

Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Shelburne

Chittenden County

Single-Family

Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	3	0.0%	107	100	- 6.5%
Closed Sales	5	3	- 40.0%	106	89	- 16.0%
Median Sales Price*	\$1,200,000	\$461,500	- 61.5%	\$642,500	\$764,982	+ 19.1%
Percent of Original List Price Received*	98.5%	101.5%	+ 3.0%	98.8%	102.5%	+ 3.7%
Days on Market Until Sale	36	5	- 86.1%	25	20	- 20.0%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

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

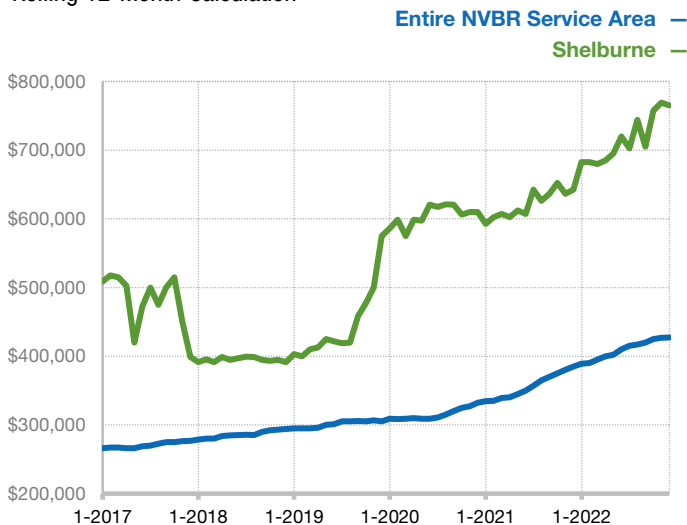
Townhouse-Condo

Key Metrics	December			Year to Date		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	2	4	+ 100.0%	32	21	- 34.4%
Closed Sales	4	3	- 25.0%	25	23	- 8.0%
Median Sales Price*	\$292,500	\$800,630	+ 173.7%	\$289,077	\$430,000	+ 48.7%
Percent of Original List Price Received*	100.7%	105.6%	+ 4.9%	99.1%	102.2%	+ 3.1%
Days on Market Until Sale	26	0	- 100.0%	29	27	- 6.9%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	3.4	0.8	- 76.5%	--	--	--

* 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

