

# Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



## Orleans County

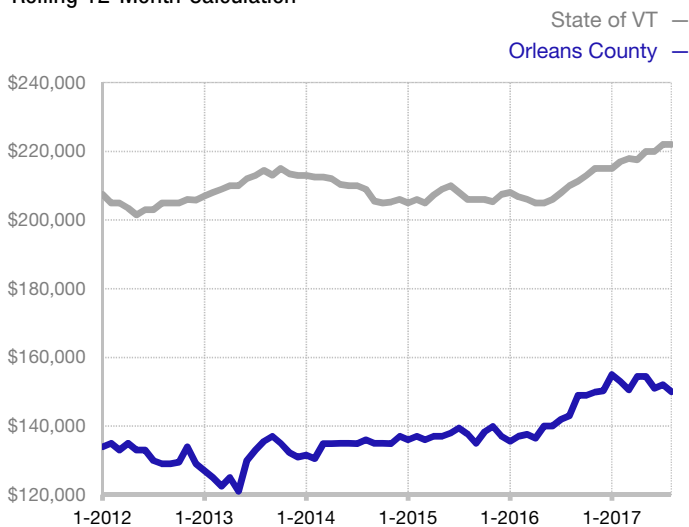
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	54	<b>63</b>	+ 16.7%	478	<b>503</b>	+ 5.2%
Pending Sales	35	<b>56</b>	+ 60.0%	221	<b>285</b>	+ 29.0%
Closed Sales	37	<b>44</b>	+ 18.9%	211	<b>221</b>	+ 4.7%
Median Sales Price*	\$159,000	<b>\$148,000</b>	- 6.9%	\$149,900	<b>\$150,000</b>	+ 0.1%
Average Sales Price*	\$167,834	<b>\$180,674</b>	+ 7.7%	\$177,257	<b>\$187,169</b>	+ 5.6%
Percent of Original List Price Received*	88.6%	<b>94.9%</b>	+ 7.1%	88.3%	<b>90.4%</b>	+ 2.4%
Days on Market Until Sale	274	<b>199</b>	- 27.4%	237	<b>178</b>	- 24.9%
Inventory of Homes for Sale	516	<b>451</b>	- 12.6%	--	--	--
Months Supply of Inventory	19.1	<b>14.8</b>	- 22.5%	--	--	--

\* 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	1	<b>1</b>	0.0%	11	<b>12</b>	+ 9.1%
Pending Sales	0	<b>1</b>	--	6	<b>5</b>	- 16.7%
Closed Sales	0	<b>0</b>	--	5	<b>1</b>	- 80.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$150,000	<b>\$200,000</b>	+ 33.3%
Average Sales Price*	\$0	<b>\$0</b>	--	\$149,200	<b>\$200,000</b>	+ 34.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	95.4%	<b>75.8%</b>	- 20.5%
Days on Market Until Sale	0	<b>0</b>	--	84	<b>303</b>	+ 260.7%
Inventory of Homes for Sale	10	<b>13</b>	+ 30.0%	--	--	--
Months Supply of Inventory	7.1	<b>7.8</b>	+ 9.9%	--	--	--

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



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

