



MARKET ANALYSIS

Compliments of:
Land Title
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Market Analysis by Area

Mid-Valley Analysis: Garfield County, Eagle County, & Pitkin County, Colorado
August, 2009

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	\$4,349,200	21.98%	6	23.08%	\$724,867	\$727,500	\$866,440	\$805,000	\$366.71
Basalt - Pitkin County	\$5,963,000	30.13%	2	7.69%	\$2,981,500	data not applicable	\$5,795,000	data not applicable	\$1,809.24
TOTAL BASALT:	\$10,312,200	52.11%	8	30.77%	\$1,289,025	\$727,500	\$1,687,867	\$886,000	\$607.13
El Jebel									
El Jebel - Eagle County	\$1,417,000	7.16%	3	11.54%	\$472,333	\$530,000	\$472,333	\$530,000	\$309.45
TOTAL EL JEBEL:	\$1,417,000	7.16%	3	11.54%	\$472,333	\$530,000	\$472,333	\$530,000	\$309.45
Carbondale									
Carbondale - Garfield County	\$8,060,550	0.00%	15	57.69%	\$537,370	\$490,000	\$671,232	\$555,000	\$242.48
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
TOTAL CARBONDALE:	\$8,060,550	40.73%	15	57.69%	\$537,370	\$490,000	\$671,232	\$555,000	\$242.48
TOTAL	\$19,789,750	100.00%	26	100.00%	\$761,144	\$535,000	\$946,388	\$570,000	\$361.92

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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Year-To-Date: 2009

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Basalt									
Basalt - Eagle County	\$16,626,300	18.38%	23	16.91%	\$722,883	\$550,000	\$735,894	\$655,000	\$352.60
Basalt - Pitkin County	\$15,159,600	16.76%	9	6.62%	\$1,684,400	\$725,000	\$2,044,286	\$850,000	\$554.31
TOTAL BASALT:	\$31,785,900	35.14%	32	23.53%	\$993,309	\$655,000	\$1,134,100	\$725,000	\$413.99
El Jebel									
El Jebel - Eagle County	\$12,124,200	13.40%	23	16.91%	\$527,139	\$525,000	\$668,147	\$562,500	\$299.47
TOTAL EL JEBEL:	\$12,124,200	13.40%	23	16.91%	\$527,139	\$525,000	\$668,147	\$562,500	\$299.47
Carbondale									
Carbondale - Garfield County	\$46,079,450	50.94%	80	58.82%	\$575,993	\$492,500	\$663,399	\$543,500	\$283.49
Carbondale - Pitkin County	\$470,000	0.52%	1	0.74%	\$470,000	data not applicable	\$470,000	data not applicable	\$223.07
TOTAL CARBONDALE:	\$46,549,450	51.46%	81	59.56%	\$574,685	\$490,000	\$660,377	\$543,500	\$282.23
	\$90,459,550	100.00%	136	100.00%	\$665,144	\$517,500	\$768,340	\$558,750	\$320.48



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