

# 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

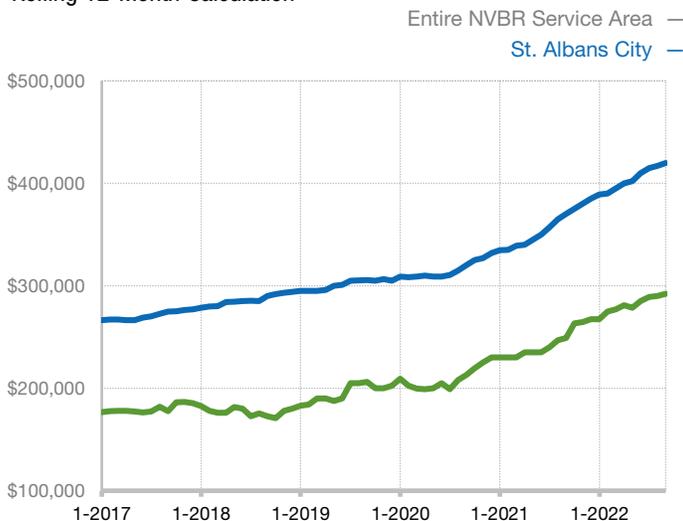
Single-Family	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
<b>Key Metrics</b>						
New Listings	10	7	- 30.0%	68	53	- 22.1%
Closed Sales	8	6	- 25.0%	57	49	- 14.0%
Median Sales Price*	\$255,000	<b>\$276,500</b>	+ 8.4%	\$247,000	<b>\$300,000</b>	+ 21.5%
Percent of Original List Price Received*	102.9%	<b>97.1%</b>	- 5.6%	101.8%	<b>100.6%</b>	- 1.2%
Days on Market Until Sale	11	<b>33</b>	+ 200.0%	27	<b>22</b>	- 18.5%
Inventory of Homes for Sale	8	<b>10</b>	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	<b>1.6</b>	+ 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		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
<b>Key Metrics</b>						
New Listings	7	0	- 100.0%	41	5	- 87.8%
Closed Sales	0	0	--	8	7	- 12.5%
Median Sales Price*	\$0	<b>\$0</b>	--	\$209,500	<b>\$214,100</b>	+ 2.2%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	101.8%	<b>103.1%</b>	+ 1.3%
Days on Market Until Sale	0	0	--	16	<b>53</b>	+ 231.3%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	--	--	--
Months Supply of Inventory	0.7	<b>0.8</b>	+ 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

