

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



Caledonia County

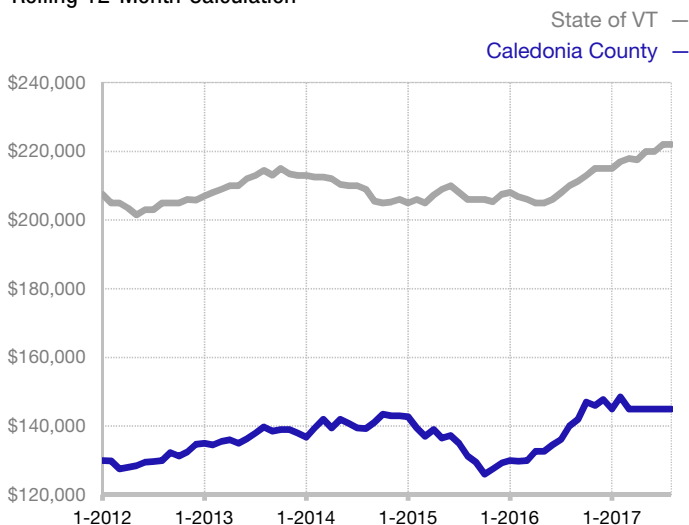
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	56	49	- 12.5%	448	410	- 8.5%
Pending Sales	28	40	+ 42.9%	186	240	+ 29.0%
Closed Sales	29	40	+ 37.9%	170	205	+ 20.6%
Median Sales Price*	\$148,500	\$150,000	+ 1.0%	\$145,000	\$140,000	- 3.4%
Average Sales Price*	\$161,040	\$160,686	- 0.2%	\$152,704	\$162,683	+ 6.5%
Percent of Original List Price Received*	91.4%	89.4%	- 2.2%	89.8%	89.2%	- 0.7%
Days on Market Until Sale	241	208	- 13.7%	221	174	- 21.3%
Inventory of Homes for Sale	410	328	- 20.0%	--	--	--
Months Supply of Inventory	17.8	12.0	- 32.6%	--	--	--

* 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	4	2	- 50.0%	23	19	- 17.4%
Pending Sales	0	0	--	4	11	+ 175.0%
Closed Sales	1	2	+ 100.0%	3	10	+ 233.3%
Median Sales Price*	\$200,000	\$384,500	+ 92.3%	\$200,000	\$197,500	- 1.3%
Average Sales Price*	\$200,000	\$384,500	+ 92.3%	\$284,633	\$215,302	- 24.4%
Percent of Original List Price Received*	89.1%	96.8%	+ 8.6%	88.2%	88.1%	- 0.1%
Days on Market Until Sale	94	192	+ 104.3%	301	267	- 11.3%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	18.7	9.5	- 49.2%	--	--	--

* 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

