

# Local Market Update for February 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR Association

## Franklin County

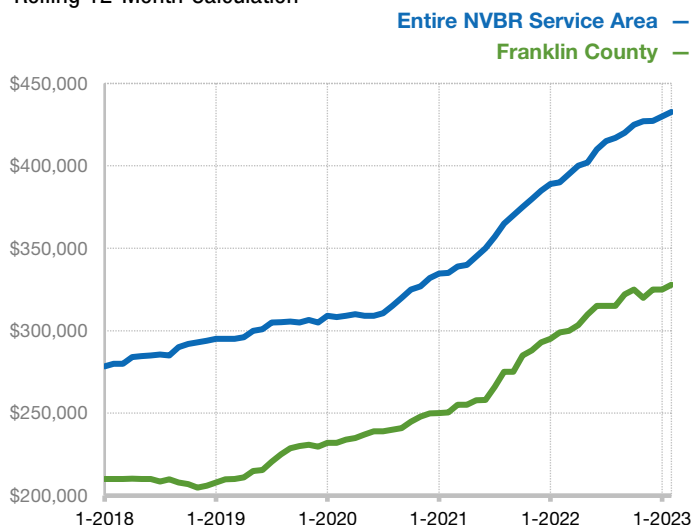
Single-Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	34	33	- 2.9%	56	59	+ 5.4%
Closed Sales	33	22	- 33.3%	66	49	- 25.8%
Median Sales Price*	\$279,000	<b>\$337,500</b>	+ 21.0%	\$288,000	<b>\$305,000</b>	+ 5.9%
Percent of Original List Price Received*	100.2%	<b>94.8%</b>	- 5.4%	100.3%	<b>96.1%</b>	- 4.2%
Days on Market Until Sale	42	53	+ 26.2%	45	43	- 4.4%
Inventory of Homes for Sale	54	65	+ 20.4%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

\* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	8	0	- 100.0%	11	2	- 81.8%
Closed Sales	1	1	0.0%	6	1	- 83.3%
Median Sales Price*	\$310,000	<b>\$330,000</b>	+ 6.5%	\$267,500	<b>\$330,000</b>	+ 23.4%
Percent of Original List Price Received*	94.0%	<b>113.8%</b>	+ 21.1%	99.2%	<b>113.8%</b>	+ 14.7%
Days on Market Until Sale	40	5	- 87.5%	98	5	- 94.9%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	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

