

# Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR Association

## Swanton

Franklin County

Single-Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	14	7	- 50.0%	32	26	- 18.8%
Closed Sales	8	8	0.0%	28	17	- 39.3%
Median Sales Price*	\$285,500	<b>\$308,000</b>	+ 7.9%	\$283,500	<b>\$275,000</b>	- 3.0%
Percent of Original List Price Received*	105.8%	<b>95.2%</b>	- 10.0%	98.6%	<b>97.4%</b>	- 1.2%
Days on Market Until Sale	5	<b>89</b>	+ 1680.0%	54	<b>67</b>	+ 24.1%
Inventory of Homes for Sale	11	<b>18</b>	+ 63.6%	--	--	--
Months Supply of Inventory	1.3	<b>2.8</b>	+ 115.4%	--	--	--

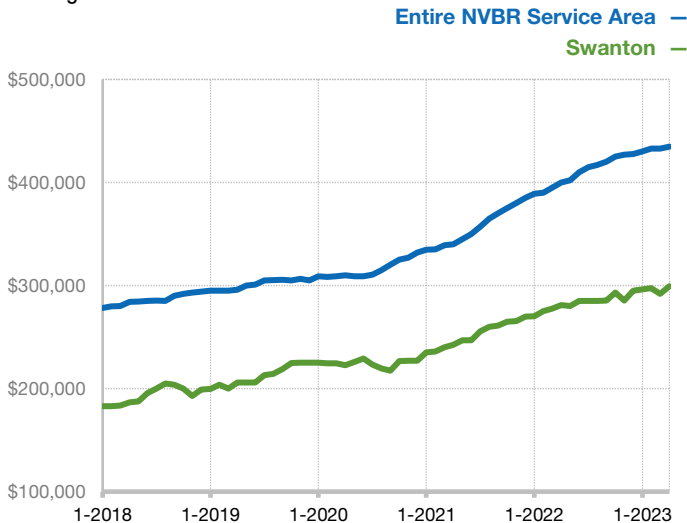
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	1	1	0.0%	1	1	0.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

