

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



Addison County

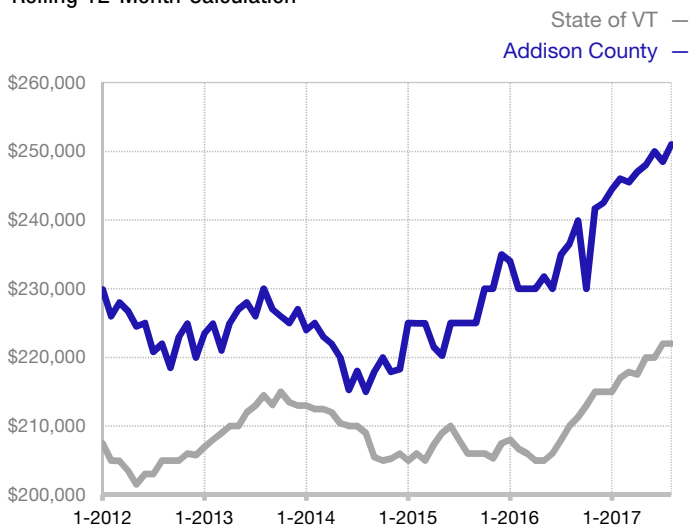
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	40	50	+ 25.0%	442	438	- 0.9%
Pending Sales	29	40	+ 37.9%	230	262	+ 13.9%
Closed Sales	43	40	- 7.0%	211	223	+ 5.7%
Median Sales Price*	\$242,000	\$268,750	+ 11.1%	\$225,400	\$251,000	+ 11.4%
Average Sales Price*	\$264,967	\$314,178	+ 18.6%	\$253,736	\$274,852	+ 8.3%
Percent of Original List Price Received*	92.3%	93.2%	+ 1.0%	91.2%	92.1%	+ 1.0%
Days on Market Until Sale	185	89	- 51.9%	181	118	- 34.8%
Inventory of Homes for Sale	319	286	- 10.3%	--	--	--
Months Supply of Inventory	11.8	9.8	- 16.9%	--	--	--

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

Townhouse-Condo	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	5	2	- 60.0%	20	13	- 35.0%
Pending Sales	2	2	0.0%	10	15	+ 50.0%
Closed Sales	2	1	- 50.0%	10	17	+ 70.0%
Median Sales Price*	\$192,400	\$173,100	- 10.0%	\$170,000	\$191,000	+ 12.4%
Average Sales Price*	\$192,400	\$173,100	- 10.0%	\$207,812	\$254,521	+ 22.5%
Percent of Original List Price Received*	102.3%	100.0%	- 2.2%	97.0%	97.2%	+ 0.2%
Days on Market Until Sale	92	14	- 84.8%	124	67	- 46.0%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	6.3	0.4	- 93.7%	--	--	--

* 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

