

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Manchester

Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	9	6	- 33.3%	25	22	- 12.0%
Pending Sales	3	4	+ 33.3%	13	16	+ 23.1%
Closed Sales	3	5	+ 66.7%	13	13	0.0%
Median Sales Price*	\$270,000	\$250,000	- 7.4%	\$320,000	\$300,500	- 6.1%
Average Sales Price*	\$361,733	\$304,300	- 15.9%	\$378,874	\$358,346	- 5.4%
Percent of Original List Price Received*	100.3%	75.4%	- 24.8%	88.6%	83.6%	- 5.6%
Days on Market Until Sale	57	520	+ 812.3%	291	302	+ 3.8%
Inventory of Homes for Sale	95	77	- 18.9%	--	--	--
Months Supply of Inventory	21.9	15.1	- 31.1%	--	--	--

* 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	1	2	+ 100.0%	4	12	+ 200.0%
Pending Sales	1	1	0.0%	5	7	+ 40.0%
Closed Sales	1	1	0.0%	4	6	+ 50.0%
Median Sales Price*	\$170,000	\$170,000	0.0%	\$172,500	\$168,500	- 2.3%
Average Sales Price*	\$170,000	\$170,000	0.0%	\$180,625	\$206,167	+ 14.1%
Percent of Original List Price Received*	87.2%	91.9%	+ 5.4%	92.0%	92.5%	+ 0.5%
Days on Market Until Sale	223	289	+ 29.6%	147	187	+ 27.2%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	12.2	7.2	- 41.0%	--	--	--

* 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

