

Local Market Update for March 2017

A Research Tool Provided by Vermont Realtors®



Windsor County

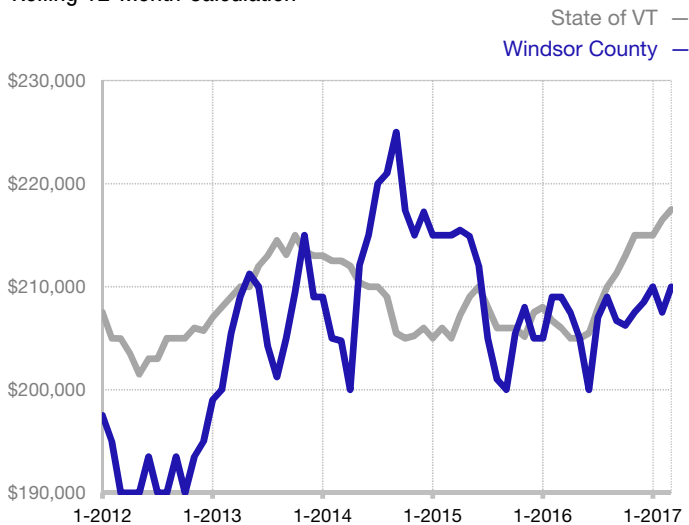
Single-Family	March			YTD		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
Key Metrics						
New Listings	118	108	- 8.5%	314	273	- 13.1%
Pending Sales	66	92	+ 39.4%	170	218	+ 28.2%
Closed Sales	42	69	+ 64.3%	122	154	+ 26.2%
Median Sales Price*	\$180,000	\$210,000	+ 16.7%	\$190,750	\$196,500	+ 3.0%
Average Sales Price*	\$303,880	\$240,062	- 21.0%	\$289,910	\$313,687	+ 8.2%
Percent of Original List Price Received*	85.4%	86.5%	+ 1.3%	85.7%	85.9%	+ 0.2%
Days on Market Until Sale	275	206	- 25.1%	230	199	- 13.5%
Inventory of Homes for Sale	936	783	- 16.3%	--	--	--
Months Supply of Inventory	15.6	12.8	- 17.9%	--	--	--

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

Townhouse-Condo	March			YTD		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
Key Metrics						
New Listings	38	29	- 23.7%	95	84	- 11.6%
Pending Sales	18	16	- 11.1%	43	52	+ 20.9%
Closed Sales	14	22	+ 57.1%	40	39	- 2.5%
Median Sales Price*	\$116,250	\$164,272	+ 41.3%	\$128,500	\$128,000	- 0.4%
Average Sales Price*	\$137,357	\$221,967	+ 61.6%	\$214,013	\$206,231	- 3.6%
Percent of Original List Price Received*	89.1%	89.3%	+ 0.2%	88.4%	88.6%	+ 0.2%
Days on Market Until Sale	166	170	+ 2.4%	268	189	- 29.5%
Inventory of Homes for Sale	291	255	- 12.4%	--	--	--
Months Supply of Inventory	18.3	14.7	- 19.7%	--	--	--

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

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



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

