

# Local Market Update for June 2017

A Research Tool Provided by Vermont Realtors®



## Essex Junction

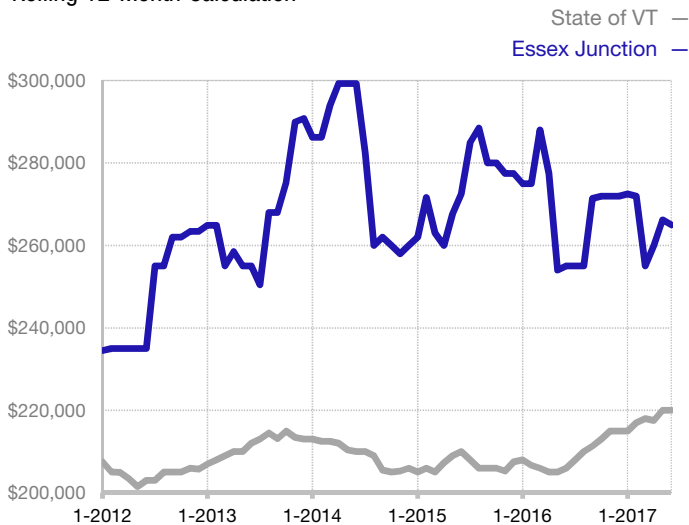
Single-Family	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
<b>Key Metrics</b>						
New Listings	10	4	- 60.0%	41	27	- 34.1%
Pending Sales	7	4	- 42.9%	38	19	- 50.0%
Closed Sales	16	4	- 75.0%	27	20	- 25.9%
Median Sales Price*	\$276,000	<b>\$257,400</b>	- 6.7%	\$262,500	<b>\$248,000</b>	- 5.5%
Average Sales Price*	\$292,450	<b>\$266,700</b>	- 8.8%	\$280,285	<b>\$268,785</b>	- 4.1%
Percent of Original List Price Received*	96.5%	<b>99.5%</b>	+ 3.1%	96.3%	<b>97.3%</b>	+ 1.0%
Days on Market Until Sale	120	24	- 80.0%	132	46	- 65.2%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

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

Townhouse-Condo	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
<b>Key Metrics</b>						
New Listings	5	5	0.0%	32	20	- 37.5%
Pending Sales	2	1	- 50.0%	29	16	- 44.8%
Closed Sales	8	5	- 37.5%	28	15	- 46.4%
Median Sales Price*	\$311,000	<b>\$309,000</b>	- 0.6%	\$217,000	<b>\$216,500</b>	- 0.2%
Average Sales Price*	\$278,555	<b>\$263,880</b>	- 5.3%	\$233,110	<b>\$229,627</b>	- 1.5%
Percent of Original List Price Received*	98.9%	<b>98.7%</b>	- 0.2%	98.0%	<b>97.2%</b>	- 0.8%
Days on Market Until Sale	131	21	- 84.0%	143	56	- 60.8%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

\* 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

