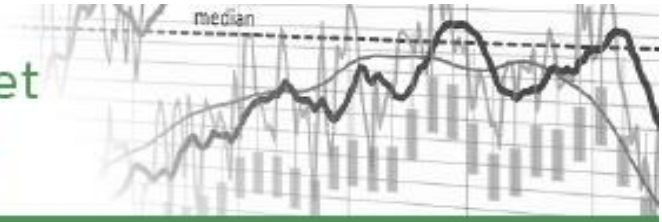
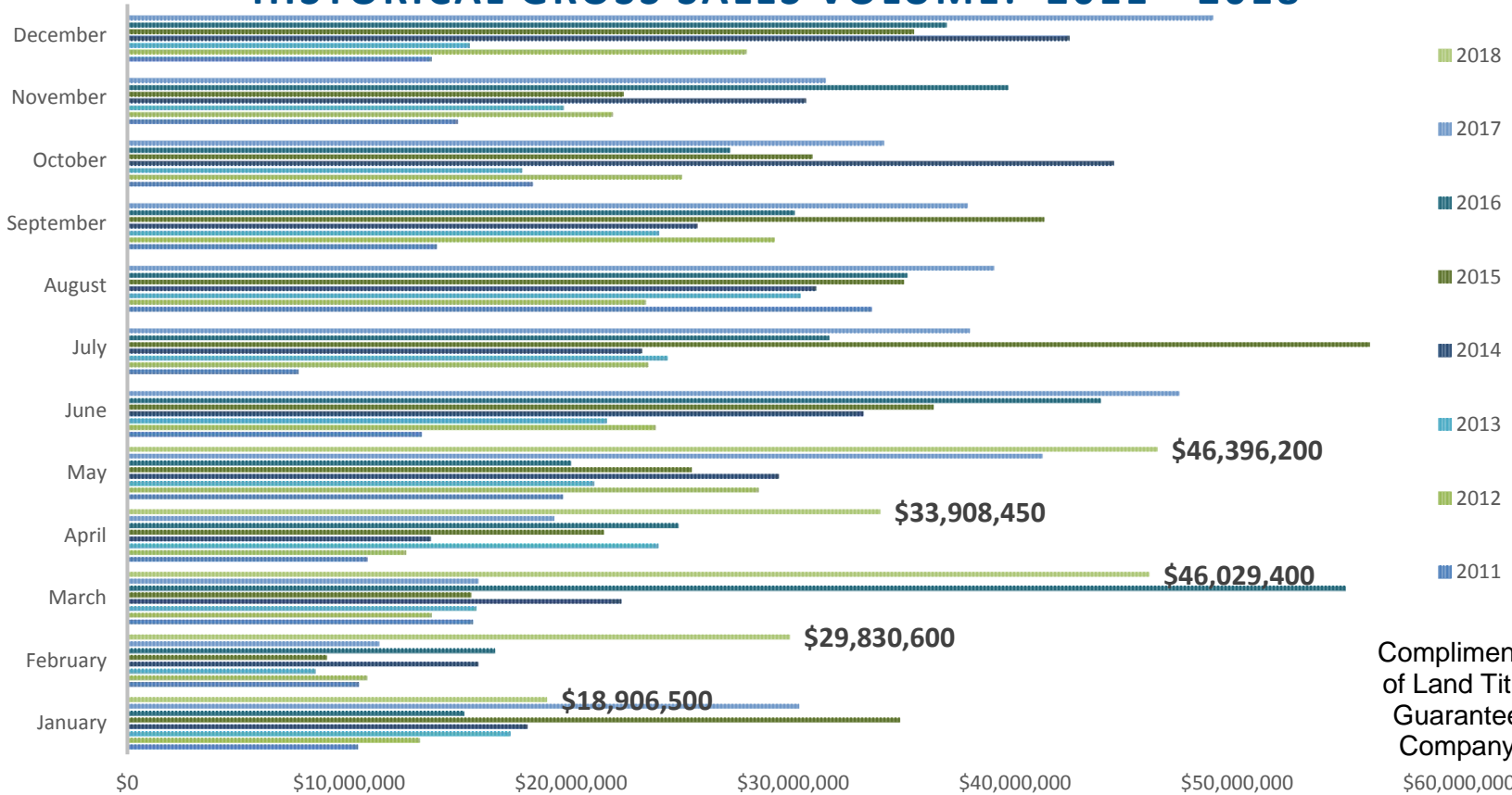




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2018



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Historical Gross Volume

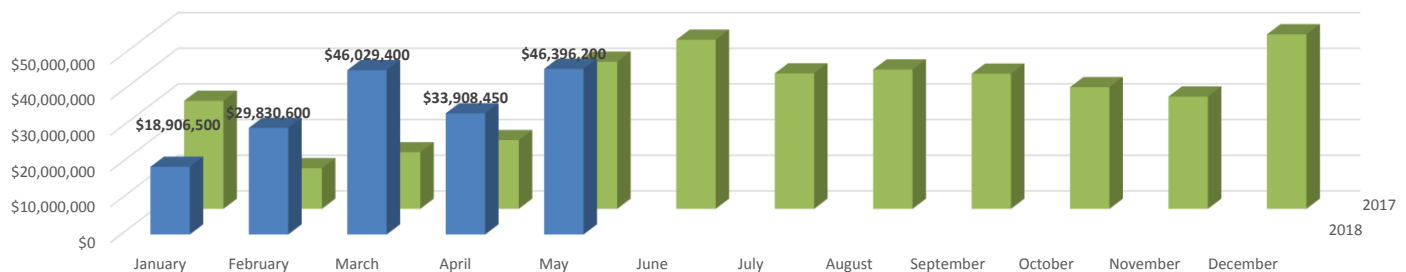
Month to Month Comparison \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	2018	% Change 2018 vs. 2017
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	\$34,814,200	\$15,187,750	\$30,262,718	\$18,906,500	-37.53%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	\$9,003,700	\$16,567,075	\$11,353,000	\$29,830,600	162.76%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	\$15,495,500	\$54,873,880	\$15,813,400	\$46,029,400	191.08%
April	\$10,816,865	\$12,557,800	\$23,925,900	\$13,679,764	\$21,463,500	\$24,829,894	\$19,235,435	\$33,908,450	76.28%
May	\$19,604,700	\$28,423,127	\$21,041,700	\$29,356,340	\$25,423,600	\$19,980,482	\$41,231,000	\$46,396,200	12.53%
June	\$13,243,200	\$23,775,100	\$21,605,174	\$33,166,150	\$36,323,200	\$43,844,992	\$47,392,657		-100.00%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140	\$55,970,580	\$31,621,350	\$37,945,500		-100.00%
August	\$33,517,400	\$23,340,151	\$30,327,034	\$31,043,400	\$34,979,415	\$35,136,150	\$39,044,500		-100.00%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550	\$41,311,500	\$30,067,880	\$37,862,562		-100.00%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875	\$30,868,350	\$27,144,675	\$34,094,357		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040	\$22,368,400	\$39,670,690	\$31,460,244		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100	\$35,433,700	\$36,907,569	\$48,912,950		-100.00%
YTD. Totals	\$47,193,235	\$50,239,416	\$65,397,935	\$69,786,190	\$80,776,900	\$111,458,599	\$76,664,553	\$175,071,150	128.36%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$394,608,323	\$175,071,150	-55.63%

Month to Month Comparison # of Transactions

Month	2011	2012	2013	2014	2015	2016	2017	2018	% Change 2018 vs. 2017
January	20	29	28	24	29	38	41	36	-12.20%
February	15	25	26	20	24	30	24	33	37.50%
March	27	33	34	45	31	41	27	61	125.93%
April	27	34	37	30	41	45	33	44	33.33%
May	32	50	43	45	47	33	62	53	-14.52%
June	31	44	39	48	56	66	60		-100.00%
July	25	44	58	49	74	48	57		-100.00%
August	45	40	57	49	65	61	56		-100.00%
September	24	53	41	41	59	49	45		-100.00%
October	31	55	40	55	60	46	59		-100.00%
November	28	44	32	49	47	62	55		-100.00%
December	30	44	40	62	44	51	60		-100.00%
YTD. Totals	89	121	125	119	125	154	125	227	81.60%
Annual Totals	335	495	475	517	577	570	579	227	-60.79%

Current Month to Month



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Market Analysis: MidValley Area

May 2018

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	\$7,624,800	16.43%	12	22.64%	\$635,400	\$630,000	\$817,756	\$658,000	\$353
Basalt - Pitkin County	\$4,219,000	9.09%	3	5.66%	\$1,406,333	\$1,750,000	\$494,000	n/a	\$345
TOTAL BASALT:	\$11,843,800	25.53%	15	28.30%	\$789,587	\$640,000	\$785,380	\$649,000	\$352
El Jebel									
El Jebel - Eagle County	\$19,570,000	42.18%	10	18.87%	\$1,957,000	\$842,500	\$865,125	\$842,500	\$403
TOTAL EL JEBEL:	\$19,570,000	42.18%	10	18.87%	\$1,957,000	\$842,500	\$865,125	\$842,500	\$403
Carbondale									
Carbondale - Garfield County	\$14,982,400	32.29%	28	52.83%	\$535,086	\$450,500	\$718,089	\$739,500	\$314
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$14,982,400	32.29%	28	52.83%	\$535,086	\$450,500	\$718,089	\$739,500	\$314
MIDVALLEY TOTALS:	\$46,396,200	100.00%	53	100.00%	\$875,400	\$573,150	\$757,497	\$680,000	\$344
(NEW UNIT SALES)	\$17,084,300	36.82%	6	2.64%	\$2,847,383	\$992,500	\$936,860	\$925,000	\$405

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. 2018

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	\$21,745,800	12.42%	35	15.42%	\$621,309	\$620,000	\$754,270	\$687,500	\$374
Basalt - Pitkin County	\$42,567,500	24.31%	27	11.89%	\$1,576,574	\$1,750,000	\$1,150,857	\$596,500	\$528
TOTAL BASALT:	\$64,313,300	36.74%	62	27.31%	\$1,037,311	\$672,750	\$889,690	\$658,000	\$423
El Jebel									
El Jebel - Eagle County	\$38,163,350	21.80%	49	21.59%	\$778,844	\$520,000	\$726,173	\$652,000	\$415
TOTAL EL JEBEL:	\$38,163,350	21.80%	49	21.59%	\$778,844	\$520,000	\$726,173	\$652,000	\$415
Carbondale									
Carbondale - Garfield County	\$70,117,500	40.05%	112	49.34%	\$626,049	\$484,500	\$739,258	\$650,000	\$299
Carbondale - Pitkin County	\$2,477,000	1.41%	4	1.76%	\$619,250	\$673,500	\$769,000	\$745,000	\$308
TOTAL CARBONDALE:	\$72,594,500	41.47%	116	51.10%	\$625,815	\$496,500	\$740,374	\$652,500	\$299
MIDVALLEY TOTALS:	\$175,071,150	100.00%	227	100.00%	\$771,239	\$550,000	\$783,611	\$655,000	\$357
(NEW UNIT SALES)	\$23,641,150	13.50%	15	6.61%	\$1,576,077	\$924,800	\$896,763	\$924,900	\$445

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Market Snapshot: MidValley Area

Full Year: 2017 versus YTD: 2018

Area	Average Price	Average Price	% Change Year-to- Date vs. Prior Year	Average Price	Average Price	% Change Year-to- Date vs. Prior Year	Average Price	Average Price	% Change Year-to- Date vs. Prior Year
	Single Family YTD: 2017	Single Family YTD: 2018		Multi-Family YTD: 2017	Multi-Family YTD: 2018		Vacant Land YTD: 2017	Vacant Land YTD: 2018	
Basalt - Eagle County	\$916,725	\$788,487	-14%	\$516,058	\$711,500	38%	\$253,941	\$144,167	-43%
Basalt - Pitkin County	\$1,089,058	\$1,556,889	43%	\$527,643	\$420,000	-20%	\$243,250	\$1,621,292	567%
ALL BASALT	\$993,978	\$1,095,187	10%	\$520,574	\$643,188	24%	\$253,941	\$144,167	-43%
El Jebel	\$813,827	\$844,656	4%	\$579,756	\$599,790	3%	\$316,213	\$276,000	-13%
ALL ELJEBEL	\$813,827	\$844,656	4%	\$579,756	\$599,790	3%	\$316,213	\$276,000	-13%
Carbondale - Garfield County	\$788,494	\$861,155	9%	\$417,080	\$470,071	13%	\$259,340	\$242,571	-6%
Carbondale - Pitkin County	\$542,733	\$769,000	42%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$765,013	\$856,218	12%	\$417,080	\$470,071	13%	\$259,340	\$242,571	-6%
Gross Mean:	\$824,142	\$909,396	10%	\$484,195	\$552,081	14%	\$266,727	\$600,907	125%

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	Median Price	% Change Year-to- Date vs. Prior Year	Median Price Multi-	Median Price Multi-	% Change Year-to- Date vs. Prior Year	Median Price	Median Price	% Change Year-to- Date vs. Prior Year
	Family YTD: 2017	Single Family YTD: 2018		Family YTD: 2017	Family YTD: 2018		Vacant Land YTD: 2017	Vacant Land YTD: 2018	
Basalt - Eagle County	\$802,500	\$690,000	-14%	\$479,000	\$585,000	22%	\$257,000	\$70,000	-73%
Basalt - Pitkin County	\$740,000	\$890,000	20%	\$425,000	\$430,000	1%	\$262,500	\$1,975,000	652%
ALL BASALT	\$795,000	\$715,000	-10%	\$478,000	\$487,000	2%	\$257,000	\$1,750,000	581%
El Jebel	\$632,500	\$777,500	23%	\$520,000	\$505,000	-3%	\$232,500	\$225,000	-3%
ALL ELJEBEL	\$632,500	\$777,500	23%	\$520,000	\$505,000	-3%	\$232,500	\$225,000	-3%
Carbondale - Garfield County	\$696,500	\$790,000	13%	\$410,000	\$427,500	4%	\$189,750	\$202,700	7%
Carbondale - Pitkin County	\$545,000	\$745,000	37%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$680,000	\$770,000	13%	\$410,000	\$427,500	4%	\$189,750	\$202,700	7%
Gross Median:	\$698,000	\$745,000	7%	\$433,000	\$450,000	4%	\$207,900	\$249,000	20%

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