

# Local Market Update for October 2021

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



## Essex

Chittenden County

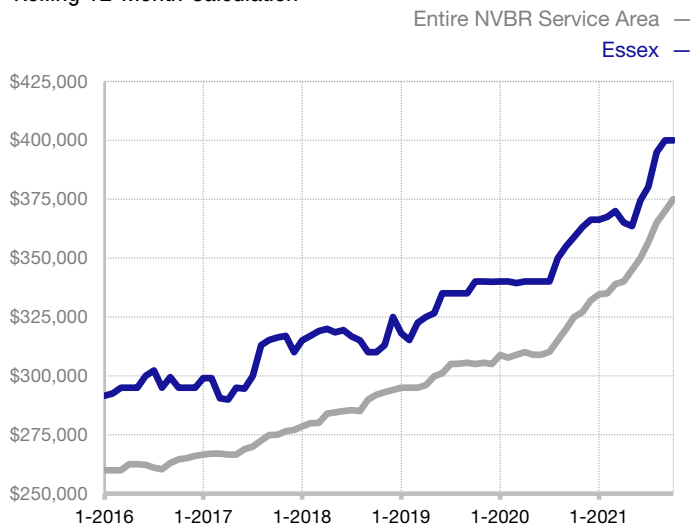
Single-Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	27	16	- 40.7%	202	209	+ 3.5%
Closed Sales	16	21	+ 31.3%	143	172	+ 20.3%
Median Sales Price*	\$381,250	<b>\$452,000</b>	+ 18.6%	\$360,000	<b>\$400,000</b>	+ 11.1%
Percent of Original List Price Received*	99.5%	<b>102.3%</b>	+ 2.8%	99.1%	<b>102.6%</b>	+ 3.5%
Days on Market Until Sale	22	18	- 18.2%	38	14	- 63.2%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

\* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	14	6	- 57.1%	116	118	+ 1.7%
Closed Sales	12	15	+ 25.0%	105	126	+ 20.0%
Median Sales Price*	\$249,750	<b>\$265,000</b>	+ 6.1%	\$222,000	<b>\$245,500</b>	+ 10.6%
Percent of Original List Price Received*	98.8%	<b>103.5%</b>	+ 4.8%	99.9%	<b>103.4%</b>	+ 3.5%
Days on Market Until Sale	27	7	- 74.1%	48	23	- 52.1%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--

\* 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

