

Local Market Update for October 2021

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



Fairfax

Franklin County

Single-Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	1	- 83.3%	69	73	+ 5.8%
Closed Sales	5	10	+ 100.0%	51	68	+ 33.3%
Median Sales Price*	\$325,000	\$445,250	+ 37.0%	\$322,500	\$377,500	+ 17.1%
Percent of Original List Price Received*	106.0%	96.0%	- 9.4%	100.1%	101.0%	+ 0.9%
Days on Market Until Sale	23	82	+ 256.5%	45	35	- 22.2%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

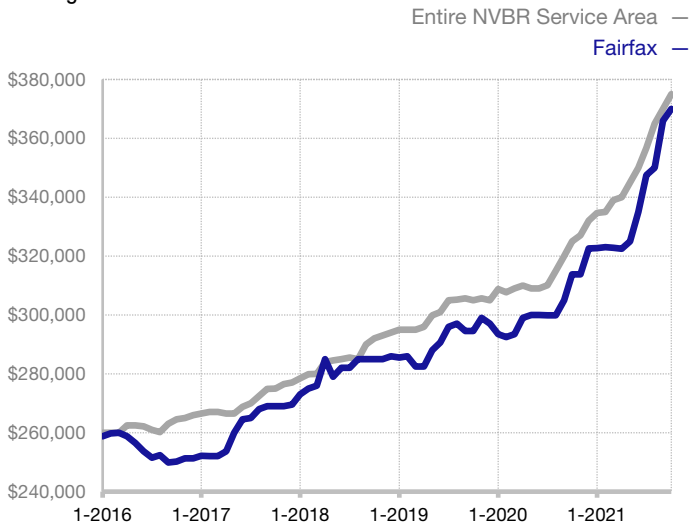
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	1	2	+ 100.0%	19	17	- 10.5%
Closed Sales	2	1	- 50.0%	22	15	- 31.8%
Median Sales Price*	\$212,000	\$288,055	+ 35.9%	\$241,000	\$236,990	- 1.7%
Percent of Original List Price Received*	100.7%	101.4%	+ 0.7%	101.7%	103.1%	+ 1.4%
Days on Market Until Sale	135	2	- 98.5%	113	28	- 75.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	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

