

Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Bakersfield

Franklin County

| Single-Family | October | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 10-2021 | Thru 10-2022 | Percent Change |
| New Listings | 3 | 1 | - 66.7% | 19 | 11 | - 42.1% |
| Closed Sales | 3 | 2 | - 33.3% | 16 | 14 | - 12.5% |
| Median Sales Price* | \$465,000 | \$480,250 | + 3.3% | \$337,950 | \$315,000 | - 6.8% |
| Percent of Original List Price Received* | 95.4% | 95.5% | + 0.1% | 98.6% | 104.3% | + 5.8% |
| Days on Market Until Sale | 147 | 33 | - 77.6% | 81 | 53 | - 34.6% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.4 | - 6.7% | -- | -- | -- |

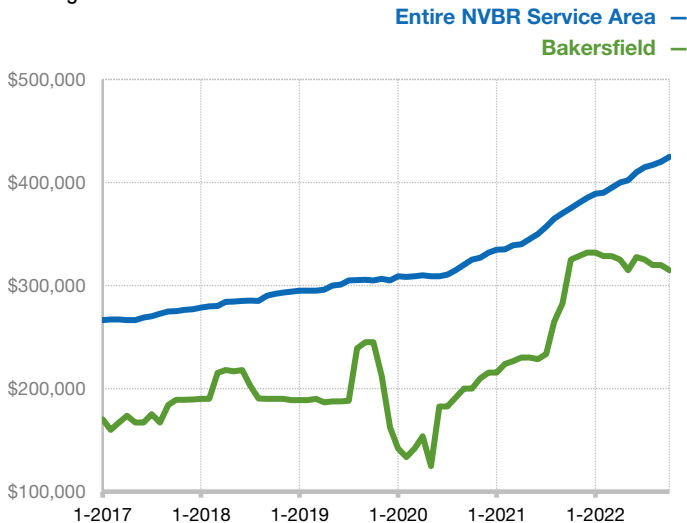
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo | October | | | Year to Date | | |
|--|---------|------|----------------|--------------|--------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 10-2021 | Thru 10-2022 | 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

