

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

Montgomery

Franklin County

| Single-Family | November | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 11-2021 | Thru 11-2022 | Percent Change |
| New Listings | 0 | 0 | -- | 30 | 25 | - 16.7% |
| Closed Sales | 4 | 3 | - 25.0% | 26 | 25 | - 3.8% |
| Median Sales Price* | \$189,915 | \$250,000 | + 31.6% | \$214,300 | \$279,000 | + 30.2% |
| Percent of Original List Price Received* | 96.3% | 99.7% | + 3.5% | 93.6% | 95.7% | + 2.2% |
| Days on Market Until Sale | 281 | 16 | - 94.3% | 136 | 61 | - 55.1% |
| Inventory of Homes for Sale | 9 | 9 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 4.7 | + 46.9% | -- | -- | -- |

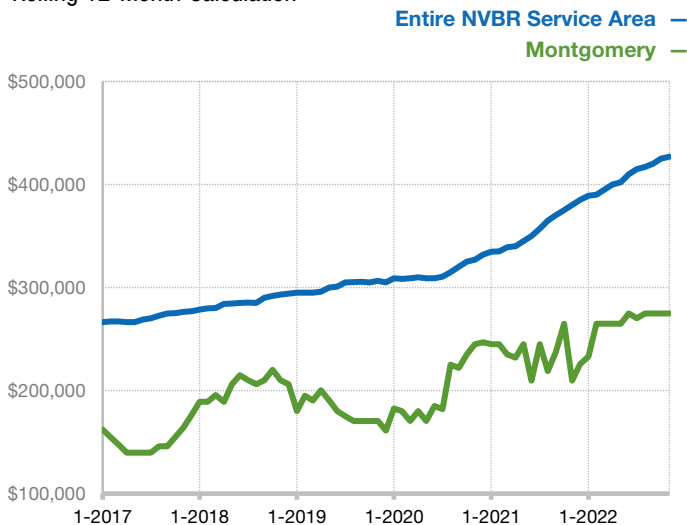
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo | November | | | Year to Date | | |
|--|----------|------|----------------|--------------|--------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 11-2021 | Thru 11-2022 | 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

