

Local Market Update for March 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Essex

Chittenden County

Single-Family

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	11	7	- 36.4%	29	13	- 55.2%
Closed Sales	5	5	0.0%	21	10	- 52.4%
Median Sales Price*	\$440,000	\$410,000	- 6.8%	\$430,000	\$622,444	+ 44.8%
Percent of Original List Price Received*	98.8%	98.1%	- 0.7%	100.8%	101.4%	+ 0.6%
Days on Market Until Sale	42	25	- 40.5%	38	68	+ 78.9%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
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.

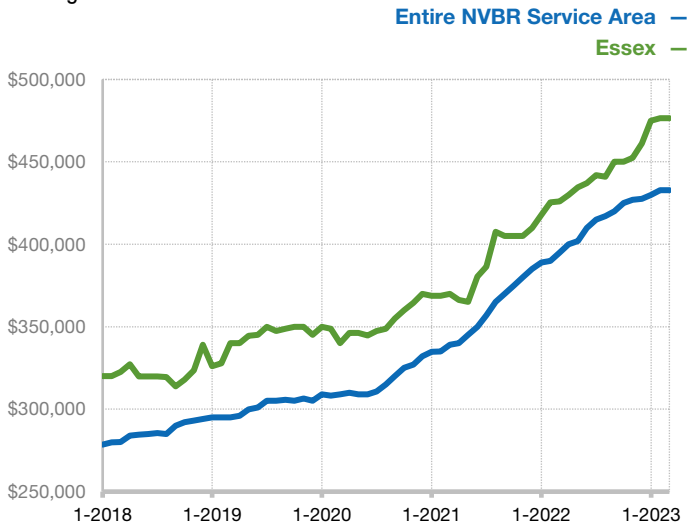
Townhouse-Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	14	5	- 64.3%	24	13	- 45.8%
Closed Sales	5	1	- 80.0%	15	5	- 66.7%
Median Sales Price*	\$439,000	\$345,000	- 21.4%	\$315,000	\$350,000	+ 11.1%
Percent of Original List Price Received*	107.5%	100.0%	- 7.0%	107.9%	104.6%	- 3.1%
Days on Market Until Sale	4	0	- 100.0%	5	1	- 80.0%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--

* 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

