

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Windham County

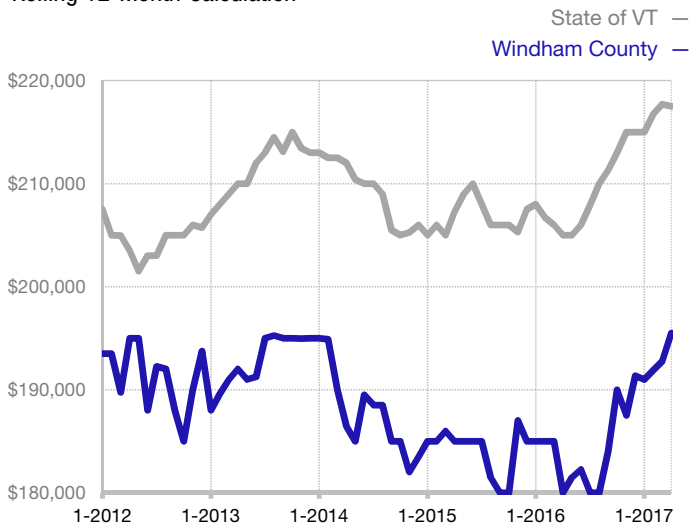
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	90	74	- 17.8%	248	209	- 15.7%
Pending Sales	58	42	- 27.6%	184	163	- 11.4%
Closed Sales	40	32	- 20.0%	154	133	- 13.6%
Median Sales Price*	\$155,000	\$194,950	+ 25.8%	\$170,000	\$185,000	+ 8.8%
Average Sales Price*	\$169,101	\$226,513	+ 34.0%	\$189,577	\$239,192	+ 26.2%
Percent of Original List Price Received*	85.8%	92.0%	+ 7.2%	86.2%	87.9%	+ 2.0%
Days on Market Until Sale	222	149	- 32.9%	228	164	- 28.1%
Inventory of Homes for Sale	643	462	- 28.1%	--	--	--
Months Supply of Inventory	13.8	9.6	- 30.4%	--	--	--

* 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
Key Metrics						
New Listings	19	14	- 26.3%	145	88	- 39.3%
Pending Sales	20	10	- 50.0%	67	50	- 25.4%
Closed Sales	14	12	- 14.3%	40	43	+ 7.5%
Median Sales Price*	\$177,500	\$182,450	+ 2.8%	\$211,000	\$183,000	- 13.3%
Average Sales Price*	\$224,893	\$238,929	+ 6.2%	\$290,801	\$250,852	- 13.7%
Percent of Original List Price Received*	95.7%	87.6%	- 8.5%	92.9%	89.0%	- 4.2%
Days on Market Until Sale	109	256	+ 134.9%	157	233	+ 48.4%
Inventory of Homes for Sale	242	229	- 5.4%	--	--	--
Months Supply of Inventory	17.0	18.3	+ 7.6%	--	--	--

* 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

