

Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



Middlebury

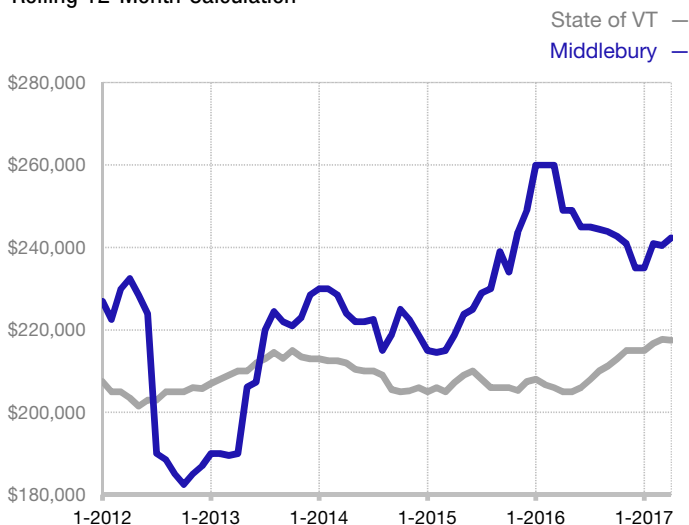
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
Key Metrics						
New Listings	9	9	0.0%	41	29	- 29.3%
Pending Sales	3	9	+ 200.0%	13	24	+ 84.6%
Closed Sales	5	3	- 40.0%	11	17	+ 54.5%
Median Sales Price*	\$184,500	\$330,000	+ 78.9%	\$198,950	\$265,000	+ 33.2%
Average Sales Price*	\$209,190	\$293,167	+ 40.1%	\$247,868	\$281,141	+ 13.4%
Percent of Original List Price Received*	90.3%	92.1%	+ 2.0%	93.4%	91.1%	- 2.5%
Days on Market Until Sale	130	198	+ 52.3%	118	145	+ 22.9%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	6.7	5.0	- 25.4%	--	--	--

* 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	1	4	+ 300.0%	8	5	- 37.5%
Pending Sales	1	2	+ 100.0%	3	6	+ 100.0%
Closed Sales	0	0	--	2	7	+ 250.0%
Median Sales Price*	\$0	\$0	--	\$243,500	\$194,500	- 20.1%
Average Sales Price*	\$0	\$0	--	\$243,500	\$269,321	+ 10.6%
Percent of Original List Price Received*	0.0%	0.0%	--	92.7%	94.5%	+ 1.9%
Days on Market Until Sale	0	0	--	94	113	+ 20.2%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--

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

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



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

