



Land Title Market Analysis by Total Transfers: Garfield County

Month	2009	2010	2011	2012	2013	2014	2015	Change
January	\$16,624,800	\$11,461,500	\$17,481,300	\$22,066,900	\$23,657,100	\$26,864,925	\$23,996,800	-10.68%
February	\$14,143,900	\$12,503,900	\$16,374,200	\$20,486,100	\$18,961,800	\$30,023,600	\$22,399,300	-25.39%
March	\$10,759,800	\$24,342,200	\$26,954,300	\$28,487,050	\$18,584,400	\$27,564,600	\$25,338,900	-8.07%
April	\$20,680,100	\$21,940,200	\$24,004,500	\$19,483,259	\$33,594,160	\$31,087,200	\$39,861,900	28.23%
May	\$15,653,500	\$17,487,500	\$18,828,200	\$35,977,400	\$41,220,050	\$40,434,600		-100.00%
June	\$28,415,500	\$20,376,300	\$22,964,600	\$33,223,399	\$26,888,300	\$51,175,800		-100.00%
July	\$24,760,700	\$24,709,600	\$27,370,900	\$38,158,000	\$39,482,800	\$49,114,288		-100.00%
August	\$21,537,650	\$21,049,700	\$35,724,600	\$45,076,180	\$49,376,700	\$43,238,000		-100.00%
September	\$17,315,200	\$17,782,700	\$18,404,300	\$29,378,700	\$32,667,800	\$41,916,200		-100.00%
October	\$18,898,900	\$20,320,900	\$26,725,300	\$43,073,850	\$33,600,400	\$72,606,200		-100.00%
November	\$13,072,600	\$19,163,600	\$22,498,600	\$32,741,970	\$28,487,265	\$34,152,700		-100.00%
December	\$34,301,900	\$37,739,700	\$21,741,800	\$28,185,216	\$36,496,800	\$45,211,700		-100.00%
Annual Totals	\$236,164,550	\$248,877,800	\$279,072,600	\$376,338,024	\$383,017,575	\$493,389,813	\$111,596,900	-77.38%
Year-to-Date Totals	\$62,208,600	\$70,247,800	\$84,814,300	\$90,523,309	\$94,797,460	\$115,540,325	\$111,596,900	-3.41%

This data is believed to be accurate but is not guaranteed. Figures shown reflect arms-length property transfers only and do not include deeds on which a documentary fee was not paid.

Note: February 2008 includes one transfer in the amount of \$35 million in Rifle for Rifle Creek Subdivision Tracts A-G

Note: April 2008 includes one transfer in the amount of \$21,068,000 for Little Star Ranch located in Rifle.

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Month	2009	2010	2011	2012	2013	2014	2015	Change
January	38	34	56	71	86	59	71	20.34%
February	46	33	43	61	84	74	76	2.70%
March	33	61	80	114	78	89	87	-2.25%
April	43	63	87	83	102	101	125	23.76%
May	43	61	68	117	118	119		-100.00%
June	75	68	72	106	103	125		-100.00%
July	64	69	83	97	105	130		-100.00%
August	57	56	92	123	134	117		-100.00%
September	61	55	83	112	107	111		-100.00%
October	57	60	91	119	108	125		-100.00%
November	46	58	77	109	85	95		-100.00%
December	68	81	89	101	120	136		-100.00%
Annual Totals	631	699	921	1,213	1,230	1,281	359	-71.98%
Year-to-Date Totals	160	191	266	329	350	323	359	11.15%



Compliments of:
Land Title
Glenwood Springs
Bob Rulon
970-945-2610
brulon@ltgc.com

Land Title Market Analysis by Transaction Comparison: Garfield County

Month to Month Comparison by Dollar Volume

Month	2009	% Change vs. Previous Year-to-Date	2010	% Change vs. Previous Year-to-Date	2011	% Change vs. Previous Year-to-Date	2012	% Change vs. Previous Year-to-Date	2013	% Change vs. Previous Year-to-Date	2014	% Change vs. Previous Year-to-Date	2015	% Change vs. Previous Year-to-Date
January	\$16,624,800	-75.98%	\$11,461,500	-31.06%	\$17,481,300	52.52%	\$22,066,900	26.23%	\$23,657,100	7.21%	\$26,864,925	13.56%	\$23,996,800	-10.68%
February	\$14,143,900	-86.24%	\$12,503,900	-11.60%	\$16,374,200	30.95%	\$20,486,100	25.11%	\$18,961,800	-7.44%	\$30,023,600	58.34%	\$22,399,300	-25.39%
March	\$10,759,800	-77.62%	\$24,342,200	126.23%	\$26,954,300	10.73%	\$28,487,050	5.69%	\$18,584,400	-34.76%	\$27,564,600	48.32%	\$25,338,900	-8.07%
April	\$20,680,100	-75.87%	\$21,940,200	6.09%	\$24,004,500	9.41%	\$19,483,259	-18.83%	\$33,594,160	72.43%	\$31,087,200	-7.46%	\$39,861,900	28.23%
May	\$15,653,500	-74.69%	\$17,487,500	11.72%	\$18,828,200	7.67%	\$35,977,400	91.08%	\$41,220,050	14.57%	\$40,434,600	-1.91%		-100.00%
June	\$28,415,500	-60.85%	\$20,376,300	-28.29%	\$22,964,600	12.70%	\$33,223,399	44.67%	\$26,888,300	-19.07%	\$51,175,800	90.33%		-100.00%
July	\$24,760,700	-64.06%	\$24,709,600	-0.21%	\$27,370,900	10.77%	\$38,158,000	39.41%	\$39,482,800	3.47%	\$49,114,288	24.39%		-100.00%
August	\$21,537,650	-61.82%	\$21,049,700	-2.27%	\$35,724,600	69.72%	\$45,076,180	26.18%	\$49,376,700	9.54%	\$43,238,000	-12.43%		-100.00%
September	\$17,315,200	-69.01%	\$17,782,700	2.70%	\$18,404,300	3.50%	\$29,378,700	59.63%	\$32,667,800	11.20%	\$41,916,200	28.31%		-100.00%
October	\$18,898,900	-46.28%	\$20,320,900	7.52%	\$26,725,300	31.52%	\$43,073,850	61.17%	\$33,600,400	-21.99%	\$72,606,200	116.09%		-100.00%
November	\$13,072,600	-54.76%	\$19,163,600	46.59%	\$22,498,600	17.40%	\$32,741,970	45.53%	\$28,487,265	-12.99%	\$34,152,700	19.89%		-100.00%
December	\$34,301,900	-8.92%	\$37,739,700	10.02%	\$21,741,800	-42.39%	\$28,185,216	29.64%	\$36,496,800	29.49%	\$45,211,700	23.88%		-100.00%
Year-to-Date Total	\$236,164,550	-67.34%	\$248,877,800	5.38%	\$279,072,600	12.13%	\$376,338,024	34.85%	\$383,017,575	1.77%	\$493,389,813	28.82%	\$111,596,900	-77.38%

Month to Month Comparison by Number of Transactions

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Month	2009	% Change vs. Previous Year-to-Date	2010	% Change vs. Previous Year-to-Date	2011	% Change vs. Previous Year-to-Date	2012	% Change vs. Previous Year-to-Date	2013	% Change vs. Previous Year-to-Date	2014	% Change vs. Previous Year-to-Date	2015	% Change vs. Previous Year-to-Date
January	38	-77.51%	34	-10.53%	56	64.71%	71	26.79%	86	21.13%	59	-31.40%	71	20.34%
February	46	-63.20%	33	-28.26%	43	30.30%	61	41.86%	84	37.70%	74	-11.90%	76	2.70%
March	33	-72.50%	61	84.85%	80	31.15%	114	42.50%	78	-31.58%	89	14.10%	87	-2.25%
April	43	-74.85%	63	46.51%	87	38.10%	83	-4.60%	102	22.89%	101	-0.98%	125	23.76%
May	43	-75.98%	61	41.86%	68	11.48%	117	72.06%	118	0.85%	119	0.85%		-100.00%
June	75	-50.98%	68	-9.33%	72	5.88%	106	47.22%	103	-2.83%	125	21.36%		-100.00%
July	64	-58.17%	69	7.81%	83	20.29%	97	16.87%	105	8.25%	130	23.81%		-100.00%
August	57	-59.29%	56	-1.75%	92	64.29%	123	33.70%	134	8.94%	117	-12.69%		-100.00%
September	61	-49.17%	55	-9.84%	83	50.91%	112	34.94%	107	-4.46%	111	3.74%		-100.00%
October	57	-40.00%	60	5.26%	91	51.67%	119	30.77%	108	-9.24%	125	15.74%		-100.00%
November	46	-29.23%	58	26.09%	77	32.76%	109	41.56%	85	-22.02%	95	11.76%		-100.00%
December	68	-2.86%	81	19.12%	89	9.88%	101	13.48%	120	18.81%	136	13.33%		-100.00%
Year-to-Date Total	631	-59.55%	699	10.78%	921	31.76%	1,213	31.70%	1,230	1.40%	1,281	4.15%	359	-71.98%

Please note: The above figures include all transactions. They are an unofficial tabulation of Garfield County records that are believed to be reasonably accurate.



Compliments of:
Land Title
Glenwood Springs
Bob Rulon
970-945-2610
brulon@ltgc.com



Land Title Market Snapshot by Area: Garfield County

Full Year 2014 versus YTD: 2015

Area	Average Price Single Family 2014	Average Price Single Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2014	Average Price Multi-Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2014	Average Price Vacant Land YTD: 2015	% Change Year-to-Date vs. Prior Year
Parachute	\$196,111	\$178,000	-9%	\$55,250	\$94,500	71%	\$111,533	\$125,000	12%
Battlement Mesa	\$156,978	\$179,848	15%	\$114,725	\$113,300	-1%	\$72,750	\$16,500	-77%
Rifle	\$200,334	\$211,760	6%	\$114,009	\$95,800	-16%	\$79,244	\$198,300	150%
Silt	\$277,220	\$288,220	4%	\$107,633	\$0	n/a	\$62,106	\$138,600	123%
New Castle	\$298,204	\$330,503	11%	\$175,171	\$168,544	-4%	\$71,319	\$117,000	64%
Rural	\$565,000	\$0	n/a	\$0	\$0	0%	\$1,237,833	\$0	n/a
Glenwood Springs	\$437,904	\$402,205	-8%	\$217,783	\$222,516	2%	\$104,214	\$137,207	32%
Carbondale	\$721,821	\$638,843	-11%	\$371,098	\$298,500	-20%	\$196,973	\$203,825	3%
Gross Live Average:	\$377,208	\$337,680	-10%	\$228,940	\$198,671	-13%	\$161,597	\$164,298	2%

Please note: The above figures are an unofficial tabulation of Garfield County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Snapshot Report.

Area	Median Price Single Family 2014	Median Price Single Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2014	Median Price Multi-Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2014	Median Price Vacant Land YTD: 2015	% Change Year-to-Date vs. Prior Year
Parachute	\$155,000	dna	n/a	dna	dna	n/a	\$96,000	dna	n/a
Battlement Mesa	\$141,250	\$154,000	9%	\$114,500	\$115,000	0%	\$36,000	dna	n/a
Rifle	\$192,000	\$215,000	12%	\$128,000	\$86,000	-33%	\$67,500	\$93,750	39%
Silt	\$239,500	\$267,500	12%	\$68,000	\$0	n/a	\$52,500	\$115,000	119%
New Castle	\$288,000	\$300,000	4%	\$155,000	\$172,000	11%	\$31,000	dna	n/a
Rural	\$520,000	\$0	n/a	\$0	\$0	0%	\$1,075,000	\$0	n/a
Glenwood Springs	\$377,300	\$382,500	1%	\$200,000	\$220,000	10%	\$73,500	\$130,500	78%
Carbondale	\$627,500	\$527,000	-16%	\$345,000	\$300,000	-13%	\$131,000	\$160,000	22%
Gross Live Median:	\$294,000	\$289,000	-2%	\$199,000	\$191,000	-4%	\$95,500	\$125,000	31%

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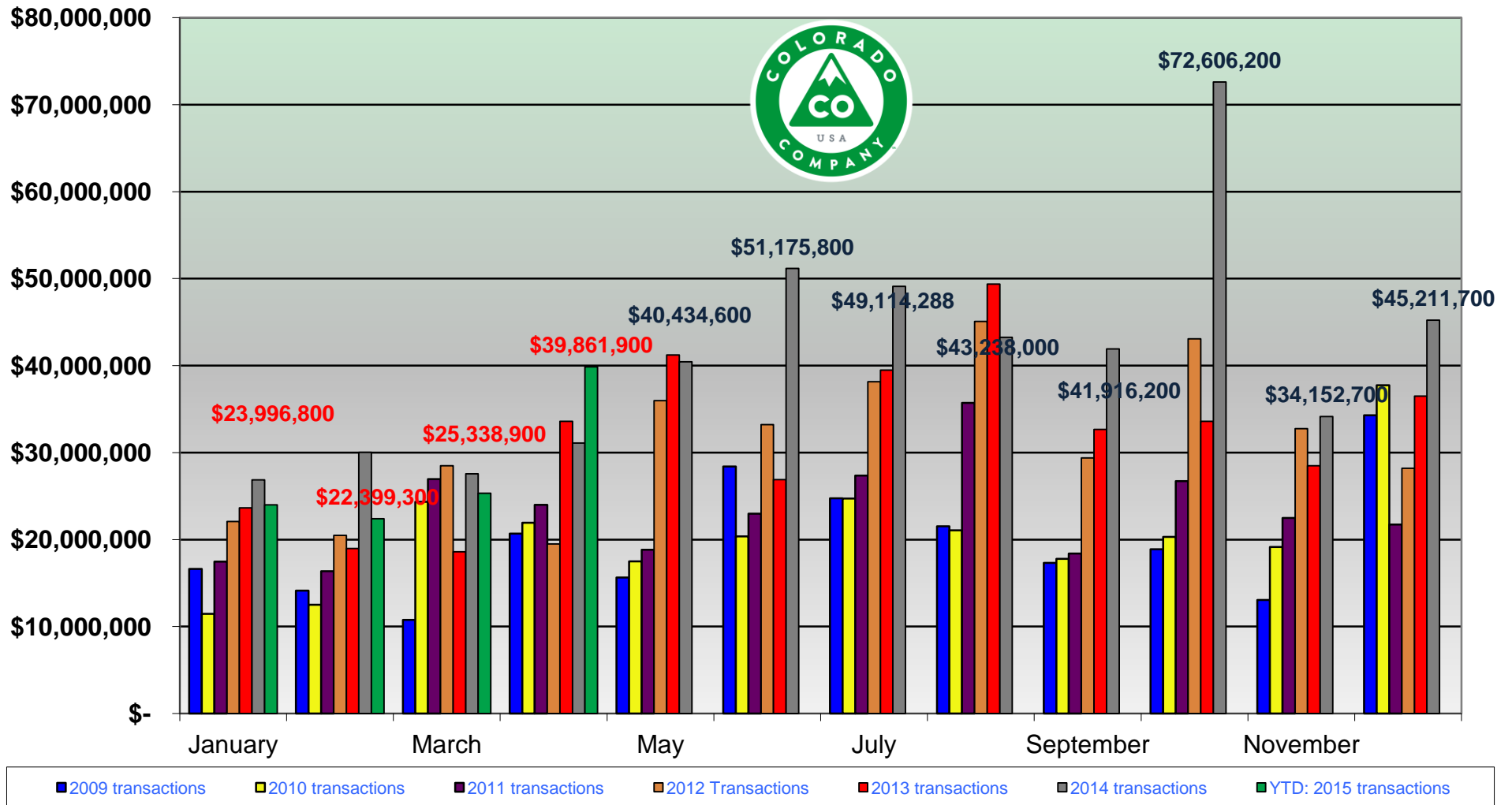


Compliments of:
Land Title
Glenwood Springs
Bob Rulon
970-945-2610

Land Title Market Analysis Historical Gross Sales Volume: Garfield County

2009 - YTD. 2015

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Compliments of:
Land Title
Glenwood Springs
Bob Rulon
 970-945-2610
 brulon@ltgc.com



Land Title Market Analysis by Area: Garfield County

April 2015

All Transaction Summary

Single Family Summary

Multi-Family Summary

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Single Family Price	Median \$ Single Family Price	Average \$ Single Family PPSF	Average \$ MultiFamily Price	Median \$ MultiFamily Price	Average \$ MultiFamily PPSF
Parachute	\$125,000	0.31%	1	0.80%	\$125,000	dna	\$0	\$0	\$0	\$0	\$0	\$0
Battlement Mesa	\$1,639,000	4.11%	10	8.00%	\$163,900	\$150,750	\$171,778	\$154,000	\$105	\$93,000	dna	\$62
Rifle	\$4,136,300	10.38%	20	16.00%	\$206,815	\$205,000	\$207,587	\$217,500	\$124	\$155,250	dna	\$120
Silt	\$6,755,200	16.95%	24	19.20%	\$281,467	\$262,500	\$331,000	\$343,000	\$160	\$0	\$0	\$0
New Castle	\$5,855,100	14.69%	19	15.20%	\$308,163	\$295,500	\$354,383	\$324,100	\$177	\$155,833	\$148,000	\$141
All Rural Areas Garfield County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glenwood Springs	\$8,724,800	21.89%	26	20.80%	\$335,569	\$324,500	\$437,353	\$425,000	\$219	\$258,300	\$225,000	\$191
Carbondale	\$12,451,500	31.24%	24	19.20%	\$518,813	\$450,000	\$651,607	\$600,000	\$280	\$289,375	\$303,750	\$262
Interval Units & Quit Claim Deeds	\$175,000	0.44%	1	0.80%	\$175,000	dna	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$39,861,900	100.00%	125	100.00%	\$320,056	\$265,500	\$372,473	\$321,600	\$182	\$221,333	\$196,500	\$182
(BANK SALES)	\$342,000	0.86%	2	1.60%	\$171,000	dna	\$171,000	dna	\$105	\$0	\$0	\$0

Please note: The above figures are an unofficial tabulation of Garfield County Website Records that are believed to be reasonably accurate. Average & Median Price are calculated without Timeshare/Interval Interests.

Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Website Record.

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YTD: Apr. 2015

All Transaction Summary

Single Family Summary

Multi-Family Summary

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Single Family Price	Median \$ Single Family Price	Average \$ Single Family PPSF	Average \$ MultiFamily Price	Median \$ MultiFamily Price	Average \$ MultiFamily PPSF
Parachute	\$738,000	0.66%	10	2.79%	\$73,800	\$36,500	\$178,000	dna	\$82	\$94,500	dna	\$62
Battlement Mesa	\$4,339,700	3.89%	27	7.52%	\$160,730	\$138,000	\$179,848	\$154,000	\$99	\$113,300	\$115,000	\$63
Rifle	\$15,860,800	14.21%	70	19.50%	\$226,583	\$178,500	\$211,760	\$215,000	\$120	\$95,800	\$86,000	\$81
Silt	\$13,537,000	12.13%	51	14.21%	\$265,431	\$250,000	\$288,220	\$267,500	\$146	\$0	\$0	\$0
New Castle	\$12,696,400	11.38%	46	12.81%	\$276,009	\$275,000	\$330,503	\$300,000	\$167	\$168,544	\$172,000	\$156
All Rural Areas Garfield County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glenwood Springs	\$32,279,400	28.92%	83	23.12%	\$388,908	\$294,000	\$402,205	\$382,500	\$216	\$222,516	\$220,000	\$168
Carbondale	\$31,350,300	28.09%	65	18.11%	\$482,312	\$379,000	\$638,843	\$527,000	\$288	\$298,500	\$300,000	\$251
Interval Units & Quit Claim Deeds	\$795,300	0.71%	7	1.95%	\$113,614	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$111,596,900	100.00%	359	100.00%	\$314,777	\$237,500	\$337,680	\$289,000	\$171	\$198,671	\$191,000	\$160
(BANK SALES)	\$2,469,100	2.21%	16	4.46%	\$154,319	\$146,950	\$167,100	\$162,000	\$94	\$134,000	\$131,900	\$96



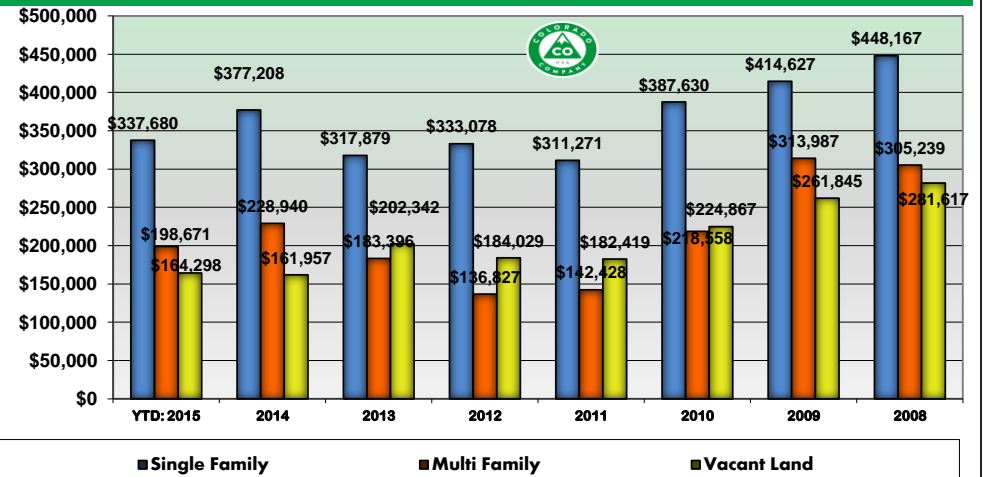
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Land Title
Glenwood Springs
Bob Rulon
970-945-2610
brulon@lfgc.com

Land Title Historical Cost Analysis: Garfield County

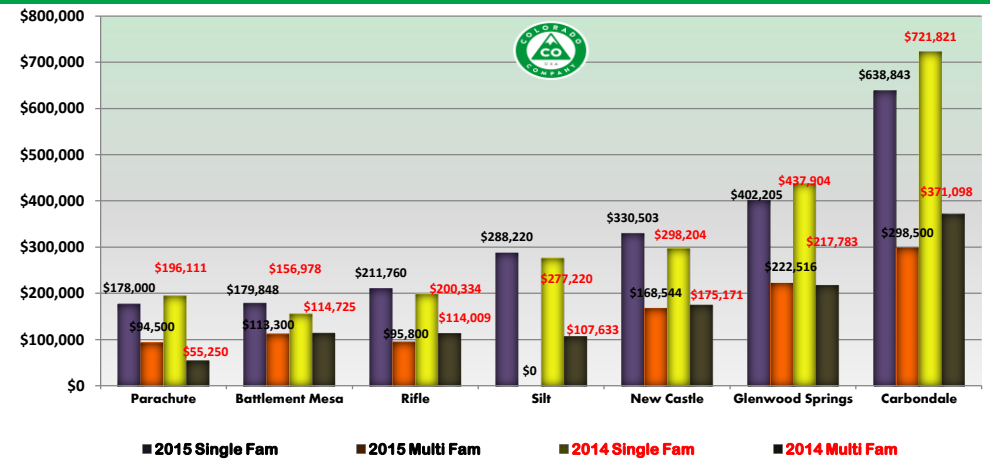
Apr. 2015 Cost Index	# Transactions	Gross Volume	Average Price
Single Family	82	\$30,542,800	\$372,473
Multi Family	15	\$3,320,000	\$221,333
Vacant Land	16	\$2,336,100	\$146,006
YTD: 2015	# Transactions	Gross Volume	Average Price
Single Family	205	\$69,224,500	\$337,680
Multi Family	48	\$9,536,200	\$198,671
Vacant Land	59	\$9,693,600	\$164,298
2014	# Transactions	Gross Volume	Average Price
Single Family	759	\$286,301,225	\$377,208
Multi Family	163	\$37,317,300	\$228,940
Vacant Land	202	\$32,642,600	\$161,957
2013	# Transactions	Gross Volume	Average Price
Single Family	762	\$242,223,575	\$317,879
Multi Family	179	\$32,827,900	\$183,396
Vacant Land	140	\$28,327,900	\$202,342
2012	# Transactions	Gross Volume	Average Price
Single Family	788	\$ 262,465,658.00	\$333,078
Multi Family	205	\$ 28,049,466.00	\$136,827
Vacant Land	98	\$ 18,034,800.00	\$184,029
2011	# Transactions	Gross Volume	Average Price
Single Family	587	\$ 182,716,200.00	\$311,271
Multi Family	174	\$ 24,782,500.00	\$142,428
Vacant Land	77	\$ 14,046,300.00	\$182,419
2010	# Transactions	Gross Volume	Average Price
Single Family	461	\$ 178,697,500.00	\$387,630
Multi Family	66	\$ 14,424,800.00	\$218,558
Vacant Land	89	\$ 20,013,200.00	\$224,867
2009	# Transactions	Gross Volume	Average Price
Single Family	367	\$ 152,168,150.00	\$414,627
Multi Family	92	\$ 28,886,800.00	\$313,987
Vacant Land	67	\$ 17,543,600.00	\$261,845
2008	# Transactions	Gross Volume	Average Price
Single Family	800	\$ 358,533,500.00	\$448,167
Multi Family	259	\$ 79,056,900.00	\$305,239
Vacant Land	227	\$ 63,927,100.00	\$281,617

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**Land Title Average Price History by Property Type: Garfield County
2008 - YTD. 2015**



**Land Title Residential Average Price Comparison by Area: Garfield County
2014 versus 2015**



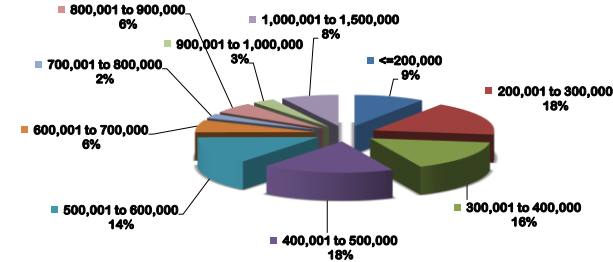
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Glenwood Springs
Bob Rulon
970-945-2610

Land Title Price Point Analysis, Commercial Cost Index, Jumbo Residential Sales Index: Garfield County

April 2015 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	18	\$2,882,300	9%	22%
200,001 to 300,000	21	\$5,399,400	18%	26%
300,001 to 400,000	14	\$4,898,200	16%	17%
400,001 to 500,000	12	\$5,362,800	18%	15%
500,001 to 600,000	8	\$4,331,000	14%	10%
600,001 to 700,000	3	\$1,949,000	6%	4%
700,001 to 800,000	1	\$745,000	2%	1%
800,001 to 900,000	2	\$1,715,000	6%	2%
900,001 to 1,000,000	1	\$910,100	3%	1%
1,000,001 to 1,500,000	2	\$2,350,000	8%	2%
1,500,001 to 2,000,000	0	\$0	0%	0%
2,000,001 to 2,500,000	0	\$0	0%	0%
2,500,001 to 3,000,000	0	\$0	0%	0%
over \$ 3 Million	0	\$0	0%	0%
Total:	82	\$30,542,800	100%	100%

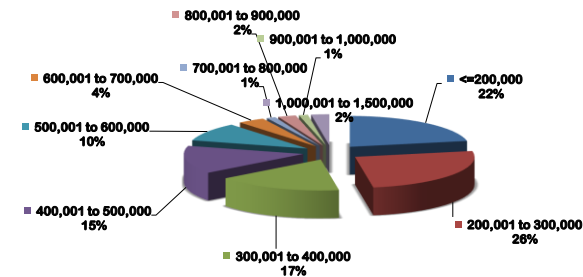
Land Title Single Family Dollar Volume by Price Point: Garfield County April 2015



YTD: Apr. 2015 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	54	\$8,099,600	12%	26%
200,001 to 300,000	58	\$14,808,800	21%	28%
300,001 to 400,000	34	\$11,890,900	17%	17%
400,001 to 500,000	28	\$12,661,100	18%	14%
500,001 to 600,000	15	\$8,021,000	12%	7%
600,001 to 700,000	5	\$3,289,000	5%	2%
700,001 to 800,000	3	\$2,196,500	3%	1%
800,001 to 900,000	3	\$2,537,500	4%	1%
900,001 to 1,000,000	1	\$910,100	1%	0%
1,000,001 to 1,500,000	4	\$4,810,000	7%	2%
1,500,001 to 2,000,000	0	\$0	0%	0%
2,000,001 to 2,500,000	0	\$0	0%	0%
2,500,001 to 3,000,000	0	\$0	0%	0%
over \$ 3 Million	0	\$0	0%	0%
Total:	205	\$69,224,500	100%	100%

Land Title Single Family Transactions by Price Point: Garfield County April 2015



Transaction Reconciliation by Type

	# Transactions	Gross Volume
Single Family	82	\$30,542,800
Multi Family	15	\$3,320,000
Vacant Land	16	\$2,336,100
Commercial	7	\$2,575,000
Development Land		
Easement		
Not Arms Length/Low Doc Fee	2	\$166,000
Quit Claim Deed	1	\$175,000
Related Parties	1	\$565,000
Bulk Multi-Family Unit/Project Sales	1	\$182,000
Partial Interest Sales		
Employee Housing Units		
Political Transfers		
Total Transactions:	125	\$39,861,900

Commercial Cost Index

April 2015			YTD: Apr. 2015				
	# Sales	Gross Volume	Average Price		# Sales	Gross Volume	Average Price
Commercial Improved:	6	\$2,475,000	\$412,500	Commercial Improved:	15	\$12,332,500	\$822,167
Commercial Vacant:	1	\$100,000	\$100,000	Commercial Vacant:	8	\$1,924,500	\$240,563
Development Vacant:	0	\$0	\$0	Development Vacant:	2	\$4,950,000	\$2,475,000
April 2014			YTD: Apr. 2014				
	# Sales	Gross Volume	Average Price		# Sales	Gross Volume	Average Price
Commercial Improved:	5	\$4,740,000	\$948,000	Commercial Improved:	16	\$30,095,200	\$1,880,950
Commercial Vacant:	3	\$1,303,500	\$434,500	Commercial Vacant:	5	\$1,748,500	\$349,700
Development Vacant:	0	\$0	\$0	Development Vacant:	0	\$0	\$0

Jumbo Residential Sales Index

April 2015		
	# Trans	Gross Volume
417,001 to 650,000	21	\$10,554,800
650,001 to 999,999	5	\$4,048,100
Over 1,000,000	2	\$2,350,000
Total:	28	\$16,952,900

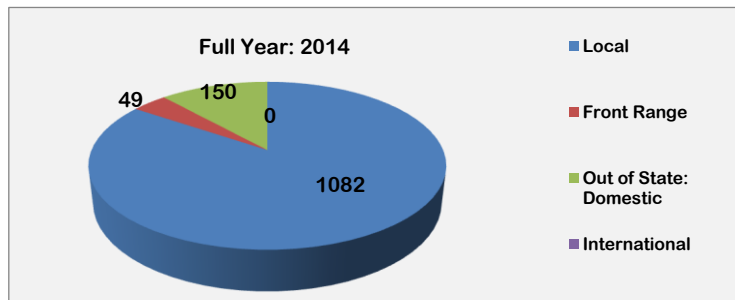
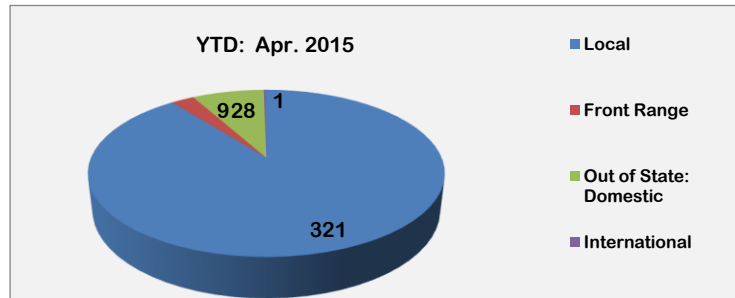
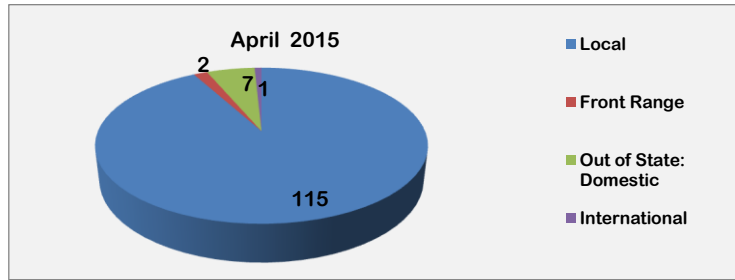
YTD: Apr. 2015		
	# Trans	Gross Volume
417,001 to 650,000	42	\$20,723,300
650,001 to 999,999	10	\$7,662,100
Over 1,000,000	4	\$4,810,000
Total:	56	\$33,195,400



Compliments of:
Land Title
Glenwood Springs
Bob Rulon
970-945-2610
brulon@ltgc.com

Land Title Market Highlights: Garfield County

Purchaser Abstract:



All Sales: April 2015		
Origin of Buyer	# of Trans.	% Overall
Local	115	92%
Front Range	2	2%
Out of State: Domestic	7	6%
International	1	1%
Total Sales	125	100%

All Sales: YTD: Apr. 2015		
Origin of Buyer	# of Trans.	% Overall
Local	321	89%
Front Range	9	3%
Out of State: Domestic	28	8%
International	1	0%
Total Sales	359	100%

All Sales: 2014		
Origin of Buyer	# of Trans.	% Overall
Local	1082	84%
Front Range	49	4%
Out of State: Domestic	150	12%
International	0	0%
Total Sales	1281	100%

All Sales: 2013		
Origin of Buyer	# of Trans.	% Overall
Local	1025	83%
Front Range	60	5%
Out of State: Domestic	144	12%
International	1	0%
Total Sales	1230	100%

Market Highlights: April 2015

Highest Priced Residential Sale:

Price	Area	PPSF
\$1,150,000	CARBON	\$341.45



1118 Heritage Drive

Bank Sales Detail:

Price	Area	PPSF
\$ 162,000.00	RIFLE	\$ 107.14
\$ 180,000.00	SILT	\$ 102.27

Highest Price PSF Residential Sale:

Price	Area	PPSF
\$678,000	GLENWOOD	\$432.40



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Land Title New Development Summary: Garfield County

Improved Residential New Unit Sales detail: April 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
2	1.50	2008	1152	\$ 379,000.00	Cleveland Place II Subd Final Plat Lot 6	SINGLEFAM	\$ 328.99	0312 West 8th Place
		2015	N/A	\$ 277,000.00	Castle Valley Ranch Subd #9 Lot 18C	SINGLEFAM	N/A	N/A
3	2.50	2014	1812	\$ 529,000.00	Ironbridge PUD PH II Lot 258	SINGLEFAM	\$ 291.94	0179 River Vista
2	1.50	2008	1152	\$ 410,000.00	Cleveland Place II Subd Final Plat Lot 7	SINGLEFAM	\$ 355.90	0310 West 8th Place

Summary of Improved Residential New Unit Sales: April 2015

Average Price:	\$398,750
Average PPSF:	\$325.61
Median Price:	\$394,500
# Transactions:	4
Gross Volume:	\$ 1,595,000



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