

Local Market Update for June 2017

A Research Tool Provided by Vermont Realtors®



Windsor County

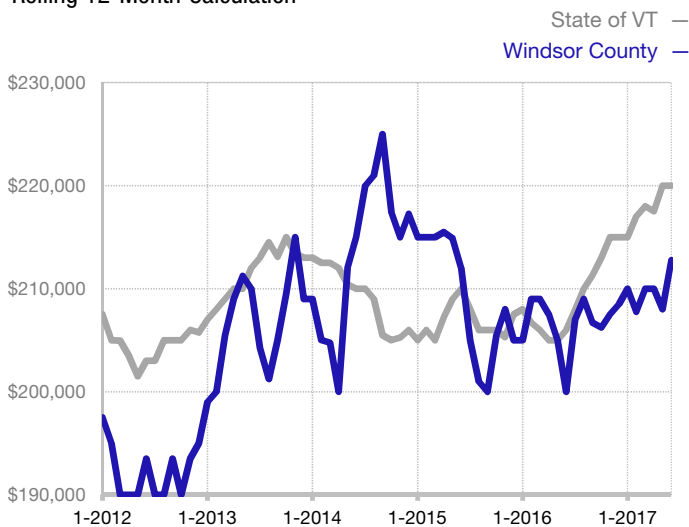
Single-Family	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
Key Metrics						
New Listings	161	156	- 3.1%	775	720	- 7.1%
Pending Sales	52	85	+ 63.5%	342	450	+ 31.6%
Closed Sales	73	92	+ 26.0%	317	397	+ 25.2%
Median Sales Price*	\$185,000	\$227,000	+ 22.7%	\$200,000	\$213,000	+ 6.5%
Average Sales Price*	\$252,148	\$355,402	+ 40.9%	\$271,229	\$306,214	+ 12.9%
Percent of Original List Price Received*	89.6%	91.0%	+ 1.6%	87.1%	88.5%	+ 1.6%
Days on Market Until Sale	188	153	- 18.6%	231	174	- 24.7%
Inventory of Homes for Sale	1,050	839	- 20.1%	--	--	--
Months Supply of Inventory	18.4	12.6	- 31.5%	--	--	--

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

Townhouse-Condo	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
Key Metrics						
New Listings	37	25	- 32.4%	189	155	- 18.0%
Pending Sales	28	17	- 39.3%	105	103	- 1.9%
Closed Sales	22	19	- 13.6%	92	92	0.0%
Median Sales Price*	\$200,000	\$115,000	- 42.5%	\$147,500	\$145,000	- 1.7%
Average Sales Price*	\$203,705	\$158,658	- 22.1%	\$212,927	\$189,543	- 11.0%
Percent of Original List Price Received*	90.0%	82.4%	- 8.4%	90.0%	88.2%	- 2.0%
Days on Market Until Sale	276	165	- 40.2%	239	182	- 23.8%
Inventory of Homes for Sale	281	239	- 14.9%	--	--	--
Months Supply of Inventory	17.2	14.6	- 15.1%	--	--	--

* 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

