

# Local Market Update for February 2017

A Research Tool Provided by Vermont Realtors®



## Caledonia County

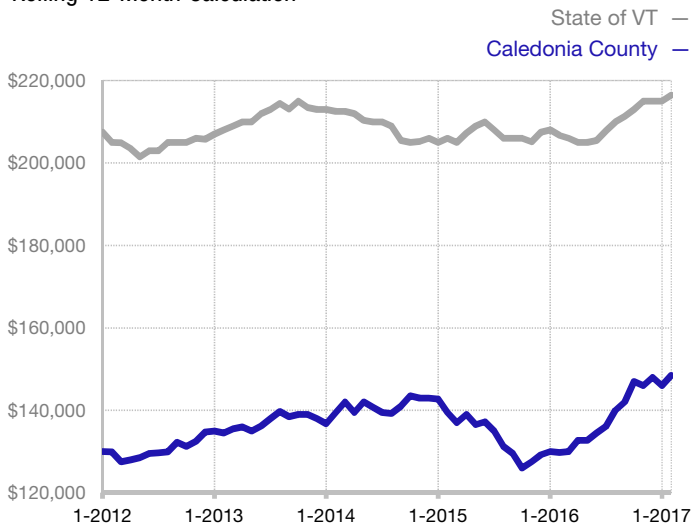
Single-Family	February			YTD		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
<b>Key Metrics</b>						
New Listings	26	19	- 26.9%	58	50	- 13.8%
Pending Sales	20	18	- 10.0%	35	37	+ 5.7%
Closed Sales	9	9	0.0%	21	23	+ 9.5%
Median Sales Price*	\$98,000	\$200,000	+ 104.1%	\$129,000	\$140,250	+ 8.7%
Average Sales Price*	\$106,951	\$198,111	+ 85.2%	\$140,693	\$164,591	+ 17.0%
Percent of Original List Price Received*	75.0%	87.5%	+ 16.7%	83.9%	87.3%	+ 4.1%
Days on Market Until Sale	168	190	+ 13.1%	184	159	- 13.6%
Inventory of Homes for Sale	326	266	- 18.4%	--	--	--
Months Supply of Inventory	13.0	11.5	- 11.5%	--	--	--

\* 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	February			YTD		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
<b>Key Metrics</b>						
New Listings	3	0	- 100.0%	6	2	- 66.7%
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$215,000	--	\$0	\$158,500	--
Average Sales Price*	\$0	\$215,000	--	\$0	\$158,500	--
Percent of Original List Price Received*	0.0%	95.6%	--	0.0%	87.9%	--
Days on Market Until Sale	0	64	--	0	210	--
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	13.3	17.0	+ 27.8%	--	--	--

\* 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

