

Local Market Update for September 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Colchester

Chittenden County

Single-Family

Key Metrics	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	15	13	- 13.3%	157	110	- 29.9%
Closed Sales	18	16	- 11.1%	129	94	- 27.1%
Median Sales Price*	\$419,950	\$434,000	+ 3.3%	\$430,000	\$464,000	+ 7.9%
Percent of Original List Price Received*	97.8%	105.1%	+ 7.5%	100.5%	106.0%	+ 5.5%
Days on Market Until Sale	29	9	- 69.0%	57	17	- 70.2%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

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

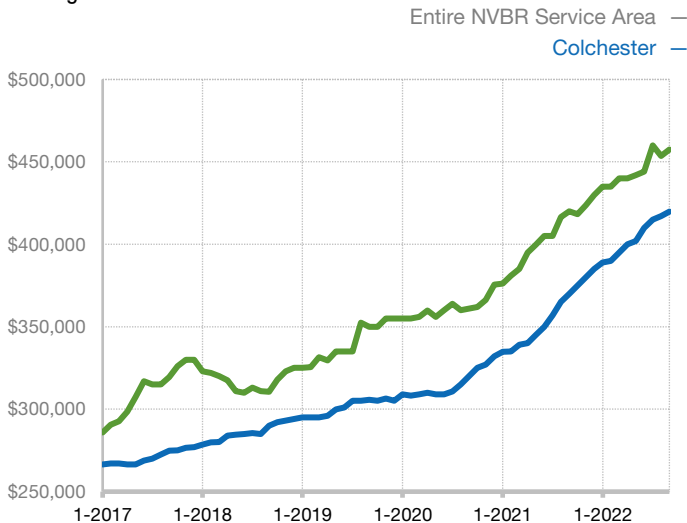
Townhouse-Condo

Key Metrics	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	5	6	+ 20.0%	67	56	- 16.4%
Closed Sales	7	5	- 28.6%	56	57	+ 1.8%
Median Sales Price*	\$293,200	\$251,000	- 14.4%	\$270,000	\$340,000	+ 25.9%
Percent of Original List Price Received*	101.9%	105.5%	+ 3.5%	103.2%	108.4%	+ 5.0%
Days on Market Until Sale	9	9	0.0%	49	33	- 32.7%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

* 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

