

Local Market Update for September 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Essex

Chittenden County

Single-Family

Key Metrics	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	22	23	+ 4.5%	193	158	- 18.1%
Closed Sales	25	29	+ 16.0%	152	142	- 6.6%
Median Sales Price*	\$405,000	\$440,000	+ 8.6%	\$400,000	\$448,850	+ 12.2%
Percent of Original List Price Received*	103.4%	103.5%	+ 0.1%	102.7%	105.8%	+ 3.0%
Days on Market Until Sale	9	9	0.0%	13	16	+ 23.1%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

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

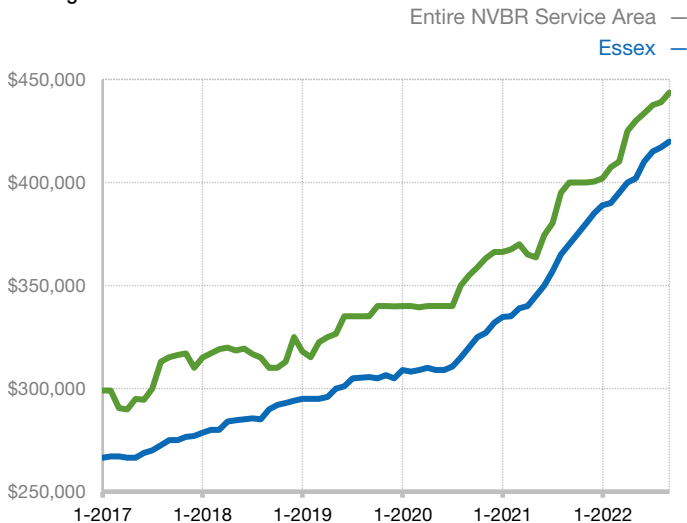
Townhouse-Condo

Key Metrics	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	11	9	- 18.2%	112	91	- 18.8%
Closed Sales	17	6	- 64.7%	111	88	- 20.7%
Median Sales Price*	\$255,000	\$291,500	+ 14.3%	\$245,000	\$320,000	+ 30.6%
Percent of Original List Price Received*	104.1%	102.6%	- 1.4%	103.4%	108.9%	+ 5.3%
Days on Market Until Sale	25	13	- 48.0%	25	10	- 60.0%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.4	- 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

