

Local Market Update for February 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

St. Albans Town

Franklin County

Single-Family

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	5	4	- 20.0%	6	11	+ 83.3%
Closed Sales	4	3	- 25.0%	10	6	- 40.0%
Median Sales Price*	\$452,500	\$245,000	- 45.9%	\$380,000	\$283,800	- 25.3%
Percent of Original List Price Received*	97.0%	94.5%	- 2.6%	103.1%	94.9%	- 8.0%
Days on Market Until Sale	70	22	- 68.6%	71	24	- 66.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

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

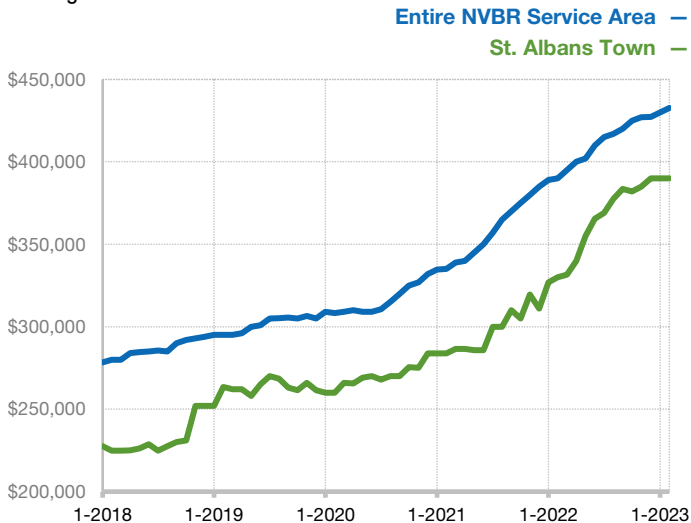
Townhouse-Condo

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	7	0	- 100.0%	9	1	- 88.9%
Closed Sales	1	1	0.0%	5	1	- 80.0%
Median Sales Price*	\$310,000	\$330,000	+ 6.5%	\$310,000	\$330,000	+ 6.5%
Percent of Original List Price Received*	94.0%	113.8%	+ 21.1%	99.0%	113.8%	+ 14.9%
Days on Market Until Sale	40	5	- 87.5%	98	5	- 94.9%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	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

