

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Colchester

Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	16	20	+ 25.0%	158	176	+ 11.4%
Pending Sales	13	13	0.0%	111	132	+ 18.9%
Closed Sales	9	7	- 22.2%	113	125	+ 10.6%
Median Sales Price*	\$310,000	\$310,000	0.0%	\$292,500	\$341,000	+ 16.6%
Average Sales Price*	\$476,486	\$373,429	- 21.6%	\$350,860	\$367,504	+ 4.7%
Percent of Original List Price Received*	90.5%	98.4%	+ 8.7%	96.2%	97.7%	+ 1.6%
Days on Market Until Sale	177	72	- 59.3%	151	70	- 53.6%
Inventory of Homes for Sale	61	55	- 9.8%	--	--	--
Months Supply of Inventory	5.6	4.6	- 17.9%	--	--	--

* 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	6	6	0.0%	63	73	+ 15.9%
Pending Sales	6	10	+ 66.7%	70	64	- 8.6%
Closed Sales	5	10	+ 100.0%	68	61	- 10.3%
Median Sales Price*	\$323,500	\$209,000	- 35.4%	\$268,450	\$235,000	- 12.5%
Average Sales Price*	\$381,539	\$221,650	- 41.9%	\$276,498	\$250,645	- 9.4%
Percent of Original List Price Received*	101.5%	98.9%	- 2.6%	101.3%	100.7%	- 0.6%
Days on Market Until Sale	313	21	- 93.3%	157	63	- 59.9%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

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

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



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

