

Local Market Update for August 2015

A Research Tool Provided by Vermont Realtors®



Windham County

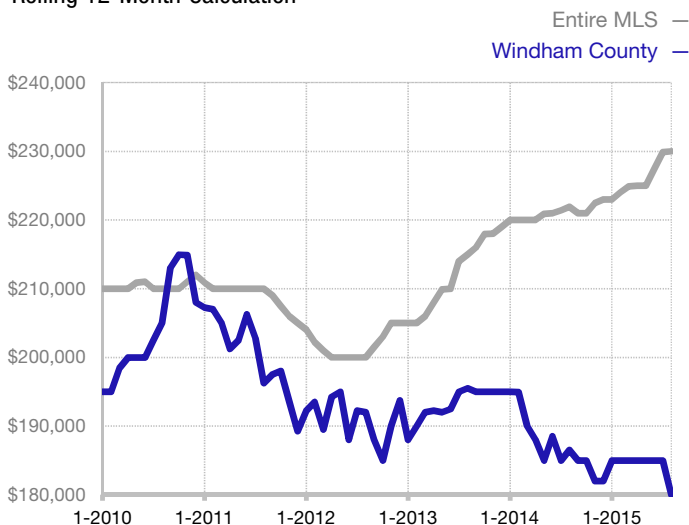
Single-Family	August			YTD		
	2014	2015	Percent Change	Thru 8-2014	Thru 8-2015	Percent Change
Key Metrics						
New Listings	107	99	- 7.5%	779	788	+ 1.2%
Pending Sales	47	48	+ 2.1%	309	333	+ 7.8%
Closed Sales	47	55	+ 17.0%	291	331	+ 13.7%
Median Sales Price*	\$195,000	\$181,500	- 6.9%	\$185,000	\$182,500	- 1.4%
Average Sales Price*	\$253,230	\$207,229	- 18.2%	\$220,784	\$231,010	+ 4.6%
Percent of Original List Price Received*	87.0%	90.8%	+ 4.4%	85.9%	88.5%	+ 3.0%
Days on Market Until Sale	204	164	- 19.6%	196	194	- 1.0%
Inventory of Homes for Sale	942	916	- 2.8%	--	--	--
Months Supply of Inventory	24.3	22.0	- 9.5%	--	--	--

* 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	August			YTD		
	2014	2015	Percent Change	Thru 8-2014	Thru 8-2015	Percent Change
Key Metrics						
New Listings	32	15	- 53.1%	204	184	- 9.8%
Pending Sales	11	17	+ 54.5%	103	108	+ 4.9%
Closed Sales	8	16	+ 100.0%	98	106	+ 8.2%
Median Sales Price*	\$194,250	\$136,750	- 29.6%	\$166,500	\$150,000	- 9.9%
Average Sales Price*	\$217,875	\$177,250	- 18.6%	\$246,997	\$218,380	- 11.6%
Percent of Original List Price Received*	92.0%	87.7%	- 4.7%	89.4%	88.0%	- 1.6%
Days on Market Until Sale	166	181	+ 9.0%	215	196	- 8.8%
Inventory of Homes for Sale	252	199	- 21.0%	--	--	--
Months Supply of Inventory	19.4	13.4	- 30.9%	--	--	--

* 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

