

Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Essex

Chittenden County

Single-Family

Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	10	0	- 100.0%	195	150	- 23.1%
Closed Sales	9	5	- 44.4%	165	156	- 5.5%
Median Sales Price*	\$401,000	\$505,000	+ 25.9%	\$410,000	\$461,250	+ 12.5%
Percent of Original List Price Received*	101.8%	98.2%	- 3.5%	102.3%	105.1%	+ 2.7%
Days on Market Until Sale	7	21	+ 200.0%	13	16	+ 23.1%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

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

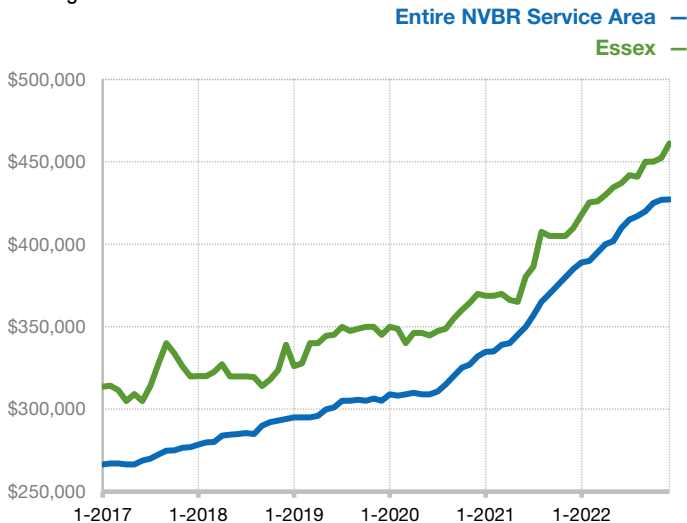
Townhouse-Condo

Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	6	0	- 100.0%	112	90	- 19.6%
Closed Sales	6	5	- 16.7%	120	97	- 19.2%
Median Sales Price*	\$253,300	\$300,000	+ 18.4%	\$253,300	\$357,555	+ 41.2%
Percent of Original List Price Received*	103.5%	104.1%	+ 0.6%	103.2%	107.9%	+ 4.6%
Days on Market Until Sale	4	20	+ 400.0%	16	13	- 18.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.1	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

