

Local Market Update for March 2021

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



Swanton

Franklin County

Single-Family	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	11	7	- 36.4%	25	16	- 36.0%
Closed Sales	6	8	+ 33.3%	15	14	- 6.7%
Median Sales Price*	\$198,995	\$274,950	+ 38.2%	\$200,000	\$253,000	+ 26.5%
Percent of Original List Price Received*	98.5%	101.1%	+ 2.6%	97.5%	100.1%	+ 2.7%
Days on Market Until Sale	159	120	- 24.5%	141	84	- 40.4%
Inventory of Homes for Sale	27	8	- 70.4%	--	--	--
Months Supply of Inventory	2.9	0.9	- 69.0%	--	--	--

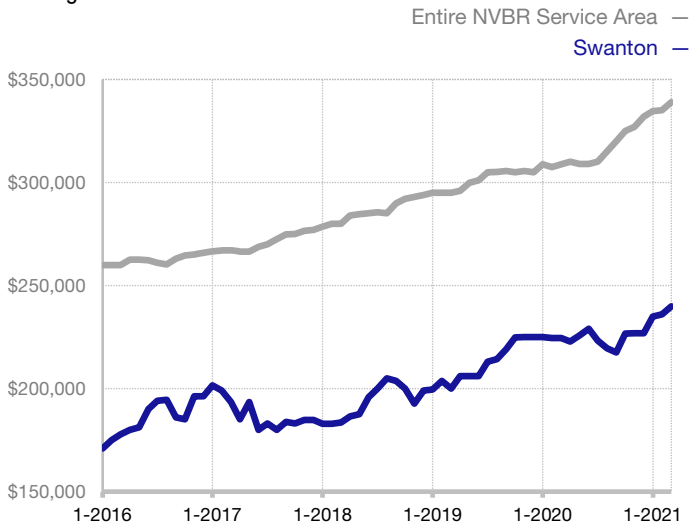
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	0	0	--	0	0	--
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$202,475	\$0	- 100.0%	\$199,950	\$205,000	+ 2.5%
Percent of Original List Price Received*	101.3%	0.0%	- 100.0%	101.2%	102.8%	+ 1.6%
Days on Market Until Sale	291	0	- 100.0%	194	80	- 58.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

