

An aerial photograph of a golf course and surrounding residential area in Eagle Vail, Colorado. The image shows a large, green golf course with several sand traps and a winding water feature. The course is surrounded by a dense forest of evergreen trees. In the background, there are rolling hills and mountains under a clear blue sky. The foreground shows a residential area with houses and a road.

COMPASS

## Neighborhood Market Report

### **Eagle Vail**

Avon, Colorado

January 2022

# Market Summary

## All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Eagle Vail. The data in the Sold Listings table is based on homes sold within the month of December 2021.

	Dec 2021	Nov 2021	Dec 2020
<b>Homes Sold</b>	1	▼ 75%	▼ 87%
<b>Median Sale Price</b>	\$825,000	▼ 3%	▲ 36%
<b>Median List Price</b>	\$849,000	▼ 3%	▲ 45%
<b>Sale to List Price Ratio</b>	97%	▼ 4%	▼ 2%
<b>Sales Volume</b>	\$825,000	▼ 86%	▼ 83%
<b>Median Days on Market</b>	9 days	▼ 10 days	▼ 6 days
<b>Homes Sold Year to Date</b>	56	—	▲ 8%

## Current Market

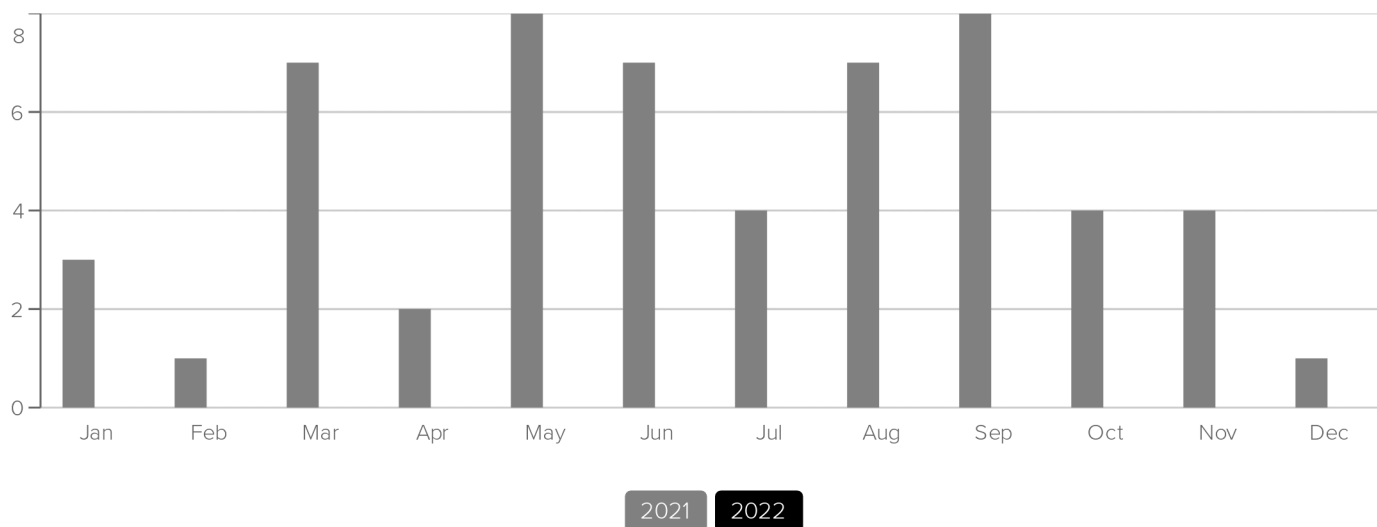
The statistics below provide an up-to-date snapshot of the listed inventory as of January 5, 2022. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

<b>1</b> Homes for Sale	<b>\$3,000,000</b> Median List Price	<b>97</b> Median Days on Market
<b>6</b> Homes Under Contract	<b>\$3,000,000</b> High Price	<b>\$3,000,000</b> Low Price

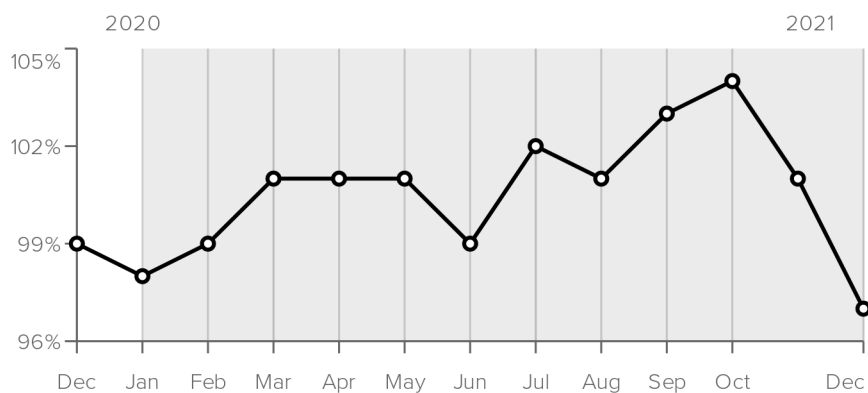
Values pulled on 1/5/2022



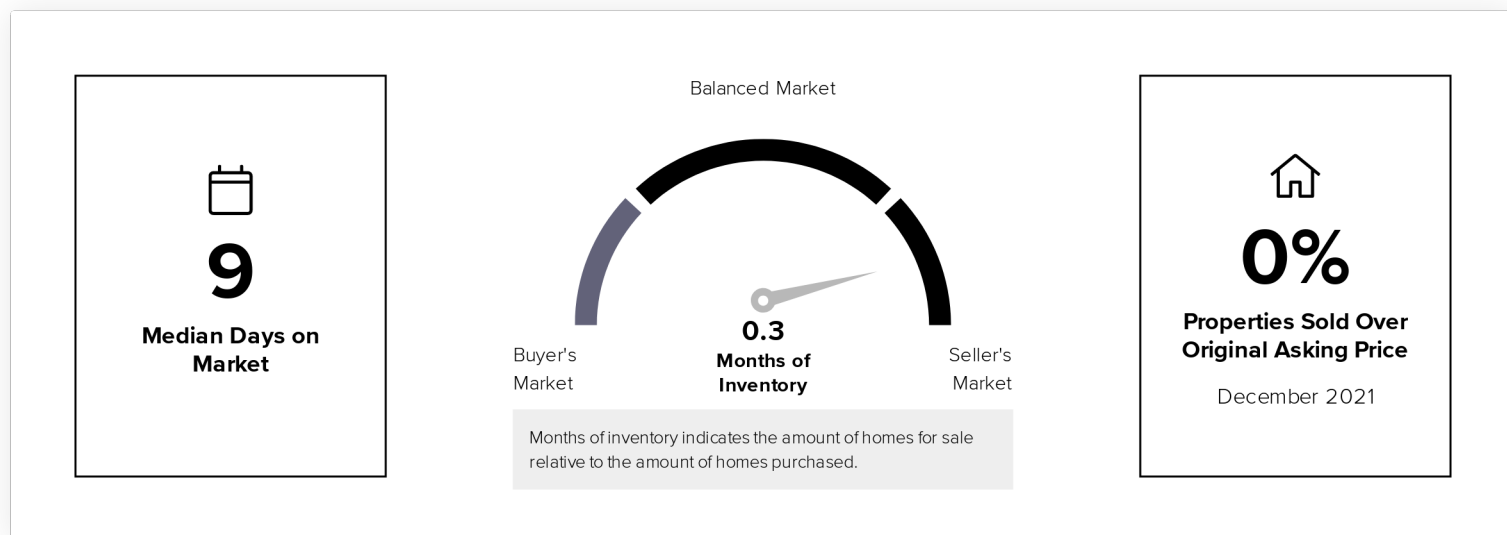
## Homes Sold



## Sale to List Price Ratio



# Market Conditions



## Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it  
Impacts  
Buyers

**Buyer's Market**  
More people selling homes than buying

- More homes to choose from
- More negotiating power
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

**Seller's Market**  
More people buying homes than selling

- Fewer homes to choose from
- Less negotiating power
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it  
Impacts  
Sellers

**Buyer's Market**  
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

**Seller's Market**  
More people buying homes than selling

- Home sells quickly
- Multiple offers likely
- Could get more than asking price
- Buyers willing to overlook repairs

## Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
		Current	3 Month Trend	Last Month	6 Month Avg	
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	—	—	0	0	—
\$300,000 - \$400,000	0	—	—	0	0	—
\$400,000 - \$500,000	0	—	0.0	0	0	—
\$500,000 - \$600,000	0	—	0.0	0	0	—
\$600,000 - \$700,000	0	—	0.0	0	1	—
\$700,000 - \$800,000	0	0.0	0.0	2	2	● Seller's
\$800,000 - \$900,000	0	—	0.0	0	0	—
\$900,000 - \$1,000,000	0	0.0	0.0	1	0	● Seller's
> \$1,000,000	1	1.0	0.3	1	0	● Seller's
<b>Total</b>	<b>1</b>	<b>0.3</b>	<b>0.1</b>	<b>4</b>	<b>6</b>	<b>Seller's</b>

### Buyer's Market

More than 7 months of inventory  
Home prices will depreciate

### Balanced Market

Between 6-7 months of inventory  
Home prices will only appreciate with  
inflation

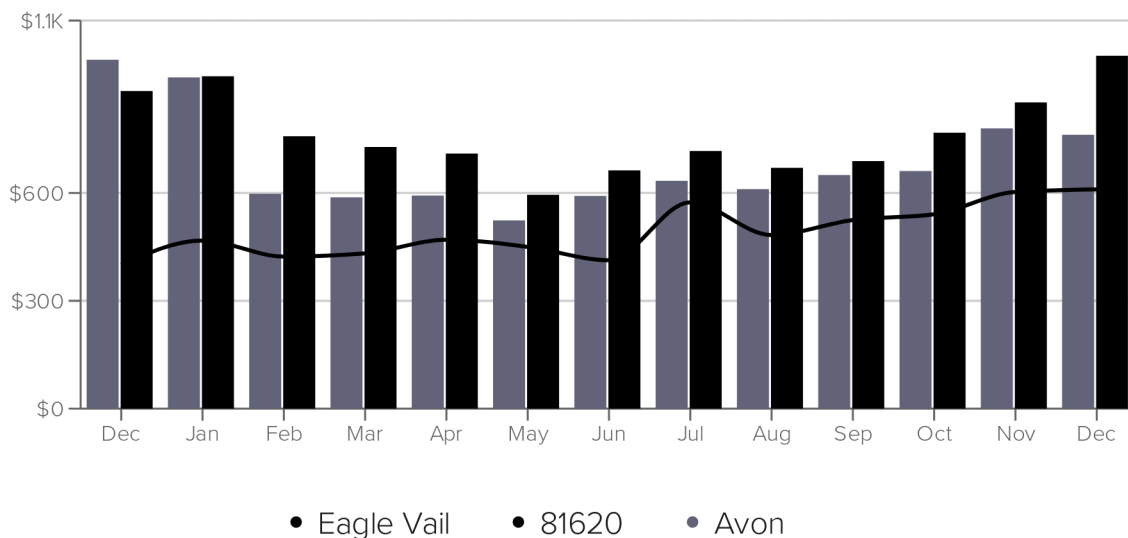
### Seller's Market

Less than 6 months of inventory  
Home prices will appreciate

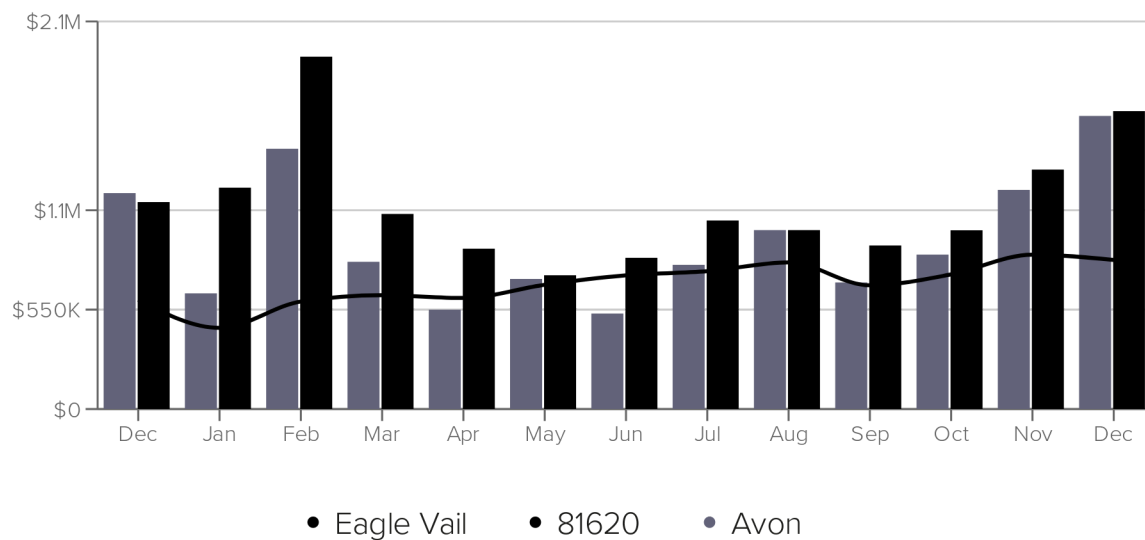
# Compare Eagle Vail to Zip Code and City

The charts below compare the average price per square foot and median sale price indicators of the neighborhood to its parent zip code and city.

## Average Price per Square Foot



## Median Sale Price



# Statistics

## Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Eagle Vail. The values are based on closed transactions in December 2021.

