

Local Market Update for July 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Chittenden County

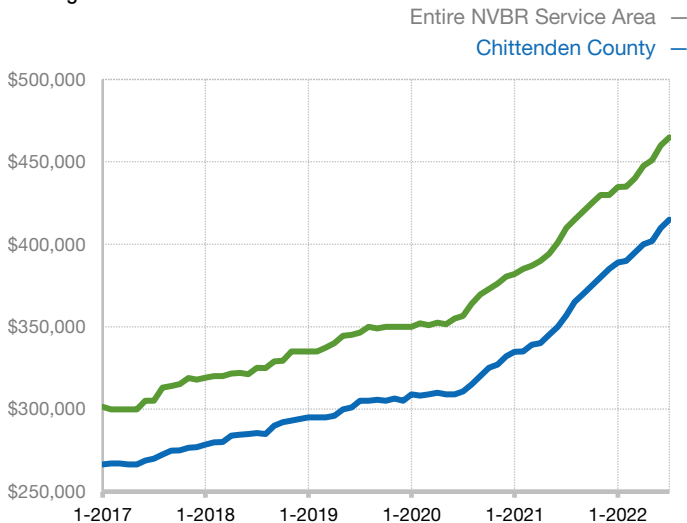
Single-Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	198	124	- 37.4%	1,007	824	- 18.2%
Closed Sales	152	104	- 31.6%	717	614	- 14.4%
Median Sales Price*	\$447,500	\$522,500	+ 16.8%	\$425,000	\$500,000	+ 17.6%
Percent of Original List Price Received*	104.2%	106.5%	+ 2.2%	102.0%	105.5%	+ 3.4%
Days on Market Until Sale	18	9	- 50.0%	28	17	- 39.3%
Inventory of Homes for Sale	175	137	- 21.7%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

* 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	78	47	- 39.7%	459	424	- 7.6%
Closed Sales	86	65	- 24.4%	365	381	+ 4.4%
Median Sales Price*	\$291,250	\$362,000	+ 24.3%	\$284,000	\$350,000	+ 23.2%
Percent of Original List Price Received*	103.6%	105.9%	+ 2.2%	102.3%	106.7%	+ 4.3%
Days on Market Until Sale	12	20	+ 66.7%	29	17	- 41.4%
Inventory of Homes for Sale	60	33	- 45.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

* 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

