

# Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Fairfax

Franklin County

Single-Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	1	7	+ 600.0%	73	63	- 13.7%
Closed Sales	10	7	- 30.0%	68	51	- 25.0%
Median Sales Price*	\$445,250	<b>\$415,000</b>	- 6.8%	\$377,500	<b>\$405,000</b>	+ 7.3%
Percent of Original List Price Received*	96.0%	<b>99.6%</b>	+ 3.8%	101.0%	<b>104.5%</b>	+ 3.5%
Days on Market Until Sale	82	<b>10</b>	- 87.8%	35	<b>16</b>	- 54.3%
Inventory of Homes for Sale	7	<b>10</b>	+ 42.9%	--	--	--
Months Supply of Inventory	1.1	<b>2.1</b>	+ 90.9%	--	--	--

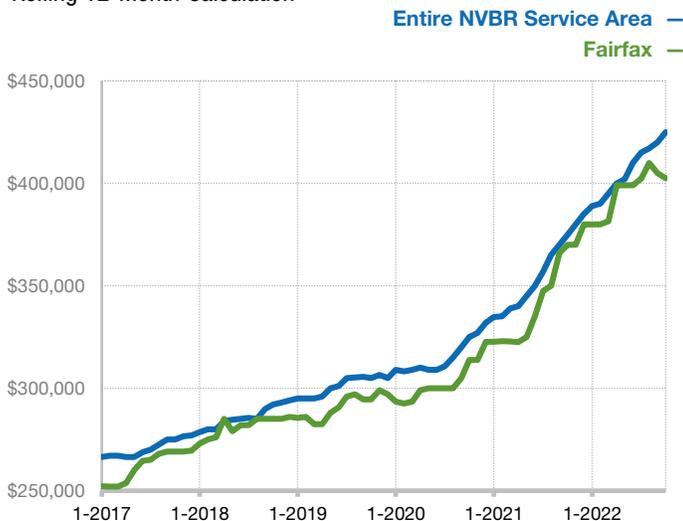
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	17	11	- 35.3%
Closed Sales	1	0	- 100.0%	15	5	- 66.7%
Median Sales Price*	\$288,055	<b>\$0</b>	- 100.0%	\$236,990	<b>\$250,000</b>	+ 5.5%
Percent of Original List Price Received*	101.4%	<b>0.0%</b>	- 100.0%	103.1%	<b>107.1%</b>	+ 3.9%
Days on Market Until Sale	2	0	- 100.0%	22	3	- 86.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.8</b>	--	--	--	--

\* 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

