

Local Market Update for July 2017

A Research Tool Provided by Vermont Realtors®



Windham County

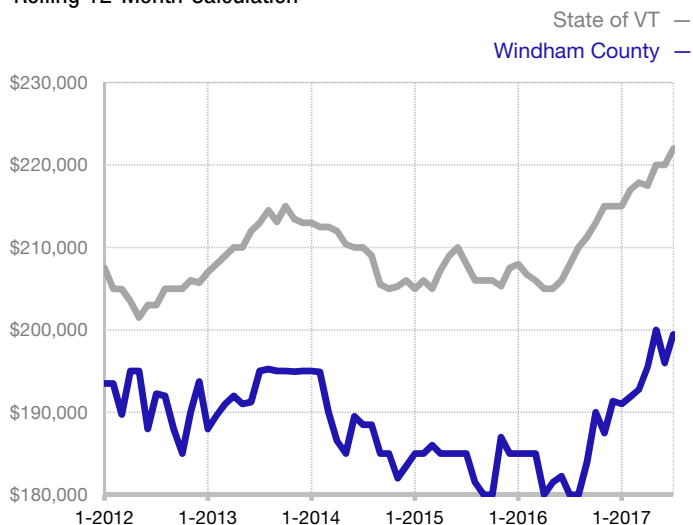
Single-Family	July			YTD		
Key Metrics	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
New Listings	116	109	- 6.0%	596	613	+ 2.9%
Pending Sales	56	63	+ 12.5%	356	355	- 0.3%
Closed Sales	62	55	- 11.3%	323	301	- 6.8%
Median Sales Price*	\$174,500	\$188,800	+ 8.2%	\$178,000	\$189,700	+ 6.6%
Average Sales Price*	\$240,087	\$221,432	- 7.8%	\$225,971	\$247,301	+ 9.4%
Percent of Original List Price Received*	89.1%	92.0%	+ 3.3%	87.0%	89.9%	+ 3.3%
Days on Market Until Sale	273	163	- 40.3%	242	166	- 31.4%
Inventory of Homes for Sale	693	593	- 14.4%	--	--	--
Months Supply of Inventory	14.0	11.9	- 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		
Key Metrics	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
New Listings	28	25	- 10.7%	223	186	- 16.6%
Pending Sales	10	8	- 20.0%	94	97	+ 3.2%
Closed Sales	11	16	+ 45.5%	92	89	- 3.3%
Median Sales Price*	\$278,000	\$155,225	- 44.2%	\$226,250	\$180,000	- 20.4%
Average Sales Price*	\$321,045	\$264,559	- 17.6%	\$298,288	\$251,428	- 15.7%
Percent of Original List Price Received*	96.0%	89.1%	- 7.2%	92.0%	88.3%	- 4.0%
Days on Market Until Sale	221	236	+ 6.8%	195	240	+ 23.1%
Inventory of Homes for Sale	260	238	- 8.5%	--	--	--
Months Supply of Inventory	19.3	16.8	- 13.0%	--	--	--

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

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



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

