

# Local Market Update for August 2017

A Research Tool Provided by Vermont Realtors®



## Winhall

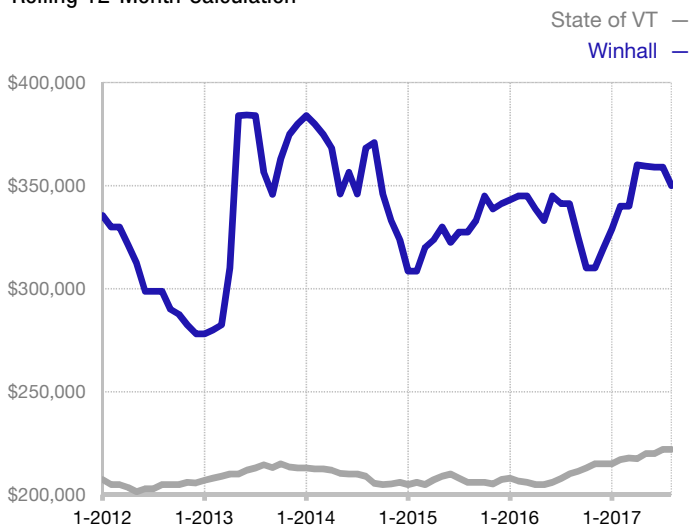
Single-Family	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	5	9	+ 80.0%	59	63	+ 6.8%
Pending Sales	4	9	+ 125.0%	26	39	+ 50.0%
Closed Sales	4	5	+ 25.0%	26	28	+ 7.7%
Median Sales Price*	\$329,500	<b>\$257,000</b>	- 22.0%	\$305,000	<b>\$350,000</b>	+ 14.8%
Average Sales Price*	\$478,500	<b>\$387,400</b>	- 19.0%	\$394,933	<b>\$393,321</b>	- 0.4%
Percent of Original List Price Received*	90.4%	<b>85.3%</b>	- 5.6%	83.9%	<b>85.1%</b>	+ 1.4%
Days on Market Until Sale	207	<b>244</b>	+ 17.9%	287	<b>260</b>	- 9.4%
Inventory of Homes for Sale	95	<b>83</b>	- 12.6%	--	--	--
Months Supply of Inventory	26.1	<b>18.4</b>	- 29.5%	--	--	--

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

Townhouse-Condo	August			YTD		
	2016	2017	Percent Change	Thru 8-2016	Thru 8-2017	Percent Change
<b>Key Metrics</b>						
New Listings	4	4	0.0%	24	26	+ 8.3%
Pending Sales	2	1	- 50.0%	5	5	0.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$150,000	<b>\$0</b>	- 100.0%	\$199,000	<b>\$286,750</b>	+ 44.1%
Average Sales Price*	\$150,000	<b>\$0</b>	- 100.0%	\$233,000	<b>\$306,125</b>	+ 31.4%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	93.2%	<b>93.6%</b>	+ 0.4%
Days on Market Until Sale	16	0	- 100.0%	390	<b>116</b>	- 70.3%
Inventory of Homes for Sale	34	<b>29</b>	- 14.7%	--	--	--
Months Supply of Inventory	22.7	<b>14.5</b>	- 36.1%	--	--	--

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**Median Sales Price – Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

