

# Local Market Update for July 2021

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



## Essex

Chittenden County

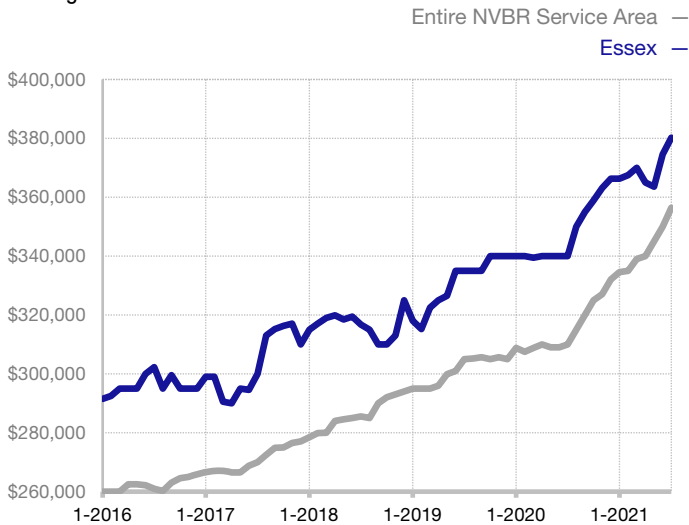
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
<b>Key Metrics</b>						
New Listings	20	<b>26</b>	+ 30.0%	123	<b>130</b>	+ 5.7%
Closed Sales	21	<b>18</b>	- 14.3%	91	<b>97</b>	+ 6.6%
Median Sales Price*	\$395,000	<b>\$400,750</b>	+ 1.5%	\$355,000	<b>\$380,000</b>	+ 7.0%
Percent of Original List Price Received*	99.9%	<b>104.7%</b>	+ 4.8%	98.6%	<b>102.2%</b>	+ 3.7%
Days on Market Until Sale	69	<b>4</b>	- 94.2%	47	<b>15</b>	- 68.1%
Inventory of Homes for Sale	26	<b>17</b>	- 34.6%	--	--	--
Months Supply of Inventory	1.7	<b>1.0</b>	- 41.2%	--	--	--

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

Townhouse-Condo	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
<b>Key Metrics</b>						
New Listings	17	<b>14</b>	- 17.6%	78	<b>83</b>	+ 6.4%
Closed Sales	11	<b>19</b>	+ 72.7%	62	<b>76</b>	+ 22.6%
Median Sales Price*	\$300,000	<b>\$268,000</b>	- 10.7%	\$225,950	<b>\$231,250</b>	+ 2.3%
Percent of Original List Price Received*	100.2%	<b>104.4%</b>	+ 4.2%	99.7%	<b>103.1%</b>	+ 3.4%
Days on Market Until Sale	30	<b>10</b>	- 66.7%	67	<b>29</b>	- 56.7%
Inventory of Homes for Sale	9	<b>3</b>	- 66.7%	--	--	--
Months Supply of Inventory	0.8	<b>0.2</b>	- 75.0%	--	--	--

\* 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

