

# Local Market Update for September 2016

A Research Tool Provided by Vermont Realtors®



## Windham County

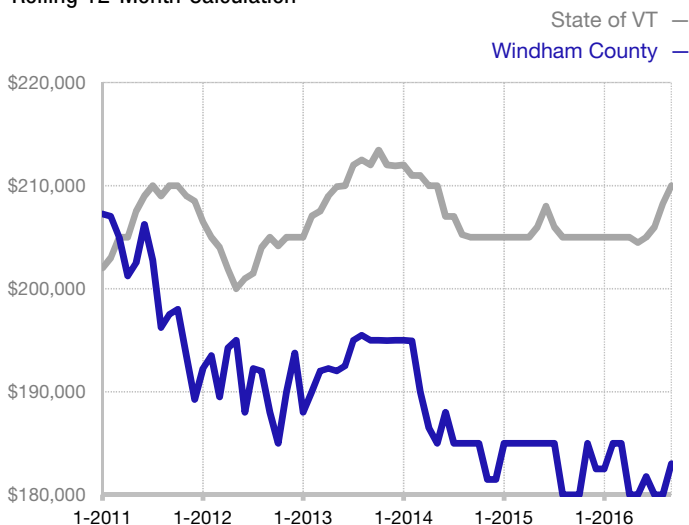
Single-Family	September			YTD		
	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
<b>Key Metrics</b>						
New Listings	80	<b>94</b>	+ 17.5%	869	<b>760</b>	- 12.5%
Pending Sales	53	<b>56</b>	+ 5.7%	419	<b>474</b>	+ 13.1%
Closed Sales	43	<b>56</b>	+ 30.2%	378	<b>440</b>	+ 16.4%
Median Sales Price*	\$180,000	<b>\$206,950</b>	+ 15.0%	\$182,000	<b>\$182,000</b>	0.0%
Average Sales Price*	\$209,199	<b>\$253,562</b>	+ 21.2%	\$227,742	<b>\$230,752</b>	+ 1.3%
Percent of Original List Price Received*	88.7%	<b>87.4%</b>	- 1.5%	88.6%	<b>87.6%</b>	- 1.1%
Days on Market Until Sale	178	<b>231</b>	+ 29.8%	240	<b>237</b>	- 1.3%
Inventory of Homes for Sale	850	<b>671</b>	- 21.1%	--	--	--
Months Supply of Inventory	19.6	<b>13.3</b>	- 32.1%	--	--	--

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

Townhouse-Condo	September			YTD		
	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
<b>Key Metrics</b>						
New Listings	21	<b>27</b>	+ 28.6%	202	<b>279</b>	+ 38.1%
Pending Sales	13	<b>25</b>	+ 92.3%	131	<b>130</b>	- 0.8%
Closed Sales	17	<b>16</b>	- 5.9%	123	<b>114</b>	- 7.3%
Median Sales Price*	\$250,000	<b>\$181,000</b>	- 27.6%	\$155,000	<b>\$209,000</b>	+ 34.8%
Average Sales Price*	\$260,691	<b>\$291,594</b>	+ 11.9%	\$224,228	<b>\$292,732</b>	+ 30.6%
Percent of Original List Price Received*	90.9%	<b>90.8%</b>	- 0.1%	88.4%	<b>91.9%</b>	+ 4.0%
Days on Market Until Sale	229	<b>231</b>	+ 0.9%	232	<b>207</b>	- 10.8%
Inventory of Homes for Sale	196	<b>253</b>	+ 29.1%	--	--	--
Months Supply of Inventory	13.5	<b>17.8</b>	+ 31.9%	--	--	--

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**Median Sales Price – Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

