

# Local Market Update for April 2017

A Research Tool Provided by Vermont Realtors®



## Washington County

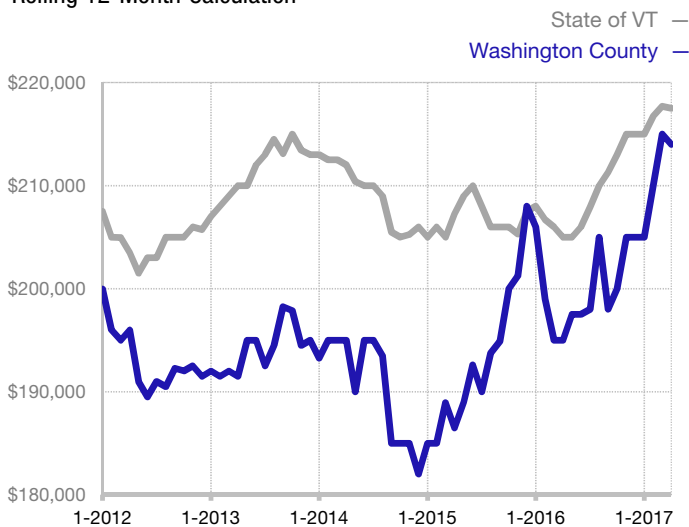
Single-Family	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>						
New Listings	79	64	- 19.0%	254	208	- 18.1%
Pending Sales	56	46	- 17.9%	152	168	+ 10.5%
Closed Sales	32	30	- 6.3%	105	121	+ 15.2%
Median Sales Price*	\$173,400	<b>\$181,000</b>	+ 4.4%	\$168,000	<b>\$199,000</b>	+ 18.5%
Average Sales Price*	\$209,659	<b>\$204,559</b>	- 2.4%	\$182,685	<b>\$242,863</b>	+ 32.9%
Percent of Original List Price Received*	87.5%	<b>95.1%</b>	+ 8.7%	88.9%	<b>90.3%</b>	+ 1.6%
Days on Market Until Sale	280	<b>119</b>	- 57.5%	243	<b>161</b>	- 33.7%
Inventory of Homes for Sale	450	<b>311</b>	- 30.9%	--	--	--
Months Supply of Inventory	10.2	<b>7.0</b>	- 31.4%	--	--	--

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

Townhouse-Condo	April			YTD		
	2016	2017	Percent Change	Thru 4-2016	Thru 4-2017	Percent Change
<b>Key Metrics</b>						
New Listings	15	16	+ 6.7%	56	59	+ 5.4%
Pending Sales	8	17	+ 112.5%	34	61	+ 79.4%
Closed Sales	13	12	- 7.7%	29	51	+ 75.9%
Median Sales Price*	\$161,000	<b>\$201,875</b>	+ 25.4%	\$142,500	<b>\$168,000</b>	+ 17.9%
Average Sales Price*	\$167,080	<b>\$199,813</b>	+ 19.6%	\$158,122	<b>\$186,555</b>	+ 18.0%
Percent of Original List Price Received*	84.0%	<b>89.8%</b>	+ 6.9%	86.8%	<b>92.5%</b>	+ 6.6%
Days on Market Until Sale	236	<b>168</b>	- 28.8%	255	<b>160</b>	- 37.3%
Inventory of Homes for Sale	138	<b>108</b>	- 21.7%	--	--	--
Months Supply of Inventory	16.7	<b>8.7</b>	- 47.9%	--	--	--

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

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



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

