

Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Chittenden County

Single-Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	115	91	- 20.9%	359	281	- 21.7%
Closed Sales	76	59	- 22.4%	257	232	- 9.7%
Median Sales Price*	\$545,475	\$575,000	+ 5.4%	\$453,600	\$508,000	+ 12.0%
Percent of Original List Price Received*	105.3%	102.0%	- 3.1%	102.6%	99.6%	- 2.9%
Days on Market Until Sale	28	26	- 7.1%	27	33	+ 22.2%
Inventory of Homes for Sale	87	85	- 2.3%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

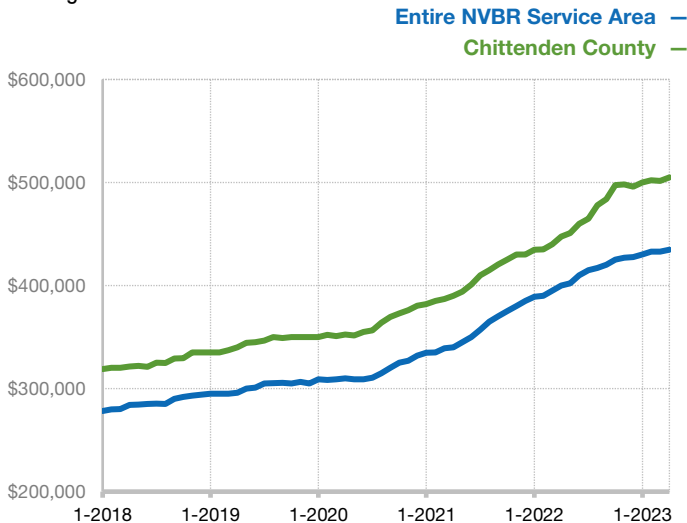
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	77	47	- 39.0%	207	168	- 18.8%
Closed Sales	49	51	+ 4.1%	163	128	- 21.5%
Median Sales Price*	\$355,000	\$385,000	+ 8.5%	\$332,500	\$355,500	+ 6.9%
Percent of Original List Price Received*	108.6%	102.8%	- 5.3%	106.4%	102.4%	- 3.8%
Days on Market Until Sale	22	29	+ 31.8%	19	24	+ 26.3%
Inventory of Homes for Sale	34	39	+ 14.7%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

