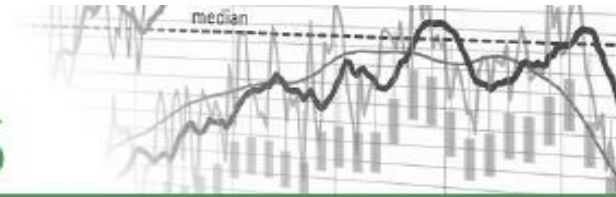




Mesa County Market ANALYSIS



Historical Gross Sales Volume: 2010 - YTD: 2016



Compliments of:
Beth Costello
bcostello@ltgc.com
970.245.0550



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 YTD: 2016	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%
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%
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%
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%
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%
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%
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%		-100.00%
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%		-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%		-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%		-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%		-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%		-100.00%
Year to Date:	\$304,107,234	n/a	\$270,426,556	-11.08%	\$298,589,177	10.41%	\$330,700,953	10.75%	\$357,874,106	8.22%	\$455,833,836	27.37%	\$482,118,724	5.77%
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%	\$482,118,724	-49.92%

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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 YTD: 2016	Actual % Change
January	145	-0.68%	194	33.79%	165	-14.95%	211	27.88%	190	-9.95%	170	-10.53%	211	24.12%
February	156	4.70%	148	-5.13%	183	23.65%	191	4.37%	207	8.38%	232	12.08%	214	-7.76%
March	236	14.01%	224	-5.08%	265	18.30%	241	-9.06%	247	2.49%	304	23.08%	354	16.45%
April	243	32.79%	244	0.41%	278	13.93%	266	-4.32%	294	10.53%	372	26.53%	380	2.15%
May	243	-0.82%	216	-11.11%	313	44.91%	330	5.43%	352	6.67%	403	14.49%	430	6.70%
June	258	-9.47%	250	-3.10%	275	10.00%	323	17.45%	377	16.72%	405	7.43%	504	24.44%
July	219	-19.49%	233	6.39%	183	-21.46%	355	93.99%	368	3.66%	437	18.75%		-100.00%
August	164	-35.18%	241	46.95%	233	-3.32%	315	35.19%	358	13.65%	336	-6.15%		-100.00%
September	212	-12.40%	231	8.96%	423	83.12%	294	-30.50%	310	5.44%	330	6.45%		-100.00%
October	206	-20.16%	222	7.77%	401	80.63%	275	-31.42%	339	23.27%	340	0.29%		-100.00%
November	175	-33.71%	200	14.29%	223	11.50%	249	11.66%	272	9.24%	293	7.72%		-100.00%
December	230	9.52%	229	-0.43%	150	-34.50%	238	58.67%	311	30.67%	324	4.18%		-100.00%
Year to Date:	1281	n/a	1276	-0.39%	1479	15.91%	1562	5.61%	1667	6.72%	1886	13.14%	2093	10.98%
TOTAL	2487	-8.36%	2632	5.83%	3092	17.48%	3288	6.34%	3625	10.25%	3946	8.86%	2093	-46.96%

This data is reported from the Mesa County Clerk & Recorders 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.

Compliments of:
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Grand Junction
Land Title Office

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81505

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Market Analysis by Area

June 2016

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	\$12,271,400	11%	73	14%	\$168,101	\$154,900	\$163,341	\$155,000	\$129
Clifton	\$4,125,900	4%	29	6%	\$142,272	\$205,000	\$138,795	\$145,750	\$110
Collbran, Plateau Valley, Molina, Mesa	\$2,292,800	2%	5	1%	\$458,560	\$197,000	\$400,400	dna	\$92
Fruita	\$16,635,100	14%	68	13%	\$244,634	\$206,200	\$258,464	\$245,000	\$146
Fruitvale	\$16,472,300	14%	89	18%	\$185,082	\$180,000	\$199,807	\$187,000	\$126
Mall	\$13,604,800	12%	52	10%	\$261,631	\$212,500	\$271,710	\$230,750	\$147
North	\$11,458,400	10%	37	7%	\$309,686	\$277,000	\$256,821	\$268,500	\$134
Orchard Mesa & East Orchard Mesa	\$9,006,650	8%	41	8%	\$219,674	\$189,000	\$228,155	\$196,000	\$136
Palisade	\$4,162,500	4%	19	4%	\$219,079	\$225,000	\$233,500	\$230,800	\$160
Redlands	\$20,013,838	17%	61	12%	\$328,096	\$325,000	\$376,741	\$361,100	\$155
Rural	\$6,406,720	0%	26	5%	\$246,412	\$191,750	\$308,490	\$370,000	\$138
Quit Claim Deeds	\$137,000	0%	4	1%	\$34,250	\$39,000	\$0	\$0	\$0
TOTAL	\$116,587,408	100%	504	100%	\$232,901	\$193,750	\$243,917	\$208,500	\$137
(NEW UNIT SALES)	\$8,928,600	8%	34	7%	\$262,606	\$249,400	\$262,606	\$249,400	\$147

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: June 2016

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	\$45,767,685	9%	258	12%	\$177,394	\$162,000	\$165,901	\$162,000	\$127
Clifton	\$17,671,551	4%	109	5%	\$162,124	\$199,000	\$146,099	\$140,950	\$108
Collbran, Plateau Valley, Molina, Mesa	\$7,920,800	2%	20	1%	\$396,040	\$288,750	\$405,271	\$304,000	\$231
Fruita	\$58,955,735	12%	275	13%	\$214,384	\$205,400	\$240,435	\$227,000	\$141
Fruitvale	\$76,144,736	16%	451	22%	\$168,835	\$173,000	\$178,361	\$179,000	\$118
Mall	\$67,725,101	14%	216	10%	\$313,542	\$239,900	\$287,763	\$249,000	\$148
North	\$43,756,408	9%	151	7%	\$289,778	\$265,000	\$277,068	\$270,100	\$129
Orchard Mesa & East Orchard Mesa	\$41,562,750	9%	186	9%	\$223,456	\$184,450	\$208,649	\$188,000	\$125
Palisade	\$16,268,400	3%	70	3%	\$232,406	\$220,000	\$257,381	\$239,450	\$162
Redlands	\$71,497,538	15%	225	11%	\$317,767	\$305,500	\$350,940	\$325,000	\$152
Rural	\$34,267,420	0%	118	6%	\$290,402	\$199,250	\$319,453	\$319,000	\$151
Quit Claim Deeds	\$580,600	0%	14	1%	\$41,471	\$161,900	\$0	\$0	\$0
TOTAL	\$482,118,724	100%	2,093	100%	\$231,620	\$189,000	\$233,850	\$200,000	\$133
(NEW UNIT SALES)	\$36,172,300	8%	124	6%	\$291,712	\$254,900	\$293,799	\$259,000	\$150

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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

June 2016

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	23	\$1,800,425	2%
100,001 to 200,000	164	\$26,007,200	27%
200,001 to 300,000	117	\$28,922,870	30%
300,001 to 400,000	50	\$17,315,400	18%
400,001 to 500,000	27	\$12,104,300	12%
500,001 to 600,000	13	\$7,092,600	7%
600,001 to 700,000	2	\$1,260,000	1%
700,001 to 800,000	0	\$0	0%
800,001 to 900,000	2	\$1,720,000	2%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	1	\$1,100,000	1%
1,500,001 to 2,000,000	0	\$0	0%
over \$2 Million	0	\$0	0%
Total:	399	\$97,322,795	100%

Residential Price Index

June 2016	Number Trans.	Total Volume	Average Price
Single Family	346	\$89,378,845	\$258,320
Multi Family	53	\$7,943,950	\$149,886
Vacant Land	35	\$4,833,788	\$138,108
YTD: 2016	Number Trans.	Total Volume	Average Price
Single Family	1513	\$368,967,531	\$243,865
Multi Family	174	\$25,537,910	\$146,770
Vacant Land	195	\$19,887,088	\$101,985
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

June 2016 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	19	\$7,846,000	\$412,947
Commercial Vacant	4	\$1,205,000	\$301,250
Development Vacant	1	\$252,000	\$252,000
YTD: 2016 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	76	\$42,057,700	\$553,391
Commercial Vacant	15	\$5,771,700	\$384,780
Development Vacant	7	\$8,218,586	\$1,174,084
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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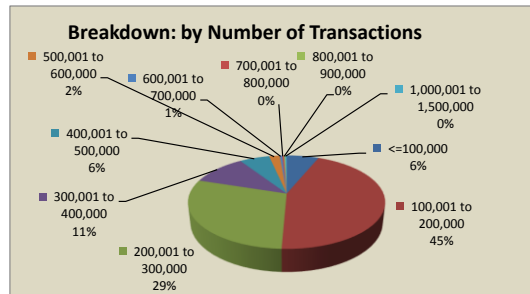
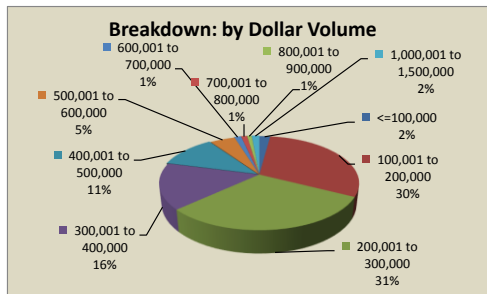


YTD. Price Point Index

YTD: 2016

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	106	\$8,301,601	2%
100,001 to 200,000	749	\$119,781,461	30%
200,001 to 300,000	493	\$121,106,579	31%
300,001 to 400,000	182	\$62,750,500	16%
400,001 to 500,000	99	\$44,693,200	11%
500,001 to 600,000	35	\$19,075,700	5%
600,001 to 700,000	8	\$5,172,900	1%
700,001 to 800,000	6	\$4,506,500	1%
800,001 to 900,000	4	\$3,430,000	1%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	5	\$5,687,000	1%
1,500,001 to 2,000,000	0	\$0	0%
over \$ 2 Million	0	\$0	0%
Total:	1687	\$394,505,441	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%

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Average Price History: 2014 - YTD: 2016



Compliments of:
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Market Highlights

Highest Priced Residential Sale: June 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser Stat
3	3	1994	4618	\$ 895,000.00	EAST APPLETON ESTATES L2,L7	DERUSH DIANE Y	\$ 193.81	6/6/2016	815 25 RD	GRAND JUNCTION	CO



There was a higher priced Residential sale for a \$1.1M Home
The purchaser is a confidential owner, so this sale is not being shown in detail.

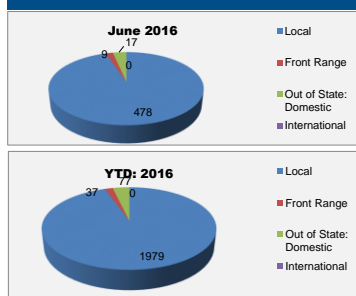
Highest Price PSF Residential Sale: June 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser Stat
2	1.75	1935	1012	\$ 325,000.00	M&B: SEC 4 T1S R2E w/3.95 AC Land	SIERRA RANCH CO	\$ 321.15	6/23/2016	3639 FRONT ST	PALISADE	CO

Bank Sales Detail: June 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference/Comments
3	2	2008	2165	\$ 178,500.00	CHATFIELD III SUB L8 B4	ALNA PROPERTIES II LLC	\$ 82.45	6/29/2016	451 BULLA DR	Bank: WELLS FARGO BANK
4	2	1905	2215	\$ 100,000.00	SEC14 T1S R1E	ANSWERS IN REAL ESTATE LLC	\$ 45.15	6/30/2016	498 32 RD	Bank: FHLMC
3	1	1900	1296	\$ 90,625.00	M&B: Sec 7-1-1	AUDINO DAVID	\$ 69.93	6/15/2016	2807 TEXAS AVE	Bank: SECRETARY OF HOUSING & URBAN DEV
3	1	1900	1296	\$ 90,625.00	M&B: Sec 7-1-1	AUDINO DAVID re-recording	\$ 69.93	6/16/2016	2807 TEXAS AVE	Bank: SECRETARY OF HOUSING & URBAN DEV
3	1.75	2004	1319	\$ 177,000.00	SUMMIT MEADOWS WEST L4 B3	BELDEN AMY L	\$ 134.19	6/16/2016	3135 CROSS CANYON LN	Bank: FHLMC
4	2	1996	2128	\$ 170,000.00	GUNTHER ESTATES AT CASA DE PERA L1	BUSHONG MARANDA	\$ 79.89	6/22/2016	3278 D 1/2 RD	Bank: FNMA
3	2.5	2009	1368	\$ 133,000.00	BROOKWILLOW VILLAGE TH #3 L41	BUTTERFIELD TYLER	\$ 97.22	6/16/2016	659 SERENITY LN	Bank: SECRETARY OF HOUSING & URBAN DEV
5	1.75	1981	1720	\$ 105,000.00	CLIFTON VILLAGE SOUTH #3 L35B B11	ESCALANTE GONZALO	\$ 61.05	6/28/2016	3226 BUNTING AVE	Bank: SECRETARY OF HOUSING & URBAN DEV
4	2	2005	1630	\$ 164,000.00	AUTUMN GLENN SUBD L3 B5	GALINDO ENRIQUEZ SERGIO	\$ 100.61	6/13/2016	3011 OAKWOOD DR	Bank: SECRETARY OF HOUSING & URBAN DEV
4	2	1955	1519	\$ 136,000.00	MEEKS SUBDIVISION L19 B2	GOAKES JACOB N	\$ 89.53	6/6/2016	2856 1/2 TELLER AVE	Bank: MELLON BANK OF NEW YORK
3	2.75	1954	1835	\$ 305,000.00	SECTION 6 TOWNSHIP 1 SOUTH RANGE 2 EAST	LUKE KATHERN A	\$ 166.21	6/29/2016	3434 F 3/4 RD	Bank: FNMA
3	2	1980	1400	\$ 115,000.00	VILLAGE NINE - FILING 3 L10 B3	MARKLEY LELAND R	\$ 82.14	6/2/2016	254 28 RD UN A	Bank: BAYVIEW LOAN SERVICING LLC
3	2	1819	2007	\$ 237,500.00	VINTNERS FARM SUBD L10 B6	MATOOK NICHOLAS THOMAS J.R.	\$ 118.34	6/15/2016	777 YEW ST	Bank: SECRETARY OF HOUSING & URBAN DEV
3	1.5	1976	1304	\$ 100,000.00	CEDAR TERRACE PH I U6, B1	MONTOYA ALEXANDER	\$ 76.69	6/6/2016	555 28 1/2 ROAD	Bank: SECRETARY OF HOUSING & URBAN DEV
2	1	1914	925	\$ 35,900.00	DERUSHS FIRST ADDN TOWN OF DEBEQUE L8-9	MYERS DAVID	\$ 38.81	6/2/2016	648 MINTER AVE	Bank: MELLON BANK OF NEW YORK
3	1.75	1983	1200	\$ 159,900.00	PALMYRA SUBDIVISION, L10 B2	NELSON RACHEL A	\$ 133.25	6/14/2016	3007 LADORE ST	Bank: FNMA
3	2.25	2001	3032	\$ 190,000.00	DESERT VISTA FILING NO. 1 L14	SCHLIECKER DOUGLAS SCOTT	\$ 62.66	6/27/2016	110 DESERT VISTA CT	Bank: JPMORGAN CHASE BANK
3	1.75	1982	1395	\$ 133,500.00	VINEYARD FL L9 B1	SIXBEY MERRITT	\$ 95.70	6/3/2016	9 CHARDONNAY CT	Bank: WELLS FARGO BANK
3	2	2002	1543	\$ 166,100.00	SPANISH TRAIL SUBDIVISION PHASE 2 L14 B7	STUDDT PRISCILLA	\$ 107.65	6/17/2016	2435 SPANISH HILLS CT	Bank: BANK OF AMERICA
2	1	1910	1152	\$ 72,000.00	FORD SUB L4	VANDYKE CHANCE E	\$ 62.50	6/3/2016	508 1/2 FLORENCE RD	Bank: CITIFINANCIAL SERVICING LLC
2	1.5	1982	1152	\$ 58,000.00	GOODE HOPE TH SUBD #2 L35	WHIPPLE JAMES	\$ 50.35	6/15/2016	557 W GOOD HOPE CIRCLE #C	Bank: SECRETARY OF HOUSING & URBAN DEV

Purchaser Abstract:



All Sales: June 2016

Origin of Buyer	# of Trans.	% Overall
Local	478	95%
Front Range	9	2%
Out of State: Domestic	17	3%
International	0	0%
Total Sales	504	100%

All Sales: YTD. June 2016

Origin of Buyer	# of Trans.	% Overall
Local	1979	95%
Front Range	37	2%
Out of State: Domestic	77	4%
International	0	0%
Total Sales	2093	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 2015 vs. YTD: 2016

Area	Average Price Single Family 2015	Average Price Single Family YTD: 2016	% Change vs. Prior Year	Average Price Multi-Family 2015	Average Price Multi-Family YTD: 2016	% Change vs. Prior Year	Average Price Vacant Land 2015	Average Price Vacant Land YTD: 2016	% Change vs. Prior Year
City of Grand Junction	\$162,264	\$169,954	5%	\$128,484	\$140,861	10%	\$26,000	\$41,425	59%
Clifton	\$154,671	\$159,075	3%	\$84,300	\$87,327	4%	\$34,667	\$24,000	-31%
Collbran, Plateau Valley, Molina, Mesa	\$301,733	\$405,271	34%	\$130,000	\$0	n/a	\$90,000	\$410,500	356%
Fruita	\$242,150	\$244,802	3%	\$146,546	\$157,855	8%	\$97,912	\$80,028	-18%
Fruitvale	\$182,642	\$181,224	-1%	\$120,503	\$129,005	7%	\$51,379	\$49,024	-5%
Mall	\$294,029	\$319,615	1%	\$149,511	\$160,355	7%	\$124,852	\$108,557	-13%
North	\$279,785	\$310,836	11%	\$143,870	\$168,603	17%	\$82,200	\$75,914	-8%
Orchard Mesa	\$194,314	\$213,127	9%	\$110,145	\$128,550	17%	\$55,419	\$74,240	34%
Palisade	\$269,612	\$268,113	-1%	\$241,113	\$156,500	-35%	\$155,628	\$140,645	-10%
Redlands	\$332,410	\$368,178	11%	\$189,839	\$173,488	-9%	\$110,269	\$110,525	0%
Rural	\$280,847	\$325,588	16%	\$114,000	\$120,050	5%	\$136,482	\$127,663	-6%
Gross Live Average:	\$228,708	\$243,865	7%	\$140,803	\$146,770	4%	\$105,887	\$101,985	-4%

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 2015	Average PPSF Single Family YTD: 2016	% Change vs. Prior Year	Average PPSF Multi-Family 2015	Average PPSF Multi-Family YTD: 2016	% Change vs. Prior Year	Average PPAC Vacant Land 2015	Average PPAC Vacant Land YTD: 2016	% Change vs. Prior Year
City of Grand Junction	\$117.59	\$127.45	8%	\$106.18	\$121.59	15%	\$166,118.39	\$301,542.14	82%
Clifton	\$111.09	\$116.11	5%	\$75.02	\$69.10	-8%	\$217,307.69	\$599.25	-100%
Collbran, Plateau Valley, Molina, Mesa	\$154.64	\$230.86	49%	\$131.31	\$0.00	n/a	\$2,339.49	\$13,354.46	471%
Fruita	\$133.39	\$142.51	7%	\$110.74	\$117.93	6%	\$143,328.48	\$205,590.27	43%
Fruitvale	\$114.99	\$118.37	3%	\$105.16	\$110.99	6%	\$301,073.79	\$230,328.43	-23%
Mall	\$137.94	\$154.51	12%	\$119.90	\$122.72	2%	\$294,084.24	\$285,860.40	-3%
North	\$127.78	\$131.98	3%	\$112.27	\$117.96	5%	\$299,958.61	\$344,060.17	15%
Orchard Mesa & East Orchard Mesa	\$116.12	\$126.39	9%	\$93.39	\$105.14	13%	\$192,463.27	\$152,190.74	-21%
Palisade	\$159.01	\$169.28	6%	\$105.08	\$98.00	-7%	\$37,554.64	\$36,034.93	-4%
Redlands	\$142.81	\$154.41	8%	\$114.25	\$122.66	7%	\$292,275.43	\$271,603.00	-7%
Rural	\$146.84	\$152.18	4%	\$115.15	\$104.99	-9%	\$19,383.58	\$14,915.62	-23%
Gross Live PPSF:	\$126.57	\$135.57	7%	\$108.71	\$112.85	4%	\$174,744.48	\$188,234.63	8%

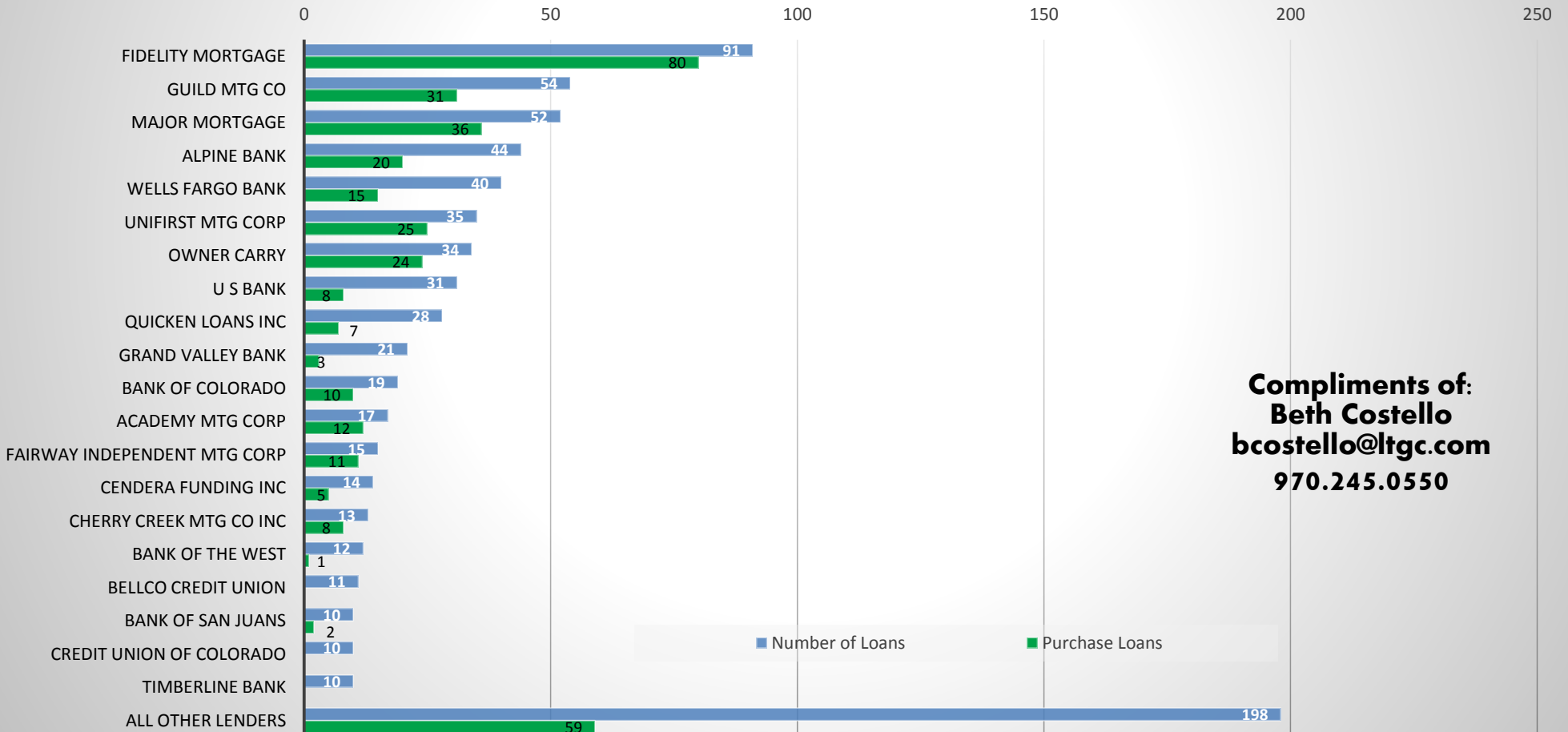
Compliments of:
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 970.245.0550



Lender Analysis

June 2016 - Total Loans: 759

357 Loans or 71% of sales had financing at the time of Sale - 29% were Cash
402 Refinances



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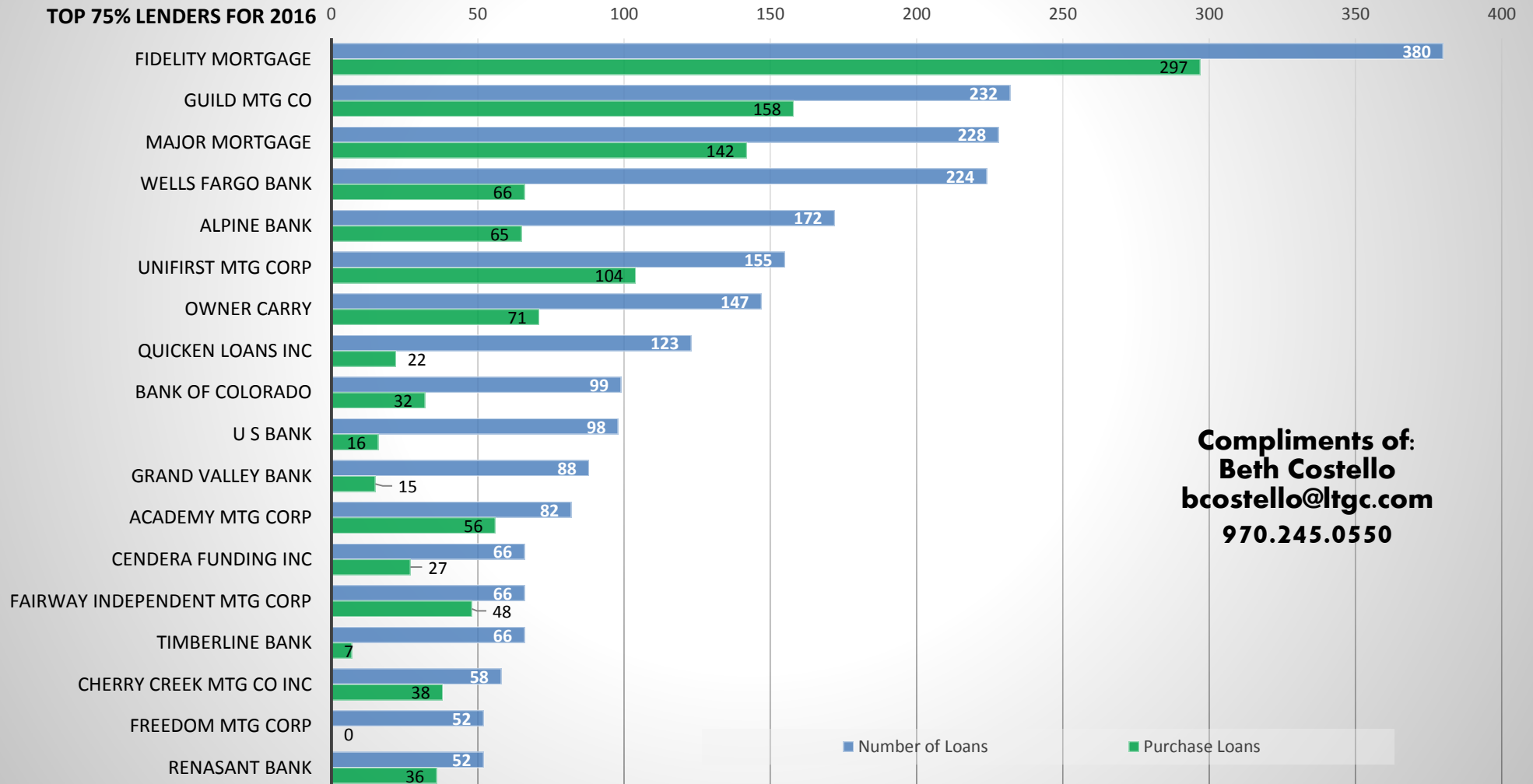
Lender Analysis

YTD: 2016 - Total Loans: 3,542

1,462 Loans or 70% of sales had financing at the time of Sale - 30% were Cash

2,080 Refinances

TOP 75% LENDERS FOR 2016



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Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL (OVERALL)	
FIDELITY MORTGAGE	91	90	11.99%	
GUILD MTG CO	54	31	7.11%	Top 74% Lenders for June 2016
MAJOR MORTGAGE	52	36	6.85%	Mesa County
ALPINE BANK	44	20	5.80%	
WELLS FARGO BANK	40	15	5.27%	
UNIFIRST MTG CORP	35	25	4.61%	
OWNER CARRY	34	24	4.48%	
U S BANK	31	8	4.08%	
QUICKEN LOANS INC	28	7	3.69%	
GRAND VALLEY BANK	21	3	2.77%	
BANK OF COLORADO	19	10	2.50%	
ACADEMY MTG CORP	17	12	2.24%	
FAIRWAY INDEPENDENT MTG CORP	15	11	1.98%	
CENDERA FLINDING INC	14	5	1.84%	
CHERRY CREEK MTG CO INC	13	8	1.71%	
BANK OF THE WEST	12	1	1.58%	
BELCO CREDIT UNION	11		1.45%	
BANK OF SAN JUAN	10	2	1.32%	
CREDIT UNION OF COLORADO	10		1.32%	
TIMBERLINE BANK	10		1.32%	
ALL OTHER LENDERS	198	59	26.09%	
HOME LOAN STATE BANK	7	1	0.92%	
LOANDEPOT.COM LLC	7		0.92%	
MORTGAGE SOLUTIONS OF COLORADO LLC	7	1	0.92%	
NATIONSTAR MTG LLC	7	1	0.92%	
ANB BANK	6	3	0.79%	
FREEDOM MTG CORP	6		0.79%	
GUARANTEED RATE INC	6	4	0.79%	
PLAZA HOME MTG INC	5	4	0.66%	
SOOPER CREDIT UNION	5		0.66%	
UNITED STATES	5	1	0.66%	
UNITED WHOLESALE MTG LLC	5	2	0.66%	
USAA FEDERAL SAVINGS BANK	5	3	0.66%	
DITECH FINANCIAL LLC	4		0.53%	
NORTHPOINTE BANK	4	2	0.53%	
AMERICAN FINANCIAL RESOURCES INC	3		0.40%	
BANK OF AMERICA	3		0.40%	
CALIBER HOME LOANS INC	3	2	0.40%	
FEDERAL SAVINGS BANK	3		0.40%	
FIRST GUARANTY MTG CORP	3		0.40%	
GRAND JCT FEDERAL CU	3	1	0.40%	
HOME MTG ALLIANCE LLC	3	1	0.40%	
JPMORGAN CHASE BANK	3		0.40%	
PREMIER HOME MTG INC	3	2	0.40%	
RENASANT BANK	3	1	0.40%	
SUN WEST MTG CO INC	3		0.40%	
VECTRA BANK COLORADO	3		0.40%	
AMERICAN FINANCING CORP	2	1	0.26%	
BOF	2		0.26%	
CARRINGTON MTG SERVICES LLC	2		0.26%	
CITY FIRST MTG SERVICES LLC	2		0.26%	
COLORADO HOUSING ASSISTANCE CORP	2	2	0.26%	
COLORADO FEDERAL CU	2	1	0.26%	
GLOBAL EQUITY FINANCE INC	2		0.26%	
HABITAT FOR HUMANITY OF MESA CO	2	2	0.26%	
HOUSING RESOURCES OF WESTERN COLORADO INC	2		0.26%	
HUNTINGTON NATL BANK	2	2	0.26%	
NBH BANK	2	1	0.26%	
NEW DAY FINANCIAL LLC	2		0.26%	
PARAMOUNT EQUITY MTG LLC	2		0.26%	
REVOLVING LOAN FUND	2	2	0.26%	
1ST BANK	1	1	0.13%	
21ST MTG CORP	1		0.13%	
360 MTG GROUP LLC	1		0.13%	
AMERICAN AGCREDIT	1		0.13%	
AMERISAVE MTG CORP	1		0.13%	
BNC NATL BANK	1		0.13%	
CAPITAL BANK	1	1	0.13%	
CAPITAL ONE	1		0.13%	
CARDINAL FINANCIAL CO LP	1		0.13%	
CENTENNIAL BANK & TRUST	1	1	0.13%	
CENTENNIAL LENDING LLC	1	1	0.13%	
CITIBANK	1		0.13%	
COLORADO CREDIT UNION	1		0.13%	
COLORADO NATL BANK	1		0.13%	
COMMUNITY BANKS	1		0.13%	
COMPASS BANK	1		0.13%	
CORNERSTONE HOME LENDING INC	1		0.13%	
DESERET FIRST FEDERAL CREDIT UNION	1		0.13%	
DHA FINANCIAL INC	1		0.13%	
ENDEAVOR AMERICA LOAN SERVICES	1		0.13%	
ERATES MTG	1		0.13%	
EVERBANK	1		0.13%	
FARM CREDIT MID-AMERICA	1	1	0.13%	
FIRST COLONY MTG CORP	1	1	0.13%	
FIRST STATE BANK	1		0.13%	
GREAT SOUTHERN BANK	1	1	0.13%	
GREENLIGHT LOANS LLC	1		0.13%	
HOME STATE BANK	1	1	0.13%	
HOMEBRIDGE FINANCIAL SERVICES INC	1		0.13%	
JG WENTWORTH HOME LENDING LLC	1	1	0.13%	
LOAN SIMPLE INC	1		0.13%	
LOS ALAMOS NATL BANK	1	1	0.13%	
MEGASTAR FINANCIAL CORP	1	1	0.13%	
MIDLAND STATES BANK	1	1	0.13%	
MONSTER LOANS	1		0.13%	
NATIONS LENDING CORP	1		0.13%	
NAVY FEDERAL CREDIT UNION	1	1	0.13%	
NETWORK CAPITAL FUNDING CORP	1		0.13%	
NEW PENN FINANCIAL LLC	1		0.13%	
NUDGE FUNDING LLC	1	1	0.13%	
NUVISTA CU	1		0.13%	
OCWEN LOAN SERVICING LLC	1	1	0.13%	
PEAK CONST SPECIALISTS INC	1		0.13%	
PEOPLES NATL BANK	1	1	0.13%	
PLANET HOME LENDING LLC	1		0.13%	
PLATINUM MTG INC	1		0.13%	
PROVIDENT FUNDING ASSOC LP	1		0.13%	
ROYAL UNITED MTG LLC	1		0.13%	
STATE FARM BANK	1		0.13%	
STEARNS LENDING LLC	1		0.13%	
SUNTRUST MTG INC	1	1	0.13%	
UNIB BANK	1	1	0.13%	
UNIVERSAL AMERICAN MTG CO	1	1	0.13%	
UNIVERSAL LENDING CORP	1	1	0.13%	
YAMPA VALLEY BANK	1		0.13%	
TOTAL LOANS FOR JUNE 2016:	759	357	100.00%	

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Commercial Sales Detail

Commercial Transactions: June 2016

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PURCHASER	PPSF	RDATE	STREET ADDRESS
R032632			1973	2568	0.12	\$ 290,000.00	SEC 7 T1S R1E	RETAIL	LARUKE DEVELOPMENT INC	\$ 112.93	6/9/2016	504 28 1/4 RD
R013147			1995	4052	1.13	\$ 1,175,000.00	HORSETHIEF PARK SUBDIVISION L1A	RESTAURANT	RDC GARLAND LLC	\$ 289.98	6/14/2016	555 JURASSIC CT
R017596			2003	14000	1.65	\$ 750,000.00	23 ROAD COMMERCIAL II SUBDIVISION L1	WHSE	2263 LOGOS LLC	\$ 53.57	6/16/2016	2263 LOGOS CT
R058577			1971	2495	0.18	\$ 250,000.00	SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST	OFFICE	A & R PROPERTIES LLC	\$ 100.20	6/14/2016	602 BOOKCLIFF AVE
R064227			1890	4363	0.07	\$ 130,000.00	CITY OF GRAND JUNCTION L8-12 B143	RETAIL	AMDM LLC	\$ 29.80	6/20/2016	319 S 2ND ST
R071695			1984	7406	1.91	\$ 300,000.00	SEC 26 T1S R1W	LODGING	ANDALORO NINA	\$ 40.51	6/30/2016	547 HWY 50
R082573			1957	1416	0.28	\$ 120,000.00	SECTION 3, TOWNSHIP 1 SOUTH, RANGE 2 EAST	OFFICE/RETAIL	ANTONSON CHRIS A	\$ 84.75	6/13/2016	695 BRENTWOOD DR
R025086			1947	2170	0.16	\$ 80,000.00	SEC3 T1S R2E	RESTAURANT	CENTURY LLC	\$ 36.87	6/8/2016	349 W 8TH ST
R059491			1940	1784	0.16	\$ 270,000.00	ELM AVENUE SUBDIVISION L31-32	OFFICE	COLORADO MESA UNIVERSITY REAL ESTATE FOUN	\$ 151.35	6/3/2016	1400 N 7TH ST
R064359			1908	4846	0.02	\$ 400,000.00	REED BUILDING CONDOMINIUM UN 102	MIXED USE	JAWS PROPERTIES LLC	\$ 82.54	6/16/2016	354 MAIN ST
R064563	10	10	1900	2898	0.14	\$ 350,000.00	CITY OF GRAND JUNCTION L1-2 B109	APARTMENT	JNZJ1003 LLC	\$ 120.77	6/2/2016	1003 ROOD AVE
R064058			1931	601	0.09	\$ 145,000.00	CITY OF GRAND JUNCTION L29-32 B117	RETAIL	NIERNBERG JODI	\$ 241.26	6/3/2016	502 COLO AVE
R020144			1978	33118	1.52	\$ 1,800,000.00	HORIZON PARK PLAZA L22-25	OFFICE	P & L PROPERTIES LLC	\$ 54.35	6/30/2016	751 HORIZON CT
R056985			1998	5080	0.66	\$ 500,000.00	GAMBLE COMMERCIAL SUBDIVISION L4	WHSE	PEDERSON INVESTMENTS LLC	\$ 98.43	6/2/2016	2479 COMMERCE BLVD
R064009			1890	5625		\$ 470,000.00	L30 B104	RETAIL	RIPPER CORP	\$ 83.56	6/30/2016	510 MAIN ST
R039824	8	4	1981	3912	0.25	\$ 235,000.00	EAST VIEW SUBDIVISION L6 B2	APARTMENT	RJAM PROPERTIES LLC	\$ 60.07	6/14/2016	3220 1/2 CHIPETA CT
R039825	8	4	1981	3912	0.27	\$ 235,000.00	EAST VIEW SUBDIVISION L7 B2	APARTMENT	RJAM PROPERTIES LLC	\$ 60.07	6/14/2016	3222 CHIPETA CT
R062671, R062670			1946	1268	0.14	\$ 146,000.00	KEITHS ADDITION L31-32 B'M	OFFICE/RETAIL	SPENDRUP JOHN	\$ 115.14	6/24/2016	1204 UTE AVE & 222 S 12TH ST
R024035			1907	2800	0.08	\$ 200,000.00	DELAPLAIN'S ADDITION L10 B1	OFFICE/RETAIL	SR FUN PROPERTIES LLC	\$ 71.43	6/29/2016	239 S MAIN ST
R053208					2.37	\$ 855,000.00	ST. PAUL EVANGELICAL LUTHERAN CHURCH SUB L2	COMMVACANT	CD-CLS GRAND JCT LLC	\$ -	6/27/2016	628 26 1/2 RD
R064226					0.31	\$ 80,000.00	CITY OF GRAND JUNCTION L8-12 B143	COMMVACANT	AMDM LLC	\$ -	6/20/2016	317 S 2ND ST
R064225					0.16	\$ 40,000.00	CITY OF GRAND JUNCTION COM: TRUSTEE'S DEED L1 B143	COMMVACANT	AMDM LLC	\$ -	6/20/2016	123 UTE AVE
R064122, R064123					0.35	\$ 230,000.00	CITY OF GRAND JUNCTION L23-27 B123	COMMVACANT	WESTERN HOSPITALITY LLC	\$ -	6/2/2016	228 & 230 UTE AVE

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New Unit Sales Detail

Improved Residential New Unit Sales detail: June 2016

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	2.25	2015	2443	\$ 380,000.00	RETFERD ESTATES L21	SINGLEFAM	\$ 155.55	594 JESSE WAY
3	2	2015	1383	\$ 209,000.00	HALLS ESTATES PHASE II L15 B2	SINGLEFAM	\$ 151.12	649 TAMMERA LN
3	2	2015	1526	\$ 220,800.00	RIVER TRAIL SUBDIVISION, FILING TWO, L39	SINGLEFAM	\$ 144.69	390 WHITE RIVER DR
4	2	2015	2002	\$ 289,900.00	MAHAN MANOR SUBDIVISION L5 B1	SINGLEFAM	\$ 144.81	298 MARIE ST
2	1.75	2014	1443	\$ 253,000.00	MESA ESTATES L14 B4	SINGLEFAM	\$ 175.33	2835 1/2 TREVOR MESA DR
3	2	2015	2273	\$ 323,000.00	CHIPETA HEIGHTS WEST SUBDIVISION L3 B2	SINGLEFAM	\$ 142.10	210 BASALT CT
4	3	2015	2328	\$ 325,000.00	TIFFANY TOO SUB L1 RS L9 B3	SINGLEFAM	\$ 139.60	2267 KINGSTON RD #A
4	3	2015	1837	\$ 245,800.00	LEGACY PUD SUB L10 B1	SINGLEFAM	\$ 133.81	504 LEGACY ST
4	3	2015	1916	\$ 268,400.00	STAGECOACH TRAIL SUBDIVISION, FILING 3 L36	SINGLEFAM	\$ 140.08	641 BRADFORD DR
3	2	2015	1448	\$ 201,400.00	WEXFORD ESTATES L22	SINGLEFAM	\$ 139.09	426 DONEGAL CT #B
2	2	2015	1596	\$ 241,500.00	HERITAGE HEIGHTS FILING ONE L5	SINGLEFAM	\$ 151.32	2483 TIPTOP AVE
3	2	2015	1688	\$ 267,500.00	PINEDALE ESTATES L1 B1	SINGLEFAM	\$ 158.47	988 ECHO CANYON ST
3	2	2015	1502	\$ 187,900.00	HALLS ESTATES PHASE II, L3 B3	SINGLEFAM	\$ 125.10	644 TAMERA LN
4	2.25	2015	2062	\$ 369,900.00	SPYGLASS RIDGE FILING NO. ONE, L180	SINGLEFAM	\$ 179.39	202 SPY GLASS DR
4	2	2015	2027	\$ 290,000.00	SADDLE ROCK FILING NO. 3 L35	SINGLEFAM	\$ 143.07	3162 HIGHVIEW RD
4	2	2015	1845	\$ 261,400.00	STAGECOACH TRAIL SUBDIVISION, FILING 3 L34	SINGLEFAM	\$ 141.68	645 BRADFORD DR
N/A	N/A	2015	N/A	\$ 190,500.00	COLUMBINE COTTAGES SUB L8	SINGLEFAM	N/A	2822 ALTA CT
3	2	2015	1619	\$ 242,000.00	HERITAGE HEIGHTS FILING ONE L6	SINGLEFAM	\$ 149.47	2485 TIPTOP AVE
3	2	2015	1280	\$ 210,000.00	HERITAGE HEIGHTS FILING ONE L21	SINGLEFAM	\$ 164.06	626 24 3/4 RD
3	2	2015	1246	\$ 182,000.00	HERITAGE ESTATES, FILING 8A L106	MULTIFAM	\$ 146.07	2493 DEMENSE AVE B
3	2.5	2015	1486	\$ 185,400.00	RIVER TRAIL DUPLEXES SUB L8B	MULTIFAM	\$ 124.76	394 GREEN RIVER DR
3	2	2015	1088	\$ 159,900.00	L107 BROOKWILLOW VILLAGE	MULTIFAM	\$ 146.97	654 1/2 TAMMERA LN
3	2.5	2015	1368	\$ 166,600.00	L109 BROOKWILLOW VILLAGE	MULTIFAM	\$ 121.78	652 1/2 TAMMERA LN
4	3	2015	2169	\$ 280,000.00	BURBINE SUBDIVISION L2	SINGLEFAM	\$ 129.09	410 N 17TH ST
4	4	2015	3268	\$ 439,900.00	BLUE HERON MEADOW SUBDIVISION L3 B3	SINGLEFAM	\$ 134.61	739 BEAVER LODGE
3	2.5	2015	1595	\$ 211,500.00	WEXFORD ESTATES L46	SINGLEFAM	\$ 132.60	434 DONEGAL DR #B
3	2	2015	1300	\$ 182,500.00	CHATFIELD IV SUBDIVISION L2	SINGLEFAM	\$ 140.38	3159 BULLA T
3	2.5	2015	1368	\$ 161,400.00	BROOKWILLOW VILLAGE, FILING III, L111	SINGLEFAM	\$ 117.98	650 1/2 TAMMERA LN
4	2.5	2015	2316	\$ 298,000.00	CHIPETA HEIGHTS SUBDIVISION. L13 B4	SINGLEFAM	\$ 128.67	218 VISTA HILLS DR
2	3	2015	1944	\$ 460,000.00	REDLANDS MESA FILING 3 L8 B2	SINGLEFAM	\$ 236.63	327 IRON HORSE CT
3	2.75	2015	2523	\$ 319,700.00	COPPER CREEK SOUTH L2	SINGLEFAM	\$ 126.71	2499 JOSEFINE LN
3	1.75	2015	1918	\$ 340,000.00	RUBY RANCH SUBDIVISION L25	SINGLEFAM	\$ 177.27	749 LAB CT
N/A	N/A	2015	N/A	\$ 410,000.00	SUMMER HILL FILING NO. 7A L27	SINGLEFAM	N/A	879 SPRING CROSSING WAY
2	1	2015	1044	\$ 154,700.00	FIRESIDE TOWNHOMES L2	MULTIFAM	\$ 148.18	1020 COLO AVE

Summary of Improved Residential New Unit Sales: June 2016

Average Price:	\$262,606
Average PPSF:	\$146.58
Median Price:	\$ 249,400.00
# Transactions:	34
Gross Volume:	\$ 8,928,600



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