

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Middlebury

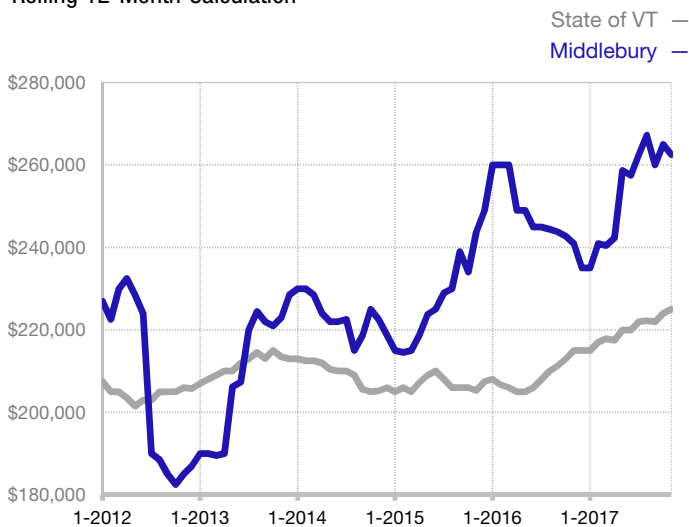
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	0	2	--	86	82	- 4.7%
Pending Sales	2	7	+ 250.0%	43	71	+ 65.1%
Closed Sales	5	6	+ 20.0%	41	67	+ 63.4%
Median Sales Price*	\$269,500	\$218,950	- 18.8%	\$230,000	\$265,000	+ 15.2%
Average Sales Price*	\$259,100	\$272,717	+ 5.3%	\$249,851	\$275,272	+ 10.2%
Percent of Original List Price Received*	92.7%	91.6%	- 1.2%	93.8%	93.9%	+ 0.1%
Days on Market Until Sale	68	67	- 1.5%	106	71	- 33.0%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	7.4	2.2	- 70.3%	--	--	--

* 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	3	0	- 100.0%	26	16	- 38.5%
Pending Sales	2	2	0.0%	13	17	+ 30.8%
Closed Sales	1	1	0.0%	13	19	+ 46.2%
Median Sales Price*	\$185,000	\$208,000	+ 12.4%	\$184,450	\$208,000	+ 12.8%
Average Sales Price*	\$185,000	\$208,000	+ 12.4%	\$246,473	\$256,092	+ 3.9%
Percent of Original List Price Received*	97.6%	104.3%	+ 6.9%	96.1%	97.3%	+ 1.2%
Days on Market Until Sale	212	7	- 96.7%	127	61	- 52.0%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	8.1	0.5	- 93.8%	--	--	--

* 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

