

Local Market Update for July 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Essex

Chittenden County

Single-Family

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	34	19	- 44.1%	145	108	- 25.5%
Closed Sales	18	12	- 33.3%	97	95	- 2.1%
Median Sales Price*	\$400,750	\$520,000	+ 29.8%	\$380,000	\$460,000	+ 21.1%
Percent of Original List Price Received*	104.7%	107.2%	+ 2.4%	102.2%	106.9%	+ 4.6%
Days on Market Until Sale	4	6	+ 50.0%	15	20	+ 33.3%
Inventory of Homes for Sale	29	10	- 65.5%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--

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

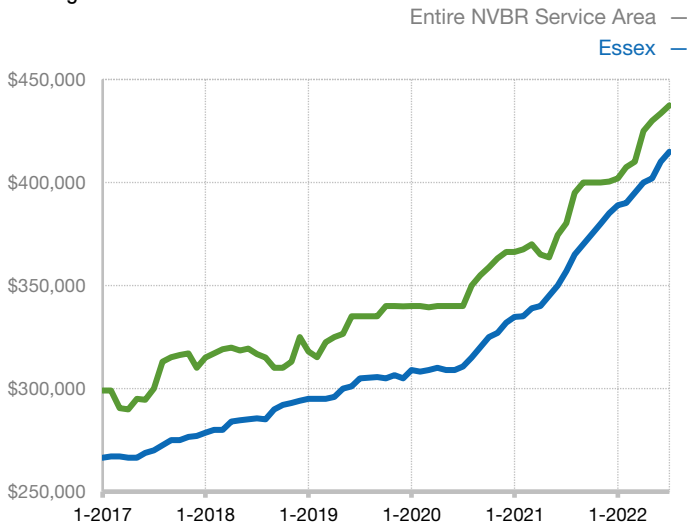
Townhouse-Condo

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	17	8	- 52.9%	89	76	- 14.6%
Closed Sales	20	13	- 35.0%	78	70	- 10.3%
Median Sales Price*	\$269,000	\$350,000	+ 30.1%	\$233,750	\$332,500	+ 42.2%
Percent of Original List Price Received*	104.2%	110.5%	+ 6.0%	102.9%	109.7%	+ 6.6%
Days on Market Until Sale	9	4	- 55.6%	29	11	- 62.1%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--

* 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

