

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Swanton

Franklin County

| Single-Family | November | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 11-2021 | Thru 11-2022 | Percent Change |
| New Listings | 8 | 4 | - 50.0% | 105 | 100 | - 4.8% |
| Closed Sales | 10 | 11 | + 10.0% | 83 | 84 | + 1.2% |
| Median Sales Price* | \$255,750 | \$260,000 | + 1.7% | \$266,000 | \$285,500 | + 7.3% |
| Percent of Original List Price Received* | 95.9% | 95.1% | - 0.8% | 99.8% | 99.9% | + 0.1% |
| Days on Market Until Sale | 60 | 32 | - 46.7% | 48 | 33 | - 31.3% |
| Inventory of Homes for Sale | 13 | 14 | + 7.7% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.8 | + 20.0% | -- | -- | -- |

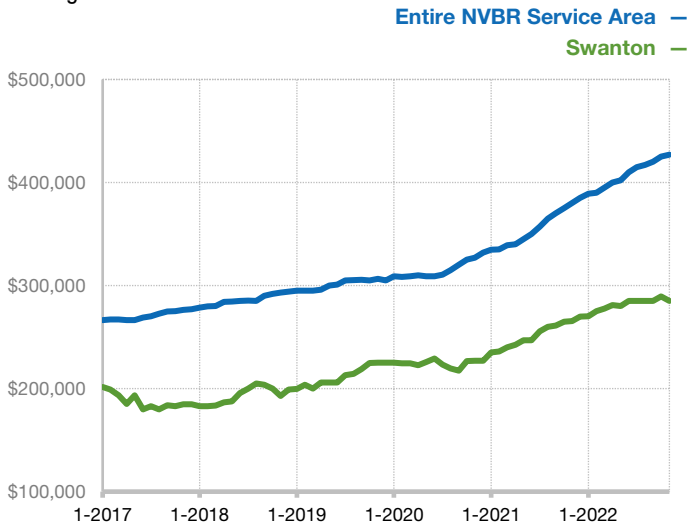
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo | November | | | Year to Date | | |
|--|-----------|------|----------------|--------------|--------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 11-2021 | Thru 11-2022 | Percent Change |
| New Listings | 0 | 0 | -- | 3 | 5 | + 66.7% |
| Closed Sales | 1 | 0 | - 100.0% | 3 | 5 | + 66.7% |
| Median Sales Price* | \$235,000 | \$0 | - 100.0% | \$229,000 | \$240,000 | + 4.8% |
| Percent of Original List Price Received* | 102.2% | 0.0% | - 100.0% | 103.2% | 102.7% | - 0.5% |
| Days on Market Until Sale | 2 | 0 | - 100.0% | 30 | 3 | - 90.0% |
| 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

