

# Local Market Update for October 2021

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



## St. Albans City

Franklin County

| Single-Family                            | October   |           |                | Year to Date |              |                |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2020      | 2021      | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings                             | 10        | 11        | + 10.0%        | 79           | 79           | 0.0%           |
| Closed Sales                             | 10        | 13        | + 30.0%        | 65           | 70           | + 7.7%         |
| Median Sales Price*                      | \$235,000 | \$290,000 | + 23.4%        | \$219,500    | \$264,500    | + 20.5%        |
| Percent of Original List Price Received* | 92.5%     | 102.8%    | + 11.1%        | 96.6%        | 102.0%       | + 5.6%         |
| Days on Market Until Sale                | 60        | 15        | - 75.0%        | 79           | 25           | - 68.4%        |
| Inventory of Homes for Sale              | 11        | 6         | - 45.5%        | --           | --           | --             |
| Months Supply of Inventory               | 1.4       | 0.8       | - 42.9%        | --           | --           | --             |

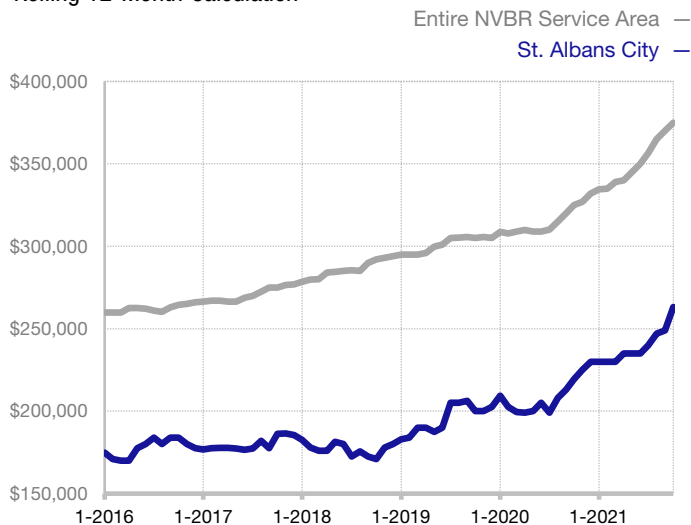
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo                          | October   |      |                | Year to Date |              |                |
|--|-----------|------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2020      | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings                             | 0         | 1    | --             | 3            | 42           | + 1300.0%      |
| Closed Sales                             | 1         | 0    | - 100.0%       | 5            | 8            | + 60.0%        |
| Median Sales Price*                      | \$154,100 | \$0  | - 100.0%       | \$130,000    | \$209,500    | + 61.2%        |
| Percent of Original List Price Received* | 97.8%     | 0.0% | - 100.0%       | 93.6%        | 101.8%       | + 8.8%         |
| Days on Market Until Sale                | 132       | 0    | - 100.0%       | 86           | 16           | - 81.4%        |
| Inventory of Homes for Sale              | 0         | 2    | --             | --           | --           | --             |
| Months Supply of Inventory               | 0.0       | 1.5  | --             | --           | --           | --             |

\* 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

