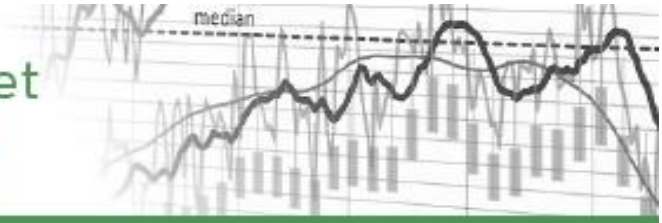
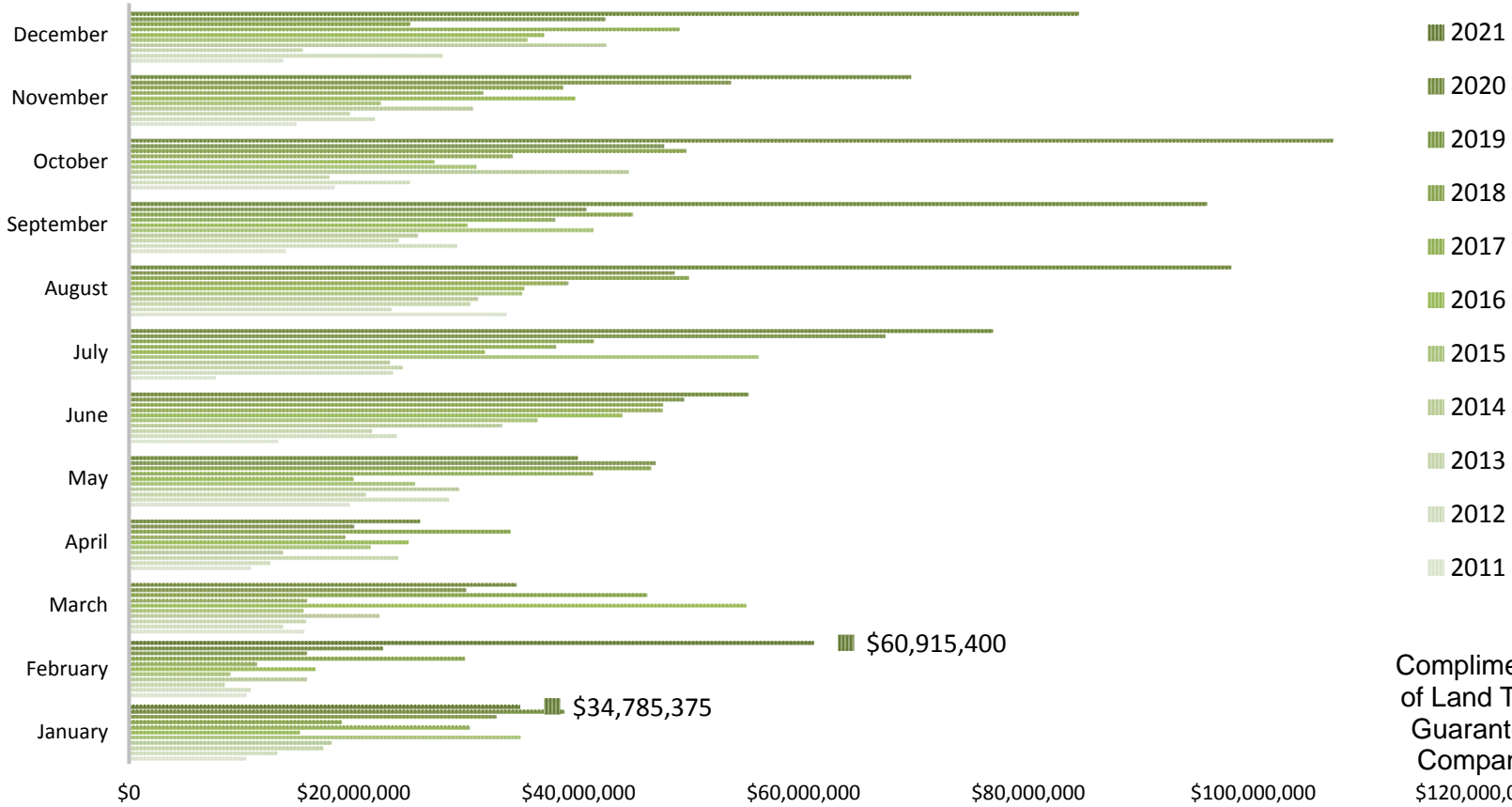




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2021



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\$120,000,000



Historical Gross Volume

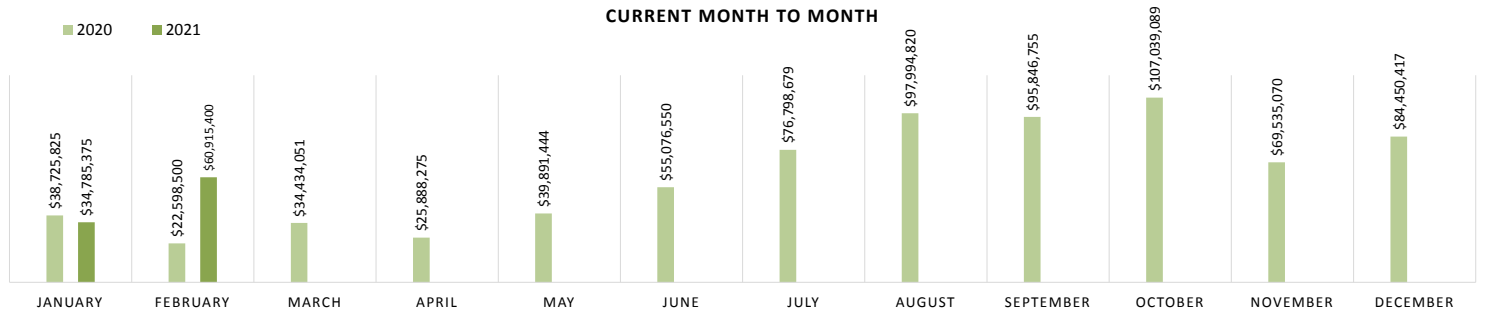
Month to Month Comparison \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	% 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	\$34,785,375	-10.18%
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	\$60,915,400	169.56%
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		-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	\$25,888,275		-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	\$39,891,444		-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	\$55,076,550		-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	\$76,798,679		-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	\$97,994,820		-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	\$95,846,755		-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	\$107,039,089		-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	\$69,535,070		-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	\$84,450,417		-100.00%
YTD. Totals	\$20,817,500	\$23,979,416	\$25,755,035	\$33,844,526	\$43,817,900	\$31,754,825	\$41,615,718	\$48,737,100	\$48,492,100	\$61,324,325	\$95,700,775	56.06%
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	\$95,700,775	-87.21%

Month to Month Comparison # of Transactions

Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	% Change 2020 vs. 2019
January	20	29	28	24	29	38	41	36	32	34	42	23.53%
February	15	25	26	20	24	30	24	33	26	32	61	90.63%
March	27	33	34	45	31	41	27	61	38	45		-100.00%
April	27	34	37	30	41	45	33	44	35	28		-100.00%
May	32	50	43	45	47	33	62	53	65	32		-100.00%
June	31	44	39	48	56	66	60	71	61	72		-100.00%
July	25	44	58	49	74	48	57	45	66	82		-100.00%
August	45	40	57	49	65	61	56	63	49	83		-100.00%
September	24	53	41	41	59	49	45	53	52	102		-100.00%
October	31	55	40	55	60	46	59	69	73	115		-100.00%
November	28	44	32	49	47	62	55	42	52	74		-100.00%
December	30	44	40	62	44	51	60	31	55	75		-100.00%
YTD. Totals	35	54	54	44	53	68	65	69	58	66	103	56.06%
Annual Totals	335	495	475	517	577	570	579	601	604	774	103	-86.69%

CURRENT MONTH TO MONTH



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Market Analysis: MidValley Area

February 2021

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	\$18,356,400	30.13%	12	19.67%	\$1,529,700	\$1,777,700	\$1,310,000	\$1,252,500	\$545
Basalt - Pitkin County	\$2,611,000	4.29%	5	8.20%	\$522,200	\$240,000	\$1,925,000	n/a	\$571
TOTAL BASALT:	\$20,967,400	34.42%	17	27.87%	\$1,233,376	\$795,000	\$1,378,333	\$1,710,000	\$548
El Jebel									
El Jebel - Eagle County	\$8,028,500	13.18%	7	11.48%	\$1,146,929	\$1,000,000	\$1,322,700	\$1,495,000	\$422
TOTAL EL JEBEL:	\$8,028,500	13.18%	7	11.48%	\$1,146,929	\$1,000,000	\$1,322,700	\$1,495,000	\$422
Carbondale									
Carbondale - Garfield County	\$31,919,500	52.40%	37	60.66%	\$862,689	\$671,000	\$1,168,022	\$735,000	\$402
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$31,919,500	52.40%	37	60.66%	\$862,689	\$671,000	\$1,168,022	\$735,000	\$402
MIDVALLEY TOTALS:	\$60,915,400	100.00%	61	100.00%	\$998,613	\$673,900	\$1,234,094	\$817,000	\$440
(NEW UNIT SALES)	\$6,208,500	10.19%	7	6.80%	\$886,929	\$719,500	\$886,929	\$719,500	\$368

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. 2021

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	\$24,948,900	26.07%	18	17.48%	\$1,386,050	\$1,287,500	\$1,240,417	\$962,500	\$499
Basalt - Pitkin County	\$7,996,000	8.36%	11	10.68%	\$726,909	\$750,000	\$1,257,000	\$1,050,000	\$425
TOTAL BASALT:	\$32,944,900	34.42%	29	28.16%	\$1,136,031	\$950,000	\$1,293,077	\$975,000	\$477
El Jebel									
El Jebel - Eagle County	\$11,142,575	11.64%	12	11.65%	\$928,548	\$826,000	\$1,248,411	\$1,463,375	\$425
TOTAL EL JEBEL:	\$11,142,575	11.64%	12	11.65%	\$928,548	\$826,000	\$1,248,411	\$1,463,375	\$425
Carbondale									
Carbondale - Garfield County	\$50,985,300	53.28%	61	59.22%	\$835,825	\$630,000	\$1,169,379	\$735,000	\$403
Carbondale - Pitkin County	\$628,000	0.66%	1	0.97%	\$628,000	n/a	\$628,000	n/a	\$455
TOTAL CARBONDALE:	\$51,613,300	53.93%	62	60.19%	\$832,473	\$630,000	\$1,169,379	\$735,000	\$404
MIDVALLEY TOTALS:	\$95,700,775	100.00%	103	100.00%	\$929,134	\$665,000	\$1,197,364	\$870,000	\$428
(NEW UNIT SALES)	\$10,528,500	11.00%	11	10.68%	\$957,136	\$725,000	\$957,136	\$725,000	\$387

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Market Snapshot: MidValley Area

Full Year: 2020 versus YTD: 2021

Area	Average Price Single Family 2020	Average Price Single Family YTD: 2021	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2020	Average Price Multi-Family YTD: 2021	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2020	Average Price Vacant Land YTD: 2021	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,308,802	\$1,660,714	27%	\$847,923	\$652,000	-23%	\$357,720	\$832,633	133%
Basalt - Pitkin County	\$1,623,825	\$1,383,750	-15%	\$541,389	\$750,000	39%	\$740,000	\$458,333	-38%
ALL BASALT	\$1,405,732	\$1,560,000	11%	\$771,290	\$668,333	-13%	\$479,354	\$645,483	35%
El Jebel	\$1,280,501	\$1,248,411	-3%	\$828,354	\$0	n/a	\$614,000	\$497,500	-19%
ALL ELJEBEL	\$1,280,501	\$1,248,411	-3%	\$828,354	\$0	n/a	\$614,000	\$497,500	-19%
Carbondale - Garfield County	\$1,285,549	\$1,508,195	17%	\$550,971	\$648,123	18%	\$237,385	\$250,708	6%
Carbondale - Pitkin County	\$774,692	\$628,000	-19%	\$0	\$0	0%	\$243,333	\$0	n/a
ALL CARBONDALE	\$1,256,421	\$1,466,281	17%	\$550,971	\$648,123	18%	\$237,519	\$250,708	6%
Gross Mean:	\$1,292,417	\$1,453,610	12%	\$722,181	\$654,505	-9%	\$303,858	\$349,409	15%

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 2020	Median Price Single Family YTD: 2021	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2020	Median Price Multi-Family YTD: 2021	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2020	Median Price Vacant Land YTD: 2021	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,030,000	\$1,710,000	66%	\$697,500	\$665,000	-5%	\$151,750	\$587,500	287%
Basalt - Pitkin County	\$1,038,000	\$1,355,000	31%	\$472,500	n/a	-100%	\$425,000	\$350,000	-18%
ALL BASALT	\$1,025,000	\$1,710,000	67%	\$622,500	\$665,000	7%	\$265,110	\$468,750	77%
El Jebel	\$835,000	\$1,463,375	75%	\$735,000	\$0	n/a	\$250,000	\$417,500	67%
ALL ELJEBEL	\$835,000	\$1,463,375	75%	\$735,000	\$0	n/a	\$250,000	\$417,500	67%
Carbondale - Garfield County	\$1,050,000	\$1,387,500	32%	\$500,000	\$715,000	43%	\$195,000	\$225,000	15%
Carbondale - Pitkin County	\$645,000	n/a	n/a	\$0	\$0	0%	\$240,000	\$0	n/a
ALL CARBONDALE	\$1,012,500	\$1,300,000	28%	\$497,500	\$715,000	44%	\$195,000	\$225,000	15%
Gross Median:	\$1,000,000	\$1,475,000	48%	\$583,000	\$675,100	16%	\$205,000	\$240,000	17%

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