

Local Market Update for March 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Fairfax

Franklin County

Single-Family

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	10	8	- 20.0%	17	13	- 23.5%
Closed Sales	4	5	+ 25.0%	9	11	+ 22.2%
Median Sales Price*	\$308,538	\$460,000	+ 49.1%	\$300,000	\$460,000	+ 53.3%
Percent of Original List Price Received*	102.2%	101.1%	- 1.1%	103.1%	98.2%	- 4.8%
Days on Market Until Sale	57	37	- 35.1%	33	46	+ 39.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

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

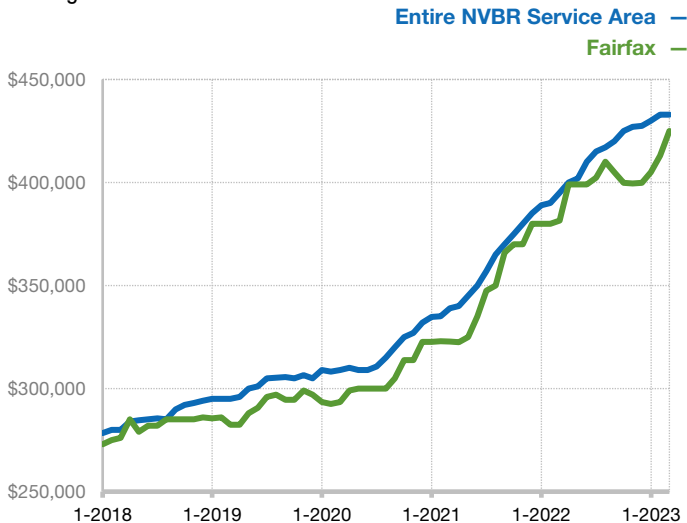
Townhouse-Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$265,000	--	\$0	\$265,000	--
Percent of Original List Price Received*	0.0%	89.8%	--	0.0%	89.8%	--
Days on Market Until Sale	0	26	--	0	26	--
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

