

Local Market Update for February 2015

A Research Tool Provided by Vermont Realtors®



Middlebury

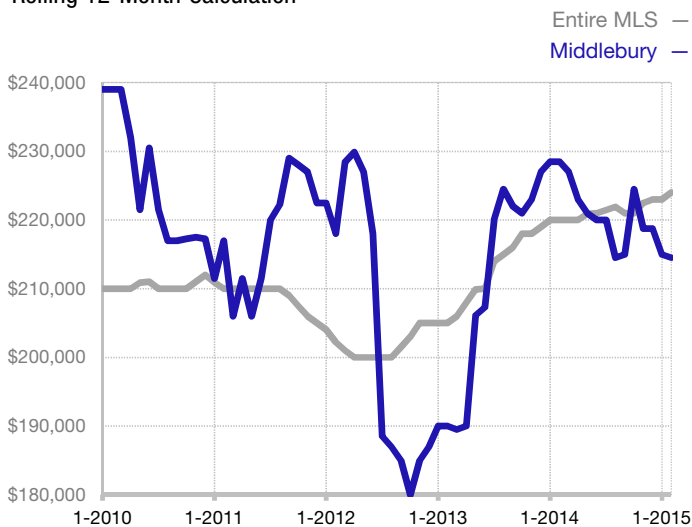
Single-Family	February			YTD		
	2014	2015	Percent Change	Thru 2-2014	Thru 2-2015	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	11	12	+ 9.1%
Pending Sales	2	1	- 50.0%	6	8	+ 33.3%
Closed Sales	2	3	+ 50.0%	8	4	- 50.0%
Median Sales Price*	\$177,500	\$152,000	- 14.4%	\$254,500	\$197,000	- 22.6%
Average Sales Price*	\$177,500	\$172,500	- 2.8%	\$219,750	\$189,875	- 13.6%
Percent of Original List Price Received*	70.3%	82.9%	+ 17.9%	87.6%	86.8%	- 0.9%
Days on Market Until Sale	138	133	- 3.6%	215	126	- 41.4%
Inventory of Homes for Sale	44	25	- 43.2%	--	--	--
Months Supply of Inventory	8.8	5.4	- 38.6%	--	--	--

* 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		
	2014	2015	Percent Change	Thru 2-2014	Thru 2-2015	Percent Change
Key Metrics						
New Listings	0	3	--	3	8	+ 166.7%
Pending Sales	0	2	--	1	3	+ 200.0%
Closed Sales	0	1	--	4	1	- 75.0%
Median Sales Price*	\$0	\$100,000	--	\$187,250	\$100,000	- 46.6%
Average Sales Price*	\$0	\$100,000	--	\$181,625	\$100,000	- 44.9%
Percent of Original List Price Received*	0.0%	95.2%	--	93.9%	95.2%	+ 1.4%
Days on Market Until Sale	0	96	--	139	96	- 30.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	4.0	5.1	+ 27.5%	--	--	--

* 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

