

# Local Market Update for July 2017

A Research Tool Provided by Vermont Realtors®



## Stratton Mountain

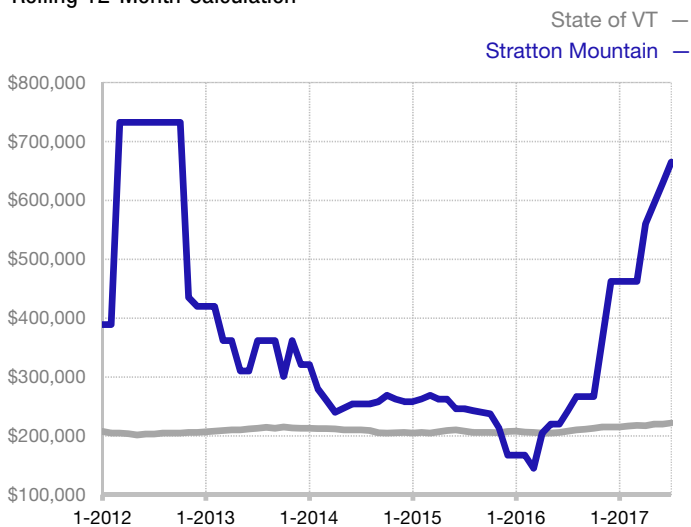
Single-Family	July			YTD		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
<b>Key Metrics</b>						
New Listings	1	4	+ 300.0%	14	19	+ 35.7%
Pending Sales	0	2	--	9	11	+ 22.2%
Closed Sales	2	2	0.0%	8	9	+ 12.5%
Median Sales Price*	\$1,332,500	<b>\$765,000</b>	- 42.6%	\$269,500	<b>\$690,000</b>	+ 156.0%
Average Sales Price*	\$1,332,500	<b>\$765,000</b>	- 42.6%	\$1,008,207	<b>\$675,689</b>	- 33.0%
Percent of Original List Price Received*	90.3%	<b>72.5%</b>	- 19.7%	84.1%	<b>85.5%</b>	+ 1.7%
Days on Market Until Sale	438	<b>249</b>	- 43.2%	316	<b>279</b>	- 11.7%
Inventory of Homes for Sale	20	<b>21</b>	+ 5.0%	--	--	--
Months Supply of Inventory	11.4	<b>10.5</b>	- 7.9%	--	--	--

\* 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		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
<b>Key Metrics</b>						
New Listings	9	10	+ 11.1%	83	46	- 44.6%
Pending Sales	2	1	- 50.0%	22	21	- 4.5%
Closed Sales	3	1	- 66.7%	20	20	0.0%
Median Sales Price*	\$520,000	<b>\$168,500</b>	- 67.6%	\$510,000	<b>\$259,500</b>	- 49.1%
Average Sales Price*	\$661,667	<b>\$168,500</b>	- 74.5%	\$583,931	<b>\$353,000</b>	- 39.5%
Percent of Original List Price Received*	93.9%	<b>94.1%</b>	+ 0.2%	90.3%	<b>91.5%</b>	+ 1.3%
Days on Market Until Sale	225	<b>0</b>	- 100.0%	190	<b>246</b>	+ 29.5%
Inventory of Homes for Sale	88	<b>74</b>	- 15.9%	--	--	--
Months Supply of Inventory	28.4	<b>20.7</b>	- 27.1%	--	--	--

\* 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

