

Local Market Update for May 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Fairfax

Franklin County

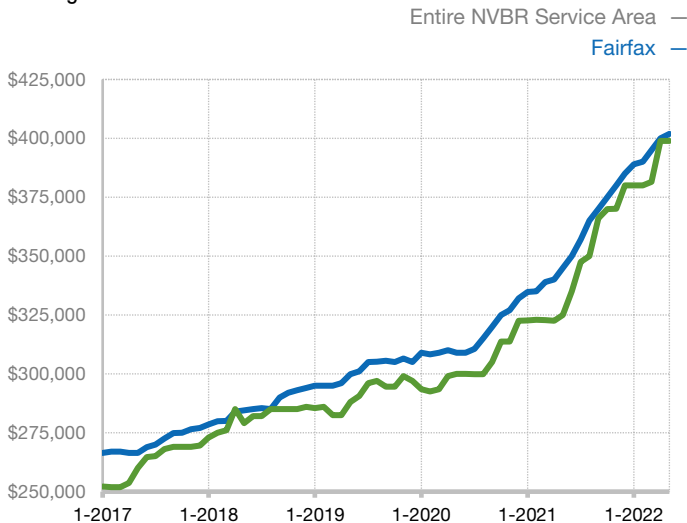
Single-Family	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	12	6	- 50.0%	37	27	- 27.0%
Closed Sales	8	4	- 50.0%	24	20	- 16.7%
Median Sales Price*	\$395,000	\$383,500	- 2.9%	\$333,500	\$394,950	+ 18.4%
Percent of Original List Price Received*	100.3%	114.7%	+ 14.4%	100.0%	106.2%	+ 6.2%
Days on Market Until Sale	28	7	- 75.0%	40	20	- 50.0%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	9	4	- 55.6%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$215,000	\$223,000	+ 3.7%	\$193,500	\$216,500	+ 11.9%
Percent of Original List Price Received*	108.0%	100.0%	- 7.4%	99.8%	101.2%	+ 1.4%
Days on Market Until Sale	4	0	- 100.0%	61	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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

