

# 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	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
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	<b>\$375,000</b>	- 2.8%	\$440,000	<b>\$387,500</b>	- 11.9%
Percent of Original List Price Received*	101.7%	<b>96.1%</b>	- 5.5%	103.8%	<b>95.9%</b>	- 7.6%
Days on Market Until Sale	29	<b>43</b>	+ 48.3%	17	<b>33</b>	+ 94.1%
Inventory of Homes for Sale	13	<b>11</b>	- 15.4%	--	--	--
Months Supply of Inventory	0.9	<b>1.1</b>	+ 22.2%	--	--	--

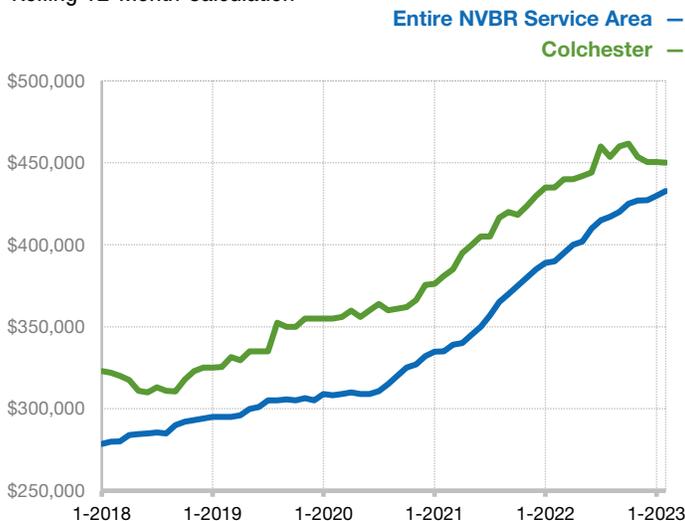
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
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	<b>\$390,577</b>	+ 66.6%	\$324,000	<b>\$486,154</b>	+ 50.0%
Percent of Original List Price Received*	106.2%	<b>109.7%</b>	+ 3.3%	106.8%	<b>109.9%</b>	+ 2.9%
Days on Market Until Sale	2	<b>44</b>	+ 2100.0%	3	<b>98</b>	+ 3166.7%
Inventory of Homes for Sale	2	<b>2</b>	0.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.4</b>	+ 33.3%	--	--	--

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

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

