

Local Market Update for June 2020

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



Colchester

Chittenden County

Single-Family	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	22	22	0.0%	134	93	- 30.6%
Closed Sales	19	21	+ 10.5%	78	73	- 6.4%
Median Sales Price*	\$335,000	\$395,000	+ 17.9%	\$335,000	\$359,900	+ 7.4%
Percent of Original List Price Received*	96.6%	98.8%	+ 2.3%	96.3%	97.8%	+ 1.6%
Days on Market Until Sale	68	48	- 29.4%	52	54	+ 3.8%
Inventory of Homes for Sale	58	25	- 56.9%	--	--	--
Months Supply of Inventory	4.2	1.6	- 61.9%	--	--	--

* 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	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	8	9	+ 12.5%	41	44	+ 7.3%
Closed Sales	7	5	- 28.6%	40	38	- 5.0%
Median Sales Price*	\$222,500	\$325,000	+ 46.1%	\$219,250	\$243,000	+ 10.8%
Percent of Original List Price Received*	102.2%	100.7%	- 1.5%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	72	47	- 34.7%	54	95	+ 75.9%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

* 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

