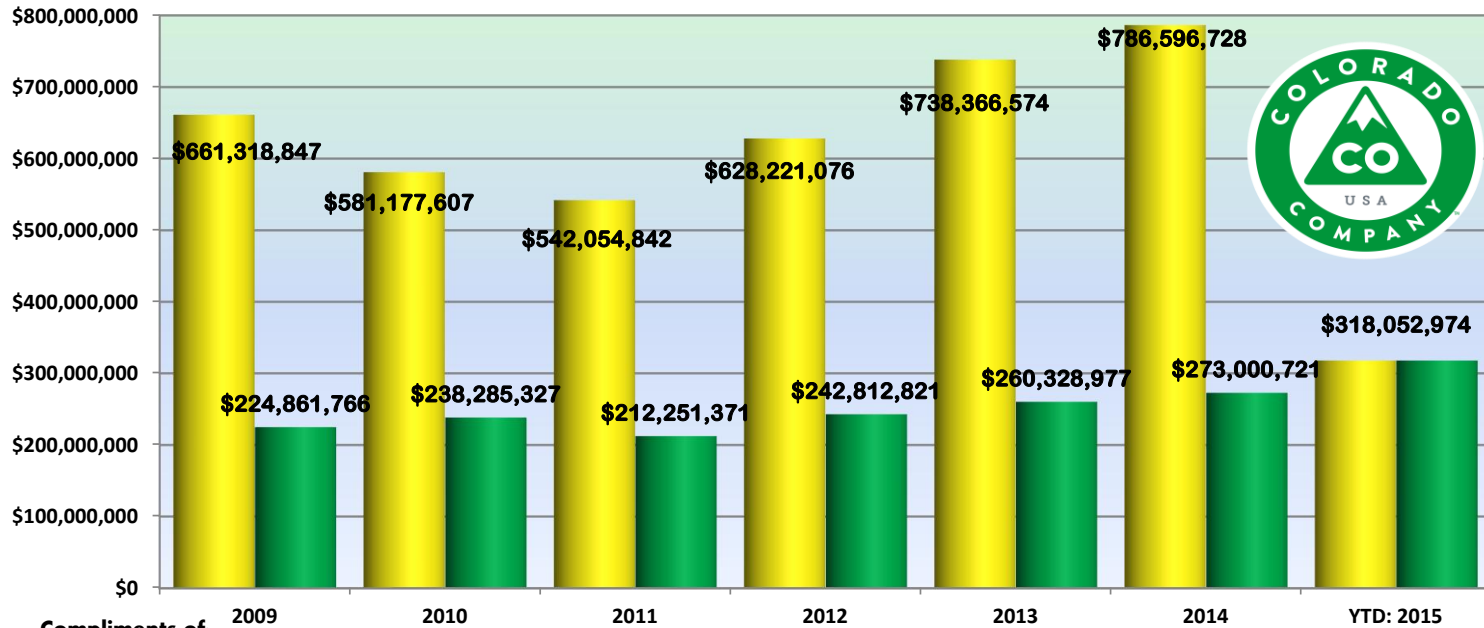


Land Title Market Analysis Historical Gross Sales Volume Mesa County: 2009 - YTD. 2015



Compliments of:
Beth Costello
 bcostello@ltgc.com
 970.245.0550

■ Annual Gross Volume

■ YTD: Same Period Gross Volume



Land Title Market Analysis by Total Transactions: Mesa County

Gross Volume

Month	Dollar Volume 2009	Dollar Volume % Change	Actual 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 YTD: 2015	Dollar Volume % Change
January	\$40,318,389	-62.68%	\$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%
February	\$35,810,590	-62.03%	\$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%
March	\$52,454,454	-50.24%	\$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%
April	\$39,741,701	-71.31%	\$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%
May	\$56,536,632	-63.64%	\$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%
June	\$71,075,277	-49.08%	\$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%		-100.00%
July	\$60,358,721	-45.50%	\$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%		-100.00%
August	\$58,498,448	-39.31%	\$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%		-100.00%
September	\$63,839,825	-51.00%	\$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%		-100.00%
October	\$61,683,722	-35.34%	\$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%		-100.00%
November	\$60,859,258	-0.24%	\$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%		-100.00%
December	\$60,141,830	-22.12%	\$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%		-100.00%
Year to Date:	\$224,861,766	-49.61%	\$238,285,327	5.97%	\$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%
TOTAL	\$661,318,847	-49.61%	\$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%	\$318,052,974	-59.57%

Copyright © 2011. Land Title Guarantee. All Rights Reserved

Number of Transactions

Month	# Transactions 2009	Actual % Change	# Transactions 2010	Actual % Change	# Transactions 2011	Actual % Change	# Transactions 2012	Actual % Change	# Transactions 2013	Actual % Change	# Transactions 2014	Actual % Change	# Transactions YTD: 2015	Actual % Change
January	146	-54.09%	145	-0.68%	194	33.79%	165	-14.95%	211	27.88%	190	-9.95%	170	-10.53%
February	149	-55.65%	156	4.70%	148	-5.13%	183	23.65%	191	4.37%	207	8.38%	232	12.08%
March	207	-48.25%	236	14.01%	224	-5.08%	265	18.30%	241	-9.06%	247	2.49%	304	23.08%
April	183	-57.24%	243	32.79%	244	0.41%	278	13.93%	266	-4.32%	294	10.53%	372	26.53%
May	245	-46.62%	243	-0.82%	216	-11.11%	313	44.91%	330	5.43%	352	6.67%	403	14.49%
June	285	-42.19%	258	-9.47%	250	-3.10%	275	10.00%	323	17.45%	377	16.72%		-100.00%
July	272	-38.04%	219	-19.49%	233	6.39%	183	-21.46%	355	93.99%	368	3.66%		-100.00%
August	253	-29.33%	164	-35.18%	241	46.95%	233	-3.32%	315	35.19%	358	13.65%		-100.00%
September	242	-38.11%	212	-12.40%	231	8.96%	423	83.12%	294	-30.50%	310	5.44%		-100.00%
October	258	-28.33%	206	-20.16%	222	7.77%	401	80.63%	275	-31.42%	339	23.27%		-100.00%
November	264	25.12%	175	-33.71%	200	14.29%	223	11.50%	249	11.66%	272	9.24%		-100.00%
December	210	-21.05%	230	9.52%	229	-0.43%	150	-34.50%	238	58.67%	311	30.67%		-100.00%
Year to Date:	930	-39.13%	1023	10.00%	1026	0.29%	1204	17.35%	1239	2.91%	1290	4.12%	1481	14.81%
TOTAL	2714	-39.13%	2487	-8.36%	2632	5.83%	3092	17.48%	3288	6.34%	3625	10.25%	1481	-59.14%

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:
Beth Costello
bcostello@ltgc.com
970.245.0550

Grand Junction
Land Title Office
2454 Patterson Road,
Suite 100
Grand Junction, CO 81505
970-245-0550

Land Title Market Analysis by Area: Mesa County

May 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
City of Grand Junction	\$6,806,157	8%	40	10%	\$170,154	\$148,750	\$153,962	\$152,500	\$111
Clifton	\$3,205,600	4%	22	5%	\$145,709	\$187,000	\$144,076	\$134,000	\$110
Collbran, Plateau Valley, Molina, Mesa	\$640,000	1%	2	0%	\$320,000	dna	\$320,000	dna	\$189
Fruita	\$12,833,425	15%	56	14%	\$229,168	\$221,500	\$240,549	\$230,000	\$137
Fruitvale	\$14,702,150	18%	84	21%	\$175,026	\$172,000	\$185,567	\$176,000	\$112
Mall	\$7,523,300	9%	32	8%	\$235,103	\$205,050	\$234,785	\$201,250	\$126
North	\$7,170,000	9%	35	9%	\$204,857	\$203,500	\$238,254	\$235,000	\$126
Orchard Mesa & East Orchard Mesa	\$5,755,112	7%	32	8%	\$179,847	\$182,950	\$197,144	\$195,900	\$118
Palisade	\$2,621,300	3%	13	3%	\$201,638	\$200,000	\$216,191	\$200,000	\$138
Redlands	\$15,081,400	18%	53	13%	\$284,555	\$259,500	\$324,711	\$286,500	\$147
Rural	\$6,961,200	0%	31	8%	\$224,555	\$141,000	\$268,706	\$279,750	\$142
Quit Claim Deeds	\$429,200	0%	3	1%	\$143,067	\$50,000	\$0	\$0	\$0
TOTAL	\$83,728,844	100%	403	100%	\$208,249	\$183,000	\$221,608	\$195,350	\$126
(BANK SALES)	\$3,031,932	4%	22	5%	\$137,815	\$123,725	\$147,090	\$132,225	\$81

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.

Compliments of:
Beth Costello
bcostello@ltgc.com
970.245.0550

This report is provided to you Compliments of Land Title
Guarantee Company, proudly serving our Community
since 1985.

Copyright ©2011. All Rights Reserved.



**Grand Junction
Land Title Office**

2454 Patterson Road,
Suite 100
Grand Junction, CO 81505

970-245-0550

Land Title Market Analysis by Area: Mesa County

YTD: May 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
City of Grand Junction	\$28,638,348	9%	177	12%	\$161,799	\$148,000	\$152,759	\$149,500	\$108
Clifton	\$12,749,828	4%	95	6%	\$134,209	\$180,000	\$134,715	\$130,000	\$101
Collbran, Plateau Valley, Molina, Mesa	\$2,907,000	1%	11	1%	\$264,273	\$222,500	\$245,700	\$221,250	\$152
Fruita	\$45,533,275	14%	194	13%	\$234,708	\$209,450	\$235,183	\$215,000	\$134
Fruitvale	\$52,307,873	16%	318	21%	\$164,490	\$168,500	\$173,709	\$172,000	\$111
Mall	\$57,902,903	18%	138	9%	\$419,586	\$214,950	\$243,646	\$214,900	\$127
North	\$24,969,800	8%	108	7%	\$231,202	\$223,000	\$252,617	\$238,000	\$124
Orchard Mesa & East Orchard Mesa	\$24,106,012	8%	141	10%	\$170,965	\$165,000	\$183,431	\$175,000	\$109
Palisade	\$9,117,000	3%	40	3%	\$227,925	\$200,000	\$243,391	\$207,450	\$141
Redlands	\$41,806,600	13%	156	11%	\$267,991	\$249,950	\$301,926	\$272,500	\$142
Rural	\$17,073,135	0%	87	6%	\$196,243	\$145,000	\$245,898	\$259,000	\$145
Quit Claim Deeds	\$941,200	0%	16	1%	\$58,825	\$30,000	\$0	\$0	\$0
TOTAL	\$318,052,974	100%	1,481	100%	\$216,459	\$178,500	\$208,199	\$184,250	\$121
(BANK SALES)	\$16,346,324	5%	125	8%	\$130,771	\$121,000	\$131,718	\$126,000	\$85

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.

Compliments of:
Beth Costello
bcostello@ltgc.com
970.245.0550

This report is provided to you Compliments of Land Title
Guarantee Company, proudly serving our Community
since 1985.

Copyright ©2011. All Rights Reserved.



**Grand Junction
Land Title Office**

2454 Patterson Road,
Suite 100
Grand Junction, CO 81505

970-245-0550



Land Title Price Point Index: Mesa County

May 2015

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	15	\$1,222,607	2%
100,001 to 200,000	161	\$25,277,200	34%
200,001 to 300,000	107	\$26,165,200	35%
300,001 to 400,000	36	\$12,477,300	17%
400,001 to 500,000	16	\$7,207,200	10%
500,001 to 600,000	2	\$1,054,000	1%
600,001 to 700,000	0	\$0	0%
700,001 to 800,000	0	\$0	0%
800,001 to 900,000	0	\$0	0%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	1	\$1,500,000	2%
1,500,001 to 2,000,000	0	\$0	0%
over \$2 Million	0	\$0	0%
Total:	338	\$74,903,507	100%

Residential Price Index

May 2015	Number Trans.	Total Volume	Average Price
Single Family	311	\$71,232,807	\$229,044
Multi Family	27	\$3,670,700	\$135,952
Vacant Land	45	\$5,110,600	\$113,569
YTD: May 2015	Number Trans.	Total Volume	Average Price
Single Family	1150	\$246,271,841	\$214,149
Multi Family	85	\$10,853,801	\$127,692
Vacant Land	138	\$15,286,835	\$110,774
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 2015 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	6	\$2,383,300	\$397,217
Commercial Vacant	0	\$0	\$0
Development Vacant	1	\$180,000	\$180,000
YTD: May 2015 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	40	\$31,955,595	\$798,890
Commercial Vacant	7	\$9,401,658	\$1,343,094
Development Vacant	1	\$180,000	\$180,000
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

Please note: Calculations are an unofficial tabulation of Mesa County records that are believed to be reasonably accurate but are not guaranteed.



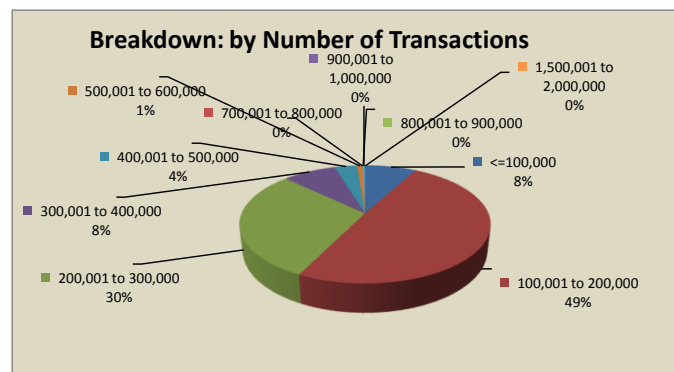
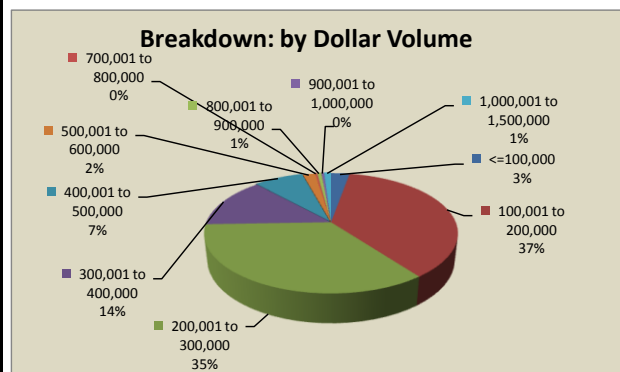
Compliments of:
Beth Costello
 bcostello@ltgc.com
 970.245.0550

Land Title Price Point Index: Mesa County

YTD: May 2014

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	98	\$7,249,312	3%
100,001 to 200,000	610	\$94,852,430	37%
200,001 to 300,000	367	\$89,361,850	35%
300,001 to 400,000	102	\$35,325,800	14%
400,001 to 500,000	43	\$19,349,200	8%
500,001 to 600,000	9	\$4,841,000	2%
600,001 to 700,000	0	\$0	0%
700,001 to 800,000	1	\$785,000	0%
800,001 to 900,000	2	\$1,659,500	1%
900,001 to 1,000,000	1	\$996,550	0%
1,000,001 to 1,500,000	2	\$2,705,000	1%
1,500,001 to 2,000,000	0	\$0	0%
over \$ 2 Million	0	\$0	0%
Total:	1235	\$257,125,642	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%

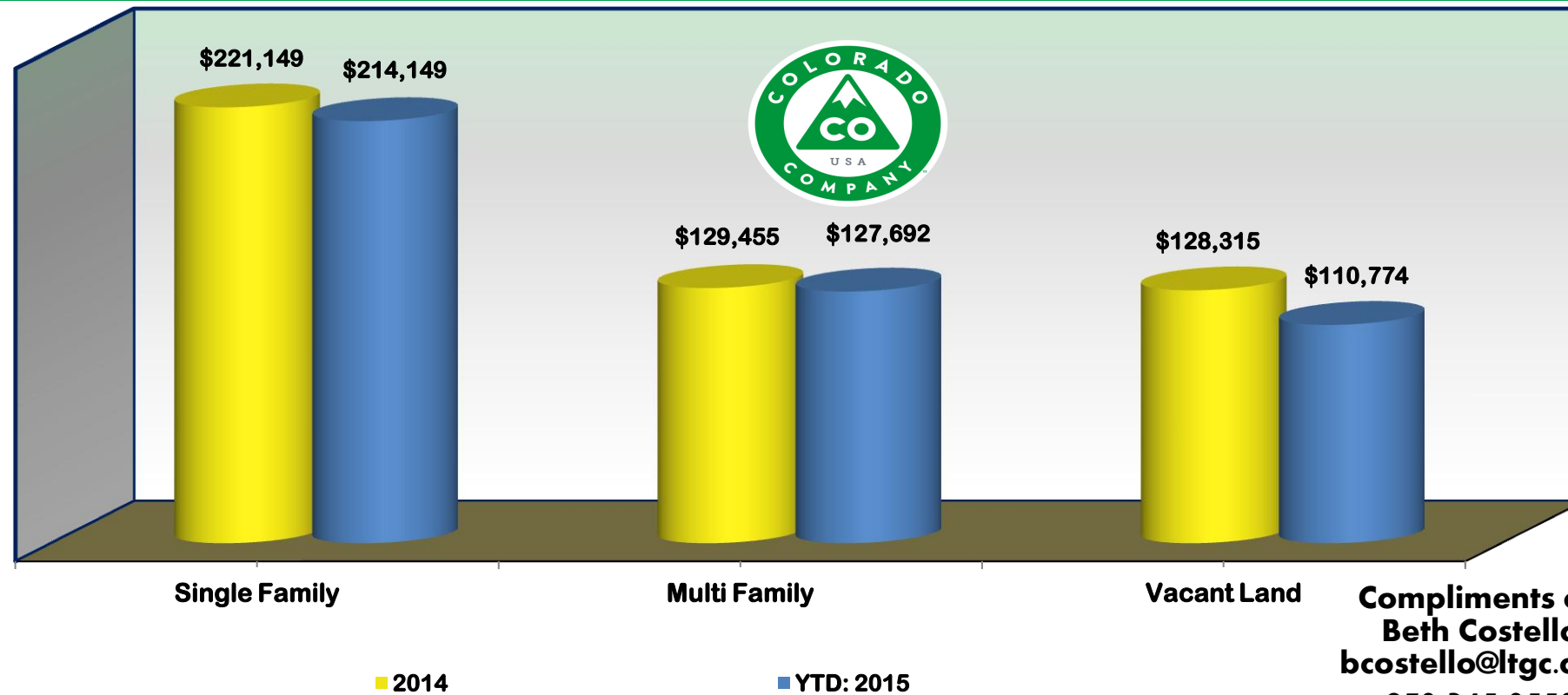
Please note: Calculations are an unofficial tabulation of Mesa County records that are believed to be reasonably accurate but are not guaranteed.



Compliments of:
Beth Costello
bcostello@ltgc.com
970.245.0550



Land Title Average Price Index: Mesa County 2014 - YTD: 2015



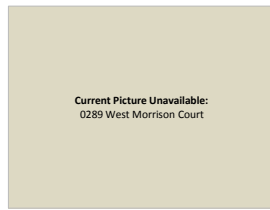
Compliments of:
Beth Costello
bcostello@ltgc.com
970.245.0550

Land Title Market Highlights: Mesa County

Highest Priced Residential Sale: May 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser State
4	5.75	1996	7311	\$ 1,500,000.00	L28 B3 MONUMENT VALLEY with 1.20 AC Land	WINTERS GEORGE R III	\$ 205.17	5/21/2015	289 W MORRISON CT	GRAND JUNCTION	CO

289 West Morrison Court



3633 Front Street - Highest PPSF



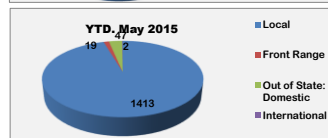
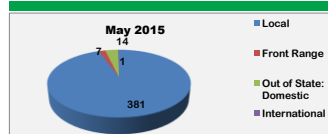
Highest Price PSF Residential Sale: May 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser State
3	1.25	1965	1092	\$ 249,900.00	L3 SEC4 T15 R2E with 1.10 AC Land	WEINMASTER FLAME EC	\$ 228.85	5/4/2015	3633 FRONT ST	PALISADE	CO

Bank Sales Detail: May 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference/Comments
3	1.75	2007	1196	\$ 118,000.00	PORTION L6 COXS SUBD	ANCHONDO JOSE MANUEL PEREA	\$ 98.66	5/4/2015	258 1/4 27 1/2 ROAD	Bank: SECRETARY OF HOUSING & URBAN DEV
4	3.25	1980	2672	\$ 225,000.00	L2 OLEO ACRES SUB	CLARK CHRISTOPHER	\$ 84.21	5/18/2015	163 RAINBOW DR	Bank: FNMA
3	2.00	1982	1166	\$ 71,000.00	L8 LAMP LITE PARK	DEARBORN DAVID H	\$ 60.89	5/26/2015	1149 SANTA CLARA AVE	Bank: WELLS FARGO BANK
3	1.00	1908	1288	\$ 50,107.00	L31 B1 BOWER SUBD	DITRI, LLC	\$ 38.90	5/5/2015	527 WEST MAIN STREET	Bank: SECRETARY OF HOUSING & URBAN DEV
3	2.50	1981	3098	\$ 300,000.00	SEC6 T15 R1E	GARDNER BRIAN	\$ 96.84	5/18/2015	616 28 3/4 RD	Bank: FNMA
3	2.00	1994	1340	\$ 164,000.00	L3 TOPAZ SUB	GHRIST SABBINA	\$ 122.39	5/19/2015	453 MORNING DOVE DR	Bank: FNMA
3	1.75	1975	1452	\$ 101,100.00	L6 B2 MEADOWLARK ACRES SUBD #1	GRAHAM JOHNNY LAVERN	\$ 69.63	5/26/2015	496 MEADOWLARK WAY	Bank: SECRETARY OF HOUSING & URBAN DEV
4	2.00	1928	2471	\$ 120,000.00	L1 B1 ASPEN GROVE	HESSE EUGENE M	\$ 48.56	5/4/2015	275 31 ROAD	Bank: SECRETARY OF HOUSING & URBAN DEV
3	2.00	1994	1596	\$ 67,925.00	L5 B3 RED CLIFFS MH VILLAGE	LOPEZ ANTONIO	\$ 42.56	5/12/2015	270 RED CLIFFS DRIVE	Bank: SECRETARY OF HOUSING & URBAN DEV
4	2.00	1976	3688	\$ 138,000.00	SEC2 T15 R1E	MANTELL RALPH A	\$ 81.75	5/29/2015	2876 1/2 DARLA DR	Bank: BAYVIEW LOAN SERVICING LLC
3	1.75	1919	2028	\$ 164,000.00	L13-16 B1 CLEVELAND ADTN	NICHOLSON MARY F	\$ 80.87	5/22/2015	545 E CAROLINA AVE	Bank: FNMA
3	2.50	2002	1862	\$ 176,000.00	L2 B5 FAIRCLOUD SUBD #3	PEARCE TIMOTHY PAUL	\$ 94.52	5/7/2015	654 FAIRCLOUD WAY	Bank: SECRETARY OF HOUSING & URBAN DEV
4	2.50	2012	2525	\$ 258,000.00	L23 B2 RED ROCKS SUBD	PULSE JOHN F	\$ 102.18	5/15/2015	183 RED ROCKS STREET	Bank: SECRETARY OF HOUSING & URBAN DEV
4	2.50	2006	1985	\$ 182,050.00	L4 B2 SUMMIT VIEW MEADOWS SUBD #2	RAMIREZ RAFAEL HERRERA	\$ 91.71	5/21/2015	3141 UTE CANYON LN	Bank: SECRETARY OF HOUSING & URBAN DEV
4	2.50	2002	2202	\$ 183,000.00	L1 B5 FAIRCLOUD SUBD #1	REYES MANUEL	\$ 83.11	5/18/2015	655 STARLIGHT DRIVE	Bank: SECRETARY OF HOUSING & URBAN DEV
2	2.00	2000	1322	\$ 141,000.00	L1-11 B57 TOWN OF LOMA	RUSSELL JOSEPH E	\$ 106.66	5/13/2015	1282 M ROAD	Bank: SECRETARY OF HOUSING & URBAN DEV
4	1.75	1942	2264	\$ 101,000.00	L15 BOOKCLIFF MANOR	SAYRE JERRY	\$ 44.61	5/7/2015	2330 N 22ND ST	Bank: CITIMORTGAGE INC
3	1.75	1983	1840	\$ 121,000.00	B29 THE RIDGES	SIXBEY MERRITT	\$ 65.76	5/15/2015	419 PLEASANT HOLLOW CT	Bank: CARRINGTON MORTGAGE SERVICES LLC
4	2.00	1994	1805	\$ 117,100.00	L15 B1 LAURADALE SUBD #1	SPENCER DUSTIN	\$ 64.88	5/15/2015	3159 1/2 ARROWHEAD DRIVE	Bank: SECRETARY OF HOUSING & URBAN DEV
3	2.00	1998	1040	\$ 85,000.00	UN 3 1103 E CAROLINA AVE CNDS	STEVENS KATHLEEN	\$ 81.73	5/12/2015	1103 E CAROLINA AVE UN 3	Bank: FNMA
4	1.50	1955	1354	\$ 126,450.00	L13 B2 MESA GARDENS SUBD	WILLER RHADD	\$ 93.39	5/7/2015	589 N 23RD ST	Bank: SECRETARY OF HOUSING & URBAN DEV
3	1.00	1955	1080	\$ 22,200.00	L19 B4 ARTESIA HEIGHTS SUB	AMERIQUEST MTG SECURITIES INC	\$ 20.56	5/7/2015	203 SHERMAN DR	Bank: DEUTSCHE BANK NATL TRUST CO

Purchaser Abstract:



All Sales: May 2015

Origin of Buyer	# of Trans.	% Overall
Local	381	95%
Front Range	7	2%
Out of State: Domestic	14	3%
International	1	0%
Total Sales	403	100%

All Sales: YTD, May 2015

Origin of Buyer	# of Trans.	% Overall
Local	1413	95%
Front Range	19	1%
Out of State: Domestic	47	3%
International	2	0%
Total Sales	1481	100%

All Sales: Full Year 2014

Origin of Buyer	# of Trans.	% Overall
Local	3417	94%
Front Range	75	2%
Out of State: Domestic	133	4%
International	0	0%
Total Sales	3625	100%

Please note: Calculations are an unofficial tabulation of Mesa records that are believed to be reasonably accurate but are not guaranteed.

Compliments of:
Beth Costello
bcostello@ltgc.com
970.245.0550



Grand Junction
Land Title Office
2454 Patterson Road,
Suite 100
Grand Junction, CO 81505
970-245-0550



Land Title Market Snapshot by Area: Mesa County

YTD. 2015 vs. Full Year 2014

Area	Average Price Single Family 2014	Average Price Single Family YTD: 2015	% Change vs. Prior Year	Average Price Multi-Family 2014	Average Price Multi-Family YTD: 2015	% Change vs. Prior Year	Average Price Vacant Land 2014	Average Price Vacant Land YTD: 2015	% Change vs. Prior Year
City of Grand Junction	\$154,145	\$156,935	2%	\$129,196	\$109,708	-15%	\$96,683	\$21,250	-78%
Clifton	\$133,604	\$143,780	8%	\$69,538	\$64,920	-7%	\$64,989	\$37,000	-43%
Collbran, Plateau Valley, Molina, Mesa	\$206,508	\$255,222	24%	\$0	\$160,000	n/a	\$425,925	\$0	n/a
Fruita	\$232,516	\$238,794	8%	\$158,184	\$116,740	-26%	\$108,698	\$108,350	0%
Fruitvale	\$166,942	\$174,959	5%	\$113,558	\$129,513	14%	\$86,838	\$42,045	-52%
Mall	\$281,168	\$267,381	3%	\$151,857	\$133,716	-12%	\$175,323	\$153,386	-13%
North	\$275,918	\$272,404	-1%	\$137,867	\$154,919	12%	\$118,453	\$74,708	-37%
Orchard Mesa	\$187,855	\$187,043	-5%	\$117,364	\$75,100	-36%	\$72,706	\$65,858	-9%
Palisade	\$266,166	\$243,391	-9%	\$84,750	\$0	n/a	\$115,629	\$140,283	21%
Redlands	\$337,320	\$309,134	-8%	\$169,022	\$195,613	16%	\$136,126	\$115,134	-15%
Rural	\$260,535	\$248,895	-4%	\$107,375	\$114,000	6%	\$157,620	\$150,732	-4%
Gross Live Average:	\$221,149	\$214,149	-3%	\$129,455	\$127,692	-1%	\$128,315	\$110,774	-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 2014	Average PPSF Single Family YTD: 2015	% Change vs. Prior Year	Average PPSF Multi-Family 2014	Average PPSF Multi-Family YTD: 2015	% Change vs. Prior Year	Average PPAC Vacant Land 2014	Average PPAC Vacant Land YTD: 2015	% Change vs. Prior Year
City of Grand Junction	\$109.20	\$108.75	0%	\$100.50	\$97.45	-3%	\$374,558.95	\$127,290.84	-66%
Clifton	\$99.90	\$106.07	6%	\$67.29	\$63.56	-6%	\$206,185.37	\$210,576.92	2%
Collbran, Plateau Valley, Molina, Mesa	\$130.50	\$150.50	15%	\$0.00	\$161.62	n/a	\$144,335.85	\$0.00	n/a
Fruita	\$124.51	\$135.21	9%	\$106.58	\$85.61	-20%	\$176,835.85	\$129,450.17	-27%
Fruitvale	\$101.65	\$110.90	9%	\$94.57	\$112.11	19%	\$404,007.96	\$273,431.45	-32%
Mall	\$119.12	\$129.36	9%	\$114.22	\$113.56	-1%	\$579,047.15	\$127,244.37	-78%
North	\$126.44	\$124.12	-2%	\$105.23	\$124.25	18%	\$378,220.47	\$304,255.57	-20%
Orchard Mesa & East Orchard Mesa	\$105.98	\$110.40	4%	\$94.71	\$68.34	-28%	\$273,365.57	\$172,460.24	-37%
Palisade	\$143.42	\$141.45	-1%	\$66.20	\$0.00	0%	\$52,928.00	\$41,516.16	-22%
Redlands	\$136.29	\$143.81	6%	\$102.94	\$116.44	13%	\$278,155.29	\$278,103.19	0%
Rural	\$127.17	\$145.61	14%	\$98.28	\$115.15	17%	\$12,534.62	\$15,565.04	24%
Gross Live PPSF:	\$116.44	\$121.98	5%	\$98.96	\$104.17	5%	\$238,568.65	\$160,555.05	-33%

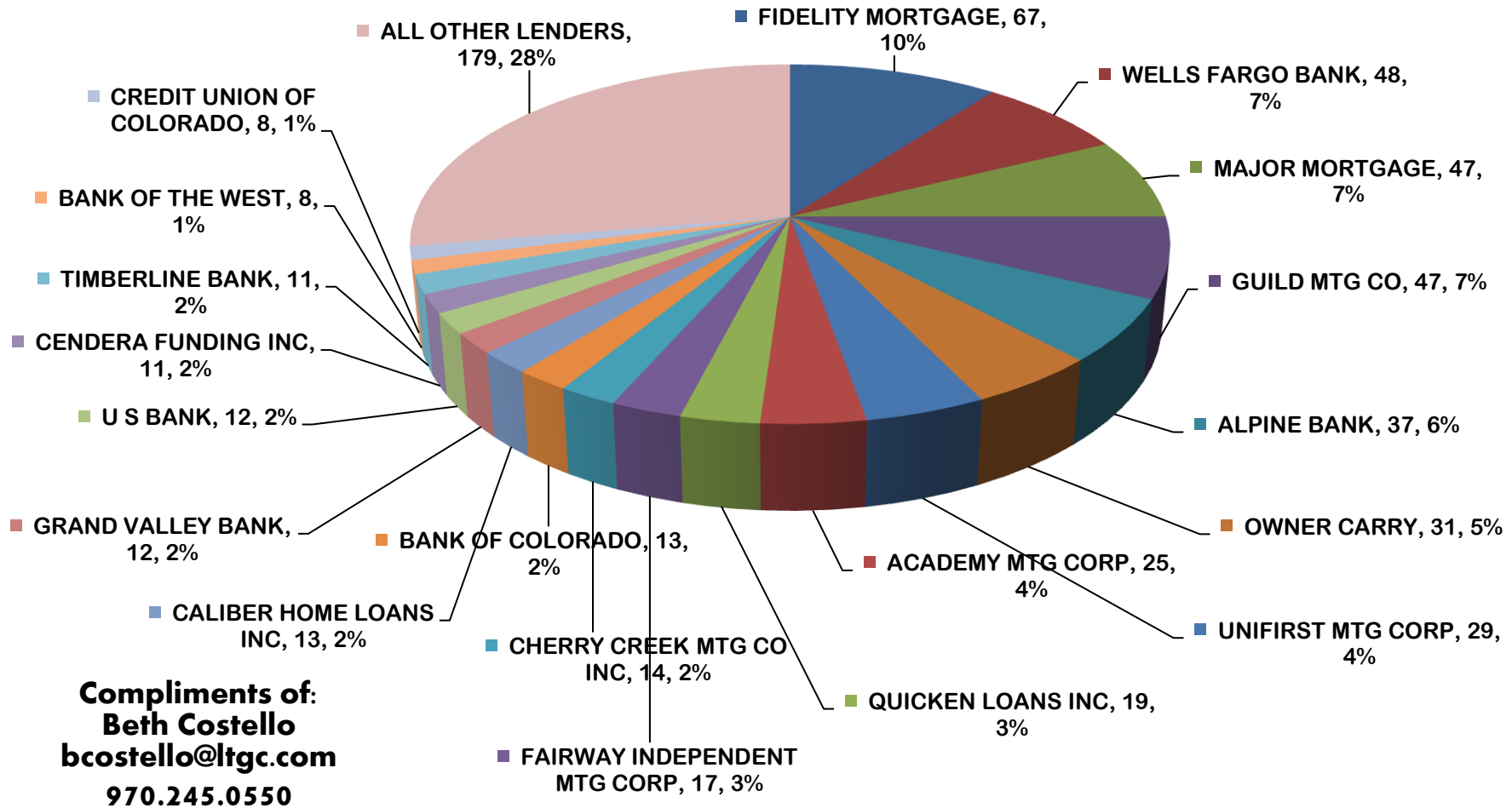


Compliments of:
Beth Costello
 bcostello@ltgc.com
 970.245.0550

Land Title Lender Analysis: Mesa County

May 2015 - Total Loans: 648

279 Loans or 69% of sales had financing at the time of Sale - 31% were Cash
369 Refinances





Land Title Lender Analysis: Mesa County

LENDER	NUMBER LOANS	(LOANS ON SALES)	PERCENTAGE TOTAL (OVERALL)	
FIDELITY MORTGAGE	67	54	10.34%	Top 72% Lenders for May 2015 Mesa County
WELLS FARGO BANK	48	19	7.41%	
MAJOR MORTGAGE	47	26	7.25%	
GUILD MTG CO	47	36	7.25%	
ALPINE BANK	37	7	5.71%	
OWNER CARRY	31	16	4.78%	
UNIFIRST MTG CORP	29	19	4.48%	
ACADEMY MTG CORP	25	15	3.86%	
QUICKEN LOANS INC	19		2.93%	
FAIRWAY INDEPENDENT MTG CORP	17	10	2.62%	
CHERRY CREEK MTG CO INC	14	6	2.16%	
BANK OF COLORADO	13	2	2.01%	
CALIBER HOME LOANS INC	13	7	2.01%	
GRAND VALLEY BANK	12	3	1.85%	
U S BANK	12	4	1.85%	
CENDERA FUNDING INC	11	7	1.70%	
TIMBERLINE BANK	11		1.70%	
BANK OF THE WEST	8	3	1.23%	
CREDIT UNION OF COLORADO	8	1	1.23%	
ALL OTHER LENDERS	179	44	27.82%	
SODPER CREDIT UNION	7		1.08%	
UNITED STATES	7	1	1.08%	
PREMIER HOME MTG INC	6	5	0.93%	
BANK OF SAN JUAN	5		0.77%	
FREEDOM MTG CORP	5		0.77%	
HOME LOAN STATE BANK	5		0.77%	
LOANDEPOT.COM LLC	5		0.77%	
RIO GRAND FEDERAL CU	5		0.77%	
SUN WEST MTG CO INC	5		0.77%	
ANB BANK	4	1	0.62%	
BANK OF AMERICA	4	2	0.62%	
GRAND JCT FEDERAL CU	4		0.62%	
GREEN TREE SERVICING LLC	4		0.62%	
JPMORGAN CHASE BANK	4		0.62%	
VECTRA BANK COLORADO	4		0.62%	
BELCO CREDIT UNION	3		0.46%	
COLORADO FEDERAL CU	3		0.46%	
MORTGAGE SOLUTIONS OF COLORADO LLC	3	1	0.46%	
NATIONSTAR MTG LLC	3		0.46%	
AMERICAN AGCREDIT	2		0.31%	
BONDS LLC	2	2	0.31%	
CHEVRON FEDERAL CU	2	2	0.31%	
CHURCH FINANCE CORP	2		0.31%	
CITY FIRST MTG SERVICES LLC	2	1	0.31%	
COLORADO CREDIT UNION	2	1	0.31%	
EQUITY TRUST CO	2		0.31%	
FIRST NATL BANK	2	1	0.31%	
GUARANTEED RATE INC	2	1	0.31%	
HOMeward RESIDENTIAL INC	2	2	0.31%	
LAND HOME FINANCIAL SERVICES INC	2	1	0.31%	
MEGASTAR FINANCIAL CORP	2	2	0.31%	
PENNYMAC LOAN SERVICES LLC	2		0.31%	
STEARNS LENDING LLC	2		0.31%	
SUNTRUST MTG INC	2		0.31%	
THURLOW-ANTONUCCI INVESTMENTS LLC	2		0.31%	
UNIVERSAL LENDING CORP	2	2	0.31%	
USAA FEDERAL SAVINGS BANK	2	1	0.31%	
VILLAGE CAPITAL & INVESTMENT LLC	2		0.31%	
WESTERN ROCKIES FCU	2		0.31%	
Z1ST MTG CORP	1	1	0.15%	
AMERICAN FINANCIAL NETWORK INC	1	1	0.15%	
AMERICAN FINANCIAL RESOURCES INC	1		0.15%	
AURORA FEDERAL CU	1		0.15%	
BBMC MTG LLC	1		0.15%	
BOKF	1	1	0.15%	
BOULDER VALLEY CU	1		0.15%	
CARDINAL FINANCIAL CO LP	1		0.15%	
CARRINGTON MTG SERVICES LLC	1		0.15%	
CATALYST LENDING INC	1	1	0.15%	
CBC NATL BANK	1		0.15%	
CENDERA BANK	1	1	0.15%	
CITIBANK	1		0.15%	
COLONIAL NATL MTG	1		0.15%	
COLORADO HOUSING ASSISTANCE CORP	1	1	0.15%	
COLORADO LENDING SOURCE LTD	1		0.15%	
COLORADO WEST REAL ESTATE HOLDINGS LLC	1	1	0.15%	
CORNERSTONE HOME LENDING INC	1	1	0.15%	
CREDENCE FUNDING CORP	1		0.15%	
CREDIT SUISSE	1		0.15%	
CROSSCOUNTRY MTG INC	1		0.15%	
EVOLVE BANK & TRUST	1		0.15%	
FEDERAL SAVINGS BANK	1		0.15%	
FIDELITY MTG HOLDINGS	1		0.15%	
FIRST COMMERCIAL BANK	1		0.15%	
FIRST GUARANTY MTG CORP	1		0.15%	
FLAGSTAR BANK	1		0.15%	
FORTUNE FINANCIAL INC	1		0.15%	
GLOBAL EQUITY FINANCE INC	1		0.15%	
HERITAGEBANK OF THE SOUTH	1	1	0.15%	
HOME LOAN INVESTMENT BANK	1		0.15%	
HOMESTREET BANK	1	1	0.15%	
KEYBANK	1		0.15%	
KS STATEBANK	1		0.15%	
LANEVIEW LOAN SERVICING LLC	1		0.15%	
LIBERTY SAVINGS BANK	1	1	0.15%	
M & T BANK	1		0.15%	
MONUMENT VIEW LAKE LLC	1	1	0.15%	
MORGAN STANLEY BANK	1		0.15%	
MOVEMENT MTG LLC	1	1	0.15%	
NAVY FEDERAL CU	1		0.15%	
NEW DAY FINANCIAL LLC	1		0.15%	
NOVA FINANCIAL & INVESTMENT CORP	1		0.15%	
PARAMOUNT RESIDENTIAL MTG GROUP INC	1	1	0.15%	
PEOPLES NATL BANK	1	1	0.15%	
PLAZA HOME MTG INC	1		0.15%	
PROVIDENT FUNDING ASSOC LP	1	1	0.15%	
PULASKI BANK	1	1	0.15%	
REVOLVING LOAN FUND	1		0.15%	
STATE BANK	1		0.15%	
WARREN FEDERAL CU	1		0.15%	
WESTSTAR MTG INC	1		0.15%	
WYNDHAM CAPITAL MTG INC	1		0.15%	
TOTAL LOANS FOR MAY 2015:	648	279	100.00%	



Compliments of:
Beth Costello
bcostello@ltgc.com
970.245.0550

Grand Junction
Land Title Office
2454 Patterson Road, Suite 100
Grand Junction, CO 81505
970-245-0550



Land Title May 2015 Commercial Sales Report: Mesa County

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PURCHASER	PPSF	RDATE	STREET ADDRESS
R076292			1978	1800	4.6000	\$ 196,300.00	SEC33 T1S R1E	WHSE	3061 HIGHWAY 50 SALVAGE LLC	\$ 109.06	5/28/2015	3061 HWY 50
R082420			2009	2571	0.0600	\$ 325,000.00	UN B TALL GRASS COMMERCE CENTER	WHSE	COREN GREG L	\$ 126.41	5/12/2015	2297 TALL GRASS DR #B
R082422			2009	2576	0.0600	\$ 325,000.00	UN D TALL GRASS COMMERCE CENTER	OFFICE	HUNT ENTERPRISES INC	\$ 126.16	5/12/2015	2297 TALL GRASS DR #D
R060990		1.50	1943	3117	0.1800	\$ 262,000.00	L1-5 B3 HENDERSON HEIGHTS	OFFICE	INFLUX CUSTOM SERVICES LLC	\$ 84.06	5/18/2015	1330 N 12TH ST
R063909			1948	6699	0.1400	\$ 875,000.00	L27-28 B94 CITY OF GJ	OFFICE	ITS ABOUT ACTION LLC	\$ 130.62	5/28/2015	610 ROOD AVE
R063972			1938	9636	0.2300	\$ 400,000.00	L11-16 B102 CITY OF GJ	OFFICE	ROSS NEIL	\$ 41.51	5/28/2015	145 N 4TH ST



Compliments of:
Beth Costello
 bcostello@ltgc.com
 970.245.0550

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

970-245-0550

Land Title New Development Summary: Mesa County

Improved Residential New Unit Sales detail: May 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	2.50	2014	1799	\$ 360,000.00	L7 BRANDON ESTS	SINGLEFAM	\$ 200.11	585 LOIS DR
4	1.75	2014	1720	\$ 264,900.00	L2 B1 WOODLAND CK ESTS	SINGLEFAM	\$ 154.01	1109 RICHWOOD AVE
3	3.25	2014	2171	\$ 353,900.00	L118 SPYGLASS RIDGE	SINGLEFAM	\$ 163.01	2673 LOOKOUT LN
3	2.25	2014	1931	\$ 302,000.00	L43 SPYGLASS RIDGE	SINGLEFAM	\$ 156.40	2688 WHISPER CT
3	2.00	2014	2124	\$ 299,000.00	L6 B2 CHIPETA HEIGHTS SUB	SINGLEFAM	\$ 140.77	204 BASALT CT
2	2.50	2013	1950	\$ 373,000.00	L1 B1 RED ROCKS VALLEY	SINGLEFAM	\$ 191.28	309 BOULDER RD
3	2.00	2014	1511	\$ 202,600.00	L70 HERITAGE ESTS	SINGLEFAM	\$ 134.08	649 CHALISA AVE
3	2.50	2013	2380	\$ 416,900.00	L6 B3 RED ROCKS VALLEY	SINGLEFAM	\$ 175.17	299 BOULDER RD
		2015	N/A	\$ 270,000.00	L57 SADDLE ROCK	SINGLEFAM	N/A	636 SADDLE ROCK DR
4	2.00	2014	2233	\$ 399,900.00	L8 MUD AND DUST SUB	SINGLEFAM	\$ 179.09	1460 18 RD
3	2.00	2014	1425	\$ 177,400.00	L3 PEAR MEADOWS SUB	SINGLEFAM	\$ 124.49	3029 PRICKLY PEAR DR
5	2.50	2014	2502	\$ 439,900.00	L10 GREYSTONE ESTS III	SINGLEFAM	\$ 175.82	2522 GREYSTONE DR
4	2.50	2014	1844	\$ 243,900.00	L81 HERITAGE ESTS	SINGLEFAM	\$ 132.27	654 CHALISA AVE
3	2.00	2015	1780	\$ 350,000.00	L21 B1 FAIRWAY VILLAS SUB	SINGLEFAM	\$ 196.63	485 SPOON CT
3	2.50	2014	1368	\$ 148,500.00	L73 BROOKWILLOW VILLAGE	SINGLEFAM	\$ 108.55	2478 BROOKWILLOW LOOP
4	2.00	2014	1865	\$ 259,900.00	L33 WALNUT ESTS SUB	SINGLEFAM	\$ 139.36	669 TURNBERRY CT
		2015	2070	\$ 311,000.00	L11 BRANDON ESTS SUB	SINGLEFAM	\$ 150.24	526 LOIS DR
4	2.00	2014	1589	\$ 209,900.00	L13 B2 IRISH WALK	SINGLEFAM	\$ 132.10	3143 DUBLIN WAY
3	1.75	2015	2082	\$ 349,900.00	L21 SUMMER HILL	SINGLEFAM	\$ 168.06	2675 SUMMER HILL CT
3	2.50	2014	1653	\$ 169,000.00	L28 BROOKWILLOW VILLAGE	SINGLEFAM	\$ 102.24	672 ALEXIA CT
5	2.75	2014	2693	\$ 416,900.00	L17 GREYSTONE ESTS III	SINGLEFAM	\$ 154.81	784 FOXTAIL RD
2	1.75	2014	1346	\$ 237,900.00	UN 3-35 VILLAGE AT COUNTRY CK	SINGLEFAM	\$ 176.75	1201 SUNROSE LN #3-35
3	1.75	2014	1674	\$ 282,000.00	L13 B4 MESA ESTS	SINGLEFAM	\$ 168.46	2837 TREVOR MESA DR
3	1.75	2014	3138	\$ 179,900.00	L9 CHATFIELD IV SUB	SINGLEFAM	\$ 57.33	3169 GLENDAM DR
		2015	N/A	\$ 194,800.00	L12 B2 HALLS ESTS	SINGLEFAM	N/A	2468 HANNA LN
4	2.00	2014	1465	\$ 195,000.00	L32 WEXFORD ESTS	SINGLEFAM	\$ 133.11	443 29 1/2 RD
3	2.00	2014	1359	\$ 173,900.00	L18 DEERFIELD SUB	SINGLEFAM	\$ 127.96	3282 DEERFIELD AVE
3	2.50	2014	2281	\$ 490,500.00	L6 B1 REDLANDS \$ MESA	SINGLEFAM	\$ 215.04	331 SHADOW LK CIR
3	2.00	2014	1669	\$ 324,900.00	L20 RETHERFORD ESTS	SINGLEFAM	\$ 194.67	592 JESSE WAY
		2015	N/A	\$ 179,900.00	L11 B2 IRISH WALK	SINGLEFAM	N/A	3139 DUBLIN WAY
		2015	N/A	\$ 179,900.00	L10 B1 IRISH WALK	SINGLEFAM	N/A	3142 DUBLIN WAY
4	2.00	2014	1804	\$ 259,900.00	L35 WALNUT ESTS SUB	SINGLEFAM	\$ 144.07	673 TURNBERRY CT
2	1.75	2014	1660	\$ 263,600.00	L42 SPYGLASS RIDGE	SINGLEFAM	\$ 158.80	2686 WHISPER CT
		2015	N/A	\$ 232,200.00	L23 STAGECOACH TRAIL	SINGLEFAM	N/A	629 BRADFORD DR
3	2.00	2014	1757	\$ 257,900.00	L31 WALNUT ESTS SUB	SINGLEFAM	\$ 146.78	665 TURNBERRY CT
		2015	N/A	\$ 195,700.00	L18 B2 RIDGEWOOD HEIGHTS	SINGLEFAM	N/A	2812 CUMBRES CT
3	3.00	2014	2410	\$ 325,000.00	L2 B4 PINEDALE ESTS	SINGLEFAM	\$ 134.85	925 HICKORY ST
4	2.50	2014	2600	\$ 529,000.00	L3 ALBINO ESTS SUB III	SINGLEFAM	\$ 203.46	786 24 1/4 RD
3	1.75	2014	1088	\$ 144,900.00	L70 BROOKWILLOW VILLAGE	MULTIFAM	\$ 133.18	2480 1/2 BROOKWILLOW LP
3	2.50	2014	1368	\$ 149,900.00	L77 BROOKWILLOW VILLAGE	MULTIFAM	\$ 109.58	2480 BROOKWILLOW LOOP

Summary of Improved Residential New Unit Sales: April 2015

Average Price:	\$277,883
Average PPSF:	\$152.43
Median Price:	\$ 261,750
# Transactions:	40
Gross Volume:	\$ 11,115,300



Compliments of:
Beth Costello
 bcostello@ltgc.com
 970.245.0550

