

# Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



## Ludlow

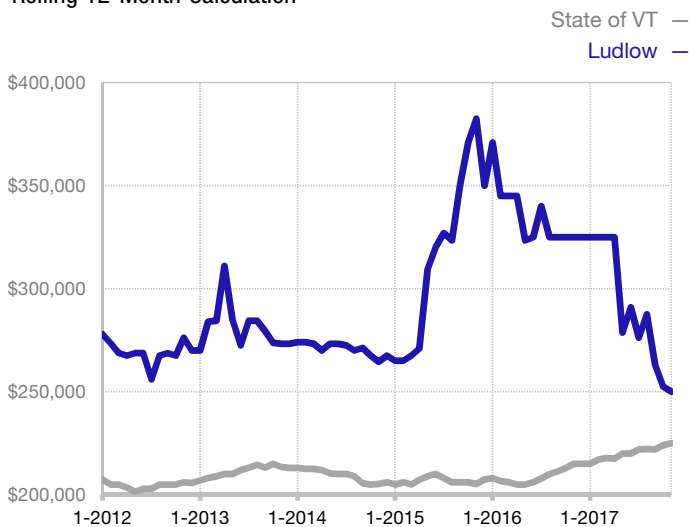
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
<b>Key Metrics</b>						
New Listings	10	4	- 60.0%	122	117	- 4.1%
Pending Sales	4	11	+ 175.0%	72	63	- 12.5%
Closed Sales	10	9	- 10.0%	75	51	- 32.0%
Median Sales Price*	\$378,000	<b>\$284,000</b>	- 24.9%	\$325,000	<b>\$255,000</b>	- 21.5%
Average Sales Price*	\$474,350	<b>\$292,944</b>	- 38.2%	\$437,309	<b>\$346,938</b>	- 20.7%
Percent of Original List Price Received*	84.5%	<b>91.8%</b>	+ 8.6%	86.5%	<b>87.4%</b>	+ 1.0%
Days on Market Until Sale	290	84	- 71.0%	243	209	- 14.0%
Inventory of Homes for Sale	106	100	- 5.7%	--	--	--
Months Supply of Inventory	16.5	17.6	+ 6.7%	--	--	--

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

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
<b>Key Metrics</b>						
New Listings	9	9	0.0%	125	117	- 6.4%
Pending Sales	4	8	+ 100.0%	61	66	+ 8.2%
Closed Sales	3	4	+ 33.3%	59	58	- 1.7%
Median Sales Price*	\$205,000	<b>\$342,500</b>	+ 67.1%	\$291,500	<b>\$245,000</b>	- 16.0%
Average Sales Price*	\$252,000	<b>\$280,350</b>	+ 11.3%	\$289,126	<b>\$240,192</b>	- 16.9%
Percent of Original List Price Received*	92.4%	<b>87.3%</b>	- 5.5%	87.9%	<b>86.0%</b>	- 2.2%
Days on Market Until Sale	109	385	+ 253.2%	317	228	- 28.1%
Inventory of Homes for Sale	164	147	- 10.4%	--	--	--
Months Supply of Inventory	29.4	25.6	- 12.9%	--	--	--

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

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



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

