

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Orleans County

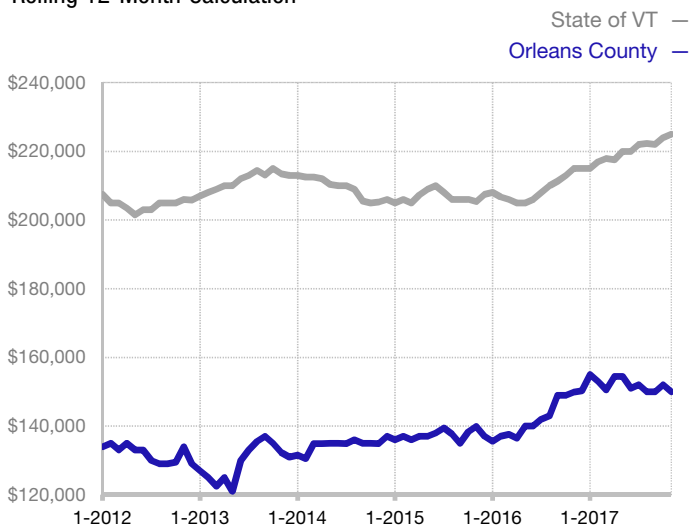
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	28	28	0.0%	585	609	+ 4.1%
Pending Sales	12	23	+ 91.7%	295	360	+ 22.0%
Closed Sales	25	29	+ 16.0%	304	335	+ 10.2%
Median Sales Price*	\$160,000	\$150,000	- 6.3%	\$150,250	\$150,000	- 0.2%
Average Sales Price*	\$189,716	\$197,779	+ 4.3%	\$174,852	\$186,687	+ 6.8%
Percent of Original List Price Received*	88.5%	90.9%	+ 2.7%	88.7%	90.2%	+ 1.7%
Days on Market Until Sale	204	131	- 35.8%	214	169	- 21.0%
Inventory of Homes for Sale	437	383	- 12.4%	--	--	--
Months Supply of Inventory	16.7	12.5	- 25.1%	--	--	--

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

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	13	20	+ 53.8%
Pending Sales	0	0	--	6	5	- 16.7%
Closed Sales	1	0	- 100.0%	6	5	- 16.7%
Median Sales Price*	\$55,500	\$0	- 100.0%	\$147,500	\$170,000	+ 15.3%
Average Sales Price*	\$55,500	\$0	- 100.0%	\$133,583	\$159,700	+ 19.6%
Percent of Original List Price Received*	94.1%	0.0%	- 100.0%	95.2%	91.9%	- 3.5%
Days on Market Until Sale	11	0	- 100.0%	72	116	+ 61.1%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	8.0	12.0	+ 50.0%	--	--	--

* 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

