

# Local Market Update for September 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## St. Albans Town

Franklin County

Single-Family	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	5	6	+ 20.0%	86	72	- 16.3%
Closed Sales	10	8	- 20.0%	84	67	- 20.2%
Median Sales Price*	\$301,000	<b>\$415,000</b>	+ 37.9%	\$299,585	<b>\$396,000</b>	+ 32.2%
Percent of Original List Price Received*	104.6%	<b>100.5%</b>	- 3.9%	101.2%	<b>102.2%</b>	+ 1.0%
Days on Market Until Sale	52	<b>39</b>	- 25.0%	41	<b>27</b>	- 34.1%
Inventory of Homes for Sale	14	<b>10</b>	- 28.6%	--	--	--
Months Supply of Inventory	1.5	<b>1.4</b>	- 6.7%	--	--	--

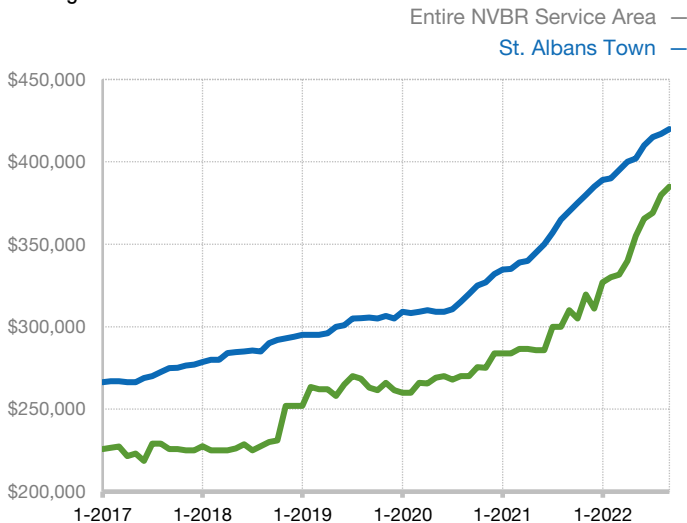
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	3	2	- 33.3%	16	16	0.0%
Closed Sales	4	2	- 50.0%	12	18	+ 50.0%
Median Sales Price*	\$344,500	<b>\$331,000</b>	- 3.9%	\$269,500	<b>\$331,000</b>	+ 22.8%
Percent of Original List Price Received*	102.5%	<b>101.1%</b>	- 1.4%	100.4%	<b>102.3%</b>	+ 1.9%
Days on Market Until Sale	15	<b>91</b>	+ 506.7%	18	<b>62</b>	+ 244.4%
Inventory of Homes for Sale	3	<b>1</b>	- 66.7%	--	--	--
Months Supply of Inventory	1.7	<b>0.5</b>	- 70.6%	--	--	--

\* 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

