

JANUARY  
2022

# THE FRONT PORCH

REAL ESTATE NEWSLETTER



**CLARKSVILLE IS #1**  
Zipcode in US  
According to Opendoor

## Recent Ribbon Cuttings

- Lather Salon and Spa
- Delk Drywall Repair
- Pink Icing Salon & Boutique



## Local Events

Pottery Wheel Class- The Pottery Room  
January 21-23

Dueling Pianos- Old Glory Distillery  
January 21-22

Bourbon & Boxing- Oak Grove Gaming  
January 29

MODERN Real Estate MOVEMENT

## Buyer Consultation



Would you like to take the first step towards finding a new home?  
Come see me for a Buyer Consultation.

- Meet with Realtor
- Discuss Purchasing Process
- List of Resources
- Set up Market Alerts

FRIDAY  
9:00 - 12:00  
1/28/2022  
931.538.8780

## Residential: Single Family Statistics for 2021

County	Listings Added			Listings Contracted					Listings Closed						
	Count	Average	Median	Count	List to Contract		Days on Market		Count	Average	Median	Contract to Close		Days on Market	
		List Price	List Price		Average	Median	Average	Median		Sale Price	Sale Price	Average	Median	Average	Median
Montgomery County (TN)	8469	\$291,285	\$272,000	7545	27	11	12	3	7417	\$277,697	\$265,000	55	38	12	3
<b>Total</b>	<b>8469</b>	<b>\$291,285</b>		<b>7545</b>	<b>27</b>		<b>12</b>		<b>7417</b>	<b>\$277,697</b>		<b>55</b>		<b>12</b>	

## BAH CHANGES AND UPDATES FOR 2022

Keeping up with the housing market can be difficult and, as we know, the government can be slow to respond immediately when things shift. However, their method to determine BAH is thorough. Every year, they collect the cost of living expenses for approximately 300 military housing areas across the U.S., connecting with local military housing offices and commands. They then run the numbers to determine the average cost of a home and utilities.

But here's where the military gets into the nitty-gritty to help ensure that everyone receives an adequate housing allowance. They create six housing profiles to factor in different home types and the number of bedrooms. From there, they determine the BAH for each pay grade, both with and without dependents.

It's important to remember that BAH is calculated to determine the cost of housing in an area. It isn't calculated by a member's expenses. In some locations, you may also receive a COLA (Cost of Living Allowance) to offset a higher cost of living. Military members stationed overseas who are not living in government housing are eligible to receive the OHA (Overseas Housing Allowance). Learn more from the Defense Travel Management Office.

In 2022, 6,000 service members will see \$8.5 million in CONUS COLA. Like BAH, the amount fluctuates across the 300 military housing areas. COLA is granted only when the type of housing goods and services in a particular area breaches 8% of the average CONUS costs.

Danielle Keech- Military By Owner



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