

# Local Market Update for July 2017

A Research Tool Provided by Vermont Realtors®



## Windham County

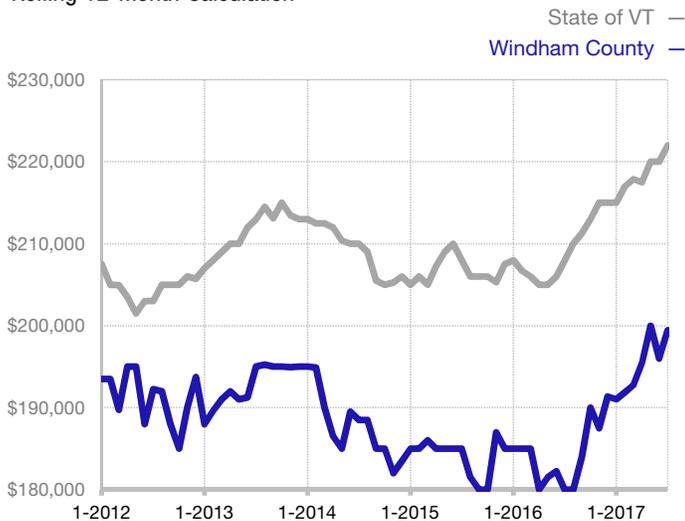
Single-Family	July			YTD		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
<b>Key Metrics</b>						
New Listings	116	<b>109</b>	- 6.0%	596	<b>613</b>	+ 2.9%
Pending Sales	56	<b>63</b>	+ 12.5%	356	<b>355</b>	- 0.3%
Closed Sales	62	<b>55</b>	- 11.3%	323	<b>301</b>	- 6.8%
Median Sales Price*	\$174,500	<b>\$188,800</b>	+ 8.2%	\$178,000	<b>\$189,700</b>	+ 6.6%
Average Sales Price*	\$240,087	<b>\$221,432</b>	- 7.8%	\$225,971	<b>\$247,301</b>	+ 9.4%
Percent of Original List Price Received*	89.1%	<b>92.0%</b>	+ 3.3%	87.0%	<b>89.9%</b>	+ 3.3%
Days on Market Until Sale	273	<b>163</b>	- 40.3%	242	<b>166</b>	- 31.4%
Inventory of Homes for Sale	693	<b>593</b>	- 14.4%	--	--	--
Months Supply of Inventory	14.0	<b>11.9</b>	- 15.0%	--	--	--

\* 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	July			YTD		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
<b>Key Metrics</b>						
New Listings	28	<b>25</b>	- 10.7%	223	<b>186</b>	- 16.6%
Pending Sales	10	<b>8</b>	- 20.0%	94	<b>97</b>	+ 3.2%
Closed Sales	11	<b>16</b>	+ 45.5%	92	<b>89</b>	- 3.3%
Median Sales Price*	\$278,000	<b>\$155,225</b>	- 44.2%	\$226,250	<b>\$180,000</b>	- 20.4%
Average Sales Price*	\$321,045	<b>\$264,559</b>	- 17.6%	\$298,288	<b>\$251,428</b>	- 15.7%
Percent of Original List Price Received*	96.0%	<b>89.1%</b>	- 7.2%	92.0%	<b>88.3%</b>	- 4.0%
Days on Market Until Sale	221	<b>236</b>	+ 6.8%	195	<b>240</b>	+ 23.1%
Inventory of Homes for Sale	260	<b>238</b>	- 8.5%	--	--	--
Months Supply of Inventory	19.3	<b>16.8</b>	- 13.0%	--	--	--

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



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

