

# Local Market Update for July 2021

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



## Shelburne

Chittenden County

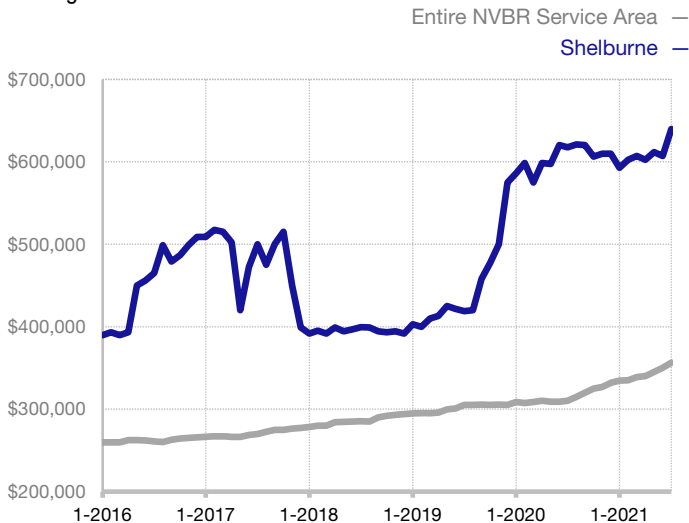
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
<b>Key Metrics</b>						
New Listings	9	12	+ 33.3%	48	69	+ 43.8%
Closed Sales	10	5	- 50.0%	30	58	+ 93.3%
Median Sales Price*	\$420,000	\$760,000	+ 81.0%	\$594,750	\$652,500	+ 9.7%
Percent of Original List Price Received*	98.9%	97.1%	- 1.8%	96.4%	97.9%	+ 1.6%
Days on Market Until Sale	20	8	- 60.0%	63	28	- 55.6%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	3.1	0.5	- 83.9%	--	--	--

\* 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	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
<b>Key Metrics</b>						
New Listings	4	9	+ 125.0%	19	22	+ 15.8%
Closed Sales	4	3	- 25.0%	18	14	- 22.2%
Median Sales Price*	\$437,500	\$500,000	+ 14.3%	\$459,000	\$415,000	- 9.6%
Percent of Original List Price Received*	97.3%	101.5%	+ 4.3%	101.0%	98.6%	- 2.4%
Days on Market Until Sale	29	7	- 75.9%	53	41	- 22.6%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.0	3.2	+ 220.0%	--	--	--

\* 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

