

# Local Market Update for March 2017

A Research Tool Provided by Vermont Realtors®



## St. Albans

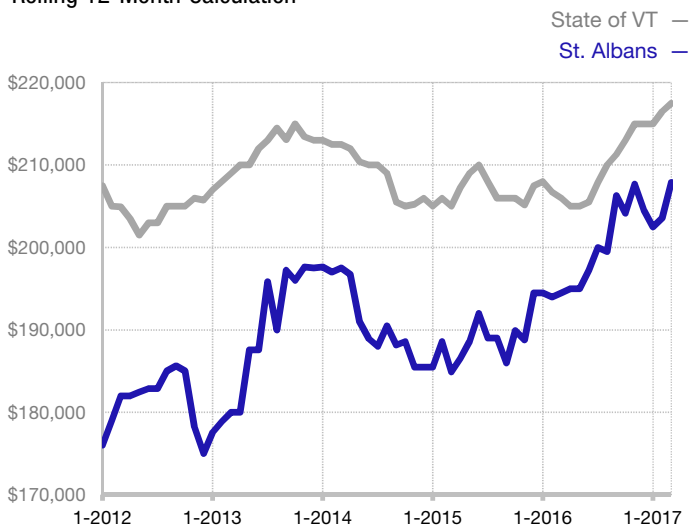
Single-Family	March			YTD		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
<b>Key Metrics</b>						
New Listings	26	9	- 65.4%	64	34	- 46.9%
Pending Sales	9	15	+ 66.7%	35	29	- 17.1%
Closed Sales	12	9	- 25.0%	37	34	- 8.1%
Median Sales Price*	\$189,000	<b>\$210,000</b>	+ 11.1%	\$192,860	<b>\$197,500</b>	+ 2.4%
Average Sales Price*	\$204,865	<b>\$183,689</b>	- 10.3%	\$194,498	<b>\$200,672</b>	+ 3.2%
Percent of Original List Price Received*	97.8%	<b>95.8%</b>	- 2.0%	95.2%	<b>94.4%</b>	- 0.8%
Days on Market Until Sale	150	69	- 54.0%	181	94	- 48.1%
Inventory of Homes for Sale	96	59	- 38.5%	--	--	--
Months Supply of Inventory	7.9	4.3	- 45.6%	--	--	--

\* 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	March			YTD		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
<b>Key Metrics</b>						
New Listings	1	5	+ 400.0%	5	11	+ 120.0%
Pending Sales	3	1	- 66.7%	5	5	0.0%
Closed Sales	1	2	+ 100.0%	3	5	+ 66.7%
Median Sales Price*	\$314,900	<b>\$140,000</b>	- 55.5%	\$179,000	<b>\$235,000</b>	+ 31.3%
Average Sales Price*	\$314,900	<b>\$140,000</b>	- 55.5%	\$178,133	<b>\$217,852</b>	+ 22.3%
Percent of Original List Price Received*	103.3%	<b>93.6%</b>	- 9.4%	100.4%	<b>96.6%</b>	- 3.8%
Days on Market Until Sale	682	117	- 82.8%	262	121	- 53.8%
Inventory of Homes for Sale	7	22	+ 214.3%	--	--	--
Months Supply of Inventory	3.1	10.0	+ 222.6%	--	--	--

\* 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

