

# Local Market Update for July 2021

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



## Swanton

Franklin County

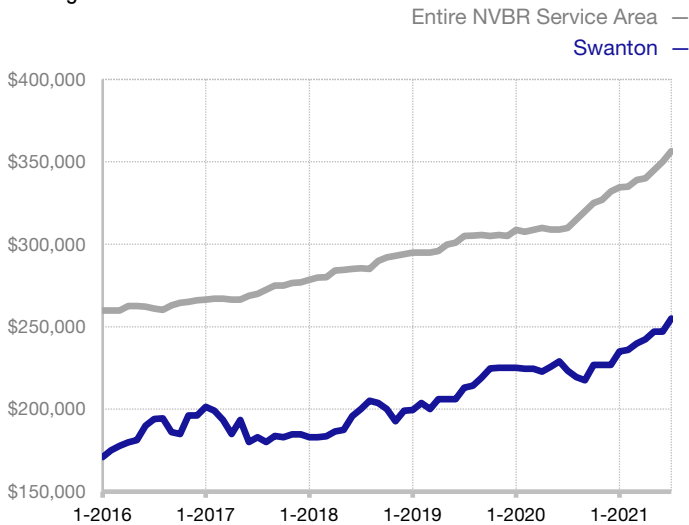
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
<b>Key Metrics</b>						
New Listings	8	9	+ 12.5%	63	59	- 6.3%
Closed Sales	15	11	- 26.7%	58	48	- 17.2%
Median Sales Price*	\$215,900	<b>\$377,500</b>	+ 74.8%	\$217,450	<b>\$267,950</b>	+ 23.2%
Percent of Original List Price Received*	97.0%	<b>101.1%</b>	+ 4.2%	97.3%	<b>99.4%</b>	+ 2.2%
Days on Market Until Sale	95	<b>15</b>	- 84.2%	108	<b>49</b>	- 54.6%
Inventory of Homes for Sale	17	<b>8</b>	- 52.9%	--	--	--
Months Supply of Inventory	1.8	<b>1.0</b>	- 44.4%	--	--	--

\* 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		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	--	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$189,900	<b>\$0</b>	- 100.0%	\$194,925	<b>\$205,000</b>	+ 5.2%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	100.9%	<b>102.8%</b>	+ 1.9%
Days on Market Until Sale	5	0	- 100.0%	147	<b>80</b>	- 45.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.0</b>	- 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

