

Local Market Update for July 2021

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



Fairfax

Franklin County

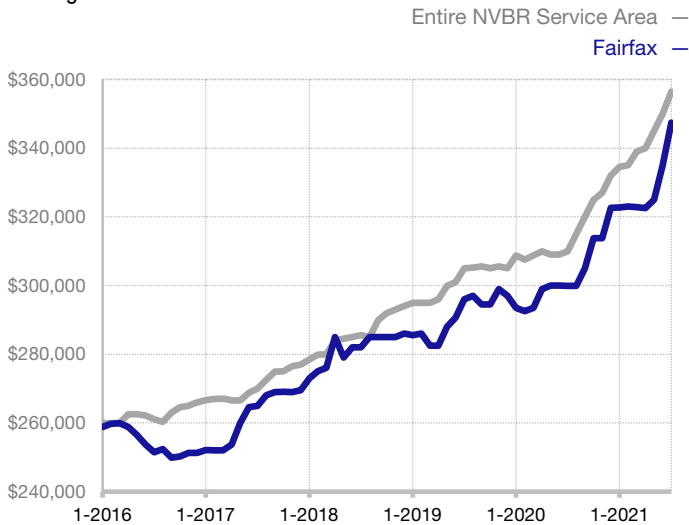
| Single-Family | July | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 7-2020 | Thru 7-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 9 | 6 | - 33.3% | 51 | 48 | - 5.9% |
| Closed Sales | 9 | 10 | + 11.1% | 32 | 46 | + 43.8% |
| Median Sales Price* | \$329,000 | \$366,000 | + 11.2% | \$311,250 | \$366,000 | + 17.6% |
| Percent of Original List Price Received* | 101.1% | 103.4% | + 2.3% | 98.9% | 101.5% | + 2.6% |
| Days on Market Until Sale | 54 | 18 | - 66.7% | 60 | 28 | - 53.3% |
| Inventory of Homes for Sale | 15 | 8 | - 46.7% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 1.3 | - 48.0% | -- | -- | -- |

* 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 | July | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 7-2020 | Thru 7-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 3 | 3 | 0.0% | 13 | 12 | - 7.7% |
| Closed Sales | 5 | 3 | - 40.0% | 14 | 10 | - 28.6% |
| Median Sales Price* | \$190,000 | \$236,990 | + 24.7% | \$233,450 | \$225,000 | - 3.6% |
| Percent of Original List Price Received* | 101.6% | 100.7% | - 0.9% | 101.5% | 102.0% | + 0.5% |
| Days on Market Until Sale | 83 | 23 | - 72.3% | 120 | 32 | - 73.3% |
| Inventory of Homes for Sale | 4 | 2 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.0 | - 37.5% | -- | -- | -- |

* 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

