

Local Market Update for October 2021

A Research Tool Provided by the Northwestern Vermont Board of REALTORS®



St. Albans Town

Franklin County

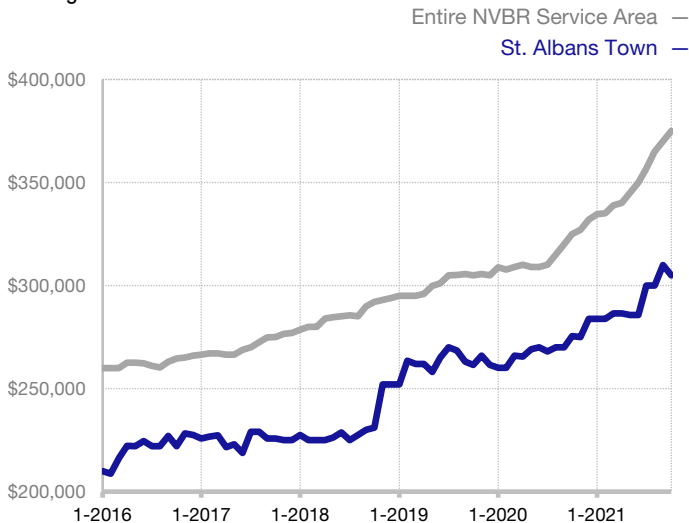
Single-Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	13	8	- 38.5%	119	95	- 20.2%
Closed Sales	14	3	- 78.6%	84	87	+ 3.6%
Median Sales Price*	\$338,450	\$373,000	+ 10.2%	\$275,000	\$300,000	+ 9.1%
Percent of Original List Price Received*	97.9%	99.4%	+ 1.5%	97.0%	101.1%	+ 4.2%
Days on Market Until Sale	38	34	- 10.5%	57	41	- 28.1%
Inventory of Homes for Sale	33	12	- 63.6%	--	--	--
Months Supply of Inventory	3.6	1.3	- 63.9%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	1	1	0.0%	28	15	- 46.4%
Closed Sales	4	1	- 75.0%	23	13	- 43.5%
Median Sales Price*	\$270,000	\$245,000	- 9.3%	\$275,000	\$265,000	- 3.6%
Percent of Original List Price Received*	100.5%	111.4%	+ 10.8%	99.2%	101.2%	+ 2.0%
Days on Market Until Sale	26	3	- 88.5%	36	16	- 55.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--

* 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

