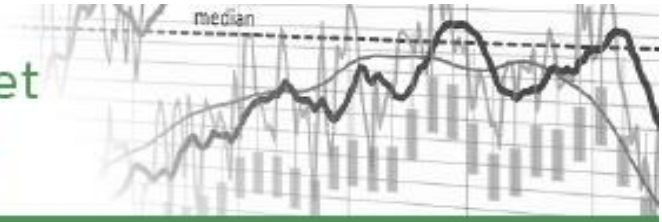
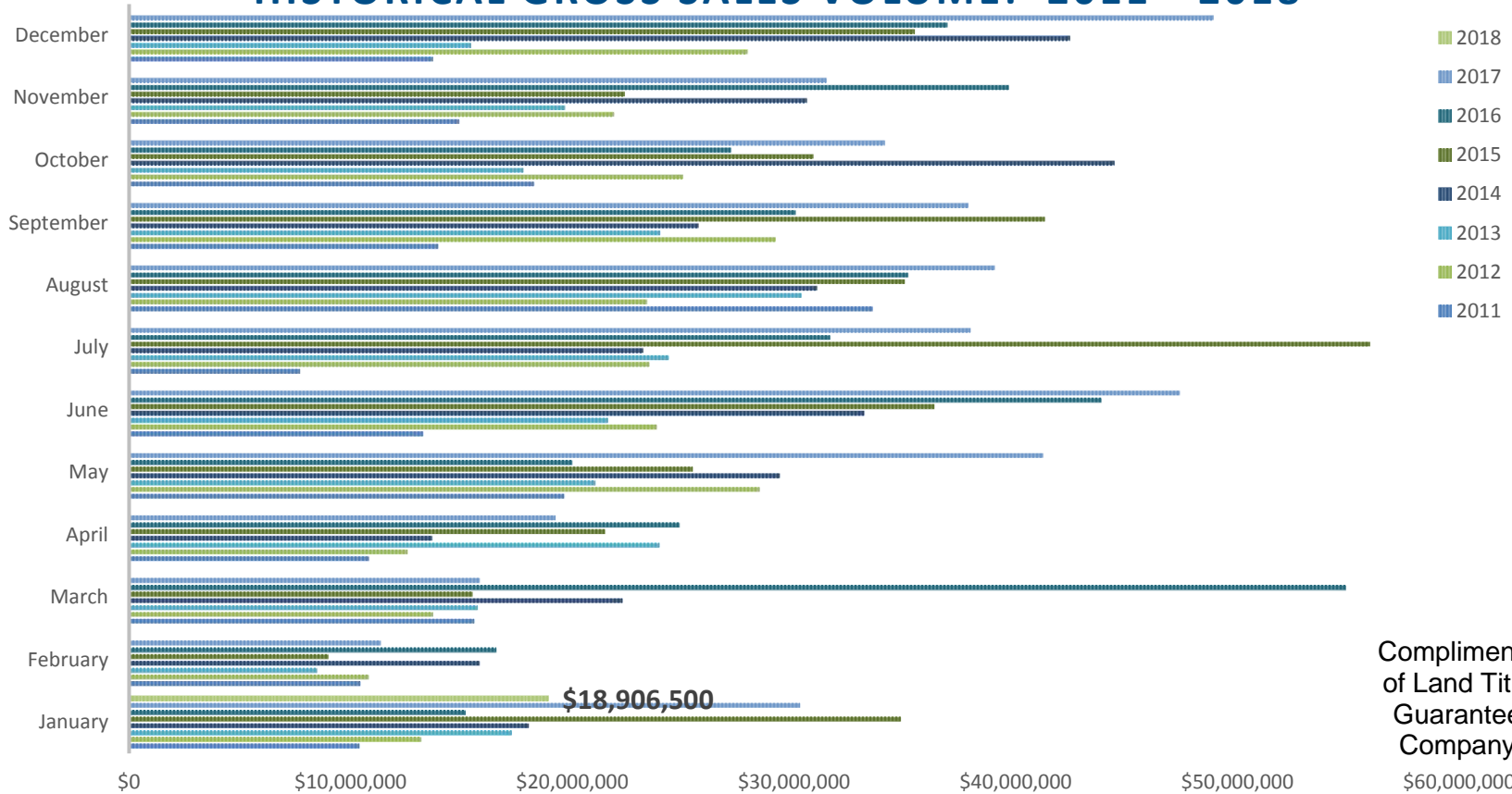




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2018



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Historical Gross Volume

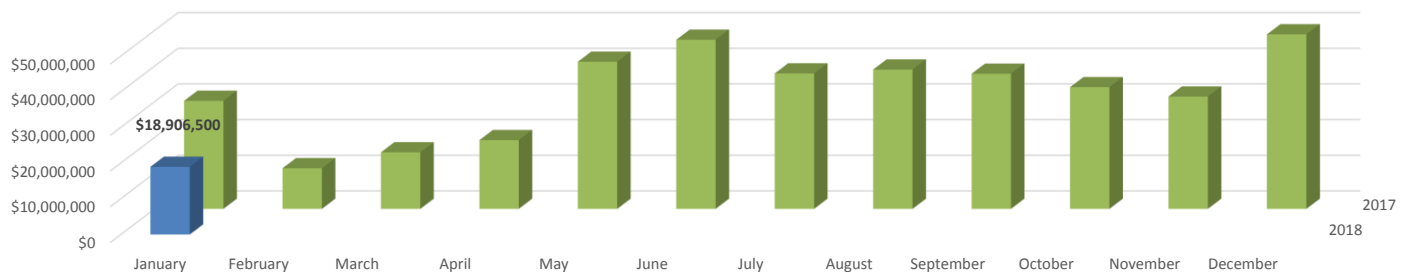
Month to Month Comparison \$ Volume

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		-100.00%
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	\$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%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$394,608,323	\$18,906,500	-95.21%

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		-100.00%
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	20	29	28	24	29	38	41	36	-12.20%
Annual Totals	335	495	475	517	577	570	579	36	-93.78%

Current Month to Month



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Market Analysis: MidValley Area

January 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	\$2,515,000	13.30%	5	13.89%	\$503,000	\$520,000	\$555,625	\$604,500	\$501
Basalt - Pitkin County	\$2,110,000	11.16%	4	11.11%	\$527,500	\$405,000	\$653,333	\$430,000	\$456
TOTAL BASALT:	\$4,625,000	24.46%	9	25.00%	\$513,889	\$430,000	\$597,500	\$520,000	\$482
El Jebel									
El Jebel - Eagle County	\$2,816,500	14.90%	12	33.33%	\$234,708	\$72,500	\$557,167	\$492,500	\$635
TOTAL EL JEBEL:	\$2,816,500	14.90%	12	33.33%	\$234,708	\$72,500	\$557,167	\$492,500	\$635
Carbondale									
Carbondale - Garfield County	\$10,720,000	56.70%	14	38.89%	\$765,714	\$692,500	\$926,944	\$715,000	\$283
Carbondale - Pitkin County	\$745,000	3.94%	1	2.78%	\$745,000	n/a	\$745,000	n/a	\$262
TOTAL CARBONDALE:	\$11,465,000	60.64%	15	41.67%	\$764,333	\$715,000	\$908,750	\$730,000	\$280
MIDVALLEY TOTALS:	\$18,906,500	100.00%	36	100.00%	\$525,181	\$506,250	\$762,473	\$689,000	\$404
(NEW UNIT SALES)	\$1,678,500	8.88%	3	8.33%	\$559,500	\$699,500	\$776,750	n/a	\$442

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	\$2,515,000	13.30%	5	13.89%	\$503,000	\$520,000	\$555,625	\$604,500	\$501
Basalt - Pitkin County	\$2,110,000	11.16%	4	11.11%	\$527,500	\$405,000	\$653,333	\$430,000	\$456
TOTAL BASALT:	\$4,625,000	24.46%	9	25.00%	\$513,889	\$430,000	\$597,500	\$520,000	\$482
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Carbondale - Pitkin County	\$745,000	3.94%	1	2.78%	\$745,000	n/a	\$745,000	n/a	\$262
TOTAL CARBONDALE:	\$11,465,000	60.64%	15	41.67%	\$764,333	\$715,000	\$908,750	\$730,000	\$280
MIDVALLEY TOTALS:	\$18,906,500	100.00%	36	100.00%	\$525,181	\$506,250	\$762,473	\$689,000	\$404
(NEW UNIT SALES)	\$1,678,500	8.88%	3	8.33%	\$559,500	\$699,500	\$776,750	n/a	\$442

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Market Snapshot: MidValley Area

Full Year: 2017 versus YTD: 2018

Area	Average Price	Average Price	% Change Year-to- Date vs. Prior Year	Average Price	Average Price	% Change Year-to-Date vs. Prior Year	Average Price	Average Price	% Change Year-to- Date vs. Prior Year
	Single Family YTD: 2017	Single Family YTD: 2018		Multi-Family YTD: 2017	Multi-Family YTD: 2018		Vacant Land YTD: 2017	Vacant Land YTD: 2018	
Basalt - Eagle County	\$916,725	\$520,000	-43%	\$516,058	\$567,500	10%	\$253,941	\$292,500	15%
Basalt - Pitkin County	\$1,089,058	\$1,150,000	6%	\$527,643	\$405,000	-23%	\$243,250	\$150,000	-38%
ALL BASALT	\$993,978	\$835,000	-16%	\$520,574	\$502,500	-3%	\$253,941	\$292,500	15%
El Jebel	\$813,827	\$0	n/a	\$579,756	\$557,167	-4%	\$316,213	\$200,000	-37%
ALL ELJEBEL	\$813,827	\$0	n/a	\$579,756	\$557,167	-4%	\$316,213	\$200,000	-37%
Carbondale - Garfield County	\$788,494	\$1,082,571	37%	\$417,080	\$382,250	-8%	\$259,340	\$354,375	37%
Carbondale - Pitkin County	\$542,733	\$745,000	37%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$765,013	\$1,040,375	36%	\$417,080	\$382,250	-8%	\$259,340	\$354,375	37%
Gross Mean:	\$824,142	\$999,300	21%	\$484,195	\$494,850	2%	\$266,727	\$294,286	10%

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	Median Price	% Change Year-to- Date vs. Prior Year	Median Price Multi-	Median Price Multi-	% Change Year-to-Date vs. Prior Year	Median Price	Median Price	% Change Year-to- Date vs. Prior Year
	Family YTD: 2017	Single Family YTD: 2018		Family YTD: 2017	Family YTD: 2018		Vacant Land YTD: 2017	Vacant Land YTD: 2018	
Basalt - Eagle County	\$802,500	\$520,000	-35%	\$479,000	\$689,000	44%	\$257,000	\$292,500	14%
Basalt - Pitkin County	\$740,000	\$1,150,000	55%	\$425,000	\$405,000	-5%	\$262,500	\$150,000	-43%
ALL BASALT	\$795,000	\$835,000	5%	\$478,000	\$430,000	-10%	\$257,000	\$221,250	-14%
El Jebel	\$632,500	\$0	n/a	\$520,000	\$492,500	-5%	\$232,500	\$200,000	-14%
ALL ELJEBEL	\$632,500	\$0	n/a	\$520,000	\$492,500	-5%	\$232,500	\$200,000	-14%
Carbondale - Garfield County	\$696,500	\$979,000	41%	\$410,000	\$382,250	-7%	\$189,750	\$247,500	30%
Carbondale - Pitkin County	\$545,000	\$745,000	37%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$680,000	\$862,000	27%	\$410,000	\$382,250	-7%	\$189,750	\$247,500	30%
Gross Median:	\$698,000	\$862,000	23%	\$433,000	\$430,000	-1%	\$207,900	\$200,000	-4%

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