

Local Market Update for July 2021

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



Williston

Chittenden County

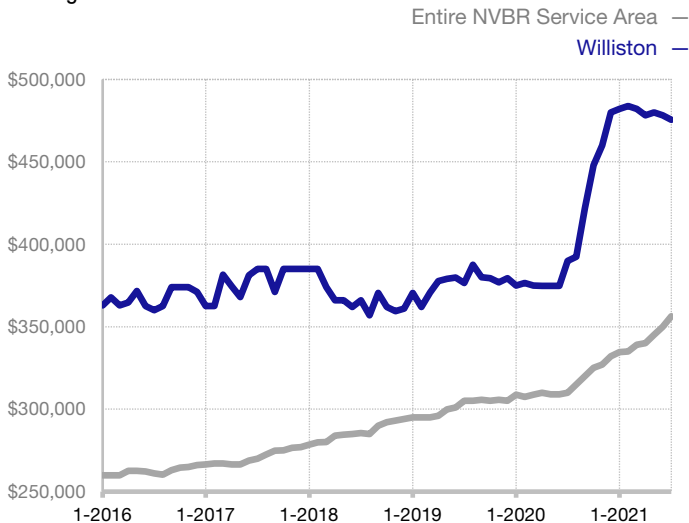
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	16	9	- 43.8%	62	62	0.0%
Closed Sales	13	5	- 61.5%	42	49	+ 16.7%
Median Sales Price*	\$500,600	\$549,600	+ 9.8%	\$430,875	\$440,000	+ 2.1%
Percent of Original List Price Received*	101.0%	118.9%	+ 17.7%	98.9%	104.2%	+ 5.4%
Days on Market Until Sale	6	5	- 16.7%	27	27	0.0%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

* 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	11	2	- 81.8%	40	25	- 37.5%
Closed Sales	5	4	- 20.0%	26	27	+ 3.8%
Median Sales Price*	\$300,000	\$358,750	+ 19.6%	\$299,950	\$369,000	+ 23.0%
Percent of Original List Price Received*	98.6%	104.1%	+ 5.6%	99.2%	102.2%	+ 3.0%
Days on Market Until Sale	29	4	- 86.2%	21	10	- 52.4%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--

* 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

