

Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Williston

Chittenden County

Single-Family

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	12	6	- 50.0%	101	116	+ 14.9%
Closed Sales	15	15	0.0%	83	90	+ 8.4%
Median Sales Price*	\$608,000	\$595,000	- 2.1%	\$476,575	\$605,355	+ 27.0%
Percent of Original List Price Received*	104.2%	102.4%	- 1.7%	104.1%	104.0%	- 0.1%
Days on Market Until Sale	16	13	- 18.8%	20	15	- 25.0%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

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

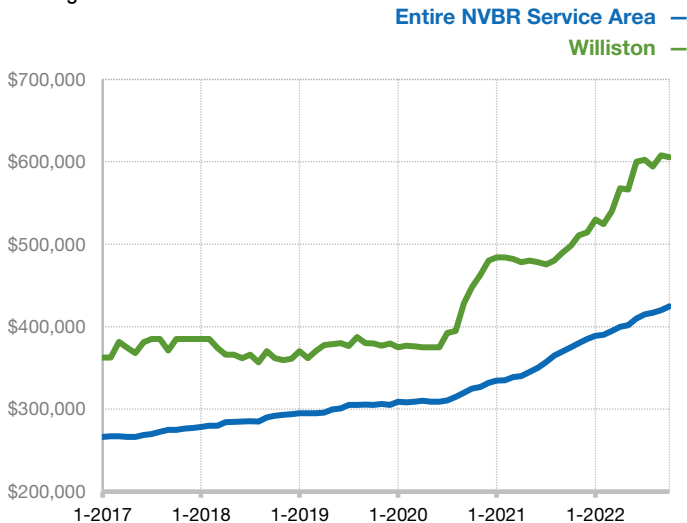
Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	5	7	+ 40.0%	41	57	+ 39.0%
Closed Sales	3	5	+ 66.7%	36	56	+ 55.6%
Median Sales Price*	\$287,900	\$410,000	+ 42.4%	\$340,500	\$412,500	+ 21.1%
Percent of Original List Price Received*	103.3%	106.5%	+ 3.1%	101.8%	106.3%	+ 4.4%
Days on Market Until Sale	5	7	+ 40.0%	10	9	- 10.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

* 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

