

# Local Market Update for February 2016

A Research Tool Provided by Vermont Realtors®



## Addison County

Single-Family Key Metrics	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	27	34	+ 25.9%	94	78	- 17.0%
Pending Sales	20	22	+ 10.0%	39	40	+ 2.6%
Closed Sales	14	14	0.0%	25	35	+ 40.0%
Median Sales Price*	\$208,500	<b>\$206,850</b>	- 0.8%	\$240,000	<b>\$219,000</b>	- 8.8%
Average Sales Price*	\$224,821	<b>\$239,750</b>	+ 6.6%	\$231,556	<b>\$264,171</b>	+ 14.1%
Percent of Original List Price Received*	87.6%	<b>85.9%</b>	- 1.9%	89.6%	<b>86.4%</b>	- 3.6%
Days on Market Until Sale	158	<b>140</b>	- 11.4%	153	<b>164</b>	+ 7.2%
Inventory of Homes for Sale	311	<b>256</b>	- 17.7%	--	--	--
Months Supply of Inventory	11.7	<b>9.9</b>	- 15.4%	--	--	--

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

Townhouse-Condo Key Metrics	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	5	1	- 80.0%	11	2	- 81.8%
Pending Sales	3	1	- 66.7%	5	2	- 60.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$137,500	<b>\$152,000</b>	+ 10.5%	\$168,000	<b>\$243,500</b>	+ 44.9%
Average Sales Price*	\$137,500	<b>\$152,000</b>	+ 10.5%	\$147,667	<b>\$243,500</b>	+ 64.9%
Percent of Original List Price Received*	96.5%	<b>89.5%</b>	- 7.3%	94.7%	<b>92.7%</b>	- 2.1%
Days on Market Until Sale	84	<b>105</b>	+ 25.0%	118	<b>55</b>	- 53.4%
Inventory of Homes for Sale	11	<b>6</b>	- 45.5%	--	--	--
Months Supply of Inventory	5.5	<b>3.0</b>	- 45.5%	--	--	--

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### Median Sales Price – Single-Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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## Bennington County

Single-Family Key Metrics	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	43	44	+ 2.3%	73	104	+ 42.5%
Pending Sales	25	22	- 12.0%	47	57	+ 21.3%
Closed Sales	21	22	+ 4.8%	44	58	+ 31.8%
Median Sales Price*	\$148,000	<b>\$205,909</b>	+ 39.1%	\$165,750	<b>\$187,000</b>	+ 12.8%
Average Sales Price*	\$246,846	<b>\$259,420</b>	+ 5.1%	\$223,720	<b>\$232,856</b>	+ 4.1%
Percent of Original List Price Received*	88.4%	<b>79.2%</b>	- 10.4%	86.8%	<b>83.6%</b>	- 3.7%
Days on Market Until Sale	201	<b>278</b>	+ 38.3%	206	<b>247</b>	+ 19.9%
Inventory of Homes for Sale	669	<b>622</b>	- 7.0%	--	--	--
Months Supply of Inventory	22.9	<b>20.1</b>	- 12.2%	--	--	--

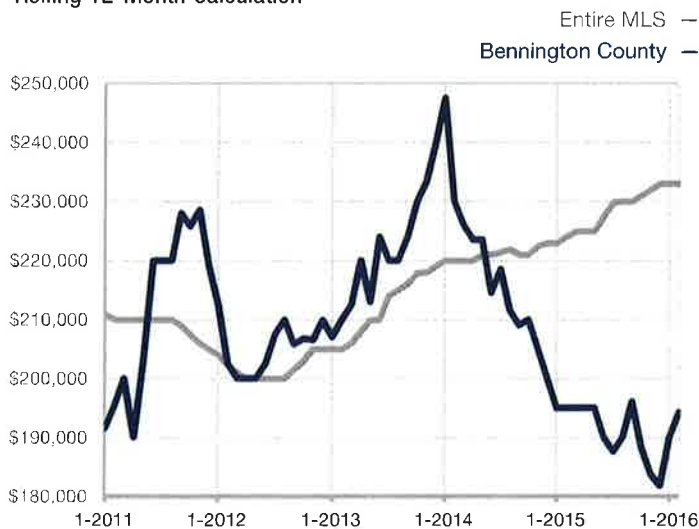
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Townhouse-Condo Key Metrics	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	3	9	+ 200.0%	6	17	+ 183.3%
Pending Sales	4	1	- 75.0%	9	4	- 55.6%
Closed Sales	4	2	- 50.0%	8	6	- 25.0%
Median Sales Price*	\$127,000	<b>\$136,750</b>	+ 7.7%	\$170,000	<b>\$225,000</b>	+ 32.4%
Average Sales Price*	\$141,000	<b>\$136,750</b>	- 3.0%	\$184,250	<b>\$214,567</b>	+ 16.5%
Percent of Original List Price Received*	90.5%	<b>92.2%</b>	+ 1.9%	87.3%	<b>89.3%</b>	+ 2.3%
Days on Market Until Sale	217	<b>52</b>	- 76.0%	243	<b>257</b>	+ 5.8%
Inventory of Homes for Sale	78	<b>82</b>	+ 5.1%	--	--	--
Months Supply of Inventory	15.1	<b>20.9</b>	+ 38.4%	--	--	--

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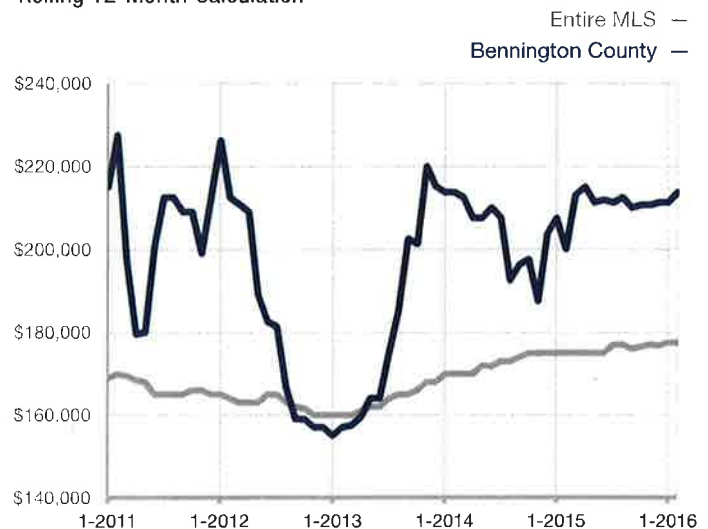
### Median Sales Price – Single-Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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## Chittenden County

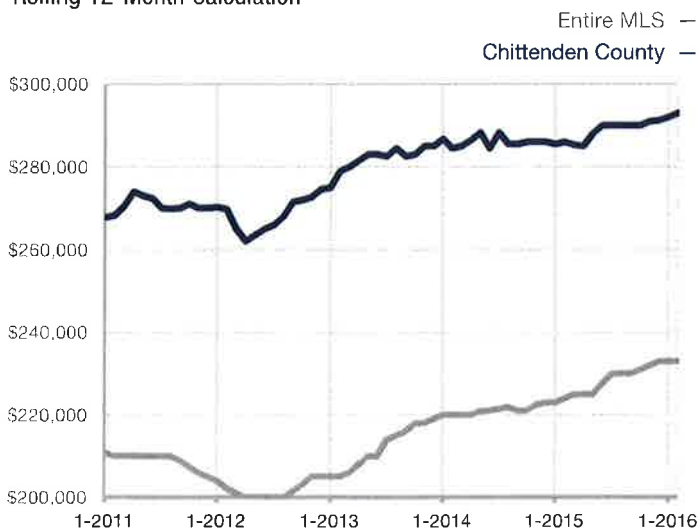
Single-Family Key Metrics	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	94	132	+ 40.4%	203	215	+ 5.9%
Pending Sales	77	81	+ 5.2%	137	146	+ 6.6%
Closed Sales	62	49	- 21.0%	108	115	+ 6.5%
Median Sales Price*	\$275,660	\$275,000	- 0.2%	\$274,500	\$290,000	+ 5.6%
Average Sales Price*	\$287,488	\$361,164	+ 25.6%	\$297,763	\$346,372	+ 16.3%
Percent of Original List Price Received*	90.3%	92.9%	+ 2.9%	92.2%	93.9%	+ 1.8%
Days on Market Until Sale	130	104	- 20.0%	126	106	- 15.9%
Inventory of Homes for Sale	593	470	- 20.7%	--	--	--
Months Supply of Inventory	6.9	4.6	- 33.3%	--	--	--

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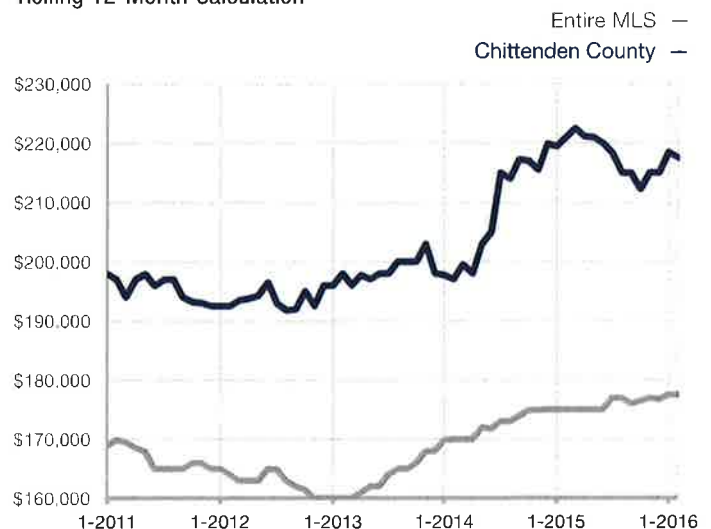
Townhouse-Condo Key Metrics	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	39	45	+ 15.4%	84	80	- 4.8%
Pending Sales	51	54	+ 5.9%	81	90	+ 11.1%
Closed Sales	32	21	- 34.4%	59	61	+ 3.4%
Median Sales Price*	\$225,000	\$167,450	- 25.6%	\$209,000	\$218,000	+ 4.3%
Average Sales Price*	\$237,209	\$231,720	- 2.3%	\$238,497	\$244,414	+ 2.5%
Percent of Original List Price Received*	97.8%	95.2%	- 2.7%	96.1%	96.6%	+ 0.5%
Days on Market Until Sale	104	106	+ 1.9%	104	97	- 6.7%
Inventory of Homes for Sale	196	166	- 15.3%	--	--	--
Months Supply of Inventory	4.0	3.1	- 22.5%	--	--	--

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



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



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## Orange County

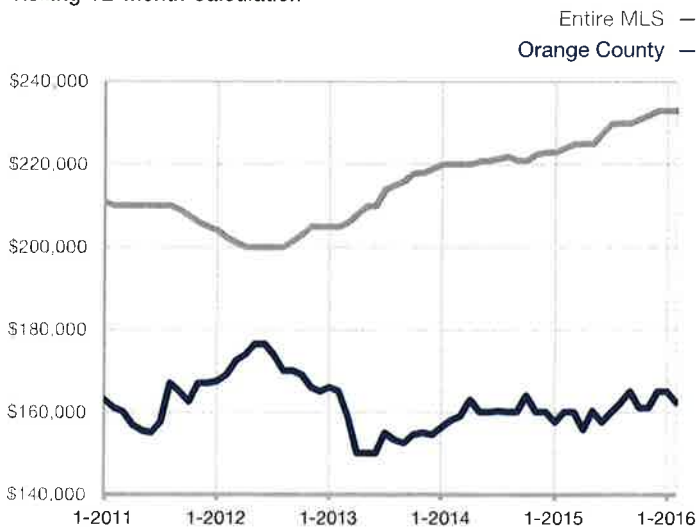
Single-Family	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
<b>Key Metrics</b>						
New Listings	16	41	+ 156.3%	38	76	+ 100.0%
Pending Sales	8	14	+ 75.0%	20	26	+ 30.0%
Closed Sales	5	13	+ 160.0%	16	30	+ 87.5%
Median Sales Price*	\$184,000	<b>\$148,500</b>	- 19.3%	\$168,950	<b>\$153,000</b>	- 9.4%
Average Sales Price*	\$184,780	<b>\$261,450</b>	+ 41.5%	\$173,675	<b>\$223,793</b>	+ 28.9%
Percent of Original List Price Received*	86.2%	80.4%	- 6.7%	87.8%	84.1%	- 4.2%
Days on Market Until Sale	113	213	+ 88.5%	134	227	+ 69.4%
Inventory of Homes for Sale	292	273	- 6.5%	--	--	--
Months Supply of Inventory	17.2	13.8	- 19.8%	--	--	--

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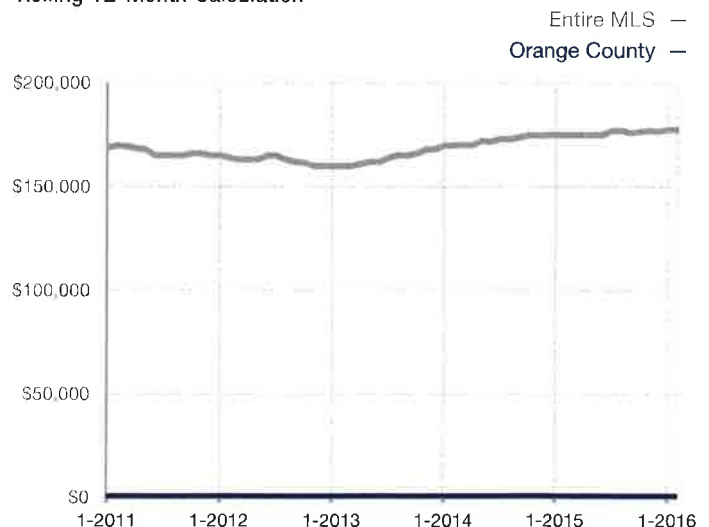
Townhouse-Condo	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	--	0	1	--
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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## Orleans County

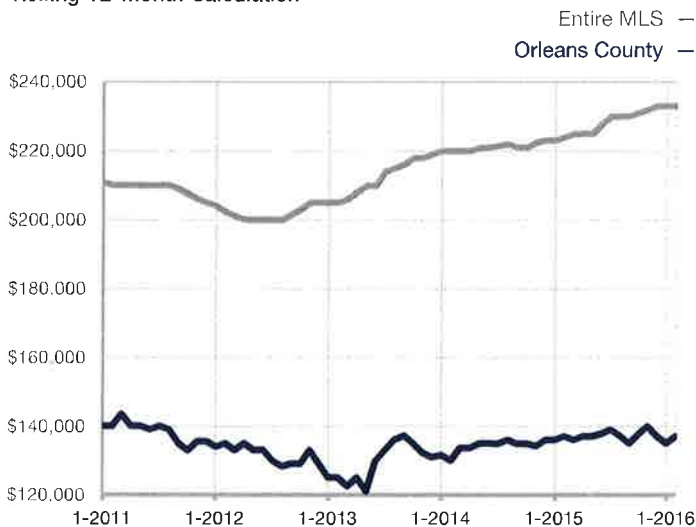
Single-Family Key Metrics	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	37	39	+ 5.4%	66	66	0.0%
Pending Sales	11	19	+ 72.7%	27	39	+ 44.4%
Closed Sales	14	17	+ 21.4%	26	41	+ 57.7%
Median Sales Price*	\$152,500	\$195,900	+ 28.5%	\$142,500	\$132,000	- 7.4%
Average Sales Price*	\$166,571	\$226,453	+ 35.9%	\$161,712	\$180,506	+ 11.6%
Percent of Original List Price Received*	84.7%	88.6%	+ 4.6%	86.2%	85.4%	- 0.9%
Days on Market Until Sale	232	223	- 3.9%	252	198	- 21.4%
Inventory of Homes for Sale	503	472	- 6.2%	--	--	--
Months Supply of Inventory	20.4	17.3	- 15.2%	--	--	--

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Townhouse-Condo Key Metrics	February			YTD		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	1	2	+ 100.0%	2	4	+ 100.0%
Pending Sales	0	0	--	0	2	--
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$157,500	--	\$0	\$157,500	--
Average Sales Price*	\$0	\$157,500	--	\$0	\$157,500	--
Percent of Original List Price Received*	0.0%	95.3%	--	0.0%	95.3%	--
Days on Market Until Sale	0	60	--	0	60	--
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	9.4	10.7	+ 13.8%	--	--	--

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