

# Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



## Montpelier

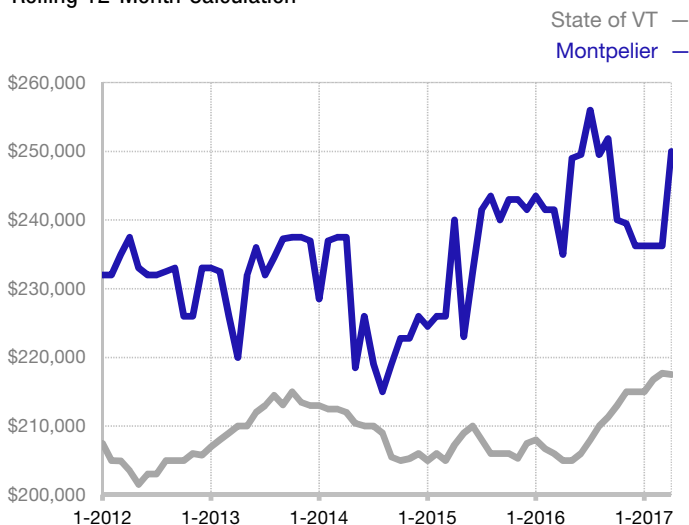
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>						
New Listings	11	8	- 27.3%	29	23	- 20.7%
Pending Sales	7	7	0.0%	22	16	- 27.3%
Closed Sales	5	4	- 20.0%	12	13	+ 8.3%
Median Sales Price*	\$230,000	<b>\$311,743</b>	+ 35.5%	\$211,250	<b>\$282,000</b>	+ 33.5%
Average Sales Price*	\$243,600	<b>\$325,746</b>	+ 33.7%	\$232,283	<b>\$259,606</b>	+ 11.8%
Percent of Original List Price Received*	94.0%	<b>97.8%</b>	+ 4.0%	92.0%	<b>93.0%</b>	+ 1.1%
Days on Market Until Sale	129	15	- 88.4%	156	86	- 44.9%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	4.6	2.6	- 43.5%	--	--	--

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

Townhouse-Condo	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>						
New Listings	1	4	+ 300.0%	9	9	0.0%
Pending Sales	1	3	+ 200.0%	8	9	+ 12.5%
Closed Sales	2	0	- 100.0%	6	12	+ 100.0%
Median Sales Price*	\$136,270	<b>\$0</b>	- 100.0%	\$153,000	<b>\$200,000</b>	+ 30.7%
Average Sales Price*	\$136,270	<b>\$0</b>	- 100.0%	\$140,590	<b>\$198,346</b>	+ 41.1%
Percent of Original List Price Received*	81.1%	<b>0.0%</b>	- 100.0%	91.0%	<b>91.9%</b>	+ 1.0%
Days on Market Until Sale	189	0	- 100.0%	179	173	- 3.4%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	5.5	1.6	- 70.9%	--	--	--

\* 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

