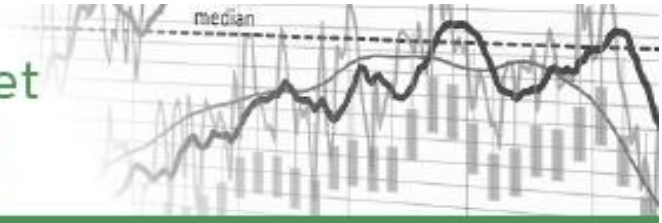
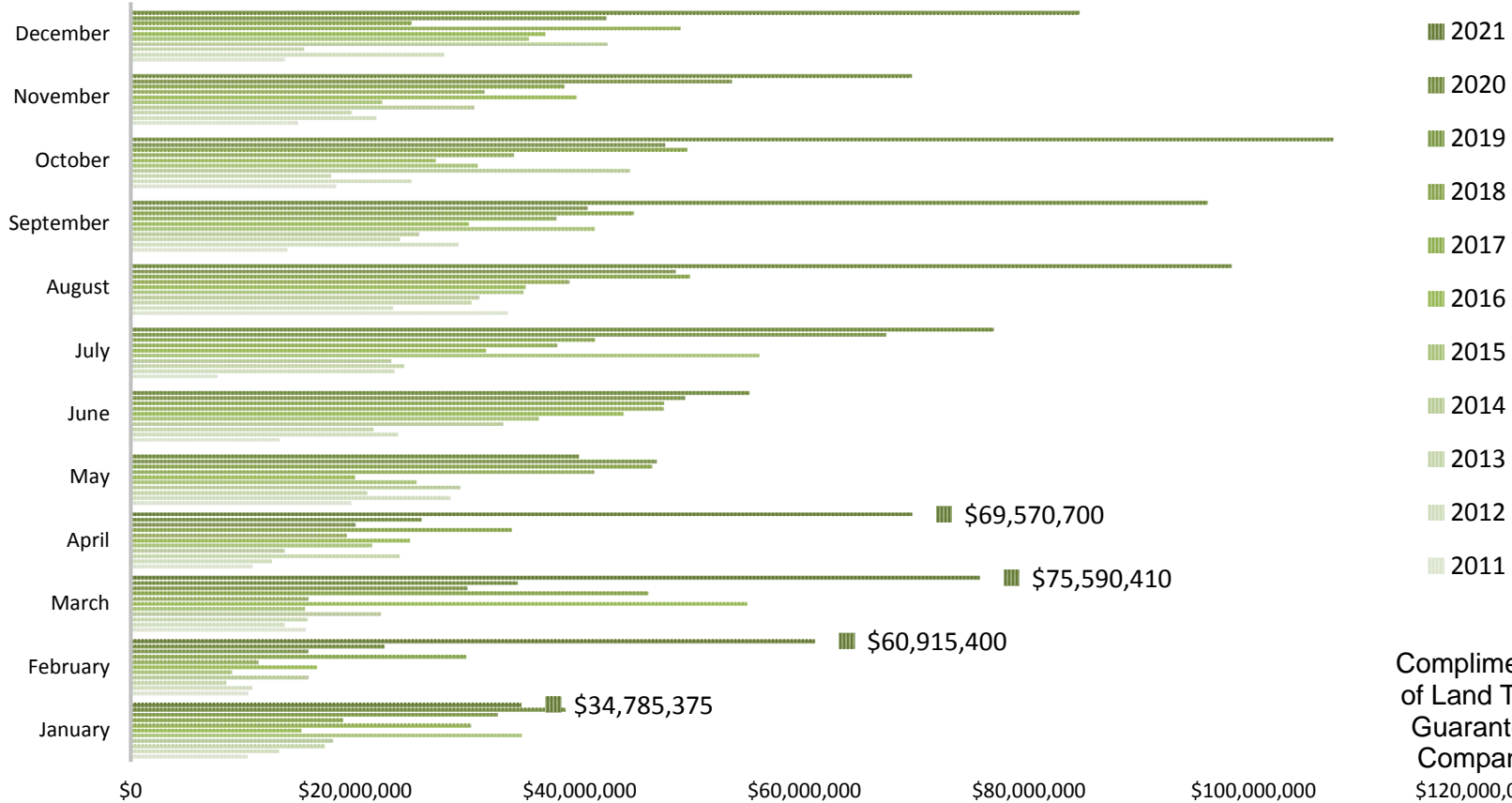




MidValley County Market ANALYSIS



HISTORICAL GROSS SALES VOLUME: 2011 - YTD: 2021



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\$120,000,000



Historical Gross Volume

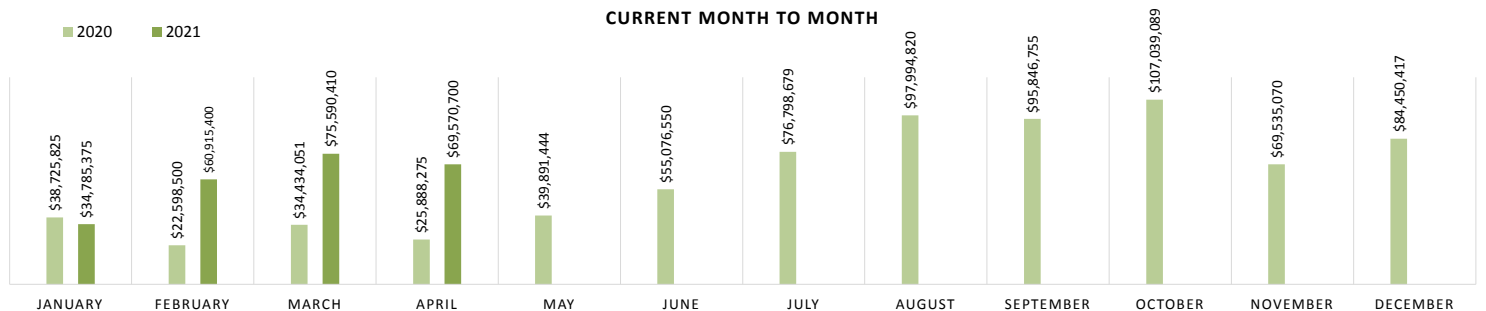
Month to Month Comparison \$ Volume

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	\$75,590,410	119.52%
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	\$69,570,700	168.73%
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	\$47,193,235	\$50,239,416	\$65,397,935	\$69,786,190	\$80,776,900	\$111,458,599	\$76,664,553	\$128,674,950	\$98,509,900	\$121,646,651	\$240,861,885	98.00%
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	\$240,861,885	-67.81%

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	78	73.33%
April	27	34	37	30	41	45	33	44	35	28	73	160.71%
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	89	121	125	119	125	154	125	174	131	139	254	82.73%
Annual Totals	335	495	475	517	577	570	579	601	604	774	254	-67.18%

CURRENT MONTH TO MONTH



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Market Analysis: MidValley Area

April 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	\$11,829,000	17.00%	10	13.70%	\$1,182,900	\$776,750	\$910,214	\$852,500	\$576
Basalt - Pitkin County	\$7,308,000	10.50%	11	15.07%	\$664,364	\$229,000	\$2,577,000	n/a	\$662
TOTAL BASALT:	\$19,137,000	27.51%	21	28.77%	\$911,286	\$500,000	\$1,280,611	\$929,000	\$595
El Jebel									
El Jebel - Eagle County	\$10,691,500	15.37%	10	13.70%	\$1,069,150	\$803,500	\$1,069,150	\$803,500	\$536
TOTAL EL JEBEL:	\$10,691,500	15.37%	10	13.70%	\$1,069,150	\$803,500	\$1,069,150	\$803,500	\$536
Carbondale									
Carbondale - Garfield County	\$39,217,200	56.37%	40	54.79%	\$980,430	\$592,450	\$1,358,629	\$1,025,000	\$444
Carbondale - Pitkin County	\$525,000	0.75%	2	2.74%	\$262,500	n/a	n/a	n/a	n/a
TOTAL CARBONDALE:	\$39,742,200	57.12%	42	57.53%	\$946,243	\$581,400	\$1,358,629	\$1,025,000	\$444
MIDVALLEY TOTALS:	\$69,570,700	100.00%	73	100.00%	\$953,023	\$586,250	\$1,297,213	\$973,500	\$501
(NEW UNIT SALES)	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a

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	\$48,199,900	20.01%	43	16.93%	\$1,120,928	\$715,000	\$1,008,310	\$735,000	\$484
Basalt - Pitkin County	\$26,199,750	10.88%	31	12.20%	\$845,153	\$350,000	\$1,657,229	\$1,355,000	\$545
TOTAL BASALT:	\$74,399,650	30.89%	74	29.13%	\$1,005,401	\$650,000	\$1,209,939	\$852,500	\$502
El Jebel									
El Jebel - Eagle County	\$38,630,075	16.04%	32	12.60%	\$1,207,190	\$721,000	\$1,419,655	\$920,000	\$500
TOTAL EL JEBEL:	\$38,630,075	16.04%	32	12.60%	\$1,207,190	\$721,000	\$1,419,655	\$920,000	\$500
Carbondale									
Carbondale - Garfield County	\$124,499,600	51.69%	143	56.30%	\$870,627	\$620,000	\$1,186,150	\$862,000	\$423
Carbondale - Pitkin County	\$3,332,560	1.38%	5	1.97%	\$666,512	\$564,560	\$935,853	\$628,000	\$499
TOTAL CARBONDALE:	\$127,832,160	53.07%	148	58.27%	\$863,731	\$605,500	\$1,183,855	\$862,000	\$426
MIDVALLEY TOTALS:	\$240,861,885	100.00%	254	100.00%	\$948,275	\$635,000	\$1,209,201	\$864,500	\$459
(NEW UNIT SALES)	\$13,618,100	5.65%	17	6.69%	\$801,065	\$715,000	\$801,065	\$715,000	\$383

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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	\$1,450,909	11%	\$847,923	\$737,833	-13%	\$357,720	\$571,580	60%
Basalt - Pitkin County	\$1,623,825	\$2,031,000	25%	\$541,389	\$535,917	-1%	\$740,000	\$331,800	-55%
ALL BASALT	\$1,405,732	\$1,711,950	22%	\$771,290	\$708,988	-8%	\$479,354	\$391,745	-18%
El Jebel	\$1,280,501	\$1,597,644	25%	\$828,354	\$707,700	n/a	\$614,000	\$454,167	-26%
ALL ELJEBEL	\$1,280,501	\$1,597,644	25%	\$828,354	\$707,700	n/a	\$614,000	\$454,167	-26%
Carbondale - Garfield County	\$1,285,549	\$1,498,726	17%	\$550,971	\$583,325	6%	\$237,385	\$318,306	34%
Carbondale - Pitkin County	\$774,692	\$935,853	21%	\$0	\$0	0%	\$243,333	\$262,500	8%
ALL CARBONDALE	\$1,256,421	\$1,469,101	17%	\$550,971	\$583,325	6%	\$237,519	\$316,313	33%
Gross Mean:	\$1,292,417	\$1,545,677	20%	\$722,181	\$643,710	-11%	\$303,858	\$344,798	13%

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	\$1,680,000	63%	\$697,500	\$652,500	-6%	\$151,750	\$300,000	98%
Basalt - Pitkin County	\$1,038,000	\$1,700,000	64%	\$472,500	\$523,750	11%	\$425,000	\$235,000	-45%
ALL BASALT	\$1,025,000	\$1,680,000	64%	\$622,500	\$665,000	7%	\$265,110	\$251,500	-5%
El Jebel	\$835,000	\$973,500	17%	\$735,000	\$621,000	-16%	\$250,000	\$395,000	58%
ALL ELJEBEL	\$835,000	\$973,500	17%	\$735,000	\$621,000	-16%	\$250,000	\$395,000	58%
Carbondale - Garfield County	\$1,050,000	\$1,469,000	40%	\$500,000	\$591,750	18%	\$195,000	\$247,000	27%
Carbondale - Pitkin County	\$645,000	\$628,000	-3%	\$0	\$0	0%	\$240,000	n/a	n/a
ALL CARBONDALE	\$1,012,500	\$1,465,500	45%	\$497,500	\$591,750	19%	\$195,000	\$249,500	28%
Gross Median:	\$1,000,000	\$1,464,438	46%	\$583,000	\$623,000	7%	\$205,000	\$250,000	22%

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