

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Orleans County

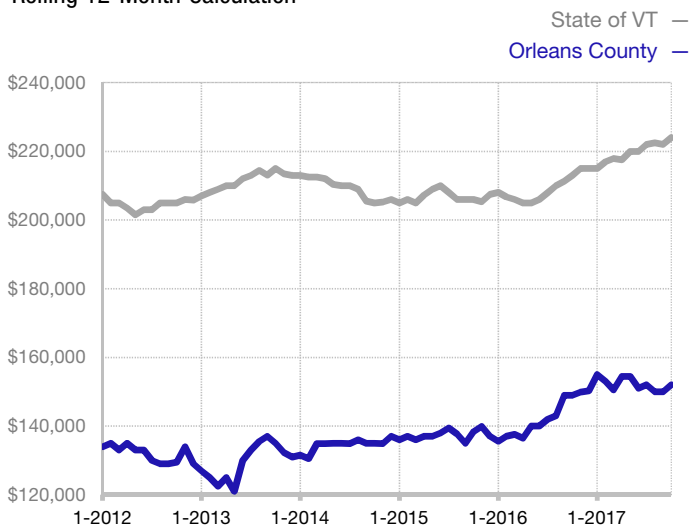
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	35	35	0.0%	557	581	+ 4.3%
Pending Sales	22	36	+ 63.6%	283	340	+ 20.1%
Closed Sales	38	43	+ 13.2%	279	306	+ 9.7%
Median Sales Price*	\$159,000	\$159,000	0.0%	\$150,000	\$151,000	+ 0.7%
Average Sales Price*	\$172,804	\$187,329	+ 8.4%	\$173,520	\$185,628	+ 7.0%
Percent of Original List Price Received*	90.7%	88.4%	- 2.5%	88.7%	90.2%	+ 1.7%
Days on Market Until Sale	137	173	+ 26.3%	215	172	- 20.0%
Inventory of Homes for Sale	467	408	- 12.6%	--	--	--
Months Supply of Inventory	16.9	13.6	- 19.5%	--	--	--

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

Townhouse-Condo	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	12	18	+ 50.0%
Pending Sales	0	0	--	6	5	- 16.7%
Closed Sales	0	3	--	5	5	0.0%
Median Sales Price*	\$0	\$170,000	--	\$150,000	\$170,000	+ 13.3%
Average Sales Price*	\$0	\$159,500	--	\$149,200	\$159,700	+ 7.0%
Percent of Original List Price Received*	0.0%	94.6%	--	95.4%	91.9%	- 3.7%
Days on Market Until Sale	0	84	--	84	116	+ 38.1%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	7.3	10.8	+ 47.9%	--	--	--

* 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

