

Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Franklin County

Single-Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	55	57	+ 3.6%	665	585	- 12.0%
Closed Sales	68	53	- 22.1%	572	476	- 16.8%
Median Sales Price*	\$317,500	\$330,000	+ 3.9%	\$287,400	\$327,500	+ 14.0%
Percent of Original List Price Received*	99.3%	96.5%	- 2.8%	99.8%	101.1%	+ 1.3%
Days on Market Until Sale	40	27	- 32.5%	43	30	- 30.2%
Inventory of Homes for Sale	103	102	- 1.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--

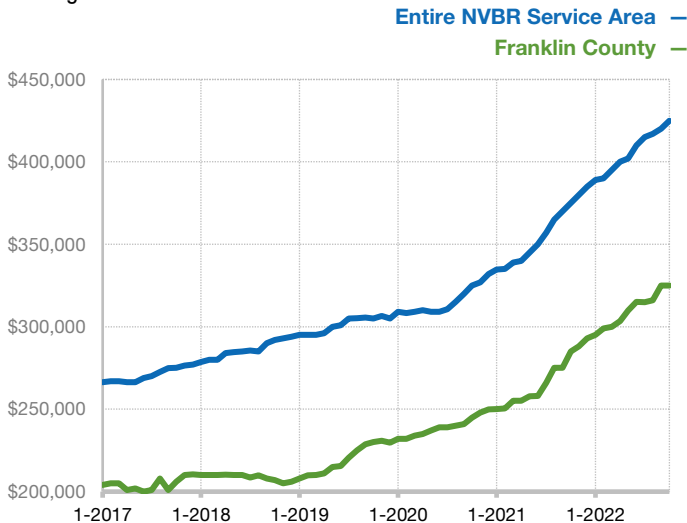
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	4	2	- 50.0%	83	40	- 51.8%
Closed Sales	2	4	+ 100.0%	42	38	- 9.5%
Median Sales Price*	\$266,528	\$270,000	+ 1.3%	\$240,995	\$275,000	+ 14.1%
Percent of Original List Price Received*	106.4%	108.5%	+ 2.0%	102.4%	104.2%	+ 1.8%
Days on Market Until Sale	3	10	+ 233.3%	19	41	+ 115.8%
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

