

Local Market Update for April 2022

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



Northwest Vermont
REALTOR® Association

St. Albans City

Franklin County

Single-Family	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	7	6	- 14.3%	25	21	- 16.0%
Closed Sales	6	3	- 50.0%	20	22	+ 10.0%
Median Sales Price*	\$256,000	\$407,000	+ 59.0%	\$233,052	\$281,000	+ 20.6%
Percent of Original List Price Received*	100.2%	94.7%	- 5.5%	100.2%	100.5%	+ 0.3%
Days on Market Until Sale	38	30	- 21.1%	38	31	- 18.4%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

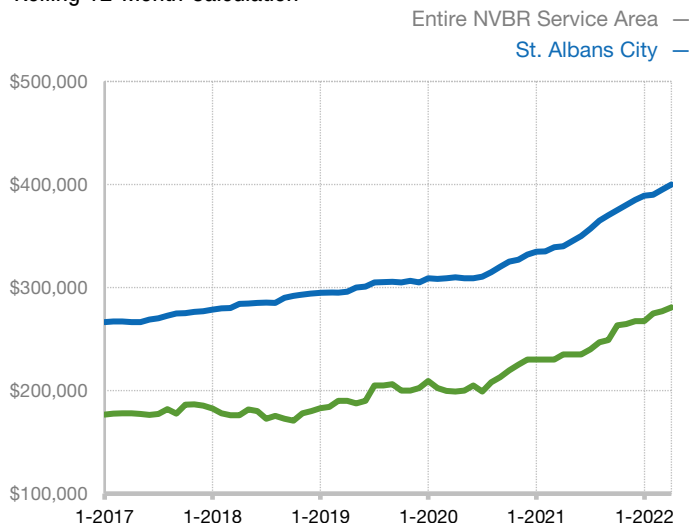
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	16	0	- 100.0%	22	2	- 90.9%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$289,000	\$200,000	- 30.8%	\$246,400	\$200,000	- 18.8%
Percent of Original List Price Received*	97.0%	95.2%	- 1.9%	97.0%	103.7%	+ 6.9%
Days on Market Until Sale	26	89	+ 242.3%	14	64	+ 357.1%
Inventory of Homes for Sale	18	1	- 94.4%	--	--	--
Months Supply of Inventory	18.0	0.7	- 96.1%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

