

Local Market Update for March 2021

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



Georgia

Franklin County

Single-Family

| Key Metrics | March | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| New Listings | 6 | 5 | - 16.7% | 11 | 13 | + 18.2% |
| Closed Sales | 3 | 4 | + 33.3% | 8 | 8 | 0.0% |
| Median Sales Price* | \$281,000 | \$254,000 | - 9.6% | \$295,450 | \$278,500 | - 5.7% |
| Percent of Original List Price Received* | 98.9% | 96.2% | - 2.7% | 98.0% | 98.0% | 0.0% |
| Days on Market Until Sale | 13 | 95 | + 630.8% | 28 | 49 | + 75.0% |
| Inventory of Homes for Sale | 6 | 1 | - 83.3% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.2 | - 84.6% | -- | -- | -- |

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

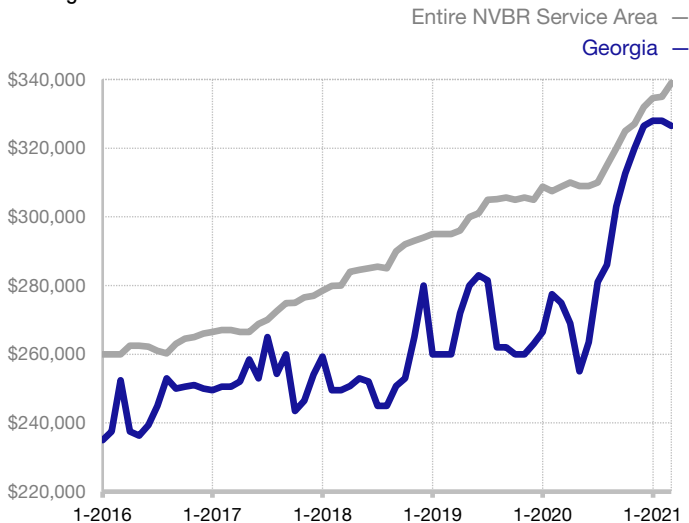
Townhouse-Condo

| Key Metrics | March | | | Year to Date | | |
|------------------------------------------|-------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| New Listings | 2 | 1 | - 50.0% | 2 | 2 | 0.0% |
| Closed Sales | 0 | 1 | -- | 1 | 1 | 0.0% |
| Median Sales Price* | \$0 | \$265,500 | -- | \$279,000 | \$265,500 | - 4.8% |
| Percent of Original List Price Received* | 0.0% | 102.1% | -- | 100.0% | 102.1% | + 2.1% |
| Days on Market Until Sale | 0 | 5 | -- | 354 | 5 | - 98.6% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.0 | - 100.0% | -- | -- | -- |

* 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

