

Local Market Update for April 2022

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



Northwest Vermont
REALTOR® Association

St. Albans Town

Franklin County

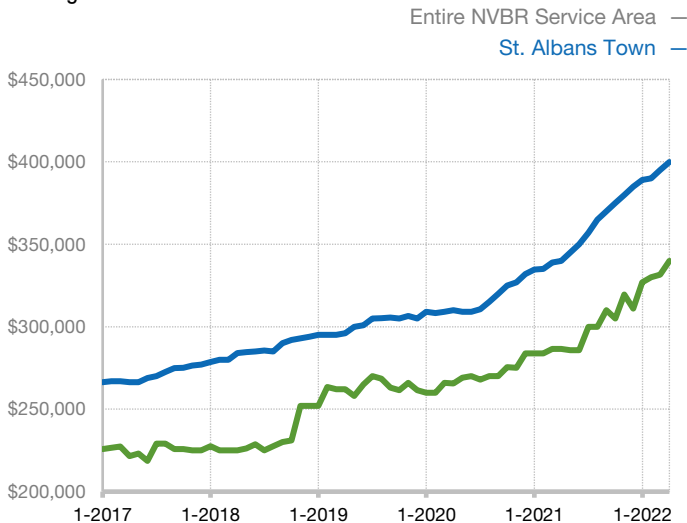
Single-Family	April			Year to Date		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
New Listings	12	9	- 25.0%	37	25	- 32.4%
Closed Sales	13	6	- 53.8%	35	18	- 48.6%
Median Sales Price*	\$264,500	\$300,500	+ 13.6%	\$283,825	\$373,750	+ 31.7%
Percent of Original List 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		
	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
Key Metrics						
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	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

