

Local Market Update for July 2016

A Research Tool Provided by Vermont Realtors®



Middlebury

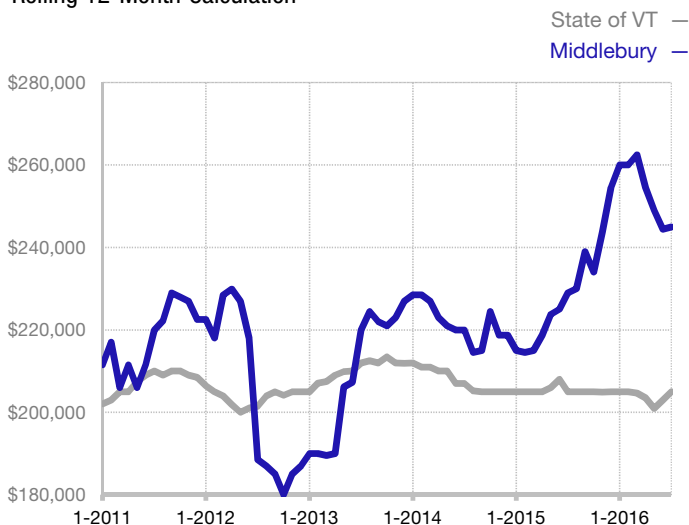
Single-Family	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	2	8	+ 300.0%	58	66	+ 13.8%
Pending Sales	5	6	+ 20.0%	35	29	- 17.1%
Closed Sales	6	5	- 16.7%	27	22	- 18.5%
Median Sales Price*	\$231,000	\$241,666	+ 4.6%	\$234,000	\$199,975	- 14.5%
Average Sales Price*	\$271,417	\$224,533	- 17.3%	\$258,155	\$239,964	- 7.0%
Percent of Original List Price Received*	97.8%	89.9%	- 8.1%	94.0%	92.9%	- 1.2%
Days on Market Until Sale	24	131	+ 445.8%	87	58	- 33.3%
Inventory of Homes for Sale	38	41	+ 7.9%	--	--	--
Months Supply of Inventory	8.1	8.9	+ 9.9%	--	--	--

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

Townhouse-Condo	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	23	13	- 43.5%
Pending Sales	1	2	+ 100.0%	11	8	- 27.3%
Closed Sales	3	2	- 33.3%	10	6	- 40.0%
Median Sales Price*	\$125,500	\$327,950	+ 161.3%	\$142,125	\$172,000	+ 21.0%
Average Sales Price*	\$155,167	\$327,950	+ 111.4%	\$149,505	\$247,817	+ 65.8%
Percent of Original List Price Received*	93.8%	95.6%	+ 1.9%	95.6%	94.7%	- 0.9%
Days on Market Until Sale	81	44	- 45.7%	59	71	+ 20.3%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	8.3	3.5	- 57.8%	--	--	--

* 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

