

# Local Market Update for April 2022

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



Northwest Vermont  
REALTOR® Association

## Fairfax

Franklin County

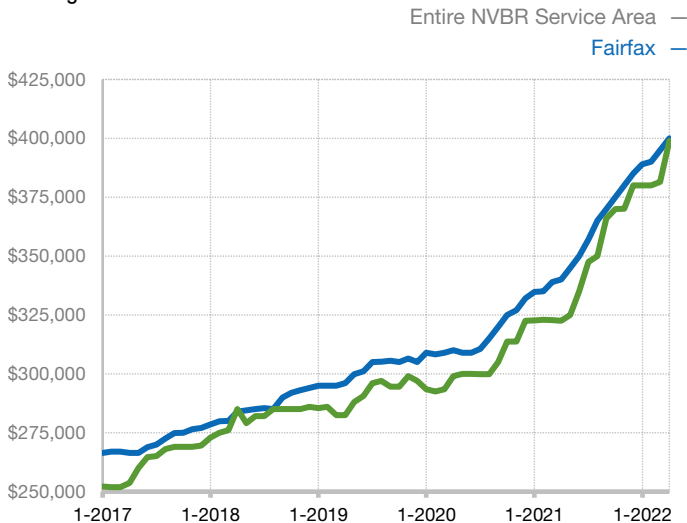
Single-Family	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
<b>Key Metrics</b>						
New Listings	8	4	- 50.0%	25	21	- 16.0%
Closed Sales	6	7	+ 16.7%	16	16	0.0%
Median Sales Price*	\$291,500	<b>\$500,000</b>	+ 71.5%	\$316,950	<b>\$394,950</b>	+ 24.6%
Percent of Original List Price Received*	99.2%	<b>105.2%</b>	+ 6.0%	99.9%	<b>104.0%</b>	+ 4.1%
Days on Market Until Sale	46	<b>11</b>	- 76.1%	46	<b>27</b>	- 41.3%
Inventory of Homes for Sale	10	<b>4</b>	- 60.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.7</b>	- 53.3%	--	--	--

\* 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		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	6	2	- 66.7%
Closed Sales	0	1	--	3	1	- 66.7%
Median Sales Price*	\$0	<b>\$210,000</b>	--	\$182,000	<b>\$210,000</b>	+ 15.4%
Percent of Original List Price Received*	0.0%	<b>102.5%</b>	--	97.1%	<b>102.5%</b>	+ 5.6%
Days on Market Until Sale	0	<b>0</b>	--	79	<b>0</b>	- 100.0%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.5</b>	0.0%	--	--	--

\* 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

