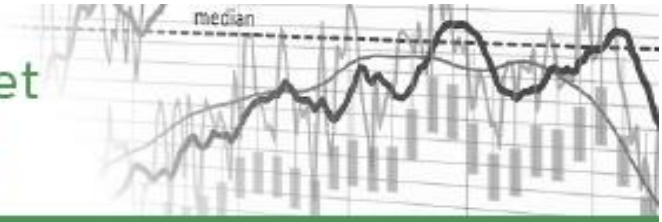
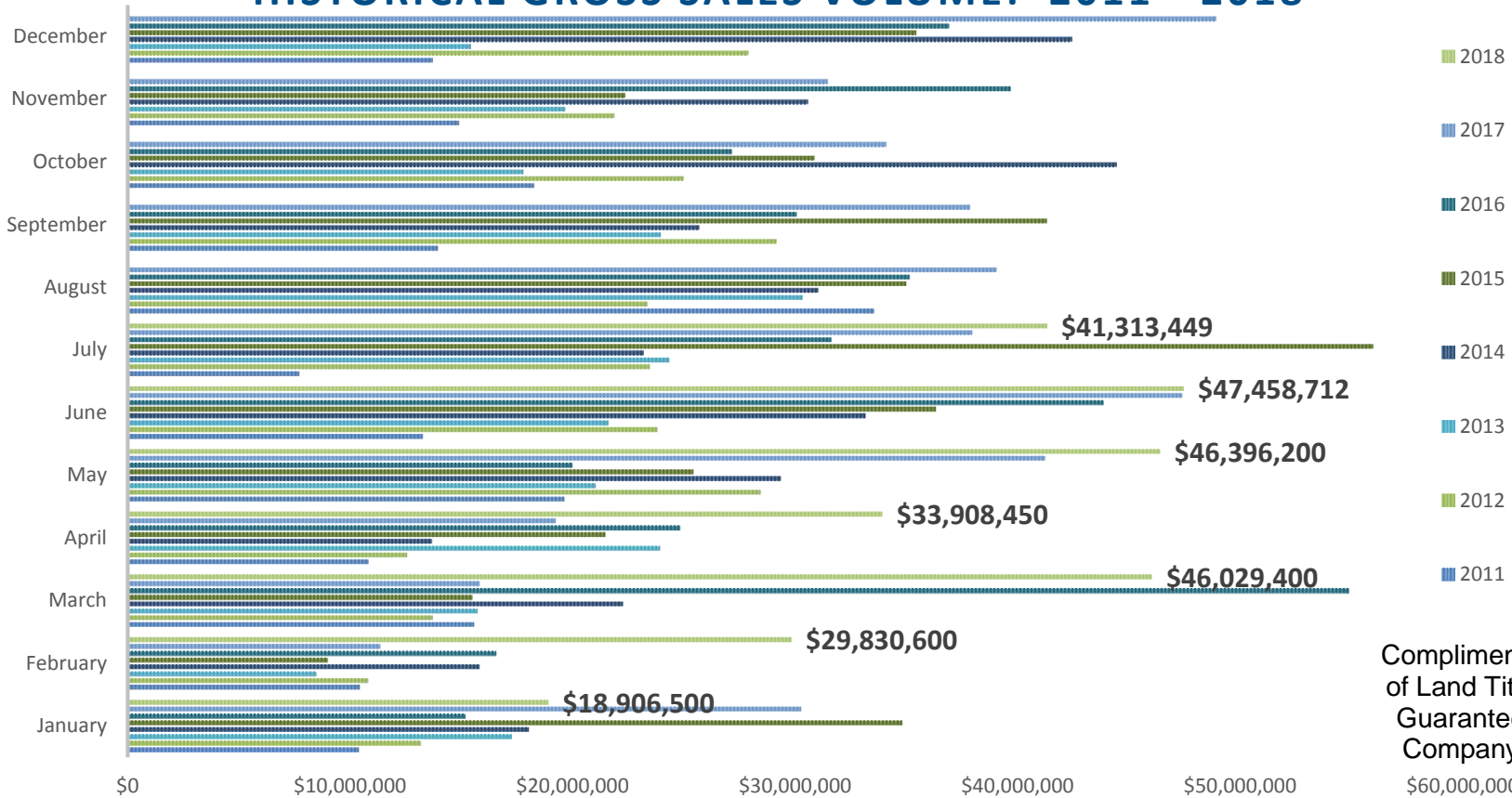




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2018



Compliments
of Land Title
Guarantee
Company



Historical Gross Volume

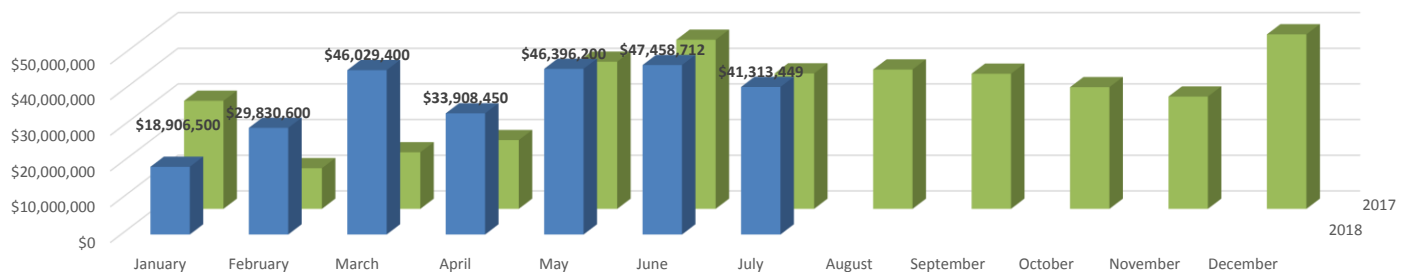
Month to Month Comparison \$ Volume

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	\$47,458,712	0.14%
July	\$7,694,600	\$23,447,800	\$24,337,500	\$23,188,140	\$55,970,580	\$31,621,350	\$37,945,500	\$41,313,449	8.88%
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	\$87,735,735	\$125,885,443	\$132,382,309	\$155,496,820	\$198,494,280	\$206,905,423	\$203,233,710	\$263,843,311	29.82%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$394,608,323	\$263,843,311	-33.14%

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	71	18.33%
July	25	44	58	49	74	48	57	45	-21.05%
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	177	259	265	261	302	301	304	343	12.83%
Annual Totals	335	495	475	517	577	570	579	343	-40.76%

Current Month to Month



Compliments of
Land Title
Guarantee
Company



Market Analysis: MidValley Area

July 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	\$5,739,000	13.89%	6	13.33%	\$956,500	\$552,000	\$553,500	\$552,000	\$310
Basalt - Pitkin County	\$1,310,000	3.17%	2	4.44%	\$655,000	n/a	\$655,000	n/a	\$297
TOTAL BASALT:	\$7,049,000	17.06%	8	17.78%	\$881,125	\$570,000	\$587,333	\$570,000	\$306
El Jebel									
El Jebel - Eagle County	\$3,659,649	8.86%	7	15.56%	\$522,807	\$535,000	\$623,080	\$690,000	\$411
TOTAL EL JEBEL:	\$3,659,649	8.86%	7	15.56%	\$522,807	\$535,000	\$623,080	\$690,000	\$411
Carbondale									
Carbondale - Garfield County	\$30,604,800	74.08%	30	66.67%	\$1,020,160	\$659,400	\$815,491	\$810,250	\$327
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$30,604,800	74.08%	30	66.67%	\$1,020,160	\$659,400	\$815,491	\$810,250	\$327
MIDVALLEY TOTALS:	\$41,313,449	100.00%	45	100.00%	\$918,077	\$640,000	\$754,836	\$690,000	\$336
(NEW UNIT SALES)	\$1,485,000	3.59%	2	0.58%	\$742,500	n/a	\$742,500	n/a	\$402

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.

Copyright © 2018. Land Title Guarantee. All Right Reserved.

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	\$34,718,800	13.16%	52	15.16%	\$667,669	\$597,500	\$765,442	\$689,250	\$367
Basalt - Pitkin County	\$48,911,500	18.54%	36	10.50%	\$1,358,653	\$844,500	\$1,033,857	\$629,000	\$464
TOTAL BASALT:	\$83,630,300	31.70%	88	25.66%	\$950,344	\$654,000	\$860,980	\$689,000	\$398
El Jebel									
El Jebel - Eagle County	\$45,679,711	17.31%	64	18.66%	\$713,745	\$520,000	\$718,070	\$668,000	\$416
TOTAL EL JEBEL:	\$45,679,711	17.31%	64	18.66%	\$713,745	\$520,000	\$718,070	\$668,000	\$416
Carbondale									
Carbondale - Garfield County	\$130,921,300	49.62%	185	53.94%	\$707,683	\$542,000	\$724,405	\$650,900	\$307
Carbondale - Pitkin County	\$3,612,000	1.37%	6	1.75%	\$602,000	\$606,000	\$688,400	\$610,000	\$319
TOTAL CARBONDALE:	\$134,533,300	50.99%	191	55.69%	\$704,363	\$544,300	\$723,072	\$650,000	\$307
MIDVALLEY TOTALS:	\$263,843,311	100.00%	343	100.00%	\$769,222	\$564,500	\$760,725	\$658,000	\$349
(NEW UNIT SALES)	\$28,096,150	10.65%	20	5.83%	\$1,404,808	\$912,400	\$895,068	\$924,800	\$423

Compliments of
Land Title
Guarantee
Company



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	\$792,490	-14%	\$516,058	\$732,029	42%	\$253,941	\$585,188	130%
Basalt - Pitkin County	\$1,089,058	\$1,322,214	21%	\$527,643	\$457,143	-13%	\$243,250	\$1,442,893	493%
ALL BASALT	\$993,978	\$1,014,803	2%	\$520,574	\$665,109	28%	\$253,941	\$585,188	130%
El Jebel	\$813,827	\$820,814	1%	\$579,756	\$585,109	1%	\$316,213	\$242,705	-23%
ALL ELJEBEL	\$813,827	\$820,814	1%	\$579,756	\$585,109	1%	\$316,213	\$242,705	-23%
Carbondale - Garfield County	\$788,494	\$821,281	4%	\$417,080	\$450,874	8%	\$259,340	\$225,463	-13%
Carbondale - Pitkin County	\$542,733	\$688,400	27%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$765,013	\$814,703	6%	\$417,080	\$450,874	8%	\$259,340	\$225,463	-13%
Gross Mean:	\$824,142	\$857,571	4%	\$484,195	\$545,614	13%	\$266,727	\$521,220	95%

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	\$715,000	-11%	\$479,000	\$620,000	29%	\$257,000	\$253,750	-1%
Basalt - Pitkin County	\$740,000	\$844,500	14%	\$425,000	\$430,000	1%	\$262,500	\$1,862,500	610%
ALL BASALT	\$795,000	\$725,000	-9%	\$478,000	\$547,500	15%	\$257,000	\$1,175,000	357%
El Jebel	\$632,500	\$741,000	17%	\$520,000	\$505,000	-3%	\$232,500	\$211,000	-9%
ALL ELJEBEL	\$632,500	\$741,000	17%	\$520,000	\$505,000	-3%	\$232,500	\$211,000	-9%
Carbondale - Garfield County	\$696,500	\$794,500	14%	\$410,000	\$404,250	-1%	\$189,750	\$200,000	5%
Carbondale - Pitkin County	\$545,000	\$610,000	12%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$680,000	\$750,000	10%	\$410,000	\$404,250	-1%	\$189,750	\$200,000	5%
Gross Median:	\$698,000	\$745,000	7%	\$433,000	\$450,000	4%	\$207,900	\$225,000	8%

Compliments of
Land Title
Guarantee
Company