

Local Market Update for March 2021

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



Fairfax

Franklin County

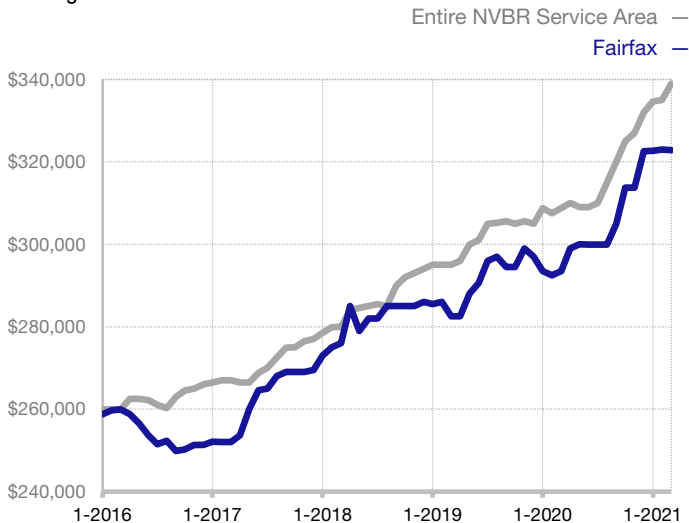
Single-Family	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	6	11	+ 83.3%	18	18	0.0%
Closed Sales	6	3	- 50.0%	10	10	0.0%
Median Sales Price*	\$306,500	\$308,900	+ 0.8%	\$282,000	\$329,450	+ 16.8%
Percent of Original List Price Received*	98.8%	99.8%	+ 1.0%	95.8%	100.3%	+ 4.7%
Days on Market Until Sale	87	134	+ 54.0%	70	46	- 34.3%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--

* 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	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	6	3	- 50.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$189,900	\$187,500	- 1.3%	\$189,900	\$182,000	- 4.2%
Percent of Original List Price Received*	100.0%	95.1%	- 4.9%	100.0%	97.1%	- 2.9%
Days on Market Until Sale	2	108	+ 5300.0%	2	79	+ 3850.0%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	2.8	0.5	- 82.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

