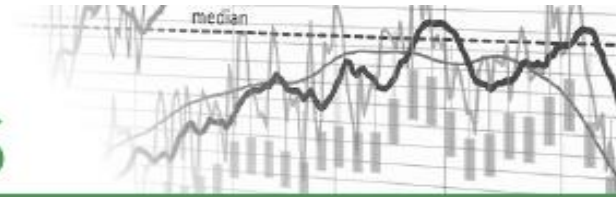
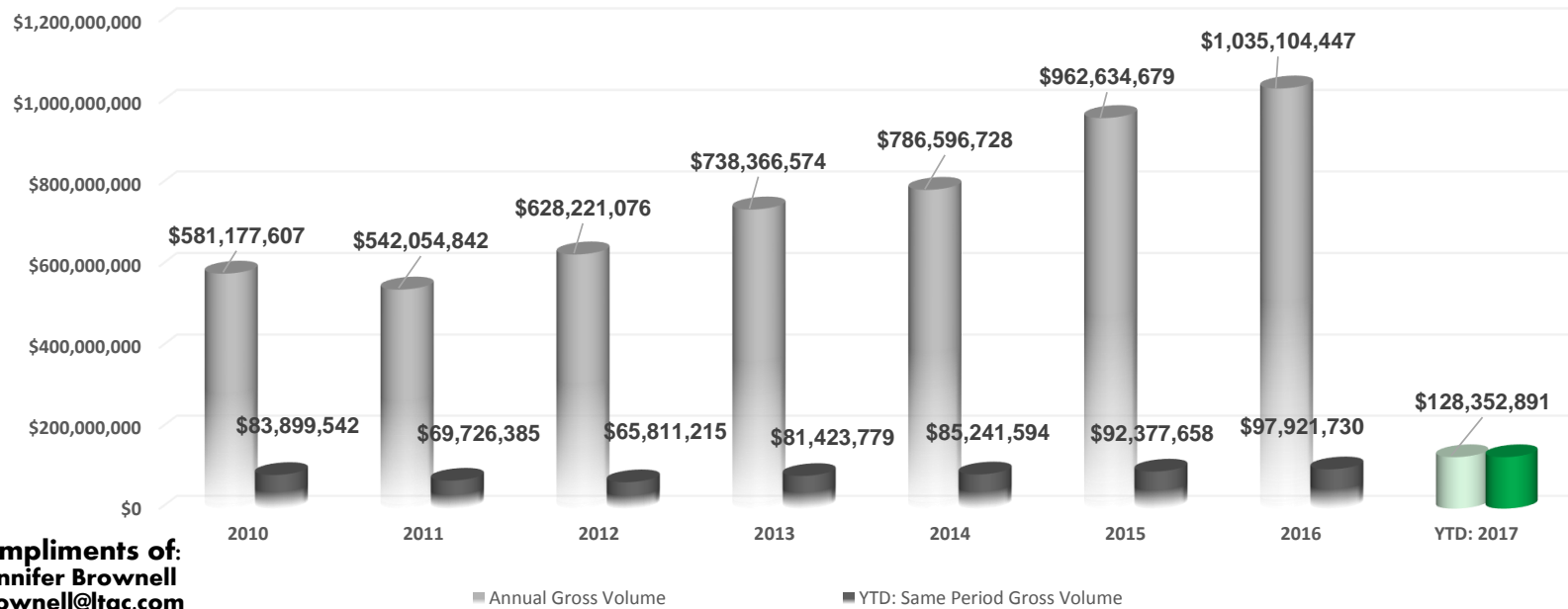




Mesa County Market ANALYSIS



Historical Gross Sales Volume: 2010 - YTD: 2017



Compliments of:
Jennifer Brownell
jbrownell@ltgc.com
970.245.0550



Historical Gross Sales Summary

Gross Volume

Month	Dollar Volume 2010	Dollar Volume %	Actual 2011	Dollar Volume %	Actual 2012	Dollar Volume %	Actual 2013	Dollar Volume %	Actual 2014	Dollar Volume %	Actual 2015	Dollar Volume %	Actual 2016	Dollar Volume %	Actual YTD: 2017	Dollar Volume %
		Change		Change		Change		Change		Change		Change		Change		Change
January	\$41,618,080	3.22%	\$42,509,853	2.14%	\$30,275,387	-28.78%	\$43,545,111	43.83%	\$36,585,461	-15.98%	\$46,871,783	28.12%	\$40,938,528	-12.66%	\$68,240,800	66.69%
February	\$42,281,462	18.07%	\$27,216,532	-35.63%	\$35,535,828	30.57%	\$37,878,668	6.59%	\$48,656,133	28.45%	\$45,505,875	-6.47%	\$56,983,202	25.22%	\$60,112,091	5.49%
March	\$51,513,046	-1.79%	\$50,606,794	-1.76%	\$54,984,147	8.65%	\$55,281,486	0.54%	\$47,167,954	-14.68%	\$58,681,598	24.41%	\$83,343,609	42.03%		-100.00%
April	\$48,805,731	22.81%	\$46,832,701	-4.04%	\$58,032,482	23.91%	\$53,785,701	-7.32%	\$61,106,625	13.61%	\$83,264,874	36.26%	\$87,281,243	4.82%		-100.00%
May	\$54,067,008	-4.37%	\$45,085,491	-16.61%	\$63,984,977	41.92%	\$69,838,011	9.15%	\$79,484,548	13.81%	\$83,728,844	5.34%	\$96,984,734	15.83%		-100.00%
June	\$65,821,907	-7.39%	\$58,175,185	-11.62%	\$55,776,356	-4.12%	\$70,371,976	26.17%	\$84,873,385	20.61%	\$137,780,862	62.34%	\$116,587,408	-15.38%		-100.00%
July	\$55,603,833	-7.88%	\$48,251,733	-13.22%	\$24,428,467	-49.37%	\$78,316,473	220.60%	\$79,613,139	1.66%	\$110,999,751	39.42%	\$104,142,521	-6.18%		-100.00%
August	\$41,982,190	-28.23%	\$44,079,214	5.00%	\$34,192,169	-22.43%	\$83,551,836	144.36%	\$80,959,568	-3.10%	\$84,686,115	4.60%	\$112,416,170	32.74%		-100.00%
September	\$45,813,907	-28.24%	\$47,495,282	3.67%	\$72,865,261	53.42%	\$61,375,786	-15.77%	\$70,696,515	15.19%	\$72,234,686	2.18%	\$87,937,675	21.74%		-100.00%
October	\$47,527,909	-22.95%	\$44,723,824	-5.90%	\$79,408,016	77.55%	\$73,991,719	-6.82%	\$71,980,913	-2.72%	\$74,125,505	2.98%	\$81,123,132	9.44%		-100.00%
November	\$32,873,650	-45.98%	\$34,932,379	6.26%	\$67,973,115	94.58%	\$59,169,226	-12.95%	\$58,343,192	-1.40%	\$82,556,141	41.50%	\$81,382,994	-1.42%		-100.00%
December	\$53,268,884	-11.43%	\$52,145,854	-2.11%	\$50,764,871	-2.65%	\$51,260,581	0.98%	\$67,129,295	30.96%	\$82,198,645	22.45%	\$85,983,231	4.60%		-100.00%
Year to Date:	\$83,899,542	n/a	\$69,726,385	-16.89%	\$65,811,215	-5.62%	\$81,423,779	23.72%	\$85,241,594	4.69%	\$92,377,658	8.37%	\$97,921,730	6.00%	\$128,352,891	31.08%
TOTAL	\$581,177,607	-12.12%	\$542,054,842	-6.73%	\$628,221,076	15.90%	\$738,366,574	17.53%	\$786,596,728	6.53%	\$962,634,679	22.38%	\$1,035,104,447	7.53%	\$128,352,891	-87.60%

Copyright © 2011. Land Title Guarantee. All Rights Reserved

Number of Transactions

Month	# Transactions 2010	Actual %	# Transactions 2011	Actual %	# Transactions 2012	Actual %	# Transactions 2013	Actual %	# Transactions 2014	Actual %	# Transactions 2015	Actual %	# Transactions 2016	Actual %	# Transactions YTD: 2017	Actual %
		Change		Change		Change		Change		Change		Change		Change		Change
January	145	-0.68%	194	33.79%	165	-14.95%	211	27.88%	190	-9.95%	170	-10.53%	211	24.12%	275	30.33%
February	156	4.70%	148	-5.13%	183	23.65%	191	4.37%	207	8.38%	232	12.08%	214	-7.76%	259	21.03%
March	236	14.01%	224	-5.08%	265	18.30%	241	-9.06%	247	2.49%	304	23.08%	354	16.45%		-100.00%
April	243	32.79%	244	0.41%	278	13.93%	266	-4.32%	294	10.53%	372	26.53%	380	2.15%		-100.00%
May	243	-0.82%	216	-11.11%	313	44.91%	330	5.43%	352	6.67%	403	14.49%	430	6.70%		-100.00%
June	258	-9.47%	250	-3.10%	275	10.00%	323	17.45%	377	16.72%	405	7.43%	504	24.44%		-100.00%
July	219	-19.49%	233	6.39%	183	-21.46%	355	93.99%	368	3.66%	437	18.75%	445	1.83%		-100.00%
August	164	-35.18%	241	46.95%	233	-3.32%	315	35.19%	358	13.65%	336	-6.15%	482	43.45%		-100.00%
September	212	-12.40%	231	8.96%	423	83.12%	294	-30.50%	310	5.44%	330	6.45%	392	18.79%		-100.00%
October	206	-20.16%	222	7.77%	401	80.63%	275	-31.42%	339	23.27%	340	0.29%	358	5.29%		-100.00%
November	175	-33.71%	200	14.29%	223	11.50%	249	11.66%	272	9.24%	293	7.72%	338	15.36%		-100.00%
December	230	9.52%	229	-0.43%	150	-34.50%	238	58.67%	311	30.67%	324	4.18%	349	7.72%		-100.00%
Year to Date:	301	n/a	342	13.62%	348	1.75%	402	15.52%	397	-1.24%	402	1.26%	425	5.72%	534	25.65%
TOTAL	2487	-8.36%	2632	5.83%	3092	17.48%	3288	6.34%	3625	10.25%	3946	8.86%	4457	12.95%	534	-88.02%

This data is reported from the Mesa County Clerk & Recorder's office and believed to be accurate but is not guaranteed. Figures shown reflect transaction deeds only and do not include deeds on which a documentary fee was not paid.

Compliments of:
Jennifer Brownell
jbrownell@ltgc.com
970.245.0550

Grand Junction
Land Title Office

2454 Patterson Road,
Suite 100
Grand Junction, CO
81505

970-245-0550



Market Analysis by Area

February 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
City of Grand Junction	\$7,273,418	12%	23	9%	\$316,236	\$161,700	\$162,120	\$160,850	\$122
Clifton	\$719,700	1%	6	2%	\$119,950	\$198,000	\$119,950	\$120,500	\$92
Collbran, Plateau Valley, Molina, Mesa	\$754,556	1%	3	1%	\$251,519	\$153,100	\$251,519	\$153,100	\$138
Fruita	\$9,622,300	16%	25	10%	\$384,892	\$202,200	\$230,640	\$213,750	\$145
Fruitvale	\$11,072,518	18%	64	25%	\$173,008	\$181,500	\$191,550	\$186,900	\$121
Mall	\$9,358,200	16%	33	13%	\$283,582	\$168,000	\$264,211	\$256,450	\$141
North	\$4,939,500	8%	21	8%	\$235,214	\$255,000	\$279,000	\$288,000	\$144
Orchard Mesa & East Orchard Mesa	\$5,754,899	10%	33	13%	\$174,391	\$174,900	\$195,854	\$184,700	\$111
Palisade	\$1,212,000	2%	5	2%	\$242,400	\$190,000	\$242,400	\$190,000	\$138
Redlands	\$7,179,800	12%	26	10%	\$276,146	\$260,500	\$308,471	\$299,900	\$142
Rural	\$2,053,600	3%	15	6%	\$136,907	\$120,000	\$276,400	\$274,850	\$149
Quit Claim Deeds	\$171,600	0%	5	2%	\$34,320	\$41,900	\$0	\$0	\$0
TOTAL	\$60,112,091	100%	259	100%	\$235,986	\$181,500	\$222,316	\$200,000	\$129
(NEW UNIT SALES)	\$8,348,300	14%	16	6%	\$521,769	\$341,000	\$317,753	\$339,900	\$171

Please note: The above figures do not include time share interests. Calculations are an unofficial tabulation of Mesa County records that are believed to be reasonably accurate but are not guaranteed.

Average & Median Residential Price & PPSF Includes: Statistically Viable Sales Only. Average PPSF is calculated for properties with available Square Footages.

Compliments of:
Jennifer Brownell
 jbrownell@ltgc.com
 970.245.0550

This report is provided to you Compliments of Land Title
 Guarantee Company, proudly serving our Community since
 1985.
 Copyright ©2011. All Rights Reserved.

Grand Junction
 Land Title Office
 2454 Patterson Road,
 Suite 100
 Grand Junction, CO
 81505
 970-245-0550



YTD. Market Analysis by Area

YTD: Feb. 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
City of Grand Junction	\$15,193,618	12%	52	10%	\$292,185	\$166,000	\$175,322	\$165,000	\$126
Clifton	\$3,475,000	3%	23	4%	\$151,087	\$200,000	\$131,406	\$133,500	\$89
Collbran, Plateau Valley, Molina, Mesa	\$1,248,756	1%	7	1%	\$178,394	\$144,200	\$204,793	\$148,650	\$147
Fruita	\$20,293,300	16%	65	12%	\$312,205	\$214,000	\$247,447	\$234,900	\$143
Fruitvale	\$21,151,918	16%	118	22%	\$179,254	\$185,700	\$193,903	\$192,800	\$124
Mall	\$18,941,295	15%	64	12%	\$295,958	\$208,750	\$246,727	\$249,900	\$142
North	\$13,263,450	10%	36	7%	\$368,429	\$219,000	\$262,784	\$265,000	\$135
Orchard Mesa & East Orchard Mesa	\$10,970,354	9%	64	12%	\$171,412	\$161,800	\$186,618	\$173,450	\$112
Palisade	\$3,981,800	3%	12	2%	\$331,817	\$277,450	\$349,255	\$324,900	\$145
Redlands	\$14,105,500	11%	49	9%	\$287,867	\$270,500	\$312,110	\$302,450	\$152
Rural	\$5,121,000	4%	35	7%	\$146,314	\$127,000	\$238,769	\$245,000	\$144
Quit Claim Deeds	\$606,900	0%	9	2%	\$67,433	\$290,500	\$0	\$0	\$0
TOTAL	\$128,352,891	100%	534	100%	\$243,326	\$41,900	\$223,421	\$200,000	\$131
(NEW UNIT SALES)	\$16,620,295	13%	44	8%	\$377,734	\$298,250	\$303,216	\$290,000	\$161

Please note: The above figures do not include time share interests. Calculations are an unofficial tabulation of Mesa County records that are believed to be reasonably accurate but are not guaranteed.

Average & Median Residential Price & PPSF Includes: Statistically Viable Sales Only. Average PPSF is calculated for properties with available Square Footages.

Compliments of:
Jennifer Brownell
 jbrownell@ltgc.com
 970.245.0550

This report is provided to you Compliments of Land Title
 Guarantee Company, proudly serving our Community since
 1985.

Copyright ©2011. All Rights Reserved.

**Grand Junction
 Land Title Office**

2454 Patterson Road,
 Suite 100
 Grand Junction, CO
 81505

970-245-0550



Price Point Index

February 2017

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	17	\$1,344,033	3%
100,001 to 200,000	81	\$12,907,706	30%
200,001 to 300,000	62	\$15,373,352	36%
300,001 to 400,000	20	\$6,954,400	16%
400,001 to 500,000	10	\$4,627,500	11%
500,001 to 600,000	3	\$1,700,000	4%
600,001 to 700,000	0	\$0	0%
700,001 to 800,000	0	\$0	0%
800,001 to 900,000	0	\$0	0%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	0	\$0	0%
1,500,001 to 2,000,000	0	\$0	0%
over \$2 Million	0	\$0	0%
Total:	193	\$42,906,991	100%

Residential Price Index

February 2017	Number Trans.	Total Volume	Average Price
Single Family	172	\$38,887,591	\$226,091
Multi Family	21	\$4,019,400	\$191,400
Vacant Land	43	\$3,343,600	\$77,758
YTD: 2017	Number Trans.	Total Volume	Average Price
Single Family	352	\$80,926,491	\$229,905
Multi Family	46	\$7,995,000	\$173,804
Vacant Land	67	\$5,434,400	\$81,110
Full Year: 2016	Number Trans.	Total Volume	Average Price
Single Family	3260	\$809,570,305	\$248,334
Multi Family	367	\$55,057,710	\$150,021
Vacant Land	389	\$40,932,138	\$105,224
Full Year: 2015	Number Trans.	Total Volume	Average Price
Single Family	3019	\$690,467,993	\$228,708
Multi Family	304	\$42,804,233	\$140,803
Vacant Land	329	\$34,836,835	\$105,887
Full Year: 2014	Number Trans.	Total Volume	Average Price
Single Family	2747	\$607,495,591	\$221,149
Multi Family	251	\$32,493,216	\$129,455
Vacant Land	313	\$40,162,510	\$128,315

Commercial Index

February 2017 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	11	\$12,907,500	\$1,173,409
Commercial Vacant	0	\$0	#DIV/0!
Development Vacant	0	\$0	\$0
YTD: 2017 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	28	\$28,706,800	\$1,025,243
Commercial Vacant	3	\$477,500	\$159,167
Development Vacant	2	\$1,020,000	\$510,000
Full Year: 2016	Number Trans.	Total Volume	Average Price
Commercial Improved	160	\$81,904,200	\$511,901
Commercial Vacant	27	\$9,335,950	\$345,776
Development Vacant	13	\$11,205,688	\$861,976
Full Year: 2015	Number Trans.	Total Volume	Average Price
Commercial Improved	124	\$168,381,145	\$1,357,912
Commercial Vacant	18	\$12,501,358	\$694,520
Development Vacant	8	\$2,515,700	\$314,463
Full Year: 2014	Number Trans.	Total Volume	Average Price
Commercial Improved	148	\$81,745,935	\$552,337
Commercial Vacant	24	\$10,524,255	\$438,511
Development Vacant	3	\$1,359,634	\$453,211

Please note: Calculations are an unofficial tabulation of Mesa County records that are believed to be reasonably accurate but are not guaranteed.

Compliments of:
Jennifer Brownell
jbrownell@ltgc.com
970.245.0550

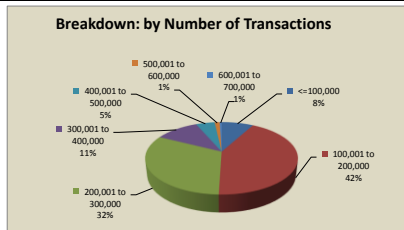
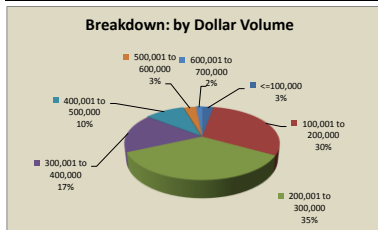


YTD. Price Point Index

YTD: Feb. 2017

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	32	\$2,472,633	3%
100,001 to 200,000	169	\$26,934,911	30%
200,001 to 300,000	127	\$31,309,747	35%
300,001 to 400,000	44	\$15,331,300	17%
400,001 to 500,000	19	\$8,807,900	10%
500,001 to 600,000	5	\$2,730,000	3%
600,001 to 700,000	2	\$1,335,000	2%
700,001 to 800,000	0	\$0	0%
800,001 to 900,000	0	\$0	0%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	0	\$0	0%
1,500,001 to 2,000,000	0	\$0	0%
over \$ 2 Million	0	\$0	0%
Total:	398	\$88,921,491	100%



Full Year: 2016

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	211	\$16,617,144	2%
100,001 to 200,000	1522	\$244,342,492	28%
200,001 to 300,000	1181	\$289,640,479	33%
300,001 to 400,000	382	\$131,840,000	15%
400,001 to 500,000	202	\$91,023,400	11%
500,001 to 600,000	71	\$38,954,700	5%
600,001 to 700,000	22	\$14,222,400	2%
700,001 to 800,000	12	\$9,027,900	1%
800,001 to 900,000	11	\$9,342,500	1%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	11	\$13,627,000	2%
1,500,001 to 2,000,000	1	\$1,635,000	0%
over \$ 2 Million	1	\$4,355,000	1%
Total:	3627	\$864,628,015	100%

Full Year: 2015

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	228	\$16,960,480	2%
100,001 to 200,000	1545	\$241,994,379	33%
200,001 to 300,000	1012	\$246,734,977	34%
300,001 to 400,000	316	\$110,214,100	15%
400,001 to 500,000	146	\$65,377,340	9%
500,001 to 600,000	45	\$24,286,500	3%
600,001 to 700,000	8	\$5,229,900	1%
700,001 to 800,000	9	\$6,753,500	1%
800,001 to 900,000	6	\$5,019,500	1%
900,001 to 1,000,000	1	\$996,550	0%
1,000,001 to 1,500,000	5	\$6,375,000	1%
1,500,001 to 2,000,000	2	\$3,330,000	0%
over \$ 2 Million	0	\$0	0%
Total:	3323	\$733,272,226	100%

Full Year: 2014

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	353	\$25,853,030	4%
100,001 to 200,000	1347	\$207,163,736	32%
200,001 to 300,000	844	\$205,357,671	32%
300,001 to 400,000	257	\$90,114,700	14%
400,001 to 500,000	115	\$51,475,270	8%
500,001 to 600,000	34	\$18,730,800	3%
600,001 to 700,000	24	\$15,478,700	2%
700,001 to 800,000	6	\$4,542,900	1%
800,001 to 900,000	5	\$4,262,000	1%
900,001 to 1,000,000	4	\$3,780,000	1%
1,000,001 to 1,500,000	7	\$8,630,000	1%
1,500,001 to 2,000,000	1	\$1,700,000	0%
over \$ 2 Million	1	\$2,900,000	0%
Total:	2998	\$639,988,807	100%

Please note: Calculations are an unofficial tabulation of Mesa County records that are believed to be reasonably accurate but are not guaranteed.

Compliments of:
Jennifer Brownell
 jbrownell@lgtc.com
 970.245.0550



Average Price History: 2014 - YTD: 2017



Compliments of:
Jennifer Brownell
jbrownell@ltgc.com
970.245.0550

■ 2014 ■ 2015 ■ 2016 ■ YTD: 2017



Market Highlights

February 2017

Highest Priced Residential Sale:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser State
4	3.25	2004	3978	\$ 587,000.00	CANYON RIM PH2 L3 B2 w/.43 AC Land	OKEY MERRILEE J	\$ 147.56	2/27/2017	366 CAPROCK DR	GRAND JUNCTION	CO



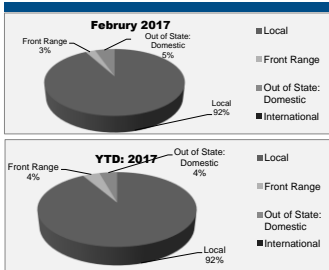
Highest Price PSF Residential Sale:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser State
3	1.75	1988	2001	\$ 475,000.00	SEC 14 T95 R95W w/55.11 AC Land	FAK RONALD J	\$ 237.38	2/15/2017	18957 KIMBALL CK RD	COLLBRAN	CO

Bank Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference/Comments
4	1.75	1956	1920	\$ 107,200.00	M&B: SEC 32-1-1	BEST PROPERTY, LLC	\$ 55.83	2/8/2017	129 WHITEHEAD DRIVE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.5	1969	1821	\$ 123,000.00	GARMESA SUBD #1 L1, B5	BOLLOX, LLC	\$ 67.55	2/16/2017	659 CLEARVIEW DRIVE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	1	1956	888	\$ 89,918.00	SECOND HOULTON RESUB L12	BRECKON TIMOTHY RICHARD	\$ 101.26	2/9/2017	2562 KENNEDY AVE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	1.75	1982	2682	\$ 194,000.00	CITY OF GRAND JCT L1-3 B18	CHI PAO	\$ 72.33	2/28/2017	904 N 7TH ST	Bank: COLORADO HOUSING & FINANCE AUTHORITY
3	2	1982	1170	\$ 300,000.00	AUSTIN ACRES SUBD L6, B1	CISNEROS JUAN MARCOS	\$ 111.11	2/27/2017	492 E VALLEY ST	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	2.75	1981	1652	\$ 153,100.00	M&B: SEC 36-9-95	EATON AMY B	\$ 92.68	2/16/2017	15358 RED MOUNTAIN LANE, #B	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	2.5	2006	2362	\$ 220,000.00	DAKOTA WEST SUBD L14 B1	GORDON DARIUSZ	\$ 93.14	2/14/2017	3084 ABERDEEN LN	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	1.5	1956	1452	\$ 157,900.00	MORNING GLORY SUB L6 B4	GRAHAM MARK C	\$ 108.75	2/27/2017	2912 BONITO AVE	Bank: FNMA
3	2	1977	1512	\$ 145,200.00	BLANCHE MARIE SUBD L4	GRIFFITH DEAN L	\$ 96.03	2/7/2017	3291 1/2 D 1/2 RD	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2	1970	1440	\$ 81,000.00	DERUSH ADD	HARRIS JERRY M	\$ 56.25	2/10/2017	161 COBBLEROCK CT	Bank: FNMA
4	2.25	1979	1746	\$ 153,250.00	OX-BOW SUBD #4 L30 B3	HARVEY JENNIFER D	\$ 87.77	2/7/2017	2964 NORTHACRE COURT	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
2	1	1948	736	\$ 65,000.00	SEC 17 T15 R1E	HOLDING DONALD E	\$ 88.32	2/27/2017	491 HARMONY RD	Bank: EVERHOME MTC
3	2	1961	2544	\$ 217,000.00	POMONA VIEW SUBD L1 B1	LAURITA KATY	\$ 85.30	2/1/2017	455 LOREY DR	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	1.75	1982	1128	\$ 57,000.00	MEADOWVALE SUB L10 B6	MAUGHAN LEX	\$ 50.53	2/14/2017	3071 MEADOWVALE WAY	Bank: CARRINGTON MTC SERVICES LLC
3	1	1937	1501	\$ 150,000.00	WILLOW TREE SUB L50	MONTE WAYNE	\$ 99.93	2/22/2017	569 ROSA ST	Bank: FNMA
3	2	2002	1512	\$ 126,456.00	M&B: SEC 13-10-96	NEAL CLIFFORD A	\$ 83.63	2/3/2017	53219 K E RD	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.5	2007	2134	\$ 208,953.00	FORREST RUN SUBD L17	NELSON DANIEL RICHARD	\$ 97.92	2/6/2017	2941 SYLVIA LN	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2	2002	1155	\$ 145,000.00	FRUITVALE MEADOWS #2 L6 B1	PASSEHL CHANDRA L	\$ 125.54	2/6/2017	471 NORTH SUN CT	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
2	1.5	1983	1088	\$ 78,000.00	COVENTRY CLUB SUBD L19	RICHARDSON MATTHEW	\$ 71.69	2/24/2017	260 COVENTRY COURT, #19	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.5	2006	1843	\$ 181,000.00	IRISH WALK SUBD #A/L4, B2	ROBISON SHEA ELIZABETH	\$ 98.21	2/22/2017	3133 1/2 SHAMROCK DR	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
2	1	1970	1053	\$ 95,115.00	SHORTS SUBD L7	WESTERN COLORADO CONTRACTORS, LLC	\$ 90.33	2/8/2017	567 BEVERLY LANE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	1.73	1980	1888	\$ 162,000.00	SUNRISE RIDGE SUBD L12 B5	WIARDA MICHAEL K	\$ 85.81	2/9/2017	2092 KANAL CT	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.5	2005	1502	\$ 215,999.00	UNAWEEP HEIGHTS #2 L12 B3	WILCOX JASON M	\$ 143.81	2/1/2017	2867 LOBE CREEK COURT	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2	2005	1247	\$ 149,000.00	GENTLE WINDS SUBD L13	ZABLOTSKAYA ANASTASIA	\$ 119.49	2/23/2017	477 1/2 GENTLE WINDS COURT	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT

Purchaser Abstract:



All Sales: February 2017

Origin of Buyer	# of Trans.	% Overall
Local	238	92%
Front Range	7	3%
Out of State: Domestic	14	5%
International	0	0%
Total Sales	259	100%

YTD: 2017

Origin of Buyer	# of Trans.	% Overall
Local	489	92%
Front Range	22	4%
Out of State: Domestic	23	4%
International	0	0%
Total Sales	534	100%

All Sales: Full Year 2016

Origin of Buyer	# of Trans.	% Overall
Local	4223	95%
Front Range	77	2%
Out of State: Domestic	157	4%
International	0	0%
Total Sales	4457	100%

All Sales: Full Year 2015

Origin of Buyer	# of Trans.
Local	3749
Front Range	71
Out of State: Domestic	124
International	2
Total Sales	3946

All Sales: Full Year 2014

Origin of Buyer	# of Trans.
Local	3417
Front Range	75
Out of State: Domestic	133
International	0
Total Sales	Grand Junction

Land Title Office

Please note: Calculations are an unofficial tabulation of Mesa records that are believed to be reasonably accurate but are not guaranteed.



Market Snapshot by Area

Full Year 2016 vs. YTD: 2017

Area	Average Price Single Family 2016	Average Price Single Family YTD: 2017	% Change vs. Prior Year	Average Price Multi-Family 2016	Average Price Multi-Family YTD: 2017	% Change vs. Prior Year	Average Price Vacant Land 2016	Average Price Vacant Land YTD: 2017	% Change vs. Prior Year
City of Grand Junction	\$174,504	\$179,935	3%	\$141,575	\$145,800	3%	\$50,138	\$31,750	-37%
Clifton	\$164,767	\$137,250	-17%	\$85,298	\$90,500	6%	\$42,375	\$0	n/a
Collbran, Plateau Valley, Molina, Mesa	\$441,853	\$204,793	-54%	\$144,000	\$0	n/a	\$312,895	\$20,000	-94%
Fruita	\$253,662	\$253,289	-17%	\$158,418	\$181,725	15%	\$88,749	\$102,557	16%
Fruitvale	\$188,989	\$196,804	4%	\$128,516	\$135,880	6%	\$49,966	\$42,229	-15%
Mall	\$323,158	\$262,867	0%	\$164,392	\$177,557	8%	\$130,390	\$58,955	-55%
North	\$296,136	\$286,858	-3%	\$162,471	\$202,600	25%	\$94,300	\$95,100	n/a
Orchard Mesa	\$218,575	\$195,969	-19%	\$129,658	\$123,829	-4%	\$62,109	\$52,063	-16%
Palisade	\$279,124	\$349,255	25%	\$165,100	\$0	n/a	\$121,507	\$0	n/a
Redlands	\$365,591	\$328,247	-10%	\$176,017	\$243,525	38%	\$131,024	\$142,414	9%
Rural	\$325,513	\$238,769	-27%	\$120,050	\$0	n/a	\$114,702	\$94,737	-17%
Gross Live Average:	\$248,334	\$229,905	-7%	\$150,021	\$173,804	16%	\$105,887	\$81,110	-23%

Please note: The above figures are an unofficial tabulation of Mesa 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 Market Snapshot Report.

Area	Average PPSF Single Family 2016	Average PPSF Single Family YTD: 2017	% Change vs. Prior Year	Average PPSF Multi-Family 2016	Average PPSF Multi-Family YTD: 2017	% Change vs. Prior Year	Average PPAC Vacant Land 2016	Average PPAC Vacant Land YTD: 2017	% Change vs. Prior Year
City of Grand Junction	\$128.40	\$125.39	-2%	\$122.28	\$133.17	9%	\$509,815.21	\$258,017.68	-49%
Clifton	\$115.30	\$90.25	-22%	\$71.07	\$79.63	12%	\$30,294.18	\$0.00	n/a
Collbran, Plateau Valley, Molina, Mesa	\$238.71	\$146.86	-38%	\$154.52	\$0.00	n/a	\$11,241.23	\$23,255.81	107%
Fruita	\$145.12	\$143.42	-1%	\$119.88	\$139.55	16%	\$243,349.26	\$210,059.55	-14%
Fruitvale	\$122.61	\$123.84	1%	\$110.50	\$117.49	6%	\$300,674.82	\$302,689.08	1%
Mall	\$155.50	\$144.16	-7%	\$121.58	\$132.84	9%	\$294,043.12	\$429,425.97	46%
North	\$135.14	\$136.61	1%	\$117.90	\$132.62	12%	\$292,461.73	\$336,932.05	15%
Orchard Mesa & East Orchard Mesa	\$128.72	\$114.19	-11%	\$106.09	\$100.32	-5%	\$233,082.11	\$197,110.51	-15%
Palisade	\$169.27	\$145.24	-14%	\$100.33	\$0.00	n/a	\$31,511.44	\$0.00	n/a
Redlands	\$155.16	\$155.58	0%	\$122.15	\$136.42	12%	\$237,011.75	\$261,521.91	10%
Rural	\$156.82	\$144.25	-8%	\$104.99	\$0.00	n/a	\$14,226.28	\$36,390.18	156%
Gross Live PPSF:	\$138.15	\$131.22	-5%	\$115.51	\$125.11	8%	\$212,057.68	\$218,445.20	3%

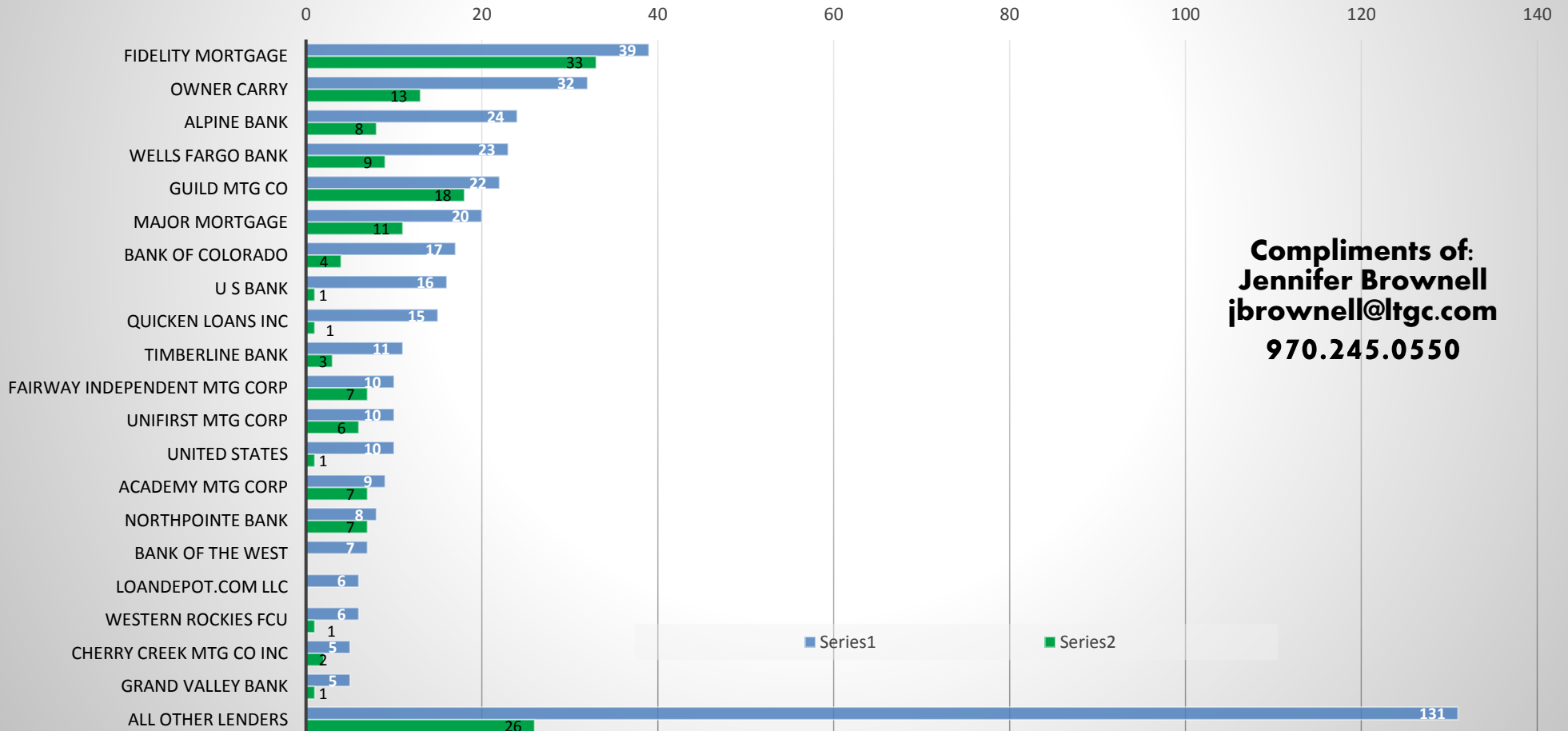
Compliments of:
Jennifer Brownell
jbrownell@ltgc.com
970.245.0550



Lender Analysis

February 2017 - Total Loans: 426

159 Loans or 61% of sales had financing at the time of Sale - 39% were Cash
267 Refinances



Compliments of:
Jennifer Brownell
jbrownell@ltgc.com
970.245.0550

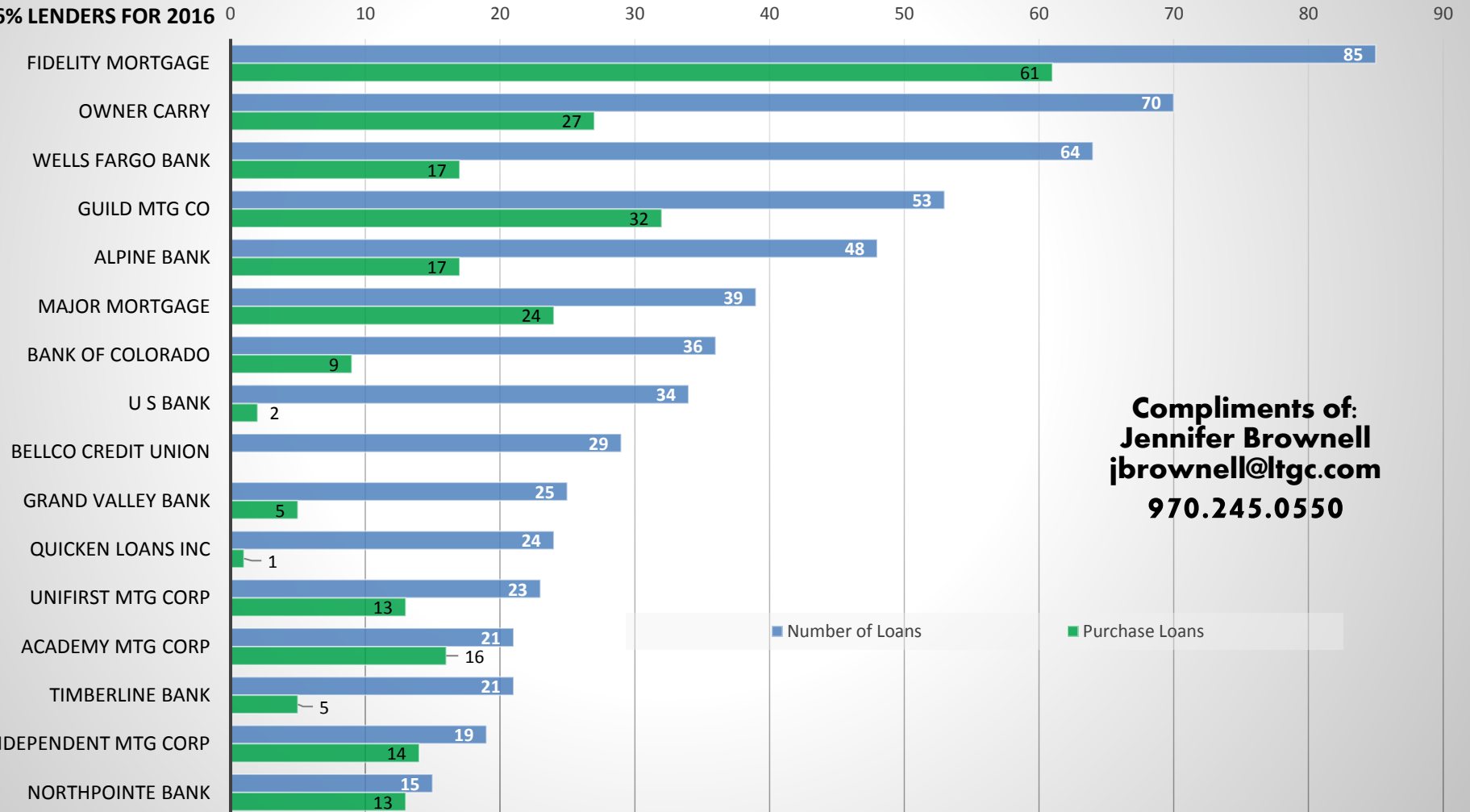


Lender Analysis

YTD: 2017 - Total Loans: 950

329 Loans or 62% of sales had financing at the time of Sale - 38% were Cash
621 Refinances

TOP 66% LENDERS FOR 2016



Compliments of:
Jennifer Brownell
jbrownell@ltgc.com
970.245.0550



Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL (OVERALL)	
FIDELITY MORTGAGE	39	33	9.15%	Top 69% Lenders for February 2017 Mesa County
OWNER CARRY	32	13	7.51%	
ALPINE BANK	24	8	5.63%	
WELLS FARGO BANK	23	9	5.40%	
GUILD MTG CO	22	18	5.16%	
MAJOR MORTGAGE	20	11	4.69%	
BANK OF COLORADO	17	4	3.99%	
U S BANK	16	1	3.76%	
QUICKEN LOANS INC	15	1	3.52%	
TIMBERLINE BANK	11	3	2.58%	
FAIRWAY INDEPENDENT MTG CORP	10	7	2.35%	
UNIFIRST MTG CORP	10	6	2.35%	
UNITED STATES	10	1	2.35%	
ACADEMY MTG CORP	9	7	2.11%	
NORTHPOINTE BANK	8	7	1.88%	
BANK OF THE WEST	7		1.64%	
LOANDEPOT.COM LLC	6		1.41%	
WESTERN ROCKIES FCU	6	1	1.41%	
CHERRY CREEK MTG CO INC	5	2	1.17%	
GRAND VALLEY BANK	5	1	1.17%	
ALL OTHER LENDERS	131	26	30.75%	
ANB BANK	4		0.94%	
BANK OF AMERICA	4	1	0.94%	
CREDIT UNION OF COLORADO	4		0.94%	
DITECH FINANCIAL LLC	4		0.94%	
JPMORGAN CHASE BANK	4		0.94%	
PLAZA HOME MTG INC	4	3	0.94%	
BELLCO CREDIT UNION	3		0.70%	
FIRST GUARANTY MTG CORP	3		0.70%	
FREEDOM MTG CORP	3		0.70%	
HOME LOAN STATE BANK	3	1	0.70%	
LAKEVIEW LOAN SERVICING LLC	3		0.70%	
LOW VARATES LLC	3		0.70%	
MORTGAGE SOLUTIONS OF COLORADO LLC	3	3	0.70%	
NATIONSTAR MTG LLC	3		0.70%	
AMERICAN ADVISORS GROUP	2		0.47%	
AMERICAN ACCREDIT	2		0.47%	
BANK OF ENGLAND	2		0.47%	
BANK OF SAN JUAN	2		0.47%	
CARRINGTON MTG SERVICES LLC	2		0.47%	
CENDERA FUNDING INC	2	1	0.47%	
CITY FIRST MTG SERVICES LLC	2	1	0.47%	
CORNERSTONE HOME LENDING INC	2	1	0.47%	
GUARANTEED RATE INC	2	1	0.47%	
LIVE OAK BANKING CO	2	1	0.47%	
MEGASTAR FINANCIAL CORP	2	2	0.47%	
MERIDIAN HOME MTG CORP	2		0.47%	
MONEY SOURCE INC	2		0.47%	
NAVY FEDERAL CU	2	1	0.47%	
RIO GRANDE FEDERAL CU	2		0.47%	
SOOPER CREDIT UNION	2		0.47%	
VECTRA BANK COLORADO	2		0.47%	
AMERISAVE MTG CORP	1		0.23%	
BBMC MTG	1		0.23%	
BLUE BRICK FINANCIAL LLC	1		0.23%	
BROKER SOLUTIONS INC	1		0.23%	
CALIBER HOME LOANS INC	1	1	0.23%	
CARDINAL FINANCIAL CO LP	1		0.23%	
CBC NATL BANK	1		0.23%	
CHURCHILL MTG CORP	1		0.23%	
CLEARPATH LENDING CORP	1		0.23%	
COMPASS LLC	1		0.23%	
CORE FUNDING LLC	1		0.23%	
CREDIT UNION OF DENVER	1		0.23%	
CROSSCOUNTRY MTG INC	1		0.23%	
DESERET FIRST FCU	1	1	0.23%	
DIRECT MTG CORP	1		0.23%	
E MTG MANAGEMENT LLC	1		0.23%	
EDUCATION LEADERSHIP & ANALYTICS LLC EXECUTIVE PLAN	1	1	0.23%	
FALL CREEK INVESTMENTS LLC	1	1	0.23%	
FEDERAL SAVINGS BANK	1		0.23%	
FIRST INTERNATIONAL BANK & TRUST	1	1	0.23%	
FIRSTBANK	1		0.23%	
FORTUNE FINANCIAL INC	1		0.23%	
HOME MTG ALLIANCE LLC	1		0.23%	
HOME POINT FINANCIAL CORP	1		0.23%	
HOMEBRIDGE FINANCIAL SERVICES INC	1	1	0.23%	
IFREEDOM DIRECT CORP	1	1	0.23%	
INTEREST SMART HOME LOANS	1		0.23%	
LAND HOME FINANCIAL SERVICES	1		0.23%	
LIVE WELL FINANCIAL INC	1		0.23%	
LOAN SIMPLÉ INC	1		0.23%	
MCF FUNDING LLC	1		0.23%	
MORTGAGE LENDERS OF AMERICA LLC	1	1	0.23%	
NBKC BANK	1		0.23%	
NEW DIRECTION IRA	1	1	0.23%	
NEW PENN FINANCIAL LLC	1		0.23%	
PACIFIC UNION FINANCIAL LLC	1		0.23%	
PARAMOUNT EQUITY MTG LLC	1		0.23%	
PEAK CONST SPECIALISTS INC	1		0.23%	
PREMIER HOME MTG INC	1		0.23%	
ROYAL UNITED MTG	1		0.23%	
SINCLAIR FINANCE COMPANY	1		0.23%	
SUNTRUST MTG INC	1		0.23%	
THIRD FEDERAL S & L ASSN	1		0.23%	
UNITED WHOLESALE MTG LLC	1		0.23%	
VILLAGE CAPITAL & INVESTMENT LLC	1		0.23%	
WESTERN SECURITY BANK	1	1	0.23%	
WRAY STATE BANK	1		0.23%	
YAMPA VALLEY BANK	1		0.23%	
ZIONS FIRST NATL BANK	1		0.23%	
TOTAL LOANS FOR FEBRUARY 2017:	426		100.00%	

Compliments of
Jennifer Brownell
jbrownell@lgtc.com
970.245.0550

Grand Junction
Land Title Office
2454 Patterson Road, Suite
100
Grand Junction, CO 81505



Commercial Sales Detail

February 2017

Commercial Transactions:

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PURCHASER	PPSF	RDATE	STREET ADDRESS
R017764			2004	960		\$ 54,000.00	GRAND JCT WAREHOUSE CONDOS UN A7	WHSE	LOCK BOX LLC	\$ 56.25	2/27/2017	708 23 1/10 RD #A7
R089353			1926	2682	0.24	\$ 194,000.00	CITY OF GRAND JCT L1-3 B18	RETAIL	CHI PAO	\$ 72.33	2/28/2017	904 N 7TH ST
R057120			1965	13422	2.18	\$ 2,983,000.00	SEC 9 T1S R1W	RETAIL	HALLE PROPERTIES LLC	\$ 222.25	2/3/2017	2496 HIGHWAY 6 & 50
R083656			2016	9724	0.74	\$ 3,582,000.00	AMERICAN SUB L2	RETAIL	M&B GRAND JCT LLC	\$ 368.37	2/8/2017	800 MALDONADO ST
R057602			2004	1447		\$ 159,500.00	NORTHGATE OWNERS ASSN INC UN 1	WHSE	ASPEN PARK INVESTMENT CO LLC	\$ 110.23	2/28/2017	576 NORTHGATE DR #1
R054958			2003	2017		\$ 250,000.00	PATTERSON VILLAGE SQUARE CONDOS F3 UN 22	OFFICE	ATWOOD PROSTHODONTICS PLLC	\$ 123.95	2/21/2017	2478 PATTERSON RD
R013836	2	1	1974	18577	3.01	\$ 4,725,000.00	LUTZ SUB L2	WHSE/MIXED USE	ECC PROPERTIES LLC	\$ 254.35	2/28/2017	615 S MESA ST & 607 HWY
R058942			1977	1616		\$ 145,000.00	HILLCREST PROFESSIONAL CONDOS UN D	OFFICE	HUDSON FAMILY CAPITAL LLC	\$ 89.73	2/9/2017	132 WALNUT AVE #D
R045050			1957	4676	1.21	\$ 295,000.00	SEC 18 T1S R1E	RESTAURANT	KROSKY DEBORA LYN	\$ 63.09	2/24/2017	476 28 RD
R015112			2005	1325		\$ 120,000.00	MONUMENT PARK CONDO UN A3	WHSE	MUELLER MATTHEW D	\$ 90.57	2/17/2017	784 VALLEY CT #A3
R064319			1950	4800	0.32	\$ 400,000.00	D & RGW RAILROAD SUB F5 L2	OFFICE	REVOLUTION INVESTMENTS LLC	\$ 83.33	2/2/2017	201 S AVE

Compliments of:
Jennifer Brownell
jbrownell@lfgc.com
970.245.0550

**Grand Junction
 Land Title Office**
 2454 Patterson Road,
 Suite 100
 Grand Junction, CO
 81505



New Unit Sales Detail

February 2017

Improved Residential New Unit Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	2	2015	1920	\$ 339,900.00	RIVER ROCK SUB L12	SINGLEFAM	\$ 177.03	561 BEECH RD
3	2	2016	1704	\$ 271,500.00	WOODRIDGE SUB L6	SINGLEFAM	\$ 159.33	742 WOODBRIDGE CT
3	2.5	2016	1337	\$ 209,900.00	PEAR PARK NORTH SUB L7	SINGLEFAM	\$ 156.99	457 CLARK ST
3	2	2015	1805	\$ 349,900.00	RETFERFORD ESTATES L22	SINGLEFAM	\$ 193.85	596 JESSE WAY
3	2	2016	1944	\$ 307,000.00	HAWKS NEST SUB F3 L30 B1	SINGLEFAM	\$ 157.92	180 NIGHT HAWK DR
3	2	2016	1782	\$ 392,800.00	KLAPWYK SIMPLE LAND DIVISION PARCEL 2	SINGLEFAM	\$ 220.43	1820 M RD
4	2	2016	2281	\$ 365,000.00	ELMWOOD HEIGHTS SUB L5 B2	SINGLEFAM	\$ 160.02	149 LARCHWOOD CT
3	2	2016	1455	\$ 244,900.00	HERITAGE HEIGHTS F3 L47	SINGLEFAM	\$ 168.32	2477 ZENITH LN
3	1.75	2016	1560	\$ 280,000.00	HAWKS NEST SUB F3 L31 B1	SINGLEFAM	\$ 179.49	182 NIGHT HAWK DR
3	2	2016	2107	\$ 399,900.00	HART SUB L4	SINGLEFAM	\$ 189.80	1554 17 RD
3	2.5	2015	1954	\$ 397,000.00	PANORAMA TERRACES L18	SINGLEFAM	\$ 203.17	2120 CANYON WREN CT
3	2	2016	1494	\$ 187,900.00	PEAR MEADOWS SUB F2 L18	SINGLEFAM	\$ 125.77	413 PEAR MEADOWS ST
3	3	2015	3177	\$ 445,000.00	TIARA RADO PHASE II L9	MULTIFAM	\$ 140.07	481 TIARA RADO CT
3	1.75	2016	1495	\$ 233,500.00	RIDGEWOOD HEIGHTS L30 B2	MULTIFAM	\$ 156.19	2816 RIO GRANDE CT
3	2.5	2016	1995	\$ 342,100.00	VISTAS AT TIARA RADO PH2 L1	MULTIFAM	\$ 171.48	497 TIARA RADO CT

Summary of Improved Residential New Unit Sales:

Average Price:	\$ 317,753.33
Average PPSF:	\$ 170.66
Median Price:	\$ 339,900.00
# Transactions:	15
Gross Volume:	\$ 4,766,300.00

Compliments of:
Jennifer Brownell
 jbrownell@ltgc.com
 970.245.0550

**Grand Junction
 Land Title Office**

2454 Patterson Road,
 Suite 100
 Grand Junction, CO
 81505

970-245-0550

