

Local Market Update for May 2016

A Research Tool Provided by Vermont Realtors®



Windham County

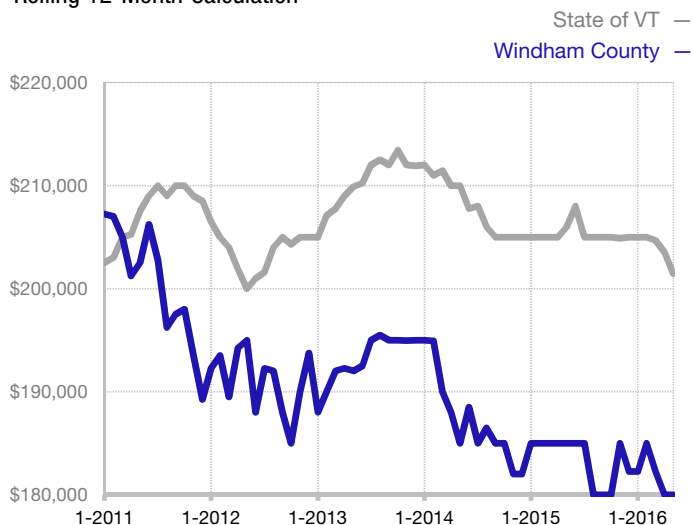
Single-Family	May			YTD		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	180	108	- 40.0%	418	355	- 15.1%
Pending Sales	37	47	+ 27.0%	191	201	+ 5.2%
Closed Sales	42	49	+ 16.7%	182	199	+ 9.3%
Median Sales Price*	\$179,700	\$180,000	+ 0.2%	\$179,900	\$171,000	- 4.9%
Average Sales Price*	\$202,479	\$271,715	+ 34.2%	\$234,064	\$208,962	- 10.7%
Percent of Original List Price Received*	88.6%	87.0%	- 1.8%	87.1%	86.2%	- 1.0%
Days on Market Until Sale	244	191	- 21.7%	219	177	- 19.2%
Inventory of Homes for Sale	853	720	- 15.6%	--	--	--
Months Supply of Inventory	20.6	16.1	- 21.8%	--	--	--

* 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		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	16	19	+ 18.8%	116	166	+ 43.1%
Pending Sales	17	15	- 11.8%	71	62	- 12.7%
Closed Sales	18	24	+ 33.3%	67	63	- 6.0%
Median Sales Price*	\$192,500	\$218,000	+ 13.2%	\$185,000	\$212,000	+ 14.6%
Average Sales Price*	\$303,900	\$273,896	- 9.9%	\$240,251	\$283,969	+ 18.2%
Percent of Original List Price Received*	89.5%	91.0%	+ 1.7%	87.4%	92.1%	+ 5.4%
Days on Market Until Sale	254	121	- 52.4%	219	120	- 45.2%
Inventory of Homes for Sale	208	248	+ 19.2%	--	--	--
Months Supply of Inventory	14.8	18.8	+ 27.0%	--	--	--

* 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

