

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Windsor County

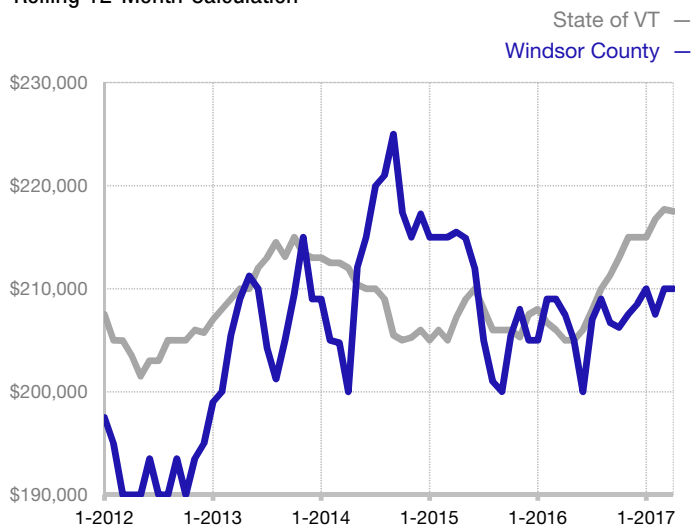
Single-Family	April			YTD		
Key Metrics	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
New Listings	138	107	- 22.5%	452	378	- 16.4%
Pending Sales	51	78	+ 52.9%	221	291	+ 31.7%
Closed Sales	53	56	+ 5.7%	175	210	+ 20.0%
Median Sales Price*	\$212,500	\$221,000	+ 4.0%	\$200,000	\$213,500	+ 6.7%
Average Sales Price*	\$288,907	\$256,378	- 11.3%	\$289,603	\$298,405	+ 3.0%
Percent of Original List Price Received*	86.2%	87.8%	+ 1.9%	85.8%	86.4%	+ 0.7%
Days on Market Until Sale	295	223	- 24.4%	250	205	- 18.0%
Inventory of Homes for Sale	971	769	- 20.8%	--	--	--
Months Supply of Inventory	16.8	12.2	- 27.4%	--	--	--

* 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		
Key Metrics	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
New Listings	30	16	- 46.7%	125	100	- 20.0%
Pending Sales	22	19	- 13.6%	65	71	+ 9.2%
Closed Sales	17	20	+ 17.6%	57	59	+ 3.5%
Median Sales Price*	\$115,000	\$190,000	+ 65.2%	\$125,000	\$142,625	+ 14.1%
Average Sales Price*	\$194,524	\$205,730	+ 5.8%	\$208,200	\$206,067	- 1.0%
Percent of Original List Price Received*	91.5%	92.0%	+ 0.5%	89.3%	89.7%	+ 0.4%
Days on Market Until Sale	132	152	+ 15.2%	226	176	- 22.1%
Inventory of Homes for Sale	286	240	- 16.1%	--	--	--
Months Supply of Inventory	18.5	14.0	- 24.3%	--	--	--

* 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

