

# Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Swanton

Franklin County

Single-Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	12	5	- 58.3%	81	76	- 6.2%
Closed Sales	12	15	+ 25.0%	62	66	+ 6.5%
Median Sales Price*	\$271,000	<b>\$303,000</b>	+ 11.8%	\$274,950	<b>\$296,250</b>	+ 7.7%
Percent of Original List Price Received*	103.6%	<b>106.6%</b>	+ 2.9%	100.4%	<b>102.2%</b>	+ 1.8%
Days on Market Until Sale	26	12	- 53.8%	44	31	- 29.5%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--

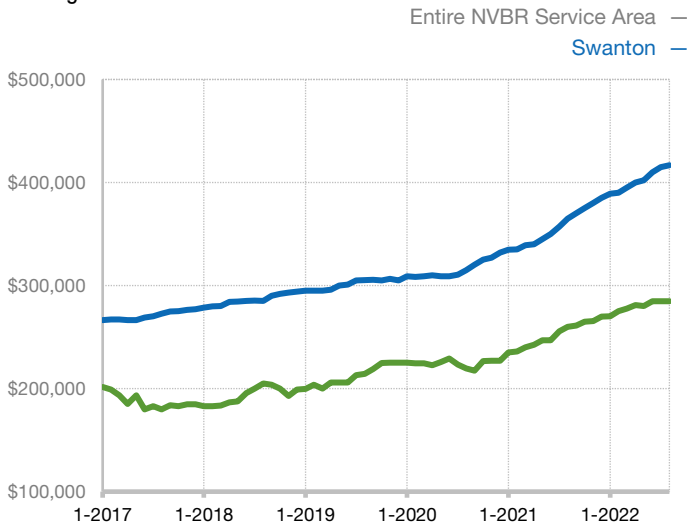
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	0	1	--	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Median Sales Price*	\$229,000	<b>\$248,700</b>	+ 8.6%	\$217,000	<b>\$240,000</b>	+ 10.6%
Percent of Original List Price Received*	104.6%	<b>101.7%</b>	- 2.8%	103.7%	<b>104.2%</b>	+ 0.5%
Days on Market Until Sale	8	2	- 75.0%	44	3	- 93.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

