

Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Grand Isle County

| Single-Family | August | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 16 | 18 | + 12.5% | 147 | 121 | - 17.7% |
| Closed Sales | 17 | 11 | - 35.3% | 112 | 84 | - 25.0% |
| Median Sales Price* | \$399,350 | \$300,000 | - 24.9% | \$363,750 | \$350,000 | - 3.8% |
| Percent of Original List Price Received* | 99.9% | 96.3% | - 3.6% | 96.6% | 99.2% | + 2.7% |
| Days on Market Until Sale | 33 | 60 | + 81.8% | 57 | 46 | - 19.3% |
| Inventory of Homes for Sale | 57 | 32 | - 43.9% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 2.5 | - 32.4% | -- | -- | -- |

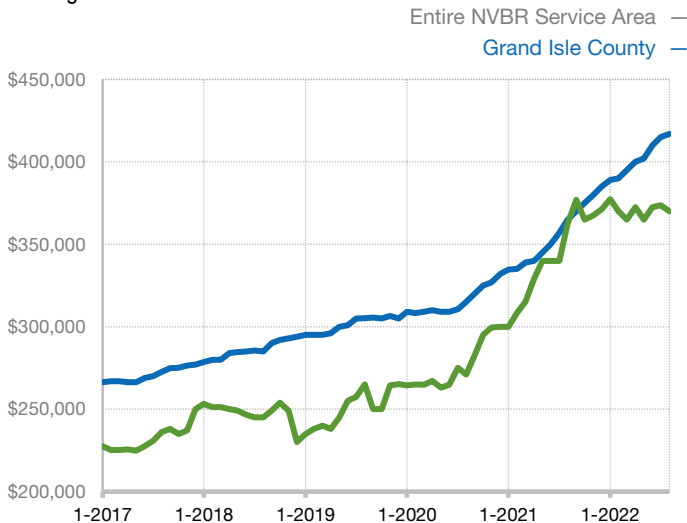
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo | August | | | Year to Date | | |
|--|--------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 0 | 0 | -- | 1 | 5 | + 400.0% |
| Closed Sales | 0 | 0 | -- | 1 | 0 | - 100.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$360,000 | \$0 | - 100.0% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 100.0% | 0.0% | - 100.0% |
| Days on Market Until Sale | 0 | 0 | -- | 3 | 0 | - 100.0% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |

* 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

