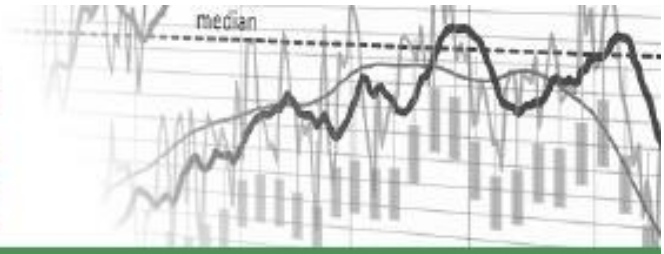
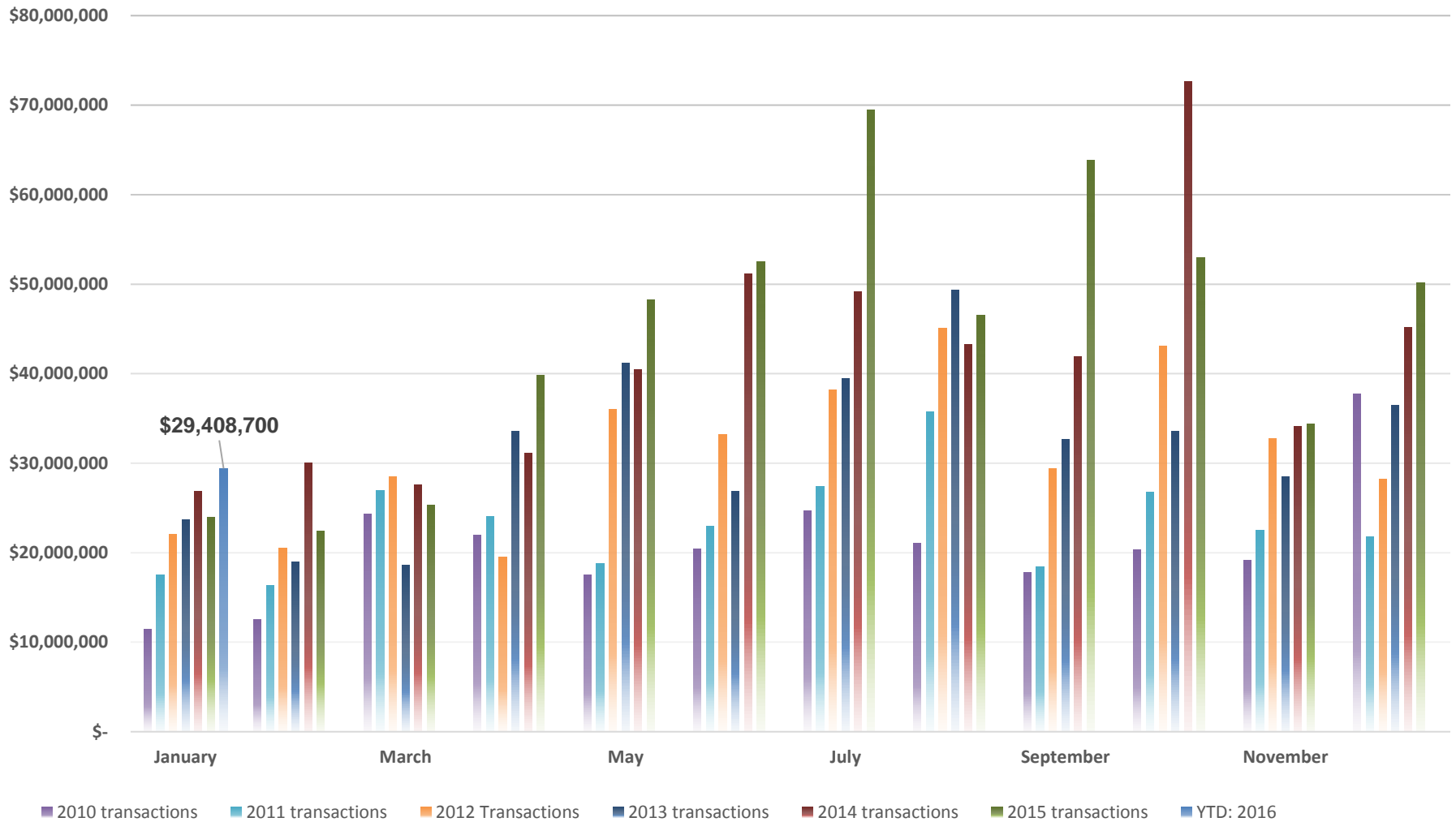




# Garfield County Market ANALYSIS



## Historical Gross Sales Volume: 2010 - YTD: 2016





## Historical Gross Sales Volume

Month	2010	2011	2012	2013	2014	2015	2016	Change
January	\$11,461,500	\$17,481,300	\$22,066,900	\$23,657,100	\$26,864,925	\$23,996,800	\$29,408,700	22.55%
February	\$12,503,900	\$16,374,200	\$20,486,100	\$18,961,800	\$30,023,600	\$22,399,300		-100.00%
March	\$24,342,200	\$26,954,300	\$28,487,050	\$18,584,400	\$27,564,600	\$25,338,900		-100.00%
April	\$21,940,200	\$24,004,500	\$19,483,259	\$33,594,160	\$31,087,200	\$39,861,900		-100.00%
May	\$17,487,500	\$18,828,200	\$35,977,400	\$41,220,050	\$40,434,600	\$48,246,950		-100.00%
June	\$20,376,300	\$22,964,600	\$33,223,399	\$26,888,300	\$51,175,800	\$52,511,100		-100.00%
July	\$24,709,600	\$27,370,900	\$38,158,000	\$39,482,800	\$49,114,288	\$69,439,700		-100.00%
August	\$21,049,700	\$35,724,600	\$45,076,180	\$49,376,700	\$43,238,000	\$46,496,708		-100.00%
September	\$17,782,700	\$18,404,300	\$29,378,700	\$32,667,800	\$41,916,200	\$63,816,300		-100.00%
October	\$20,320,900	\$26,725,300	\$43,073,850	\$33,600,400	\$72,606,200	\$52,928,572		-100.00%
November	\$19,163,600	\$22,498,600	\$32,741,970	\$28,487,265	\$34,152,700	\$34,370,100		-100.00%
December	\$37,739,700	\$21,741,800	\$28,185,216	\$36,496,800	\$45,211,700	\$50,196,400		-100.00%
<b>YTD. Totals</b>	<b>\$11,461,500</b>	<b>\$17,481,300</b>	<b>\$22,066,900</b>	<b>\$23,657,100</b>	<b>\$26,864,925</b>	<b>\$23,996,800</b>	<b>\$29,408,700</b>	<b>22.55%</b>
<b>Annual Totals</b>	<b>\$248,877,800</b>	<b>\$279,072,600</b>	<b>\$376,338,024</b>	<b>\$383,017,575</b>	<b>\$493,389,813</b>	<b>\$529,602,730</b>	<b>\$29,408,700</b>	<b>-94.45%</b>

This data is believed to be accurate but is not guaranteed. Figures shown reflect arms-length property transfers only and do not include deeds on which a documentary fee was not paid.

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Note: February 2008 includes one transfer in the amount of \$35 million in Rifle for Rifle Creek Subdivision Tracts A-G

Note: April 2008 includes one transfer in the amount of \$21,068,000 for Little Star Ranch located in Rifle.

Month	2010	2011	2012	2013	2014	2015	2015	Change
January	34	56	71	86	59	71	94	32.39%
February	33	43	61	84	74	76		-100.00%
March	61	80	114	78	89	87		-100.00%
April	63	87	83	102	101	125		-100.00%
May	61	68	117	118	119	142		-100.00%
June	68	72	106	103	125	157		-100.00%
July	69	83	97	105	130	174		-100.00%
August	56	92	123	134	117	146		-100.00%
September	55	83	112	107	111	140		-100.00%
October	60	91	119	108	125	162		-100.00%
November	58	77	109	85	95	97		-100.00%
December	81	89	101	120	136	131		-100.00%
<b>YTD. Totals</b>	<b>34</b>	<b>56</b>	<b>71</b>	<b>86</b>	<b>59</b>	<b>71</b>	<b>94</b>	<b>32.39%</b>
<b>Annual Totals</b>	<b>699</b>	<b>921</b>	<b>1,213</b>	<b>1,230</b>	<b>1,281</b>	<b>1,508</b>	<b>94</b>	<b>-93.77%</b>



## Market Snapshot by Area

### Full Year 2014 versus Full Year: 2015

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
Parachute	\$180,980	dna	n/a	\$82,167	\$0	n/a	\$71,236	\$0	n/a
Battlement Mesa	\$186,981	\$211,875	13%	\$111,343	\$0	n/a	\$62,575	\$0	n/a
Rifle	\$227,856	\$206,690	-9%	\$128,029	\$143,000	12%	\$168,925	\$147,500	-13%
Silt	\$302,502	\$406,000	34%	\$128,200	\$152,000	19%	\$105,450	\$0	-100%
New Castle	\$330,721	\$367,538	11%	\$165,173	\$220,000	33%	\$114,207	\$60,000	-47%
Rural	\$500,000	dna	n/a	\$0	\$0	0%	\$227,500	\$0	n/a
Glenwood Springs	\$474,759	\$480,500	1%	\$221,280	\$149,083	-33%	\$142,307	\$75,000	-47%
Carbondale	\$752,306	\$571,991	-24%	\$374,525	\$240,540	-36%	\$192,187	\$163,780	-15%
<b>Gross Live Average:</b>	<b>\$388,233</b>	<b>\$393,040</b>	<b>1%</b>	<b>\$223,970</b>	<b>\$188,813</b>	<b>-16%</b>	<b>\$153,342</b>	<b>\$147,700</b>	<b>-4%</b>

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 2015	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2015	Median Price Multi-Family 2015	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2015	Median Price Vacant Land 2015	% Change Year-to-Date vs. Prior Year
Parachute	\$162,500	dna	n/a	\$85,000	\$0	n/a	\$48,354	\$0	n/a
Battlement Mesa	\$166,000	\$200,000	20%	\$115,000	\$0	n/a	\$52,650	\$0	n/a
Rifle	\$224,000	\$214,450	-4%	\$137,000	dna	n/a	\$99,500	dna	n/a
Silt	\$285,000	\$287,000	1%	\$128,000	dna	n/a	\$57,250	\$0	n/a
New Castle	\$314,750	\$375,000	19%	\$151,000	dna	n/a	\$52,000	dna	n/a
Rural	dna	dna	n/a	\$0	\$0	0%	\$212,500	\$0	n/a
Glenwood Springs	\$436,500	\$425,000	-3%	\$222,500	\$156,500	-30%	\$96,450	dna	n/a
Carbondale	\$560,000	\$385,000	-31%	\$339,500	\$267,000	-21%	\$155,000	\$147,150	-5%
<b>Gross Live Median:</b>	<b>\$310,000</b>	<b>\$346,250</b>	<b>12%</b>	<b>\$192,750</b>	<b>\$179,500</b>	<b>-7%</b>	<b>\$120,000</b>	<b>\$136,150</b>	<b>13%</b>

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# Market Analysis by Area

January 2016	All Transaction Summary						Single Family Summary			Multi-Family Summary		
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Single Family Price	Median \$ Single Family Price	Average \$ Single Family PPSF	Average \$ MultiFamily Price	Median \$ MultiFamily Price	Average \$ MultiFamily PPSF
Parachute	\$139,500	0.47%	1	1.06%	\$139,500	dna	\$139,500	dna	\$100	\$0	\$0	\$0
Battlement Mesa	\$847,500	2.88%	4	4.26%	\$211,875	\$200,000	\$211,875	\$200,000	\$108	\$0	\$0	\$0
Rifle	\$2,834,900	9.64%	15	15.96%	\$188,993	\$165,000	\$206,690	\$214,450	\$121	\$143,000	dna	\$108
Silt	\$3,264,000	11.10%	9	9.57%	\$362,667	\$270,000	\$406,000	\$287,000	\$196	\$152,000	dna	\$111
New Castle	\$5,278,000	17.95%	16	17.02%	\$329,875	\$308,500	\$367,538	\$375,000	\$161	\$220,000	dna	\$155
All Rural Areas Garfield County	\$545,000	1.85%	1	1.06%	\$545,000	dna	\$545,000	dna	\$277	\$0	\$0	\$0
Glenwood Springs	\$7,367,400	25.05%	22	23.40%	\$334,882	\$346,250	\$480,500	\$425,000	\$235	\$149,083	\$156,500	\$228
Carbondale	\$9,132,400	31.05%	26	27.66%	\$351,246	\$242,500	\$571,991	\$385,000	\$267	\$240,540	\$267,000	\$173
Interval Units & Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$29,408,700</b>	<b>100.00%</b>	<b>94</b>	<b>100.00%</b>	<b>\$312,859</b>	<b>\$242,500</b>	<b>\$393,040</b>	<b>\$346,250</b>	<b>\$190</b>	<b>\$188,813</b>	<b>\$179,500</b>	<b>\$184</b>
<b>(NEW UNIT SALES)</b>	<b>\$3,221,000</b>	<b>10.95%</b>	<b>8</b>	<b>8.51%</b>	<b>\$402,625</b>	<b>\$405,000</b>	<b>\$425,857</b>	<b>\$415,000</b>	<b>\$207</b>	<b>\$240,000</b>	<b>dna</b>	<b>\$130</b>

Please note: The above figures are an unofficial tabulation of Garfield County Website Records that are believed to be reasonably accurate. Average & Median Price are calculated without Timeshare/Interval Interests.

Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Website Record.

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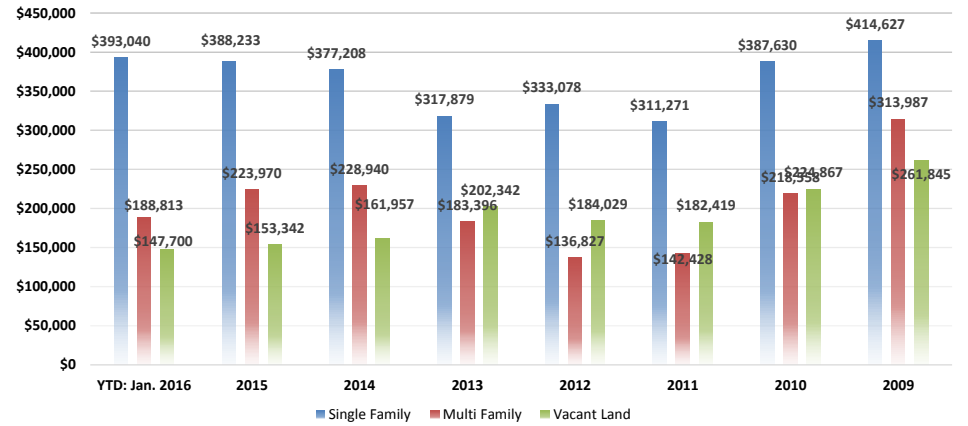
YTD: Jan. 2016	All Transaction Summary						Single Family Summary			Multi-Family Summary		
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Single Family Price	Median \$ Single Family Price	Average \$ Single Family PPSF	Average \$ MultiFamily Price	Median \$ MultiFamily Price	Average \$ MultiFamily PPSF
Parachute	\$139,500	0.47%	1	1.06%	\$139,500	\$139,500	\$139,500	dna	\$100	#DIV/0!	\$0	#DIV/0!
Battlement Mesa	\$847,500	2.88%	4	4.26%	\$211,875	\$200,000	\$211,875	\$200,000	\$108	#DIV/0!	\$0	#DIV/0!
Rifle	\$2,834,900	9.64%	15	15.96%	\$188,993	\$165,000	\$206,690	\$214,450	\$121	\$143,000	dna	\$108
Silt	\$3,264,000	11.10%	9	9.57%	\$362,667	\$270,000	\$406,000	\$287,000	\$196	\$152,000	dna	\$111
New Castle	\$5,278,000	17.95%	16	17.02%	\$329,875	\$308,500	\$367,538	\$375,000	\$161	\$220,000	dna	\$155
All Rural Areas Garfield County	\$545,000	1.85%	1	1.06%	\$545,000	\$545,000	\$545,000	dna	\$277	\$0	\$0	\$0
Glenwood Springs	\$7,367,400	25.05%	22	23.40%	\$334,882	\$346,250	\$480,500	\$425,000	\$235	\$149,083	\$156,500	\$228
Carbondale	\$9,132,400	31.05%	26	27.66%	\$351,246	\$242,500	\$571,991	\$385,000	\$267	\$240,540	\$267,000	\$173
Interval Units & Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$29,408,700</b>	<b>100.00%</b>	<b>94</b>	<b>100.00%</b>	<b>\$312,859</b>	<b>\$242,500</b>	<b>\$393,040</b>	<b>\$346,250</b>	<b>\$190</b>	<b>\$188,813</b>	<b>\$179,500</b>	<b>\$184</b>
<b>(NEW UNIT SALES)</b>	<b>\$3,221,000</b>	<b>10.95%</b>	<b>8</b>	<b>8.51%</b>	<b>\$402,625</b>	<b>\$405,000</b>	<b>\$425,857</b>	<b>\$415,000</b>	<b>\$207</b>	<b>\$240,000</b>	<b>dna</b>	<b>\$130</b>



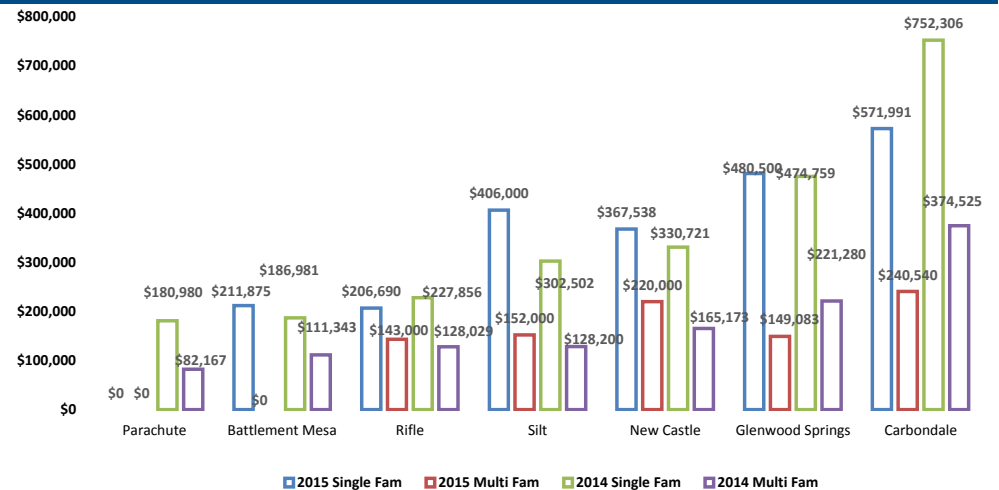
# Historical Cost Analysis

January 2016 Cost Index	# Transactions	Gross Volume	Average Price
Single Family	58	\$22,796,300	\$393,040
Multi Family	15	\$2,832,200	\$188,813
Vacant Land	14	\$2,067,800	\$147,700
<b>YTD: Jan. 2016</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	58	\$22,796,300	\$393,040
Multi Family	15	\$2,832,200	\$188,813
Vacant Land	14	\$2,067,800	\$147,700
<b>2015</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	924	\$358,727,200	\$388,233
Multi Family	212	\$47,481,700	\$223,970
Vacant Land	235	\$36,035,308	\$153,342
<b>2014</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	759	\$286,301,225	\$377,208
Multi Family	163	\$37,317,300	\$228,940
Vacant Land	202	\$32,642,600	\$161,957
<b>2013</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	762	\$242,223,575	\$317,879
Multi Family	179	\$32,827,900	\$183,396
Vacant Land	140	\$28,327,900	\$202,342
<b>2012</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	788	\$ 262,465,658.00	\$333,078
Multi Family	205	\$ 28,049,466.00	\$136,827
Vacant Land	98	\$ 18,034,800.00	\$184,029
<b>2011</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	587	\$ 182,716,200.00	\$311,271
Multi Family	174	\$ 24,782,500.00	\$142,428
Vacant Land	77	\$ 14,046,300.00	\$182,419
<b>2010</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	461	\$ 178,697,500.00	\$387,630
Multi Family	66	\$ 14,424,800.00	\$218,558
Vacant Land	89	\$ 20,013,200.00	\$224,867
<b>2009</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	367	\$ 152,168,150.00	\$414,627
Multi Family	92	\$ 28,886,800.00	\$313,987
Vacant Land	67	\$ 17,543,600.00	\$261,845

**Land Title Average Price History by Property Type: Garfield County 2009 - 2016**



**Land Title Residential Average Price Comparison by Area: Garfield County 2015 versus 2016**



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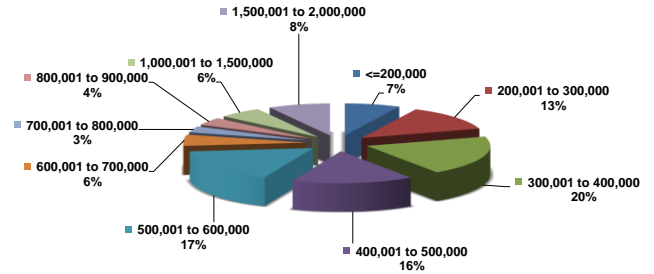


# Price Point, Commercial Cost, Jumbo Sales Analysis

## January 2016 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	12	\$1,654,500	7%	21%
200,001 to 300,000	12	\$2,970,400	13%	21%
300,001 to 400,000	13	\$4,601,300	20%	22%
400,001 to 500,000	8	\$3,623,000	16%	14%
500,001 to 600,000	7	\$3,869,000	17%	12%
600,001 to 700,000	2	\$1,304,000	6%	3%
700,001 to 800,000	1	\$724,100	3%	2%
800,001 to 900,000	1	\$900,000	4%	2%
900,001 to 1,000,000	0	\$0	0%	0%
1,000,001 to 1,500,000	1	\$1,300,000	6%	2%
1,500,001 to 2,000,000	1	\$1,850,000	8%	2%
2,000,001 to 2,500,000	0	\$0	0%	0%
2,500,001 to 3,000,000	0	\$0	0%	0%
over \$ 3 Million	0	\$0	0%	0%
<b>Total:</b>	<b>58</b>	<b>\$22,796,300</b>	<b>100%</b>	<b>100%</b>

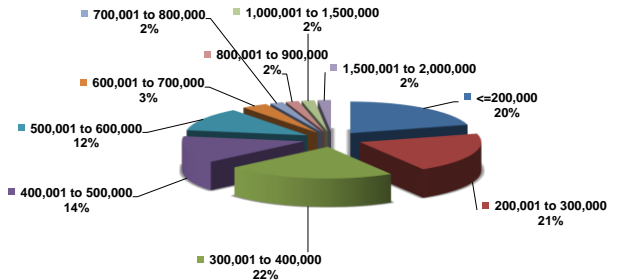
**Land Title Single Family Dollar Volume by Price Point: Garfield County January 2016**



## YTD: Jan. 2016 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	12	\$1,654,500	7%	21%
200,001 to 300,000	12	\$2,970,400	13%	21%
300,001 to 400,000	13	\$4,601,300	20%	22%
400,001 to 500,000	8	\$3,623,000	16%	14%
500,001 to 600,000	7	\$3,869,000	17%	12%
600,001 to 700,000	2	\$1,304,000	6%	3%
700,001 to 800,000	1	\$724,100	3%	2%
800,001 to 900,000	1	\$900,000	4%	2%
900,001 to 1,000,000	0	\$0	0%	0%
1,000,001 to 1,500,000	1	\$1,300,000	6%	2%
1,500,001 to 2,000,000	1	\$1,850,000	8%	2%
2,000,001 to 2,500,000	0	\$0	0%	0%
2,500,001 to 3,000,000	0	\$0	0%	0%
over \$ 3 Million	0	\$0	0%	0%
<b>Total:</b>	<b>58</b>	<b>\$22,796,300</b>	<b>100%</b>	<b>100%</b>

**Land Title Single Family Transactions by Price Point: Garfield County January 2016**



## Transaction Reconciliation by Type

	# Transactions	Gross Volume
Single Family	58	\$22,796,300
Multi Family	15	\$2,832,200
Vacant Land	14	\$2,067,800
Commercial	5	\$1,519,100
Development Land		
Easement	1	\$53,300
Not Arms Length/Low Doc Fee		
Quit Claim Deed		
Related Parties		
Bulk Multi-Family Unit/Project Sales	1	\$140,000
Partial Interest Sales		
Employee Housing Units		
Political Transfers		
<b>Total Transactions:</b>	<b>94</b>	<b>\$29,408,700</b>

## Commercial Cost Index

January 2016	# Sales	Gross Volume	Average Price	YTD: Jan. 2016	# Sales	Gross Volume	Average Price
Commercial Improved:	4	\$1,364,100	\$341,025	Commercial Improved:	4	\$1,364,100	\$341,025
Commercial Vacant:	1	\$155,000	\$155,000	Commercial Vacant:	1	\$155,000	\$155,000
Development Vacant:	0	\$0	\$0	Development Vacant:	0	\$0	\$0
January 2015	# Sales	Gross Volume	Average Price	YTD: Jan. 2015	# Sales	Gross Volume	Average Price
Commercial Improved:	6	\$9,209,500	\$1,534,917	Commercial Improved:	6	\$9,209,500	\$1,534,917
Commercial Vacant:	3	\$74,500	\$24,833	Commercial Vacant:	3	\$74,500	\$24,833
Development Vacant:	0	\$0	\$0	Development Vacant:	0	\$0	\$0

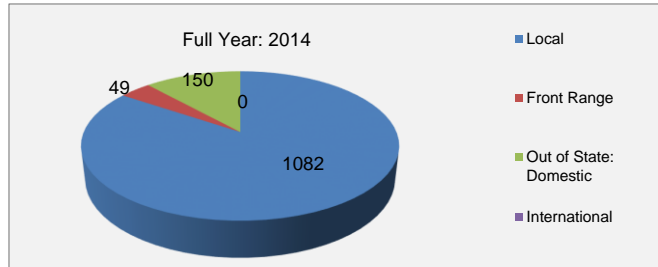
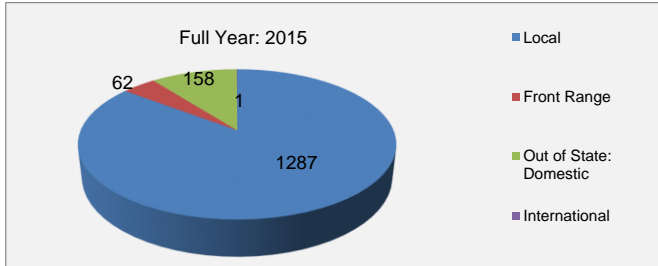
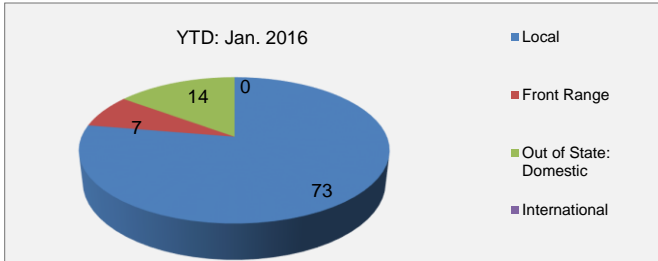
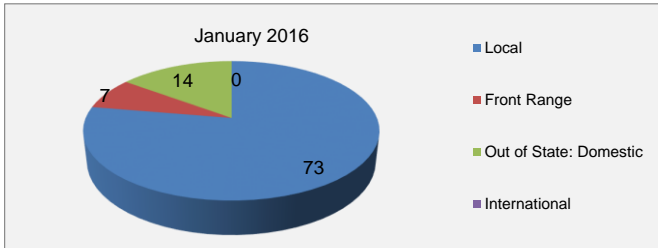
## Jumbo Residential Sales Index

January 2016	# Trans	Gross Volume
417,001 to 650,000	14	\$7,297,000
650,001 to 999,999	0	\$0
Over 1,000,000	2	\$3,150,000
<b>Total:</b>	<b>16</b>	<b>\$10,447,000</b>

YTD: Jan. 2016	# Trans	Gross Volume
417,001 to 650,000	14	\$7,297,000
650,001 to 999,999	0	\$0
Over 1,000,000	2	\$3,150,000
<b>Total:</b>	<b>16</b>	<b>\$10,447,000</b>

# Market Highlights

## Purchaser Abstract:



### All Sales: January 2016

Origin of Buyer	# of Trans.	% Overall
Local	73	78%
Front Range	7	7%
Out of State: Domestic	14	15%
International	0	0%
<b>Total Sales</b>	<b>94</b>	<b>100%</b>

### YTD: Jan. 2016

Origin of Buyer	# of Trans.	% Overall
Local	73	78%
Front Range	7	7%
Out of State: Domestic	14	15%
International	0	0%
<b>Total Sales</b>	<b>94</b>	<b>100%</b>

### All Sales: Full Year 2015

Origin of Buyer	# of Trans.	% Overall
Local	1287	85%
Front Range	62	4%
Out of State: Domestic	158	10%
International	1	0%
<b>Total Sales</b>	<b>1508</b>	<b>100%</b>

### All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	1082	84%
Front Range	49	4%
Out of State: Domestic	150	12%
International	0	0%
<b>Total Sales</b>	<b>1281</b>	<b>100%</b>

### All Sales: 2013

Origin of Buyer	# of Trans.	% Overall
Local	1025	83%
Front Range	60	5%
Out of State: Domestic	144	12%
International	1	0%
<b>Total Sales</b>	<b>1230</b>	<b>100%</b>

## Market Highlights: January 2016

### Highest Priced Residential Sale:

Price	Area	PPSF
\$1,850,000	CARBON	\$475.95



36 South Bridge Court

### Highest Price PSF Residential Sale:

Price	Area	PPSF
\$1,850,000	CARBON	\$475.95

### Bank Sales Detail:

Price	Area	PPSF
\$245,000.00	NEWCASTLE	\$136.72
\$150,000.00	RIFLE	\$72.96
\$85,000.00	RIFLE	\$73.40
\$142,300.00	CARBON	N/A
\$217,000.00	GLENWOOD	\$57.14
\$143,000.00	RIFLE	\$107.52

Compliments of:  
Land Title  
Glenwood Springs  
Bob Rulon  
970-945-2610



## New Unit Sales Detail

### Improved Residential New Unit Sales detail: January 2016

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	2.50	2015	2251	\$562,000.00	Pinyon Mesa Flg 1 Final Lot: 31	SINGLEFAM	\$ 249.67	0063 Cliff Rose Way
3	2.00	2015	1861	\$395,000.00	Castle Valley Ranch #10 Lot: 1	SINGLEFAM	\$ 212.25	0100 North Wildhorse Drive
3	2.50	2015	1804	\$581,000.00	Ironbridge Pud PH II Flgs 1 2 & 3 Lot: 172	SINGLEFAM	\$ 322.06	0021 Bent Grass Drive
2	2.00	2015	1721	\$471,500.00	Lakota Canyon Ranch #6 Lot: 5	SINGLEFAM	\$ 273.97	0011 Mule Deer Court
3	2.50	2015	1457	\$287,000.00	Castle Valley Ranch #9 Lot: 19C	SINGLEFAM	\$ 196.98	Foxwood Lane
4	2.50	2015	2167	\$415,000.00	Castle Valley Ranch #10 Lot: 2	SINGLEFAM	\$ 191.51	0104 North Wildhorse Drive
3	2.50	2009	1850	\$240,000.00	Alder Ridge TH Unit: 5 Block: 4	MULTIFAM	\$ 129.73	N/A
		2015		\$269,500.00	Castle Ridge PUD Amend Lot: 9B	SINGLEFAM	N/A	Castle Ridge Drive

### Summary of Improved Residential New Unit Sales: January 2016

<b>Average Price:</b>	<b>\$402,625</b>
<b>Average PPSF:</b>	<b>\$225.17</b>
<b>Median Price:</b>	<b>\$405,000</b>
<b># Transactions:</b>	<b>8</b>
<b>Gross Volume:</b>	<b>\$3,221,000.00</b>



NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.





# Historic Transaction Comparison

## Month to Month Comparison by Dollar Volume

Month	2010	% Change vs. Previous Year-to-Date	2011	% Change vs. Previous Year-to-Date	2012	% Change vs. Previous Year-to-Date	2013	% Change vs. Previous Year-to-Date	2014	% Change vs. Previous Year-to-Date	2015	% Change vs. Previous Year-to-Date	2016	% Change vs. Previous Year-to-Date
January	\$11,461,500	-31.06%	\$17,481,300	52.52%	\$22,066,900	26.23%	\$23,657,100	7.21%	\$26,864,925	13.56%	\$23,996,800	-10.68%	\$29,408,700	22.55%
February	\$12,503,900	-11.60%	\$16,374,200	30.95%	\$20,486,100	25.11%	\$18,961,800	-7.44%	\$30,023,600	58.34%	\$22,399,300	-25.39%		-100.00%
March	\$24,342,200	126.23%	\$26,954,300	10.73%	\$28,487,050	5.69%	\$18,584,400	-34.76%	\$27,564,600	48.32%	\$25,338,900	-8.07%		-100.00%
April	\$21,940,200	6.09%	\$24,004,500	9.41%	\$19,483,259	-18.83%	\$33,594,160	72.43%	\$31,087,200	-7.46%	\$39,861,900	28.23%		-100.00%
May	\$17,487,500	11.72%	\$18,828,200	7.67%	\$35,977,400	91.08%	\$41,220,050	14.57%	\$40,434,600	-1.91%	\$48,246,950	19.32%		-100.00%
June	\$20,376,300	-28.29%	\$22,964,600	12.70%	\$33,223,399	44.67%	\$26,888,300	-19.07%	\$51,175,800	90.33%	\$52,511,100	2.61%		-100.00%
July	\$24,709,600	-0.21%	\$27,370,900	10.77%	\$38,158,000	39.41%	\$39,482,800	3.47%	\$49,114,288	24.39%	\$69,439,700	41.38%		-100.00%
August	\$21,049,700	-2.27%	\$35,724,600	69.72%	\$45,076,180	26.18%	\$49,376,700	9.54%	\$43,238,000	-12.43%	\$46,496,708	7.54%		-100.00%
September	\$17,782,700	2.70%	\$18,404,300	3.50%	\$29,378,700	59.63%	\$32,667,800	11.20%	\$41,916,200	28.31%	\$63,816,300	52.25%		-100.00%
October	\$20,320,900	7.52%	\$26,725,300	31.52%	\$43,073,850	61.17%	\$33,600,400	-21.99%	\$72,606,200	116.09%	\$52,928,572	-27.10%		-100.00%
November	\$19,163,600	46.59%	\$22,498,600	17.40%	\$32,741,970	45.53%	\$28,487,265	-12.99%	\$34,152,700	19.89%	\$34,370,100	0.64%		-100.00%
December	\$37,739,700	10.02%	\$21,741,800	-42.39%	\$28,185,216	29.64%	\$36,496,800	29.49%	\$45,211,700	23.88%	\$50,196,400	11.03%		-100.00%
<b>Annual Total:</b>	<b>\$248,877,800</b>	<b>5.38%</b>	<b>\$279,072,600</b>	<b>12.13%</b>	<b>\$376,338,024</b>	<b>34.85%</b>	<b>\$383,017,575</b>	<b>1.77%</b>	<b>\$493,389,813</b>	<b>28.82%</b>	<b>\$529,602,730</b>	<b>7.34%</b>	<b>\$29,408,700</b>	<b>-94.45%</b>

## Month to Month Comparison by Number of Transactions

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Month	2010	% Change vs. Previous Year-to-Date	2011	% Change vs. Previous Year-to-Date	2012	% Change vs. Previous Year-to-Date	2013	% Change vs. Previous Year-to-Date	2014	% Change vs. Previous Year-to-Date	2015	% Change vs. Previous Year-to-Date	2015	% Change vs. Previous Year-to-Date
January	34	-10.53%	56	64.71%	71	26.79%	86	21.13%	59	-31.40%	71	20.34%	94	32.39%
February	33	-28.26%	43	30.30%	61	41.86%	84	37.70%	74	-11.90%	76	2.70%		-100.00%
March	61	84.85%	80	31.15%	114	42.50%	78	-31.58%	89	14.10%	87	-2.25%		-100.00%
April	63	46.51%	87	38.10%	83	-4.60%	102	22.89%	101	-0.98%	125	23.76%		-100.00%
May	61	41.86%	68	11.48%	117	72.06%	118	0.85%	119	0.85%	142	19.33%		-100.00%
June	68	-9.33%	72	5.88%	106	47.22%	103	-2.83%	125	21.36%	157	25.60%		-100.00%
July	69	7.81%	83	20.29%	97	16.87%	105	8.25%	130	23.81%	174	33.85%		-100.00%
August	56	-1.75%	92	64.29%	123	33.70%	134	8.94%	117	-12.69%	146	24.79%		-100.00%
September	55	-9.84%	83	50.91%	112	34.94%	107	-4.46%	111	3.74%	140	26.13%		-100.00%
October	60	5.26%	91	51.67%	119	30.77%	108	-9.24%	125	15.74%	162	29.60%		-100.00%
November	58	26.09%	77	32.76%	109	41.56%	85	-22.02%	95	11.76%	97	2.11%		-100.00%
December	81	19.12%	89	9.88%	101	13.48%	120	18.81%	136	13.33%	131	-3.68%		-100.00%
<b>Annual Total:</b>	<b>699</b>	<b>10.78%</b>	<b>921</b>	<b>31.76%</b>	<b>1,213</b>	<b>31.70%</b>	<b>1,230</b>	<b>1.40%</b>	<b>1,281</b>	<b>4.15%</b>	<b>1,508</b>	<b>17.72%</b>	<b>94</b>	<b>-93.77%</b>

Please note: The above figures include all transactions. They are an unofficial tabulation of Garfield County records that are believed to be reasonably accurate.