

MARKET ABSORPTION REPORT

November 2022

Chittenden County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	1170	941	705	339
Average Homes Sold per Month:	97.5	104.6	117.5	113.00
Current Active Listings on MLS:	100	100	100	100
Months of Supply on Market:	1.0	1.0	0.9	0.9
Average List Price:	\$570,860	\$571,422	\$564,462	\$558,469
Average Sale Price:	\$593,881	\$598,268	\$588,822	\$574,505
List to Sale Price Ratio:	104.0%	104.7%	104.3%	102.9%
Average Days on Market:	18	17	15	19

Addison County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	319	256	191	80
Average Homes Sold per Month:	26.6	28.4	31.8	26.7
Current Active Listings on MLS:	38	38	38	38
Months of Supply on Market:	1.4	1.3	1.2	1.4
Average List Price:	\$456,417	\$466,691	\$480,143	\$502,543
Average Sale Price:	\$465,945	\$476,995	\$491,338	\$507,329
List to Sale Price Ratio:	102.1%	102.2%	102.3%	101.0%
Average Days on Market:	31	29	28	29

Franklin County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	568	448	326	155
Average Homes Sold per Month:	47.3	49.8	54.3	51.7
Current Active Listings on MLS:	73	73	73	73
Months of Supply on Market:	1.5	1.5	1.3	1.4
Average List Price:	\$333,672	\$335,781	\$334,953	\$324,461
Average Sale Price:	\$339,853	\$342,846	\$340,833	\$323,987
List to Sale Price Ratio:	101.9%	102.1%	101.8%	99.9%
Average Days on Market:	32	28	24	29

Grand Isle County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	150	116	99	49
Average Homes Sold per Month:	12.5	12.9	16.5	16.3
Current Active Listings on MLS:	18	18	18	18
Months of Supply on Market:	1.4	1.4	1.1	1.1
Average List Price:	\$474,236	\$501,077	\$505,510	\$580,995
Average Sale Price:	\$482,178	\$513,611	\$520,394	\$591,819
List to Sale Price Ratio:	101.7%	102.5%	102.9%	101.9%
Average Days on Market:	44	29	31	27



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