

# Local Market Update for September 2016

A Research Tool Provided by Vermont Realtors®



## Washington County

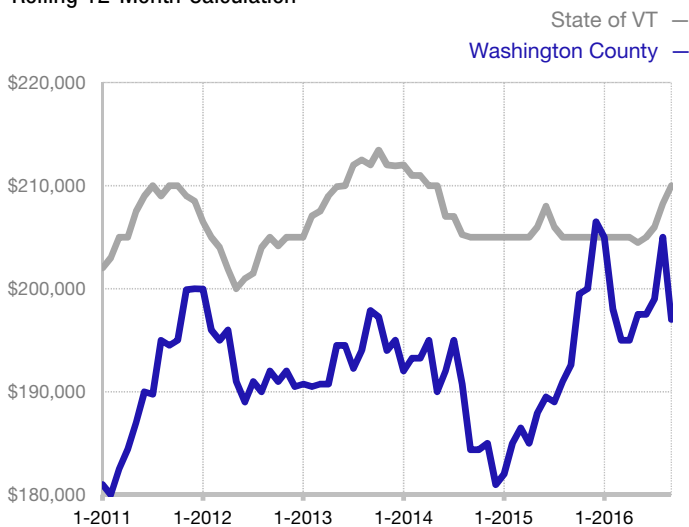
Single-Family	September			YTD		
	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
<b>Key Metrics</b>						
New Listings	74	63	- 14.9%	806	685	- 15.0%
Pending Sales	53	47	- 11.3%	448	405	- 9.6%
Closed Sales	46	44	- 4.3%	405	365	- 9.9%
Median Sales Price*	\$163,250	<b>\$164,500</b>	+ 0.8%	\$202,500	<b>\$195,000</b>	- 3.7%
Average Sales Price*	\$191,878	<b>\$183,921</b>	- 4.1%	\$229,613	<b>\$221,724</b>	- 3.4%
Percent of Original List Price Received*	91.1%	<b>93.1%</b>	+ 2.2%	90.9%	<b>92.3%</b>	+ 1.5%
Days on Market Until Sale	160	<b>132</b>	- 17.5%	179	<b>192</b>	+ 7.3%
Inventory of Homes for Sale	585	<b>467</b>	- 20.2%	--	--	--
Months Supply of Inventory	12.9	<b>11.2</b>	- 13.2%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			YTD		
	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
<b>Key Metrics</b>						
New Listings	13	13	0.0%	130	134	+ 3.1%
Pending Sales	11	14	+ 27.3%	74	91	+ 23.0%
Closed Sales	4	6	+ 50.0%	55	80	+ 45.5%
Median Sales Price*	\$152,000	<b>\$173,250</b>	+ 14.0%	\$160,000	<b>\$159,000</b>	- 0.6%
Average Sales Price*	\$162,500	<b>\$333,983</b>	+ 105.5%	\$189,271	<b>\$179,512</b>	- 5.2%
Percent of Original List Price Received*	79.6%	<b>90.2%</b>	+ 13.3%	89.8%	<b>89.8%</b>	0.0%
Days on Market Until Sale	245	<b>288</b>	+ 17.6%	232	<b>210</b>	- 9.5%
Inventory of Homes for Sale	157	<b>121</b>	- 22.9%	--	--	--
Months Supply of Inventory	21.2	<b>13.0</b>	- 38.7%	--	--	--

\* 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

