



COMPASS

Neighborhood Market Report

Eagle Vail

Avon, Colorado

January 2022



Market Summary

All Property Types

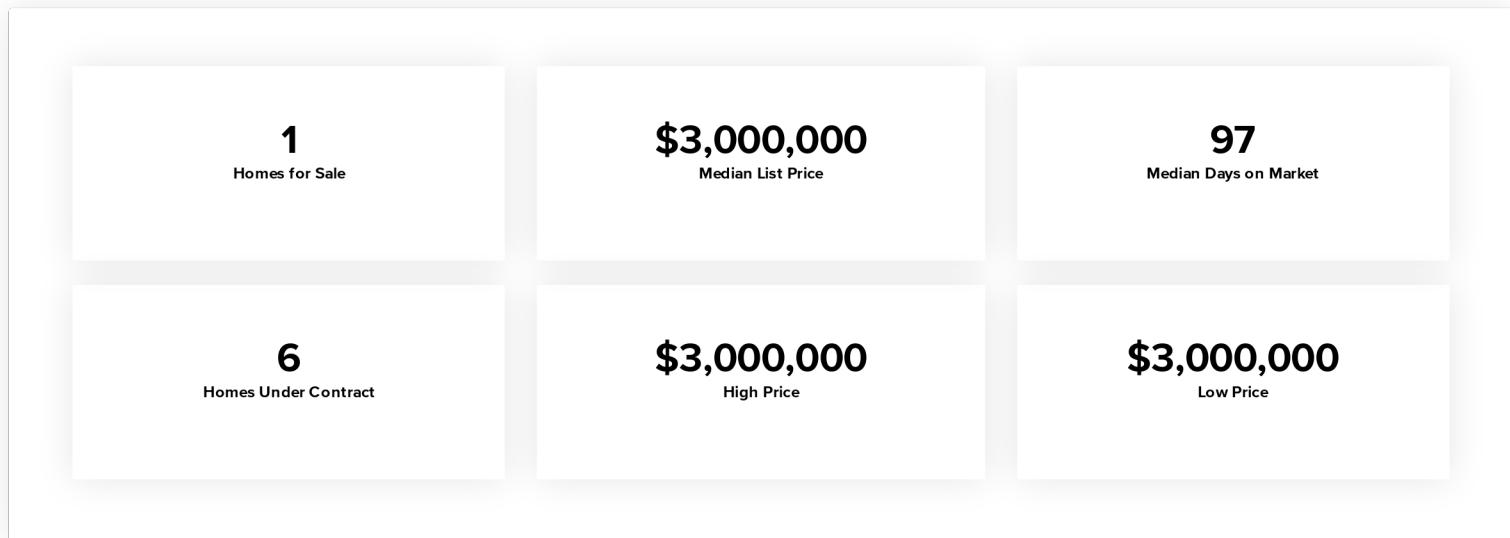
Recent Sales Trends

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

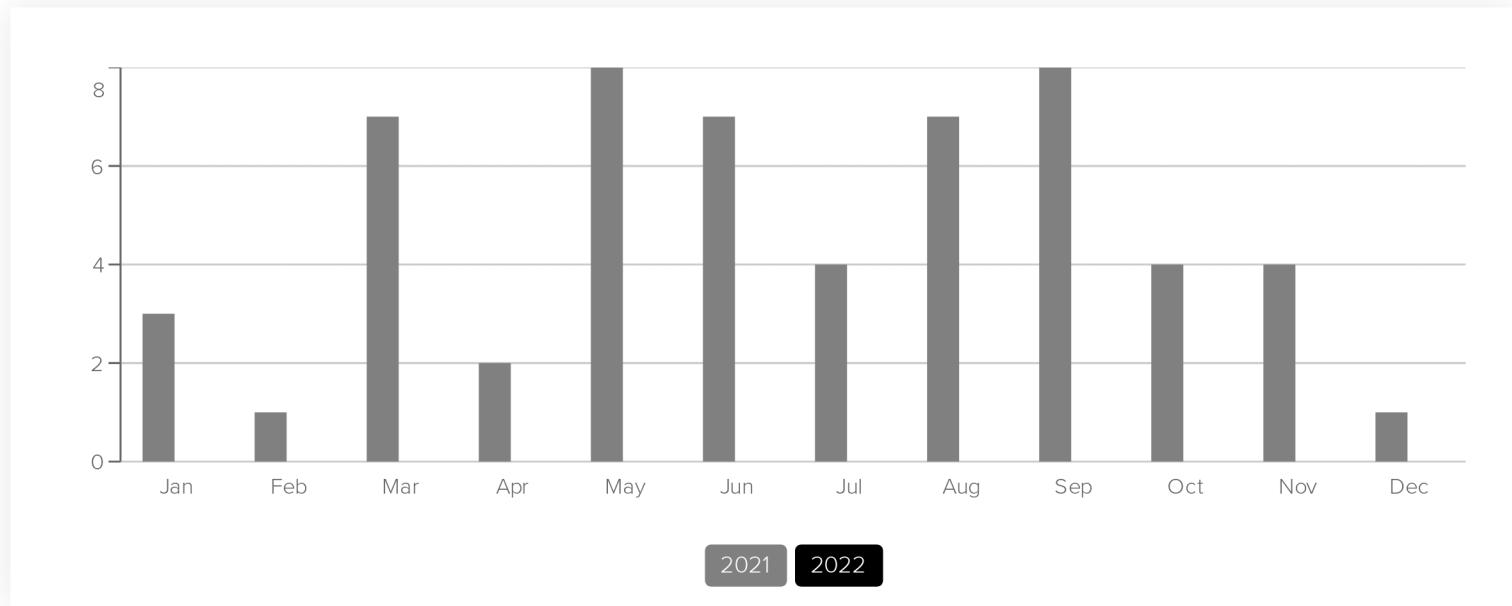
Current Market

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.

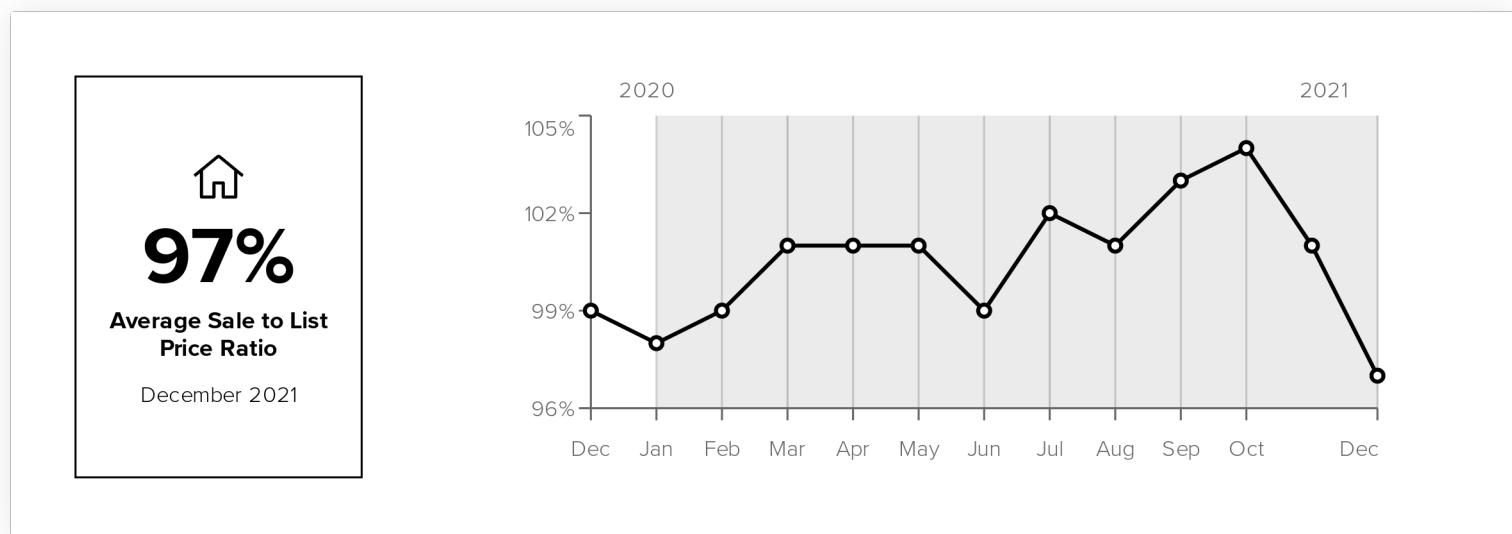


Values pulled on 1/5/2022

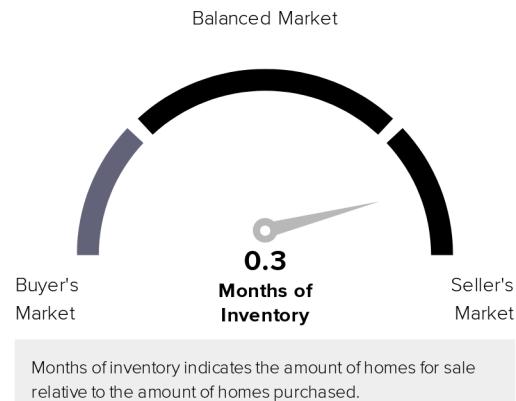
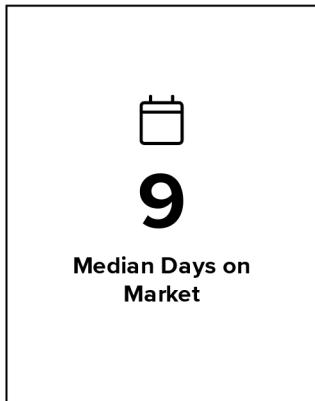
Homes Sold



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

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

Seller's Market
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

Seller's Market

More people buying homes than selling

Seller's Market
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	
Total	1	0.3	0.1	4	6		Seller's

Buyer's Market
More than 7 months of inventory
Home prices will depreciate

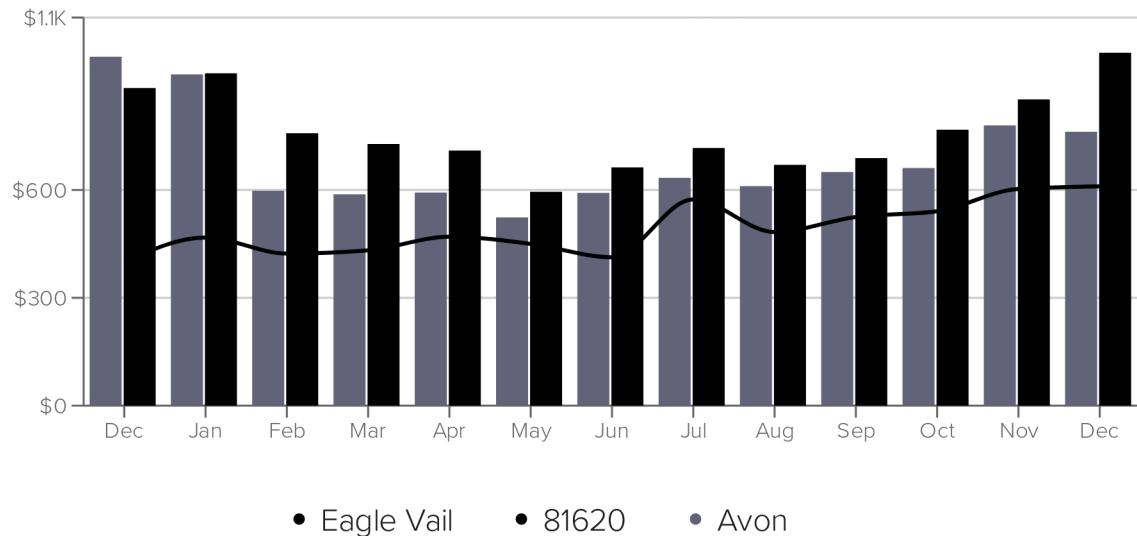
Balanced Market
Between 6-7 months of inventory
Home prices will only appreciate with inflation

Seller's Market
Less than 6 months of inventory
Home prices will appreciate

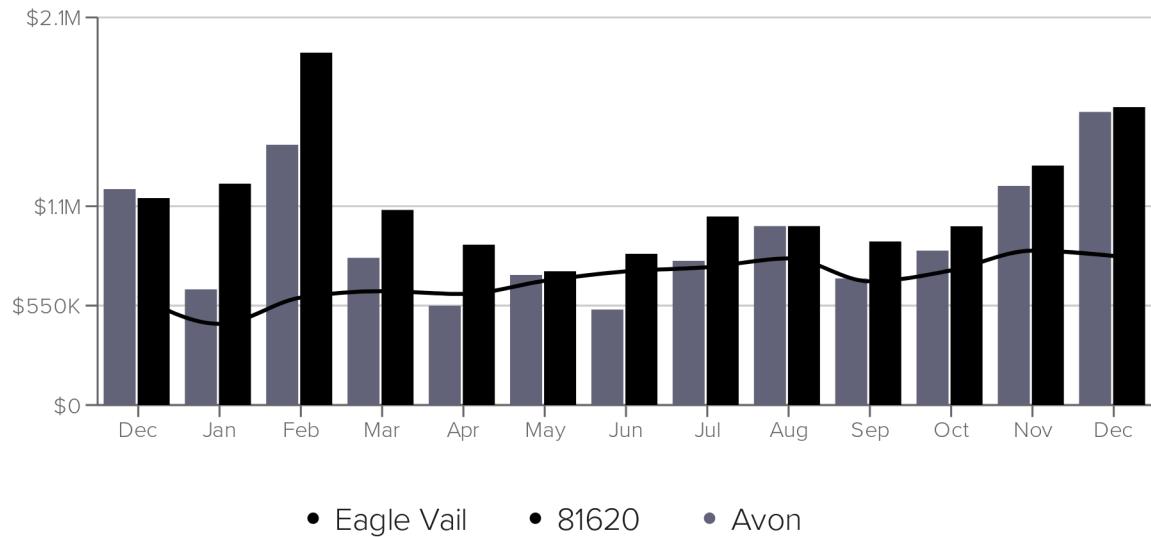
Compare Eagle Vail to Zip Code and City

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.

