



Land Title Market Analysis by Area: MidValley

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	
Basalt										
Basalt - Eagle County	\$2,526,600	28.06%	8	33.33%	\$315,825	\$282,300	\$332,371	\$312,100	\$274	
Basalt - Pitkin County	\$385,000	4.28%	1	4.17%	\$385,000	dna	\$385,000	dna	\$193	
TOTAL BASALT:	\$2,911,600	32.34%	9	37.50%	\$323,511	\$312,100	\$338,950	\$316,050	\$264	
El Jebel										
El Jebel - Eagle County	\$719,500	7.99%	2	8.33%	\$359,750	dna	\$419,500	dna	\$294	
TOTAL EL JEBEL:	\$719,500	7.99%	2	8.33%	\$359,750	dna	\$419,500	dna	\$294	
Carbondale										
Carbondale - Garfield County	\$5,372,600	59.67%	13	54.17%	\$413,277	\$355,000	\$658,500	\$591,000	\$306	
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0	
TOTAL CARBONDALE:	\$5,372,600	59.67%	13	54.17%	\$413,277	\$355,000	\$658,500	\$591,000	\$306	
MIDVALLEY TOTALS:	\$9,003,700	100.00%	24	100.00%	\$375,154	\$316,050	\$472,140	\$409,000	\$283	
(BANK SALES)	\$512,100	5.69%	2	8.33%	\$256,050	dna	\$312,100	dna	\$148	

Please note: These figures are an unofficial tabulation of Garfield, Eagle & Pitkin County records that are believed to be reasonably accurate. Average and Median Prices do not include Interval or Quit Claim Deeds.

New: Average & Median Residential Column includes only Improved Residential Sales - all property types: Single Family, Duplex, Townhome, Condo.

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YTD: 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	
Basalt										
Basalt - Eagle County	\$21,427,100	48.90%	14	26.42%	\$1,530,507	\$295,050	\$1,889,055	\$320,000	\$580	
Basalt - Pitkin County	\$6,085,000	13.89%	4	7.55%	\$1,521,250	\$1,600,000	\$1,442,500	dna	\$352	
TOTAL BASALT:	\$27,512,100	62.79%	18	33.96%	\$1,528,450	\$352,500	\$1,820,354	\$385,000	\$545	
El Jebel										
El Jebel - Eagle County	\$4,785,500	10.92%	8	15.09%	\$598,188	\$439,750	\$640,786	\$460,000	\$331	
TOTAL EL JEBEL:	\$4,785,500	10.92%	8	15.09%	\$598,188	\$439,750	\$640,786	\$460,000	\$331	
Carbondale										
Carbondale - Garfield County	\$11,152,300	25.45%	26	49.06%	\$428,935	\$321,350	\$534,747	\$450,000	\$269	
Carbondale - Pitkin County	\$368,000	0.84%	1	1.89%	\$368,000	dna	\$368,000	dna	\$164	
TOTAL CARBONDALE:	\$11,520,300	26.29%	27	50.94%	\$426,678	\$335,000	\$524,325	\$429,500	\$262	
MIDVALLEY TOTALS:	\$43,817,900	100.00%	53	100.00%	\$826,753	\$357,500	\$1,014,981	\$409,000	\$378	
(BANK SALES)	\$2,912,100	6.65%	4	7.55%	\$728,025	\$756,050	\$756,050	dna	\$546	



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970-945-2610

Land Title Market Snapshot by Area: MidValley

Full Year 2014 versus YTD: 2015

Area	Average Price Single Family 2014	Average Price Single Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2014	Average Price Multi-Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2014	Average Price Vacant Land YTD: 2015	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$842,507	\$6,058,333	619%	\$467,931	\$325,575	-30%	\$161,750	\$252,500	56%
Basalt - Pitkin County	\$1,129,077	\$1,442,500	28%	\$376,308	\$0	n/a	\$567,500	\$1,600,000	182%
ALL BASALT	\$915,554	\$4,212,000	360%	\$438,880	\$325,575	-26%	\$398,438	\$1,150,833	189%
El Jebel	\$737,664	\$640,786	-13%	\$464,668	\$0	n/a	\$245,691	\$300,000	22%
ALL ELJEBEL	\$737,664	\$640,786	-13%	\$464,668	\$0	n/a	\$245,691	\$300,000	22%
Carbondale - Garfield County	\$721,821	\$649,220	-10%	\$371,098	\$305,800	-18%	\$196,973	\$178,210	-10%
Carbondale - Pitkin County	\$769,193	\$368,000	-52%	\$650,000	\$0	n/a	\$102,000	\$0	n/a
ALL CARBONDALE	\$725,966	\$623,655	-14%	\$376,908	\$305,800	-19%	\$195,707	\$178,210	-9%
Gross Live Average:	\$765,682	\$1,408,943	84%	\$419,239	\$317,969	-24%	\$225,524	\$395,329	75%

Please note: The above figures are an unofficial tabulation of Garfield County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Snapshot Report.

Area	Median Price Single Family 2014	Median Price Single Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2014	Median Price Multi-Family YTD: 2015	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2014	Median Price Vacant Land YTD: 2015	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$535,000	\$625,000	17%	\$402,000	\$295,050	-27%	\$155,000	dna	n/a
Basalt - Pitkin County	\$659,000	dna	n/a	\$317,000	\$0	n/a	\$510,000	dna	n/a
ALL BASALT	\$600,000	\$625,000	4%	\$390,000	\$295,050	-24%	\$270,375	\$1,200,000	344%
El Jebel	\$585,000	\$460,000	-21%	\$485,000	\$0	n/a	\$192,763	dna	n/a
ALL ELJEBEL	\$585,000	\$460,000	-21%	\$485,000	\$0	n/a	\$192,763	dna	n/a
Carbondale - Garfield County	\$627,500	\$504,750	-20%	\$345,000	\$300,000	-13%	\$131,000	\$143,150	9%
Carbondale - Pitkin County	\$408,500	dna	n/a	dna	\$0	n/a	dna	\$0	n/a
ALL CARBONDALE	\$617,750	\$497,500	-19%	\$352,500	\$300,000	-15%	\$130,000	\$143,150	10%
Gross Live Median:	\$600,000	\$497,500	-17%	\$386,500	\$300,000	-22%	\$142,000	\$165,000	16%

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Land Title Market Analysis by Total Transfers: MidValley

Month to Month Comparison # of Transactions and \$ Volume

Month	2011	2012	2013	2014	2015	% Change 2015 vs. 2014	Month	2011	2012	2013	2014	2015	% Change 2015 vs. 2014
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	93.05%	January	20	29	28	24	29	20.83%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	-43.05%	February	15	25	26	20	24	20.00%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900		-100.00%	March	27	33	34	45		-100.00%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764		-100.00%	April	27	34	37	30		-100.00%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340		-100.00%	May	32	50	43	45		-100.00%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150		-100.00%	June	31	44	39	48		-100.00%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140		-100.00%	July	25	44	58	49		-100.00%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400		-100.00%	August	45	40	57	49		-100.00%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550		-100.00%	September	24	53	41	41		-100.00%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875		-100.00%	October	31	55	40	55		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040		-100.00%	November	28	44	32	49		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100		-100.00%	December	30	44	40	62		-100.00%
YTD: through Feb. 28th	\$20,817,500	\$23,979,416	\$25,755,035	\$33,844,526	\$43,817,900	29.47%	YTD: through Feb. 28th	35	54	54	44	53	20.45%
2014 vs. 2015	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$43,817,900	-86.71%	2014 vs. 2015	335	495	475	517	53	-89.75%

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 Bob Rulon
 970-945-2610
 brulon@ltgc.com