

# Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



## Windsor County

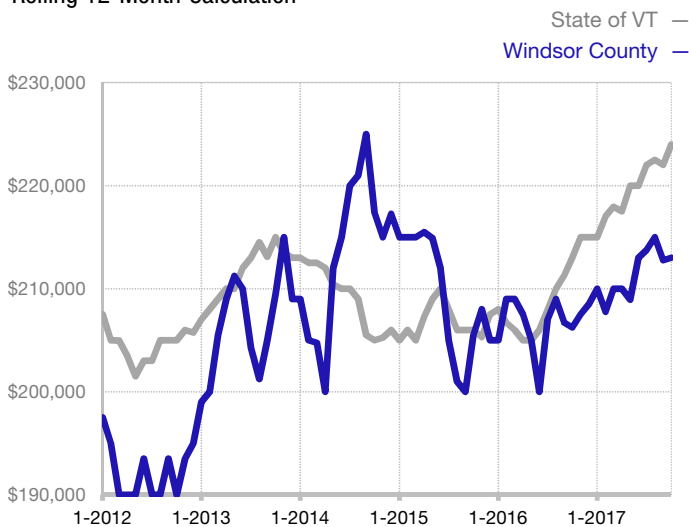
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
<b>Key Metrics</b>						
New Listings	89	83	- 6.7%	1,218	1,176	- 3.4%
Pending Sales	62	84	+ 35.5%	591	742	+ 25.5%
Closed Sales	55	75	+ 36.4%	545	696	+ 27.7%
Median Sales Price*	\$215,500	<b>\$242,000</b>	+ 12.3%	\$210,000	<b>\$214,500</b>	+ 2.1%
Average Sales Price*	\$341,566	<b>\$369,800</b>	+ 8.3%	\$275,452	<b>\$301,335</b>	+ 9.4%
Percent of Original List Price Received*	85.6%	<b>88.3%</b>	+ 3.2%	87.3%	<b>89.4%</b>	+ 2.4%
Days on Market Until Sale	171	195	+ 14.0%	220	164	- 25.5%
Inventory of Homes for Sale	990	820	- 17.2%	--	--	--
Months Supply of Inventory	17.2	11.7	- 32.0%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	24	19	- 20.8%	288	242	- 16.0%
Pending Sales	22	21	- 4.5%	179	166	- 7.3%
Closed Sales	29	12	- 58.6%	175	151	- 13.7%
Median Sales Price*	\$163,000	<b>\$178,000</b>	+ 9.2%	\$152,500	<b>\$160,000</b>	+ 4.9%
Average Sales Price*	\$184,647	<b>\$193,313</b>	+ 4.7%	\$203,850	<b>\$193,920</b>	- 4.9%
Percent of Original List Price Received*	91.2%	<b>91.7%</b>	+ 0.5%	90.1%	<b>89.8%</b>	- 0.3%
Days on Market Until Sale	143	134	- 6.3%	213	153	- 28.2%
Inventory of Homes for Sale	266	221	- 16.9%	--	--	--
Months Supply of Inventory	15.8	14.3	- 9.5%	--	--	--

\* 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

