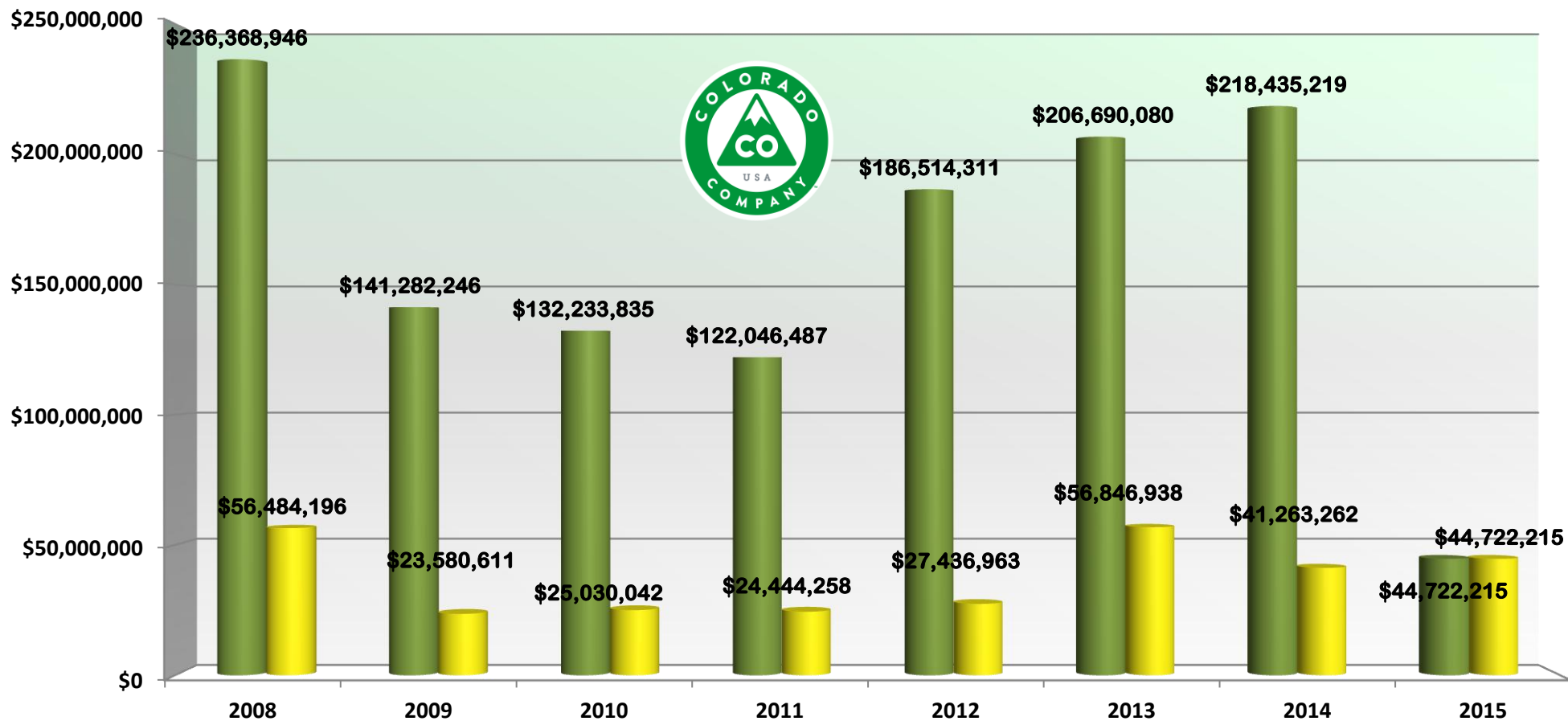


Land Title Market Analysis Historical Gross Sales Volume: Montrose County 2008 - YTD: 2015



Gross Sales Volume is a summary of total documentary fees annually, provided by the Montrose County Clerk's Office

■ Full Year Gross Sales

■ Year-to-Date Gross Sales

Compliments of:
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Land Title Market Analysis by Total Transactions: Montrose County

Gross Volume

Month	Dollar Volume 2008	Dollar Volume 2009	Dollar Volume % Change	Dollar Volume 2010	Dollar Volume % Change	Dollar Volume 2011	Dollar Volume % Change	Dollar Volume 2012	Dollar Volume % Change	Dollar Volume 2013	Dollar Volume % Change	Dollar Volume 2014	Dollar Volume % Change	Dollar Volume 2015	Dollar Volume % Change
January	\$23,074,372	\$7,474,614	-67.61%	\$7,459,803	-0.20%	\$7,211,927	-3.32%	\$5,475,749	-24.07%	\$36,360,850	564.03%	\$16,470,565	-54.70%	\$9,810,008	-40.44%
February	\$11,460,824	\$6,043,268	-47.27%	\$5,900,588	-2.36%	\$7,104,965	20.41%	\$8,515,513	19.85%	\$9,669,388	13.55%	\$10,438,209	7.95%	\$11,686,039	11.95%
March	\$21,949,000	\$10,062,729	-54.15%	\$11,669,651	15.97%	\$10,127,366	-13.22%	\$13,445,701	32.77%	\$10,816,700	-19.55%	\$14,354,488	32.71%	\$23,226,168	61.80%
April	\$23,172,208	\$9,506,331	-58.98%	\$12,799,529	34.64%	\$7,864,005	-38.56%	\$14,443,299	83.66%	\$13,660,556	-5.42%	\$29,046,707	112.63%		-100.00%
May	\$36,099,170	\$13,578,600	-62.39%	\$13,180,481	-2.93%	\$9,792,888	-25.70%	\$11,591,228	18.36%	\$16,277,262	40.43%	\$22,226,763	36.55%		-100.00%
June	\$23,233,691	\$14,959,269	-35.61%	\$11,651,925	-22.11%	\$9,813,970	-15.77%	\$42,628,265	334.36%	\$16,868,911	-60.43%	\$18,483,050	9.57%		-100.00%
July	\$23,924,625	\$16,429,712	-31.33%	\$12,763,632	-22.31%	\$8,910,638	-30.19%	\$11,949,744	34.11%	\$22,948,911	92.05%	\$21,805,645	-4.98%		-100.00%
August	\$19,285,372	\$14,662,871	-23.97%	\$13,332,593	-9.07%	\$11,514,636	-13.64%	\$16,942,655	47.14%	\$17,960,482	6.01%	\$18,923,062	5.36%		-100.00%
September	\$13,632,425	\$14,120,685	3.58%	\$12,294,727	-12.93%	\$9,860,881	-19.80%	\$16,685,897	69.21%	\$19,306,099	15.70%	\$16,406,950	-15.02%		-100.00%
October	\$15,750,977	\$7,604,440	-51.72%	\$9,765,775	28.42%	\$13,851,701	41.84%	\$12,511,450	-9.68%	\$12,983,470	3.77%	\$21,795,717	67.87%		-100.00%
November	\$6,927,813	\$12,462,760	79.89%	\$10,008,038	-19.70%	\$7,254,159	-27.52%	\$15,216,799	109.77%	\$14,252,609	-6.34%	\$12,528,488	-12.10%		-100.00%
December	\$17,858,469	\$14,376,967	-19.49%	\$11,407,093	-20.66%	\$18,739,350	64.28%	\$17,108,011	-8.71%	\$15,584,842	-8.90%	\$15,955,575	2.38%		-100.00%
Year to Date:	\$56,484,196	\$23,580,611	-58.25%	\$25,030,042	6.15%	\$24,444,258	-2.34%	\$27,436,963	12.24%	\$56,846,938	107.19%	\$41,263,262	-27.41%	\$44,722,215	8.38%
TOTAL	\$236,368,946	\$141,282,246	-40.23%	\$132,233,835	-6.40%	\$122,046,487	-7.70%	\$186,514,311	52.82%	\$206,690,080	10.82%	\$218,435,219	5.68%	\$44,722,215	-79.53%

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Number of Transactions

Month	# Transactions 2008	# 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 2015	Actual % Change
January	71	31	-56.34%	43	38.71%	35	-18.60%	39	11.43%	48	23.08%	51	6.25%	47	-7.84%
February	60	34	-43.33%	32	-5.88%	39	21.88%	57	46.15%	53	-7.02%	66	24.53%	72	9.09%
March	88	53	-39.77%	45	-15.09%	61	35.56%	75	22.95%	65	-13.33%	70	7.69%	87	24.29%
April	100	51	-49.00%	65	27.45%	53	-18.46%	76	43.40%	76	0.00%	77	1.32%		-100.00%
May	100	61	-39.00%	56	-8.20%	52	-7.14%	76	46.15%	100	31.58%	92	-8.00%		-100.00%
June	97	76	-21.65%	59	-22.37%	64	8.47%	74	15.63%	86	16.22%	80	-6.98%		-100.00%
July	101	74	-26.73%	66	-10.81%	47	-28.79%	72	53.19%	94	30.56%	90	-4.26%		-100.00%
August	89	57	-35.96%	49	-14.04%	69	40.82%	89	28.99%	92	3.37%	96	4.35%		-100.00%
September	67	70	4.48%	55	-21.43%	63	14.55%	72	14.29%	83	15.28%	93	12.05%		-100.00%
October	74	44	-40.54%	57	29.55%	61	7.02%	66	8.20%	73	10.61%	109	49.32%		-100.00%
November	38	63	65.79%	35	-44.44%	43	22.86%	59	37.21%	73	23.73%	60	-17.81%		-100.00%
December	75	54	-28.00%	48	-11.11%	58	20.83%	71	22.41%	72	1.41%	73	1.39%		-100.00%
Year to Date:	219	118	-46.12%	120	1.69%	135	12.50%	171	26.67%	166	-2.92%	187	12.65%	206	10.16%
TOTAL	960	668	-30.42%	610	-8.68%	645	5.74%	826	28.06%	915	10.77%	957	4.59%	206	-78.47%

This data is reported from the Montrose County Clerk & Records office and believed to be accurate but is not guaranteed. Figures shown reflect arms-length property only and do not include deeds on which a documentary fee was not paid.



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Land Title Market Analysis by Area: Montrose

Q1. 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
Bedrock	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Cimarron	\$45,000	0%	1	0%	\$45,000	dna	\$0	\$0	\$0
Maher	\$159,950	0%	2	1%	\$79,975	dna	\$0	\$0	\$0
Montrose	\$36,924,087	83%	156	76%	\$236,693	\$181,165	\$205,980	\$190,750	\$111
Naturita	\$661,900	1%	6	3%	\$110,317	\$57,000	\$70,475	\$57,000	\$44
Nucla	\$513,000	1%	2	1%	\$256,500	dna	\$0	\$0	\$0
Olathe	\$5,892,499	13%	29	14%	\$203,190	\$175,000	\$181,969	\$197,700	\$112
Paradox	\$73,000	0%	2	1%	\$36,500	dna	\$0	\$0	\$0
Redvale	\$125,000	0%	1	0%	\$125,000	dna	\$125,000	dna	\$69
Rural & Out of Area	\$124,000	0%	3	1%	\$41,333	\$44,000	\$0	\$0	\$0
Quit Claim Deeds	\$203,780	0%	4	2%	\$50,945	\$48,890	\$0	\$0	\$0
TOTAL	\$44,722,215	100%	206	100%	\$220,388	\$175,051	\$198,486	\$186,995	\$109
(BANK SALES)	\$1,851,104	4%	13	6%	\$142,393	\$135,000	\$132,610	\$110,000	\$55

Please note: The above figures do not include time share interests. Calculations are an unofficial tabulation of Montrose 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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Land Title Market Analysis by Area: Montrose

YTD: Q1. 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
Bedrock	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Cimarron	\$45,000	0%	1	0%	\$45,000	dna	\$0	\$0	\$0
Maher	\$159,950	0%	2	1%	\$79,975	dna	\$0	\$0	\$0
Montrose	\$36,924,087	83%	156	76%	\$236,693	\$181,165	\$205,980	\$190,750	\$111
Naturita	\$661,900	1%	6	3%	\$110,317	\$57,000	\$70,475	\$57,000	\$44
Nucla	\$513,000	1%	2	1%	\$256,500	dna	\$0	\$0	\$0
Olathe	\$5,892,499	13%	29	14%	\$203,190	\$175,000	\$181,969	\$197,700	\$112
Paradox	\$73,000	0%	2	1%	\$36,500	dna	\$0	\$0	\$0
Redvale	\$125,000	0%	1	0%	\$125,000	dna	\$125,000	dna	\$69
Rural & Out of Area	\$124,000	0%	3	1%	\$41,333	\$44,000	\$0	\$0	\$0
Quit Claim Deeds	\$203,780	0%	4	2%	\$50,945	\$48,890	\$0	\$0	\$0
TOTAL	\$44,722,215	100%	206	100%	\$220,388	\$175,051	\$198,486	\$186,995	\$109
(BANK SALES)	\$1,851,104	4%	13	6%	\$142,393	\$135,000	\$132,610	\$110,000	\$55

Please note: The above figures do not include time share interests. Calculations are an unofficial tabulation of Montrose 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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Land Title Price Point Index: Montrose County

Q1. 2015

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	21	\$1,585,175	6%
100,001 to 200,000	62	\$9,767,876	34%
200,001 to 300,000	45	\$10,952,968	38%
300,001 to 400,000	12	\$4,224,000	15%
400,001 to 500,000	3	\$1,436,900	5%
500,001 to 600,000	0	\$0	0%
600,001 to 700,000	1	\$615,000	2%
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	0	\$0	0%
1,500,001 to 2,000,000	0	\$0	0%
over \$2 Million	0	\$0	0%
Total:	144	\$28,581,919	100%

Residential Price Index

Q1. 2015	Number Trans.	Total Volume	Average Price
Single Family	140	\$28,182,919	\$201,307
Multi Family	4	\$399,000	\$99,750
Vacant Land	34	\$5,349,580	\$157,341
Full Year 2014	Number Trans.	Total Volume	Average Price
Single Family	649	\$142,032,125	\$218,848
Multi Family	23	\$3,152,750	\$137,076
Vacant Land	162	\$34,346,092	\$212,013
Full Year 2013	Number Trans.	Total Volume	Average Price
Single Family	624	\$129,432,050	\$207,423
Multi Family	32	\$3,899,250	\$121,852
Vacant Land	130	\$14,613,516	\$112,412

Commercial Index

Q1. 2015 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	15	\$5,192,788	\$346,186
Commercial Vacant	1	\$3,860,000	\$3,860,000
Development Vacant	0	\$0	\$0
Full Year 2014: Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	46	\$29,865,325	\$649,246
Commercial Vacant	6	\$1,276,000	\$212,667
Development Vacant	1	\$768,750	\$768,750
Full Year 2013: Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	39	\$44,031,333	\$1,129,009
Commercial Vacant	8	\$2,023,700	\$252,963
Development Vacant	1	\$1,425,000	\$1,425,000

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



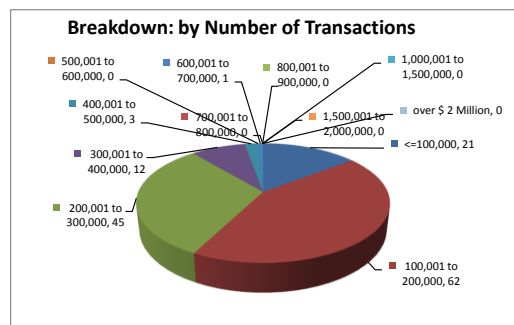
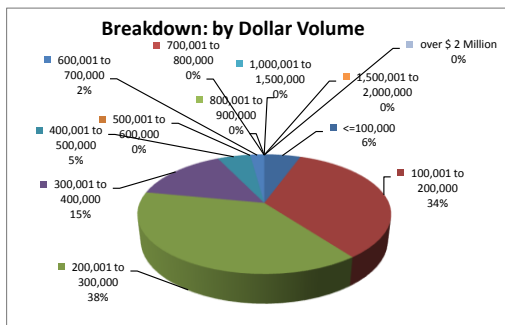
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Land Title Price Point Index: Montrose County

YTD: Q1. 2015

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	21	\$1,585,175	6%
100,001 to 200,000	62	\$9,767,876	34%
200,001 to 300,000	45	\$10,952,968	38%
300,001 to 400,000	12	\$4,224,000	15%
400,001 to 500,000	3	\$1,436,900	5%
500,001 to 600,000	0	\$0	0%
600,001 to 700,000	1	\$615,000	2%
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	0	\$0	0%
1,500,001 to 2,000,000	0	\$0	0%
over \$ 2 Million	0	\$0	0%
Total:	144	\$28,581,919	100%



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



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Full Year 2014

Residential Summary

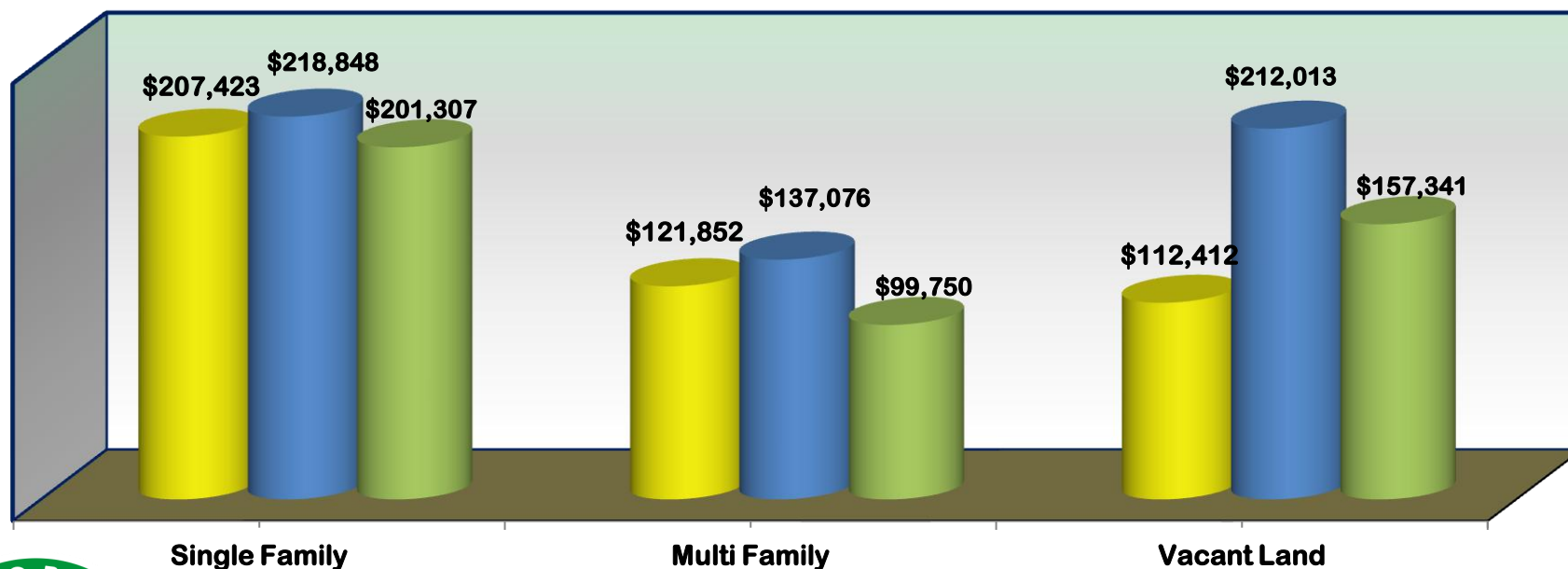
	# Transactions	Gross Volume	Percentage Gross
<=100,000	80	\$6,000,365	4%
100,001 to 200,000	327	\$50,065,756	34%
200,001 to 300,000	161	\$40,086,499	28%
300,001 to 400,000	73	\$25,040,855	17%
400,001 to 500,000	13	\$5,902,400	4%
500,001 to 600,000	9	\$5,039,000	3%
600,001 to 700,000	2	\$1,390,000	1%
700,001 to 800,000	1	\$730,000	1%
800,001 to 900,000	1	\$850,000	1%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	1	\$1,080,000	1%
1,500,001 to 2,000,000	2	\$3,700,000	3%
over \$ 2 Million	2	\$5,300,000	4%
Total:	672	\$145,184,875	100%

Full Year 2013

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	87	\$5,500,070	4%
100,001 to 200,000	331	\$49,558,782	37%
200,001 to 300,000	146	\$36,441,289	27%
300,001 to 400,000	54	\$18,561,840	14%
400,001 to 500,000	26	\$11,827,319	9%
500,001 to 600,000	2	\$1,072,000	1%
600,001 to 700,000	4	\$2,610,000	2%
700,001 to 800,000	1	\$715,000	1%
800,001 to 900,000	1	\$835,000	1%
900,001 to 1,000,000	1	\$910,000	1%
1,000,001 to 1,500,000	2	\$2,150,000	2%
1,500,001 to 2,000,000	0	\$0	0%
over \$ 2 Million	1	\$3,150,000	2%
Total:	656	\$133,331,300	100%

Land Title Average Price Index: Montrose County 2013 - YTD: 2015



■ 2013

■ 2014

■ YTD: 2015

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Land Title Market Highlights: Montrose County

Highest Priced Residential Sale: Q1. 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
5	4.50	2007	3639	\$ 615,000	Cobble Creek Subd Phase 2 Filing No 3 Lot 186	WHITE MICHAEL J	\$ 169.00	1/8/2015	900 COURTHOUSE PEAK LN	



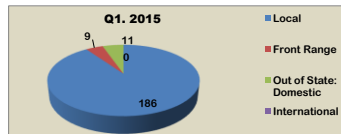
Highest Price PSF Residential Sale: Q1. 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
3	2.00	2012	1715	\$ 322,000	Cobble Creek Subd Phase 2 Filing No 3 Lot 174	ELLIOTT CATHIE	\$ 187.76	3/16/2015	1073 COURTHOUSE PEAK LN	

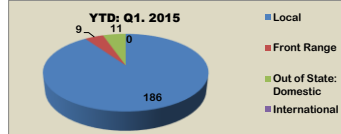
Bank Sales Detail: Q1. 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
4	2.00	2001	2280	\$ 69,000	Mountain View Subd Filing No 1 Lot 16	P:CAROTHERS DALTON	\$ 30.26	2/6/2015	1105 CEDAR AVE	Bank: FNMA
3	2.50	2003	1484	\$ 135,000	Borden Minor Subd Lot 1	P:CASTRO-LOPEZ JOSE A	\$ 90.97	2/5/2015	8040 6150 RD	Bank: Bayview Loan Servicing, LLC
3	2.00	2006	3324	\$ 290,000	Court Park Filing No 2 Lot 6	P:D & G INVESTMENTS LLC	\$ 87.24	1/30/2015	145 MERCHANT DR	Bank: Montrosebank
4	3.75	2005	6677	\$ 330,000	Brown Ranch Filing No 1 Lot 19	P:MARTIN COLIN H	\$ 49.42	2/4/2015	3710 SIENNA CT	Bank: Wells Fargo Bank, NA
4	2.50	1998	3881	\$ 181,700	Dekker Intrafamily Subd Lot 3	P:NEWMAN JARED	\$ 46.82	3/27/2015	64244 RANGER RD	Bank: Wells Fargo Bank, NA
3	1.50	1903	1687	\$ 85,000	Wortmans Subd Lot 11, 12, & 13, Block 6	P:PADILLA CATALINA	\$ 50.39	1/28/2015	400 6TH ST	Bank: FHLMC
3	1.00	1982	1328	\$ 82,000	Alamo Heights Subd Lot 17818, Block 200	P:PEREZ ALFREDO LARA	\$ 61.75	1/5/2015	711 S 2ND ST	Bank: Bank of America, NA
4	1.00	1938	2006	\$ 70,875	Park View Minor Subd Lot 1	P:PETERSEN RANDY	\$ 35.33	1/2/2015	0750 FRUIT PARK ROAD	Bank: JPMorgan Chase Bank, NA
4	2.75	1991	2108	\$ 180,629	Columbine Estates Subd RP Lots 2,3 Amend Lot 3	P:SHULL WILLIAM E	\$ 85.69	2/26/2015	2505 COLUMBINE LN	Bank: US Bank, NA
3	2.00	1925	1360	\$ 27,900	Naturita, Town of Lot L-4, Block 6	P:SMITH AUDREY KATHLEEN	\$ 20.51	2/27/2015	104 PORTER ST	Bank: FNMA
			N/A	\$ 229,000	M88: Sec 28-47-9	P:TAMMINGA SHARON H	\$	2/18/2015	548 POWERLINE DR	Bank: FNMA
4	2.25	1981	2212	\$ 164,000	Heatherwood Subd Lot 8, Block 11	P:TAMMINGA SHARON H	\$ 74.14	2/18/2015	1321 SHERWOOD DR	Bank: FNMA
3	2.00	2000	1659	\$ 6,000	Cobble Creek Subd Filing No 1 Lot A-27	QCD P:TRI STATE PROPERTIES INC	\$ 3.62	1/22/2015	3816 LONE TREE LN	Bank: Premier Members FCU

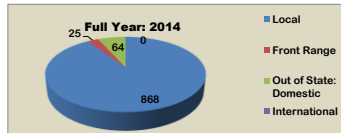
Purchaser Abstract:



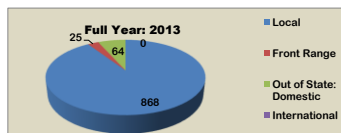
All Sales: Q1. 2015		
Origin of Buyer	# of Trans.	% Overall
Local	186	90%
Front Range	9	4%
Out of State: Domestic	11	5%
International	0	0%
Total Sales	206	100%



All Sales: YTD. Q1. 2015		
Origin of Buyer	# of Trans.	% Overall
Local	186	90%
Front Range	9	4%
Out of State: Domestic	11	5%
International	0	0%
Total Sales	206	100%



All Sales: Full Year 2014		
Origin of Buyer	# of Trans.	% Overall
Local	868	91%
Front Range	25	3%
Out of State: Domestic	64	7%
International	0	0%
Total Sales	957	100%



All Sales: Full Year 2013		
Origin of Buyer	# of Trans.	% Overall
Local	831	91%
Front Range	17	2%
Out of State: Domestic	67	7%
International	0	0%
Total Sales	915	100%

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Land Title Market Snapshot by Area: Montrose County

Full Year: 2014 vs. YTD: 2015

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
Bedrock	\$0	\$0	0%	\$0	\$0	0%	\$148,067	\$0	n/a
Cimarron	\$661,450	\$0	n/a	\$0	\$0	0%	\$1,160,000	\$45,000	-96%
Maher	\$1,220,667	\$0	n/a	\$0	\$0	0%	\$1,801,333	\$79,975	-96%
Montrose	\$214,289	\$209,643	-2%	\$137,076	\$99,750	-27%	\$116,551	\$142,621	22%
Naturita	\$56,950	\$70,475	24%	\$0	\$0	0%	\$20,000	\$0	n/a
Nucla	\$83,240	\$0	n/a	\$0	\$0	0%	\$15,000	\$288,000	1820%
Olathe	\$187,357	\$181,969	-3%	\$0	\$0	0%	\$180,813	\$253,898	40%
Paradox	\$0	\$0	0%	\$0	\$0	0%	\$60,000	\$36,500	-39%
Redvale	\$70,000	\$125,000	79%	\$0	\$0	0%	\$92,500	\$0	n/a
Rural & Out of Area	\$667,500	\$0	n/a	\$0	\$0	0%	\$449,833	\$37,000	-92%
Gross Live Average:	\$218,848	\$201,307	-8%	\$137,076	\$99,750	-27%	\$212,013	\$157,341	-26%

Please note: The above figures are an unofficial tabulation of Montrose 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 PPSF Vacant Land 2014	Average PPAC Vacant Land YTD: 2015	% Change vs. Prior Year
Bedrock	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$2,590	\$0	n/a
Cimarron	\$282.05	\$0.00	n/a	\$0.00	\$0.00	0%	\$1,728	\$1,182	-32%
Maher	\$324.41	\$0.00	n/a	\$0.00	\$0.00	0%	\$3,320	\$1,541	-54%
Montrose	\$112.74	\$112.34	0%	\$94.03	\$85.64	-9%	\$94,996	\$67,227	-29%
Naturita	\$38.91	\$43.65	12%	\$0.00	\$0.00	0%	\$105,500	\$0	n/a
Nucla	\$47.59	\$0.00	n/a	\$0.00	\$0.00	0%	\$78,947	\$3,600	-95%
Olathe	\$114.72	\$111.59	-3%	\$0.00	\$0.00	0%	\$10,228	\$7,743	-24%
Paradox	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$1,714	\$1,507	-12%
Redvale	\$48.92	\$68.64	40%	\$0.00	\$0.00	0%	\$1,435	\$0	n/a
Rural & Out of Area	\$235.60	\$0.00	n/a	\$0.00	\$0.00	0%	\$1,762	\$5,538	214%
Gross Live PPSF:	\$106.20	\$109.97	4%	\$94.03	\$85.64	-9%	\$70,045	\$36,309	-48%

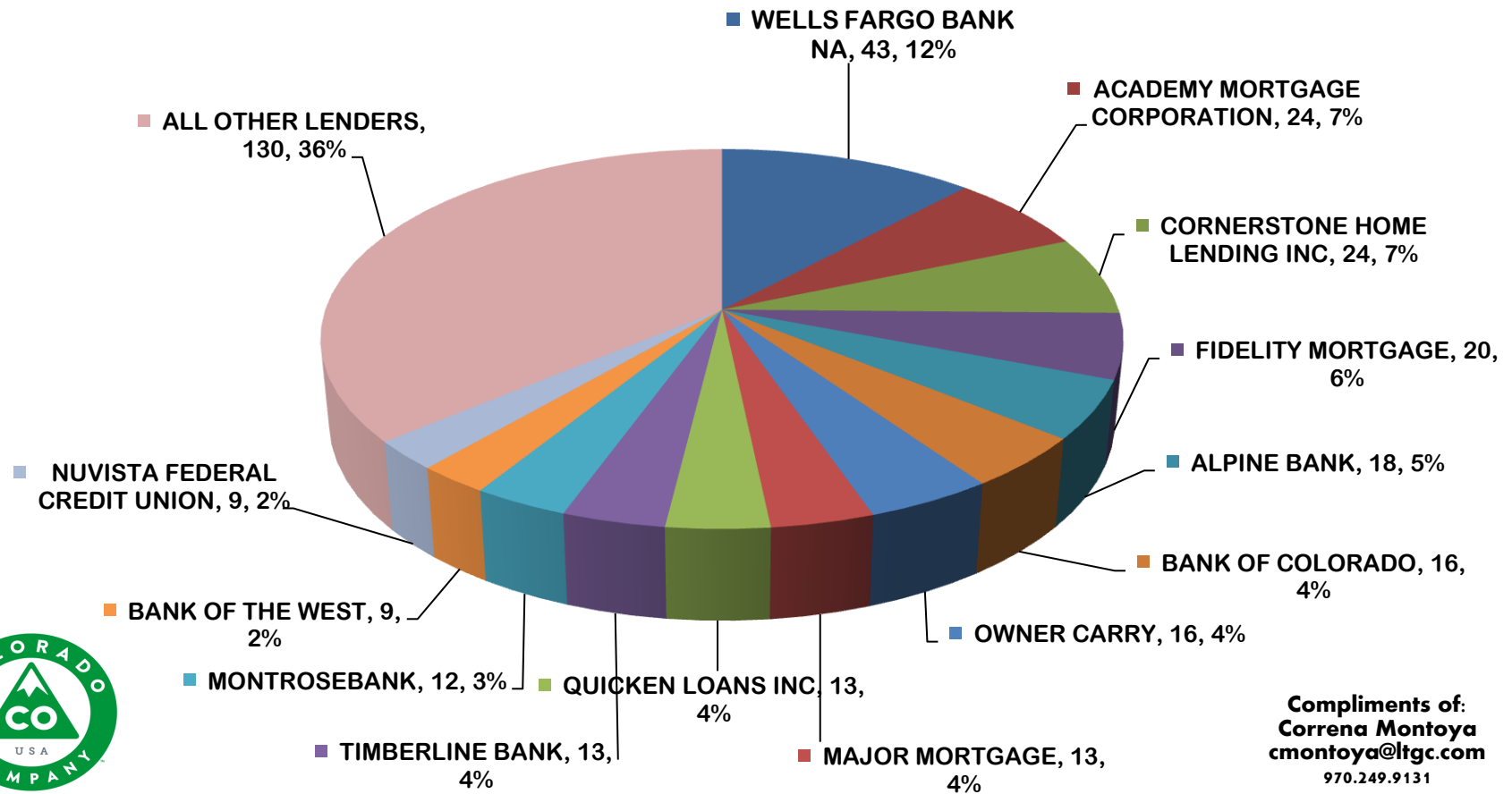


Compliments of:
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This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for 11 Years.

Land Title Lender Analysis: Montrose County Q1. 2015: 360 Loans Recorded



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Land Title Lender Analysis: Montrose County

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
WELLS FARGO BANK NA	43	11.94%	Top 64% Lenders for Q1. 2015 Montrose County
ACADEMY MORTGAGE CORPORATION	24	6.67%	
CORNERSTONE HOME LENDING INC	24	6.67%	
FIDELITY MORTGAGE	20	5.56%	
ALPINE BANK	18	5.00%	
BANK OF COLORADO	16	4.44%	
OWNER CARRY	16	4.44%	
MAJOR MORTGAGE	13	3.61%	
QUICKEN LOANS INC	13	3.61%	
TIMBERLINE BANK	13	3.61%	
MONTROSEBANK	12	3.33%	
BANK OF THE WEST	9	2.50%	
NUVISTA FEDERAL CREDIT UNION	9	2.50%	
ALL OTHER LENDERS	130	36.11%	
GUILD MORTGAGE COMPANY	7	1.94%	
US BANK NA	7	1.94%	
REPUBLIC MORTGAGE HOME LOANS LLC	6	1.67%	
AMERICAN AGCREDIT FLCA	5	1.39%	
FREEDOM MORTGAGE CORPORATION	5	1.39%	
NBH BANK NA	5	1.39%	
CARRINGTON MORTGAGE SERVICES LLC	4	1.11%	
GRAND VALLEY BANK	4	1.11%	
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	4	1.11%	
BANK OF AMERICA NA	3	0.83%	
FIRST GUARANTY MORTGAGE CORPORATION	3	0.83%	
STONEGATE MORTGAGE CORPORATION	3	0.83%	
UNIFIRST MORTGAGE CORPORATION	3	0.83%	
VECTRA BANK COLORADO N A	3	0.83%	
360 MORTGAGE GROUP LLC	2	0.56%	
CALIBER HOME LOANS INC	2	0.56%	
CARDINAL FINANCIAL COMPANY L P	2	0.56%	
CITIZENS STATE BANK OF OURAY	2	0.56%	
COMMUNITY BANKS OF COLORADO NA	2	0.56%	
FARMERS & MERCHANTS BANK	2	0.56%	
HABITAT FOR HUMANITY OF THE SAN JUANS	2	0.56%	
NATIONAL BANK OF KANSAS CITY	2	0.56%	
NATIONSTAR MORTGAGE LLC	2	0.56%	
NAVY FEDERAL CREDIT UNION	2	0.56%	
USAA FEDERAL SAVINGS BANK	2	0.56%	
ALL WESTERN MORTGAGE INC	1	0.28%	
ALPINE BANK MONTROSE	1	0.28%	
AMERICAN ADVISORS GROUP	1	0.28%	
AMERICAN FINANCING CORPORATION	1	0.28%	
CITIBANK N A	1	0.28%	
CITYWIDE HOME LOANS	1	0.28%	
CMG MORTGAGE INC	1	0.28%	
CMH HOMES INC	1	0.28%	
COMMUNITY OPTIONS INC	1	0.28%	
COYOTE CAPITAL INVESTMENTS LLC	1	0.28%	
CREDIT SUISSE AG	1	0.28%	
CU MEMBERS MORTGAGE	1	0.28%	
DHA FINANCIAL INC	1	0.28%	
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	1	0.28%	
FEDERAL SAVINGS BANK	1	0.28%	
FIRST BANK OF COLORADO	1	0.28%	
FIRST TECHNOLOGY FEDERAL CREDIT UNION	1	0.28%	
FIRSTBANK	1	0.28%	
FORTUNE FINANCIAL INC	1	0.28%	
FOUR CORNERS COMMUNITY BANK	1	0.28%	
GLOBAL EQUITY FINANCE INC	1	0.28%	
GREAT PLAINS NATIONAL BANK	1	0.28%	
GREEN TREE SERVICING LLC	1	0.28%	
HANMI BANK	1	0.28%	
HIGH COUNTRY BANK	1	0.28%	
INDEPENDENT FINANCE COMPANY	1	0.28%	
JPMORGAN CHASE BANK NA	1	0.28%	
KINECTA FEDERAL CREDIT UNION	1	0.28%	
LAKEVIEW LOAN SERVICING LLC	1	0.28%	
LIBERTY HOME EQUITY SOLUTIONS INC	1	0.28%	
LOANDEPOT.COM LLC	1	0.28%	
MERIDIAN HOME MORTGAGE CORPORATION	1	0.28%	
MIDWEST MORTGAGE ASSOCIATES CORPORATION	1	0.28%	
MORTGAGE RESEARCH CENTER LLC	1	0.28%	
NEW DAY FINANCIAL LLC	1	0.28%	
PARAMOUNT EQUITY MORTGAGE LLC	1	0.28%	
PENTAGON FEDERAL CREDIT UNION	1	0.28%	
PLAZA HOME MORTGAGE INC	1	0.28%	
ROCKY MOUNTAIN MORTGAGE SPECIALISTS INC	1	0.28%	
SAN JUAN MOUNTAINS CREDIT UNION	1	0.28%	
STEARNS LENDING LLC	1	0.28%	
SUN WEST MORTGAGE COMPANY INC	1	0.28%	
TAYLOR MORTGAGE GROUP LLC	1	0.28%	
UNIVERSAL AMERICAN MORTGAGE COMPANY LLC	1	0.28%	
UNIVERSAL LENDING CORPORATION	1	0.28%	
VERUS BANK OF COMMERCE	1	0.28%	
TOTAL LOANS FOR Q1. 2015:	360	100.00%	



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Land Title New Development Summary: Montrose County

Improved Residential New Unit Sales detail: March 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	2.00	2014	1439	\$ 185,989	Bear Creek Phase 3 Lot 71, Block 18	SINGLEFAM	\$ 129.25	1516 ANIMAS ST
3	2.00	2013	1296	\$ 175,102	Solar Minor Subd Lot 3	SINGLEFAM	\$ 135.11	65633 SOLAR RD
4	2.00	2014	1685	\$ 198,000	Bear Creek Phases 1 2A 2B & 3 Amend Lot 12, Block 12	SINGLEFAM	\$ 117.51	1316 BRUSH CREEK AVE
3	2.00	2006	2173	\$ 197,000	Colorado West Subd Filing No 1 Lot 12	SINGLEFAM	\$ 90.66	461 SILVER DR
3	2.00	2013	1755	\$ 239,900	Woodland Ponds Subd Filing No 2 Lot 25	SINGLEFAM	\$ 136.70	13446 6312 WAY
3	2.50	2008	2236	\$ 265,000	Ryden Minor Subd Lot 2	SINGLEFAM	\$ 118.52	62292 JAY JAY RD
3	2.00	2007	1813	\$ 280,000	American Village Subd Two Filing No 3 Lot L-12	SINGLEFAM	\$ 154.44	1541 AMERICAN WY
2	2.00	2014	1980	\$ 221,218	Sanburg Large Tract Exemption Lot 1	SINGLEFAM	\$ 111.73	53253 EASTER RD
3	2.00	2014	1896	\$ 248,500	American Village Subd Two Filing No 3 Lot L-13	SINGLEFAM	\$ 131.07	1549 AMERICAN WY
3	2.50	2008	2335	\$ 380,000	M&B: Sec 28-48-9	SINGLEFAM	\$ 162.74	65199 SOLAR RD
5	4.50	2007	3639	\$ 615,000	Cobble Creek Subd Phase 2 Filing No 3 Lot 186	SINGLEFAM	\$ 169.00	900 COURTHOUSE PEAK LN

Summary of Improved Residential New Unit Sales: March 2015

Average Price:	\$273,246
Average PPSF:	\$132.43
Median Price:	\$ 239,900.00
# Transactions:	11
Gross Volume:	\$ 3,005,709



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