

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Rutland County

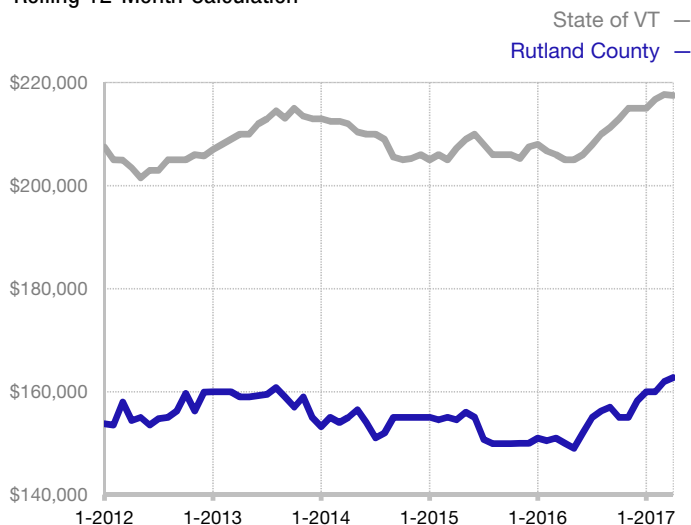
Single-Family	April			YTD		
Key Metrics	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
New Listings	118	126	+ 6.8%	433	327	- 24.5%
Pending Sales	62	71	+ 14.5%	218	222	+ 1.8%
Closed Sales	35	40	+ 14.3%	169	155	- 8.3%
Median Sales Price*	\$159,000	\$148,500	- 6.6%	\$150,000	\$165,000	+ 10.0%
Average Sales Price*	\$155,016	\$173,354	+ 11.8%	\$167,453	\$183,459	+ 9.6%
Percent of Original List Price Received*	89.2%	88.1%	- 1.2%	86.7%	89.4%	+ 3.1%
Days on Market Until Sale	208	134	- 35.6%	226	150	- 33.6%
Inventory of Homes for Sale	826	569	- 31.1%	--	--	--
Months Supply of Inventory	15.8	10.3	- 34.8%	--	--	--

* 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	9	11	+ 22.2%	55	59	+ 7.3%
Pending Sales	14	9	- 35.7%	35	39	+ 11.4%
Closed Sales	8	7	- 12.5%	27	32	+ 18.5%
Median Sales Price*	\$119,500	\$52,000	- 56.5%	\$106,000	\$79,950	- 24.6%
Average Sales Price*	\$180,000	\$61,336	- 65.9%	\$140,039	\$102,951	- 26.5%
Percent of Original List Price Received*	86.7%	89.7%	+ 3.5%	89.9%	89.8%	- 0.1%
Days on Market Until Sale	321	218	- 32.1%	234	197	- 15.8%
Inventory of Homes for Sale	114	116	+ 1.8%	--	--	--
Months Supply of Inventory	11.5	12.4	+ 7.8%	--	--	--

* 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

