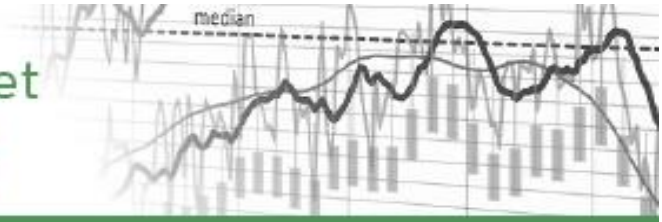
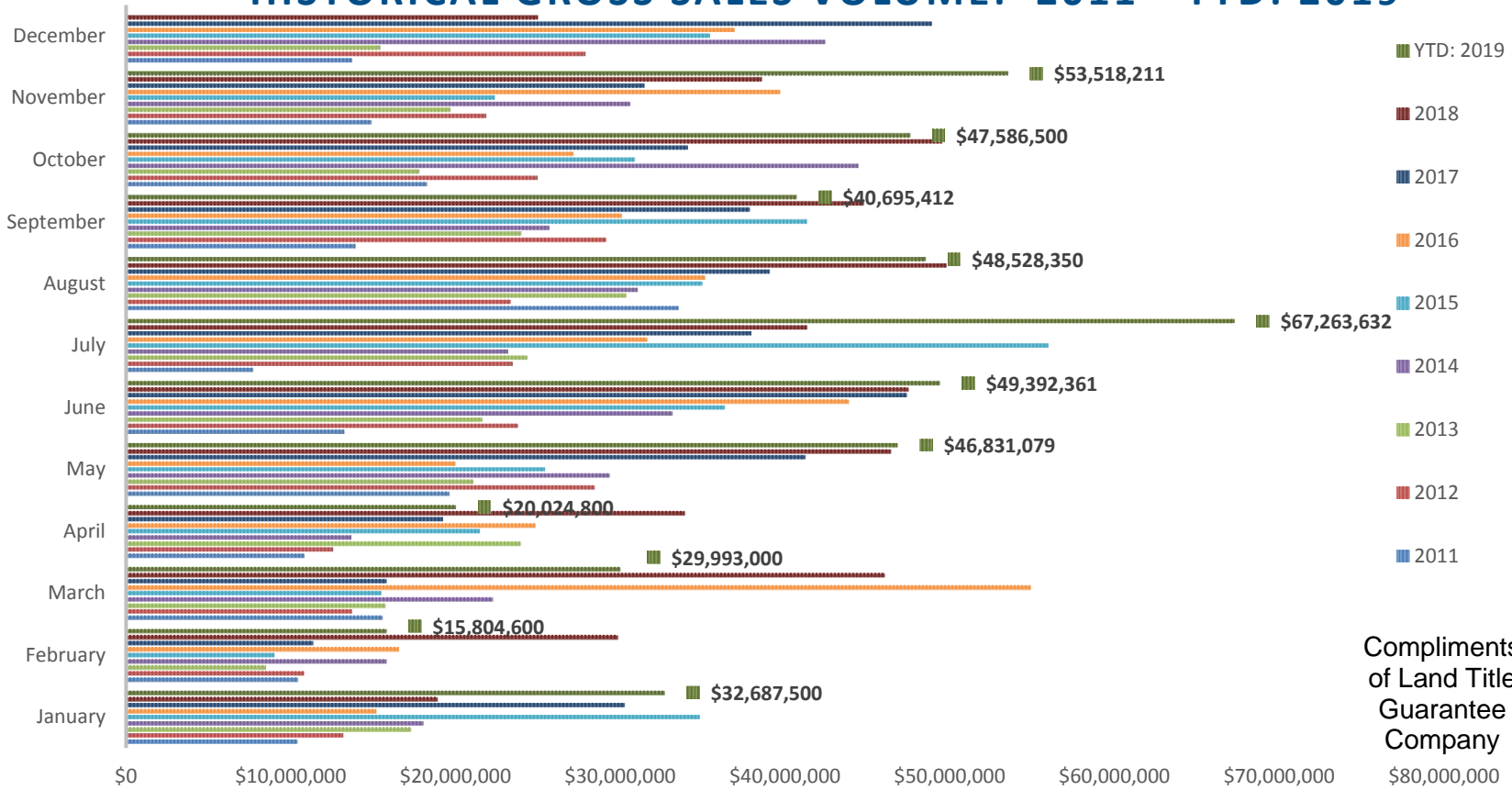




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2019



Compliments of Land Title Guarantee Company



Historical Gross Volume

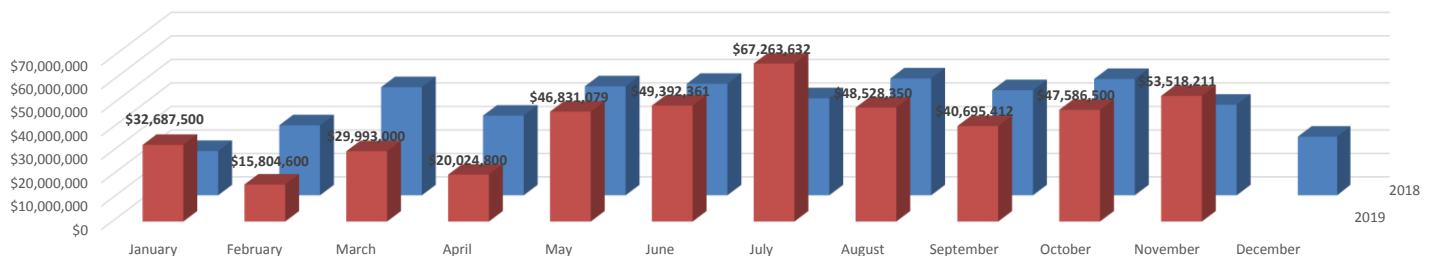
Month to Month Comparison \$ Volume

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	\$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		-100.00%
YTD. Totals	\$168,309,735	\$225,170,295	\$224,112,798	\$287,252,685	\$328,021,945	\$338,924,818	\$345,695,373	\$446,446,106	\$452,325,445	1.32%
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	\$452,325,445	-4.05%

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		-100.00%
YTD. Totals	305	451	435	455	533	519	519	570	549	-3.68%
Annual Totals	335	495	475	517	577	570	579	601	549	-8.65%

Current Month to Month



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Market Analysis: MidValley Area

November 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	\$3,111,000	5.81%	5	9.62%	\$622,200	\$625,000	\$622,200	\$625,000	\$329
Basalt - Pitkin County	\$8,291,500	15.49%	5	9.62%	\$1,658,300	\$762,500	\$1,658,300	\$762,500	\$624
TOTAL BASALT:	\$11,402,500	21.31%	10	19.23%	\$1,140,250	\$679,000	\$1,140,250	\$679,000	\$477
El Jebel									
El Jebel - Eagle County	\$15,409,211	28.79%	13	25.00%	\$1,185,324	\$799,000	\$1,185,324	\$799,000	\$542
TOTAL EL JEBEL:	\$15,409,211	28.79%	13	25.00%	\$1,185,324	\$799,000	\$1,185,324	\$799,000	\$542
Carbondale									
Carbondale - Garfield County	\$25,101,500	46.90%	27	51.92%	\$929,685	\$625,000	\$981,639	\$727,500	\$368
Carbondale - Pitkin County	\$1,605,000	3.00%	2	3.85%	\$802,500	n/a	\$802,500	n/a	\$361
TOTAL CARBONDALE:	\$26,706,500	49.90%	29	55.77%	\$920,914	\$625,000	\$963,725	\$727,500	\$368
MIDVALLEY TOTALS:	\$53,518,211	100.00%	52	100.00%	\$1,029,196	\$680,000	\$1,051,551	\$719,900	\$454
(NEW UNIT SALES)	\$8,383,711	15.67%	9	1.64%	\$931,523	\$764,900	\$931,523	\$764,900	\$615

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	\$95,028,261	21.01%	82	14.94%	\$1,158,881	\$667,500	\$847,644	\$726,500	\$377
Basalt - Pitkin County	\$57,056,582	12.61%	56	10.20%	\$1,018,868	\$657,500	\$1,127,103	\$689,500	\$485
TOTAL BASALT:	\$152,084,843	33.62%	138	25.14%	\$1,102,064	\$657,500	\$969,260	\$725,750	\$424
El Jebel									
El Jebel - Eagle County	\$75,488,991	16.69%	94	17.12%	\$803,074	\$667,500	\$850,491	\$698,000	\$426
TOTAL EL JEBEL:	\$75,488,991	16.69%	94	17.12%	\$803,074	\$667,500	\$850,491	\$698,000	\$426
Carbondale									
Carbondale - Garfield County	\$215,852,000	47.72%	306	55.74%	\$705,399	\$549,500	\$818,696	\$685,000	\$328
Carbondale - Pitkin County	\$8,899,611	1.97%	11	2.00%	\$809,056	\$505,000	\$809,056	\$505,000	\$344
TOTAL CARBONDALE:	\$224,751,611	49.69%	317	57.74%	\$708,996	\$547,000	\$821,806	\$675,000	\$329
MIDVALLEY TOTALS:	\$452,325,445	100.00%	549	100.00%	\$823,908	\$599,000	\$867,010	\$695,000	\$374
(NEW UNIT SALES)	\$32,107,571	7.10%	31	5.65%	\$1,035,728	\$850,000	\$1,035,728	\$850,000	\$506

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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	\$1,070,896	29%	\$713,875	\$601,297	-16%	\$913,150	\$520,625	-43%
Basalt - Pitkin County	\$1,538,417	\$1,444,849	-6%	\$460,786	\$511,469	11%	\$1,472,250	\$520,625	-65%
ALL BASALT	\$1,155,118	\$1,249,653	8%	\$636,402	\$569,358	-11%	\$913,150	\$421,156	-54%
El Jebel	\$790,597	\$940,082	19%	\$559,378	\$736,013	32%	\$422,674	\$258,167	-39%
ALL ELJEBEL	\$790,597	\$940,082	19%	\$559,378	\$736,013	32%	\$422,674	\$258,167	-39%
Carbondale - Garfield County	\$834,863	\$920,209	10%	\$436,728	\$477,360	9%	\$226,937	\$175,578	-23%
Carbondale - Pitkin County	\$735,286	\$839,461	14%	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$830,810	\$916,922	10%	\$436,728	\$477,360	9%	\$226,937	\$175,578	-23%
Gross Mean:	\$899,169	\$995,360	11%	\$527,316	\$582,449	10%	\$518,885	\$206,512	-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	\$947,500	31%	\$602,500	\$550,000	-9%	\$303,750	\$232,750	-23%
Basalt - Pitkin County	\$898,000	\$917,000	2%	\$430,000	\$464,000	8%	\$1,750,000	\$325,000	-81%
ALL BASALT	\$779,000	\$935,000	20%	\$543,500	\$545,000	0%	\$1,750,000	\$287,500	-84%
El Jebel	\$744,000	\$712,500	-4%	\$502,500	\$667,500	33%	\$222,000	\$285,000	n/a
ALL ELJEBEL	\$744,000	\$712,500	-4%	\$502,500	\$667,500	33%	\$222,000	\$285,000	n/a
Carbondale - Garfield County	\$785,000	\$801,000	2%	\$402,500	\$451,500	12%	\$172,250	\$143,750	-17%
Carbondale - Pitkin County	\$720,000	\$505,000	-30%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$745,000	\$776,000	4%	\$402,500	\$451,500	12%	\$172,250	\$143,750	-17%
Gross Median:	\$769,500	\$819,300	6%	\$450,000	\$525,000	17%	\$210,250	\$160,000	-24%

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