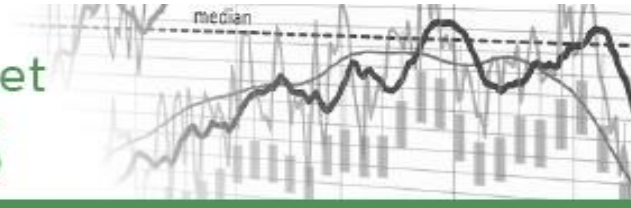
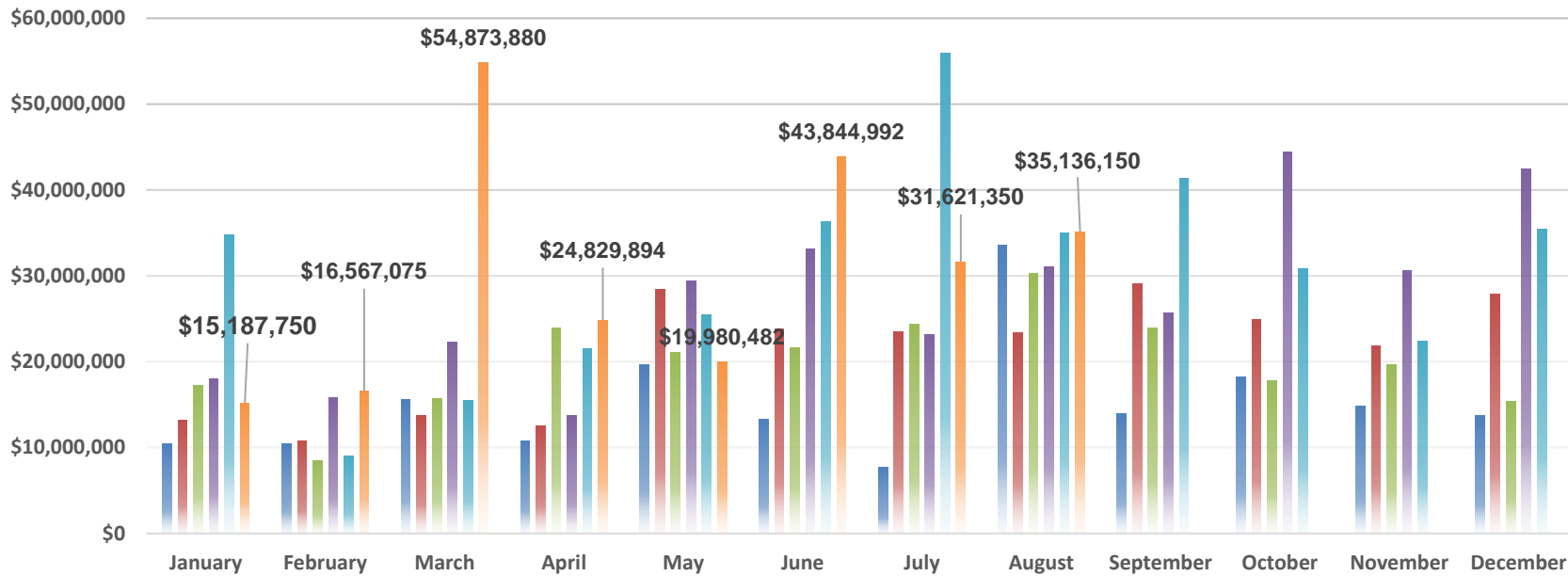




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2016



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■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



Historical Gross Volume

Month to Month Comparison # of Transactions and \$ Volume

Month	2011	2012	2013	2014	2015	2016	% Change 2016 vs. 2015	Month	2011	2012	2013	2014	2015	2016	% Change 2016 vs. 2015
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	\$15,187,750	-56.37%	January	20	29	28	24	29	38	31.03%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	\$16,567,075	84.00%	February	15	25	26	20	24	30	25.00%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	\$15,495,500	\$54,873,880	254.13%	March	27	33	34	45	31	41	32.26%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764	\$21,463,500	\$24,829,894	15.68%	April	27	34	37	30	41	45	9.76%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340	\$25,423,600	\$19,980,482	-21.41%	May	32	50	43	45	47	33	-29.79%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150	\$36,323,200	\$43,844,992	20.71%	June	31	44	39	48	56	66	17.86%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140	\$55,970,580	\$31,621,350	-43.50%	July	25	44	58	49	74	48	-35.14%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400	\$34,979,415	\$35,136,150	0.45%	August	45	40	57	49	65	61	-6.15%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550	\$41,311,500		-100.00%	September	24	53	41	41	59		-100.00%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875	\$30,868,350		-100.00%	October	31	55	40	55	60		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040	\$22,368,400		-100.00%	November	28	44	32	49	47		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100	\$35,433,700		-100.00%	December	30	44	40	62	44		-100.00%
YTD. Totals	\$121,253,135	\$149,225,594	\$162,709,343	\$186,540,220	\$233,473,695	\$242,041,573	3.67%	YTD. Totals	222	299	322	310	367	362	-1.36%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$242,041,573	10.24%	Annual Totals	335	495	475	517	577	362	11.61%

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Market Analysis: MidValley Area

August 2016

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
Basalt									
Basalt - Eagle County	\$4,653,350	13.24%	10	16.39%	\$465,335	\$439,500	\$547,407	\$636,250	\$328
Basalt - Pitkin County	\$5,437,500	15.48%	6	9.84%	\$906,250.00	\$411,250	\$1,050,500	\$440,000	\$530
TOTAL BASALT:	\$10,090,850	28.72%	16	26.23%	\$630,678	\$419,500	\$757,029	\$464,000	\$412
El Jebel									
El Jebel - Eagle County	\$6,180,500	17.59%	12	19.67%	\$515,042	\$507,500	\$540,500	\$510,000	\$317
TOTAL EL JEBEL:	\$6,180,500	17.59%	12	19.67%	\$515,042	\$507,500	\$540,500	\$510,000	\$317
Carbondale									
Carbondale - Garfield County	\$17,766,800	50.57%	31	50.82%	\$573,123	\$439,000	\$746,114	\$575,000	\$272
Carbondale - Pitkin County	\$1,098,000	3.12%	2	3.28%	\$549,000	dna	\$549,000	dna	\$244
TOTAL CARBONDALE:	\$18,864,800	53.69%	33	54.10%	\$571,661	\$439,000	\$728,974	\$575,000	\$270
MIDVALLEY TOTALS:	\$35,136,150	100.00%	61	100.00%	\$576,002	\$440,000	\$691,223	\$511,000	\$318
(NEW UNIT SALES)	\$2,490,500	7.09%	4	1.10%	\$622,625	\$609,500	\$622,625	\$609,500	\$275

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.

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YTD: 2016

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
Basalt									
Basalt - Eagle County	\$42,570,200	17.59%	60	16.57%	\$709,503	\$595,660	\$857,609	\$652,500	\$373
Basalt - Pitkin County	\$19,904,750	8.22%	27	7.46%	\$737,213	\$448,000	\$737,598	\$455,000	\$356
TOTAL BASALT:	\$62,474,950	25.81%	87	24.03%	\$718,103	\$550,000	\$815,787	\$623,125	\$367
El Jebel									
El Jebel - Eagle County	\$67,062,223	27.71%	66	18.23%	\$1,016,094	\$563,750	\$623,957	\$580,000	\$324
TOTAL EL JEBEL:	\$67,062,223	27.71%	66	18.23%	\$1,016,094	\$563,750	\$623,957	\$580,000	\$324
Carbondale									
Carbondale - Garfield County	\$108,162,500	44.69%	200	55.25%	\$540,813	\$380,400	\$671,201	\$545,000	\$263
Carbondale - Pitkin County	\$4,341,900	1.79%	9	2.49%	\$482,433	\$511,000	\$528,363	\$549,000	\$242
TOTAL CARBONDALE:	\$112,504,400	46.48%	209	57.73%	\$538,299	\$385,000	\$662,736	\$530,000	\$262
MIDVALLEY TOTALS:	\$242,041,573	100.00%	362	100.00%	\$668,623	\$450,000	\$694,414	\$585,000	\$302
(NEW UNIT SALES)	\$52,880,232	21.85%	26	7.18%	\$2,033,855	\$780,688	\$897,009	\$780,000	\$341

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Market Snapshot: MidValley Area

Full Year: 2015 versus YTD: 2016

Area	Average Price Single Family 2015	Average Price Single Family YTD: 2016	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2015	Average Price Multi-Family YTD: 2016	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2015	Average Price Vacant Land YTD: 2016	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,243,735	\$1,012,023	-19%	\$409,796	\$643,146	57%	\$591,750	\$243,750	-59%
Basalt - Pitkin County	\$1,082,404	\$977,750	-10%	\$378,470	\$364,028	-4%	\$971,600	\$953,333	-2%
ALL BASALT	\$1,194,295	\$999,720	-16%	\$402,085	\$550,107	37%	\$764,409	\$407,500	-47%
El Jebel	\$707,977	\$675,368	-5%	\$497,239	\$545,617	10%	\$172,222	\$242,071	41%
ALL ELJEBEL	\$707,977	\$675,368	-5%	\$497,239	\$545,617	10%	\$172,222	\$242,071	41%
Carbondale - Garfield County	\$752,306	\$737,060	-2%	\$374,525	\$342,162	-9%	\$192,187	\$183,198	-5%
Carbondale - Pitkin County	\$566,650	\$528,363	-7%	\$0	\$0	0%	\$0	\$115,000	n/a
ALL CARBONDALE	\$741,189	\$721,159	-3%	\$374,525	\$342,162	-9%	\$192,187	\$181,980	-5%
Gross Live Average:	\$831,500	\$774,560	-7%	\$416,737	\$470,565	13%	\$251,553	\$226,091	-10%

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 2015	Median Price Single Family YTD: 2016	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2015	Median Price Multi-Family YTD: 2016	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2015	Median Price Vacant Land YTD: 2016	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$767,000	\$661,750	-14%	\$405,000	\$652,500	61%	\$301,250	\$210,000	n/a
Basalt - Pitkin County	\$689,000	\$723,500	5%	\$335,000	\$342,000	2%	\$1,200,000	dna	n/a
ALL BASALT	\$750,000	\$675,000	-10%	\$400,000	\$460,000	15%	\$350,000	\$200,000	-43%
El Jebel	\$582,500	\$625,000	7%	\$492,375	\$560,000	14%	\$175,000	\$217,500	24%
ALL ELJEBEL	\$582,500	\$625,000	7%	\$492,375	\$560,000	14%	\$175,000	\$217,500	24%
Carbondale - Garfield County	\$560,000	\$630,000	13%	\$339,500	\$340,000	0%	\$157,500	\$142,300	-10%
Carbondale - Pitkin County	\$475,750	\$587,000	23%	\$0	\$0	n/a	\$0	dna	n/a
ALL CARBONDALE	\$560,000	\$615,000	10%	\$339,500	\$340,000	0%	\$157,500	\$141,150	-10%
Gross Live Median:	\$625,000	\$630,000	1%	\$375,000	\$385,000	3%	\$165,000	\$160,000	-3%

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