

Local Market Update for September 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

St. Albans City

Franklin County

Single-Family	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	10	7	- 30.0%	68	53	- 22.1%
Closed Sales	8	6	- 25.0%	57	49	- 14.0%
Median Sales Price*	\$255,000	\$276,500	+ 8.4%	\$247,000	\$300,000	+ 21.5%
Percent of Original List Price Received*	102.9%	97.1%	- 5.6%	101.8%	100.6%	- 1.2%
Days on Market Until Sale	11	33	+ 200.0%	27	22	- 18.5%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

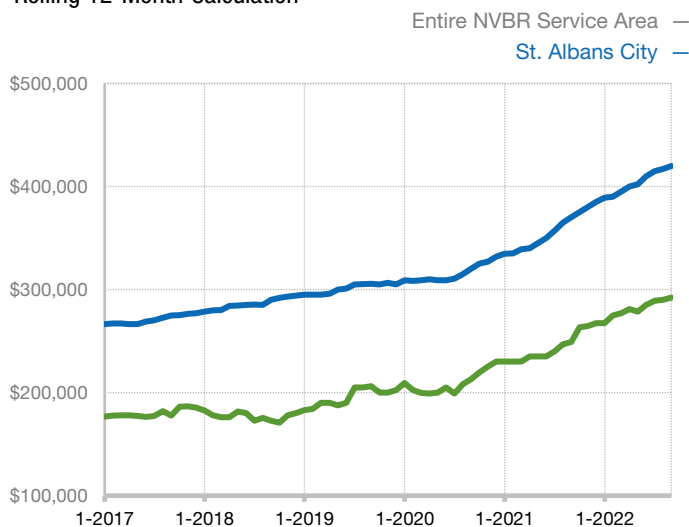
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	7	0	- 100.0%	41	5	- 87.8%
Closed Sales	0	0	--	8	7	- 12.5%
Median Sales Price*	\$0	\$0	--	\$209,500	\$214,100	+ 2.2%
Percent of Original List Price Received*	0.0%	0.0%	--	101.8%	103.1%	+ 1.3%
Days on Market Until Sale	0	0	--	16	53	+ 231.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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

