

# Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## South Hero

Grand Isle County

### Single-Family

| Key Metrics                              | October   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2021      | 2022             | Percent Change | Thru 10-2021 | Thru 10-2022     | Percent Change |
| New Listings                             | 2         | 1                | - 50.0%        | 31           | 22               | - 29.0%        |
| Closed Sales                             | 2         | 2                | 0.0%           | 24           | 14               | - 41.7%        |
| Median Sales Price*                      | \$353,750 | <b>\$485,500</b> | + 37.2%        | \$477,500    | <b>\$672,500</b> | + 40.8%        |
| Percent of Original List Price Received* | 89.7%     | <b>100.6%</b>    | + 12.2%        | 97.5%        | <b>106.9%</b>    | + 9.6%         |
| Days on Market Until Sale                | 10        | 25               | + 150.0%       | 47           | 30               | - 36.2%        |
| Inventory of Homes for Sale              | 7         | 4                | - 42.9%        | --           | --               | --             |
| Months Supply of Inventory               | 2.4       | 1.5              | - 37.5%        | --           | --               | --             |

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

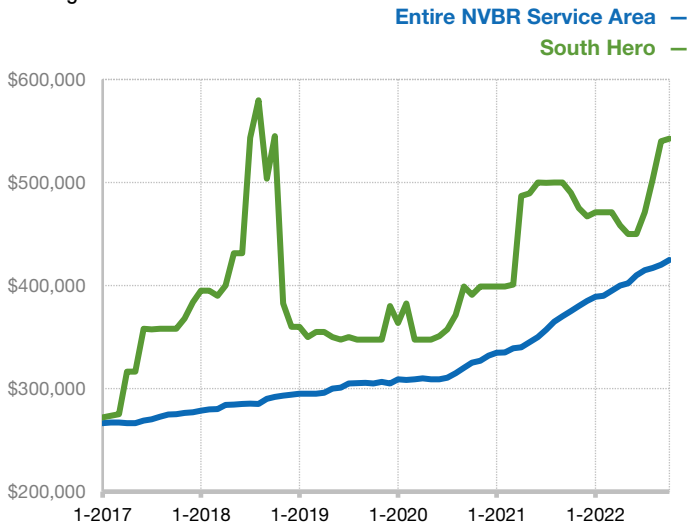
### Townhouse-Condo

| Key Metrics                              | October |             |                | Year to Date |                  |                |
|--|---------|-------------|----------------|--------------|------------------|----------------|
|  | 2021    | 2022        | Percent Change | Thru 10-2021 | Thru 10-2022     | Percent Change |
| New Listings                             | 0       | 0           | --             | 0            | 1                | --             |
| Closed Sales                             | 0       | 0           | --             | 0            | 1                | --             |
| Median Sales Price*                      | \$0     | <b>\$0</b>  | --             | \$0          | <b>\$455,000</b> | --             |
| Percent of Original List Price Received* | 0.0%    | <b>0.0%</b> | --             | 0.0%         | <b>86.7%</b>     | --             |
| Days on Market Until Sale                | 0       | 0           | --             | 0            | 27               | --             |
| 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

