

Local Market Update for June 2020

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



Franklin County

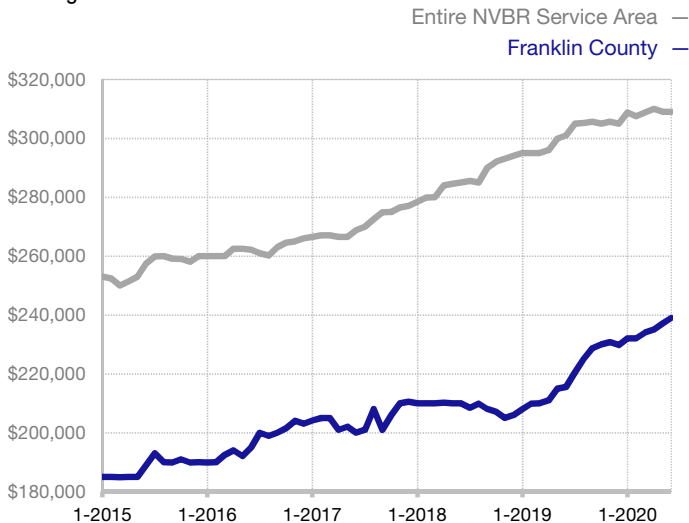
Single-Family Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	98	95	- 3.1%	416	364	- 12.5%
Closed Sales	61	70	+ 14.8%	235	249	+ 6.0%
Median Sales Price*	\$241,000	\$265,000	+ 10.0%	\$221,000	\$244,750	+ 10.7%
Percent of Original List Price Received*	94.9%	96.5%	+ 1.7%	94.7%	95.5%	+ 0.8%
Days on Market Until Sale	97	87	- 10.3%	95	104	+ 9.5%
Inventory of Homes for Sale	285	176	- 38.2%	--	--	--
Months Supply of Inventory	6.1	3.2	- 47.5%	--	--	--

* 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	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	16	8	- 50.0%	45	41	- 8.9%
Closed Sales	7	4	- 42.9%	21	25	+ 19.0%
Median Sales Price*	\$203,000	\$213,500	+ 5.2%	\$189,000	\$210,000	+ 11.1%
Percent of Original List Price Received*	99.8%	98.8%	- 1.0%	98.6%	99.0%	+ 0.4%
Days on Market Until Sale	166	111	- 33.1%	134	112	- 16.4%
Inventory of Homes for Sale	27	11	- 59.3%	--	--	--
Months Supply of Inventory	5.3	1.8	- 66.0%	--	--	--

* 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

