

Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

St. Albans Town

Franklin County

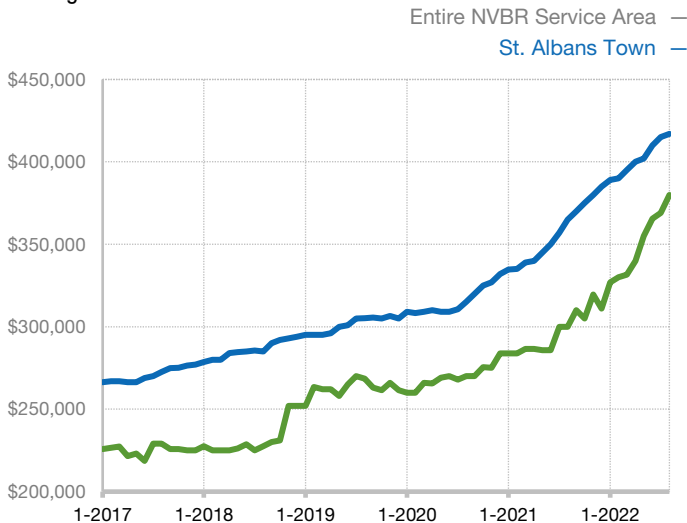
Single-Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	9	6	- 33.3%	81	66	- 18.5%
Closed Sales	8	13	+ 62.5%	74	59	- 20.3%
Median Sales Price*	\$255,700	\$390,000	+ 52.5%	\$299,585	\$390,000	+ 30.2%
Percent of Original List Price Received*	100.0%	100.5%	+ 0.5%	100.7%	102.5%	+ 1.8%
Days on Market Until Sale	30	15	- 50.0%	40	26	- 35.0%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	2	2	0.0%	13	14	+ 7.7%
Closed Sales	1	0	- 100.0%	8	16	+ 100.0%
Median Sales Price*	\$235,000	\$0	- 100.0%	\$250,000	\$334,422	+ 33.8%
Percent of Original List Price Received*	109.3%	0.0%	- 100.0%	99.3%	102.5%	+ 3.2%
Days on Market Until Sale	4	0	- 100.0%	19	58	+ 205.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

* 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

