

Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Colchester

Chittenden County

Single-Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	18	17	- 5.6%	37	37	0.0%
Closed Sales	10	11	+ 10.0%	31	23	- 25.8%
Median Sales Price*	\$517,500	\$441,000	- 14.8%	\$444,000	\$440,000	- 0.9%
Percent of Original List Price Received*	109.0%	105.9%	- 2.8%	106.5%	102.7%	- 3.6%
Days on Market Until Sale	9	45	+ 400.0%	21	34	+ 61.9%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

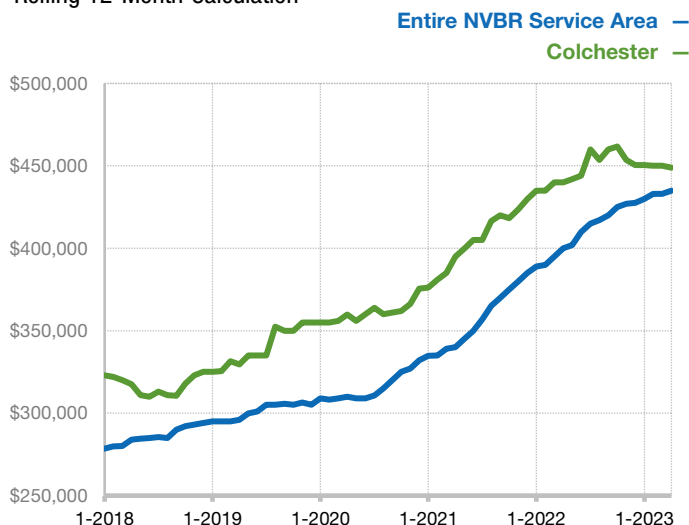
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	13	4	- 69.2%	25	13	- 48.0%
Closed Sales	8	3	- 62.5%	20	11	- 45.0%
Median Sales Price*	\$309,000	\$310,000	+ 0.3%	\$337,500	\$425,000	+ 25.9%
Percent of Original List Price Received*	109.2%	103.8%	- 4.9%	108.6%	105.5%	- 2.9%
Days on Market Until Sale	13	12	- 7.7%	15	51	+ 240.0%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

