

# Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



## Ludlow

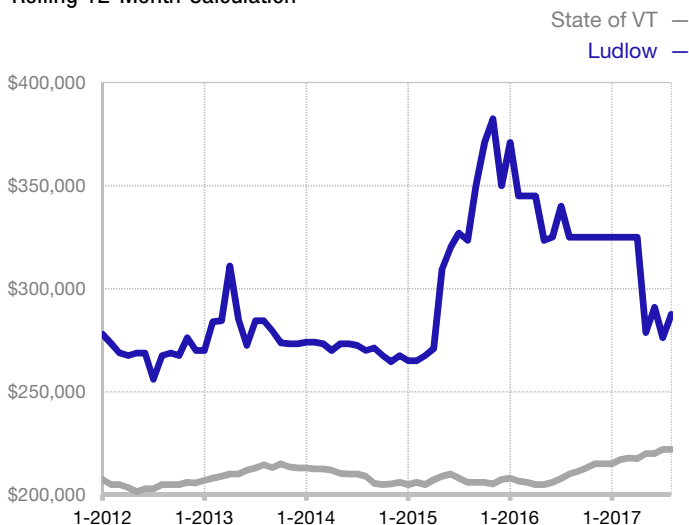
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	12	19	+ 58.3%	96	91	- 5.2%
Pending Sales	11	9	- 18.2%	57	36	- 36.8%
Closed Sales	5	3	- 40.0%	51	28	- 45.1%
Median Sales Price*	\$185,000	<b>\$255,000</b>	+ 37.8%	\$325,000	<b>\$259,000</b>	- 20.3%
Average Sales Price*	\$284,600	<b>\$348,333</b>	+ 22.4%	\$460,322	<b>\$395,691</b>	- 14.0%
Percent of Original List Price Received*	89.6%	<b>91.6%</b>	+ 2.2%	86.6%	<b>86.4%</b>	- 0.2%
Days on Market Until Sale	112	<b>222</b>	+ 98.2%	238	<b>230</b>	- 3.4%
Inventory of Homes for Sale	110	<b>113</b>	+ 2.7%	--	--	--
Months Supply of Inventory	16.9	<b>24.2</b>	+ 43.2%	--	--	--

\* 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	15	7	- 53.3%	95	93	- 2.1%
Pending Sales	5	4	- 20.0%	42	45	+ 7.1%
Closed Sales	6	5	- 16.7%	44	43	- 2.3%
Median Sales Price*	\$297,500	<b>\$245,000</b>	- 17.6%	\$326,500	<b>\$245,000</b>	- 25.0%
Average Sales Price*	\$286,083	<b>\$219,300</b>	- 23.3%	\$315,902	<b>\$235,950</b>	- 25.3%
Percent of Original List Price Received*	81.4%	<b>87.0%</b>	+ 6.9%	88.3%	<b>84.9%</b>	- 3.9%
Days on Market Until Sale	457	<b>252</b>	- 44.9%	325	<b>230</b>	- 29.2%
Inventory of Homes for Sale	179	<b>160</b>	- 10.6%	--	--	--
Months Supply of Inventory	30.7	<b>28.7</b>	- 6.5%	--	--	--

\* 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

