



**GARFIELD COUNTY**  
**Market Analysis by Area**  
**December, 2006**

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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price
Debeque	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
Parachute	\$3,475,300	3.34%	22	10.23%	\$157,968	\$159,900	\$187,025	\$160,800
Battlement Mesa	\$1,533,500	1.47%	4	1.86%	\$383,375	\$160,000	\$262,500	data not applicable
Rifle	\$11,686,100	11.23%	32	14.88%	\$365,191	\$248,900	\$305,996	\$256,900
Silt	\$5,924,100	5.69%	23	10.70%	\$257,570	\$217,700	\$317,611	\$220,750
Monument	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
New Castle	\$11,728,100	11.27%	35	16.28%	\$335,089	\$247,200	\$283,927	\$267,000
East Garfield County (rural)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
Northeast Garfield County (rural)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
Central Garfield County (rural)	\$1,369,000	1.32%	2	0.93%	\$684,500	data not applicable	\$0	\$0
Southeast Garfield County (rural)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
South Central Garfield County (rural)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
West Garfield County (rural)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
Glenwood Springs	\$39,069,400	37.55%	62	28.84%	\$630,152	\$275,000	\$311,840	\$292,000
Carbondale	\$29,256,600	28.12%	35	16.28%	\$835,903	\$450,750	\$737,513	\$640,000
Interval Unit & Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$104,042,100</b>	<b>100.00%</b>	<b>215</b>	<b>100.00%</b>	<b>\$483,917</b>	<b>\$261,250</b>	<b>\$362,262</b>	<b>\$285,000</b>

Please note: These figures are an unofficial tabulation of Garfield 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.

There was one Transaction in the Glenwood Springs area which totalled \$18.5M for a 281.623 AC Metes & Bounds development parcel in 7-7-88