

Local Market Update for June 2017

A Research Tool Provided by Vermont Realtors®



Windham County

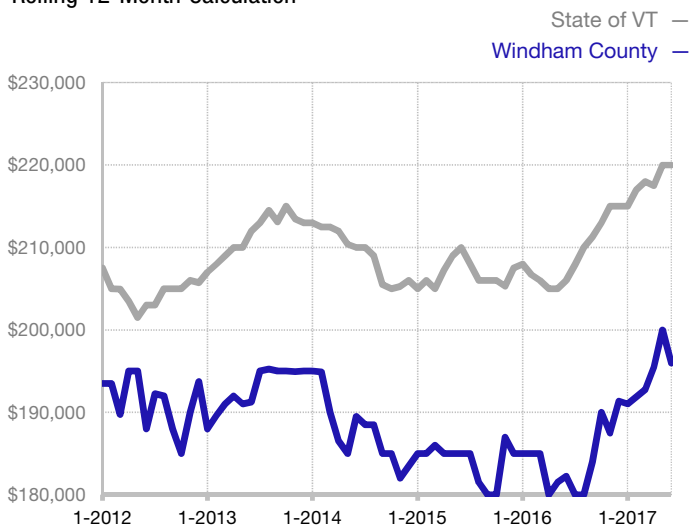
Single-Family	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
Key Metrics						
New Listings	126	134	+ 6.3%	480	504	+ 5.0%
Pending Sales	71	79	+ 11.3%	300	301	+ 0.3%
Closed Sales	55	64	+ 16.4%	261	246	- 5.7%
Median Sales Price*	\$225,000	\$189,500	- 15.8%	\$179,000	\$190,000	+ 6.1%
Average Sales Price*	\$274,741	\$273,185	- 0.6%	\$222,605	\$253,109	+ 13.7%
Percent of Original List Price Received*	86.9%	92.4%	+ 6.3%	86.5%	89.4%	+ 3.4%
Days on Market Until Sale	239	142	- 40.6%	234	167	- 28.6%
Inventory of Homes for Sale	676	560	- 17.2%	--	--	--
Months Supply of Inventory	13.9	11.2	- 19.4%	--	--	--

* 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		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
Key Metrics						
New Listings	33	35	+ 6.1%	195	161	- 17.4%
Pending Sales	9	21	+ 133.3%	84	90	+ 7.1%
Closed Sales	17	16	- 5.9%	81	73	- 9.9%
Median Sales Price*	\$305,000	\$172,000	- 43.6%	\$216,000	\$184,000	- 14.8%
Average Sales Price*	\$335,613	\$200,563	- 40.2%	\$295,197	\$248,550	- 15.8%
Percent of Original List Price Received*	88.8%	83.7%	- 5.7%	91.5%	88.1%	- 3.7%
Days on Market Until Sale	265	243	- 8.3%	192	241	+ 25.5%
Inventory of Homes for Sale	254	238	- 6.3%	--	--	--
Months Supply of Inventory	18.1	16.5	- 8.8%	--	--	--

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

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



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

