

Local Market Update for September 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Fairfax

Franklin County

Single-Family

Key Metrics	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	6	4	- 33.3%	72	55	- 23.6%
Closed Sales	7	3	- 57.1%	58	43	- 25.9%
Median Sales Price*	\$400,000	\$355,000	- 11.3%	\$370,024	\$399,900	+ 8.1%
Percent of Original List Price Received*	102.1%	103.4%	+ 1.3%	101.9%	105.4%	+ 3.4%
Days on Market Until Sale	12	8	- 33.3%	27	17	- 37.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

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

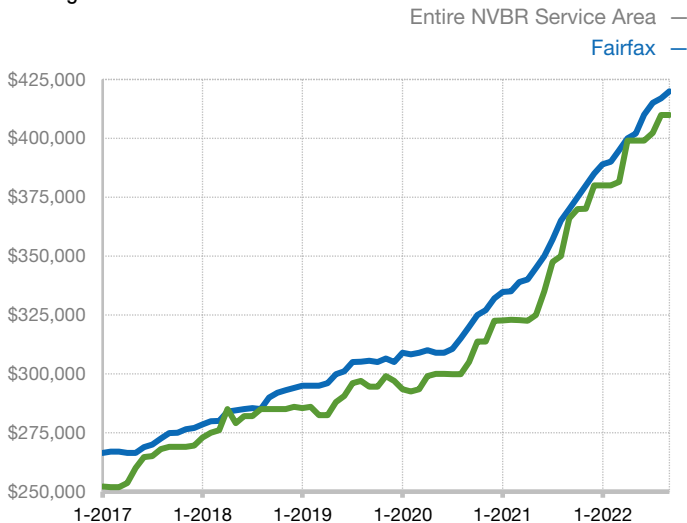
Townhouse-Condo

Key Metrics	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	1	3	+ 200.0%	15	10	- 33.3%
Closed Sales	3	2	- 33.3%	14	5	- 64.3%
Median Sales Price*	\$250,100	\$272,500	+ 9.0%	\$233,495	\$250,000	+ 7.1%
Percent of Original List Price Received*	105.0%	106.8%	+ 1.7%	103.2%	107.1%	+ 3.8%
Days on Market Until Sale	4	4	0.0%	24	3	- 87.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	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

