

Local Market Update for August 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

St. Albans City

Franklin County

Single-Family	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	58	46	- 20.7%
Closed Sales	11	3	- 72.7%	49	43	- 12.2%
Median Sales Price*	\$285,000	\$255,000	- 10.5%	\$244,000	\$310,000	+ 27.0%
Percent of Original List Price Received*	101.1%	93.6%	- 7.4%	101.6%	101.1%	- 0.5%
Days on Market Until Sale	28	18	- 35.7%	29	20	- 31.0%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

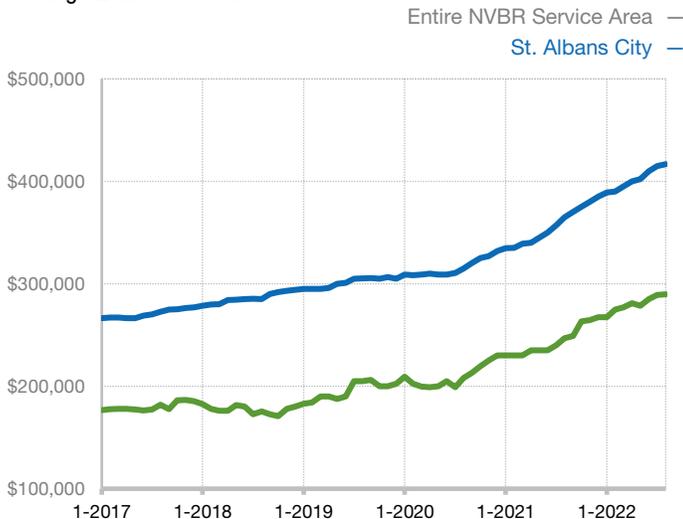
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	34	5	- 85.3%
Closed Sales	3	2	- 33.3%	8	7	- 12.5%
Median Sales Price*	\$205,000	\$232,450	+ 13.4%	\$209,500	\$214,100	+ 2.2%
Percent of Original List Price Received*	111.8%	102.8%	- 8.1%	101.8%	103.1%	+ 1.3%
Days on Market Until Sale	3	88	+ 2833.3%	16	53	+ 231.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

