

# Local Market Update for December 2016

A Research Tool Provided by Vermont Realtors®



## Windham County

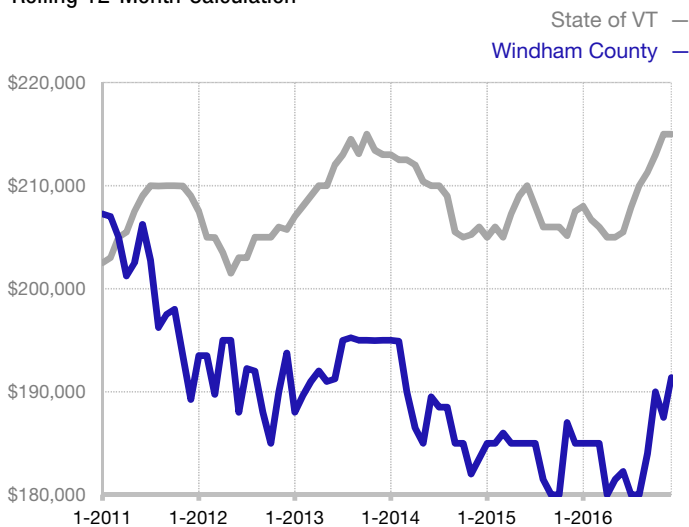
Single-Family	December			YTD		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
<b>Key Metrics</b>						
New Listings	61	36	- 41.0%	1,045	901	- 13.8%
Pending Sales	34	38	+ 11.8%	559	608	+ 8.8%
Closed Sales	49	49	0.0%	533	615	+ 15.4%
Median Sales Price*	\$175,000	<b>\$224,700</b>	+ 28.4%	\$185,000	<b>\$191,375</b>	+ 3.4%
Average Sales Price*	\$214,151	<b>\$236,007</b>	+ 10.2%	\$227,233	<b>\$245,398</b>	+ 8.0%
Percent of Original List Price Received*	84.5%	<b>93.2%</b>	+ 10.3%	88.2%	<b>88.2%</b>	0.0%
Days on Market Until Sale	223	<b>163</b>	- 26.9%	232	<b>216</b>	- 6.9%
Inventory of Homes for Sale	716	<b>537</b>	- 25.0%	--	--	--
Months Supply of Inventory	15.4	<b>10.6</b>	- 31.2%	--	--	--

\* 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		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
<b>Key Metrics</b>						
New Listings	45	21	- 53.3%	280	333	+ 18.9%
Pending Sales	12	7	- 41.7%	175	167	- 4.6%
Closed Sales	18	19	+ 5.6%	170	169	- 0.6%
Median Sales Price*	\$119,000	<b>\$207,000</b>	+ 73.9%	\$155,500	<b>\$210,000</b>	+ 35.0%
Average Sales Price*	\$184,458	<b>\$284,212</b>	+ 54.1%	\$229,021	<b>\$293,097</b>	+ 28.0%
Percent of Original List Price Received*	89.4%	<b>93.8%</b>	+ 4.9%	89.3%	<b>92.1%</b>	+ 3.1%
Days on Market Until Sale	238	<b>179</b>	- 24.8%	235	191	- 18.7%
Inventory of Homes for Sale	203	<b>246</b>	+ 21.2%	--	--	--
Months Supply of Inventory	13.9	<b>17.7</b>	+ 27.3%	--	--	--

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



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

