

Local Market Update for July 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Colchester

Chittenden County

Single-Family

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	28	17	- 39.3%	122	83	- 32.0%
Closed Sales	23	7	- 69.6%	85	61	- 28.2%
Median Sales Price*	\$418,000	\$555,000	+ 32.8%	\$418,000	\$473,000	+ 13.2%
Percent of Original List Price Received*	103.8%	103.5%	- 0.3%	100.7%	106.3%	+ 5.6%
Days on Market Until Sale	33	12	- 63.6%	68	18	- 73.5%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	2.2	1.1	- 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.

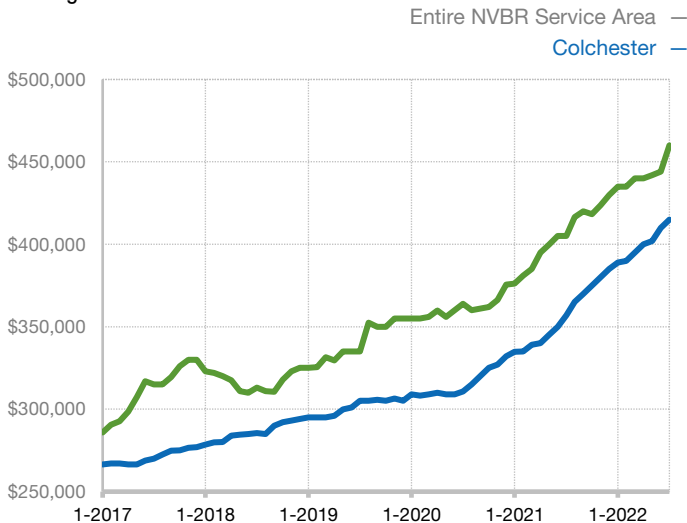
Townhouse-Condo

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	10	6	- 40.0%	52	46	- 11.5%
Closed Sales	8	8	0.0%	43	45	+ 4.7%
Median Sales Price*	\$317,500	\$403,500	+ 27.1%	\$260,000	\$349,000	+ 34.2%
Percent of Original List Price Received*	101.6%	109.2%	+ 7.5%	103.2%	108.8%	+ 5.4%
Days on Market Until Sale	5	89	+ 1680.0%	48	25	- 47.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

* 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

