

Land Title Market Analysis by Area: MidValley

March 2015		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	\$2,237,500	14.44%	5	16.13%	\$447,500	\$370,000	\$447,500	\$370,000	\$258	
Basalt - Pitkin County	\$916,000	5.91%	3	9.68%	\$305,333	\$241,000	\$525,000	dna	\$252	
TOTAL BASALT:	\$3,153,500	20.35%	8	25.81%	\$394,188	\$347,500	\$460,417	\$397,500	\$257	
El Jebel										
El Jebel - Eagle County	\$4,118,500	26.58%	8	25.81%	\$514,813	\$529,500	\$578,357	\$580,000	\$262	
TOTAL EL JEBEL:	\$4,118,500	26.58%	8	25.81%	\$514,813	\$529,500	\$578,357	\$580,000	\$262	
Carbondale										
Carbondale - Garfield County	\$7,278,500	46.97%	13	41.94%	\$559,885	\$415,000	\$579,800	\$495,000	\$324	
Carbondale - Pitkin County	\$945,000	6.10%	2	6.45%	\$472,500	dna	\$472,500	dna	\$318	
TOTAL CARBONDALE:	\$8,223,500	53.07%	15	48.39%	\$548,233	\$415,000	\$549,143	\$495,000	\$322	
MIDVALLEY TOTALS:	\$15,495,500	100.00%	31	100.00%	\$499,855	\$402,500	\$532,750	\$479,000	\$282	
(BANK SALES)	\$610,000	3.94%	1	3.23%	\$610,000	dna	\$610,000	dna	\$164	

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: Mar. 2015		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	\$23,664,600	39.90%	19	22.62%	\$1,245,505	\$320,000	\$1,438,569	\$347,500	\$479	
Basalt - Pitkin County	\$7,001,000	11.80%	7	8.33%	\$1,000,143	\$525,000	\$1,136,667	\$525,000	\$319	
TOTAL BASALT:	\$30,665,600	51.70%	26	30.95%	\$1,179,446	\$347,500	\$1,390,900	\$385,000	\$454	
El Jebel										
El Jebel - Eagle County	\$8,904,000	15.01%	16	19.05%	\$556,500	\$469,500	\$609,571	\$502,000	\$297	
TOTAL EL JEBEL:	\$8,904,000	15.01%	16	19.05%	\$556,500	\$469,500	\$609,571	\$502,000	\$297	
Carbondale										
Carbondale - Garfield County	\$18,430,800	31.07%	39	46.43%	\$472,585	\$350,000	\$546,010	\$477,500	\$282	
Carbondale - Pitkin County	\$1,313,000	2.21%	3	3.57%	\$437,667	\$368,000	\$437,667	\$368,000	\$267	
TOTAL CARBONDALE:	\$19,743,800	33.29%	42	50.00%	\$470,090	\$352,500	\$531,878	\$460,000	\$280	
MIDVALLEY TOTALS:	\$59,313,400	100.00%	84	100.00%	\$706,112	\$369,000	\$842,755	\$422,500	\$343	
(BANK SALES)	\$3,522,100	5.94%	5	5.95%	\$704,420	\$1,600,000	\$707,367	\$610,000	\$418	



Land Title Market Snapshot by Area: MidValley

Full Year 2014 versus YTD: 2015

Area	Average Price Single Family 2014	Average Price Single Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2014	Average Price Multi-Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2014	Average Price Vacant Land YTD: 2015	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$842,507	\$4,771,875	466%	\$467,931	\$327,467	-30%	\$161,750	\$252,500	56%
Basalt - Pitkin County	\$1,129,077	\$1,136,667	1%	\$376,308	\$0	n/a	\$567,500	\$1,600,000	182%
ALL BASALT	\$915,554	\$3,213,929	251%	\$438,880	\$327,467	-25%	\$398,438	\$1,150,833	189%
El Jebel	\$737,664	\$635,125	-14%	\$464,668	\$456,250	-2%	\$245,691	\$185,000	-25%
ALL ELJEBEL	\$737,664	\$635,125	-14%	\$464,668	\$456,250	-2%	\$245,691	\$185,000	-25%
Carbondale - Garfield County	\$721,821	\$626,080	-13%	\$371,098	\$305,800	-18%	\$196,973	\$185,413	-6%
Carbondale - Pitkin County	\$769,193	\$437,667	-43%	\$650,000	\$0	n/a	\$102,000	\$0	n/a
ALL CARBONDALE	\$725,966	\$594,678	-18%	\$376,908	\$305,800	-19%	\$195,707	\$185,413	-5%
Gross Live Average:	\$765,682	\$1,103,330	44%	\$419,239	\$335,321	-20%	\$225,524	\$323,290	43%

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 2014	Median Price Single Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2014	Median Price Multi-Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2014	Median Price Vacant Land YTD: 2015	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$535,000	\$768,750	44%	\$402,000	\$316,050	-21%	\$155,000	dna	n/a
Basalt - Pitkin County	\$659,000	\$525,000	-20%	\$317,000	\$0	n/a	\$510,000	dna	n/a
ALL BASALT	\$600,000	\$625,000	4%	\$390,000	\$316,050	-19%	\$270,375	\$1,200,000	344%
El Jebel	\$585,000	\$502,000	-14%	\$485,000	dna	n/a	\$192,763	dna	n/a
ALL ELJEBEL	\$585,000	\$502,000	-14%	\$485,000	dna	n/a	\$192,763	dna	n/a
Carbondale - Garfield County	\$627,500	\$497,500	-21%	\$345,000	\$300,000	-13%	\$131,000	\$145,000	11%
Carbondale - Pitkin County	\$408,500	\$368,000	-10%	dna	\$0	n/a	dna	\$0	n/a
ALL CARBONDALE	\$617,750	\$496,250	-20%	\$352,500	\$300,000	-15%	\$130,000	\$145,000	12%
Gross Live Median:	\$600,000	\$512,000	-15%	\$386,500	\$316,050	-18%	\$142,000	\$165,000	16%

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Land Title Market Analysis by Total Transfers: MidValley

Month to Month Comparison # of Transactions and \$ Volume

Month	2011	2012	2013	2014	2015	% Change 2015 vs. 2014	Month	2011	2012	2013	2014	2015	% Change 2015 vs. 2014
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	93.05%	January	20	29	28	24	29	20.83%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	-43.05%	February	15	25	26	20	24	20.00%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	\$15,495,500	-30.39%	March	27	33	34	45	31	-31.11%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764		-100.00%	April	27	34	37	30		-100.00%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340		-100.00%	May	32	50	43	45		-100.00%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150		-100.00%	June	31	44	39	48		-100.00%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140		-100.00%	July	25	44	58	49		-100.00%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400		-100.00%	August	45	40	57	49		-100.00%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550		-100.00%	September	24	53	41	41		-100.00%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875		-100.00%	October	31	55	40	55		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040		-100.00%	November	28	44	32	49		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100		-100.00%	December	30	44	40	62		-100.00%
YTD: through Mar. 31st	\$36,376,370	\$37,681,616	\$41,472,035	\$56,106,426	\$59,313,400	5.72%	YTD: through Mar. 31st	62	87	88	89	84	-5.62%
2014 vs. 2015	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$59,313,400	-82.01%	2014 vs. 2015	335	495	475	517	84	-83.75%

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