

Local Market Update for July 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Fairfax

Franklin County

Single-Family

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	11	5	- 54.5%	60	41	- 31.7%
Closed Sales	10	5	- 50.0%	46	31	- 32.6%
Median Sales Price*	\$366,000	\$382,100	+ 4.4%	\$366,000	\$390,000	+ 6.6%
Percent of Original List Price Received*	103.4%	106.6%	+ 3.1%	101.5%	106.1%	+ 4.5%
Days on Market Until Sale	18	8	- 55.6%	28	19	- 32.1%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--

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

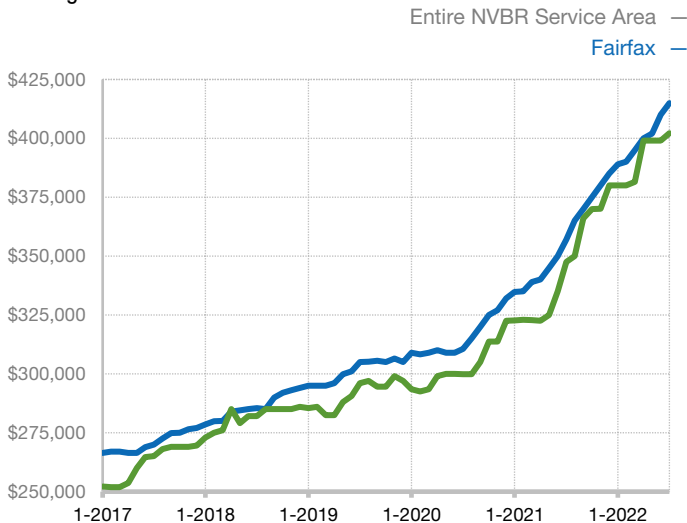
Townhouse-Condo

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	4	2	- 50.0%	13	6	- 53.8%
Closed Sales	3	0	- 100.0%	10	3	- 70.0%
Median Sales Price*	\$236,990	\$0	- 100.0%	\$225,000	\$223,000	- 0.9%
Percent of Original List Price Received*	100.7%	0.0%	- 100.0%	102.0%	107.4%	+ 5.3%
Days on Market Until Sale	23	0	- 100.0%	32	2	- 93.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 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

