

# Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



## Manchester

Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
<b>Key Metrics</b>						
New Listings	7	7	0.0%	94	87	- 7.4%
Pending Sales	5	3	- 40.0%	50	50	0.0%
Closed Sales	7	9	+ 28.6%	48	48	0.0%
Median Sales Price*	\$500,000	<b>\$385,000</b>	- 23.0%	\$322,500	<b>\$355,000</b>	+ 10.1%
Average Sales Price*	\$613,614	<b>\$430,111</b>	- 29.9%	\$411,014	<b>\$404,549</b>	- 1.6%
Percent of Original List Price Received*	79.9%	<b>91.6%</b>	+ 14.6%	84.1%	<b>86.2%</b>	+ 2.5%
Days on Market Until Sale	256	<b>142</b>	- 44.5%	278	<b>235</b>	- 15.5%
Inventory of Homes for Sale	91	<b>83</b>	- 8.8%	--	--	--
Months Supply of Inventory	18.8	<b>17.2</b>	- 8.5%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	3	3	0.0%	25	34	+ 36.0%
Pending Sales	5	2	- 60.0%	20	21	+ 5.0%
Closed Sales	2	1	- 50.0%	17	20	+ 17.6%
Median Sales Price*	\$386,188	<b>\$170,750</b>	- 55.8%	\$205,000	<b>\$222,500</b>	+ 8.5%
Average Sales Price*	\$386,188	<b>\$170,750</b>	- 55.8%	\$228,831	<b>\$236,688</b>	+ 3.4%
Percent of Original List Price Received*	88.8%	<b>95.4%</b>	+ 7.4%	91.0%	<b>91.4%</b>	+ 0.4%
Days on Market Until Sale	28	<b>0</b>	- 100.0%	238	<b>188</b>	- 21.0%
Inventory of Homes for Sale	19	<b>21</b>	+ 10.5%	--	--	--
Months Supply of Inventory	8.6	<b>9.6</b>	+ 11.6%	--	--	--

\* 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

