

# Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



## Manchester

Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
<b>Key Metrics</b>						
New Listings	6	6	0.0%	100	93	- 7.0%
Pending Sales	6	5	- 16.7%	56	54	- 3.6%
Closed Sales	3	4	+ 33.3%	51	52	+ 2.0%
Median Sales Price*	\$325,000	<b>\$370,000</b>	+ 13.8%	\$325,000	<b>\$355,000</b>	+ 9.2%
Average Sales Price*	\$595,000	<b>\$357,500</b>	- 39.9%	\$421,836	<b>\$400,930</b>	- 5.0%
Percent of Original List Price Received*	81.7%	<b>93.8%</b>	+ 14.8%	83.9%	<b>86.8%</b>	+ 3.5%
Days on Market Until Sale	272	<b>183</b>	- 32.7%	277	<b>231</b>	- 16.6%
Inventory of Homes for Sale	85	<b>76</b>	- 10.6%	--	--	--
Months Supply of Inventory	17.3	<b>16.3</b>	- 5.8%	--	--	--

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

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	26	34	+ 30.8%
Pending Sales	2	1	- 50.0%	22	22	0.0%
Closed Sales	3	2	- 33.3%	20	22	+ 10.0%
Median Sales Price*	\$200,000	<b>\$202,500</b>	+ 1.3%	\$202,500	<b>\$219,000</b>	+ 8.1%
Average Sales Price*	\$175,667	<b>\$202,500</b>	+ 15.3%	\$220,856	<b>\$233,580</b>	+ 5.8%
Percent of Original List Price Received*	73.7%	<b>95.5%</b>	+ 29.6%	88.4%	<b>91.7%</b>	+ 3.7%
Days on Market Until Sale	465	<b>33</b>	- 92.9%	274	<b>174</b>	- 36.5%
Inventory of Homes for Sale	15	<b>18</b>	+ 20.0%	--	--	--
Months Supply of Inventory	6.8	<b>8.6</b>	+ 26.5%	--	--	--

\* 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

