

# Local Market Update for March 2021

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



## St. Albans Town

Franklin County

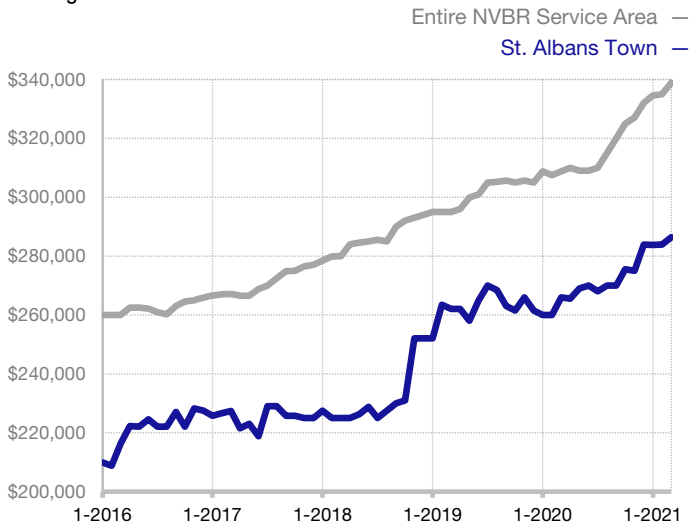
Single-Family	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
<b>Key Metrics</b>						
New Listings	7	12	+ 71.4%	20	25	+ 25.0%
Closed Sales	5	7	+ 40.0%	15	22	+ 46.7%
Median Sales Price*	\$281,216	<b>\$353,000</b>	+ 25.5%	\$275,608	<b>\$297,500</b>	+ 7.9%
Percent of Original List Price Received*	93.8%	<b>99.4%</b>	+ 6.0%	93.9%	<b>98.5%</b>	+ 4.9%
Days on Market Until Sale	65	108	+ 66.2%	111	61	- 45.0%
Inventory of Homes for Sale	25	8	- 68.0%	--	--	--
Months Supply of Inventory	3.1	0.7	- 77.4%	--	--	--

\* 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	1	0.0%	8	4	- 50.0%
Closed Sales	2	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$188,000	<b>\$0</b>	- 100.0%	\$188,000	<b>\$209,000</b>	+ 11.2%
Percent of Original List Price Received*	100.2%	<b>0.0%</b>	- 100.0%	95.5%	<b>93.4%</b>	- 2.2%
Days on Market Until Sale	21	0	- 100.0%	44	41	- 6.8%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	0.0	- 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

