

# Local Market Update for November 2016

A Research Tool Provided by Vermont Realtors®



## Brattleboro

Single-Family	November			YTD		
	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
<b>Key Metrics</b>						
New Listings	5	3	- 40.0%	118	112	- 5.1%
Pending Sales	7	6	- 14.3%	71	95	+ 33.8%
Closed Sales	6	9	+ 50.0%	65	98	+ 50.8%
Median Sales Price*	\$197,000	<b>\$183,000</b>	- 7.1%	\$190,000	<b>\$190,000</b>	0.0%
Average Sales Price*	\$186,000	<b>\$239,933</b>	+ 29.0%	\$204,834	<b>\$214,754</b>	+ 4.8%
Percent of Original List Price Received*	80.6%	<b>90.5%</b>	+ 12.3%	89.3%	<b>90.4%</b>	+ 1.2%
Days on Market Until Sale	299	<b>137</b>	- 54.2%	240	<b>216</b>	- 10.0%
Inventory of Homes for Sale	78	<b>48</b>	- 38.5%	--	--	--
Months Supply of Inventory	13.0	<b>5.6</b>	- 56.9%	--	--	--

\* 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	November			YTD		
	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	--	15	16	+ 6.7%
Pending Sales	0	0	--	15	7	- 53.3%
Closed Sales	1	2	+ 100.0%	14	7	- 50.0%
Median Sales Price*	\$125,000	<b>\$189,500</b>	+ 51.6%	\$124,750	<b>\$152,500</b>	+ 22.2%
Average Sales Price*	\$125,000	<b>\$189,500</b>	+ 51.6%	\$126,536	<b>\$155,929</b>	+ 23.2%
Percent of Original List Price Received*	96.2%	<b>98.5%</b>	+ 2.4%	96.5%	<b>97.2%</b>	+ 0.7%
Days on Market Until Sale	201	<b>51</b>	- 74.6%	217	<b>138</b>	- 36.4%
Inventory of Homes for Sale	6	<b>8</b>	+ 33.3%	--	--	--
Months Supply of Inventory	3.6	<b>5.7</b>	+ 58.3%	--	--	--

\* 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

