

COMPASS

Neighborhood  
Market Report

**Cordillera Valley Club**

Edwards, Colorado

January 2022



# Market Summary

## All Property Types

### Recent Sales Trends

The statistics below highlight key market indicators for Cordillera Valley Club. 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>	0	—	▼ 100%
<b>Median Sale Price</b>	—	—	▼ 100%
<b>Median List Price</b>	—	—	▼ 100%
<b>Sale to List Price Ratio</b>	—	—	▼ 100%
<b>Sales Volume</b>	—	—	▼ 100%
<b>Median Days on Market</b>	—	—	—
<b>Homes Sold Year to Date</b>	17	—	▲ 6%

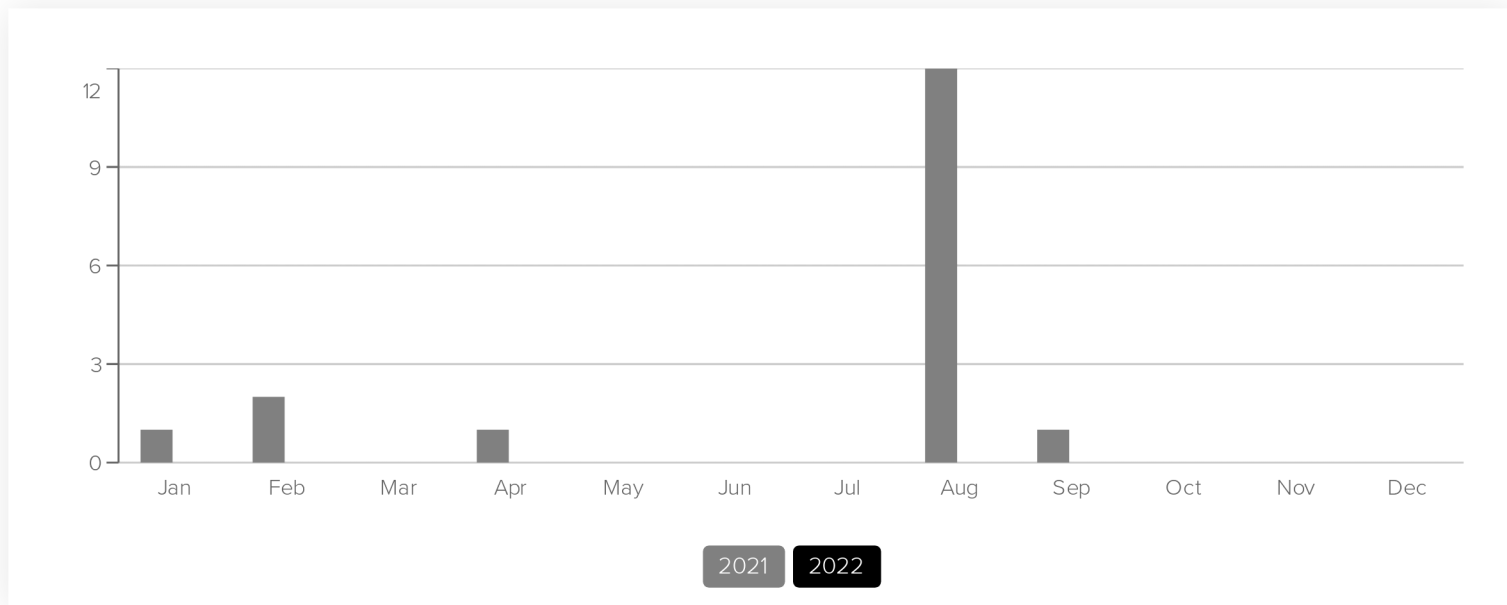
### Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of January 7, 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.

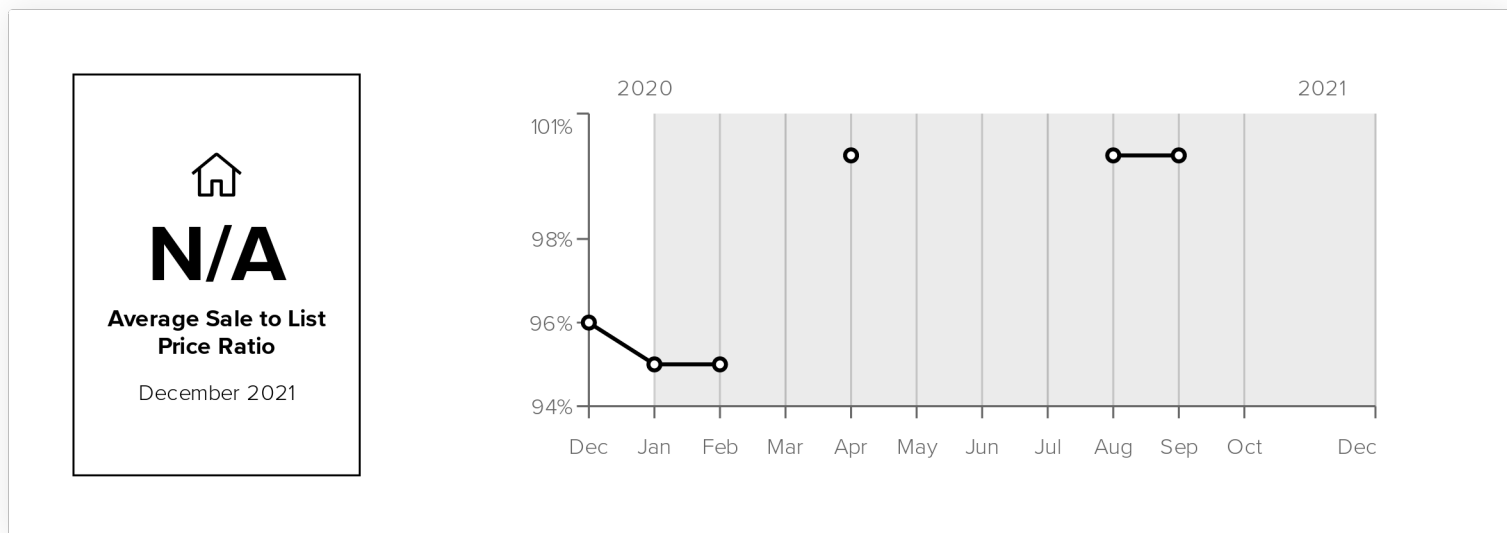
<b>0</b> Homes for Sale	<b>N/A</b> Median List Price	<b>N/A</b> Median Days on Market
<b>0</b> Homes Under Contract	<b>N/A</b> High Price	<b>N/A</b> Low Price

Values pulled on 1/7/2022

Homes Sold



Sale to List Price Ratio



### 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	—
\$500,000 - \$600,000	0	—	—	0	0	—
\$600,000 - \$700,000	0	—	—	0	0	—
\$700,000 - \$800,000	0	—	—	0	0	—
\$800,000 - \$900,000	0	—	—	0	0	—
\$900,000 - \$1,000,000	0	—	—	0	0	—
> \$1,000,000	0	—	0.0	0	2	—
<b>Total</b>	0	—	0.0	0	2	—

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

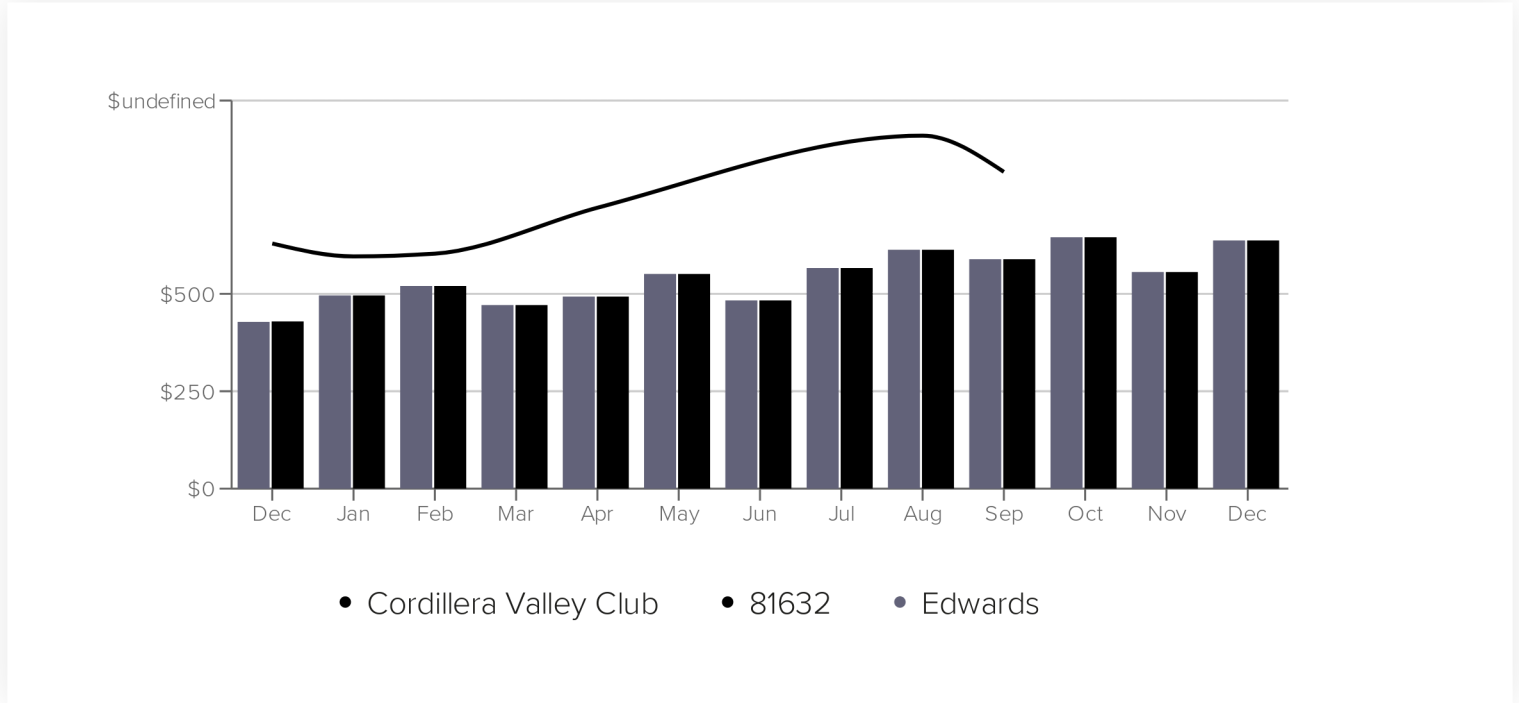
**Balanced Market**  
 Between 6-7 months of inventory  
 Home prices will only appreciate with inflation

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

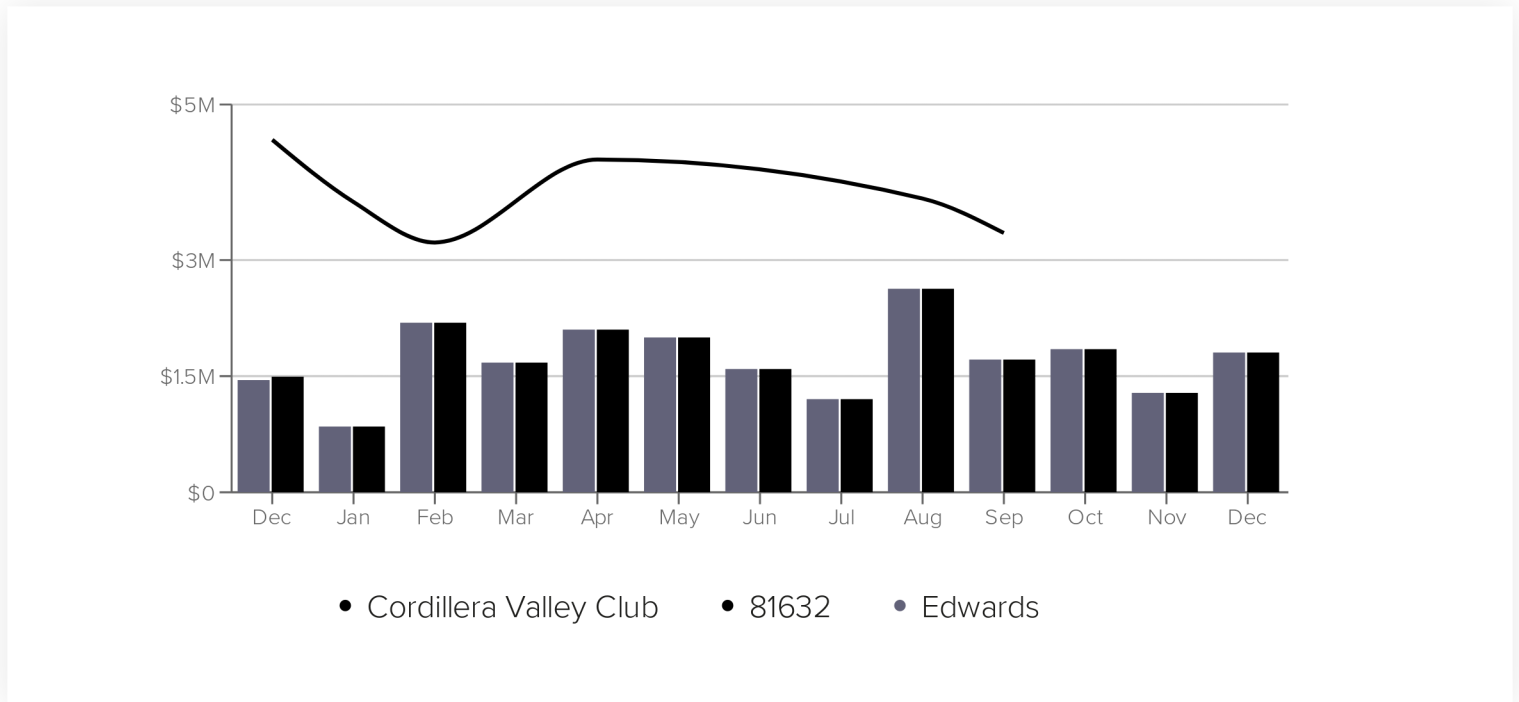
# Compare Cordillera Valley Club to Zip Code and City

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 Cordillera Valley Club. The values are based on closed transactions in December 2021.

