

Local Market Update for July 2016

A Research Tool Provided by Vermont Realtors®



Bennington County

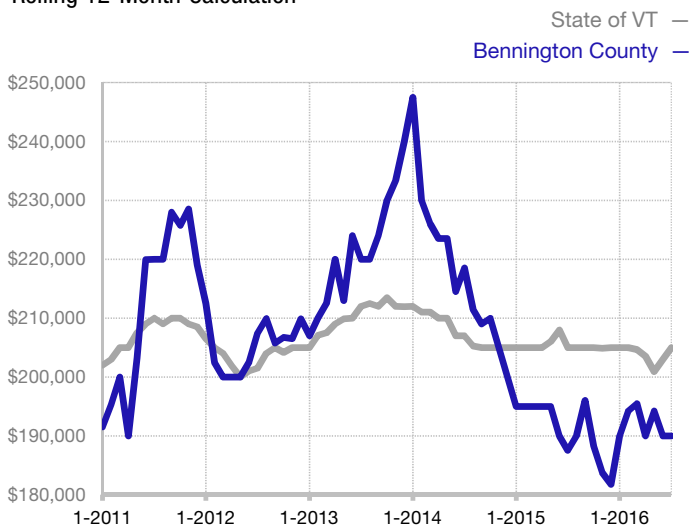
Single-Family	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	98	83	- 15.3%	488	515	+ 5.5%
Pending Sales	40	43	+ 7.5%	205	233	+ 13.7%
Closed Sales	33	42	+ 27.3%	193	230	+ 19.2%
Median Sales Price*	\$218,500	\$185,000	- 15.3%	\$171,750	\$181,200	+ 5.5%
Average Sales Price*	\$246,603	\$262,718	+ 6.5%	\$229,439	\$243,344	+ 6.1%
Percent of Original List Price Received*	88.1%	88.9%	+ 0.9%	85.8%	87.6%	+ 2.1%
Days on Market Until Sale	161	206	+ 28.0%	205	203	- 1.0%
Inventory of Homes for Sale	754	692	- 8.2%	--	--	--
Months Supply of Inventory	23.7	21.3	- 10.1%	--	--	--

* 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	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	13	8	- 38.5%	57	56	- 1.8%
Pending Sales	3	5	+ 66.7%	29	23	- 20.7%
Closed Sales	5	5	0.0%	31	20	- 35.5%
Median Sales Price*	\$180,000	\$215,000	+ 19.4%	\$200,000	\$187,500	- 6.3%
Average Sales Price*	\$217,000	\$251,400	+ 15.9%	\$205,855	\$198,460	- 3.6%
Percent of Original List Price Received*	88.0%	93.2%	+ 5.9%	86.9%	92.5%	+ 6.4%
Days on Market Until Sale	293	127	- 56.7%	262	200	- 23.7%
Inventory of Homes for Sale	87	91	+ 4.6%	--	--	--
Months Supply of Inventory	19.3	23.7	+ 22.8%	--	--	--

* 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

