

# Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



## Franklin County

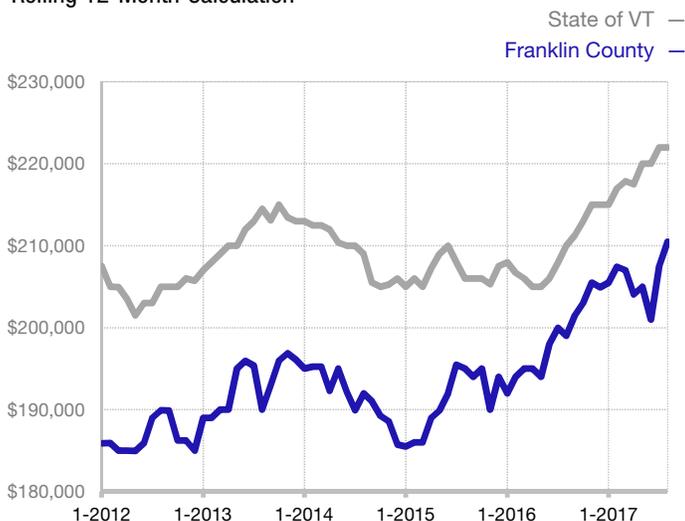
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	93	76	- 18.3%	637	581	- 8.8%
Pending Sales	49	47	- 4.1%	426	376	- 11.7%
Closed Sales	62	60	- 3.2%	390	346	- 11.3%
Median Sales Price*	\$191,000	<b>\$221,200</b>	+ 15.8%	\$205,000	<b>\$214,900</b>	+ 4.8%
Average Sales Price*	\$205,596	<b>\$222,954</b>	+ 8.4%	\$206,759	<b>\$213,369</b>	+ 3.2%
Percent of Original List Price Received*	93.8%	<b>95.9%</b>	+ 2.2%	95.4%	<b>95.3%</b>	- 0.1%
Days on Market Until Sale	146	131	- 10.3%	152	110	- 27.6%
Inventory of Homes for Sale	403	347	- 13.9%	--	--	--
Months Supply of Inventory	8.5	8.1	- 4.7%	--	--	--

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

Townhouse-Condo	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	9	11	+ 22.2%	59	48	- 18.6%
Pending Sales	7	5	- 28.6%	29	29	0.0%
Closed Sales	3	3	0.0%	24	29	+ 20.8%
Median Sales Price*	\$232,000	<b>\$281,900</b>	+ 21.5%	\$194,750	<b>\$198,100</b>	+ 1.7%
Average Sales Price*	\$214,000	<b>\$252,267</b>	+ 17.9%	\$200,494	<b>\$214,383</b>	+ 6.9%
Percent of Original List Price Received*	93.2%	<b>100.6%</b>	+ 7.9%	97.7%	<b>98.5%</b>	+ 0.8%
Days on Market Until Sale	301	291	- 3.3%	219	141	- 35.6%
Inventory of Homes for Sale	39	39	0.0%	--	--	--
Months Supply of Inventory	10.5	10.9	+ 3.8%	--	--	--

\* 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

