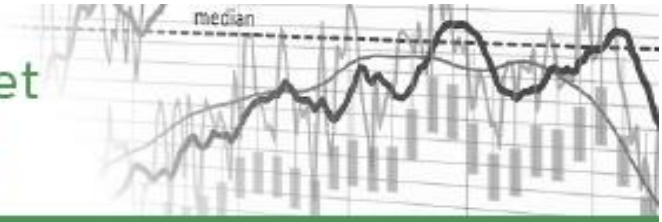
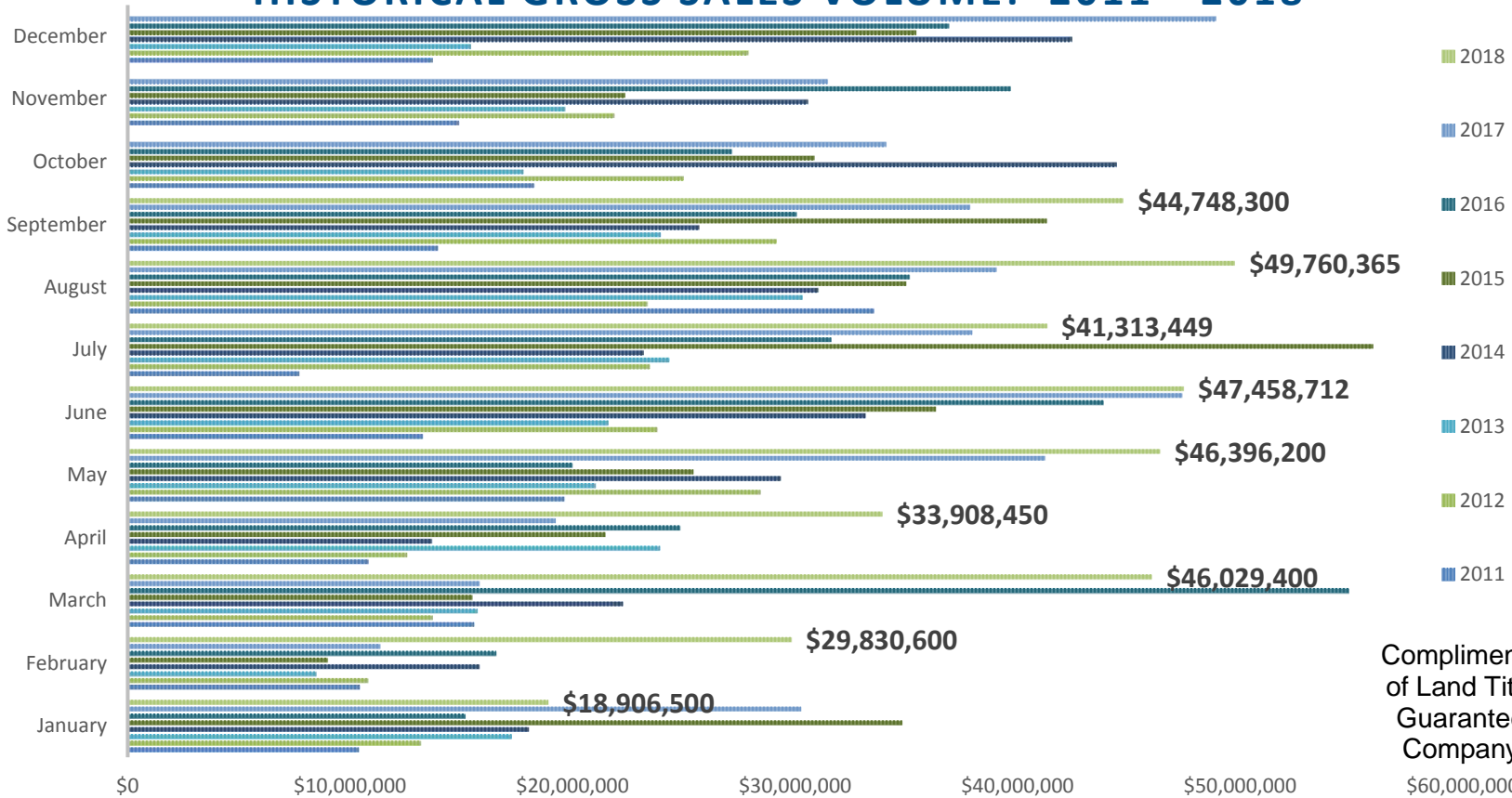




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - 2018



Compliments of Land Title Guarantee Company



Historical Gross Volume

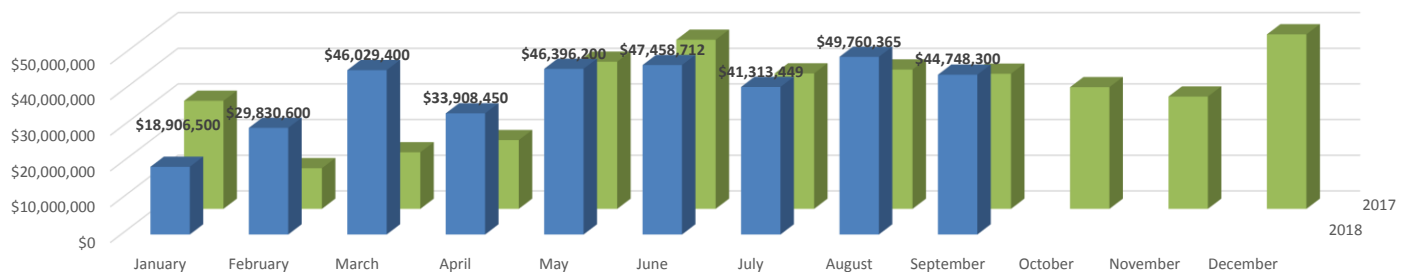
Month to Month Comparison \$ Volume

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	\$49,760,365	27.45%
September	\$13,926,400	\$29,130,599	\$23,949,250	\$25,689,550	\$41,311,500	\$30,067,880	\$37,862,562	\$44,748,300	18.19%
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	\$135,179,535	\$178,356,193	\$186,658,593	\$212,229,770	\$274,785,195	\$272,109,453	\$280,140,772	\$358,351,976	27.92%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$394,608,323	\$358,351,976	-9.19%

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	63	12.50%
September	24	53	41	41	59	49	45	53	17.78%
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	246	352	363	351	426	411	405	459	13.33%
Annual Totals	335	495	475	517	577	570	579	459	-20.73%

Current Month to Month



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Market Analysis: MidValley Area

September 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	\$4,495,500	10.05%	6	11.32%	\$749,250	\$730,000	\$874,167	\$810,000	\$639
Basalt - Pitkin County	\$10,989,000	24.56%	9	16.98%	\$1,221,000	\$755,000	\$1,359,143	\$755,000	\$635
TOTAL BASALT:	\$15,484,500	34.60%	15	28.30%	\$1,032,300	\$755,000	\$1,213,650	\$782,500	\$636
El Jebel									
El Jebel - Eagle County	\$6,914,800	15.45%	10	18.87%	\$691,480	\$627,000	\$691,480	\$627,000	\$390
TOTAL EL JEBEL:	\$6,914,800	15.45%	10	18.87%	\$691,480	\$627,000	\$691,480	\$627,000	\$390
Carbondale									
Carbondale - Garfield County	\$22,349,000	49.94%	28	52.83%	\$798,179	\$627,000	\$841,611	\$700,000	\$301
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$22,349,000	49.94%	28	52.83%	\$798,179	\$627,000	\$841,611	\$700,000	\$301
MIDVALLEY TOTALS:	\$44,748,300	100.00%	53	100.00%	\$844,308	\$652,500	\$931,603	\$700,000	\$413
(NEW UNIT SALES)	\$3,750,000	8.38%	4	0.87%	\$937,500	\$810,000	\$1,173,333	\$1,085,000	\$519

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	\$50,983,300	14.23%	68	14.81%	\$749,754	\$654,000	\$796,496	\$690,000	\$393
Basalt - Pitkin County	\$62,415,500	17.42%	48	10.46%	\$1,300,323	\$827,500	\$1,088,387	\$745,000	\$497
TOTAL BASALT:	\$113,398,800	31.64%	116	25.27%	\$977,576	\$689,250	\$909,604	\$694,750	\$432
El Jebel									
El Jebel - Eagle County	\$65,615,676	18.31%	89	19.39%	\$737,255	\$540,000	\$709,062	\$660,000	\$404
TOTAL EL JEBEL:	\$65,615,676	18.31%	89	19.39%	\$737,255	\$540,000	\$709,062	\$660,000	\$404
Carbondale									
Carbondale - Garfield County	\$175,725,500	49.04%	248	54.03%	\$708,571	\$543,150	\$727,385	\$650,000	\$309
Carbondale - Pitkin County	\$3,612,000	1.01%	6	1.31%	\$602,000	\$606,000	\$688,400	\$610,000	\$319
TOTAL CARBONDALE:	\$179,337,500	50.05%	254	55.34%	\$706,053	\$545,150	\$726,284	\$650,000	\$309
MIDVALLEY TOTALS:	\$358,351,976	100.00%	459	100.00%	\$780,723	\$575,000	\$775,583	\$660,000	\$359
(NEW UNIT SALES)	\$33,700,150	9.40%	26	5.66%	\$1,296,160	\$912,400	\$935,916	\$924,900	\$441

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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	\$829,959	-9%	\$516,058	\$747,975	45%	\$253,941	\$913,150	260%
Basalt - Pitkin County	\$1,089,058	\$1,398,333	28%	\$527,643	\$437,500	-17%	\$243,250	\$1,376,700	466%
ALL BASALT	\$993,978	\$1,077,220	8%	\$520,574	\$654,741	26%	\$253,941	\$913,150	260%
El Jebel	\$813,827	\$795,566	-2%	\$579,756	\$579,306	0%	\$316,213	\$439,147	39%
ALL ELJEBEL	\$813,827	\$795,566	-2%	\$579,756	\$579,306	0%	\$316,213	\$439,147	39%
Carbondale - Garfield County	\$788,494	\$826,874	5%	\$417,080	\$446,604	7%	\$259,340	\$228,939	-12%
Carbondale - Pitkin County	\$542,733	\$688,400	27%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$765,013	\$821,629	7%	\$417,080	\$446,604	7%	\$259,340	\$228,939	-12%
Gross Mean:	\$824,142	\$873,987	6%	\$484,195	\$538,738	11%	\$266,727	\$549,192	106%

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	\$725,000	-10%	\$479,000	\$652,500	36%	\$257,000	\$303,750	18%
Basalt - Pitkin County	\$740,000	\$869,000	17%	\$425,000	\$420,000	-1%	\$262,500	\$1,750,000	567%
ALL BASALT	\$795,000	\$769,500	-3%	\$478,000	\$547,500	15%	\$257,000	\$1,750,000	581%
El Jebel	\$632,500	\$748,500	18%	\$520,000	\$502,500	-3%	\$232,500	\$216,500	-7%
ALL ELJEBEL	\$632,500	\$748,500	18%	\$520,000	\$502,500	-3%	\$232,500	\$216,500	-7%
Carbondale - Garfield County	\$696,500	\$750,000	8%	\$410,000	\$405,000	-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	\$742,500	9%	\$410,000	\$405,000	-1%	\$189,750	\$200,000	5%
Gross Median:	\$698,000	\$751,000	8%	\$433,000	\$446,000	3%	\$207,900	\$225,000	8%

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