

# Local Market Update for January 2022

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



## Essex

Chittenden County

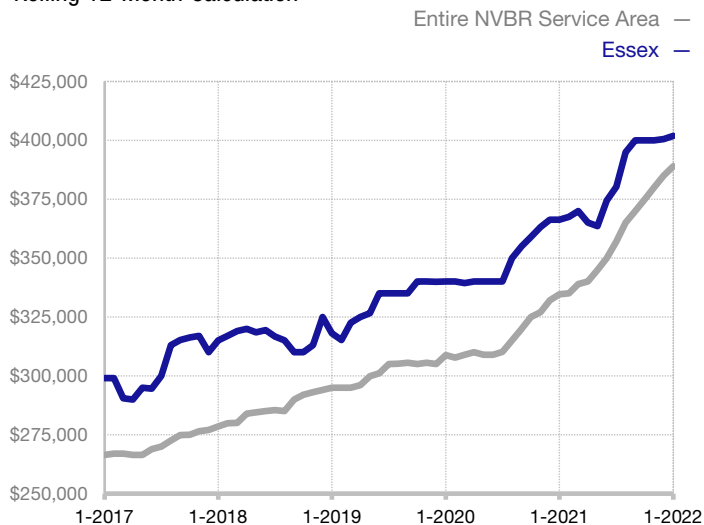
Single-Family	January			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	10	4	- 60.0%	10	4	- 60.0%
Closed Sales	7	12	+ 71.4%	7	12	+ 71.4%
Median Sales Price*	\$325,000	<b>\$428,500</b>	+ 31.8%	\$325,000	<b>\$428,500</b>	+ 31.8%
Percent of Original List Price Received*	96.2%	<b>99.4%</b>	+ 3.3%	96.2%	<b>99.4%</b>	+ 3.3%
Days on Market Until Sale	30	35	+ 16.7%	30	35	+ 16.7%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

\* 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	January			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	8	3	- 62.5%	8	3	- 62.5%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Median Sales Price*	\$227,500	<b>\$243,000</b>	+ 6.8%	\$227,500	<b>\$243,000</b>	+ 6.8%
Percent of Original List Price Received*	99.4%	<b>106.1%</b>	+ 6.7%	99.4%	<b>106.1%</b>	+ 6.7%
Days on Market Until Sale	117	8	- 93.2%	117	8	- 93.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.2	0.1	- 50.0%	--	--	--

\* 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

