

Local Market Update for May 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Chittenden County

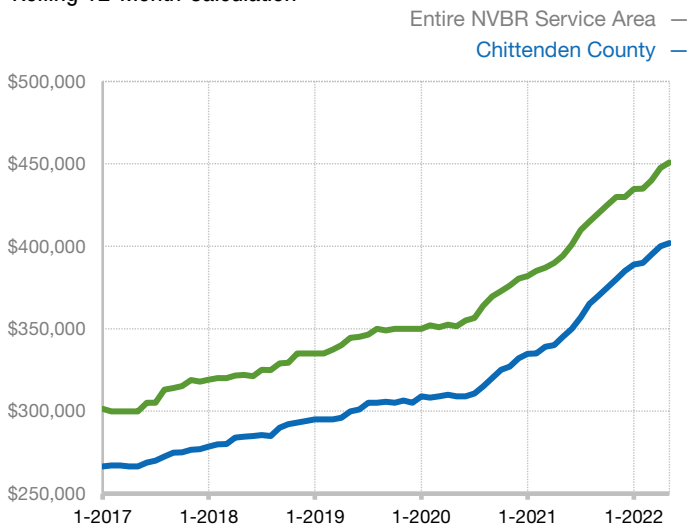
| Single-Family | May | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 5-2021 | Thru 5-2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 161 | 143 | - 11.2% | 602 | 507 | - 15.8% |
| Closed Sales | 90 | 112 | + 24.4% | 390 | 369 | - 5.4% |
| Median Sales Price* | \$430,000 | \$499,500 | + 16.2% | \$397,500 | \$466,000 | + 17.2% |
| Percent of Original List Price Received* | 101.9% | 108.7% | + 6.7% | 100.4% | 104.5% | + 4.1% |
| Days on Market Until Sale | 30 | 16 | - 46.7% | 40 | 24 | - 40.0% |
| Inventory of Homes for Sale | 158 | 89 | - 43.7% | -- | -- | -- |
| 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 | May | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 5-2021 | Thru 5-2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 70 | 87 | + 24.3% | 286 | 295 | + 3.1% |
| Closed Sales | 43 | 59 | + 37.2% | 212 | 222 | + 4.7% |
| Median Sales Price* | \$275,000 | \$340,000 | + 23.6% | \$273,783 | \$332,750 | + 21.5% |
| Percent of Original List Price Received* | 104.1% | 107.3% | + 3.1% | 101.7% | 106.6% | + 4.8% |
| Days on Market Until Sale | 19 | 9 | - 52.6% | 35 | 17 | - 51.4% |
| Inventory of Homes for Sale | 48 | 34 | - 29.2% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 0.6 | - 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

