

Local Market Update for July 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

St. Albans Town

Franklin County

Single-Family

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	11	9	- 18.2%	72	60	- 16.7%
Closed Sales	13	6	- 53.8%	66	46	- 30.3%
Median Sales Price*	\$345,000	\$382,000	+ 10.7%	\$307,500	\$397,500	+ 29.3%
Percent of Original List Price Received*	101.1%	102.4%	+ 1.3%	100.8%	103.0%	+ 2.2%
Days on Market Until Sale	15	8	- 46.7%	41	28	- 31.7%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

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

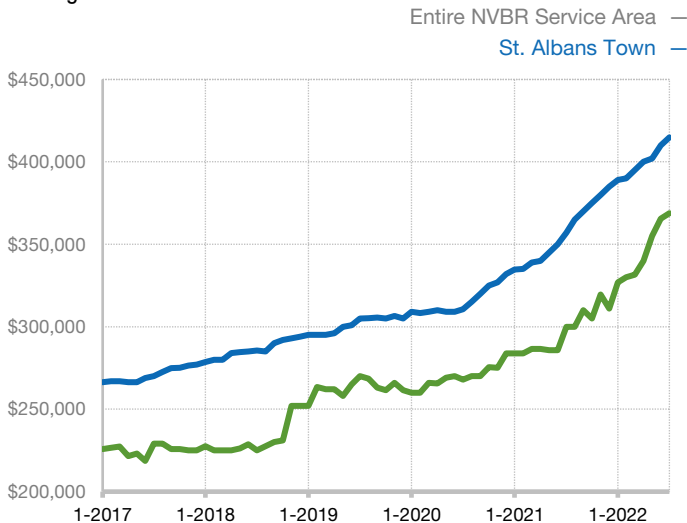
Townhouse-Condo

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	2	0	- 100.0%	11	12	+ 9.1%
Closed Sales	1	2	+ 100.0%	7	16	+ 128.6%
Median Sales Price*	\$274,000	\$334,500	+ 22.1%	\$265,000	\$334,422	+ 26.2%
Percent of Original List Price Received*	101.5%	98.6%	- 2.9%	97.9%	102.5%	+ 4.7%
Days on Market Until Sale	9	76	+ 744.4%	21	58	+ 176.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

* 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

