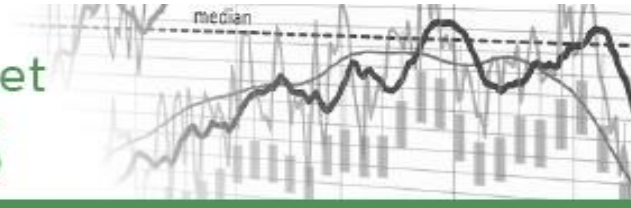
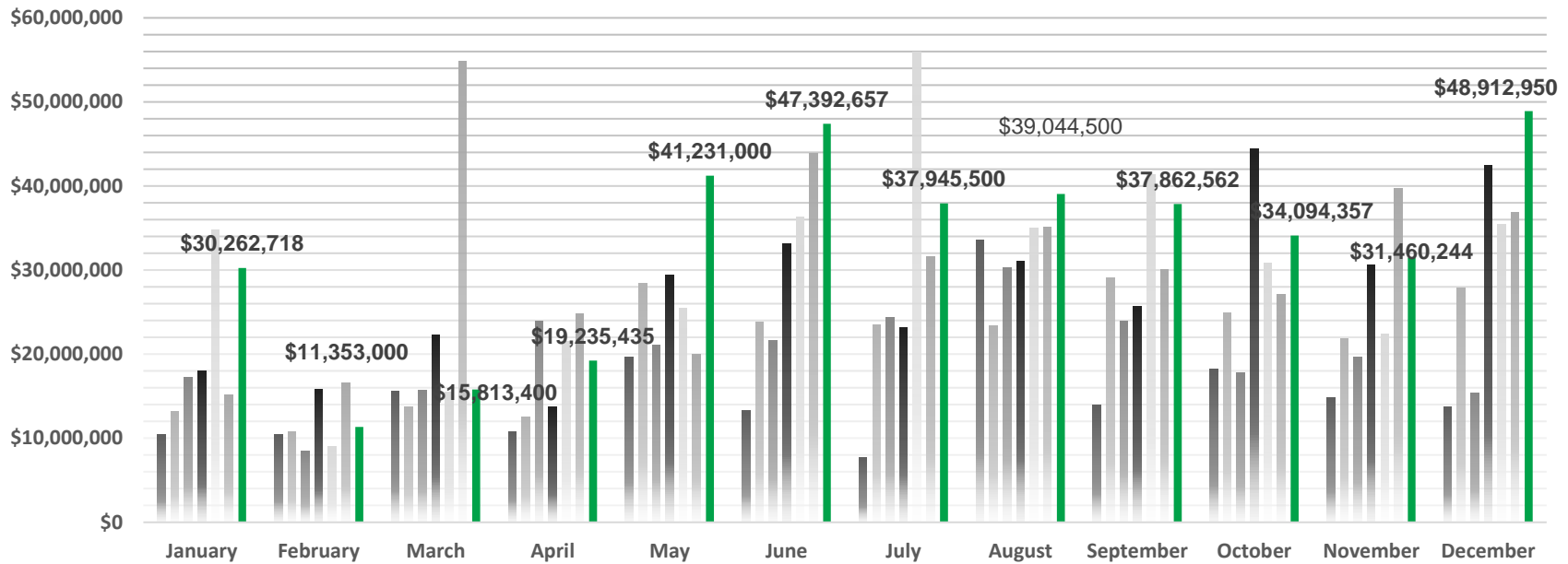




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2017



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■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ YTD: 2017



Historical Gross Volume

Month to Month Comparison # of Transactions and \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	% Change 2016 vs. 2015	Month	2011	2012	2013	2014	2015	2016	2017	% Change 2016 vs. 2015
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	\$15,187,750	\$30,262,718	99.26%	January	20	29	28	24	29	38	41	7.89%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	\$16,567,075	\$11,353,000	-31.47%	February	15	25	26	20	24	30	24	-20.00%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	\$15,495,500	\$54,873,880	\$15,813,400	-71.18%	March	27	33	34	45	31	41	27	-34.15%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764	\$21,463,500	\$24,829,894	\$19,235,435	-22.53%	April	27	34	37	30	41	45	33	-26.67%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340	\$25,423,600	\$19,980,482	\$41,231,000	106.36%	May	32	50	43	45	47	33	62	87.88%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150	\$36,323,200	\$43,844,992	\$47,392,657	8.09%	June	31	44	39	48	56	66	60	-9.09%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140	\$55,970,580	\$31,621,350	\$37,945,500	20.00%	July	25	44	58	49	74	48	57	18.75%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400	\$34,979,415	\$35,136,150	\$39,044,500	11.12%	August	45	40	57	49	65	61	56	-8.20%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550	\$41,311,500	\$30,067,880	\$37,862,562	25.92%	September	24	53	41	41	59	49	45	-8.16%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875	\$30,868,350	\$27,144,675	\$34,094,357	25.60%	October	31	55	40	55	60	46	59	28.26%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040	\$22,368,400	\$39,670,690	\$31,460,244	-20.70%	November	28	44	32	49	47	62	55	-11.29%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100	\$35,433,700	\$36,907,569	\$48,912,950	32.53%	December	30	44	40	62	44	51	60	17.65%
YTD. Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$394,608,323	5.00%	YTD. Totals	335	495	475	517	577	570	579	1.58%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$394,608,323	5.00%	Annual Totals	335	495	475	517	577	570	579	1.58%

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Market Analysis: MidValley Area

December 2017

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	\$12,676,250	25.92%	12	20.00%	\$1,056,354	\$590,000	\$847,917	\$590,000	\$388
Basalt - Pitkin County	\$7,507,300	15.35%	10	16.67%	\$750,730	\$590,000	\$1,102,967	\$701,900	\$497
TOTAL BASALT:	\$20,183,550	41.26%	22	36.67%	\$917,434	\$590,000	\$949,937	\$653,500	\$432
El Jebel									
El Jebel - Eagle County	\$10,973,700	22.44%	17	28.33%	\$645,512	\$630,350	\$719,371	\$630,350	\$374
TOTAL EL JEBEL:	\$10,973,700	22.44%	17	28.33%	\$645,512	\$630,350	\$719,371	\$630,350	\$374
Carbondale									
Carbondale - Garfield County	\$17,480,700	35.74%	20	33.33%	\$874,035	\$655,000	\$905,669	\$655,000	\$271
Carbondale - Pitkin County	\$275,000	0.56%	1	1.67%	\$275,000	dn	\$0	\$0	\$0
TOTAL CARBONDALE:	\$17,755,700	36.30%	21	35.00%	\$845,510	\$652,500	\$905,669	\$655,000	\$271
MIDVALLEY TOTALS:	\$48,912,950	100.00%	60	100.00%	\$815,216	\$637,500	\$862,466	\$655,000	\$356
(NEW UNIT SALES)	\$4,644,700	9.50%	7	1.21%	\$663,529	\$660,700	\$663,529	\$660,700	\$341

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: 2017

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	\$78,791,418	19.97%	107	18.48%	\$736,368	\$525,000	\$743,632	\$587,500	\$343
Basalt - Pitkin County	\$49,320,100	12.50%	63	10.88%	\$782,859	\$507,000	\$825,537	\$611,000	\$439
TOTAL BASALT:	\$128,111,518	32.47%	170	29.36%	\$753,597	\$510,000	\$776,261	\$590,000	\$382
El Jebel									
El Jebel - Eagle County	\$77,410,805	19.62%	107	18.48%	\$723,465	\$575,000	\$716,636	\$592,500	\$347
TOTAL EL JEBEL:	\$77,410,805	19.62%	107	18.48%	\$723,465	\$575,000	\$716,636	\$592,500	\$347
Carbondale									
Carbondale - Garfield County	\$180,670,000	45.78%	286	49.40%	\$631,713	\$524,000	\$680,616	\$620,000	\$288
Carbondale - Pitkin County	\$8,416,000	2.13%	16	2.76%	\$526,000	\$542,500	\$542,733	\$545,000	\$240
TOTAL CARBONDALE:	\$189,086,000	47.92%	302	52.16%	\$626,113	\$528,000	\$671,545	\$609,000	\$285
MIDVALLEY TOTALS:	\$394,608,323	100.00%	579	100.00%	\$681,534	\$534,435	\$709,939	\$600,000	\$324
(NEW UNIT SALES)	\$28,012,729	7.10%	29	5.01%	\$965,956	\$699,500	\$778,185	\$740,000	\$386

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Market Snapshot: MidValley Area

Full Year: 2016 versus YTD: 2017

Area	Average Price Single Family 2016	Average Price Single Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2016	Average Price Multi-Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2016	Average Price Vacant Land YTD: 2017	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,086,581	\$916,725	-16%	\$578,077	\$516,058	-11%	\$236,042	\$253,941	8%
Basalt - Pitkin County	\$1,009,870	\$1,089,058	8%	\$359,375	\$527,643	47%	\$739,750	\$243,250	-67%
ALL BASALT	\$1,057,814	\$993,978	-6%	\$512,932	\$520,574	1%	\$361,969	\$253,941	-30%
El Jebel	\$667,130	\$813,827	22%	\$565,397	\$579,756	3%	\$237,500	\$316,213	33%
ALL ELJEBEL	\$667,130	\$813,827	22%	\$565,397	\$579,756	3%	\$237,500	\$316,213	33%
Carbondale - Garfield County	\$759,743	\$788,494	4%	\$356,585	\$417,080	17%	\$182,226	\$259,340	42%
Carbondale - Pitkin County	\$512,850	\$542,733	6%	\$0	\$0	0%	\$115,000	\$0	n/a
ALL CARBONDALE	\$738,666	\$765,013	4%	\$356,585	\$417,080	17%	\$181,252	\$259,340	43%
Gross Live Average:	\$797,862	\$824,142	3%	\$470,095	\$484,195	3%	\$217,398	\$266,727	23%

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 2016	Median Price Single Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2016	Median Price Multi-Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2016	Median Price Vacant Land YTD: 2017	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$852,778	\$802,500	-6%	\$475,000	\$479,000	1%	\$200,000	\$257,000	29%
Basalt - Pitkin County	\$720,000	\$740,000	3%	\$342,250	\$425,000	24%	\$180,000	\$262,500	46%
ALL BASALT	\$767,590	\$795,000	4%	\$422,500	\$478,000	13%	\$197,500	\$257,000	30%
El Jebel	\$617,500	\$632,500	2%	\$475,000	\$520,000	9%	\$218,000	\$232,500	7%
ALL ELJEBEL	\$617,500	\$632,500	2%	\$475,000	\$520,000	9%	\$218,000	\$232,500	7%
Carbondale - Garfield County	\$643,500	\$696,500	8%	\$350,000	\$410,000	17%	\$153,500	\$189,750	24%
Carbondale - Pitkin County	\$511,000	\$545,000	7%	\$0	\$0	n/a	dna	\$0	n/a
ALL CARBONDALE	\$625,000	\$680,000	9%	\$350,000	\$410,000	17%	\$152,000	\$189,750	25%
Gross Live Median:	\$647,000	\$698,000	8%	\$394,000	\$433,000	10%	\$164,000	\$207,900	27%

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