

Local Market Update for March 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

St. Albans Town

Franklin County

Single-Family

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	10	3	- 70.0%	15	14	- 6.7%
Closed Sales	2	3	+ 50.0%	12	9	- 25.0%
Median Sales Price*	\$600,000	\$350,000	- 41.7%	\$402,500	\$286,000	- 28.9%
Percent of Original List Price Received*	105.4%	101.5%	- 3.7%	103.4%	97.1%	- 6.1%
Days on Market Until Sale	9	9	0.0%	61	19	- 68.9%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.8	0.8	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.

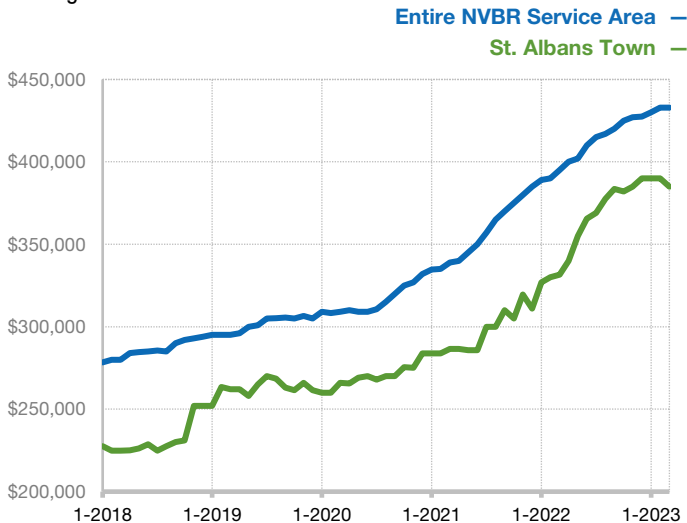
Townhouse-Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	0	2	--	9	3	- 66.7%
Closed Sales	4	0	- 100.0%	9	1	- 88.9%
Median Sales Price*	\$317,450	\$0	- 100.0%	\$310,000	\$330,000	+ 6.5%
Percent of Original List Price Received*	102.0%	0.0%	- 100.0%	100.7%	113.8%	+ 13.0%
Days on Market Until Sale	38	0	- 100.0%	71	5	- 93.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--

* 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

