

# Local Market Update for May 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## Bakersfield

Franklin County

| Single-Family                            | May  |           |                | Year to Date |             |                |
|--|------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2021 | 2022      | Percent Change | Thru 5-2021  | Thru 5-2022 | Percent Change |
| New Listings                             | 2    | 1         | - 50.0%        | 9            | 4           | - 55.6%        |
| Closed Sales                             | 0    | 2         | --             | 5            | 7           | + 40.0%        |
| Median Sales Price*                      | \$0  | \$226,250 | --             | \$233,500    | \$210,000   | - 10.1%        |
| Percent of Original List Price Received* | 0.0% | 130.8%    | --             | 97.5%        | 111.1%      | + 13.9%        |
| Days on Market Until Sale                | 0    | 5         | --             | 132          | 89          | - 32.6%        |
| Inventory of Homes for Sale              | 8    | 1         | - 87.5%        | --           | --          | --             |
| Months Supply of Inventory               | 4.0  | 0.6       | - 85.0%        | --           | --          | --             |

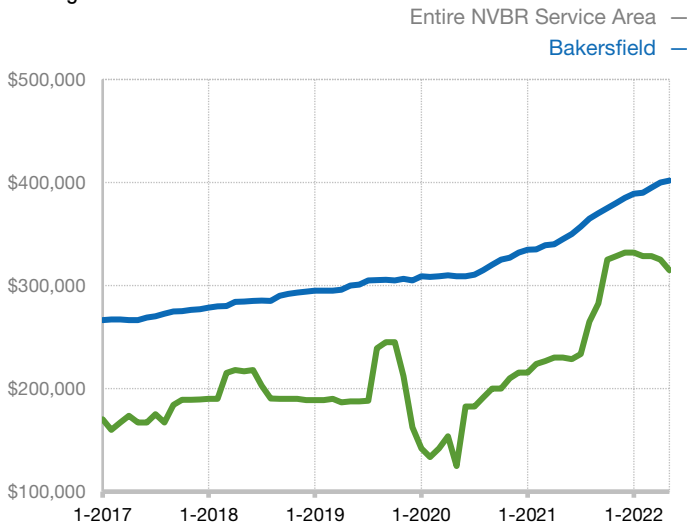
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo                          | May  |      |                | Year to Date |             |                |
|--|------|------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2021 | 2022 | Percent Change | Thru 5-2021  | Thru 5-2022 | Percent Change |
| 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

