

Local Market Update for March 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Franklin County

Single-Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	57	40	- 29.8%	111	99	- 10.8%
Closed Sales	36	25	- 30.6%	102	74	- 27.5%
Median Sales Price*	\$290,000	\$320,000	+ 10.3%	\$289,950	\$317,000	+ 9.3%
Percent of Original List Price Received*	99.8%	100.0%	+ 0.2%	100.2%	97.4%	- 2.8%
Days on Market Until Sale	58	54	- 6.9%	50	47	- 6.0%
Inventory of Homes for Sale	63	68	+ 7.9%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

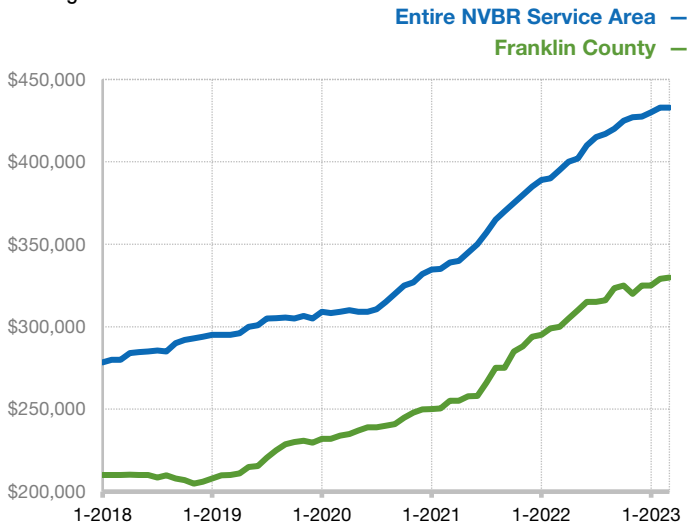
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	0	5	--	11	7	- 36.4%
Closed Sales	5	1	- 80.0%	11	2	- 81.8%
Median Sales Price*	\$275,000	\$265,000	- 3.6%	\$275,000	\$297,500	+ 8.2%
Percent of Original List Price Received*	104.7%	89.8%	- 14.2%	102.3%	101.8%	- 0.5%
Days on Market Until Sale	32	26	- 18.8%	68	16	- 76.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

