

# Local Market Update for April 2016

A Research Tool Provided by Vermont Realtors®



## Windham County

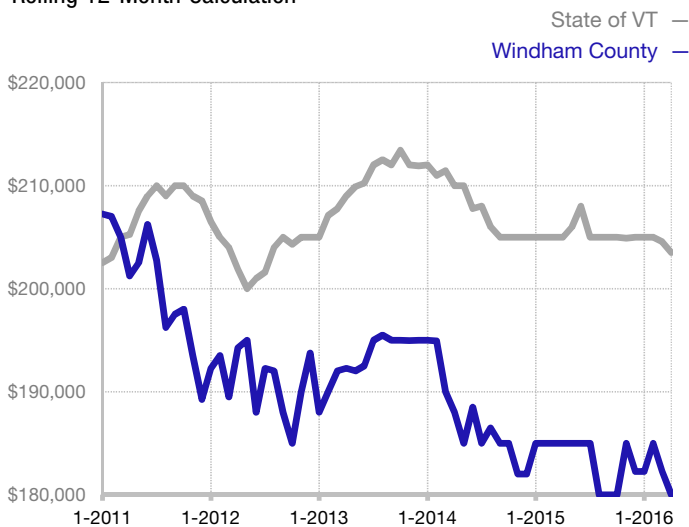
Single-Family	April			YTD		
	2015	2016	Percent Change	Thru 4-2015	Thru 4-2016	Percent Change
<b>Key Metrics</b>						
New Listings	81	89	+ 9.9%	238	248	+ 4.2%
Pending Sales	47	37	- 21.3%	154	154	0.0%
Closed Sales	48	39	- 18.8%	140	150	+ 7.1%
Median Sales Price*	\$182,500	\$155,000	- 15.1%	\$179,950	\$170,000	- 5.5%
Average Sales Price*	\$237,221	\$166,173	- 30.0%	\$243,540	\$188,325	- 22.7%
Percent of Original List Price Received*	84.8%	85.4%	+ 0.7%	86.7%	85.9%	- 0.9%
Days on Market Until Sale	271	173	- 36.2%	211	173	- 18.0%
Inventory of Homes for Sale	754	688	- 8.8%	--	--	--
Months Supply of Inventory	17.8	15.7	- 11.8%	--	--	--

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

Townhouse-Condo	April			YTD		
	2015	2016	Percent Change	Thru 4-2015	Thru 4-2016	Percent Change
<b>Key Metrics</b>						
New Listings	20	19	- 5.0%	100	147	+ 47.0%
Pending Sales	14	16	+ 14.3%	54	45	- 16.7%
Closed Sales	13	13	0.0%	49	39	- 20.4%
Median Sales Price*	\$282,500	\$155,000	- 45.1%	\$185,000	\$210,000	+ 13.5%
Average Sales Price*	\$245,269	\$217,923	- 11.1%	\$216,870	\$290,168	+ 33.8%
Percent of Original List Price Received*	90.4%	95.3%	+ 5.4%	86.6%	92.8%	+ 7.2%
Days on Market Until Sale	212	76	- 64.2%	207	120	- 42.0%
Inventory of Homes for Sale	232	252	+ 8.6%	--	--	--
Months Supply of Inventory	16.7	19.3	+ 15.6%	--	--	--

\* 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

