

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Winhall

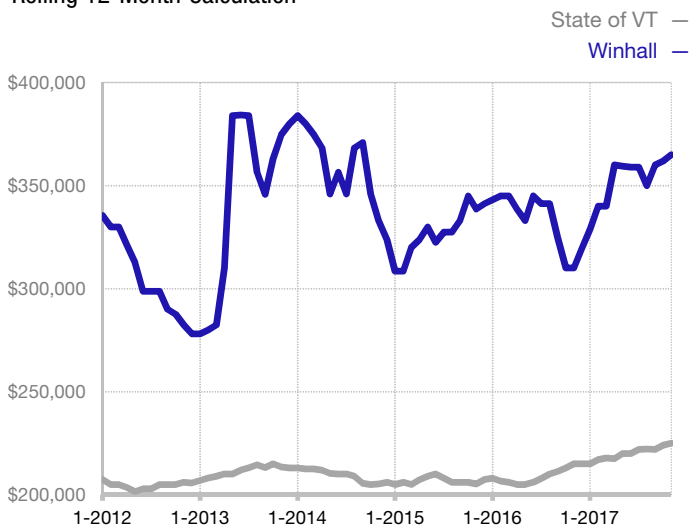
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	76	78	+ 2.6%
Pending Sales	2	7	+ 250.0%	40	50	+ 25.0%
Closed Sales	8	4	- 50.0%	44	43	- 2.3%
Median Sales Price*	\$349,500	\$475,000	+ 35.9%	\$305,000	\$365,000	+ 19.7%
Average Sales Price*	\$369,000	\$423,969	+ 14.9%	\$374,426	\$422,288	+ 12.8%
Percent of Original List Price Received*	86.1%	88.9%	+ 3.3%	86.0%	86.8%	+ 0.9%
Days on Market Until Sale	134	233	+ 73.9%	282	264	- 6.4%
Inventory of Homes for Sale	92	72	- 21.7%	--	--	--
Months Supply of Inventory	23.5	16.9	- 28.1%	--	--	--

* 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	3	0.0%	30	33	+ 10.0%
Pending Sales	0	4	--	14	12	- 14.3%
Closed Sales	3	2	- 33.3%	13	8	- 38.5%
Median Sales Price*	\$350,000	\$344,500	- 1.6%	\$300,000	\$288,250	- 3.9%
Average Sales Price*	\$320,000	\$344,500	+ 7.7%	\$256,923	\$327,063	+ 27.3%
Percent of Original List Price Received*	90.4%	87.0%	- 3.8%	91.6%	92.2%	+ 0.7%
Days on Market Until Sale	288	444	+ 54.2%	288	178	- 38.2%
Inventory of Homes for Sale	30	26	- 13.3%	--	--	--
Months Supply of Inventory	12.9	16.7	+ 29.5%	--	--	--

* 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

