

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Shelburne

Chittenden County

Single-Family

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	6	6	0.0%	104	97	- 6.7%
Closed Sales	8	4	- 50.0%	101	86	- 14.9%
Median Sales Price*	\$571,500	\$682,491	+ 19.4%	\$640,000	\$767,148	+ 19.9%
Percent of Original List Price Received*	95.3%	100.2%	+ 5.1%	98.8%	102.5%	+ 3.7%
Days on Market Until Sale	56	19	- 66.1%	24	21	- 12.5%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

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

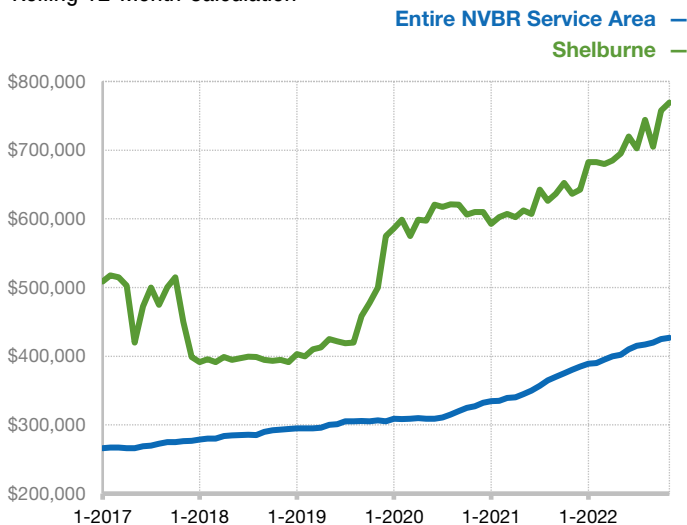
Townhouse-Condo

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	2	0	- 100.0%	30	17	- 43.3%
Closed Sales	0	3	--	21	20	- 4.8%
Median Sales Price*	\$0	\$320,000	--	\$289,077	\$362,500	+ 25.4%
Percent of Original List Price Received*	0.0%	99.4%	--	98.8%	101.7%	+ 2.9%
Days on Market Until Sale	0	12	--	30	32	+ 6.7%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	3.4	0.9	- 73.5%	--	--	--

* 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

