

Local Market Update for March 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Colchester

Chittenden County

Single-Family

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	6	9	+ 50.0%	19	20	+ 5.3%
Closed Sales	4	6	+ 50.0%	21	12	- 42.9%
Median Sales Price*	\$477,500	\$447,500	- 6.3%	\$440,000	\$437,500	- 0.6%
Percent of Original List Price Received*	111.7%	103.8%	- 7.1%	105.3%	99.8%	- 5.2%
Days on Market Until Sale	68	14	- 79.4%	26	23	- 11.5%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

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

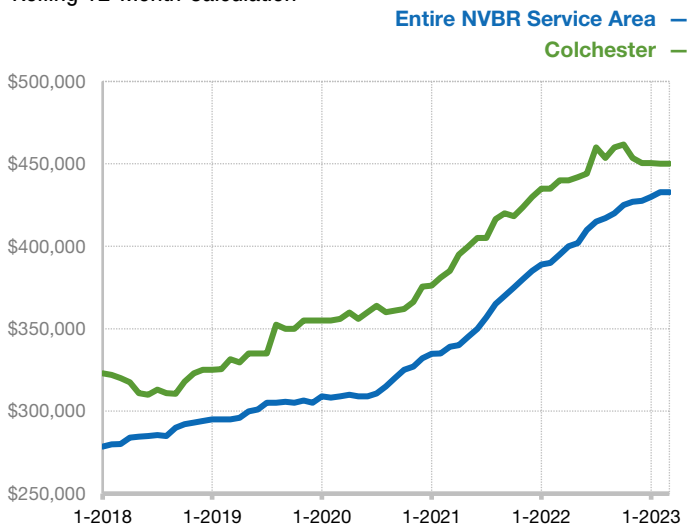
Townhouse-Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	4	4	0.0%	12	9	- 25.0%
Closed Sales	4	3	- 25.0%	12	8	- 33.3%
Median Sales Price*	\$451,354	\$425,000	- 5.8%	\$397,750	\$440,000	+ 10.6%
Percent of Original List Price Received*	111.2%	99.7%	- 10.3%	108.2%	106.1%	- 1.9%
Days on Market Until Sale	41	13	- 68.3%	16	66	+ 312.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

* 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

