



VERMONT

Vermont's position as a seller's market continued through 2018 with one of the largest declines in New England in time on market, down nearly 14% to an average of 103 days. At the same time, the average sales price is up nearly 4.5% to \$277,334.

Inventory is building with a significant increase in new construction, particularly with properties that fall within the price points that have traditionally moved faster. With more properties available, Vermont is expected to shift from a seller's market to a more balanced market giving buyer's a stronger environment in 2019. While a bubble isn't anticipated, Vermont is likely headed for a slowdown after a long run of several years with a strong real estate market.

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Region	Year	Homes Sold	% Change	Avg. Days on Market	% Change	Avg. Sales Price	% Change	2019 Predictions		
Vermont	2017	834	9.25%	120	-13.90%	\$265,466	4.47%	Market	Avg. Sales Price	Inventory
	2018	921		103		\$277,334				
Southern Vermont	2017	55	12.73%	201	-18.80%	\$267,100	18.78%	Buyers	Decrease	Same
	2018	62		163		\$317,275				
Central Vermont	2017	263	14.07%	100	-26.13%	\$293,523	-1.67%	Balanced	Increase	Decrease
	2018	300		74		\$288,615				
Champlain Valley	2017	202	7.92%	59	28.16%	\$280,953	-0.87%	Balanced	Increase	Increase
	2018	218		76		\$278,512				
Northeast Kingdom	2017	80	12.50%	159	-11.31%	\$177,076	6.34%	Buyers	Same	Same
	2018	90		140		\$188,303				

Data and insight provided by RE/MAX INTEGRA, New England. Data reflects January - October 2018 and the same timeframe for 2017.