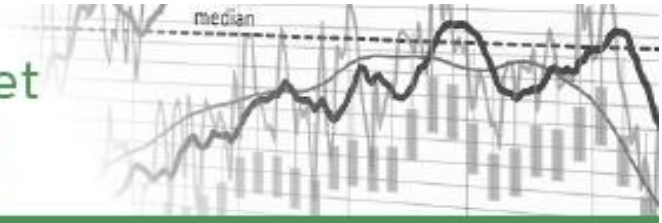
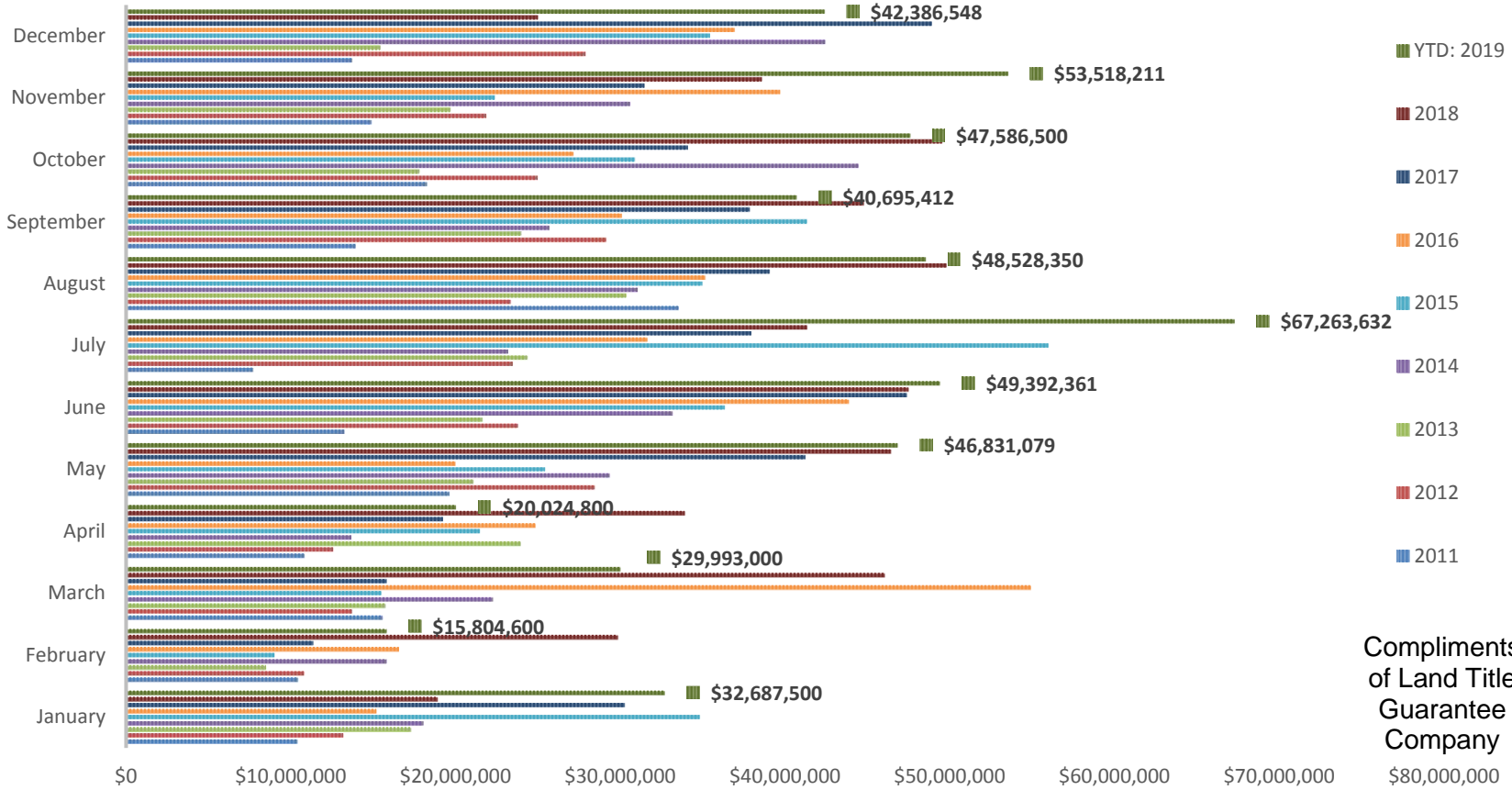




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2019



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Historical Gross Volume

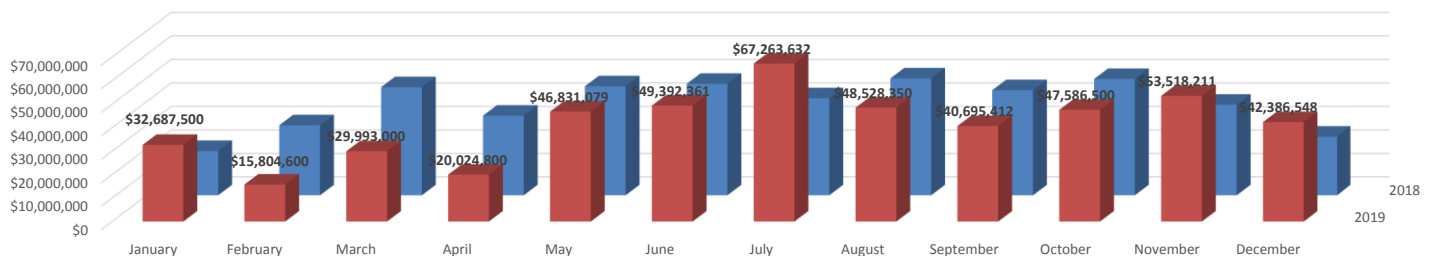
Month to Month Comparison \$ Volume

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	\$48,528,350	-2.48%
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	\$40,695,412	-9.06%
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	\$47,586,500	-3.91%
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	\$53,518,211	38.75%
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	\$42,386,548	69.64%
YTD. 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	\$494,711,993	4.94%
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	\$494,711,993	4.94%

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	49	-22.22%
September	24	53	41	41	59	49	45	53	52	-1.89%
October	31	55	40	55	60	46	59	69	73	5.80%
November	28	44	32	49	47	62	55	42	52	23.81%
December	30	44	40	62	44	51	60	31	55	77.42%
YTD. Totals	335	495	475	517	577	570	579	601	604	0.50%
Annual Totals	335	495	475	517	577	570	579	601	604	0.50%

Current Month to Month



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Market Analysis: MidValley Area

December 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	\$2,925,000	6.90%	3	5.45%	\$975,000	\$995,000	\$975,000	\$995,000	\$376
Basalt - Pitkin County	\$6,561,848	15.48%	9	16.36%	\$729,094	\$747,000	\$813,981	\$774,924	\$364
TOTAL BASALT:	\$9,486,848	22.38%	12	21.82%	\$790,571	\$774,924	\$857,895	\$802,848	\$367
El Jebel									
El Jebel - Eagle County	\$5,067,400	11.96%	6	10.91%	\$844,567	\$919,950	\$944,480	\$1,000,000	\$476
TOTAL EL JEBEL:	\$5,067,400	11.96%	6	10.91%	\$844,567	\$919,950	\$944,480	\$1,000,000	\$476
Carbondale									
Carbondale - Garfield County	\$25,220,300	59.50%	35	63.64%	\$720,580	\$635,300	\$875,668	\$800,000	\$304
Carbondale - Pitkin County	\$2,612,000	6.16%	2	3.64%	\$1,306,000	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$27,832,300	65.66%	37	67.27%	\$752,224	\$635,300	\$911,529	\$800,000	\$326
MIDVALLEY TOTALS:	\$42,386,548	100.00%	55	100.00%	\$770,665	\$723,500	\$886,815	\$805,000	\$356
(NEW UNIT SALES)	\$2,048,900	4.83%	3	0.50%	\$682,967	\$839,900	\$682,967	\$839,900	\$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. 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	\$97,953,261	19.80%	85	14.07%	\$1,152,391	\$685,000	\$853,613	\$727,250	\$377
Basalt - Pitkin County	\$63,618,430	12.86%	65	10.76%	\$978,745	\$665,000	\$1,081,558	\$747,000	\$468
TOTAL BASALT:	\$161,571,691	32.66%	150	24.83%	\$1,077,145	\$675,000	\$958,966	\$728,000	\$418
El Jebel									
El Jebel - Eagle County	\$80,556,391	16.28%	100	16.56%	\$805,564	\$686,250	\$855,892	\$700,000	\$429
TOTAL EL JEBEL:	\$80,556,391	16.28%	100	16.56%	\$805,564	\$686,250	\$855,892	\$700,000	\$429
Carbondale									
Carbondale - Garfield County	\$241,072,300	48.73%	341	56.46%	\$706,957	\$550,000	\$824,076	\$700,000	\$326
Carbondale - Pitkin County	\$11,511,611	2.33%	13	2.15%	\$885,509	\$505,000	\$809,056	\$505,000	\$380
TOTAL CARBONDALE:	\$252,583,911	51.06%	354	58.61%	\$713,514	\$550,000	\$830,668	\$685,000	\$329
MIDVALLEY TOTALS:	\$494,711,993	100.00%	604	100.00%	\$819,060	\$600,000	\$868,791	\$700,000	\$372
(NEW UNIT SALES)	\$34,156,471	6.90%	34	5.63%	\$1,004,602	\$844,950	\$1,004,602	\$844,950	\$497

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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	\$1,078,196	30%	\$713,875	\$599,087	-16%	\$913,150	\$453,393	-50%
Basalt - Pitkin County	\$1,538,417	\$1,354,654	-12%	\$460,786	\$520,194	13%	\$1,472,250	\$453,393	-69%
ALL BASALT	\$1,155,118	\$1,217,148	5%	\$636,402	\$569,502	-11%	\$913,150	\$379,917	-58%
El Jebel	\$790,597	\$939,516	19%	\$559,378	\$748,062	34%	\$422,674	\$270,571	-36%
ALL ELJEBEL	\$790,597	\$939,516	19%	\$559,378	\$748,062	34%	\$422,674	\$270,571	-36%
Carbondale - Garfield County	\$834,863	\$933,456	12%	\$436,728	\$464,262	6%	\$226,937	\$178,402	-21%
Carbondale - Pitkin County	\$735,286	\$917,218	25%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$830,810	\$933,864	12%	\$436,728	\$464,262	6%	\$226,937	\$178,402	-21%
Gross Mean:	\$899,169	\$999,718	11%	\$527,316	\$578,190	10%	\$518,885	\$205,898	-60%

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	\$965,000	33%	\$602,500	\$549,000	-9%	\$303,750	\$232,750	-23%
Basalt - Pitkin County	\$898,000	\$917,000	2%	\$430,000	\$480,000	12%	\$1,750,000	\$305,000	-83%
ALL BASALT	\$779,000	\$945,000	21%	\$543,500	\$546,500	1%	\$1,750,000	\$270,000	-85%
El Jebel	\$744,000	\$725,000	-3%	\$502,500	\$687,500	37%	\$222,000	\$290,000	n/a
ALL ELJEBEL	\$744,000	\$725,000	-3%	\$502,500	\$687,500	37%	\$222,000	\$290,000	n/a
Carbondale - Garfield County	\$785,000	\$815,000	4%	\$402,500	\$437,000	9%	\$172,250	\$140,000	-19%
Carbondale - Pitkin County	\$720,000	\$600,000	-17%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$745,000	\$800,000	7%	\$402,500	\$437,000	9%	\$172,250	\$140,000	-19%
Gross Median:	\$769,500	\$825,000	7%	\$450,000	\$520,000	16%	\$210,250	\$150,000	-29%

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