

# Local Market Update for July 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## St. Albans City

Franklin County

Single-Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	14	7	- 50.0%	53	42	- 20.8%
Closed Sales	4	8	+ 100.0%	38	40	+ 5.3%
Median Sales Price*	\$301,250	<b>\$327,500</b>	+ 8.7%	\$242,102	<b>\$315,000</b>	+ 30.1%
Percent of Original List Price Received*	101.7%	<b>104.2%</b>	+ 2.5%	101.7%	<b>101.7%</b>	0.0%
Days on Market Until Sale	11	7	- 36.4%	30	20	- 33.3%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

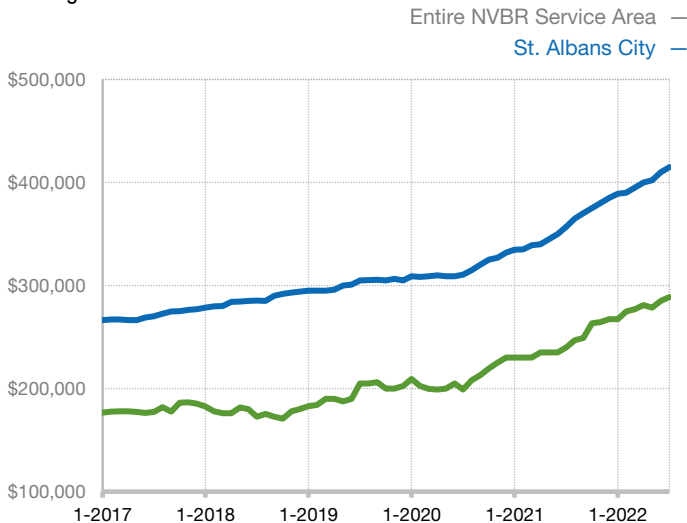
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	0	--	33	5	- 84.8%
Closed Sales	1	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$214,000	<b>\$0</b>	- 100.0%	\$214,000	<b>\$214,100</b>	+ 0.0%
Percent of Original List Price Received*	99.6%	<b>0.0%</b>	- 100.0%	95.8%	<b>103.2%</b>	+ 7.7%
Days on Market Until Sale	10	0	- 100.0%	23	39	+ 69.6%
Inventory of Homes for Sale	10	0	- 100.0%	--	--	--
Months Supply of Inventory	7.8	0.0	- 100.0%	--	--	--

\* 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

