

# Local Market Update for December 2022

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR Association

## St. Albans Town

Franklin County

Single-Family	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	3	0.0%	103	86	- 16.5%
Closed Sales	7	7	0.0%	104	86	- 17.3%
Median Sales Price*	\$320,000	\$370,000	+ 15.6%	\$311,000	\$390,000	+ 25.4%
Percent of Original List Price Received*	100.7%	94.8%	- 5.9%	100.6%	101.2%	+ 0.6%
Days on Market Until Sale	12	52	+ 333.3%	42	28	- 33.3%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

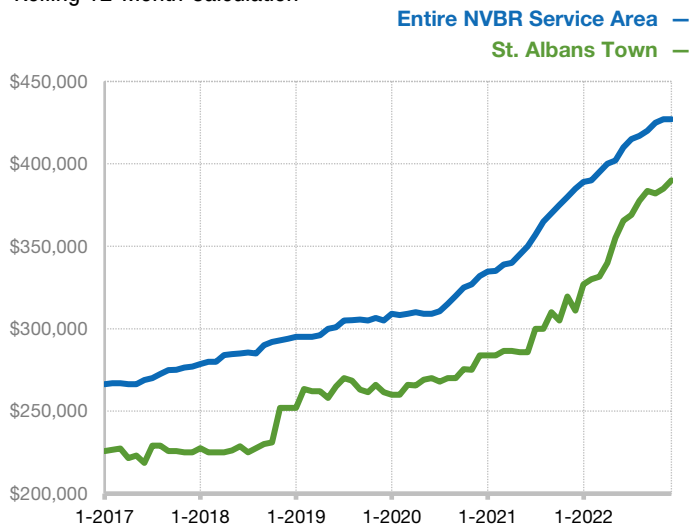
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	--	18	17	- 5.6%
Closed Sales	0	1	--	15	22	+ 46.7%
Median Sales Price*	\$0	\$355,000	--	\$250,000	\$331,000	+ 32.4%
Percent of Original List Price Received*	0.0%	101.7%	--	101.5%	103.5%	+ 2.0%
Days on Market Until Sale	0	8	--	15	53	+ 253.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	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

