

Local Market Update for June 2015

A Research Tool Provided by Vermont Realtors®



Windham County

Single-Family	June			YTD		
Key Metrics	2014	2015	Percent Change	Thru 6-2014	Thru 6-2015	Percent Change
New Listings	124	146	+ 17.7%	548	565	+ 3.1%
Pending Sales	45	54	+ 20.0%	215	245	+ 14.0%
Closed Sales	47	41	- 12.8%	203	223	+ 9.9%
Median Sales Price*	\$205,000	\$204,000	- 0.5%	\$180,000	\$180,000	0.0%
Average Sales Price*	\$264,966	\$210,770	- 20.5%	\$212,827	\$229,752	+ 8.0%
Percent of Original List Price Received*	88.1%	88.6%	+ 0.6%	84.7%	87.4%	+ 3.2%
Days on Market Until Sale	170	182	+ 7.1%	202	212	+ 5.0%
Inventory of Homes for Sale	888	867	- 2.4%	--	--	--
Months Supply of Inventory	23.2	20.7	- 10.8%	--	--	--

* 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	June			YTD		
Key Metrics	2014	2015	Percent Change	Thru 6-2014	Thru 6-2015	Percent Change
New Listings	24	27	+ 12.5%	151	143	- 5.3%
Pending Sales	8	9	+ 12.5%	83	81	- 2.4%
Closed Sales	5	14	+ 180.0%	78	81	+ 3.8%
Median Sales Price*	\$105,000	\$157,500	+ 50.0%	\$168,500	\$182,500	+ 8.3%
Average Sales Price*	\$141,100	\$198,529	+ 40.7%	\$252,671	\$233,040	- 7.8%
Percent of Original List Price Received*	87.8%	90.9%	+ 3.5%	89.8%	88.0%	- 2.0%
Days on Market Until Sale	164	160	- 2.4%	217	208	- 4.1%
Inventory of Homes for Sale	242	200	- 17.4%	--	--	--
Months Supply of Inventory	18.5	14.0	- 24.3%	--	--	--

* 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

