

# Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Essex

### Chittenden County

#### Single-Family

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	13	7	- 46.2%	177	147	- 16.9%
Closed Sales	16	13	- 18.8%	142	140	- 1.4%
Median Sales Price*	\$426,000	\$522,000	+ 22.5%	\$402,500	\$450,000	+ 11.8%
Percent of Original List Price Received*	102.6%	103.3%	+ 0.7%	102.4%	105.6%	+ 3.1%
Days on Market Until Sale	19	8	- 57.9%	13	16	+ 23.1%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

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

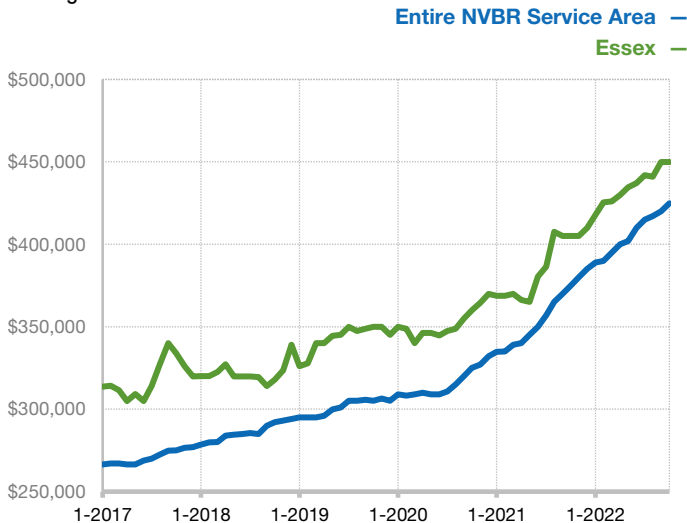
#### Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	6	4	- 33.3%	102	87	- 14.7%
Closed Sales	12	5	- 58.3%	106	83	- 21.7%
Median Sales Price*	\$273,750	\$360,000	+ 31.5%	\$250,500	\$357,555	+ 42.7%
Percent of Original List Price Received*	103.5%	104.2%	+ 0.7%	103.2%	108.7%	+ 5.3%
Days on Market Until Sale	7	6	- 14.3%	18	11	- 38.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.3	0.2	- 33.3%	--	--	--

\* 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

