

Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Franklin County

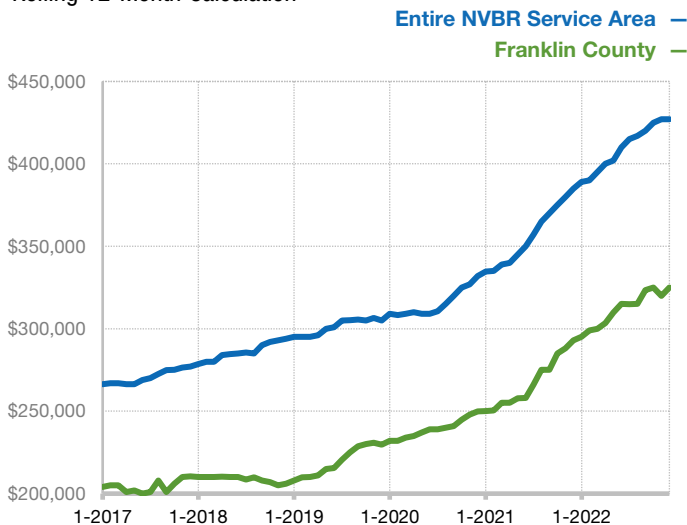
Single-Family	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	31	27	- 12.9%	741	636	- 14.2%
Closed Sales	56	41	- 26.8%	687	566	- 17.6%
Median Sales Price*	\$317,000	\$370,000	+ 16.7%	\$293,000	\$325,000	+ 10.9%
Percent of Original List Price Received*	98.5%	97.1%	- 1.4%	99.6%	100.5%	+ 0.9%
Days on Market Until Sale	45	37	- 17.8%	45	31	- 31.1%
Inventory of Homes for Sale	79	75	- 5.1%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

* 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	--	86	41	- 52.3%
Closed Sales	3	2	- 33.3%	54	45	- 16.7%
Median Sales Price*	\$220,000	\$325,000	+ 47.7%	\$245,000	\$295,000	+ 20.4%
Percent of Original List Price Received*	103.9%	100.0%	- 3.8%	101.8%	103.8%	+ 2.0%
Days on Market Until Sale	4	31	+ 675.0%	20	37	+ 85.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	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

