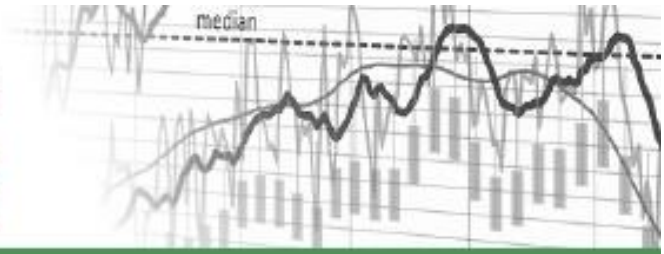
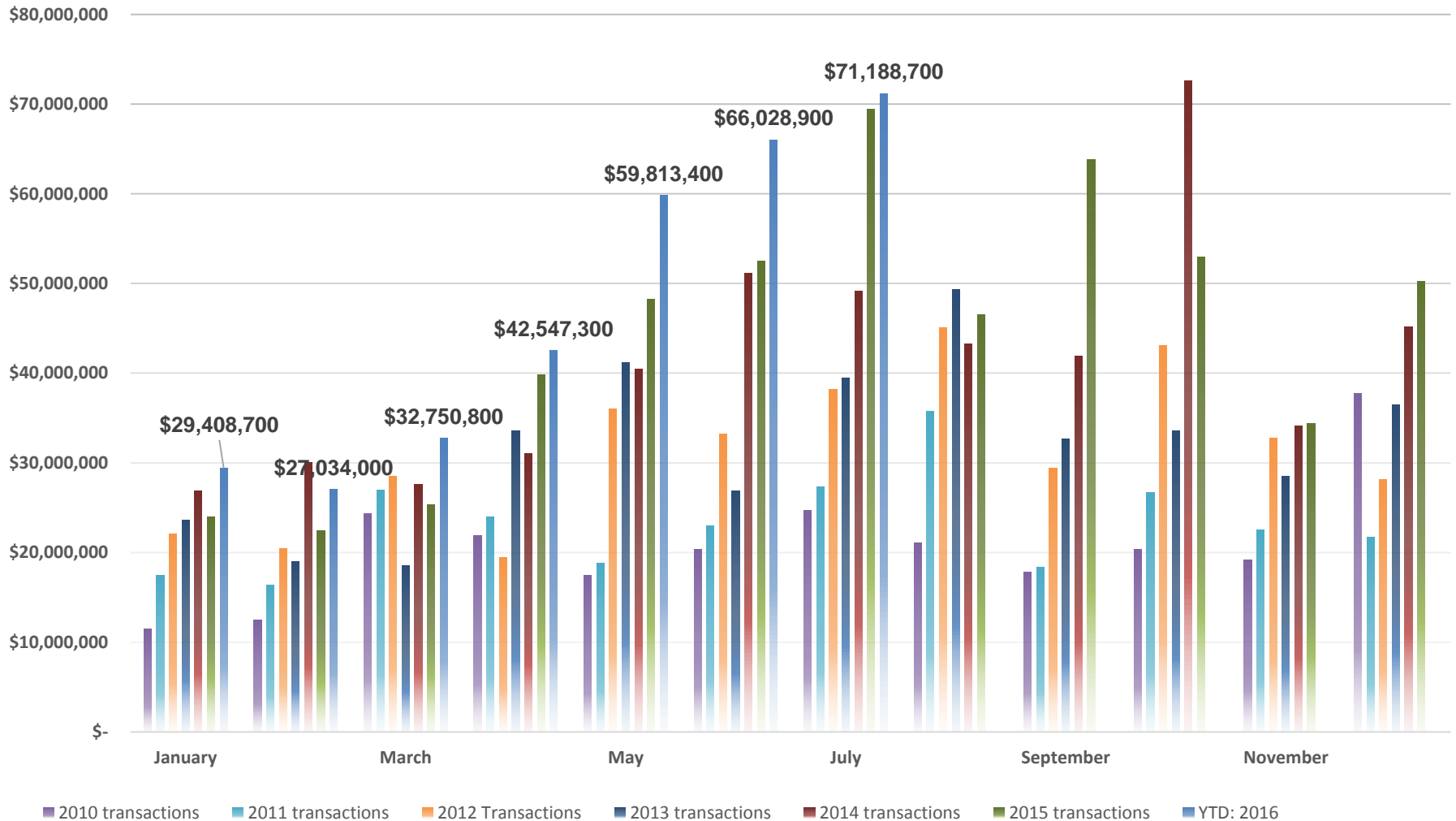




# Garfield County Market ANALYSIS



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



Compliments of  
Land Title  
Guarantee  
Company



## 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	\$27,034,000	20.69%
March	\$24,342,200	\$26,954,300	\$28,487,050	\$18,584,400	\$27,564,600	\$25,338,900	\$32,750,800	29.25%
April	\$21,940,200	\$24,004,500	\$19,483,259	\$33,594,160	\$31,087,200	\$39,861,900	\$42,547,300	6.74%
May	\$17,487,500	\$18,828,200	\$35,977,400	\$41,220,050	\$40,434,600	\$48,246,950	\$59,813,400	23.97%
June	\$20,376,300	\$22,964,600	\$33,223,399	\$26,888,300	\$51,175,800	\$52,511,100	\$66,028,900	25.74%
July	\$24,709,600	\$27,370,900	\$38,158,000	\$39,482,800	\$49,114,288	\$69,439,700	\$71,188,700	2.52%
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>\$132,821,200</b>	<b>\$153,978,000</b>	<b>\$197,882,108</b>	<b>\$202,388,610</b>	<b>\$256,265,013</b>	<b>\$281,794,650</b>	<b>\$328,771,800</b>	<b>16.67%</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>\$328,771,800</b>	<b>-37.92%</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	2015	Change
January	34	56	71	86	59	71	94	32.39%
February	33	43	61	84	74	76	87	14.47%
March	61	80	114	78	89	87	100	14.94%
April	63	87	83	102	101	125	128	2.40%
May	61	68	117	118	119	142	149	4.93%
June	68	72	106	103	125	157	174	10.83%
July	69	83	97	105	130	174	174	0.00%
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>389</b>	<b>489</b>	<b>649</b>	<b>676</b>	<b>697</b>	<b>832</b>	<b>906</b>	<b>8.89%</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>906</b>	<b>-39.92%</b>

Compliments of  
Land Title  
Guarantee  
Company



## 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	\$164,689	-9%	\$82,167	\$90,000	10%	\$71,236	\$3,500	-95%
Battlement Mesa	\$186,981	\$219,992	18%	\$111,343	\$95,500	-14%	\$62,575	\$61,333	-2%
Rifle	\$227,856	\$243,988	7%	\$128,029	\$164,050	28%	\$168,925	\$99,295	-41%
Silt	\$302,502	\$332,671	10%	\$128,200	\$206,133	61%	\$105,450	\$65,652	-38%
New Castle	\$330,721	\$489,035	48%	\$165,173	\$212,123	28%	\$114,207	\$106,000	-7%
Rural	\$500,000	\$617,500	24%	\$0	\$0	0%	\$227,500	\$150,000	-34%
Glenwood Springs	\$474,759	\$462,379	-3%	\$221,280	\$237,298	7%	\$142,307	\$160,054	12%
Carbondale	\$752,306	\$702,582	-7%	\$374,525	\$320,581	-14%	\$192,187	\$188,211	-2%
<b>Gross Live Average:</b>	<b>\$388,233</b>	<b>\$411,039</b>	<b>6%</b>	<b>\$223,970</b>	<b>\$221,966</b>	<b>-1%</b>	<b>\$153,342</b>	<b>\$139,233</b>	<b>-9%</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	\$168,500	4%	\$85,000	dna	n/a	\$48,354	dna	n/a
Battlement Mesa	\$166,000	\$207,450	25%	\$115,000	\$105,250	-8%	\$52,650	\$132,500	152%
Rifle	\$224,000	\$232,000	4%	\$137,000	\$161,250	18%	\$99,500	\$73,000	-27%
Silt	\$285,000	\$291,750	2%	\$128,000	\$212,000	66%	\$57,250	\$52,000	-9%
New Castle	\$314,750	\$364,500	16%	\$151,000	\$203,500	35%	\$52,000	\$60,500	16%
Rural	dna	dna	n/a	\$0	\$0	0%	\$212,500	dna	n/a
Glenwood Springs	\$436,500	\$430,000	-1%	\$222,500	\$249,000	12%	\$96,450	\$97,500	1%
Carbondale	\$560,000	\$627,500	12%	\$339,500	\$320,000	-6%	\$155,000	\$150,000	-3%
<b>Gross Live Median:</b>	<b>\$310,000</b>	<b>\$330,000</b>	<b>6%</b>	<b>\$192,750</b>	<b>\$206,000</b>	<b>7%</b>	<b>\$120,000</b>	<b>\$100,000</b>	<b>-17%</b>

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

Compliments of  
Land Title  
Guarantee  
Company



# Market Analysis by Area

July 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	\$405,000	0.57%	2	1.15%	\$202,500	dna	\$202,500	dna	\$120	\$0	\$0	\$0
Battlement Mesa	\$3,390,000	4.76%	14	8.05%	\$242,143	\$219,250	\$259,150	\$255,000	\$141	\$107,250	dna	\$79
Rifle	\$7,909,500	11.11%	32	18.39%	\$247,172	\$254,750	\$279,381	\$275,000	\$155	\$163,313	\$157,500	\$112
Silt	\$5,957,700	8.37%	25	14.37%	\$238,308	\$262,100	\$279,238	\$293,250	\$158	\$199,300	\$195,000	\$137
New Castle	\$9,897,100	13.90%	36	20.69%	\$274,919	\$290,000	\$333,500	\$320,000	\$185	\$242,764	\$255,000	\$172
All Rural Areas Garfield County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glenwood Springs	\$23,648,700	33.22%	34	19.54%	\$695,550	\$348,850	\$464,871	\$416,000	\$277	\$241,429	\$248,000	\$206
Carbondale	\$19,443,600	27.31%	27	15.52%	\$720,133	\$500,000	\$968,692	\$805,000	\$341	\$433,250	\$462,000	\$277
Interval Units & Quit Claim Deeds	\$537,100	0.75%	4	2.30%	\$134,275	\$133,500	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$71,188,700</b>	<b>100.00%</b>	<b>174</b>	<b>100.00%</b>	<b>\$414,144</b>	<b>\$284,000</b>	<b>\$403,351</b>	<b>\$290,000</b>	<b>\$203</b>	<b>\$234,637</b>	<b>\$218,000</b>	<b>\$169</b>
<b>(NEW UNIT SALES)</b>	<b>\$8,085,100</b>	<b>11.36%</b>	<b>15</b>	<b>8.62%</b>	<b>\$539,007</b>	<b>\$297,000</b>	<b>\$667,820</b>	<b>\$350,000</b>	<b>\$245</b>	<b>\$281,380</b>	<b>\$242,900</b>	<b>\$165</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: July 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	\$1,585,700	0.48%	12	1.32%	\$132,142	\$120,250	\$164,689	\$168,500	\$108	\$90,000	dna	\$50
Battlement Mesa	\$15,646,800	4.76%	76	8.39%	\$205,879	\$170,000	\$226,743	\$207,450	\$119	\$101,375	\$105,250	\$76
Rifle	\$45,264,900	13.77%	178	19.65%	\$254,297	\$199,750	\$243,988	\$232,000	\$143	\$164,050	\$161,250	\$114
Silt	\$27,253,900	8.29%	105	11.59%	\$259,561	\$225,000	\$332,671	\$291,750	\$178	\$206,133	\$212,000	\$135
New Castle	\$51,871,900	15.78%	134	14.79%	\$387,104	\$303,250	\$489,035	\$364,500	\$227	\$212,123	\$203,500	\$161
All Rural Areas Garfield County	\$1,454,500	0.44%	5	0.55%	\$290,900	\$150,000	\$617,500	dna	\$272	\$0	\$0	\$0
Glenwood Springs	\$92,468,200	28.13%	215	23.73%	\$430,085	\$350,500	\$462,379	\$430,000	\$227	\$237,298	\$249,000	\$214
Carbondale	\$92,452,700	28.12%	174	19.21%	\$531,337	\$356,300	\$702,582	\$627,500	\$267	\$320,581	\$320,000	\$252
Interval Units & Quit Claim Deeds	\$773,200	0.24%	7	0.77%	\$110,457	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$328,771,800</b>	<b>100.00%</b>	<b>906</b>	<b>100.00%</b>	<b>\$364,628</b>	<b>\$261,800</b>	<b>\$411,039</b>	<b>\$330,000</b>	<b>\$196</b>	<b>\$221,966</b>	<b>\$206,000</b>	<b>\$177</b>
<b>(NEW UNIT SALES)</b>	<b>\$24,048,900</b>	<b>7.31%</b>	<b>53</b>	<b>30.46%</b>	<b>\$453,753</b>	<b>\$405,000</b>	<b>\$565,669</b>	<b>\$270,000</b>	<b>\$225</b>	<b>\$250,138</b>	<b>\$242,500</b>	<b>\$149</b>

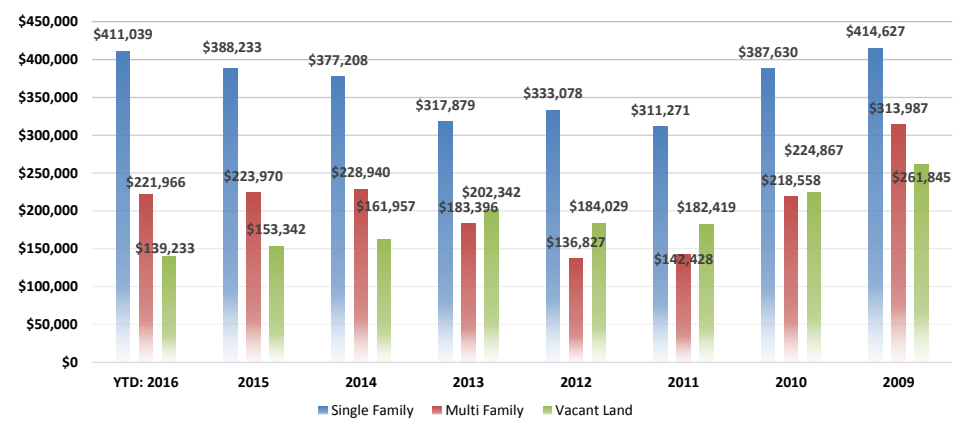
Compliments of  
Land Title  
Guarantee  
Company



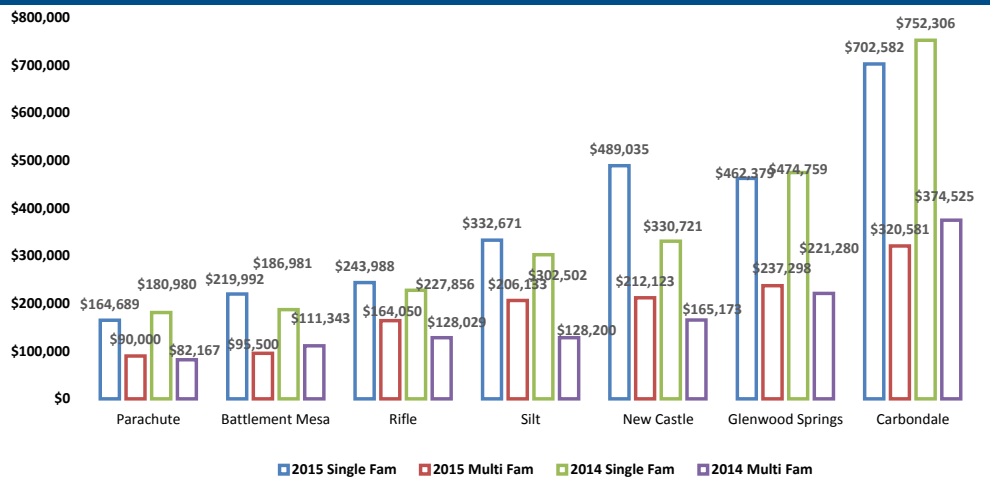
# Historical Cost Analysis

July 2016 Cost Index	# Transactions	Gross Volume	Average Price
Single Family	98	\$39,528,400	\$403,351
Multi Family	35	\$8,212,300	\$234,637
Vacant Land	24	\$4,157,200	\$173,217
<b>YTD: 2016</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	542	\$222,782,900	\$411,039
Multi Family	141	\$31,297,200	\$221,966
Vacant Land	132	\$18,378,700	\$139,233
<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



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



Compliments of Land Title Guarantee Company

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



# Price Point, Commercial Cost, Jumbo Sales Analysis

## July 2016 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	11	\$1,543,900	4%	11%
200,001 to 300,000	31	\$8,175,600	21%	32%
300,001 to 400,000	26	\$8,839,500	22%	27%
400,001 to 500,000	10	\$4,478,500	11%	10%
500,001 to 600,000	9	\$4,824,900	12%	9%
600,001 to 700,000	4	\$2,653,500	7%	4%
700,001 to 800,000	1	\$725,000	2%	1%
800,001 to 900,000	0	\$0	0%	0%
900,001 to 1,000,000	2	\$1,880,000	5%	2%
1,000,001 to 1,500,000	3	\$3,757,500	10%	3%
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	1	\$2,650,000	7%	1%
over \$ 3 Million	0	\$0	0%	0%
<b>Total:</b>	<b>98</b>	<b>\$39,528,400</b>	<b>100%</b>	<b>100%</b>

## YTD: July 2016 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	93	\$14,525,000	7%	17%
200,001 to 300,000	135	\$34,037,000	15%	25%
300,001 to 400,000	121	\$42,373,500	19%	22%
400,001 to 500,000	77	\$34,485,000	15%	14%
500,001 to 600,000	43	\$23,811,200	11%	8%
600,001 to 700,000	29	\$18,959,700	9%	5%
700,001 to 800,000	17	\$12,817,100	6%	3%
800,001 to 900,000	7	\$5,984,000	3%	1%
900,001 to 1,000,000	4	\$3,817,500	2%	1%
1,000,001 to 1,500,000	11	\$13,117,600	6%	2%
1,500,001 to 2,000,000	3	\$5,335,000	2%	1%
2,000,001 to 2,500,000	0	\$0	0%	0%
2,500,001 to 3,000,000	1	\$2,650,000	1%	0%
over \$ 3 Million	1	\$10,870,300	5%	0%
<b>Total:</b>	<b>542</b>	<b>\$222,782,900</b>	<b>100%</b>	<b>100%</b>

## Transaction Reconciliation by Type

	# Transactions	Gross Volume
Single Family	98	\$39,528,400
Multi Family	35	\$9,212,300
Vacant Land	24	\$4,157,200
Commercial	11	\$15,753,300
Development Land	1	\$3,000,000
Easement		
Not Arms Length/Low Doc Fee	1	\$400
Quit Claim Deed	4	\$537,100
Related Parties		
Bulk Multi-Family Unit/Project Sales		
Partial Interest Sales		
Employee Housing Units/Mobile Homes		
Political Transfers		
<b>Total Transactions:</b>	<b>174</b>	<b>\$71,188,700</b>

## Commercial Cost Index

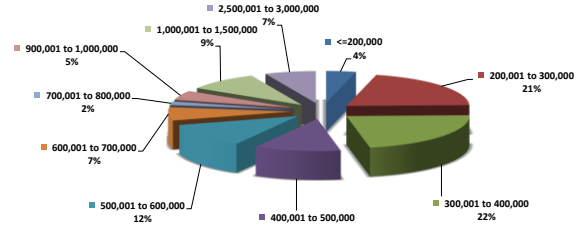
July 2016				YTD: 2016			
	# Sales	Gross Volume	Average Price		# Sales	Gross Volume	Average Price
Commercial Improved:	9	\$15,304,300	\$1,700,478	Commercial Improved:	42	\$38,485,400	\$916,319
Commercial Vacant:	2	\$449,000	\$224,500	Commercial Vacant:	6	\$1,964,000	\$327,333
Development Vacant:	1	\$3,000,000	\$3,000,000	Development Vacant:	4	\$9,772,500	\$2,443,125
July 2015				YTD: 2015			
	# Sales	Gross Volume	Average Price		# Sales	Gross Volume	Average Price
Commercial Improved:	6	\$7,209,500	\$1,201,583	Commercial Improved:	36	\$28,184,000	\$782,889
Commercial Vacant:	1	\$552,500	\$552,500	Commercial Vacant:	8	\$2,302,000	\$287,750
Development Vacant:	0	\$0	\$0	Development Vacant:	3	\$5,376,000	\$1,792,000

## Jumbo Residential Sales Index

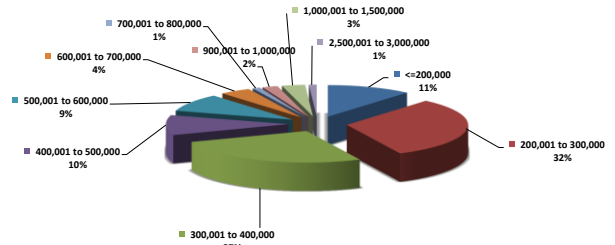
July 2016		
	# Trans	Gross Volume
417,001 to 650,000	22	\$11,246,900
650,001 to 999,999	5	\$3,988,500
Over 1,000,000	4	\$6,407,500
<b>Total:</b>	<b>31</b>	<b>\$21,642,900</b>

YTD: 2016		
	# Trans	Gross Volume
417,001 to 650,000	125	\$64,232,000
650,001 to 999,999	41	\$31,491,500
Over 1,000,000	16	\$31,972,900
<b>Total:</b>	<b>182</b>	<b>\$127,696,400</b>

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



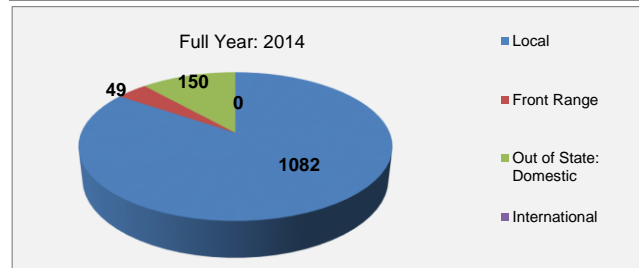
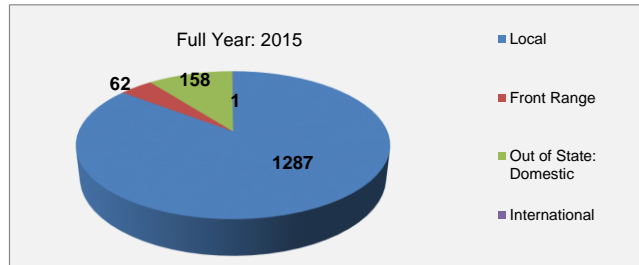
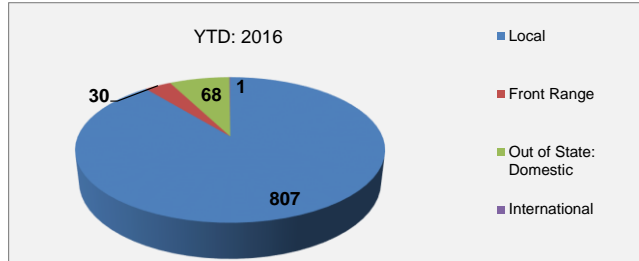
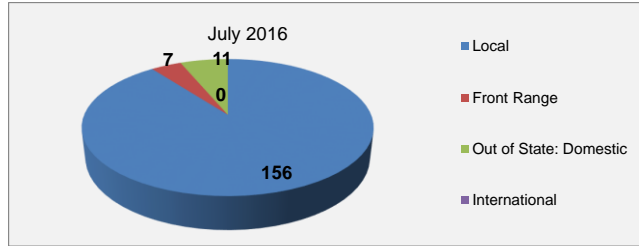
Land Title Single Family Transactions by Price Point: Garfield County July 2016



Compliments of  
Land Title  
Guarantee  
Company

# Market Highlights

## Purchaser Abstract:



## All Sales: July 2016

Origin of Buyer	# of Trans.	% Overall
Local	156	90%
Front Range	7	4%
Out of State: Domestic	11	6%
International	0	0%
<b>Total Sales</b>	<b>174</b>	<b>100%</b>

## YTD: 2016

Origin of Buyer	# of Trans.	% Overall
Local	807	89%
Front Range	30	3%
Out of State: Domestic	68	8%
International	1	0%
<b>Total Sales</b>	<b>906</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: July 2016

### Highest Priced Residential Sale:

Price	Area	PPSF
\$2,650,000	CARBON	\$441.89



73 Cains Lane

### Highest Price PSF Residential Sale:

Price	Area	PPSF
\$320,000	GLENWOOD	\$564.37

### Bank Sales Detail:

Price	Area	PPSF
\$185,200	BATTLE	\$115.39
\$105,300	BATTLE	\$71.63
\$150,000	RIFLE	\$121.75
\$292,500	RIFLE	\$117.42
\$161,000	NEWCASTLE	\$152.46

Compliments of  
Land Title  
Guarantee  
Company



## New Unit Sales Detail

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

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	2.00	2015	1860	\$403,000.00	CASTLE VALLEY RANCH PA13 FLG 10 FNL Lot 3	SINGLEFAM	\$ 216.67	108 N WILDHORSE DR
4	3.25	2014	3492	\$1,100,000.00	RIVER VALLEY RANCH PHASE 7 Lot 14 Block AA	SINGLEFAM	\$ 315.01	351 CRYSTAL CANYON DR
3	2.00	2016	1540	\$262,100.00	PAINTED PASTURES SUB FNL Lot 63	SINGLEFAM	\$ 170.19	358 GRULLO LN
4	4.00	2015	5997	\$2,650,000.00	PINYON PEAKS SUBD #1 Lot 11	SINGLEFAM	\$ 441.89	73 CAINS LN
2	2.00	2016	1100	\$249,000.00	CASTLE VALLEY RANCH 9A12 FLG 9 AMD LOT 17 Lot 17A	SINGLEFAM	\$ 226.36	38 FOXWOOD LANE
2	2.50	2016	1593	\$297,000.00	CASTLE VALLEY RANCH 9A12 FLG 9 AMD LOT 17 Lot 17B	SINGLEFAM	\$ 186.44	34 FOXWOOD LANE
3	2.50	2015	1654	\$272,500.00	CASTLE RIDGE PUD AMD LOT 8 Lot 8B	MULTIFAM	\$ 164.75	150 CASTLE RIDGE DR
4	3.25	2015	2134	\$484,000.00	BENNETT COURT TOWNHOMES AMD Lot 5	MULTIFAM	\$ 226.80	2306 BENNETT CT
3	2.50	2016	1804	\$535,100.00	IRONBRIDGE PUD PH II FLG 1,2,3 AMD BLOCK 2 & 3 Lot 269	SINGLEFAM	\$ 296.62	25 EAGLE CLAW CIR
3	2.50	2015	1688	\$242,900.00	CAMARIO SUBDIVISON Lot B1	MULTIFAM	\$ 143.90	2009 BALLARD AVE
2	2.50	2016	1593	\$297,000.00	CASTLE VALLEY RANCH 9A12 FLG 9 AMD LOT 17 Lot 17C	SINGLEFAM	\$ 186.44	32 FOXWOOD LANE
3	6.00	2008	1417	\$205,000.00	ENCLAVE AT KNOLLRIDGE PH 3 RESUB PH 2 Lot B 5	MULTIFAM	\$ 144.67	848 W 24TH ST
3	2.00	2015	1843	\$292,000.00	PROMONTORY & GRAHAM MESA FLG 2, FLG 3 & MDR BLK FINAL Lot 6	SINGLEFAM	\$ 158.44	1928 PROMONTORY CIR
3	2.50	2008	1417	\$202,500.00	ENCLAVE AT KNOLLRIDGE PH 3 RESUB PH 2 Lot C 2	MULTIFAM	\$ 142.91	862 W 24TH ST
3	2.50	2015	2354	\$593,000.00	PINYON MESA FLG 1 FINAL Lot 10	SINGLEFAM	\$ 251.91	71 SAGE MEADOWS DR

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

Average Price:	\$539,007
Average PPSF:	\$218.20
Median Price:	\$294,500
# Transactions:	15
Gross Volume:	\$8,085,100.00

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
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%	\$27,034,000	20.69%
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%
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%
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%
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%
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%
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>\$328,771,800</b>	<b>-37.92%</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
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%	87	14.47%
March	61	84.85%	80	31.15%	114	42.50%	78	-31.58%	89	14.10%	87	-2.25%	100	14.94%
April	63	46.51%	87	38.10%	83	-4.60%	102	22.89%	101	-0.98%	125	23.76%	128	2.40%
May	61	41.86%	68	11.48%	117	72.06%	118	0.85%	119	0.85%	142	19.33%	149	4.93%
June	68	-9.33%	72	5.88%	106	47.22%	103	-2.83%	125	21.36%	157	25.60%	174	10.83%
July	69	7.81%	83	20.29%	97	16.87%	105	8.25%	130	23.81%	174	33.85%	174	0.00%
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>906</b>	<b>-39.92%</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