

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Lamoille County

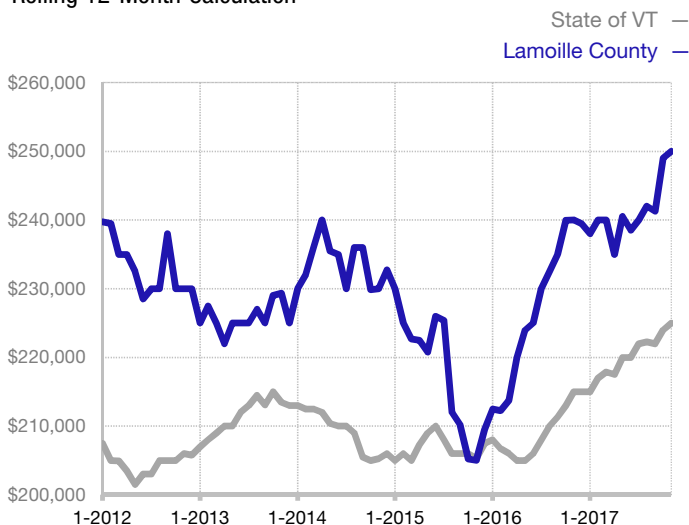
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	20	23	+ 15.0%	452	466	+ 3.1%
Pending Sales	8	23	+ 187.5%	258	310	+ 20.2%
Closed Sales	26	36	+ 38.5%	281	299	+ 6.4%
Median Sales Price*	\$221,000	\$252,000	+ 14.0%	\$239,950	\$250,000	+ 4.2%
Average Sales Price*	\$269,764	\$337,221	+ 25.0%	\$337,625	\$355,343	+ 5.2%
Percent of Original List Price Received*	88.1%	90.2%	+ 2.4%	90.5%	91.5%	+ 1.1%
Days on Market Until Sale	170	165	- 2.9%	190	157	- 17.4%
Inventory of Homes for Sale	284	210	- 26.1%	--	--	--
Months Supply of Inventory	12.0	7.8	- 35.0%	--	--	--

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

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	9	10	+ 11.1%	125	125	0.0%
Pending Sales	1	9	+ 800.0%	56	93	+ 66.1%
Closed Sales	1	7	+ 600.0%	62	89	+ 43.5%
Median Sales Price*	\$377,500	\$160,000	- 57.6%	\$239,533	\$218,250	- 8.9%
Average Sales Price*	\$377,500	\$229,071	- 39.3%	\$350,930	\$288,196	- 17.9%
Percent of Original List Price Received*	98.1%	82.1%	- 16.3%	89.3%	90.3%	+ 1.1%
Days on Market Until Sale	25	249	+ 896.0%	236	198	- 16.1%
Inventory of Homes for Sale	129	106	- 17.8%	--	--	--
Months Supply of Inventory	21.5	13.1	- 39.1%	--	--	--

* 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

