

Local Market Update for June 2020

A Research Tool Provided by the Northwestern Vermont Board of REALTORS®



Fairfax

Franklin County

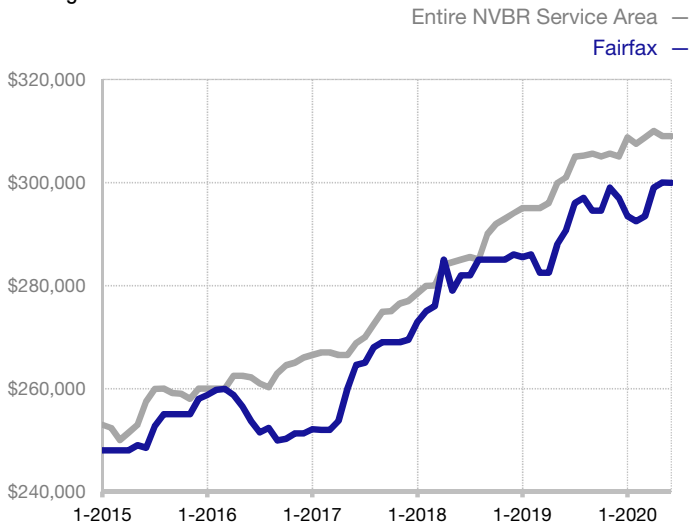
Single-Family	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	9	12	+ 33.3%	39	42	+ 7.7%
Closed Sales	11	4	- 63.6%	25	23	- 8.0%
Median Sales Price*	\$293,500	\$293,275	- 0.1%	\$293,500	\$300,000	+ 2.2%
Percent of Original List Price Received*	94.8%	100.8%	+ 6.3%	95.8%	98.1%	+ 2.4%
Days on Market Until Sale	92	2	- 97.8%	74	62	- 16.2%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--

* 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	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	13	3	- 76.9%	25	10	- 60.0%
Closed Sales	5	3	- 40.0%	9	9	0.0%
Median Sales Price*	\$203,000	\$192,000	- 5.4%	\$203,000	\$241,500	+ 19.0%
Percent of Original List Price Received*	100.9%	99.7%	- 1.2%	100.0%	101.4%	+ 1.4%
Days on Market Until Sale	59	128	+ 116.9%	68	140	+ 105.9%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	5.2	1.2	- 76.9%	--	--	--

* 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

