

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Essex

Chittenden County

Single-Family

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	8	5	- 37.5%	185	151	- 18.4%
Closed Sales	14	11	- 21.4%	156	151	- 3.2%
Median Sales Price*	\$459,500	\$525,250	+ 14.3%	\$411,000	\$455,000	+ 10.7%
Percent of Original List Price Received*	101.9%	102.1%	+ 0.2%	102.4%	105.3%	+ 2.8%
Days on Market Until Sale	13	8	- 38.5%	13	16	+ 23.1%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

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

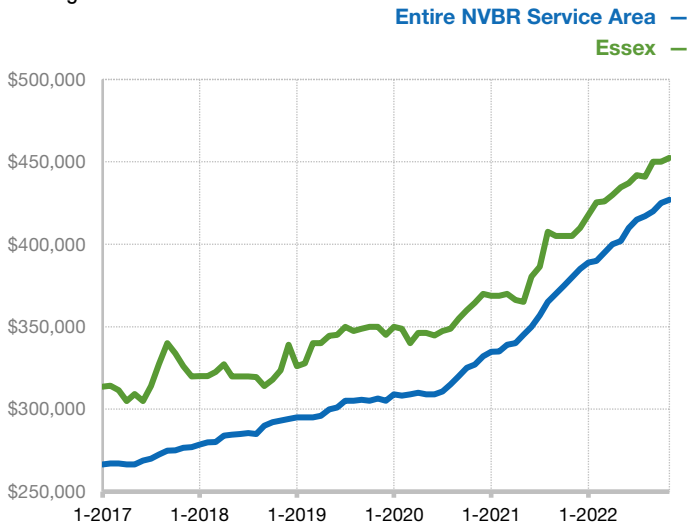
Townhouse-Condo

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	4	3	- 25.0%	106	90	- 15.1%
Closed Sales	8	8	0.0%	114	92	- 19.3%
Median Sales Price*	\$285,500	\$308,500	+ 8.1%	\$250,500	\$358,778	+ 43.2%
Percent of Original List Price Received*	103.2%	102.2%	- 1.0%	103.2%	108.1%	+ 4.7%
Days on Market Until Sale	7	30	+ 328.6%	17	12	- 29.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	0.0	- 100.0%	--	--	--

* 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

