

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



St. Albans

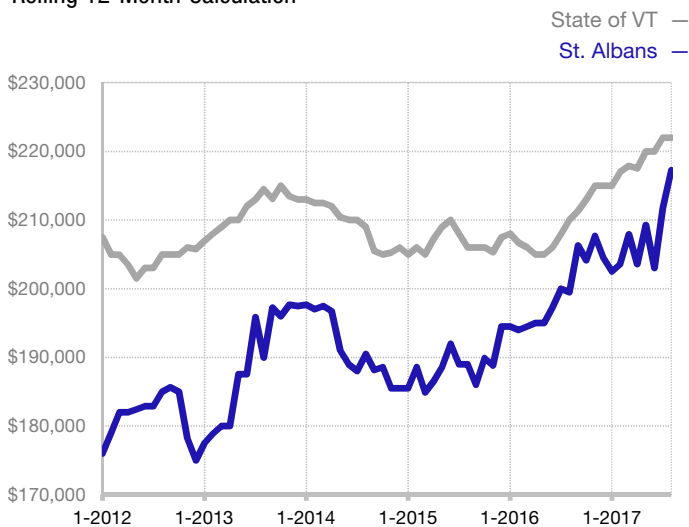
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	28	21	- 25.0%	185	139	- 24.9%
Pending Sales	9	13	+ 44.4%	124	97	- 21.8%
Closed Sales	19	14	- 26.3%	115	100	- 13.0%
Median Sales Price*	\$197,000	\$226,250	+ 14.8%	\$202,000	\$217,375	+ 7.6%
Average Sales Price*	\$221,049	\$251,203	+ 13.6%	\$206,808	\$217,374	+ 5.1%
Percent of Original List Price Received*	95.3%	99.2%	+ 4.1%	96.6%	96.0%	- 0.6%
Days on Market Until Sale	134	152	+ 13.4%	143	95	- 33.6%
Inventory of Homes for Sale	101	76	- 24.8%	--	--	--
Months Supply of Inventory	7.3	6.4	- 12.3%	--	--	--

* 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	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	9	6	- 33.3%	37	30	- 18.9%
Pending Sales	4	4	0.0%	14	22	+ 57.1%
Closed Sales	1	2	+ 100.0%	11	19	+ 72.7%
Median Sales Price*	\$235,000	\$288,400	+ 22.7%	\$181,500	\$207,500	+ 14.3%
Average Sales Price*	\$235,000	\$288,400	+ 22.7%	\$189,905	\$216,524	+ 14.0%
Percent of Original List Price Received*	87.4%	100.9%	+ 15.4%	99.0%	98.6%	- 0.4%
Days on Market Until Sale	442	219	- 50.5%	166	120	- 27.7%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	10.7	8.1	- 24.3%	--	--	--

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

Median Sales Price – Single-Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

