

# Local Market Update for November 2016

A Research Tool Provided by Vermont Realtors®



## Windham County

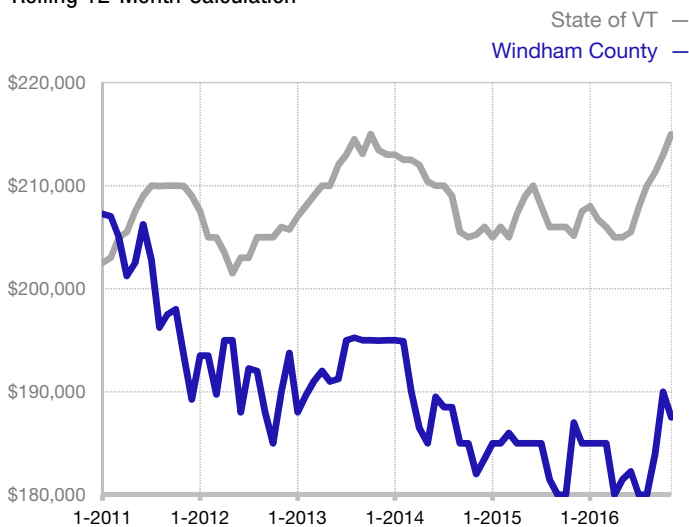
Single-Family	November			YTD		
	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
<b>Key Metrics</b>						
New Listings	41	36	- 12.2%	984	865	- 12.1%
Pending Sales	49	41	- 16.3%	525	580	+ 10.5%
Closed Sales	46	62	+ 34.8%	484	566	+ 16.9%
Median Sales Price*	\$205,000	<b>\$207,500</b>	+ 1.2%	\$185,000	<b>\$188,000</b>	+ 1.6%
Average Sales Price*	\$234,556	<b>\$312,929</b>	+ 33.4%	\$228,533	<b>\$246,213</b>	+ 7.7%
Percent of Original List Price Received*	89.0%	<b>87.0%</b>	- 2.2%	88.6%	<b>87.8%</b>	- 0.9%
Days on Market Until Sale	202	<b>167</b>	- 17.3%	233	<b>221</b>	- 5.2%
Inventory of Homes for Sale	759	<b>582</b>	- 23.3%	--	--	--
Months Supply of Inventory	16.7	<b>11.4</b>	- 31.7%	--	--	--

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

Townhouse-Condo	November			YTD		
	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
<b>Key Metrics</b>						
New Listings	14	20	+ 42.9%	235	312	+ 32.8%
Pending Sales	14	10	- 28.6%	163	160	- 1.8%
Closed Sales	16	20	+ 25.0%	152	150	- 1.3%
Median Sales Price*	\$179,500	<b>\$356,250</b>	+ 98.5%	\$160,500	<b>\$210,000</b>	+ 30.8%
Average Sales Price*	\$333,878	<b>\$373,595</b>	+ 11.9%	\$234,298	<b>\$294,223</b>	+ 25.6%
Percent of Original List Price Received*	92.8%	<b>92.1%</b>	- 0.8%	89.3%	<b>91.9%</b>	+ 2.9%
Days on Market Until Sale	289	<b>177</b>	- 38.8%	235	<b>192</b>	- 18.3%
Inventory of Homes for Sale	181	<b>238</b>	+ 31.5%	--	--	--
Months Supply of Inventory	12.5	<b>16.6</b>	+ 32.8%	--	--	--

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



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

