

# Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



## Rutland County

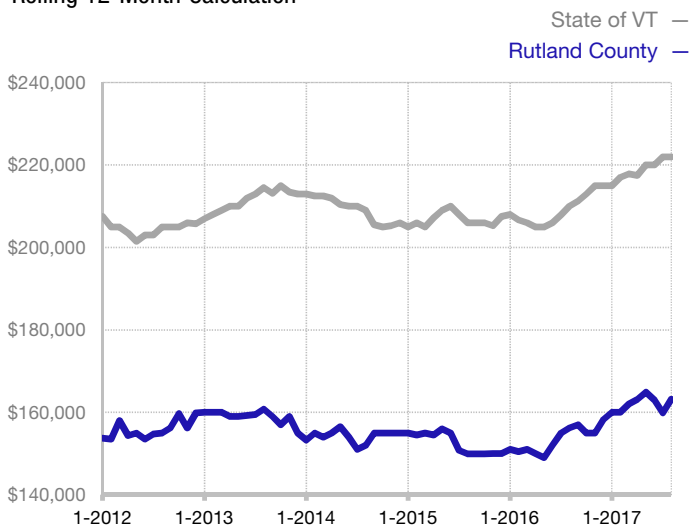
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	107	<b>103</b>	- 3.7%	895	<b>796</b>	- 11.1%
Pending Sales	76	<b>64</b>	- 15.8%	487	<b>483</b>	- 0.8%
Closed Sales	78	<b>81</b>	+ 3.8%	440	<b>435</b>	- 1.1%
Median Sales Price*	\$149,000	<b>\$165,000</b>	+ 10.7%	\$156,625	<b>\$164,900</b>	+ 5.3%
Average Sales Price*	\$193,420	<b>\$186,439</b>	- 3.6%	\$186,545	<b>\$186,396</b>	- 0.1%
Percent of Original List Price Received*	91.2%	<b>92.6%</b>	+ 1.5%	88.2%	<b>90.4%</b>	+ 2.5%
Days on Market Until Sale	232	<b>144</b>	- 37.9%	222	<b>157</b>	- 29.3%
Inventory of Homes for Sale	807	<b>658</b>	- 18.5%	--	--	--
Months Supply of Inventory	14.2	<b>12.1</b>	- 14.8%	--	--	--

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

Townhouse-Condo	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	19	<b>27</b>	+ 42.1%	127	<b>123</b>	- 3.1%
Pending Sales	7	<b>13</b>	+ 85.7%	65	<b>90</b>	+ 38.5%
Closed Sales	7	<b>15</b>	+ 114.3%	64	<b>83</b>	+ 29.7%
Median Sales Price*	\$83,000	<b>\$100,000</b>	+ 20.5%	\$109,000	<b>\$86,000</b>	- 21.1%
Average Sales Price*	\$116,000	<b>\$143,897</b>	+ 24.0%	\$135,797	<b>\$107,584</b>	- 20.8%
Percent of Original List Price Received*	87.3%	<b>86.9%</b>	- 0.5%	90.4%	<b>89.5%</b>	- 1.0%
Days on Market Until Sale	189	<b>168</b>	- 11.1%	196	<b>199</b>	+ 1.5%
Inventory of Homes for Sale	137	<b>111</b>	- 19.0%	--	--	--
Months Supply of Inventory	15.4	<b>10.0</b>	- 35.1%	--	--	--

\* 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

