

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



St. Albans

Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	11	9	- 18.2%	217	186	- 14.3%
Pending Sales	11	8	- 27.3%	160	130	- 18.8%
Closed Sales	12	9	- 25.0%	156	128	- 17.9%
Median Sales Price*	\$190,900	\$207,500	+ 8.7%	\$204,525	\$216,125	+ 5.7%
Average Sales Price*	\$222,442	\$210,337	- 5.4%	\$213,629	\$219,614	+ 2.8%
Percent of Original List Price Received*	94.4%	98.2%	+ 4.0%	96.4%	96.3%	- 0.1%
Days on Market Until Sale	99	32	- 67.7%	134	100	- 25.4%
Inventory of Homes for Sale	78	65	- 16.7%	--	--	--
Months Supply of Inventory	5.5	5.6	+ 1.8%	--	--	--

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

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	46	36	- 21.7%
Pending Sales	3	2	- 33.3%	20	25	+ 25.0%
Closed Sales	2	1	- 50.0%	17	26	+ 52.9%
Median Sales Price*	\$248,150	\$183,500	- 26.1%	\$220,900	\$196,988	- 10.8%
Average Sales Price*	\$248,150	\$183,500	- 26.1%	\$215,215	\$208,890	- 2.9%
Percent of Original List Price Received*	99.4%	100.0%	+ 0.6%	99.0%	98.1%	- 0.9%
Days on Market Until Sale	110	8	- 92.7%	184	116	- 37.0%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	11.1	9.4	- 15.3%	--	--	--

* 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

