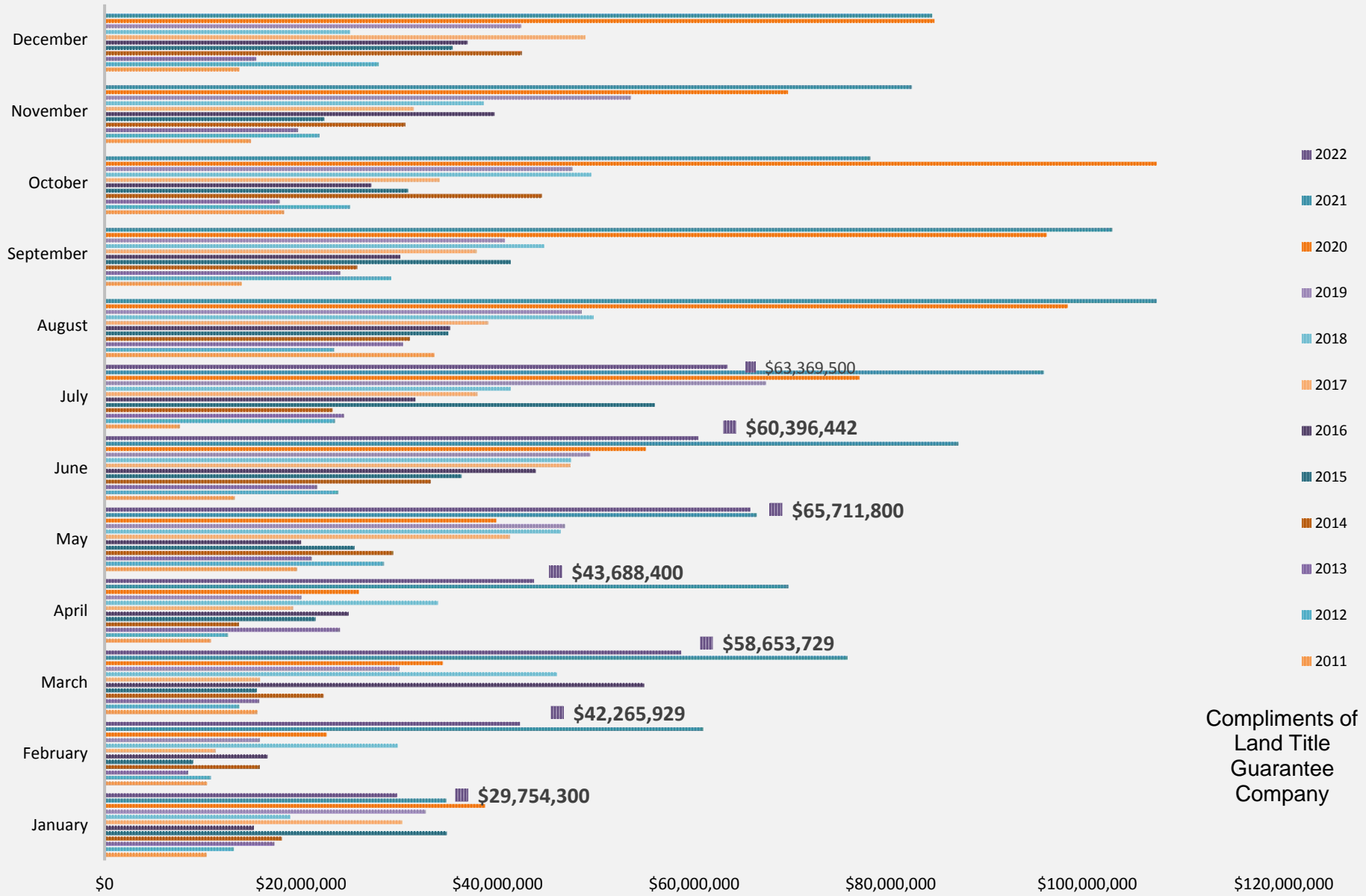
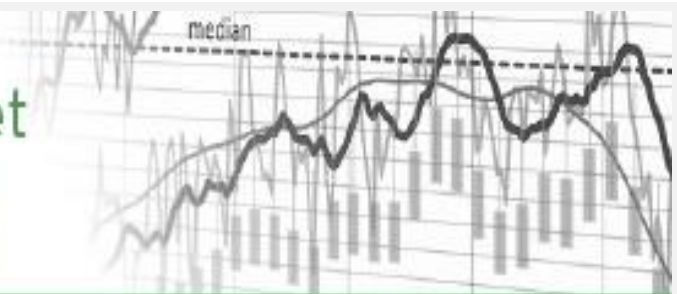




MidValley County Market ANALYSIS



Compliments of
Land Title
Guarantee
Company



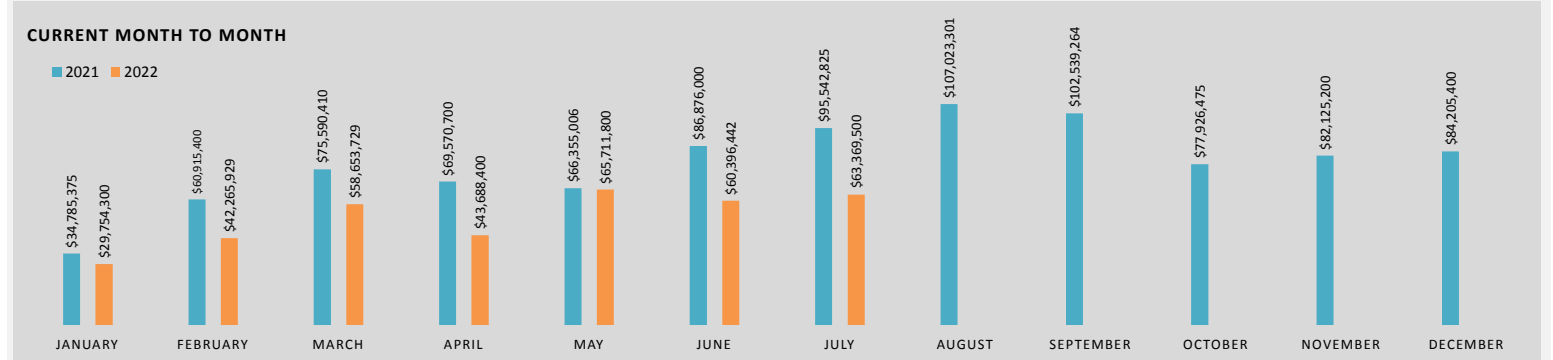
Historic Gross Volume

Month to Month Comparison \$ Volume

Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Change 2022 vs. 2021
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	\$29,754,300	-14.46%
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	\$42,265,929	-30.62%
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	\$58,653,729	-22.41%
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	\$43,688,400	-37.20%
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	\$66,355,006	\$65,711,800	-0.97%
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	\$86,876,000	\$60,396,442	-30.48%
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	\$95,542,825	\$63,369,500	-33.67%
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	\$107,023,301		-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	\$102,539,264		-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	\$77,926,475		-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	\$82,125,200		-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	\$84,205,400		-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	\$489,635,716	\$363,840,100	-25.69%
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	\$943,455,356	\$363,840,100	-61.44%

Month to Month Comparison # of Transactions

Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Change 2022 vs. 2021
January	20	29	28	24	29	38	41	36	32	34	42	27	-35.71%
February	15	25	26	20	24	30	24	33	26	32	61	36	-40.98%
March	27	33	34	45	31	41	27	61	38	45	78	50	-35.90%
April	27	34	37	30	41	45	33	44	35	28	73	42	-42.47%
May	32	50	43	45	47	33	62	53	65	32	80	48	-40.00%
June	31	44	39	48	56	66	60	71	61	72	74	49	-33.78%
July	25	44	58	49	74	48	57	45	66	82	75	36	-52.00%
August	45	40	57	49	65	61	56	63	49	83	77		-100.00%
September	24	53	41	41	59	49	45	53	52	102	76		-100.00%
October	31	55	40	55	60	46	59	69	73	115	65		-100.00%
November	28	44	32	49	47	62	55	42	52	74	66		-100.00%
December	30	44	40	62	44	51	60	31	55	75	56		-100.00%
YTD. Totals	177	259	265	261	302	301	304	343	323	325	483	288	-40.37%
Annual Totals	335	495	475	517	577	570	579	601	604	774	823	288	-65.01%



Compliments of Land Title Guarantee Company
 Copyright © 2021, Land Title Guarantee. All Right Reserved.

Please note: These figures are an unofficial tabulation of Garfield, Eagle & Pitkin County records that are believed to be reasonably accurate but are not guaranteed.



Market Analysis: MidValley Area

July 2022		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	\$10,885,000	17.18%	7	19.44%	\$1,555,000	\$1,300,000	\$1,415,000	\$1,300,000	\$647
Basalt - Pitkin County	\$1,364,000	2.15%	3	8.33%	\$454,667	\$315,000	\$750,000	n/a	\$562
TOTAL BASALT:	\$12,249,000	19.33%	10	27.78%	\$1,224,900	\$945,000	\$1,304,167	\$1,145,000	\$633
El Jebel									
El Jebel - Eagle County	\$10,995,000	17.35%	5	13.89%	\$2,199,000	\$1,450,000	\$1,343,750	\$1,387,500	\$764
TOTAL EL JEBEL:	\$10,995,000	17.35%	5	13.89%	\$2,199,000	\$1,450,000	\$1,343,750	\$1,387,500	\$764
Carbondale									
Carbondale - Garfield County	\$39,525,500	62.37%	20	55.56%	\$1,976,275	\$1,300,000	\$2,279,719	\$1,400,000	\$700
Carbondale - Pitkin County	\$600,000	0.95%	1	2.78%	\$600,000	n/a	\$600,000	n/a	\$158
TOTAL CARBONDALE:	\$40,125,500	63.32%	21	58.33%	\$1,910,738	\$1,200,000	\$2,180,912	\$1,400,000	\$666
MIDVALLEY TOTALS:	\$63,369,500	100.00%	36	100.00%	\$1,760,264	\$1,200,000	\$1,903,520	\$1,312,500	\$673
(NEW UNIT SALES)	\$3,100,000	4.89%	2	0.69%	\$1,550,000	n/a	\$1,550,000	n/a	\$615

Please note: These figures are an unofficial tabulation of Garfield, Eagle & Pitkin County records that are believed to be reasonably accurate but not guaranteed.
Copyright © 2022. Land Title Guarantee. All Right Reserved.

YTD. 2022		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	\$55,949,029	15.38%	50	17.36%	\$1,118,981	\$972,500	\$1,127,239	\$994,000	\$626
Basalt - Pitkin County	\$21,229,658	5.83%	27	9.38%	\$786,284	\$609,000	\$1,010,563	\$795,000	\$693
TOTAL BASALT:	\$77,178,687	21.21%	77	26.74%	\$1,002,321	\$875,000	\$1,096,535	\$935,000	\$644
El Jebel									
El Jebel - Eagle County	\$102,489,813	28.17%	63	21.88%	\$1,626,822	\$1,325,000	\$1,551,007	\$1,335,000	\$726
TOTAL EL JEBEL:	\$102,489,813	28.17%	63	21.88%	\$1,626,822	\$1,325,000	\$1,551,007	\$1,335,000	\$726
Carbondale									
Carbondale - Garfield County	\$182,780,100	50.24%	146	50.69%	\$1,251,918	\$805,000	\$1,613,603	\$1,224,150	\$574
Carbondale - Pitkin County	\$1,391,500	0.38%	2	0.69%	\$695,750	n/a	\$695,750	n/a	\$306
TOTAL CARBONDALE:	\$184,171,600	50.62%	148	51.39%	\$1,244,403	\$802,500	\$1,593,207	\$1,200,000	\$568
MIDVALLEY TOTALS:	\$363,840,100	100.00%	288	100.00%	\$1,263,334	\$900,000	\$1,422,103	\$1,075,000	\$629
(NEW UNIT SALES)	\$67,066,333	18.43%	40	13.89%	\$1,676,658	\$1,617,500	\$1,676,658	\$1,617,500	\$642

Compliments of
Land Title
Guarantee
Company



Market Snapshot: MidValley Area

2021 versus 2022

Area	Average Price Single Family 2021	Average Price Single Family YTD: 2022	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2021	Average Price Multi-Family YTD: 2022	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2021	Average Price Vacant Land YTD: 2022	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,560,461	\$1,433,796	-8%	\$798,653	\$989,817	24%	\$769,431	\$663,333	-14%
Basalt - Pitkin County	\$1,941,200	\$2,952,500	52%	\$663,397	\$711,804	7%	\$451,139	\$472,833	5%
ALL BASALT	\$1,715,658	\$1,636,290	-5%	\$763,373	\$903,765	18%	\$563,241	\$536,333	-5%
El Jebel	\$1,876,264	\$1,980,410	6%	\$900,566	\$1,138,780	26%	\$768,141	\$606,500	-21%
ALL ELJEBEL	\$1,876,264	\$1,980,410	6%	\$900,566	\$1,138,780	26%	\$768,141	\$606,500	-21%
Carbondale - Garfield County	\$1,438,121	\$2,129,227	48%	\$643,873	\$902,878	40%	\$336,613	\$394,024	17%
Carbondale - Pitkin County	\$780,396	\$695,750	-11%	\$0	\$0	0%	\$262,500	\$0	n/a
ALL CARBONDALE	\$1,408,671	\$2,075,134	47%	\$643,873	\$902,878	40%	\$335,455	\$394,024	17%
Gross Mean:	\$1,569,639	\$1,978,873	26%	\$732,268	\$959,944	31%	\$439,212	\$439,661	0%

Please note: The above figures are an unofficial tabulation of Garfield County records that are believed to be reasonably accurate but not guaranteed.

Area	Median Price Single Family 2021	Median Price Single Family YTD: 2022	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2021	Median Price Multi-Family YTD: 2022	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2021	Median Price Vacant Land YTD: 2022	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$1,295,000	\$1,044,000	-19%	\$665,000	\$935,000	41%	\$387,500	\$875,000	126%
Basalt - Pitkin County	\$1,295,000	n/a	n/a	\$750,000	\$750,000	0%	\$285,000	\$477,000	67%
ALL BASALT	\$1,295,000	\$1,200,000	-7%	\$673,750	\$874,500	30%	\$304,500	\$575,000	89%
El Jebel	\$1,300,000	\$1,475,000	13%	\$750,000	\$1,105,000	47%	\$425,000	\$572,500	35%
ALL ELJEBEL	\$1,300,000	\$1,475,000	13%	\$750,000	\$1,105,000	47%	\$425,000	\$572,500	35%
Carbondale - Garfield County	\$1,255,000	\$1,895,000	51%	\$582,500	\$852,900	46%	\$245,000	\$350,000	43%
Carbondale - Pitkin County	\$719,000	n/a	n/a	\$0	\$0	n/a	n/a	\$0	n/a
ALL CARBONDALE	\$1,200,000	\$1,852,500	54%	\$582,500	\$852,900	46%	\$245,000	\$350,000	43%
Gross Median:	\$1,250,000	\$1,712,500	37%	\$640,000	\$870,000	36%	\$265,000	\$365,000	38%

Copyright © 2022. Land Title Guarantee. All Right Reserved.

Compliments of
Land Title
Guarantee
Company