

Local Market Update for June 2020

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



St. Albans Town

Franklin County

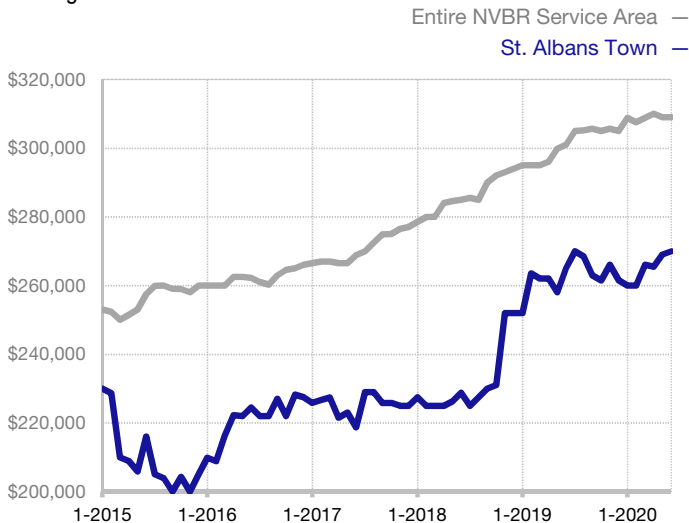
Single-Family	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	16	16	0.0%	54	61	+ 13.0%
Closed Sales	9	13	+ 44.4%	31	33	+ 6.5%
Median Sales Price*	\$273,000	\$293,360	+ 7.5%	\$258,000	\$278,108	+ 7.8%
Percent of Original List Price Received*	97.4%	97.2%	- 0.2%	94.6%	95.9%	+ 1.4%
Days on Market Until Sale	95	44	- 53.7%	91	74	- 18.7%
Inventory of Homes for Sale	35	26	- 25.7%	--	--	--
Months Supply of Inventory	5.1	3.2	- 37.3%	--	--	--

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

Townhouse-Condo	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	6	17	+ 183.3%
Closed Sales	1	1	0.0%	3	6	+ 100.0%
Median Sales Price*	\$285,900	\$235,000	- 17.8%	\$208,900	\$207,750	- 0.6%
Percent of Original List Price Received*	95.5%	95.9%	+ 0.4%	97.7%	95.9%	- 1.8%
Days on Market Until Sale	618	61	- 90.1%	292	42	- 85.6%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	3.8	0.9	- 76.3%	--	--	--

* 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

