

Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



Rutland

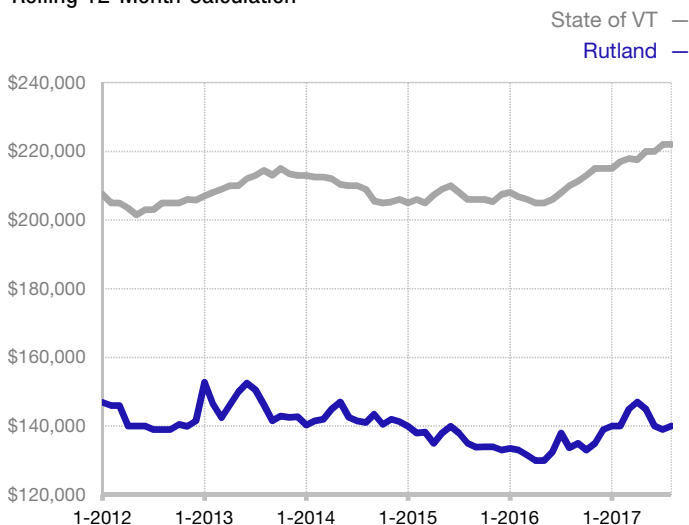
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	29	33	+ 13.8%	271	228	- 15.9%
Pending Sales	31	17	- 45.2%	176	153	- 13.1%
Closed Sales	28	24	- 14.3%	159	141	- 11.3%
Median Sales Price*	\$121,000	\$140,000	+ 15.7%	\$139,000	\$142,000	+ 2.2%
Average Sales Price*	\$118,811	\$166,832	+ 40.4%	\$154,312	\$156,701	+ 1.5%
Percent of Original List Price Received*	90.0%	97.1%	+ 7.9%	88.8%	91.9%	+ 3.5%
Days on Market Until Sale	226	104	- 54.0%	195	129	- 33.8%
Inventory of Homes for Sale	173	146	- 15.6%	--	--	--
Months Supply of Inventory	8.9	8.8	- 1.1%	--	--	--

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

Townhouse-Condo	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
Key Metrics						
New Listings	0	3	--	14	13	- 7.1%
Pending Sales	1	1	0.0%	7	9	+ 28.6%
Closed Sales	1	1	0.0%	9	10	+ 11.1%
Median Sales Price*	\$163,000	\$225,000	+ 38.0%	\$129,500	\$148,950	+ 15.0%
Average Sales Price*	\$163,000	\$225,000	+ 38.0%	\$138,611	\$142,340	+ 2.7%
Percent of Original List Price Received*	91.1%	86.9%	- 4.6%	92.4%	92.2%	- 0.2%
Days on Market Until Sale	56	95	+ 69.6%	180	88	- 51.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	8.4	6.0	- 28.6%	--	--	--

* 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

