

# Local Market Update for March 2017

A Research Tool Provided by Vermont Realtors®



## Montpelier

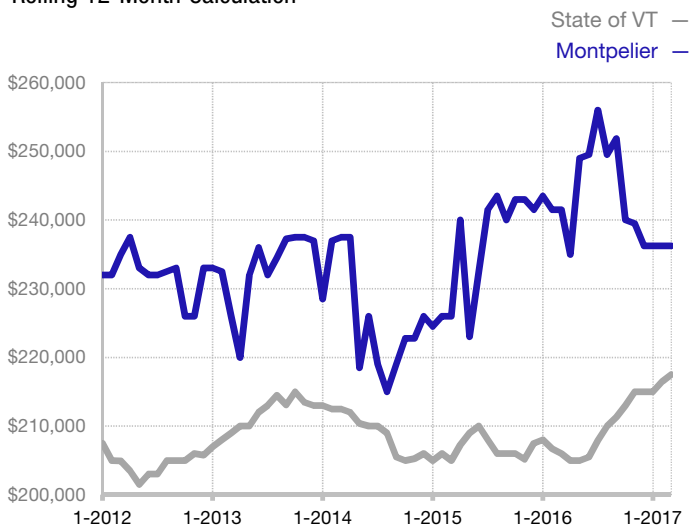
Single-Family	March			YTD		
	2016	2017	Percent Change	Thru 3-2016	Thru 3-2017	Percent Change
<b>Key Metrics</b>						
New Listings	8	9	+ 12.5%	18	15	- 16.7%
Pending Sales	11	6	- 45.5%	15	10	- 33.3%
Closed Sales	2	4	+ 100.0%	7	9	+ 28.6%
Median Sales Price*	\$222,950	<b>\$257,500</b>	+ 15.5%	\$192,500	<b>\$210,000</b>	+ 9.1%
Average Sales Price*	\$222,950	<b>\$262,500</b>	+ 17.7%	\$224,200	<b>\$230,210</b>	+ 2.7%
Percent of Original List Price Received*	95.5%	<b>97.7%</b>	+ 2.3%	90.5%	<b>90.8%</b>	+ 0.3%
Days on Market Until Sale	138	<b>102</b>	- 26.1%	174	<b>118</b>	- 32.2%
Inventory of Homes for Sale	24	<b>13</b>	- 45.8%	--	--	--
Months Supply of Inventory	4.1	<b>2.4</b>	- 41.5%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	8	5	- 37.5%
Pending Sales	3	2	- 33.3%	7	6	- 14.3%
Closed Sales	1	3	+ 200.0%	4	12	+ 200.0%
Median Sales Price*	\$140,000	<b>\$234,250</b>	+ 67.3%	\$153,000	<b>\$200,000</b>	+ 30.7%
Average Sales Price*	\$140,000	<b>\$233,750</b>	+ 67.0%	\$142,750	<b>\$198,346</b>	+ 38.9%
Percent of Original List Price Received*	97.9%	<b>96.3%</b>	- 1.6%	95.9%	<b>91.9%</b>	- 4.2%
Days on Market Until Sale	137	<b>113</b>	- 17.5%	174	<b>173</b>	- 0.6%
Inventory of Homes for Sale	10	<b>3</b>	- 70.0%	--	--	--
Months Supply of Inventory	5.2	<b>1.3</b>	- 75.0%	--	--	--

\* 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

