

# Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



## Chittenden County

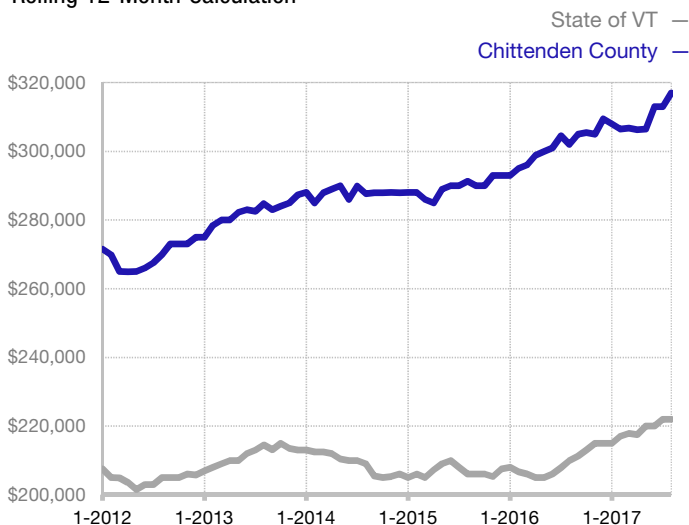
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	134	<b>134</b>	0.0%	1,267	<b>1,195</b>	- 5.7%
Pending Sales	113	<b>136</b>	+ 20.4%	898	<b>934</b>	+ 4.0%
Closed Sales	134	<b>137</b>	+ 2.2%	840	<b>826</b>	- 1.7%
Median Sales Price*	\$296,000	<b>\$329,000</b>	+ 11.1%	\$310,000	<b>\$321,450</b>	+ 3.7%
Average Sales Price*	\$340,174	<b>\$378,297</b>	+ 11.2%	\$355,421	<b>\$357,994</b>	+ 0.7%
Percent of Original List Price Received*	96.6%	<b>98.0%</b>	+ 1.4%	96.4%	<b>97.1%</b>	+ 0.7%
Days on Market Until Sale	93	<b>51</b>	- 45.2%	127	<b>65</b>	- 48.8%
Inventory of Homes for Sale	529	<b>404</b>	- 23.6%	--	--	--
Months Supply of Inventory	5.1	<b>3.8</b>	- 25.5%	--	--	--

\* 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		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	83	<b>64</b>	- 22.9%	557	<b>509</b>	- 8.6%
Pending Sales	59	<b>59</b>	0.0%	469	<b>453</b>	- 3.4%
Closed Sales	70	<b>61</b>	- 12.9%	459	<b>413</b>	- 10.0%
Median Sales Price*	\$214,500	<b>\$224,900</b>	+ 4.8%	\$220,000	<b>\$234,000</b>	+ 6.4%
Average Sales Price*	\$248,294	<b>\$256,759</b>	+ 3.4%	\$247,135	<b>\$262,015</b>	+ 6.0%
Percent of Original List Price Received*	98.2%	<b>98.9%</b>	+ 0.7%	98.4%	<b>98.6%</b>	+ 0.2%
Days on Market Until Sale	87	<b>60</b>	- 31.0%	113	<b>69</b>	- 38.9%
Inventory of Homes for Sale	198	<b>141</b>	- 28.8%	--	--	--
Months Supply of Inventory	3.6	<b>2.7</b>	- 25.0%	--	--	--

\* 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

