

Local Market Update for September 2017

A Research Tool Provided by Vermont Realtors®



Windsor County

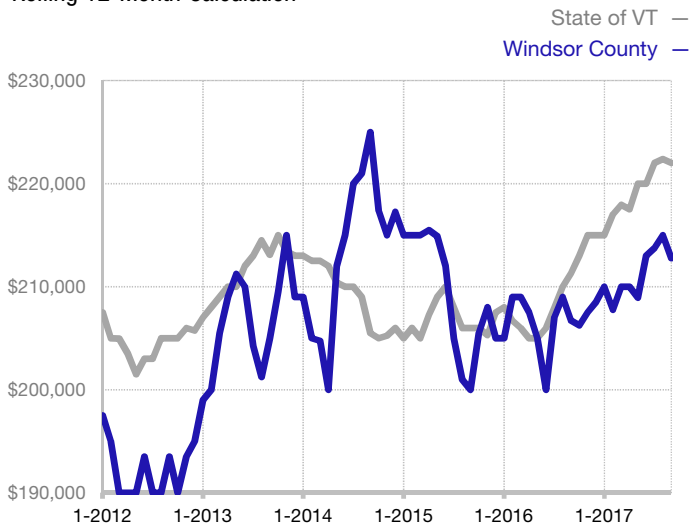
Single-Family	September			YTD		
	2016	2017	Percent Change	Thru 9-2016	Thru 9-2017	Percent Change
Key Metrics						
New Listings	96	124	+ 29.2%	1,129	1,090	- 3.5%
Pending Sales	73	77	+ 5.5%	529	669	+ 26.5%
Closed Sales	58	69	+ 19.0%	490	621	+ 26.7%
Median Sales Price*	\$210,000	\$180,000	- 14.3%	\$207,500	\$213,000	+ 2.7%
Average Sales Price*	\$231,684	\$273,537	+ 18.1%	\$267,954	\$293,066	+ 9.4%
Percent of Original List Price Received*	87.3%	91.8%	+ 5.2%	87.5%	89.5%	+ 2.3%
Days on Market Until Sale	207	126	- 39.1%	225	161	- 28.4%
Inventory of Homes for Sale	1,023	874	- 14.6%	--	--	--
Months Supply of Inventory	18.1	12.7	- 29.8%	--	--	--

* 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		
	2016	2017	Percent Change	Thru 9-2016	Thru 9-2017	Percent Change
Key Metrics						
New Listings	30	21	- 30.0%	264	223	- 15.5%
Pending Sales	18	21	+ 16.7%	157	147	- 6.4%
Closed Sales	14	19	+ 35.7%	146	139	- 4.8%
Median Sales Price*	\$112,500	\$189,900	+ 68.8%	\$152,500	\$159,250	+ 4.4%
Average Sales Price*	\$170,786	\$211,989	+ 24.1%	\$207,664	\$193,973	- 6.6%
Percent of Original List Price Received*	91.5%	94.3%	+ 3.1%	89.9%	89.6%	- 0.3%
Days on Market Until Sale	186	69	- 62.9%	227	155	- 31.7%
Inventory of Homes for Sale	276	238	- 13.8%	--	--	--
Months Supply of Inventory	16.8	15.1	- 10.1%	--	--	--

* 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

