

# Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Colchester

Chittenden County

### Single-Family

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	14	19	+ 35.7%	171	129	- 24.6%
Closed Sales	19	16	- 15.8%	148	110	- 25.7%
Median Sales Price*	\$305,000	\$368,500	+ 20.8%	\$421,891	\$450,500	+ 6.8%
Percent of Original List Price Received*	101.7%	100.1%	- 1.6%	100.7%	105.2%	+ 4.5%
Days on Market Until Sale	27	64	+ 137.0%	53	24	- 54.7%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

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

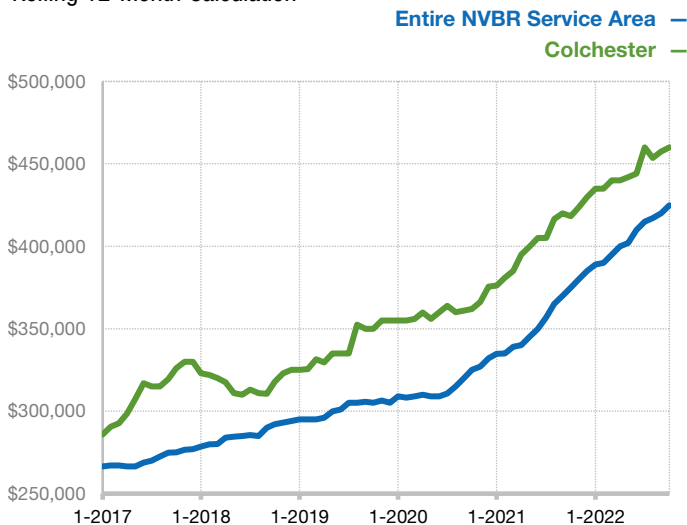
### Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	6	6	0.0%	73	62	- 15.1%
Closed Sales	10	3	- 70.0%	66	60	- 9.1%
Median Sales Price*	\$327,500	\$435,000	+ 32.8%	\$282,250	\$344,500	+ 22.1%
Percent of Original List Price Received*	103.3%	108.1%	+ 4.6%	103.2%	108.4%	+ 5.0%
Days on Market Until Sale	32	64	+ 100.0%	46	35	- 23.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

