

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Franklin County

Single-Family

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	45	24	- 46.7%	710	609	- 14.2%
Closed Sales	59	47	- 20.3%	631	524	- 17.0%
Median Sales Price*	\$320,000	\$280,000	- 12.5%	\$290,000	\$324,500	+ 11.9%
Percent of Original List Price Received*	98.0%	97.6%	- 0.4%	99.7%	100.8%	+ 1.1%
Days on Market Until Sale	59	34	- 42.4%	45	30	- 33.3%
Inventory of Homes for Sale	93	84	- 9.7%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

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

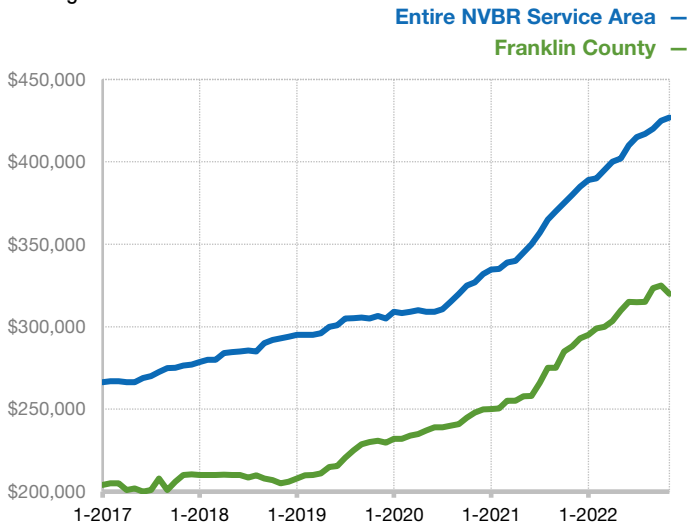
Townhouse-Condo

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	3	1	- 66.7%	86	41	- 52.3%
Closed Sales	9	5	- 44.4%	51	43	- 15.7%
Median Sales Price*	\$250,000	\$375,000	+ 50.0%	\$245,000	\$280,000	+ 14.3%
Percent of Original List Price Received*	98.2%	101.8%	+ 3.7%	101.6%	103.9%	+ 2.3%
Days on Market Until Sale	32	10	- 68.8%	21	37	+ 76.2%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	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

