

# Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



## St. Albans

Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>						
New Listings	26	24	- 7.7%	90	59	- 34.4%
Pending Sales	24	11	- 54.2%	59	39	- 33.9%
Closed Sales	7	8	+ 14.3%	44	42	- 4.5%
Median Sales Price*	\$254,000	\$180,000	- 29.1%	\$196,000	\$195,000	- 0.5%
Average Sales Price*	\$213,893	\$206,625	- 3.4%	\$197,584	\$201,806	+ 2.1%
Percent of Original List Price Received*	95.5%	89.4%	- 6.4%	95.2%	93.4%	- 1.9%
Days on Market Until Sale	161	58	- 64.0%	178	87	- 51.1%
Inventory of Homes for Sale	97	74	- 23.7%	--	--	--
Months Supply of Inventory	7.5	5.9	- 21.3%	--	--	--

\* 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	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>						
New Listings	7	2	- 71.4%	12	13	+ 8.3%
Pending Sales	1	2	+ 100.0%	6	8	+ 33.3%
Closed Sales	1	3	+ 200.0%	4	8	+ 100.0%
Median Sales Price*	\$32,500	\$243,000	+ 647.7%	\$109,750	\$239,000	+ 117.8%
Average Sales Price*	\$32,500	\$221,133	+ 580.4%	\$141,725	\$219,083	+ 54.6%
Percent of Original List Price Received*	0.0%	103.5%	--	100.4%	99.2%	- 1.2%
Days on Market Until Sale	144	127	- 11.8%	233	123	- 47.2%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--
Months Supply of Inventory	6.1	9.2	+ 50.8%	--	--	--

\* 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

