

Local Market Update for March 2021

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



Franklin County

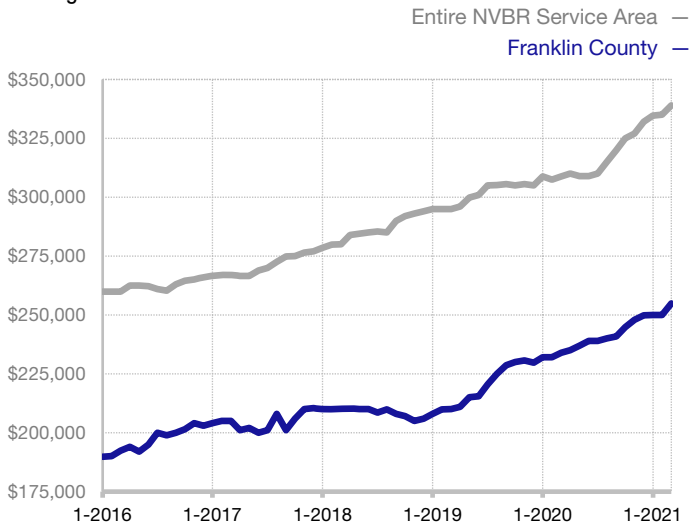
Single-Family Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	59	60	+ 1.7%	145	139	- 4.1%
Closed Sales	39	39	0.0%	100	113	+ 13.0%
Median Sales Price*	\$240,000	\$258,000	+ 7.5%	\$227,500	\$250,000	+ 9.9%
Percent of Original List Price Received*	94.1%	99.2%	+ 5.4%	94.7%	97.9%	+ 3.4%
Days on Market Until Sale	138	98	- 29.0%	114	60	- 47.4%
Inventory of Homes for Sale	216	74	- 65.7%	--	--	--
Months Supply of Inventory	4.0	1.2	- 70.0%	--	--	--

* 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 Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	7	8	+ 14.3%	18	16	- 11.1%
Closed Sales	6	3	- 50.0%	11	10	- 9.1%
Median Sales Price*	\$194,925	\$205,000	+ 5.2%	\$189,900	\$205,000	+ 8.0%
Percent of Original List Price Received*	100.3%	97.4%	- 2.9%	97.6%	97.2%	- 0.4%
Days on Market Until Sale	111	73	- 34.2%	122	45	- 63.1%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--

* 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

