

Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Colchester

Chittenden County

Single-Family

Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	20	14	- 30.0%	142	97	- 31.7%
Closed Sales	26	17	- 34.6%	111	78	- 29.7%
Median Sales Price*	\$543,500	\$475,000	- 12.6%	\$435,000	\$474,000	+ 9.0%
Percent of Original List Price Received*	101.7%	105.8%	+ 4.0%	100.9%	106.2%	+ 5.3%
Days on Market Until Sale	43	22	- 48.8%	62	19	- 69.4%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

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

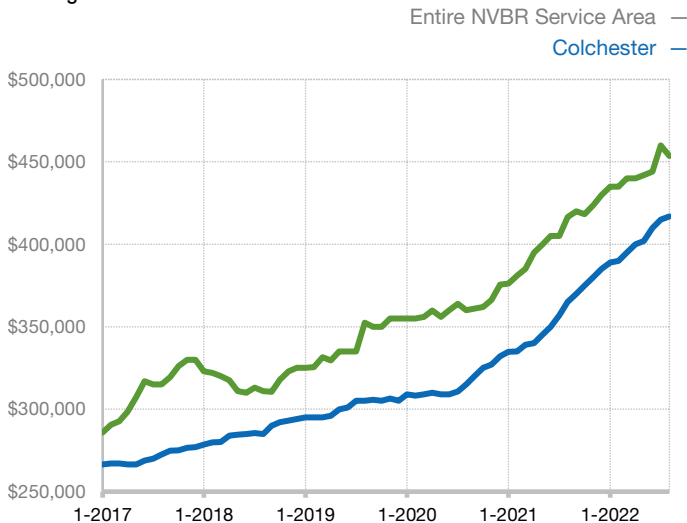
Townhouse-Condo

Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	10	4	- 60.0%	62	50	- 19.4%
Closed Sales	6	7	+ 16.7%	49	52	+ 6.1%
Median Sales Price*	\$291,000	\$330,000	+ 13.4%	\$260,000	\$344,500	+ 32.5%
Percent of Original List Price Received*	104.4%	108.2%	+ 3.6%	103.4%	108.7%	+ 5.1%
Days on Market Until Sale	97	99	+ 2.1%	54	35	- 35.2%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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

