

# Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR Association

## Berkshire

Franklin County

Single-Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	1	0	- 100.0%	6	2	- 66.7%
Closed Sales	2	1	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$415,000	\$275,500	- 33.6%	\$415,000	\$232,250	- 44.0%
Percent of Original List Price Received*	102.5%	92.6%	- 9.7%	102.6%	99.9%	- 2.6%
Days on Market Until Sale	53	143	+ 169.8%	33	107	+ 224.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

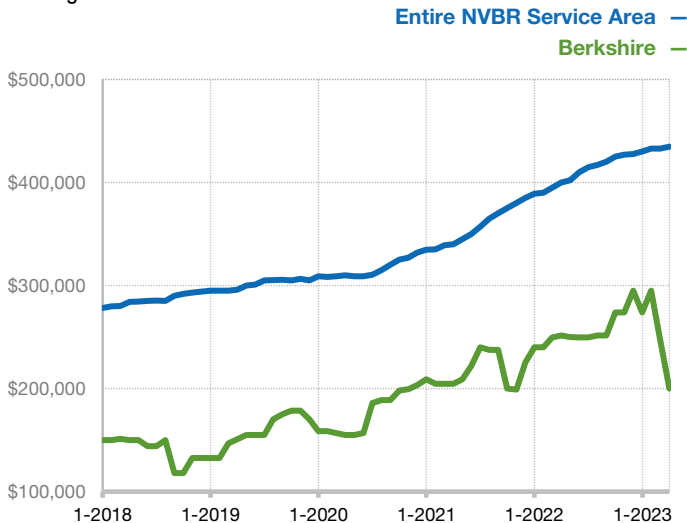
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
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

