

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Essex Junction

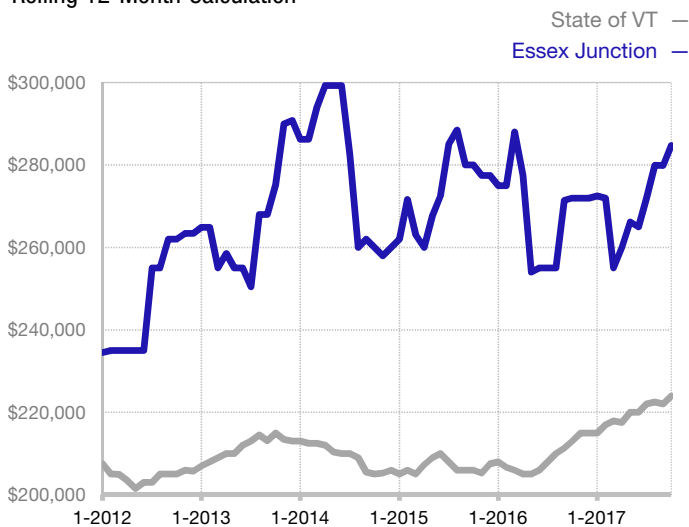
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	69	46	- 33.3%
Pending Sales	6	9	+ 50.0%	60	39	- 35.0%
Closed Sales	7	4	- 42.9%	53	36	- 32.1%
Median Sales Price*	\$231,750	\$342,500	+ 47.8%	\$269,900	\$294,500	+ 9.1%
Average Sales Price*	\$247,093	\$334,750	+ 35.5%	\$281,295	\$295,969	+ 5.2%
Percent of Original List Price Received*	97.6%	99.5%	+ 1.9%	97.4%	97.5%	+ 0.1%
Days on Market Until Sale	25	48	+ 92.0%	97	50	- 48.5%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--

* 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
Key Metrics						
New Listings	3	0	- 100.0%	51	27	- 47.1%
Pending Sales	5	1	- 80.0%	46	25	- 45.7%
Closed Sales	6	2	- 66.7%	45	28	- 37.8%
Median Sales Price*	\$178,500	\$159,250	- 10.8%	\$203,000	\$187,500	- 7.6%
Average Sales Price*	\$195,417	\$159,250	- 18.5%	\$222,357	\$222,675	+ 0.1%
Percent of Original List Price Received*	96.7%	94.6%	- 2.2%	98.0%	97.6%	- 0.4%
Days on Market Until Sale	49	41	- 16.3%	113	53	- 53.1%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

* 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

