

# Local Market Update for February 2017

A Research Tool Provided by Vermont Realtors®



## Lamoille County

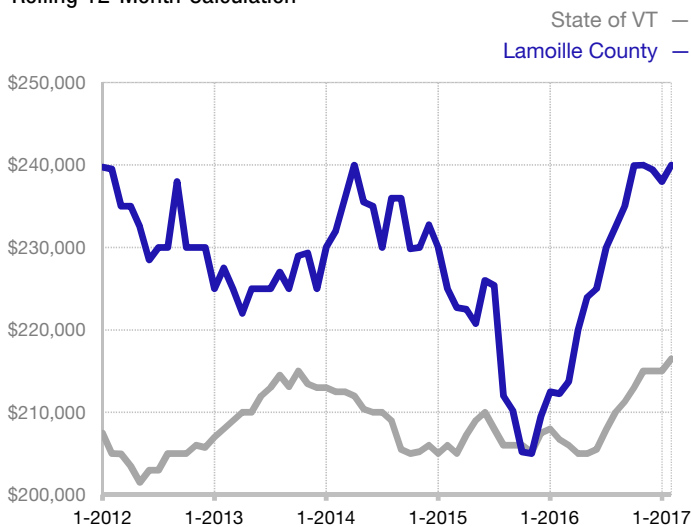
Single-Family	February			YTD		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
<b>Key Metrics</b>						
New Listings	26	29	+ 11.5%	60	56	- 6.7%
Pending Sales	20	25	+ 25.0%	39	41	+ 5.1%
Closed Sales	21	14	- 33.3%	42	25	- 40.5%
Median Sales Price*	\$230,000	<b>\$272,500</b>	+ 18.5%	\$239,500	<b>\$258,000</b>	+ 7.7%
Average Sales Price*	\$304,563	<b>\$476,294</b>	+ 56.4%	\$343,555	<b>\$436,856</b>	+ 27.2%
Percent of Original List Price Received*	88.3%	<b>90.7%</b>	+ 2.7%	88.8%	<b>93.0%</b>	+ 4.7%
Days on Market Until Sale	222	117	- 47.3%	228	146	- 36.0%
Inventory of Homes for Sale	306	244	- 20.3%	--	--	--
Months Supply of Inventory	12.2	10.7	- 12.3%	--	--	--

\* 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	February			YTD		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
<b>Key Metrics</b>						
New Listings	14	13	- 7.1%	21	20	- 4.8%
Pending Sales	4	12	+ 200.0%	4	18	+ 350.0%
Closed Sales	4	3	- 25.0%	9	7	- 22.2%
Median Sales Price*	\$222,267	<b>\$230,000</b>	+ 3.5%	\$235,900	<b>\$222,000</b>	- 5.9%
Average Sales Price*	\$211,758	<b>\$254,333</b>	+ 20.1%	\$215,548	<b>\$221,571</b>	+ 2.8%
Percent of Original List Price Received*	86.1%	<b>89.6%</b>	+ 4.1%	88.9%	<b>90.8%</b>	+ 2.1%
Days on Market Until Sale	74	287	+ 287.8%	192	228	+ 18.8%
Inventory of Homes for Sale	143	124	- 13.3%	--	--	--
Months Supply of Inventory	22.5	20.4	- 9.3%	--	--	--

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

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



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

