

# Local Market Update for March 2021

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



## St. Albans City

Franklin County

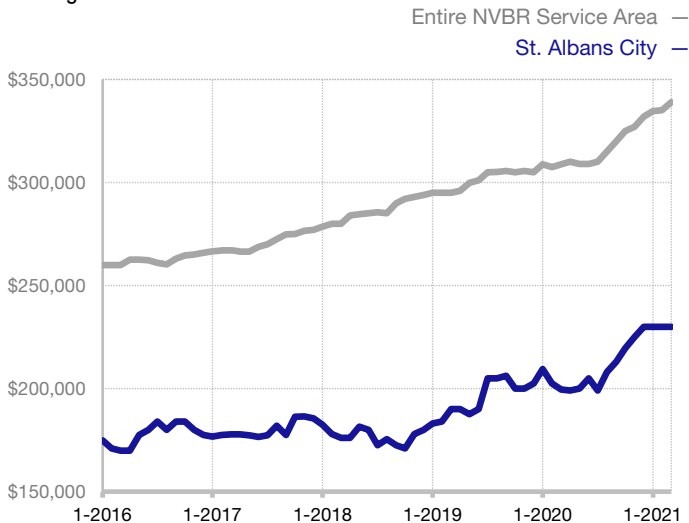
Single-Family	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
<b>Key Metrics</b>						
New Listings	8	6	- 25.0%	15	18	+ 20.0%
Closed Sales	5	5	0.0%	9	14	+ 55.6%
Median Sales Price*	\$233,000	<b>\$244,000</b>	+ 4.7%	\$189,900	<b>\$212,950</b>	+ 12.1%
Percent of Original List Price Received*	93.2%	<b>100.5%</b>	+ 7.8%	96.2%	<b>100.2%</b>	+ 4.2%
Days on Market Until Sale	151	<b>55</b>	- 63.6%	110	<b>38</b>	- 65.5%
Inventory of Homes for Sale	18	<b>8</b>	- 55.6%	--	--	--
Months Supply of Inventory	2.8	<b>1.1</b>	- 60.7%	--	--	--

\* 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	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
<b>Key Metrics</b>						
New Listings	1	4	+ 300.0%	1	6	+ 500.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$187,500	<b>\$0</b>	- 100.0%	\$158,750	<b>\$203,800</b>	+ 28.4%
Percent of Original List Price Received*	98.7%	<b>0.0%</b>	- 100.0%	94.2%	<b>97.0%</b>	+ 3.0%
Days on Market Until Sale	42	0	- 100.0%	111	1	- 99.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	<b>3.0</b>	+ 130.8%	--	--	--

\* 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

