

Local Market Update for June 2020

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



St. Albans City

Franklin County

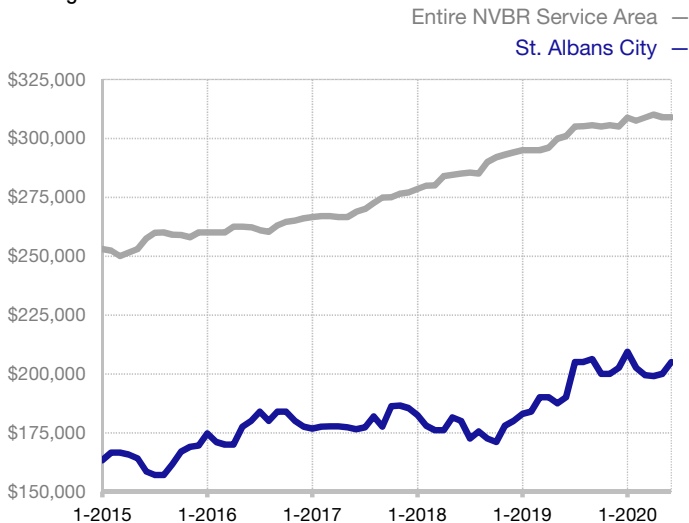
Single-Family	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	5	13	+ 160.0%	44	39	- 11.4%
Closed Sales	10	6	- 40.0%	40	29	- 27.5%
Median Sales Price*	\$186,500	\$226,500	+ 21.4%	\$195,000	\$191,000	- 2.1%
Percent of Original List Price Received*	98.2%	102.1%	+ 4.0%	96.5%	96.9%	+ 0.4%
Days on Market Until Sale	27	47	+ 74.1%	60	100	+ 66.7%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

* 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	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	1	1	0.0%	6	3	- 50.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$187,000	\$0	- 100.0%	\$153,000	\$158,750	+ 3.8%
Percent of Original List Price Received*	98.5%	0.0%	- 100.0%	94.9%	94.2%	- 0.7%
Days on Market Until Sale	245	0	- 100.0%	193	111	- 42.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	3.0	+ 172.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

