

Local Market Update for April 2022

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



Northwest Vermont
REALTOR® Association

Essex

Chittenden County

Single-Family

	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	25	16	- 36.0%	64	47	- 26.6%
Closed Sales	16	17	+ 6.3%	44	42	- 4.5%
Median Sales Price*	\$352,500	\$434,500	+ 23.3%	\$350,000	\$430,000	+ 22.9%
Percent of Original List Price Received*	104.2%	107.4%	+ 3.1%	101.5%	103.9%	+ 2.4%
Days on Market Until Sale	6	45	+ 650.0%	21	39	+ 85.7%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

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

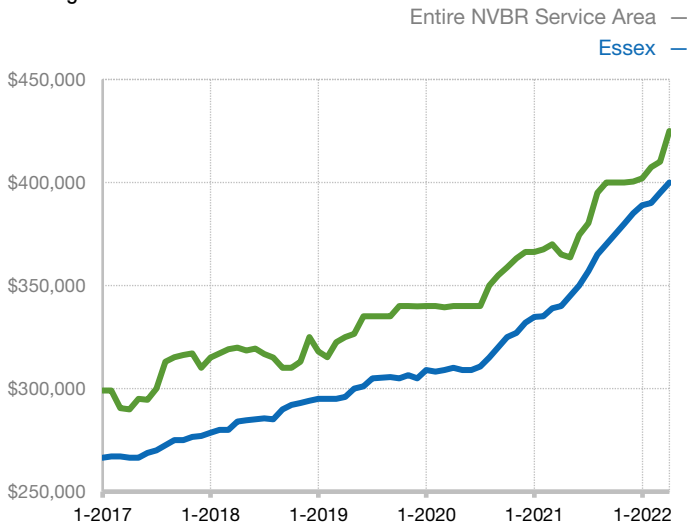
Townhouse-Condo

	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	15	15	0.0%	40	41	+ 2.5%
Closed Sales	8	7	- 12.5%	35	24	- 31.4%
Median Sales Price*	\$221,500	\$315,000	+ 42.2%	\$213,000	\$310,000	+ 45.5%
Percent of Original List Price Received*	102.3%	110.6%	+ 8.1%	100.7%	108.4%	+ 7.6%
Days on Market Until Sale	6	4	- 33.3%	52	5	- 90.4%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

* 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

