

Local Market Update for October 2021

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



Franklin County

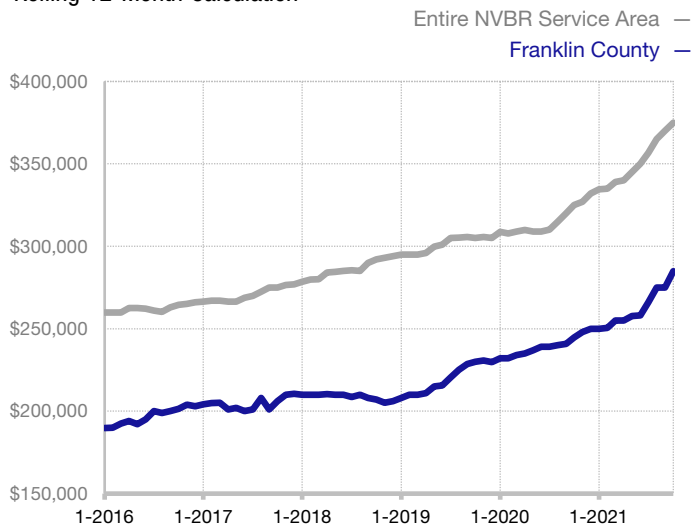
Single-Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	68	55	- 19.1%	671	666	- 0.7%
Closed Sales	70	68	- 2.9%	551	572	+ 3.8%
Median Sales Price*	\$252,500	\$317,500	+ 25.7%	\$245,250	\$287,400	+ 17.2%
Percent of Original List Price Received*	98.0%	99.3%	+ 1.3%	96.6%	99.8%	+ 3.3%
Days on Market Until Sale	46	40	- 13.0%	83	44	- 47.0%
Inventory of Homes for Sale	161	87	- 46.0%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--

* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	4	4	0.0%	66	81	+ 22.7%
Closed Sales	8	2	- 75.0%	67	42	- 37.3%
Median Sales Price*	\$219,500	\$266,528	+ 21.4%	\$237,900	\$240,995	+ 1.3%
Percent of Original List Price Received*	100.1%	106.4%	+ 6.3%	99.8%	102.4%	+ 2.6%
Days on Market Until Sale	63	3	- 95.2%	74	21	- 71.6%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

* 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

