Local Market Update for April 2022



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

St. Albans Town

Franklin County

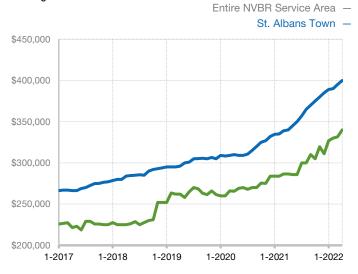
Single-Family	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	12	9	- 25.0%	37	25	- 32.4%
Closed Sales	13	6	- 53.8%	35	18	- 48.6%
Median Sales Price*	\$264,500	\$300,500	+ 13.6%	\$283,825	\$373,750	+ 31.7%
Percent of Original List Price Received*	103.1%	105.9%	+ 2.7%	100.2%	104.2%	+ 4.0%
Days on Market Until Sale	36	12	- 66.7%	52	44	- 15.4%
Inventory of Homes for Sale	8	8	0.0%			
Months Supply of Inventory	0.7	1.2	+ 71.4%			

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

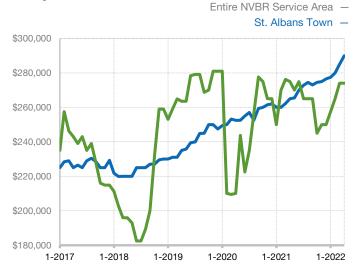
Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	0	2		4	11	+ 175.0%
Closed Sales	2	2	0.0%	5	11	+ 120.0%
Median Sales Price*	\$269,500	\$321,500	+ 19.3%	\$230,000	\$310,000	+ 34.8%
Percent of Original List Price Received*	102.5%	100.5%	- 2.0%	97.1%	100.7%	+ 3.7%
Days on Market Until Sale	6	11	+ 83.3%	27	60	+ 122.2%
Inventory of Homes for Sale	0	2				
Months Supply of Inventory	0.0	0.9				

* 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





Current as of May 10, 2022. Data is refreshed regularly to capture changes in market activity, so figures shown may be different than previously reported. All data from NNEREN®. Report © 2022 ShowingTime. Sponsored by NorthCountry, www.northcountry.org. Percent changes are calculated using rounded figures.