

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



Manchester

Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	11	8	- 27.3%	81	70	- 13.6%
Pending Sales	7	8	+ 14.3%	36	41	+ 13.9%
Closed Sales	7	4	- 42.9%	34	34	0.0%
Median Sales Price*	\$260,000	\$364,000	+ 40.0%	\$306,000	\$355,000	+ 16.0%
Average Sales Price*	\$270,214	\$334,375	+ 23.7%	\$376,878	\$410,878	+ 9.0%
Percent of Original List Price Received*	88.3%	81.1%	- 8.2%	85.0%	84.1%	- 1.1%
Days on Market Until Sale	257	197	- 23.3%	289	256	- 11.4%
Inventory of Homes for Sale	102	85	- 16.7%	--	--	--
Months Supply of Inventory	23.1	16.2	- 29.9%	--	--	--

* 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	3	2	- 33.3%	22	27	+ 22.7%
Pending Sales	1	2	+ 100.0%	15	16	+ 6.7%
Closed Sales	6	1	- 83.3%	14	15	+ 7.1%
Median Sales Price*	\$231,250	\$218,000	- 5.7%	\$190,000	\$218,000	+ 14.7%
Average Sales Price*	\$233,333	\$218,000	- 6.6%	\$215,911	\$231,533	+ 7.2%
Percent of Original List Price Received*	87.6%	95.2%	+ 8.7%	90.9%	90.9%	0.0%
Days on Market Until Sale	349	0	- 100.0%	264	175	- 33.7%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	13.6	8.8	- 35.3%	--	--	--

* 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

