

# Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



## Windham County

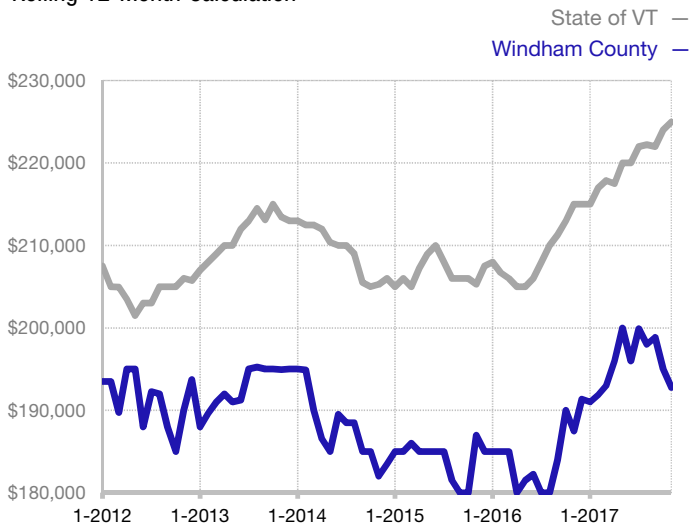
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
<b>Key Metrics</b>						
New Listings	36	43	+ 19.4%	857	896	+ 4.6%
Pending Sales	35	68	+ 94.3%	564	584	+ 3.5%
Closed Sales	62	51	- 17.7%	566	533	- 5.8%
Median Sales Price*	\$207,500	\$191,500	- 7.7%	\$188,000	\$190,000	+ 1.1%
Average Sales Price*	\$312,929	\$305,528	- 2.4%	\$246,213	\$252,787	+ 2.7%
Percent of Original List Price Received*	87.0%	90.4%	+ 3.9%	87.8%	90.2%	+ 2.7%
Days on Market Until Sale	167	145	- 13.2%	221	158	- 28.5%
Inventory of Homes for Sale	596	500	- 16.1%	--	--	--
Months Supply of Inventory	12.0	9.7	- 19.2%	--	--	--

\* 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	19	13	- 31.6%	306	278	- 9.2%
Pending Sales	10	13	+ 30.0%	162	159	- 1.9%
Closed Sales	20	17	- 15.0%	151	148	- 2.0%
Median Sales Price*	\$356,250	\$200,000	- 43.9%	\$210,000	\$184,000	- 12.4%
Average Sales Price*	\$373,595	\$317,088	- 15.1%	\$292,704	\$261,587	- 10.6%
Percent of Original List Price Received*	92.1%	90.5%	- 1.7%	91.8%	88.5%	- 3.6%
Days on Market Until Sale	177	175	- 1.1%	191	232	+ 21.5%
Inventory of Homes for Sale	243	219	- 9.9%	--	--	--
Months Supply of Inventory	16.8	15.9	- 5.4%	--	--	--

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

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



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

