

Local Market Update for July 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Shelburne

Chittenden County

Single-Family

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	17	13	- 23.5%	77	71	- 7.8%
Closed Sales	6	7	+ 16.7%	59	45	- 23.7%
Median Sales Price*	\$802,500	\$690,000	- 14.0%	\$660,000	\$791,000	+ 19.8%
Percent of Original List Price Received*	97.9%	105.5%	+ 7.8%	98.0%	104.6%	+ 6.7%
Days on Market Until Sale	7	6	- 14.3%	26	20	- 23.1%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

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

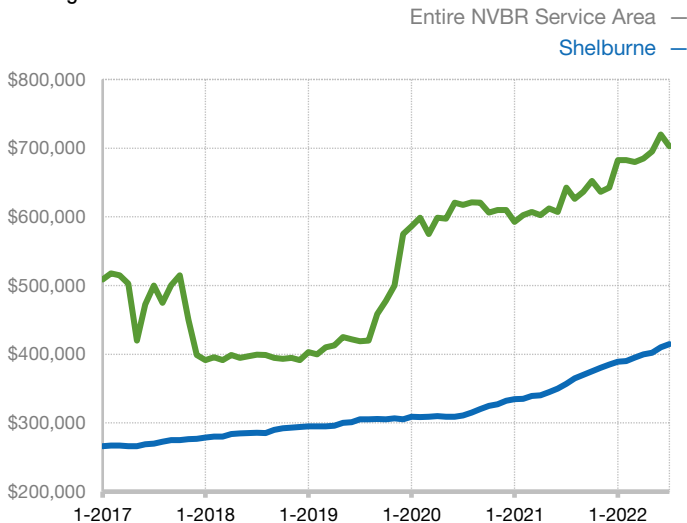
Townhouse-Condo

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	9	0	- 100.0%	22	7	- 68.2%
Closed Sales	3	2	- 33.3%	14	9	- 35.7%
Median Sales Price*	\$500,000	\$423,500	- 15.3%	\$415,000	\$390,000	- 6.0%
Percent of Original List Price Received*	101.5%	99.6%	- 1.9%	98.6%	104.6%	+ 6.1%
Days on Market Until Sale	7	12	+ 71.4%	41	7	- 82.9%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	3.2	1.1	- 65.6%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

