

# Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Chittenden County

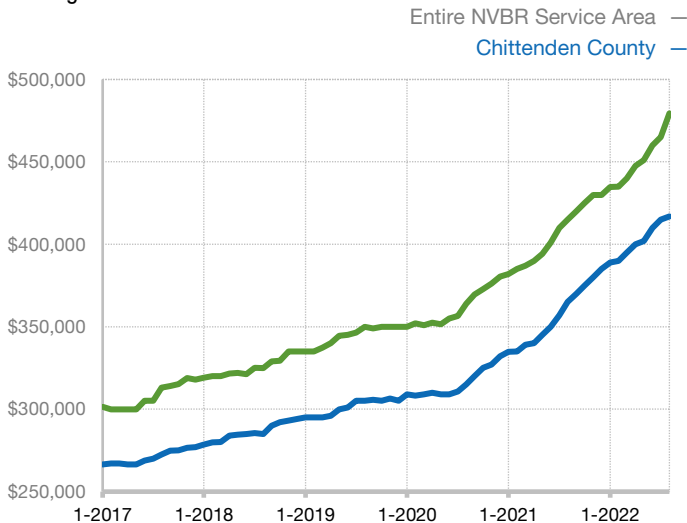
| Single-Family                            | August    |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2021      | 2022      | Percent Change | Thru 8-2021  | Thru 8-2022 | Percent Change |
| New Listings                             | 168       | 142       | - 15.5%        | 1,175        | 966         | - 17.8%        |
| Closed Sales                             | 195       | 142       | - 27.2%        | 912          | 756         | - 17.1%        |
| Median Sales Price*                      | \$435,000 | \$535,000 | + 23.0%        | \$425,500    | \$505,000   | + 18.7%        |
| Percent of Original List Price Received* | 103.2%    | 103.2%    | 0.0%           | 102.3%       | 105.0%      | + 2.6%         |
| Days on Market Until Sale                | 17        | 20        | + 17.6%        | 26           | 18          | - 30.8%        |
| Inventory of Homes for Sale              | 171       | 133       | - 22.2%        | --           | --          | --             |
| Months Supply of Inventory               | 1.4       | 1.2       | - 14.3%        | --           | --          | --             |

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

| Townhouse-Condo                          | August    |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2021      | 2022      | Percent Change | Thru 8-2021  | Thru 8-2022 | Percent Change |
| New Listings                             | 63        | 74        | + 17.5%        | 522          | 498         | - 4.6%         |
| Closed Sales                             | 72        | 67        | - 6.9%         | 437          | 448         | + 2.5%         |
| Median Sales Price*                      | \$249,500 | \$345,000 | + 38.3%        | \$275,000    | \$350,000   | + 27.3%        |
| Percent of Original List Price Received* | 102.2%    | 105.1%    | + 2.8%         | 102.3%       | 106.5%      | + 4.1%         |
| Days on Market Until Sale                | 24        | 18        | - 25.0%        | 28           | 17          | - 39.3%        |
| Inventory of Homes for Sale              | 58        | 42        | - 27.6%        | --           | --          | --             |
| Months Supply of Inventory               | 1.0       | 0.8       | - 20.0%        | --           | --          | --             |

\* 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

