

Local Market Update for March 2016

A Research Tool Provided by Vermont Realtors®



Windham County

Single-Family	March			YTD		
	2015	2016	Percent Change	Thru 3-2015	Thru 3-2016	Percent Change
Key Metrics						
New Listings	61	52	- 14.8%	157	157	0.0%
Pending Sales	45	43	- 4.4%	107	116	+ 8.4%
Closed Sales	42	37	- 11.9%	92	111	+ 20.7%
Median Sales Price*	\$178,000	\$166,750	- 6.3%	\$175,000	\$173,750	- 0.7%
Average Sales Price*	\$272,795	\$180,500	- 33.8%	\$246,837	\$196,179	- 20.5%
Percent of Original List Price Received*	85.9%	86.0%	+ 0.1%	87.6%	86.1%	- 1.7%
Days on Market Until Sale	203	166	- 18.2%	181	173	- 4.4%
Inventory of Homes for Sale	761	671	- 11.8%	--	--	--
Months Supply of Inventory	18.1	15.1	- 16.6%	--	--	--

* 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	March			YTD		
	2015	2016	Percent Change	Thru 3-2015	Thru 3-2016	Percent Change
Key Metrics						
New Listings	33	23	- 30.3%	80	128	+ 60.0%
Pending Sales	21	10	- 52.4%	40	30	- 25.0%
Closed Sales	18	8	- 55.6%	36	26	- 27.8%
Median Sales Price*	\$132,500	\$217,400	+ 64.1%	\$135,000	\$222,250	+ 64.6%
Average Sales Price*	\$201,106	\$257,444	+ 28.0%	\$206,615	\$326,290	+ 57.9%
Percent of Original List Price Received*	84.8%	90.4%	+ 6.6%	85.3%	91.5%	+ 7.3%
Days on Market Until Sale	227	127	- 44.1%	205	140	- 31.7%
Inventory of Homes for Sale	238	271	+ 13.9%	--	--	--
Months Supply of Inventory	16.8	20.8	+ 23.8%	--	--	--

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



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

