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## **Colorado Manufactured Home Community Rent and Occupancy Continues Growth Trend According to Datacomp 10-Year Market Summary Report**

**Grand Rapids, Michigan** –Datacomp, publisher of JLT Market Reports and the nation’s #1 market research company for the manufactured housing industry, today announced a 10-year summary of its manufactured home community rent and occupancy reports for major markets in Colorado.

Recognized as the industry standard for [manufactured housing market data](#) for over 20 years, JLT Market Reports provide detailed research and information on communities located in 75 markets throughout the United States, including the latest rent trends and statistics, marketing programs and a variety of other useful management insights.

The most recent JLT Market Reports for Colorado were released in July 2015 and include 94 communities encompassing 27,888 homesites. This summary report is based on rent and occupancy trends from July 2005 to July 2015.

### **Findings and Observations**

#### **Occupancy Numbers for All Ages Communities Outpace National Average**

For the seventh consecutive year, occupancy rates in Colorado “All Ages” manufactured home communities have increased. As of July 2015, the occupancy rate is 91%. In comparison, the national average for All Ages communities is currently 83%.

For the third consecutive year, occupancy rates in Colorado “55+” communities have increased. As of July 2015, the occupancy rate is 90%, up 1.4% over July 2014. In comparison, the national average for 55+ communities is currently 93%.

As of July 2015, Colorado ranks 7<sup>h</sup> for average occupancy in All Ages manufactured home communities out of the 19 regions in which JLT Market Reports are published. Of the 14 regions that include 55+ communities, Colorado ranks 10<sup>th</sup> for average occupancy among this segment.

### **Continuing Trend of Strong Rent Growth**

Average rents in both All Ages and 55+ [Colorado manufactured home communities](#) increased for the 10<sup>th</sup> consecutive year.

In July 2015, the average adjusted rent in All Ages communities increased by 3.9% to \$534, which exceeds the average annual compounded increase of 3% in this market. In comparison, the national average adjusted rent for All Ages communities is currently \$401.

The average adjusted rent among 55+ communities in July 2015 increased by 3% to \$512. In contrast, the national average adjusted rent for 55+ communities is currently \$468.

Colorado manufactured home community rents ranked 3rd out of 19 regions tracked by JLT for All Ages communities as of July 2015, and 4<sup>th</sup> out of 14 regions for 55+ communities.

All Colorado manufactured housing research is based on data published in JLT Market Reports. Complete reports, including detailed information on manufactured home communities in three Colorado markets, are available for online purchase by major credit card at [www.datacompusa.com/JLT](http://www.datacompusa.com/JLT) or by calling 800.588.5426. Each [Colorado manufactured home rent and occupancy](#) survey, fully updated in July 2015, is a comprehensive look at investment grade properties within a market, enabling owners and managers,

lenders, appraisers, brokers, and other organizations to effectively benchmark those communities and make informed decisions.

## **About JLT Market Reports**

For more than 20 years, countless professionals have trusted JLT Market Reports for timely and accurate management information on land lease manufactured home communities. JLT Market Reports are currently available for 75 markets nationwide and are recognized as the industry standard for community market analysis. JLT Market Reports are published by Datacomp, the industry's oldest and largest national [mobile home appraisal](#) company and operator of MHVillage, the premier website for advertising manufactured and [mobile homes for rent](#) in land-lease communities. For more information, or to purchase complete JLT Market Reports, call 800.588.5426 or visit [www.datacompusa.com/JLT](http://www.datacompusa.com/JLT).

# Colorado Manufactured Home Communities Summary Report Comparison of July 2015 to July 2005

Year	Number of Communities	Number of Homesites	Occupancy* #	Occupancy %	% Change	Average Adjusted Rent**	% Change
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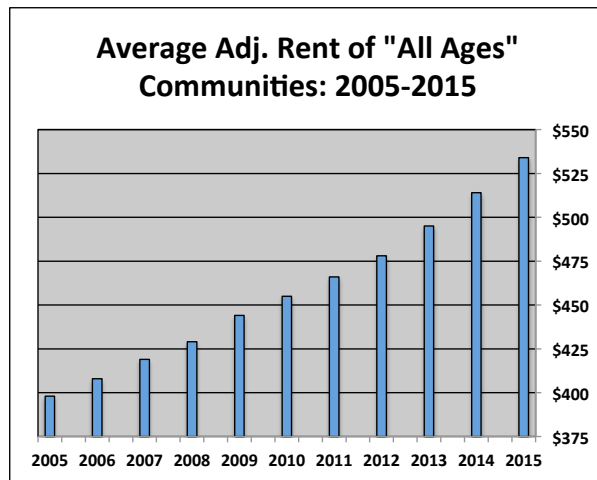
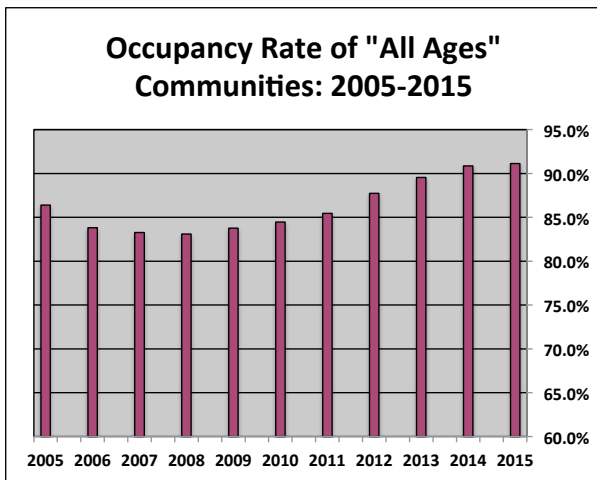
**All Ages Communities**

2015	78	24,184	22,040	91.1%	0.3%	\$534	3.9%
2014	77	24,079	21,880	90.9%	1.5%	\$514	3.8%
2013	78	24,094	21,574	89.5%	2.1%	\$495	3.6%
2012	78	24,008	21,065	87.7%	2.7%	\$478	2.6%
2011	79	24,174	20,656	85.4%	1.2%	\$466	2.4%
2010	79	24,060	20,317	84.4%	0.8%	\$455	2.5%
2009	79	24,052	20,146	83.8%	0.8%	\$444	3.5%
2008	74	23,937	19,887	83.1%	-0.2%	\$429	2.4%
2007	71	23,167	19,289	83.3%	-0.7%	\$419	2.7%
2006	72	23,676	19,842	83.8%	-3.0%	\$408	2.5%
2005	72	23,485	20,291	86.4%		\$398	

**Compounded Annual Increase**

**0.5%**

**3.0%**



\*Rent Paying Resident Occupied Homesites

\*\*Adjusted For Services Included in Rent

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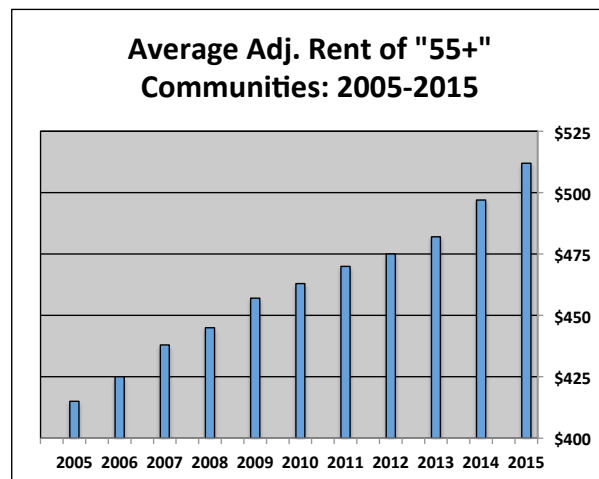
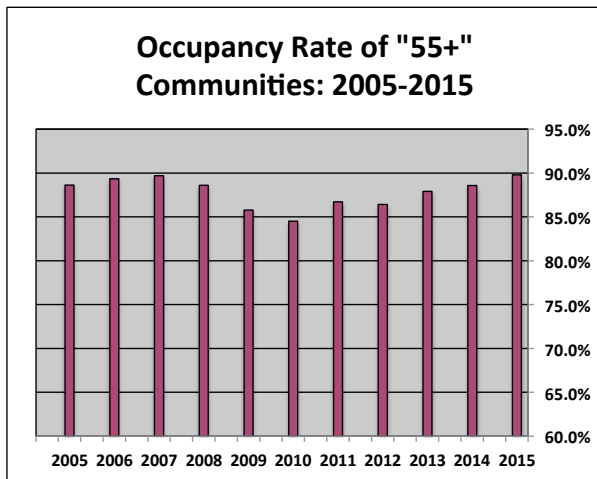
**55+ Communities**

2015	16	3,704	3,326	89.8%	1.4%	\$512	3.0%
2014	16	3,703	3,280	88.6%	0.8%	\$497	3.1%
2013	14	3,498	3,075	87.9%	1.7%	\$482	1.5%
2012	14	3,618	3,127	86.4%	-0.3%	\$475	1.1%
2011	14	3,619	3,138	86.7%	2.6%	\$470	1.5%
2010	14	3,619	3,058	84.5%	-1.5%	\$463	1.3%
2009	14	3,622	3,107	85.8%	-3.2%	\$457	2.7%
2008	14	3,624	3,211	88.6%	-1.2%	\$445	1.6%
2007	14	3,624	3,250	89.7%	0.4%	\$438	3.1%
2006	14	3,624	3,238	89.3%	0.8%	\$425	2.4%
2005	15	3,745	3,319	88.6%		\$415	

**Compounded Annual Increase**

**0.1%**

**2.1%**



**Prepared by Datacomp, Grand Rapids, Michigan 49525  
For additional information, call 800.588.5426**

\*Rent Paying Resident Occupied Homesites

\*\*Adjusted For Services Included in Rent