

Local Market Update for April 2022

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



Northwest Vermont
REALTOR® Association

Franklin County

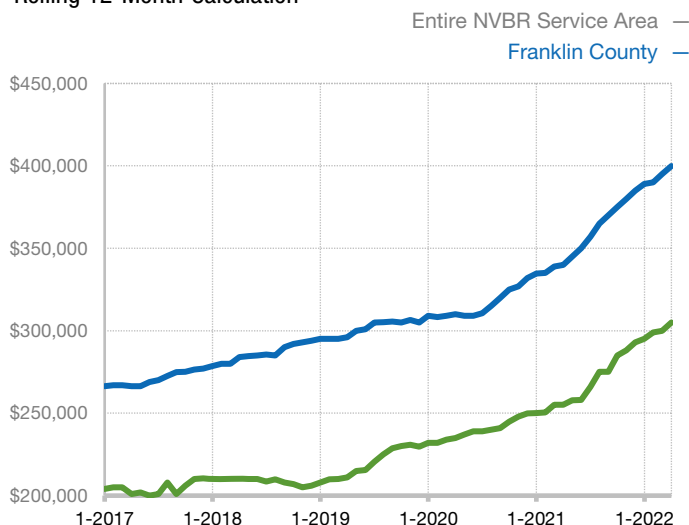
Single-Family	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	76	64	- 15.8%	214	177	- 17.3%
Closed Sales	55	36	- 34.5%	169	138	- 18.3%
Median Sales Price*	\$253,000	\$348,000	+ 37.5%	\$251,000	\$297,709	+ 18.6%
Percent of Original List Price Received*	101.0%	103.5%	+ 2.5%	98.9%	101.1%	+ 2.2%
Days on Market Until Sale	44	29	- 34.1%	54	45	- 16.7%
Inventory of Homes for Sale	93	59	- 36.6%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

* 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		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	18	5	- 72.2%	35	16	- 54.3%
Closed Sales	4	4	0.0%	14	15	+ 7.1%
Median Sales Price*	\$296,500	\$232,500	- 21.6%	\$215,275	\$255,000	+ 18.5%
Percent of Original List Price Received*	102.1%	99.7%	- 2.4%	98.6%	101.5%	+ 2.9%
Days on Market Until Sale	11	28	+ 154.5%	35	57	+ 62.9%
Inventory of Homes for Sale	19	4	- 78.9%	--	--	--
Months Supply of Inventory	3.4	0.8	- 76.5%	--	--	--

* 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

