

Local Market Update for May 2015

A Research Tool Provided by Vermont Realtors®



Windham County

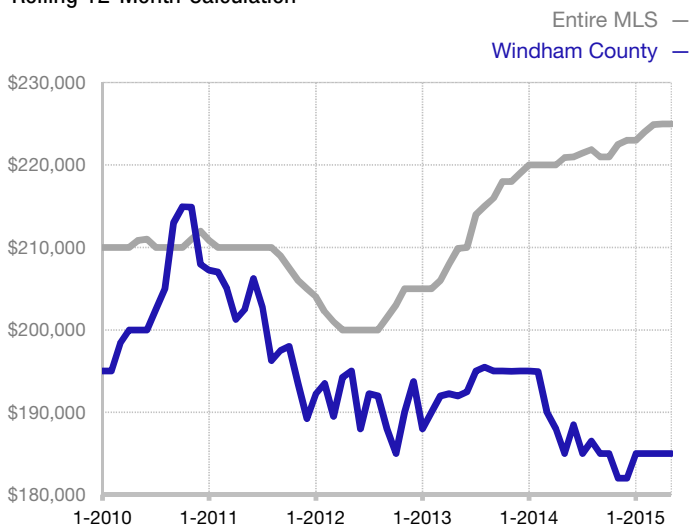
Single-Family	May			YTD		
	2014	2015	Percent Change	Thru 5-2014	Thru 5-2015	Percent Change
Key Metrics	2014	2015	Percent Change	Thru 5-2014	Thru 5-2015	Percent Change
New Listings	143	180	+ 25.9%	424	419	- 1.2%
Pending Sales	50	37	- 26.0%	171	190	+ 11.1%
Closed Sales	39	42	+ 7.7%	156	182	+ 16.7%
Median Sales Price*	\$182,000	\$179,950	- 1.1%	\$175,000	\$179,950	+ 2.8%
Average Sales Price*	\$219,199	\$202,491	- 7.6%	\$197,119	\$234,029	+ 18.7%
Percent of Original List Price Received*	85.2%	88.7%	+ 4.1%	83.7%	87.1%	+ 4.1%
Days on Market Until Sale	202	244	+ 20.8%	212	219	+ 3.3%
Inventory of Homes for Sale	838	827	- 1.3%	--	--	--
Months Supply of Inventory	22.0	20.2	- 8.2%	--	--	--

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

Townhouse-Condo	May			YTD		
	2014	2015	Percent Change	Thru 5-2014	Thru 5-2015	Percent Change
Key Metrics	2014	2015	Percent Change	Thru 5-2014	Thru 5-2015	Percent Change
New Listings	26	16	- 38.5%	127	116	- 8.7%
Pending Sales	15	18	+ 20.0%	75	73	- 2.7%
Closed Sales	21	18	- 14.3%	73	67	- 8.2%
Median Sales Price*	\$185,000	\$192,500	+ 4.1%	\$170,000	\$185,000	+ 8.8%
Average Sales Price*	\$220,619	\$303,900	+ 37.7%	\$260,313	\$240,251	- 7.7%
Percent of Original List Price Received*	89.3%	89.5%	+ 0.2%	89.9%	87.4%	- 2.8%
Days on Market Until Sale	212	254	+ 19.8%	221	219	- 0.9%
Inventory of Homes for Sale	233	188	- 19.3%	--	--	--
Months Supply of Inventory	17.7	13.2	- 25.4%	--	--	--

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

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



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

