

# 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

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
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	<b>\$769,955</b>	+ 82.5%	\$428,500	<b>\$669,887</b>	+ 56.3%
Percent of Original List Price Received*	104.2%	<b>99.7%</b>	- 4.3%	101.4%	<b>104.8%</b>	+ 3.4%
Days on Market Until Sale	37	<b>146</b>	+ 294.6%	37	<b>111</b>	+ 200.0%
Inventory of Homes for Sale	9	<b>8</b>	- 11.1%	--	--	--
Months Supply of Inventory	0.6	<b>0.7</b>	+ 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.

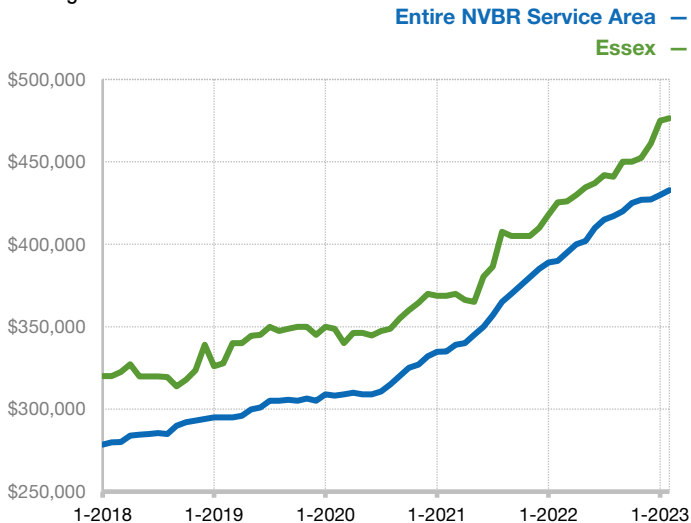
#### Townhouse-Condo

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
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	<b>\$0</b>	- 100.0%	\$273,000	<b>\$367,000</b>	+ 34.4%
Percent of Original List Price Received*	109.5%	<b>0.0%</b>	- 100.0%	108.0%	<b>105.8%</b>	- 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	<b>0.5</b>	+ 400.0%	--	--	--

\* 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

