

Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Fairfax

Franklin County

Single-Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	4	8	+ 100.0%	21	21	0.0%
Closed Sales	7	8	+ 14.3%	16	19	+ 18.8%
Median Sales Price*	\$500,000	\$495,500	- 0.9%	\$394,950	\$475,000	+ 20.3%
Percent of Original List Price Received*	105.2%	102.3%	- 2.8%	104.0%	100.0%	- 3.8%
Days on Market Until Sale	11	10	- 9.1%	23	31	+ 34.8%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 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.

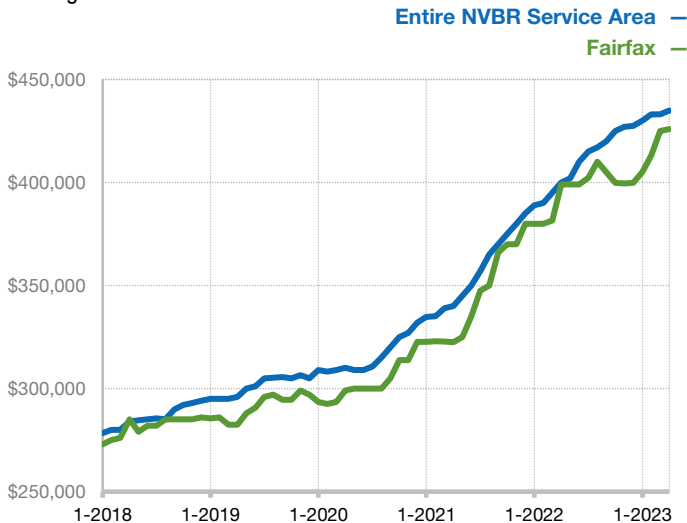
Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	2	3	+ 50.0%	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$210,000	\$0	- 100.0%	\$210,000	\$265,000	+ 26.2%
Percent of Original List Price Received*	102.5%	0.0%	- 100.0%	102.5%	89.8%	- 12.4%
Days on Market Until Sale	0	0	--	0	26	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

