

Local Market Update for October 2015

A Research Tool Provided by Vermont Realtors®



Windham County

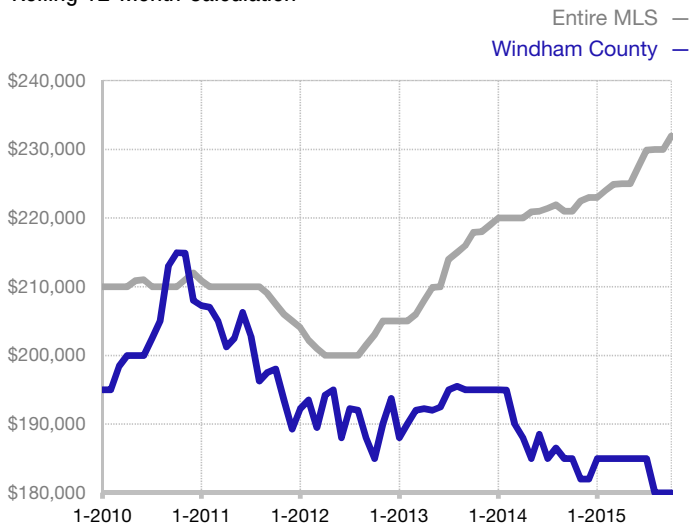
Single-Family	October			YTD		
	2014	2015	Percent Change	Thru 10-2014	Thru 10-2015	Percent Change
Key Metrics						
New Listings	72	69	- 4.2%	951	937	- 1.5%
Pending Sales	51	56	+ 9.8%	402	435	+ 8.2%
Closed Sales	50	54	+ 8.0%	390	428	+ 9.7%
Median Sales Price*	\$167,500	\$155,950	- 6.9%	\$183,500	\$180,000	- 1.9%
Average Sales Price*	\$286,622	\$198,632	- 30.7%	\$233,256	\$224,734	- 3.7%
Percent of Original List Price Received*	90.0%	87.4%	- 2.9%	86.4%	88.3%	+ 2.2%
Days on Market Until Sale	141	178	+ 26.2%	188	188	0.0%
Inventory of Homes for Sale	915	852	- 6.9%	--	--	--
Months Supply of Inventory	23.3	20.1	- 13.7%	--	--	--

* 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	October			YTD		
	2014	2015	Percent Change	Thru 10-2014	Thru 10-2015	Percent Change
Key Metrics						
New Listings	25	17	- 32.0%	253	222	- 12.3%
Pending Sales	29	14	- 51.7%	143	135	- 5.6%
Closed Sales	21	11	- 47.6%	130	134	+ 3.1%
Median Sales Price*	\$190,000	\$165,000	- 13.2%	\$168,500	\$156,000	- 7.4%
Average Sales Price*	\$234,310	\$196,636	- 16.1%	\$246,740	\$221,963	- 10.0%
Percent of Original List Price Received*	89.8%	91.8%	+ 2.2%	89.5%	88.7%	- 0.9%
Days on Market Until Sale	210	197	- 6.2%	219	195	- 11.0%
Inventory of Homes for Sale	235	186	- 20.9%	--	--	--
Months Supply of Inventory	17.2	13.5	- 21.5%	--	--	--

* 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

