

Local Market Update for July 2021

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



Montgomery

Franklin County

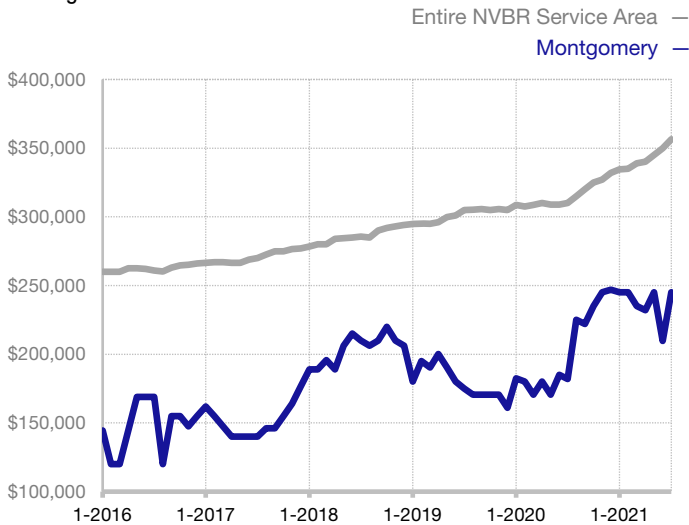
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	6	1	- 83.3%	22	18	- 18.2%
Closed Sales	2	2	0.0%	7	14	+ 100.0%
Median Sales Price*	\$159,250	\$356,000	+ 123.5%	\$235,000	\$186,250	- 20.7%
Percent of Original List Price Received*	92.0%	94.5%	+ 2.7%	91.6%	93.2%	+ 1.7%
Days on Market Until Sale	38	133	+ 250.0%	96	126	+ 31.3%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	6.4	3.7	- 42.2%	--	--	--

* 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
Key Metrics						
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

