

# Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR Association

## Swanton

Franklin County

| Single-Family                            | December  |           |                | Year to Date |              |                |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2021      | 2022      | Percent Change | Thru 12-2021 | Thru 12-2022 | Percent Change |
| New Listings                             | 6         | 5         | - 16.7%        | 111          | 105          | - 5.4%         |
| Closed Sales                             | 11        | 6         | - 45.5%        | 94           | 90           | - 4.3%         |
| Median Sales Price*                      | \$275,000 | \$355,000 | + 29.1%        | \$269,950    | \$290,500    | + 7.6%         |
| Percent of Original List Price Received* | 99.0%     | 101.4%    | + 2.4%         | 99.7%        | 100.0%       | + 0.3%         |
| Days on Market Until Sale                | 44        | 14        | - 68.2%        | 48           | 32           | - 33.3%        |
| Inventory of Homes for Sale              | 10        | 13        | + 30.0%        | --           | --           | --             |
| Months Supply of Inventory               | 1.2       | 1.7       | + 41.7%        | --           | --           | --             |

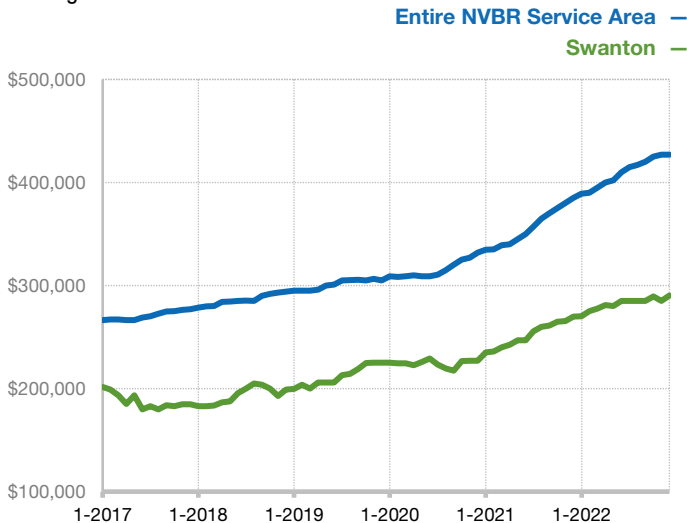
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo                          | December  |      |                | Year to Date |              |                |
|--|-----------|------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2021      | 2022 | Percent Change | Thru 12-2021 | Thru 12-2022 | Percent Change |
| New Listings                             | 0         | 0    | --             | 3            | 5            | + 66.7%        |
| Closed Sales                             | 1         | 0    | - 100.0%       | 4            | 5            | + 25.0%        |
| Median Sales Price*                      | \$212,000 | \$0  | - 100.0%       | \$220,500    | \$240,000    | + 8.8%         |
| Percent of Original List Price Received* | 108.8%    | 0.0% | - 100.0%       | 104.6%       | 102.7%       | - 1.8%         |
| Days on Market Until Sale                | 5         | 0    | - 100.0%       | 24           | 3            | - 87.5%        |
| 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

