

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Colchester

| Single-Family | November | | | YTD | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2016 | 2017 | Percent Change | Thru 11-2016 | Thru 11-2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 7 | 6 | - 14.3% | 165 | 182 | + 10.3% |
| Pending Sales | 8 | 9 | + 12.5% | 119 | 140 | + 17.6% |
| Closed Sales | 13 | 9 | - 30.8% | 126 | 134 | + 6.3% |
| Median Sales Price* | \$297,500 | \$295,000 | - 0.8% | \$295,000 | \$339,000 | + 14.9% |
| Average Sales Price* | \$332,992 | \$326,067 | - 2.1% | \$349,017 | \$364,721 | + 4.5% |
| Percent of Original List Price Received* | 95.3% | 95.1% | - 0.2% | 96.1% | 97.5% | + 1.5% |
| Days on Market Until Sale | 95 | 82 | - 13.7% | 146 | 71 | - 51.4% |
| Inventory of Homes for Sale | 56 | 52 | - 7.1% | -- | -- | -- |
| Months Supply of Inventory | 5.3 | 4.3 | - 18.9% | -- | -- | -- |

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

| Townhouse-Condo | November | | | YTD | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2016 | 2017 | Percent Change | Thru 11-2016 | Thru 11-2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 7 | + 600.0% | 64 | 80 | + 25.0% |
| Pending Sales | 5 | 10 | + 100.0% | 75 | 74 | - 1.3% |
| Closed Sales | 7 | 6 | - 14.3% | 75 | 67 | - 10.7% |
| Median Sales Price* | \$179,900 | \$193,000 | + 7.3% | \$263,000 | \$220,000 | - 16.3% |
| Average Sales Price* | \$231,022 | \$199,983 | - 13.4% | \$272,253 | \$246,108 | - 9.6% |
| Percent of Original List Price Received* | 100.1% | 97.3% | - 2.8% | 101.2% | 100.4% | - 0.8% |
| Days on Market Until Sale | 219 | 60 | - 72.6% | 162 | 63 | - 61.1% |
| Inventory of Homes for Sale | 11 | 12 | + 9.1% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.9 | + 11.8% | -- | -- | -- |

* 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

