

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

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
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	\$255,500	- 11.9%	\$264,500	\$294,900	+ 11.5%
Percent of Original List Price Received*	102.8%	101.1%	- 1.7%	102.0%	100.6%	- 1.4%
Days on Market Until Sale	15	19	+ 26.7%	25	22	- 12.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 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.

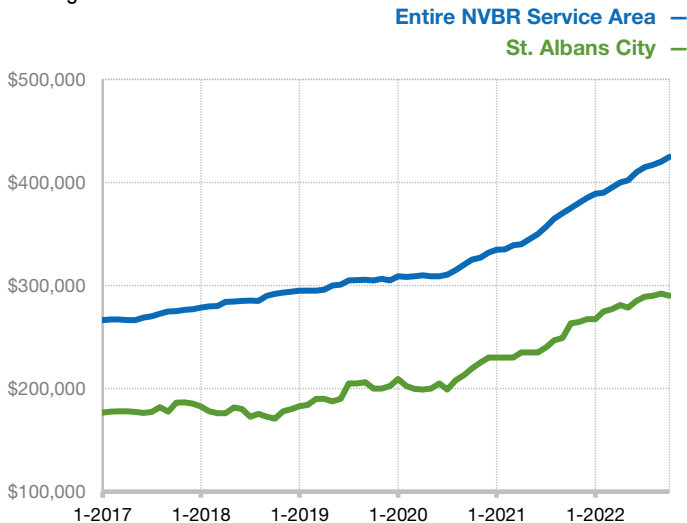
Townhouse-Condo

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

