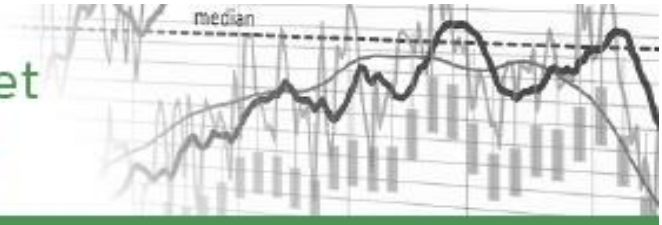
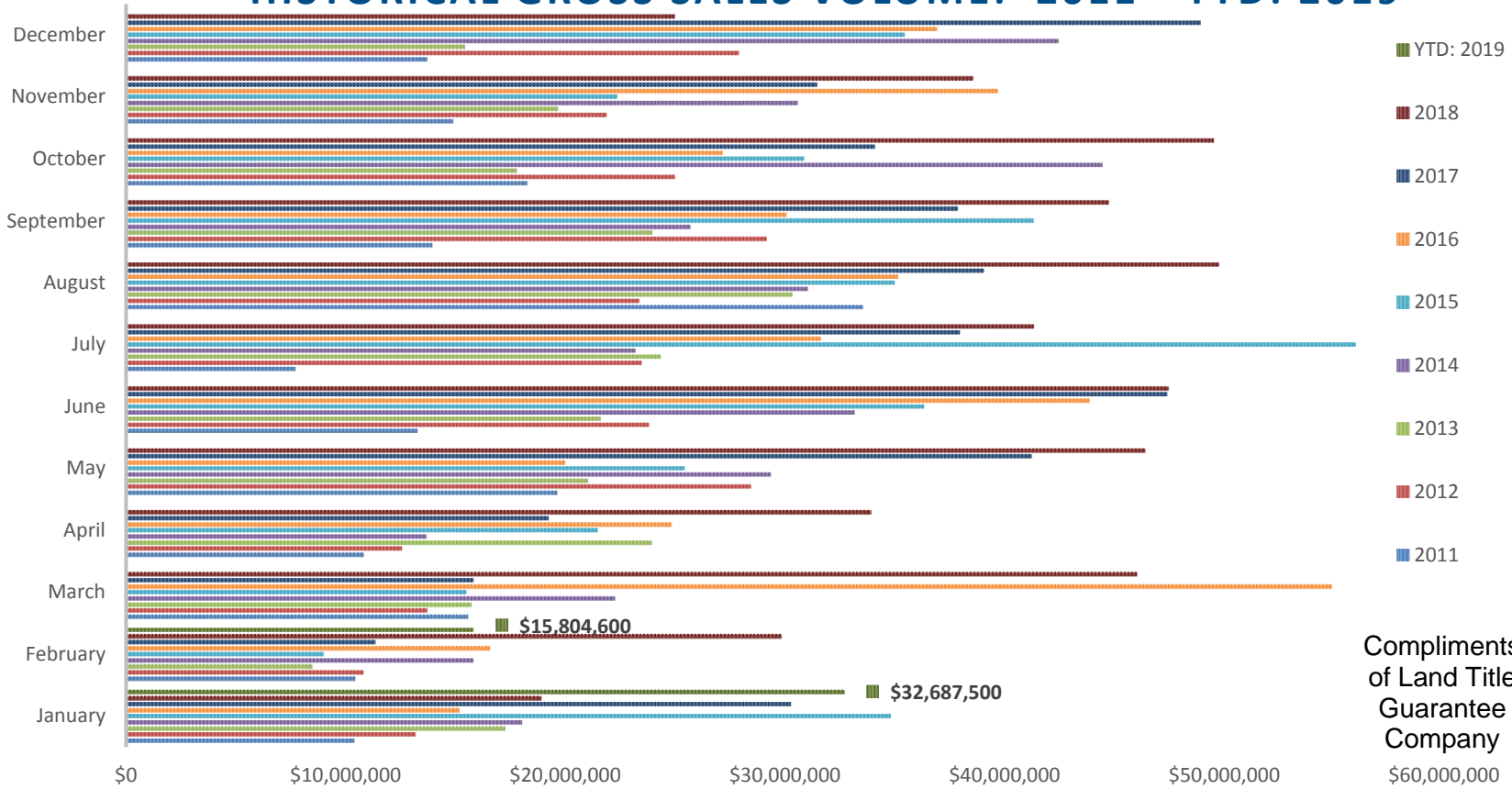




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2019



Compliments of Land Title Guarantee Company



Historical Gross Volume

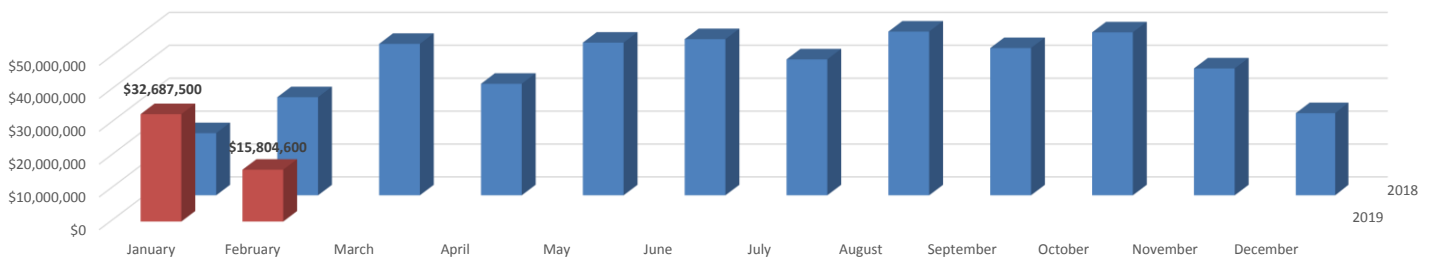
Month to Month Comparison \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	% Change 2019 vs. 2018
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	\$32,687,500	72.89%
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	\$15,804,600	-47.02%
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		-100.00%
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		-100.00%
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		-100.00%
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		-100.00%
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		-100.00%
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		-100.00%
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		-100.00%
October	\$18,252,400	\$24,962,802	\$17,794,231	\$44,444,875	\$30,868,350	\$27,144,675	\$34,094,357	\$49,521,630		-100.00%
November	\$14,877,800	\$21,851,300	\$19,659,974	\$30,578,040	\$22,368,400	\$39,670,690	\$31,460,244	\$38,572,500		-100.00%
December	\$13,701,300	\$27,868,180	\$15,420,800	\$42,439,100	\$35,433,700	\$36,907,569	\$48,912,950	\$24,986,100		-100.00%
YTD. Totals	\$20,817,500	\$23,979,416	\$25,755,035	\$33,844,526	\$43,817,900	\$31,754,825	\$41,615,718	\$48,737,100	\$48,492,100	-0.50%
Annual Totals	\$182,011,035	\$253,038,475	\$239,533,598	\$329,691,785	\$363,455,645	\$375,832,387	\$394,608,323	\$471,432,206	\$48,492,100	-89.71%

Month to Month Comparison # of Transactions

Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	% Change 2019 vs. 2018
January	20	29	28	24	29	38	41	36	32	-11.11%
February	15	25	26	20	24	30	24	33	26	-21.21%
March	27	33	34	45	31	41	27	61		-100.00%
April	27	34	37	30	41	45	33	44		-100.00%
May	32	50	43	45	47	33	62	53		-100.00%
June	31	44	39	48	56	66	60	71		-100.00%
July	25	44	58	49	74	48	57	45		-100.00%
August	45	40	57	49	65	61	56	63		-100.00%
September	24	53	41	41	59	49	45	53		-100.00%
October	31	55	40	55	60	46	59	69		-100.00%
November	28	44	32	49	47	62	55	42		-100.00%
December	30	44	40	62	44	51	60	31		-100.00%
YTD. Totals	35	54	54	44	53	68	65	69	58	-15.94%
Annual Totals	335	495	475	517	577	570	579	601	58	-90.35%

Current Month to Month



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Market Analysis: MidValley Area

February 2019

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	\$2,187,000	13.84%	2	7.69%	\$1,093,500	n/a	\$1,093,500	n/a	\$418
Basalt - Pitkin County	\$1,925,500	12.18%	2	7.69%	\$962,750	n/a	\$1,580,500	n/a	\$494
TOTAL BASALT:	\$4,112,500	26.02%	4	15.38%	\$1,028,125	\$1,093,500	\$1,255,833	\$1,450,000	\$418
El Jebel									
El Jebel - Eagle County	\$4,893,000	30.96%	9	34.62%	\$543,667	\$635,000	\$624,857	\$637,000	\$306
TOTAL EL JEBEL:	\$4,893,000	30.96%	9	34.62%	\$543,667	\$635,000	\$624,857	\$637,000	\$306
Carbondale									
Carbondale - Garfield County	\$6,799,100	43.02%	13	50.00%	\$523,008	\$485,000	\$734,700	\$686,250	\$335
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$6,799,100	43.02%	13	50.00%	\$523,008	\$485,000	\$734,700	\$686,250	\$335
MIDVALLEY TOTALS:	\$15,804,600	100.00%	26	100.00%	\$607,869	\$565,000	\$816,007	\$732,500	\$342
(NEW UNIT SALES)	\$819,300	5.18%	1	1.72%	\$819,300	n/a	\$819,300	n/a	#DIV/0!

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. 2019

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	\$18,372,000	37.89%	8	13.79%	\$2,296,500	\$711,000	\$1,099,500	\$711,000	\$394
Basalt - Pitkin County	\$2,724,500	5.62%	3	5.17%	\$908,167	\$799,000	\$1,580,500	n/a	\$494
TOTAL BASALT:	\$21,096,500	43.51%	11	18.97%	\$1,917,864	\$737,000	\$1,168,214	\$737,000	\$394
El Jebel									
El Jebel - Eagle County	\$9,993,000	20.61%	14	24.14%	\$713,786	\$643,500	\$789,500	\$674,000	\$439
TOTAL EL JEBEL:	\$9,993,000	20.61%	14	24.14%	\$713,786	\$643,500	\$789,500	\$674,000	\$439
Carbondale									
Carbondale - Garfield County	\$17,042,600	35.15%	32	55.17%	\$532,581	\$464,500	\$752,347	\$732,500	\$340
Carbondale - Pitkin County	\$360,000	0.74%	1	1.72%	\$360,000	n/a	\$360,000	n/a	\$144
TOTAL CARBONDALE:	\$17,402,600	35.89%	33	56.90%	\$527,352	\$464,000	\$732,730	\$686,250	\$329
MIDVALLEY TOTALS:	\$48,492,100	100.00%	58	100.00%	\$836,071	\$553,500	\$835,427	\$715,250	\$378
(NEW UNIT SALES)	\$4,352,800	8.98%	4	6.90%	\$1,088,200	\$870,000	\$1,088,200	\$870,000	\$756

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Market Snapshot: MidValley Area

Full Year: 2018 versus YTD: 2019

Area	Average Price Single Family YTD: 2018	Average Price Single Family YTD: 2019	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family YTD: 2018	Average Price Multi-Family YTD: 2019	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land YTD: 2018	Average Price Vacant Land YTD: 2019	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$830,684	\$2,040,000	146%	\$713,875	\$629,250	-12%	\$913,150	\$0	n/a
Basalt - Pitkin County	\$1,538,417	\$1,580,500	3%	\$460,786	\$0	n/a	\$1,472,250	\$0	n/a
ALL BASALT	\$1,155,118	\$2,040,000	77%	\$636,402	\$629,250	-1%	\$913,150	\$0	n/a
El Jebel	\$790,597	\$834,143	6%	\$559,378	\$727,000	30%	\$422,674	\$0	n/a
ALL ELJEBEL	\$790,597	\$834,143	6%	\$559,378	\$727,000	30%	\$422,674	\$0	n/a
Carbondale - Garfield County	\$834,863	\$794,040	-5%	\$436,728	\$596,000	36%	\$226,937	\$192,300	-15%
Carbondale - Pitkin County	\$735,286	\$360,000	-51%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$830,810	\$766,913	-8%	\$436,728	\$596,000	36%	\$226,937	\$192,300	-15%
Gross Mean:	\$899,169	\$914,235	2%	\$527,316	\$656,615	25%	\$518,885	\$199,000	-62%

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 YTD: 2018	Median Price Single Family YTD: 2019	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family YTD: 2018	Median Price Multi-Family YTD: 2019	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land YTD: 2018	Median Price Vacant Land YTD: 2019	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$725,000	n/a	n/a	\$602,500	\$625,000	4%	\$303,750	\$0	n/a
Basalt - Pitkin County	\$898,000	n/a	n/a	\$430,000	\$0	n/a	\$1,750,000	\$0	n/a
ALL BASALT	\$779,000	\$1,580,500	103%	\$543,500	\$625,000	15%	\$1,750,000	\$0	n/a
El Jebel	\$744,000	\$698,000	-6%	\$502,500	n/a	n/a	\$222,000	\$0	n/a
ALL ELJEBEL	\$744,000	\$698,000	-6%	\$502,500	n/a	n/a	\$222,000	\$0	n/a
Carbondale - Garfield County	\$785,000	\$732,500	-7%	\$402,500	\$599,500	49%	\$172,250	\$175,000	2%
Carbondale - Pitkin County	\$720,000	n/a	n/a	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$745,000	\$686,250	-8%	\$402,500	\$599,500	49%	\$172,250	\$175,000	2%
Gross Median:	\$769,500	\$790,000	3%	\$450,000	\$650,000	44%	\$210,250	\$180,000	-14%

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