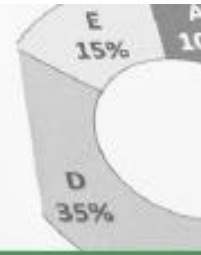
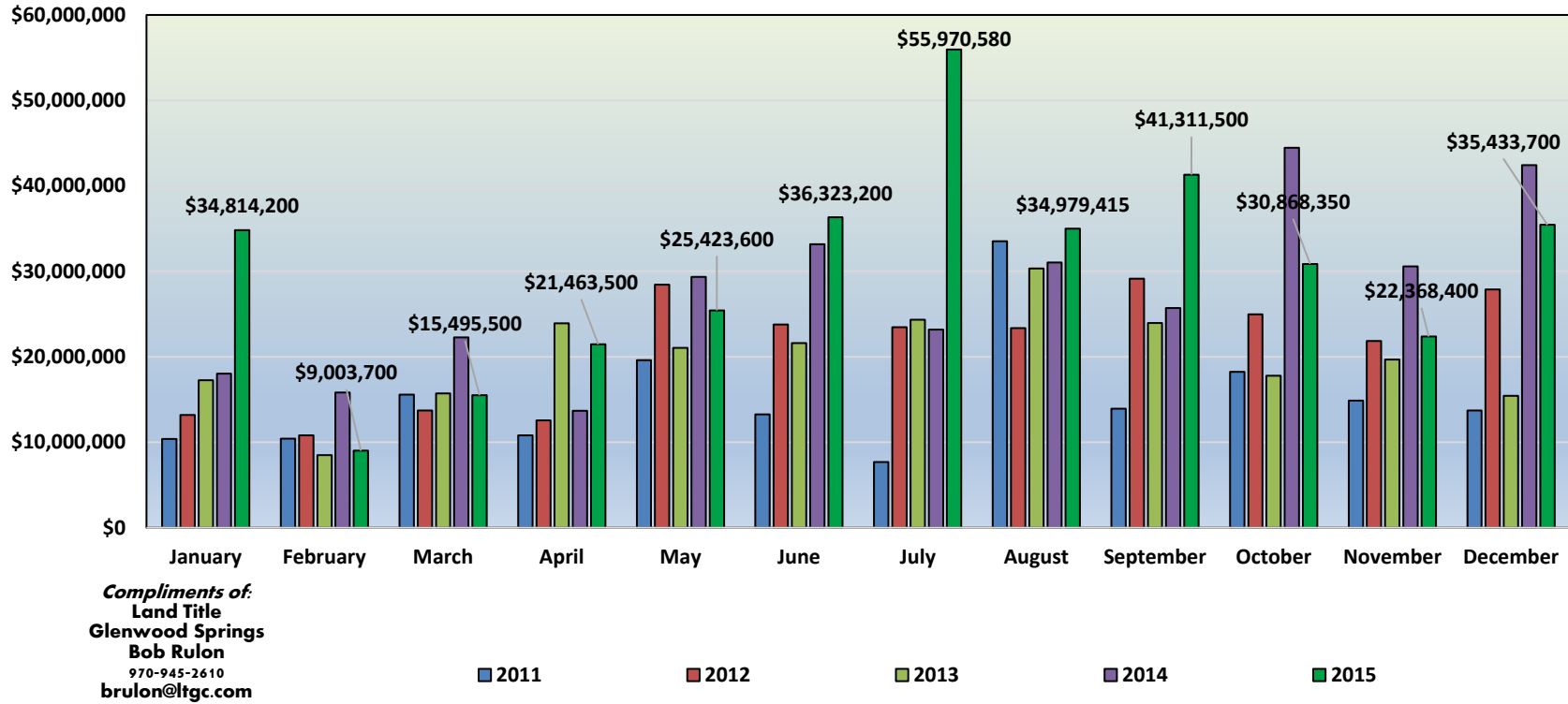




MidValley Market ANALYSIS



Historical Gross Sales Volume: 2011 - 2015





Historical Gross Volume

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	\$41,311,500	60.81%	September	24	53	41	41	59	43.90%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875	\$30,868,350	-30.55%	October	31	55	40	55	60	9.09%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040	\$22,368,400	-26.85%	November	28	44	32	49	47	-4.08%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100	\$35,433,700	-16.51%	December	30	44	40	62	44	-29.03%
YTD. Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	10.24%	YTD. Totals	335	495	475	517	577	11.61%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	10.24%	Annual Totals	335	495	475	517	577	11.61%

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Compliments of:
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Market Analysis: MidValley Area

December 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
Basalt									
Basalt - Eagle County	\$7,491,500	21.14%	4	9.09%	\$1,872,875	\$542,750	\$497,167	\$438,000	\$298
Basalt - Pitkin County	\$2,573,500	7.26%	4	9.09%	\$643,375	\$680,500	\$643,375	\$680,500	\$285
TOTAL BASALT:	\$10,065,000	28.41%	8	18.18%	\$1,258,125	\$659,750	\$580,714	\$647,500	\$291
El Jebel									
El Jebel - Eagle County	\$10,024,000	28.29%	11	25.00%	\$911,273	\$635,000	\$911,273	\$635,000	\$326
TOTAL EL JEBEL:	\$10,024,000	28.29%	11	25.00%	\$911,273	\$635,000	\$911,273	\$635,000	\$326
Carbondale									
Carbondale - Garfield County	\$14,875,700	41.98%	24	54.55%	\$619,821	\$380,250	\$689,147	\$395,000	\$327
Carbondale - Pitkin County	\$469,000	1.32%	1	2.27%	\$469,000	dna	\$469,000	dna	\$225
TOTAL CARBONDALE:	\$15,344,700	43.31%	25	56.82%	\$613,788	\$385,500	\$676,917	\$400,000	\$321
MIDVALLEY TOTALS:	\$35,433,700	100.00%	44	100.00%	\$805,311	\$467,500	\$729,819	\$485,000	\$317
(BANK SALES)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0

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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Full Year: 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
Basalt									
Basalt - Eagle County	\$89,313,500	24.57%	108	18.72%	\$826,977	\$497,500	\$799,572	\$510,000	\$335
Basalt - Pitkin County	\$32,475,195	8.94%	44	7.63%	\$738,073	\$471,250	\$760,606	\$525,000	\$329
TOTAL BASALT:	\$121,788,695	33.51%	152	26.34%	\$801,241	\$490,000	\$788,833	\$515,000	\$334
El Jebel									
El Jebel - Eagle County	\$64,846,450	17.84%	112	19.41%	\$578,986	\$522,500	\$627,592	\$545,000	\$312
TOTAL EL JEBEL:	\$64,846,450	17.84%	112	19.41%	\$578,986	\$522,500	\$627,592	\$545,000	\$312
Carbondale									
Carbondale - Garfield County	\$168,154,000	46.27%	302	52.34%	\$556,801	\$404,000	\$663,850	\$492,000	\$280
Carbondale - Pitkin County	\$8,666,500	2.38%	11	1.91%	\$787,864	\$482,500	\$566,650	\$475,750	\$275
TOTAL CARBONDALE:	\$176,820,500	48.65%	313	54.25%	\$564,922	\$405,000	\$659,329	\$490,000	\$280
MIDVALLEY TOTALS:	\$363,455,645	100.00%	577	100.00%	\$629,906	\$439,000	\$689,781	\$501,900	\$303
(BANK SALES)	\$8,018,615	2.21%	16	2.77%	\$501,163	\$458,750	\$472,586	\$442,500	\$265

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Market Snapshot: MidValley Area

Full Year: 2014 versus Full Year: 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	\$1,243,735	48%	\$467,931	\$409,796	-12%	\$161,750	\$591,750	266%
Basalt - Pitkin County	\$1,129,077	\$1,082,404	-4%	\$376,308	\$378,470	1%	\$567,500	\$971,600	71%
ALL BASALT	\$915,554	\$1,194,295	30%	\$438,880	\$402,085	-8%	\$398,438	\$764,409	92%
EI Jebel	\$737,664	\$707,977	-4%	\$464,668	\$497,239	7%	\$245,691	\$172,222	-30%
ALL ELJEBEL	\$737,664	\$707,977	-4%	\$464,668	\$497,239	7%	\$245,691	\$172,222	-30%
Carbondale - Garfield County	\$721,821	\$752,306	4%	\$371,098	\$374,525	1%	\$196,973	\$192,187	-2%
Carbondale - Pitkin County	\$769,193	\$566,650	-26%	\$650,000	\$0	n/a	\$102,000	\$0	n/a
ALL CARBONDALE	\$725,966	\$741,189	2%	\$376,908	\$374,525	-1%	\$195,707	\$192,187	-2%
Gross Live Average:	\$765,682	\$831,500	9%	\$419,239	\$416,737	-1%	\$225,524	\$251,553	12%

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	\$767,000	43%	\$402,000	\$405,000	1%	\$155,000	\$301,250	94%
Basalt - Pitkin County	\$659,000	\$689,000	5%	\$317,000	\$335,000	6%	\$510,000	\$1,200,000	135%
ALL BASALT	\$600,000	\$750,000	25%	\$390,000	\$400,000	3%	\$270,375	\$350,000	29%
EI Jebel	\$585,000	\$582,500	0%	\$485,000	\$492,375	2%	\$192,763	\$175,000	-9%
ALL ELJEBEL	\$585,000	\$582,500	0%	\$485,000	\$492,375	2%	\$192,763	\$175,000	-9%
Carbondale - Garfield County	\$627,500	\$560,000	-11%	\$345,000	\$339,500	-2%	\$131,000	\$157,500	20%
Carbondale - Pitkin County	\$408,500	\$475,750	16%	dna	\$0	n/a	dna	\$0	n/a
ALL CARBONDALE	\$617,750	\$560,000	-9%	\$352,500	\$339,500	-4%	\$130,000	\$157,500	21%
Gross Live Median:	\$600,000	\$625,000	4%	\$386,500	\$375,000	-3%	\$142,000	\$165,000	16%

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