

Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Shelburne

Chittenden County

Single-Family

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	5	5	0.0%	98	91	- 7.1%
Closed Sales	8	14	+ 75.0%	93	82	- 11.8%
Median Sales Price*	\$485,000	\$663,000	+ 36.7%	\$660,000	\$772,951	+ 17.1%
Percent of Original List Price Received*	99.1%	96.9%	- 2.2%	99.1%	102.6%	+ 3.5%
Days on Market Until Sale	15	34	+ 126.7%	21	21	0.0%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

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

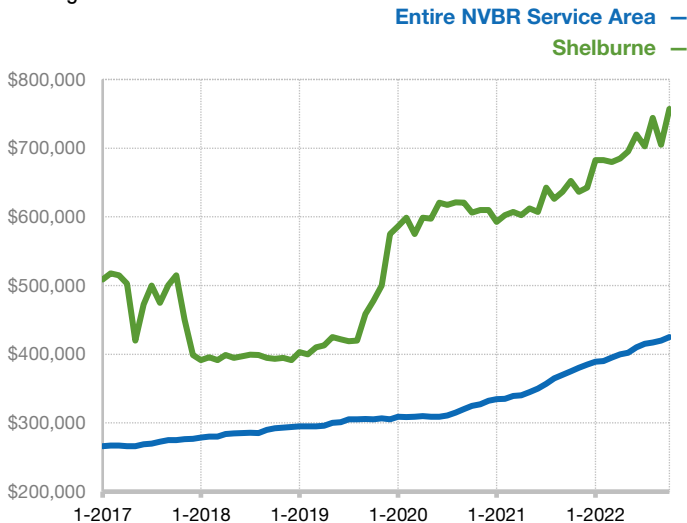
Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	2	5	+ 150.0%	28	17	- 39.3%
Closed Sales	2	4	+ 100.0%	21	17	- 19.0%
Median Sales Price*	\$530,000	\$602,070	+ 13.6%	\$289,077	\$430,000	+ 48.7%
Percent of Original List Price Received*	97.2%	97.9%	+ 0.7%	98.8%	102.1%	+ 3.3%
Days on Market Until Sale	5	8	+ 60.0%	30	35	+ 16.7%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	3.3	0.9	- 72.7%	--	--	--

* 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

