

# Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR Association

## Essex

### Chittenden County

#### Single-Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	13	4	- 69.2%	42	16	- 61.9%
Closed Sales	16	3	- 81.3%	37	13	- 64.9%
Median Sales Price*	\$432,250	<b>\$532,500</b>	+ 23.2%	\$430,000	<b>\$575,000</b>	+ 33.7%
Percent of Original List Price Received*	108.0%	<b>107.0%</b>	- 0.9%	103.9%	<b>102.7%</b>	- 1.2%
Days on Market Until Sale	48	3	- 93.8%	42	53	+ 26.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.7</b>	+ 40.0%	--	--	--

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

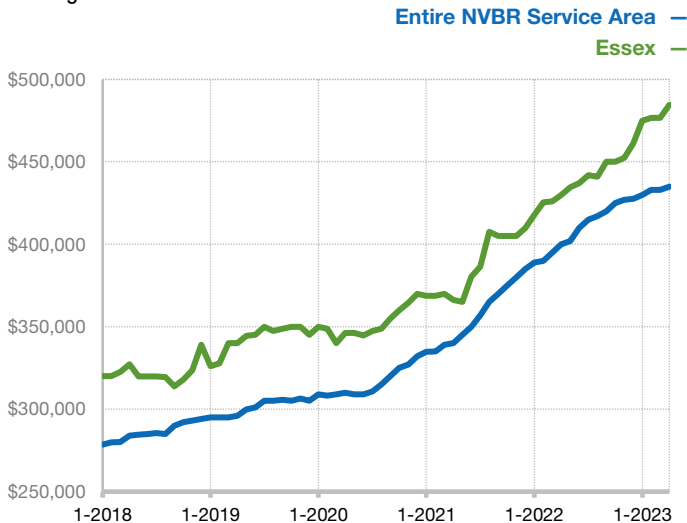
#### Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	11	6	- 45.5%	35	19	- 45.7%
Closed Sales	6	3	- 50.0%	21	8	- 61.9%
Median Sales Price*	\$333,000	<b>\$427,500</b>	+ 28.4%	\$315,000	<b>\$367,000</b>	+ 16.5%
Percent of Original List Price Received*	109.7%	<b>107.6%</b>	- 1.9%	108.4%	<b>105.7%</b>	- 2.5%
Days on Market Until Sale	4	4	0.0%	5	2	- 60.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.2	<b>0.5</b>	+ 150.0%	--	--	--

\* 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

