

Local Market Update for June 2017

A Research Tool Provided by Vermont Realtors®



Winhall

| Single-Family | June | | | YTD | | |
|--|-----------|------------------|----------------|-------------|------------------|----------------|
| | 2016 | 2017 | Percent Change | Thru 6-2016 | Thru 6-2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 10 | 17 | + 70.0% | 49 | 49 | 0.0% |
| Pending Sales | 4 | 3 | - 25.0% | 20 | 26 | + 30.0% |
| Closed Sales | 2 | 3 | + 50.0% | 21 | 22 | + 4.8% |
| Median Sales Price* | \$377,500 | \$295,000 | - 21.9% | \$297,500 | \$362,500 | + 21.8% |
| Average Sales Price* | \$377,500 | \$466,667 | + 23.6% | \$381,631 | \$404,818 | + 6.1% |
| Percent of Original List Price Received* | 84.8% | 85.0% | + 0.2% | 82.0% | 85.5% | + 4.3% |
| Days on Market Until Sale | 437 | 235 | - 46.2% | 314 | 242 | - 22.9% |
| Inventory of Homes for Sale | 101 | 87 | - 13.9% | -- | -- | -- |
| Months Supply of Inventory | 26.5 | 22.2 | - 16.2% | -- | -- | -- |

* 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 |
| Key Metrics | | | | | | |
| New Listings | 4 | 3 | - 25.0% | 16 | 17 | + 6.3% |
| Pending Sales | 1 | 0 | - 100.0% | 2 | 3 | + 50.0% |
| Closed Sales | 1 | 1 | 0.0% | 2 | 3 | + 50.0% |
| Median Sales Price* | \$199,000 | \$276,000 | + 38.7% | \$274,500 | \$276,000 | + 0.5% |
| Average Sales Price* | \$199,000 | \$276,000 | + 38.7% | \$274,500 | \$226,500 | - 17.5% |
| Percent of Original List Price Received* | 90.9% | 93.6% | + 3.0% | 89.7% | 96.3% | + 7.4% |
| Days on Market Until Sale | 389 | 194 | - 50.1% | 578 | 104 | - 82.0% |
| Inventory of Homes for Sale | 29 | 30 | + 3.4% | -- | -- | -- |
| Months Supply of Inventory | 19.3 | 14.1 | - 26.9% | -- | -- | -- |

* 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

