

Local Market Update for June 2017

A Research Tool Provided by Vermont Realtors®



St. Albans

Single-Family	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
Key Metrics						
New Listings	16	18	+ 12.5%	132	102	- 22.7%
Pending Sales	16	16	0.0%	92	75	- 18.5%
Closed Sales	15	13	- 13.3%	78	67	- 14.1%
Median Sales Price*	\$222,000	\$200,000	- 9.9%	\$199,450	\$200,000	+ 0.3%
Average Sales Price*	\$223,730	\$178,487	- 20.2%	\$202,912	\$202,793	- 0.1%
Percent of Original List Price Received*	98.2%	97.1%	- 1.1%	96.7%	95.0%	- 1.8%
Days on Market Until Sale	144	46	- 68.1%	150	94	- 37.3%
Inventory of Homes for Sale	95	71	- 25.3%	--	--	--
Months Supply of Inventory	7.0	5.6	- 20.0%	--	--	--

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

Townhouse-Condo	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
Key Metrics						
New Listings	3	3	0.0%	22	22	0.0%
Pending Sales	2	2	0.0%	10	17	+ 70.0%
Closed Sales	2	4	+ 100.0%	7	14	+ 100.0%
Median Sales Price*	\$183,000	\$189,950	+ 3.8%	\$179,000	\$203,000	+ 13.4%
Average Sales Price*	\$183,000	\$211,850	+ 15.8%	\$159,200	\$211,290	+ 32.7%
Percent of Original List Price Received*	100.8%	95.7%	- 5.1%	100.6%	98.0%	- 2.6%
Days on Market Until Sale	58	90	+ 55.2%	164	107	- 34.8%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	8.6	7.6	- 11.6%	--	--	--

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



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

