

Local Market Update for July 2016

A Research Tool Provided by Vermont Realtors®



Rutland

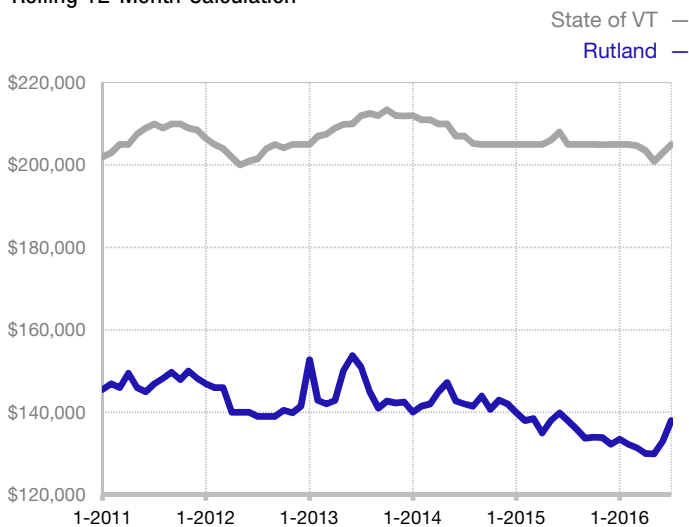
Single-Family	July			YTD		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	39	28	- 28.2%	232	242	+ 4.3%
Pending Sales	20	28	+ 40.0%	109	142	+ 30.3%
Closed Sales	23	30	+ 30.4%	108	130	+ 20.4%
Median Sales Price*	\$122,500	\$156,850	+ 28.0%	\$136,000	\$147,250	+ 8.3%
Average Sales Price*	\$121,128	\$194,123	+ 60.3%	\$144,178	\$162,184	+ 12.5%
Percent of Original List Price Received*	86.5%	90.2%	+ 4.3%	88.9%	88.5%	- 0.4%
Days on Market Until Sale	189	108	- 42.9%	181	138	- 23.8%
Inventory of Homes for Sale	261	202	- 22.6%	--	--	--
Months Supply of Inventory	17.2	11.1	- 35.5%	--	--	--

* 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	1	- 50.0%	16	14	- 12.5%
Pending Sales	3	1	- 66.7%	13	7	- 46.2%
Closed Sales	5	1	- 80.0%	13	8	- 38.5%
Median Sales Price*	\$97,500	\$155,000	+ 59.0%	\$127,500	\$127,250	- 0.2%
Average Sales Price*	\$117,700	\$155,000	+ 31.7%	\$136,685	\$135,563	- 0.8%
Percent of Original List Price Received*	93.1%	94.0%	+ 1.0%	90.5%	92.6%	+ 2.3%
Days on Market Until Sale	119	93	- 21.8%	223	127	- 43.0%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	4.3	10.0	+ 132.6%	--	--	--

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

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



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

