

Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Chittenden County

Single-Family	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	52	30	- 42.3%	1,575	1,320	- 16.2%
Closed Sales	113	78	- 31.0%	1,468	1,192	- 18.8%
Median Sales Price*	\$445,000	\$400,000	- 10.1%	\$430,000	\$495,000	+ 15.1%
Percent of Original List Price Received*	101.8%	99.3%	- 2.5%	102.1%	103.7%	+ 1.6%
Days on Market Until Sale	23	25	+ 8.7%	25	19	- 24.0%
Inventory of Homes for Sale	98	92	- 6.1%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

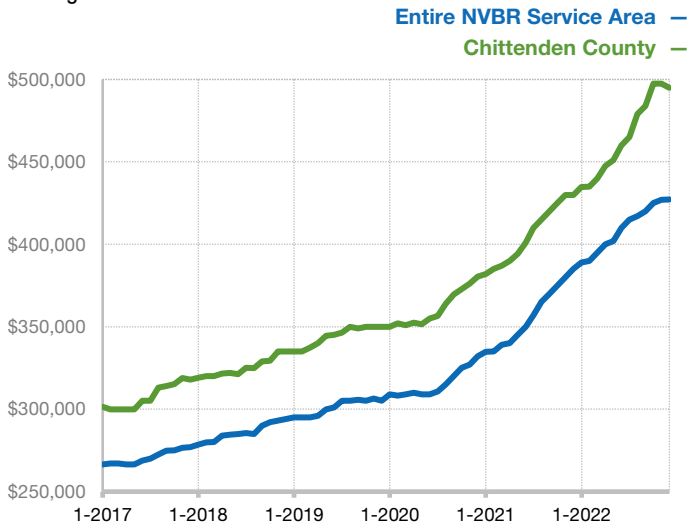
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	34	24	- 29.4%	694	643	- 7.3%
Closed Sales	58	32	- 44.8%	667	645	- 3.3%
Median Sales Price*	\$315,950	\$358,550	+ 13.5%	\$280,000	\$350,000	+ 25.0%
Percent of Original List Price Received*	103.8%	102.7%	- 1.1%	102.9%	105.5%	+ 2.5%
Days on Market Until Sale	36	18	- 50.0%	26	17	- 34.6%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

