

# Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



## Chittenden County

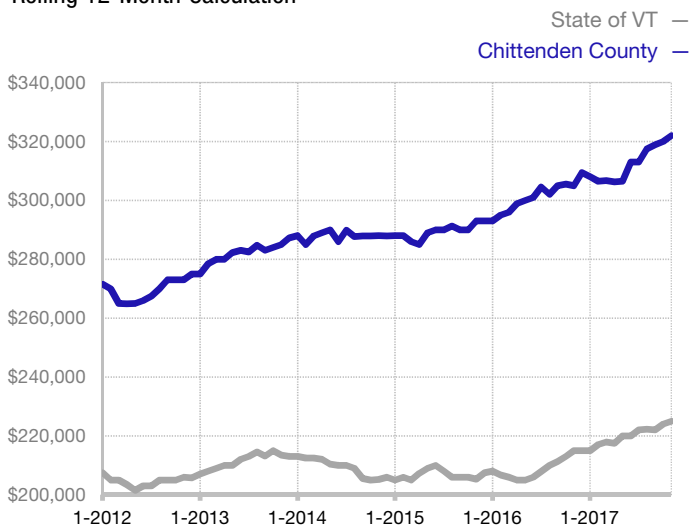
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
<b>Key Metrics</b>						
New Listings	64	85	+ 32.8%	1,579	1,521	- 3.7%
Pending Sales	80	87	+ 8.7%	1,197	1,218	+ 1.8%
Closed Sales	119	95	- 20.2%	1,182	1,161	- 1.8%
Median Sales Price*	\$299,000	<b>\$319,900</b>	+ 7.0%	\$308,500	<b>\$322,000</b>	+ 4.4%
Average Sales Price*	\$359,104	<b>\$344,302</b>	- 4.1%	\$356,049	<b>\$367,450</b>	+ 3.2%
Percent of Original List Price Received*	96.0%	<b>95.3%</b>	- 0.7%	96.1%	<b>96.8%</b>	+ 0.7%
Days on Market Until Sale	75	83	+ 10.7%	114	68	- 40.4%
Inventory of Homes for Sale	413	327	- 20.8%	--	--	--
Months Supply of Inventory	3.9	3.1	- 20.5%	--	--	--

\* 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	28	38	+ 35.7%	697	680	- 2.4%
Pending Sales	41	47	+ 14.6%	620	615	- 0.8%
Closed Sales	51	55	+ 7.8%	611	588	- 3.8%
Median Sales Price*	\$198,000	<b>\$219,900</b>	+ 11.1%	\$223,000	<b>\$229,250</b>	+ 2.8%
Average Sales Price*	\$242,710	<b>\$262,405</b>	+ 8.1%	\$249,776	<b>\$258,768</b>	+ 3.6%
Percent of Original List Price Received*	97.2%	<b>97.2%</b>	0.0%	98.3%	<b>98.3%</b>	0.0%
Days on Market Until Sale	73	85	+ 16.4%	105	67	- 36.2%
Inventory of Homes for Sale	154	124	- 19.5%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--

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

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



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

