

Local Market Update for November 2017

A Research Tool Provided by Vermont Realtors®



Washington County

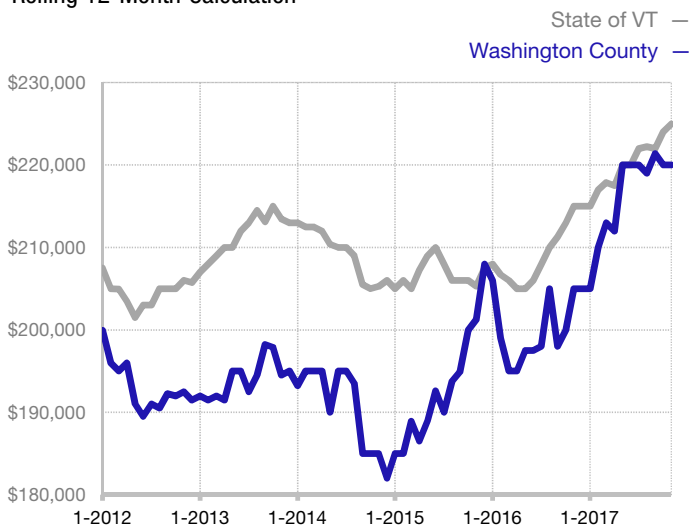
Single-Family	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	38	43	+ 13.2%	769	808	+ 5.1%
Pending Sales	28	40	+ 42.9%	485	564	+ 16.3%
Closed Sales	53	58	+ 9.4%	472	532	+ 12.7%
Median Sales Price*	\$205,000	\$214,000	+ 4.4%	\$200,000	\$220,000	+ 10.0%
Average Sales Price*	\$236,164	\$241,395	+ 2.2%	\$235,489	\$243,565	+ 3.4%
Percent of Original List Price Received*	91.9%	92.6%	+ 0.8%	92.4%	92.8%	+ 0.4%
Days on Market Until Sale	131	88	- 32.8%	179	119	- 33.5%
Inventory of Homes for Sale	389	338	- 13.1%	--	--	--
Months Supply of Inventory	9.3	6.8	- 26.9%	--	--	--

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

Townhouse-Condo	November			YTD		
	2016	2017	Percent Change	Thru 11-2016	Thru 11-2017	Percent Change
Key Metrics						
New Listings	9	10	+ 11.1%	165	183	+ 10.9%
Pending Sales	12	8	- 33.3%	111	154	+ 38.7%
Closed Sales	12	16	+ 33.3%	104	155	+ 49.0%
Median Sales Price*	\$160,000	\$156,000	- 2.5%	\$159,000	\$157,000	- 1.3%
Average Sales Price*	\$176,492	\$169,063	- 4.2%	\$178,306	\$171,567	- 3.8%
Percent of Original List Price Received*	87.6%	96.5%	+ 10.2%	89.9%	92.2%	+ 2.6%
Days on Market Until Sale	205	175	- 14.6%	193	164	- 15.0%
Inventory of Homes for Sale	121	97	- 19.8%	--	--	--
Months Supply of Inventory	12.6	7.1	- 43.7%	--	--	--

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

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



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

