

Local Market Update for May 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

St. Albans Town

Franklin County

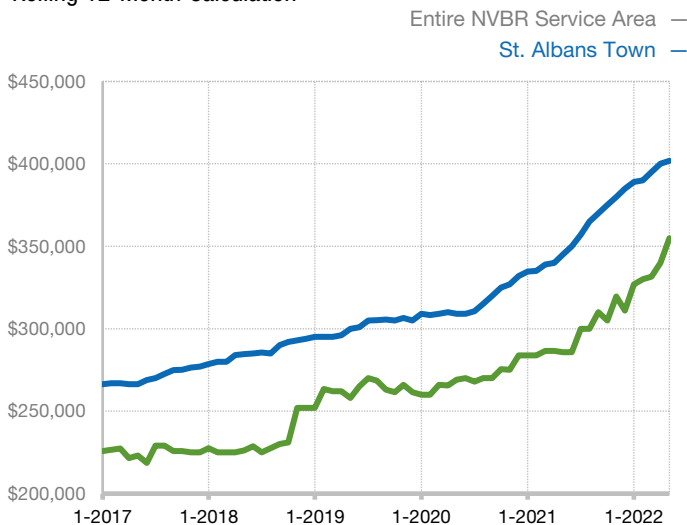
Single-Family	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	13	14	+ 7.7%	50	39	- 22.0%
Closed Sales	9	11	+ 22.2%	44	29	- 34.1%
Median Sales Price*	\$285,000	\$420,000	+ 47.4%	\$284,413	\$382,000	+ 34.3%
Percent of Original List Price Received*	100.0%	104.7%	+ 4.7%	100.2%	104.4%	+ 4.2%
Days on Market Until Sale	39	24	- 38.5%	49	35	- 28.6%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

* 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	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	7	12	+ 71.4%
Closed Sales	1	1	0.0%	6	12	+ 100.0%
Median Sales Price*	\$265,000	\$445,000	+ 67.9%	\$247,500	\$325,000	+ 31.3%
Percent of Original List Price Received*	98.2%	101.4%	+ 3.3%	97.2%	100.7%	+ 3.6%
Days on Market Until Sale	5	4	- 20.0%	23	56	+ 143.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

* 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

