

Local Market Update for February 2017

A Research Tool Provided by Vermont Realtors®



Windham County

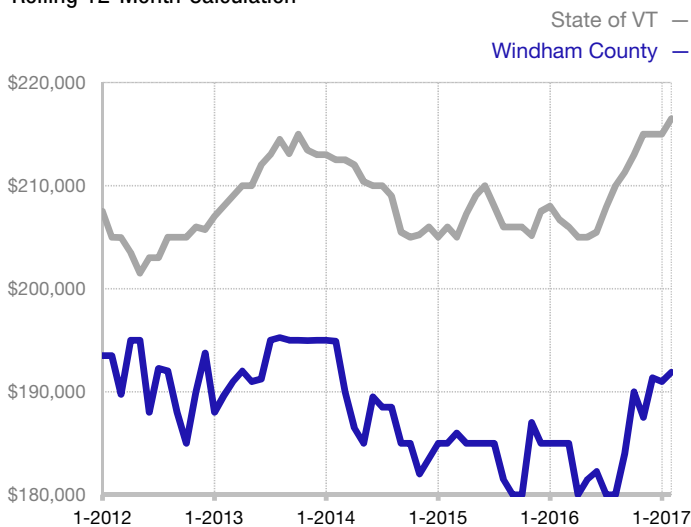
| Single-Family | February | | | YTD | | |
|--|-----------|-----------|----------------|-------------|-------------|----------------|
| | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 54 | 38 | - 29.6% | 106 | 88 | - 17.0% |
| Pending Sales | 37 | 41 | + 10.8% | 77 | 77 | 0.0% |
| Closed Sales | 27 | 28 | + 3.7% | 75 | 59 | - 21.3% |
| Median Sales Price* | \$187,500 | \$180,000 | - 4.0% | \$187,500 | \$178,000 | - 5.1% |
| Average Sales Price* | \$196,146 | \$224,577 | + 14.5% | \$204,476 | \$249,965 | + 22.2% |
| Percent of Original List Price Received* | 87.2% | 88.1% | + 1.0% | 86.3% | 85.9% | - 0.5% |
| Days on Market Until Sale | 197 | 133 | - 32.5% | 235 | 162 | - 31.1% |
| Inventory of Homes for Sale | 681 | 511 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 15.0 | 10.2 | - 32.0% | -- | -- | -- |

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

| Townhouse-Condo | February | | | YTD | | |
|--|-----------|-----------|----------------|-------------|-------------|----------------|
| | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 50 | 21 | - 58.0% | 105 | 45 | - 57.1% |
| Pending Sales | 12 | 17 | + 41.7% | 27 | 25 | - 7.4% |
| Closed Sales | 10 | 14 | + 40.0% | 18 | 22 | + 22.2% |
| Median Sales Price* | \$222,250 | \$264,000 | + 18.8% | \$222,250 | \$186,000 | - 16.3% |
| Average Sales Price* | \$274,150 | \$308,179 | + 12.4% | \$356,889 | \$258,477 | - 27.6% |
| Percent of Original List Price Received* | 94.9% | 90.1% | - 5.1% | 92.0% | 91.1% | - 1.0% |
| Days on Market Until Sale | 167 | 204 | + 22.2% | 178 | 184 | + 3.4% |
| Inventory of Homes for Sale | 262 | 254 | - 3.1% | -- | -- | -- |
| Months Supply of Inventory | 18.6 | 18.5 | - 0.5% | -- | -- | -- |

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

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



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

