

Local Market Update for November 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR® Association

St. Albans City

Franklin County

Single-Family

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	8	4	- 50.0%	87	62	- 28.7%
Closed Sales	9	5	- 44.4%	79	58	- 26.6%
Median Sales Price*	\$325,000	\$225,875	- 30.5%	\$270,000	\$290,450	+ 7.6%
Percent of Original List Price Received*	99.5%	103.6%	+ 4.1%	101.7%	100.9%	- 0.8%
Days on Market Until Sale	23	28	+ 21.7%	25	22	- 12.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

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

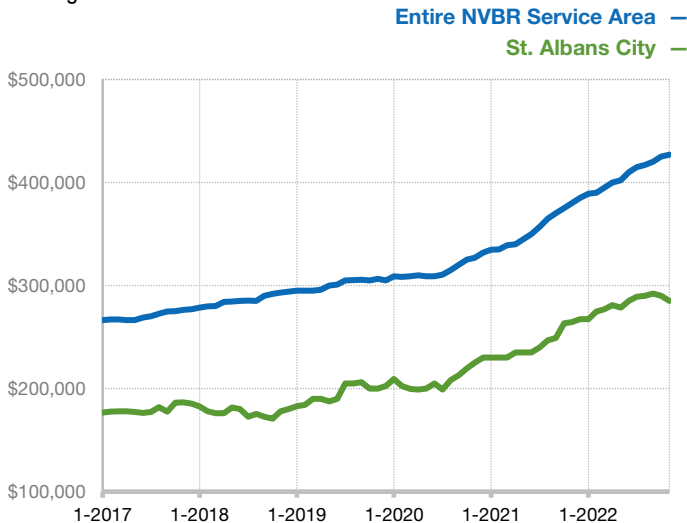
Townhouse-Condo

Key Metrics	November			Year to Date		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
New Listings	2	1	- 50.0%	44	6	- 86.4%
Closed Sales	4	0	- 100.0%	12	7	- 41.7%
Median Sales Price*	\$301,000	\$0	- 100.0%	\$249,000	\$214,100	- 14.0%
Percent of Original List Price Received*	95.3%	0.0%	- 100.0%	99.6%	103.1%	+ 3.5%
Days on Market Until Sale	47	0	- 100.0%	26	53	+ 103.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	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

