

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Chittenden County

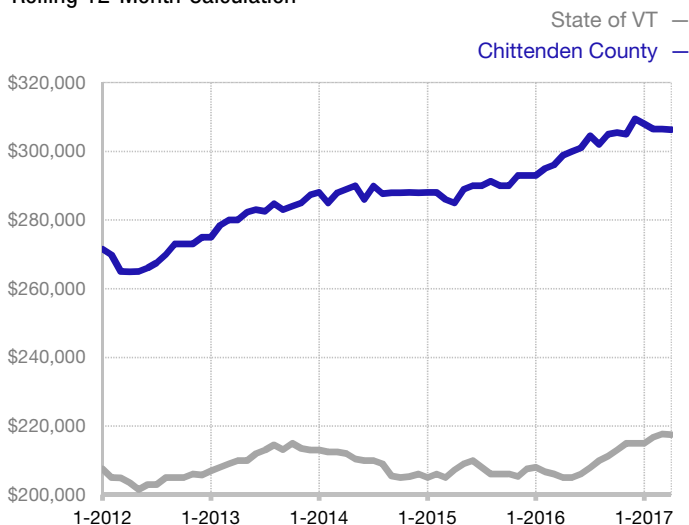
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	194	158	- 18.6%	584	493	- 15.6%
Pending Sales	125	120	- 4.0%	399	377	- 5.5%
Closed Sales	95	78	- 17.9%	293	257	- 12.3%
Median Sales Price*	\$309,000	\$308,000	- 0.3%	\$293,000	\$291,500	- 0.5%
Average Sales Price*	\$340,309	\$355,579	+ 4.5%	\$338,395	\$339,892	+ 0.4%
Percent of Original List Price Received*	96.1%	97.1%	+ 1.0%	95.5%	96.4%	+ 0.9%
Days on Market Until Sale	148	62	- 58.1%	149	74	- 50.3%
Inventory of Homes for Sale	535	384	- 28.2%	--	--	--
Months Supply of Inventory	5.0	3.7	- 26.0%	--	--	--

* 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	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	83	69	- 16.9%	234	212	- 9.4%
Pending Sales	64	63	- 1.6%	217	203	- 6.5%
Closed Sales	46	44	- 4.3%	165	146	- 11.5%
Median Sales Price*	\$241,500	\$206,500	- 14.5%	\$227,000	\$238,500	+ 5.1%
Average Sales Price*	\$261,652	\$240,314	- 8.2%	\$242,793	\$273,163	+ 12.5%
Percent of Original List Price Received*	98.2%	99.0%	+ 0.8%	97.4%	98.0%	+ 0.6%
Days on Market Until Sale	136	76	- 44.1%	131	96	- 26.7%
Inventory of Homes for Sale	173	131	- 24.3%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--

* 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

