

Local Market Update for July 2021

A Research Tool Provided by the Northwestern Vermont Board of REALTORS®



Chittenden County

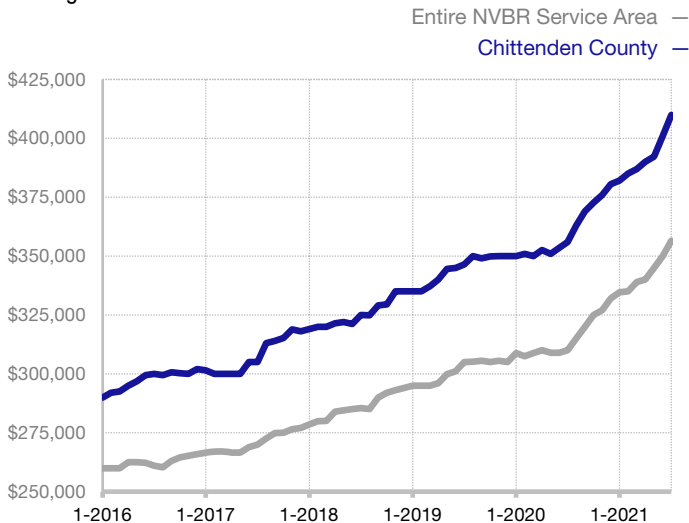
Single-Family Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	190	144	- 24.2%	926	887	- 4.2%
Closed Sales	164	146	- 11.0%	649	709	+ 9.2%
Median Sales Price*	\$392,500	\$442,500	+ 12.7%	\$367,500	\$420,000	+ 14.3%
Percent of Original List Price Received*	99.1%	104.2%	+ 5.1%	97.8%	102.0%	+ 4.3%
Days on Market Until Sale	37	18	- 51.4%	51	29	- 43.1%
Inventory of Homes for Sale	239	89	- 62.8%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	92	69	- 25.0%	448	440	- 1.8%
Closed Sales	84	84	0.0%	366	361	- 1.4%
Median Sales Price*	\$275,750	\$291,250	+ 5.6%	\$265,000	\$284,500	+ 7.4%
Percent of Original List Price Received*	99.4%	103.6%	+ 4.2%	99.6%	102.4%	+ 2.8%
Days on Market Until Sale	24	13	- 45.8%	48	30	- 37.5%
Inventory of Homes for Sale	91	44	- 51.6%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

