

Local Market Update for June 2020

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



Essex

Chittenden County

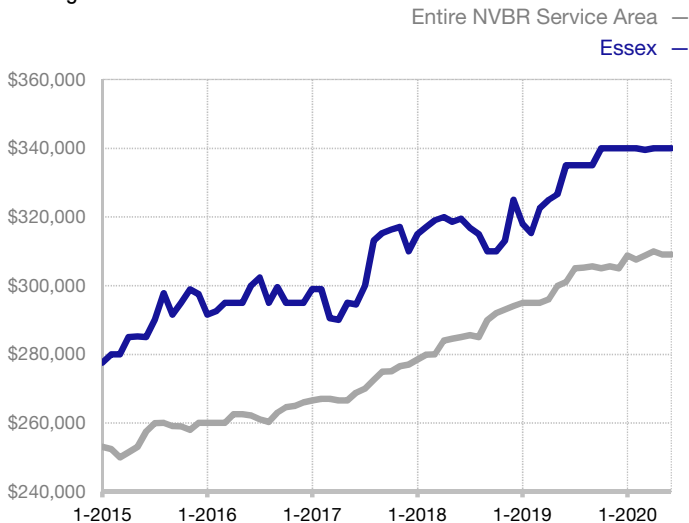
Single-Family	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	29	29	0.0%	128	102	- 20.3%
Closed Sales	34	18	- 47.1%	89	70	- 21.3%
Median Sales Price*	\$342,500	\$337,500	- 1.5%	\$335,000	\$346,000	+ 3.3%
Percent of Original List Price Received*	98.2%	99.5%	+ 1.3%	98.3%	98.2%	- 0.1%
Days on Market Until Sale	55	10	- 81.8%	52	40	- 23.1%
Inventory of Homes for Sale	42	30	- 28.6%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--

* 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	12	16	+ 33.3%	68	63	- 7.4%
Closed Sales	21	11	- 47.6%	63	51	- 19.0%
Median Sales Price*	\$260,000	\$202,500	- 22.1%	\$239,500	\$214,000	- 10.6%
Percent of Original List Price Received*	98.8%	98.8%	0.0%	98.4%	99.6%	+ 1.2%
Days on Market Until Sale	68	55	- 19.1%	76	75	- 1.3%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--

* 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

