

Local Market Update for October 2017

A Research Tool Provided by Vermont Realtors®



Lamoille County

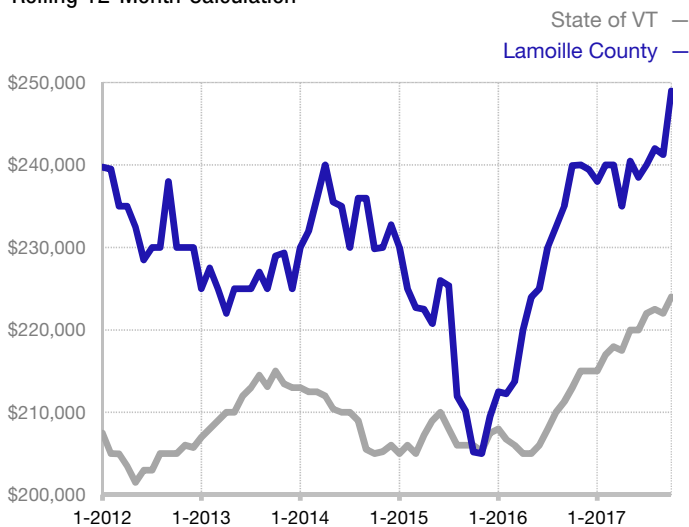
Single-Family	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	27	35	+ 29.6%	432	443	+ 2.5%
Pending Sales	16	34	+ 112.5%	250	292	+ 16.8%
Closed Sales	17	40	+ 135.3%	255	263	+ 3.1%
Median Sales Price*	\$242,000	\$305,000	+ 26.0%	\$240,000	\$250,000	+ 4.2%
Average Sales Price*	\$408,321	\$386,539	- 5.3%	\$344,571	\$357,823	+ 3.8%
Percent of Original List Price Received*	93.2%	92.2%	- 1.1%	90.8%	91.6%	+ 0.9%
Days on Market Until Sale	99	97	- 2.0%	192	156	- 18.8%
Inventory of Homes for Sale	294	223	- 24.1%	--	--	--
Months Supply of Inventory	11.8	8.5	- 28.0%	--	--	--

* 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	October			YTD		
	2016	2017	Percent Change	Thru 10-2016	Thru 10-2017	Percent Change
Key Metrics						
New Listings	10	16	+ 60.0%	116	115	- 0.9%
Pending Sales	6	7	+ 16.7%	55	84	+ 52.7%
Closed Sales	10	15	+ 50.0%	61	82	+ 34.4%
Median Sales Price*	\$150,000	\$145,000	- 3.3%	\$237,717	\$219,000	- 7.9%
Average Sales Price*	\$488,889	\$206,660	- 57.7%	\$350,487	\$293,306	- 16.3%
Percent of Original List Price Received*	79.7%	91.7%	+ 15.1%	89.1%	91.0%	+ 2.1%
Days on Market Until Sale	299	193	- 35.5%	240	194	- 19.2%
Inventory of Homes for Sale	126	104	- 17.5%	--	--	--
Months Supply of Inventory	20.7	14.0	- 32.4%	--	--	--

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

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



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

