

Local Market Update for June 2017

A Research Tool Provided by Vermont Realtors®



Manchester

Single-Family	June			YTD		
	2016	2017	Percent Change	Thru 6-2016	Thru 6-2017	Percent Change
Key Metrics						
New Listings	17	12	- 29.4%	53	47	- 11.3%
Pending Sales	9	4	- 55.6%	25	28	+ 12.0%
Closed Sales	4	9	+ 125.0%	22	25	+ 13.6%
Median Sales Price*	\$260,250	\$425,000	+ 63.3%	\$341,250	\$387,000	+ 13.4%
Average Sales Price*	\$351,875	\$512,111	+ 45.5%	\$416,494	\$448,794	+ 7.8%
Percent of Original List Price Received*	82.2%	81.7%	- 0.6%	86.5%	83.8%	- 3.1%
Days on Market Until Sale	221	316	+ 43.0%	257	293	+ 14.0%
Inventory of Homes for Sale	97	84	- 13.4%	--	--	--
Months Supply of Inventory	22.0	16.5	- 25.0%	--	--	--

* 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	4	2	- 50.0%	18	20	+ 11.1%
Pending Sales	2	1	- 50.0%	9	13	+ 44.4%
Closed Sales	0	3	--	6	13	+ 116.7%
Median Sales Price*	\$0	\$233,000	--	\$155,000	\$210,000	+ 35.5%
Average Sales Price*	\$0	\$231,000	--	\$159,625	\$225,385	+ 41.2%
Percent of Original List Price Received*	0.0%	95.6%	--	94.1%	90.9%	- 3.4%
Days on Market Until Sale	0	25	--	204	189	- 7.4%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	18.8	6.3	- 66.5%	--	--	--

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

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



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

