

# Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



## Essex County

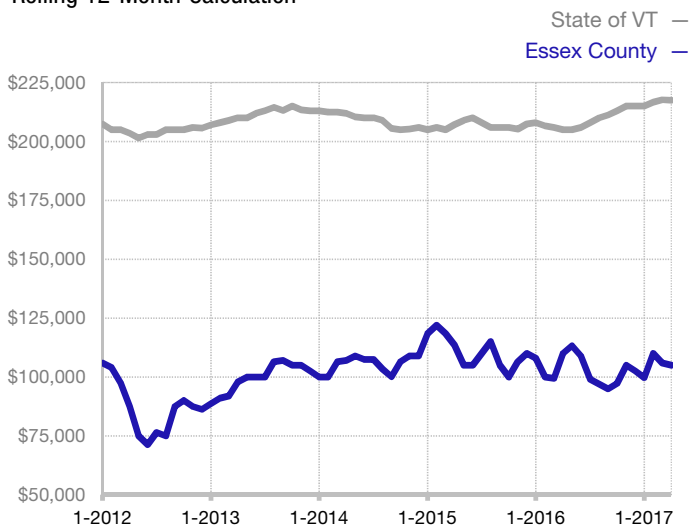
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>	<b>2016</b>	<b>2017</b>	<b>Percent Change</b>	<b>Thru 4-2016</b>	<b>Thru 4-2017</b>	<b>Percent Change</b>
New Listings	16	14	- 12.5%	39	43	+ 10.3%
Pending Sales	5	9	+ 80.0%	22	27	+ 22.7%
Closed Sales	7	5	- 28.6%	19	23	+ 21.1%
Median Sales Price*	\$152,500	<b>\$114,000</b>	- 25.2%	\$90,000	<b>\$114,000</b>	+ 26.7%
Average Sales Price*	\$168,317	<b>\$150,180</b>	- 10.8%	\$112,053	<b>\$121,013</b>	+ 8.0%
Percent of Original List Price Received*	90.1%	<b>92.1%</b>	+ 2.2%	88.8%	<b>88.2%</b>	- 0.7%
Days on Market Until Sale	274	<b>235</b>	- 14.2%	204	<b>172</b>	- 15.7%
Inventory of Homes for Sale	119	<b>94</b>	- 21.0%	--	--	--
Months Supply of Inventory	19.8	<b>12.4</b>	- 37.4%	--	--	--

\* 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>	<b>2016</b>	<b>2017</b>	<b>Percent Change</b>	<b>Thru 4-2016</b>	<b>Thru 4-2017</b>	<b>Percent Change</b>
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

