

Local Market Update for August 2014

A Research Tool Provided by Vermont Realtors®



Washington County

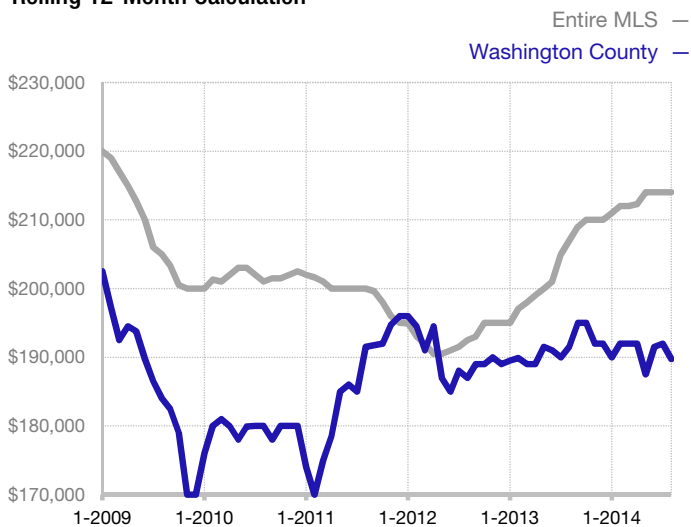
Single-Family Key Metrics	August			YTD		
	2013	2014	Percent Change	Thru 8-2013	Thru 8-2014	Percent Change
New Listings	81	120	+ 48.1%	676	743	+ 9.9%
Pending Sales	54	54	0.0%	288	307	+ 6.6%
Closed Sales	56	50	- 10.7%	282	273	- 3.2%
Median Sales Price*	\$238,750	\$211,000	- 11.6%	\$192,000	\$185,000	- 3.6%
Average Sales Price*	\$251,339	\$256,154	+ 1.9%	\$216,360	\$215,702	- 0.3%
Percent of Original List Price Received*	94.5%	89.6%	- 5.2%	90.2%	90.3%	+ 0.1%
Days on Market Until Sale	124	132	+ 6.5%	136	146	+ 7.4%
Inventory of Homes for Sale	689	699	+ 1.5%	--	--	--
Months Supply of Inventory	19.7	18.8	- 4.6%	--	--	--

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

Townhouse-Condo Key Metrics	August			YTD		
	2013	2014	Percent Change	Thru 8-2013	Thru 8-2014	Percent Change
New Listings	17	8	- 52.9%	112	128	+ 14.3%
Pending Sales	11	9	- 18.2%	66	55	- 16.7%
Closed Sales	13	9	- 30.8%	63	56	- 11.1%
Median Sales Price*	\$170,000	\$150,000	- 11.8%	\$168,000	\$167,500	- 0.3%
Average Sales Price*	\$159,215	\$159,667	+ 0.3%	\$174,025	\$206,411	+ 18.6%
Percent of Original List Price Received*	91.3%	93.8%	+ 2.7%	89.3%	90.1%	+ 0.9%
Days on Market Until Sale	132	96	- 27.3%	220	153	- 30.5%
Inventory of Homes for Sale	152	153	+ 0.7%	--	--	--
Months Supply of Inventory	21.0	21.9	+ 4.3%	--	--	--

* 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

