

Local Market Update for July 2016

A Research Tool Provided by Vermont Realtors®



Addison County

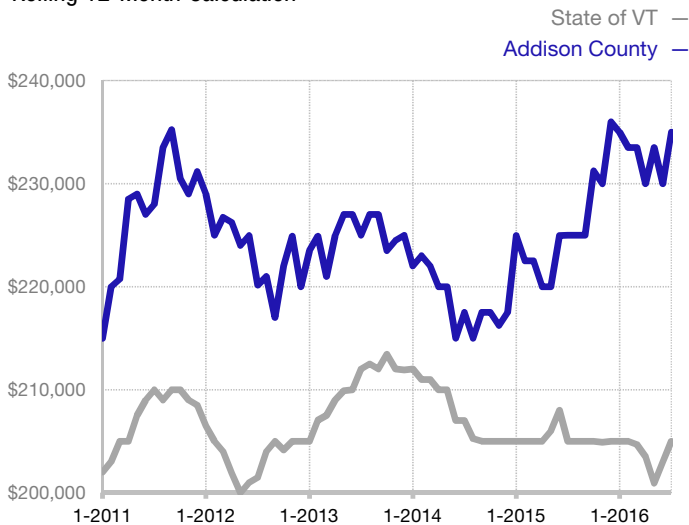
Single-Family	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	43	54	+ 25.6%	399	402	+ 0.8%
Pending Sales	40	38	- 5.0%	180	190	+ 5.6%
Closed Sales	31	28	- 9.7%	154	163	+ 5.8%
Median Sales Price*	\$230,000	\$267,675	+ 16.4%	\$230,000	\$224,000	- 2.6%
Average Sales Price*	\$238,300	\$262,300	+ 10.1%	\$256,491	\$251,697	- 1.9%
Percent of Original List Price Received*	93.9%	93.5%	- 0.4%	92.0%	90.5%	- 1.6%
Days on Market Until Sale	119	107	- 10.1%	135	133	- 1.5%
Inventory of Homes for Sale	401	352	- 12.2%	--	--	--
Months Supply of Inventory	15.4	13.2	- 14.3%	--	--	--

* 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	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	26	14	- 46.2%
Pending Sales	2	2	0.0%	15	9	- 40.0%
Closed Sales	4	2	- 50.0%	13	7	- 46.2%
Median Sales Price*	\$147,750	\$327,950	+ 122.0%	\$168,000	\$160,000	- 4.8%
Average Sales Price*	\$158,875	\$327,950	+ 106.4%	\$154,465	\$216,189	+ 40.0%
Percent of Original List Price Received*	93.3%	95.6%	+ 2.5%	95.1%	94.7%	- 0.4%
Days on Market Until Sale	170	44	- 74.1%	99	83	- 16.2%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	7.4	4.2	- 43.2%	--	--	--

* 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

