

# Local Market Update for July 2021

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



## Bakersfield

Franklin County

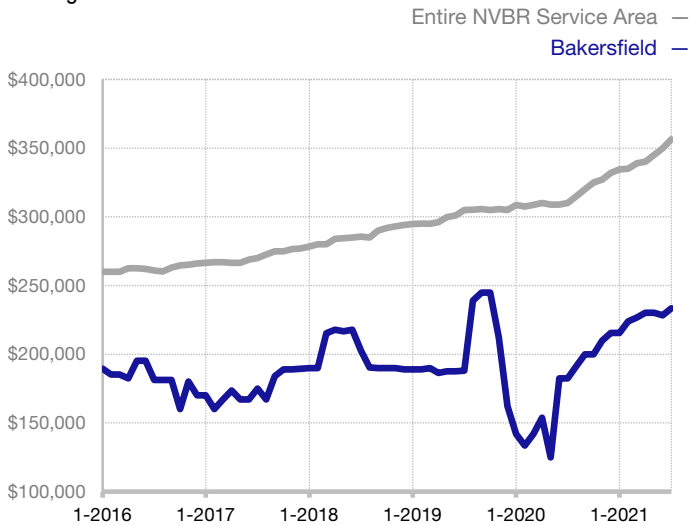
| Single-Family                            | July      |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | Thru 7-2020  | Thru 7-2021      | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 4         | 2                | - 50.0%        | 13           | 13               | 0.0%           |
| Closed Sales                             | 2         | 1                | - 50.0%        | 10           | 7                | - 30.0%        |
| Median Sales Price*                      | \$180,000 | <b>\$352,500</b> | + 95.8%        | \$209,950    | <b>\$233,500</b> | + 11.2%        |
| Percent of Original List Price Received* | 98.4%     | <b>103.7%</b>    | + 5.4%         | 97.5%        | <b>98.8%</b>     | + 1.3%         |
| Days on Market Until Sale                | 52        | 5                | - 90.4%        | 145          | 98               | - 32.4%        |
| Inventory of Homes for Sale              | 5         | 4                | - 20.0%        | --           | --               | --             |
| Months Supply of Inventory               | 2.6       | 1.9              | - 26.9%        | --           | --               | --             |

\* 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                          | July |             |                | Year to Date |             |                |
|--|------|-------------|----------------|--------------|-------------|----------------|
|  | 2020 | 2021        | Percent Change | Thru 7-2020  | Thru 7-2021 | Percent Change |
| <b>Key Metrics</b>                       |      |             |                |              |             |                |
| New Listings                             | 0    | 0           | --             | 0            | 0           | --             |
| Closed Sales                             | 0    | 0           | --             | 0            | 0           | --             |
| Median Sales Price*                      | \$0  | <b>\$0</b>  | --             | \$0          | <b>\$0</b>  | --             |
| Percent of Original List Price Received* | 0.0% | <b>0.0%</b> | --             | 0.0%         | <b>0.0%</b> | --             |
| Days on Market Until Sale                | 0    | 0           | --             | 0            | 0           | --             |
| Inventory of Homes for Sale              | 0    | 0           | --             | --           | --          | --             |
| Months Supply of Inventory               | 0.0  | <b>0.0</b>  | --             | --           | --          | --             |

\* 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

