

Local Market Update for February 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Chittenden County

Single-Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	81	63	- 22.2%	128	115	- 10.2%
Closed Sales	46	50	+ 8.7%	124	114	- 8.1%
Median Sales Price*	\$430,083	\$544,188	+ 26.5%	\$428,500	\$493,500	+ 15.2%
Percent of Original List Price Received*	102.5%	98.6%	- 3.8%	101.3%	97.9%	- 3.4%
Days on Market Until Sale	23	47	+ 104.3%	24	40	+ 66.7%
Inventory of Homes for Sale	81	78	- 3.7%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

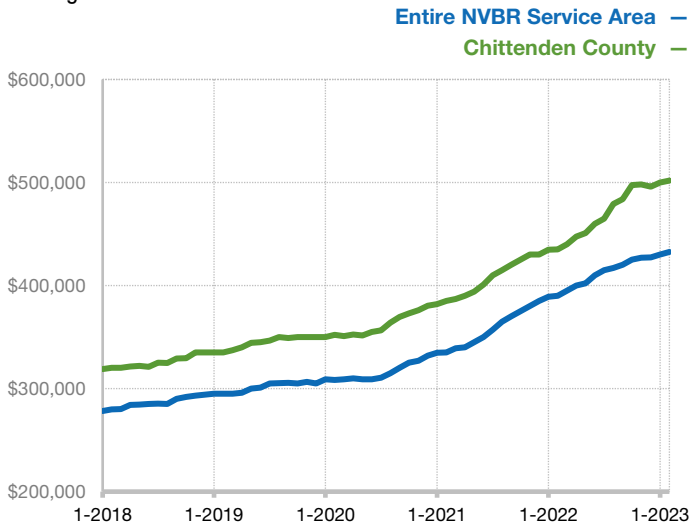
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	45	44	- 2.2%	67	67	0.0%
Closed Sales	28	19	- 32.1%	63	49	- 22.2%
Median Sales Price*	\$305,000	\$345,000	+ 13.1%	\$295,000	\$350,000	+ 18.6%
Percent of Original List Price Received*	106.3%	101.9%	- 4.1%	104.7%	103.4%	- 1.2%
Days on Market Until Sale	8	24	+ 200.0%	9	23	+ 155.6%
Inventory of Homes for Sale	22	34	+ 54.5%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

* 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

