

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Orleans County

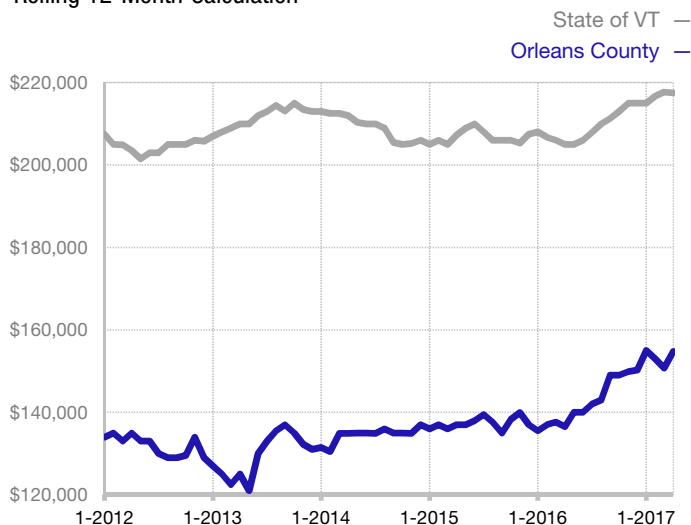
Single-Family	April			YTD		
Key Metrics	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
New Listings	75	67	- 10.7%	210	179	- 14.8%
Pending Sales	33	34	+ 3.0%	94	115	+ 22.3%
Closed Sales	14	20	+ 42.9%	68	76	+ 11.8%
Median Sales Price*	\$125,750	\$160,000	+ 27.2%	\$137,500	\$148,500	+ 8.0%
Average Sales Price*	\$140,350	\$174,133	+ 24.1%	\$171,803	\$178,928	+ 4.1%
Percent of Original List Price Received*	93.9%	87.7%	- 6.6%	88.0%	88.4%	+ 0.5%
Days on Market Until Sale	213	204	- 4.2%	241	194	- 19.5%
Inventory of Homes for Sale	496	387	- 22.0%	--	--	--
Months Supply of Inventory	17.6	14.4	- 18.2%	--	--	--

* 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	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
New Listings	3	1	- 66.7%	7	3	- 57.1%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$157,500	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$157,500	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	95.3%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	94	0	- 100.0%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	11.7	7.3	- 37.6%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

