

Local Market Update for May 2017

A Research Tool Provided by Vermont Realtors®



Washington County

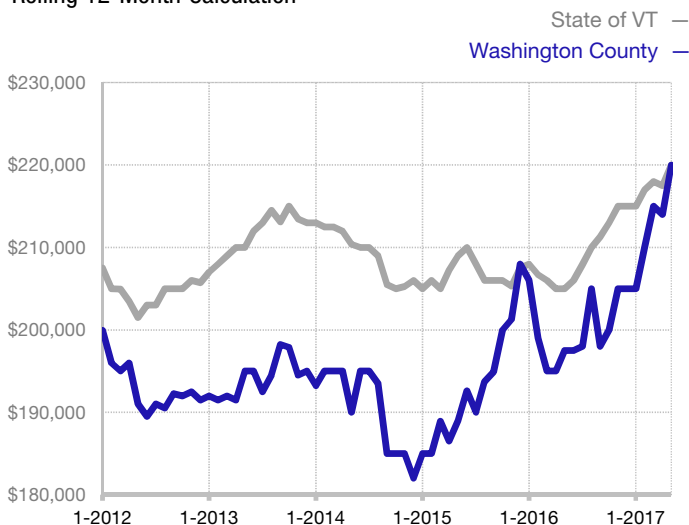
Single-Family	May			YTD		
	2016	2017	Percent Change	Thru 5-2016	Thru 5-2017	Percent Change
Key Metrics						
New Listings	104	121	+ 16.3%	357	333	- 6.7%
Pending Sales	53	77	+ 45.3%	205	234	+ 14.1%
Closed Sales	47	46	- 2.1%	152	167	+ 9.9%
Median Sales Price*	\$213,000	\$249,250	+ 17.0%	\$174,000	\$223,000	+ 28.2%
Average Sales Price*	\$244,616	\$249,411	+ 2.0%	\$201,835	\$244,667	+ 21.2%
Percent of Original List Price Received*	92.9%	92.1%	- 0.9%	90.2%	90.8%	+ 0.7%
Days on Market Until Sale	206	146	- 29.1%	232	157	- 32.3%
Inventory of Homes for Sale	463	351	- 24.2%	--	--	--
Months Supply of Inventory	10.5	7.8	- 25.7%	--	--	--

* 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	May			YTD		
	2016	2017	Percent Change	Thru 5-2016	Thru 5-2017	Percent Change
Key Metrics						
New Listings	18	23	+ 27.8%	74	82	+ 10.8%
Pending Sales	13	18	+ 38.5%	47	79	+ 68.1%
Closed Sales	10	11	+ 10.0%	39	63	+ 61.5%
Median Sales Price*	\$179,000	\$186,000	+ 3.9%	\$161,000	\$170,000	+ 5.6%
Average Sales Price*	\$223,850	\$166,318	- 25.7%	\$174,975	\$186,171	+ 6.4%
Percent of Original List Price Received*	92.8%	93.0%	+ 0.2%	88.3%	92.6%	+ 4.9%
Days on Market Until Sale	193	210	+ 8.8%	238	167	- 29.8%
Inventory of Homes for Sale	136	105	- 22.8%	--	--	--
Months Supply of Inventory	15.7	8.2	- 47.8%	--	--	--

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

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



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

