



MARKET ANALYSIS

Compliments of:
Land Title
Glenwood Springs
Tammy Sommerfeld
970-945-2610
tsommerfeld@ltgc.com

Market Analysis by Area

Mid-Valley Analysis: Garfield County, Eagle County, & Pitkin County, Colorado
October, 2008

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price
Basalt								
Basalt - Eagle County	\$3,821,900	16.88%	5	14.29%	\$764,380	\$669,000	\$788,225	\$798,950
Basalt - Pitkin County	\$3,065,000	13.53%	4	11.43%	\$766,250	\$912,500	\$971,667	\$975,000
TOTAL BASALT:	\$6,886,900	30.41%	9	25.71%	\$765,211	\$850,000	\$866,843	\$975,000
El Jebel								
El Jebel - Eagle County	\$4,405,000	19.45%	7	20.00%	\$629,286	\$650,000	\$865,000	\$795,000
TOTAL EL JEBEL:	\$4,405,000	19.45%	7	20.00%	\$629,286	\$650,000	\$865,000	\$795,000
Carbondale								
Carbondale - Garfield County	\$11,356,300	0.00%	19	54.29%	\$597,700	\$436,000	\$699,893	\$468,000
Carbondale - Pitkin County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
TOTAL CARBONDALE:	\$11,356,300	50.14%	19	54.29%	\$597,700	\$436,000	\$699,893	\$468,000
TOTAL	\$22,648,200	100.00%	35	100.00%	\$647,091	\$590,000	\$773,056	\$732,000

Please note: These figures are an unofficial tabulation of Garfield, Eagle & Pitkin County records that are believed to be reasonably accurate.

Average & Median Price calculations do not include Interval unit sales, or Quit Claim Deed sales.

New: Average & Median Residential Column includes only Improved Residential Sales - all property types: Single Family, Duplex, Townhome, Condo.

Market Analysis by Area

Tri-County Analysis: Garfield County, Eagle County, & Pitkin County, Colorado
Year-to-Date through October 31st, 2008

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price
Basalt								
Basalt - Eagle County	\$77,806,400	22.22%	73	13.75%	\$1,065,841	\$792,000	\$1,158,824	\$878,500
Basalt - Pitkin County	\$21,346,950	6.10%	21	3.95%	\$1,016,521	\$612,500	\$1,263,215	\$690,000
TOTAL BASALT:	\$99,153,350	28.31%	94	17.70%	\$1,054,823	\$776,000	\$1,180,316	\$872,900
El Jebel								
El Jebel - Eagle County	\$56,855,100	16.23%	89	16.76%	\$638,821	\$573,400	\$701,460	\$620,000
TOTAL EL JEBEL:	\$56,855,100	16.23%	89	16.76%	\$638,821	\$573,400	\$701,460	\$620,000
Carbondale								
Carbondale - Garfield County	\$188,545,800	53.84%	339	63.84%	\$556,182	\$396,250	\$723,093	\$510,000
Carbondale - Pitkin County	\$5,659,100	1.62%	9	1.69%	\$628,789	\$579,600	\$752,014	\$580,000
TOTAL CARBONDALE:	\$194,204,900	55.45%	348	65.54%	\$558,060	\$400,000	\$724,277	\$522,500
TOTAL	\$350,213,350	100.00%	531	100.00%	\$659,535	\$497,150	\$818,707	\$600,000