

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



Colchester

Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	11	13	+ 18.2%	124	142	+ 14.5%
Pending Sales	9	11	+ 22.2%	85	112	+ 31.8%
Closed Sales	10	19	+ 90.0%	88	101	+ 14.8%
Median Sales Price*	\$281,750	\$292,900	+ 4.0%	\$285,500	\$335,000	+ 17.3%
Average Sales Price*	\$340,800	\$306,632	- 10.0%	\$336,905	\$357,156	+ 6.0%
Percent of Original List Price Received*	97.8%	93.6%	- 4.3%	96.6%	97.6%	+ 1.0%
Days on Market Until Sale	55	69	+ 25.5%	162	71	- 56.2%
Inventory of Homes for Sale	63	55	- 12.7%	--	--	--
Months Supply of Inventory	5.9	4.4	- 25.4%	--	--	--

* 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	6	8	+ 33.3%	54	56	+ 3.7%
Pending Sales	7	4	- 42.9%	59	48	- 18.6%
Closed Sales	7	7	0.0%	55	48	- 12.7%
Median Sales Price*	\$187,500	\$333,900	+ 78.1%	\$263,000	\$236,250	- 10.2%
Average Sales Price*	\$258,996	\$306,650	+ 18.4%	\$266,266	\$255,997	- 3.9%
Percent of Original List Price Received*	102.3%	104.6%	+ 2.2%	101.1%	100.8%	- 0.3%
Days on Market Until Sale	83	34	- 59.0%	144	75	- 47.9%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--

* 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

