

Local Market Update for February 2022

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



St. Albans Town

Franklin County

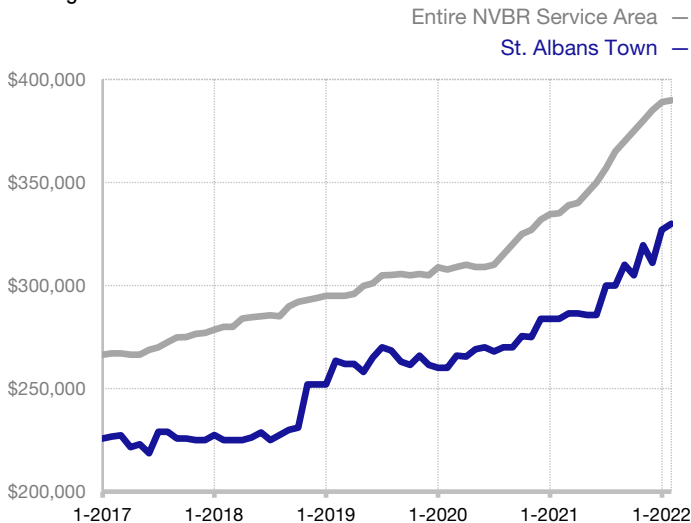
Single-Family	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	10	5	- 50.0%	13	6	- 53.8%
Closed Sales	4	4	0.0%	15	10	- 33.3%
Median Sales Price*	\$285,000	\$452,500	+ 58.8%	\$283,825	\$380,000	+ 33.9%
Percent of Original List Price Received*	101.5%	97.0%	- 4.4%	98.1%	103.1%	+ 5.1%
Days on Market Until Sale	6	70	+ 1066.7%	40	71	+ 77.5%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

* 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	February			Year to Date		
	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
Key Metrics						
New Listings	2	7	+ 250.0%	3	9	+ 200.0%
Closed Sales	2	1	- 50.0%	3	5	+ 66.7%
Median Sales Price*	\$254,950	\$310,000	+ 21.6%	\$209,000	\$310,000	+ 48.3%
Percent of Original List Price Received*	90.1%	94.0%	+ 4.3%	93.4%	99.0%	+ 6.0%
Days on Market Until Sale	61	40	- 34.4%	41	98	+ 139.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--

* 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

