

# Local Market Update for December 2015

A Research Tool Provided by Vermont Realtors®



## Windham County

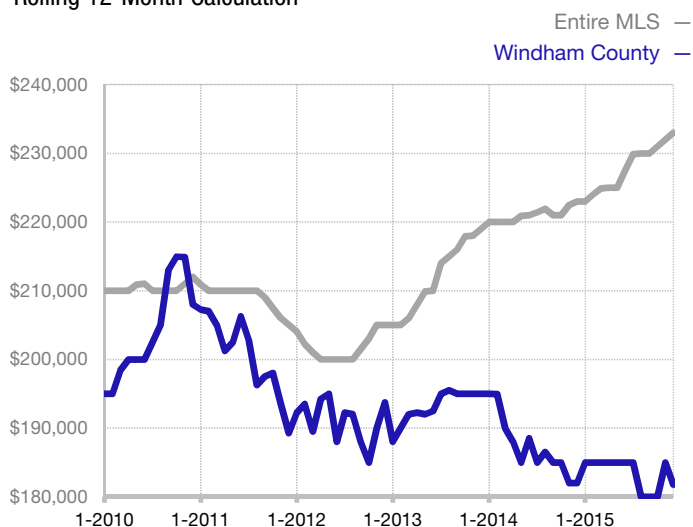
Single-Family	December			YTD		
Key Metrics	2014	2015	Percent Change	Thru 12-2014	Thru 12-2015	Percent Change
New Listings	36	59	+ 63.9%	1,028	1,037	+ 0.9%
Pending Sales	38	42	+ 10.5%	476	524	+ 10.1%
Closed Sales	41	46	+ 12.2%	473	520	+ 9.9%
Median Sales Price*	\$192,000	\$174,000	- 9.4%	\$182,000	\$181,750	- 0.1%
Average Sales Price*	\$198,248	\$213,205	+ 7.5%	\$228,739	\$224,585	- 1.8%
Percent of Original List Price Received*	85.1%	83.7%	- 1.6%	86.1%	88.0%	+ 2.2%
Days on Market Until Sale	167	184	+ 10.2%	185	182	- 1.6%
Inventory of Homes for Sale	806	722	- 10.4%	--	--	--
Months Supply of Inventory	20.3	16.5	- 18.7%	--	--	--

\* 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	December			YTD		
Key Metrics	2014	2015	Percent Change	Thru 12-2014	Thru 12-2015	Percent Change
New Listings	11	44	+ 300.0%	300	280	- 6.7%
Pending Sales	16	13	- 18.8%	173	166	- 4.0%
Closed Sales	19	17	- 10.5%	172	167	- 2.9%
Median Sales Price*	\$165,000	\$100,000	- 39.4%	\$169,500	\$150,000	- 11.5%
Average Sales Price*	\$179,125	\$178,838	- 0.2%	\$235,810	\$228,295	- 3.2%
Percent of Original List Price Received*	87.4%	89.0%	+ 1.8%	89.2%	89.1%	- 0.1%
Days on Market Until Sale	216	230	+ 6.5%	216	203	- 6.0%
Inventory of Homes for Sale	223	197	- 11.7%	--	--	--
Months Supply of Inventory	15.5	14.2	- 8.4%	--	--	--

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



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

