

Local Market Update for July 2017

A Research Tool Provided by Vermont Realtors®



Washington County

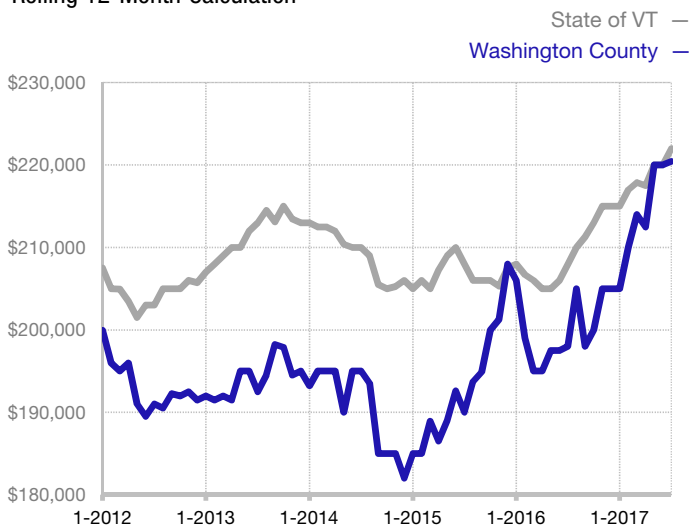
Single-Family	July			YTD		
	2016	2017	Percent Change	Thru 7-2016	Thru 7-2017	Percent Change
Key Metrics						
New Listings	79	94	+ 19.0%	557	561	+ 0.7%
Pending Sales	50	74	+ 48.0%	310	359	+ 15.8%
Closed Sales	55	58	+ 5.5%	262	299	+ 14.1%
Median Sales Price*	\$210,000	\$229,725	+ 9.4%	\$195,000	\$229,450	+ 17.7%
Average Sales Price*	\$224,682	\$261,962	+ 16.6%	\$218,362	\$252,826	+ 15.8%
Percent of Original List Price Received*	92.0%	94.1%	+ 2.3%	91.2%	92.3%	+ 1.2%
Days on Market Until Sale	167	103	- 38.3%	210	136	- 35.2%
Inventory of Homes for Sale	506	411	- 18.8%	--	--	--
Months Supply of Inventory	12.0	8.8	- 26.7%	--	--	--

* 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	18	18	0.0%	105	114	+ 8.6%
Pending Sales	11	10	- 9.1%	67	98	+ 46.3%
Closed Sales	12	5	- 58.3%	60	95	+ 58.3%
Median Sales Price*	\$164,000	\$150,000	- 8.5%	\$160,000	\$163,000	+ 1.9%
Average Sales Price*	\$173,136	\$252,200	+ 45.7%	\$165,643	\$180,139	+ 8.8%
Percent of Original List Price Received*	95.2%	83.8%	- 12.0%	89.5%	91.5%	+ 2.2%
Days on Market Until Sale	182	409	+ 124.7%	218	169	- 22.5%
Inventory of Homes for Sale	135	114	- 15.6%	--	--	--
Months Supply of Inventory	14.7	8.9	- 39.5%	--	--	--

* 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

