

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



Washington County

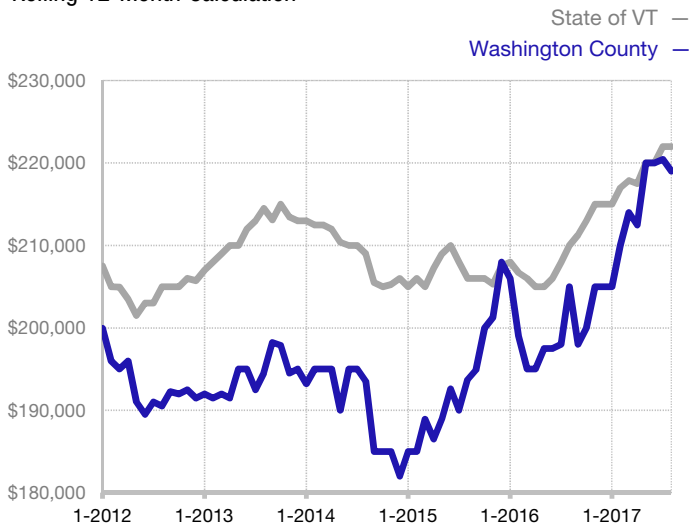
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	66	75	+ 13.6%	623	637	+ 2.2%
Pending Sales	48	62	+ 29.2%	358	416	+ 16.2%
Closed Sales	62	58	- 6.5%	324	357	+ 10.2%
Median Sales Price*	\$253,000	\$194,500	- 23.1%	\$205,600	\$224,500	+ 9.2%
Average Sales Price*	\$270,180	\$210,587	- 22.1%	\$228,278	\$245,964	+ 7.7%
Percent of Original List Price Received*	96.5%	94.4%	- 2.2%	92.2%	92.6%	+ 0.4%
Days on Market Until Sale	145	60	- 58.6%	198	124	- 37.4%
Inventory of Homes for Sale	492	400	- 18.7%	--	--	--
Months Supply of Inventory	11.6	8.4	- 27.6%	--	--	--

* 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
Key Metrics						
New Listings	15	23	+ 53.3%	120	137	+ 14.2%
Pending Sales	10	20	+ 100.0%	77	118	+ 53.2%
Closed Sales	14	18	+ 28.6%	74	114	+ 54.1%
Median Sales Price*	\$133,005	\$147,913	+ 11.2%	\$159,000	\$161,500	+ 1.6%
Average Sales Price*	\$172,751	\$159,261	- 7.8%	\$166,988	\$176,754	+ 5.8%
Percent of Original List Price Received*	90.9%	91.1%	+ 0.2%	89.8%	91.5%	+ 1.9%
Days on Market Until Sale	144	155	+ 7.6%	205	165	- 19.5%
Inventory of Homes for Sale	136	110	- 19.1%	--	--	--
Months Supply of Inventory	14.8	8.1	- 45.3%	--	--	--

* 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

