

Local Market Update for July 2021

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



St. Albans City

Franklin County

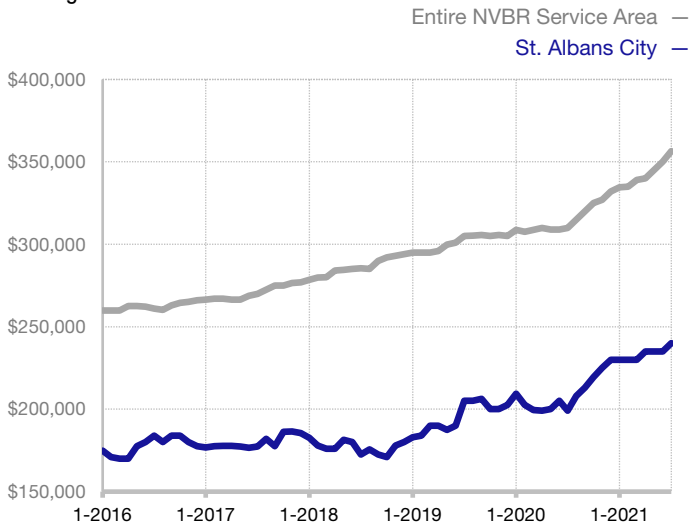
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	6	10	+ 66.7%	45	46	+ 2.2%
Closed Sales	6	4	- 33.3%	35	38	+ 8.6%
Median Sales Price*	\$220,000	\$301,250	+ 36.9%	\$205,000	\$242,102	+ 18.1%
Percent of Original List Price Received*	98.1%	101.7%	+ 3.7%	97.2%	101.7%	+ 4.6%
Days on Market Until Sale	48	11	- 77.1%	91	30	- 67.0%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--

* 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	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	0	0	--	3	24	+ 700.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$98,000	\$214,000	+ 118.4%	\$130,000	\$214,000	+ 64.6%
Percent of Original List Price Received*	98.0%	99.6%	+ 1.6%	95.5%	95.8%	+ 0.3%
Days on Market Until Sale	39	10	- 74.4%	87	23	- 73.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

* 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

