

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



Essex County

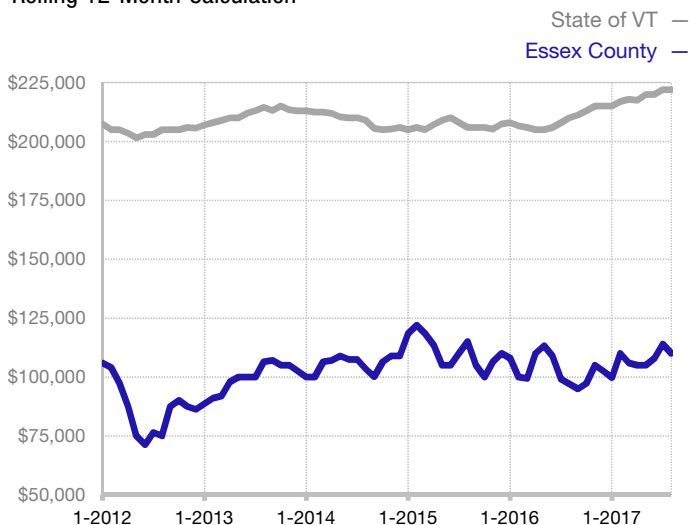
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	11	24	+ 118.2%	113	130	+ 15.0%
Pending Sales	9	8	- 11.1%	58	63	+ 8.6%
Closed Sales	6	18	+ 200.0%	48	58	+ 20.8%
Median Sales Price*	\$144,025	\$108,500	- 24.7%	\$95,000	\$110,000	+ 15.8%
Average Sales Price*	\$132,858	\$118,604	- 10.7%	\$111,230	\$119,399	+ 7.3%
Percent of Original List Price Received*	108.7%	84.1%	- 22.6%	93.0%	86.3%	- 7.2%
Days on Market Until Sale	118	243	+ 105.9%	222	191	- 14.0%
Inventory of Homes for Sale	134	123	- 8.2%	--	--	--
Months Supply of Inventory	22.0	16.2	- 26.4%	--	--	--

* 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	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

