

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Colchester

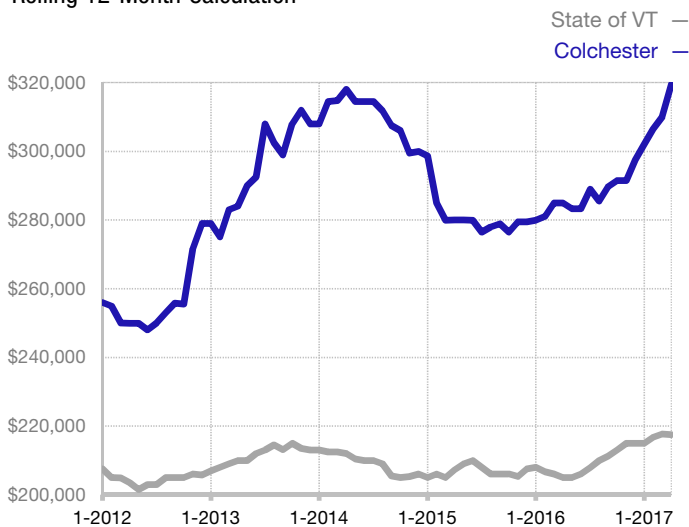
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	20	21	+ 5.0%	56	59	+ 5.4%
Pending Sales	15	17	+ 13.3%	47	45	- 4.3%
Closed Sales	18	13	- 27.8%	48	33	- 31.3%
Median Sales Price*	\$292,000	\$380,000	+ 30.1%	\$284,500	\$372,500	+ 30.9%
Average Sales Price*	\$328,517	\$451,540	+ 37.4%	\$322,436	\$391,526	+ 21.4%
Percent of Original List Price Received*	95.9%	96.2%	+ 0.3%	96.4%	98.6%	+ 2.3%
Days on Market Until Sale	203	97	- 52.2%	162	92	- 43.2%
Inventory of Homes for Sale	58	54	- 6.9%	--	--	--
Months Supply of Inventory	4.9	5.3	+ 8.2%	--	--	--

* 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		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	3	7	+ 133.3%	16	23	+ 43.8%
Pending Sales	6	10	+ 66.7%	29	24	- 17.2%
Closed Sales	9	6	- 33.3%	20	15	- 25.0%
Median Sales Price*	\$299,500	\$214,000	- 28.5%	\$262,950	\$242,500	- 7.8%
Average Sales Price*	\$292,922	\$219,417	- 25.1%	\$267,551	\$254,528	- 4.9%
Percent of Original List Price Received*	101.5%	100.1%	- 1.4%	100.6%	101.2%	+ 0.6%
Days on Market Until Sale	166	7	- 95.8%	152	136	- 10.5%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--

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

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



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

