

Local Market Update for July 2016

A Research Tool Provided by Vermont Realtors®



Windham County

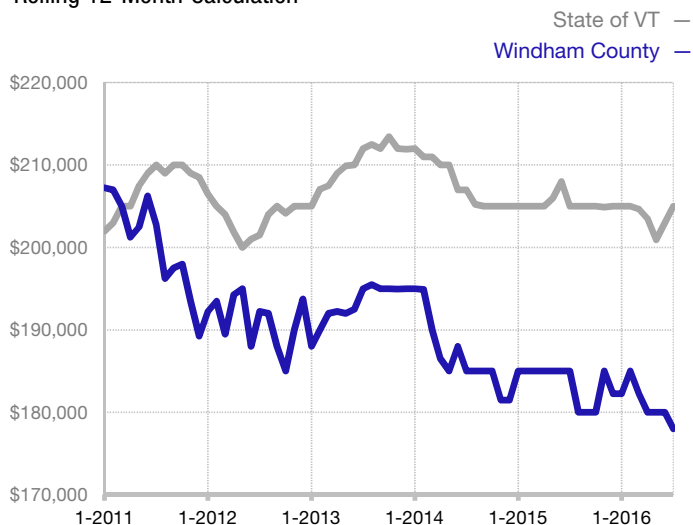
Single-Family	July			YTD		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	128	112	- 12.5%	689	594	- 13.8%
Pending Sales	42	52	+ 23.8%	284	315	+ 10.9%
Closed Sales	53	59	+ 11.3%	276	313	+ 13.4%
Median Sales Price*	\$187,500	\$174,000	- 7.2%	\$183,750	\$175,000	- 4.8%
Average Sales Price*	\$260,857	\$239,625	- 8.1%	\$235,749	\$225,597	- 4.3%
Percent of Original List Price Received*	90.3%	88.8%	- 1.7%	88.0%	86.8%	- 1.4%
Days on Market Until Sale	151	231	+ 53.0%	201	191	- 5.0%
Inventory of Homes for Sale	935	783	- 16.3%	--	--	--
Months Supply of Inventory	22.5	16.9	- 24.9%	--	--	--

* 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	July			YTD		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	26	28	+ 7.7%	166	226	+ 36.1%
Pending Sales	11	8	- 27.3%	91	86	- 5.5%
Closed Sales	9	10	+ 11.1%	90	90	0.0%
Median Sales Price*	\$124,500	\$285,000	+ 128.9%	\$152,500	\$218,000	+ 43.0%
Average Sales Price*	\$159,556	\$325,350	+ 103.9%	\$225,692	\$298,322	+ 32.2%
Percent of Original List Price Received*	88.5%	96.0%	+ 8.5%	88.0%	91.9%	+ 4.4%
Days on Market Until Sale	125	202	+ 61.6%	199	142	- 28.6%
Inventory of Homes for Sale	221	267	+ 20.8%	--	--	--
Months Supply of Inventory	15.4	19.8	+ 28.6%	--	--	--

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

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



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

