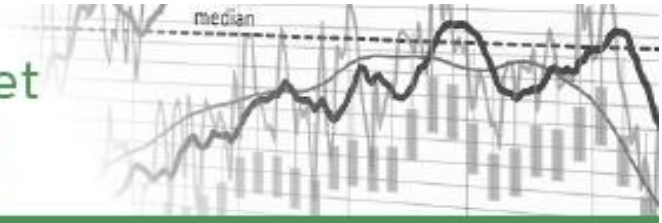
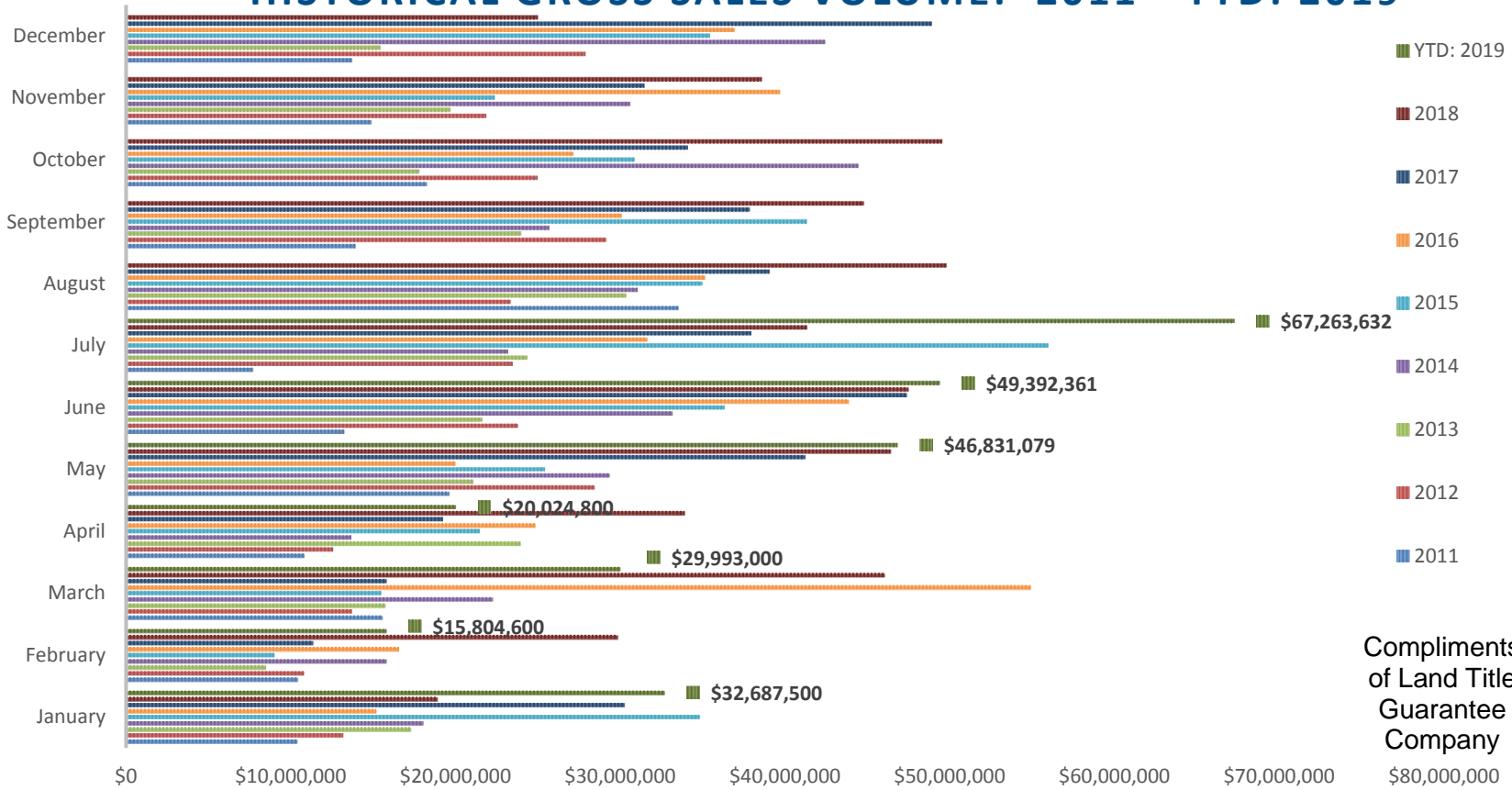




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2019



Compliments of Land Title Guarantee Company



Historical Gross Volume

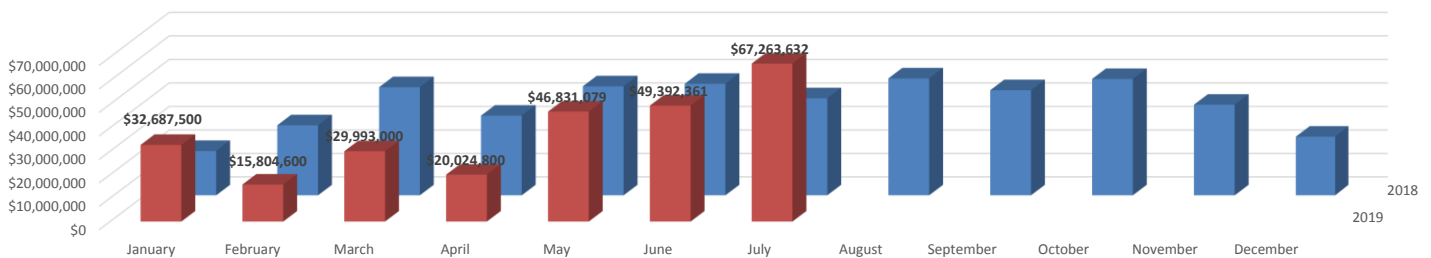
Month to Month Comparison \$ Volume

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	\$29,993,000	-34.84%
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	\$20,024,800	-40.94%
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	\$46,831,079	0.94%
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	\$49,392,361	4.07%
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	\$67,263,632	62.81%
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	\$80,041,135	\$102,437,643	\$108,044,809	\$132,308,680	\$142,523,700	\$175,284,073	\$165,288,210	\$222,529,862	\$261,996,972	17.74%
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	\$261,996,972	-44.43%

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	38	-37.70%
April	27	34	37	30	41	45	33	44	35	-20.45%
May	32	50	43	45	47	33	62	53	65	22.64%
June	31	44	39	48	56	66	60	71	61	-14.08%
July	25	44	58	49	74	48	57	45	66	46.67%
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	152	215	207	212	228	253	247	298	323	8.39%
Annual Totals	335	495	475	517	577	570	579	601	323	-46.26%

Current Month to Month



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Market Analysis: MidValley Area

July 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	\$22,692,500	33.74%	6	9.09%	\$3,782,083	\$855,000	\$851,667	\$770,000	\$324
Basalt - Pitkin County	\$5,781,182	8.59%	7	10.61%	\$825,883	\$800,000	\$908,236	\$800,000	\$335
TOTAL BASALT:	\$28,473,682	42.33%	13	19.70%	\$2,190,283	\$800,000	\$887,023	\$785,000	\$331
El Jebel									
El Jebel - Eagle County	\$13,657,750	20.30%	16	24.24%	\$853,609	\$561,500	\$1,024,333	\$812,500	\$360
TOTAL EL JEBEL:	\$13,657,750	20.30%	16	24.24%	\$853,609	\$561,500	\$1,024,333	\$812,500	\$360
Carbondale									
Carbondale - Garfield County	\$25,132,200	37.36%	37	56.06%	\$679,249	\$625,000	\$752,200	\$649,000	\$309
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$25,132,200	37.36%	37	56.06%	\$679,249	\$625,000	\$752,200	\$649,000	\$309
MIDVALLEY TOTALS:	\$67,263,632	100.00%	66	100.00%	\$1,019,146	\$692,500	\$812,453	\$725,000	\$325
(NEW UNIT SALES)	\$3,850,000	5.72%	3	0.93%	\$1,283,333	\$1,200,000	\$1,283,333	\$1,200,000	\$408

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	\$57,184,350	21.83%	41	12.69%	\$1,394,740	\$650,000	\$832,206	\$727,250	\$376
Basalt - Pitkin County	\$28,419,932	10.85%	32	9.91%	\$888,123	\$794,500	\$1,017,799	\$828,250	\$417
TOTAL BASALT:	\$85,604,282	32.67%	73	22.60%	\$1,172,661	\$720,600	\$921,291	\$748,500	\$394
El Jebel									
El Jebel - Eagle County	\$45,466,779	17.35%	60	18.58%	\$757,780	\$635,000	\$812,118	\$685,000	\$414
TOTAL EL JEBEL:	\$45,466,779	17.35%	60	18.58%	\$757,780	\$635,000	\$812,118	\$685,000	\$414
Carbondale									
Carbondale - Garfield County	\$125,760,300	48.00%	185	57.28%	\$679,785	\$565,000	\$793,398	\$703,000	\$319
Carbondale - Pitkin County	\$5,165,611	1.97%	5	1.55%	\$1,033,122	\$495,000	\$1,033,122	\$495,000	\$311
TOTAL CARBONDALE:	\$130,925,911	49.97%	190	58.82%	\$689,084	\$562,500	\$802,343	\$700,000	\$320
MIDVALLEY TOTALS:	\$261,996,972	100.00%	323	100.00%	\$811,136	\$599,000	\$831,921	\$725,000	\$356
(NEW UNIT SALES)	\$17,489,860	6.68%	14	4.33%	\$1,249,276	\$1,125,000	\$1,249,276	\$1,125,000	\$499

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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	\$965,050	16%	\$713,875	\$581,278	-19%	\$913,150	\$520,625	-43%
Basalt - Pitkin County	\$1,538,417	\$1,230,099	-20%	\$460,786	\$502,214	9%	\$1,472,250	\$520,625	-65%
ALL BASALT	\$1,155,118	\$1,082,940	-6%	\$636,402	\$546,688	-14%	\$913,150	\$463,464	-49%
El Jebel	\$790,597	\$890,321	13%	\$559,378	\$680,408	22%	\$422,674	\$251,800	-40%
ALL ELJEBEL	\$790,597	\$890,321	13%	\$559,378	\$680,408	22%	\$422,674	\$251,800	-40%
Carbondale - Garfield County	\$834,863	\$861,904	3%	\$436,728	\$501,452	15%	\$226,937	\$164,489	-28%
Carbondale - Pitkin County	\$735,286	\$1,033,122	41%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$830,810	\$873,124	5%	\$436,728	\$501,452	15%	\$226,937	\$164,489	-28%
Gross Mean:	\$899,169	\$917,462	2%	\$527,316	\$572,554	9%	\$518,885	\$211,211	-59%

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	\$825,000	14%	\$602,500	\$565,000	-6%	\$303,750	\$0	n/a
Basalt - Pitkin County	\$898,000	\$975,000	9%	\$430,000	\$450,000	5%	\$1,750,000	\$325,000	-81%
ALL BASALT	\$779,000	\$878,591	13%	\$543,500	\$525,000	-3%	\$1,750,000	\$287,500	-84%
El Jebel	\$744,000	\$734,000	-1%	\$502,500	\$635,000	26%	\$222,000	\$280,000	n/a
ALL ELJEBEL	\$744,000	\$734,000	-1%	\$502,500	\$635,000	26%	\$222,000	\$280,000	n/a
Carbondale - Garfield County	\$785,000	\$805,000	3%	\$402,500	\$452,500	12%	\$172,250	\$125,000	-27%
Carbondale - Pitkin County	\$720,000	\$495,000	-31%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$745,000	\$798,250	7%	\$402,500	\$452,500	12%	\$172,250	\$125,000	-27%
Gross Median:	\$769,500	\$819,300	6%	\$450,000	\$520,000	16%	\$210,250	\$149,000	-29%

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