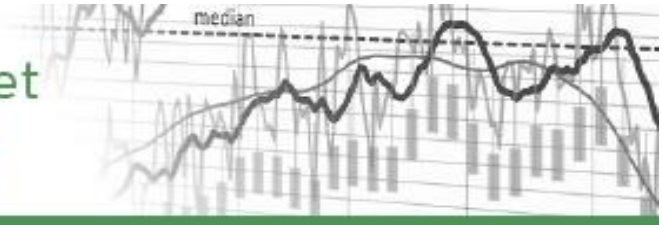
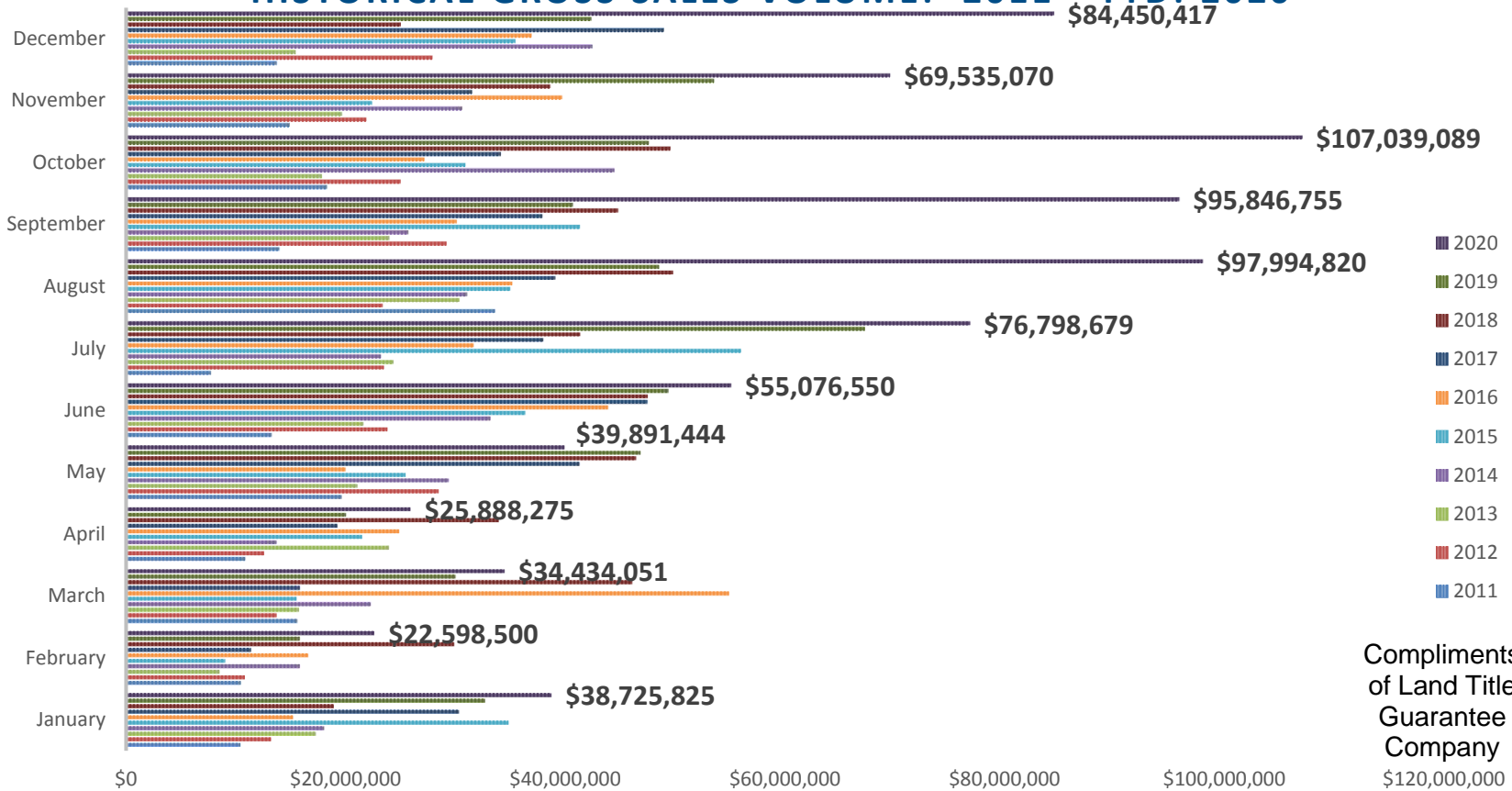




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2020



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Historical Gross Volume

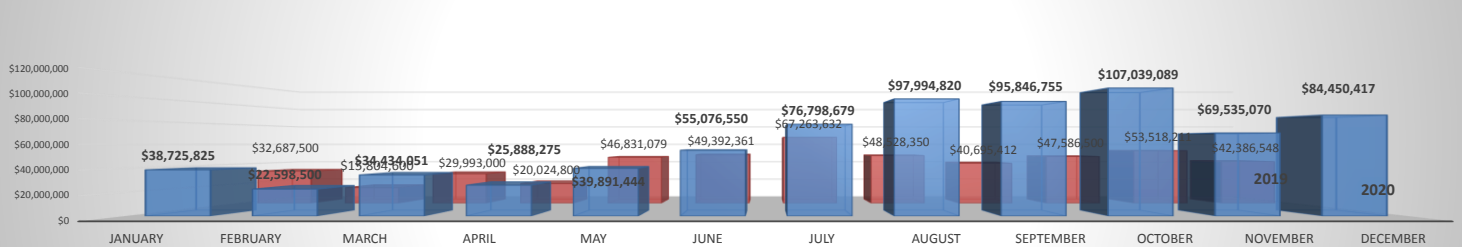
Month to Month Comparison \$ Volume

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	\$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	\$84,450,417	99.24%
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	\$748,279,475	51.26%
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	\$748,279,475	51.26%

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	75	36.36%
YTD. Totals	335	495	475	517	577	570	579	601	604	774	28.15%
Annual Totals	335	495	475	517	577	570	579	601	604	774	28.15%

Current Month to Month



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Commercial Sales Detail

Commercial Sales Report: January 1st, 2020 through December 31st, 2020: Q4. 2020

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PPSF	RDATE	STREET ADDRESS
R013755			1974	11250	1.5400	\$ 1,805,000.00	HOLLAND HILLS AT BASALT Lot 1,2,58	OFFICE	\$ 160.44	1/2/2020	24505 HWY 82
R006924	3	2.50	1969	27536	4.7000	\$ 8,350,000.00	M&B: LOT 55 SEC 17-8-86	WHSE	\$ 303.24	1/21/2020	24480 HWY 82
R067293			2020	N/A	0.1670	\$ 2,209,525.00	WILLITS TOWN CENTER FILING NO 3 LOT B2	RETAIL	N/A	1/17/2020	160 ROBINSON STREET
R064997					0.3940	\$ 785,000.00	WILLITS TOWN CENTER PUD BLK 8	COMMVACANT	N/A	2/3/2020	N/A
R050667			1991	1861	0.1370	\$ 400,000.00	MID-VALLEY DESIGN CENTER CONDO UNIT 4	RETAIL	\$ 214.94	3/31/2020	20 SUNSET DR
R057457			2004	504	0.0230	\$ 217,500.00	RIVERWALK AT THE FRYING PAN CONDO UNIT 102 BLDG 2	OFFICE	\$ 431.55	3/2/2020	231 MIDLAND AVE
R025611			1982	690	0.0340	\$ 170,000.00	FRYING PAN INN CONDO UNIT 6 BLDG 2	RETAIL	\$ 246.38	3/12/2020	175 MIDLAND AVE
R084428-4432			2008	5120		\$ 2,000,000.00	311 MAIN STREET CONDO Unit 101,102,202,203	OFFICE	\$ 390.63	1/31/2020	311 MAIN STREET
R008636	2.00	2002	1488			\$ 224,000.00	LINES PLAZA II CONDO Unit 111	RETAIL	\$ 150.54	1/27/2020	111 VILLAGE LN
R341198	1.00	1964	1844	0.1100		\$ 950,000.00	LAPPALA MAIN STREET SUB Lot C	OFFICE	\$ 515.18	3/9/2020	647 MAIN ST
R060706	1	1.00	2008	950	0.0180	\$ 485,000.00	WILLITS BEND CONDO UNIT 413	LIVEWORK	\$ 510.53	4/2/2020	28 WIDGET ST
R067294					0.1160	\$ 1,336,080.00	WILLITS TOWN CENTER FILING NO 3 LOT B3	COMMVACANT	N/A	5/5/2020	190 ROBINSON STREET
R059743		2004	438	0.0230		\$ 125,000.00	RIVERWALK AT THE FRYING PAN LOT 105 BLK 2	OFFICE	\$ 285.39	6/29/2020	N/A
R058908		2003	849	0.0440		\$ 395,000.00	ALPINE BANK BUILDING CONDO UNIT 202B	OFFICE	\$ 465.25	6/16/2020	711 E VALLEY RD
R055063	0.50	2002	873	0.0420		\$ 303,000.00	RIVERWALK AT THE FRYING PAN LOT 17A	OFFICE	\$ 347.08	6/26/2020	227 MIDLAND AVE
R067490					0.6190	\$ 1,700,000.00	WILLITS TOWN CENTER FILING NO 11 LOT 8	COMMVACANT	N/A	6/2/2020	N/A
R340320		1936	512	0.0574		\$ 410,000.00	ORIGINAL TOWNSTE CARBONDALE Lot 5 Block 9	OFFICE	\$ 800.78	4/27/2020	234 MAIN ST
R340867	1.00	63 & 20	9040	0.9300		\$ 1,775,000.00	M&B: Section: 33 Township: 75 Range: 88W	WHSE	\$ 196.35	4/15/2020	890 133 HWY
1009556-R009559					1.5611	\$ 200,000.00	RIVER VALLEY RANCH PHASE 8 Lot 4-7 Block V	DEVELOP	N/A	4/15/2020	PERRY RIDGE
R090132			1974		9.3400	\$ 9,500,000.00	M&B: Section: 28 Township: 75 Range: 88W	MH PARK	N/A	5/29/2020	171 133 HWY
R016595			1996	719		\$ 275,000.00	ROARING RIVER LODGES Unit 50 BLDG D	OFFICE/RETAIL	\$ 382.48	5/1/2020	23400 TWO RIVERS ROAD
R016588			1996	686		\$ 250,000.00	ROARING RIVER LODGES CONDO Unit 43 BLDG D	RETAIL	\$ 364.43	7/1/2020	23400 TWO RIVERS RD #43
R016391	2	3.00	1009	3207	0.1696	\$ 667,500.00	SOUTHSIDE PUD PHASE I Block 3 Lot 3	LIVEWORK	\$ 208.14	7/15/2020	371 SOUTHSIDE DR
R020474			2006	823		\$ 421,000.00	RESIDENCES AT ROARING FORK CONDO Unit 101	OFFICE/RETAIL	\$ 511.54	8/24/2020	23272 TWO RIVERS RD #101
R015626			1995	445		\$ 95,000.00	RIVERVIEW PLAZA CONO Unit 122	OFFICE/RETAIL	\$ 213.48	8/11/2020	100 ELK RUN DR #122
R013761			1993	5470	0.2875	\$ 1,100,000.00	BASALT BUSINESS CENTER EAST Lot B	OFFICE/RETAIL	\$ 201.10	8/31/2020	216 CODY LN
R013784					1.0690	\$ 1,300,000.00	BASALT BUSINESS CENTER WEST Lot 1	COMMVACANT	N/A	8/7/2020	115 SOUTHSIDE DR
R066723			2017	3114	0.0410	\$ 1,120,320.00	BLOCK SEVEN CONDO UNIT R705 BLDG 7	RETAIL	\$ 359.77	8/4/2020	341 MARKET ST
R067909					0.7790	\$ 2,424,755.00	WILLITS TOWN CENTER PUD BLK 4	COMMVACANT	N/A	9/9/2020	200 ROBINSON STREET
R590165	2	4.00	1995	7600	0.5700	\$ 1,450,000.00	VILLAGE BUSINESS CENTER Lot 45-51	MIXEDUSE	\$ 190.79	9/29/2020	695 BUGGY CIR
R341003			1985	192	0.3000	\$ 649,000.00	VILLAGE BUSINESS CENTER Lot 1-2	CARWASH	N/A	9/30/2020	714 BUGGY CIR
R084103					4.1930	\$ 6,500,000.00	CARBONDALE MARKETPLACE SUB LOT 5A 1ST AMD FNL Lot 5A	COMMVACANT	N/A	9/3/2020	N/A
R060698			2008	935	0.0180	\$ 425,000.00	WILLITS BEND CONDO UNIT 401	OFFICE	\$ 454.55	10/5/2020	28 WIDGET ST
R027879	4.00	1979	7844	0.8140		\$ 1,500,000.00	BASALT INDUSTRIAL PARK LOT 18	WHSE	\$ 191.23	11/16/2020	35 PARK AVE
R054840	3.00	1898	1155	0.0400		\$ 510,000.00	BAKERY BUILDING LOT 1	RESTAURANT	\$ 441.56	11/10/2020	N/A
R026150	2.00	1992	4811	0.0750		\$ 1,700,000.00	BASALT LOT 22 BLK 2	OFFICE	\$ 353.36	11/20/2020	174 MIDLAND AVE
R025613			1982	690	0.0340	\$ 180,000.00	FRYING PAN INN CONDO UNIT 8 BLDG 2	RETAIL	\$ 260.87	11/18/2020	175 MIDLAND AVE
R065549			1993	1404	0.1360	\$ 405,000.00	40 SUNSET DRIVE COMMERCIAL CONDO UNIT 8	OFFICE	\$ 288.46	12/8/2020	40 SUNSET DR
R058012	1.00	1997	1359	0.1490		\$ 450,000.00	MID-VALLEY MEDICAL CENTER CONDO UNIT 104	OFFICE	\$ 331.13	12/14/2020	1450 E VALLEY DR
R045331	10	6.00	1904	2757	20.7480	\$ 1,170,000.00	M&B: SEC 23 TWP 2 RNG 83 STATE BRIDGE LODGE	LODGING	\$ 424.37	12/21/2020	127 TROUGH RD
R025977	2	4.00	2000	3344	0.2070	\$ 850,000.00	M&B: SEC 7 TWP 8 RNG 86 TR 47	RETAIL	\$ 254.19	12/30/2020	162 MIDLAND AVE
R026230	2.00	1966	1500	0.1500		\$ 1,030,000.00	M&B: SEC 7 TWP 8 RNG 86 TR 45	IAS/CONVENIENC	\$ 686.67	12/22/2020	122 BASALT CENTER CIR
R044452	0	1.00	2007	864		\$ 190,000.00	CLEAVER AND CALEB CONDO EXEMPTION Lot C9	WHSE	\$ 219.91	10/5/2020	1929 DOLORES WAY
R007290			2000	580		\$ 175,000.00	320 MAIN STREET CONDOS Lot 204	OFFICE	\$ 301.72	11/17/2020	320 MAIN ST
340870&R580134					0.7788	\$ 1,450,000.00	ORIGINAL TOWNSTE CARBONDALE Lot 7-12 Block 19 Parcel: 1	COMMVACANT	N/A	11/6/2020	77 4TH STREET
R043573	2.00	1996	1952			\$ 660,000.00	8TH STREET PROFESSIONAL BLDG CONDO EXEMP Lot 201	OFFICE	\$ 338.11	12/8/2020	N/A
R090125	2.00	1991	4200	0.7500		\$ 1,295,000.00	M&B Section 28 Township 75 Range 88W	WHSE	\$ 308.33	12/31/2020	233 HWY 133
R015698	18	16.50	1947	11856	32.0000	\$ 2,950,000.00	M&B: FRYING PAN Quarter NE Section 20 Township 8 Range 83	LODGING	\$ 248.82	11/4/2020	26604 FRYING PAN RD
R006924	3	2.50	1969	27536	4.7000	\$ 9,300,000.00	M&B Tract 55 Section 17 Township 8 Range 86 PARCEL A	MIXEDUSE	\$ 337.74	12/31/2020	24480 HWY 82
R015628			1995	465		\$ 102,000.00	RIVERVIEW PLAZA COMM CONDO Unit 125	OFFICE/RETAIL	\$ 219.35	12/1/2020	100 ELK RUN DR #125

Compliments of Land Title Guarantee Company

Please note: The above figures are an unofficial tabulation of Garfield, Pitkin, and Eagle County Assessor's Records that are believed to be reasonably accurate, but are not guaranteed. Parking Spaces and some other non-standard Commercial Uses may not be included.

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Market Analysis: MidValley Area

December 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	\$17,964,617	21.27%	14	18.67%	\$1,283,187	\$975,000	\$1,839,340	\$1,540,000	\$571
Basalt - Pitkin County	\$12,110,000	14.34%	5	6.67%	\$2,422,000	\$890,000	\$902,667	\$890,000	\$466
TOTAL BASALT:	\$30,074,617	35.61%	19	25.33%	\$1,582,875	\$975,000	\$1,583,883	\$1,185,000	\$542
El Jebel									
El Jebel - Eagle County	\$9,170,500	10.86%	9	12.00%	\$1,018,944	\$692,500	\$1,220,929	\$837,000	\$420
TOTAL EL JEBEL:	\$9,170,500	10.86%	9	12.00%	\$1,018,944	\$692,500	\$1,220,929	\$837,000	\$420
Carbondale									
Carbondale - Garfield County	\$44,055,300	52.17%	46	61.33%	\$957,724	\$655,000	\$1,434,031	\$928,400	\$383
Carbondale - Pitkin County	\$1,150,000	1.36%	1	1.33%	\$1,150,000	n/a	\$1,150,000	n/a	\$1,071
TOTAL CARBONDALE:	\$45,205,300	53.53%	47	62.67%	\$961,815	\$660,000	\$1,423,511	\$936,800	\$410
MIDVALLEY TOTALS:	\$84,450,417	100.00%	75	100.00%	\$1,126,006	\$790,000	\$1,448,934	\$975,000	\$445
(NEW UNIT SALES)	\$8,660,517	10.26%	7	0.90%	\$1,237,217	\$975,000	\$1,237,217	\$975,000	\$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	\$144,098,010	19.26%	146	18.86%	\$986,973	\$779,500	\$1,078,363	\$840,000	\$467
Basalt - Pitkin County	\$80,512,300	10.76%	61	7.88%	\$1,319,874	\$805,000	\$1,159,924	\$842,500	\$497
TOTAL BASALT:	\$224,610,310	30.02%	207	26.74%	\$1,085,074	\$795,000	\$1,105,448	\$837,500	\$476
El Jebel									
El Jebel - Eagle County	\$126,111,765	16.85%	129	16.67%	\$977,611	\$759,900	\$1,046,207	\$775,500	\$489
TOTAL EL JEBEL:	\$126,111,765	16.85%	129	16.67%	\$977,611	\$759,900	\$1,046,207	\$775,500	\$489
Carbondale									
Carbondale - Garfield County	\$386,756,400	51.69%	422	54.52%	\$916,484	\$657,500	\$1,133,754	\$903,000	\$370
Carbondale - Pitkin County	\$10,801,000	1.44%	16	2.07%	\$675,063	\$607,000	\$774,692	\$645,000	\$383
TOTAL CARBONDALE:	\$397,557,400	53.13%	438	56.59%	\$907,665	\$650,000	\$1,117,318	\$898,250	\$370
MIDVALLEY TOTALS:	\$748,279,475	100.00%	774	100.00%	\$966,769	\$715,000	\$1,105,030	\$857,500	\$424
(NEW UNIT SALES)	\$85,211,768	11.39%	70	9.04%	\$1,217,311	\$1,215,000	\$1,218,898	\$1,220,000	\$514

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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	\$1,308,802	21%	\$599,087	\$847,923	42%	\$453,393	\$357,720	-21%
Basalt - Pitkin County	\$1,354,654	\$1,623,825	20%	\$520,194	\$541,389	4%	\$453,393	\$740,000	63%
ALL BASALT	\$1,217,148	\$1,405,732	15%	\$569,502	\$771,290	35%	\$379,917	\$479,354	26%
El Jebel	\$939,516	\$1,280,501	36%	\$748,062	\$828,354	11%	\$270,571	\$614,000	127%
ALL ELJEBEL	\$939,516	\$1,280,501	36%	\$748,062	\$828,354	11%	\$270,571	\$614,000	127%
Carbondale - Garfield County	\$933,456	\$1,285,549	38%	\$464,262	\$550,971	19%	\$178,402	\$237,385	33%
Carbondale - Pitkin County	\$917,218	\$774,692	-16%	\$0	\$0	0%	\$0	\$243,333	n/a
ALL CARBONDALE	\$933,864	\$1,256,421	35%	\$464,262	\$550,971	19%	\$178,402	\$237,519	33%
Gross Mean:	\$999,718	\$1,292,417	29%	\$578,190	\$722,181	25%	\$205,898	\$303,858	48%

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	\$1,030,000	7%	\$549,000	\$697,500	27%	\$232,750	\$151,750	-35%
Basalt - Pitkin County	\$917,000	\$1,038,000	13%	\$480,000	\$472,500	-2%	\$305,000	\$425,000	39%
ALL BASALT	\$945,000	\$1,025,000	8%	\$546,500	\$622,500	14%	\$270,000	\$265,110	-2%
El Jebel	\$725,000	\$835,000	15%	\$687,500	\$735,000	7%	\$290,000	\$250,000	-14%
ALL ELJEBEL	\$725,000	\$835,000	15%	\$687,500	\$735,000	7%	\$290,000	\$250,000	-14%
Carbondale - Garfield County	\$815,000	\$1,050,000	29%	\$437,000	\$500,000	14%	\$140,000	\$195,000	39%
Carbondale - Pitkin County	\$600,000	\$645,000	8%	\$0	\$0	n/a	\$0	\$240,000	n/a
ALL CARBONDALE	\$800,000	\$1,012,500	27%	\$437,000	\$497,500	14%	\$140,000	\$195,000	39%
Gross Median:	\$825,000	\$1,000,000	21%	\$520,000	\$583,000	12%	\$150,000	\$205,000	37%

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