

# Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR® Association

## St. Albans City

Franklin County

Single-Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	11	5	- 54.5%	79	58	- 26.6%
Closed Sales	13	4	- 69.2%	70	53	- 24.3%
Median Sales Price*	\$290,000	<b>\$255,500</b>	- 11.9%	\$264,500	<b>\$294,900</b>	+ 11.5%
Percent of Original List Price Received*	102.8%	<b>101.1%</b>	- 1.7%	102.0%	<b>100.6%</b>	- 1.4%
Days on Market Until Sale	15	<b>19</b>	+ 26.7%	25	<b>22</b>	- 12.0%
Inventory of Homes for Sale	7	<b>8</b>	+ 14.3%	--	--	--
Months Supply of Inventory	1.0	<b>1.4</b>	+ 40.0%	--	--	--

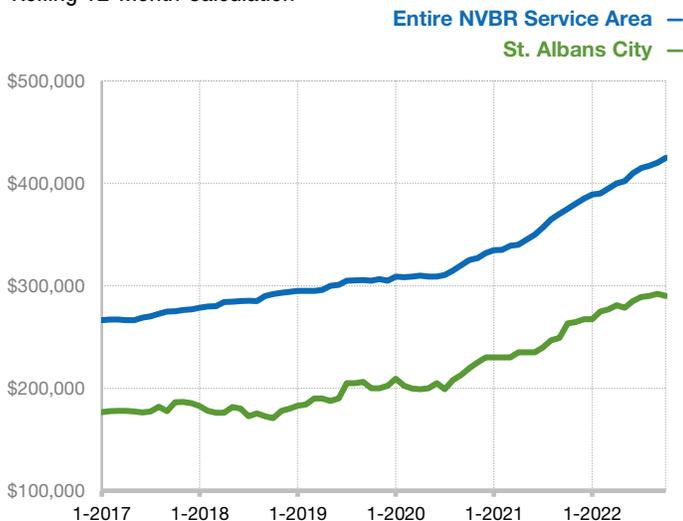
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	42	5	- 88.1%
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	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.0</b>	- 100.0%	--	--	--

\* 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

