

# Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



## Caledonia County

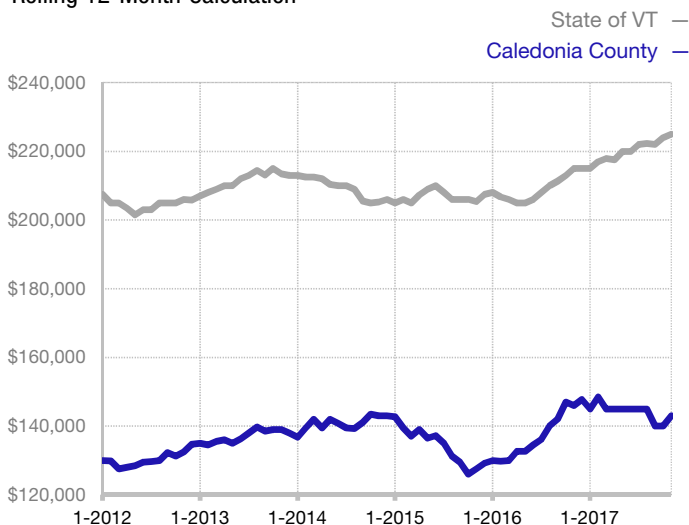
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
<b>Key Metrics</b>						
New Listings	18	17	- 5.6%	537	495	- 7.8%
Pending Sales	20	19	- 5.0%	260	313	+ 20.4%
Closed Sales	30	22	- 26.7%	251	299	+ 19.1%
Median Sales Price*	\$140,000	<b>\$153,500</b>	+ 9.6%	\$145,000	<b>\$140,000</b>	- 3.4%
Average Sales Price*	\$150,125	<b>\$181,221</b>	+ 20.7%	\$156,509	<b>\$164,203</b>	+ 4.9%
Percent of Original List Price Received*	87.8%	<b>92.6%</b>	+ 5.5%	90.1%	<b>89.6%</b>	- 0.6%
Days on Market Until Sale	148	178	+ 20.3%	192	165	- 14.1%
Inventory of Homes for Sale	325	271	- 16.6%	--	--	--
Months Supply of Inventory	14.0	9.9	- 29.3%	--	--	--

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

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
<b>Key Metrics</b>						
New Listings	6	1	- 83.3%	31	25	- 19.4%
Pending Sales	1	0	- 100.0%	5	13	+ 160.0%
Closed Sales	0	1	--	4	14	+ 250.0%
Median Sales Price*	\$0	<b>\$264,000</b>	--	\$222,500	<b>\$197,500</b>	- 11.2%
Average Sales Price*	\$0	<b>\$264,000</b>	--	\$274,725	<b>\$236,073</b>	- 14.1%
Percent of Original List Price Received*	0.0%	<b>88.3%</b>	--	90.6%	<b>89.3%</b>	- 1.4%
Days on Market Until Sale	0	166	--	311	233	- 25.1%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	23.0	9.7	- 57.8%	--	--	--

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

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



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

