

Local Market Update for December 2021

A Research Tool Provided by the Northwestern Vermont Board of REALTORS®



St. Albans City

Franklin County

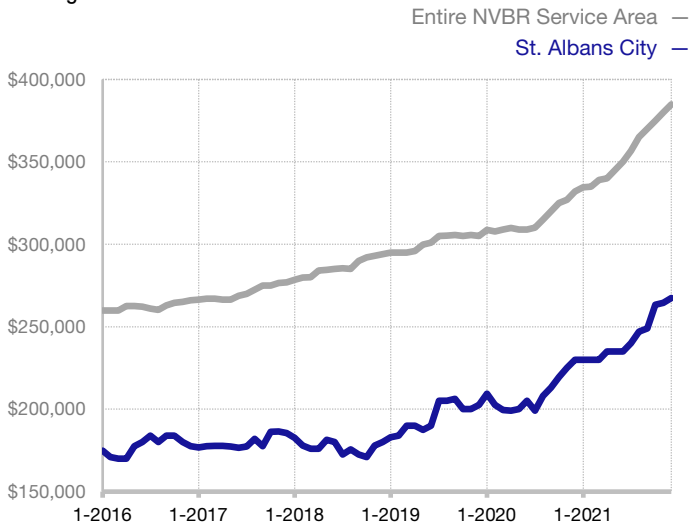
Single-Family	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	6	9	+ 50.0%	88	96	+ 9.1%
Closed Sales	12	9	- 25.0%	83	88	+ 6.0%
Median Sales Price*	\$261,200	\$249,000	- 4.7%	\$230,000	\$267,500	+ 16.3%
Percent of Original List Price Received*	101.3%	98.1%	- 3.2%	97.5%	101.3%	+ 3.9%
Days on Market Until Sale	14	12	- 14.3%	66	23	- 65.2%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

* 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	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	5	44	+ 780.0%
Closed Sales	0	0	--	5	12	+ 140.0%
Median Sales Price*	\$0	\$0	--	\$130,000	\$249,000	+ 91.5%
Percent of Original List Price Received*	0.0%	0.0%	--	93.6%	99.6%	+ 6.4%
Days on Market Until Sale	0	0	--	86	26	- 69.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--

* 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

