

Local Market Update for October 2021

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



Berkshire

Franklin County

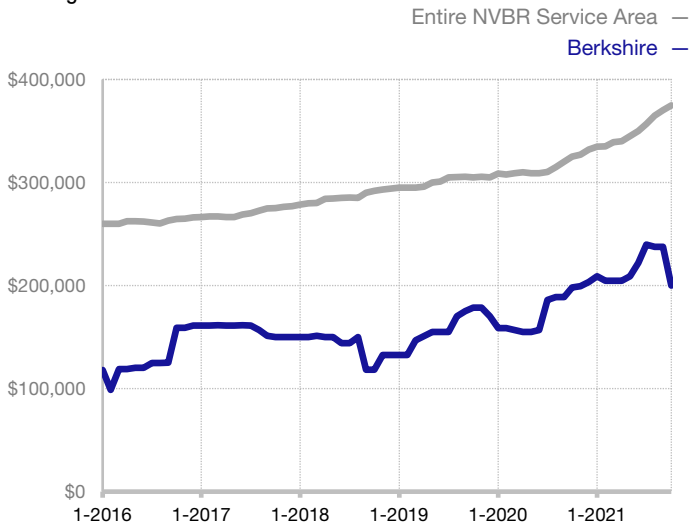
| Single-Family | October | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 0 | - 100.0% | 21 | 13 | - 38.1% |
| Closed Sales | 3 | 4 | + 33.3% | 10 | 13 | + 30.0% |
| Median Sales Price* | \$280,000 | \$211,250 | - 24.6% | \$199,450 | \$200,000 | + 0.3% |
| Percent of Original List Price Received* | 96.5% | 95.2% | - 1.3% | 94.4% | 95.8% | + 1.5% |
| Days on Market Until Sale | 26 | 44 | + 69.2% | 160 | 95 | - 40.6% |
| Inventory of Homes for Sale | 10 | 2 | - 80.0% | -- | -- | -- |
| Months Supply of Inventory | 5.8 | 0.9 | - 84.5% | -- | -- | -- |

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

| Townhouse-Condo | October | | | Year to Date | | |
|--|---------|------|----------------|--------------|--------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |

* 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

