

Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont
REALTOR Association

St. Albans City

Franklin County

Single-Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	6	5	- 16.7%	20	13	- 35.0%
Closed Sales	3	3	0.0%	22	11	- 50.0%
Median Sales Price*	\$407,000	\$280,000	- 31.2%	\$281,000	\$300,000	+ 6.8%
Percent of Original List Price Received*	94.7%	84.5%	- 10.8%	100.5%	98.4%	- 2.1%
Days on Market Until Sale	30	78	+ 160.0%	31	36	+ 16.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

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

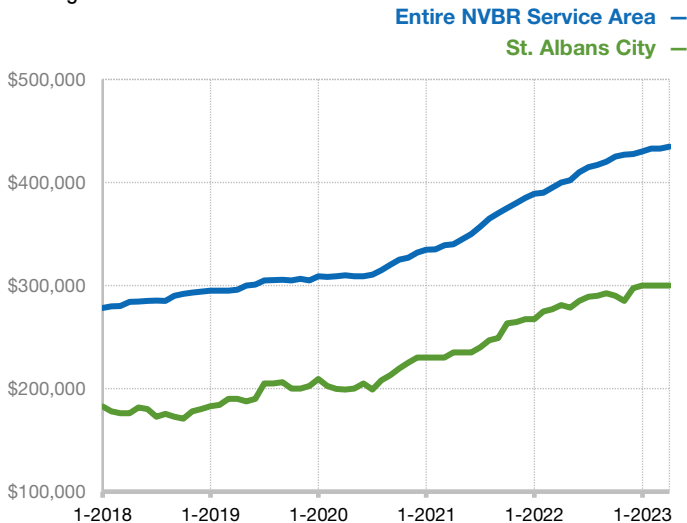
Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	4	--	2	5	+ 150.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$200,000	\$0	- 100.0%	\$200,000	\$0	- 100.0%
Percent of Original List Price Received*	95.2%	0.0%	- 100.0%	103.7%	0.0%	- 100.0%
Days on Market Until Sale	89	0	- 100.0%	64	0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

* 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

