

Local Market Update for October 2021

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



Colchester

Chittenden County

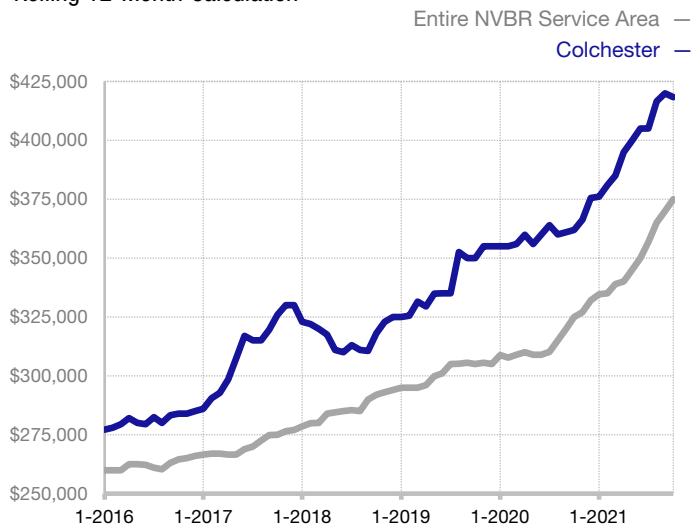
Single-Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	13	14	+ 7.7%	171	171	0.0%
Closed Sales	17	19	+ 11.8%	144	148	+ 2.8%
Median Sales Price*	\$414,900	\$305,000	- 26.5%	\$366,250	\$421,891	+ 15.2%
Percent of Original List Price Received*	97.9%	101.7%	+ 3.9%	98.7%	100.7%	+ 2.0%
Days on Market Until Sale	17	27	+ 58.8%	42	56	+ 33.3%
Inventory of Homes for Sale	35	15	- 57.1%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--

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

Townhouse-Condo	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	6	0.0%	69	73	+ 5.8%
Closed Sales	7	9	+ 28.6%	72	65	- 9.7%
Median Sales Price*	\$335,000	\$370,000	+ 10.4%	\$301,000	\$284,500	- 5.5%
Percent of Original List Price Received*	99.8%	103.6%	+ 3.8%	99.6%	103.2%	+ 3.6%
Days on Market Until Sale	46	35	- 23.9%	67	47	- 29.9%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

* 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

