

Local Market Update for March 2017

A Research Tool Provided by Vermont Realtors®



Franklin County

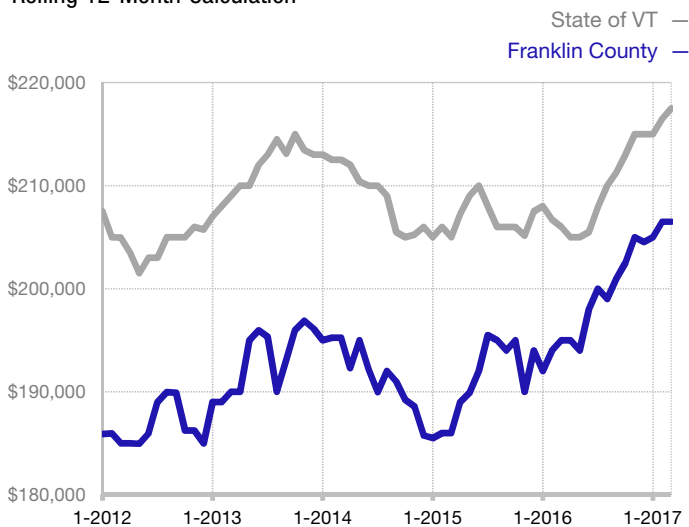
Single-Family	March			YTD		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
Key Metrics						
New Listings	78	55	- 29.5%	205	144	- 29.8%
Pending Sales	49	58	+ 18.4%	130	118	- 9.2%
Closed Sales	50	34	- 32.0%	121	100	- 17.4%
Median Sales Price*	\$196,500	\$189,000	- 3.8%	\$190,930	\$195,600	+ 2.4%
Average Sales Price*	\$199,605	\$190,643	- 4.5%	\$192,395	\$207,945	+ 8.1%
Percent of Original List Price Received*	95.0%	92.8%	- 2.3%	94.9%	94.3%	- 0.6%
Days on Market Until Sale	156	122	- 21.8%	164	110	- 32.9%
Inventory of Homes for Sale	415	270	- 34.9%	--	--	--
Months Supply of Inventory	9.9	5.9	- 40.4%	--	--	--

* 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		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
Key Metrics						
New Listings	3	5	+ 66.7%	10	14	+ 40.0%
Pending Sales	7	1	- 85.7%	10	8	- 20.0%
Closed Sales	2	5	+ 150.0%	6	11	+ 83.3%
Median Sales Price*	\$255,950	\$168,000	- 34.4%	\$194,750	\$235,000	+ 20.7%
Average Sales Price*	\$255,950	\$177,680	- 30.6%	\$187,150	\$219,492	+ 17.3%
Percent of Original List Price Received*	100.9%	94.9%	- 5.9%	99.5%	97.0%	- 2.5%
Days on Market Until Sale	455	130	- 71.4%	217	147	- 32.3%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--
Months Supply of Inventory	6.3	8.0	+ 27.0%	--	--	--

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

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



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

