

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Essex Junction

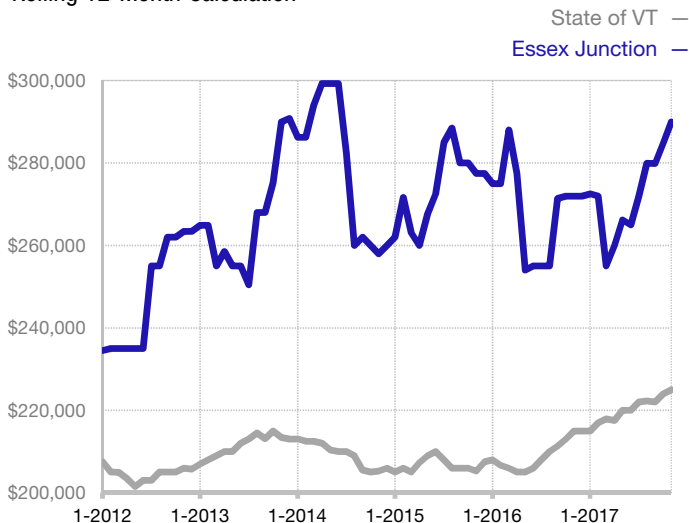
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	5	1	- 80.0%	74	47	- 36.5%
Pending Sales	4	5	+ 25.0%	64	43	- 32.8%
Closed Sales	7	6	- 14.3%	60	42	- 30.0%
Median Sales Price*	\$285,000	\$329,500	+ 15.6%	\$270,950	\$299,500	+ 10.5%
Average Sales Price*	\$280,000	\$303,583	+ 8.4%	\$281,144	\$297,057	+ 5.7%
Percent of Original List Price Received*	95.9%	92.1%	- 4.0%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	62	107	+ 72.6%	92	58	- 37.0%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

* 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	1	0.0%	52	28	- 46.2%
Pending Sales	2	0	- 100.0%	48	25	- 47.9%
Closed Sales	3	0	- 100.0%	48	28	- 41.7%
Median Sales Price*	\$167,000	\$0	- 100.0%	\$191,250	\$187,500	- 2.0%
Average Sales Price*	\$170,000	\$0	- 100.0%	\$219,085	\$222,675	+ 1.6%
Percent of Original List Price Received*	97.9%	0.0%	- 100.0%	98.0%	97.6%	- 0.4%
Days on Market Until Sale	79	0	- 100.0%	111	53	- 52.3%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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

