

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

St. Albans Town

Franklin County

Single-Family

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	5	5	0.0%	100	83	- 17.0%
Closed Sales	10	5	- 50.0%	97	79	- 18.6%
Median Sales Price*	\$390,000	\$423,500	+ 8.6%	\$310,000	\$390,000	+ 25.8%
Percent of Original List Price Received*	96.4%	95.6%	- 0.8%	100.6%	101.8%	+ 1.2%
Days on Market Until Sale	71	37	- 47.9%	44	26	- 40.9%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.4	1.2	- 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.

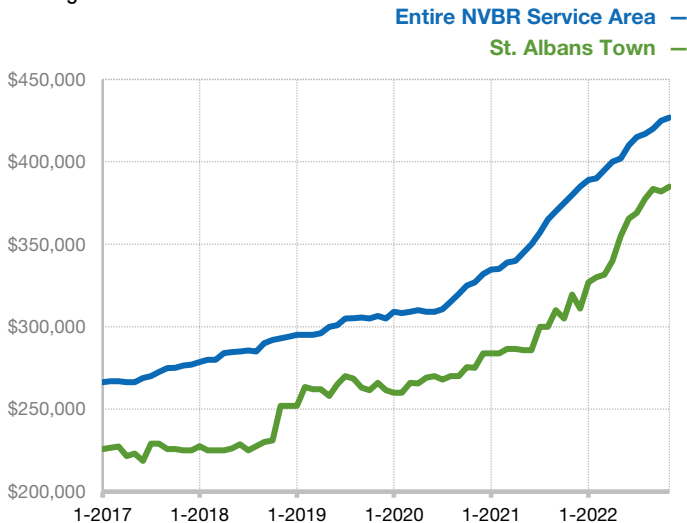
Townhouse-Condo

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	1	0	- 100.0%	18	17	- 5.6%
Closed Sales	2	1	- 50.0%	15	21	+ 40.0%
Median Sales Price*	\$247,500	\$393,500	+ 59.0%	\$250,000	\$330,000	+ 32.0%
Percent of Original List Price Received*	103.2%	98.6%	- 4.5%	101.5%	103.6%	+ 2.1%
Days on Market Until Sale	4	26	+ 550.0%	15	56	+ 273.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	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

