

# Local Market Update for July 2021

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



## Berkshire

Franklin County

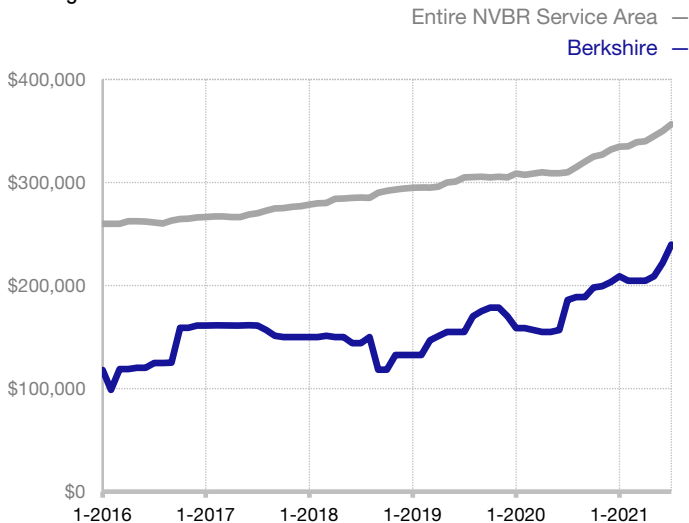
| Single-Family                            | July      |      |                | Year to Date |             |                |
|--|-----------|------|----------------|--------------|-------------|----------------|
|  | 2020      | 2021 | Percent Change | Thru 7-2020  | Thru 7-2021 | Percent Change |
| <b>Key Metrics</b>                       |           |      |                |              |             |                |
| New Listings                             | 2         | 2    | 0.0%           | 8            | 7           | - 12.5%        |
| Closed Sales                             | 3         | 0    | - 100.0%       | 6            | 7           | + 16.7%        |
| Median Sales Price*                      | \$189,900 | \$0  | - 100.0%       | \$185,950    | \$200,000   | + 7.6%         |
| Percent of Original List Price Received* | 102.2%    | 0.0% | - 100.0%       | 97.7%        | 96.2%       | - 1.5%         |
| Days on Market Until Sale                | 74        | 0    | - 100.0%       | 120          | 89          | - 25.8%        |
| Inventory of Homes for Sale              | 8         | 5    | - 37.5%        | --           | --          | --             |
| Months Supply of Inventory               | 3.7       | 3.3  | - 10.8%        | --           | --          | --             |

\* 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  | \$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

