

Local Market Update for October 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

St. Albans Town

Franklin County

Single-Family

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	9	6	- 33.3%	95	78	- 17.9%
Closed Sales	3	6	+ 100.0%	87	73	- 16.1%
Median Sales Price*	\$373,000	\$232,000	- 37.8%	\$300,000	\$390,000	+ 30.0%
Percent of Original List Price Received*	99.4%	102.9%	+ 3.5%	101.1%	102.3%	+ 1.2%
Days on Market Until Sale	34	13	- 61.8%	41	26	- 36.6%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--

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

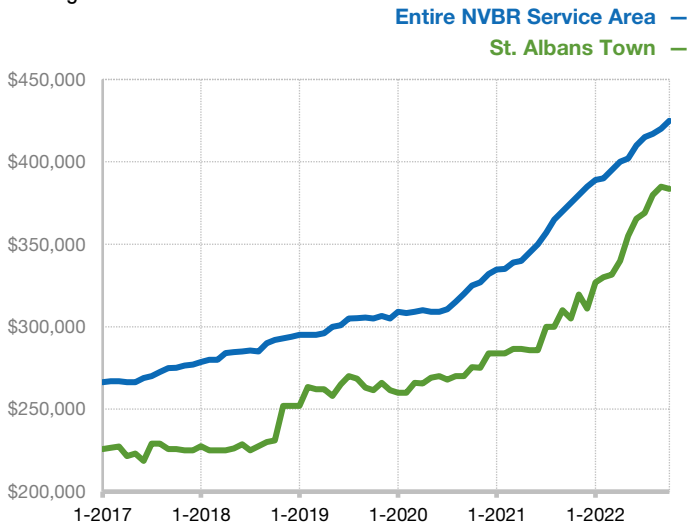
Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	1	1	0.0%	17	17	0.0%
Closed Sales	1	2	+ 100.0%	13	20	+ 53.8%
Median Sales Price*	\$245,000	\$260,500	+ 6.3%	\$265,000	\$329,500	+ 24.3%
Percent of Original List Price Received*	111.4%	116.6%	+ 4.7%	101.2%	103.9%	+ 2.7%
Days on Market Until Sale	3	16	+ 433.3%	16	57	+ 256.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	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

