

Local Market Update for March 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Chittenden County

Single-Family	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	118	76	- 35.6%	244	191	- 21.7%
Closed Sales	57	59	+ 3.5%	181	173	- 4.4%
Median Sales Price*	\$480,000	\$450,000	- 6.3%	\$440,000	\$480,000	+ 9.1%
Percent of Original List Price Received*	102.1%	100.4%	- 1.7%	101.5%	98.8%	- 2.7%
Days on Market Until Sale	33	26	- 21.2%	26	35	+ 34.6%
Inventory of Homes for Sale	82	85	+ 3.7%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

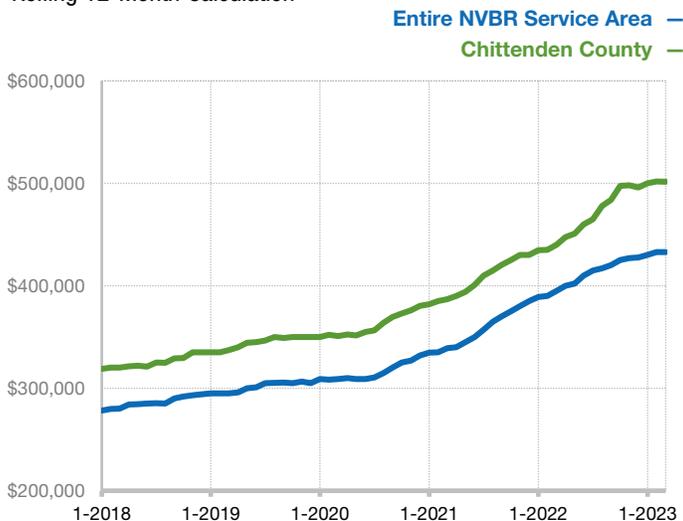
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	63	54	- 14.3%	130	121	- 6.9%
Closed Sales	51	28	- 45.1%	114	77	- 32.5%
Median Sales Price*	\$340,000	\$351,500	+ 3.4%	\$323,300	\$351,000	+ 8.6%
Percent of Original List Price Received*	106.4%	100.0%	- 6.0%	105.5%	102.2%	- 3.1%
Days on Market Until Sale	30	17	- 43.3%	18	21	+ 16.7%
Inventory of Homes for Sale	34	46	+ 35.3%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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

