

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Chittenden County

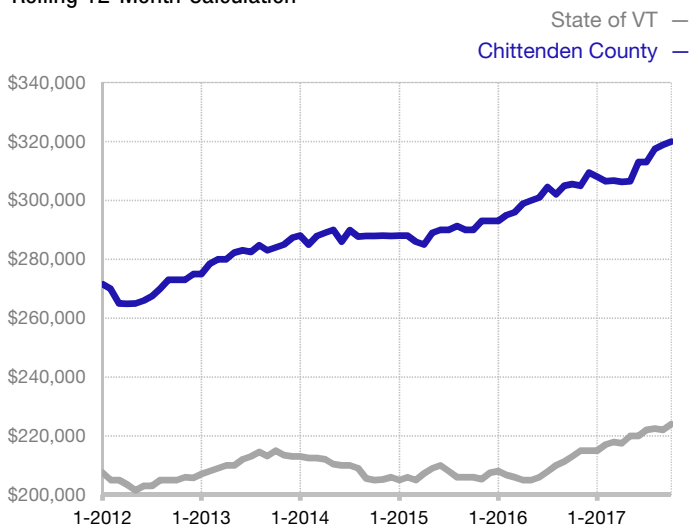
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	123	108	- 12.2%	1,515	1,435	- 5.3%
Pending Sales	113	123	+ 8.8%	1,117	1,139	+ 2.0%
Closed Sales	109	111	+ 1.8%	1,063	1,065	+ 0.2%
Median Sales Price*	\$294,000	\$326,000	+ 10.9%	\$309,900	\$322,000	+ 3.9%
Average Sales Price*	\$367,289	\$395,674	+ 7.7%	\$355,707	\$369,610	+ 3.9%
Percent of Original List Price Received*	94.6%	96.0%	+ 1.5%	96.1%	97.0%	+ 0.9%
Days on Market Until Sale	88	79	- 10.2%	119	66	- 44.5%
Inventory of Homes for Sale	470	354	- 24.7%	--	--	--
Months Supply of Inventory	4.5	3.3	- 26.7%	--	--	--

* 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		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	59	60	+ 1.7%	669	641	- 4.2%
Pending Sales	58	58	0.0%	579	572	- 1.2%
Closed Sales	55	64	+ 16.4%	560	532	- 5.0%
Median Sales Price*	\$243,500	\$222,000	- 8.8%	\$225,000	\$230,000	+ 2.2%
Average Sales Price*	\$277,991	\$242,659	- 12.7%	\$250,420	\$258,195	+ 3.1%
Percent of Original List Price Received*	98.6%	97.1%	- 1.5%	98.4%	98.4%	0.0%
Days on Market Until Sale	69	44	- 36.2%	108	65	- 39.8%
Inventory of Homes for Sale	174	137	- 21.3%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--

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

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



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

