

# Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



## Essex Junction

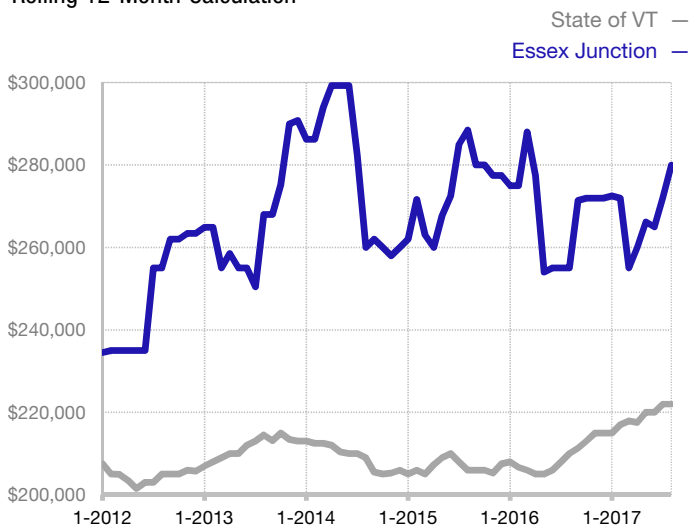
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	5	4	- 20.0%	56	37	- 33.9%
Pending Sales	7	6	- 14.3%	50	29	- 42.0%
Closed Sales	9	2	- 77.8%	41	26	- 36.6%
Median Sales Price*	\$240,000	<b>\$357,500</b>	+ 49.0%	\$262,500	<b>\$284,950</b>	+ 8.6%
Average Sales Price*	\$286,111	<b>\$357,500</b>	+ 25.0%	\$284,649	<b>\$289,604</b>	+ 1.7%
Percent of Original List Price Received*	100.0%	<b>98.2%</b>	- 1.8%	97.4%	<b>97.3%</b>	- 0.1%
Days on Market Until Sale	73	80	+ 9.6%	112	50	- 55.4%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--

\* 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	5	5	0.0%	42	26	- 38.1%
Pending Sales	6	3	- 50.0%	37	23	- 37.8%
Closed Sales	3	4	+ 33.3%	36	22	- 38.9%
Median Sales Price*	\$187,500	<b>\$239,250</b>	+ 27.6%	\$209,000	<b>\$206,250</b>	- 1.3%
Average Sales Price*	\$233,667	<b>\$263,875</b>	+ 12.9%	\$225,377	<b>\$232,950</b>	+ 3.4%
Percent of Original List Price Received*	100.8%	<b>101.2%</b>	+ 0.4%	98.2%	<b>97.8%</b>	- 0.4%
Days on Market Until Sale	67	82	+ 22.4%	127	58	- 54.3%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--

\* 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

