

# Local Market Update for May 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Colchester

Chittenden County

### Single-Family

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	26	15	- 42.3%	68	53	- 22.1%
Closed Sales	5	11	+ 120.0%	39	42	+ 7.7%
Median Sales Price*	\$405,000	\$560,000	+ 38.3%	\$412,000	\$498,500	+ 21.0%
Percent of Original List Price Received*	93.0%	108.8%	+ 17.0%	96.7%	107.1%	+ 10.8%
Days on Market Until Sale	168	23	- 86.3%	126	21	- 83.3%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	2.4	0.8	- 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.

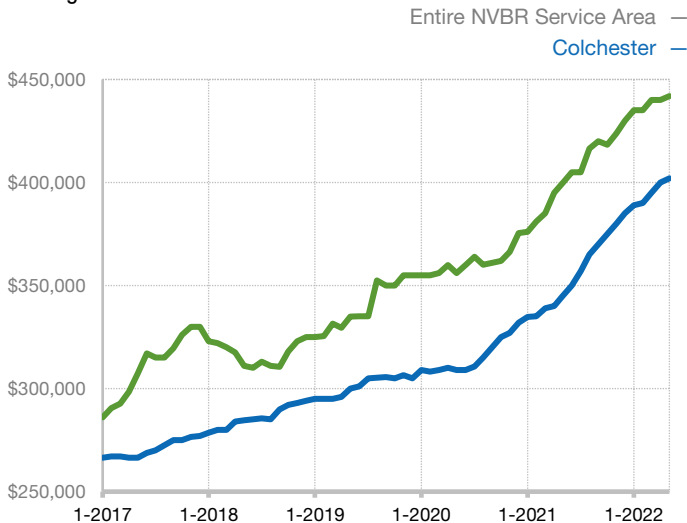
### Townhouse-Condo

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	10	6	- 40.0%	33	31	- 6.1%
Closed Sales	5	5	0.0%	25	25	0.0%
Median Sales Price*	\$240,000	\$325,000	+ 35.4%	\$260,000	\$325,000	+ 25.0%
Percent of Original List Price Received*	106.3%	117.5%	+ 10.5%	104.2%	110.4%	+ 6.0%
Days on Market Until Sale	60	5	- 91.7%	63	13	- 79.4%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	1.5	0.1	- 93.3%	--	--	--

\* 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

