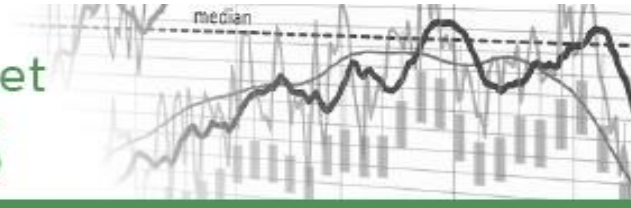
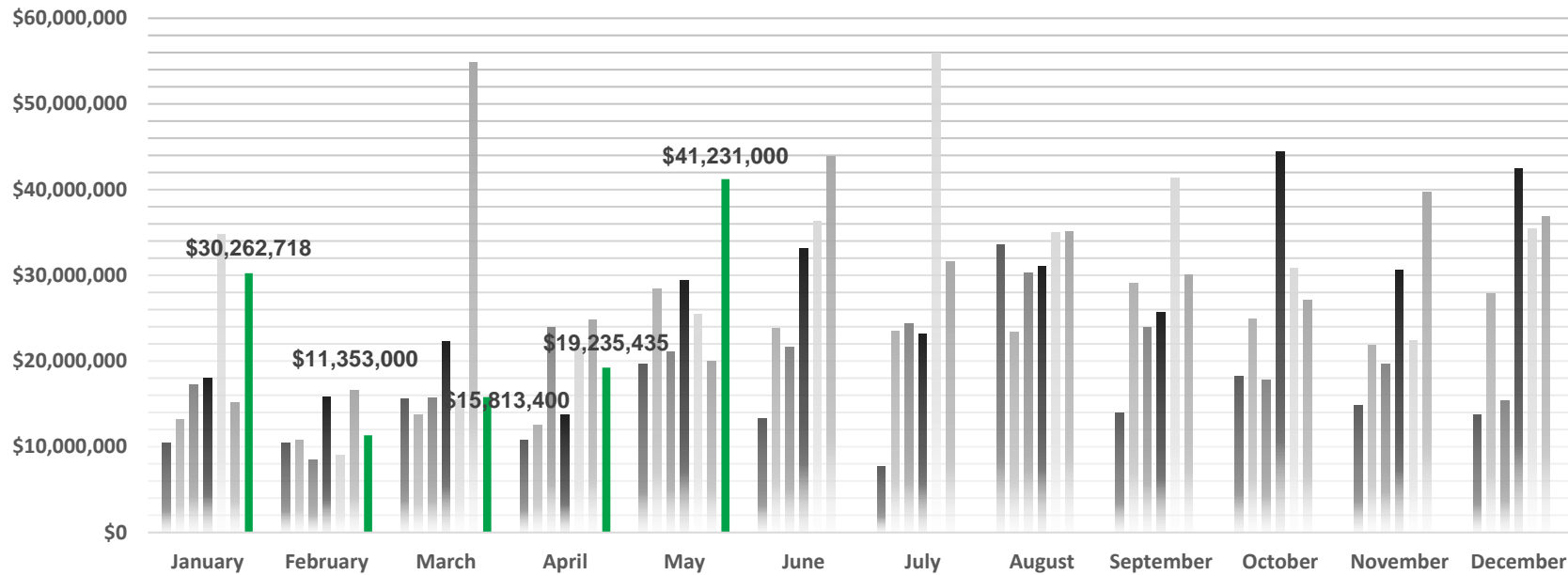




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2017



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■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ YTD: 2017



Historical Gross Volume

Month to Month Comparison # of Transactions and \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	% Change 2016 vs. 2015	Month	2011	2012	2013	2014	2015	2016	2017	% Change 2016 vs. 2015
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	\$15,187,750	\$30,262,718	99.26%	January	20	29	28	24	29	38	41	7.89%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	\$16,567,075	\$11,353,000	-31.47%	February	15	25	26	20	24	30	24	-20.00%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	\$15,495,500	\$54,873,880	\$15,813,400	-71.18%	March	27	33	34	45	31	41	27	-34.15%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764	\$21,463,500	\$24,829,894	\$19,235,435	-22.53%	April	27	34	37	30	41	45	33	-26.67%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340	\$25,423,600	\$19,980,482	\$41,231,000	106.36%	May	32	50	43	45	47	33	62	87.88%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150	\$36,323,200	\$43,844,992		-100.00%	June	31	44	39	48	56	66		-100.00%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140	\$55,970,580	\$31,621,350		-100.00%	July	25	44	58	49	74	48		-100.00%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400	\$34,979,415	\$35,136,150		-100.00%	August	45	40	57	49	65	61		-100.00%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550	\$41,311,500	\$30,067,880		-100.00%	September	24	53	41	41	59	49		-100.00%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875	\$30,868,350	\$27,144,675		-100.00%	October	31	55	40	55	60	46		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040	\$22,368,400	\$39,670,690		-100.00%	November	28	44	32	49	47	62		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100	\$35,433,700	\$36,907,569		-100.00%	December	30	44	40	62	44	51		-100.00%
YTD. Totals	\$66,797,935	\$78,662,543	\$86,439,635	\$99,142,530	\$106,200,500	\$131,439,081	\$117,895,553	-10.30%	YTD. Totals	121	171	168	164	172	187	187	0.00%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$117,895,553	-68.63%	Annual Totals	335	495	475	517	577	570	187	-67.19%

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Market Analysis: MidValley Area

May 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
Basalt									
Basalt - Eagle County	\$10,468,500	25.39%	13	20.97%	\$805,269	\$485,000	\$932,143	\$565,000	\$323
Basalt - Pitkin County	\$2,543,800	6.17%	4	6.45%	\$635,950	\$688,150	\$560,000	dna	\$389
TOTAL BASALT:	\$13,012,300	31.56%	17	27.42%	\$765,429	\$565,000	\$849,444	\$565,000	\$338
El Jebel									
El Jebel - Eagle County	\$10,319,700	25.03%	17	27.42%	\$607,041	\$575,000	\$590,875	\$595,000	\$337
TOTAL EL JEBEL:	\$10,319,700	25.03%	17	27.42%	\$607,041	\$575,000	\$590,875	\$595,000	\$337
Carbondale									
Carbondale - Garfield County	\$16,809,000	40.77%	26	41.94%	\$646,500	\$505,000	\$772,625	\$610,000	\$317
Carbondale - Pitkin County	\$1,090,000	2.64%	2	3.23%	\$545,000	dna	\$545,000	dna	\$269
TOTAL CARBONDALE:	\$17,899,000	43.41%	28	45.16%	\$639,250	\$540,000	\$751,932	\$577,000	\$313
MIDVALLEY TOTALS:	\$41,231,000	100.00%	62	100.00%	\$665,016	\$545,000	\$727,395	\$570,000	\$325
(NEW UNIT SALES)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0

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: 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
Basalt									
Basalt - Eagle County	\$18,235,535	15.47%	28	14.97%	\$651,269	\$475,000	\$756,869	\$576,535	\$322
Basalt - Pitkin County	\$9,996,800	8.48%	17	9.09%	\$588,047	\$500,000	\$695,000	\$507,000	\$356
TOTAL BASALT:	\$28,232,335	23.95%	45	24.06%	\$627,385	\$497,500	\$730,694	\$570,768	\$337
El Jebel									
El Jebel - Eagle County	\$26,405,818	22.40%	34	18.18%	\$776,642	\$575,000	\$842,356	\$609,612	\$360
TOTAL EL JEBEL:	\$26,405,818	22.40%	34	18.18%	\$776,642	\$575,000	\$842,356	\$609,612	\$360
Carbondale									
Carbondale - Garfield County	\$60,818,400	51.59%	103	55.08%	\$590,470	\$490,000	\$660,832	\$557,000	\$278
Carbondale - Pitkin County	\$2,439,000	2.07%	5	2.67%	\$487,800	\$540,000	\$487,800	\$540,000	\$266
TOTAL CARBONDALE:	\$63,257,400	53.66%	108	57.75%	\$585,717	\$495,000	\$650,151	\$545,000	\$277
MIDVALLEY TOTALS:	\$117,895,553	100.00%	187	100.00%	\$630,458	\$507,000	\$704,506	\$557,000	\$305
(NEW UNIT SALES)	\$4,005,960	3.40%	5	2.67%	\$801,192	\$795,000	\$801,192	\$795,000	\$430

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Market Snapshot: MidValley Area

Full Year: 2016 versus YTD: 2017

Area	Average Price Single Family 2016	Average Price Single Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2016	Average Price Multi-Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2016	Average Price Vacant Land YTD: 2017	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,086,581	\$1,071,219	-1%	\$578,077	\$481,813	-17%	\$236,042	\$208,214	-12%
Basalt - Pitkin County	\$1,009,870	\$885,500	-12%	\$359,375	\$466,400	30%	\$739,750	\$110,000	-85%
ALL BASALT	\$1,057,814	\$985,503	-7%	\$512,932	\$475,885	-7%	\$361,969	\$208,214	-42%
El Jebel	\$667,130	\$949,120	42%	\$565,397	\$628,829	11%	\$237,500	\$277,033	17%
ALL ELJEBEL	\$667,130	\$949,120	42%	\$565,397	\$628,829	11%	\$237,500	\$277,033	17%
Carbondale - Garfield County	\$759,743	\$815,104	7%	\$356,585	\$397,341	11%	\$182,226	\$227,718	25%
Carbondale - Pitkin County	\$512,850	\$487,800	-5%	\$0	\$0	0%	\$115,000	\$0	n/a
ALL CARBONDALE	\$738,666	\$784,226	6%	\$356,585	\$397,341	11%	\$181,252	\$227,718	26%
Gross Live Average:	\$797,862	\$850,711	7%	\$470,095	\$460,697	-2%	\$217,398	\$229,061	5%

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 2016	Median Price Single Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2016	Median Price Multi-Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2016	Median Price Vacant Land YTD: 2017	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$852,778	\$1,060,000	24%	\$475,000	\$460,000	-3%	\$200,000	\$257,000	29%
Basalt - Pitkin County	\$720,000	\$741,500	3%	\$342,250	\$425,000	24%	\$180,000	dna	n/a
ALL BASALT	\$767,590	\$927,500	21%	\$422,500	\$455,000	8%	\$197,500	\$248,500	26%
El Jebel	\$617,500	\$702,500	14%	\$475,000	\$575,000	21%	\$218,000	\$235,000	8%
ALL ELJEBEL	\$617,500	\$702,500	14%	\$475,000	\$575,000	21%	\$218,000	\$235,000	8%
Carbondale - Garfield County	\$643,500	\$695,000	8%	\$350,000	\$388,000	11%	\$153,500	\$190,000	24%
Carbondale - Pitkin County	\$511,000	\$540,000	6%	\$0	\$0	n/a	dna	\$0	n/a
ALL CARBONDALE	\$625,000	\$660,000	6%	\$350,000	\$388,000	11%	\$152,000	\$190,000	25%
Gross Live Median:	\$647,000	\$690,000	7%	\$394,000	\$420,000	7%	\$164,000	\$207,500	27%

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