

# Land Title YTD. & Annual Market Analysis All Transactions: MidValley



## Month to Month Comparison # of Transactions and \$ Volume

Month	2011	2012	2013	2014	2015	% Change 2015 vs. 2014	Month	2011	2012	2013	2014	2015	% Change 2015 vs. 2014
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	93.05%	January	20	29	28	24	29	20.83%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	-43.05%	February	15	25	26	20	24	20.00%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	\$15,495,500	-30.39%	March	27	33	34	45	31	-31.11%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764	\$21,463,500	56.90%	April	27	34	37	30	41	36.67%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340	\$25,423,600	-13.40%	May	32	50	43	45	47	4.44%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150	\$36,323,200	9.52%	June	31	44	39	48	56	16.67%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140	\$55,970,580	141.38%	July	25	44	58	49	74	51.02%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400	\$34,979,415	12.68%	August	45	40	57	49	65	32.65%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550		-100.00%	September	24	53	41	41		-100.00%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875		-100.00%	October	31	55	40	55		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040		-100.00%	November	28	44	32	49		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100		-100.00%	December	30	44	40	62		-100.00%
<b>YTD. Totals</b>	<b>\$121,253,135</b>	<b>\$149,225,594</b>	<b>\$162,709,343</b>	<b>\$186,540,220</b>	<b>\$233,473,695</b>	<b>25.16%</b>	<b>YTD. Totals</b>	<b>222</b>	<b>299</b>	<b>322</b>	<b>310</b>	<b>367</b>	<b>18.39%</b>
<b>Annual Totals</b>	<b>\$182,011,035</b>	<b>\$253,038,475</b>	<b>\$239,533,598</b>	<b>\$329,691,785</b>	<b>\$233,473,695</b>	<b>-29.18%</b>	<b>Annual Totals</b>	<b>335</b>	<b>495</b>	<b>475</b>	<b>517</b>	<b>367</b>	<b>-29.01%</b>

Copyright © 2011. Land Title Guarantee. All Right Reserved.



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

## Land Title Market Analysis by Area: MidValley

August 2015		All Transaction Summary					Residential Summary			
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF	
<b>Basalt</b>										
Basalt - Eagle County	\$11,715,000	33.49%	15	23.08%	\$781,000	\$612,500	\$783,714	\$612,500	\$294	
Basalt - Pitkin County	\$3,421,015	9.78%	6	9.23%	\$570,169	\$377,000	\$570,169	\$377,000	\$299	
<b>TOTAL BASALT:</b>	<b>\$15,136,015</b>	<b>43.27%</b>	<b>21</b>	<b>32.31%</b>	<b>\$720,763</b>	<b>\$533,000</b>	<b>\$719,651</b>	<b>\$514,000</b>	<b>\$296</b>	
<b>El Jebel</b>										
El Jebel - Eagle County	\$8,831,000	25.25%	14	21.54%	\$630,786	\$541,000	\$630,786	\$541,000	\$305	
<b>TOTAL EL JEBEL:</b>	<b>\$8,831,000</b>	<b>25.25%</b>	<b>14</b>	<b>21.54%</b>	<b>\$630,786</b>	<b>\$541,000</b>	<b>\$630,786</b>	<b>\$541,000</b>	<b>\$305</b>	
<b>Carbondale</b>										
Carbondale - Garfield County	\$11,012,400	31.48%	30	46.15%	\$367,080	\$288,500	\$488,500	\$426,250	\$267	
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0	
<b>TOTAL CARBONDALE:</b>	<b>\$11,012,400</b>	<b>31.48%</b>	<b>30</b>	<b>46.15%</b>	<b>\$367,080</b>	<b>\$288,500</b>	<b>\$488,500</b>	<b>\$426,250</b>	<b>\$267</b>	
<b>MIDVALLEY TOTALS:</b>	<b>\$34,979,415</b>	<b>100.00%</b>	<b>65</b>	<b>100.00%</b>	<b>\$538,145</b>	<b>\$424,500</b>	<b>\$615,712</b>	<b>\$474,500</b>	<b>\$288</b>	
<b>(BANK SALES)</b>	<b>\$242,015</b>	<b>0.69%</b>	<b>1</b>	<b>1.54%</b>	<b>\$242,015</b>	<b>dna</b>	<b>\$242,015</b>	<b>dna</b>	<b>\$280</b>	

Please note: These figures are an unofficial tabulation of Garfield, Eagle & Pitkin County records that are believed to be reasonably accurate. Average and Median Prices do not include Interval or Quit Claim Deeds.

New: Average & Median Residential Column includes only Improved Residential Sales - all property types: Single Family, Duplex, Townhome, Condo.

Copyright © 2011. Land Title Guarantee. All Right Reserved.

YTD: Aug. 2015		All Transaction Summary					Residential Summary			
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF	
<b>Basalt</b>										
Basalt - Eagle County	\$59,759,900	25.60%	69	18.80%	\$866,086	\$500,000	\$902,310	\$524,000	\$359	
Basalt - Pitkin County	\$25,035,695	10.72%	30	8.17%	\$834,523	\$467,500	\$913,414	\$525,000	\$342	
<b>TOTAL BASALT:</b>	<b>\$84,795,595</b>	<b>36.32%</b>	<b>99</b>	<b>26.98%</b>	<b>\$856,521</b>	<b>\$495,000</b>	<b>\$905,262</b>	<b>\$525,000</b>	<b>\$354</b>	
<b>El Jebel</b>										
El Jebel - Eagle County	\$43,494,200	18.63%	78	21.25%	\$557,618	\$521,000	\$618,113	\$547,500	\$295	
<b>TOTAL EL JEBEL:</b>	<b>\$43,494,200</b>	<b>18.63%</b>	<b>78</b>	<b>21.25%</b>	<b>\$557,618</b>	<b>\$521,000</b>	<b>\$618,113</b>	<b>\$547,500</b>	<b>\$295</b>	
<b>Carbondale</b>										
Carbondale - Garfield County	\$102,696,400	43.99%	185	50.41%	\$555,116	\$405,000	\$652,538	\$482,000	\$274	
Carbondale - Pitkin County	\$2,487,500	1.07%	5	1.36%	\$497,500	\$482,500	\$497,500	\$482,500	\$274	
<b>TOTAL CARBONDALE:</b>	<b>\$105,183,900</b>	<b>45.05%</b>	<b>190</b>	<b>51.77%</b>	<b>\$553,599</b>	<b>\$406,000</b>	<b>\$646,710</b>	<b>\$482,500</b>	<b>\$274</b>	
<b>MIDVALLEY TOTALS:</b>	<b>\$233,473,695</b>	<b>100.00%</b>	<b>367</b>	<b>100.00%</b>	<b>\$636,168</b>	<b>\$440,000</b>	<b>\$714,084</b>	<b>\$500,950</b>	<b>\$302</b>	
<b>(BANK SALES)</b>	<b>\$6,632,115</b>	<b>2.84%</b>	<b>13</b>	<b>3.54%</b>	<b>\$510,163</b>	<b>\$404,000</b>	<b>\$475,712</b>	<b>\$327,000</b>	<b>\$283</b>	



# Land Title Market Snapshot by Area: MidValley

## 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
Basalt - Eagle County	\$842,507	\$1,510,942	79%	\$467,931	\$407,797	-13%	\$161,750	\$387,625	140%
Basalt - Pitkin County	\$1,129,077	\$1,299,182	15%	\$376,308	\$399,057	6%	\$567,500	\$971,600	71%
<b>ALL BASALT</b>	\$915,554	\$1,444,071	58%	\$438,880	\$405,878	-8%	\$398,438	\$712,056	79%
El Jebel	\$737,664	\$682,633	-7%	\$464,668	\$486,000	5%	\$245,691	\$172,222	-30%
<b>ALL ELJEBEL</b>	\$737,664	\$682,633	-7%	\$464,668	\$486,000	5%	\$245,691	\$172,222	-30%
Carbondale - Garfield County	\$721,821	\$728,205	1%	\$371,098	\$369,489	0%	\$196,973	\$198,958	1%
Carbondale - Pitkin County	\$769,193	\$497,500	-35%	\$650,000	\$0	n/a	\$102,000	\$0	n/a
<b>ALL CARBONDALE</b>	\$725,966	\$717,323	-1%	\$376,908	\$369,489	-2%	\$195,707	\$198,958	2%
<b>Gross Live Average:</b>	<b>\$765,682</b>	<b>\$857,027</b>	<b>12%</b>	<b>\$419,239</b>	<b>\$413,744</b>	<b>-1%</b>	<b>\$225,524</b>	<b>\$265,280</b>	<b>18%</b>

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
Basalt - Eagle County	\$535,000	\$798,500	49%	\$402,000	\$395,000	-2%	\$155,000	\$301,250	94%
Basalt - Pitkin County	\$659,000	\$680,000	3%	\$317,000	\$419,000	32%	\$510,000	\$1,200,000	135%
<b>ALL BASALT</b>	\$600,000	\$733,500	22%	\$390,000	\$419,000	7%	\$270,375	\$350,000	29%
El Jebel	\$585,000	\$575,000	-2%	\$485,000	\$529,000	9%	\$192,763	\$175,000	-9%
<b>ALL ELJEBEL</b>	\$585,000	\$575,000	-2%	\$485,000	\$529,000	9%	\$192,763	\$175,000	-9%
Carbondale - Garfield County	\$627,500	\$529,000	-16%	\$345,000	\$323,000	-6%	\$131,000	\$162,500	24%
Carbondale - Pitkin County	\$408,500	\$482,500	18%	dna	\$0	n/a	dna	\$0	n/a
<b>ALL CARBONDALE</b>	\$617,750	\$524,000	-15%	\$352,500	\$323,000	-8%	\$130,000	\$162,500	25%
<b>Gross Live Median:</b>	<b>\$600,000</b>	<b>\$595,000</b>	<b>-1%</b>	<b>\$386,500</b>	<b>\$360,000</b>	<b>-7%</b>	<b>\$142,000</b>	<b>\$175,000</b>	<b>23%</b>

Copyright © 2011. Land Title Guarantee. All Right Reserved.



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