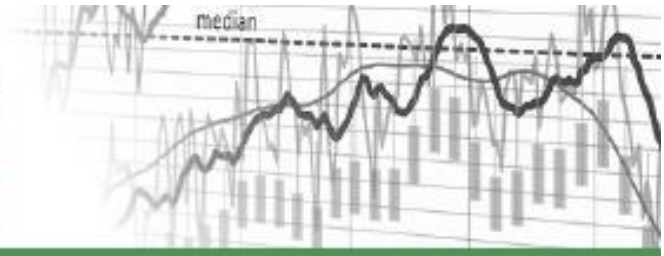
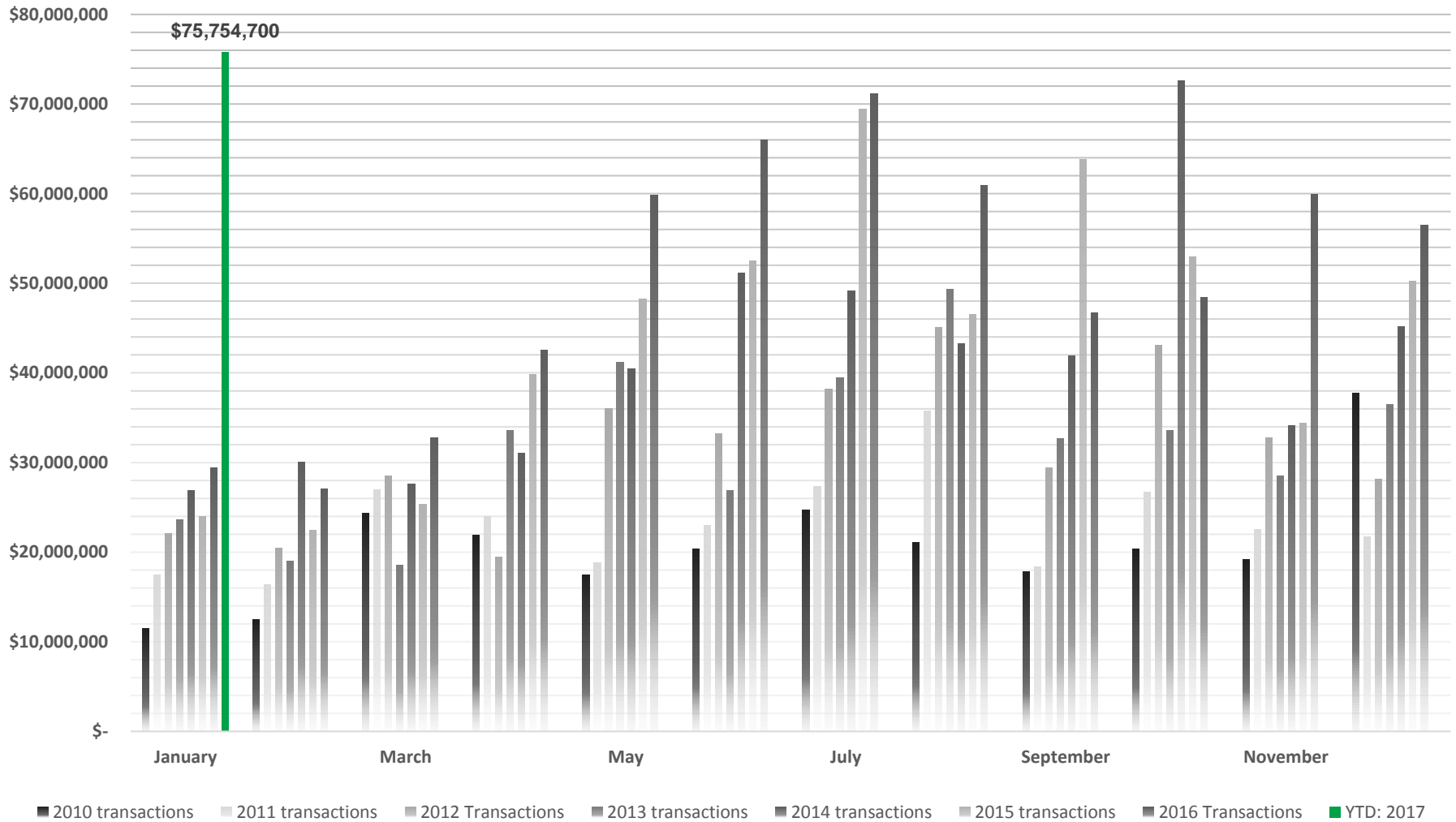




# Garfield County Market ANALYSIS



## Historical Gross Sales Volume: 2010 - YTD: 2017



Compliments of  
Land Title  
Guarantee  
Company



## Historical Gross Sales Volume

Month	2010	2011	2012	2013	2014	2015	2016	2017	Change
January	\$11,461,500	\$17,481,300	\$22,066,900	\$23,657,100	\$26,864,925	\$23,996,800	\$29,408,700	\$75,754,700	157.59%
February	\$12,503,900	\$16,374,200	\$20,486,100	\$18,961,800	\$30,023,600	\$22,399,300	\$27,034,000		-100.00%
March	\$24,342,200	\$26,954,300	\$28,487,050	\$18,584,400	\$27,564,600	\$25,338,900	\$32,750,800		-100.00%
April	\$21,940,200	\$24,004,500	\$19,483,259	\$33,594,160	\$31,087,200	\$39,861,900	\$42,547,300		-100.00%
May	\$17,487,500	\$18,828,200	\$35,977,400	\$41,220,050	\$40,434,600	\$48,246,950	\$59,813,400		-100.00%
June	\$20,376,300	\$22,964,600	\$33,223,399	\$26,888,300	\$51,175,800	\$52,511,100	\$66,028,900		-100.00%
July	\$24,709,600	\$27,370,900	\$38,158,000	\$39,482,800	\$49,114,288	\$69,439,700	\$71,188,700		-100.00%
August	\$21,049,700	\$35,724,600	\$45,076,180	\$49,376,700	\$43,238,000	\$46,496,708	\$60,908,600		-100.00%
September	\$17,782,700	\$18,404,300	\$29,378,700	\$32,667,800	\$41,916,200	\$63,816,300	\$46,671,900		-100.00%
October	\$20,320,900	\$26,725,300	\$43,073,850	\$33,600,400	\$72,606,200	\$52,928,572	\$48,435,300		-100.00%
November	\$19,163,600	\$22,498,600	\$32,741,970	\$28,487,265	\$34,152,700	\$34,370,100	\$59,968,500		-100.00%
December	\$37,739,700	\$21,741,800	\$28,185,216	\$36,496,800	\$45,211,700	\$50,196,400	\$56,499,400		-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>\$75,754,700</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>\$601,255,500</b>	<b>\$75,754,700</b>	<b>13.53%</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.

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

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	2016	2017	Change
January	34	56	71	86	59	71	94	106	12.77%
February	33	43	61	84	74	76	87		-100.00%
March	61	80	114	78	89	87	100		-100.00%
April	63	87	83	102	101	125	128		-100.00%
May	61	68	117	118	119	142	149		-100.00%
June	68	72	106	103	125	157	174		-100.00%
July	69	83	97	105	130	174	174		-100.00%
August	56	92	123	134	117	146	168		-100.00%
September	55	83	112	107	111	140	136		-100.00%
October	60	91	119	108	125	162	132		-100.00%
November	58	77	109	85	95	97	125		-100.00%
December	81	89	101	120	136	131	133		-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>106</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>1,600</b>	<b>106</b>	<b>6.10%</b>

Compliments of  
Land Title  
Guarantee  
Company



## Market Snapshot by 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
Parachute	\$159,273	\$63,500	-60%	\$99,750	\$107,500	8%	\$23,500	\$130,000	453%
Battlement Mesa	\$217,754	\$160,917	-26%	\$134,833	\$87,000	-35%	\$77,250	\$0	n/a
Rifle	\$255,351	\$292,414	15%	\$161,344	\$152,450	-6%	\$102,327	\$5,005,000	4791%
Silt	\$322,523	\$348,630	8%	\$197,862	\$263,000	33%	\$94,438	\$179,850	90%
New Castle	\$469,347	\$399,115	-15%	\$217,502	\$202,000	-7%	\$201,059	\$454,500	126%
Rural	\$530,000	\$0	n/a	\$0	\$0	0%	\$153,750	\$0	n/a
Glenwood Springs	\$514,223	\$559,100	9%	\$245,922	\$235,960	-4%	\$153,879	\$151,325	-2%
Carbondale	\$759,743	\$807,650	6%	\$356,585	\$346,600	-3%	\$182,226	\$179,167	-2%
<b>Gross Live Average:</b>	<b>\$428,652</b>	<b>\$445,933</b>	<b>4%</b>	<b>\$234,853</b>	<b>\$239,953</b>	<b>2%</b>	<b>\$145,131</b>	<b>\$730,933</b>	<b>404%</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 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
Parachute	\$157,500	dna	-100%	\$99,500	dna	n/a	\$32,000	dna	n/a
Battlement Mesa	\$212,450	\$163,500	-23%	\$108,000	dna	n/a	\$128,750	\$0	n/a
Rifle	\$238,500	\$260,000	9%	\$162,500	dna	n/a	\$75,000	dna	n/a
Silt	\$304,000	\$349,500	15%	\$215,000	dna	n/a	\$54,500	dna	n/a
New Castle	\$369,700	\$332,500	-10%	\$221,500	dna	n/a	\$67,500	dna	n/a
Rural	\$545,000	dna	n/a	\$0	\$0	0%	dna	\$0	n/a
Glenwood Springs	\$452,750	\$442,500	-2%	\$249,000	\$255,000	2%	\$110,000	\$147,500	34%
Carbondale	\$643,500	\$775,000	20%	\$350,000	\$350,000	0%	\$153,500	\$190,000	24%
<b>Gross Live Median:</b>	<b>\$348,500</b>	<b>\$379,000</b>	<b>9%</b>	<b>\$192,750</b>	<b>\$255,000</b>	<b>32%</b>	<b>\$104,250</b>	<b>\$153,750</b>	<b>47%</b>

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

Compliments of  
Land Title  
Guarantee  
Company



# Market Analysis by Area

January 2017		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	\$301,000	0.40%	3	2.83%	\$100,333	\$107,500	\$63,500	dna	\$45	\$107,500	dna	\$71
Battlement Mesa	\$1,081,500	1.43%	9	8.49%	\$120,167	\$115,000	\$160,917	\$163,500	\$104	\$87,000	dna	\$76
Rifle	\$12,761,800	16.85%	13	12.26%	\$981,677	\$227,000	\$292,414	\$260,000	\$158	\$152,450	dna	\$114
Silt	\$4,109,000	5.42%	13	12.26%	\$316,077	\$319,700	\$348,630	\$349,500	\$172	\$263,000	dna	\$131
New Castle	\$6,546,500	8.64%	18	16.98%	\$363,694	\$325,000	\$399,115	\$332,500	\$204	\$202,000	dna	\$186
All Rural Areas Garfield County	\$28,000,300	36.96%	2	1.89%	\$14,000,150	dna	\$0	\$0	\$0	\$0	\$0	\$0
Glenwood Springs	\$9,351,400	12.34%	26	24.53%	\$359,669	\$272,500	\$559,100	\$442,500	\$235	\$235,960	\$255,000	\$228
Carbondale	\$13,597,000	17.95%	21	19.81%	\$647,476	\$450,000	\$807,650	\$775,000	\$241	\$346,600	\$350,000	\$277
Interval Units & Quit Claim Deeds	\$6,200	0.01%	1	0.94%	\$6,200	dna	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$75,754,700</b>	<b>100.00%</b>	<b>106</b>	<b>100.00%</b>	<b>\$721,414</b>	<b>\$279,900</b>	<b>\$445,933</b>	<b>\$379,000</b>	<b>\$191</b>	<b>\$239,953</b>	<b>\$255,000</b>	<b>\$200</b>
<b>(NEW UNIT SALES)</b>	<b>\$2,146,800</b>	<b>2.83%</b>	<b>5</b>	<b>4.72%</b>	<b>\$429,360</b>	<b>\$279,900</b>	<b>\$429,360</b>	<b>\$279,900</b>	<b>\$220</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</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.

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

YTD: Jan. 2017		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	\$301,000	0.40%	3	2.83%	\$100,333	\$107,500	\$63,500	dna	\$45	\$107,500	dna	\$71
Battlement Mesa	\$1,081,500	1.43%	9	8.49%	\$120,167	\$115,000	\$160,917	\$163,500	\$104	\$87,000	dna	\$76
Rifle	\$12,761,800	16.85%	13	12.26%	\$981,677	\$227,000	\$292,414	\$260,000	\$158	\$152,450	dna	\$114
Silt	\$4,109,000	5.42%	13	12.26%	\$316,077	\$319,700	\$348,630	\$349,500	\$172	\$263,000	dna	\$131
New Castle	\$6,546,500	8.64%	18	16.98%	\$363,694	\$325,000	\$399,115	\$332,500	\$204	\$202,000	dna	\$186
All Rural Areas Garfield County	\$28,000,300	36.96%	2	1.89%	\$14,000,150	dna	\$0	dna	\$0	\$0	\$0	\$0
Glenwood Springs	\$9,351,400	12.34%	26	24.53%	\$359,669	\$272,500	\$559,100	\$442,500	\$235	\$235,960	\$255,000	\$228
Carbondale	\$13,597,000	17.95%	21	19.81%	\$647,476	\$450,000	\$807,650	\$775,000	\$241	\$346,600	\$350,000	\$277
Interval Units & Quit Claim Deeds	\$6,200	0.01%	1	0.94%	\$6,200	dna	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$75,754,700</b>	<b>100.00%</b>	<b>106</b>	<b>100.00%</b>	<b>\$721,414</b>	<b>\$279,900</b>	<b>\$445,933</b>	<b>\$379,000</b>	<b>\$191</b>	<b>\$239,953</b>	<b>\$255,000</b>	<b>\$200</b>
<b>(NEW UNIT SALES)</b>	<b>\$2,146,800</b>	<b>2.83%</b>	<b>5</b>	<b>4.72%</b>	<b>\$429,360</b>	<b>\$279,900</b>	<b>\$429,360</b>	<b>\$279,900</b>	<b>\$220</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

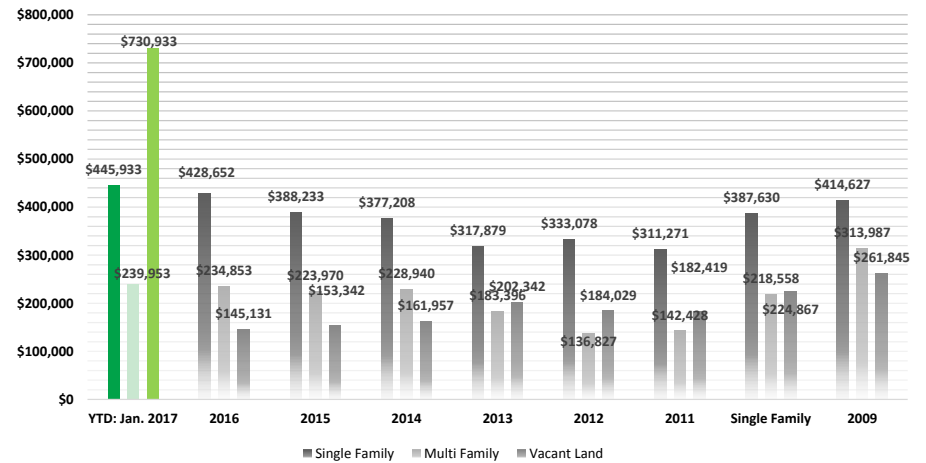
Compliments of  
Land Title  
Guarantee  
Company



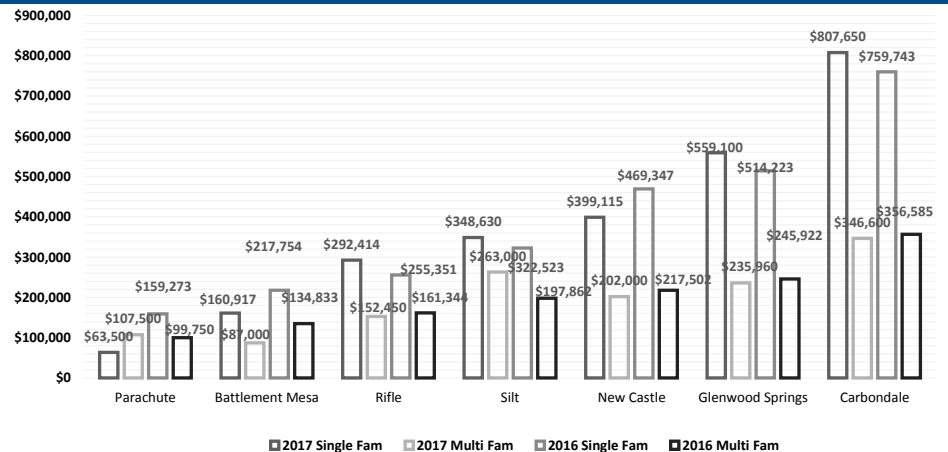
# Historical Cost Analysis

January 2017	# Transactions	Gross Volume	Average Price
Single Family	57	\$25,418,200	\$445,933
Multi Family	17	\$4,079,200	\$239,953
Vacant Land	18	\$13,156,800	\$730,933
YTD: Jan. 2017	# Transactions	Gross Volume	Average Price
Single Family	57	\$25,418,200	\$445,933
Multi Family	17	\$4,079,200	\$239,953
Vacant Land	18	\$13,156,800	\$730,933
2016	# Transactions	Gross Volume	Average Price
Single Family	955	\$409,363,000	\$428,652
Multi Family	258	\$60,592,200	\$234,853
Vacant Land	226	\$32,799,600	\$145,131
2015	# Transactions	Gross Volume	Average Price
Single Family	924	\$358,727,200	\$388,233
Multi Family	212	\$47,481,700	\$223,970
Vacant Land	235	\$36,035,308	\$153,342
2014	# Transactions	Gross Volume	Average Price
Single Family	759	\$286,301,225	\$377,208
Multi Family	163	\$37,317,300	\$228,940
Vacant Land	202	\$32,642,600	\$161,957
2013	# Transactions	Gross Volume	Average Price
Single Family	762	\$242,223,575	\$317,879
Multi Family	179	\$32,827,900	\$183,396
Vacant Land	140	\$28,327,900	\$202,342
2012	# Transactions	Gross Volume	Average Price
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
2011	# Transactions	Gross Volume	Average Price
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
2010	# Transactions	Gross Volume	Average Price
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
2009	# Transactions	Gross Volume	Average Price
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 - 2017



Land Title Residential Average Price Comparison by Area: Garfield County 2016 versus 2017



Compliments of  
Land Title  
Guarantee  
Company

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

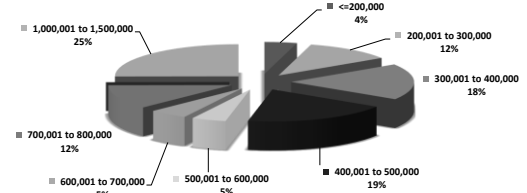


# Price Point, Commercial Cost, Jumbo Sales Analysis

## January 2017 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	8	\$1,081,900	4%	14%
200,001 to 300,000	12	\$2,933,300	12%	21%
300,001 to 400,000	13	\$4,634,000	18%	23%
400,001 to 500,000	11	\$4,866,000	19%	19%
500,001 to 600,000	2	\$1,142,500	4%	4%
600,001 to 700,000	2	\$1,285,000	5%	4%
700,001 to 800,000	4	\$3,100,000	12%	7%
800,001 to 900,000	0	\$0	0%	0%
900,001 to 1,000,000	0	\$0	0%	0%
1,000,001 to 1,500,000	5	\$6,375,500	25%	9%
1,500,001 to 2,000,000	0	\$0	0%	0%
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>57</b>	<b>\$25,418,200</b>	<b>100%</b>	<b>100%</b>

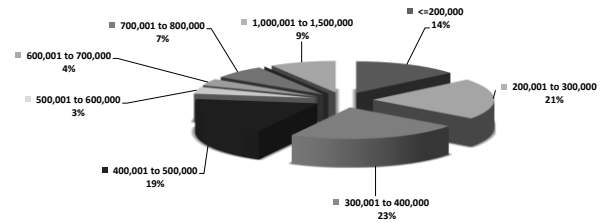
Land Title Single Family Dollar Volume by Price Point: Garfield County  
January 2017



## YTD: Jan. 2017 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	8	\$1,081,900	4%	14%
200,001 to 300,000	12	\$2,933,300	12%	21%
300,001 to 400,000	13	\$4,634,000	18%	23%
400,001 to 500,000	11	\$4,866,000	19%	19%
500,001 to 600,000	2	\$1,142,500	4%	4%
600,001 to 700,000	2	\$1,285,000	5%	4%
700,001 to 800,000	4	\$3,100,000	12%	7%
800,001 to 900,000	0	\$0	0%	0%
900,001 to 1,000,000	0	\$0	0%	0%
1,000,001 to 1,500,000	5	\$6,375,500	25%	9%
1,500,001 to 2,000,000	0	\$0	0%	0%
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>57</b>	<b>\$25,418,200</b>	<b>100%</b>	<b>100%</b>

Land Title Single Family Transactions by Price Point: Garfield County  
January 2017



## Transaction Reconciliation by Type

	# Transactions	Gross Volume
Single Family	57	\$25,418,200
Multi Family	17	\$4,079,200
Vacant Land	18	\$13,158,800
Commercial	9	\$33,020,000
Development Land		
Easement		
Not Arms Length/Low Doc Fee	1	\$300
Quit Claim Deed	1	\$6,200
Related Parties		
Bulk Multi-Family Unit/Project Sales		
Partial Interest Sales		
Employee Housing Units/Mobile Homes	3	\$74,000
Political Transfers		
<b>Total Transactions:</b>	<b>106</b>	<b>\$75,754,700</b>

## Commercial Cost Index

January 2017				YTD: Jan. 2017			
	# Sales	Gross Volume	Average Price		# Sales	Gross Volume	Average Price
Commercial Improved:	57	\$31,020,000	\$4,431,429	Commercial Improved:	7	\$31,020,000	\$4,431,429
Commercial Vacant:	2	\$2,000,000	\$1,000,000	Commercial Vacant:	2	\$2,000,000	\$1,000,000
Development Vacant:	0	\$0	\$0	Development Vacant:	0	\$0	\$0
Full Year: 2016				Full Year: 2015			
	# Sales	Gross Volume	Average Price		# Sales	Gross Volume	Average Price
Commercial Improved:	80	\$72,184,200	\$902,303	Commercial Improved:	69	\$65,934,472	\$955,572
Commercial Vacant:	12	\$5,295,300	\$441,275	Commercial Vacant:	21	\$5,736,500	\$273,167
Development Vacant:	7	\$11,822,500	\$1,688,929	Development Vacant:	3	\$5,376,000	\$1,792,000

## Jumbo Residential Sales Index

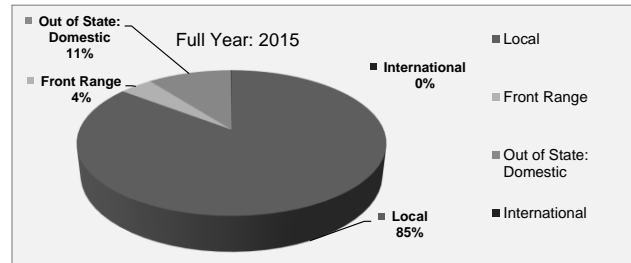
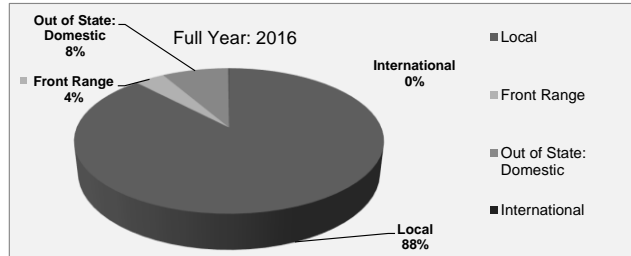
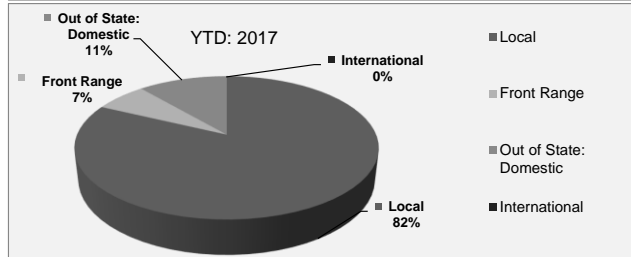
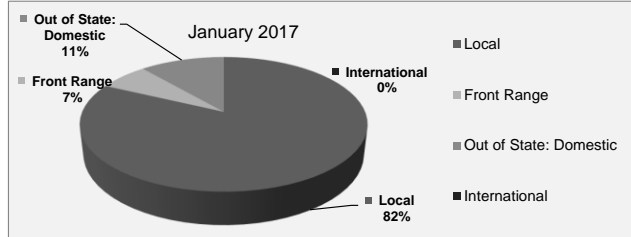
January 2017		
	# Trans	Gross Volume
417,001 to 650,000	13	\$6,497,500
650,001 to 999,999	4	\$3,100,000
Over 1,000,000	5	\$6,375,500
<b>Total:</b>	<b>22</b>	<b>\$15,973,000</b>

YTD: Jan. 2017		
	# Trans	Gross Volume
417,001 to 650,000	13	\$6,497,500
650,001 to 999,999	4	\$3,100,000
Over 1,000,000	5	\$6,375,500
<b>Total:</b>	<b>22</b>	<b>\$15,973,000</b>

Compliments of  
Land Title  
Guarantee  
Company

# Market Highlights

## Purchaser Abstract:



## All Sales: January 2017

Origin of Buyer	# of Trans.	% Overall
Local	87	82%
Front Range	7	7%
Out of State: Domestic	12	11%
International	0	0%
<b>Total Sales</b>	<b>106</b>	<b>100%</b>

## YTD: 2017

Origin of Buyer	# of Trans.	% Overall
Local	87	82%
Front Range	7	7%
Out of State: Domestic	12	11%
International	0	0%
<b>Total Sales</b>	<b>106</b>	<b>100%</b>

## All Sales: 2016

Origin of Buyer	# of Trans.	% Overall
Local	1406	88%
Front Range	60	4%
Out of State: Domestic	133	8%
International	1	0%
<b>Total Sales</b>	<b>1600</b>	<b>100%</b>

## All Sales: 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>

## Market Highlights:

### January 2017

#### Highest Priced Residential Sale:

Price	Area	PPSF
\$1,365,000	CARBON	\$286.28



218 Midland Loop

#### Bank Sales Detail:

Price	Area	PPSF
\$325,000	NEWCASTLE	\$ 146.66
\$96,000	BATTLE	\$ 59.00
\$63,500	PARACHUTE	\$ 45.20
\$155,400	RIFLE	\$ 164.97

Compliments of  
Land Title  
Guarantee  
Company

#### Highest Price PSF Residential Sale:

Price	Area	PPSF
\$360,000	CARBON	\$340.91



## New Unit Sales Detail

### Improved Residential New Unit Sales Detail:

January 2017

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
	N/A	2016	N/A	\$242,000.00	CASTLE RIDGE PUD AMEND LOT 12 Lot: 12B	SINGLEFAM	N/A	194 CASTLE RIDGE DR #12B
3	3.00	2016	2728	\$595,500.00	IRONBRIDGE PUD FNL PH III Lot: 34	SINGLEFAM	\$ 218.29	RIVER BEND WAY
3	3.00	2016	1525	\$279,400.00	PAINTED PASTURES SUB FNL Lot: 48	SINGLEFAM	\$ 183.21	347 TOBIANO LN
3	3.00	2016	1525	\$279,900.00	PAINTED PASTURES SUB FNL Lot: 53	SINGLEFAM	\$ 183.54	286 TOBIANO LN
3	3.50	2015	2536	\$750,000.00	ASPEN GLEN FLG 1 LOT D 19 AMD FNL Lot: D19A	SINGLEFAM	\$ 295.74	446 DIAMOND A RANCH ROAD

### Summary of Improved Residential New Unit Sales:

<b>Average Price:</b>	<b>\$429,360.00</b>
<b>Average PPSF:</b>	<b>\$ 220.20</b>
<b>Median Price:</b>	<b>\$279,900.00</b>
<b># Transactions:</b>	<b>5</b>
<b>Gross Volume:</b>	<b>\$2,146,800.00</b>

Compliments of  
Land Title  
Guarantee  
Company



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	2017	% 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%	\$75,754,700	157.59%
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%	\$27,034,000	20.69%		-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%	\$32,750,800	29.25%		-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%	\$42,547,300	6.74%		-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%	\$59,813,400	23.97%		-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%	\$66,028,900	25.74%		-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%	\$71,188,700	2.52%		-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%	\$60,908,600	31.00%		-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%	\$46,671,900	-26.87%		-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%	\$48,435,300	-8.49%		-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%	\$59,968,500	74.48%		-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%	\$56,499,400	12.56%		-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>\$601,255,500</b>	<b>13.53%</b>	<b>\$75,754,700</b>	<b>-87.40%</b>

## Month to Month Comparison by Number of Transactions

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

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	2017	% 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%	106	12.77%
February	33	-28.26%	43	30.30%	61	41.86%	84	37.70%	74	-11.90%	76	2.70%	87	14.47%		-100.00%
March	61	84.85%	80	31.15%	114	42.50%	78	-31.58%	89	14.10%	87	-2.25%	100	14.94%		-100.00%
April	63	46.51%	87	38.10%	83	-4.60%	102	22.89%	101	-0.98%	125	23.76%	128	2.40%		-100.00%
May	61	41.86%	68	11.48%	117	72.06%	118	0.85%	119	0.85%	142	19.33%	149	4.93%		-100.00%
June	68	-9.33%	72	5.88%	106	47.22%	103	-2.83%	125	21.36%	157	25.60%	174	10.83%		-100.00%
July	69	7.81%	83	20.29%	97	16.87%	105	8.25%	130	23.81%	174	33.85%	174	0.00%		-100.00%
August	56	-1.75%	92	64.29%	123	33.70%	134	8.94%	117	-12.69%	146	24.79%	168	15.07%		-100.00%
September	55	-9.84%	83	50.91%	112	34.94%	107	-4.46%	111	3.74%	140	26.13%	136	-2.86%		-100.00%
October	60	5.26%	91	51.67%	119	30.77%	108	-9.24%	125	15.74%	162	29.60%	132	-18.52%		-100.00%
November	58	26.09%	77	32.76%	109	41.56%	85	-22.02%	95	11.76%	97	2.11%	125	28.87%		-100.00%
December	81	19.12%	89	9.88%	101	13.48%	120	18.81%	136	13.33%	131	-3.68%	133	1.53%		-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>1,600</b>	<b>6.10%</b>	<b>106</b>	<b>-93.38%</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.

Compliments of  
Land Title  
Guarantee  
Company



## Lender Analysis

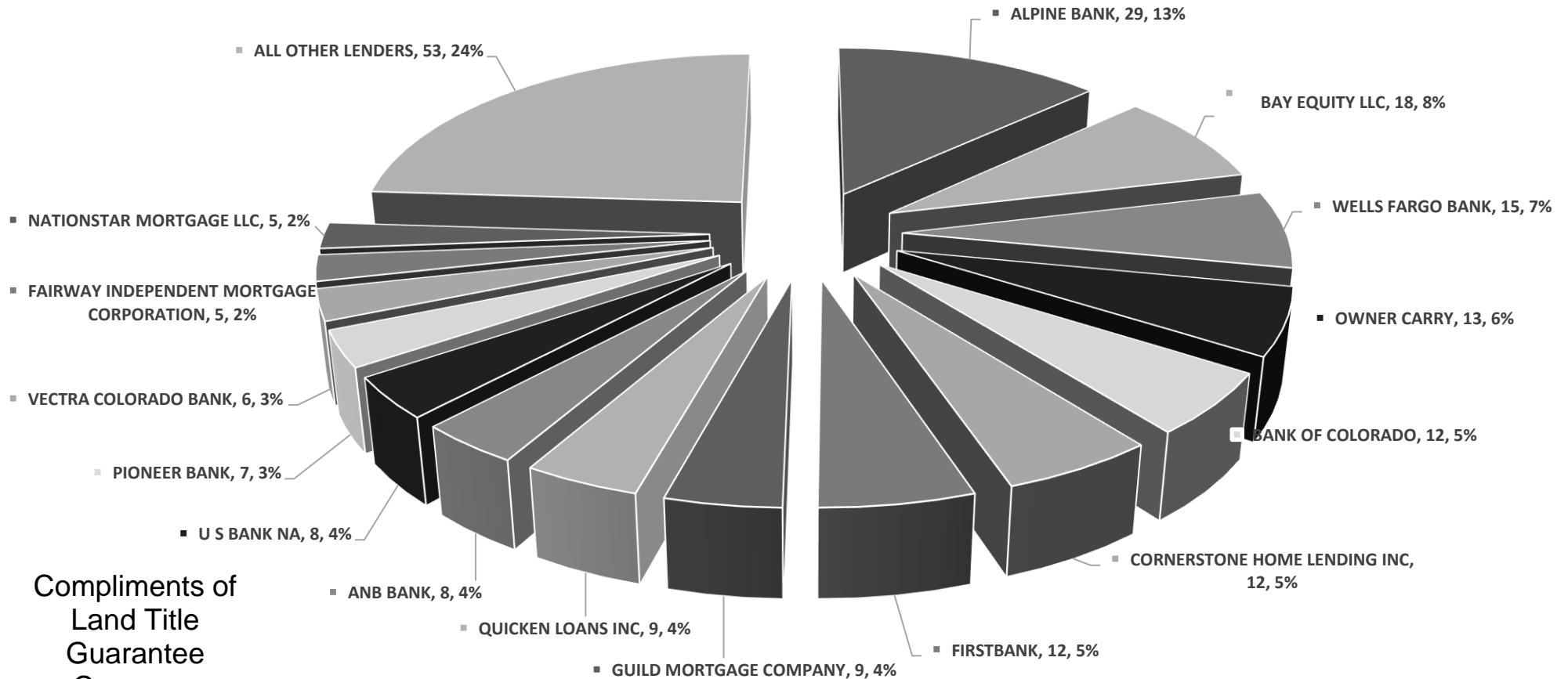
### Top 76% Lenders - January 2017

**Loan Breakdown:** 74 Loans related to Sales: 70% of the 106 Sales Transactions.

There were 147 Refinance/Equity Loans.

The Remainder of Sales: 30% of Real Estate closings were Cash Transactions at the time of closing.

Total Loans: 221



Compliments of  
Land Title  
Guarantee  
Company