

Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Fairfax

Franklin County

Single-Family	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	2	- 33.3%	78	69	- 11.5%
Closed Sales	3	2	- 33.3%	77	57	- 26.0%
Median Sales Price*	\$399,000	\$354,250	- 11.2%	\$380,000	\$399,900	+ 5.2%
Percent of Original List Price Received*	100.5%	103.1%	+ 2.6%	101.0%	103.7%	+ 2.7%
Days on Market Until Sale	25	51	+ 104.0%	34	17	- 50.0%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--

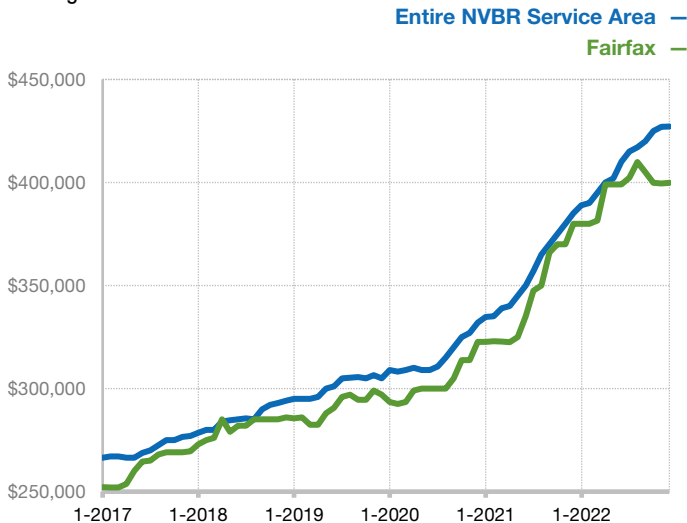
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	--	17	11	- 35.3%
Closed Sales	2	1	- 50.0%	19	9	- 52.6%
Median Sales Price*	\$240,000	\$295,000	+ 22.9%	\$236,990	\$275,000	+ 16.0%
Percent of Original List Price Received*	101.5%	98.3%	- 3.2%	102.3%	104.1%	+ 1.8%
Days on Market Until Sale	4	53	+ 1225.0%	23	9	- 60.9%
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

