

# Local Market Update for June 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Essex

Chittenden County

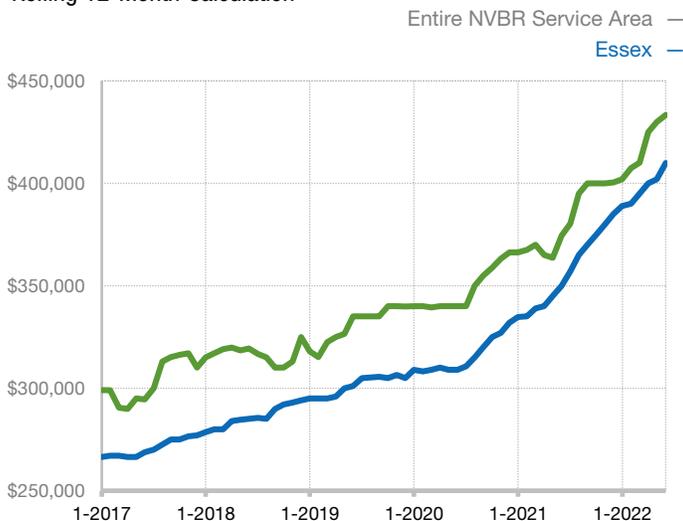
Single-Family	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
<b>Key Metrics</b>						
New Listings	24	<b>24</b>	0.0%	111	<b>89</b>	- 19.8%
Closed Sales	23	<b>22</b>	- 4.3%	79	<b>83</b>	+ 5.1%
Median Sales Price*	\$400,000	<b>\$507,000</b>	+ 26.8%	\$360,000	<b>\$447,700</b>	+ 24.4%
Percent of Original List Price Received*	103.1%	<b>110.8%</b>	+ 7.5%	101.6%	<b>106.9%</b>	+ 5.2%
Days on Market Until Sale	16	<b>4</b>	- 75.0%	18	<b>22</b>	+ 22.2%
Inventory of Homes for Sale	20	<b>12</b>	- 40.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.7</b>	- 36.4%	--	--	--

\* 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	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
<b>Key Metrics</b>						
New Listings	16	<b>13</b>	- 18.8%	72	<b>68</b>	- 5.6%
Closed Sales	17	<b>18</b>	+ 5.9%	58	<b>57</b>	- 1.7%
Median Sales Price*	\$239,000	<b>\$434,000</b>	+ 81.6%	\$223,500	<b>\$315,000</b>	+ 40.9%
Percent of Original List Price Received*	104.6%	<b>109.4%</b>	+ 4.6%	102.4%	<b>109.5%</b>	+ 6.9%
Days on Market Until Sale	12	<b>28</b>	+ 133.3%	36	<b>13</b>	- 63.9%
Inventory of Homes for Sale	4	<b>5</b>	+ 25.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.5</b>	+ 66.7%	--	--	--

\* 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

