

# Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



## Caledonia County

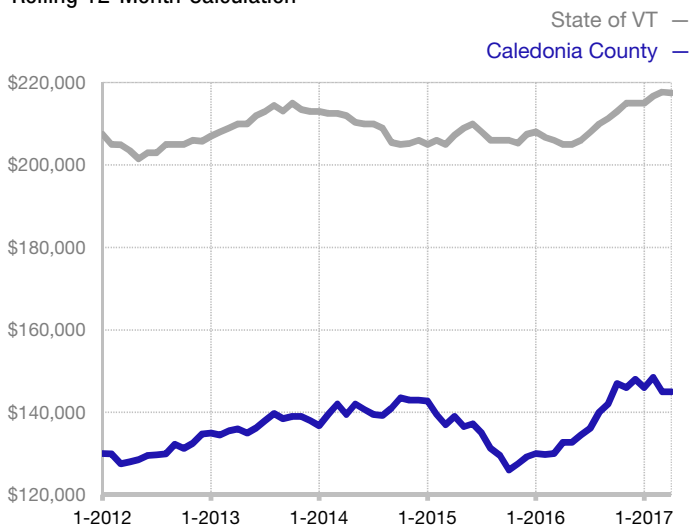
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>						
New Listings	67	49	- 26.9%	168	135	- 19.6%
Pending Sales	17	31	+ 82.4%	75	92	+ 22.7%
Closed Sales	20	19	- 5.0%	64	68	+ 6.3%
Median Sales Price*	\$135,625	<b>\$111,850</b>	- 17.5%	\$134,500	<b>\$128,000</b>	- 4.8%
Average Sales Price*	\$136,745	<b>\$142,028</b>	+ 3.9%	\$144,058	<b>\$140,967</b>	- 2.1%
Percent of Original List Price Received*	89.7%	<b>88.0%</b>	- 1.9%	87.5%	<b>86.7%</b>	- 0.9%
Days on Market Until Sale	295	164	- 44.4%	235	155	- 34.0%
Inventory of Homes for Sale	357	270	- 24.4%	--	--	--
Months Supply of Inventory	14.5	11.1	- 23.4%	--	--	--

\* 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		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>						
New Listings	5	4	- 20.0%	12	10	- 16.7%
Pending Sales	0	4	--	2	8	+ 300.0%
Closed Sales	0	4	--	1	6	+ 500.0%
Median Sales Price*	\$0	<b>\$157,200</b>	--	\$104,900	<b>\$157,200</b>	+ 49.9%
Average Sales Price*	\$0	<b>\$192,755</b>	--	\$104,900	<b>\$181,337</b>	+ 72.9%
Percent of Original List Price Received*	0.0%	<b>86.0%</b>	--	75.5%	<b>86.6%</b>	+ 14.7%
Days on Market Until Sale	0	315	--	422	280	- 33.6%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	12.7	11.5	- 9.4%	--	--	--

\* 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

