

# Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR Association

## St. Albans City

Franklin County

| Single-Family                            | December  |           |                | Year to Date |              |                |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2021      | 2022      | Percent Change | Thru 12-2021 | Thru 12-2022 | Percent Change |
| New Listings                             | 9         | 5         | - 44.4%        | 96           | 67           | - 30.2%        |
| Closed Sales                             | 9         | 8         | - 11.1%        | 88           | 66           | - 25.0%        |
| Median Sales Price*                      | \$249,000 | \$300,000 | + 20.5%        | \$267,500    | \$297,450    | + 11.2%        |
| Percent of Original List Price Received* | 98.1%     | 97.9%     | - 0.2%         | 101.3%       | 100.5%       | - 0.8%         |
| Days on Market Until Sale                | 12        | 18        | + 50.0%        | 23           | 22           | - 4.3%         |
| Inventory of Homes for Sale              | 13        | 7         | - 46.2%        | --           | --           | --             |
| Months Supply of Inventory               | 1.8       | 1.3       | - 27.8%        | --           | --           | --             |

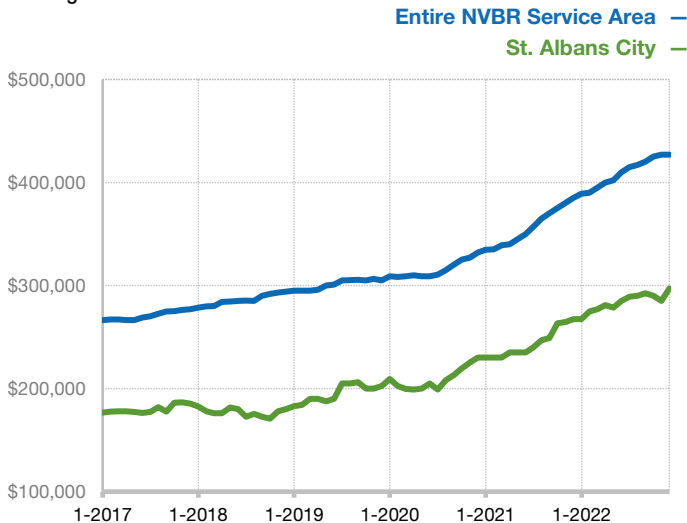
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo                          | December |      |                | Year to Date |              |                |
|--|----------|------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2021     | 2022 | Percent Change | Thru 12-2021 | Thru 12-2022 | Percent Change |
| New Listings                             | 0        | 0    | --             | 44           | 6            | - 86.4%        |
| Closed Sales                             | 0        | 0    | --             | 12           | 7            | - 41.7%        |
| Median Sales Price*                      | \$0      | \$0  | --             | \$249,000    | \$214,100    | - 14.0%        |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --             | 99.6%        | 103.1%       | + 3.5%         |
| Days on Market Until Sale                | 0        | 0    | --             | 26           | 53           | + 103.8%       |
| Inventory of Homes for Sale              | 2        | 0    | - 100.0%       | --           | --           | --             |
| Months Supply of Inventory               | 1.5      | 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

