

Local Market Update for July 2017

A Research Tool Provided by Vermont Realtors®



Windsor County

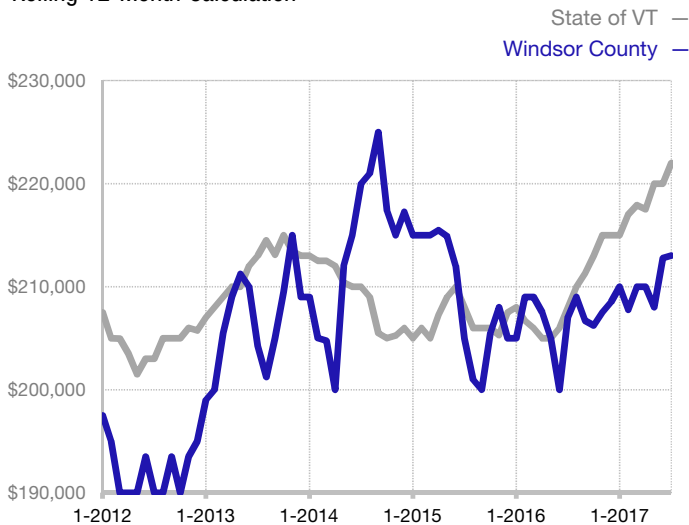
Single-Family	July			YTD		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
Key Metrics						
New Listings	131	122	- 6.9%	906	844	- 6.8%
Pending Sales	48	73	+ 52.1%	390	521	+ 33.6%
Closed Sales	58	63	+ 8.6%	375	460	+ 22.7%
Median Sales Price*	\$230,000	\$252,220	+ 9.7%	\$207,500	\$217,500	+ 4.8%
Average Sales Price*	\$286,954	\$296,938	+ 3.5%	\$273,687	\$304,944	+ 11.4%
Percent of Original List Price Received*	90.7%	91.8%	+ 1.2%	87.7%	89.0%	+ 1.5%
Days on Market Until Sale	215	115	- 46.5%	229	166	- 27.5%
Inventory of Homes for Sale	1,079	855	- 20.8%	--	--	--
Months Supply of Inventory	19.4	12.5	- 35.6%	--	--	--

* 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	July			YTD		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
Key Metrics						
New Listings	18	28	+ 55.6%	207	184	- 11.1%
Pending Sales	14	14	0.0%	119	117	- 1.7%
Closed Sales	18	10	- 44.4%	110	102	- 7.3%
Median Sales Price*	\$171,000	\$112,625	- 34.1%	\$155,750	\$135,000	- 13.3%
Average Sales Price*	\$213,140	\$163,115	- 23.5%	\$212,962	\$186,926	- 12.2%
Percent of Original List Price Received*	87.1%	89.9%	+ 3.2%	89.5%	88.4%	- 1.2%
Days on Market Until Sale	240	85	- 64.6%	239	174	- 27.2%
Inventory of Homes for Sale	276	242	- 12.3%	--	--	--
Months Supply of Inventory	16.8	14.7	- 12.5%	--	--	--

* 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

