

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Windham County

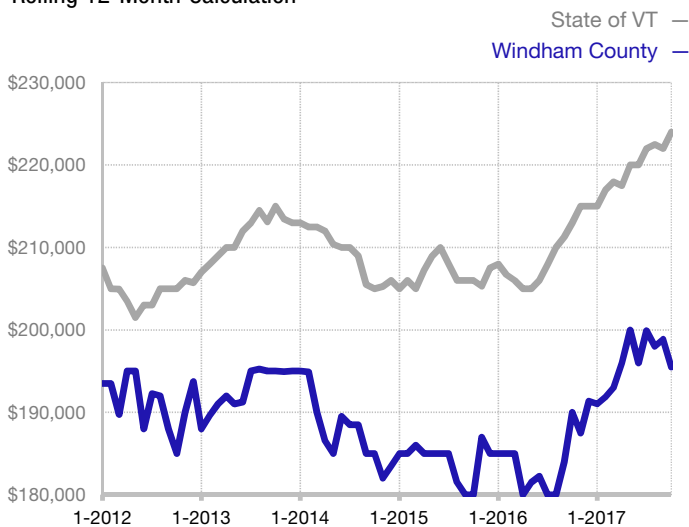
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	62	64	+ 3.2%	821	853	+ 3.9%
Pending Sales	57	56	- 1.8%	529	522	- 1.3%
Closed Sales	58	55	- 5.2%	504	481	- 4.6%
Median Sales Price*	\$229,500	\$197,500	- 13.9%	\$187,500	\$190,000	+ 1.3%
Average Sales Price*	\$296,560	\$214,777	- 27.6%	\$237,989	\$247,355	+ 3.9%
Percent of Original List Price Received*	88.6%	89.9%	+ 1.5%	87.8%	90.2%	+ 2.7%
Days on Market Until Sale	184	190	+ 3.3%	228	159	- 30.3%
Inventory of Homes for Sale	641	569	- 11.2%	--	--	--
Months Supply of Inventory	12.6	11.6	- 7.9%	--	--	--

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

Townhouse-Condo	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	12	20	+ 66.7%	287	264	- 8.0%
Pending Sales	21	25	+ 19.0%	151	147	- 2.6%
Closed Sales	14	19	+ 35.7%	130	131	+ 0.8%
Median Sales Price*	\$151,250	\$150,000	- 0.8%	\$198,750	\$183,000	- 7.9%
Average Sales Price*	\$200,286	\$303,442	+ 51.5%	\$282,011	\$254,384	- 9.8%
Percent of Original List Price Received*	90.2%	86.9%	- 3.7%	91.8%	88.2%	- 3.9%
Days on Market Until Sale	103	235	+ 128.2%	194	240	+ 23.7%
Inventory of Homes for Sale	245	235	- 4.1%	--	--	--
Months Supply of Inventory	16.6	17.3	+ 4.2%	--	--	--

* 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

