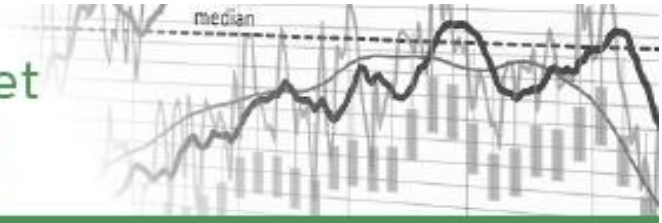
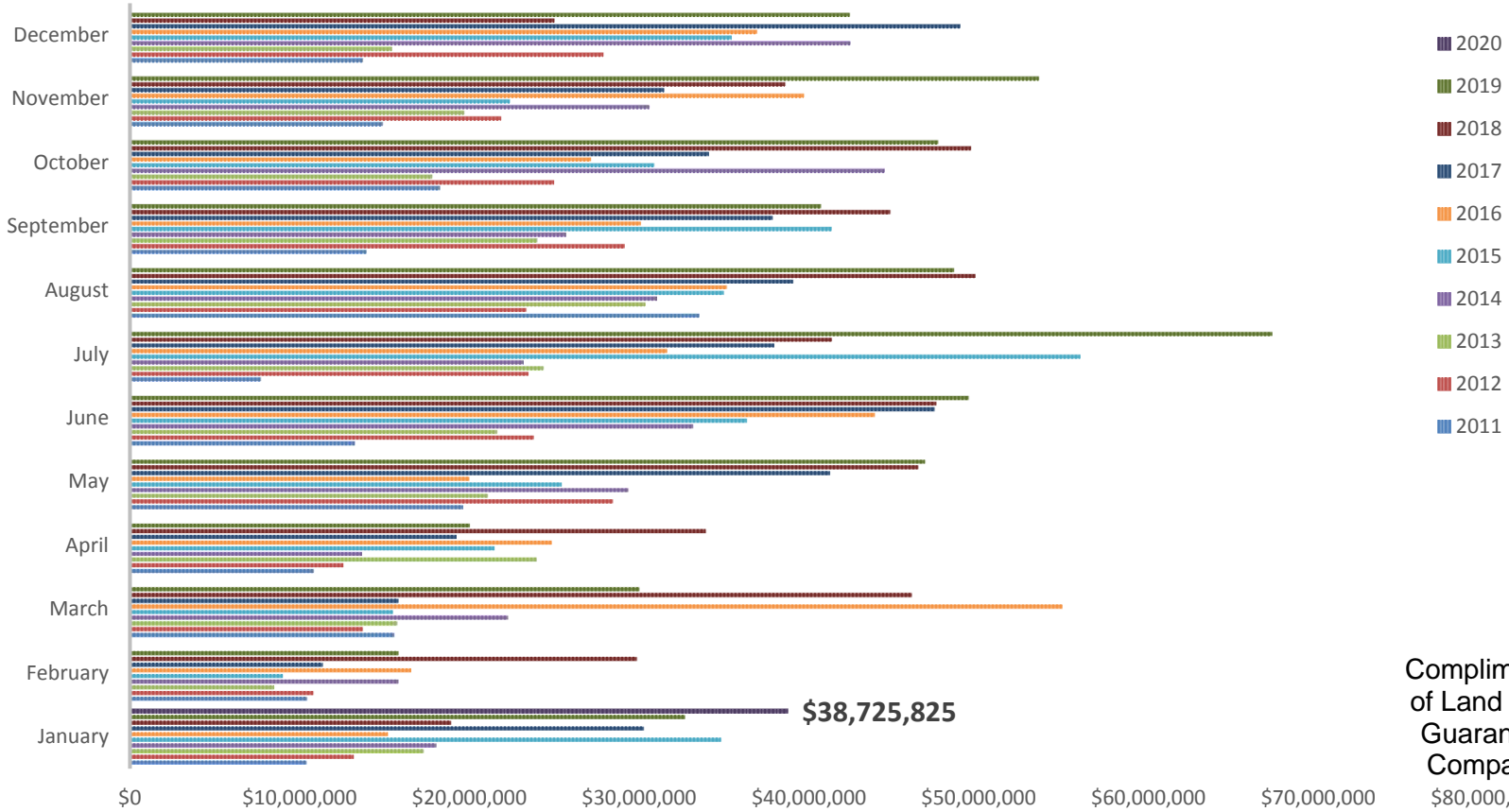




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2020



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Historical Gross Volume

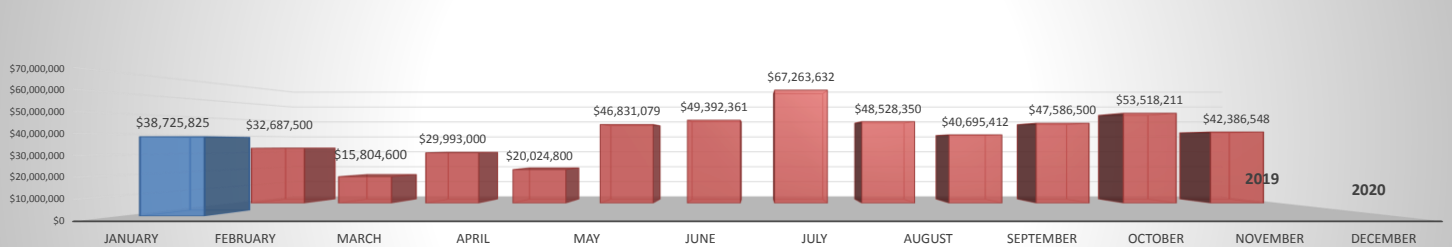
Month to Month Comparison \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	% Change 2020 vs. 2019
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	\$38,725,825	18.47%
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		-100.00%
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		-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	\$20,024,800		-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	\$46,831,079		-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	\$49,392,361		-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	\$67,263,632		-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	\$48,528,350		-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	\$40,695,412		-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	\$47,586,500		-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	\$53,518,211		-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	\$42,386,548		-100.00%
YTD. Totals	\$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	\$38,725,825	18.47%
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	\$38,725,825	-92.17%

Month to Month Comparison # of Transactions

Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	% Change 2020 vs. 2019
January	20	29	28	24	29	38	41	36	32	34	6.25%
February	15	25	26	20	24	30	24	33	26		-100.00%
March	27	33	34	45	31	41	27	61	38		-100.00%
April	27	34	37	30	41	45	33	44	35		-100.00%
May	32	50	43	45	47	33	62	53	65		-100.00%
June	31	44	39	48	56	66	60	71	61		-100.00%
July	25	44	58	49	74	48	57	45	66		-100.00%
August	45	40	57	49	65	61	56	63	49		-100.00%
September	24	53	41	41	59	49	45	53	52		-100.00%
October	31	55	40	55	60	46	59	69	73		-100.00%
November	28	44	32	49	47	62	55	42	52		-100.00%
December	30	44	40	62	44	51	60	31	55		-100.00%
YTD. Totals	20	29	28	24	29	38	41	36	32	34	6.25%
Annual Totals	335	495	475	517	577	570	579	601	604	34	-94.37%

Current Month to Month



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Market Analysis: MidValley Area

January 2020

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	\$6,384,525	16.49%	6	17.65%	\$1,064,088	\$890,000	\$868,750	\$850,000	\$338
Basalt - Pitkin County	\$14,536,500	37.54%	5	14.71%	\$2,907,300	\$1,805,000	\$1,460,500	\$1,051,000	\$437
TOTAL BASALT:	\$20,921,025	54.02%	11	32.35%	\$1,901,911	\$1,080,000	\$1,122,357	\$1,051,000	\$380
El Jebel									
El Jebel - Eagle County	\$4,035,400	10.42%	5	14.71%	\$807,080	\$778,500	\$962,600	\$974,250	\$445
TOTAL EL JEBEL:	\$4,035,400	10.42%	5	14.71%	\$807,080	\$778,500	\$962,600	\$974,250	\$445
Carbondale									
Carbondale - Garfield County	\$13,644,400	35.23%	17	50.00%	\$802,612	\$911,500	\$841,036	\$963,600	\$347
Carbondale - Pitkin County	\$125,000	0.32%	1	2.94%	\$125,000	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$13,769,400	35.56%	18	52.94%	\$764,967	\$680,500	\$841,036	\$963,600	\$347
MIDVALLEY TOTALS:	\$38,725,825	100.00%	34	100.00%	\$1,138,995	\$963,600	\$951,655	\$972,600	\$375
(NEW UNIT SALES)	\$5,403,600	13.95%	5	14.71%	\$1,080,720	\$981,600	\$1,080,720	\$981,600	\$438

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. 2020

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	\$6,384,525	16.49%	6	17.65%	\$1,064,088	\$890,000	\$868,750	\$850,000	\$338
Basalt - Pitkin County	\$14,536,500	37.54%	5	14.71%	\$2,907,300	\$1,805,000	\$1,460,500	\$1,051,000	\$437
TOTAL BASALT:	\$20,921,025	54.02%	11	32.35%	\$1,901,911	\$1,080,000	\$1,122,357	\$1,051,000	\$380
El Jebel									
El Jebel - Eagle County	\$4,035,400	10.42%	5	14.71%	\$807,080	\$778,500	\$962,600	\$974,250	\$445
TOTAL EL JEBEL:	\$4,035,400	10.42%	5	14.71%	\$807,080	\$778,500	\$962,600	\$974,250	\$445
Carbondale									
Carbondale - Garfield County	\$13,644,400	35.23%	17	50.00%	\$802,612	\$911,500	\$841,036	\$963,600	\$347
Carbondale - Pitkin County	\$125,000	0.32%	1	2.94%	\$125,000	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$13,769,400	35.56%	18	52.94%	\$764,967	\$680,500	\$841,036	\$963,600	\$347
MIDVALLEY TOTALS:	\$38,725,825	100.00%	34	100.00%	\$1,138,995	\$963,600	\$951,655	\$972,600	\$375
(NEW UNIT SALES)	\$5,403,600	13.95%	5	14.71%	\$1,080,720	\$981,600	\$1,080,720	\$981,600	\$438

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Market Snapshot: MidValley Area

Full Year: 2019 versus YTD: 2020

Area	Average Price Single Family YTD: 2019	Average Price Single Family YTD: 2020	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family YTD: 2019	Average Price Multi-Family YTD: 2020	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land YTD: 2019	Average Price Vacant Land YTD: 2020	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,078,196	\$1,080,000	0%	\$599,087	\$798,333	33%	\$453,393	\$700,000	54%
Basalt - Pitkin County	\$1,354,654	\$1,460,500	8%	\$520,194	\$0	n/a	\$453,393	\$0	n/a
ALL BASALT	\$1,217,148	\$1,365,375	12%	\$569,502	\$798,333	40%	\$379,917	\$700,000	84%
El Jebel	\$939,516	\$974,250	4%	\$748,062	\$950,950	27%	\$270,571	\$185,000	-32%
ALL ELJEBEL	\$939,516	\$974,250	4%	\$748,062	\$950,950	27%	\$270,571	\$185,000	-32%
Carbondale - Garfield County	\$933,456	\$945,244	1%	\$464,262	\$372,100	-20%	\$178,402	\$173,000	-3%
Carbondale - Pitkin County	\$917,218	\$0	n/a	\$0	\$0	0%	\$0	\$0	n/a
ALL CARBONDALE	\$933,864	\$945,244	1%	\$464,262	\$372,100	-20%	\$178,402	\$161,000	-10%
Gross Mean:	\$999,718	\$1,061,147	6%	\$578,190	\$720,157	25%	\$205,898	\$254,833	24%

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: 2019	Median Price Single Family YTD: 2020	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family YTD: 2019	Median Price Multi-Family YTD: 2020	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land YTD: 2019	Median Price Vacant Land YTD: 2020	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$965,000	n/a	n/a	\$549,000	\$620,000	13%	\$232,750	n/a	n/a
Basalt - Pitkin County	\$917,000	\$1,051,000	15%	\$480,000	\$0	n/a	\$305,000	\$0	n/a
ALL BASALT	\$945,000	\$1,065,500	13%	\$546,500	\$620,000	13%	\$270,000	n/a	n/a
El Jebel	\$725,000	n/a	-100%	\$687,500	n/a	n/a	\$290,000	n/a	n/a
ALL ELJEBEL	\$725,000	n/a	-100%	\$687,500	n/a	n/a	\$290,000	n/a	n/a
Carbondale - Garfield County	\$815,000	\$981,600	20%	\$437,000	n/a	n/a	\$140,000	\$199,000	42%
Carbondale - Pitkin County	\$600,000	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$800,000	\$981,600	23%	\$437,000	n/a	n/a	\$140,000	\$162,000	16%
Gross Median:	\$825,000	\$1,050,000	27%	\$520,000	\$575,000	11%	\$150,000	\$199,000	33%

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