

Local Market Update for July 2021

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



Colchester

Chittenden County

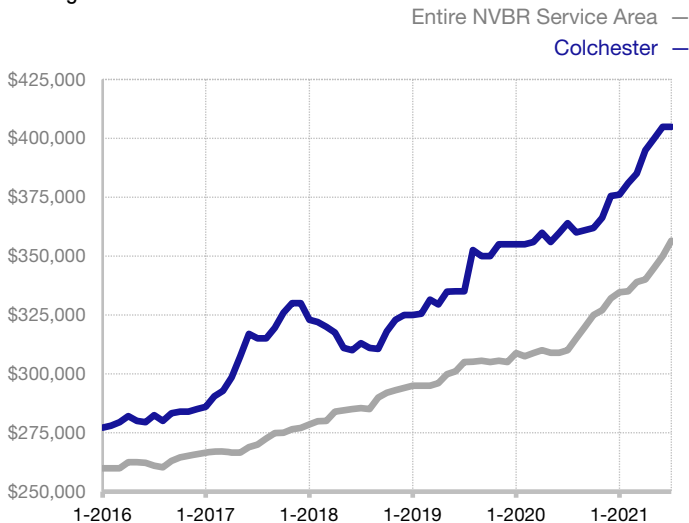
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	24	19	- 20.8%	117	101	- 13.7%
Closed Sales	19	22	+ 15.8%	93	84	- 9.7%
Median Sales Price*	\$414,888	\$427,750	+ 3.1%	\$370,000	\$418,500	+ 13.1%
Percent of Original List Price Received*	98.7%	103.2%	+ 4.6%	98.0%	100.5%	+ 2.6%
Days on Market Until Sale	43	34	- 20.9%	51	72	+ 41.2%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--

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

Townhouse-Condo	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	3	9	+ 200.0%	47	51	+ 8.5%
Closed Sales	10	8	- 20.0%	48	43	- 10.4%
Median Sales Price*	\$301,000	\$317,500	+ 5.5%	\$247,000	\$260,000	+ 5.3%
Percent of Original List Price Received*	99.6%	101.6%	+ 2.0%	99.3%	103.2%	+ 3.9%
Days on Market Until Sale	15	5	- 66.7%	78	49	- 37.2%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

