

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



Windham County

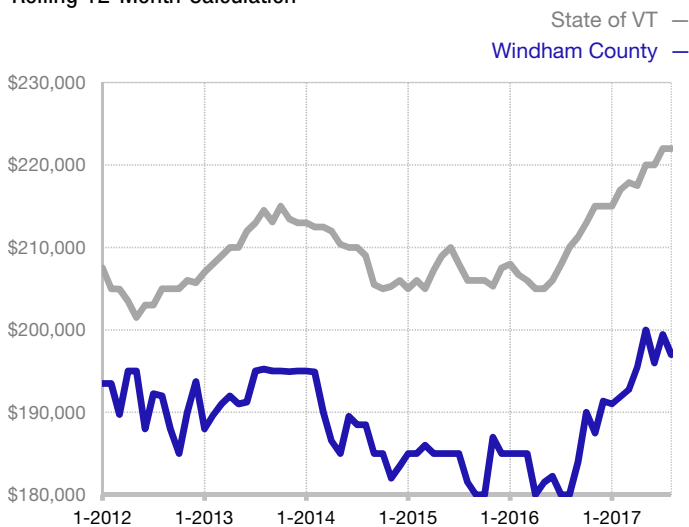
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	67	99	+ 47.8%	663	713	+ 7.5%
Pending Sales	63	81	+ 28.6%	419	428	+ 2.1%
Closed Sales	65	61	- 6.2%	388	362	- 6.7%
Median Sales Price*	\$195,000	\$187,500	- 3.8%	\$180,000	\$189,500	+ 5.3%
Average Sales Price*	\$234,316	\$227,869	- 2.8%	\$227,373	\$244,018	+ 7.3%
Percent of Original List Price Received*	91.2%	92.6%	+ 1.5%	87.7%	90.3%	+ 3.0%
Days on Market Until Sale	200	114	- 43.0%	235	157	- 33.2%
Inventory of Homes for Sale	663	593	- 10.6%	--	--	--
Months Supply of Inventory	13.1	11.7	- 10.7%	--	--	--

* 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
Key Metrics						
New Listings	24	29	+ 20.8%	247	215	- 13.0%
Pending Sales	11	15	+ 36.4%	105	111	+ 5.7%
Closed Sales	7	9	+ 28.6%	99	98	- 1.0%
Median Sales Price*	\$182,000	\$129,000	- 29.1%	\$216,000	\$180,000	- 16.7%
Average Sales Price*	\$220,214	\$162,572	- 26.2%	\$292,767	\$243,268	- 16.9%
Percent of Original List Price Received*	94.2%	87.7%	- 6.9%	92.2%	88.2%	- 4.3%
Days on Market Until Sale	285	325	+ 14.0%	202	247	+ 22.3%
Inventory of Homes for Sale	271	240	- 11.4%	--	--	--
Months Supply of Inventory	20.3	16.7	- 17.7%	--	--	--

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

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



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

