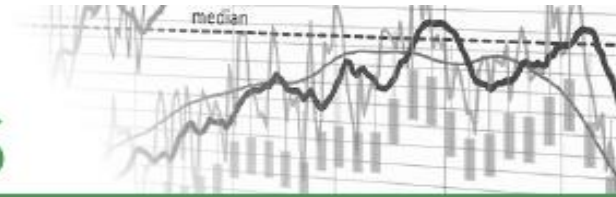
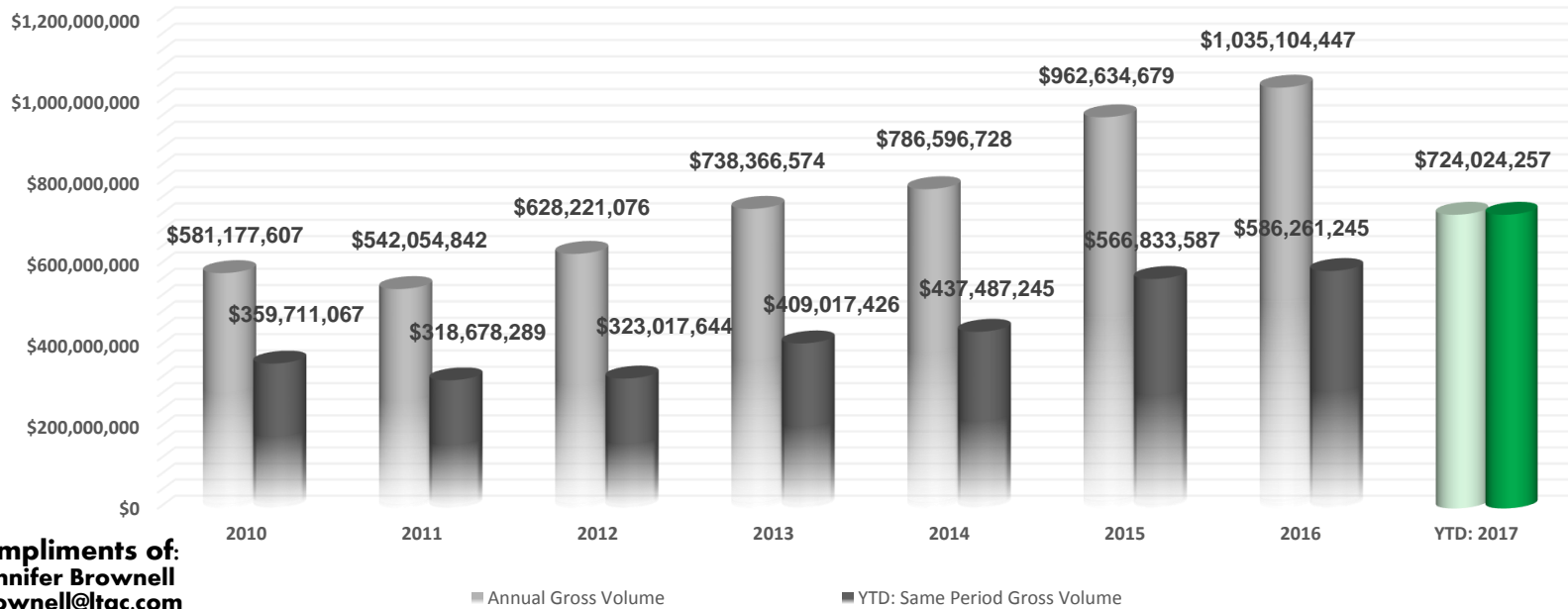




Mesa County Market ANALYSIS



Historical Gross Sales Volume: 2010 - YTD: 2017



Compliments of:
Jennifer Brownell
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Historical Gross Sales Summary

Gross Volume

Month	Dollar Volume 2010	Dollar Volume % Change	Actual 2011	Dollar Volume % Change	Actual 2012	Dollar Volume % Change	Actual 2013	Dollar Volume % Change	Actual 2014	Dollar Volume % Change	Actual 2015	Dollar Volume % Change	Actual 2016	Dollar Volume % Change	Actual YTD: 2017	Dollar Volume % 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%	\$92,812,935	11.36%
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%	\$105,118,442	20.44%
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%	\$130,888,064	34.96%
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%	\$140,670,400	20.66%
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%	\$126,181,525	21.16%
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:	\$359,711,067	n/a	\$318,678,289	-11.41%	\$323,017,644	1.36%	\$409,017,426	26.62%	\$437,487,245	6.96%	\$566,833,587	29.57%	\$586,261,245	3.43%	\$724,024,257	23.50%
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%	\$724,024,257	-30.05%

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Number of Transactions

Month	# Transactions 2010	Actual % Change	# Transactions 2011	Actual % Change	# Transactions 2012	Actual % Change	# Transactions 2013	Actual % Change	# Transactions 2014	Actual % Change	# Transactions 2015	Actual % Change	# Transactions 2016	Transactions % Change	# Transactions YTD: 2017	Transactions % 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%	392	10.73%
April	243	32.79%	244	0.41%	278	13.93%	266	-4.32%	294	10.53%	372	26.53%	380	2.15%	442	16.32%
May	243	-0.82%	216	-11.11%	313	44.91%	330	5.43%	352	6.67%	403	14.49%	430	6.70%	562	30.70%
June	258	-9.47%	250	-3.10%	275	10.00%	323	17.45%	377	16.72%	405	7.43%	504	24.44%	591	17.26%
July	219	-19.49%	233	6.39%	183	-21.46%	355	93.99%	368	3.66%	437	18.75%	445	1.83%	520	16.85%
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:	1500	n/a	1509	0.60%	1662	10.14%	1917	15.34%	2035	6.16%	2323	14.15%	2538	9.26%	3041	19.82%
TOTAL	2487	-8.36%	2632	5.83%	3092	17.48%	3288	6.34%	3625	10.25%	3946	8.86%	4457	12.95%	3041	-31.77%

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.

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Market Analysis by Area

July 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	\$12,807,600	10%	65	13%	\$197,040	\$183,500	\$187,102	\$177,250	\$140
Clifton	\$3,559,800	3%	23	4%	\$154,774	\$222,500	\$165,167	\$221,000	\$123
Collbran, Plateau Valley, Molina, Mesa	\$2,280,500	2%	12	2%	\$190,042	\$171,500	\$211,938	\$171,500	\$124
Fruita	\$14,017,425	11%	59	11%	\$237,583	\$250,000	\$258,761	\$256,000	\$158
Fruitvale	\$24,670,425	20%	122	23%	\$202,217	\$204,500	\$210,004	\$205,000	\$142
Mall	\$17,415,275	14%	53	10%	\$328,590	\$277,800	\$313,547	\$278,850	\$156
North	\$14,254,400	11%	40	8%	\$356,360	\$282,400	\$296,037	\$282,400	\$144
Orchard Mesa & East Orchard Mesa	\$9,998,200	8%	48	9%	\$208,296	\$184,750	\$220,095	\$198,700	\$135
Palisade	\$4,124,200	3%	16	3%	\$257,763	\$244,000	\$306,642	\$265,000	\$188
Redlands	\$16,414,000	13%	50	10%	\$328,280	\$308,250	\$376,476	\$341,400	\$159
Rural	\$5,912,200	5%	22	4%	\$268,736	\$264,250	\$316,806	\$290,500	\$160
Quit Claim Deeds	\$727,500	1%	10	2%	\$72,750	\$71,000	\$0	\$0	\$0
TOTAL	\$126,181,525	100%	520	100%	\$245,988	\$217,750	\$252,962	\$223,500	\$147
(NEW UNIT SALES)	\$11,177,900	9%	44	8%	\$254,043	\$242,800	\$283,786	\$264,700	\$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.

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YTD. Market Analysis by Area

YTD: July 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	\$74,420,641	10%	343	11%	\$216,970	\$178,000	\$183,573	\$176,000	\$136
Clifton	\$28,434,855	4%	157	5%	\$181,114	\$214,900	\$155,653	\$159,000	\$116
Collbran, Plateau Valley, Molina, Mesa	\$10,755,331	1%	46	2%	\$233,812	\$167,500	\$291,814	\$182,003	\$150
Fruita	\$95,017,425	13%	374	12%	\$254,057	\$238,500	\$254,769	\$250,000	\$148
Fruitvale	\$131,204,553	18%	687	23%	\$190,982	\$192,500	\$202,064	\$198,000	\$132
Mall	\$90,374,270	12%	297	10%	\$304,290	\$264,200	\$289,936	\$267,000	\$152
North	\$70,785,450	10%	226	7%	\$313,210	\$256,850	\$283,110	\$272,900	\$137
Orchard Mesa & East Orchard Mesa	\$68,802,955	10%	355	12%	\$193,811	\$179,000	\$212,895	\$189,750	\$127
Palisade	\$18,964,000	3%	72	2%	\$263,389	\$232,100	\$289,353	\$241,250	\$169
Redlands	\$97,682,100	13%	298	10%	\$327,792	\$297,500	\$355,785	\$316,250	\$156
Rural	\$34,837,777	5%	151	5%	\$230,714	\$189,000	\$288,863	\$268,900	\$155
Quit Claim Deeds	\$2,744,900	0%	35	1%	\$78,426	\$42,500	\$0	\$0	\$0
TOTAL	\$724,024,257	100%	3,041	100%	\$239,947	\$178,400	\$242,331	\$214,100	\$140
(NEW UNIT SALES)	\$67,135,874	9%	235	8%	\$285,685	\$265,000	\$276,957	\$265,500	\$159

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.

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Price Point Index

July 2017

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	8	\$625,500	1%
100,001 to 200,000	154	\$25,385,825	23%
200,001 to 300,000	190	\$47,249,100	42%
300,001 to 400,000	47	\$16,107,500	14%
400,001 to 500,000	22	\$10,156,000	9%
500,001 to 600,000	12	\$6,601,500	6%
600,001 to 700,000	4	\$2,598,000	2%
700,001 to 800,000	1	\$725,000	1%
800,001 to 900,000	1	\$855,000	1%
900,001 to 1,000,000	1	\$1,000,000	1%
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:	440	\$111,303,425	100%

Residential Price Index

July 2017	Number Trans.	Total Volume	Average Price
Single Family	401	\$105,252,425	\$262,475
Multi Family	39	\$6,051,000	\$155,154
Vacant Land	36	\$3,219,100	\$89,419
YTD: 2017	Number Trans.	Total Volume	Average Price
Single Family	2267	\$569,359,371	\$251,151
Multi Family	246	\$39,618,300	\$161,050
Vacant Land	259	\$23,529,900	\$90,849
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

July 2017 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	12	\$7,360,100	\$613,342
Commercial Vacant	2	\$426,900	\$213,450
Development Vacant	1	\$762,100	\$762,100
YTD: 2017 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	105	\$68,873,609	\$655,939
Commercial Vacant	18	\$4,675,000	\$259,722
Development Vacant	5	\$2,326,800	\$465,360
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

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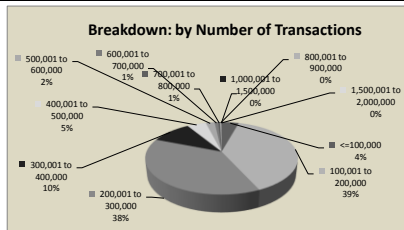
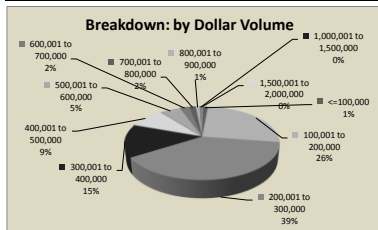


YTD. Price Point Index

YTD: July 2017

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	109	\$8,675,733	1%
100,001 to 200,000	975	\$158,363,212	26%
200,001 to 300,000	950	\$234,925,902	39%
300,001 to 400,000	258	\$88,318,400	15%
400,001 to 500,000	120	\$54,237,524	9%
500,001 to 600,000	56	\$30,816,200	5%
600,001 to 700,000	23	\$14,996,200	2%
700,001 to 800,000	12	\$8,923,500	1%
800,001 to 900,000	7	\$5,961,000	1%
900,001 to 1,000,000	1	\$1,000,000	0%
1,000,001 to 1,500,000	1	\$1,060,000	0%
1,500,001 to 2,000,000	1	\$1,700,000	0%
over \$ 2 Million	0	\$0	0%
Total:	2513	\$608,977,671	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.

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Average Price History: 2014 - YTD: 2017



Compliments of:
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■ 2014 ■ 2015 ■ 2016 ■ YTD: 2017



Market Highlights

July 2017

Highest Priced Residential Sale:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser Stat
5	2.50	2013	5495	\$ 1,000,000.00	RELOI-DE-SOL SUB SEC8 T1N R1W w/25.25 AC Land	MCGREGOR DUNCAN ROSS	\$ 181.98	7/17/2017	1138 SUNDIAL RD	GRAND JUNCTION	CO



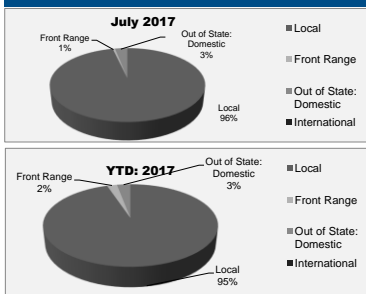
Highest Price PSF Residential Sale:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser Stat
2	1.75	2000	1714	\$ 600,000.00	GRAFF MINOR SUB L2 w/12.04 AC	CAREI DARIN J	\$ 350.06	7/3/2017	579 29 RD	GRAND JUNCTION	CO

Bank Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference/Comments
4	2.00	1996	2128	\$ 126,000.00	MESERVE FRUIT TRACTS L14	ADKINS MEGHAN RENEE	\$ 59.21	7/6/2017	4187 HWY 50	Bank: CARRINGTON MTG SERVICES LLC
3	1.75	1946	2000	\$ 95,000.00	SEC 31 T1S R1E	ATENICO CHRISTINA	\$ 47.50	7/5/2017	2875 B RD	Bank: FNMA
2	1.00	1906	728	\$ 140,075.00	POMONA PARK L42	BULEN PHILLIP W	\$ 192.41	7/12/2017	2539 G 3/8 RD	Bank: UNITED STATES
4	2.00	1994	1672	\$ 125,500.00	TERRELLS 1ST ADD L2 B2	COATS WYATT	\$ 75.06	7/17/2017	604 CLANCY AVE	Bank: FNMA
3	2.00	2006	1482	\$ 185,000.00	DOVE CREEK SUB L 18 B1	COMELLA BECKY	\$ 124.83	7/21/2017	430 KEENER STREET	Bank: UNITED STATES
4	1.75	1923	2032	\$ 127,000.00	ORCHARD MESA HEIGHTS L34-38, B16	DOUDNA MELISSA LYNN	\$ 62.50	7/27/2017	1075 UNAWEEP AVE	Bank: UNITED STATES
3	2.00	2002	1568	\$ 184,000.00	CIMARRON EAST SUB L7 B1	GRIBBLE HAROLD L	\$ 117.35	7/31/2017	469 MARGI COURT	Bank: UNITED STATES
3	1.00	1980	952	\$ 81,000.00	CLIFTON VILLAGE SOUTH F2 L25A B4	MCGREGOR ENTERPRISES LLC	\$ 85.08	7/17/2017	519 1/2 HORN BAKER CT	Bank: FNMA
3	2.00	2001	1664	\$ 105,000.00	RED CLIFFS MOBILE HOME VILLAGE #2 L 15 B1	MOSCHETTI MICHA	\$ 63.10	7/24/2017	188 HONEYSUCKLE CIRCLE	Bank: UNITED STATES
3	2.00	1979	3309	\$ 275,500.00	SEC 13 T10S R96W	PAGE MICHAEL L	\$ 83.26	7/11/2017	12508 54 7/10 RD	Bank: FHLMC
3	2.00	1995	1801	\$ 173,000.00	SEC 21 T9S R94W	ROSWELL ZACHARY ALLEN	\$ 96.06	7/5/2017	62495 HWY 330 E	Bank: UNITED STATES
3	2.00	1977	1632	\$ 154,325.00	FRUITWOOD SUB FS L7 B7	SEACREST TYLER	\$ 94.56	7/27/2017	3021 HILL COURT	Bank: UNITED STATES
3	1.00	1977	1900	\$ 120,000.00	NELSONS SUB L4	STECKMAN CHARLES MATT	\$ 63.16	7/14/2017	195 WEBSTER RD	Bank: CITIBANK
3	1.75	2015	1307	\$ 156,000.00	CHATFIELD IV SUB L46	STUDT PRISCILLA	\$ 119.36	7/18/2017	3170 1/2 GLENDAM DR	Bank: U S BANK
4	2.00	1972	1792	\$ 95,500.00	ORCHARD MESA HEIGHTS L7-8 B10	WEST MEADOWS 2016 LLC	\$ 53.29	7/19/2017	1731 ESCALANTE ST	Bank: U S BANK

Purchaser Abstract:



All Sales: July 2017

Origin of Buyer	# of Trans.	% Overall
Local	501	96%
Front Range	3	1%
Out of State: Domestic	16	3%
International	0	0%
Total Sales	520	100%

YTD: 2017

Origin of Buyer	# of Trans.	% Overall
Local	2884	95%
Front Range	67	2%
Out of State: Domestic	90	3%
International	0	0%
Total Sales	3041	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	3625

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	\$188,904	8%	\$141,575	\$153,570	8%	\$50,138	\$48,417	-3%
Clifton	\$164,767	\$163,138	-1%	\$85,298	\$92,571	9%	\$42,375	\$79,333	87%
Collbran, Plateau Valley, Molina, Mesa	\$441,853	\$298,251	-32%	\$144,000	\$201,700	40%	\$312,895	\$126,333	-60%
Fruita	\$253,662	\$260,616	-1%	\$158,418	\$178,748	13%	\$88,749	\$102,165	15%
Fruitvale	\$188,989	\$205,489	9%	\$128,516	\$143,215	11%	\$49,966	\$46,184	-8%
Mall	\$323,158	\$314,640	3%	\$164,392	\$167,035	2%	\$130,390	\$99,980	-23%
North	\$296,136	\$308,446	4%	\$162,471	\$174,022	7%	\$94,300	\$128,104	n/a
Orchard Mesa	\$218,575	\$219,218	-3%	\$129,658	\$131,841	2%	\$62,109	\$50,590	-19%
Palisade	\$279,124	\$294,833	6%	\$165,100	\$215,375	30%	\$121,507	\$109,563	n/a
Redlands	\$365,591	\$374,192	2%	\$176,017	\$201,961	15%	\$131,024	\$119,369	-9%
Rural	\$325,513	\$290,817	-11%	\$120,050	\$115,000	-4%	\$114,702	\$116,773	2%
Gross Live Average:	\$248,334	\$251,151	1%	\$150,021	\$161,050	7%	\$105,887	\$90,849	-14%

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	\$136.93	7%	\$122.28	\$129.69	6%	\$509,815.21	\$287,391.98	-44%
Clifton	\$115.30	\$120.25	4%	\$71.07	\$83.42	17%	\$30,294.18	\$33,330.50	10%
Collbran, Plateau Valley, Molina, Mesa	\$238.71	\$149.58	-37%	\$154.52	\$155.82	1%	\$11,241.23	\$17,509.42	56%
Fruita	\$145.12	\$149.34	3%	\$119.88	\$133.85	12%	\$243,349.26	\$171,233.47	-30%
Fruitvale	\$122.61	\$132.75	8%	\$110.50	\$124.55	13%	\$300,674.82	\$267,124.43	-11%
Mall	\$155.50	\$157.13	1%	\$121.58	\$127.93	5%	\$294,043.12	\$303,564.18	3%
North	\$135.14	\$138.98	3%	\$117.90	\$129.36	10%	\$292,461.73	\$240,624.05	-18%
Orchard Mesa & East Orchard Mesa	\$128.72	\$128.76	0%	\$106.09	\$105.56	0%	\$233,082.11	\$228,263.53	-2%
Palisade	\$169.27	\$171.90	2%	\$100.33	\$124.99	25%	\$31,511.44	\$114,707.40	n/a
Redlands	\$155.16	\$158.32	2%	\$122.15	\$132.89	9%	\$237,011.75	\$303,254.36	28%
Rural	\$156.82	\$156.50	0%	\$104.99	\$66.32	-37%	\$14,226.28	\$37,165.50	161%
Gross Live PPSF:	\$138.15	\$141.52	2%	\$115.51	\$124.51	8%	\$212,057.68	\$203,296.29	-4%

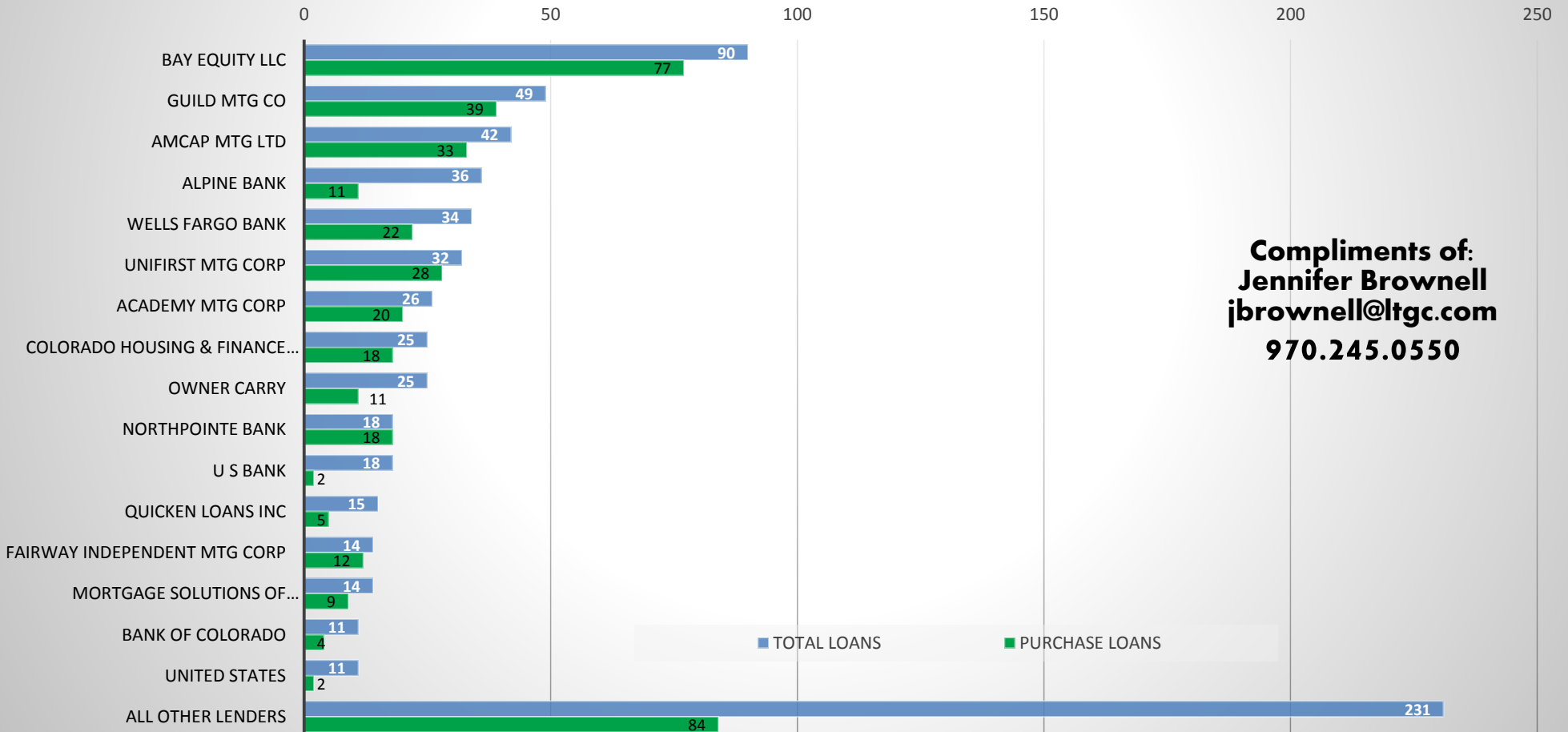
Compliments of:
Jennifer Brownell
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970.245.0550



Lender Analysis

July 2017 - Total Loans: 691

395 Loans or 76% of sales had financing at the time of Sale - 24% were Cash
296 Refinances



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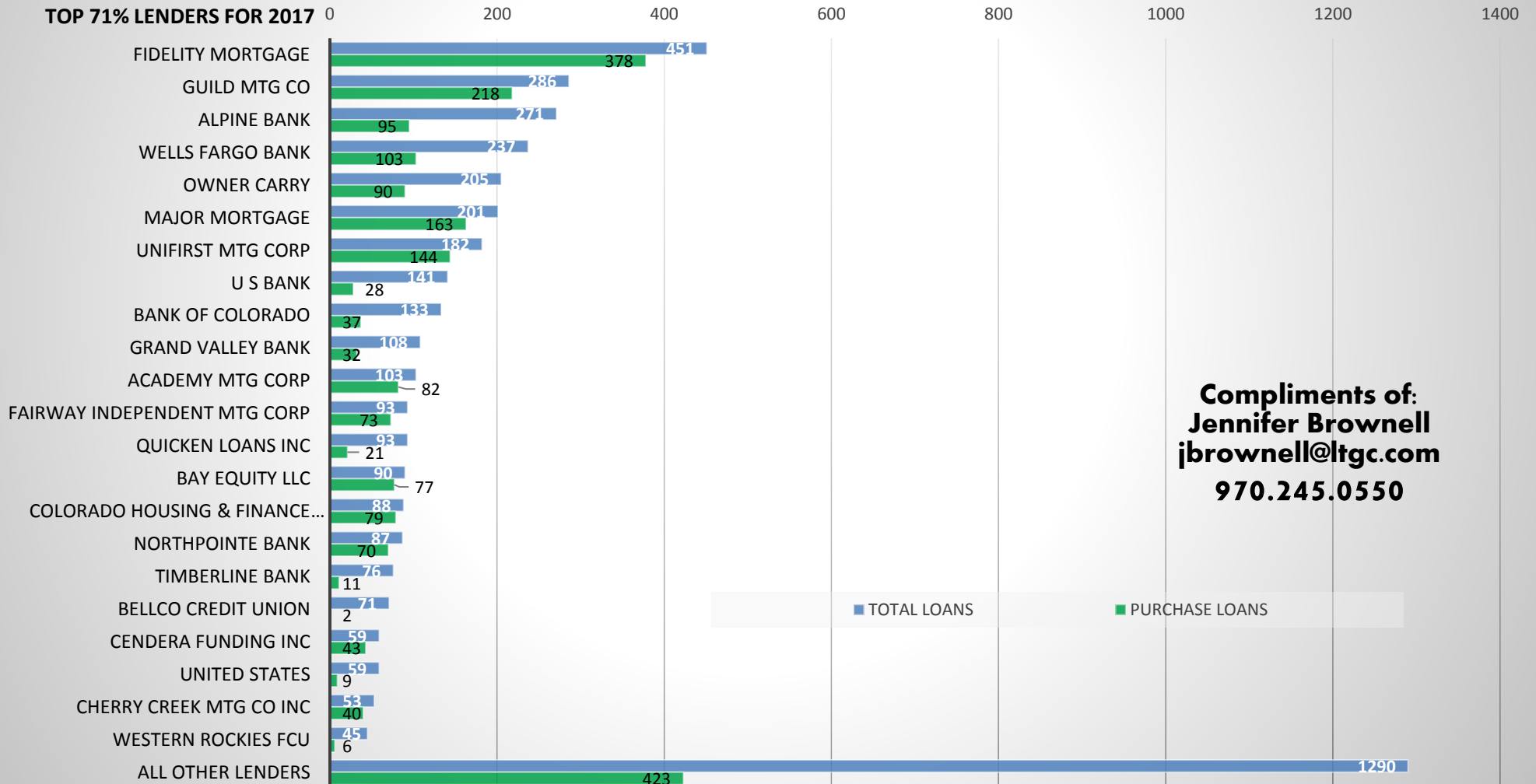


Lender Analysis

YTD: 2017 - Total Loans: 4,422

2,224 Loans or 73% of sales had financing at the time of Sale - 27% were Cash

2,198 Refinances



**Compliments of:
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Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL (OVERALL)	
BAY EQUITY LLC	90	77	13.02%	Top 67% Lenders for July 2017 Mesa County
GUILD MTG CO	49	39	7.09%	
AMCAP MTG LTD	42	33	6.08%	
ALPINE BANK	36	11	5.21%	
WELLS FARGO BANK	34	22	4.92%	
UNIFIRST MTG CORP	32	28	4.63%	
ACADEMY MTG CORP	26	20	3.76%	
COLORADO HOUSING & FINANCE AUTHORITY	25	18	3.62%	
OWNER CARRY	25	11	3.62%	
NORTHPOINTE BANK	18	18	2.60%	
U S BANK	18	2	2.60%	
QUICKEN LOANS INC	15	5	2.17%	
FAIRWAY INDEPENDENT MTG CORP	14	12	2.03%	
MORTGAGE SOLUTIONS OF COLORADO LLC	14	9	2.03%	
BANK OF COLORADO	11	4	1.59%	
UNITED STATES	11	2	1.59%	
ALL OTHER LENDERS	231	84	33.43%	
CENDERA FUNDING INC	10	9	1.45%	
GRAND VALLEY BANK	10	3	1.45%	
TIMBERLINE BANK	10	1	1.45%	
HOME LOAN STATE BANK	9	2	1.30%	
BANK OF SAN JUAN	8	4	1.16%	
LOANDEPOT.COM LLC	7		1.01%	
BANK OF AMERICA	6	1	0.87%	
CARRINGTON MTS SERVICES LLC	6	2	0.87%	
USAA FEDERAL SAVINGS BANK	6	4	0.87%	
WESTERN ROCKIES FCU	6	2	0.87%	
BANK OF THE WEST	5		0.72%	
BELCO CREDIT UNION	5		0.72%	
CHERRY CREEK MTG CO INC	5	3	0.72%	
CREDIT UNION OF COLORADO	5		0.72%	
COLORADO FEDERAL CU	4		0.58%	
FREEDOM MTG CORP	4		0.58%	
UNIVERSAL LENDING CORP	4	4	0.58%	
US BANK	4	2	0.58%	
ANB BANK	3		0.43%	
CENDERA BANK	3		0.43%	
GUARANTEED RATE INC	3	2	0.43%	
HOMEBRIDGE FINANCIAL SERVICES INC	3	1	0.43%	
LOW VA RATES LLC	3		0.43%	
NEW DAY FINANCIAL LLC	3	1	0.43%	
PLAZA HOME MTG INC	3	3	0.43%	
SOOPER CREDIT UNION	3		0.43%	
STATE FARM BANK	3		0.43%	
STEARNS LENDING LLC	3	2	0.43%	
VECTRA BANK COLORADO	3	2	0.43%	
AMERICAN AGCREDIT	2	1	0.29%	
BOF	2	2	0.29%	
CLEARPATH LENDING	2		0.29%	
COMERICA BANK	2		0.29%	
CU MEMBERS MTG	2	2	0.29%	
DITECH FINANCIAL LLC	2		0.29%	
FEDERAL SAVINGS BANK	2		0.29%	
GRAND JCT FEDERAL CU	2	1	0.29%	
HOME LOAN & INVESTMENT CO	2		0.29%	
JPMORGAN CHASE BANK	2	2	0.29%	
LAND HOME FINANCIAL SERVICES INC	2	1	0.29%	
REVOLVING LOAN FUND	2		0.29%	
ROCKY MOUNTAIN LAW ENFORCEMENT FCU	2		0.29%	
TCF NATL BANK	2	2	0.29%	
21ST MTG CORP	1	1	0.14%	
ALL WESTERN MTG INC	1	1	0.14%	
AMERICAN ADVISORS GROUP	1		0.14%	
AMERICAN FINANCIAL NETWORK INC	1	1	0.14%	
AMERICAN FINANCING CORP	1	1	0.14%	
AMERICAN INTERNET MTG INC	1		0.14%	
BENNINGTON STATE BANK	1		0.14%	
CALIBER HOME LOANS INC	1		0.14%	
CHURCHILL MTG CORP	1	1	0.14%	
CITIBANK	1		0.14%	
COLORADO LENDING SOURCE LTD	1		0.14%	
CORNERSTONE HOME LENDING INC	1	1	0.14%	
EAGLE HOME MTG LLC	1	1	0.14%	
EVERGREEN MESA LLC	1		0.14%	
EXCHANGE BANK	1	1	0.14%	
FEDER EMPLOYEES CREDIT ASSN	1		0.14%	
FIRST COLONY MTG CORP	1	1	0.14%	
FIRST GUARANTY MTG CORP	1		0.14%	
FIRST NATL BANK	1		0.14%	
FIRST OHIO HOME FINANCE INC	1	1	0.14%	
FIRSTBANK	1	1	0.14%	
FIVE STAR FINANCIAL LLC	1	1	0.14%	
FOURSQUARE FINANCIAL SOLUTIONS LOAN FUND INC	1		0.14%	
FRANKLIN AMERICAN MTG CO	1		0.14%	
GARDNER FINANCIAL SERVICES LTD	1	1	0.14%	
GRAND MOUNTAIN BANK	1		0.14%	
HOME MTG ALLIANCE LLC	1	1	0.14%	
HOME MTG EXPERTS INC	1		0.14%	
HOUSING RESOURCES OF WESTERN COLORADO INC	1		0.14%	
HUNTINGTON NATL BANK	1	1	0.14%	
INTEGRITY MTG & FINANCIAL INC	1	1	0.14%	
INTEREST SMART HOME LOANS	1		0.14%	
LAKEVIEW LOAN SERVICING LLC	1		0.14%	
LIBERTY HOME EQUITY SOLUTIONS INC	1		0.14%	
MESA VIEW BAPTIST CHURCH	1	1	0.14%	
MIDWEST EQUITY MTG LLC	1		0.14%	
MORTGAGE LENDERS OF AMERICA LLC	1	1	0.14%	
MORTGAGE RESEARCH CENTER LLC	1		0.14%	
MOUNTAIN AMERICA FEDERAL CU	1	1	0.14%	
MOUNTAIN VALLEY BANK	1		0.14%	
NATIONSTAR MTG LLC	1		0.14%	
NAVY FEDERAL CU	1		0.14%	
PARAMOUNT EQUITY MTG LLC	1		0.14%	
PENNYMAC LOAN SERVICES LLC	1		0.14%	
PLANET HOME LENDING LCC	1		0.14%	
PREMIER HOME MTG INC	1		0.14%	
PROVIDENT FUNDING ASSOC L P	1	1	0.14%	
REDLANDS INVESTMENT PROPERTIES LLC	1	1	0.14%	
RS LENDING INC	1	1	0.14%	
SECURITY SERVICE FEDERAL CU	1	1	0.14%	
SOVEREIGN LENDING GROUP INC	1		0.14%	
TAD ENTERPRISES LLC	1		0.14%	
TIAA	1	1	0.14%	
TOWN MTG CO	1		0.14%	
UNITED WHOLESALE MTG LLC	1		0.14%	
ZEPHYR INVESTMENTS LLC	1	1	0.14%	
TOTAL LOANS FOR JULY 2017:	922	479	133%	

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



Commercial Sales Detail

July 2017

Commercial Transactions:

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PURCHASER	PPSF	RDATE	STREET ADDRESS
R037389			1981	10675	0.860	\$ 220,000.00	EAST PARK L8	WHSE	CRAVER MICHELLE	\$ 20.61	7/6/2017	536 31 RD
R002681			1910	1257	0.100	\$ 200,000.00	WEST COLLBRAN L5-6 3	BAR/TAVERN	NELSON COLO COMPANIES LLC	\$ 159.11	7/21/2017	1006 HIGH ST
R063306	7	7.00	1955	5373	0.340	\$ 405,000.00	CITY OF GRAND JCT L6-9 B9	LODGING	1229 N 23RD ST LLC	\$ 75.38	7/5/2017	333 N AVE
6,R057627,R056728,R057629			2005	10716		\$ 950,000.00	CRETE CIRCLE CONDO UN 101,102,103,105	OFFICE	562 W CRETE CIRCLE LLC	\$ 88.65	7/13/2017	562 W CRETE CIR
R025194	4	4.00	1997	4232	0.250	\$ 250,000.00	SLEEPY HOLLOW SUB TRACT 2	APARTMENT	B & B STEPPING STONES LLC	\$ 59.07	7/3/2017	429 PENDELTON ST
R069679			2016	4275	0.270	\$ 395,100.00	INDIAN ROAD INDUSTRIAL SUB F2 L4 B4	OFFICE/RETAIL	CHBR ENTERPRISES LLC	\$ 92.42	7/6/2017	378 INDIAN RD
R063903			1959	5000	0.140	\$ 315,000.00	CITY OF GRAND JCT L22-23 B83	OFFICE	HUDDLESTON-BERRY ENGINEERING & TESTING LLC	\$ 63.00	7/18/2017	640 WHITE AVE
R044456			2001	4136	0.890	\$ 750,000.00	SEC 17 T1S R1E	CARWASH	MAJORRUSH LLC	\$ 181.33	7/27/2017	2996 D RD
R086014			1999	3120	4.140	\$ 585,000.00	STATLER SUB L2	WHSE	MSBSRV LLC	\$ 187.50	7/3/2017	2122 HWY 6 & 50
R064749			2005	2320	0.150	\$ 230,000.00	CITY OF GRAND JCT L15-16 B129	OFFICE	P & L PROPERTIES LLC	\$ 99.14	7/3/2017	863 COLO AVE
R020157	100	100.00	1973	51262	3.070	\$ 2,920,000.00	RAMADA INN SIMPLE SUB L1	LODGING	PREETHA CORP	\$ 56.96	7/24/2017	752 HORIZON DR
R097431			1929	3536	0.170	\$ 140,000.00	SEC 29 T10S R96W	CHURCH	WALLACE NIKKI LYN	\$ 39.59	7/17/2017	49067 KE RD
R081681					1.730	\$ 95,000.00	GOGGANS/BOYCE SUB L2	COMMVACANT	NORDSTROM AARON	\$ -	7/25/2017	280 LANSDOWN RD
R099259					0.840	\$ 331,900.00	EDGEWATER #2 SUB L1	COMMVACANT	SPOKES LLC	\$ -	7/31/2017	859 STRUTHERS AVE

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**Grand Junction
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 2454 Patterson Road,
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 Grand Junction, CO
 81505

New Unit Sales Detail

July 2017

Improved Residential New Unit Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
5	2.50	2013	5495	\$ 1,000,000.00	RELOI-DE-SOL SUB SEC8 T1N R1W	SINGLEFAM	\$ 181.98	1138 SUNDIAL RD
5	3.75	2016	3916	\$ 485,000.00	BLUE HERON MEADOW SUB L7 B3	SINGLEFAM	\$ 123.85	731 BEAVER LODGE
4	2.00	2017	2100	\$ 394,300.00	BRANDON ESTATES F3 L10	SINGLEFAM	\$ 187.76	1653 MYERS LN
5	4.00	2017	2544	\$ 375,000.00	SUNSET TERRACE REPLAT L3 B2	SINGLEFAM	\$ 147.41	722 ASH DR
4	2.00	2017	2107	\$ 349,400.00	MOUNTAIN VIEW ESTATES F1 L2 B3	SINGLEFAM	\$ 165.83	276 DENALI ST
4	2.00	2017	1960	\$ 341,600.00	WALNUT ESTATES SUB F3 L57	SINGLEFAM	\$ 174.29	672 MEDHURST LN
4	2.00	2017	2077	\$ 325,000.00	HERITAGE HEIGHTS F6 L122	SINGLEFAM	\$ 156.48	2491 KERK AVE
3	2.00	2017	1815	\$ 299,000.00	WALNUT ESTATES SUB F3 L52	SINGLEFAM	\$ 164.74	669 MEDHURST LN
3	2.00	2017	1830	\$ 298,700.00	MOUNTAIN VIEW ESTATES F1 L1 B2	SINGLEFAM	\$ 163.22	277 DENALI ST
3	2.25	2016	1626	\$ 297,400.00	HERITAGE HEIGHTS F4 L81	SINGLEFAM	\$ 182.90	2493 KERK AVE #B
3	2.00	2017	1825	\$ 296,000.00	WALNUT ESTATES SUB F3 L62	SINGLEFAM	\$ 162.19	662 MEDHURST LN
3	1.75	2016	1647	\$ 291,500.00	MESA ESTATES L15 B4	SINGLEFAM	\$ 176.99	2835 TREVOR MESA DR
4	2.00	2017	1737	\$ 291,100.00	HERITAGE HEIGHTS F6 L111	SINGLEFAM	\$ 167.59	640 24 3/4 RD
4	2.00	2017	1737	\$ 287,800.00	HERITAGE HEIGHTS F6 L117	SINGLEFAM	\$ 165.69	2481 KERK AVE
3	2.00	2017	1645	\$ 268,900.00	HERITAGE HEIGHTS F4 L76	SINGLEFAM	\$ 163.47	2492 KERK AVE UN B
4	2.00	2017	1613	\$ 265,900.00	STAGECOACH TRAIL SUB F4 L58	SINGLEFAM	\$ 164.85	640 HUNTINGTON RD
3	2.00	2017	1590	\$ 265,000.00	HERITAGE HEIGHTS F6 L113	SINGLEFAM	\$ 166.67	2475 KERK AVE #B
2	1.00	2017	836	\$ 264,700.00	AUSTIN & HORNING FIRST ADD L15 B1	SINGLEFAM	\$ 316.63	507 E ASPEN AVE
3	3.00	2017	1692	\$ 264,700.00	HERITAGE HEIGHTS F4 L86	SINGLEFAM	\$ 156.44	2496 TIPTOP AVE #B
3	2	2017	1670	\$ 243,700.00	COPPER CREEK NORTH F1 L19	SINGLEFAM	\$ 145.93	2494 PARK VISTA ST #B
3	2.50	2017	1891	\$ 242,800.00	RIVER TRAIL SUB F2 L43	SINGLEFAM	\$ 128.40	398 WHITE RIVER DR
3	2.00	2017	1547	\$ 230,500.00	WEXFORD ESTATES L35	SINGLEFAM	\$ 149.00	437 29 1/2 RD
3	2	2017	1465	\$ 227,000.00	WEXFORD ESTATES SUB L7	SINGLEFAM	\$ 154.95	2952 GALOWAY CT
3	2.00	2016	1402	\$ 224,000.00	BELLA DIMORA PH 1 L5 B1	SINGLEFAM	\$ 159.77	597 TEATRO CT
3	2.00	2017	1640	\$ 222,500.00	WEXFORD ESTATES SUB L68	SINGLEFAM	\$ 135.67	437 DONOGAL DR A
3	2.00	2017	1454	\$ 221,000.00	PEAR PARK NORTH SUB L5	SINGLEFAM	\$ 151.99	453 CLARK ST
3	2.00	2017	1422	\$ 220,200.00	ARBORS F2-B L4 B7	SINGLEFAM	\$ 154.85	2917 MAGNOLIA AVE
3	2.00	2017	1422	\$ 219,500.00	ARBORS F2-B L1 B8	SINGLEFAM	\$ 154.36	555 PINE MEADOWS DR
3	2	2016	1469	\$ 214,100.00	ARBORS F2-B L6 B7	SINGLEFAM	\$ 145.75	2921 MAGNOLIA AVE
N/A	N/A	2017	N/A	\$ 200,700.00	PEAR MEADOWS SUB F2 L23	SINGLEFAM	N/A	3045 PRICKLY PEAR DR
3	2.00	2017	1480	\$ 191,000.00	PEAR MEADOWS SUB F2 L21	SINGLEFAM	\$ 129.05	3041 PRICKLY PEAR DR
3	3.00	2017	1365	\$ 189,500.00	HALLS ESTATES PH 2 L3 B1	MULTIFAM	\$ 138.83	645 SERENITY LN
3	2.00	2017	1365	\$ 187,500.00	HALLS ESTATES PH 2 L12 B1	MULTIFAM	\$ 137.36	647 SERENITY LN
3	2.00	2017	1209	\$ 179,800.00	PEAR PARK PLACE SUB L21	SINGLEFAM	\$ 148.72	430 PEAR PARK LN
4	2.00	2017	1119	\$ 176,000.00	PROSPECT PARK L28 B1	SINGLEFAM	\$ 157.28	1226 TEXAS AVE
3	1.00	2017	1106	\$ 165,500.00	PROSPECT PARK L29 B1	SINGLEFAM	\$ 149.64	1216 TEXAS AVE

Summary of Improved Residential New Unit Sales:

Average Price:	\$ 283,786.11
Average PPSF:	\$ 160.87
Median Price:	\$ 264,700.00
# Transactions:	36
Gross Volume:	\$ 10,216,300.00

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