

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Colchester

Chittenden County

Single-Family

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	14	10	- 28.6%	185	139	- 24.9%
Closed Sales	15	8	- 46.7%	163	118	- 27.6%
Median Sales Price*	\$463,500	\$435,500	- 6.0%	\$425,000	\$450,500	+ 6.0%
Percent of Original List Price Received*	104.2%	103.5%	- 0.7%	101.0%	105.1%	+ 4.1%
Days on Market Until Sale	11	9	- 18.2%	50	23	- 54.0%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 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.

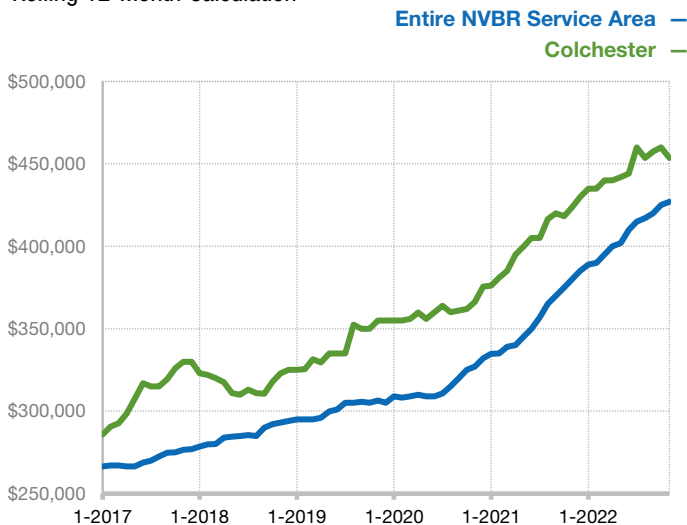
Townhouse-Condo

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	6	1	- 83.3%	79	63	- 20.3%
Closed Sales	4	8	+ 100.0%	70	68	- 2.9%
Median Sales Price*	\$246,000	\$322,500	+ 31.1%	\$272,500	\$335,000	+ 22.9%
Percent of Original List Price Received*	104.9%	102.8%	- 2.0%	103.3%	107.7%	+ 4.3%
Days on Market Until Sale	4	5	+ 25.0%	44	31	- 29.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

* 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

