

Local Market Update for March 2022

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



Colchester

Chittenden County

Single-Family

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	13	6	- 53.8%	26	20	- 23.1%
Closed Sales	6	4	- 33.3%	21	21	0.0%
Median Sales Price*	\$344,876	\$477,500	+ 38.5%	\$415,000	\$440,000	+ 6.0%
Percent of Original List Price Received*	100.5%	111.7%	+ 11.1%	96.5%	105.3%	+ 9.1%
Days on Market Until Sale	64	68	+ 6.3%	141	26	- 81.6%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

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

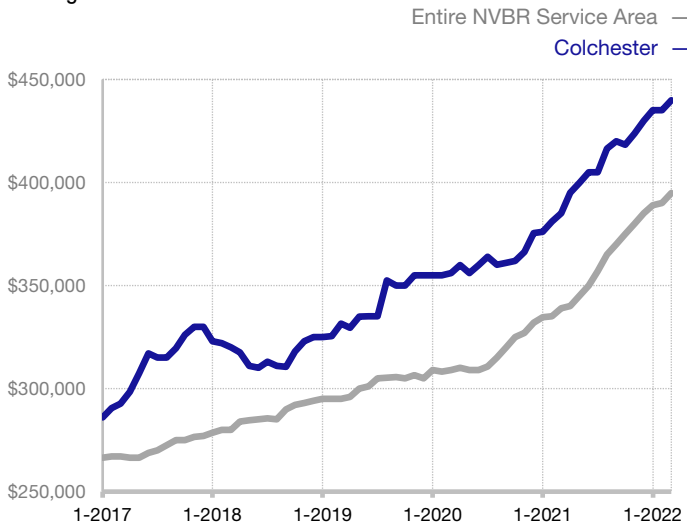
Townhouse-Condo

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	3	4	+ 33.3%	12	12	0.0%
Closed Sales	2	4	+ 100.0%	13	12	- 7.7%
Median Sales Price*	\$325,000	\$451,354	+ 38.9%	\$357,500	\$397,750	+ 11.3%
Percent of Original List Price Received*	96.8%	111.2%	+ 14.9%	102.9%	108.2%	+ 5.2%
Days on Market Until Sale	14	41	+ 192.9%	25	16	- 36.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

