

Local Market Update for March 2021

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



Essex

Chittenden County

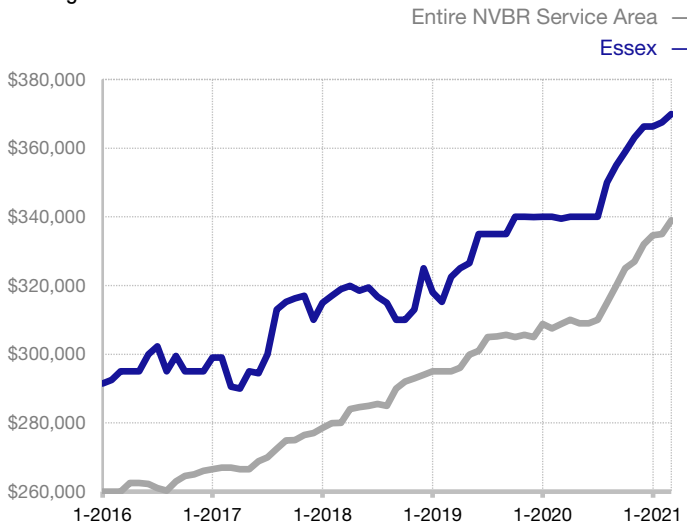
| Single-Family | March | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 21 | 16 | - 23.8% | 47 | 39 | - 17.0% |
| Closed Sales | 13 | 10 | - 23.1% | 34 | 28 | - 17.6% |
| Median Sales Price* | \$300,000 | \$353,000 | + 17.7% | \$324,500 | \$350,000 | + 7.9% |
| Percent of Original List Price Received* | 97.7% | 101.8% | + 4.2% | 96.9% | 99.9% | + 3.1% |
| Days on Market Until Sale | 27 | 29 | + 7.4% | 65 | 29 | - 55.4% |
| Inventory of Homes for Sale | 33 | 14 | - 57.6% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 0.8 | - 57.9% | -- | -- | -- |

* 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 | March | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 15 | 12 | - 20.0% | 33 | 25 | - 24.2% |
| Closed Sales | 7 | 9 | + 28.6% | 27 | 27 | 0.0% |
| Median Sales Price* | \$280,000 | \$283,000 | + 1.1% | \$215,000 | \$212,000 | - 1.4% |
| Percent of Original List Price Received* | 101.9% | 101.2% | - 0.7% | 99.7% | 100.2% | + 0.5% |
| Days on Market Until Sale | 138 | 60 | - 56.5% | 89 | 66 | - 25.8% |
| Inventory of Homes for Sale | 20 | 2 | - 90.0% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 0.2 | - 87.5% | -- | -- | -- |

* 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

