

MARKET ABSORPTION REPORT

February 2024

Chittenden County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	978	788	477	194
Average Homes Sold per Month:	81.5	87.6	79.5	64.67
Current Active Listings on MLS:	61	61	61	61
Months of Supply on Market:	0.7	0.7	0.8	0.9
Average List Price:	\$597,279	\$599,332	\$615,193	\$600,344
Average Sale Price:	\$612,019	\$613,531	\$624,054	\$604,697
List to Sale Price Ratio:	102.5%	102.4%	101.4%	100.7%
Average Days on Market:	25	25	30	37

Addison County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	269	206	119	38
Average Homes Sold per Month:	22.4	22.9	19.8	12.7
Current Active Listings on MLS:	28	28	28	28
Months of Supply on Market:	1.2	1.2	1.4	2.2
Average List Price:	\$498,677	\$505,263	\$480,544	\$514,712
Average Sale Price:	\$501,653	\$510,282	\$476,150	\$499,474
List to Sale Price Ratio:	100.6%	101.0%	99.1%	97.0%
Average Days on Market:	29	25	31	47

Franklin County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	451	365	211	88
Average Homes Sold per Month:	37.6	40.6	35.2	29.3
Current Active Listings on MLS:	53	53	53	53
Months of Supply on Market:	1.4	1.3	1.5	1.8
Average List Price:	\$367,658	\$370,583	\$355,854	\$336,776
Average Sale Price:	\$371,037	\$373,520	\$356,572	\$334,264
List to Sale Price Ratio:	100.9%	100.8%	100.2%	99.3%
Average Days on Market:	35	31	35	46

Grand Isle County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	110	90	58	16
Average Homes Sold per Month:	9.2	10.0	9.7	5.3
Current Active Listings on MLS:	23	23	23	23
Months of Supply on Market:	2.5	2.3	2.4	4.3
Average List Price:	\$599,549	\$634,247	\$624,323	\$450,537
Average Sale Price:	\$595,611	\$629,980	\$613,695	\$445,201
List to Sale Price Ratio:	99.3%	99.3%	98.3%	98.8%
Average Days on Market:	30	28	31	36



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