

Local Market Update for February 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Essex

Chittenden County

Single-Family	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	15	3	- 80.0%	18	6	- 66.7%
Closed Sales	6	2	- 66.7%	16	5	- 68.8%
Median Sales Price*	\$422,000	\$769,955	+ 82.5%	\$428,500	\$669,887	+ 56.3%
Percent of Original List Price Received*	104.2%	99.7%	- 4.3%	101.4%	104.8%	+ 3.4%
Days on Market Until Sale	37	146	+ 294.6%	37	111	+ 200.0%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

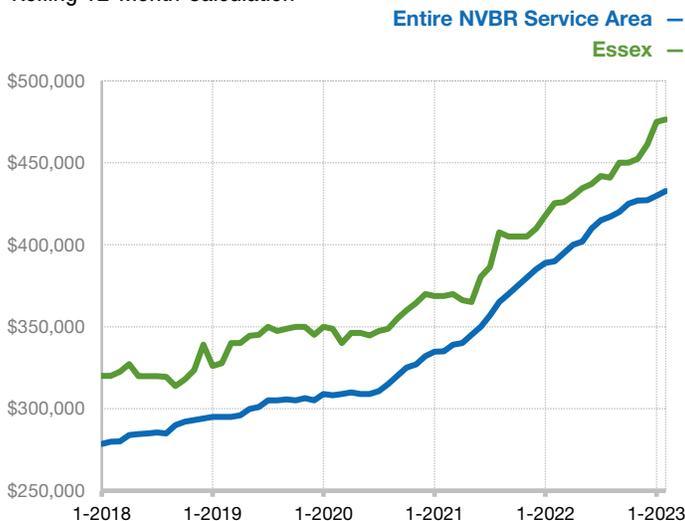
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	10	8	- 20.0%
Closed Sales	6	0	- 100.0%	10	4	- 60.0%
Median Sales Price*	\$298,000	\$0	- 100.0%	\$273,000	\$367,000	+ 34.4%
Percent of Original List Price Received*	109.5%	0.0%	- 100.0%	108.0%	105.8%	- 2.0%
Days on Market Until Sale	3	0	- 100.0%	5	2	- 60.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.1	0.5	+ 400.0%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

