

Local Market Update for March 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

St. Albans City

Franklin County

| Single-Family | March | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 3-2022 | Thru 3-2023 | Percent Change |
| New Listings | 6 | 4 | - 33.3% | 14 | 8 | - 42.9% |
| Closed Sales | 7 | 3 | - 57.1% | 19 | 8 | - 57.9% |
| Median Sales Price* | \$285,000 | \$345,000 | + 21.1% | \$277,000 | \$313,500 | + 13.2% |
| Percent of Original List Price Received* | 102.2% | 101.7% | - 0.5% | 101.4% | 103.6% | + 2.2% |
| Days on Market Until Sale | 32 | 27 | - 15.6% | 31 | 20 | - 35.5% |
| Inventory of Homes for Sale | 7 | 5 | - 28.6% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.1 | + 22.2% | -- | -- | -- |

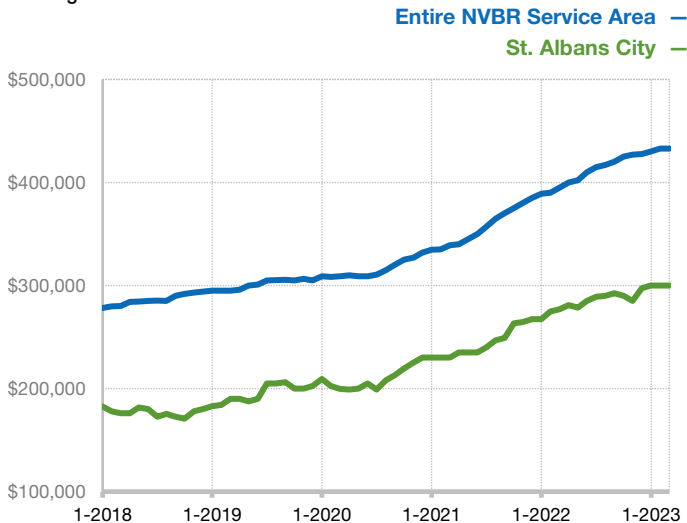
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo | March | | | Year to Date | | |
|--|-----------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 3-2022 | Thru 3-2023 | Percent Change |
| New Listings | 0 | 1 | -- | 2 | 1 | - 50.0% |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Median Sales Price* | \$214,100 | \$0 | - 100.0% | \$182,050 | \$0 | - 100.0% |
| Percent of Original List Price Received* | 115.7% | 0.0% | - 100.0% | 107.9% | 0.0% | - 100.0% |
| Days on Market Until Sale | 5 | 0 | - 100.0% | 52 | 0 | - 100.0% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 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

