

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Ludlow

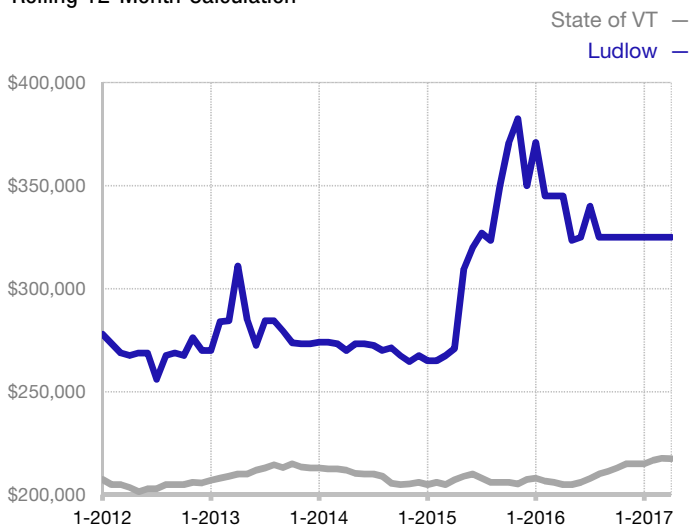
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	8	4	- 50.0%	38	34	- 10.5%
Pending Sales	4	3	- 25.0%	28	18	- 35.7%
Closed Sales	7	6	- 14.3%	24	12	- 50.0%
Median Sales Price*	\$255,000	\$278,750	+ 9.3%	\$327,500	\$278,750	- 14.9%
Average Sales Price*	\$309,464	\$355,250	+ 14.8%	\$530,150	\$404,653	- 23.7%
Percent of Original List Price Received*	80.8%	88.8%	+ 9.9%	86.9%	83.4%	- 4.0%
Days on Market Until Sale	443	218	- 50.8%	268	290	+ 8.2%
Inventory of Homes for Sale	110	96	- 12.7%	--	--	--
Months Supply of Inventory	18.3	17.5	- 4.4%	--	--	--

* 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	11	3	- 72.7%	57	52	- 8.8%
Pending Sales	6	4	- 33.3%	23	28	+ 21.7%
Closed Sales	8	11	+ 37.5%	22	24	+ 9.1%
Median Sales Price*	\$183,500	\$245,500	+ 33.8%	\$346,000	\$262,500	- 24.1%
Average Sales Price*	\$273,238	\$237,784	- 13.0%	\$324,541	\$282,764	- 12.9%
Percent of Original List Price Received*	92.7%	90.3%	- 2.6%	89.9%	87.7%	- 2.4%
Days on Market Until Sale	151	153	+ 1.3%	311	213	- 31.5%
Inventory of Homes for Sale	183	160	- 12.6%	--	--	--
Months Supply of Inventory	31.4	27.8	- 11.5%	--	--	--

* 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

