

Local Market Update for March 2022

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



St. Albans Town

Franklin County

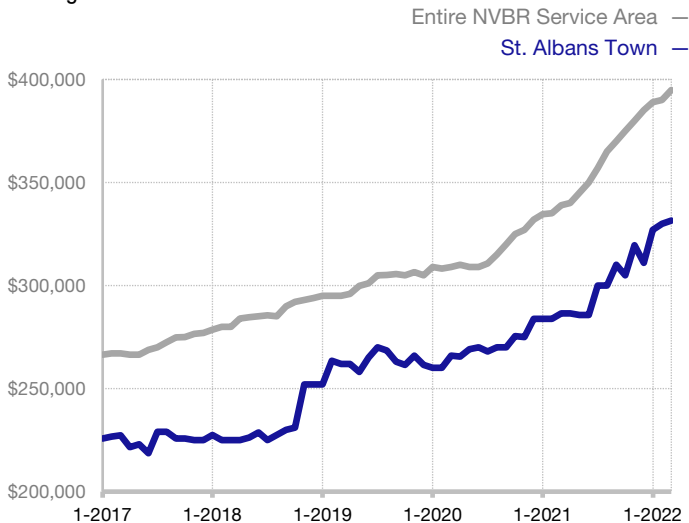
Single-Family	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	12	10	- 16.7%	25	16	- 36.0%
Closed Sales	7	2	- 71.4%	22	12	- 45.5%
Median Sales Price*	\$353,000	\$600,000	+ 70.0%	\$297,500	\$402,500	+ 35.3%
Percent of Original List Price Received*	99.4%	105.4%	+ 6.0%	98.5%	103.4%	+ 5.0%
Days on Market Until Sale	108	9	- 91.7%	61	61	0.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

* 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		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	4	9	+ 125.0%
Closed Sales	0	4	--	3	9	+ 200.0%
Median Sales Price*	\$0	\$317,450	--	\$209,000	\$310,000	+ 48.3%
Percent of Original List Price Received*	0.0%	102.0%	--	93.4%	100.7%	+ 7.8%
Days on Market Until Sale	0	38	--	41	71	+ 73.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

* 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

