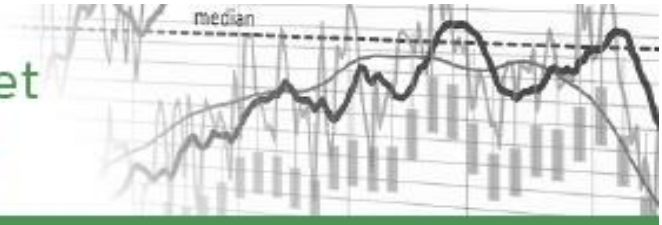
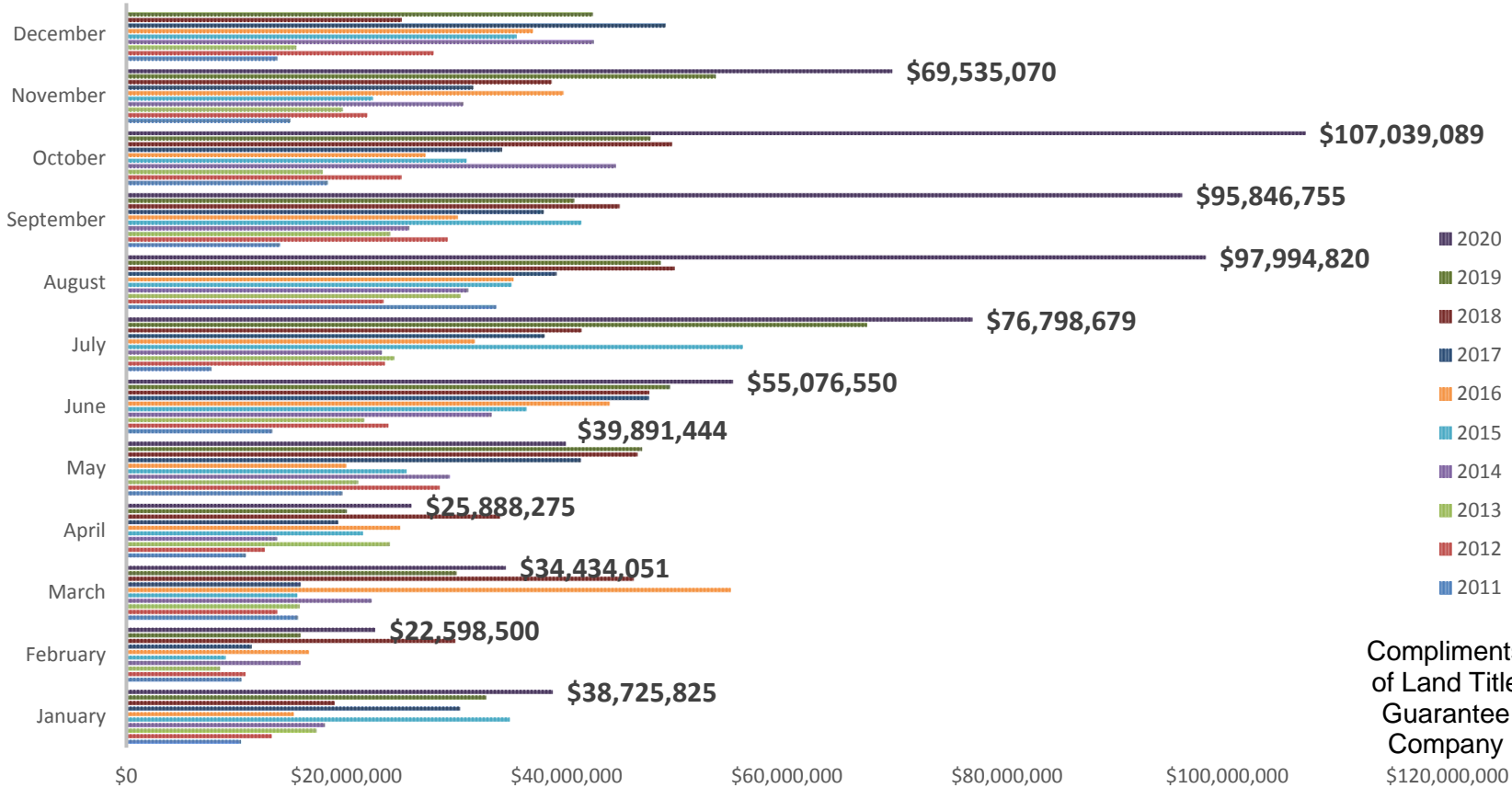




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2020





Historical Gross Volume

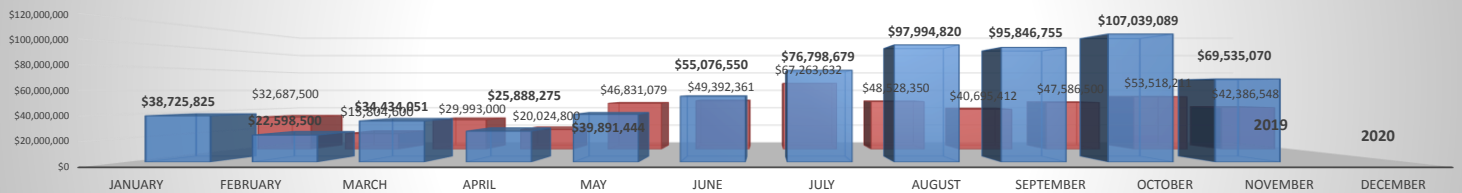
Month to Month Comparison \$ Volume

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	\$97,994,820	101.93%
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	\$95,846,755	135.52%
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	\$107,039,089	124.94%
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	\$69,535,070	29.93%
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	\$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	\$663,829,058	46.76%
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	\$663,829,058	34.18%

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	83	69.39%
September	24	53	41	41	59	49	45	53	52	102	96.15%
October	31	55	40	55	60	46	59	69	73	115	57.53%
November	28	44	32	49	47	62	55	42	52	74	42.31%
December	30	44	40	62	44	51	60	31	55		-100.00%
YTD. Totals	549	549	549	549	549	549	549	549	549	699	27.32%
Annual Totals	335	495	475	517	577	570	579	601	604	699	15.73%

Current Month to Month



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Market Analysis: MidValley Area

November 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	\$17,346,570	24.95%	19	25.68%	\$912,977	\$835,000	\$831,894	\$835,000	\$402
Basalt - Pitkin County	\$10,220,000	14.70%	7	9.46%	\$1,460,000	\$825,000	\$1,211,667	\$772,500	\$677
TOTAL BASALT:	\$27,566,570	39.64%	26	35.14%	\$1,060,253	\$825,000	\$1,048,907	\$825,000	\$512
El Jebel									
El Jebel - Eagle County	\$8,208,500	11.80%	8	10.81%	\$1,026,063	\$792,500	\$1,193,917	\$941,750	\$544
TOTAL EL JEBEL:	\$8,208,500	11.80%	8	10.81%	\$1,026,063	\$792,500	\$1,193,917	\$941,750	\$544
Carbondale									
Carbondale - Garfield County	\$32,875,000	47.28%	38	51.35%	\$865,132	\$797,500	\$1,133,840	\$889,000	\$385
Carbondale - Pitkin County	\$885,000	1.27%	2	2.70%	\$442,500	n/a	\$645,000	n/a	\$413
TOTAL CARBONDALE:	\$33,760,000	48.55%	40	54.05%	\$844,000	\$772,000	\$1,115,038	\$878,000	\$386
MIDVALLEY TOTALS:	\$69,535,070	100.00%	74	100.00%	\$939,663	\$795,000	\$1,084,357	\$842,000	\$448
(NEW UNIT SALES)	\$6,020,000	8.66%	4	0.57%	\$1,505,000	\$1,527,500	\$1,505,000	\$1,527,500	\$569

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	\$126,133,393	19.00%	132	18.88%	\$955,556	\$756,500	\$1,017,484	\$797,500	\$459
Basalt - Pitkin County	\$68,402,300	10.30%	56	8.01%	\$1,221,470	\$777,500	\$1,179,713	\$825,000	\$499
TOTAL BASALT:	\$194,535,693	29.31%	188	26.90%	\$1,034,764	\$758,000	\$1,069,153	\$805,000	\$470
El Jebel									
El Jebel - Eagle County	\$116,941,265	17.62%	120	17.17%	\$974,511	\$763,700	\$1,034,333	\$772,500	\$494
TOTAL EL JEBEL:	\$116,941,265	17.62%	120	17.17%	\$974,511	\$763,700	\$1,034,333	\$772,500	\$494
Carbondale									
Carbondale - Garfield County	\$342,701,100	51.62%	376	53.79%	\$911,439	\$661,250	\$1,101,888	\$900,000	\$368
Carbondale - Pitkin County	\$9,651,000	1.45%	15	2.15%	\$643,400	\$595,000	\$743,417	\$632,000	\$326
TOTAL CARBONDALE:	\$352,352,100	53.08%	391	55.94%	\$901,156	\$649,100	\$1,085,150	\$885,000	\$366
MIDVALLEY TOTALS:	\$663,829,058	100.00%	699	100.00%	\$949,684	\$700,000	\$1,073,350	\$840,000	\$422
(NEW UNIT SALES)	\$76,551,251	11.53%	63	9.01%	\$1,215,099	\$1,240,000	\$1,216,830	\$1,245,800	\$523

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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	\$1,221,906	13%	\$599,087	\$813,063	36%	\$453,393	\$373,146	-18%
Basalt - Pitkin County	\$1,354,654	\$1,641,165	21%	\$520,194	\$516,375	-1%	\$453,393	\$740,000	63%
ALL BASALT	\$1,217,148	\$1,354,001	11%	\$569,502	\$741,138	30%	\$379,917	\$501,545	32%
El Jebel	\$939,516	\$1,264,001	35%	\$748,062	\$833,895	11%	\$270,571	\$657,143	143%
ALL ELJEBEL	\$939,516	\$1,264,001	35%	\$748,062	\$833,895	11%	\$270,571	\$657,143	143%
Carbondale - Garfield County	\$933,456	\$1,240,085	33%	\$464,262	\$549,100	18%	\$178,402	\$232,540	30%
Carbondale - Pitkin County	\$917,218	\$743,417	-19%	\$0	\$0	0%	\$0	\$243,333	n/a
ALL CARBONDALE	\$933,864	\$1,211,431	30%	\$464,262	\$549,100	18%	\$178,402	\$232,822	31%
Gross Mean:	\$999,718	\$1,250,735	25%	\$578,190	\$715,796	24%	\$205,898	\$308,761	50%

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	\$1,008,000	4%	\$549,000	\$684,500	25%	\$232,750	\$151,750	-35%
Basalt - Pitkin County	\$917,000	\$1,025,000	12%	\$480,000	\$464,000	-3%	\$305,000	\$425,000	39%
ALL BASALT	\$945,000	\$954,000	1%	\$546,500	\$610,000	12%	\$270,000	\$265,110	-2%
El Jebel	\$725,000	\$822,500	13%	\$687,500	\$735,000	7%	\$290,000	\$250,000	-14%
ALL ELJEBEL	\$725,000	\$822,500	13%	\$687,500	\$735,000	7%	\$290,000	\$250,000	-14%
Carbondale - Garfield County	\$815,000	\$1,045,000	28%	\$437,000	\$495,000	13%	\$140,000	\$197,000	41%
Carbondale - Pitkin County	\$600,000	\$632,000	5%	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$800,000	\$978,300	22%	\$437,000	\$495,000	13%	\$140,000	\$197,000	41%
Gross Median:	\$825,000	\$970,000	18%	\$520,000	\$557,500	7%	\$150,000	\$210,000	40%

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