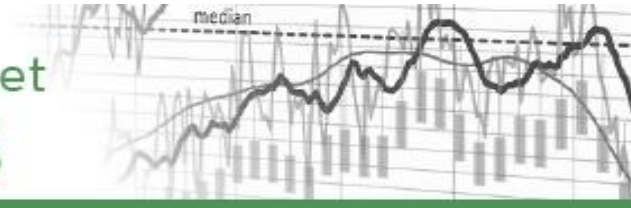
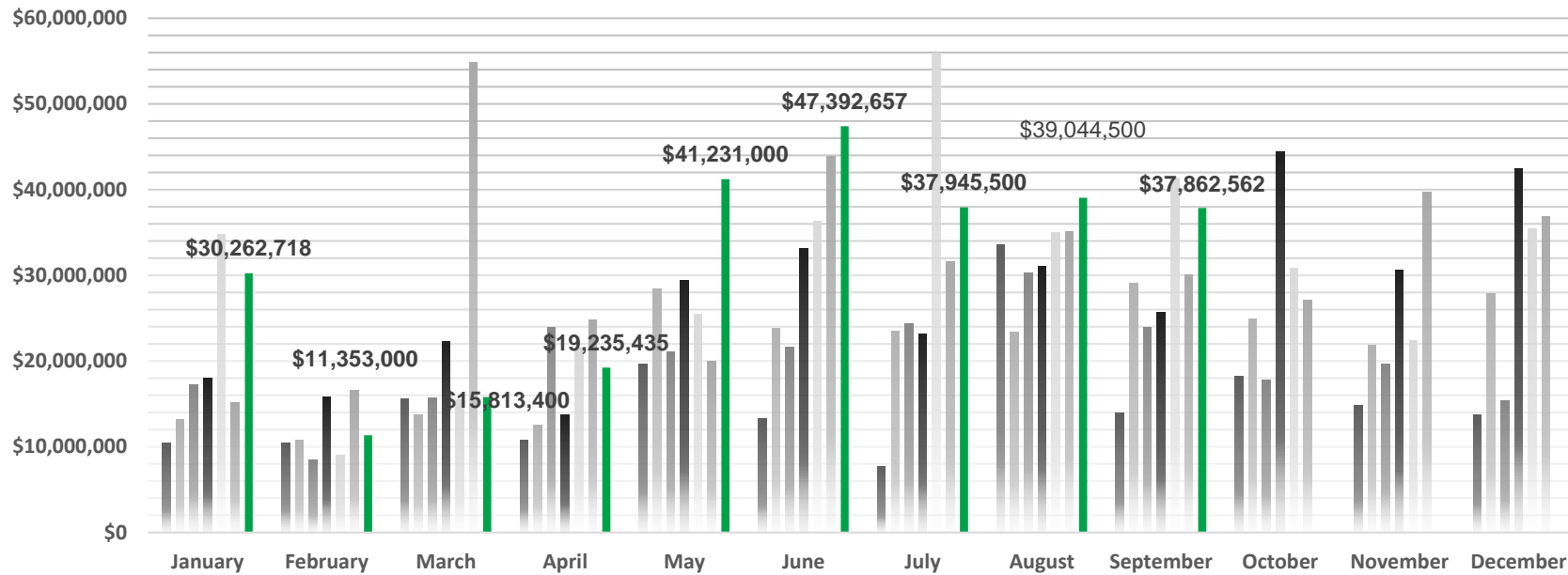




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2017



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■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ YTD: 2017



Historical Gross Volume

Month to Month Comparison # of Transactions and \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	% Change 2016 vs. 2015	Month	2011	2012	2013	2014	2015	2016	2017	% Change 2016 vs. 2015
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	\$15,187,750	\$30,262,718	99.26%	January	20	29	28	24	29	38	41	7.89%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	\$16,567,075	\$11,353,000	-31.47%	February	15	25	26	20	24	30	24	-20.00%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	\$15,495,500	\$54,873,880	\$15,813,400	-71.18%	March	27	33	34	45	31	41	27	-34.15%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764	\$21,463,500	\$24,829,894	\$19,235,435	-22.53%	April	27	34	37	30	41	45	33	-26.67%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340	\$25,423,600	\$19,980,482	\$41,231,000	106.36%	May	32	50	43	45	47	33	62	87.88%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150	\$36,323,200	\$43,844,992	\$47,392,657	8.09%	June	31	44	39	48	56	66	60	-9.09%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140	\$55,970,580	\$31,621,350	\$37,945,500	20.00%	July	25	44	58	49	74	48	57	18.75%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400	\$34,979,415	\$35,136,150	\$39,044,500	11.12%	August	45	40	57	49	65	61	56	-8.20%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550	\$41,311,500	\$30,067,880	\$37,862,562	25.92%	September	24	53	41	41	59	49	45	-8.16%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875	\$30,868,350	\$27,144,675		-100.00%	October	31	55	40	55	60	46		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040	\$22,368,400	\$39,670,690		-100.00%	November	28	44	32	49	47	62		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100	\$35,433,700	\$36,907,569		-100.00%	December	30	44	40	62	44	51		-100.00%
YTD. Totals	\$135,179,535	\$178,356,193	\$186,658,593	\$212,229,770	\$274,785,195	\$272,109,453	\$280,140,772	2.95%	YTD. Totals	246	352	363	351	426	411	405	-1.46%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$280,140,772	-25.46%	Annual Totals	335	495	475	517	577	570	405	-28.95%

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Market Analysis: MidValley Area

August 2017

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	\$9,171,600	24.22%	13	28.89%	\$705,508	\$504,500	\$720,733	\$599,000	\$364
Basalt - Pitkin County	\$7,531,000	19.89%	8	17.78%	\$941,375	\$380,000	\$1,021,571	\$490,000	\$502
TOTAL BASALT:	\$16,702,600	44.11%	21	46.67%	\$795,362	\$495,000	\$852,350	\$554,000	\$424
El Jebel									
El Jebel - Eagle County	\$9,366,962	24.74%	6	13.33%	\$1,561,160	\$525,000	\$593,750	\$542,500	\$383
TOTAL EL JEBEL:	\$9,366,962	24.74%	6	13.33%	\$1,561,160	\$525,000	\$593,750	\$542,500	\$383
Carbondale									
Carbondale - Garfield County	\$11,193,000	29.56%	17	37.78%	\$658,412	\$647,500	\$786,769	\$775,000	\$317
Carbondale - Pitkin County	\$600,000	1.58%	1	2.22%	\$600,000	dna	\$600,000	dna	\$199
TOTAL CARBONDALE:	\$11,793,000	31.15%	18	40.00%	\$655,167	\$647,500	\$773,429	\$775,000	\$308
MIDVALLEY TOTALS:	\$37,862,562	100.00%	45	100.00%	\$841,390	\$504,500	\$789,429	\$645,000	\$372
(NEW UNIT SALES)	\$8,191,962	21.64%	2	0.49%	\$4,095,981	\$725,001	\$1,450,000	\$1,450,000	\$431

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: 2017

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	\$52,141,792	18.61%	68	16.79%	\$766,791	\$517,500	\$805,958	\$651,000	\$341
Basalt - Pitkin County	\$34,402,300	12.28%	45	11.11%	\$764,496	\$500,000	\$726,635	\$500,000	\$405
TOTAL BASALT:	\$86,544,092	30.89%	113	27.90%	\$765,877	\$508,000	\$769,724	\$599,000	\$371
El Jebel									
El Jebel - Eagle County	\$51,493,780	18.38%	68	16.79%	\$757,261	\$556,000	\$712,975	\$575,000	\$339
TOTAL EL JEBEL:	\$51,493,780	18.38%	68	16.79%	\$757,261	\$556,000	\$712,975	\$575,000	\$339
Carbondale									
Carbondale - Garfield County	\$136,284,900	48.65%	213	52.59%	\$639,835	\$503,000	\$675,212	\$620,000	\$288
Carbondale - Pitkin County	\$5,818,000	2.08%	11	2.72%	\$528,909	\$545,000	\$528,909	\$545,000	\$240
TOTAL CARBONDALE:	\$142,102,900	50.73%	224	55.31%	\$634,388	\$520,000	\$665,745	\$599,900	\$285
MIDVALLEY TOTALS:	\$280,140,772	100.00%	405	100.00%	\$691,706	\$522,500	\$701,758	\$595,000	\$317
(NEW UNIT SALES)	\$14,837,922	5.30%	11	2.72%	\$1,348,902	\$750,000	\$809,596	\$772,500	\$380

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Market Snapshot: MidValley Area

Full Year: 2016 versus YTD: 2017

Area	Average Price Single Family 2016	Average Price Single Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2016	Average Price Multi-Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2016	Average Price Vacant Land YTD: 2017	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,086,581	\$903,530	-17%	\$578,077	\$551,324	-5%	\$236,042	\$219,467	-7%
Basalt - Pitkin County	\$1,009,870	\$1,039,250	3%	\$359,375	\$430,474	20%	\$739,750	\$245,000	-67%
ALL BASALT	\$1,057,814	\$966,170	-9%	\$512,932	\$487,542	-5%	\$361,969	\$219,467	-39%
El Jebel	\$667,130	\$792,296	19%	\$565,397	\$613,133	8%	\$237,500	\$321,655	35%
ALL ELJEBEL	\$667,130	\$792,296	19%	\$565,397	\$613,133	8%	\$237,500	\$321,655	35%
Carbondale - Garfield County	\$759,743	\$814,578	7%	\$356,585	\$412,456	16%	\$182,226	\$287,005	57%
Carbondale - Pitkin County	\$512,850	\$528,909	3%	\$0	\$0	0%	\$115,000	\$0	n/a
ALL CARBONDALE	\$738,666	\$787,253	7%	\$356,585	\$412,456	16%	\$181,252	\$287,005	58%
Gross Live Average:	\$797,862	\$824,934	3%	\$470,095	\$461,075	-2%	\$217,398	\$275,991	27%

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 2016	Median Price Single Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2016	Median Price Multi-Family YTD: 2017	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2016	Median Price Vacant Land YTD: 2017	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$852,778	\$805,000	-6%	\$475,000	\$485,000	2%	\$200,000	\$240,000	20%
Basalt - Pitkin County	\$720,000	\$740,000	3%	\$342,250	\$375,000	10%	\$180,000	dna	n/a
ALL BASALT	\$767,590	\$797,500	4%	\$422,500	\$472,750	12%	\$197,500	\$240,000	22%
El Jebel	\$617,500	\$595,000	-4%	\$475,000	\$522,500	10%	\$218,000	\$240,000	10%
ALL ELJEBEL	\$617,500	\$595,000	-4%	\$475,000	\$522,500	10%	\$218,000	\$240,000	10%
Carbondale - Garfield County	\$643,500	\$740,000	15%	\$350,000	\$410,000	17%	\$153,500	\$190,000	24%
Carbondale - Pitkin County	\$511,000	\$545,000	7%	\$0	\$0	n/a	dna	\$0	n/a
ALL CARBONDALE	\$625,000	\$700,000	12%	\$350,000	\$410,000	17%	\$152,000	\$190,000	25%
Gross Live Median:	\$647,000	\$722,500	12%	\$394,000	\$425,000	8%	\$164,000	\$200,000	22%

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