.1	0.3	3.5	3.2
	750 to 999	1.0	1.5	2.1	1.7
	1000 above	1.2	0.6	1.0	0.0
Jefferson County	499 below	5.5	1.5	3.9	2.8
	500 to 749	2.2	2.5	3.8	3.6
	750 to 999	3.5	5.9	5.6	4.4
	1000 above	4.3	7.0	6.3	6.2

Vacancy Rates by Age of Building by Market Area for Jefferson County

(In Percent)

		2015			2016
County	Year	2nd	3rd	4th	1st
Arvada	To 1959			0.0	0.0
	1960-69	1.1	1.0	4.0	1.0
	1970-79	2.7	1.7	3.7	3.4
	1980-89	1.4		2.4	1.8
	1990-99				
	2000-09	2.8	4.9	4.3	5.4
	2010 up	4.5	10.1	7.1	10.6
Golden	To 1959	0.0	0.0	0.0	0.0
	1960-69	0.0		0.0	0.0
	1970-79	5.6	1.6	1.3	4.6
	1980-89				
	1990-99	7.3	4.4	5.9	3.8
	2000-09	6.7	6.7	1.6	1.2
	2010 up		78.5	39.0	23.8
Lakewood North	To 1959	1.3	1.1	4.8	3.6
	1960-69	1.0	0.5	1.6	1.1
	1970-79	2.0	2.8	7.9	3.4
	1980-89	3.0	4.6	3.1	5.6
	1990-99		3.8	1.8	1.1
	2000-09	0.0	0.0	5.2	5.5
	2010 up	20.8	0.0	29.7	23.7
Lakewood South	To 1959				
	1960-69	0.0	5.3	0.0	
	1970-79	2.7	3.1	2.5	3.9
	1980-89	1.9	2.4	2.4	3.2
	1990-99	4.9	5.5	4.6	4.8
	2000-09	4.8	5.5	7.7	4.9
	2010 up		52.4	20.0	7.0
Wheat Ridge	To 1959	0.0	0.0	0.0	0.0
	1960-69	1.7	0.4	1.5	2.6
	1970-79	1.6	1.4	3.0	2.4
	1980-89		2.1	0.0	0.0
	1990-99				
	2000-09				
	2010 up				
Jefferson County	To 1959	1.1	1.0	3.5	2.6
	1960-69	1.4	0.6	1.8	1.2
	1970-79	2.7	2.4	3.6	3.5
	1980-89	2.2	3.0	3.8	4.0
	1990-99	5.1	5.0	4.4	4.3
	2000-09	2.7	4.6	5.9	5.0
	2010 up	7.9	37.0	20.9	14.9

Vacancy Rates by Apartment Type by Market Area for Jefferson County

(In Percent)

County		2015			2016
	Apartment Type	2nd	3rd	4th	1st
Arvada	Efficiency	2.9	4.4	2.2	6.7
	1 Bed	2.8	2.9	2.7	5.2
	2 Bed, 1 Bath	2.6	1.6	4.1	3.6
	2 Bed, 2 Bath	2.1	10.3	8.0	6.5
	3 Bed	3.7	2.7	4.8	3.1
	Other	8.3		0.0	5.0
	All	2.7	3.9	4.4	4.8
Golden	Efficiency	0.0	0.0	0.0	0.0
	1 Bed	4.8	21.5	8.2	3.6
	2 Bed, 1 Bath	5.9	0.0	0.0	0.0
	2 Bed, 2 Bath	8.6	17.8	11.6	9.9
	3 Bed	5.6	2.2	2.2	15.6
	Other			0.0	0.0
	All	6.5	18.5	8.5	6.3
Lakewood North	Efficiency	2.5	0.0	0.0	3.2
	1 Bed	1.9	2.8	6.5	5.0
	2 Bed, 1 Bath	2.7	4.3	4.4	3.6
	2 Bed, 2 Bath	2.0	2.7	5.2	7.5
	3 Bed	10.1	0.0	7.3	8.5
	Other	2.0	1.5	14.8	4.1
	All	2.6	2.9	6.2	5.4
Lakewood South	Efficiency	1.7	0.0	0.0	0.0
	1 Bed	3.5	6.3	4.5	4.1
	2 Bed, 1 Bath	4.4	4.9	2.7	4.0
	2 Bed, 2 Bath	4.2	5.7	5.6	5.3
	3 Bed	3.5	6.9	3.1	3.1
	Other	4.1	2.9	4.3	0.0
	All	3.8	5.8	4.6	4.4
Wheat Ridge	Efficiency	3.1	7.1	7.1	3.5
	1 Bed	2.2	0.3	3.4	3.0
	2 Bed, 1 Bath	1.3	1.8	2.8	2.9
	2 Bed, 2 Bath	0.4	1.5	0.6	1.1
	3 Bed	2.0	0.0	4.0	0.0
	Other	0.0	0.0	2.5	0.0
	All	1.6	1.0	2.6	2.3
Jefferson County	Efficiency	2.2	2.8	1.6	4.1
	1 Bed	3.1	5.4	5.0	4.4
	2 Bed, 1 Bath	3.2	3.3	4.3	3.5
	2 Bed, 2 Bath	3.9	6.1	6.3	6.1
	3 Bed	4.5	4.4	4.3	4.7
	Other	2.7	1.4	7.7	2.0
	All	3.4	5.1	5.3	4.7

Average Rents by Apartment Type by Market Area for Jefferson County

(In Dollars)

	2015			2016
County	2nd	3rd	4th	1st
Arvada				
Efficiency	1022.80	1207.07	1197.53	1180.67
1 Bed	1041.81	1100.21	1161.41	1129.05
2 Bed, 1 Bath	1019.77	999.49	1048.53	1100.41
2 Bed, 2 Bath	1522.70	1734.00	1710.92	1629.25
3 Bed	1457.04	1484.97	1527.64	1547.53
All	1144.37	1209.92	1265.47	1263.31
Golden				
Efficiency	581.25	592.50	692.50	694.85
1 Bed	1337.80	1329.96	1310.47	1388.47
2 Bed, 1 Bath	1325.59	1203.75	1271.50	1277.19
2 Bed, 2 Bath	1495.79	1595.93	1628.53	1651.23
3 Bed	1605.99	1384.91	1399.36	1412.47
All	1425.50	1446.45	1495.19	1541.11
Lakewood North				
Efficiency	627.00	767.64	707.10	804.65
1 Bed	1053.84	1042.18	1093.00	1112.12
2 Bed, 1 Bath	1171.56	1195.54	1206.41	1205.95
2 Bed, 2 Bath	1394.32	1353.22	1413.23	1417.94
3 Bed	1695.17	1613.42	1694.28	1716.99
All	1177.90	1176.82	1225.57	1235.96
Lakewood South				
Efficiency	878.86	987.50	987.50	987.50
1 Bed	1121.34	1190.92	1153.59	1217.90
2 Bed, 1 Bath	1189.88	1314.22	1231.49	1318.26
2 Bed, 2 Bath	1407.40	1437.83	1398.71	1486.41
3 Bed	1760.28	1830.15	1738.65	1819.99
All	1268.44	1347.56	1298.73	1375.91
Wheat Ridge				
Efficiency	792.58	602.14	602.14	716.18
1 Bed	855.63	847.33	809.95	828.51
2 Bed, 1 Bath	990.59	998.04	925.75	948.36
2 Bed, 2 Bath	1042.26	1059.44	969.59	973.56
3 Bed	1209.36	1311.83	1149.20	1124.23
All	949.92	979.08	907.44	906.37
Jefferson County				
Efficiency	862.06	941.04	890.62	869.49
1 Bed	1088.19	1132.98	1132.00	1163.37
2 Bed, 1 Bath	1121.69	1190.20	1154.41	1203.41
2 Bed, 2 Bath	1405.67	1438.28	1439.09	1486.82
3 Bed	1648.53	1698.30	1673.83	1706.44
All	1216.96	1269.46	1266.47	1304.15

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rents by Age of Building by Market Area for Jefferson County

(In Dollars)

		2015			2016
County	Year Built	2nd	3rd	4th	1st
Arvada	To 1959			764.70	785.00
	1960-69	883.77	898.54	929.10	954.44
	1970-79	980.43	983.67	1048.99	1063.64
	1980-89	1191.22		1361.00	1378.33
	1990-99				
	2000-09	1359.81	1551.64	1552.84	1479.90
	2010 up	1588.83	1646.79	1646.68	1597.42
Golden	To 1959	739.17	820.00	804.44	815.69
	1960-69	1003.00		1217.40	1217.50
	1970-79	1075.39	1113.49	1134.62	1156.21
	1980-89				
	1990-99	1595.24	1454.48	1454.73	1627.70
	2000-09	2179.11	2203.80	1908.63	1898.51
	2010 up		1845.64	1787.50	1722.67
Lakewood North	To 1959	903.64	979.06	961.79	980.40
	1960-69	898.69	1001.62	1023.01	1078.29
	1970-79	857.12	1130.50	1136.67	1160.23
	1980-89	1205.42	1273.55	1335.05	1321.23
	1990-99		971.86	1002.16	1028.22
	2000-09	1447.84	1389.01	1386.77	1391.55
	2010 up	1456.60	1002.27	1519.46	1510.80
Lakewood South	To 1959				
	1960-69	1072.00	745.26	743.42	
	1970-79	1030.58	1173.68	1153.64	1169.70
	1980-89	1227.83	1350.53	1237.98	1306.84
	1990-99	1377.01	1430.71	1379.69	1473.15
	2000-09	1452.25	1363.49	1387.65	1516.11
	2010 up		1510.88	1470.82	1497.38
Wheat Ridge	To 1959	895.38	958.29	1006.71	1028.57
	1960-69	1029.23	1093.50	821.49	905.38
	1970-79	883.06	880.19	904.45	897.46
	1980-89		1033.85	1033.85	1033.85
	1990-99				
	2000-09				
	2010 up				
Jefferson County	To 1959	897.39	972.64	928.99	946.61
	1960-69	987.17	1037.69	957.66	1025.56
	1970-79	986.85	1079.22	1091.68	1092.56
	1980-89	1215.17	1277.28	1246.16	1294.69
	1990-99	1397.70	1388.83	1347.89	1439.47
	2000-09	1452.38	1444.07	1462.02	1488.62
	2010 up	1560.95	1629.81	1596.41	1570.03

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rents by Size of Building by Market Area for Jefferson County

(In Dollars)

Number of Units	2015			2016
	2nd	3rd	4th	1st
Arvada				
Up to 8	858.71	981.76	905.39	949.69
9 to 50	831.65	840.40	849.04	891.87
51 to 99	1252.45	975.78		
100 to 199	983.35	966.16	1146.11	1143.41
200 to 349	1120.54	1225.08	1244.01	1288.31
350 and up	1374.06	1646.79	1646.68	1597.42
Golden				
Up to 8	856.32	890.00	959.00	1087.89
9 to 50	1924.21	1943.70	907.67	913.04
51 to 99				
100 to 199	1655.44	1845.64	1787.50	1722.67
200 to 349	1340.90	1298.99	1485.49	1555.02
350 and up				
Lakewood North				
Up to 8	1355.11	1000.81	927.79	1040.66
9 to 50	863.99	929.77	972.81	995.17
51 to 99	938.82	1036.95	942.03	1050.49
100 to 199	949.33	1253.36	1268.91	1266.18
200 to 349		1023.11	1289.54	1314.28
350 and up	1348.61	1228.74	1262.42	1267.53
Lakewood South				
Up to 8	725.00			
9 to 50	945.25	770.79	777.22	1060.68
51 to 99	1079.23	1155.36	1153.60	1167.11
100 to199	1066.53	1156.18	1091.24	1111.32
200 to 349	1248.71	1344.19	1316.91	1372.14
350 and up	1415.89	1424.22	1349.77	1463.35
Wheat Ridge				
Up to 8	940.03	917.21	1019.10	1031.52
9 to 50	818.40	885.62	892.36	930.34
51 to 99	833.33	892.45	892.45	885.85
100 to199	1042.23	822.43	822.43	827.57
200 to 349	890.25	902.17	947.83	913.56
350 and up	1068.53	1144.12		
Jefferson County				
Up to 8	1171.36	966.31	946.16	1027.27
9 to 50	944.04	968.09	911.83	962.63
51 to 99	1028.67	1058.36	1052.42	1083.19
100 to 199	1055.59	1180.51	1193.52	1189.54
200 to 349	1206.23	1278.09	1304.64	1335.88
350 and up	1368.94	1353.23	1323.67	1382.89

Rents reflect units being unfurnished with tenants paying gas and electricity.

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Median Rents by Apartment Type by Market Area for Jefferson County

(in dollars)

	2015			2016
County	2nd	3rd	4th	1st
Arvada				
Efficiency	1108.64	1167.36	1167.36	1142.36
1 Bed	1034.40	968.14	1208.93	1183.56
2 Bed, 1 Bath	987.09	1020.84	1043.90	1071.95
2 Bed, 2 Bath	1558.36	1817.93	1812.67	1712.18
3 Bed	1235.00	1288.65	1350.00	1414.50
All	1087.22	1068.11	1213.09	1251.48
Golden				
Efficiency	492.00	517.00	690.00	725.00
1 Bed	1431.20	1268.58	1344.80	1494.80
2 Bed, 1 Bath	1071.00	1000.00	1238.00	1214.71
2 Bed, 2 Bath	1708.15	1680.98	1589.83	1814.83
3 Bed	1366.00	1369.00	1379.00	1407.00
All	1432.88	1275.54	1481.95	1546.19
Lakewood North				
Efficiency	591.00	763.48	668.71	809.57
1 Bed	1087.08	1081.47	1105.90	1128.79
2 Bed, 1 Bath	1147.33	1264.37	1276.75	1229.03
2 Bed, 2 Bath	1469.50	1372.26	1392.43	1385.60
3 Bed	1811.27	1683.62	1689.62	1688.23
All	1198.45	1178.08	1223.47	1234.16
Lakewood South				
Efficiency	885.47	988.00	988.00	988.00
1 Bed	1210.10	1178.38	1099.74	1189.36
2 Bed, 1 Bath	1254.39	1384.09	1266.00	1337.27
2 Bed, 2 Bath	1431.20	1407.53	1344.65	1440.70
3 Bed	1768.67	1782.33	1803.94	1816.33
All	1259.59	1326.98	1289.20	1354.19
Wheat Ridge				
Efficiency	766.63	588.92	588.92	734.09
1 Bed	836.13	814.38	796.05	843.88
2 Bed, 1 Bath	924.67	897.47	894.39	937.00
2 Bed, 2 Bath	972.85	1006.03	986.16	988.79
3 Bed	1279.37	1382.74	1162.50	1154.00
All	911.57	933.74	892.16	886.24
Jefferson County				
Efficiency	881.23	982.00	758.50	772.33
1 Bed	1107.41	1139.08	1099.29	1156.34
2 Bed, 1 Bath	1047.38	1241.92	1163.42	1204.26
2 Bed, 2 Bath	1430.85	1407.81	1418.94	1467.76
3 Bed	1656.00	1712.56	1597.89	1686.85
All	1216.11	1257.78	1256.32	1288.73

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

Average rents do not reflect "rental losses" from discounts and concessions.

Average rent minus rental losses equals effective rent.

Average Rent per Square Foot by Apartment Type by Market Area for Jefferson County

(In Dollars)

County	2015			2016
Apartment Type	2nd	3rd	4th	1st
Arvada				
Efficiency	1.96	2.01	1.99	1.97
1 Bed	1.53	1.61	1.66	1.61
2 Bed, 1 Bath	1.24	1.18	1.24	1.28
2 Bed, 2 Bath	1.44	1.57	1.61	1.54
3 Bed	1.35	1.31	1.40	1.34
All	1.43	1.47	1.52	1.48
Golden				
Efficiency	1.68	1.71	1.17	1.17
1 Bed	1.79	1.72	1.62	1.72
2 Bed, 1 Bath	1.55	1.60	1.65	1.65
2 Bed, 2 Bath	1.50	1.55	1.46	1.49
3 Bed	1.45	1.28	1.30	1.31
All	1.63	1.62	1.52	1.57
Lakewood North				
Efficiency	1.64	2.01	1.83	2.10
1 Bed	1.62	1.63	1.68	1.70
2 Bed, 1 Bath	1.33	1.42	1.41	1.43
2 Bed, 2 Bath	1.44	1.42	1.44	1.45
3 Bed	1.35	1.30	1.35	1.38
All	1.48	1.50	1.53	1.55
Lakewood South				
Efficiency	1.86	1.65	1.65	1.65
1 Bed	1.52	1.56	1.52	1.58
2 Bed, 1 Bath	1.36	1.45	1.38	1.46
2 Bed, 2 Bath	1.35	1.36	1.32	1.39
3 Bed	1.37	1.43	1.37	1.42
All	1.43	1.46	1.41	1.48
Wheat Ridge				
Efficiency	1.97	1.48	1.48	1.78
1 Bed	1.42	1.38	1.34	1.36
2 Bed, 1 Bath	1.24	1.20	1.13	1.20
2 Bed, 2 Bath	1.16	1.15	1.08	1.10
3 Bed	1.15	1.22	1.12	1.18
All	1.33	1.24	1.19	1.27
Jefferson County				
Efficiency	1.87	1.90	1.75	1.82
1 Bed	1.54	1.60	1.58	1.62
2 Bed, 1 Bath	1.32	1.40	1.36	1.41
2 Bed, 2 Bath	1.37	1.39	1.38	1.42
3 Bed	1.35	1.37	1.36	1.38
All	1.44	1.48	1.46	1.50

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

Average rents do not reflect "rental losses" due to discounts and concessions.

Average Rent Per Square Foot by Apartment Unit Size by Market Area for Jefferson County

(In Dollars)

County	2015			2016
Apartment Square Feet	2nd	3rd	4th	1st
Arvada				
499 below	2.05		1.57	1.57
500 to 749	1.47	1.45	1.56	1.56
750 to 999	1.39	1.44	1.48	1.46
1000 above	1.44	1.55	1.57	1.46
Golden				
499 below	1.68	1.71	1.76	1.78
500 to 749	1.81	1.87	1.57	1.57
750 to 999	1.63	1.59	1.54	1.64
1000 above	1.54	1.56	1.48	1.50
Lakewood North				
499 below	1.83	2.13	2.00	2.05
500 to 749	1.59	1.63	1.67	1.69
750 to 999	1.35	1.38	1.43	1.45
1000 above	1.33	1.30	1.35	1.35
Lakewood South				
499 below	2.34			
500 to 749	1.57	1.60	1.52	1.61
750 to 999	1.45	1.51	1.47	1.52
1000 above	1.30	1.33	1.29	1.37
Wheat Ridge				
499 below	1.98	1.46	1.46	1.76
500 to 749	1.40	1.40	1.38	1.38
750 to 999	1.19	1.17	1.11	1.13
1000 above	1.15	1.08	0.99	0.99
Jefferson County				
499 below	1.97	2.03	1.93	1.95
500 to 749	1.54	1.61	1.59	1.63
750 to 999	1.42	1.46	1.45	1.49
1000 above	1.32	1.35	1.34	1.38

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

Average rents do not reflect "rental losses" due to concessions and discounts.

Rental Losses by Size, Age and Market Area for Jefferson County

Includes Discounts and Concessions

Average Rent Minus Losses Equals Effective Rent

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	41.4	10.0	2.6	7.2
9 - 50	4.2	-0.2	0.9	8.3
51 - 99	9.4	6.5	3.8	15.8
100 - 199	4.0	22.8	17.3	8.3
200 to 349	6.9	7.3	7.4	9.6
350 up	12.2	5.5	6.0	5.4
Age				
To 1959	8.6	19.8	10.6	3.6
1960-69	3.0	9.2	6.8	8.6
1970-79	6.9	5.0	5.7	3.8
1980-89	12.2	9.3	11.3	7.9
1990-99	8.4	5.9	9.3	12.9
2000-09	3.6	10.2	4.9	5.4
2010 up	19.6	9.6	31.0	10.3
Market Area				
Arvada	5.3	4.3	2.3	4.9
Golden	0.0	6.2	8.0	3.6
Lakewood North	16.7	8.6	12.2	10.2
Lakewood South	8.5	9.5	2.3	9.2
Wheat Ridge	7.3	11.6	6.4	11.5
Average	8.8	8.8	5.5	8.5

Economic Vacancy Rates by Size, Age and Market Area for Jefferson County

Defined as Physcial Vacancy Plus Discounts and Concessions

as a Percentage of Gross Potential Rent

(In Percent)

Building	2015			2016
Type	2nd	3rd	4th	1st
Size (in units)				
Up to 6	51.9	10.0	5.4	13.8
9 - 50	5.9	1.7	3.7	9.9
51 - 99	10.8	10.4	6.6	18.1
100 - 199	6.9	30.7	20.1	12.4
200 to 349	11.1	12.8	10.3	15.1
350 up	15.2	9.8	8.9	10.9
Age (year built)				
To 1959	9.8	20.8	10.6	6.7
1960-69	4.4	9.8	6.8	10.1
1970-79	9.6	7.5	5.7	7.4
1980-89	14.4	12.3	11.3	12.4
1990-99	13.6	10.9	9.3	17.2
2000-09	6.3	14.8	4.9	11.2
2010 up	27.5	46.5	31.0	23.6
Market Area				
Arvada	8.0	8.2	6.3	9.9
Golden	6.6	24.7	18.9	7.6
Lakewood North	19.4	11.4	18.3	16.0
Lakewood South	12.3	15.3	7.9	13.9
Wheat Ridge	9.0	12.6	8.5	15.6
Average	12.2	13.9	11.1	13.4

Average Rents for Jefferson County

(in dollars)

	Efficency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Other	All
Market Area Totals							
Arvada	1180.67	1129.05	1100.41	1629.25	1547.53	1599.40	1263.31
Golden	694.85	1388.47	1277.19	1651.23	1412.47	2132.47	1541.11
Lakewood North	804.65	1112.12	1205.95	1417.94	1716.99	1250.69	1235.96
Lakewood South	987.50	1217.90	1318.26	1486.41	1819.99	1357.55	1375.91
Wheat Ridge	716.18	828.51	948.36	973.56	1124.23	1006.54	906.37
Jefferson County Average	869.49	1163.37	1203.41	1486.82	1706.44	1399.97	1304.15
Buildings with up to 6 Units							
Arvada		822.50	1096.43				996.82
Golden	510.00	1000.00	1535.00			3750.00	1213.64
Lakewood North		706.50	902.50		1680.00		1119.65
Lakewood South							
Wheat Ridge		1000.00	1200.00				1133.33
Jefferson County Average	510.00	900.23	1011.43		1680.00	3750.00	1115.85
Buildings with 7 to 36 Units							
Arvada		728.13	906.88		1125.33		925.79
Golden	727.47	923.68	1147.08				913.29
Lakewood North	775.00	879.30	918.25	1135.00	1379.44	1137.92	958.98
Lakewood South		733.86	854.32				794.09
Wheat Ridge	660.00	759.24	1015.91	941.67	890.00		897.49
Jefferson County Average	733.05	838.21	937.57	973.89	1218.59	1137.92	923.07
Buildings with 37 and Above Units							
Arvada	1180.67	1134.13	1111.88	1629.25	1575.22	1599.40	1273.57
Golden		1429.08	1800.00	1651.23	1412.47	2112.50	1583.05
Lakewood North	809.04	1122.37	1264.64	1418.92	1737.04	1276.06	1255.13
Lakewood South	987.50	1221.47	1328.71	1486.41	1819.99	1357.55	1379.40
Wheat Ridge	717.19	834.29	931.50	976.38	1129.94	1006.54	905.69
Jefferson County Average	897.63	1171.59	1225.88	1488.60	1717.42	1417.21	1315.96
Buildings with 5 Stories and Above							
Arvada							
Golden							
Lakewood North							
Lakewood South		1065.00		1182.00			1121.48
Wheat Ridge							
Jefferson County Average		1065.00		1182.00			1121.48

Average Rent for Apartment Building/Community Features and Amenities in Jefferson County

(In Dollars)

	With Feature/Amenity						Without Feature/Amenity						Difference
Feature/Amenity	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	1031.35	1227.35	1270.44	1531.70	1723.76	1372.93	809.45	1098.44	1160.45	1429.68	1690.37	1236.37	136.55
Patio or Balcony	1048.54	1222.70	1297.15	1549.49	1810.43	1380.89	737.94	905.21	1010.04	1136.39	1339.27	1025.99	354.90
Fireplace	787.16	1228.17	1348.06	1549.99	1835.65	1391.21	913.25	1057.83	1068.29	1373.11	1544.85	1178.55	212.67
Nine-Foot Ceilings	1168.19	1280.15	1406.67	1610.06	1924.37	1464.45	755.35	1034.05	1134.57	1304.37	1439.19	1148.80	315.64
Swimming Pool	916.95	1197.19	1261.75	1541.40	1758.06	1351.66	748.88	908.58	1024.04	1150.34	1395.29	1050.36	301.30
Spa or Sauna	1180.67	1273.41	1355.01	1613.58	1960.42	1438.57	757.47	1022.97	1120.01	1320.31	1547.90	1168.16	270.41
Exercise Room	1136.49	1235.77	1328.56	1566.59	1815.19	1402.14	734.81	931.33	1028.47	1190.61	1345.14	1045.75	356.38
Sport Court	987.50	1196.94	1377.34	1512.04	1812.06	1365.89	862.12	1151.12	1156.44	1478.65	1662.60	1284.29	81.60
Microwave	1145.55	1276.30	1387.92	1601.68	1934.36	1445.20	737.47	1028.30	1132.17	1337.23	1540.64	1172.05	273.14
Washer/Dryer Hookups	1180.67	1253.73	1377.76	1591.36	1872.40	1436.17	757.47	1045.86	1090.20	1318.78	1414.01	1147.33	288.84
Garbage Disposal	886.75	1187.59	1237.36	1535.95	1743.62	1336.32	723.72	898.74	1005.91	1158.45	1381.24	1060.64	275.68
Dishwasher	898.06	1190.00	1247.17	1535.95	1751.05	1340.31	695.71	897.57	998.54	1158.45	1393.80	1055.10	285.21
Air Conditioning	887.23	1189.14	1251.87	1535.95	1753.50	1340.48	709.82	897.26	993.24	1158.45	1387.97	1055.60	284.88
Ceiling Fan	903.83	1192.23	1256.38	1551.48	1785.61	1352.13	771.16	1062.15	1090.13	1298.00	1463.61	1169.76	182.37
Attached Garage		1367.91	1597.11	1700.58	2110.23	1566.58	869.49	1095.58	1169.85	1405.14	1605.86	1230.70	335.88
Covered Parking	1145.55	1223.05	1327.79	1525.26	1844.68	1375.96	737.47	1086.28	1101.05	1437.49	1531.51	1224.29	151.67
Clubhouse	1112.46	1240.82	1313.78	1575.40	1793.91	1404.88	733.52	978.04	1037.20	1228.67	1383.18	1075.47	329.41
Business Center	964.93	1237.06	1332.22	1562.30	1803.62	1401.68	733.16	944.30	1039.93	1193.12	1347.30	1052.35	349.33
Pets Allowed	982.95	1209.91	1285.95	1543.62	1767.38	1366.33	715.06	870.63	971.08	1145.45	1327.12	1006.10	360.23
Resident Pays Sewer/Water	937.86	1207.56	1286.21	1551.93	1768.80	1365.37	700.65	927.62	1010.79	1196.31	1404.84	1062.14	303.23
Unit Security/Alarm System		1321.76	1587.61	1762.44	2123.10	1555.29	869.49	1145.73	1174.90	1459.40	1655.26	1279.76	275.52
Handicapped Access	999.12	1205.40	1320.02	1542.25	1810.97	1370.16	817.00	1107.08	1134.54	1413.38	1608.75	1232.49	137.67
Heat Included in Rent	710.74	955.14	1030.59	1060.00	1258.75	989.17	899.47	1168.71	1211.10	1489.21	1711.70	1311.33	-322.17

Apartment Unit Absorption by Quarter and Year for Jefferson County

		First	Second	Third	Fourth	Year-End
2013	Units to Start Quarter/Year	42105	42105	42105	42215	42105
	Units Added this Quarter	0	0	110	56	166
	Total Units Available	42105	42105	42215	42271	42271
	Quarterly Vacancy Rate	3.7%	3.7%	3.6%	4.6%	4.6%
	Units Rented	40556	40539	40698	40310	40310
	Units Vacant	1549	1566	1517	1961	1961
	Number Absorbed this Quarter/Year	215	-17	159	-388	-27
2014	Units to Start Quarter/Year	42271	42271	42866	42866	42271
	Units Added this Quarter	0	595	0	228	823
	Total Units Available	42271	42866	42866	43094	43094
	Quarterly Vacancy Rate	3.4%	3.7%	3.2%	3.8%	3.8%
	Units Rented	40827	41298	41497	41436	41436
	Units Vacant	1444	1568	1369	1658	1658
	Number Absorbed this Quarter/Year	518	471	200	-61	1127
2015	Units to Start Quarter/Year	43094	43314	43955	44050	43094
	Units Added this Quarter	220	641	95	0	956
	Total Units Available	43314	43955	44050	44050	44050
	Quarterly Vacancy Rate	3.2%	3.4%	5.1%	5.3%	5.3%
	Units Rented	41932	42452	41796	41725	41725
	Units Vacant	1382	1503	2254	2325	2325
	Number Absorbed this Quarter/Year	495	520	-657	-71	289
2016	Units to Start Quarter/Year	44050				
	Units Added this Quarter	0				
	Total Units Available	44050				
	Quarterly Vacancy Rate	4.7%				
	Units Rented	41988				
	Units Vacant	2062				
	Number Absorbed this Quarter/Year	263				

Due to rounding of the vacancy rate, numbers may not always add exactly.
Quarterly absorption totals will not equal year-end total because absorption is the change from time period to time period.
Comparisons should be made using comparable time periods, quarter to quarter or year-end to year-end.

Estimate of New Apartments by Quarter for Jefferson County

		Beginning Inventory	Units Added	Ending Inventory
2009	1st	41488	0	41488
	2nd	41488	0	41488
	3rd	41488	0	41488
	4th	41488	0	41488
2010	1st	41488	0	41488
	2nd	41488	0	41488
	3rd	41488	0	41488
	4th	41488	83	41571
2011	1st	41571	0	41571
	2nd	41571	91	41662
	3rd	41662	0	41662
	4th	41662	15	41677
2012	1st	41677	0	41677
	2nd	41677	428	42105
	3rd	42105	0	42105
	4th	42105	0	42105
2013	1st	42105	0	42105
	2nd	42105	0	42105
	3rd	42105	110	42215
	4th	42215	56	42271
2014	1st	42271	0	42271
	2nd	42271	595	42866
	3rd	42866	0	42866
	4th	42866	228	43094
2015	1st	43094	220	43314
	2nd	43314	641	43955
	3rd	43955	95	44050
	4th	44050	0	44050
2016	1st	44050	0	44050
	2nd			
	3rd			
	4th			

Monthly Resident Turnover
By Size, Age of Building, and Market Area
for Jefferson County

(In Percent)

	2015			2016
Building Type	2nd	3rd	4th	1st
Size				
Up to 8	1.6	2.6	4.3	4.4
9 - 50	2.9	2.8	1.6	1.3
51-99	3.3	5.8	2.5	3.8
100 - 199	5.7	4.8	2.9	3.9
200 to 349	4.9	5.3	4.3	3.4
350 up	5.2	5.4	4.0	3.3
Age				
To 1959	2.8	10.7	3.4	5.1
1960-69	2.3	2.5	4.1	2.1
1970-79	4.7	5.5	3.5	3.9
1980-89	6.0	5.1	4.0	3.2
1990-99	4.6	5.1	4.2	2.9
2000-09	6.4	5.9	4.4	4.2
2010 up	5.2	4.5	3.4	2.8
Market Area				
Arvada	5.6	7.1	3.8	3.8
Golden	9.0	3.7	4.5	1.4
Lakewood North	5.4	5.2	3.4	3.7
Lakewood South	4.7	5.0	3.9	3.3
Wheat Ridge	3.7	4.3	3.1	5.1
County Average	5.0	5.1	3.9	3.4

Vacancy Rates During the Current Quarter
Jefferson County

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225								1	0.0%											1	0.0%
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350		1	0.0%																	1	0.0%
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475		1	0.0%																	1	0.0%
$476 to $500																					
$501 to $525		3	0.0%																	3	0.0%
$526 to $550																					
$551 to $575								1	0.0%											1	0.0%
$576 to $600		1	0.0%		9	0.0%		1	0.0%											11	0.0%
$601 to $625					1	0.0%		1	0.0%											2	0.0%
$626 to $650	1	13	7.7%		3	0.0%		2	0.0%										1	18	5.6%
$651 to $675		2	0.0%		7	0.0%		3	0.0%		1	0.0%								13	0.0%
$676 to $700		2	0.0%		21	0.0%		4	0.0%											27	0.0%
$701 to $725		1	0.0%		122	0.0%		15	0.0%											138	0.0%
$726 to $750	2	53	3.8%		61	0.0%		19	0.0%		1	0.0%							2	134	1.5%
$751 to $775		9	0.0%	2	44	4.5%		24	0.0%		1	0.0%							2	78	2.6%
$776 to $800		2	0.0%	5	177	2.8%		30	0.0%		2	0.0%							5	211	2.4%
$801 to $825	1	21	4.8%		32	0.0%		32	0.0%		2	0.0%					24	0.0%	1	111	0.9%
$826 to $850		2	0.0%	5	148	3.4%		31	0.0%		4	0.0%							5	185	2.7%
$851 to $875				2	206	1.0%	1	54	1.9%		4	0.0%		2	0.0%				3	266	1.1%
$876 to $900		3	0.0%	2	70	2.9%	3	136	2.2%		19	0.0%		1	0.0%		1	0.0%	5	230	2.2%
$901 to $925				4	170	2.4%		16	0.0%		13	0.0%							4	199	2.0%
$926 to $950				5	174	2.9%	1	191	0.5%		15	0.0%					3	0.0%	6	383	1.6%
$951 to $975		1	0.0%		127	0.0%	4	97	4.1%		13	0.0%					50	0.0%	4	288	1.4%
$976 to $1000		10	0.0%		118	0.0%	2	76	2.6%		91	0.0%		1	0.0%		10	0.0%	2	306	0.7%
$1001 to 1025				6	128	4.7%	1	60	1.7%	2	75	2.7%					2	0.0%	9	265	3.4%
$1026 to 1050				14	352	4.0%	4	29	13.8%		15	0.0%					26	0.0%	18	422	4.3%
$1051 to 1075				5	269	1.9%	11	229	4.8%		55	0.0%					4	0.0%	16	557	2.9%
$1076 to 1100				13	173	7.5%		120	0.0%		33	0.0%		25	0.0%		23	0.0%	13	374	3.5%
$1101 to 1125				19	438	4.3%		16	0.0%		37	0.0%		2	0.0%		4	0.0%	19	497	3.8%
$1126 to 1150	3	33	9.1%	20	581	3.4%	5	105	4.8%		62	0.0%		1	0.0%		3	0.0%	28	785	3.6%
$1151 to 1175				34	766	4.4%	1	54	1.9%		44	0.0%		25	0.0%		2	0.0%	35	891	3.9%
$1176 to 1200				4	117	3.4%	6	227	2.6%	3	175	1.7%	1	12	8.3%		7	0.0%	14	538	2.6%
$1201 to 1225				17	272	6.3%		81	0.0%	1	248	0.4%		9	0.0%		26	0.0%	18	636	2.8%
$1226 to 1250				7	132	5.3%	4	148	2.7%	2	79	2.5%		3	0.0%		4	0.0%	13	366	3.6%
$1251 to 1275				10	258	3.9%	12	182	6.6%		23	0.0%		14	0.0%		1	0.0%	22	478	4.6%
$1276 to 1300				12	269	4.5%	8	31	25.8%	6	44	13.6%		23	0.0%		12	0.0%	26	379	6.9%
$1301 to 1325		12	0.0%	4	64	6.3%		28	0.0%	11	102	10.8%		40	0.0%		32	0.0%	15	278	5.4%
$1326 to 1350				18	419	4.3%	13	281	4.6%	26	358	7.3%		11	0.0%		3	0.0%	57	1072	5.3%
$1351 to 1375				44	292	15.1%	11	218	5.0%		21	0.0%		44	0.0%		1	0.0%	55	576	9.5%
$1376 to 1400				22	201	10.9%	4	65	6.2%	43	709	6.1%		9	0.0%		6	0.0%	69	990	7.0%
$1401 to 1425							3	157	1.9%	2	113	1.8%		10	0.0%				5	280	1.8%
$1426 to 1450				4	147	2.7%	1	38	2.6%	9	120	7.5%		11	0.0%	6	79	7.6%	20	395	5.1%
$1451 to 1475				8	238	3.4%	4	23	17.4%	7	169	4.1%	2	30	6.7%		1	0.0%	21	461	4.6%
$1476 to 1400				17	373	4.6%				15	334	4.5%		42	0.0%		10	0.0%	32	759	4.2%
$1501 to 1525					20	0.0%	5	48	10.4%	8	144	5.6%					1	0.0%	13	213	6.1%
$1526 to 1550				1	60	1.7%		92	0.0%	4	48	8.3%		24	0.0%		3	0.0%	5	227	2.2%
$1551 to 1575				9	100	9.0%	1	12	8.3%	20	372	5.4%	7	10	70.0%				37	494	7.5%
$1576 to 1500							5	98	5.1%	8	119	6.7%	1	101	1.0%	2	4	50.0%	16	322	5.0%
$1601 to 1625				1	44	2.3%				5	49	10.2%		32	0.0%				6	125	4.8%
$1626 to 1650										7	24	29.2%		11	0.0%				7	35	20.0%
$1651 to 1675							1	34	2.9%	1	18	5.6%							2	52	3.8%
$1676 to 1600										4	39	10.3%	2	52	3.8%	1	12	8.3%	7	103	6.8%
$1701 to 1725										14	205	6.8%							14	205	6.8%
$1726 to 1750										19	360	5.3%							19	360	5.3%
$1751 to 1775										18	78	23.1%					12	0.0%	18	90	20.0%
$1776 to 1800								2	0.0%	19	256	7.4%	5	56	8.9%				24	314	7.6%
$1801 to 1825										8	174	4.6%		77	0.0%				8	251	3.2%
$1826 to 1850							1	58	1.7%				7	52	13.5%				8	110	7.3%
$1851 to 1875										1	12	8.3%		36	0.0%				1	48	2.1%
$1876 to 1900																					
$1901 to 1926														13	0.0%					13	0.0%
$1926 to 1950										34	181	18.8%							34	181	18.8%
$1951 to 1975																					
$1976 to 2000													6	89	6.7%				6	89	6.7%
$2000 and up										18	133	13.5%	18	165	10.9%		82	0.0%	36	380	9.5%
TOTALS	7	170	4.1%	314	7203	4.4%	112	3170	3.5%	315	5194	6.1%	49	1033	4.7%	9	448	2.0%	806	17218	4.7%

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

Vacancy Rates During the Current Quarter
Arvada

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575								1	0.0%											1	0.0%
$576 to $600					4	0.0%		1	0.0%											5	0.0%
$601 to $625					1	0.0%														1	0.0%
$626 to $650								1	0.0%											1	0.0%
$651 to $675					3	0.0%		2	0.0%											5	0.0%
$676 to $700					10	0.0%		3	0.0%											13	0.0%
$701 to $725					13	0.0%		2	0.0%											15	0.0%
$726 to $750					11	0.0%		9	0.0%											20	0.0%
$751 to $775					13	0.0%		19	0.0%											32	0.0%
$776 to $800					19	0.0%		16	0.0%											35	0.0%
$801 to $825					25	0.0%		12	0.0%											37	0.0%
$826 to $850					17	0.0%		16	0.0%											33	0.0%
$851 to $875					12	0.0%		11	0.0%											23	0.0%
$876 to $900					11	0.0%		7	0.0%											18	0.0%
$901 to $925				1	73	1.4%		6	0.0%										1	79	1.3%
$926 to $950					20	0.0%		66	0.0%											86	0.0%
$951 to $975					74	0.0%	3	7	42.9%										3	81	3.7%
$976 to $1000					1	0.0%		14	0.0%											15	0.0%
$1001 to 1025					1	0.0%		14	0.0%											15	0.0%
$1026 to 1050							3	10	30.0%										3	10	30.0%
$1051 to 1075							8	197	4.1%										8	197	4.1%
$1076 to 1100				10	111	9.0%		96	0.0%					8	0.0%				10	215	4.7%
$1101 to 1125								7	0.0%											7	0.0%
$1126 to 1150	3	33	9.1%				3	75	4.0%		24	0.0%							6	132	4.5%
$1151 to 1175								8	0.0%											8	0.0%
$1176 to 1200				4	73	5.5%		11	0.0%				1	10	10.0%				5	94	5.3%
$1201 to 1225								4	0.0%											4	0.0%
$1226 to 1250							2	32	6.3%					2	0.0%				2	34	5.9%
$1251 to 1275								14	0.0%					12	0.0%					26	0.0%
$1276 to 1300				12	215	5.6%	8	18	44.4%					21	0.0%				20	254	7.9%
$1301 to 1325		12	0.0%											37	0.0%					49	0.0%
$1326 to 1350								1	0.0%					1	0.0%					2	0.0%
$1351 to 1375														1	0.0%					1	0.0%
$1376 to 1400				19	177	10.7%								1	0.0%				19	178	10.7%
$1401 to 1425							1	21	4.8%	2	112	1.8%		8	0.0%				3	141	2.1%
$1426 to 1450																	8	0.0%		8	0.0%
$1451 to 1475													2	25	8.0%				2	25	8.0%
$1476 to 1400														6	0.0%					6	0.0%
$1501 to 1525											24	0.0%								24	0.0%
$1526 to 1550								77	0.0%											77	0.0%
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																1	12	8.3%	1	12	8.3%
$1701 to 1725										14	205	6.8%							14	205	6.8%
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800										17	146	11.6%							17	146	11.6%
$1801 to 1825														41	0.0%					41	0.0%
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up													3	22	13.6%				3	22	13.6%
TOTALS	3	45	6.7%	46	884	5.2%	28	778	3.6%	33	511	6.5%	6	195	3.1%	1	20	5.0%	117	2433	4.8%

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

Vacancy Rates During the Current Quarter
Golden

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350		1	0.0%																	1	0.0%
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475		1	0.0%																	1	0.0%
$476 to $500																					
$501 to $525		3	0.0%																	3	0.0%
$526 to $550																					
$551 to $575																					
$576 to $600		1	0.0%																	1	0.0%
$601 to $625																					
$626 to $650																					
$651 to $675		1	0.0%																	1	0.0%
$676 to $700		2	0.0%																	2	0.0%
$701 to $725		1	0.0%																	1	0.0%
$726 to $750		3	0.0%		1	0.0%														4	0.0%
$751 to $775		1	0.0%		3	0.0%														4	0.0%
$776 to $800		2	0.0%		4	0.0%														6	0.0%
$801 to $825																					
$826 to $850		2	0.0%		11	0.0%														13	0.0%
$851 to $875																					
$876 to $900		1	0.0%		11	0.0%														12	0.0%
$901 to $925					4	0.0%														4	0.0%
$926 to $950					13	0.0%					1	0.0%								14	0.0%
$951 to $975		1	0.0%		16	0.0%														17	0.0%
$976 to $1000					36	0.0%		4	0.0%		3	0.0%		1	0.0%					44	0.0%
$1001 to 1025					11	0.0%					3	0.0%								14	0.0%
$1026 to 1050											3	0.0%								3	0.0%
$1051 to 1075					1	0.0%					8	0.0%								9	0.0%
$1076 to 1100											7	0.0%								7	0.0%
$1101 to 1125											18	0.0%								18	0.0%
$1126 to 1150					1	0.0%					9	0.0%								10	0.0%
$1151 to 1175					2	0.0%					20	0.0%								22	0.0%
$1176 to 1200											19	0.0%		2	0.0%					21	0.0%
$1201 to 1225					1	0.0%		7	0.0%		9	0.0%								17	0.0%
$1226 to 1250								1	0.0%		14	0.0%		1	0.0%					16	0.0%
$1251 to 1275											6	0.0%		2	0.0%					8	0.0%
$1276 to 1300											16	0.0%		1	0.0%					17	0.0%
$1301 to 1325										7	14	50.0%		1	0.0%				7	15	46.7%
$1326 to 1350											9	0.0%		8	0.0%					17	0.0%
$1351 to 1375											1	0.0%		4	0.0%					5	0.0%
$1376 to 1400											2	0.0%		2	0.0%					4	0.0%
$1401 to 1425											1	0.0%		2	0.0%					3	0.0%
$1426 to 1450														5	0.0%					5	0.0%
$1451 to 1475																					
$1476 to 1400				6	157	3.8%					1	0.0%		2	0.0%				6	160	3.8%
$1501 to 1525																					
$1526 to 1550				1	60	1.7%		2	0.0%					3	0.0%				1	65	1.5%
$1551 to 1575				9	100	9.0%							7	10	70.0%				16	110	14.5%
$1576 to 1500														1	0.0%					1	0.0%
$1601 to 1625				1	44	2.3%													1	44	2.3%
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800								2	0.0%											2	0.0%
$1801 to 1825										5	118	4.2%							5	118	4.2%
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950										34	181	18.8%							34	181	18.8%
$1951 to 1975																					
$1976 to 2000																					
$2000 and up											1	0.0%					82	0.0%		83	0.0%
TOTALS		20	0.0%	17	476	3.6%		16	0.0%	46	464	9.9%	7	45	15.6%		82	0.0%	70	1103	6.3%

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

Vacancy Rates During the Current Quarter
Lakewood North

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225								1	0.0%											1	0.0%
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625								1	0.0%											1	0.0%
$626 to $650								1	0.0%											1	0.0%
$651 to $675					3	0.0%		1	0.0%		1	0.0%								5	0.0%
$676 to $700					3	0.0%		1	0.0%											4	0.0%
$701 to $725					1	0.0%		9	0.0%											10	0.0%
$726 to $750					7	0.0%		9	0.0%		1	0.0%								17	0.0%
$751 to $775		8	0.0%		4	0.0%		2	0.0%		1	0.0%								15	0.0%
$776 to $800				1	65	1.5%		13	0.0%										1	78	1.3%
$801 to $825	1	21	4.8%		6	0.0%		14	0.0%		1	0.0%					24	0.0%	1	66	1.5%
$826 to $850					23	0.0%		5	0.0%											28	0.0%
$851 to $875					41	0.0%		6	0.0%					2	0.0%					49	0.0%
$876 to $900		2	0.0%	2	42	4.8%		10	0.0%		4	0.0%					1	0.0%	2	59	3.4%
$901 to $925				1	40	2.5%		9	0.0%		3	0.0%							1	52	1.9%
$926 to $950				5	141	3.5%		9	0.0%		3	0.0%					3	0.0%	5	156	3.2%
$951 to $975					37	0.0%		18	0.0%		3	0.0%					2	0.0%		60	0.0%
$976 to $1000					50	0.0%	1	27	3.7%		6	0.0%					10	0.0%	1	93	1.1%
$1001 to 1025				1	24	4.2%		33	0.0%		9	0.0%					2	0.0%	1	68	1.5%
$1026 to 1050				9	219	4.1%	1	19	5.3%		7	0.0%					9	0.0%	10	254	3.9%
$1051 to 1075					117	0.0%	1	26	3.8%		13	0.0%					4	0.0%	1	160	0.6%
$1076 to 1100				1	2	50.0%		22	0.0%		17	0.0%					7	0.0%	1	48	2.1%
$1101 to 1125				1	36	2.8%		9	0.0%		9	0.0%		2	0.0%		4	0.0%	1	60	1.7%
$1126 to 1150					86	0.0%	2	14	14.3%		13	0.0%		1	0.0%		3	0.0%	2	117	1.7%
$1151 to 1175				2	216	0.9%	1	26	3.8%		16	0.0%		1	0.0%		2	0.0%	3	261	1.1%
$1176 to 1200							2	68	2.9%		12	0.0%					7	0.0%	2	87	2.3%
$1201 to 1225				3	39	7.7%		22	0.0%		6	0.0%					2	0.0%	3	69	4.3%
$1226 to 1250				7	132	5.3%	2	115	1.7%	1	11	9.1%					4	0.0%	10	262	3.8%
$1251 to 1275				5	146	3.4%					14	0.0%					1	0.0%	5	161	3.1%
$1276 to 1300								13	0.0%	6	25	24.0%		1	0.0%		12	0.0%	6	51	11.8%
$1301 to 1325				4	64	6.3%					6	0.0%							4	70	5.7%
$1326 to 1350				3	8	37.5%		22	0.0%	11	193	5.7%					3	0.0%	14	226	6.2%
$1351 to 1375				39	166	23.5%	5	110	4.5%		20	0.0%		3	0.0%		1	0.0%	44	300	14.7%
$1376 to 1400				3	24	12.5%	2	17	11.8%	9	105	8.6%		4	0.0%		6	0.0%	14	156	9.0%
$1401 to 1425																					
$1426 to 1450							1	38	2.6%					6	0.0%	6	71	8.5%	7	115	6.1%
$1451 to 1475							4	23	17.4%	2	15	13.3%		5	0.0%				6	43	14.0%
$1476 to 1400										1	33	3.0%		10	0.0%		10	0.0%	1	53	1.9%
$1501 to 1525							5	48	10.4%	4	24	16.7%					1	0.0%	9	73	12.3%
$1526 to 1550								6	0.0%	4	48	8.3%					3	0.0%	4	57	7.0%
$1551 to 1575							1	12	8.3%	5	88	5.7%							6	100	6.0%
$1576 to 1500											11	0.0%		1	0.0%	2	4	50.0%	2	16	12.5%
$1601 to 1625										5	49	10.2%		32	0.0%				5	81	6.2%
$1626 to 1650																					
$1651 to 1675										1	18	5.6%							1	18	5.6%
$1676 to 1600										2	12	16.7%	2	52	3.8%				4	64	6.3%
$1701 to 1725																					
$1726 to 1750										5	29	17.2%							5	29	17.2%
$1751 to 1775										9	46	19.6%							9	46	19.6%
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850													7	52	13.5%				7	52	13.5%
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000													1	1	100.0%				1	1	100.0%
$2000 and up													6	16	37.5%				6	16	37.5%
TOTALS	1	31	3.2%	87	1742	5.0%	28	779	3.6%	65	872	7.5%	16	189	8.5%	8	196	4.1%	205	3809	5.4%

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

Vacancy Rates During the Current Quarter
Lakewood South

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600																					
$601 to $625																					
$626 to $650					1	0.0%														1	0.0%
$651 to $675																					
$676 to $700					2	0.0%														2	0.0%
$701 to $725					104	0.0%														104	0.0%
$726 to $750					39	0.0%														39	0.0%
$751 to $775				2	19	10.5%		1	0.0%										2	20	10.0%
$776 to $800					1	0.0%		1	0.0%											2	0.0%
$801 to $825					1	0.0%		6	0.0%											7	0.0%
$826 to $850					1	0.0%		8	0.0%											9	0.0%
$851 to $875							1	37	2.7%										1	37	2.7%
$876 to $900								25	0.0%											25	0.0%
$901 to $925								1	0.0%											1	0.0%
$926 to $950								80	0.0%		1	0.0%								81	0.0%
$951 to $975											4	0.0%								4	0.0%
$976 to $1000		10	0.0%		29	0.0%		1	0.0%		6	0.0%								46	0.0%
$1001 to 1025				5	92	5.4%	1	13	7.7%		6	0.0%							6	111	5.4%
$1026 to 1050				5	133	3.8%					5	0.0%							5	138	3.6%
$1051 to 1075				5	151	3.3%					5	0.0%							5	156	3.2%
$1076 to 1100				2	60	3.3%					9	0.0%							2	69	2.9%
$1101 to 1125				9	180	5.0%					10	0.0%							9	190	4.7%
$1126 to 1150				5	118	4.2%					16	0.0%							5	134	3.7%
$1151 to 1175				32	548	5.8%		20	0.0%		8	0.0%							32	576	5.6%
$1176 to 1200					44	0.0%				3	144	2.1%							3	188	1.6%
$1201 to 1225				14	232	6.0%		48	0.0%	1	233	0.4%		9	0.0%		24	0.0%	15	546	2.7%
$1226 to 1250										1	54	1.9%							1	54	1.9%
$1251 to 1275				1	40	2.5%	12	168	7.1%		3	0.0%							13	211	6.2%
$1276 to 1300					54	0.0%					3	0.0%								57	0.0%
$1301 to 1325								28	0.0%	4	82	4.9%		2	0.0%		32	0.0%	4	144	2.8%
$1326 to 1350				15	411	3.6%	9	132	6.8%	15	156	9.6%		2	0.0%				39	701	5.6%
$1351 to 1375				5	126	4.0%	6	108	5.6%					36	0.0%				11	270	4.1%
$1376 to 1400							2	48	4.2%	32	566	5.7%		2	0.0%				34	616	5.5%
$1401 to 1425							2	76	2.6%										2	76	2.6%
$1426 to 1450				4	147	2.7%				9	120	7.5%							13	267	4.9%
$1451 to 1475				8	238	3.4%				5	154	3.2%					1	0.0%	13	393	3.3%
$1476 to 1400				11	216	5.1%				14	300	4.7%		24	0.0%				25	540	4.6%
$1501 to 1525					20	0.0%														20	0.0%
$1526 to 1550								7	0.0%					21	0.0%					28	0.0%
$1551 to 1575										8	160	5.0%							8	160	5.0%
$1576 to 1500							5	98	5.1%				1	99	1.0%				6	197	3.0%
$1601 to 1625																					
$1626 to 1650										7	24	29.2%		11	0.0%				7	35	20.0%
$1651 to 1675							1	34	2.9%										1	34	2.9%
$1676 to 1600										2	27	7.4%							2	27	7.4%
$1701 to 1725																					
$1726 to 1750										14	331	4.2%							14	331	4.2%
$1751 to 1775										9	32	28.1%					12	0.0%	9	44	20.5%
$1776 to 1800										2	110	1.8%	4	32	12.5%				6	142	4.2%
$1801 to 1825										3	56	5.4%		36	0.0%				3	92	3.3%
$1826 to 1850							1	58	1.7%										1	58	1.7%
$1851 to 1875										1	12	8.3%		36	0.0%				1	48	2.1%
$1876 to 1900																					
$1901 to 1926														13	0.0%					13	0.0%
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000													5	88	5.7%				5	88	5.7%
$2000 and up										18	132	13.6%	6	111	5.4%				24	243	9.9%
TOTALS		10	0.0%	123	3007	4.1%	40	998	4.0%	148	2769	5.3%	16	522	3.1%		69	0.0%	327	7375	4.4%

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

Vacancy Rates During the Current Quarter
Wheat Ridge

	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
Rent Level	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
$000 to $225																					
$226 to $250																					
$251 to $275																					
$276 to $300																					
$301 to $325																					
$326 to $350																					
$351 to $375																					
$376 to $400																					
$401 to $425																					
$426 to $450																					
$451 to $475																					
$476 to $500																					
$501 to $525																					
$526 to $550																					
$551 to $575																					
$576 to $600					5	0.0%														5	0.0%
$601 to $625																					
$626 to $650	1	13	7.7%		2	0.0%													1	15	6.7%
$651 to $675		1	0.0%		1	0.0%														2	0.0%
$676 to $700					6	0.0%														6	0.0%
$701 to $725					4	0.0%		4	0.0%											8	0.0%
$726 to $750	1	43	2.3%		3	0.0%		1	0.0%										1	47	2.1%
$751 to $775					5	0.0%		2	0.0%											7	0.0%
$776 to $800				4	88	4.5%					2	0.0%							4	90	4.4%
$801 to $825											1	0.0%								1	0.0%
$826 to $850				5	96	5.2%		2	0.0%		4	0.0%							5	102	4.9%
$851 to $875				2	153	1.3%					4	0.0%							2	157	1.3%
$876 to $900					6	0.0%	3	94	3.2%		15	0.0%		1	0.0%				3	116	2.6%
$901 to $925											10	0.0%								10	0.0%
$926 to $950							1	36	2.8%		10	0.0%							1	46	2.2%
$951 to $975							1	72	1.4%		6	0.0%					48	0.0%	1	126	0.8%
$976 to $1000					2	0.0%					76	0.0%								78	0.0%
$1001 to 1025										2	57	3.5%							2	57	3.5%
$1026 to 1050																	17	0.0%		17	0.0%
$1051 to 1075							2	6	33.3%										2	6	33.3%
$1076 to 1100								2	0.0%					17	0.0%		16	0.0%		35	0.0%
$1101 to 1125																					
$1126 to 1150								16	0.0%											16	0.0%
$1151 to 1175														24	0.0%					24	0.0%
$1176 to 1200								4	0.0%											4	0.0%
$1201 to 1225																					
$1226 to 1250																					
$1251 to 1275																					
$1276 to 1300																					
$1301 to 1325																					
$1326 to 1350																					
$1351 to 1375																					
$1376 to 1400																					
$1401 to 1425																					
$1426 to 1450																					
$1451 to 1475																					
$1476 to 1400																					
$1501 to 1525																					
$1526 to 1550																					
$1551 to 1575																					
$1576 to 1500																					
$1601 to 1625																					
$1626 to 1650																					
$1651 to 1675																					
$1676 to 1600																					
$1701 to 1725																					
$1726 to 1750																					
$1751 to 1775																					
$1776 to 1800																					
$1801 to 1825																					
$1826 to 1850																					
$1851 to 1875																					
$1876 to 1900																					
$1901 to 1926																					
$1926 to 1950																					
$1951 to 1975																					
$1976 to 2000																					
$2000 and up																					
TOTALS	2	57	3.5%	11	371	3.0%	7	239	2.9%	2	185	1.1%		42	0.0%		81	0.0%	22	975	2.3%

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

DEFINITION OF JEFFERSON COUNTY MARKET AREAS AND CENSUS TRACTS

Market Area Boundaries:

Arvada	North: Jefferson; East Sheridan Blvd. and Boulder-Denver Turnpike; South: Wheat Ridge and Colorado 58; West Jefferson County
Golden	North: Colorado 58; East and South: I-70; West: Jefferson County line
Lakewood-North	North: City of Wheat Ridge and Edgewater; East: Sheridan; South: Alameda; West: I-70
Lakewood-South	North: Alameda; East: City and County of Denver boundary; South and West: Jefferson County
Wheat Ridge	All of City of Wheat Ridge and City of Edgewater

Census Tracts:

Arvada	98.04 (pt), 98.05 (pt), 98.12 (pt), 98.14 (pt), 98.15 (pt 98.l8 (pt), 98.19 (pt), 98.20 (pt), 98.21 (pt), 102.04 (pt), 102.05 (pt), 102.06, 102.07,102.08 (pt), 102.99 (pt), 103.03 (pt), 103.04, 103.05, 103.06, 103.07
Golden	98.04 (pt), 98.08 (pt), 98.10 (pt), 99 (pt), 100 (pt), 101 (pt), 117.14 (pt)
Lakewood - North	98.07 (pt), 105.4 (pt), 108.3 108.98, 109.01 (pt), 109.02, 110, 111, 112.01, 112.01 (pt), 112.02, 113 (pt), 114, 115.50, 115.87,115.88, 116.01, 116.02, 117.13 (pt), 117.14 (pt)
Lakewood - South	117.01, 117.02, 117.08, 117.09 (pt), 117.10 (pt), 117.11, 117.12 (pt), 117.16, 117.17 (pt), 117.18 (pt), 117.19 (pt) 118.01, 118.03, 118.04 (pt), 119.04 (pt), 119.51 (pt), 119.83, 119.88, 120.33 (pt), 120.11 (pt), 120.15 (pt), 120.16 (pt), 120.17 (pt), 120.29 (pt), 120.50 (pt), 120.54 (pt)
Wheat Ridge, Edgewater	Wheat Ridge - 98.05 (pt), 98.06 (pt), 103.08 (pt), 104.02 (pt), 104.05 (pt), 104.06 (pt), 105.02 (pt), 105.03, 105.04 (pt), 106.03 (pt), 106.04 (pt), 107.01, 107.02 (pt) Edgewater - 107 (pt), 113, 114 (pt)