

# Local Market Update for November 2016

A Research Tool Provided by Vermont Realtors®



## Stratton Mountain

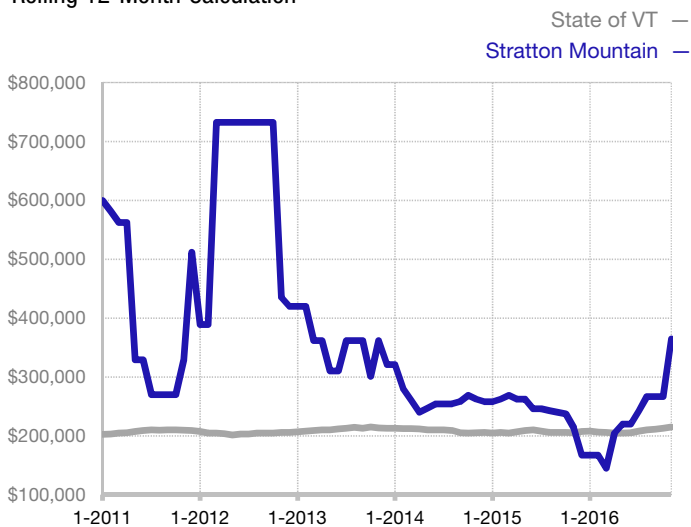
Single-Family	November			YTD		
	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
<b>Key Metrics</b>						
New Listings	0	2	--	16	20	+ 25.0%
Pending Sales	0	2	--	12	14	+ 16.7%
Closed Sales	2	3	+ 50.0%	10	13	+ 30.0%
Median Sales Price*	\$147,500	\$630,000	+ 327.1%	\$213,750	\$560,000	+ 162.0%
Average Sales Price*	\$147,500	\$1,330,000	+ 801.7%	\$299,450	\$1,051,166	+ 251.0%
Percent of Original List Price Received*	85.1%	88.2%	+ 3.6%	85.5%	85.1%	- 0.5%
Days on Market Until Sale	146	173	+ 18.5%	211	309	+ 46.4%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	14.7	11.4	- 22.4%	--	--	--

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

Townhouse-Condo	November			YTD		
	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
<b>Key Metrics</b>						
New Listings	2	10	+ 400.0%	43	113	+ 162.8%
Pending Sales	1	1	0.0%	22	42	+ 90.9%
Closed Sales	4	12	+ 200.0%	21	42	+ 100.0%
Median Sales Price*	\$525,000	\$392,500	- 25.2%	\$338,000	\$442,000	+ 30.8%
Average Sales Price*	\$532,500	\$471,333	- 11.5%	\$486,314	\$519,741	+ 6.9%
Percent of Original List Price Received*	94.6%	90.9%	- 3.9%	91.0%	91.0%	0.0%
Days on Market Until Sale	242	196	- 19.0%	236	189	- 19.9%
Inventory of Homes for Sale	33	80	+ 142.4%	--	--	--
Months Supply of Inventory	12.4	21.3	+ 71.8%	--	--	--

\* 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

