

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Winhall

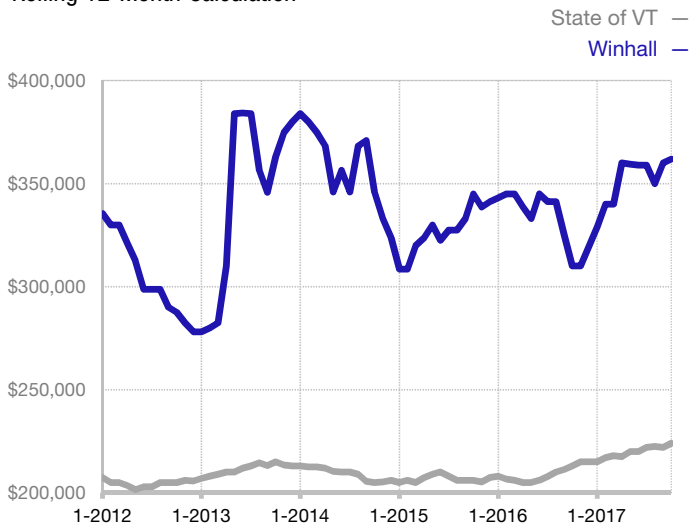
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	6	6	0.0%	73	76	+ 4.1%
Pending Sales	7	4	- 42.9%	38	46	+ 21.1%
Closed Sales	4	7	+ 75.0%	36	39	+ 8.3%
Median Sales Price*	\$318,500	\$381,500	+ 19.8%	\$298,750	\$362,000	+ 21.2%
Average Sales Price*	\$301,875	\$447,357	+ 48.2%	\$375,632	\$422,115	+ 12.4%
Percent of Original List Price Received*	92.2%	89.5%	- 2.9%	86.0%	86.6%	+ 0.7%
Days on Market Until Sale	409	276	- 32.5%	314	268	- 14.6%
Inventory of Homes for Sale	93	79	- 15.1%	--	--	--
Months Supply of Inventory	24.4	19.3	- 20.9%	--	--	--

* 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	2	3	+ 50.0%	27	30	+ 11.1%
Pending Sales	5	2	- 60.0%	14	8	- 42.9%
Closed Sales	3	1	- 66.7%	10	6	- 40.0%
Median Sales Price*	\$300,000	\$126,000	- 58.0%	\$249,500	\$286,750	+ 14.9%
Average Sales Price*	\$248,333	\$126,000	- 49.3%	\$238,000	\$321,250	+ 35.0%
Percent of Original List Price Received*	92.3%	88.7%	- 3.9%	91.9%	93.9%	+ 2.2%
Days on Market Until Sale	202	63	- 68.8%	288	89	- 69.1%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	12.6	21.6	+ 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

