

Local Market Update for June 2017

A Research Tool Provided by Vermont Realtors®



Colchester

Single-Family	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
Key Metrics						
New Listings	19	20	+ 5.3%	92	114	+ 23.9%
Pending Sales	7	16	+ 128.6%	60	83	+ 38.3%
Closed Sales	10	18	+ 80.0%	67	62	- 7.5%
Median Sales Price*	\$286,000	\$366,250	+ 28.1%	\$284,000	\$366,250	+ 29.0%
Average Sales Price*	\$320,680	\$353,250	+ 10.2%	\$320,891	\$381,601	+ 18.9%
Percent of Original List Price Received*	96.1%	97.7%	+ 1.7%	96.4%	98.2%	+ 1.9%
Days on Market Until Sale	160	55	- 65.6%	160	83	- 48.1%
Inventory of Homes for Sale	65	65	0.0%	--	--	--
Months Supply of Inventory	6.0	5.3	- 11.7%	--	--	--

* 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	9	7	- 22.2%	37	40	+ 8.1%
Pending Sales	6	7	+ 16.7%	46	38	- 17.4%
Closed Sales	10	12	+ 20.0%	36	33	- 8.3%
Median Sales Price*	\$249,500	\$217,250	- 12.9%	\$265,000	\$235,000	- 11.3%
Average Sales Price*	\$262,714	\$239,242	- 8.9%	\$265,599	\$251,061	- 5.5%
Percent of Original List Price Received*	100.0%	99.0%	- 1.0%	100.7%	100.5%	- 0.2%
Days on Market Until Sale	134	67	- 50.0%	151	95	- 37.1%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	3.6	2.1	- 41.7%	--	--	--

* 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

