

Local Market Update for March 2021

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



Colchester

Chittenden County

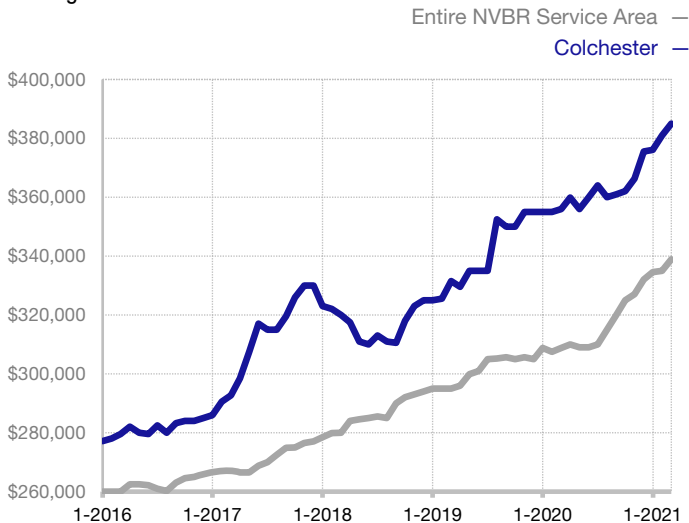
Single-Family	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	14	13	- 7.1%	42	26	- 38.1%
Closed Sales	13	6	- 53.8%	30	21	- 30.0%
Median Sales Price*	\$376,100	\$344,876	- 8.3%	\$356,450	\$415,000	+ 16.4%
Percent of Original List Price Received*	99.3%	100.5%	+ 1.2%	96.7%	96.5%	- 0.2%
Days on Market Until Sale	24	64	+ 166.7%	61	141	+ 131.1%
Inventory of Homes for Sale	33	13	- 60.6%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

* 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	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	10	3	- 70.0%	19	12	- 36.8%
Closed Sales	5	2	- 60.0%	20	13	- 35.0%
Median Sales Price*	\$311,800	\$325,000	+ 4.2%	\$278,900	\$357,500	+ 28.2%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	98.6%	102.9%	+ 4.4%
Days on Market Until Sale	55	14	- 74.5%	94	25	- 73.4%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--

* 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

