

# 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

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

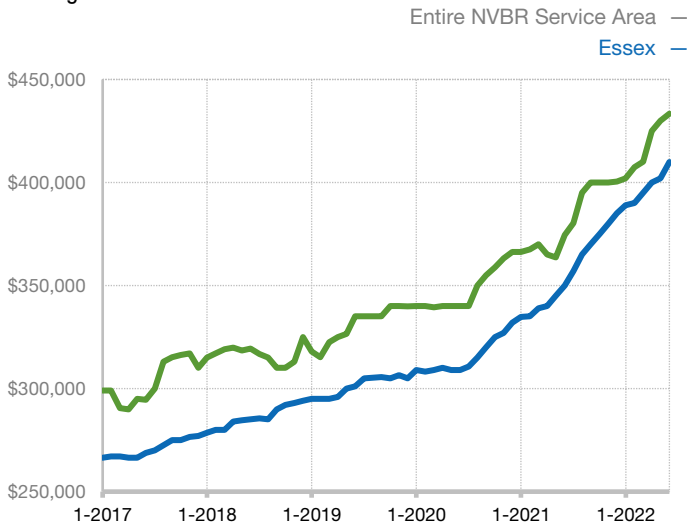
#### Townhouse-Condo

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

