

Local Market Update for September 2015

A Research Tool Provided by Vermont Realtors®



Windham County

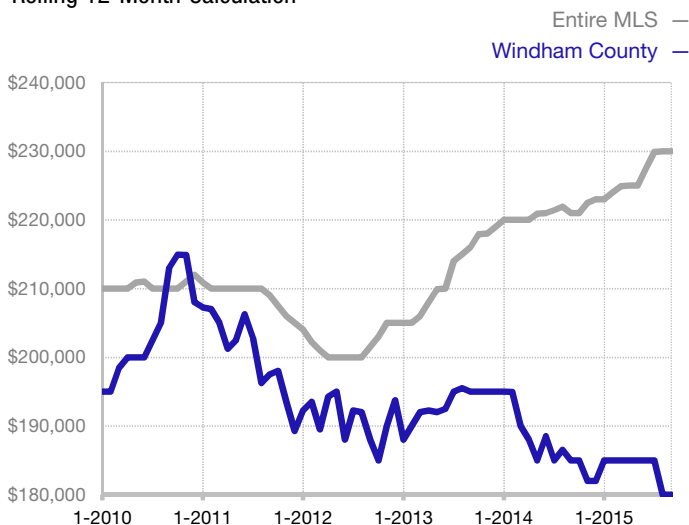
Single-Family	September			YTD		
	2014	2015	Percent Change	Thru 9-2014	Thru 9-2015	Percent Change
Key Metrics						
New Listings	100	80	- 20.0%	879	868	- 1.3%
Pending Sales	42	48	+ 14.3%	351	381	+ 8.5%
Closed Sales	49	43	- 12.2%	340	374	+ 10.0%
Median Sales Price*	\$185,000	\$180,000	- 2.7%	\$185,000	\$182,000	- 1.6%
Average Sales Price*	\$252,868	\$209,199	- 17.3%	\$225,408	\$228,502	+ 1.4%
Percent of Original List Price Received*	85.8%	88.7%	+ 3.4%	85.9%	88.5%	+ 3.0%
Days on Market Until Sale	185	147	- 20.5%	194	189	- 2.6%
Inventory of Homes for Sale	949	889	- 6.3%	--	--	--
Months Supply of Inventory	24.9	21.1	- 15.3%	--	--	--

* 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	September			YTD		
	2014	2015	Percent Change	Thru 9-2014	Thru 9-2015	Percent Change
Key Metrics						
New Listings	24	21	- 12.5%	228	205	- 10.1%
Pending Sales	11	13	+ 18.2%	114	121	+ 6.1%
Closed Sales	11	17	+ 54.5%	109	123	+ 12.8%
Median Sales Price*	\$175,000	\$250,000	+ 42.9%	\$168,000	\$155,000	- 7.7%
Average Sales Price*	\$268,178	\$260,691	- 2.8%	\$249,135	\$224,228	- 10.0%
Percent of Original List Price Received*	89.8%	90.9%	+ 1.2%	89.4%	88.4%	- 1.1%
Days on Market Until Sale	281	189	- 32.7%	221	195	- 11.8%
Inventory of Homes for Sale	257	193	- 24.9%	--	--	--
Months Supply of Inventory	20.2	12.9	- 36.1%	--	--	--

* 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

