

Local Market Update for June 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Colchester

Chittenden County

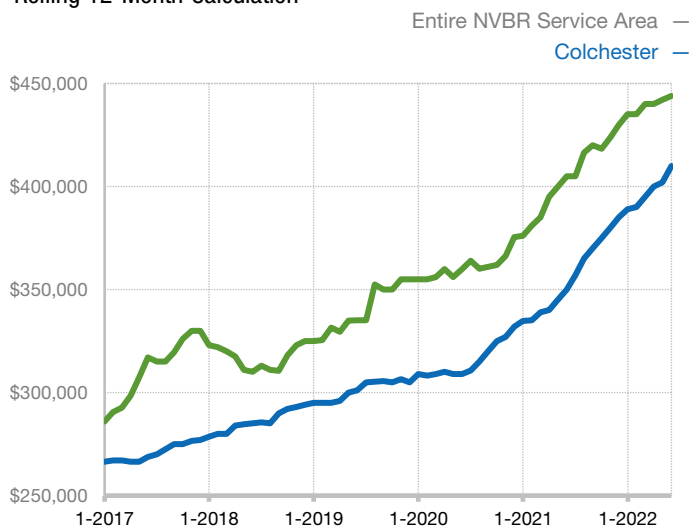
Single-Family	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	26	13	- 50.0%	94	66	- 29.8%
Closed Sales	23	12	- 47.8%	62	54	- 12.9%
Median Sales Price*	\$440,000	\$435,500	- 1.0%	\$417,000	\$464,000	+ 11.3%
Percent of Original List Price Received*	104.1%	105.3%	+ 1.2%	99.5%	106.7%	+ 7.2%
Days on Market Until Sale	5	9	+ 80.0%	81	19	- 76.5%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

* 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	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	9	9	0.0%	42	40	- 4.8%
Closed Sales	10	12	+ 20.0%	35	37	+ 5.7%
Median Sales Price*	\$271,750	\$384,500	+ 41.5%	\$260,000	\$340,000	+ 30.8%
Percent of Original List Price Received*	102.0%	105.1%	+ 3.0%	103.6%	108.7%	+ 4.9%
Days on Market Until Sale	47	9	- 80.9%	58	12	- 79.3%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

* 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

