

Local Market Update for May 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Essex

Chittenden County

Single-Family

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	23	18	- 21.7%	87	65	- 25.3%
Closed Sales	12	19	+ 58.3%	56	61	+ 8.9%
Median Sales Price*	\$357,950	\$447,700	+ 25.1%	\$353,750	\$438,000	+ 23.8%
Percent of Original List Price Received*	99.2%	108.9%	+ 9.8%	101.0%	105.5%	+ 4.5%
Days on Market Until Sale	13	6	- 53.8%	18	29	+ 61.1%
Inventory of Homes for Sale	19	4	- 78.9%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

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

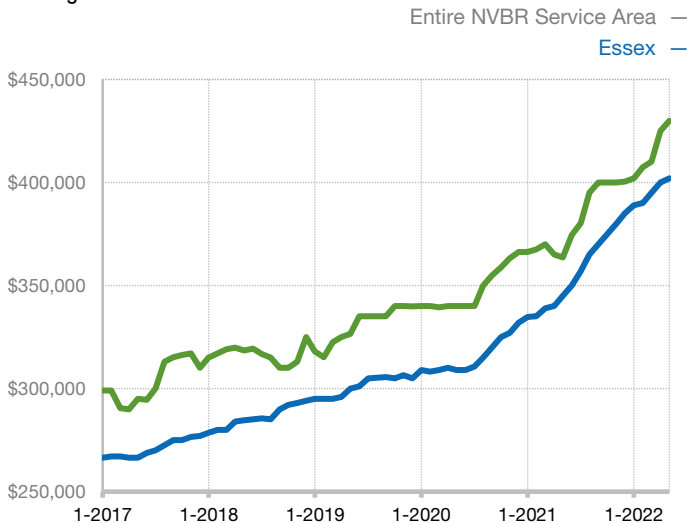
Townhouse-Condo

Key Metrics	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
New Listings	16	14	- 12.5%	56	55	- 1.8%
Closed Sales	6	15	+ 150.0%	41	39	- 4.9%
Median Sales Price*	\$211,000	\$265,000	+ 25.6%	\$213,000	\$281,000	+ 31.9%
Percent of Original List Price Received*	106.3%	111.7%	+ 5.1%	101.5%	109.6%	+ 8.0%
Days on Market Until Sale	3	6	+ 100.0%	45	5	- 88.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	0.6	0.1	- 83.3%	--	--	--

* 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

