

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Fairfax

Franklin County

Single-Family

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	2	4	+ 100.0%	75	67	- 10.7%
Closed Sales	6	3	- 50.0%	74	54	- 27.0%
Median Sales Price*	\$387,500	\$380,000	- 1.9%	\$377,500	\$402,450	+ 6.6%
Percent of Original List Price Received*	101.0%	101.4%	+ 0.4%	101.0%	104.4%	+ 3.4%
Days on Market Until Sale	29	12	- 58.6%	34	15	- 55.9%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	2.1	+ 250.0%	--	--	--

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

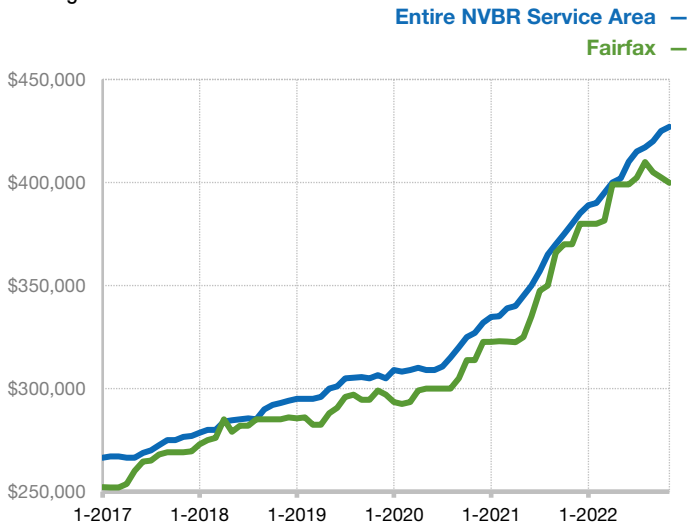
Townhouse-Condo

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	0	0	--	17	11	- 35.3%
Closed Sales	2	3	+ 50.0%	17	8	- 52.9%
Median Sales Price*	\$247,450	\$325,000	+ 31.3%	\$236,990	\$262,500	+ 10.8%
Percent of Original List Price Received*	97.2%	100.9%	+ 3.8%	102.4%	104.8%	+ 2.3%
Days on Market Until Sale	47	5	- 89.4%	25	3	- 88.0%
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

