

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Addison County

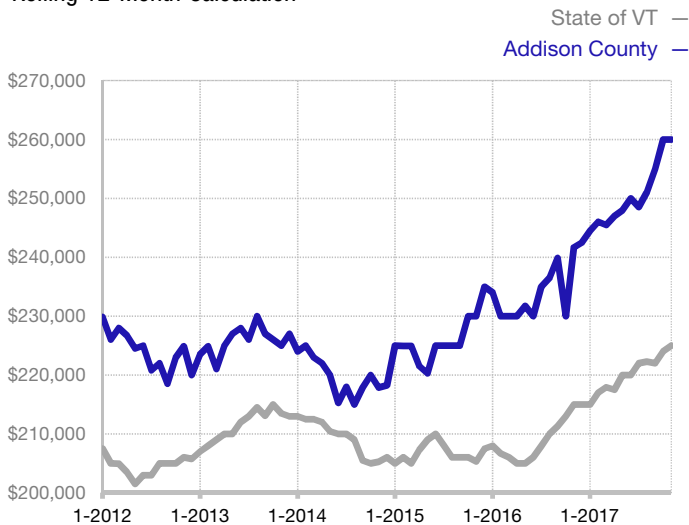
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	21	20	- 4.8%	530	528	- 0.4%
Pending Sales	13	26	+ 100.0%	296	336	+ 13.5%
Closed Sales	20	37	+ 85.0%	295	327	+ 10.8%
Median Sales Price*	\$264,250	\$265,000	+ 0.3%	\$230,000	\$259,500	+ 12.8%
Average Sales Price*	\$269,037	\$305,783	+ 13.7%	\$252,598	\$286,756	+ 13.5%
Percent of Original List Price Received*	91.4%	91.6%	+ 0.2%	91.5%	92.7%	+ 1.3%
Days on Market Until Sale	126	113	- 10.3%	162	113	- 30.2%
Inventory of Homes for Sale	256	235	- 8.2%	--	--	--
Months Supply of Inventory	9.8	7.9	- 19.4%	--	--	--

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

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	29	19	- 34.5%
Pending Sales	2	2	0.0%	16	19	+ 18.8%
Closed Sales	2	1	- 50.0%	16	21	+ 31.3%
Median Sales Price*	\$167,500	\$208,000	+ 24.2%	\$182,000	\$194,500	+ 6.9%
Average Sales Price*	\$167,500	\$208,000	+ 24.2%	\$221,848	\$246,040	+ 10.9%
Percent of Original List Price Received*	98.8%	104.3%	+ 5.6%	96.6%	97.9%	+ 1.3%
Days on Market Until Sale	113	7	- 93.8%	116	56	- 51.7%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	8.0	0.8	- 90.0%	--	--	--

* 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

