

Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Chittenden County

Single-Family

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	114	106	- 7.0%	1,435	1,216	- 15.3%
Closed Sales	165	124	- 24.8%	1,224	1,012	- 17.3%
Median Sales Price*	\$412,000	\$513,750	+ 24.7%	\$428,750	\$500,500	+ 16.7%
Percent of Original List Price Received*	101.5%	101.1%	- 0.4%	102.2%	104.4%	+ 2.2%
Days on Market Until Sale	25	29	+ 16.0%	25	19	- 24.0%
Inventory of Homes for Sale	143	136	- 4.9%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

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

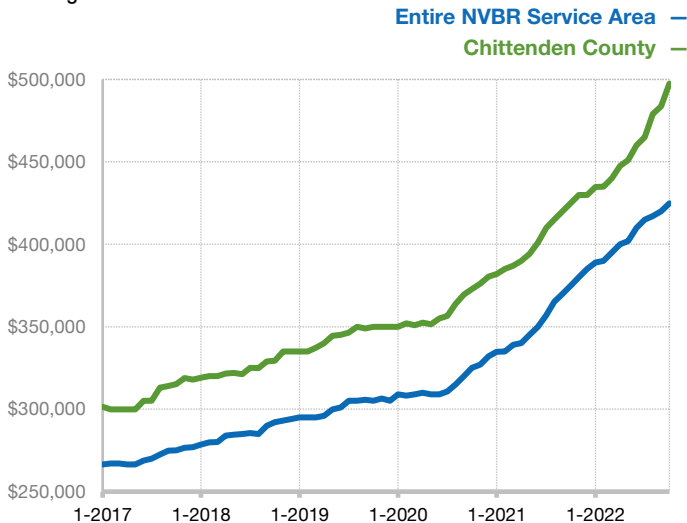
Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	43	44	+ 2.3%	622	591	- 5.0%
Closed Sales	64	59	- 7.8%	565	566	+ 0.2%
Median Sales Price*	\$283,750	\$350,000	+ 23.3%	\$277,000	\$350,000	+ 26.4%
Percent of Original List Price Received*	103.7%	103.6%	- 0.1%	102.6%	106.0%	+ 3.3%
Days on Market Until Sale	24	13	- 45.8%	26	17	- 34.6%
Inventory of Homes for Sale	42	33	- 21.4%	--	--	--
Months Supply of Inventory	0.7	0.6	- 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

