

Local Market Update for April 2022

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



Northwest Vermont
REALTOR® Association

Colchester

Chittenden County

Single-Family

Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	16	18	+ 12.5%	42	38	- 9.5%
Closed Sales	13	10	- 23.1%	34	31	- 8.8%
Median Sales Price*	\$412,000	\$517,500	+ 25.6%	\$413,500	\$444,000	+ 7.4%
Percent of Original List Price Received*	98.5%	109.0%	+ 10.7%	97.3%	106.5%	+ 9.5%
Days on Market Until Sale	104	9	- 91.3%	127	21	- 83.5%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

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

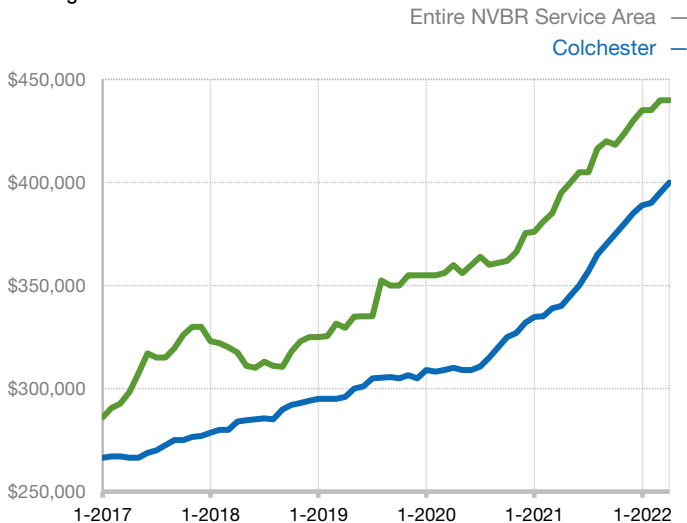
Townhouse-Condo

Key Metrics	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	11	13	+ 18.2%	23	25	+ 8.7%
Closed Sales	7	8	+ 14.3%	20	20	0.0%
Median Sales Price*	\$280,000	\$309,000	+ 10.4%	\$318,750	\$337,500	+ 5.9%
Percent of Original List Price Received*	104.9%	109.2%	+ 4.1%	103.6%	108.6%	+ 4.8%
Days on Market Until Sale	136	13	- 90.4%	64	15	- 76.6%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

* 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

