

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Montpelier

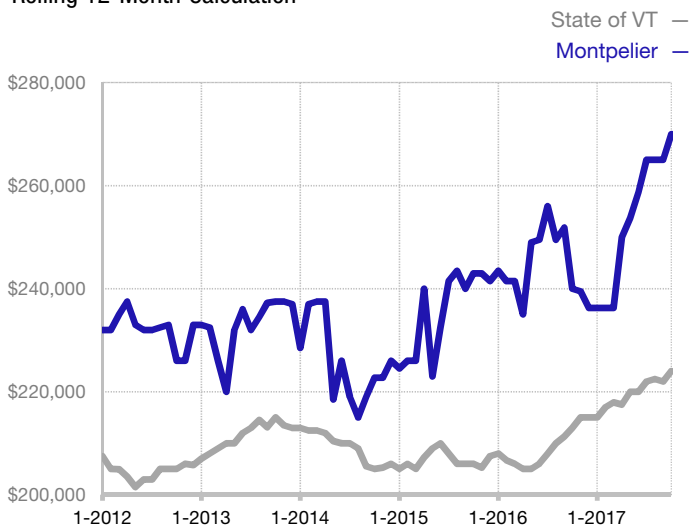
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	4	4	0.0%	72	87	+ 20.8%
Pending Sales	7	7	0.0%	61	64	+ 4.9%
Closed Sales	9	10	+ 11.1%	57	59	+ 3.5%
Median Sales Price*	\$209,000	\$232,200	+ 11.1%	\$247,000	\$279,900	+ 13.3%
Average Sales Price*	\$212,875	\$259,377	+ 21.8%	\$248,795	\$282,360	+ 13.5%
Percent of Original List Price Received*	93.7%	91.4%	- 2.5%	94.2%	95.2%	+ 1.1%
Days on Market Until Sale	66	62	- 6.1%	129	67	- 48.1%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--

* 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	0	0	--	24	20	- 16.7%
Pending Sales	1	3	+ 200.0%	18	18	0.0%
Closed Sales	1	0	- 100.0%	19	22	+ 15.8%
Median Sales Price*	\$159,550	\$0	- 100.0%	\$163,000	\$193,500	+ 18.7%
Average Sales Price*	\$159,550	\$0	- 100.0%	\$160,347	\$191,666	+ 19.5%
Percent of Original List Price Received*	96.7%	0.0%	- 100.0%	94.5%	94.0%	- 0.5%
Days on Market Until Sale	26	0	- 100.0%	145	114	- 21.4%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	5.8	0.8	- 86.2%	--	--	--

* 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

