

Local Market Update for June 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Fairfax

Franklin County

Single-Family

Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	12	9	- 25.0%	49	36	- 26.5%
Closed Sales	12	6	- 50.0%	36	26	- 27.8%
Median Sales Price*	\$395,000	\$407,500	+ 3.2%	\$365,000	\$394,950	+ 8.2%
Percent of Original List Price Received*	102.8%	105.3%	+ 2.4%	100.9%	106.0%	+ 5.1%
Days on Market Until Sale	10	27	+ 170.0%	30	22	- 26.7%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

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

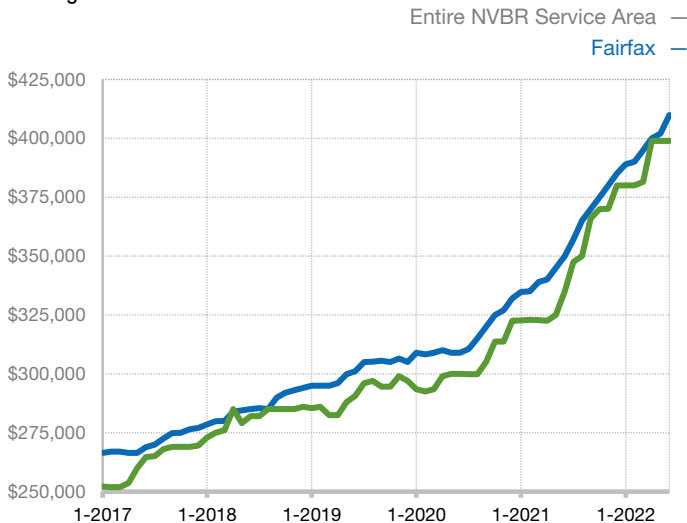
Townhouse-Condo

Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	0	0	--	9	4	- 55.6%
Closed Sales	3	1	- 66.7%	7	3	- 57.1%
Median Sales Price*	\$277,500	\$275,000	- 0.9%	\$215,000	\$223,000	+ 3.7%
Percent of Original List Price Received*	106.1%	119.6%	+ 12.7%	102.5%	107.4%	+ 4.8%
Days on Market Until Sale	3	5	+ 66.7%	36	2	- 94.4%
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

