

Local Market Update for July 2016

A Research Tool Provided by Vermont Realtors®



Manchester

Single-Family	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	19	16	- 15.8%	80	69	- 13.8%
Pending Sales	5	7	+ 40.0%	22	26	+ 18.2%
Closed Sales	4	5	+ 25.0%	20	26	+ 30.0%
Median Sales Price*	\$382,250	\$335,000	- 12.4%	\$367,250	\$333,500	- 9.2%
Average Sales Price*	\$431,125	\$351,900	- 18.4%	\$418,625	\$393,283	- 6.1%
Percent of Original List Price Received*	86.3%	73.4%	- 14.9%	87.8%	83.5%	- 4.9%
Days on Market Until Sale	180	398	+ 121.1%	219	263	+ 20.1%
Inventory of Homes for Sale	122	102	- 16.4%	--	--	--
Months Supply of Inventory	30.5	25.0	- 18.0%	--	--	--

* 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	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	5	1	- 80.0%	23	20	- 13.0%
Pending Sales	2	4	+ 100.0%	11	12	+ 9.1%
Closed Sales	4	2	- 50.0%	12	8	- 33.3%
Median Sales Price*	\$173,000	\$332,500	+ 92.2%	\$211,250	\$172,500	- 18.3%
Average Sales Price*	\$210,000	\$332,500	+ 58.3%	\$215,417	\$202,844	- 5.8%
Percent of Original List Price Received*	89.6%	91.3%	+ 1.9%	89.6%	93.4%	+ 4.2%
Days on Market Until Sale	291	121	- 58.4%	249	139	- 44.2%
Inventory of Homes for Sale	31	27	- 12.9%	--	--	--
Months Supply of Inventory	18.6	14.9	- 19.9%	--	--	--

* 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

