

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Middlebury

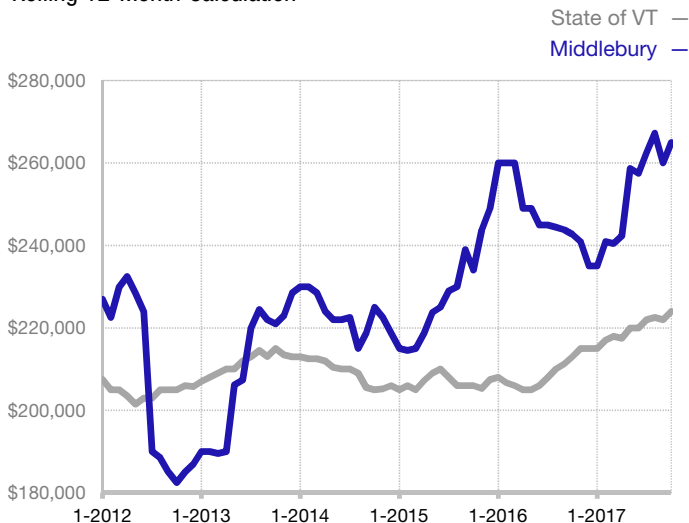
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	2	2	0.0%	86	80	- 7.0%
Pending Sales	6	9	+ 50.0%	41	66	+ 61.0%
Closed Sales	4	4	0.0%	36	61	+ 69.4%
Median Sales Price*	\$235,475	\$273,250	+ 16.0%	\$225,000	\$265,000	+ 17.8%
Average Sales Price*	\$230,288	\$274,625	+ 19.3%	\$248,566	\$275,523	+ 10.8%
Percent of Original List Price Received*	89.9%	96.7%	+ 7.6%	94.0%	94.1%	+ 0.1%
Days on Market Until Sale	135	46	- 65.9%	111	72	- 35.1%
Inventory of Homes for Sale	37	21	- 43.2%	--	--	--
Months Supply of Inventory	9.4	3.5	- 62.8%	--	--	--

* 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	4	2	- 50.0%	23	16	- 30.4%
Pending Sales	1	0	- 100.0%	11	15	+ 36.4%
Closed Sales	3	3	0.0%	12	18	+ 50.0%
Median Sales Price*	\$325,000	\$226,500	- 30.3%	\$184,225	\$210,500	+ 14.3%
Average Sales Price*	\$322,483	\$210,667	- 34.7%	\$251,596	\$258,764	+ 2.8%
Percent of Original List Price Received*	93.0%	99.7%	+ 7.2%	96.0%	96.9%	+ 0.9%
Days on Market Until Sale	128	9	- 93.0%	120	64	- 46.7%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	8.5	1.8	- 78.8%	--	--	--

* 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

