

Local Market Update for December 2021

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



Colchester

Chittenden County

Single-Family

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	5	6	+ 20.0%	181	191	+ 5.5%
Closed Sales	14	10	- 28.6%	172	173	+ 0.6%
Median Sales Price*	\$395,000	\$625,000	+ 58.2%	\$375,500	\$430,000	+ 14.5%
Percent of Original List Price Received*	96.9%	98.9%	+ 2.1%	98.7%	100.9%	+ 2.2%
Days on Market Until Sale	40	53	+ 32.5%	41	52	+ 26.8%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

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

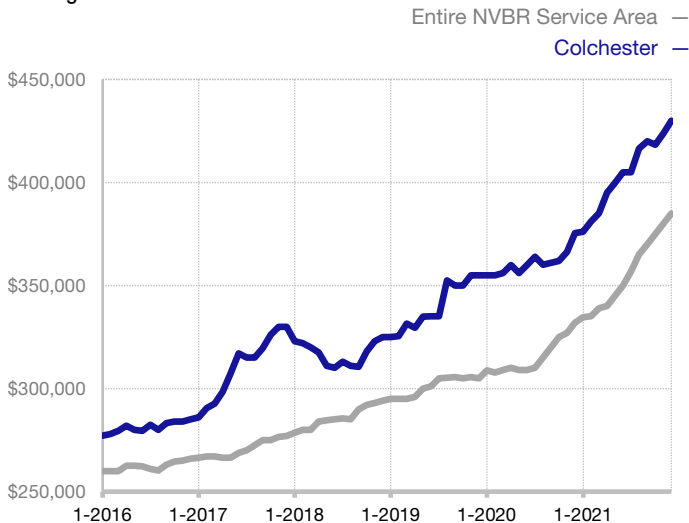
Townhouse-Condo

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	2	2	0.0%	76	81	+ 6.6%
Closed Sales	6	7	+ 16.7%	84	77	- 8.3%
Median Sales Price*	\$278,225	\$257,600	- 7.4%	\$287,750	\$265,000	- 7.9%
Percent of Original List Price Received*	102.5%	104.8%	+ 2.2%	99.9%	103.4%	+ 3.5%
Days on Market Until Sale	24	3	- 87.5%	62	40	- 35.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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

