## Local Market Update for April 2016 A Research Tool Provided by Vermont Realtors®



## **Brattleboro**

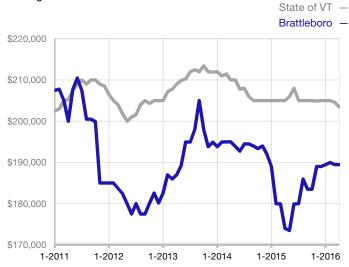
Single-Family	April			YTD		
Key Metrics	2015	2016	Percent Change	Thru 4-2015	Thru 4-2016	Percent Change
New Listings	15	15	0.0%	32	29	- 9.4%
Pending Sales	7	6	- 14.3%	22	25	+ 13.6%
Closed Sales	7	5	- 28.6%	18	23	+ 27.8%
Median Sales Price*	\$167,500	\$117,500	- 29.9%	\$153,750	\$162,375	+ 5.6%
Average Sales Price*	\$180,516	\$132,805	- 26.4%	\$171,617	\$161,114	- 6.1%
Percent of Original List Price Received*	85.2%	80.2%	- 5.9%	84.8%	88.8%	+ 4.7%
Days on Market Until Sale	163	334	+ 104.9%	173	185	+ 6.9%
Inventory of Homes for Sale	91	72	- 20.9%			
Months Supply of Inventory	13.2	11.4	- 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	\$0	- 100.0%	\$131,750	\$124,750	- 5.3%
Average Sales Price*	\$113,000	\$0	- 100.0%	\$141,625	\$124,750	- 11.9%
Percent of Original List Price Received*	95.0%	0.0%	- 100.0%	104.0%	96.2%	- 7.5%
Days on Market Until Sale	290	0	- 100.0%	139	142	+ 2.2%
Inventory of Homes for Sale	17	10	- 41.2%			
Months Supply of Inventory	13.2	6.2	- 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

