

Local Market Update for February 2016

A Research Tool Provided by Vermont Realtors®



Windham County

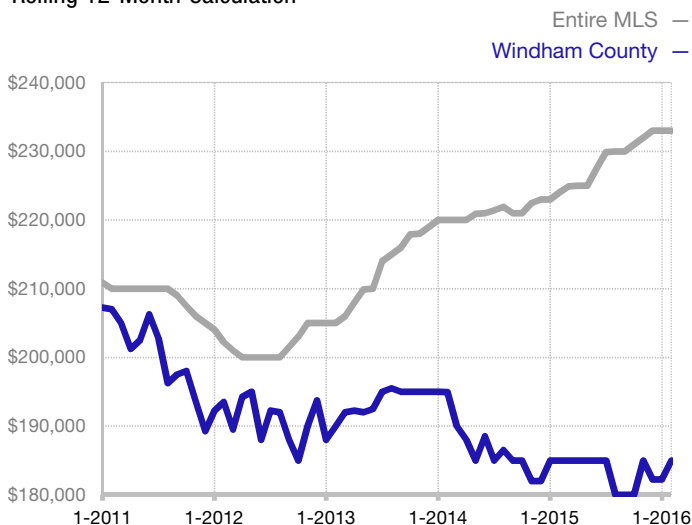
Single-Family	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
Key Metrics						
New Listings	41	53	+ 29.3%	96	105	+ 9.4%
Pending Sales	34	26	- 23.5%	62	73	+ 17.7%
Closed Sales	32	26	- 18.8%	50	74	+ 48.0%
Median Sales Price*	\$167,500	\$178,750	+ 6.7%	\$172,000	\$181,250	+ 5.4%
Average Sales Price*	\$217,769	\$193,921	- 11.0%	\$225,032	\$203,807	- 9.4%
Percent of Original List Price Received*	87.4%	86.8%	- 0.7%	89.1%	86.1%	- 3.4%
Days on Market Until Sale	191	134	- 29.8%	162	176	+ 8.6%
Inventory of Homes for Sale	776	697	- 10.2%	--	--	--
Months Supply of Inventory	19.4	15.6	- 19.6%	--	--	--

* 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	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
Key Metrics						
New Listings	19	49	+ 157.9%	47	104	+ 121.3%
Pending Sales	10	8	- 20.0%	19	20	+ 5.3%
Closed Sales	9	10	+ 11.1%	18	18	0.0%
Median Sales Price*	\$135,000	\$222,250	+ 64.6%	\$145,000	\$222,250	+ 53.3%
Average Sales Price*	\$227,222	\$274,150	+ 20.7%	\$212,125	\$356,889	+ 68.2%
Percent of Original List Price Received*	84.7%	94.9%	+ 12.0%	85.7%	92.0%	+ 7.4%
Days on Market Until Sale	115	131	+ 13.9%	182	145	- 20.3%
Inventory of Homes for Sale	234	266	+ 13.7%	--	--	--
Months Supply of Inventory	16.8	19.1	+ 13.7%	--	--	--

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



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

