

Local Market Update for February 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Colchester

Chittenden County

Single-Family

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	9	8	- 11.1%	14	11	- 21.4%
Closed Sales	8	3	- 62.5%	17	6	- 64.7%
Median Sales Price*	\$386,000	\$375,000	- 2.8%	\$440,000	\$387,500	- 11.9%
Percent of Original List Price Received*	101.7%	96.1%	- 5.5%	103.8%	95.9%	- 7.6%
Days on Market Until Sale	29	43	+ 48.3%	17	33	+ 94.1%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

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

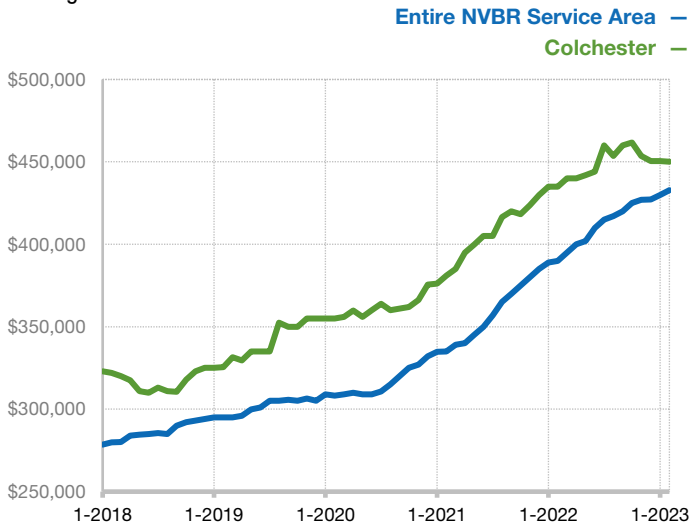
Townhouse-Condo

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	6	2	- 66.7%	8	5	- 37.5%
Closed Sales	2	2	0.0%	8	5	- 37.5%
Median Sales Price*	\$234,500	\$390,577	+ 66.6%	\$324,000	\$486,154	+ 50.0%
Percent of Original List Price Received*	106.2%	109.7%	+ 3.3%	106.8%	109.9%	+ 2.9%
Days on Market Until Sale	2	44	+ 2100.0%	3	98	+ 3166.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

