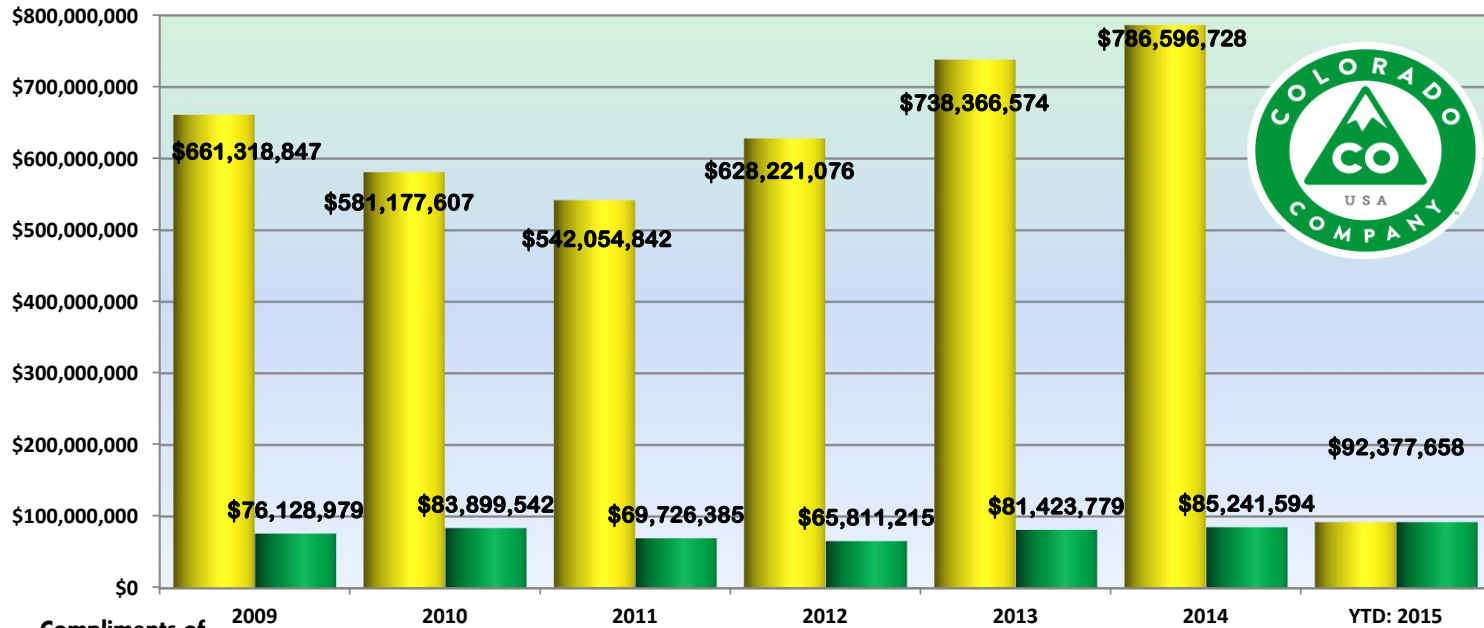


## Land Title Market Analysis Historical Gross Sales Volume Mesa County: 2009 - YTD. 2015



Compliments of:  
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 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%		-100.00%
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%		-100.00%
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%		-100.00%
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%
<b>Year to Date:</b>	<b>\$76,128,979</b>	<b>-49.61%</b>	<b>\$83,899,542</b>	<b>10.21%</b>	<b>\$69,726,385</b>	<b>-16.89%</b>	<b>\$65,811,215</b>	<b>-5.62%</b>	<b>\$81,423,779</b>	<b>23.72%</b>	<b>\$85,241,594</b>	<b>4.69%</b>	<b>\$92,377,658</b>	<b>8.37%</b>
<b>TOTAL</b>	<b>\$661,318,847</b>	<b>-49.61%</b>	<b>\$581,177,607</b>	<b>-12.12%</b>	<b>\$542,054,842</b>	<b>-6.73%</b>	<b>\$628,221,076</b>	<b>15.90%</b>	<b>\$738,366,574</b>	<b>17.53%</b>	<b>\$786,596,728</b>	<b>6.53%</b>	<b>\$92,377,658</b>	<b>-88.26%</b>

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## 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%		-100.00%
April	183	-57.24%	243	32.79%	244	0.41%	278	13.93%	266	-4.32%	294	10.53%		-100.00%
May	245	-46.62%	243	-0.82%	216	-11.11%	313	44.91%	330	5.43%	352	6.67%		-100.00%
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%
<b>Year to Date:</b>	<b>295</b>	<b>-39.13%</b>	<b>301</b>	<b>2.03%</b>	<b>342</b>	<b>13.62%</b>	<b>348</b>	<b>1.75%</b>	<b>402</b>	<b>15.52%</b>	<b>397</b>	<b>-1.24%</b>	<b>402</b>	<b>1.26%</b>
<b>TOTAL</b>	<b>2714</b>	<b>-39.13%</b>	<b>2487</b>	<b>-8.36%</b>	<b>2632</b>	<b>5.83%</b>	<b>3092</b>	<b>17.48%</b>	<b>3288</b>	<b>6.34%</b>	<b>3625</b>	<b>10.25%</b>	<b>402</b>	<b>-88.91%</b>

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.



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Grand Junction, CO 81505  
970-245-0550

# Land Title Market Analysis by Area: Mesa County

February 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	\$4,093,100	9%	28	12%	\$146,182	\$130,950	\$144,544	\$129,900	\$103
Clifton	\$1,980,600	4%	16	7%	\$123,788	\$170,000	\$129,907	\$130,000	\$103
Collbran, Plateau Valley, Molina, Mesa	\$442,500	1%	2	1%	\$221,250	dna	\$221,250	dna	\$183
Fruita	\$5,003,400	11%	26	11%	\$192,438	\$195,000	\$218,536	\$209,000	\$134
Fruitvale	\$7,100,465	16%	50	22%	\$142,009	\$156,900	\$149,654	\$157,000	\$100
Mall	\$7,220,050	16%	27	12%	\$267,409	\$210,900	\$260,598	\$214,900	\$115
North	\$4,330,300	10%	16	7%	\$270,644	\$269,500	\$270,644	\$269,500	\$131
Orchard Mesa & East Orchard Mesa	\$3,246,300	7%	20	9%	\$162,315	\$147,000	\$162,315	\$147,000	\$102
Palisade	\$2,870,300	6%	10	4%	\$287,030	\$221,750	\$294,644	\$225,000	\$138
Redlands	\$6,056,800	13%	19	8%	\$318,779	\$278,000	\$387,286	\$337,500	\$154
Rural	\$3,040,060	0%	14	6%	\$217,147	\$176,550	\$269,500	\$260,250	\$120
Quit Claim Deeds	\$122,000	0%	4	2%	\$30,500	\$37,500	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$45,505,875</b>	<b>100%</b>	<b>232</b>	<b>100%</b>	<b>\$199,052</b>	<b>\$169,450</b>	<b>\$206,947</b>	<b>\$175,365</b>	<b>\$116</b>
<b>(BANK SALES)</b>	<b>\$2,966,265</b>	<b>7%</b>	<b>24</b>	<b>10%</b>	<b>\$123,594</b>	<b>\$118,100</b>	<b>\$123,594</b>	<b>\$118,100</b>	<b>\$82</b>

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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Land Title Office

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# Land Title Market Analysis by Area: Mesa County

YTD: Feb. 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	\$7,490,450	8%	49	12%	\$152,866	\$134,900	\$150,069	\$140,000	\$107
Clifton	\$3,601,000	4%	27	7%	\$133,370	\$175,000	\$139,916	\$139,100	\$102
Collbran, Plateau Valley, Molina, Mesa	\$1,399,000	2%	5	1%	\$279,800	\$222,500	\$237,250	\$221,250	\$144
Fruita	\$15,362,900	17%	62	15%	\$247,789	\$174,450	\$222,386	\$206,500	\$128
Fruitvale	\$10,983,065	12%	75	19%	\$146,441	\$157,000	\$153,617	\$157,650	\$104
Mall	\$24,462,708	26%	49	12%	\$499,239	\$216,900	\$275,899	\$219,200	\$125
North	\$5,383,800	6%	21	5%	\$256,371	\$256,000	\$256,371	\$256,000	\$126
Orchard Mesa & East Orchard Mesa	\$6,060,700	7%	40	10%	\$151,518	\$136,150	\$152,838	\$139,900	\$93
Palisade	\$3,518,100	4%	13	3%	\$270,623	\$220,000	\$279,964	\$225,000	\$134
Redlands	\$9,888,800	11%	33	8%	\$299,661	\$278,000	\$347,920	\$309,900	\$156
Rural	\$3,955,135	0%	22	5%	\$179,779	\$154,000	\$259,364	\$259,000	\$148
Quit Claim Deeds	\$272,000	0%	6	1%	\$45,333	\$37,500	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$92,377,658</b>	<b>100%</b>	<b>402</b>	<b>100%</b>	<b>\$232,590</b>	<b>\$169,900</b>	<b>\$205,589</b>	<b>\$178,000</b>	<b>\$117</b>
<b>(BANK SALES)</b>	<b>\$5,318,565</b>	<b>6%</b>	<b>45</b>	<b>11%</b>	<b>\$118,190</b>	<b>\$110,000</b>	<b>\$120,715</b>	<b>\$110,250</b>	<b>\$81</b>

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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## Land Title Price Point Index: Mesa County

February 2015

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	23	\$1,629,700	4%
100,001 to 200,000	99	\$14,976,065	37%
200,001 to 300,000	47	\$11,380,300	28%
300,001 to 400,000	19	\$6,616,400	16%
400,001 to 500,000	3	\$1,325,000	3%
500,001 to 600,000	3	\$1,607,000	4%
600,001 to 700,000	0	\$0	0%
700,001 to 800,000	1	\$785,000	2%
800,001 to 900,000	2	\$1,659,500	4%
900,001 to 1,000,000	1	\$996,550	2%
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%
<b>Total:</b>	<b>198</b>	<b>\$40,975,515</b>	<b>100%</b>

### Residential Price Index

February 2015	Number Trans.	Total Volume	Average Price
Single Family	187	\$39,779,815	\$212,726
Multi Family	11	\$1,195,700	\$108,700
Vacant Land	18	\$2,373,060	\$131,837
YTD: Feb. 2015	Number Trans.	Total Volume	Average Price
Single Family	314	\$66,706,165	\$212,440
Multi Family	22	\$2,371,800	\$107,809
Vacant Land	30	\$3,773,135	\$125,771
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

February 2015 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	5	\$1,749,600	\$349,920
Commercial Vacant	0	\$0	\$0
Development Vacant	0	\$0	\$0
YTD: Feb. 2015 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	10	\$16,348,600	\$1,634,860
Commercial Vacant	2	\$1,982,058	\$991,029
Development Vacant	0	\$0	\$0
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.



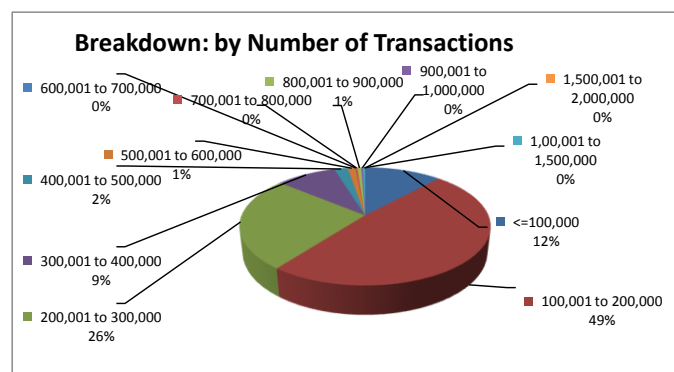
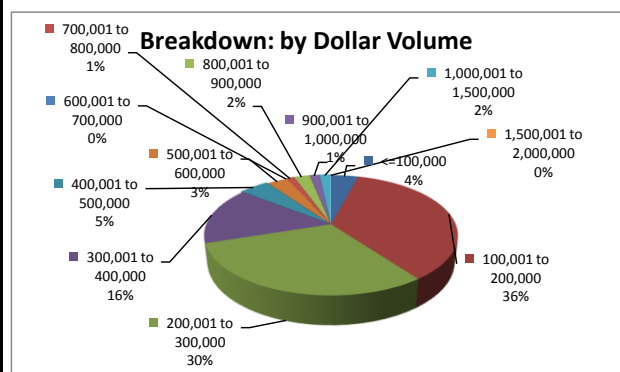
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# Land Title Price Point Index: Mesa County

YTD: Feb. 2014

## Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	40	\$2,848,900	4%
100,001 to 200,000	163	\$24,670,415	36%
200,001 to 300,000	86	\$20,830,400	30%
300,001 to 400,000	31	\$10,762,600	16%
400,001 to 500,000	7	\$3,132,600	5%
500,001 to 600,000	4	\$2,187,000	3%
600,001 to 700,000	0	\$0	0%
700,001 to 800,000	1	\$785,000	1%
800,001 to 900,000	2	\$1,659,500	2%
900,001 to 1,000,000	1	\$996,550	1%
1,000,001 to 1,500,000	1	\$1,205,000	2%
1,500,001 to 2,000,000	0	\$0	0%
over \$ 2 Million	0	\$0	0%
<b>Total:</b>	<b>336</b>	<b>\$69,077,965</b>	<b>100%</b>



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%
<b>Total:</b>	<b>2998</b>	<b>\$639,988,807</b>	<b>100%</b>

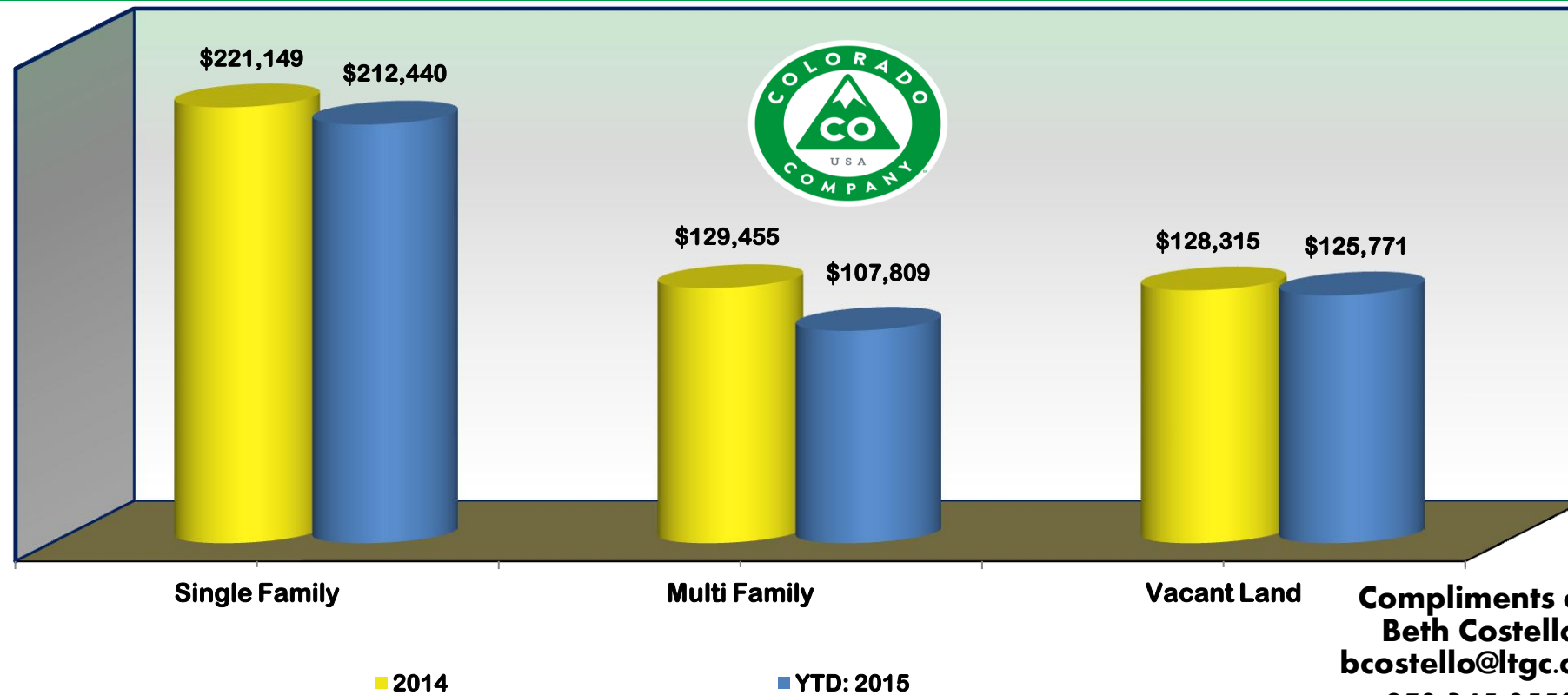
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## Land Title Average Price Index: Mesa County 2014 - YTD: 2015



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## Land Title Market Highlights: Mesa County

### Highest Priced Residential Sale: February 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser State
3	2.25	2006	3396	\$ 832,500.00	L2 VINELAND VALLEY ESTS w/7.21 AC Land	GRAHAM WILLIAM D	\$ 245.14	2/5/2015	680 39 RD PALISADE CO 81526	PALISADE	CO



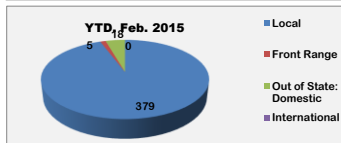
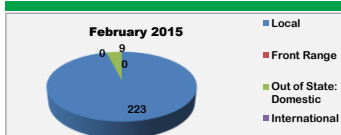
### Highest Price PSF Residential Sale: February 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Purchaser City	Purchaser State
3	2.25	2006	3396	\$ 832,500.00	L2 VINELAND VALLEY ESTS w/7.21 AC Land	GRAHAM WILLIAM D	\$ 245.14	2/5/2015	680 39 RD PALISADE CO 81526	PALISADE	CO

### Bank Sales Detail: February 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference/Comments
2	1.00	1948	952	\$ 50,000.00	L2 WAGNER SUB	P:AMARICA ITZAXO	\$ 52.52	2/10/2015	2871 ELM AVE	Bank: BAYVIEW LOAN SERVICING LLC
3	2.00	2009	1581	\$ 177,100.00	L11 B5 CHATFIELD III SUB	P:ARNESON SCOTT JAMES	\$ 112.02	2/13/2015	3155 JOEY LN	Bank: BANK OF AMERICA
3	2.50	1964	2121	\$ 184,000.00	L5 B2 MAY'S SUB	P:BROTHERTON DAVID H	\$ 86.75	2/24/2015	423 E MAYFIELD DR	Bank: FHLMC
3	1.75	1978	1296	\$ 92,700.00	L53B B8 CLIFTON VILLAGE	P:CARMAREND ANGEL GONZALEZ	\$ 71.53	2/23/2015	581 PLAINVIEW CT	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
2	1.00	1900	1464	\$ 119,200.00	L1&L2 B8 TOWN OF PALISADE	P:CLARK JAMIE LEE	\$ 81.42	2/23/2015	104 KLUGE AVE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.00	2004	1488	\$ 170,000.00	L4 B9 SPANISH TRAIL SUBD #3	P:DEAVER MARLA RENEE	\$ 114.25	2/26/2015	722 WILLOW CREEK ROAD	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	1.00	1956	1144	\$ 127,000.00	L13 MAPLE HEIGHTS SUB	P:DODSON RICK	\$ 111.01	2/23/2015	348 N APPLE ST	Bank: FNMA
3	1.50	1949	1306	\$ 83,500.00	SEC36 T95 R97W	P:ELISHA MANSOR	\$ 63.94	2/17/2015	193 INDIANA STREET	Bank: FNMA
3	1.00	1980	952	\$ 66,000.00	L3A B25 CLIFTON VILLAGE SOUTH #3	P:EVERSON KEVIN	\$ 69.33	2/20/2015	3206 BUNTING AVE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
2	1.00	1959	864	\$ 50,500.00	L5 B2 COVEY SUB	P:FERNANDEZ SHERRY	\$ 58.45	2/13/2015	3118 COVEY AVE	Bank: MELLON BANK OF NEW YORK
3	2.00	1995	1216	\$ 49,500.00	L17 B2 RANCHITA MH VLG	P:FIFIELD LISA MARIE	\$ 40.71	2/13/2015	607 PEACE DR	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.00	1955	1216	\$ 49,500.00	L17 B2 RANCITA MOBILE HOME VILLAGE	P:FIFIELD LISA MARIE	\$ 40.71	2/13/2015	607 PEACE DRIVE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.50	2006	1230	\$ 130,000.00	L4 B2 PINON VIEW SUB	P:GRAHAM DANNY L	\$ 105.69	2/2/2015	515 CONE CT	Bank: FNMA
5	3.00	2008	1820	\$ 175,365.00	L24 CHATFIELD IV SUBD	P:HERRERA JUAN	\$ 96.35	2/17/2015	3154 PEAR POND COURT	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	3.00	2007	2052	\$ 150,000.00	L1 DESERT VIEW SUBD	P:HUNT NICOLE D	\$ 73.10	2/26/2015	3504 GOODFELLOW CT	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	2.00	2004	1561	\$ 165,000.00	L17 B10 SPANISH TRAIL SUBD PH II	P:MARTINEZ TASIA JENAE	\$ 105.70	2/13/2015	716 1/2 SPANISH TRAIL DRIVE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	2.25	1974	1952	\$ 144,500.00	L2 B2 ASPEN VILLA SUBD	P:MENGE BLAKE	\$ 74.03	2/20/2015	1016 EAST ASPEN AVE	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
3	1.00	1955	825	\$ 72,500.00	L7 B7 E MAIN ST	P:ON TRACK INVESTMENTS LLC	\$ 87.88	2/20/2015	2015 GRAND AVE	Bank: FNMA
2	1.00	1909	1160	\$ 73,000.00	L22 TOPAZ SUB	P:SALAZAR LEONA F	\$ 62.93	2/10/2015	3064 D 1/2 RD	Bank: FNMA
5	1.75	1980	2076	\$ 189,900.00	L7 B2 SINGLE TREE SUB	P:SMITH CORBIN ELLIOTT	\$ 91.47	2/4/2015	633 N PLACER CT	Bank: FNMA
3	1.75	1950	1152	\$ 92,500.00	L5 B2 EASTHOLME-IN GRANDVIEW	P:TAYLOR ASHLEY MARINA	\$ 80.30	2/27/2015	1749 N 15TH ST	Bank: FNMA
3	2.25	2006	2480	\$ 337,500.00	L11 ELK RUN ESTATES II	P:TROYER RICHARD	\$ 136.09	2/6/2015	1446 PROCTOR CR	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
4	2.50	1997	2069	\$ 100,000.00	L6 B1 WHITEWOOD SUBD #2	P:VALERIO JARED	\$ 48.33	2/13/2015	552 1/2 SHOSHONE STREET	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT
2	2.00	2001	1134	\$ 117,000.00	D10 VILLAGE FOUNTAIN GREENS CONDO	P:WARD MATTHEW D	\$ 103.17	2/9/2015	2491 FOUNTAIN GREENS PLACE, #D10	Bank: SECRETARY OF HOUSING & URBAN DEVELOPMENT

### Purchaser Abstract:



### All Sales: February 2015

Origin of Buyer	# of Trans.	% Overall
Local	223	96%
Front Range	0	0%
Out of State: Domestic	9	4%
International	0	0%
<b>Total Sales</b>	<b>232</b>	<b>100%</b>

### All Sales: YTD, Feb. 2015

Origin of Buyer	# of Trans.	% Overall
Local	379	94%
Front Range	5	1%
Out of State: Domestic	18	4%
International	0	0%
<b>Total Sales</b>	<b>402</b>	<b>100%</b>

### 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%
<b>Total Sales</b>	<b>3625</b>	<b>100%</b>

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

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## 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	\$160,391	4%	\$129,196	\$86,417	-33%	\$96,683	\$0	n/a
Clifton	\$133,604	\$148,948	11%	\$69,538	\$36,050	-48%	\$64,989	\$32,000	-51%
Collbran, Plateau Valley, Molina, Mesa	\$206,508	\$237,250	15%	\$0	\$0	0%	\$425,925	\$0	n/a
Fruita	\$232,516	\$226,256	11%	\$158,184	\$129,500	-18%	\$108,698	\$86,267	-21%
Fruitvale	\$166,942	\$152,958	-8%	\$113,558	\$164,325	45%	\$86,838	\$0	n/a
Mall	\$281,168	\$297,674	-3%	\$151,857	\$132,180	-13%	\$175,323	\$148,167	-15%
North	\$275,918	\$265,640	-4%	\$137,867	\$71,000	-49%	\$118,453	\$0	n/a
Orchard Mesa	\$187,855	\$157,505	6%	\$117,364	\$66,500	-43%	\$72,706	\$100,000	38%
Palisade	\$266,166	\$279,964	5%	\$84,750	\$0	n/a	\$115,629	\$219,250	90%
Redlands	\$337,320	\$347,920	3%	\$169,022	\$0	n/a	\$136,126	\$148,850	9%
Rural	\$260,535	\$259,364	0%	\$107,375	\$0	n/a	\$157,620	\$96,004	-39%
<b>Gross Live Average:</b>	<b>\$221,149</b>	<b>\$212,440</b>	<b>-4%</b>	<b>\$129,455</b>	<b>\$107,809</b>	<b>-17%</b>	<b>\$128,315</b>	<b>\$125,771</b>	<b>-2%</b>

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	\$109.67	0%	\$100.50	\$91.19	-9%	\$374,558.95	\$0.00	n/a
Clifton	\$99.90	\$108.13	8%	\$67.29	\$37.61	-44%	\$206,185.37	\$246,153.85	19%
Collbran, Plateau Valley, Molina, Mesa	\$130.50	\$143.70	10%	\$0.00	\$0.00	0%	\$144,335.85	\$0.00	n/a
Fruita	\$124.51	\$129.97	4%	\$106.58	\$80.43	-25%	\$176,835.85	\$214,637.00	21%
Fruitvale	\$101.65	\$101.22	0%	\$94.57	\$145.65	54%	\$404,007.96	\$0.00	n/a
Mall	\$119.12	\$125.96	6%	\$114.22	\$115.69	1%	\$579,047.15	\$178,859.58	-69%
North	\$126.44	\$128.11	1%	\$105.23	\$82.18	-22%	\$378,220.47	\$0.00	n/a
Orchard Mesa & East Orchard Mesa	\$105.98	\$95.14	-10%	\$94.71	\$62.41	-34%	\$273,365.57	\$471,698.11	73%
Palisade	\$143.42	\$134.40	-6%	\$66.20	\$0.00	0%	\$52,928.00	\$40,377.56	-24%
Redlands	\$136.29	\$155.69	14%	\$102.94	\$0.00	0%	\$278,155.29	\$203,172.09	-27%
Rural	\$127.17	\$148.37	17%	\$98.28	\$0.00	0%	\$12,534.62	\$20,838.86	66%
<b>Gross Live PPSF:</b>	<b>\$116.44</b>	<b>\$118.40</b>	<b>2%</b>	<b>\$98.96</b>	<b>\$97.78</b>	<b>-1%</b>	<b>\$238,568.65</b>	<b>\$144,286.73</b>	<b>-40%</b>

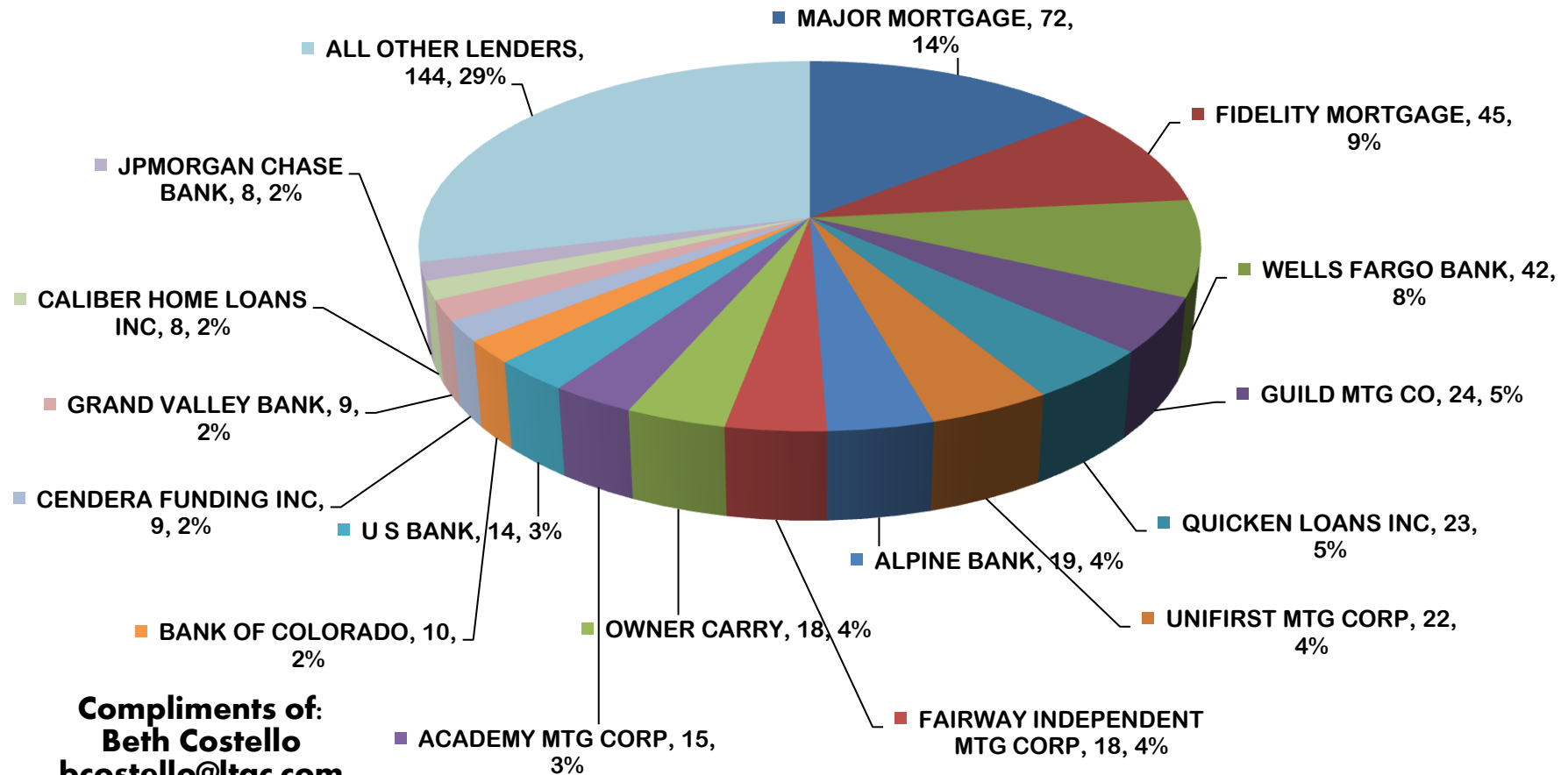


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# Land Title Lender Analysis: Mesa County

## February 2015 - Total Loans: 500

162 Loans or 70% of sales had financing at the time of Sale - 30% were cash  
338 Refinances



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## Land Title Lender Analysis: Mesa County

LENDER	NUMBER LOANS	(LOANS ON SALES)	PERCENTAGE TOTAL (OVERALL)	
MAJOR MORTGAGE	72	21	14.40%	Top 71% Lenders for February 2015 Mesa County
FIDELITY MORTGAGE	45	28	9.00%	
WELLS FARGO BANK	42	12	8.40%	
GUILD MTG CO	24	19	4.80%	
QUICKEN LOANS INC	23	3	4.60%	
UNIFIRST MTG CORP	22	10	4.40%	
ALPINE BANK	19	6	3.80%	
FAIRWAY INDEPENDENT MTG CORP	18	12	3.60%	
OWNER CARRY	18	8	3.60%	
ACADEMY MTG CORP	15	12	3.00%	
U S BANK	14		2.80%	
BANK OF COLORADO	10	2	2.00%	
CENDERA FUNDING INC	9	1	1.80%	
GRAND VALLEY BANK	9	1	1.80%	
CALIBER HOME LOANS INC	8	4	1.60%	
JPMORGAN CHASE BANK	8		1.60%	
ALL OTHER LENDERS	144	23	28.80%	
CHERRY CREEK MTG CO INC	7	4	1.40%	
COLORADO HOUSING & FINANCE AUTHORITY	7	7	1.40%	
FREEDOM MTG CORP	7		1.40%	
NATIONSTAR MTG LLC	7		1.40%	
CREDIT UNION OF COLORADO	6	1	1.20%	
HOME LOAN STATE BANK	6	1	1.20%	
BANK OF AMERICA	5		1.00%	
BANK OF SAN JUANS	5	1	1.00%	
BELLCO CREDIT UNION	5		1.00%	
TIMBERLINE BANK	5		1.00%	
ANB BANK	4	1	0.80%	
PREMIER HOME MTG INC	4	2	0.80%	
UNITED STATES	4		0.80%	
GREEN TREE SERVICING LLC	3		0.60%	
PLAZA HOME MTG INC	3		0.60%	
SUN WEST MTG CO INC	3		0.60%	
VECTRA BANK COLORADO	3		0.60%	
AMERICAN FINANCIAL RESOURCES INC	2	1	0.40%	
BANK OF THE WEST	2		0.40%	
CITY FIRST MTG SERVICES LLC	2		0.40%	
COLORADO FEDERAL CU	2		0.40%	
GREAT PLAINS NATL BANK	2		0.40%	
NAVY FEDERAL CU	2		0.40%	
PACIFIC UNION FINANCIAL LLC	2		0.40%	
PARAMOUNT EQUITY MTG LLC	2		0.40%	
SOOPER CREDIT UNION	2		0.40%	
SUNTRUST MTG INC	2		0.40%	
VILLAGE CAPITAL & INVESTMENT LLC	2		0.40%	
ALTRA FEDERAL CU	1		0.20%	
AMERICAN ADVISORS GROUP	1		0.20%	
AMERICAN EQUITY MTG INC	1		0.20%	
AMERICAN FINANCING CORP	1		0.20%	
BROKER SOLUTIONS INC	1		0.20%	
CARRINGTON MTG SERVICES LLC	1		0.20%	
CBC NATL BANK	1		0.20%	
CENTENNIAL LENDING LLC	1	1	0.20%	
CITIZENS STATE BANK	1		0.20%	
COLORADO CREDIT UNION	1		0.20%	
CORNERSTONE HOME LENDING INC	1		0.20%	
DHA FINANCIAL INC	1	1	0.20%	
DISCOVER BANK	1		0.20%	
DISCOVER HOME LOANS INC	1		0.20%	
DUBUQUE BANK & TRUST CO	1		0.20%	
FIRST FEDERAL BANK	1	1	0.20%	
FIRST GUARANTY MTG CORP	1		0.20%	
HOMeward RESIDENTIAL INC	1		0.20%	
IKON FINANCIAL GROUP LLC	1		0.20%	
INTERBANK MTG CO	1		0.20%	
LAKEVIEW LOAN SERVICING LLC	1		0.20%	
LOAN SIMPLE INC	1	1	0.20%	
LOANDEPOT.COM LLC	1		0.20%	
MCF FUNDING LLC	1		0.20%	
MORTGAGE SOLUTIONS OF COLORADO LLC	1		0.20%	
MOVEMENT MTG LLC	1		0.20%	
NAVY FEDERAL CREDIT UNION	1		0.20%	
PENNYMACK LOAN SERVICES LLC	1		0.20%	
PENTAGON FEDERAL CU	1		0.20%	
REVERSE MTG SOLUTIONS INC	1		0.20%	
RIO GRANDE FEDERAL CU	1		0.20%	
SECURITY SERVICE FEDERAL CU	1		0.20%	
STEARNS LENDING LLC	1		0.20%	
THIRD FEDERAL S&L ASSN	1		0.20%	
UNITED FIDELITY FUNDING CORP	1	1	0.20%	
USAA FEDERAL SAVINGS BANK	1		0.20%	
WESTERN ROCKIES FCU	1		0.20%	
WYNDHAM CAPITAL MTG INC	1		0.20%	
<b>TOTAL LOANS FOR FEBRUARY 2015:</b>	<b>500</b>	<b>162</b>	<b>100.00%</b>	



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## Land Title February 2015 Commercial Sales Report: Mesa County

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PURCHASER	PPSF	RDATE	STREET ADDRESS
R064860+			1936	534	0.43	\$ 132,000.00	L7-12 B152 CITY OF GJ	OFFICE	BUZLIN LLC	\$ 247.19	2/6/2015	929,935,945 PITKIN AVE
R062674			1980	1083	0.18	\$ 117,500.00	L24-26 B'M KEITH'S ADTN	OFFICE	EVANS&EDDY LLC	\$ 108.49	2/2/2015	1226 UTE AVE
R058413			1981	2192	0.05	\$ 230,000.00	UN 204 WELLINGTON III OFFCE BLD	OFFICE	SAGEBRUSH PROPERTIES LLC	\$ 104.93	2/23/2015	1120 WELLINGTON AVE #204
R005821			1970	1120	5.71	\$ 170,100.00	L2 WESFRAC SUB	WHSE	GOLDEN GATE/SET PETROLEUM PTNS OF NV, LLC	\$ 151.88	2/2/2015	1491 HWY 6 & 50
R057010			2002	3282	0.73	\$ 1,100,000.00	L2 GRAND MESA CENTER	RESTAURANT	UNITED STATES BEEF CORP	\$ 335.16	2/18/2015	2468 HWY 6 & 50



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## Land Title New Development Summary: Mesa County

### Improved Residential New Unit Sales detail: February 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	2.00	2014	1625	\$ 203,900.00	L76 HERITAGE ESTS	SINGLEFAM	\$ 125.48	2483 TERRA AVE
3	2.00	2014	1851	\$ 362,500.00	L3 HART SUB	SINGLEFAM	\$ 195.84	1550 17 RD
3	2.00	2014	1447	\$ 185,000.00	L7 PEAR MEADOWS	SINGLEFAM	\$ 127.85	3037 PRICKLY PEAR DR
	N/A	2014	0.12	\$ 267,600.00	L35 BEEHIVE ESTS	SINGLEFAM	N/A	607 SILVERADO DR
3	2.00	2014	1515	\$ 193,000.00	L34 WEXFORD ESTS	SINGLEFAM	\$ 127.39	439 29 1/2 RD
3	2.00	2014	1519	\$ 205,000.00	L17 RIVER TRAIL SUB	SINGLEFAM	\$ 134.96	385 GREEN RIVER DR
5	2.00	2014	1948	\$ 227,900.00	L87 HERITAGE ESTS	SINGLEFAM	\$ 116.99	2477 DEMENSE
4	2.00	2014	1825	\$ 214,900.00	L74 HERITAGE ESTS	SINGLEFAM	\$ 117.75	2480 TERRA AVE
3	2.00	2014	1661	\$ 210,900.00	L73 HERITAGE ESTS	SINGLEFAM	\$ 126.97	2478 TERRA AVE
4	2.00	2014	2070	\$ 251,800.00	L4 B2 WESTLAND ESTS	SINGLEFAM	\$ 121.64	404 WILKINS DR
3	2.50	2014	1540	\$ 190,500.00	L12 RIVER TRAIL SUB	SINGLEFAM	\$ 123.70	390 GREEN RIVER DR
4	2.00	2014	2128	\$ 354,400.00	L13 ROMA ESTS	SINGLEFAM	\$ 166.54	1173 TOSCANO RD
4	2.00	2014	1748	\$ 218,500.00	L78 HERITAGE ESTS	SINGLEFAM	\$ 125.00	2479 TERRA AVE
3	2.00	2014	1634	\$ 278,600.00	L5 COPPER CREEK	SINGLEFAM	\$ 170.50	663 COPPER CANYON DR
	N/A	2014	0.11	\$ 250,000.00	L39 BEEHIVE ESTS	SINGLEFAM	N/A	608 SILVERADO DR
3	2.50	2014	2105	\$ 269,900.00	L25-26 B'E KEITHS ADTN	SINGLEFAM	\$ 128.22	1328 ROOD AVE
4	2.00	2014	1944	\$ 272,900.00	L15 B3 RIVERVIEW ESTS	SINGLEFAM	\$ 140.38	280 WATERSEDGE CT
4	2.00	2011	2100	\$ 387,500.00	L3 B2 LUCKI ESTS	SINGLEFAM	\$ 184.52	1755 LUCKI DR
4	2.00	2014	1825	\$ 219,900.00	L79 HERITAGE ESTS	SINGLEFAM	\$ 120.49	2477 TERRA AVE
3	2.00	2014	1819	\$ 213,900.00	L9 B4 MAHAN MINOR SUB	SINGLEFAM	\$ 117.59	293 MARIE ST
3	2.00	2014	1400	\$ 179,900.00	L34 CHATFIELD IV SUB	SINGLEFAM	\$ 128.50	3154 1/2 GLENDAM DR
3	2.00	2014	1331	\$ 176,700.00	L5 PEAR MEADOWS	SINGLEFAM	\$ 132.76	3035 PRICKLY PEAR DR
3	2.00	2014	1780	\$ 345,000.00	L11 B2 FAIRWAY VILLAS SUB	SINGLEFAM	\$ 193.82	2076 TWO WOOD DR

### Summary of Improved Residential New Unit Sales: February 2015

Average Price:	\$246,965
Average PPSF:	\$139.38
Median Price:	\$ 219,900.00
# Transactions:	23
Gross Volume:	\$ 5,680,200



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