

Local Market Update for July 2017

A Research Tool Provided by Vermont Realtors®



Lamoille County

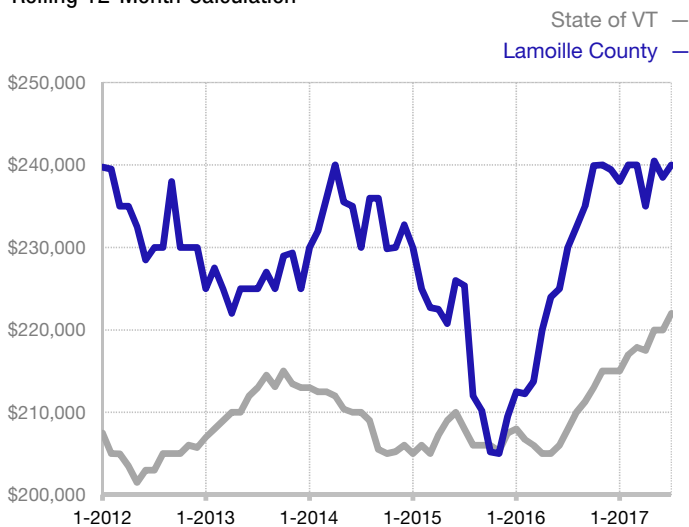
Single-Family	July			YTD		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
Key Metrics						
New Listings	53	40	- 24.5%	329	320	- 2.7%
Pending Sales	30	32	+ 6.7%	181	204	+ 12.7%
Closed Sales	27	35	+ 29.6%	175	163	- 6.9%
Median Sales Price*	\$256,250	\$262,500	+ 2.4%	\$239,950	\$248,000	+ 3.4%
Average Sales Price*	\$370,404	\$392,353	+ 5.9%	\$310,802	\$348,818	+ 12.2%
Percent of Original List Price Received*	89.2%	94.0%	+ 5.4%	90.5%	91.0%	+ 0.6%
Days on Market Until Sale	185	105	- 43.2%	209	183	- 12.4%
Inventory of Homes for Sale	329	262	- 20.4%	--	--	--
Months Supply of Inventory	12.8	10.7	- 16.4%	--	--	--

* 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	July			YTD		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
Key Metrics						
New Listings	11	17	+ 54.5%	87	81	- 6.9%
Pending Sales	5	4	- 20.0%	31	59	+ 90.3%
Closed Sales	3	5	+ 66.7%	34	48	+ 41.2%
Median Sales Price*	\$200,000	\$230,000	+ 15.0%	\$227,950	\$225,000	- 1.3%
Average Sales Price*	\$174,167	\$257,340	+ 47.8%	\$307,219	\$305,617	- 0.5%
Percent of Original List Price Received*	92.2%	95.3%	+ 3.4%	90.4%	91.3%	+ 1.0%
Days on Market Until Sale	354	233	- 34.2%	243	193	- 20.6%
Inventory of Homes for Sale	137	105	- 23.4%	--	--	--
Months Supply of Inventory	23.9	14.5	- 39.3%	--	--	--

* 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

