

# Local Market Update for December 2021

A Research Tool Provided by the Northwestern Vermont Board of REALTORS®



## Fairfax

Franklin County

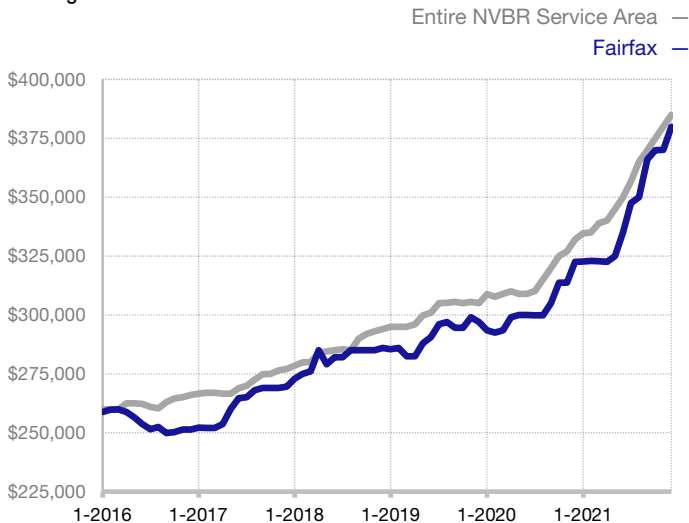
Single-Family	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
<b>Key Metrics</b>						
New Listings	7	3	- 57.1%	81	78	- 3.7%
Closed Sales	5	3	- 40.0%	66	77	+ 16.7%
Median Sales Price*	\$310,000	<b>\$399,000</b>	+ 28.7%	\$322,590	<b>\$380,000</b>	+ 17.8%
Percent of Original List Price Received*	102.8%	<b>100.5%</b>	- 2.2%	100.6%	<b>101.0%</b>	+ 0.4%
Days on Market Until Sale	94	<b>25</b>	- 73.4%	48	<b>34</b>	- 29.2%
Inventory of Homes for Sale	13	<b>5</b>	- 61.5%	--	--	--
Months Supply of Inventory	2.2	<b>0.8</b>	- 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.

Townhouse-Condo	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	--	20	17	- 15.0%
Closed Sales	1	2	+ 100.0%	24	19	- 20.8%
Median Sales Price*	\$200,000	<b>\$240,000</b>	+ 20.0%	\$239,450	<b>\$236,990</b>	- 1.0%
Percent of Original List Price Received*	105.3%	<b>101.5%</b>	- 3.6%	101.7%	<b>102.3%</b>	+ 0.6%
Days on Market Until Sale	20	4	- 80.0%	105	<b>28</b>	- 73.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.0</b>	- 100.0%	--	--	--

\* 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

