

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		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
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%	--	--	--

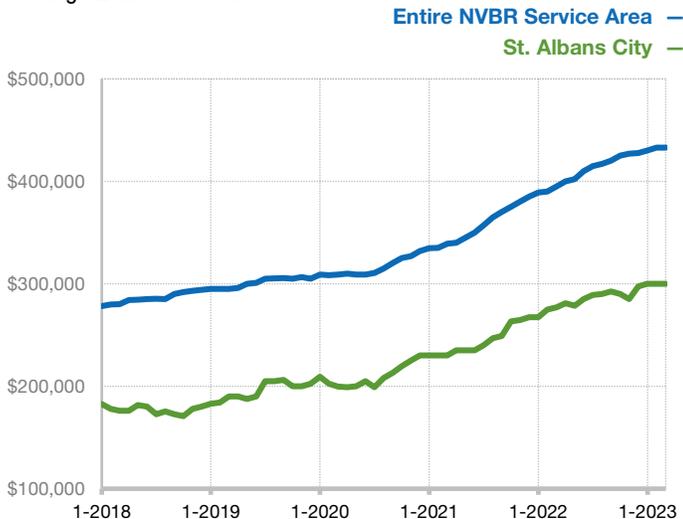
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
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

