

Local Market Update for July 2021

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



Winooski

Chittenden County

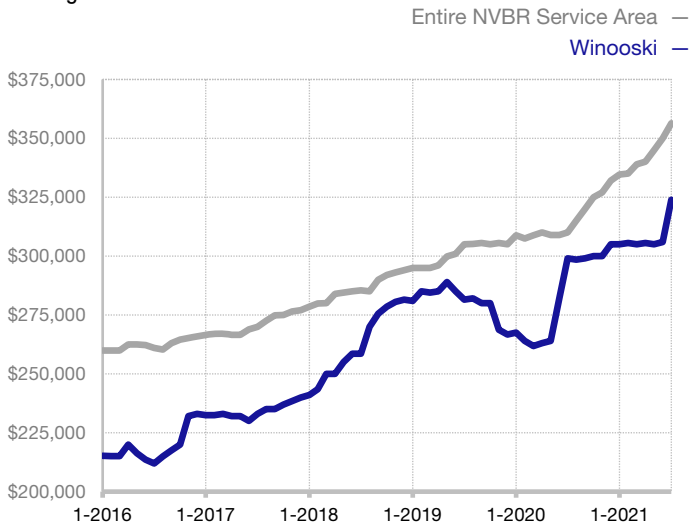
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	5	6	+ 20.0%	22	34	+ 54.5%
Closed Sales	5	7	+ 40.0%	22	26	+ 18.2%
Median Sales Price*	\$305,000	\$385,000	+ 26.2%	\$314,750	\$336,500	+ 6.9%
Percent of Original List Price Received*	102.3%	108.4%	+ 6.0%	99.4%	103.0%	+ 3.6%
Days on Market Until Sale	3	4	+ 33.3%	34	18	- 47.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

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

Townhouse-Condo	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	7	3	- 57.1%	24	19	- 20.8%
Closed Sales	2	2	0.0%	13	11	- 15.4%
Median Sales Price*	\$385,000	\$376,000	- 2.3%	\$289,900	\$305,000	+ 5.2%
Percent of Original List Price Received*	96.4%	104.6%	+ 8.5%	101.0%	101.7%	+ 0.7%
Days on Market Until Sale	6	4	- 33.3%	20	6	- 70.0%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--

* 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

