

# Local Market Update for July 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Franklin County

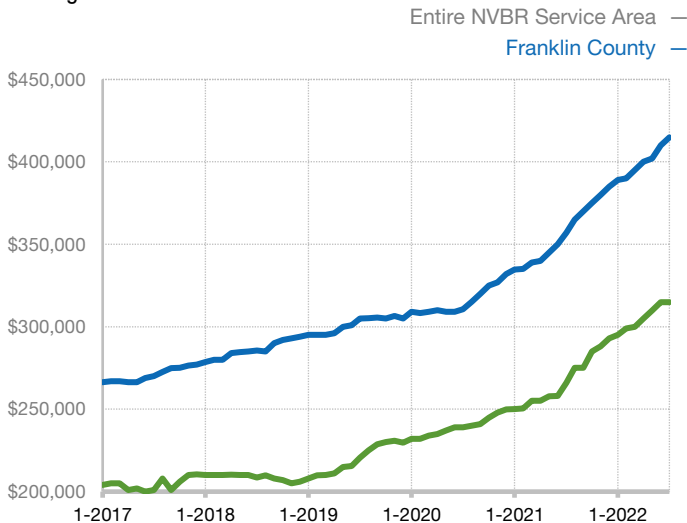
Single-Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	90	71	- 21.1%	493	411	- 16.6%
Closed Sales	73	41	- 43.8%	367	292	- 20.4%
Median Sales Price*	\$346,000	\$340,000	- 1.7%	\$285,000	\$327,500	+ 14.9%
Percent of Original List Price Received*	101.3%	104.1%	+ 2.8%	99.7%	102.2%	+ 2.5%
Days on Market Until Sale	38	16	- 57.9%	46	33	- 28.3%
Inventory of Homes for Sale	132	110	- 16.7%	--	--	--
Months Supply of Inventory	2.2	2.2	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.

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	6	2	- 66.7%	62	26	- 58.1%
Closed Sales	5	3	- 40.0%	26	26	0.0%
Median Sales Price*	\$236,990	\$329,000	+ 38.8%	\$230,000	\$275,000	+ 19.6%
Percent of Original List Price Received*	100.7%	103.1%	+ 2.4%	99.7%	103.9%	+ 4.2%
Days on Market Until Sale	18	52	+ 188.9%	26	44	+ 69.2%
Inventory of Homes for Sale	15	1	- 93.3%	--	--	--
Months Supply of Inventory	3.2	0.2	- 93.8%	--	--	--

\* 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

