

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

| Key Metrics | August | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| 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.

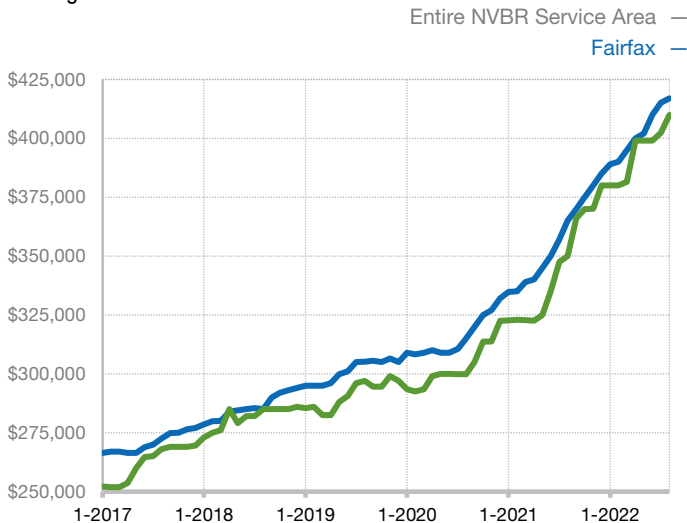
Townhouse-Condo

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------|----------------|--------------|-------------|----------------|
| | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| 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

