

Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Fairfax

Franklin County

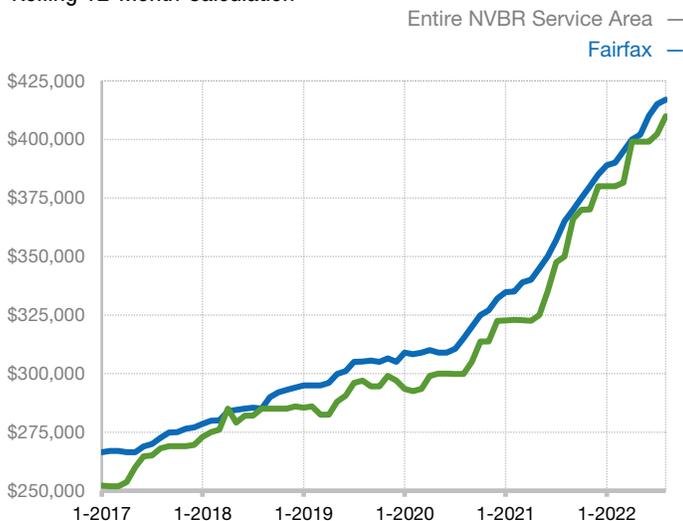
Single-Family	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	6	10	+ 66.7%	66	51	- 22.7%
Closed Sales	5	9	+ 80.0%	51	40	- 21.6%
Median Sales Price*	\$404,567	\$450,000	+ 11.2%	\$370,000	\$402,450	+ 8.8%
Percent of Original List Price Received*	105.1%	103.9%	- 1.1%	101.8%	105.6%	+ 3.7%
Days on Market Until Sale	37	11	- 70.3%	29	18	- 37.9%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

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

Townhouse-Condo	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	1	1	0.0%	14	7	- 50.0%
Closed Sales	1	0	- 100.0%	11	3	- 72.7%
Median Sales Price*	\$330,000	\$0	- 100.0%	\$230,000	\$223,000	- 3.0%
Percent of Original List Price Received*	110.4%	0.0%	- 100.0%	102.7%	107.4%	+ 4.6%
Days on Market Until Sale	1	0	- 100.0%	29	2	- 93.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	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

