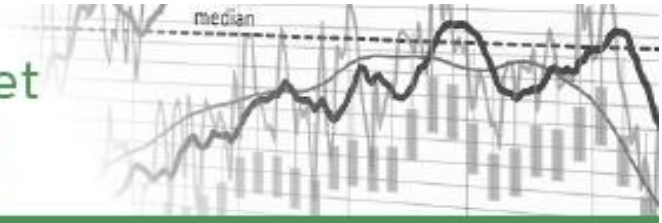
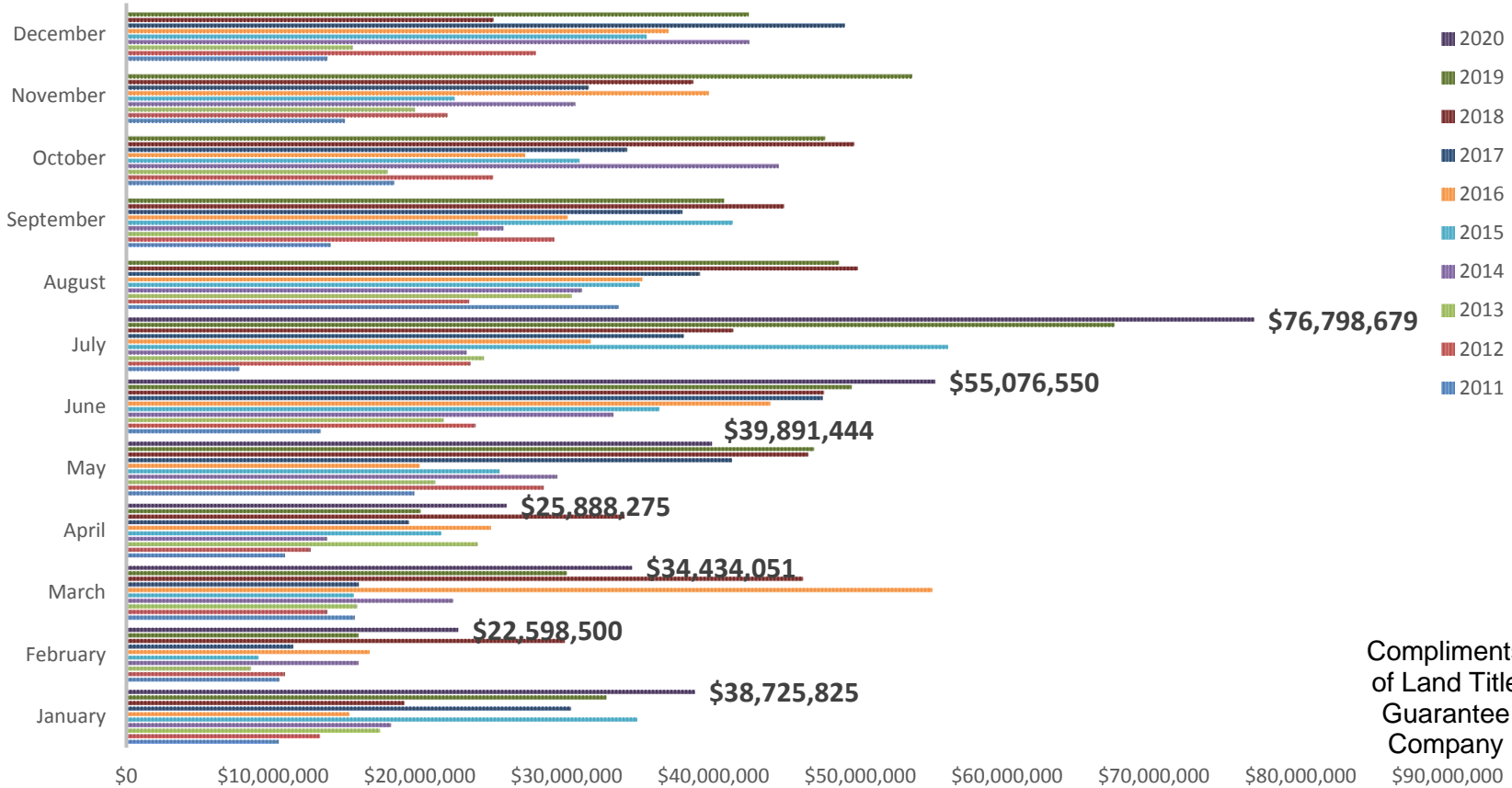




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2020



Compliments
of Land Title
Guarantee
Company



Historical Gross Volume

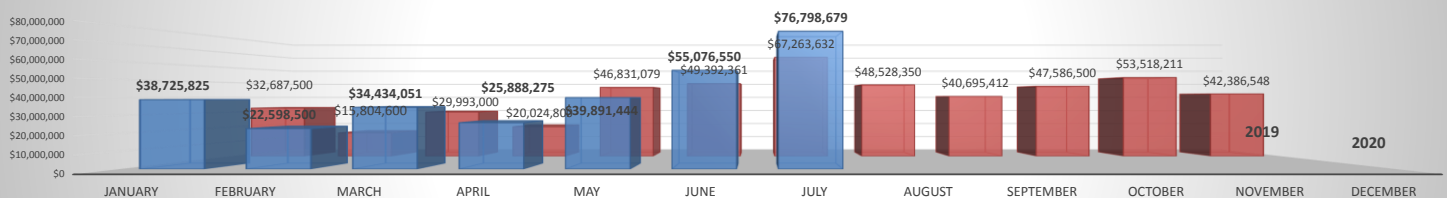
Month to Month Comparison \$ Volume

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	\$22,598,500	42.99%
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	\$34,434,051	14.81%
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	\$25,888,275	29.28%
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	\$39,891,444	-14.82%
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	\$55,076,550	11.51%
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	\$76,798,679	14.18%
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	\$87,735,735	\$125,885,443	\$132,382,309	\$155,496,820	\$198,494,280	\$206,905,423	\$203,233,710	\$263,843,311	\$261,996,972	\$293,413,324	11.99%
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	\$293,413,324	-40.69%

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	32	23.08%
March	27	33	34	45	31	41	27	61	38	45	18.42%
April	27	34	37	30	41	45	33	44	35	28	-20.00%
May	32	50	43	45	47	33	62	53	65	32	-50.77%
June	31	44	39	48	56	66	60	71	61	72	18.03%
July	25	44	58	49	74	48	57	45	66	82	24.24%
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	177	259	265	261	302	301	304	343	323	325	0.62%
Annual Totals	335	495	475	517	577	570	579	601	604	325	-46.19%

Current Month to Month



Compliments of
Land Title
Guarantee
Company



Market Analysis: MidValley Area

July 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	\$10,557,254	13.75%	13	15.85%	\$812,096	\$699,000	\$862,725	\$699,500	\$548
Basalt - Pitkin County	\$5,892,000	7.67%	7	8.54%	\$841,714	\$805,000	\$994,900	\$860,000	\$411
TOTAL BASALT:	\$16,449,254	21.42%	20	24.39%	\$822,463	\$699,500	\$906,784	\$764,000	\$502
El Jebel									
El Jebel - Eagle County	\$11,251,925	14.65%	13	15.85%	\$865,533	\$702,000	\$865,533	\$702,000	\$394
TOTAL EL JEBEL:	\$11,251,925	14.65%	13	15.85%	\$865,533	\$702,000	\$865,533	\$702,000	\$394
Carbondale									
Carbondale - Garfield County	\$47,378,500	61.69%	46	56.10%	\$1,029,967	\$557,500	\$1,235,183	\$987,000	\$355
Carbondale - Pitkin County	\$1,719,000	2.24%	3	3.66%	\$573,000	\$570,000	\$573,000	\$570,000	\$293
TOTAL CARBONDALE:	\$49,097,500	63.93%	49	59.76%	\$1,001,990	\$560,000	\$1,174,985	\$777,000	\$350
MIDVALLEY TOTALS:	\$76,798,679	100.00%	82	100.00%	\$936,569	\$667,500	\$1,064,261	\$764,000	\$397
(NEW UNIT SALES)	\$2,490,000	3.24%	2	0.62%	\$1,245,000	n/a	\$1,245,000	n/a	\$465

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.

Copyright © 2018. Land Title Guarantee. All Right Reserved.

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	\$50,921,748	17.35%	62	19.08%	\$821,319	\$697,000	\$858,206	\$700,000	\$452
Basalt - Pitkin County	\$29,913,500	10.20%	23	7.08%	\$1,300,587	\$860,000	\$1,022,563	\$880,000	\$405
TOTAL BASALT:	\$80,835,248	27.55%	85	26.15%	\$951,003	\$700,000	\$899,295	\$725,000	\$440
El Jebel									
El Jebel - Eagle County	\$43,256,676	14.74%	49	15.08%	\$882,789	\$690,000	\$918,492	\$716,000	\$404
TOTAL EL JEBEL:	\$43,256,676	14.74%	49	15.08%	\$882,789	\$690,000	\$918,492	\$716,000	\$404
Carbondale									
Carbondale - Garfield County	\$164,137,400	55.94%	183	56.31%	\$896,926	\$670,000	\$1,000,374	\$911,500	\$349
Carbondale - Pitkin County	\$5,184,000	1.77%	8	2.46%	\$648,000	\$607,000	\$722,714	\$619,000	\$304
TOTAL CARBONDALE:	\$169,321,400	57.71%	191	58.77%	\$886,499	\$670,000	\$986,290	\$891,250	\$347
MIDVALLEY TOTALS:	\$293,413,324	100.00%	325	100.00%	\$902,810	\$690,000	\$954,938	\$781,250	\$381
(NEW UNIT SALES)	\$28,356,051	9.66%	24	7.38%	\$1,181,502	\$1,167,500	\$1,181,502	\$1,167,500	\$438

Compliments of
Land Title
Guarantee
Company



Market Snapshot: MidValley Area

Full Year: 2019 versus YTD: 2020

Area	Average Price Single Family YTD:	Average Price Single Family YTD:	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family YTD:	Average Price Multi-Family YTD:	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land YTD:	Average Price Vacant Land YTD:	% Change Year-to-Date vs. Prior Year
	2019	2020		2019	2020		2019	2020	
Basalt - Eagle County	\$1,078,196	\$1,006,823	-7%	\$599,087	\$709,589	18%	\$453,393	\$556,350	23%
Basalt - Pitkin County	\$1,354,654	\$1,296,909	-4%	\$520,194	\$419,000	-19%	\$453,393	\$1,102,500	143%
ALL BASALT	\$1,217,148	\$1,097,993	-10%	\$569,502	\$659,488	16%	\$379,917	\$712,393	88%
El Jebel	\$939,516	\$1,024,809	9%	\$748,062	\$652,700	-13%	\$270,571	\$700,000	159%
ALL ELJEBEL	\$939,516	\$1,024,809	9%	\$748,062	\$652,700	-13%	\$270,571	\$700,000	159%
Carbondale - Garfield County	\$933,456	\$1,124,160	20%	\$464,262	\$475,520	2%	\$178,402	\$203,890	14%
Carbondale - Pitkin County	\$917,218	\$722,714	-21%	\$0	\$0	0%	\$0	\$125,000	n/a
ALL CARBONDALE	\$933,864	\$1,099,292	18%	\$464,262	\$475,520	2%	\$178,402	\$202,056	13%
Gross Mean:	\$999,718	\$1,086,483	9%	\$578,190	\$588,569	2%	\$205,898	\$312,275	52%

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:	Median Price Single Family YTD:	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family YTD:	Median Price Multi-Family YTD:	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land YTD:	Median Price Vacant Land YTD:	% Change Year-to-Date vs. Prior Year
	2019	2020		2019	2020		2019	2020	
Basalt - Eagle County	\$965,000	\$860,000	-11%	\$549,000	\$590,000	7%	\$232,750	\$151,750	-35%
Basalt - Pitkin County	\$917,000	\$1,051,000	15%	\$480,000	\$415,000	-14%	\$305,000	\$0	n/a
ALL BASALT	\$945,000	\$850,000	-10%	\$546,500	\$547,000	0%	\$270,000	\$305,000	13%
El Jebel	\$725,000	\$773,000	7%	\$687,500	\$527,500	-23%	\$290,000	\$165,000	-43%
ALL ELJEBEL	\$725,000	\$773,000	7%	\$687,500	\$527,500	-23%	\$290,000	\$165,000	-43%
Carbondale - Garfield County	\$815,000	\$1,032,500	27%	\$437,000	\$417,500	-4%	\$140,000	\$166,500	19%
Carbondale - Pitkin County	\$600,000	\$619,000	3%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$800,000	\$975,000	22%	\$437,000	\$420,000	-4%	\$140,000	\$164,000	17%
Gross Median:	\$825,000	\$934,000	13%	\$520,000	\$489,000	-6%	\$150,000	\$165,000	10%

Compliments of
Land Title
Guarantee
Company