Local Market Update for February 2017

A Research Tool Provided by Vermont Realtors®

Orange County

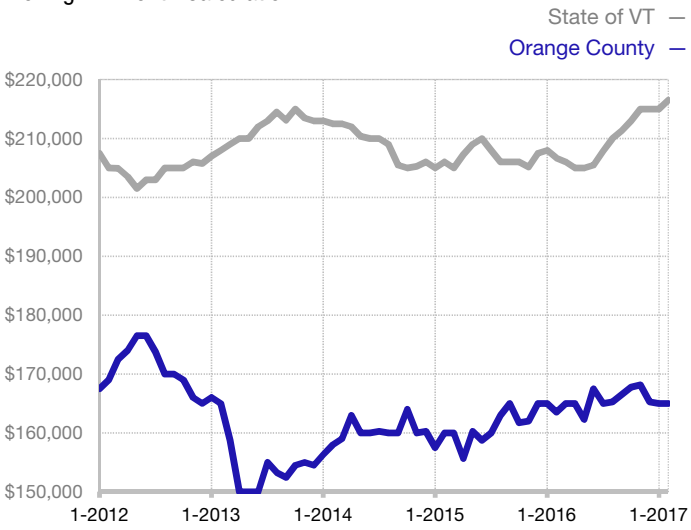
Single-Family	February			YTD		
Key Metrics	**2016**	**2017**	Percent Change	**Thru 2-2016**	**Thru 2-2017**	Percent Change
New Listings	42	**32**	- 23.8%	75	**54**	- 28.0%
Pending Sales	20	**23**	+ 15.0%	37	**40**	+ 8.1%
Closed Sales	13	**11**	- 15.4%	31	**27**	- 12.9%
Median Sales Price*	$148,500	**$173,000**	+ 16.5%	$156,500	**$145,000**	- 7.3%
Average Sales Price*	$261,450	**$205,341**	- 21.5%	$227,040	**$171,306**	- 24.5%
Percent of Original List Price Received*	80.4%	**86.9%**	+ 8.1%	83.8%	**91.0%**	+ 8.6%
Days on Market Until Sale	302	**271**	- 10.3%	283	**188**	- 33.6%
Inventory of Homes for Sale	258	**207**	- 19.8%	--	**--**	--
Months Supply of Inventory	12.3	**8.9**	- 27.6%	--	**--**	--

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

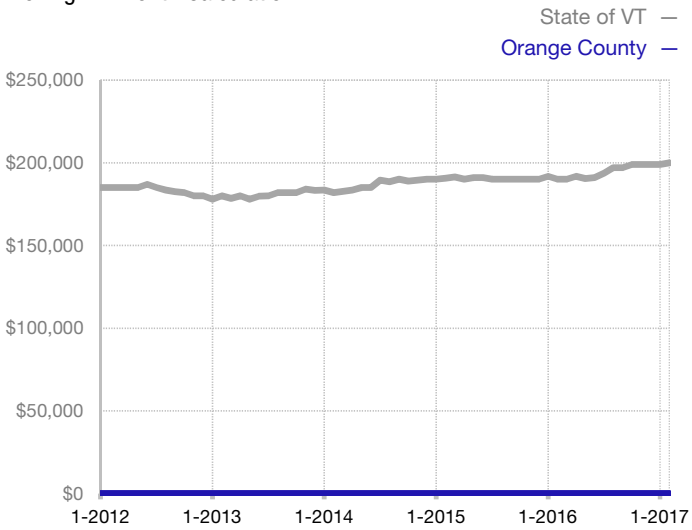
Townhouse-Condo	February			YTD		
Key Metrics	**2016**	**2017**	Percent Change	**Thru 2-2016**	**Thru 2-2017**	Percent Change
New Listings	0	**0**	--	1	**0**	- 100.0%
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Average Sales Price*	$0	**$0**	--	$0	**$0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
Days on Market Until Sale	0	**0**	--	0	**0**	--
Inventory of Homes for Sale	2	**2**	0.0%	--	**--**	--
Months Supply of Inventory	0.0	**0.0**	--	--	**--**	--

* 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



Current as of March 10, 2017. All data comes from NNEREN. Powered by ShowingTime 10K. Percent changes are calculated using rounded figures.