

# Local Market Update for April 2023

A Research Tool Provided by the Northwest Vermont REALTOR® Association



Northwest Vermont  
REALTOR Association

## St. Albans Town

Franklin County

Single-Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	9	6	- 33.3%	24	20	- 16.7%
Closed Sales	6	4	- 33.3%	18	13	- 27.8%
Median Sales Price*	\$300,500	<b>\$276,000</b>	- 8.2%	\$373,750	<b>\$286,000</b>	- 23.5%
Percent of Original List Price Received*	105.9%	<b>98.9%</b>	- 6.6%	104.2%	<b>97.7%</b>	- 6.2%
Days on Market Until Sale	5	14	+ 180.0%	42	17	- 59.5%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.4	<b>0.9</b>	- 35.7%	--	--	--

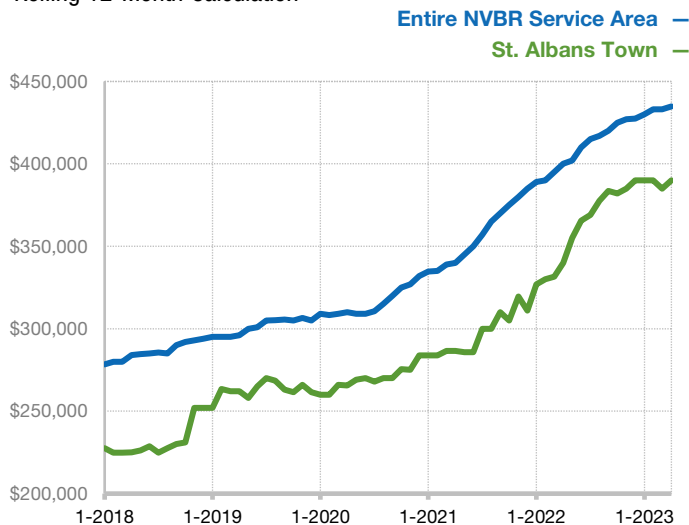
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	2	0	- 100.0%	11	3	- 72.7%
Closed Sales	2	0	- 100.0%	11	1	- 90.9%
Median Sales Price*	\$321,500	<b>\$0</b>	- 100.0%	\$310,000	<b>\$330,000</b>	+ 6.5%
Percent of Original List Price Received*	100.5%	<b>0.0%</b>	- 100.0%	100.7%	<b>113.8%</b>	+ 13.0%
Days on Market Until Sale	11	0	- 100.0%	60	5	- 91.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	<b>0.0</b>	- 100.0%	--	--	--

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

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

