

Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

Franklin County

Single-Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	64	44	- 31.3%	175	143	- 18.3%
Closed Sales	36	36	0.0%	138	110	- 20.3%
Median Sales Price*	\$348,000	\$302,500	- 13.1%	\$295,709	\$310,000	+ 4.8%
Percent of Original List Price Received*	103.5%	96.7%	- 6.6%	101.0%	97.2%	- 3.8%
Days on Market Until Sale	28	62	+ 121.4%	44	52	+ 18.2%
Inventory of Homes for Sale	69	69	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

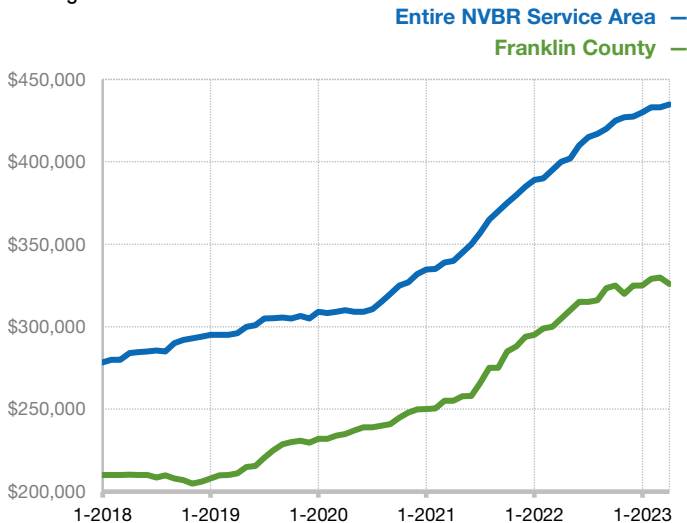
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	5	8	+ 60.0%	16	15	- 6.3%
Closed Sales	4	0	- 100.0%	15	2	- 86.7%
Median Sales Price*	\$232,500	\$0	- 100.0%	\$255,000	\$297,500	+ 16.7%
Percent of Original List Price Received*	99.7%	0.0%	- 100.0%	101.5%	101.8%	+ 0.3%
Days on Market Until Sale	28	0	- 100.0%	57	16	- 71.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

* 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

