

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Franklin County

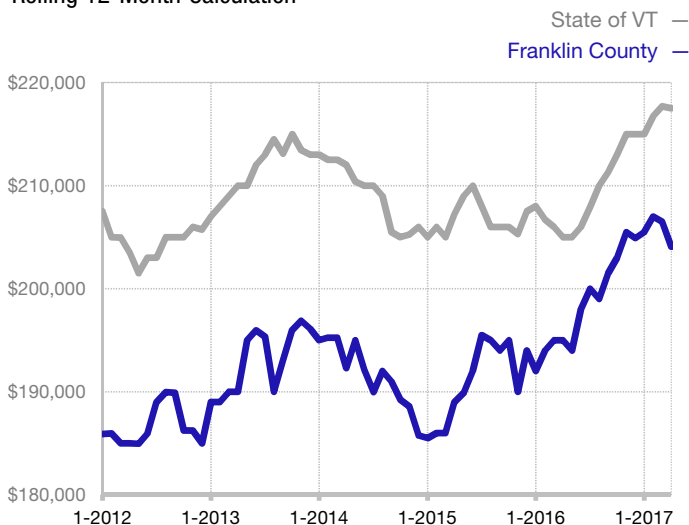
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	84	80	- 4.8%	288	227	- 21.2%
Pending Sales	57	43	- 24.6%	187	155	- 17.1%
Closed Sales	36	26	- 27.8%	157	127	- 19.1%
Median Sales Price*	\$218,750	\$187,500	- 14.3%	\$198,950	\$195,000	- 2.0%
Average Sales Price*	\$210,166	\$197,415	- 6.1%	\$196,496	\$205,087	+ 4.4%
Percent of Original List Price Received*	95.3%	92.5%	- 2.9%	95.0%	94.0%	- 1.1%
Days on Market Until Sale	172	71	- 58.7%	166	101	- 39.2%
Inventory of Homes for Sale	423	304	- 28.1%	--	--	--
Months Supply of Inventory	9.8	6.9	- 29.6%	--	--	--

* 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		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	9	4	- 55.6%	19	18	- 5.3%
Pending Sales	3	3	0.0%	13	12	- 7.7%
Closed Sales	3	4	+ 33.3%	9	15	+ 66.7%
Median Sales Price*	\$247,600	\$214,500	- 13.4%	\$197,000	\$235,000	+ 19.3%
Average Sales Price*	\$181,333	\$212,350	+ 17.1%	\$185,211	\$217,587	+ 17.5%
Percent of Original List Price Received*	103.3%	102.8%	- 0.5%	100.4%	98.6%	- 1.8%
Days on Market Until Sale	397	167	- 57.9%	277	152	- 45.1%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	7.3	8.1	+ 11.0%	--	--	--

* 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

