

Local Market Update for June 2016

A Research Tool Provided by Vermont Realtors®



Washington County

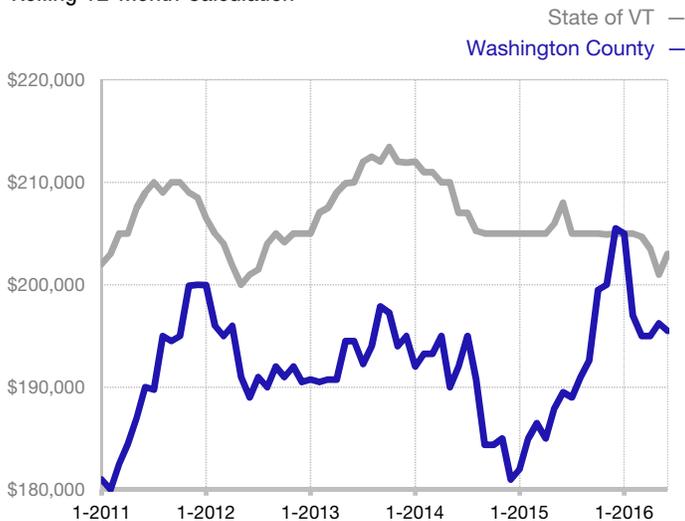
Single-Family	June			YTD		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
Key Metrics						
New Listings	135	120	- 11.1%	556	478	- 14.0%
Pending Sales	61	44	- 27.9%	259	215	- 17.0%
Closed Sales	61	54	- 11.5%	234	204	- 12.8%
Median Sales Price*	\$240,000	\$250,000	+ 4.2%	\$200,000	\$180,500	- 9.8%
Average Sales Price*	\$249,474	\$257,490	+ 3.2%	\$226,344	\$214,649	- 5.2%
Percent of Original List Price Received*	90.9%	93.2%	+ 2.5%	89.2%	90.9%	+ 1.9%
Days on Market Until Sale	173	153	- 11.6%	145	160	+ 10.3%
Inventory of Homes for Sale	692	559	- 19.2%	--	--	--
Months Supply of Inventory	15.5	13.2	- 14.8%	--	--	--

* 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		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
Key Metrics						
New Listings	25	13	- 48.0%	90	87	- 3.3%
Pending Sales	10	10	0.0%	42	51	+ 21.4%
Closed Sales	12	9	- 25.0%	41	47	+ 14.6%
Median Sales Price*	\$164,500	\$115,000	- 30.1%	\$159,000	\$157,500	- 0.9%
Average Sales Price*	\$199,833	\$115,211	- 42.3%	\$195,546	\$161,616	- 17.4%
Percent of Original List Price Received*	93.4%	87.1%	- 6.7%	90.1%	87.9%	- 2.4%
Days on Market Until Sale	167	143	- 14.4%	202	188	- 6.9%
Inventory of Homes for Sale	170	149	- 12.4%	--	--	--
Months Supply of Inventory	23.7	18.2	- 23.2%	--	--	--

* 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

