

Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Essex

Chittenden County

Single-Family

Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	26	27	+ 3.8%	171	135	- 21.1%
Closed Sales	30	17	- 43.3%	127	112	- 11.8%
Median Sales Price*	\$431,250	\$422,150	- 2.1%	\$395,000	\$448,850	+ 13.6%
Percent of Original List Price Received*	103.6%	103.9%	+ 0.3%	102.5%	106.5%	+ 3.9%
Days on Market Until Sale	8	7	- 12.5%	13	18	+ 38.5%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

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

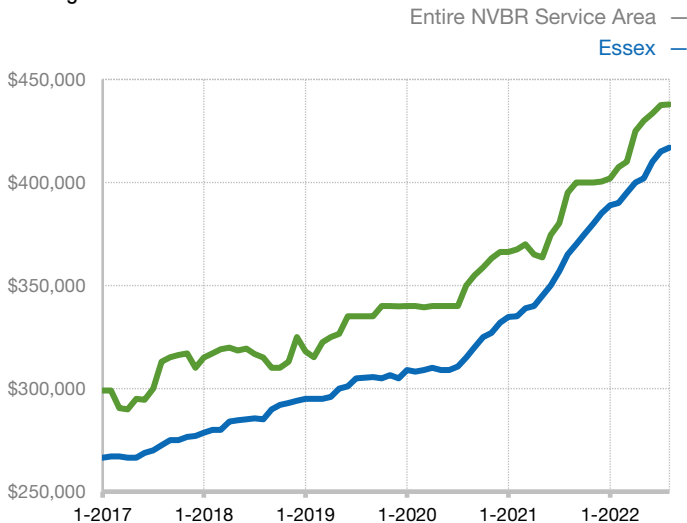
Townhouse-Condo

Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	12	6	- 50.0%	101	82	- 18.8%
Closed Sales	16	12	- 25.0%	94	82	- 12.8%
Median Sales Price*	\$275,000	\$344,250	+ 25.2%	\$237,000	\$332,500	+ 40.3%
Percent of Original List Price Received*	105.4%	107.2%	+ 1.7%	103.3%	109.3%	+ 5.8%
Days on Market Until Sale	5	4	- 20.0%	25	10	- 60.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.3	0.2	- 33.3%	--	--	--

* 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

