

# Local Market Update for March 2022

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



## St. Albans City

Franklin County

Single-Family	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	6	6	0.0%	18	15	- 16.7%
Closed Sales	5	7	+ 40.0%	14	19	+ 35.7%
Median Sales Price*	\$244,000	<b>\$285,000</b>	+ 16.8%	\$212,950	<b>\$277,000</b>	+ 30.1%
Percent of Original List Price Received*	100.5%	<b>102.2%</b>	+ 1.7%	100.2%	<b>101.4%</b>	+ 1.2%
Days on Market Until Sale	55	<b>32</b>	- 41.8%	38	<b>31</b>	- 18.4%
Inventory of Homes for Sale	8	<b>7</b>	- 12.5%	--	--	--
Months Supply of Inventory	1.1	<b>0.9</b>	- 18.2%	--	--	--

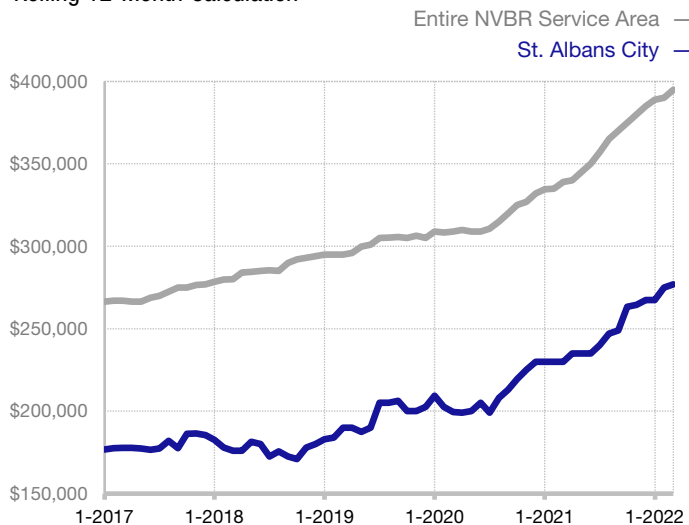
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	4	0	- 100.0%	6	2	- 66.7%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$214,100</b>	--	\$203,800	<b>\$182,050</b>	- 10.7%
Percent of Original List Price Received*	0.0%	<b>115.7%</b>	--	97.0%	<b>107.9%</b>	+ 11.2%
Days on Market Until Sale	0	5	--	1	52	+ 5100.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	<b>0.7</b>	- 76.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

