Local Market Update for January 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association

Northwest Vermont REALTOR Association

St. Albans Town

Franklin County

Single-Family	January			Year to Date		
Key Metrics	**2022**	**2023**	Percent Change	**Thru 1-2022**	**Thru 1-2023**	Percent Change
New Listings	1	**7**	+ 600.0%	1	**7**	+ 600.0%
Closed Sales	6	**3**	- 50.0%	6	**3**	- 50.0%
Median Sales Price*	$375,031	**$286,000**	- 23.7%	$375,031	**$286,000**	- 23.7%
Percent of Original List Price Received*	107.1%	**95.3%**	- 11.0%	107.1%	**95.3%**	- 11.0%
Days on Market Until Sale	72	**25**	- 65.3%	72	**25**	- 65.3%
Inventory of Homes for Sale	3	**8**	+ 166.7%	--	**--**	--
Months Supply of Inventory	0.4	**1.2**	+ 200.0%	--	**--**	--

* 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	January			Year to Date		
Key Metrics	**2022**	**2023**	Percent Change	**Thru 1-2022**	**Thru 1-2023**	Percent Change
New Listings	2	**1**	- 50.0%	2	**1**	- 50.0%
Closed Sales	4	**0**	- 100.0%	4	**0**	- 100.0%
Median Sales Price*	$282,500	**$0**	- 100.0%	$282,500	**$0**	- 100.0%
Percent of Original List Price Received*	101.5%	**0.0%**	- 100.0%	101.5%	**0.0%**	- 100.0%
Days on Market Until Sale	112	**0**	- 100.0%	112	**0**	- 100.0%
Inventory of Homes for Sale	0	**0**	--	--	**--**	--
Months Supply of Inventory	0.0	**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.

Median Sales Price – Single Family
Rolling 12-Month Calculation

Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

North Country Your community credit union

Current as of February 10, 2023. Data is refreshed regularly to capture changes in market activity, so figures shown may be different than previously reported.
All data from NNEREN®. Report © 2023 ShowingTime. Sponsored by NorthCountry, www.northcountry.org. Percent changes are calculated using rounded figures.