Local Market Update for July 2021

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



Franklin County

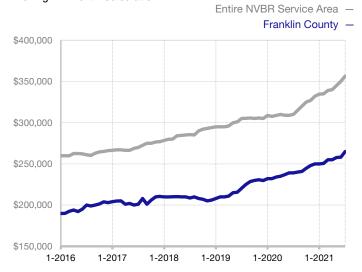
Single-Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	76	64	- 15.8%	440	431	- 2.0%
Closed Sales	75	69	- 8.0%	325	361	+ 11.1%
Median Sales Price*	\$249,900	\$346,000	+ 38.5%	\$245,000	\$282,913	+ 15.5%
Percent of Original List Price Received*	96.8%	101.4%	+ 4.8%	95.8%	99.7%	+ 4.1%
Days on Market Until Sale	72	29	- 59.7%	97	45	- 53.6%
Inventory of Homes for Sale	173	71	- 59.0%			
Months Supply of Inventory	3.1	1.2	- 61.3%			

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

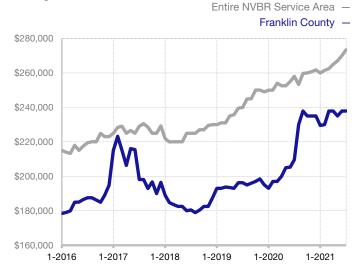
Townhouse-Condo	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	9	5	- 44.4%	50	50	0.0%
Closed Sales	15	5	- 66.7%	40	26	- 35.0%
Median Sales Price*	\$237,900	\$236,990	- 0.4%	\$220,000	\$230,000	+ 4.5%
Percent of Original List Price Received*	100.3%	100.7%	+ 0.4%	99.5%	99.7%	+ 0.2%
Days on Market Until Sale	53	18	- 66.0%	90	26	- 71.1%
Inventory of Homes for Sale	12	3	- 75.0%			
Months Supply of Inventory	2.0	0.6	- 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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





Current as of August 10, 2021. Data is refreshed regularly to capture changes in market activity, so figures shown may be different than previously reported. All data from NNEREN®. Report © 2021 ShowingTime. Sponsored by NorthCountry, www.northcountry.org Percent changes are calculated using rounded figures. Sponsored by NorthCountry, www.northcountry.org.