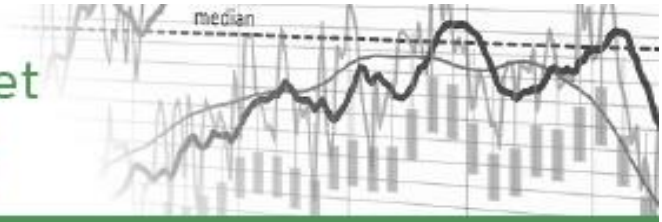
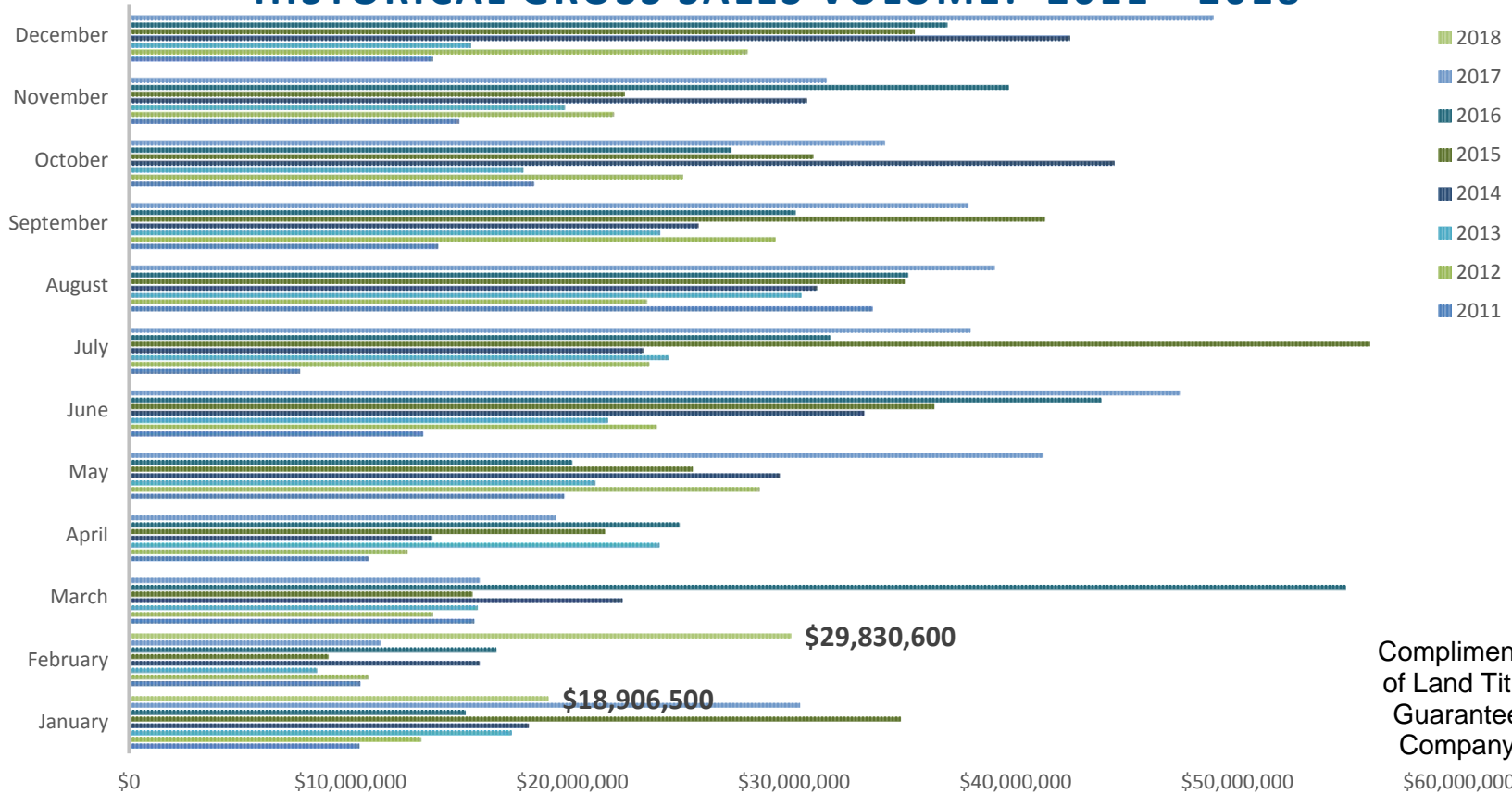




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2018



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Historical Gross Volume

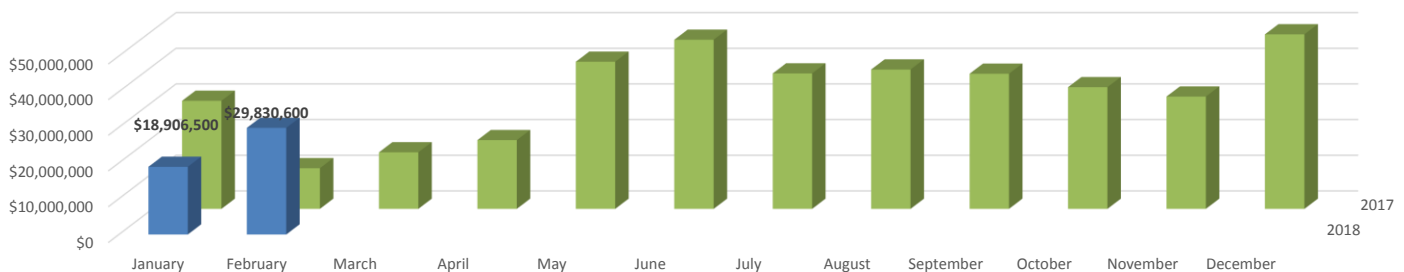
Month to Month Comparison \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	2018	% Change 2018 vs. 2017
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	\$15,187,750	\$30,262,718	\$18,906,500	-37.53%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	\$16,567,075	\$11,353,000	\$29,830,600	162.76%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	\$15,495,500	\$54,873,880	\$15,813,400		-100.00%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764	\$21,463,500	\$24,829,894	\$19,235,435		-100.00%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340	\$25,423,600	\$19,980,482	\$41,231,000		-100.00%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150	\$36,323,200	\$43,844,992	\$47,392,657		-100.00%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140	\$55,970,580	\$31,621,350	\$37,945,500		-100.00%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400	\$34,979,415	\$35,136,150	\$39,044,500		-100.00%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550	\$41,311,500	\$30,067,880	\$37,862,562		-100.00%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875	\$30,868,350	\$27,144,675	\$34,094,357		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040	\$22,368,400	\$39,670,690	\$31,460,244		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100	\$35,433,700	\$36,907,569	\$48,912,950		-100.00%
YTD. Totals	\$20,817,500	\$23,979,416	\$25,755,035	\$33,844,526	\$43,817,900	\$31,754,825	\$41,615,718	\$48,737,100	17.11%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$394,608,323	\$48,737,100	-87.65%

Month to Month Comparison # of Transactions

Month	2011	2012	2013	2014	2015	2016	2017	2018	% Change 2018 vs. 2017
January	20	29	28	24	29	38	41	36	-12.20%
February	15	25	26	20	24	30	24	33	37.50%
March	27	33	34	45	31	41	27		-100.00%
April	27	34	37	30	41	45	33		-100.00%
May	32	50	43	45	47	33	62		-100.00%
June	31	44	39	48	56	66	60		-100.00%
July	25	44	58	49	74	48	57		-100.00%
August	45	40	57	49	65	61	56		-100.00%
September	24	53	41	41	59	49	45		-100.00%
October	31	55	40	55	60	46	59		-100.00%
November	28	44	32	49	47	62	55		-100.00%
December	30	44	40	62	44	51	60		-100.00%
YTD. Totals	35	54	54	44	53	68	65	36	-44.62%
Annual Totals	335	495	475	517	577	570	579	69	-88.08%

Current Month to Month



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Market Analysis: MidValley Area

February 2018

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	\$1,647,000	5.52%	4	12.12%	\$411,750	\$464,500	\$548,000	\$499,000	\$218
Basalt - Pitkin County	\$9,980,000	33.46%	3	9.09%	\$3,326,667	\$2,550,000	\$1,490,000	n/a	\$477
TOTAL BASALT:	\$11,627,000	38.98%	7	21.21%	\$1,661,000	\$499,000	\$924,800	\$499,000	\$321
El Jebel									
El Jebel - Eagle County	\$2,275,000	7.63%	3	9.09%	\$758,333	\$700,000	\$875,000	n/a	\$264
TOTAL EL JEBEL:	\$2,275,000	7.63%	3	9.09%	\$758,333	\$700,000	\$875,000	n/a	\$264
Carbondale									
Carbondale - Garfield County	\$14,798,600	49.61%	21	63.64%	\$704,695	\$515,000	\$620,613	\$528,000	\$300
Carbondale - Pitkin County	\$1,130,000	3.79%	2	6.06%	\$565,000	n/a	\$960,000	n/a	\$253
TOTAL CARBONDALE:	\$15,928,600	53.40%	23	69.70%	\$692,548	\$515,000	\$641,825	\$536,150	\$297
MIDVALLEY TOTALS:	\$29,830,600	100.00%	33	100.00%	\$903,958	\$515,000	\$716,736	\$536,150	\$299
(NEW UNIT SALES)	\$1,700,000	5.70%	2	2.90%	\$850,000	n/a	\$850,000	n/a	\$337

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. 2018

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	\$4,162,000	8.54%	9	13.04%	\$462,444	\$499,000	\$552,357	\$520,000	\$380
Basalt - Pitkin County	\$12,090,000	24.81%	7	10.14%	\$1,727,143	\$430,000	\$988,000	\$430,000	\$464
TOTAL BASALT:	\$16,252,000	33.35%	16	23.19%	\$1,015,750	\$464,500	\$733,875	\$509,500	\$415
El Jebel									
El Jebel - Eagle County	\$5,091,500	10.45%	15	21.74%	\$339,433	\$200,000	\$684,300	\$700,000	\$487
TOTAL EL JEBEL:	\$5,091,500	10.45%	15	21.74%	\$339,433	\$200,000	\$684,300	\$700,000	\$487
Carbondale									
Carbondale - Garfield County	\$25,518,600	52.36%	35	50.72%	\$729,103	\$544,300	\$735,488	\$609,500	\$293
Carbondale - Pitkin County	\$1,875,000	3.85%	3	4.35%	\$625,000	\$745,000	\$852,500	n/a	\$257
TOTAL CARBONDALE:	\$27,393,600	56.21%	38	55.07%	\$720,884	\$566,650	\$744,488	\$650,000	\$290
MIDVALLEY TOTALS:	\$48,737,100	100.00%	69	100.00%	\$706,335	\$515,000	\$737,628	\$630,000	\$348
(NEW UNIT SALES)	\$3,378,500	6.93%	5	7.25%	\$675,700	\$740,000	\$813,375	\$797,000	\$390

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Market Snapshot: MidValley Area

Full Year: 2017 versus YTD: 2018

Area	Average Price Single Family YTD: 2017	Average Price Single Family YTD: 2018	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family YTD: 2017	Average Price Multi-Family YTD: 2018	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land YTD: 2017	Average Price Vacant Land YTD: 2018	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$916,725	\$555,000	-39%	\$516,058	\$550,375	7%	\$253,941	\$292,500	15%
Basalt - Pitkin County	\$1,089,058	\$1,850,000	70%	\$527,643	\$413,333	-22%	\$243,250	\$150,000	-38%
ALL BASALT	\$993,978	\$1,073,000	8%	\$520,574	\$491,643	-6%	\$253,941	\$292,500	15%
El Jebel	\$813,827	\$875,000	8%	\$579,756	\$557,167	-4%	\$316,213	\$362,500	15%
ALL ELJEBEL	\$813,827	\$875,000	8%	\$579,756	\$557,167	-4%	\$316,213	\$362,500	15%
Carbondale - Garfield County	\$788,494	\$879,100	11%	\$417,080	\$386,714	-7%	\$259,340	\$361,250	39%
Carbondale - Pitkin County	\$542,733	\$852,500	57%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$765,013	\$876,300	15%	\$417,080	\$386,714	-7%	\$259,340	\$361,250	39%
Gross Mean:	\$824,142	\$914,027	11%	\$484,195	\$460,000	-5%	\$266,727	\$333,500	25%

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 YTD: 2017	Median Price Single Family YTD: 2018	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family YTD: 2017	Median Price Multi-Family YTD: 2018	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land YTD: 2017	Median Price Vacant Land YTD: 2018	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$802,500	\$520,000	-35%	\$479,000	\$594,000	24%	\$257,000	\$292,500	14%
Basalt - Pitkin County	\$740,000	\$1,850,000	150%	\$425,000	\$430,000	1%	\$262,500	\$150,000	-43%
ALL BASALT	\$795,000	\$715,000	-10%	\$478,000	\$430,000	-10%	\$257,000	\$221,250	-14%
El Jebel	\$632,500	n/a	n/a	\$520,000	\$492,500	-5%	\$232,500	\$362,500	56%
ALL ELJEBEL	\$632,500	n/a	n/a	\$520,000	\$492,500	-5%	\$232,500	\$362,500	56%
Carbondale - Garfield County	\$696,500	\$740,000	6%	\$410,000	\$408,500	0%	\$189,750	\$315,000	66%
Carbondale - Pitkin County	\$545,000	\$852,500	56%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$680,000	\$745,000	10%	\$410,000	\$408,500	0%	\$189,750	\$315,000	66%
Gross Median:	\$698,000	\$742,500	6%	\$433,000	\$425,000	-2%	\$207,900	\$293,750	41%

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