

# Local Market Update for April 2016

A Research Tool Provided by Vermont Realtors®



## Brattleboro

Single-Family	April			YTD		
Key Metrics	2015	2016	Percent Change	Thru 4-2015	Thru 4-2016	Percent Change
New Listings	15	15	0.0%	32	29	- 9.4%
Pending Sales	7	6	- 14.3%	22	25	+ 13.6%
Closed Sales	7	5	- 28.6%	18	23	+ 27.8%
Median Sales Price*	\$167,500	<b>\$117,500</b>	- 29.9%	\$153,750	<b>\$162,375</b>	+ 5.6%
Average Sales Price*	\$180,516	<b>\$132,805</b>	- 26.4%	\$171,617	<b>\$161,114</b>	- 6.1%
Percent of Original List Price Received*	85.2%	<b>80.2%</b>	- 5.9%	84.8%	<b>88.8%</b>	+ 4.7%
Days on Market Until Sale	163	<b>334</b>	+ 104.9%	173	<b>185</b>	+ 6.9%
Inventory of Homes for Sale	91	<b>72</b>	- 20.9%	--	--	--
Months Supply of Inventory	13.2	<b>11.4</b>	- 13.6%	--	--	--

\* 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	April			YTD		
Key Metrics	2015	2016	Percent Change	Thru 4-2015	Thru 4-2016	Percent Change
New Listings	3	5	+ 66.7%	10	10	0.0%
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$113,000	<b>\$0</b>	- 100.0%	\$131,750	<b>\$124,750</b>	- 5.3%
Average Sales Price*	\$113,000	<b>\$0</b>	- 100.0%	\$141,625	<b>\$124,750</b>	- 11.9%
Percent of Original List Price Received*	95.0%	<b>0.0%</b>	- 100.0%	104.0%	<b>96.2%</b>	- 7.5%
Days on Market Until Sale	290	<b>0</b>	- 100.0%	139	<b>142</b>	+ 2.2%
Inventory of Homes for Sale	17	<b>10</b>	- 41.2%	--	--	--
Months Supply of Inventory	13.2	<b>6.2</b>	- 53.0%	--	--	--

\* 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

