

Local Market Update for March 2017

A Research Tool Provided by Vermont Realtors®



Orleans County

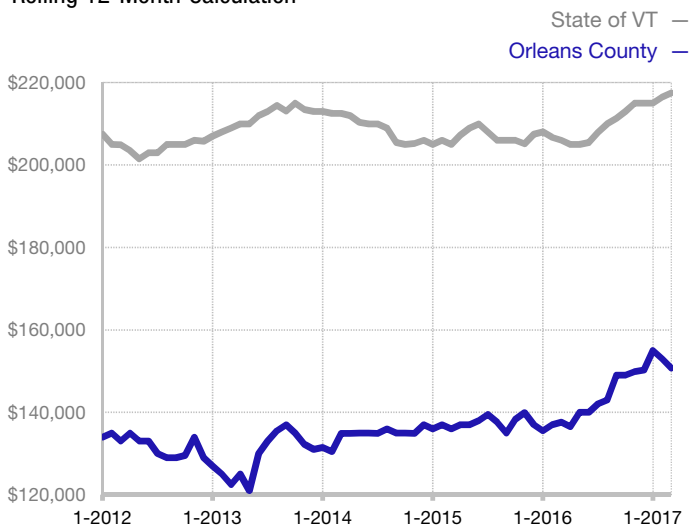
Single-Family	March			YTD		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
Key Metrics						
New Listings	70	46	- 34.3%	136	111	- 18.4%
Pending Sales	25	35	+ 40.0%	61	85	+ 39.3%
Closed Sales	12	23	+ 91.7%	54	56	+ 3.7%
Median Sales Price*	\$173,500	\$142,500	- 17.9%	\$141,000	\$144,750	+ 2.7%
Average Sales Price*	\$178,583	\$183,513	+ 2.8%	\$179,958	\$180,641	+ 0.4%
Percent of Original List Price Received*	89.5%	88.6%	- 1.0%	86.5%	88.7%	+ 2.5%
Days on Market Until Sale	268	186	- 30.6%	248	190	- 23.4%
Inventory of Homes for Sale	485	375	- 22.7%	--	--	--
Months Supply of Inventory	17.4	13.8	- 20.7%	--	--	--

* 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	0	1	--	4	2	- 50.0%
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$157,500	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$157,500	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	95.3%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	94	0	- 100.0%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	11.2	9.0	- 19.6%	--	--	--

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

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



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

