

Local Market Update for October 2021

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



Swanton

Franklin County

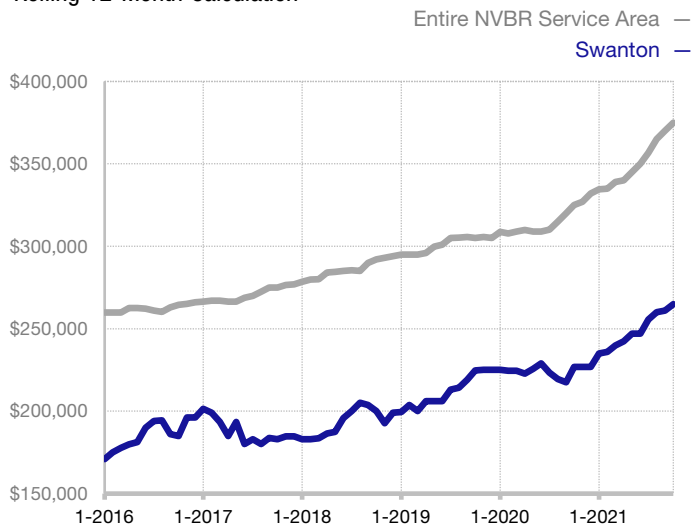
Single-Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	9	8	- 11.1%	90	98	+ 8.9%
Closed Sales	10	5	- 50.0%	90	73	- 18.9%
Median Sales Price*	\$238,000	\$260,000	+ 9.2%	\$222,875	\$266,000	+ 19.3%
Percent of Original List Price Received*	95.4%	102.1%	+ 7.0%	97.2%	100.4%	+ 3.3%
Days on Market Until Sale	82	7	- 91.5%	92	46	- 50.0%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	2	0	- 100.0%	7	3	- 57.1%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$198,000	\$0	- 100.0%	\$198,000	\$217,000	+ 9.6%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.3%	103.7%	+ 2.4%
Days on Market Until Sale	0	0	--	89	44	- 50.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	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

