

Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Colchester

Chittenden County

Single-Family

| Key Metrics | December | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 12-2021 | Thru 12-2022 | Percent Change |
| New Listings | 6 | 1 | - 83.3% | 191 | 141 | - 26.2% |
| Closed Sales | 10 | 10 | 0.0% | 173 | 130 | - 24.9% |
| Median Sales Price* | \$625,000 | \$511,000 | - 18.2% | \$430,000 | \$450,500 | + 4.8% |
| Percent of Original List Price Received* | 98.9% | 102.0% | + 3.1% | 100.9% | 104.9% | + 4.0% |
| Days on Market Until Sale | 53 | 56 | + 5.7% | 50 | 25 | - 50.0% |
| Inventory of Homes for Sale | 15 | 14 | - 6.7% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.3 | + 30.0% | -- | -- | -- |

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

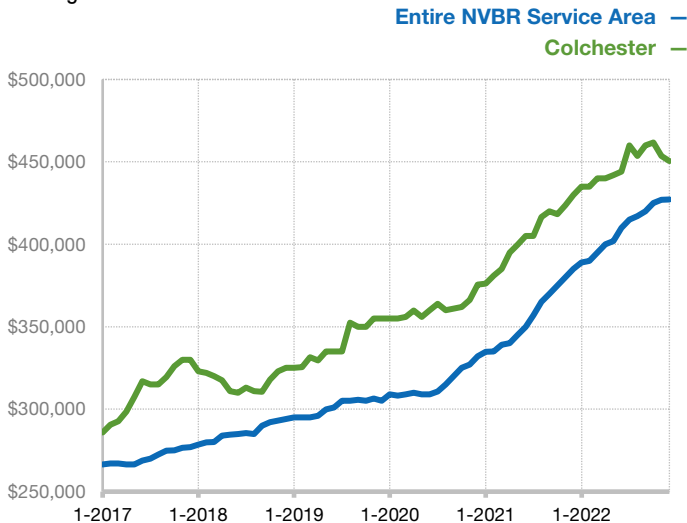
Townhouse-Condo

| Key Metrics | December | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 12-2021 | Thru 12-2022 | Percent Change |
| New Listings | 2 | 1 | - 50.0% | 81 | 64 | - 21.0% |
| Closed Sales | 7 | 2 | - 71.4% | 77 | 70 | - 9.1% |
| Median Sales Price* | \$257,600 | \$301,000 | + 16.8% | \$265,000 | \$330,000 | + 24.5% |
| Percent of Original List Price Received* | 104.8% | 101.3% | - 3.3% | 103.4% | 107.6% | + 4.1% |
| Days on Market Until Sale | 3 | 17 | + 466.7% | 40 | 31 | - 22.5% |
| Inventory of Homes for Sale | 4 | 1 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.2 | - 66.7% | -- | -- | -- |

* 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

