

Local Market Update for December 2021

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



St. Albans Town

Franklin County

Single-Family	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	129	104	- 19.4%
Closed Sales	9	7	- 22.2%	106	104	- 1.9%
Median Sales Price*	\$339,000	\$320,000	- 5.6%	\$283,900	\$311,000	+ 9.5%
Percent of Original List Price Received*	99.4%	100.7%	+ 1.3%	97.5%	100.6%	+ 3.2%
Days on Market Until Sale	27	12	- 55.6%	53	42	- 20.8%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

* 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	1	0	- 100.0%	30	16	- 46.7%
Closed Sales	2	0	- 100.0%	27	15	- 44.4%
Median Sales Price*	\$219,500	\$0	- 100.0%	\$265,000	\$250,000	- 5.7%
Percent of Original List Price Received*	99.1%	0.0%	- 100.0%	99.1%	101.5%	+ 2.4%
Days on Market Until Sale	40	0	- 100.0%	38	15	- 60.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

