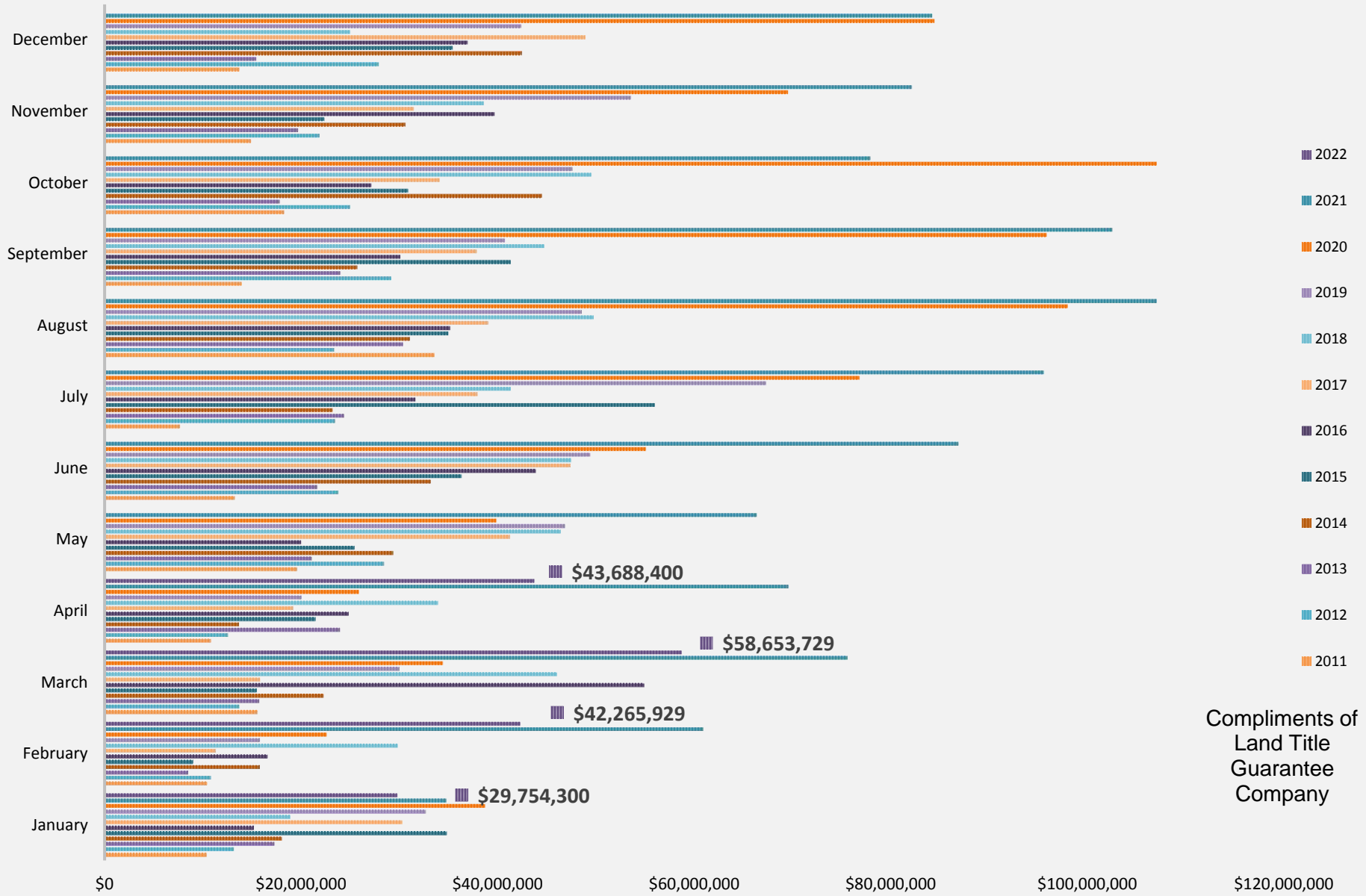
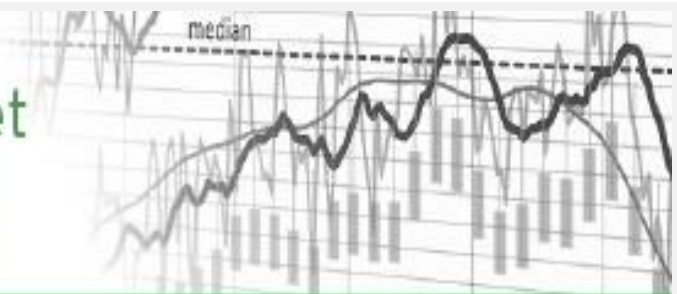




# MidValley County Market ANALYSIS



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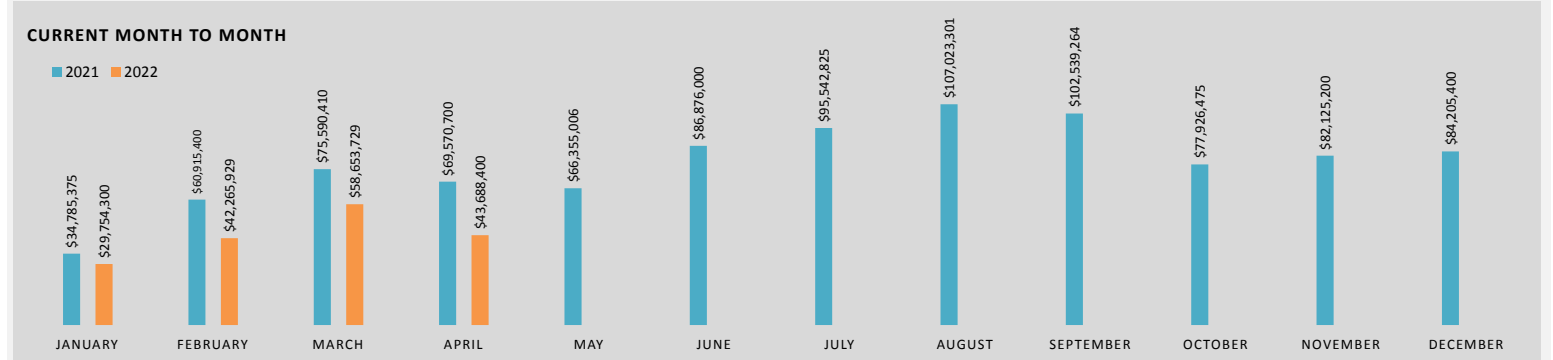
# Historic Gross Volume

## 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		-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	\$86,876,000		-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	\$95,542,825		-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	\$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%
<b>YTD. Totals</b>	<b>\$47,193,235</b>	<b>\$50,239,416</b>	<b>\$65,397,935</b>	<b>\$69,786,190</b>	<b>\$80,776,900</b>	<b>\$111,458,599</b>	<b>\$76,664,553</b>	<b>\$128,674,950</b>	<b>\$98,509,900</b>	<b>\$121,646,651</b>	<b>\$240,861,885</b>	<b>\$174,362,358</b>	<b>-27.61%</b>
<b>Annual Totals</b>	<b>\$182,011,035</b>	<b>\$253,038,475</b>	<b>\$239,533,598</b>	<b>\$329,691,785</b>	<b>\$363,455,645</b>	<b>\$375,832,387</b>	<b>\$394,608,323</b>	<b>\$471,432,206</b>	<b>\$494,711,993</b>	<b>\$748,279,475</b>	<b>\$943,455,356</b>	<b>\$174,362,358</b>	<b>-81.52%</b>

## 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		-100.00%
June	31	44	39	48	56	66	60	71	61	72	74		-100.00%
July	25	44	58	49	74	48	57	45	66	82	75		-100.00%
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%
<b>YTD. Totals</b>	<b>89</b>	<b>121</b>	<b>125</b>	<b>119</b>	<b>125</b>	<b>154</b>	<b>125</b>	<b>174</b>	<b>131</b>	<b>139</b>	<b>254</b>	<b>155</b>	<b>-38.98%</b>
<b>Annual Totals</b>	<b>335</b>	<b>495</b>	<b>475</b>	<b>517</b>	<b>577</b>	<b>570</b>	<b>579</b>	<b>601</b>	<b>604</b>	<b>774</b>	<b>823</b>	<b>155</b>	<b>-81.17%</b>



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## Market Analysis: MidValley Area

April 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
<b>Basalt</b>									
Basalt - Eagle County	\$5,347,000	12.24%	5	11.90%	\$1,069,400	\$750,000	\$1,069,400	\$750,000	\$608
Basalt - Pitkin County	\$3,981,000	9.11%	5	11.90%	\$796,200	\$736,000	\$796,200	\$736,000	\$728
<b>TOTAL BASALT:</b>	<b>\$9,328,000</b>	<b>21.35%</b>	<b>10</b>	<b>23.81%</b>	<b>\$932,800</b>	<b>\$743,000</b>	<b>\$932,800</b>	<b>\$743,000</b>	<b>\$668</b>
<b>El Jebel</b>									
El Jebel - Eagle County	\$10,945,000	25.05%	6	14.29%	\$1,824,167	\$1,075,000	\$1,131,667	\$1,150,000	\$839
<b>TOTAL EL JEBEL:</b>	<b>\$10,945,000</b>	<b>25.05%</b>	<b>6</b>	<b>14.29%</b>	<b>\$1,824,167</b>	<b>\$1,075,000</b>	<b>\$1,131,667</b>	<b>\$1,150,000</b>	<b>\$839</b>
<b>Carbondale</b>									
Carbondale - Garfield County	\$23,415,400	53.60%	26	61.90%	\$900,592	\$651,750	\$1,180,713	\$853,200	\$525
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a
<b>TOTAL CARBONDALE:</b>	<b>\$23,415,400</b>	<b>53.60%</b>	<b>26</b>	<b>61.90%</b>	<b>\$900,592</b>	<b>\$651,750</b>	<b>\$1,180,713</b>	<b>\$853,200</b>	<b>\$525</b>
<b>MIDVALLEY TOTALS:</b>	<b>\$43,688,400</b>	<b>100.00%</b>	<b>42</b>	<b>100.00%</b>	<b>\$1,040,200</b>	<b>\$760,000</b>	<b>\$1,087,887</b>	<b>\$838,500</b>	<b>\$607</b>
<b>(NEW UNIT SALES)</b>	<b>\$6,532,900</b>	<b>14.95%</b>	<b>6</b>	<b>3.87%</b>	<b>\$1,088,817</b>	<b>\$853,600</b>	<b>\$1,088,817</b>	<b>\$853,600</b>	<b>\$486</b>

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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
<b>Basalt</b>									
Basalt - Eagle County	\$24,509,029	14.06%	24	15.48%	\$1,021,210	\$935,000	\$1,083,633	\$998,000	\$562
Basalt - Pitkin County	\$10,105,449	5.80%	17	10.97%	\$594,438	\$575,000	\$757,050	\$736,000	\$666
<b>TOTAL BASALT:</b>	<b>\$34,614,478</b>	<b>19.85%</b>	<b>41</b>	<b>26.45%</b>	<b>\$844,256</b>	<b>\$750,000</b>	<b>\$978,660</b>	<b>\$910,000</b>	<b>\$595</b>
<b>El Jebel</b>									
El Jebel - Eagle County	\$68,281,980	39.16%	39	25.16%	\$1,750,820	\$1,335,000	\$1,750,232	\$1,365,000	\$740
<b>TOTAL EL JEBEL:</b>	<b>\$68,281,980</b>	<b>39.16%</b>	<b>39</b>	<b>25.16%</b>	<b>\$1,750,820</b>	<b>\$1,335,000</b>	<b>\$1,750,232</b>	<b>\$1,365,000</b>	<b>\$740</b>
<b>Carbondale</b>									
Carbondale - Garfield County	\$71,465,900	40.99%	75	48.39%	\$952,879	\$700,000	\$1,309,767	\$933,700	\$531
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	n/a
<b>TOTAL CARBONDALE:</b>	<b>\$71,465,900</b>	<b>40.99%</b>	<b>75</b>	<b>48.39%</b>	<b>\$952,879</b>	<b>\$700,000</b>	<b>\$1,309,767</b>	<b>\$933,700</b>	<b>\$531</b>
<b>MIDVALLEY TOTALS:</b>	<b>\$174,362,358</b>	<b>100.00%</b>	<b>155</b>	<b>100.00%</b>	<b>\$1,124,918</b>	<b>\$770,000</b>	<b>\$1,271,440</b>	<b>\$982,000</b>	<b>\$612</b>
<b>(NEW UNIT SALES)</b>	<b>\$39,753,800</b>	<b>22.80%</b>	<b>26</b>	<b>16.77%</b>	<b>\$1,528,992</b>	<b>\$1,470,000</b>	<b>\$1,528,992</b>	<b>\$1,470,000</b>	<b>\$655</b>

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## 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	\$1,293,261	-17%	\$798,653	\$894,968	12%	\$769,431	\$557,500	-28%
Basalt - Pitkin County	\$1,941,200	\$1,505,000	-22%	\$663,397	\$663,556	0%	\$451,139	\$507,600	13%
<b>ALL BASALT</b>	<b>\$1,715,658</b>	<b>\$1,314,435</b>	<b>-23%</b>	<b>\$763,373</b>	<b>\$792,118</b>	<b>4%</b>	<b>\$563,241</b>	<b>\$521,857</b>	<b>-7%</b>
El Jebel	\$1,876,264	\$2,179,767	16%	\$900,566	\$1,254,615	39%	\$768,141	\$608,800	-21%
<b>ALL ELJEBEL</b>	<b>\$1,876,264</b>	<b>\$2,179,767</b>	<b>16%</b>	<b>\$900,566</b>	<b>\$1,254,615</b>	<b>39%</b>	<b>\$768,141</b>	<b>\$608,800</b>	<b>-21%</b>
Carbondale - Garfield County	\$1,438,121	\$1,789,819	24%	\$643,873	\$749,706	16%	\$336,613	\$404,862	20%
Carbondale - Pitkin County	\$780,396	\$0	n/a	\$0	\$0	0%	\$262,500	\$0	n/a
<b>ALL CARBONDALE</b>	<b>\$1,408,671</b>	<b>\$1,789,819</b>	<b>27%</b>	<b>\$643,873</b>	<b>\$749,706</b>	<b>16%</b>	<b>\$335,455</b>	<b>\$404,862</b>	<b>21%</b>
<b>Gross Mean:</b>	<b>\$1,569,639</b>	<b>\$1,813,632</b>	<b>16%</b>	<b>\$732,268</b>	<b>\$899,241</b>	<b>23%</b>	<b>\$439,212</b>	<b>\$449,707</b>	<b>2%</b>

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	\$805,000	21%	\$387,500	n/a	n/a
Basalt - Pitkin County	\$1,295,000	n/a	n/a	\$750,000	\$655,500	-13%	\$285,000	\$575,000	102%
<b>ALL BASALT</b>	<b>\$1,295,000</b>	<b>\$1,122,000</b>	<b>-13%</b>	<b>\$673,750</b>	<b>\$743,000</b>	<b>10%</b>	<b>\$304,500</b>	<b>\$575,000</b>	<b>89%</b>
El Jebel	\$1,300,000	\$1,560,000	20%	\$750,000	\$1,330,000	77%	\$425,000	\$550,000	29%
<b>ALL ELJEBEL</b>	<b>\$1,300,000</b>	<b>\$1,560,000</b>	<b>20%</b>	<b>\$750,000</b>	<b>\$1,330,000</b>	<b>77%</b>	<b>\$425,000</b>	<b>\$550,000</b>	<b>29%</b>
Carbondale - Garfield County	\$1,255,000	\$1,772,500	41%	\$582,500	\$845,700	45%	\$245,000	\$357,000	46%
Carbondale - Pitkin County	\$719,000	\$0	n/a	\$0	\$0	n/a	n/a	\$0	n/a
<b>ALL CARBONDALE</b>	<b>\$1,200,000</b>	<b>\$1,772,500</b>	<b>48%</b>	<b>\$582,500</b>	<b>\$845,700</b>	<b>45%</b>	<b>\$245,000</b>	<b>\$357,000</b>	<b>46%</b>
<b>Gross Median:</b>	<b>\$1,250,000</b>	<b>\$1,505,000</b>	<b>20%</b>	<b>\$640,000</b>	<b>\$852,900</b>	<b>33%</b>	<b>\$265,000</b>	<b>\$380,000</b>	<b>43%</b>

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