

MARKET ABSORPTION REPORT

March 2025

Chittenden County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	993	749	427	177
Average Homes Sold per Month:	82.8	83.2	71.2	59.00
Current Active Listings on MLS:	107	107	107	107
Months of Supply on Market:	1.3	1.3	1.5	1.8
Average List Price:	\$676,059	\$659,102	\$668,975	\$636,493
Average Sale Price:	\$682,918	\$664,329	\$671,661	\$635,862
List to Sale Price Ratio:	101.0%	100.8%	100.4%	99.9%
Average Days on Market:	22	23	26	28

Addison County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	255	199	106	46
Average Homes Sold per Month:	21.3	22.1	17.7	15.3
Current Active Listings on MLS:	44	44	44	44
Months of Supply on Market:	2.1	2.0	2.5	2.9
Average List Price:	\$540,088	\$536,711	\$567,017	\$582,180
Average Sale Price:	\$539,754	\$534,010	\$555,428	\$561,584
List to Sale Price Ratio:	99.9%	99.5%	98.0%	96.5%
Average Days on Market:	37	38	45	64

Franklin County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	423	304	169	61
Average Homes Sold per Month:	35.3	33.8	28.2	20.3
Current Active Listings on MLS:	72	72	72	72
Months of Supply on Market:	2.0	2.1	2.6	3.5
Average List Price:	\$406,047	\$411,957	\$415,026	\$417,287
Average Sale Price:	\$405,503	\$411,957	\$409,895	\$417,287
List to Sale Price Ratio:	99.9%	100.0%	98.8%	100.0%
Average Days on Market:	34	35	42	46

Grand Isle County

Market Activity in the Last...	12 Months	9 Months	6 Months	3 Months
Closed Transactions:	106	83	42	12
Average Homes Sold per Month:	8.8	9.2	7.0	4.0
Current Active Listings on MLS:	29	29	29	29
Months of Supply on Market:	3.3	3.1	4.1	7.3
Average List Price:	\$557,846	\$574,675	\$475,819	\$532,225
Average Sale Price:	\$544,611	\$558,668	\$469,851	\$523,383
List to Sale Price Ratio:	97.6%	97.2%	98.7%	98.3%
Average Days on Market:	50	44	57	96



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