

Local Market Update for March 2017

A Research Tool Provided by Vermont Realtors®



Windham County

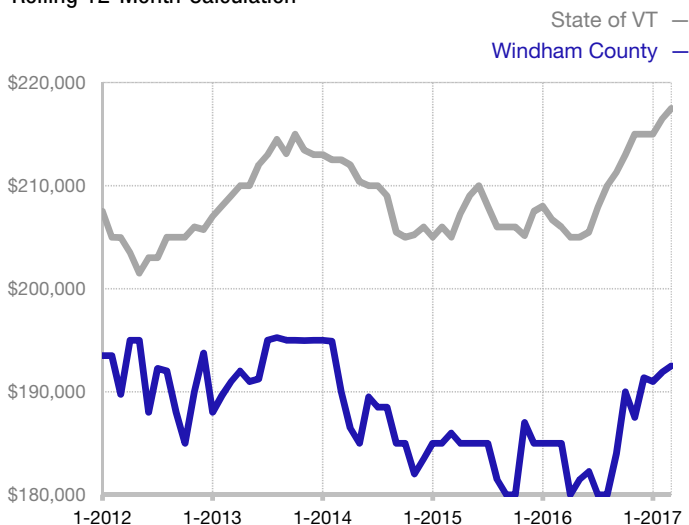
Single-Family	March			YTD		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
Key Metrics						
New Listings	53	47	- 11.3%	159	135	- 15.1%
Pending Sales	49	53	+ 8.2%	126	126	0.0%
Closed Sales	39	41	+ 5.1%	114	100	- 12.3%
Median Sales Price*	\$172,500	\$190,000	+ 10.1%	\$175,000	\$179,000	+ 2.3%
Average Sales Price*	\$181,723	\$230,152	+ 26.6%	\$196,825	\$241,842	+ 22.9%
Percent of Original List Price Received*	86.3%	87.4%	+ 1.3%	86.3%	86.5%	+ 0.2%
Days on Market Until Sale	223	182	- 18.4%	231	170	- 26.4%
Inventory of Homes for Sale	646	472	- 26.9%	--	--	--
Months Supply of Inventory	14.3	9.4	- 34.3%	--	--	--

* 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	23	28	+ 21.7%	128	73	- 43.0%
Pending Sales	20	18	- 10.0%	47	43	- 8.5%
Closed Sales	8	9	+ 12.5%	26	31	+ 19.2%
Median Sales Price*	\$217,400	\$157,500	- 27.6%	\$222,250	\$183,000	- 17.7%
Average Sales Price*	\$257,444	\$248,111	- 3.6%	\$326,290	\$255,468	- 21.7%
Percent of Original List Price Received*	90.4%	85.5%	- 5.4%	91.5%	89.6%	- 2.1%
Days on Market Until Sale	187	310	+ 65.8%	181	223	+ 23.2%
Inventory of Homes for Sale	259	247	- 4.6%	--	--	--
Months Supply of Inventory	18.6	18.2	- 2.2%	--	--	--

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

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



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

