

# Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Franklin County

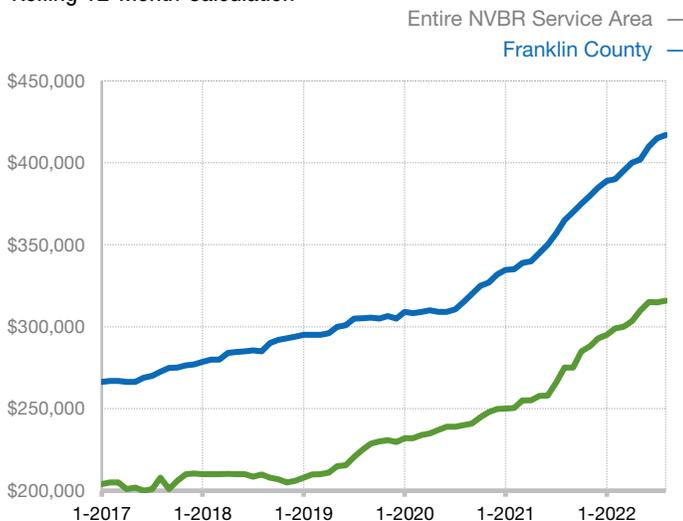
Single-Family	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	59	57	- 3.4%	552	468	- 15.2%
Closed Sales	74	72	- 2.7%	441	365	- 17.2%
Median Sales Price*	\$295,000	\$330,000	+ 11.9%	\$286,750	\$325,000	+ 13.3%
Percent of Original List Price Received*	100.8%	102.7%	+ 1.9%	99.9%	102.3%	+ 2.4%
Days on Market Until Sale	37	22	- 40.5%	45	31	- 31.1%
Inventory of Homes for Sale	118	102	- 13.6%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

\* 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	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
<b>Key Metrics</b>						
New Listings	4	4	0.0%	66	30	- 54.5%
Closed Sales	7	4	- 42.9%	33	30	- 9.1%
Median Sales Price*	\$235,000	\$248,700	+ 5.8%	\$230,000	\$272,450	+ 18.5%
Percent of Original List Price Received*	109.7%	102.3%	- 6.7%	101.9%	103.7%	+ 1.8%
Days on Market Until Sale	4	45	+ 1025.0%	21	44	+ 109.5%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.3	0.2	- 84.6%	--	--	--

\* 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

