

Land Title Market Analysis by Area: MidValley

March 2014		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	\$2,327,700	10.46%	7	15.56%	\$332,529	\$317,000	\$362,117	\$370,500	\$238	
Basalt - Pitkin County	\$3,155,000	14.17%	3	6.67%	\$1,051,667	\$225,000	\$2,750,000	dna	\$554	
TOTAL BASALT:	\$5,482,700	24.63%	10	22.22%	\$548,270	\$287,000	\$703,243	\$424,000	\$283	
El Jebel										
El Jebel - Eagle County	\$5,894,000	26.48%	8	17.78%	\$736,750	\$529,500	\$793,429	\$539,000	\$337	
TOTAL EL JEBEL:	\$5,894,000	26.48%	8	17.78%	\$736,750	\$529,500	\$793,429	\$539,000	\$337	
Carbondale										
Carbondale - Garfield County	\$10,122,500	45.47%	25	55.56%	\$404,900	\$400,000	\$607,731	\$550,000	\$224	
Carbondale - Pitkin County	\$762,700	3.43%	2	4.44%	\$381,350	dna	\$381,350	dna	\$197	
TOTAL CARBONDALE:	\$10,885,200	48.90%	27	60.00%	\$403,156	\$400,000	\$577,547	\$550,000	\$220	
MIDVALLEY TOTALS:	\$22,261,900	100.00%	45	100.00%	\$494,709	\$400,000	\$659,997	\$500,000	\$263	
(BANK SALES)	\$579,000	2.60%	2	4.44%	\$289,500	dna	\$424,000	dna	\$185	

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: Mar. 2014		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	\$14,936,700	26.62%	14	15.73%	\$1,066,907	\$489,500	\$568,170	\$489,500	\$319	
Basalt - Pitkin County	\$10,255,000	18.28%	6	6.74%	\$1,709,167	\$1,450,000	\$3,475,000	dna	\$1,213	
TOTAL BASALT:	\$25,191,700	44.90%	20	22.47%	\$1,259,585	\$512,500	\$1,052,642	\$512,500	\$468	
El Jebel										
El Jebel - Eagle County	\$9,473,526	16.88%	17	19.10%	\$557,266	\$450,000	\$662,545	\$520,000	\$289	
TOTAL EL JEBEL:	\$9,473,526	16.88%	17	19.10%	\$557,266	\$450,000	\$662,545	\$520,000	\$289	
Carbondale										
Carbondale - Garfield County	\$20,678,500	36.86%	50	56.18%	\$413,570	\$350,000	\$634,587	\$550,000	\$234	
Carbondale - Pitkin County	\$762,700	1.36%	2	2.25%	\$381,350	dna	\$381,350	dna	\$197	
TOTAL CARBONDALE:	\$21,441,200	38.22%	52	58.43%	\$412,331	\$350,000	\$614,328	\$500,000	\$231	
MIDVALLEY TOTALS:	\$56,106,426	100.00%	89	100.00%	\$630,409	\$400,000	\$734,956	\$510,000	\$303	
(BANK SALES)	\$1,211,300	2.16%	4	4.49%	\$302,825	\$304,500	\$352,100	\$424,000	\$185	



Land Title Market Snapshot by Area: MidValley

March: Full Year 2013 versus YTD. 2014

Area	Average Price Single Family 2013	Average Price Single Family YTD: 2014	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2013	Average Price Multi-Family YTD: 2014	% Change Year-to-Date vs. Prior Year	Average Price Vacant Land 2013	Average Price Vacant Land YTD: 2014	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$725,292	\$532,600	-27%	\$426,015	\$603,740	42%	\$330,771	\$177,500	-46%
Basalt - Pitkin County	\$1,201,679	\$3,475,000	189%	\$289,268	\$0	n/a	\$348,900	\$0	n/a
ALL BASALT	\$900,803	\$1,373,286	52%	\$374,273	\$603,740	61%	\$337,364	\$177,500	-47%
El Jebel	\$556,538	\$724,333	30%	\$328,975	\$384,500	17%	\$194,946	\$442,763	127%
ALL ELJEBEL	\$556,538	\$724,333	30%	\$328,975	\$384,500	17%	\$194,946	\$442,763	127%
Carbondale - Garfield County	\$540,194	\$716,806	33%	\$316,602	\$338,600	7%	\$201,250	\$204,500	2%
Carbondale - Pitkin County	\$379,395	\$381,350	1%	\$0	\$0	0%	\$0	\$0	0%
ALL CARBONDALE	\$529,684	\$683,260	29%	\$316,602	\$338,600	7%	\$201,250	\$204,500	2%
Gross Live Average:	\$592,289	\$827,700	40%	\$338,977	\$456,725	35%	\$217,333	\$219,590	1%

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 2013	Median Price Single Family YTD: 2014	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2013	Median Price Multi-Family YTD: 2014	% Change Year-to-Date vs. Prior Year	Median Price Vacant Land 2013	Median Price Vacant Land YTD: 2014	% Change Year-to-Date vs. Prior Year
Basalt - Eagle County	\$501,000	\$500,000	0%	\$395,000	\$317,000	-20%	\$300,000	dna	n/a
Basalt - Pitkin County	\$652,500	dna	n/a	\$290,000	\$0	n/a	\$340,000	\$0	n/a
ALL BASALT	\$571,000	\$525,000	-8%	\$316,000	\$317,000	0%	\$300,000	dna	n/a
El Jebel	\$463,750	\$520,000	12%	\$337,500	dna	n/a	\$165,000	dna	n/a
ALL ELJEBEL	\$463,750	\$520,000	12%	\$337,500	dna	n/a	\$165,000	dna	n/a
Carbondale - Garfield County	\$450,000	\$626,250	39%	\$282,000	\$345,000	22%	\$143,000	\$115,000	-20%
Carbondale - Pitkin County	\$375,000	dna	n/a	\$0	\$0	n/a	\$0	\$0	n/a
ALL CARBONDALE	\$440,000	\$603,750	37%	\$282,000	\$345,000	22%	\$143,000	\$115,000	-20%
Gross Live Median:	\$475,000	\$570,000	20%	\$290,000	\$332,500	15%	\$155,000	\$120,000	-23%

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Land Title Market Analysis by Total Transfers: MidValley

Month to Month Comparison # of Transactions and \$ Volume

Month	2011	2012	2013	2014	% Change 2014 vs. 2013	Month	2011	2012	2013	2014	% Change 2014 vs. 2013
January	\$10,389,100	\$13,172,850	\$17,263,200	\$18,033,826	4.46%	January	20	29	28	24	-14.29%
February	\$10,428,400	\$10,806,566	\$8,491,835	\$15,810,700	86.19%	February	15	25	26	20	-23.08%
March	\$15,558,870	\$13,702,200	\$15,717,000	\$22,261,900	41.64%	March	27	33	34	45	32.35%
April	\$10,816,865	\$12,557,800	\$23,925,900			April	27	34	37		
May	\$19,604,700	\$28,423,127	\$21,041,700			May	32	50	43		
June	\$13,243,200	\$23,775,100	\$21,605,174			June	31	44	39		
July	\$7,694,600	\$23,447,800	\$24,337,500			July	25	44	58		
August	\$33,517,400	\$23,340,151	\$30,327,034			August	45	40	57		
September	\$13,926,400	\$29,130,599	\$23,949,250			September	24	53	41		
October	\$18,252,400	\$24,962,802	\$17,794,231			October	31	55	40		
November	\$14,877,800	\$21,851,300	\$19,659,974			November	28	44	32		
December	\$13,701,300	\$27,868,180	\$15,420,800			December	30	44	40		
YTD: through Mar. 31st	\$36,376,370	\$37,681,616	\$41,472,035	\$56,106,426	35.29%	YTD: through Mar. 31st	62	87	88	89	1.14%
Full Year 2013 vs. YTD. 2014	\$182,011,035	\$253,038,475	\$239,533,598	\$56,106,426	-76.58%	Full Year 2013 vs. YTD. 2014	335	495	475	89	-81.26%

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