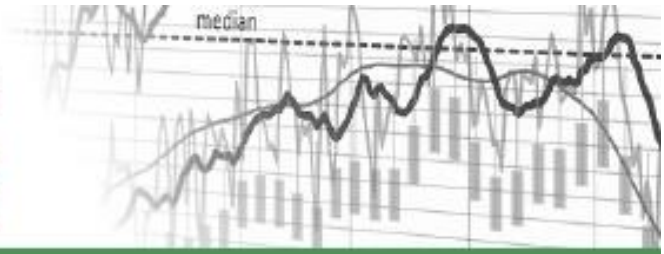
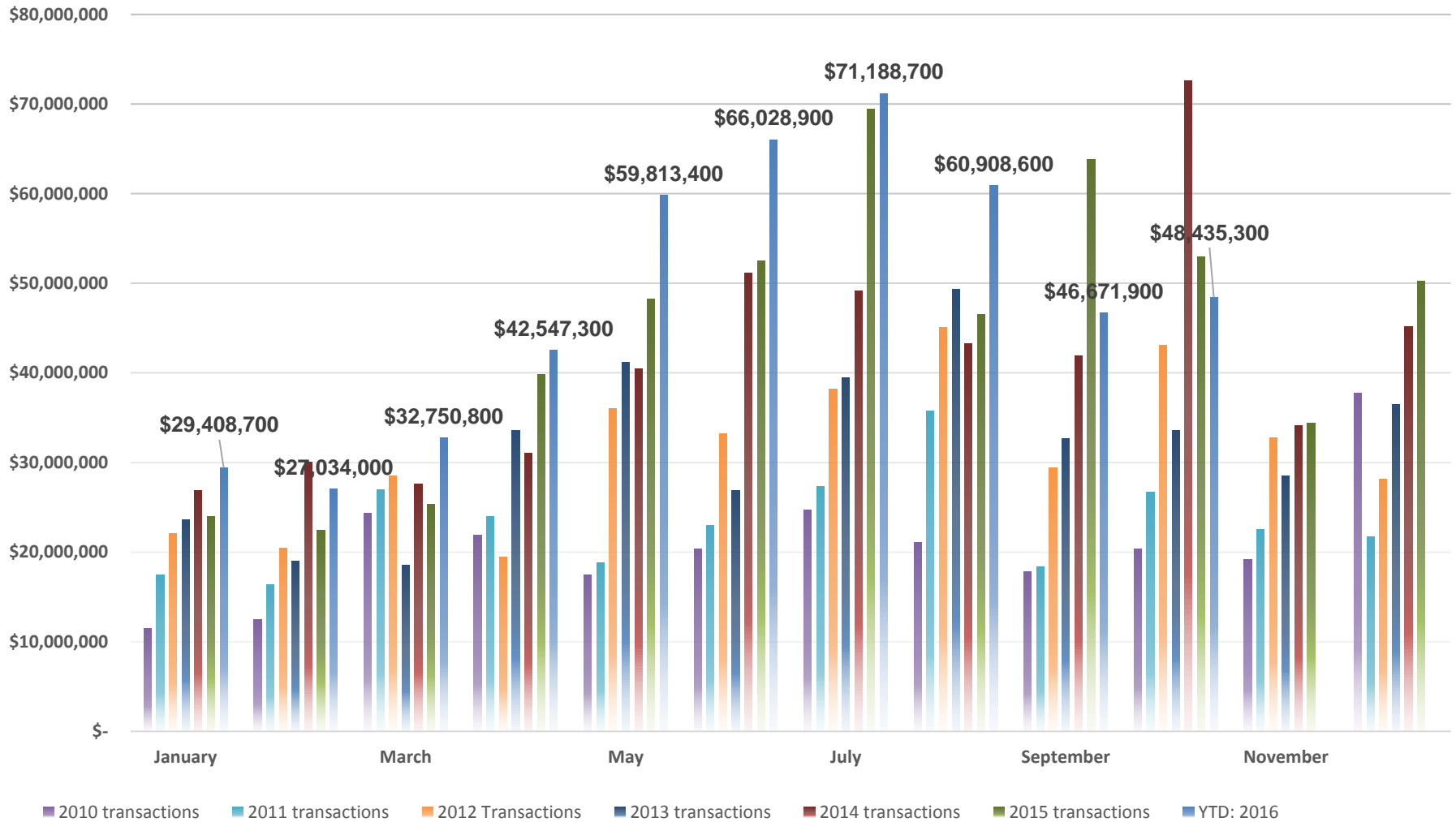




# Garfield County Market ANALYSIS



## Historical Gross Sales Volume: 2010 - YTD: 2016



Compliments of  
Land Title  
Guarantee  
Company



## Historical Gross Sales Volume

Month	2010	2011	2012	2013	2014	2015	2016	Change
January	\$11,461,500	\$17,481,300	\$22,066,900	\$23,657,100	\$26,864,925	\$23,996,800	\$29,408,700	22.55%
February	\$12,503,900	\$16,374,200	\$20,486,100	\$18,961,800	\$30,023,600	\$22,399,300	\$27,034,000	20.69%
March	\$24,342,200	\$26,954,300	\$28,487,050	\$18,584,400	\$27,564,600	\$25,338,900	\$32,750,800	29.25%
April	\$21,940,200	\$24,004,500	\$19,483,259	\$33,594,160	\$31,087,200	\$39,861,900	\$42,547,300	6.74%
May	\$17,487,500	\$18,828,200	\$35,977,400	\$41,220,050	\$40,434,600	\$48,246,950	\$59,813,400	23.97%
June	\$20,376,300	\$22,964,600	\$33,223,399	\$26,888,300	\$51,175,800	\$52,511,100	\$66,028,900	25.74%
July	\$24,709,600	\$27,370,900	\$38,158,000	\$39,482,800	\$49,114,288	\$69,439,700	\$71,188,700	2.52%
August	\$21,049,700	\$35,724,600	\$45,076,180	\$49,376,700	\$43,238,000	\$46,496,708	\$60,908,600	31.00%
September	\$17,782,700	\$18,404,300	\$29,378,700	\$32,667,800	\$41,916,200	\$63,816,300	\$46,671,900	-26.87%
October	\$20,320,900	\$26,725,300	\$43,073,850	\$33,600,400	\$72,606,200	\$52,928,572	\$48,435,300	-8.49%
November	\$19,163,600	\$22,498,600	\$32,741,970	\$28,487,265	\$34,152,700	\$34,370,100		-100.00%
December	\$37,739,700	\$21,741,800	\$28,185,216	\$36,496,800	\$45,211,700	\$50,196,400		-100.00%
<b>YTD. Totals</b>	<b>\$191,974,500</b>	<b>\$234,832,200</b>	<b>\$315,410,838</b>	<b>\$318,033,510</b>	<b>\$414,025,413</b>	<b>\$445,036,230</b>	<b>\$484,787,600</b>	<b>8.93%</b>
<b>Annual Totals</b>	<b>\$248,877,800</b>	<b>\$279,072,600</b>	<b>\$376,338,024</b>	<b>\$383,017,575</b>	<b>\$493,389,813</b>	<b>\$529,602,730</b>	<b>\$484,787,600</b>	<b>-8.46%</b>

This data is believed to be accurate but is not guaranteed. Figures shown reflect arms-length property transfers only and do not include deeds on which a documentary fee was not paid.

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

Note: February 2008 includes one transfer in the amount of \$35 million in Rifle for Rifle Creek Subdivision Tracts A-G

Note: April 2008 includes one transfer in the amount of \$21,068,000 for Little Star Ranch located in Rifle.

Month	2010	2011	2012	2013	2014	2015	2015	Change
January	34	56	71	86	59	71	94	32.39%
February	33	43	61	84	74	76	87	14.47%
March	61	80	114	78	89	87	100	14.94%
April	63	87	83	102	101	125	128	2.40%
May	61	68	117	118	119	142	149	4.93%
June	68	72	106	103	125	157	174	10.83%
July	69	83	97	105	130	174	174	0.00%
August	56	92	123	134	117	146	168	15.07%
September	55	83	112	107	111	140	136	-2.86%
October	60	91	119	108	125	162	132	-18.52%
November	58	77	109	85	95	97		-100.00%
December	81	89	101	120	136	131		-100.00%
<b>YTD. Totals</b>	<b>560</b>	<b>755</b>	<b>1,003</b>	<b>1,025</b>	<b>1,050</b>	<b>1,280</b>	<b>1,342</b>	<b>4.84%</b>
<b>Annual Totals</b>	<b>699</b>	<b>921</b>	<b>1,213</b>	<b>1,230</b>	<b>1,281</b>	<b>1,508</b>	<b>1,342</b>	<b>-11.01%</b>

Compliments of  
Land Title  
Guarantee  
Company



## Market Snapshot by Area

### Full Year 2014 versus Full Year: 2015

Area	Average Price Single Family 2015	Average Price Single Family YTD: 2016	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2015	Average Price Multi-Family YTD: 2016	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2015	Average Price Vacant Land YTD: 2016	% Change Year-to-Date vs. Prior Year
Parachute	\$180,980	\$159,400	-12%	\$82,167	\$96,333	17%	\$71,236	\$19,250	-73%
Battlement Mesa	\$186,981	\$221,040	18%	\$111,343	\$95,500	-14%	\$62,575	\$61,333	-2%
Rifle	\$227,856	\$252,085	11%	\$128,029	\$164,805	29%	\$168,925	\$100,563	-40%
Silt	\$302,502	\$325,455	8%	\$128,200	\$198,820	55%	\$105,450	\$76,887	-27%
New Castle	\$330,721	\$464,397	40%	\$165,173	\$215,338	30%	\$114,207	\$99,500	-13%
Rural	\$500,000	\$617,500	24%	\$0	\$0	0%	\$227,500	\$153,750	-32%
Glenwood Springs	\$474,759	\$475,539	0%	\$221,280	\$245,455	11%	\$142,307	\$140,813	-1%
Carbondale	\$752,306	\$752,102	0%	\$374,525	\$347,095	-7%	\$192,187	\$180,618	-6%
<b>Gross Live Average:</b>	<b>\$388,233</b>	<b>\$417,326</b>	<b>7%</b>	<b>\$223,970</b>	<b>\$234,430</b>	<b>5%</b>	<b>\$153,342</b>	<b>\$132,967</b>	<b>-13%</b>

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 2015	Median Price Single Family 2015	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2015	Median Price Multi-Family 2015	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2015	Median Price Vacant Land 2015	% Change Year-to-Date vs. Prior Year
Parachute	\$162,500	\$161,750	0%	\$85,000	\$99,000	16%	\$48,354	dna	n/a
Battlement Mesa	\$166,000	\$209,900	26%	\$115,000	\$105,250	-8%	\$52,650	\$132,500	152%
Rifle	\$224,000	\$239,000	7%	\$137,000	\$161,250	18%	\$99,500	\$75,000	-25%
Silt	\$285,000	\$304,000	7%	\$128,000	\$212,000	66%	\$57,250	\$54,000	-6%
New Castle	\$314,750	\$367,000	17%	\$151,000	\$216,000	43%	\$52,000	\$64,000	23%
Rural	dna	dna	n/a	\$0	\$0	0%	\$212,500	dna	n/a
Glenwood Springs	\$436,500	\$455,000	4%	\$222,500	\$249,000	12%	\$96,450	\$100,000	4%
Carbondale	\$560,000	\$650,000	16%	\$339,500	\$345,000	2%	\$155,000	\$150,000	-3%
<b>Gross Live Median:</b>	<b>\$310,000</b>	<b>\$340,000</b>	<b>10%</b>	<b>\$192,750</b>	<b>\$227,000</b>	<b>18%</b>	<b>\$120,000</b>	<b>\$100,000</b>	<b>-17%</b>

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

Compliments of  
Land Title  
Guarantee  
Company



# Market Analysis by Area

October 2016		All Transaction Summary					Single Family Summary			Multi-Family Summary		
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Single Family Price	Median \$ Single Family Price	Average \$ Single Family PPSF	Average \$ MultiFamily Price	Median \$ MultiFamily Price	Average \$ MultiFamily PPSF
Parachute	\$2,856,100	5.90%	8	6.06%	\$357,013	\$133,600	\$159,350	\$133,600	\$109	\$99,500	dna	\$66
Battlement Mesa	\$2,192,900	4.53%	10	7.58%	\$219,290	\$154,250	\$250,343	\$250,600	\$116	\$0	\$0	\$0
Rifle	\$7,383,400	15.24%	28	21.21%	\$263,693	\$268,000	\$285,042	\$285,000	\$140	\$192,500	\$175,000	\$117
Silt	\$3,393,500	7.01%	16	12.12%	\$212,094	\$221,500	\$316,643	\$585,000	\$174	\$213,833	\$236,000	\$157
New Castle	\$6,824,600	14.09%	14	10.61%	\$487,471	\$338,500	\$522,550	\$343,500	\$356	\$277,000	dna	\$184
All Rural Areas Garfield County	\$157,500	0.33%	1	0.76%	\$157,500	dna	\$0	\$0	\$0	\$0	\$0	\$0
Glenwood Springs	\$11,704,000	24.16%	27	20.45%	\$433,481	\$375,000	\$509,494	\$389,000	\$262	\$313,333	\$85,000	\$205
Carbondale	\$13,916,800	28.73%	27	20.45%	\$515,437	\$390,000	\$774,409	\$439,000	\$319	\$344,367	\$330,000	\$295
Interval Units & Quit Claim Deeds	\$6,500	0.01%	1	0.76%	\$6,500	dna	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$48,435,300</b>	<b>100.00%</b>	<b>132</b>	<b>100.00%</b>	<b>\$369,685</b>	<b>\$285,000</b>	<b>\$434,709</b>	<b>\$326,500</b>	<b>\$225</b>	<b>\$269,730</b>	<b>\$230,000</b>	<b>\$205</b>
<b>(NEW UNIT SALES)</b>	<b>\$2,923,600</b>	<b>6.04%</b>	<b>7</b>	<b>5.30%</b>	<b>\$417,657</b>	<b>\$420,000</b>	<b>\$479,600</b>	<b>\$502,500</b>	<b>\$256</b>	<b>\$275,000</b>	<b>dna</b>	<b>\$169</b>

Please note: The above figures are an unofficial tabulation of Garfield County Website Records that are believed to be reasonably accurate. Average & Median Price are calculated without Timeshare/Interval Interests. Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Website Record.

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

YTD: Oct. 2016		All Transaction Summary					Single Family Summary			Multi-Family Summary		
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Single Family Price	Median \$ Single Family Price	Average \$ Single Family PPSF	Average \$ MultiFamily Price	Median \$ MultiFamily Price	Average \$ MultiFamily PPSF
Parachute	\$4,640,300	0.96%	23	1.71%	\$201,752	\$112,000	\$159,400	\$161,750	\$109	\$96,333	\$99,000	\$60
Battlement Mesa	\$22,178,300	4.57%	107	7.97%	\$207,274	\$175,000	\$226,977	\$209,900	\$117	\$109,750	\$105,250	\$80
Rifle	\$67,514,100	13.93%	267	19.90%	\$252,862	\$212,500	\$252,085	\$239,000	\$144	\$164,805	\$161,250	\$114
Silt	\$41,606,900	8.58%	161	12.00%	\$258,428	\$232,500	\$325,455	\$304,000	\$173	\$198,820	\$212,000	\$136
New Castle	\$73,754,800	15.21%	196	14.61%	\$376,300	\$303,250	\$464,397	\$367,000	\$229	\$215,338	\$216,000	\$163
All Rural Areas Garfield County	\$1,612,000	0.33%	6	0.45%	\$268,667	\$153,750	\$617,500	dna	\$272	\$0	\$0	\$0
Glenwood Springs	\$132,891,400	27.41%	314	23.40%	\$423,221	\$375,000	\$475,539	\$455,000	\$228	\$245,455	\$249,000	\$216
Carbondale	\$139,770,100	28.83%	259	19.30%	\$539,653	\$377,900	\$752,102	\$650,000	\$281	\$347,095	\$345,000	\$266
Interval Units & Quit Claim Deeds	\$819,700	0.17%	9	0.67%	\$91,078	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$484,787,600</b>	<b>100.00%</b>	<b>1342</b>	<b>100.00%</b>	<b>\$362,345</b>	<b>\$272,000</b>	<b>\$417,326</b>	<b>\$340,000</b>	<b>\$198</b>	<b>\$234,430</b>	<b>\$227,000</b>	<b>\$183</b>
<b>(NEW UNIT SALES)</b>	<b>\$35,453,900</b>	<b>7.31%</b>	<b>76</b>	<b>57.58%</b>	<b>\$466,499</b>	<b>\$429,000</b>	<b>\$549,402</b>	<b>\$260,000</b>	<b>\$228</b>	<b>\$267,414</b>	<b>\$467,500</b>	<b>\$155</b>

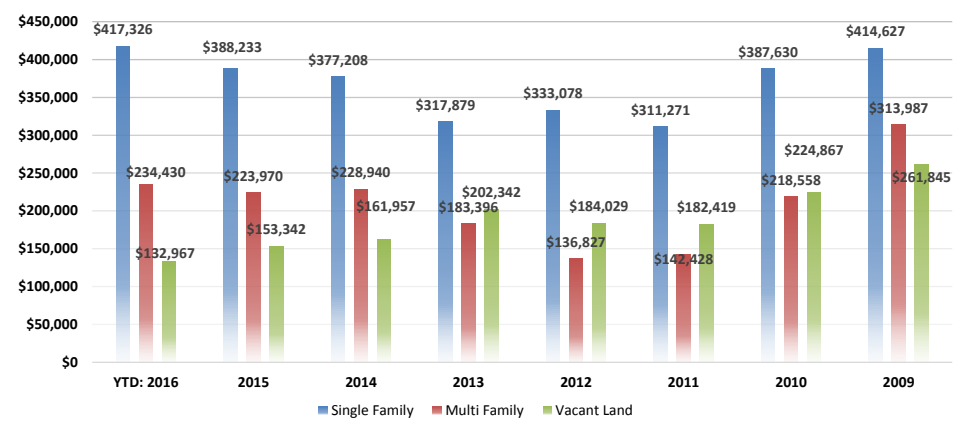
Compliments of  
Land Title  
Guarantee  
Company



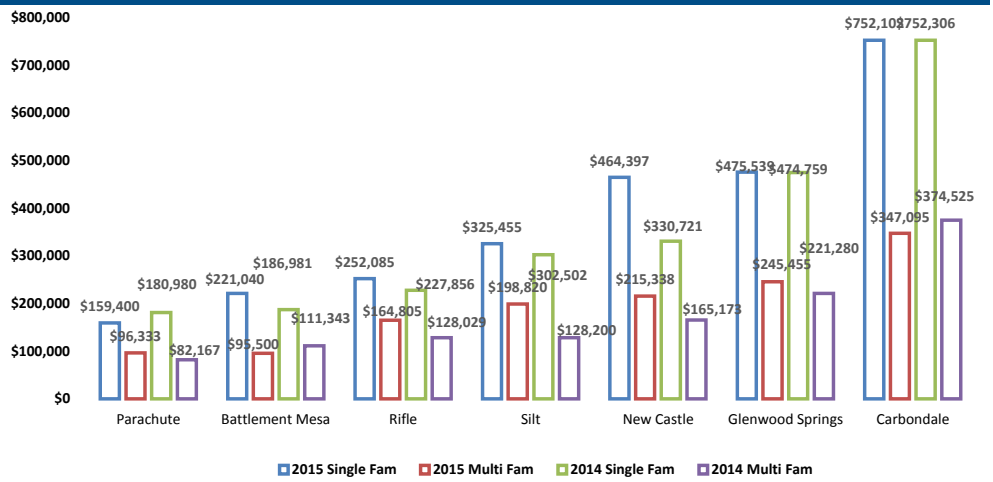
# Historical Cost Analysis

October 2016 Cost Index	# Transactions	Gross Volume	Average Price
Single Family	77	\$33,472,600	\$434,709
Multi Family	23	\$6,203,800	\$269,730
Vacant Land	16	\$2,258,000	\$141,125
<b>YTD: 2016</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	810	\$338,034,300	\$417,326
Multi Family	215	\$50,402,400	\$234,430
Vacant Land	190	\$25,263,800	\$132,967
<b>2015</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	924	\$358,727,200	\$388,233
Multi Family	212	\$47,481,700	\$223,970
Vacant Land	235	\$36,035,308	\$153,342
<b>2014</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	759	\$286,301,225	\$377,208
Multi Family	163	\$37,317,300	\$228,940
Vacant Land	202	\$32,642,600	\$161,957
<b>2013</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	762	\$242,223,575	\$317,879
Multi Family	179	\$32,827,900	\$183,396
Vacant Land	140	\$28,327,900	\$202,342
<b>2012</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	788	\$ 262,465,658.00	\$333,078
Multi Family	205	\$ 28,049,466.00	\$136,827
Vacant Land	98	\$ 18,034,800.00	\$184,029
<b>2011</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	587	\$ 182,716,200.00	\$311,271
Multi Family	174	\$ 24,782,500.00	\$142,428
Vacant Land	77	\$ 14,046,300.00	\$182,419
<b>2010</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	461	\$ 178,697,500.00	\$387,630
Multi Family	66	\$ 14,424,800.00	\$218,558
Vacant Land	89	\$ 20,013,200.00	\$224,867
<b>2009</b>	<b># Transactions</b>	<b>Gross Volume</b>	<b>Average Price</b>
Single Family	367	\$ 152,168,150.00	\$414,627
Multi Family	92	\$ 28,886,800.00	\$313,987
Vacant Land	67	\$ 17,543,600.00	\$261,845

Land Title Average Price History by Property Type: Garfield County



Land Title Residential Average Price Comparison by Area: Garfield County 2015 versus 2016



Compliments of  
Land Title  
Guarantee  
Company

Copyright © 2011. Land Title Guarantee. All Rights Reserved.



# Price Point, Commercial Cost, Jumbo Sales Analysis

## October 2016 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	10	\$1,445,800	4%	13%
200,001 to 300,000	19	\$4,767,900	14%	25%
300,001 to 400,000	18	\$6,358,300	19%	23%
400,001 to 500,000	14	\$6,228,600	19%	18%
500,001 to 600,000	4	\$2,324,500	7%	5%
600,001 to 700,000	2	\$1,325,000	4%	3%
700,001 to 800,000	4	\$3,086,500	9%	5%
800,001 to 900,000	2	\$1,679,000	5%	3%
900,001 to 1,000,000	0	\$0	0%	0%
1,000,001 to 1,500,000	3	\$3,724,400	11%	4%
1,500,001 to 2,000,000	0	\$0	0%	0%
2,000,001 to 2,500,000	0	\$0	0%	0%
2,500,001 to 3,000,000	1	\$2,532,600	8%	1%
over \$ 3 Million	0	\$0	0%	0%
<b>Total:</b>	<b>77</b>	<b>\$33,472,600</b>	<b>100%</b>	<b>100%</b>

## YTD: Oct. 2016 Single Family Price Point Analysis

	# Transactions	Gross Volume	% Gross Volume	% Gross Trans
<=200,000	126	\$19,340,000	6%	16%
200,001 to 300,000	201	\$50,549,500	15%	25%
300,001 to 400,000	172	\$60,064,100	18%	21%
400,001 to 500,000	134	\$59,933,000	18%	17%
500,001 to 600,000	64	\$35,592,100	11%	8%
600,001 to 700,000	41	\$26,614,600	8%	5%
700,001 to 800,000	27	\$20,483,500	6%	3%
800,001 to 900,000	11	\$9,369,500	3%	1%
900,001 to 1,000,000	6	\$5,793,500	2%	1%
1,000,001 to 1,500,000	21	\$25,506,600	8%	3%
1,500,001 to 2,000,000	3	\$5,335,000	2%	0%
2,000,001 to 2,500,000	0	\$0	0%	0%
2,500,001 to 3,000,000	2	\$5,182,600	2%	0%
over \$ 3 Million	2	\$14,270,300	4%	0%
<b>Total:</b>	<b>810</b>	<b>\$338,034,300</b>	<b>100%</b>	<b>100%</b>

## Transaction Reconciliation by Type

	# Transactions	Gross Volume
Single Family	77	\$33,472,600
Multi Family	23	\$6,203,800
Vacant Land	16	\$2,258,000
Commercial	6	\$5,598,200
Development Land		
Easement		
Not Arms Length/Low Doc Fee	1	\$119,700
Quit Claim Deed	1	\$6,500
Related Parties	1	\$210,000
Bulk Multi-Family Unit/Project Sales		
Partial Interest Sales		
Employee Housing Units/Mobile Homes	7	\$566,500
Political Transfers		
<b>Total Transactions:</b>	<b>132</b>	<b>\$48,435,300</b>

## Commercial Cost Index

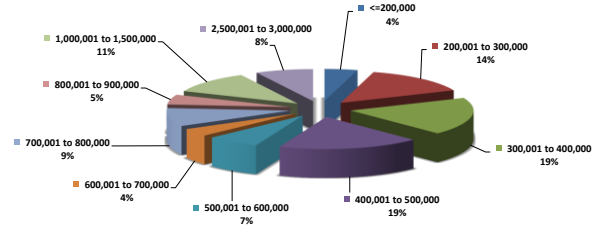
October 2016	# Sales	Gross Volume	Average Price	YTD: 2016	# Sales	Gross Volume	Average Price
Commercial Improved:	6	\$5,598,200	\$933,033	Commercial Improved:	57	\$50,012,700	\$877,416
Commercial Vacant:	0	\$0	\$0	Commercial Vacant:	6	\$1,964,000	\$327,333
Development Vacant:	0	\$0	\$0	Development Vacant:	5	\$10,272,500	\$2,054,500
October 2015	# Sales	Gross Volume	Average Price	YTD: 2015	# Sales	Gross Volume	Average Price
Commercial Improved:	16	\$8,578,272	\$536,142	Commercial Improved:	62	\$52,466,772	\$846,238
Commercial Vacant:	3	\$905,000	\$301,667	Commercial Vacant:	16	\$4,122,000	\$257,625
Development Vacant:	0	\$0	\$0	Development Vacant:	3	\$5,376,000	\$1,792,000

## Jumbo Residential Sales Index

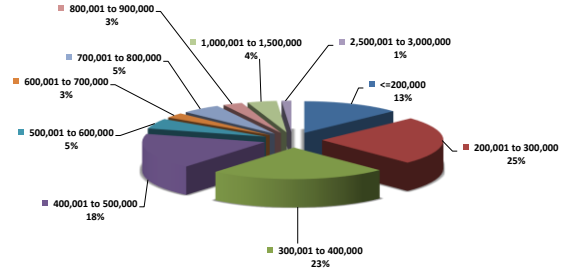
October 2016	# Trans	Gross Volume
417,001 to 650,000	89	\$27,953,900
650,001 to 999,999	7	\$5,465,500
Over 1,000,000	4	\$6,257,000
<b>Total:</b>	<b>100</b>	<b>\$39,676,400</b>

YTD: 2016	# Trans	Gross Volume
417,001 to 650,000	208	\$105,599,000
650,001 to 999,999	61	\$47,299,400
Over 1,000,000	28	\$50,294,500
<b>Total:</b>	<b>297</b>	<b>\$203,192,900</b>

## Land Title Single Family Dollar Volume by Price Point: Garfield County October 2016



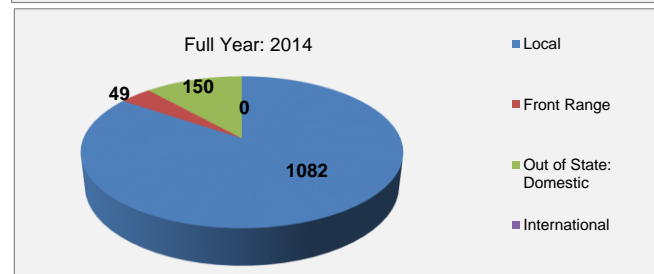
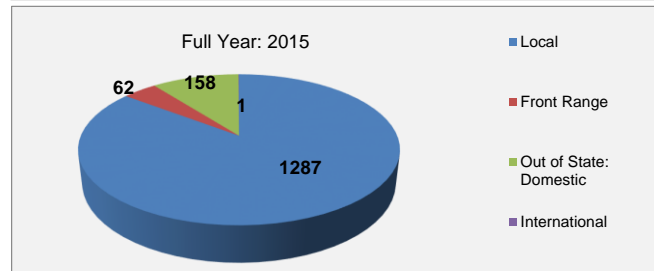
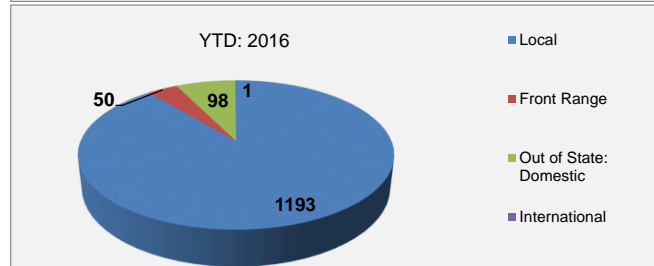
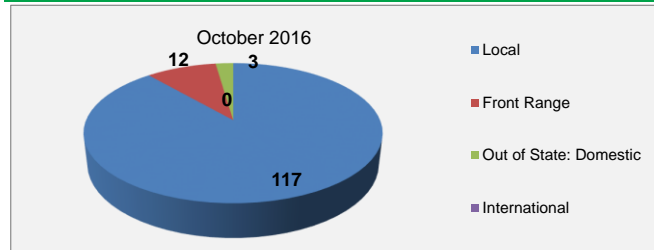
## Land Title Single Family Transactions by Price Point: Garfield County October 2016



Compliments of  
Land Title  
Guarantee  
Company

# Market Highlights

## Purchaser Abstract:



## All Sales: October 2016

Origin of Buyer	# of Trans.	% Overall
Local	117	89%
Front Range	12	9%
Out of State: Domestic	3	2%
International	0	0%
<b>Total Sales</b>	<b>132</b>	<b>100%</b>

## YTD: 2016

Origin of Buyer	# of Trans.	% Overall
Local	1193	89%
Front Range	50	4%
Out of State: Domestic	98	7%
International	1	0%
<b>Total Sales</b>	<b>1342</b>	<b>100%</b>

## All Sales: Full Year 2015

Origin of Buyer	# of Trans.	% Overall
Local	1287	85%
Front Range	62	4%
Out of State: Domestic	158	10%
International	1	0%
<b>Total Sales</b>	<b>1508</b>	<b>100%</b>

## All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	1082	84%
Front Range	49	4%
Out of State: Domestic	150	12%
International	0	0%
<b>Total Sales</b>	<b>1281</b>	<b>100%</b>

## All Sales: 2013

Origin of Buyer	# of Trans.	% Overall
Local	1025	83%
Front Range	60	5%
Out of State: Domestic	144	12%
International	1	0%
<b>Total Sales</b>	<b>1230</b>	<b>100%</b>

## Market Highlights: October 2016

### Highest Priced Residential Sale:

Price	Area	PPSF
\$1,434,400	CARBON	\$262.61



108 West Diamond A Ranch Road

### Highest Price PSF Residential Sale:

Price	Area	PPSF
\$799,000	CARBON	\$613.67

### Bank Sales Detail:

Price	Area	PPSF
-------	------	------

There were no Bank Sales in October 2016.

Compliments of  
Land Title  
Guarantee  
Company



## New Unit Sales Detail

### Improved Residential New Unit Sales detail: October 2016

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
2	2.00	2016	1110	\$254,000.00	CASTLE VALLEY RANCH PA12 FLG 9 AMD LOT 16 Lot 16A	SINGLEFAM	\$ 228.83	26 FOXWOOD LN
4	3.25	2016	2166	\$420,000.00	CASTLE VALLEY RANCH PA13 FLG 10 FNL Lot 10	SINGLEFAM	\$ 193.91	136 NORTH WILDHORSE DRIVE
3	3.00	2016	1632	\$275,000.00	CASTLE RIDGE PUD AMD LOT 11 Lot 11A	MULTIFAM	\$ 168.50	172 CASTLE RIDGE DRIVE
4	4.00	2016	4782	\$700,000.00	PINYON MESA FLG 1 FINAL Lot 13	SINGLEFAM	\$ 146.38	111 SAGE MEADOW RD
3	2.00	2015	1277	\$585,000.00	OASIS CREEK SUB,TRACT C,RE-SUB Lot 11	SINGLEFAM	\$ 458.10	524 N TRAVER TRL
3	3.50	2015	1728	\$439,000.00	CLEVELAND PLACE II SUB FINAL Lot 10	SINGLEFAM	\$ 254.05	323 WEST EIGHTH COURT

### Summary of Improved Residential New Unit Sales: October 2016

<b>Average Price:</b>	<b>\$445,500.00</b>
<b>Average PPSF:</b>	<b>\$ 241.63</b>
<b>Median Price:</b>	<b>\$429,500.00</b>
<b># Transactions:</b>	<b>6</b>
<b>Gross Volume:</b>	<b>\$2,673,000.00</b>

Compliments of  
Land Title  
Guarantee  
Company



NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.





## Historic Transaction Comparison

### Month to Month Comparison by Dollar Volume

Month	2010	% Change vs. Previous Year-to-Date	2011	% Change vs. Previous Year-to-Date	2012	% Change vs. Previous Year-to-Date	2013	% Change vs. Previous Year-to-Date	2014	% Change vs. Previous Year-to-Date	2015	% Change vs. Previous Year-to-Date	2016	% Change vs. Previous Year-to-Date
January	\$11,461,500	-31.06%	\$17,481,300	52.52%	\$22,066,900	26.23%	\$23,657,100	7.21%	\$26,864,925	13.56%	\$23,996,800	-10.68%	\$29,408,700	22.55%
February	\$12,503,900	-11.60%	\$16,374,200	30.95%	\$20,486,100	25.11%	\$18,961,800	-7.44%	\$30,023,600	58.34%	\$22,399,300	-25.39%	\$27,034,000	20.69%
March	\$24,342,200	126.23%	\$26,954,300	10.73%	\$28,487,050	5.69%	\$18,584,400	-34.76%	\$27,564,600	48.32%	\$25,338,900	-8.07%	\$32,750,800	29.25%
April	\$21,940,200	6.09%	\$24,004,500	9.41%	\$19,483,259	-18.83%	\$33,594,160	72.43%	\$31,087,200	-7.46%	\$39,861,900	28.23%	\$42,547,300	6.74%
May	\$17,487,500	11.72%	\$18,828,200	7.67%	\$35,977,400	91.08%	\$41,220,050	14.57%	\$40,434,600	-1.91%	\$48,246,950	19.32%	\$59,813,400	23.97%
June	\$20,376,300	-28.29%	\$22,964,600	12.70%	\$33,223,399	44.67%	\$26,888,300	-19.07%	\$51,175,800	90.33%	\$52,511,100	2.61%	\$66,028,900	25.74%
July	\$24,709,600	-0.21%	\$27,370,900	10.77%	\$38,158,000	39.41%	\$39,482,800	3.47%	\$49,114,288	24.39%	\$69,439,700	41.38%	\$71,188,700	2.52%
August	\$21,049,700	-2.27%	\$35,724,600	69.72%	\$45,076,180	26.18%	\$49,376,700	9.54%	\$43,238,000	-12.43%	\$46,496,708	7.54%	\$60,908,600	31.00%
September	\$17,782,700	2.70%	\$18,404,300	3.50%	\$29,378,700	59.63%	\$32,667,800	11.20%	\$41,916,200	28.31%	\$63,816,300	52.25%	\$46,671,900	-26.87%
October	\$20,320,900	7.52%	\$26,725,300	31.52%	\$43,073,850	61.17%	\$33,600,400	-21.99%	\$72,606,200	116.09%	\$52,928,572	-27.10%	\$48,435,300	-8.49%
November	\$19,163,600	46.59%	\$22,498,600	17.40%	\$32,741,970	45.53%	\$28,487,265	-12.99%	\$34,152,700	19.89%	\$34,370,100	0.64%		-100.00%
December	\$37,739,700	10.02%	\$21,741,800	-42.39%	\$28,185,216	29.64%	\$36,496,800	29.49%	\$45,211,700	23.88%	\$50,196,400	11.03%		-100.00%
<b>Annual Total:</b>	<b>\$248,877,800</b>	<b>5.38%</b>	<b>\$279,072,600</b>	<b>12.13%</b>	<b>\$376,338,024</b>	<b>34.85%</b>	<b>\$383,017,575</b>	<b>1.77%</b>	<b>\$493,389,813</b>	<b>28.82%</b>	<b>\$529,602,730</b>	<b>7.34%</b>	<b>\$484,787,600</b>	<b>-8.46%</b>

### Month to Month Comparison by Number of Transactions

Copyright © 2011. Land Title Guarantee. All Rights Reserved.

Month	2010	% Change vs. Previous Year-to-Date	2011	% Change vs. Previous Year-to-Date	2012	% Change vs. Previous Year-to-Date	2013	% Change vs. Previous Year-to-Date	2014	% Change vs. Previous Year-to-Date	2015	% Change vs. Previous Year-to-Date	2016	% Change vs. Previous Year-to-Date
January	34	-10.53%	56	64.71%	71	26.79%	86	21.13%	59	-31.40%	71	20.34%	94	32.39%
February	33	-28.26%	43	30.30%	61	41.86%	84	37.70%	74	-11.90%	76	2.70%	87	14.47%
March	61	84.85%	80	31.15%	114	42.50%	78	-31.58%	89	14.10%	87	-2.25%	100	14.94%
April	63	46.51%	87	38.10%	83	-4.60%	102	22.89%	101	-0.98%	125	23.76%	128	2.40%
May	61	41.86%	68	11.48%	117	72.06%	118	0.85%	119	0.85%	142	19.33%	149	4.93%
June	68	-9.33%	72	5.88%	106	47.22%	103	-2.83%	125	21.36%	157	25.60%	174	10.83%
July	69	7.81%	83	20.29%	97	16.87%	105	8.25%	130	23.81%	174	33.85%	174	0.00%
August	56	-1.75%	92	64.29%	123	33.70%	134	8.94%	117	-12.69%	146	24.79%	168	15.07%
September	55	-9.84%	83	50.91%	112	34.94%	107	-4.46%	111	3.74%	140	26.13%	136	-2.86%
October	60	5.26%	91	51.67%	119	30.77%	108	-9.24%	125	15.74%	162	29.60%	132	-18.52%
November	58	26.09%	77	32.76%	109	41.56%	85	-22.02%	95	11.76%	97	2.11%		-100.00%
December	81	19.12%	89	9.88%	101	13.48%	120	18.81%	136	13.33%	131	-3.68%		-100.00%
<b>Annual Total:</b>	<b>699</b>	<b>10.78%</b>	<b>921</b>	<b>31.76%</b>	<b>1,213</b>	<b>31.70%</b>	<b>1,230</b>	<b>1.40%</b>	<b>1,281</b>	<b>4.15%</b>	<b>1,508</b>	<b>17.72%</b>	<b>1,342</b>	<b>-11.01%</b>

Please note: The above figures include all transactions. They are an unofficial tabulation of Garfield County records that are believed to be reasonably accurate.

Compliments of  
Land Title  
Guarantee  
Company

## Lender Analysis

### Top 66% Lenders - October 2016

Loan Breakdown: 96 Loans related to Sales: 73% of the 132 Sales Transactions.

There were 192 Refinance/Equity Loans.

The Remainder of Sales: 27% of Real Estate closings were Cash Transactions at the time of closing.

Total Loans: 288

