

# Local Market Update for July 2016

A Research Tool Provided by Vermont Realtors®



## Rutland County

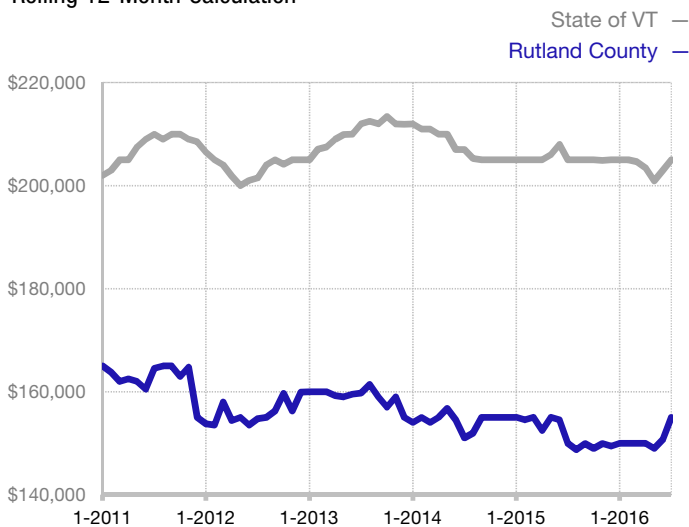
Single-Family	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	150	100	- 33.3%	823	771	- 6.3%
Pending Sales	56	64	+ 14.3%	298	381	+ 27.9%
Closed Sales	57	66	+ 15.8%	285	358	+ 25.6%
Median Sales Price*	\$145,000	\$174,500	+ 20.3%	\$149,900	\$160,000	+ 6.7%
Average Sales Price*	\$162,505	\$224,574	+ 38.2%	\$178,550	\$183,244	+ 2.6%
Percent of Original List Price Received*	88.5%	89.0%	+ 0.6%	87.0%	87.4%	+ 0.5%
Days on Market Until Sale	177	166	- 6.2%	184	174	- 5.4%
Inventory of Homes for Sale	1,050	867	- 17.4%	--	--	--
Months Supply of Inventory	23.7	16.2	- 31.6%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	16	26	+ 62.5%	111	111	0.0%
Pending Sales	13	5	- 61.5%	73	56	- 23.3%
Closed Sales	7	6	- 14.3%	67	57	- 14.9%
Median Sales Price*	\$143,000	\$117,500	- 17.8%	\$85,000	\$109,000	+ 28.2%
Average Sales Price*	\$132,357	\$188,000	+ 42.0%	\$115,557	\$138,228	+ 19.6%
Percent of Original List Price Received*	93.5%	92.7%	- 0.9%	90.1%	90.8%	+ 0.8%
Days on Market Until Sale	161	159	- 1.2%	208	150	- 27.9%
Inventory of Homes for Sale	129	135	+ 4.7%	--	--	--
Months Supply of Inventory	11.7	14.9	+ 27.4%	--	--	--

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

**Median Sales Price – Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

