

# Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



## Lamoille County

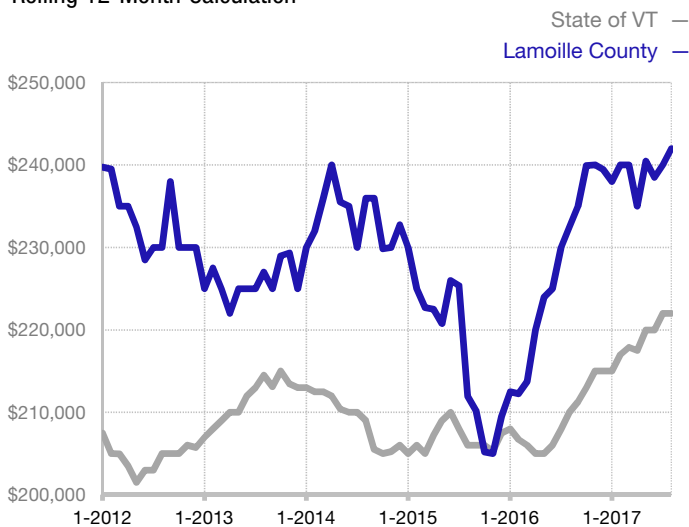
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	47	46	- 2.1%	376	367	- 2.4%
Pending Sales	33	29	- 12.1%	213	233	+ 9.4%
Closed Sales	36	26	- 27.8%	211	189	- 10.4%
Median Sales Price*	\$232,250	<b>\$248,750</b>	+ 7.1%	\$239,450	<b>\$248,000</b>	+ 3.6%
Average Sales Price*	\$302,632	<b>\$404,019</b>	+ 33.5%	\$309,401	<b>\$356,412</b>	+ 15.2%
Percent of Original List Price Received*	91.1%	<b>92.0%</b>	+ 1.0%	90.6%	<b>91.2%</b>	+ 0.7%
Days on Market Until Sale	192	120	- 37.5%	206	175	- 15.0%
Inventory of Homes for Sale	318	249	- 21.7%	--	--	--
Months Supply of Inventory	12.2	10.3	- 15.6%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	8	9	+ 12.5%	95	90	- 5.3%
Pending Sales	14	14	0.0%	45	73	+ 62.2%
Closed Sales	6	11	+ 83.3%	40	59	+ 47.5%
Median Sales Price*	\$255,000	<b>\$242,000</b>	- 5.1%	\$227,950	<b>\$227,500</b>	- 0.2%
Average Sales Price*	\$396,083	<b>\$266,928</b>	- 32.6%	\$320,548	<b>\$298,280</b>	- 6.9%
Percent of Original List Price Received*	88.9%	<b>90.2%</b>	+ 1.5%	90.2%	<b>91.1%</b>	+ 1.0%
Days on Market Until Sale	282	214	- 24.1%	250	197	- 21.2%
Inventory of Homes for Sale	127	94	- 26.0%	--	--	--
Months Supply of Inventory	20.2	12.8	- 36.6%	--	--	--

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

**Median Sales Price – Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

