

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Essex Junction

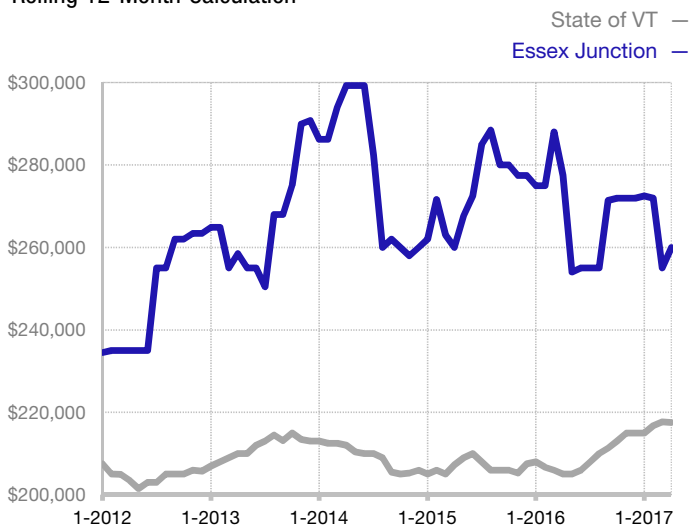
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	8	4	- 50.0%	21	13	- 38.1%
Pending Sales	8	6	- 25.0%	20	11	- 45.0%
Closed Sales	3	1	- 66.7%	7	11	+ 57.1%
Median Sales Price*	\$254,000	\$260,000	+ 2.4%	\$295,000	\$247,000	- 16.3%
Average Sales Price*	\$265,667	\$260,000	- 2.1%	\$282,129	\$256,900	- 8.9%
Percent of Original List Price Received*	95.2%	98.1%	+ 3.0%	96.9%	95.0%	- 2.0%
Days on Market Until Sale	182	15	- 91.8%	141	72	- 48.9%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

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

Townhouse-Condo	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	7	4	- 42.9%	19	12	- 36.8%
Pending Sales	8	2	- 75.0%	19	9	- 52.6%
Closed Sales	5	0	- 100.0%	13	6	- 53.8%
Median Sales Price*	\$182,900	\$0	- 100.0%	\$232,000	\$214,500	- 7.5%
Average Sales Price*	\$199,060	\$0	- 100.0%	\$240,469	\$219,917	- 8.5%
Percent of Original List Price Received*	95.9%	0.0%	- 100.0%	97.5%	96.5%	- 1.0%
Days on Market Until Sale	197	0	- 100.0%	167	88	- 47.3%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--

* 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

