

# Local Market Update for July 2021

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



## St. Albans Town

Franklin County

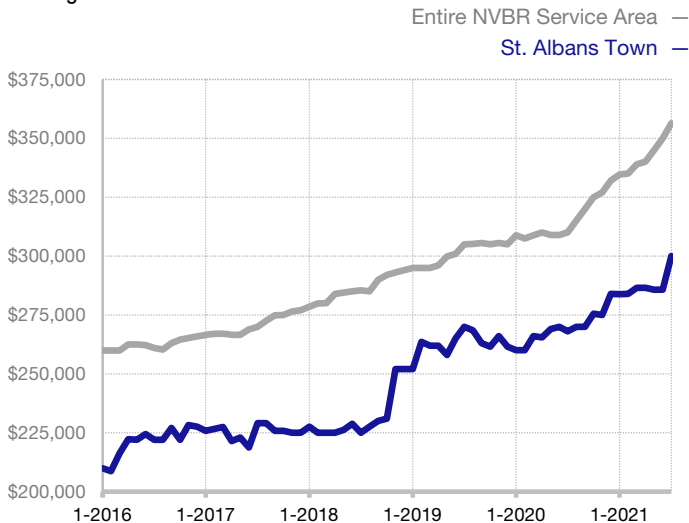
Single-Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
<b>Key Metrics</b>						
New Listings	9	9	0.0%	70	66	- 5.7%
Closed Sales	18	13	- 27.8%	51	66	+ 29.4%
Median Sales Price*	\$261,500	<b>\$345,000</b>	+ 31.9%	\$272,500	<b>\$307,500</b>	+ 12.8%
Percent of Original List Price Received*	96.8%	<b>101.1%</b>	+ 4.4%	96.2%	<b>100.8%</b>	+ 4.8%
Days on Market Until Sale	55	<b>15</b>	- 72.7%	68	<b>41</b>	- 39.7%
Inventory of Homes for Sale	28	<b>8</b>	- 71.4%	--	--	--
Months Supply of Inventory	3.5	<b>0.8</b>	- 77.1%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	4	2	- 50.0%	21	9	- 57.1%
Closed Sales	7	1	- 85.7%	13	7	- 46.2%
Median Sales Price*	\$285,000	<b>\$274,000</b>	- 3.9%	\$235,000	<b>\$265,000</b>	+ 12.8%
Percent of Original List Price Received*	100.1%	<b>101.5%</b>	+ 1.4%	98.1%	<b>97.9%</b>	- 0.2%
Days on Market Until Sale	46	<b>9</b>	- 80.4%	44	<b>21</b>	- 52.3%
Inventory of Homes for Sale	4	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	1.8	<b>0.0</b>	- 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

