

Local Market Update for February 2022

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



Colchester

Chittenden County

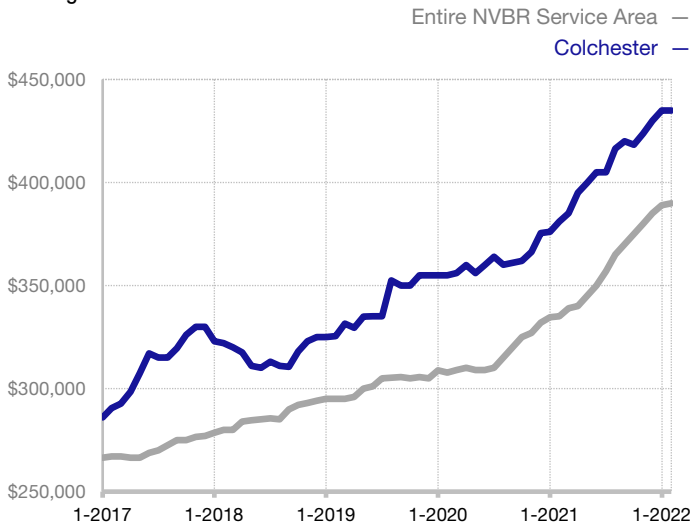
Single-Family	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	8	9	+ 12.5%	13	14	+ 7.7%
Closed Sales	12	8	- 33.3%	15	17	+ 13.3%
Median Sales Price*	\$427,000	\$386,000	- 9.6%	\$419,000	\$440,000	+ 5.0%
Percent of Original List Price Received*	92.1%	101.7%	+ 10.4%	95.2%	103.8%	+ 9.0%
Days on Market Until Sale	162	29	- 82.1%	173	17	- 90.2%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

* 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	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	9	8	- 11.1%
Closed Sales	4	2	- 50.0%	11	8	- 27.3%
Median Sales Price*	\$413,963	\$234,500	- 43.4%	\$357,500	\$324,000	- 9.4%
Percent of Original List Price Received*	105.9%	106.2%	+ 0.3%	104.1%	106.8%	+ 2.6%
Days on Market Until Sale	38	2	- 94.7%	27	3	- 88.9%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

* 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

