

Local Market Update for February 2017

A Research Tool Provided by Vermont Realtors®



Washington County

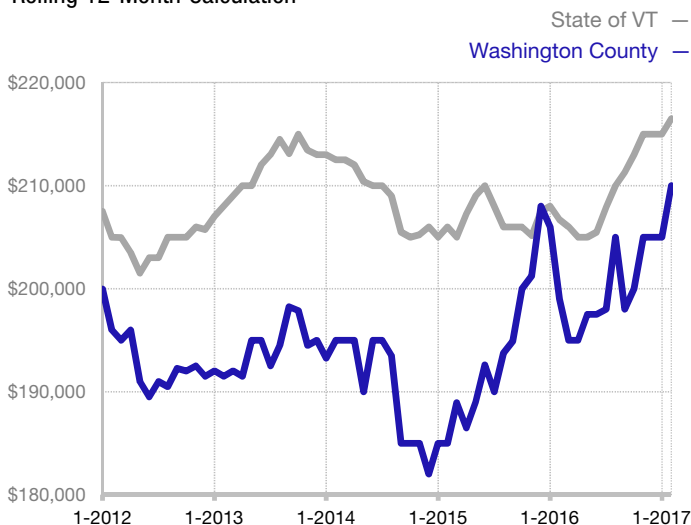
Single-Family	February			YTD		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	56	49	- 12.5%	111	86	- 22.5%
Pending Sales	27	43	+ 59.3%	50	77	+ 54.0%
Closed Sales	26	28	+ 7.7%	50	51	+ 2.0%
Median Sales Price*	\$157,500	\$220,500	+ 40.0%	\$165,000	\$199,000	+ 20.6%
Average Sales Price*	\$154,741	\$262,812	+ 69.8%	\$169,315	\$260,034	+ 53.6%
Percent of Original List Price Received*	87.1%	87.1%	0.0%	89.6%	87.3%	- 2.6%
Days on Market Until Sale	251	177	- 29.5%	222	163	- 26.6%
Inventory of Homes for Sale	467	326	- 30.2%	--	--	--
Months Supply of Inventory	10.6	7.2	- 32.1%	--	--	--

* 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
Key Metrics						
New Listings	11	8	- 27.3%	26	26	0.0%
Pending Sales	11	21	+ 90.9%	15	31	+ 106.7%
Closed Sales	5	12	+ 140.0%	11	26	+ 136.4%
Median Sales Price*	\$104,000	\$164,500	+ 58.2%	\$115,000	\$164,000	+ 42.6%
Average Sales Price*	\$109,600	\$164,408	+ 50.0%	\$156,864	\$166,473	+ 6.1%
Percent of Original List Price Received*	86.9%	93.5%	+ 7.6%	88.0%	93.3%	+ 6.0%
Days on Market Until Sale	228	207	- 9.2%	227	163	- 28.2%
Inventory of Homes for Sale	137	113	- 17.5%	--	--	--
Months Supply of Inventory	17.3	9.8	- 43.4%	--	--	--

* 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

