

February 3, 2026



**Apartment Appraisers
& Consultants**



**Apartment
Insights**

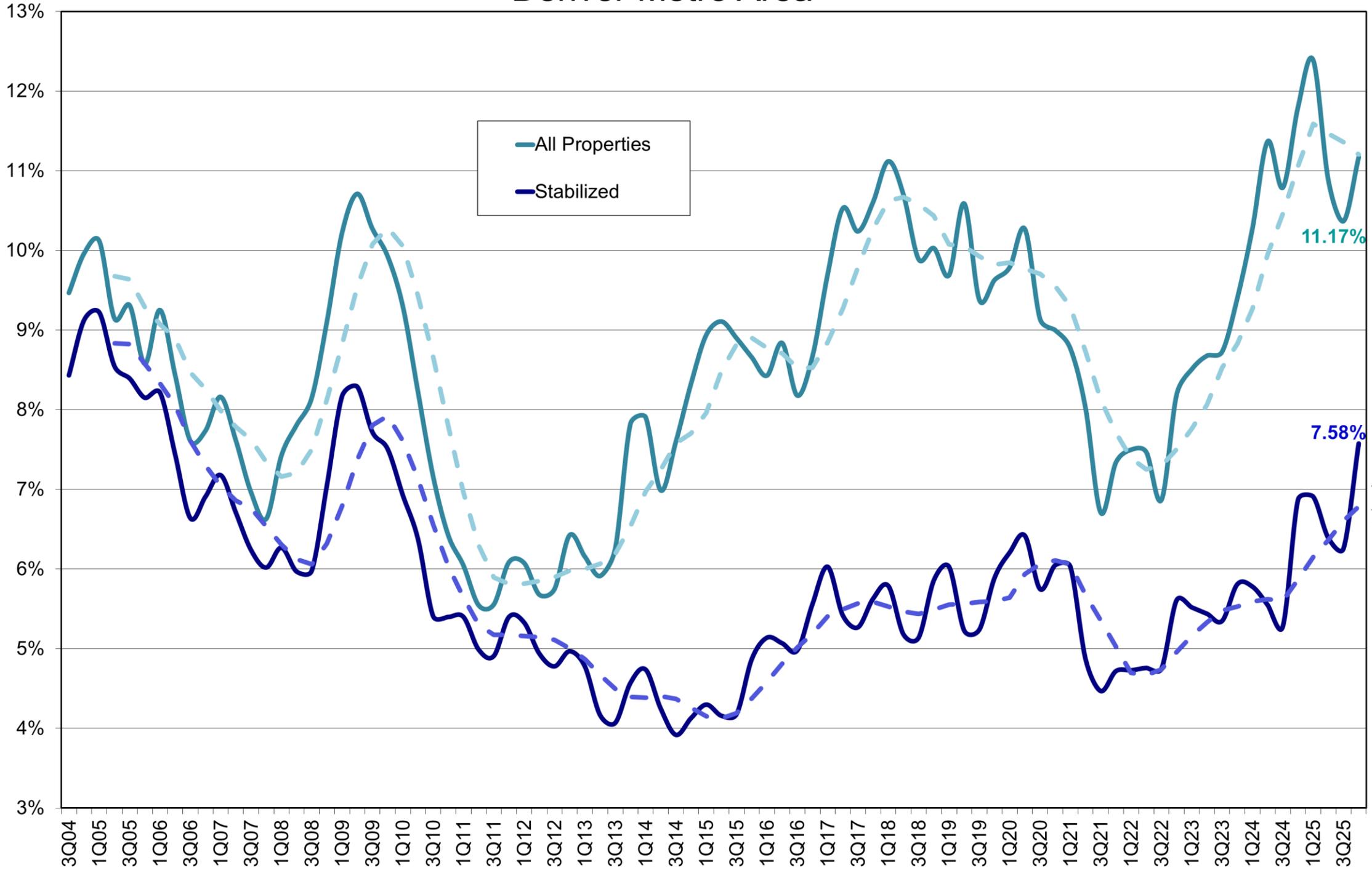


Photo: Wilder



Stablized Vacancy vs. All Property Vacancy

Denver Metro Area



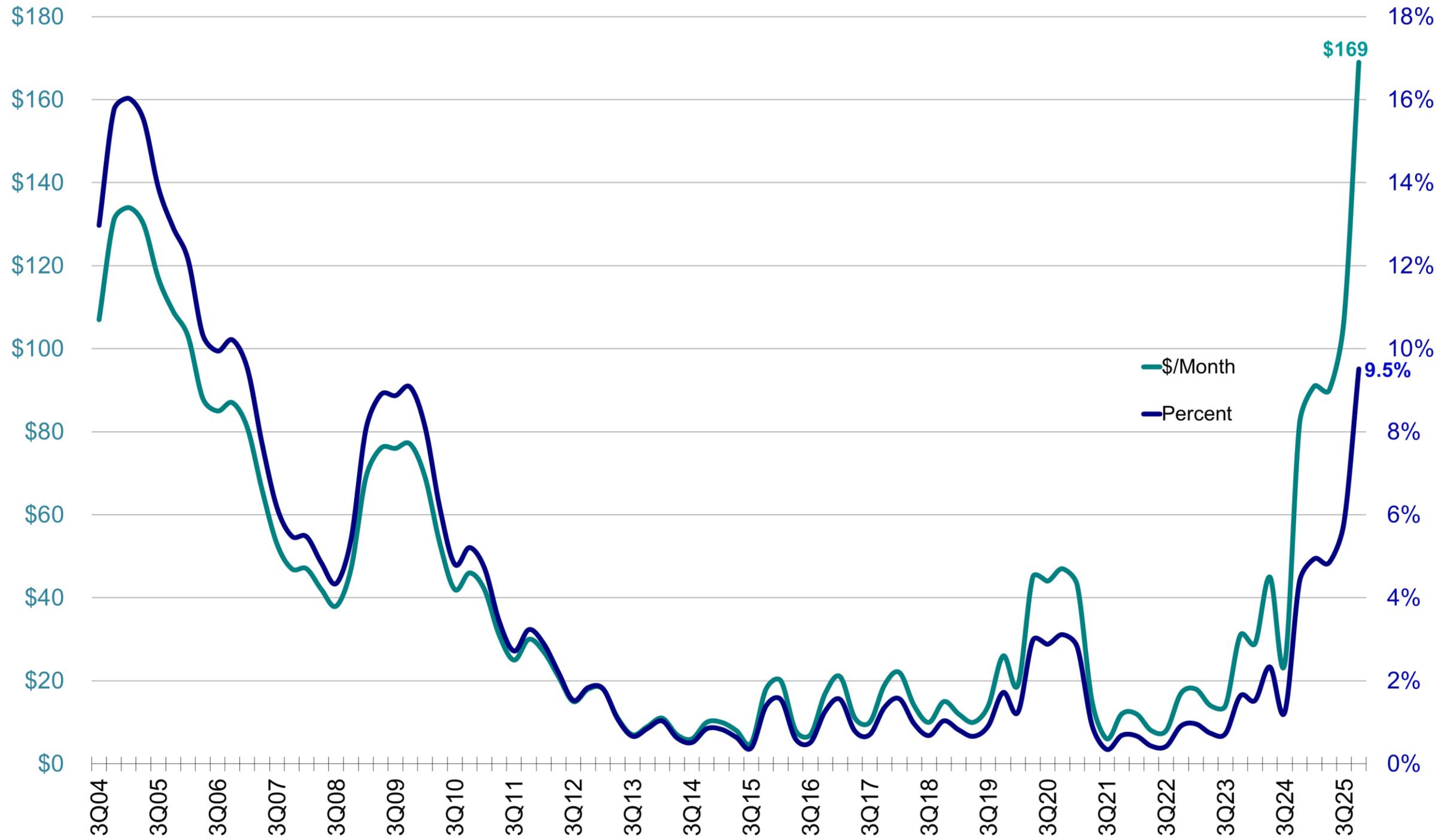
Up 80 bps QoQ
Down 63 bps YoY

Up 132 bps QoQ
Up 71 bps YoY

Highest stabilized
vacancy in over 16
years.



Total Average Concessions, Denver



Concessions reached 9.5%, which represents 4 to 5 weeks free on average for every property in the DMA.

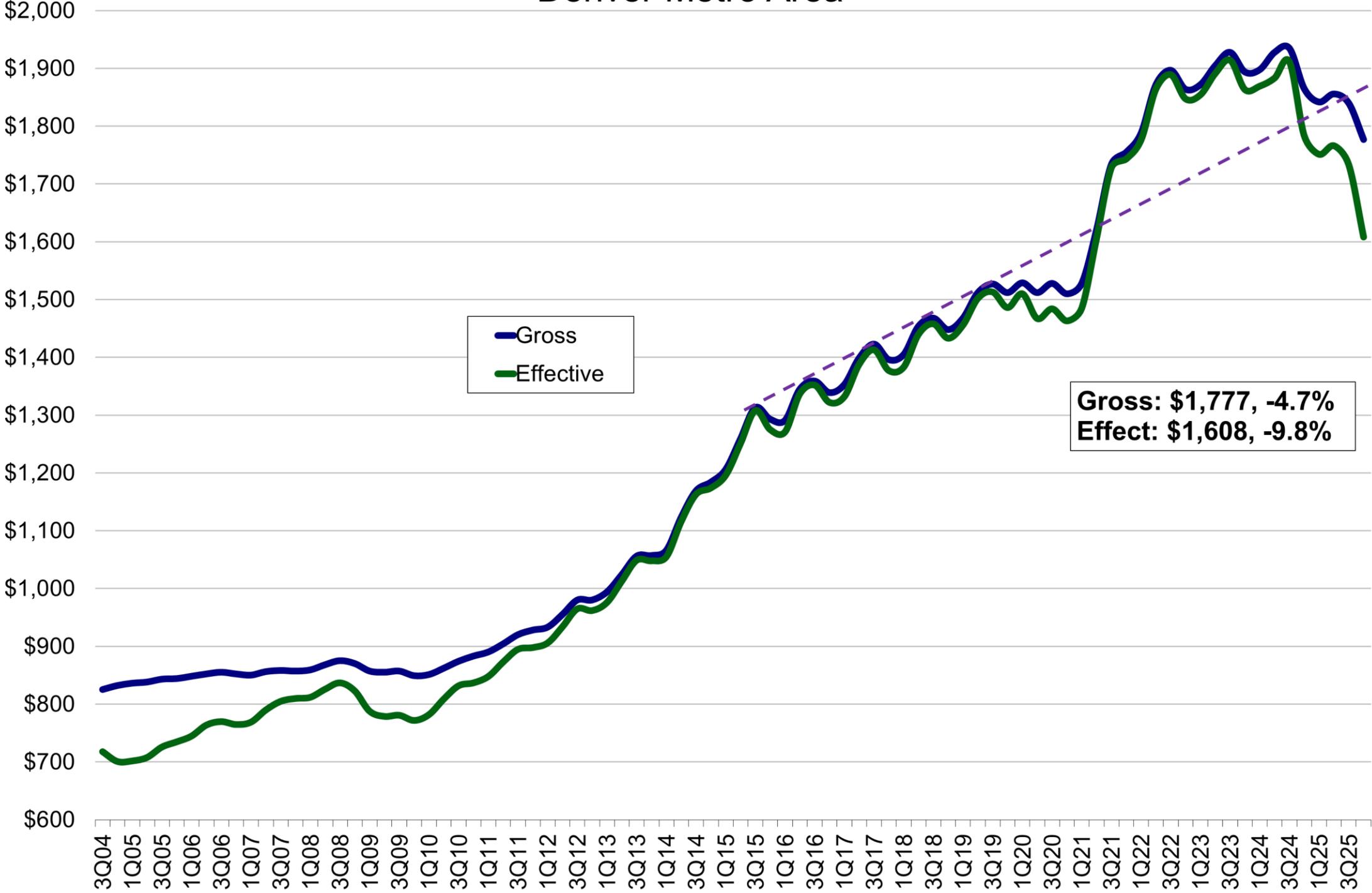
The is the largest concession by % in 19 years and the highest \$ in the 21-year history of our survey.

Source: Apartment Insights, Denver, CO



Gross and Effective Rents

Denver Metro Area



Gross down 3.4% QoQ
Gross down 4.7% YoY

Largest annual decline in 21-year history of AI Survey.

Net down 7.2% QoQ
Net down 9.8% YoY

Again, the largest annual decline in 21-year history of AI Survey.

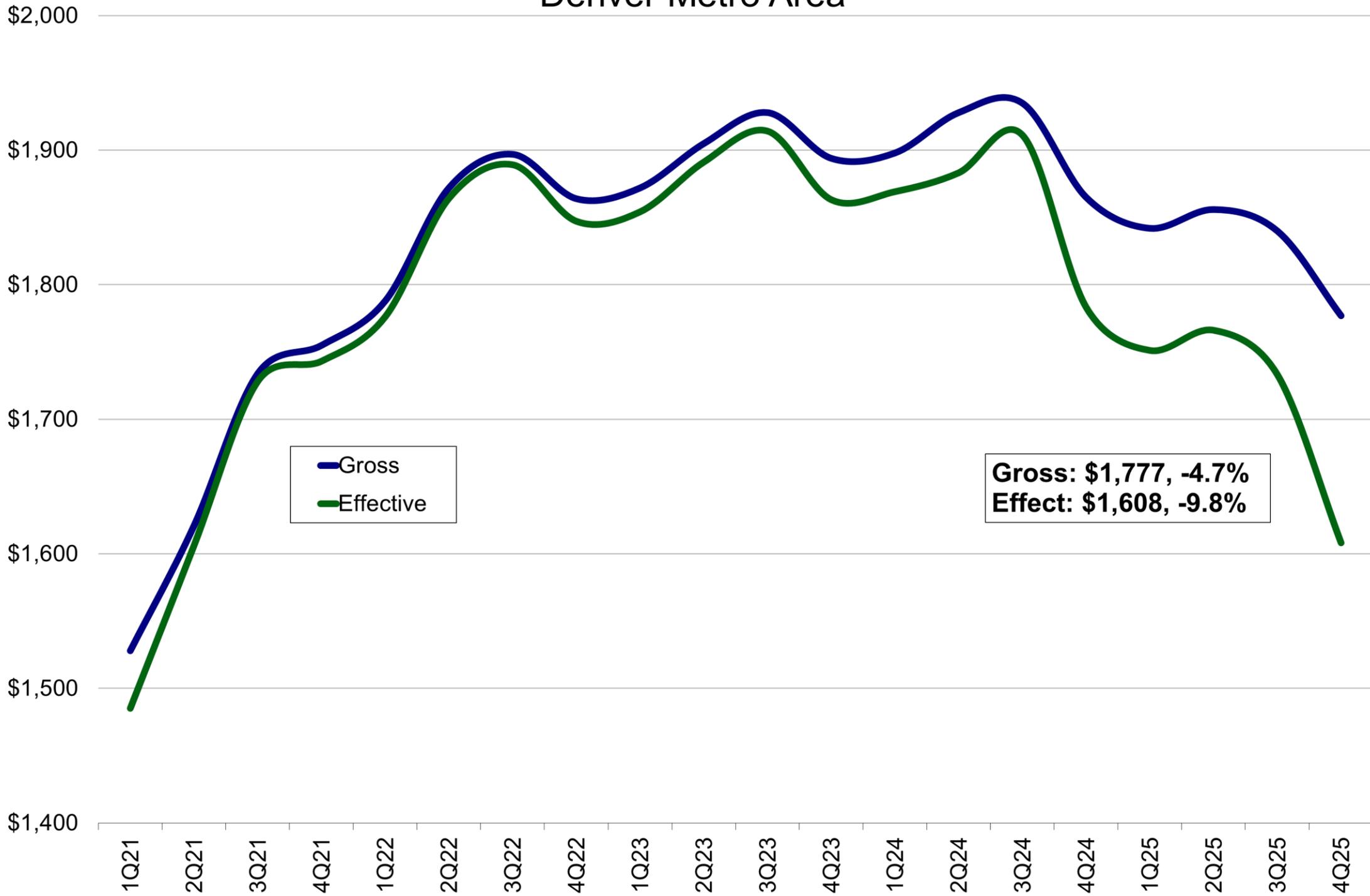
Gross: \$1,777, -4.7%
Effect: \$1,608, -9.8%

Data Source: Apartment Insights, Denver, CO



Gross and Effective Rents

Denver Metro Area



Gross Rents are at their lowest level in 4+ years (since 4Q 2021).

Net Rents are at their lowest level in nearly 5 years (since 2Q 2021).

Negative YoY rent growth for nearly 2 years (7 quarters).

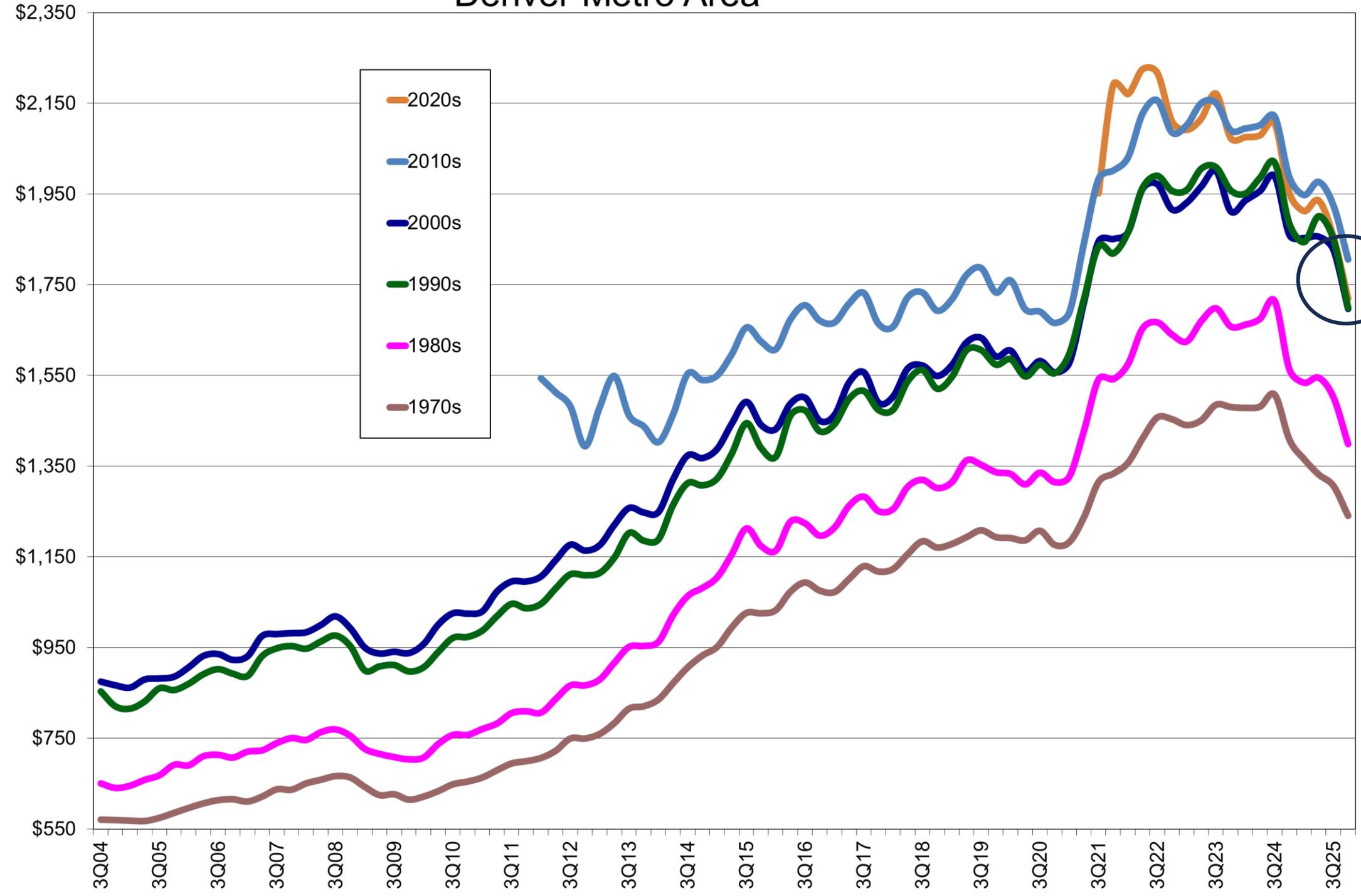
This is the longest streak in the history of our survey.

Gross: \$1,777, -4.7%
Effect: \$1,608, -9.8%

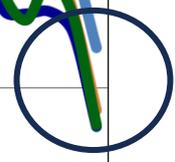


Effective Rents by YOC

Denver Metro Area



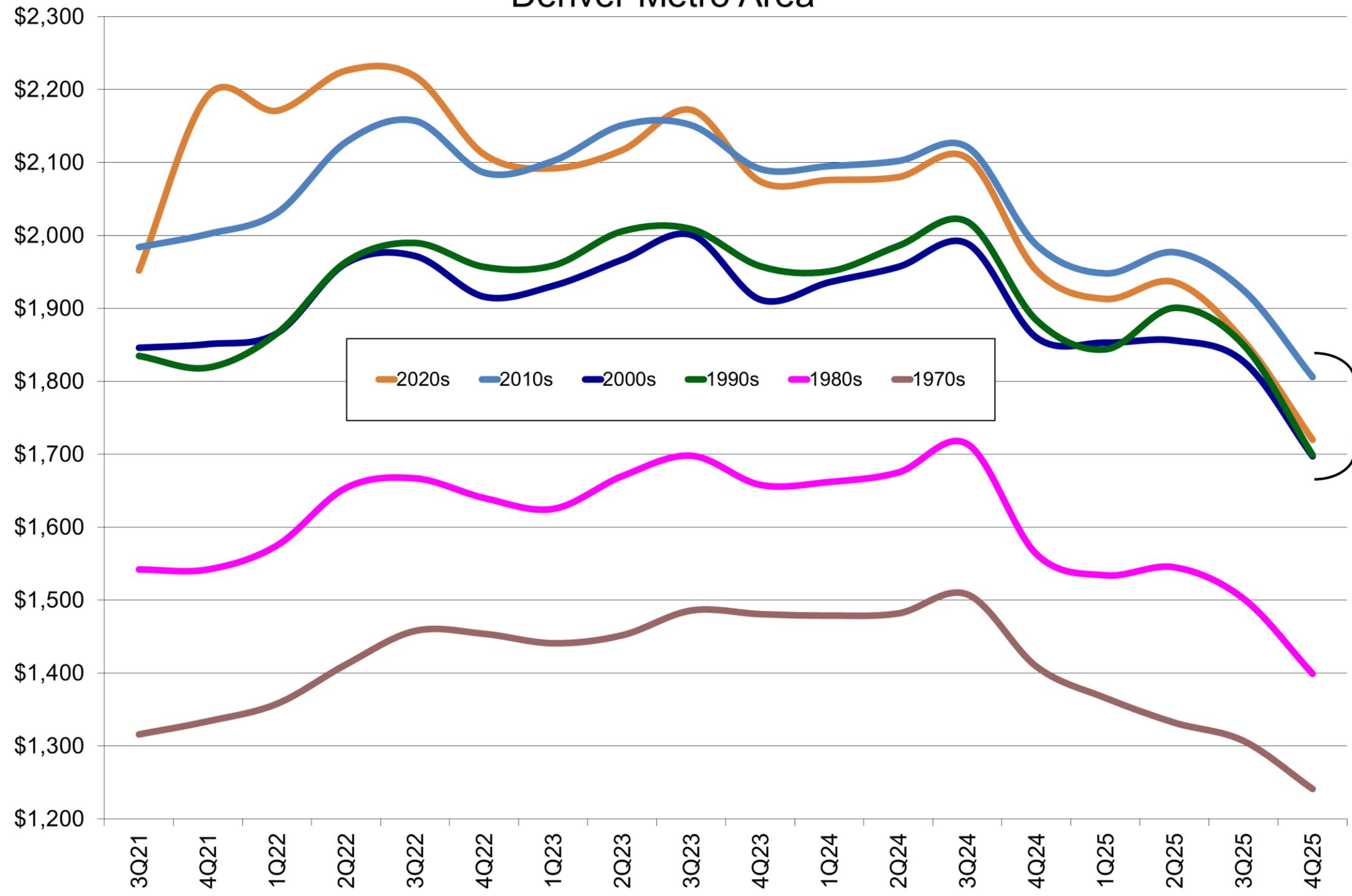
Average effective rents for 2020s vintage are only slightly higher than rents for 1990s and 2000s vintage properties





Effective Rents by YOC

Denver Metro Area



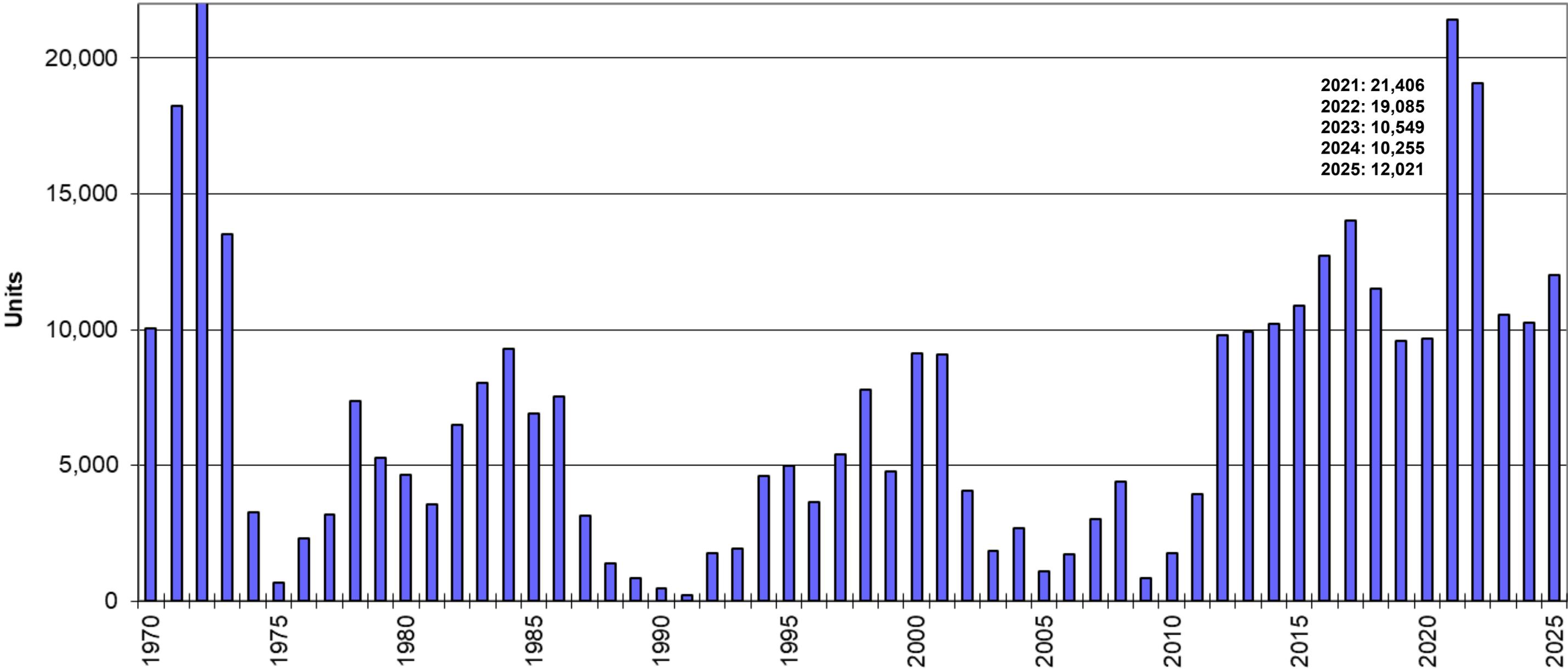
Average effective rents for properties built from the 1990s through current have compressed and fall within a range of just over \$100.

The 2010s have the highest rents (\$1,806) and the 2000s vintage have the lowest rents (\$1,697).

The 2020s rents (\$1,720) are only \$20 to \$25 higher than the 1990s and 2000s rents.



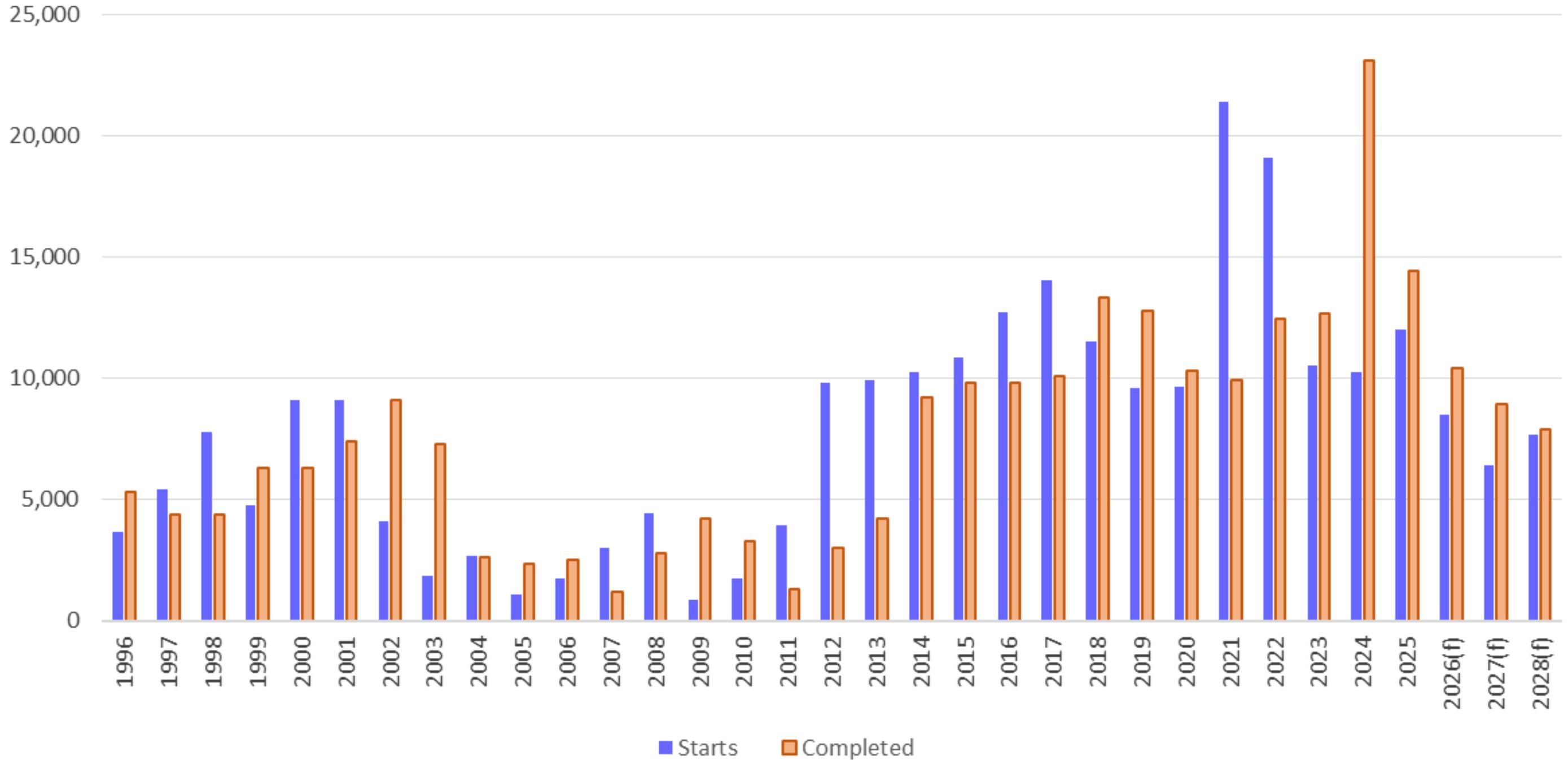
Apartment Building Permits, 7-County Metro Denver



Permit data from Apt Insights Since 2009 and the HBA in prior years

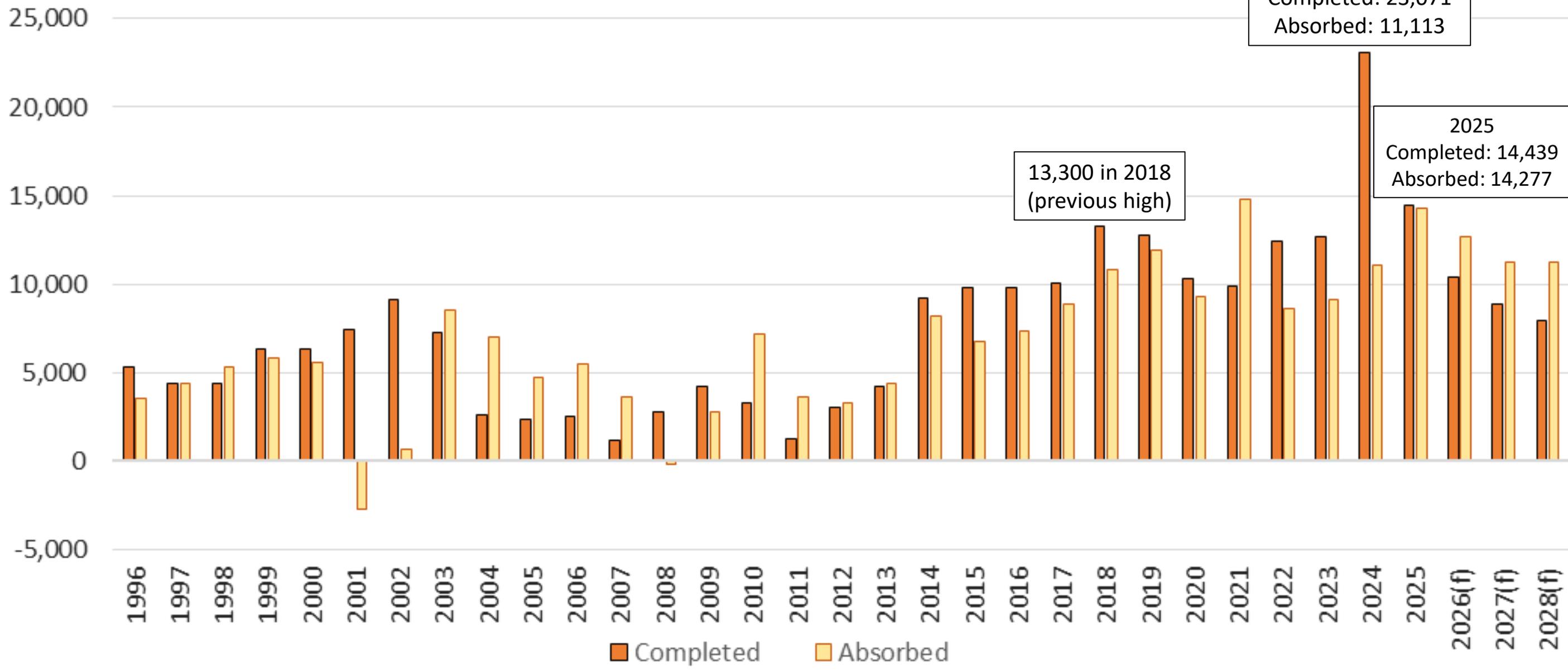


Denver Starts/Permits vs. Completions





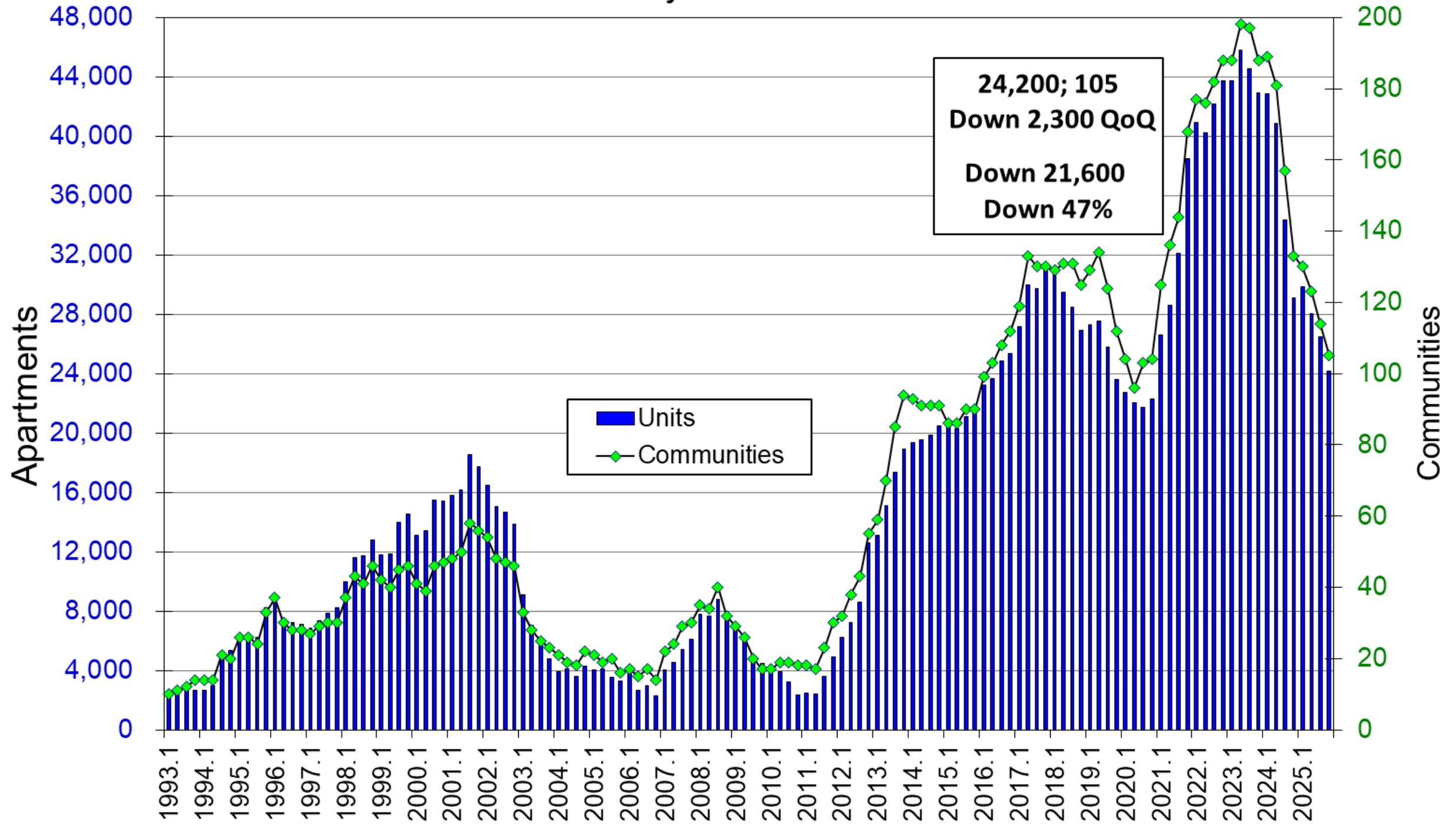
Denver Absorption, All Unit Types





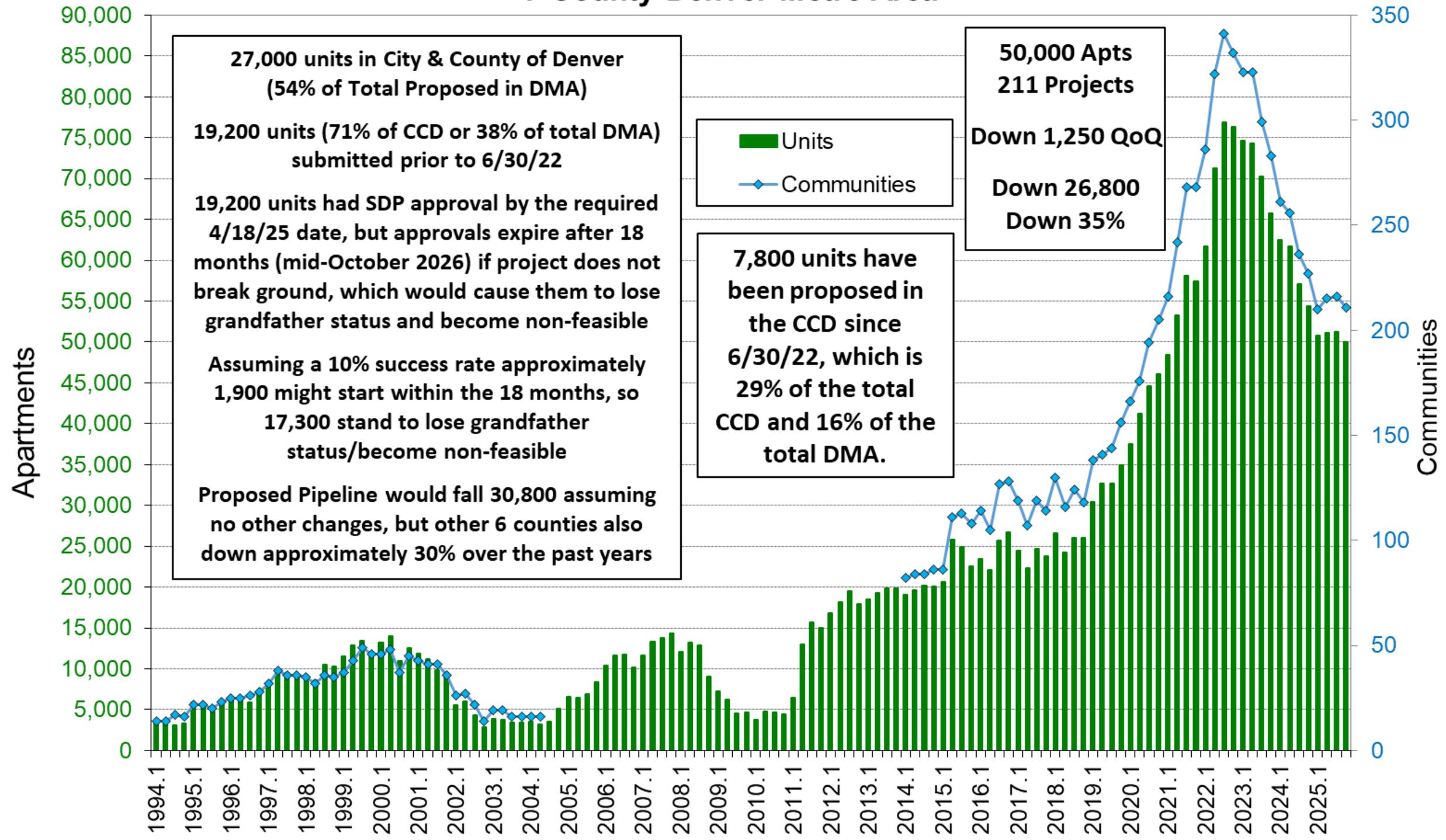
Apartments Under Construction

7-County Denver Metro Area





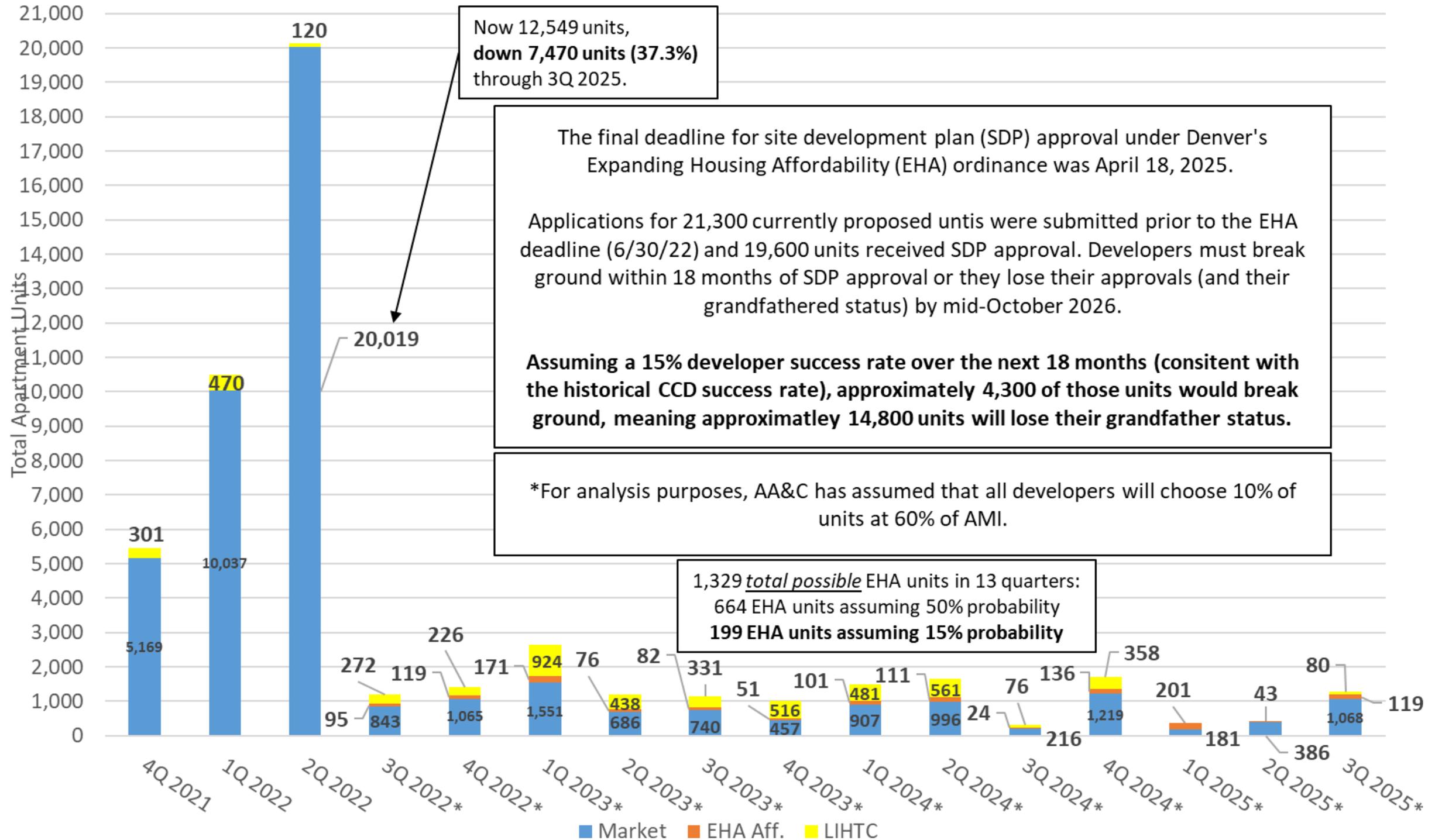
Apartments - Proposed 7-County Denver Metro Area





Quarterly Apartment Applications

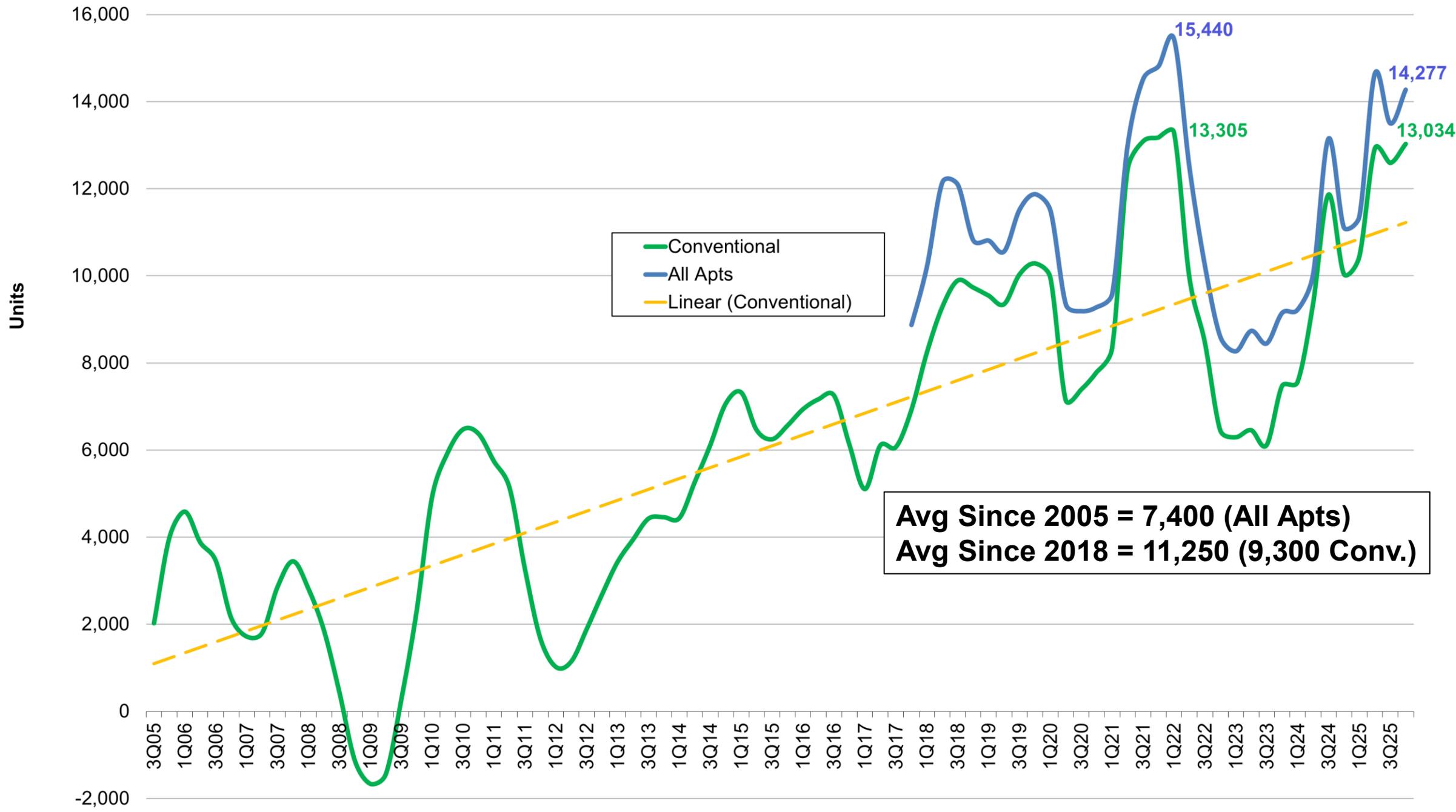
City & County of Denver





Four Quarter Absorption - Conventional & All Apts

Denver Metro Area



All:
Q -123
3Q 14,277
 QoQ -5,096
 T-12 +3,164

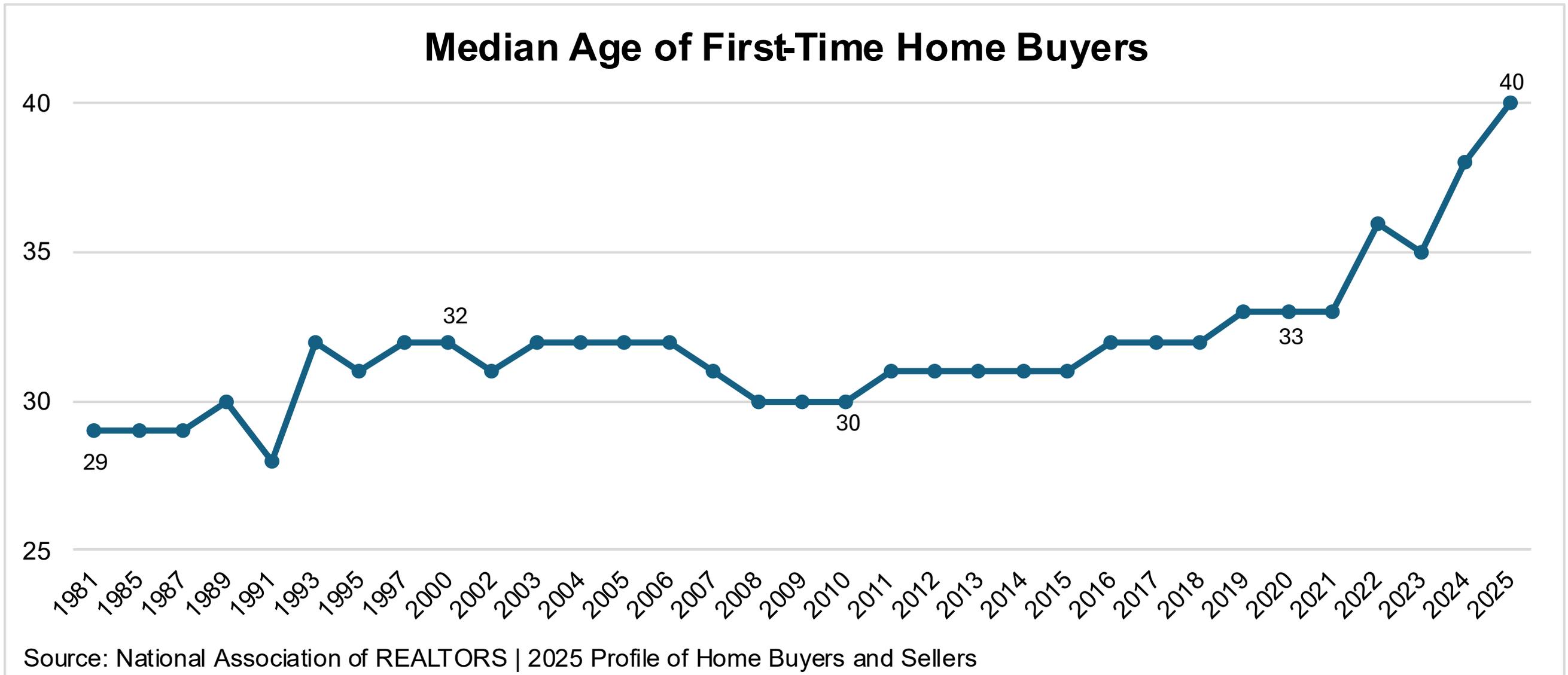
Conv:
Q -282
4Q 13,034
 QoQ -5,241
 T-12 +2,987

T-12 is still below the peak of 13,305 conventional units (15,440 total units) reached in 1Q22 but is well above average.

Avg Since 2005 = 7,400 (All Apts)
Avg Since 2018 = 11,250 (9,300 Conv.)



Increasing Age of Home Buyers

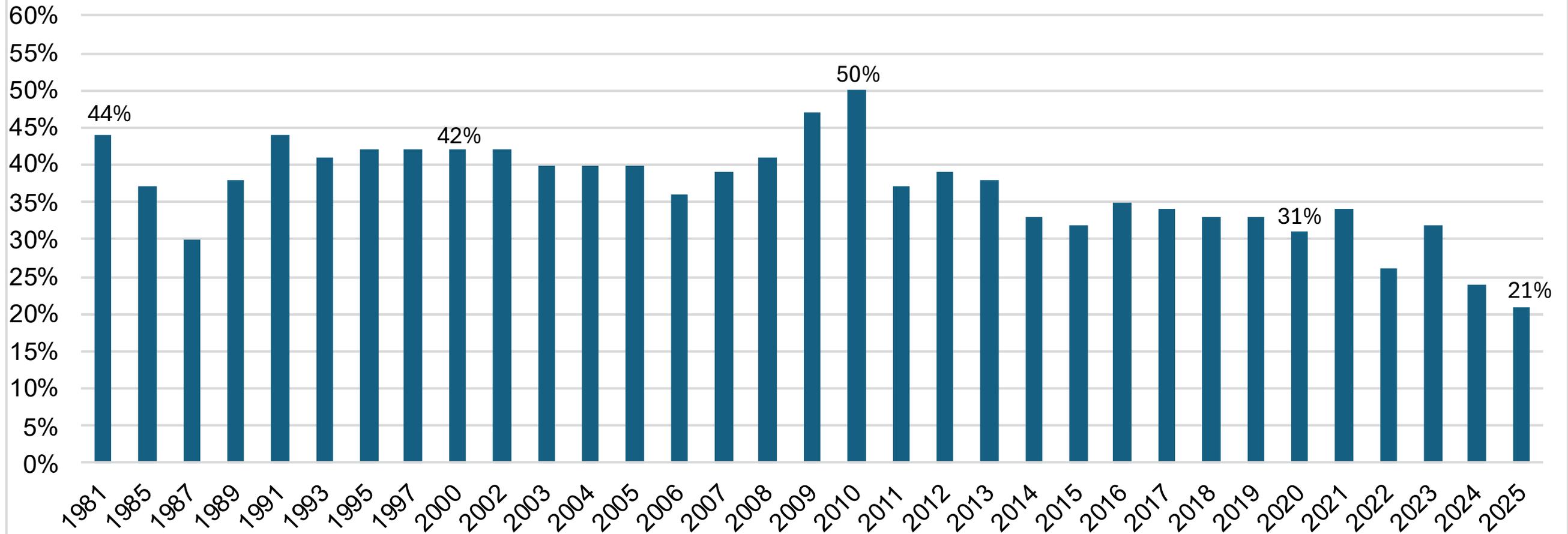




Decreasing % of First-Time Home Buyers



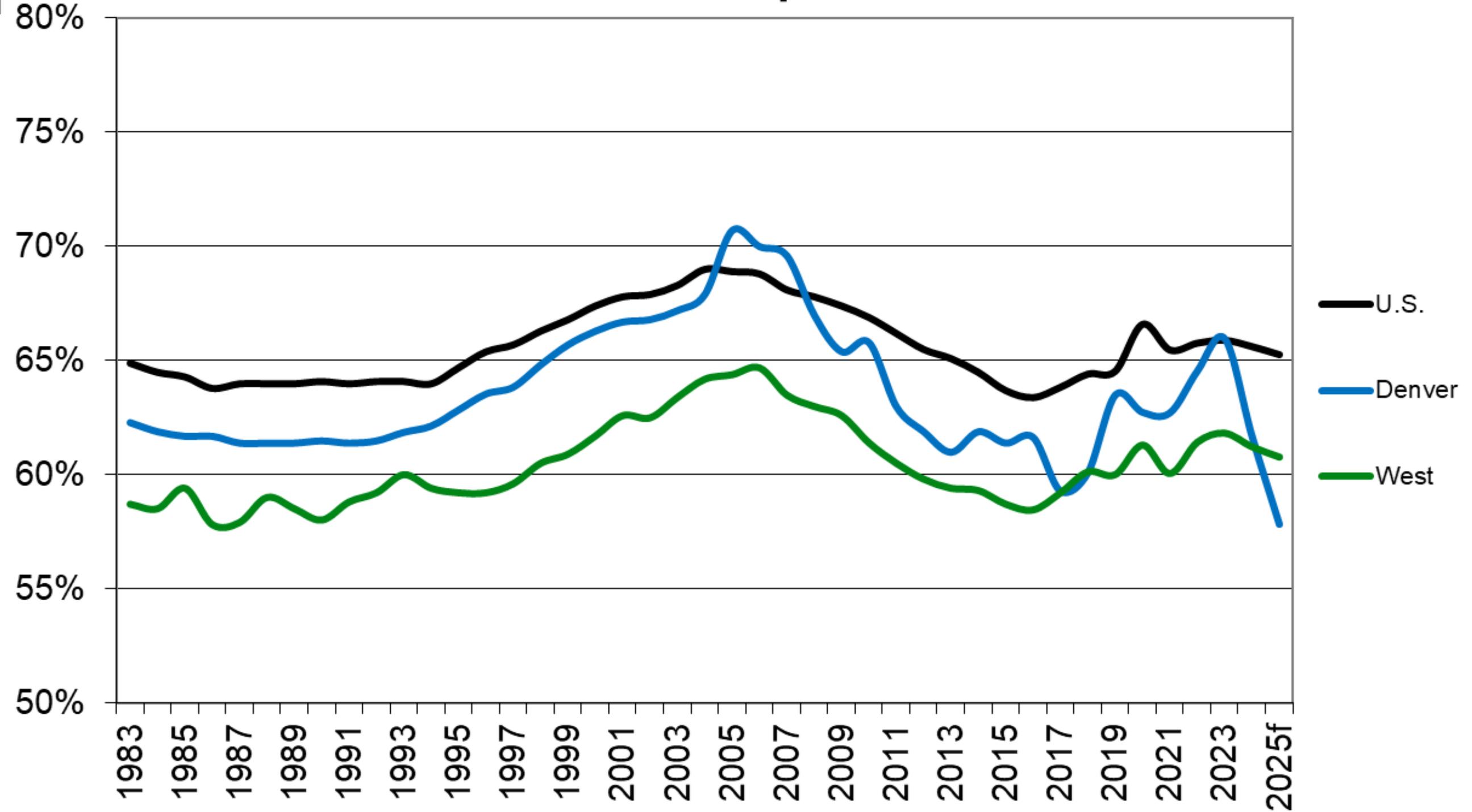
Ratio of First-Time Home Buyers



Source: National Association of REALTORS | 2025 Profile of Home Buyers and Sellers



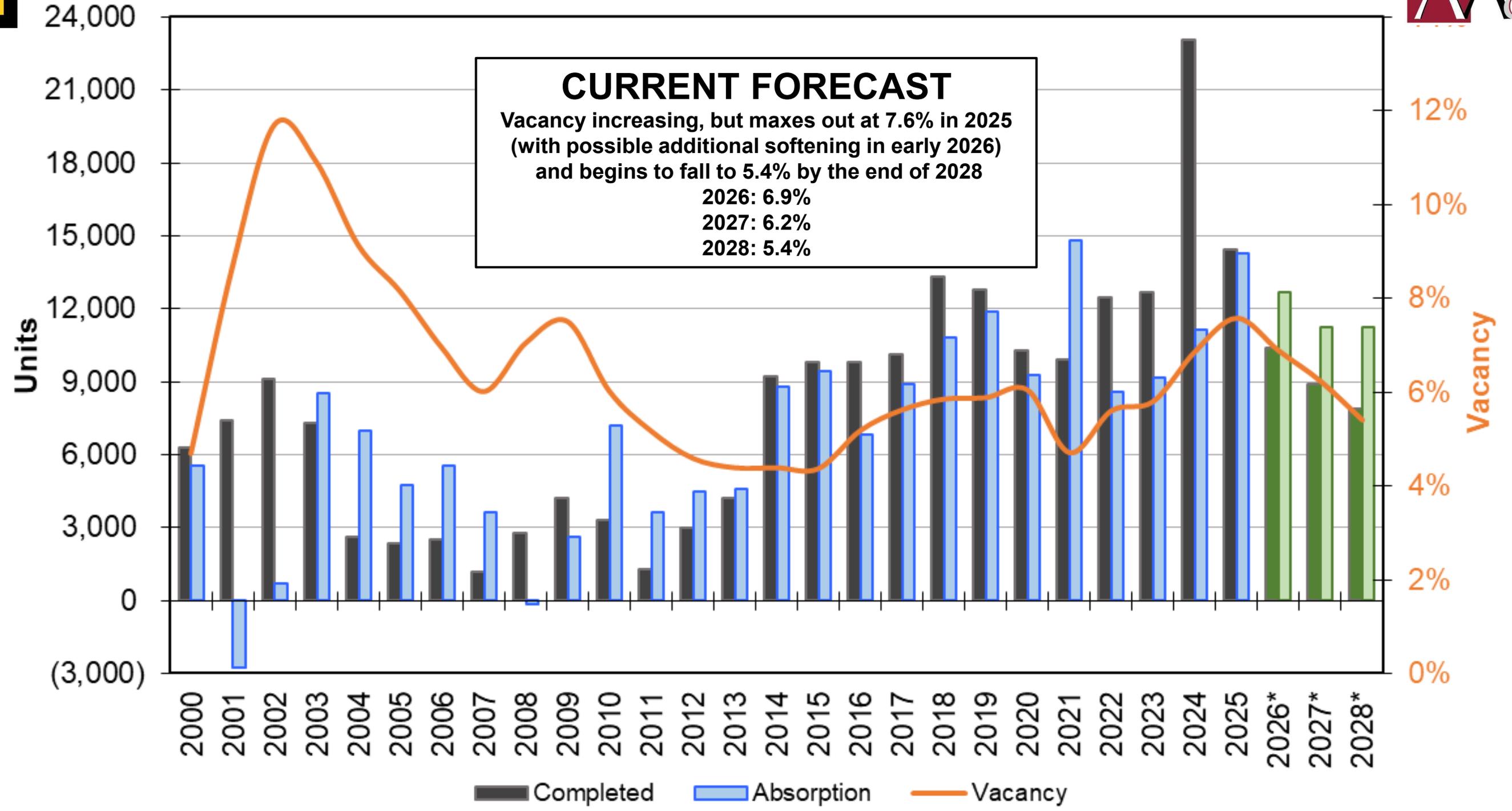
Homeownership Rates



Source: Dept of HUD, US Housing Mkt Conditions. Denver interpolated prior to 2005. Updated January 2026



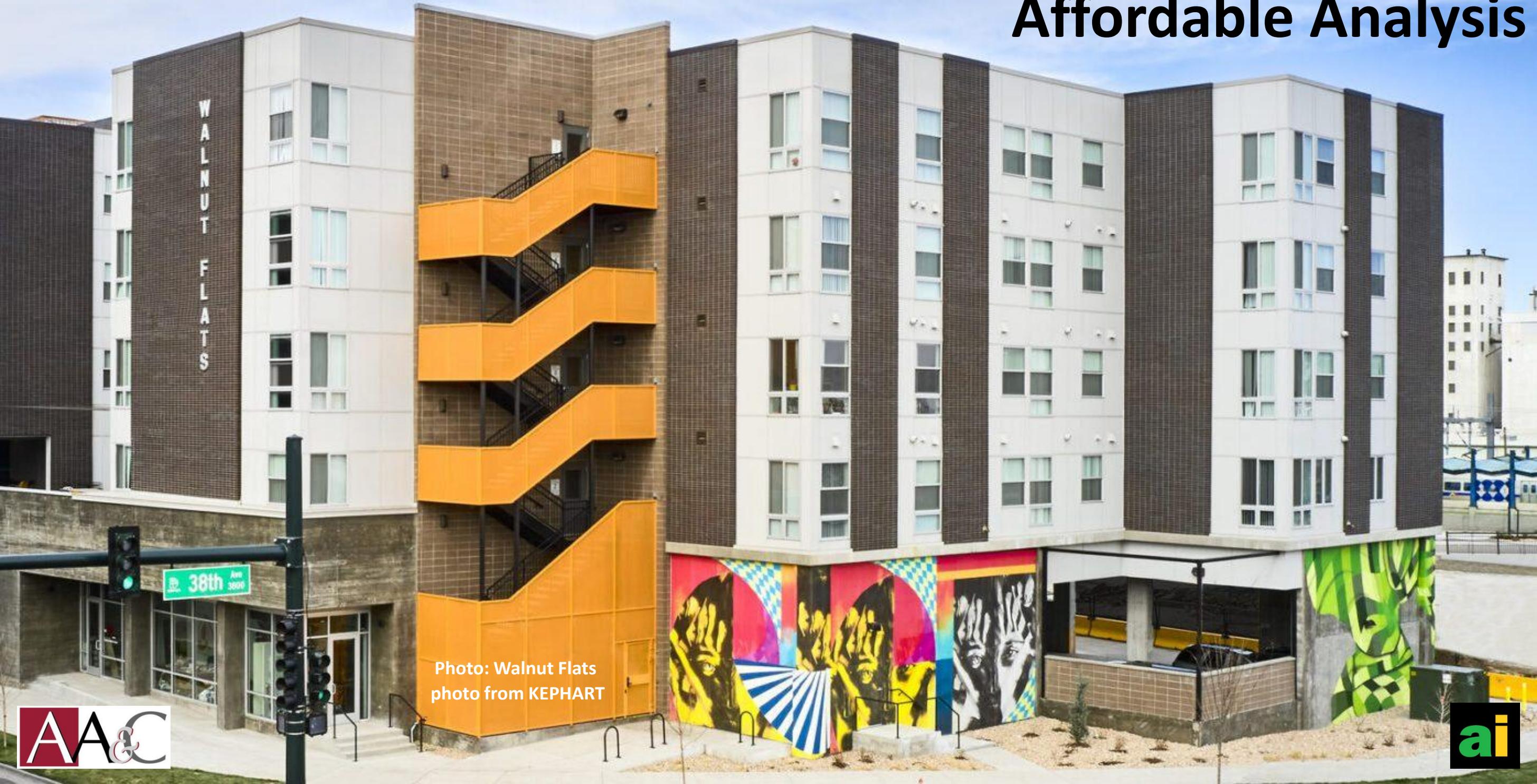
Supply & Demand, 7-County Denver Area



Source: AA&C, ApartmentInsights.com, and the Denver Metro Apt. Vac. & Rent Survey

* Forecast

Affordable Analysis



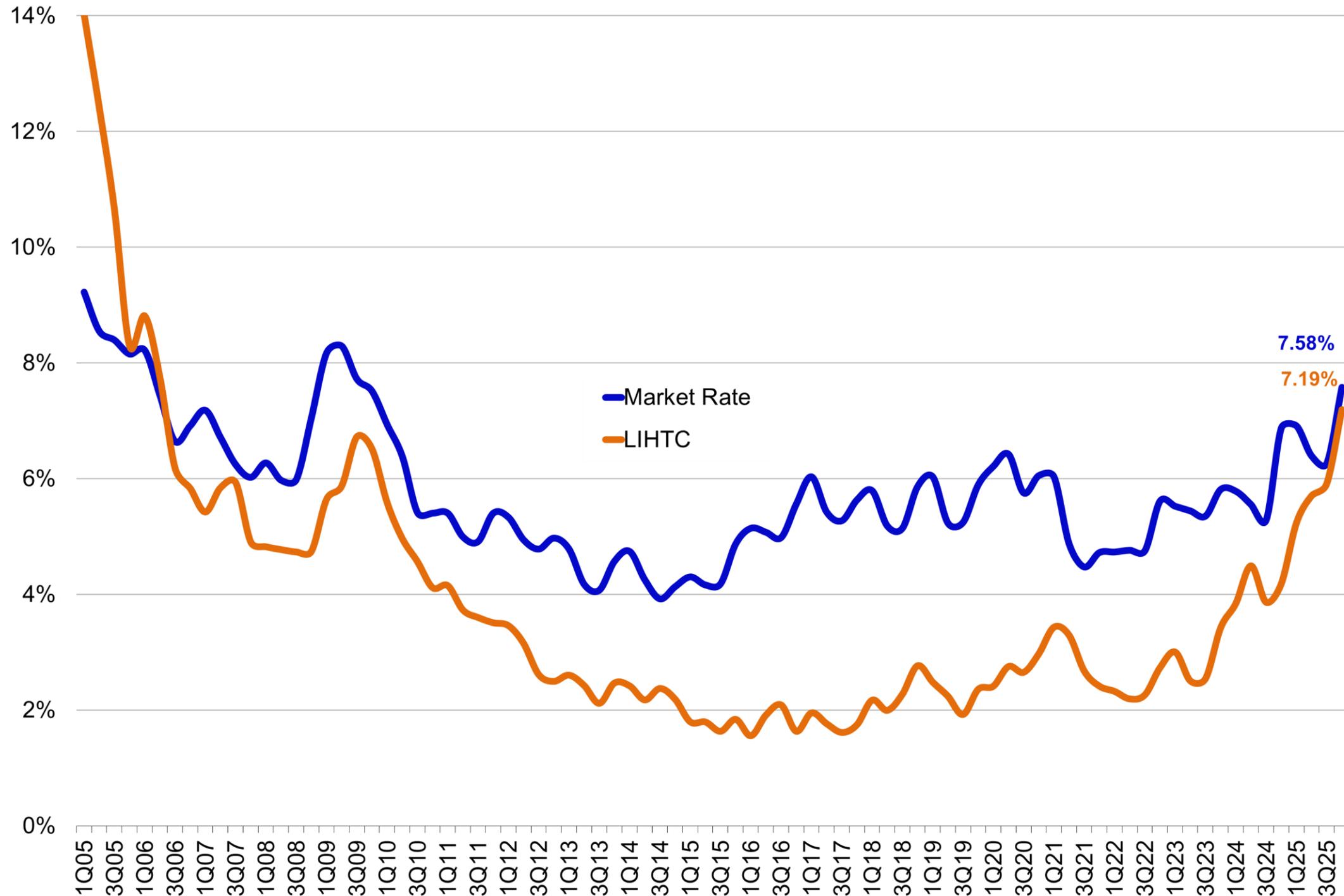
WALNUT FLATS

38th Ave
3600

Photo: Walnut Flats
photo from KEPHART



Vacancy Rates, Denver MSA



Average vacancy in LIHTC properties is now 7.19%, the highest affordable vacancy since the 2nd quarter of 2006 (19.5 years).

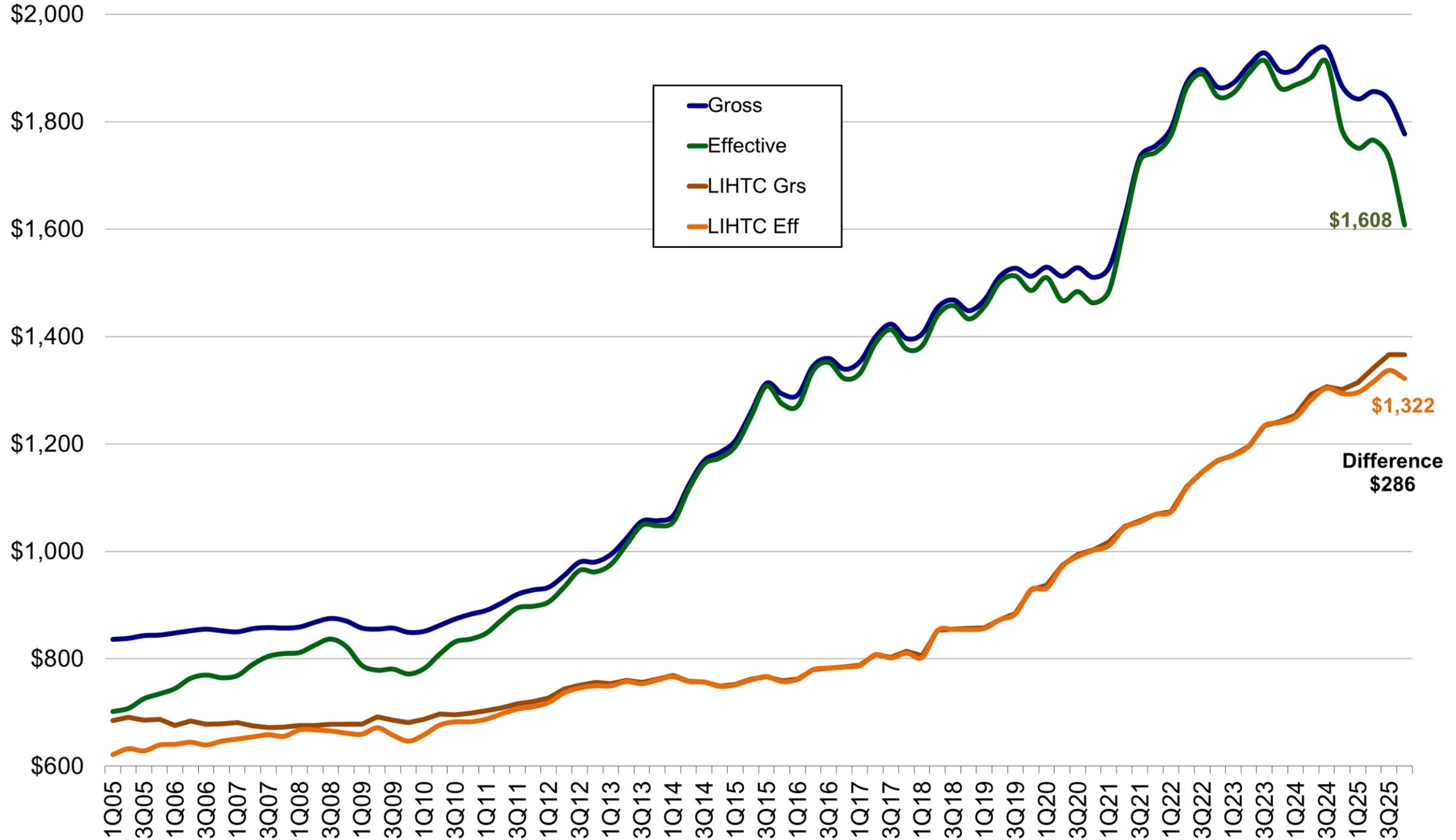
There is now only a 39 bp difference between stabilized and affordable vacancy.

Average concessions at LIHTC properties have been creeping up since 4Q 2023 and are now at 3.2% (approx. 1.5 weeks free on average).



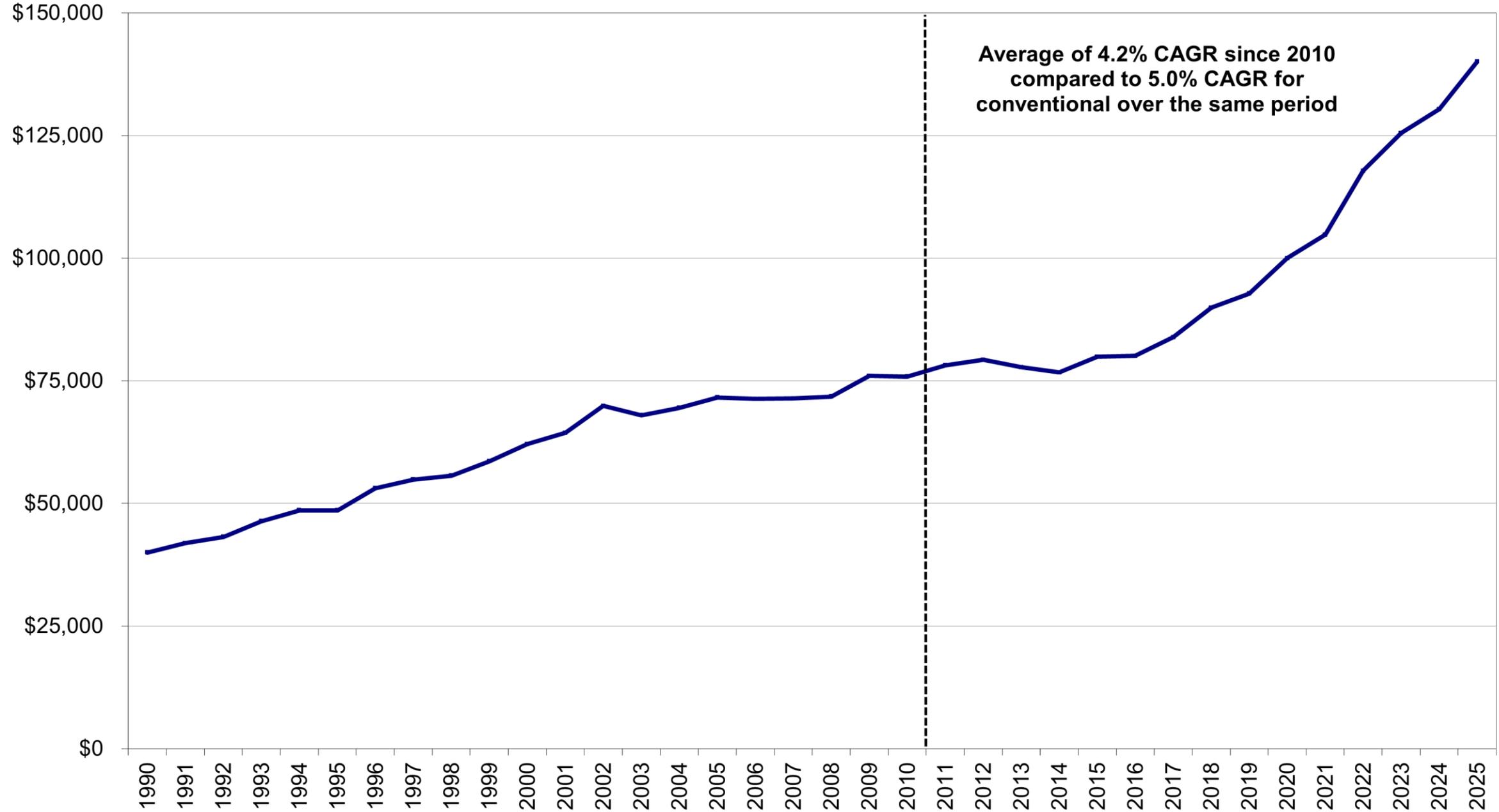
Market Rents vs Affordable Rents

Denver MSA



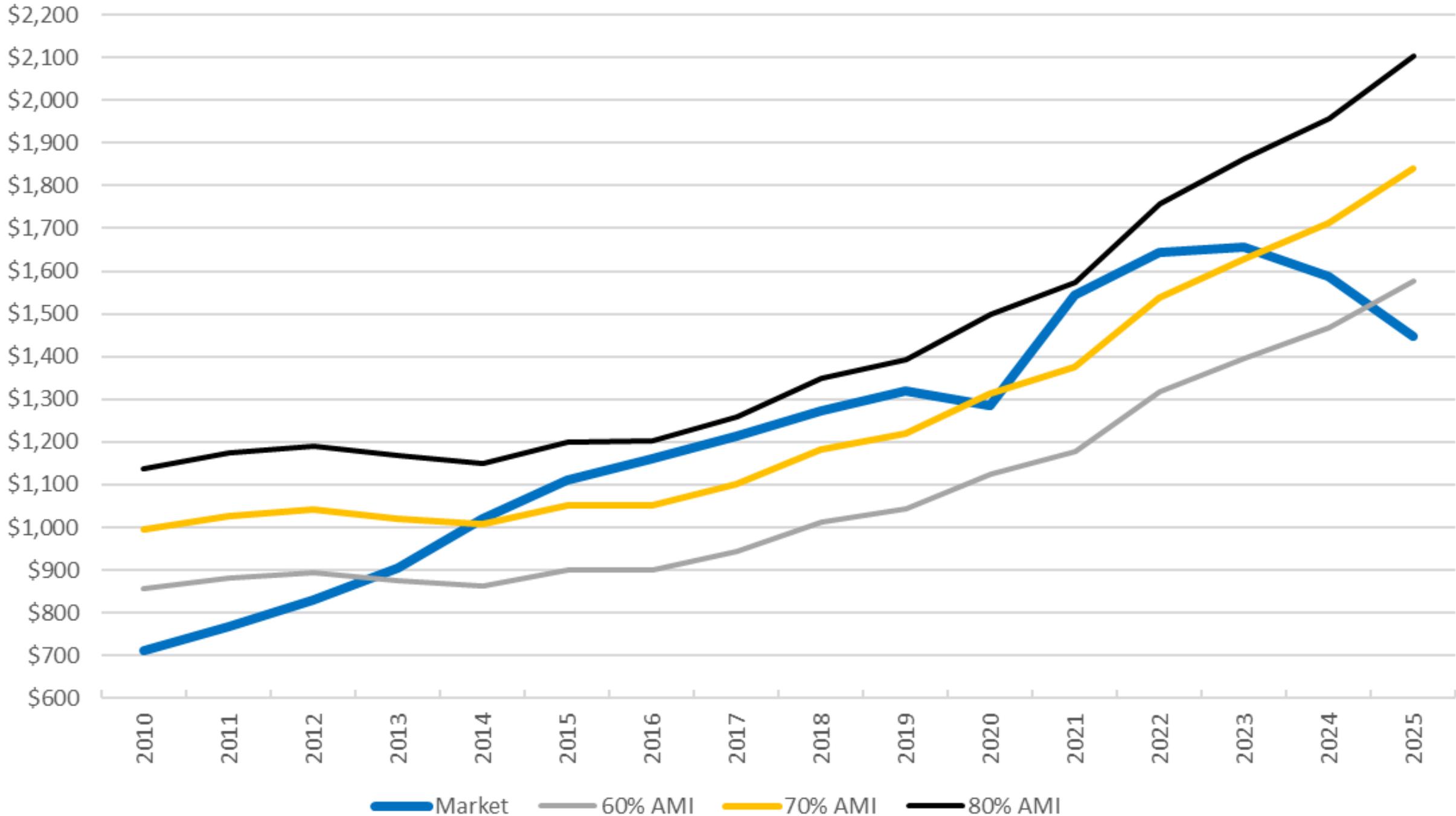


HUD Area Median Income Denver-Aurora-Broomfield HMSA





Avg. Net Market Rents vs. Affordable Rents (60%/70%/80%) - All Units 1-Bedroom/1-Bathroom

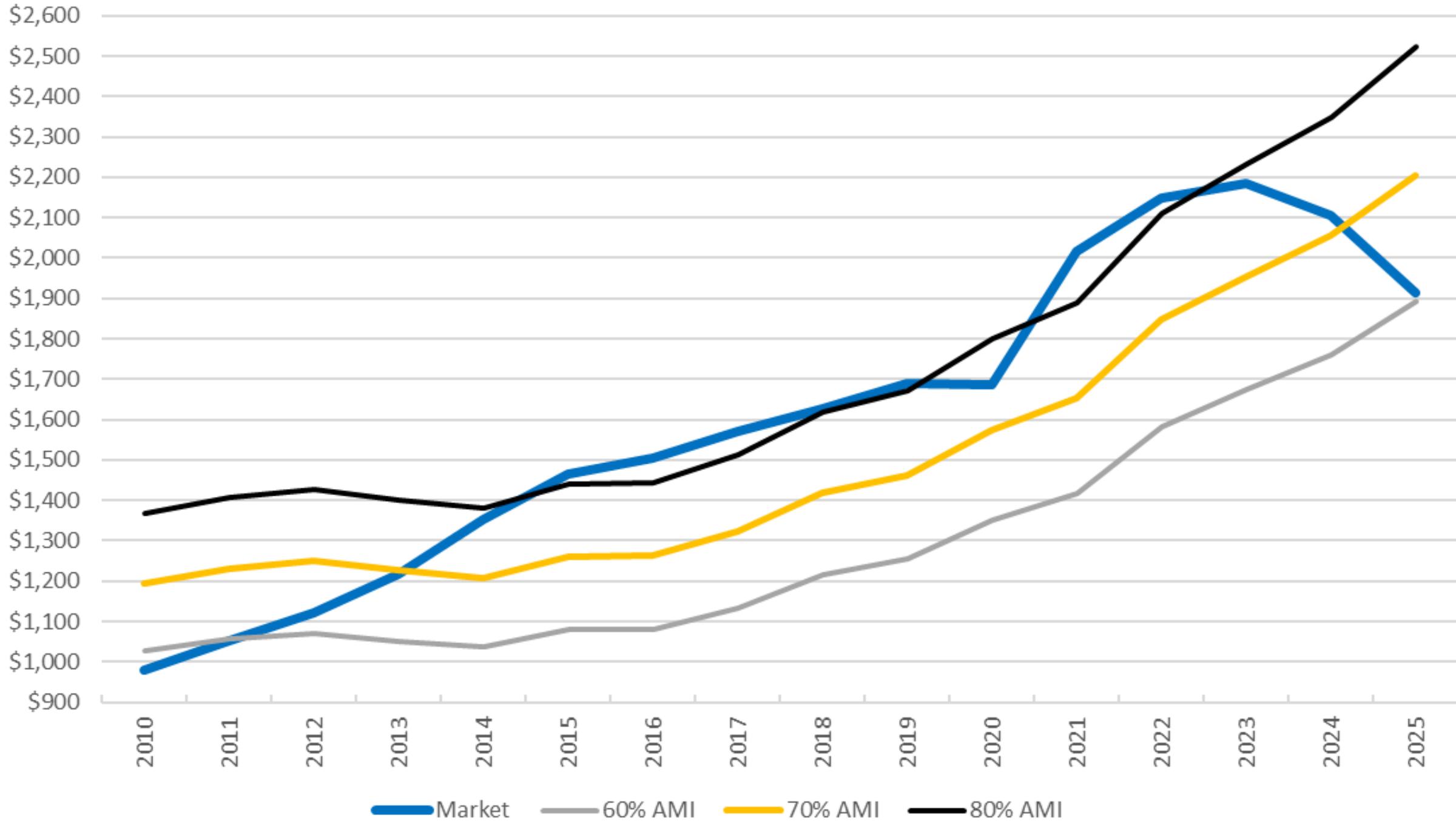


Average market rent for a 1-BD is at 55.1% AMI.

Down from a high of 78.6% in 2021.



Avg. Net Market Rents vs. Affordable Rents (60%/70%/80%) - All Units 2-Bedroom/2-Bathroom

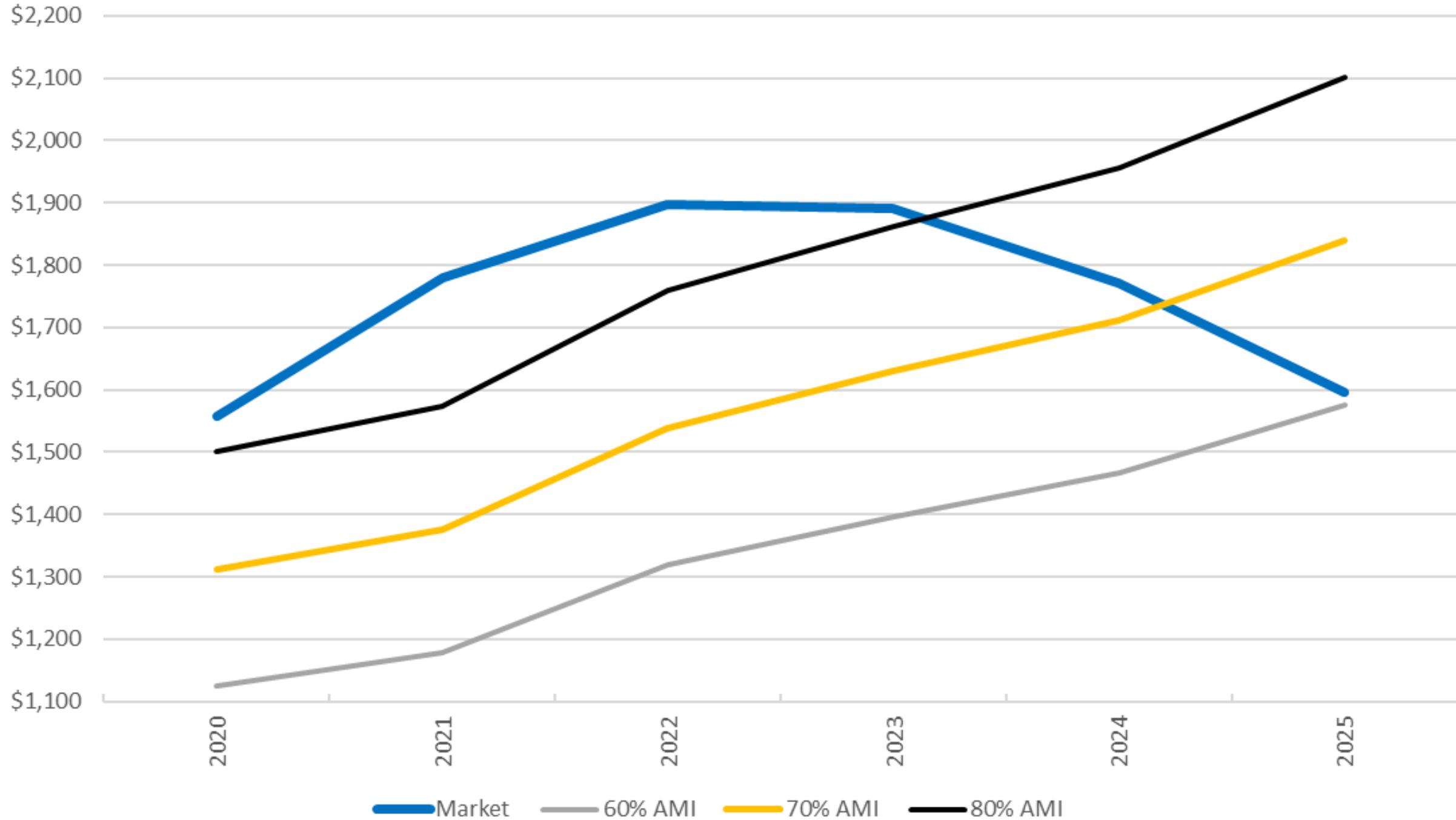


Average market rent for a 2-BD/2-BA is at 60.7% AMI.

Down from a high of 85.4% in 2021.



Avg. Net Market Rents vs. Affordable Rents (60%/70%/80%) - YOC 2020+ 1-Bedroom/1-Bathroom

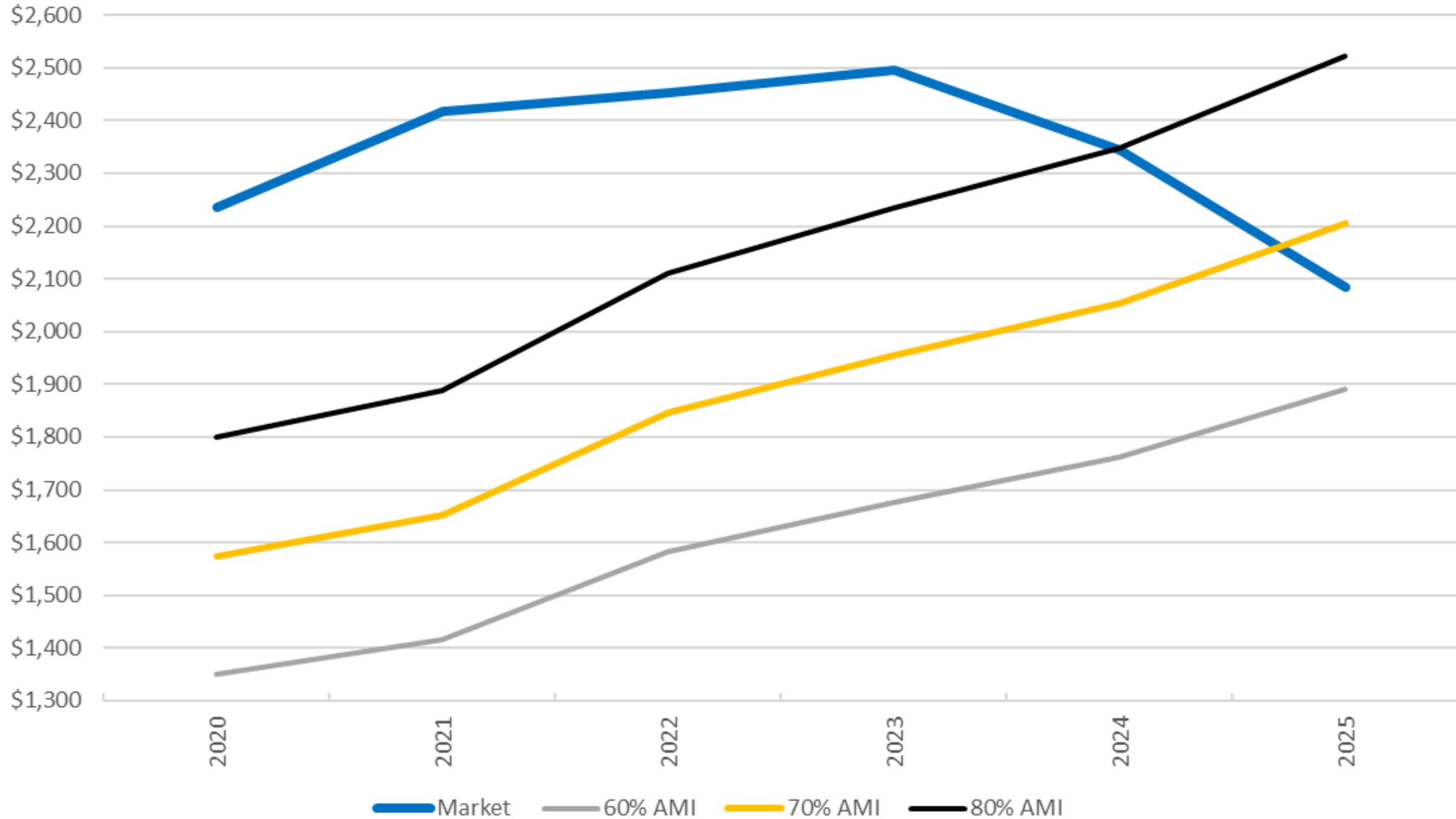


Average market rent for a 1-BD built since 2020 is at 60.8% AMI.

Down from a high of 90.6% in 2021.



Avg. Net Market Rents vs. Affordable Rents (60%/70%/80%) - YOC 2020+ 2-Bedroom/2-Bathroom



Average market rent for a 2-BD/2-BA built since 2020 is at 66.1% AMI.

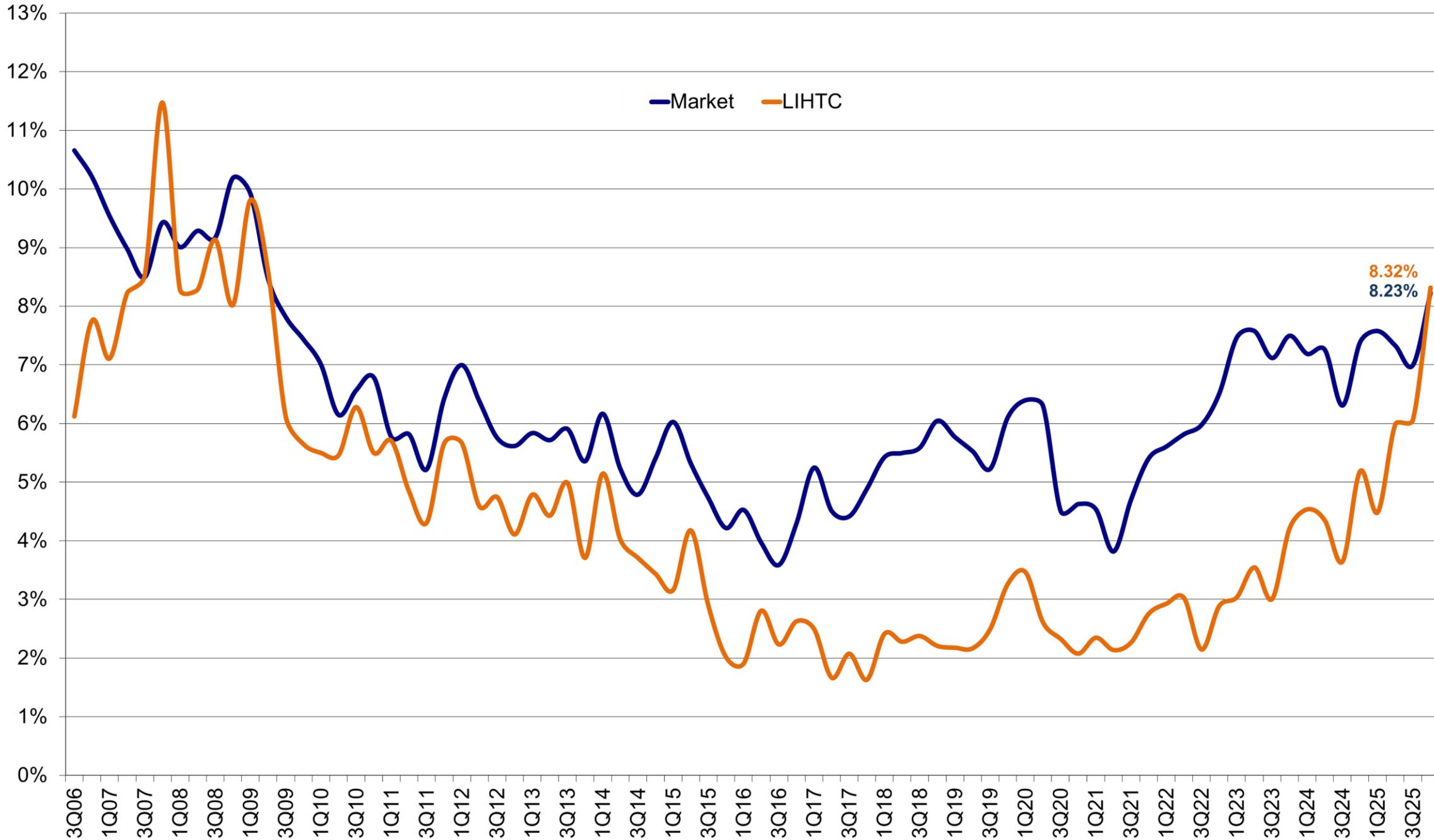
Down from a high of 102.4% in 2021.

Colorado Springs





Vacancy Rate Colorado Springs

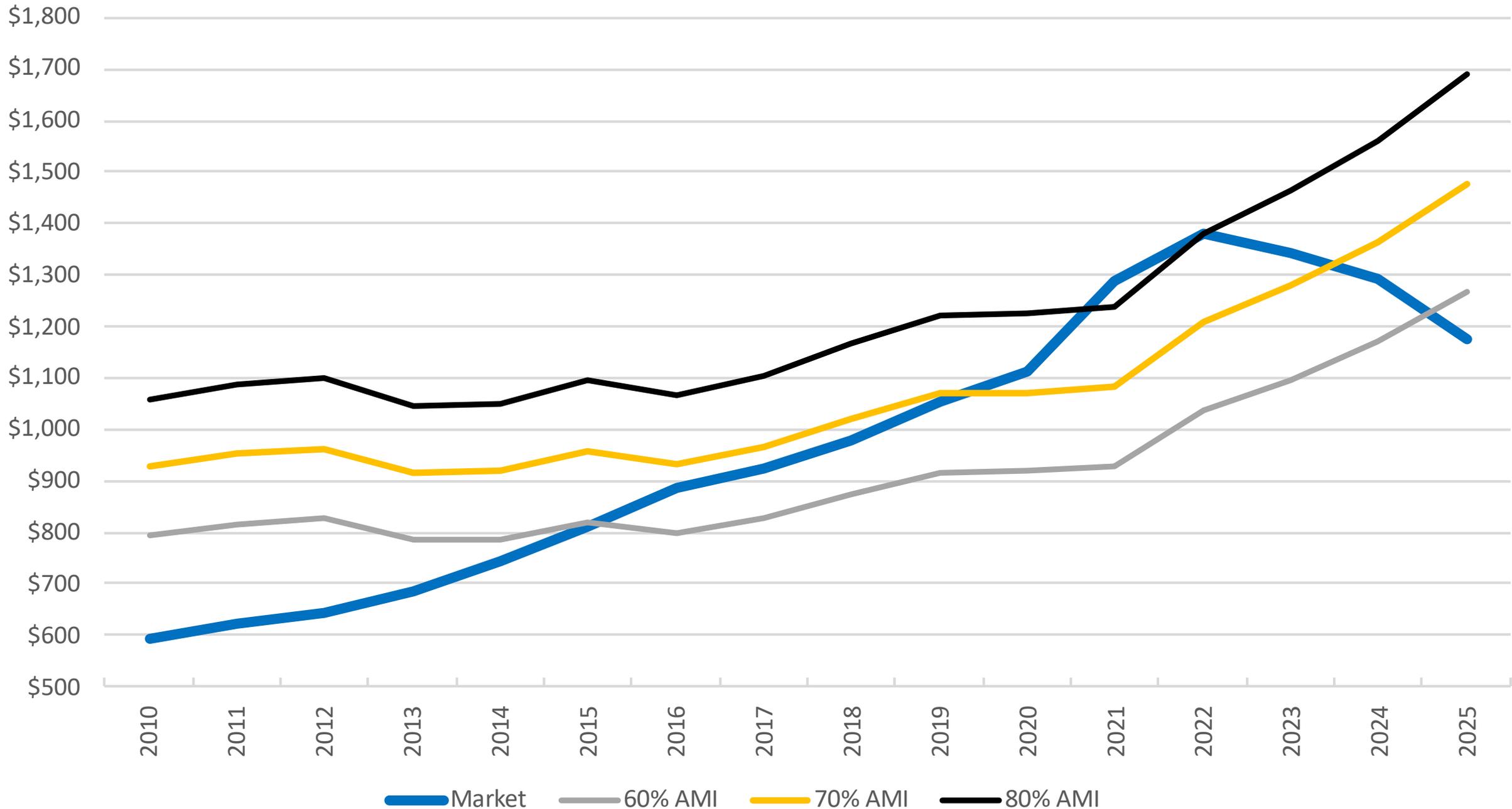


Average vacancy in LIHTC properties is now 8.32%, the highest affordable vacancy since the 2nd quarter of 2009 (nearly 17 years).

Affordable vacancy is now 9 bp **higher** than stabilized vacancy.



Avg. Net Market Rents vs. Affordable Rents (60%/70%/80%) All 1-Bedroom/1-Bathroom

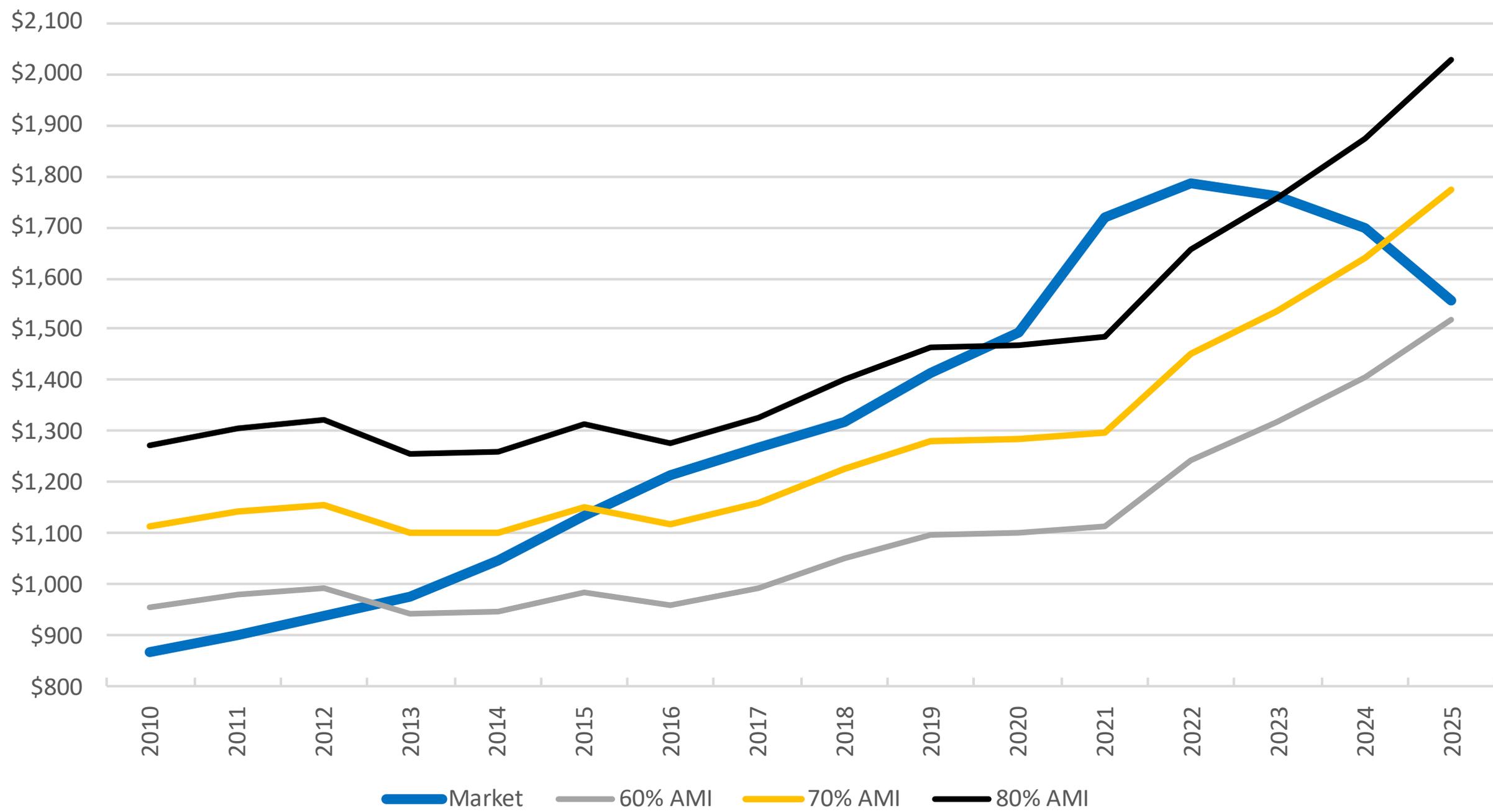


Average market rent for a 1-BD is at 55.6% AMI.

Down from a high of 83.5% in 2021.



Avg. Net Market Rents vs. Affordable Rents (60%/70%/80%) All 2-Bedroom/2-Bathroom

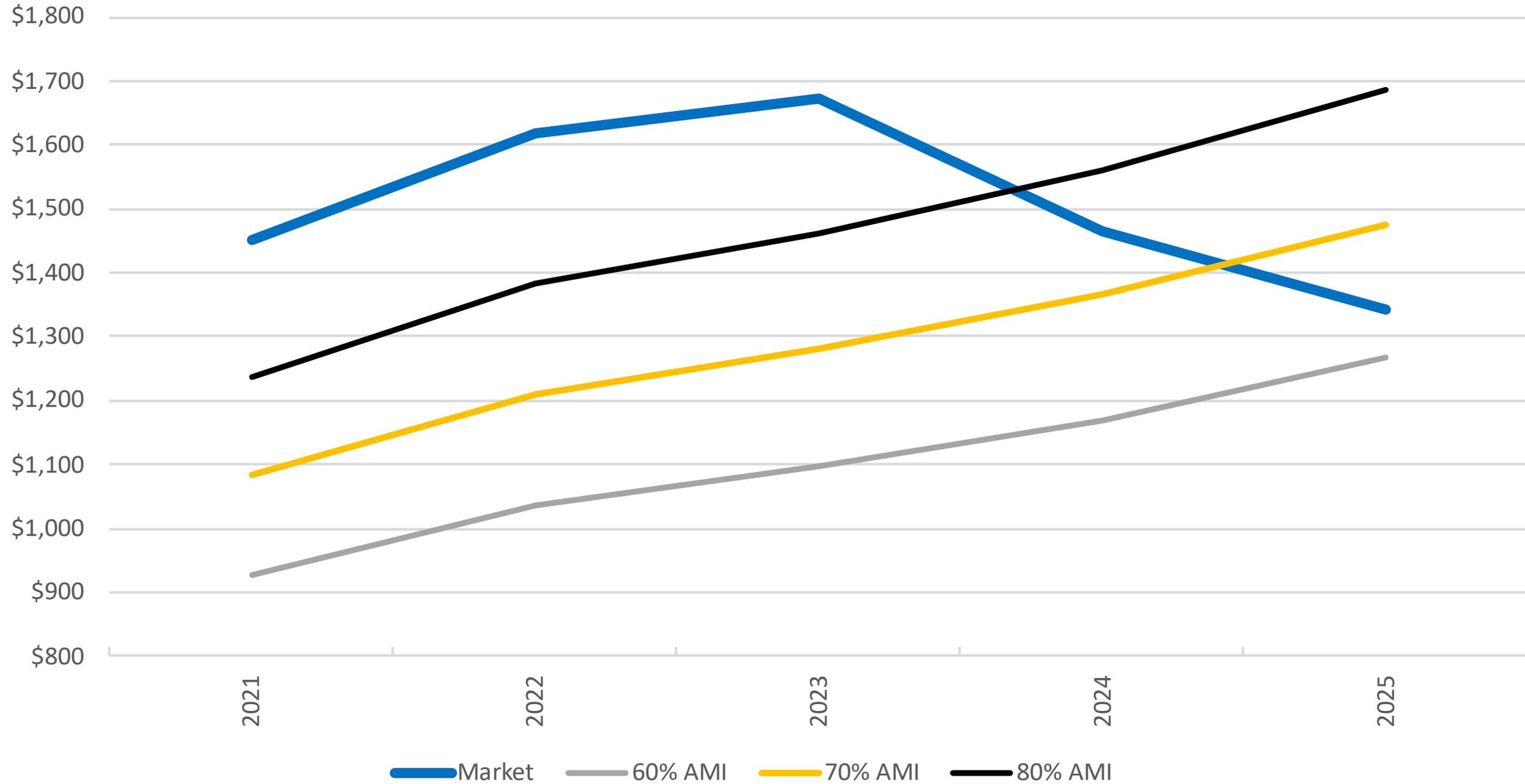


Average market rent for a 2-BD/2-BA is at 61.5% AMI.

Down from a high of 92.6% in 2021.



Avg. Net Market Rents vs. Affordable Rents (60%/70%/80%) YOC 2020+ 1-Bedroom/1-Bathroom

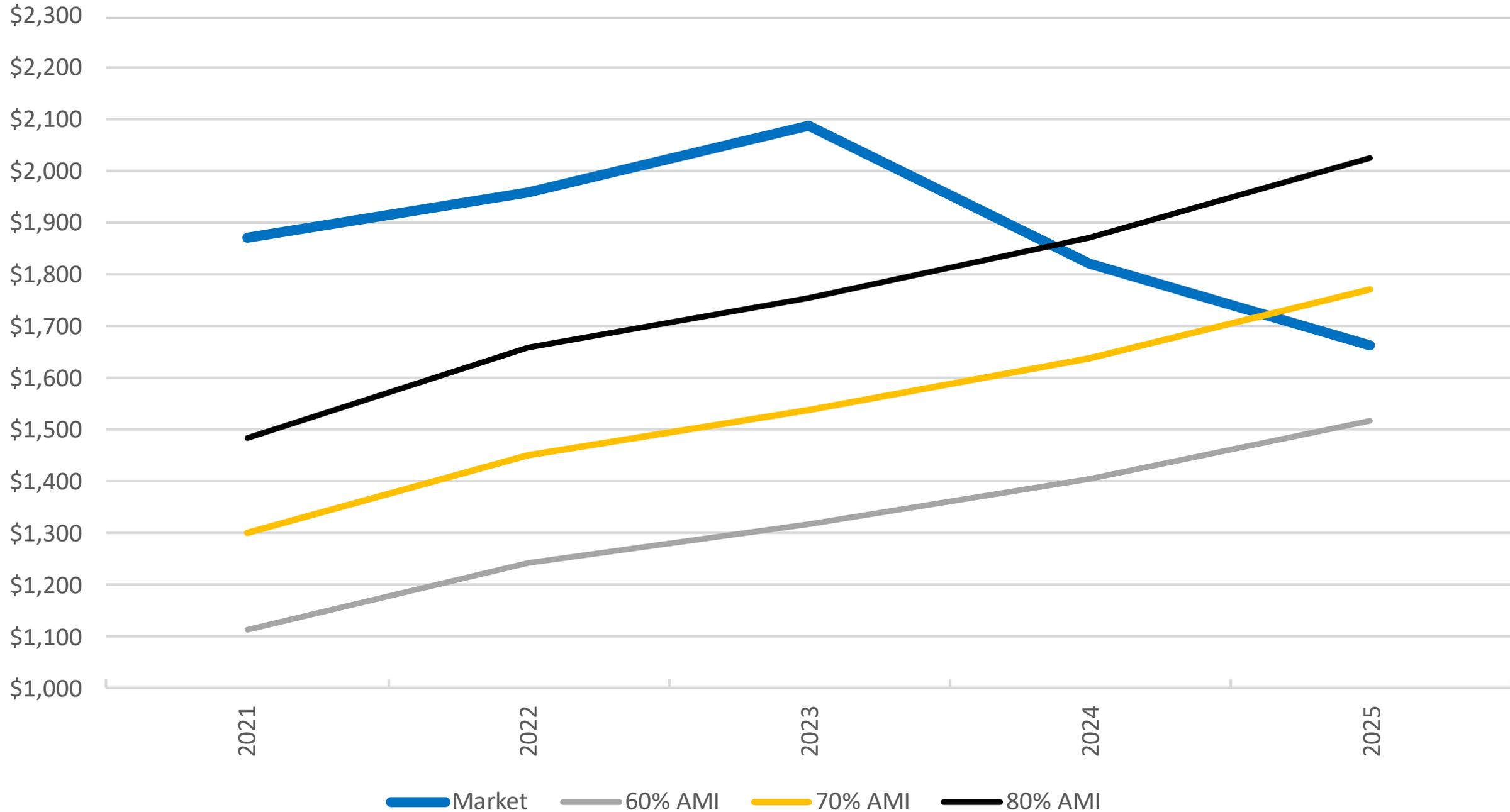


Average market rent for a 1-BD built since 2020 is at 63.7% AMI.

Down from a high of 94.0% in 2021.



Avg. Net Market Rents vs. Affordable Rents (60%/70%/80%) YOC 2020+ 2-Bedroom/2-Bathroom



Average market rent for a 2-BD/2-BA built since 2020 is at 65.7% AMI.

Down from a high of 101.0% in 2021.