

Local Market Update for July 2021

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



Franklin County

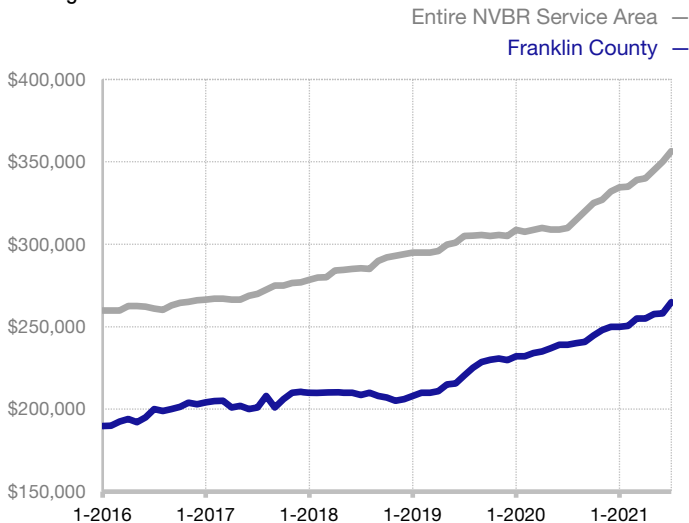
Single-Family Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	76	64	- 15.8%	440	431	- 2.0%
Closed Sales	75	69	- 8.0%	325	361	+ 11.1%
Median Sales Price*	\$249,900	\$346,000	+ 38.5%	\$245,000	\$282,913	+ 15.5%
Percent of Original List Price Received*	96.8%	101.4%	+ 4.8%	95.8%	99.7%	+ 4.1%
Days on Market Until Sale	72	29	- 59.7%	97	45	- 53.6%
Inventory of Homes for Sale	173	71	- 59.0%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--

* 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 Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	9	5	- 44.4%	50	50	0.0%
Closed Sales	15	5	- 66.7%	40	26	- 35.0%
Median Sales Price*	\$237,900	\$236,990	- 0.4%	\$220,000	\$230,000	+ 4.5%
Percent of Original List Price Received*	100.3%	100.7%	+ 0.4%	99.5%	99.7%	+ 0.2%
Days on Market Until Sale	53	18	- 66.0%	90	26	- 71.1%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

* 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

