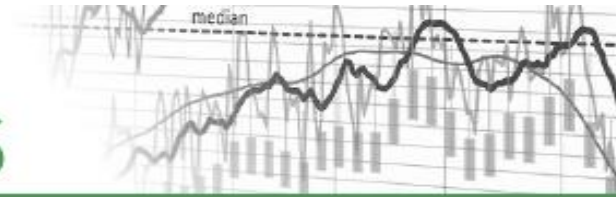
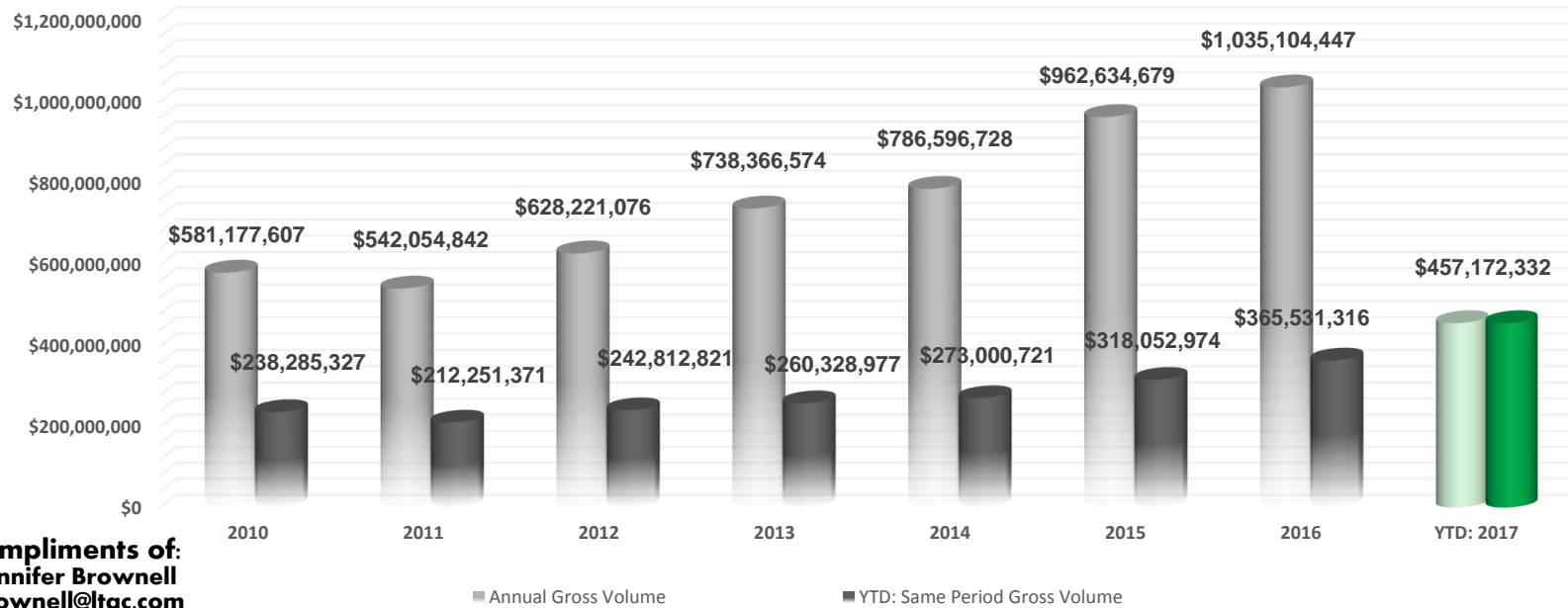




Mesa County Market ANALYSIS



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 %	Actual 2011	Dollar Volume %	Actual 2012	Dollar Volume %	Actual 2013	Dollar Volume %	Actual 2014	Dollar Volume %	Actual 2015	Dollar Volume %	Actual 2016	Dollar Volume %	Actual YTD: 2017	Dollar Volume %
		Change		Change		Change		Change		Change		Change		Change		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%		-100.00%
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%		-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%	\$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:	\$238,285,327	n/a	\$212,251,371	-10.93%	\$242,812,821	14.40%	\$260,328,977	7.21%	\$273,000,721	4.87%	\$318,052,974	16.50%	\$365,531,316	14.93%	\$457,172,332	25.07%
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%	\$457,172,332	-55.83%

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Number of Transactions

Month	# Transactions 2010	Actual %	# Transactions 2011	Actual %	# Transactions 2012	Actual %	# Transactions 2013	Actual %	# Transactions 2014	Actual %	# Transactions 2015	Actual %	# Transactions 2016	Transactions %	# Transactions YTD: 2017	Transactions %
		Change		Change		Change		Change		Change		Change		Change		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%		-100.00%
July	219	-19.49%	233	6.39%	183	-21.46%	355	93.99%	368	3.66%	437	18.75%	445	1.83%		-100.00%
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:	1023	n/a	1026	0.29%	1204	17.35%	1239	2.91%	1290	4.12%	1481	14.81%	1589	7.29%	1930	21.46%
TOTAL	2487	-8.36%	2632	5.83%	3092	17.48%	3288	6.34%	3625	10.25%	3946	8.86%	4457	12.95%	1930	-56.70%

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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Land Title Office

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Market Analysis by 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
City of Grand Junction	\$11,194,300	9%	53	9%	\$211,213	\$175,000	\$180,782	\$175,000	\$136
Clifton	\$5,182,350	4%	35	6%	\$148,067	\$216,000	\$140,953	\$154,900	\$117
Collbran, Plateau Valley, Molina, Mesa	\$1,577,670	1%	8	1%	\$197,209	\$234,585	\$250,528	\$260,700	\$172
Fruita	\$21,552,400	16%	87	15%	\$247,729	\$235,000	\$259,634	\$243,000	\$149
Fruitvale	\$19,668,144	15%	109	19%	\$180,442	\$189,000	\$203,350	\$198,000	\$132
Mall	\$17,364,700	13%	57	10%	\$304,644	\$265,000	\$310,894	\$277,150	\$160
North	\$10,715,400	8%	39	7%	\$274,754	\$260,000	\$310,544	\$278,750	\$144
Orchard Mesa & East Orchard Mesa	\$11,935,100	9%	68	12%	\$175,516	\$175,100	\$214,056	\$189,500	\$128
Palisade	\$3,161,400	2%	13	2%	\$243,185	\$215,800	\$293,267	\$240,000	\$197
Redlands	\$21,054,900	16%	60	11%	\$350,915	\$317,500	\$377,498	\$347,500	\$156
Rural	\$7,340,200	6%	30	5%	\$244,673	\$189,000	\$315,818	\$259,500	\$154
Quit Claim Deeds	\$141,500	0%	3	1%	\$47,167	\$50,000	\$0	\$0	\$0
TOTAL	\$130,888,064	100%	562	100%	\$233,894	\$205,500	\$252,831	\$219,950	\$143
(NEW UNIT SALES)	\$11,590,100	9%	45	8%	\$257,558	\$254,700	\$257,558	\$254,700	\$156

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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Grand Junction
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YTD. Market Analysis by Area

YTD: 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
City of Grand Junction	\$46,491,918	10%	202	10%	\$230,158	\$176,000	\$183,754	\$176,000	\$134
Clifton	\$18,342,755	4%	106	5%	\$173,045	\$212,500	\$153,960	\$156,000	\$116
Collbran, Plateau Valley, Molina, Mesa	\$8,054,831	2%	32	2%	\$251,713	\$159,050	\$328,759	\$195,000	\$161
Fruita	\$63,624,300	14%	246	13%	\$258,635	\$235,000	\$253,107	\$246,000	\$146
Fruitvale	\$80,062,128	18%	434	22%	\$184,475	\$186,450	\$197,375	\$192,250	\$129
Mall	\$57,954,495	13%	189	10%	\$306,638	\$249,900	\$291,337	\$263,000	\$150
North	\$45,681,350	10%	140	7%	\$326,295	\$257,450	\$291,946	\$284,500	\$136
Orchard Mesa & East Orchard Mesa	\$43,453,355	10%	238	12%	\$182,577	\$168,000	\$204,275	\$184,500	\$121
Palisade	\$10,796,200	2%	40	2%	\$269,905	\$216,650	\$297,394	\$234,200	\$168
Redlands	\$60,891,300	13%	192	10%	\$317,142	\$288,450	\$340,184	\$305,000	\$152
Rural	\$20,727,700	5%	97	5%	\$213,688	\$178,000	\$291,054	\$269,400	\$155
Quit Claim Deeds	\$1,092,000	0%	14	1%	\$78,000	\$41,900	\$0	\$0	\$0
TOTAL	\$457,172,332	100%	1,930	100%	\$238,038	\$198,000	\$239,832	\$212,300	\$137
(NEW UNIT SALES)	\$47,590,374	10%	157	8%	\$303,123	\$270,200	\$282,105	\$269,950	\$159

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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

May 2017

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	18	\$1,480,000	1%
100,001 to 200,000	172	\$27,825,794	24%
200,001 to 300,000	174	\$42,947,070	36%
300,001 to 400,000	51	\$17,283,600	15%
400,001 to 500,000	27	\$11,892,700	10%
500,001 to 600,000	12	\$6,711,900	6%
600,001 to 700,000	7	\$4,520,000	4%
700,001 to 800,000	3	\$2,267,000	2%
800,001 to 900,000	4	\$3,397,000	3%
900,001 to 1,000,000	0	\$0	0%
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:	468	\$118,325,064	100%

Residential Price Index

May 2017	Number Trans.	Total Volume	Average Price
Single Family	428	\$111,461,864	\$260,425
Multi Family	40	\$6,863,200	\$171,580
Vacant Land	57	\$5,237,500	\$91,886
YTD: 2017	Number Trans.	Total Volume	Average Price
Single Family	1422	\$352,142,123	\$247,639
Multi Family	148	\$24,393,700	\$164,822
Vacant Land	188	\$16,934,600	\$90,078
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

May 2017 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	10	\$4,227,900	\$422,790
Commercial Vacant	1	\$68,000	\$68,000
Development Vacant	0	\$0	\$0
YTD: 2017 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	68	\$49,409,009	\$726,603
Commercial Vacant	12	\$2,483,100	\$206,925
Development Vacant	4	\$1,564,700	\$391,175
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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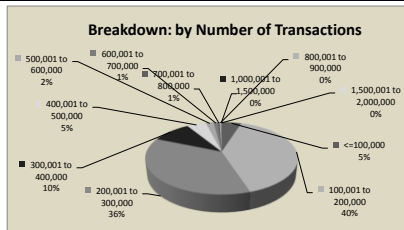
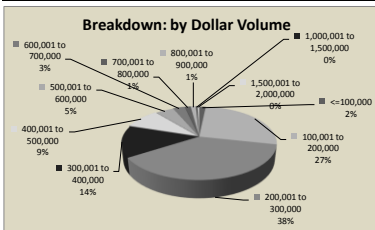


YTD. Price Point Index

YTD: May 2017

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	78	\$6,169,233	2%
100,001 to 200,000	627	\$100,789,164	27%
200,001 to 300,000	571	\$141,272,502	38%
300,001 to 400,000	155	\$52,946,200	14%
400,001 to 500,000	76	\$34,031,324	9%
500,001 to 600,000	31	\$17,112,700	5%
600,001 to 700,000	17	\$11,081,700	3%
700,001 to 800,000	7	\$5,267,000	1%
800,001 to 900,000	6	\$5,106,000	1%
900,001 to 1,000,000	0	\$0	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:	1570	\$376,535,823	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

May 2017

Highest Priced Residential Sale:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser State
5	5	2008	4946	\$ 880,000.00	SEC 21 T1N R1W NUNNERY SUBD LOT 1 w/7.2 AC Land	BIRCH AARON GLAYDE	\$ 177.92	5/17/2017	927 24 1/2 RD	GRAND JUNCTION	CO



Highest Price PSF Residential Sale:

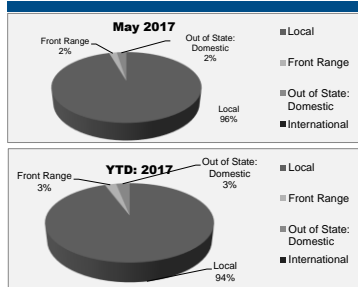
Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser State
2	2.75	2006	2014	\$ 850,000.00	WATT MINOR SUB L1 w/9.9 AC Land	PEACHES & CREAM ORGANIC FARMS LLC	\$ 422.05	5/26/2017	3525 G RD	BOULDER	CO

There are 6 outbuildings on this property totalling: 4,361 in Additional Minor Structures

Bank Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference/Comments
3	2.00	1980	2044	\$ 204,500.00	LAURADALE SUB F2 L7 B3	ANDERSON NINA M	\$ 100.05	5/30/2017	3014 COUNTRY RD	Bank: J P MORGAN MTG
3	2	2001	1620	\$ 90,500.00	CHENEY MINOR SUB AMEND L2	BROKEAMP BRENDA GAYLE	\$ 55.86	5/2/2017	852 GLENWOOD AVE	Bank: OCWEN LOAN SERVICING LLC
3	1.50	1982	1152	\$ 100,000.00	PEPPER TREE F2 L10 B1	BURGESS STEPHANIE	\$ 86.81	5/4/2017	594 W INDIAN CREEK DRIVE, #2 81501	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	1.00	1930	1553	\$ 90,000.00	SOUTHWELL MINOR SUB L2	COX APRIL	\$ 57.95	5/30/2017	3233 E 1/2 RD	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
5	3.00	1979	3404	\$ 217,770.00	SEC 5 T11S R96W	FISHER KURTIS	\$ 63.97	5/24/2017	8091 HIGHWAY 65	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	1.50	1979	1526	\$ 71,000.00	CENTENNIAL 76 F2	FREETES AMANDA	\$ 46.53	5/9/2017	2952 1/2 MESA AVENUE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.00	2000	1680	\$ 105,050.00	SEC 14 T1S R1E	FUENTES SONIA	\$ 62.53	5/25/2017	3248 D 1/2 RD	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2	2001	1330	\$ 130,300.00	GROVE CREEK SUB PH5 L2 B2	HANSEN CURT	\$ 97.97	5/12/2017	405 WOOD DUCK DR	Bank: OCWEN LOAN SERVICING LLC
3	1.75	1955	1273	\$ 110,000.00	COXS SUB L1	HANSEN MICHAEL DAVID	\$ 86.41	5/1/2017	250 27 1/2 RD	Bank: OCWEN LOAN SERVICING LLC
3	1.5	1978	1568	\$ 117,500.00	VALLE VISTA F3 L5 B8	HANSEN MICHAEL DAVID	\$ 74.94	5/18/2017	119 1/2 WILLIAM DR	Bank: WELLS FARGO BANK
4	2	2003	2280	\$ 85,000.00	SEC 22 T3S R2E	HORELKA JANELLE	\$ 37.28	5/12/2017	4918 HIGHWAY 50	Bank: FHLMC
3	2	1994	1361	\$ 98,500.00	TERRELLS FIRST ADD L11 B2	JDC REAL ESTATE GROUP LLC	\$ 72.37	5/17/2017	805 WAGON WHEEL CT	Bank: DEUTSCHE BANK NATL TRUST CO
3	1	1956	1128	\$ 135,000.00	HINKLE PARK SUB L5	SOLLENBARGER ROGER	\$ 119.68	5/17/2017	239 ARAHAM AVE	Bank: MELLON BANK OF NEW YORK
3	2	2002	1474	\$ 178,400.00	COMSTOCK ESTATES F6 L20	STUDD PRISCILLA	\$ 121.03	5/8/2017	668 GARNET DR	Bank: NATIONSTAR MTG LLC
3	2	2006	1119	\$ 128,300.00	SUMMER GLEN SUB L13 B5	STUDD PRISCILLA	\$ 114.66	5/9/2017	2829 MARGO CT	Bank: NATIONSTAR MTG LLC
3	2	1979	1898	\$ 147,793.00	TAMARACK MEADOWS SUB F2 L1 B6	SUICH ERIC	\$ 77.87	5/11/2017	3045 E 1/4 RD	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	2.50	2010	2503	\$ 296,000.00	UNAWAKEP HEIGHTS F3 L11 B3	TIEMAN MARK	\$ 118.26	5/8/2017	271 SILVERTIP WAY	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
5	1.75	1975	1932	\$ 142,951.00	KAREN LEE SUB F1 L11 B2	WARD RAYMOND RICHARD III	\$ 73.99	5/22/2017	639 25 1/4 RD	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	2.5	1994	2407	\$ 255,900.00	SEC 25 T14S R101W	WILSON BENJAMIN R	\$ 106.31	5/10/2017	18600 HWY 141	Bank: MELLON BANK OF NEW YORK

Purchaser Abstract:



All Sales: May 2017

Origin of Buyer	# of Trans.	% Overall
Local	537	96%
Front Range	11	2%
Out of State: Domestic	14	2%
International	0	0%
Total Sales	562	100%

YTD: 2017

Origin of Buyer	# of Trans.	% Overall
Local	1820	94%
Front Range	50	3%
Out of State: Domestic	60	3%
International	0	0%
Total Sales	1930	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	\$187,314	7%	\$141,575	\$159,171	12%	\$50,138	\$50,125	0%
Clifton	\$164,767	\$160,121	-3%	\$85,298	\$81,786	-4%	\$42,375	\$94,000	122%
Collbran, Plateau Valley, Molina, Mesa	\$441,853	\$342,133	-23%	\$144,000	\$201,700	40%	\$312,895	\$104,500	-67%
Fruita	\$253,662	\$259,307	-3%	\$158,418	\$178,713	13%	\$88,749	\$108,247	22%
Fruitvale	\$188,989	\$200,477	6%	\$128,516	\$136,022	6%	\$49,966	\$43,045	-14%
Mall	\$323,158	\$317,426	2%	\$164,392	\$169,927	3%	\$130,390	\$87,559	-33%
North	\$296,136	\$315,690	7%	\$162,471	\$181,535	12%	\$94,300	\$126,725	n/a
Orchard Mesa	\$218,575	\$211,106	-2%	\$129,658	\$121,847	-6%	\$62,109	\$47,874	-23%
Palisade	\$279,124	\$303,955	9%	\$165,100	\$202,250	23%	\$121,507	\$130,500	n/a
Redlands	\$365,591	\$357,901	-2%	\$176,017	\$213,638	21%	\$131,024	\$130,068	-1%
Rural	\$325,513	\$291,054	-11%	\$120,050	\$0	n/a	\$114,702	\$120,603	5%
Gross Live Average:	\$248,334	\$247,639	0%	\$150,021	\$164,822	10%	\$105,887	\$90,078	-15%

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	\$133.70	4%	\$122.28	\$132.70	9%	\$509,815.21	\$329,236.11	-35%
Clifton	\$115.30	\$119.06	3%	\$71.07	\$79.12	11%	\$30,294.18	\$42,255.81	39%
Collbran, Plateau Valley, Molina, Mesa	\$238.71	\$162.09	-32%	\$154.52	\$155.82	1%	\$11,241.23	\$8,397.48	-25%
Fruita	\$145.12	\$147.18	1%	\$119.88	\$133.23	11%	\$243,349.26	\$151,867.62	-38%
Fruitvale	\$122.61	\$129.41	6%	\$110.50	\$112.68	2%	\$300,674.82	\$273,411.92	-9%
Mall	\$155.50	\$154.75	0%	\$121.58	\$127.85	5%	\$294,043.12	\$370,421.92	26%
North	\$135.14	\$138.34	2%	\$117.90	\$127.24	8%	\$292,461.73	\$245,417.66	-16%
Orchard Mesa & East Orchard Mesa	\$128.72	\$122.90	-5%	\$106.09	\$100.79	-5%	\$233,082.11	\$229,962.14	-1%
Palisade	\$169.27	\$170.77	1%	\$100.33	\$120.44	20%	\$31,511.44	\$39,925.25	n/a
Redlands	\$155.16	\$155.21	0%	\$122.15	\$132.69	9%	\$237,011.75	\$324,351.53	37%
Rural	\$156.82	\$154.77	-1%	\$104.99	\$0.00	n/a	\$14,226.28	\$32,798.36	131%
Gross Live PPSF:	\$138.15	\$138.53	0%	\$115.51	\$123.11	7%	\$212,057.68	\$207,293.21	-2%

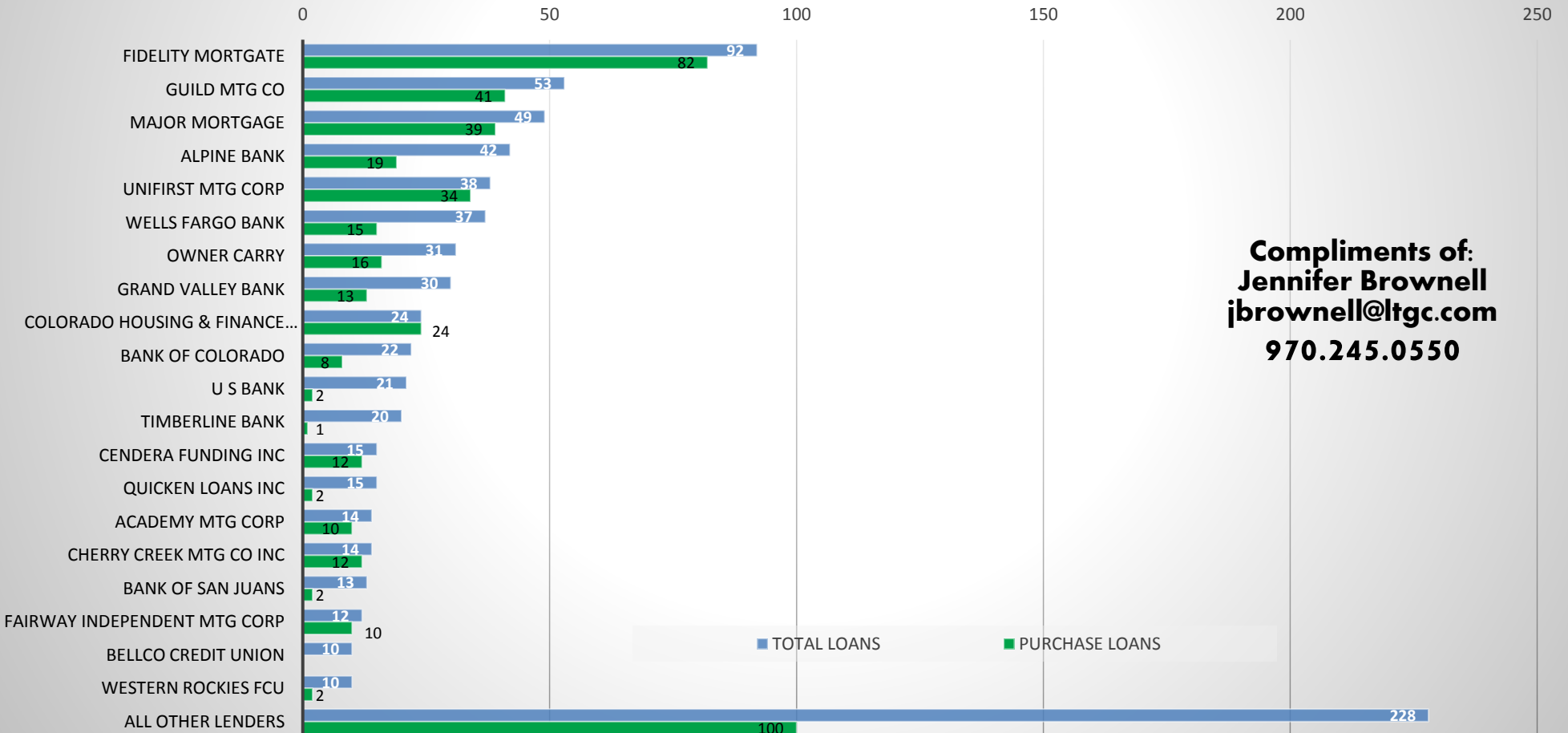
Compliments of:
Jennifer Brownell
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Lender Analysis

May 2017 - Total Loans: 790

444 Loans or 79% of sales had financing at the time of Sale - 21% were Cash
346 Refinances



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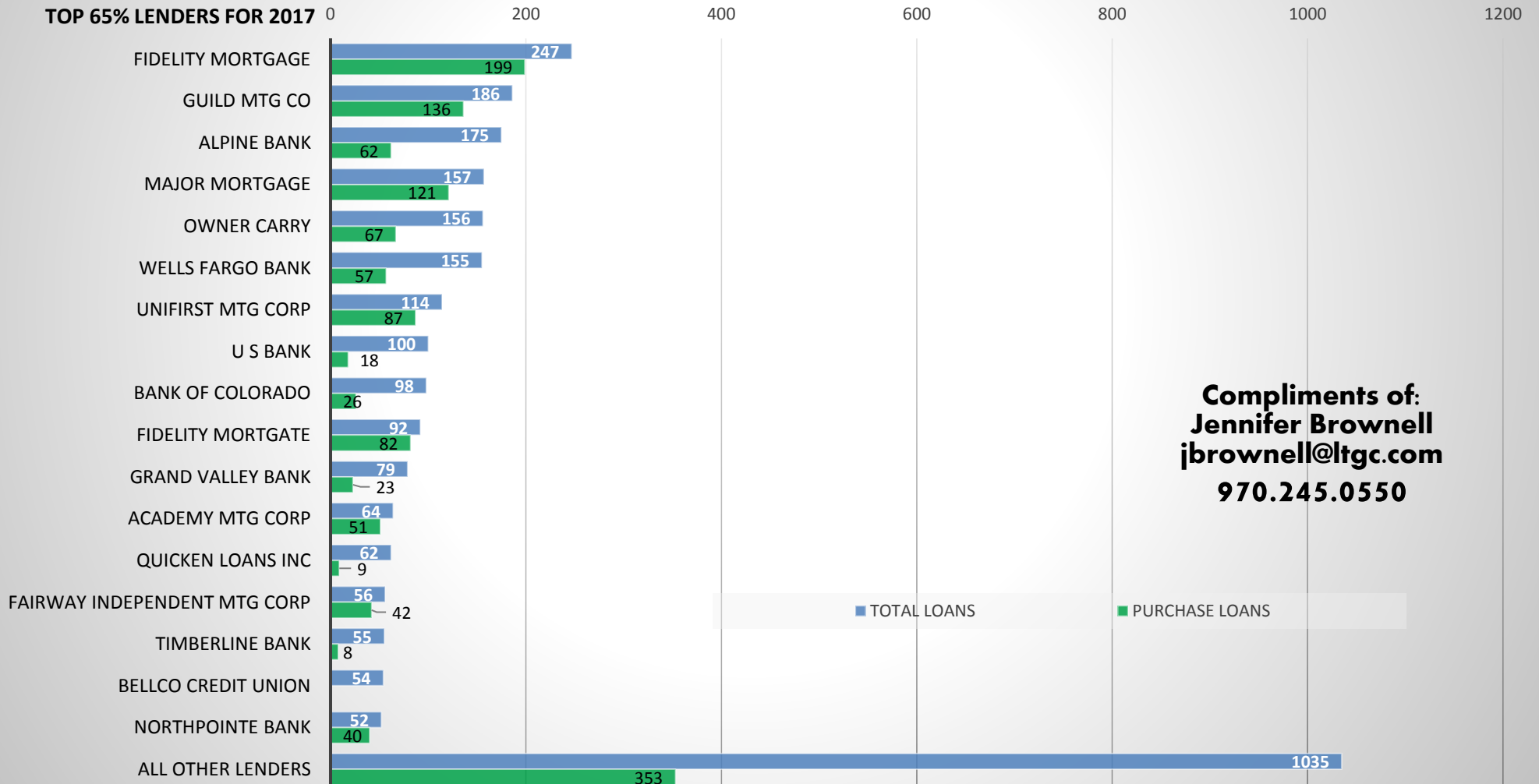


Lender Analysis

YTD: 2017 - Total Loans: 2,937

**1381 Loans or 72% of sales had financing at the time of Sale - 28% were Cash
1,556 Refinances**

TOP 65% LENDERS FOR 2017



**Compliments of:
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Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL (OVERALL)	
FIDELITY MORTGAGE	92	82	11.65%	Top 71% Lenders for May 2017 Mesa County
GUILD MTG CO	53	41	6.71%	
MAJOR MORTGAGE	49	39	6.20%	
ALPINE BANK	42	19	5.32%	
UNIFIRST MTG CORP	38	34	4.81%	
WELLS FARGO BANK	37	15	4.68%	
OWEN R CARRY	31	16	3.92%	
COLORADO VALLEY BANK	30	13	3.80%	
COLORADO HOUSING & FINANCE AUTHORITY	24	24	3.04%	
BANK OF COLORADO	22	8	2.78%	
U S BANK	21	2	2.66%	
THURSDAY BANK	20	1	2.53%	
CENDERA FUNDING INC	15	12	1.90%	
QUICKEN LOANS INC	15	2	1.90%	
ACADEMY MTG CORP	14	10	1.77%	
CHERRY CREEK MTG CO INC	14	12	1.77%	
BANK OF SAN JUAN	13	2	1.65%	
FAIRWAY INDEPENDENT MTG CORP	12	10	1.52%	
BELLO CREDIT UNION	10	10	1.27%	
WESTERN ROCKIES FCU	10	2	1.27%	
ALL OTHER LENDERS	228	100		
HOME LOAN STATE BANK	9	3	1.14%	
ANB BANK	8	2	1.01%	
NORTHPOINTE BANK	8	7	1.01%	
MORTGAGE SOLUTIONS OF COLORADO LLC	7	5	0.89%	
UNITED STATES	7	2	0.89%	
FREEDOM MTG CORP	6	6	0.76%	
BONDS LLC	5		0.63%	
CREDIT UNION OF COLORADO	5	2	0.63%	
LOANDEPOT.COM LLC	5		0.63%	
MAG LENDING LLC	5	5	0.63%	
PARAMOUNT EQUITY MTG LLC	5		0.63%	
UNIVERSAL LENDING CORP	5	5	0.63%	
CALIBER HOME LOANS INC	4	3	0.51%	
CLARKATH LENDING CORP	4	4	0.51%	
COLORADO FEDERAL CU	4	1	0.51%	
CORNERSTONE HOME LENDING INC	4	4	0.51%	
GUARANTEED RATE INC	4	4	0.51%	
PROVINCIAL CHASE BANK	4	3	0.51%	
PLAZA HOME MTG INC	4	4	0.51%	
UNITED WHOLESALE MTG LLC	4	2	0.51%	
BANK OF AMERICA	3	3	0.38%	
BANK OF THE WEST	3	2	0.38%	
QTY FIRST MTG SERVICES LLC	3	2	0.38%	
FIRST GUARANTY MTG CORP	3		0.38%	
HOMEBRIDGE FINANCIAL SERVICES INC	3	1	0.38%	
LAND HOME FINANCIAL SERVICES INC	3	2	0.38%	
NATIONSTAR MTG LLC	3		0.38%	
SCOOPER CREDIT UNION	3		0.38%	
STEARNS LENDING LLC	3	3	0.38%	
VECTRA BANK COLORADO	3		0.38%	
CITYWIDE HOME LOANS CORP	2	2	0.25%	
COLORADO HOUSING ASSISTANCE CORP	2	2	0.25%	
EVERETT FINANCIAL INC	2	1	0.25%	
FEDERAL SAVINGS BANK	2		0.25%	
GRAND JCT FEDERAL CU	2		0.25%	
HABITAT FOR HUMANITY OF MESA CO INC	2	2	0.25%	
HOMESIDE FINANCIAL LLC	2		0.25%	
KEYBANK	2		0.25%	
LAKEVIEW LOAN SERVING LLC	2		0.25%	
WGL FUNDING	2		0.25%	
NAVY FEDERAL CU	2	2	0.25%	
NEW YORK COMMUNITY BANK	2	2	0.25%	
THIRD FEDERAL S&L ASSN	2		0.25%	
USAA FEDERAL SAVINGS BANK	2	2	0.25%	
1ST RATE HOME MTG INC	1		0.13%	
ALAMOSA STATE BANK	1		0.13%	
AMERICAN ADVISORS GROUP	1		0.13%	
AMERICAN AGGREDIT	1		0.13%	
AMERICAN FINANCIAL RESOURCES INC	1		0.13%	
AMERICAN FINANCING CORP	1		0.13%	
AMRES CORP	1		0.13%	
ANDERSON FINANCIAL GROUP INC	1		0.13%	
AURORA FEDERAL CU	1		0.13%	
BANK S&B	1	1	0.13%	
BUSEY BANK	1		0.13%	
CARRINGTON MTG SERVICES LLC	1		0.13%	
CB&T MTG	1	1	0.13%	
CENDERA BANK	1		0.13%	
CENTENNIAL BANK & TRUST	1		0.13%	
CENTENNIAL LENDING LLC	1		0.13%	
COLORADO FIRST NATL BANK	1		0.13%	
COMMUNITY BANKS OF COLORADO	1		0.13%	
COMMUNITAMERICA CREDIT UNION	1	1	0.13%	
COY INVESTMENT LLC	1	1	0.13%	
CREDIT HUMAN FEDERAL CU	1	1	0.13%	
CU MEMBERS MTG	1		0.13%	
DNA FINANCIAL INC	1	1	0.13%	
DIGITAL FEDERAL CU	1	1	0.13%	
E MTG MANAGEMENT LLC	1		0.13%	
EQUITY TRUST CO	1		0.13%	
FIDELITY NATL TITLE INSURANCE CO	1		0.13%	
FINANCE OF AMERICA MTG LLC	1		0.13%	
FINANCIAL PARTNERS CU	1	1	0.13%	
FIRST OHIO HOME FINANCE INC	1	1	0.13%	
GATEWAY MTG GROUP LLC	1	1	0.13%	
GRAND VALLEY IRRIGATION CO	1		0.13%	
GREAT PLAINS NATL BANK	1		0.13%	
GREAT WESTERN BANK	1	1	0.13%	
GROUP MTG LLC	1	1	0.13%	
HALLMARK HOME MTG LLC	1	1	0.13%	
HOME MTG ALLIANCE LLC	1	1	0.13%	
HOUSING RESOURCES OF WESTERN COLORADO INC	1		0.13%	
INTEREST SMART HOME LOANS	1		0.13%	
LIBERTY HOME EQUITY SOLUTIONS INC	1	1	0.13%	
LIBERTY HOME LOANS LLC	1	1	0.13%	
MANN MTG LLC	1	1	0.13%	
MEADOWS BANK	1		0.13%	
MONEY SOURCE INC	1		0.13%	
MOUNTAIN PEAK CONSULTING INC	1	1	0.13%	
NALINI INVESTMENTS LLC	1	1	0.13%	
OSKANSKI MTG CO	1		0.13%	
PARAMOUNT RESIDENTIAL MTG GROUP INC	1	1	0.13%	
PENNYMAC LOAN SERVICES LLC	1		0.13%	
PHH MTG CORP	1		0.13%	
PREMIER HOME MTG INC	1	1	0.13%	
PROVIDENT FUNDING ASSOC LP	1		0.13%	
RIO GRANDE FEDERAL CU	1		0.13%	
ROUNDPOINT MTG SERVING CORP	1		0.13%	
SAN LUIS VALLEY DEVELOPMENT RESOURCES GROUP	1		0.13%	
SKYLINE FINANCIAL CORP	1	1	0.13%	
SOUTHWEST CAPITAL INVESTMENTS LLC	1	1	0.13%	
SUN WEST MTG CO INC	1		0.13%	
TCF NATL BANK	1	1	0.13%	
US BANK	1	1	0.13%	
WEI MTG LLC	1		0.13%	
WEINBERG SERVING LLC	1		0.13%	
YAMPA VALLEY BANK	1		0.13%	
TOTAL LOANS FOR MAY 2017:	790	444	100.00%	

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



Commercial Sales Detail

May 2017

Commercial Transactions:

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PURCHASER	PPSF	RDATE	STREET ADDRESS
R061718			1980	8924	0.84	\$ 700,000.00	ASL SUB L2	LODGING	2222 NORTH AVE LLC	\$ 78.44	5/4/2017	2222 NORTH AVE
R039721	8	8	1981	3744	0.19	\$ 200,000.00	TRACY SUB L3 B1	APARTMENT	DANA RICHARD S	\$ 53.42	5/16/2017	483 MAE ST
R012527			2007	1216	0.03	\$ 195,000.00	KOKOPELLI CONDO UN B	RETAIL	DC LAND PROPERTIES LLC	\$ 160.36	5/15/2017	576 KOKOPELLI BLVD UN B
R045022			1982	6000	0.35	\$ 333,000.00	SEC 18 T1S R1E	SCHOOL	EDWARDS COREEN	\$ 55.50	5/19/2017	493 28 1/4 RD
R020378			2003	1599		\$ 70,000.00	CLEAR BLUE SKY CONDO HANGARS UN 3	WHSE	FOGLE DEBORAH	\$ 43.78	5/1/2017	779 HERITAGE WAY UN 3
R021422			1900	2599	0.27	\$ 60,000.00	TOWN OF MESA L20-23	CHURCH	GRAND MESA CHURCH	\$ 23.09	5/11/2017	10897 HWY 65
R063973			1911	16410	0.14	\$ 1,235,000.00	CITY OF GRAND JCT L3-6 B102	OFFICE	LYLE MAHAFFEY INC	\$ 75.26	5/1/2017	326 MAIN ST
R040491	4	4	1981	4632	0.22	\$ 269,900.00	KIMWOOD ESTATES L3 B10	APARTMENT	MEIER MELINDA	\$ 58.27	5/1/2017	3235 WHITE AVE
R015118			2005	2834		\$ 265,000.00	MONUMENT PARK CONDO 3 UN D1	OFFICE	PAMS PROPERTIES LLC	\$ 93.51	5/10/2017	784 VALLEY CT #D1
R017758			2005	10075	1.29	\$ 900,000.00	GRAND PARK SOUTH L8 B2	WHSE	SUPERIOR ONE LLC	\$ 89.33	5/26/2017	709 23 2/10 RD
R069661					0.56	\$ 68,000.00	INDIAN ROAD INDUSTRIAL SUB F2 L6 B2	COMMVACANT	THALER WAYNE M	\$ -	5/11/2017	355 INDIAN RD

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**Grand Junction
 Land Title Office**

 2454 Patterson Road,
 Suite 100
 Grand Junction, CO
 81505



New Unit Sales Detail

May 2017

Improved Residential New Unit Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	2	2016	1449	\$ 200,000.00	ARBORS F2B L3 B9	SINGLEFAM	\$ 138.03	556 PINE MEADOWS DR
3	2.5	2017	1905	\$ 269,900.00	SPYGLASS RIDGE F3 L1 7	SINGLEFAM	\$ 141.68	208 HIDEAWAY LN
3	1.75	2016	2060	\$ 310,000.00	CHIPETA HEIGHTS WEST SUB L8 B2	SINGLEFAM	\$ 150.49	201 BASALT CT
3	2	2017	1537	\$ 209,900.00	WILLOW WOOD VILLAGE L1 B2	SINGLEFAM	\$ 136.56	476 DUFFY DR
2	2.00	2017	1756	\$ 285,100.00	HERITAGE HEIGHTS F4 L80	SINGLEFAM	\$ 162.36	2493 KERK AVE #A
4	2	2017	2175	\$ 404,300.00	SUMMER HILL F7B L14	SINGLEFAM	\$ 185.89	2685 AMBER SPRING CT
3	2	2016	2014	\$ 309,000.00	CHIPETA HEIGHTS WEST SUB L1 B2	SINGLEFAM	\$ 153.43	2881 MEADOW VISTA ST
4	2	2016	1893	\$ 299,000.00	WALNUT ESTATES SUB F3 L53	SINGLEFAM	\$ 157.95	671 MEDHURST LN
4	2	2016	2035	\$ 284,500.00	STAGECOACH TRAIL SUB F4 L52	SINGLEFAM	\$ 139.80	3096 LAWSON AVE
3	2	2017	1494	\$ 233,800.00	L21 HIDEAWAY SUB	SINGLEFAM	\$ 156.49	216 HIDEAWAY LN
3	2	2017	1582	\$ 237,000.00	WEXFORD ESTATES SUB L4	SINGLEFAM	\$ 149.81	2953 INISHMORE WAY
3	1.75	2016	1255	\$ 192,700.00	MONARCH RIDGE F7 L2B	SINGLEFAM	\$ 153.55	395 TRENTON CT UN B
3	2	2017	1405	\$ 188,400.00	COLUMBINE COTTAGES SUB L9	SINGLEFAM	\$ 134.09	541 1/4 28 1/4 RD
4	2	2016	1864	\$ 299,000.00	WALNUT ESTATES SUB F3 L54	SINGLEFAM	\$ 160.41	673 MEDHURST LN
3	2.25	2016	1664	\$ 254,700.00	CHIPETA HEIGHTS SUB L1 B2	SINGLEFAM	\$ 153.06	220 MEADOW POINT DR
3	2.5	2016	1913	\$ 320,000.00	ECHO CANYON ESTATES L6 B1	SINGLEFAM	\$ 167.28	1052 ECHO CANYON ST
2	2.00	2016	966	\$ 158,000.00	R C DORN SUB L2	SINGLEFAM	\$ 163.56	2916 1/2 ELM AVE
3	1.75	2016	1077	\$ 158,700.00	HOFFMAN II SUB L30	SINGLEFAM	\$ 147.35	383 WEDGEWOOD AVE
5	2	2016	1746	\$ 259,500.00	STAGECOACH TRAIL SUB F3 L46	SINGLEFAM	\$ 148.63	638 BRADFORD DR
4	2	2016	1964	\$ 358,500.00	RUBY RANCH SUB L11	SINGLEFAM	\$ 182.54	736 RUBY RANCH DR
3	2	2017	1354	\$ 194,900.00	ARBORS F2B L10 B7	SINGLEFAM	\$ 143.94	552 RED CEDAR WAY
3	2	2017	1525	\$ 270,400.00	VILLAGE AT COUNTRY CREEK F4 L1 B2	SINGLEFAM	\$ 177.31	1202 PERIWINKLE LN
2	2	2017	1404	\$ 356,000.00	SEC 20 T2N R2W	SINGLEFAM	\$ 253.56	1749 P RD
3	3	2017	1414	\$ 222,700.00	PEAR PARK NORTH SUB L15	SINGLEFAM	\$ 157.50	458 FLORENCE RD
3	2	2017	1670	\$ 242,500.00	COPPER CREEK NORTH F1 L10	SINGLEFAM	\$ 145.21	685 ENTRADA VISTA ST, #A
3	2	2017	1670	\$ 274,400.00	COPPER CREEK NORTH F1 L21	SINGLEFAM	\$ 164.31	2494 PARK VISTA ST UN D
3	2	2017	1511	\$ 210,000.00	LEGACY II PUD SUB L2	SINGLEFAM	\$ 138.98	467 BLAIR ST
3	2	2017	1511	\$ 210,000.00	LEGACY II PUD SUB L1	SINGLEFAM	\$ 138.98	465 BLAIR ST
3	2.5	2017	1792	\$ 325,000.00	COPPER CREEK NORTH F1 L2	SINGLEFAM	\$ 181.36	684 ENTRADA VISTA ST
3	1.75	2016	1465	\$ 220,000.00	PEAR PARK NORTH SUB L6	SINGLEFAM	\$ 150.17	455 CLARK ST
3	3	2016	1590	\$ 255,000.00	HERITAGE HEIGHTS F6 L121	SINGLEFAM	\$ 160.38	2489 KERK AVE
3	1.75	2016	2279	\$ 404,000.00	SUMMER HILL F7A L25	SINGLEFAM	\$ 177.27	2878 AMBER SPRING CT
3	2.00	2017	1216	\$ 192,400.00	ARBORS F2B L2 B8	SINGLEFAM	\$ 158.22	557 PINE MEADOWS DR
3	2	2016	1512	\$ 245,000.00	WILLOW WOOD VILLAGE L1,2,4,5,8,9 B1	SINGLEFAM	\$ 162.04	478 DUFFY DR
3	2	2017	1442	\$ 211,200.00	WEXFORD ESTATES L47	SINGLEFAM	\$ 146.46	436 DONEGAL DR #A
3	2	2016	1522	\$ 219,900.00	RIVER TRAIL SUB F2 L29	SINGLEFAM	\$ 144.48	391 WHITE RIVER DR
3	2	2016	1345	\$ 189,000.00	MONARCH RIDGE F6 L9B	SINGLEFAM	\$ 140.52	395 COOP CT #B
4	3	2017	2822	\$ 390,900.00	MOUNTAIN VIEW ESTATES F1 L1 B1	SINGLEFAM	\$ 138.52	279 TWIN FORKS PL
3	2.5	2017	1590	\$ 247,500.00	HERITAGE HEIGHTS F4 L78	SINGLEFAM	\$ 155.66	2490 KERK AVE #B
3	3	2017	1603	\$ 265,500.00	STAGECOACH TRAIL SUB F4 L60	SINGLEFAM	\$ 165.63	636 HUNTINGTON RD
3	2	2016	1724	\$ 285,900.00	WOODRIDGE SUB L8	SINGLEFAM	\$ 165.84	738 WOODRIDGE CT
3	2	2017	1525	\$ 267,900.00	VILLAGE AT COUNTRY CREEK F4 L2 B2	SINGLEFAM	\$ 175.67	1204 PERIWINKLE LN
3	2.5	2016	1684	\$ 260,000.00	LEGACY PUD SUB L13 B1	SINGLEFAM	\$ 154.39	1196 LEGACY WAY
3	3	2017	1742	\$ 190,500.00	HALLS ESTATES TH PH II L4 B1	MULTIFAM	\$ 109.36	643 SERENITY LN
2	1.75	2016	1359	\$ 207,500.00	RIDGEWOOD HEIGHTS L29 B2	MULTIFAM	\$ 152.69	2818 RIO GRANDE CT

Summary of Improved Residential New Unit Sales:

Average Price:	\$ 257,557.78
Average PPSF:	\$ 156.48
Median Price:	\$ 254,700.00
# Transactions:	45
Gross Volume:	\$ 11,590,100.00

Grand Junction
Land Title Office

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