

Local Market Update for December 2021

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



Essex

Chittenden County

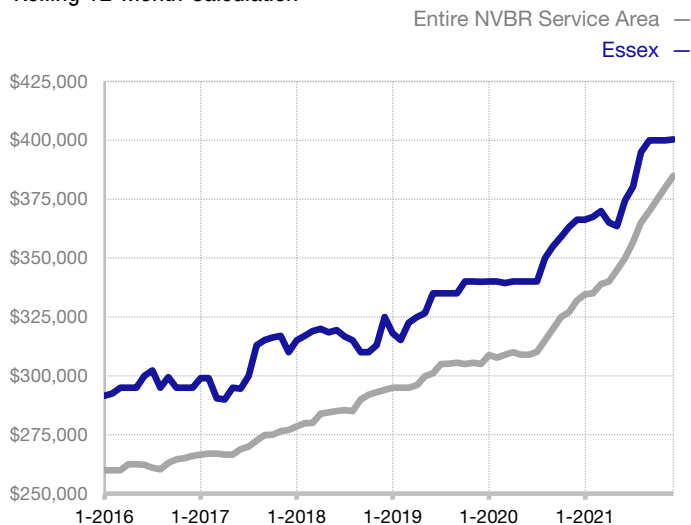
Single-Family	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	12	11	- 8.3%	225	231	+ 2.7%
Closed Sales	22	11	- 50.0%	192	204	+ 6.3%
Median Sales Price*	\$347,000	\$401,000	+ 15.6%	\$366,250	\$400,500	+ 9.4%
Percent of Original List Price Received*	101.0%	102.5%	+ 1.5%	100.0%	102.6%	+ 2.6%
Days on Market Until Sale	10	10	0.0%	34	13	- 61.8%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

* 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	11	8	- 27.3%	139	130	- 6.5%
Closed Sales	16	6	- 62.5%	137	140	+ 2.2%
Median Sales Price*	\$233,750	\$253,300	+ 8.4%	\$235,000	\$249,300	+ 6.1%
Percent of Original List Price Received*	102.1%	103.5%	+ 1.4%	100.4%	103.4%	+ 3.0%
Days on Market Until Sale	32	4	- 87.5%	42	22	- 47.6%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	0.6	0.1	- 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

