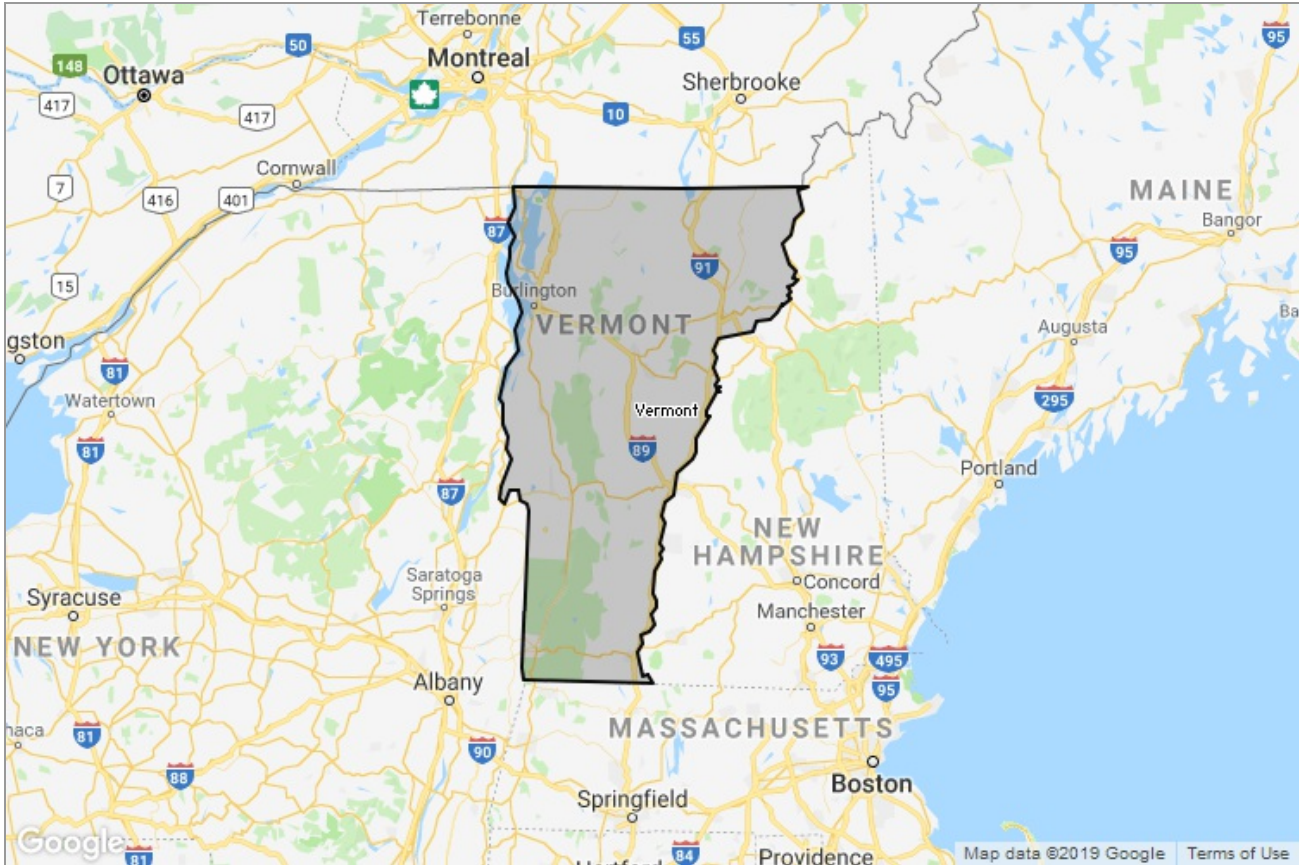




MARKET DATA REPORT

Vermont February 2019 Market Report



Report Characteristics

Report Name:

Vermont February 2019 Market Report

Report Date Range:

2/2018 – 2/2019

Filters Used:

Property Type, Location

Avg/Med: Both

Run Date: 04/30/2019

Scheduled: No

Presented by

Vermont Association of REALTORS®

Other: <http://www.vermontrealtors.com/>

148 State Street
Montpelier, VT 05602

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Feb 2019	Feb 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	624	614	+1.6%	1,188	1,116	+6.5%
New Listing Volume	\$215,856,798	\$189,898,837	+13.7%	\$390,171,925	\$348,790,281	+11.9%
Active Listing Count	4,074	4,387	-7.1%	N/A	N/A	
Active Listing Volume	\$1,616,197,287	\$1,618,676,496	-0.2%	N/A	N/A	
Average Listing Price	\$396,710	\$368,971	+7.5%	\$392,398	\$368,421	+6.5%
Median Listing Price	\$275,000	\$249,900	+10%	\$272,463	\$249,900	+9%
Median Days in RPR	181	189	-4.2%	177.8	185.83	-4.3%
Months of Inventory	11.3	11.8	-4.8%	11.8	13	-9.4%
Absorption Rate	8.89%	8.46%	+0.4%	8.5%	7.7%	+0.8%
Sales Activity Charts Metrics						
New Pending Sales Count	522	445	+17.3%	1,003	900	+11.4%
New Pending Sales Volume	\$149,894,849	\$123,944,020	+20.9%	\$285,392,805	\$244,114,323	+16.9%
Pending Sales Count	1,041	792	+31.4%	N/A	N/A	
Pending Sales Volume	\$312,061,606	\$229,187,272	+36.2%	N/A	N/A	
Closed Sales Count	317	332	-4.5%	679	703	-3.4%
Closed Sales Volume	\$85,025,650	\$84,257,384	+0.9%	\$173,986,501	\$173,059,734	+0.5%
Average Sales Price	\$268,220	\$253,787	+5.7%	\$256,239	\$246,173	+4.1%
Median Sales Price	\$210,000	\$200,000	+5%	\$210,000	\$199,947	+5%

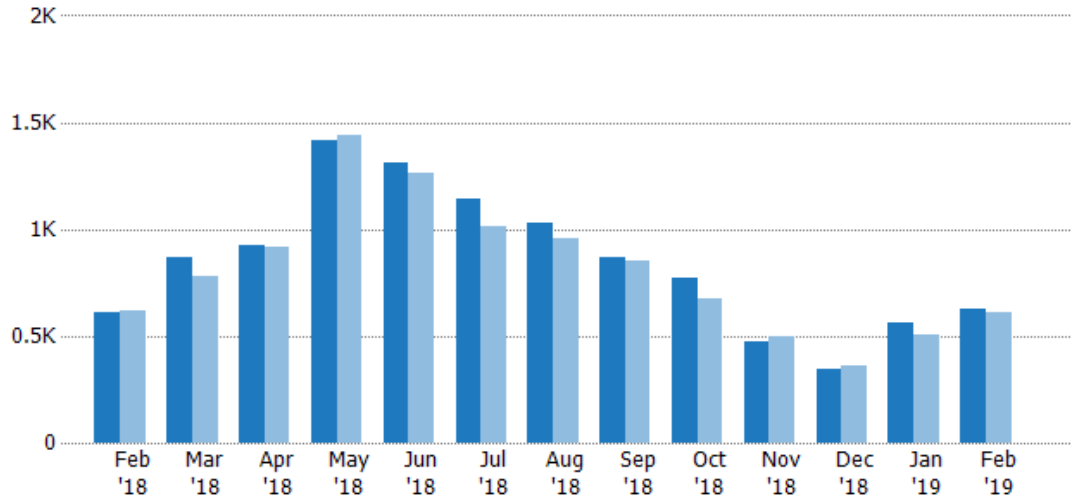
New Listings

The number of new residential listings that were added each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Count	% Chg.
Feb '19	624	1.6%
Feb '18	614	-1%
Feb '17	620	25%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	614	865	924	1.42K	1.31K	1.14K	1.03K	866	773	472	342	564	624
Prior Year	620	777	917	1.44K	1.26K	1.01K	957	853	677	495	363	502	614
Percent Change from Prior Year	-1%	11%	1%	-2%	4%	13%	8%	2%	14%	-5%	-6%	12%	2%

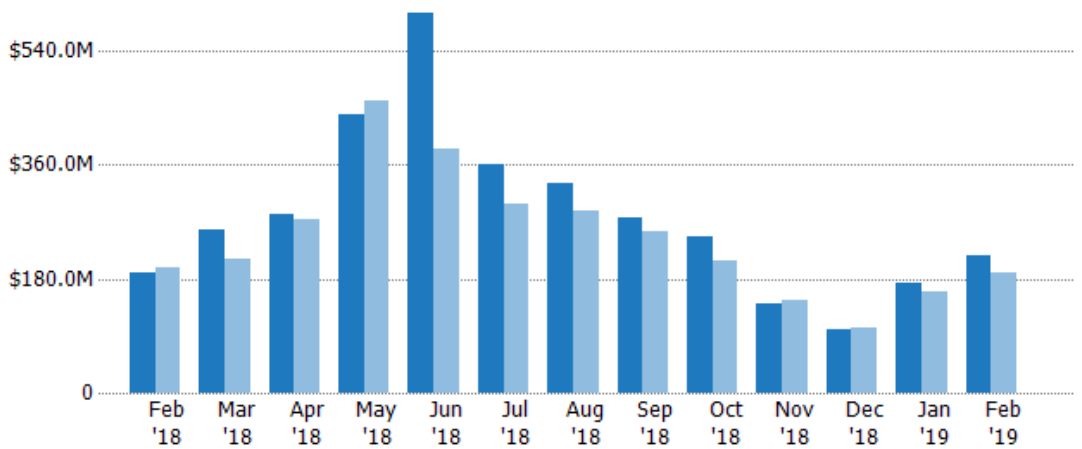
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Volume	% Chg.
Feb '19	\$216M	13.7%
Feb '18	\$190M	-3.6%
Feb '17	\$197M	24.9%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$190M	\$258M	\$281M	\$440M	\$601M	\$361M	\$330M	\$275M	\$247M	\$142M	\$101M	\$174M	\$216M
Prior Year	\$197M	\$212M	\$273M	\$461M	\$385M	\$298M	\$286M	\$254M	\$208M	\$147M	\$104M	\$159M	\$190M
Percent Change from Prior Year	-4%	22%	3%	-4%	56%	21%	15%	8%	19%	-4%	-3%	10%	14%

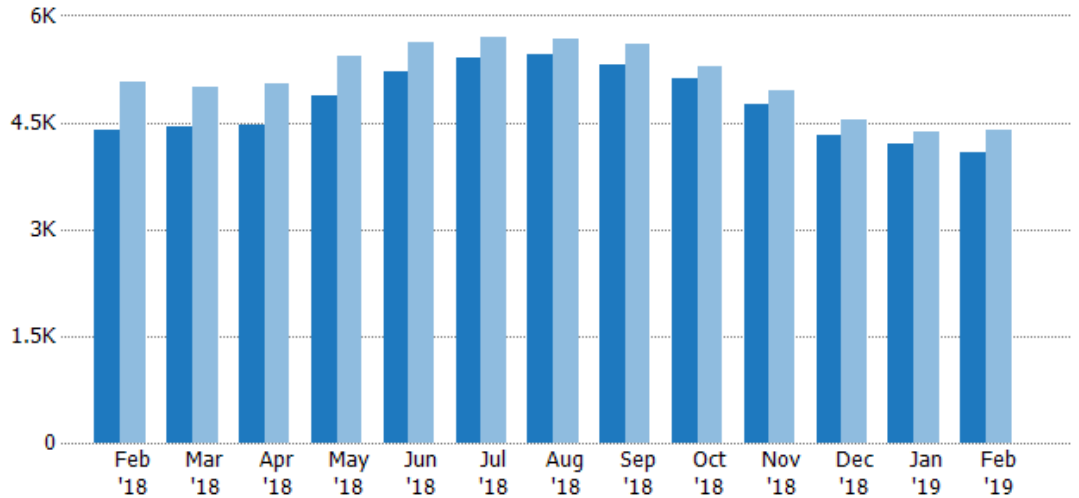
Active Listings

The number of active residential listings at the end of each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Count	% Chg.
Feb '19	4.07K	-7.1%
Feb '18	4.39K	-13.5%
Feb '17	5.07K	9.3%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	4.39K	4.44K	4.46K	4.86K	5.2K	5.4K	5.44K	5.31K	5.12K	4.76K	4.33K	4.2K	4.07K
Prior Year	5.07K	4.99K	5.05K	5.44K	5.63K	5.69K	5.66K	5.6K	5.3K	4.95K	4.54K	4.36K	4.39K
Percent Change from Prior Year	-13%	-11%	-12%	-11%	-8%	-5%	-4%	-5%	-3%	-4%	-5%	-4%	-7%

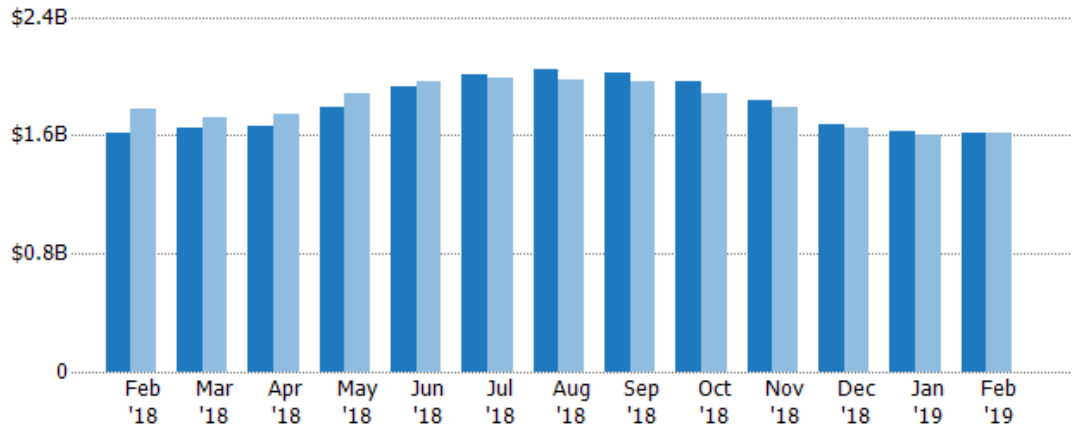
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Volume	% Chg.
Feb '19	\$1.62B	-0.2%
Feb '18	\$1.62B	-8.7%
Feb '17	\$1.77B	1%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$1.62B	\$1.65B	\$1.66B	\$1.8B	\$1.93B	\$2.01B	\$2.04B	\$2.02B	\$1.96B	\$1.84B	\$1.68B	\$1.63B	\$1.62B
Prior Year	\$1.77B	\$1.73B	\$1.74B	\$1.89B	\$1.97B	\$1.99B	\$1.97B	\$1.96B	\$1.89B	\$1.79B	\$1.65B	\$1.6B	\$1.62B
Percent Change from Prior Year	-9%	-5%	-5%	-5%	-2%	1%	4%	3%	4%	3%	2%	2%	0%

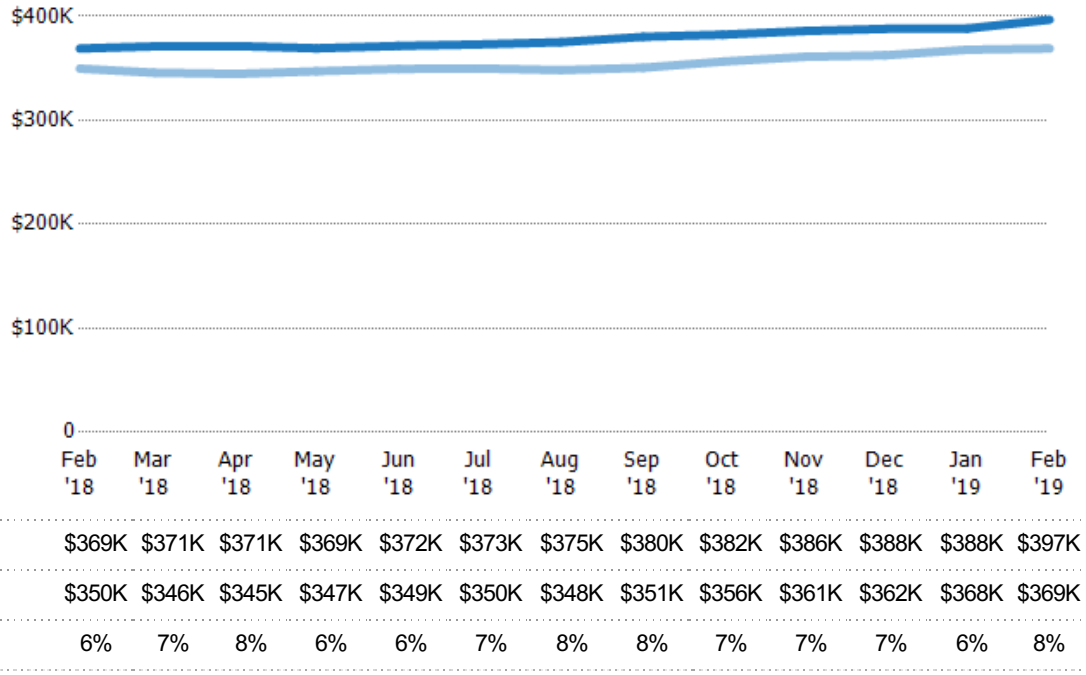
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$397K	7.5%
Feb '18	\$369K	5.5%
Feb '17	\$350K	-7.6%



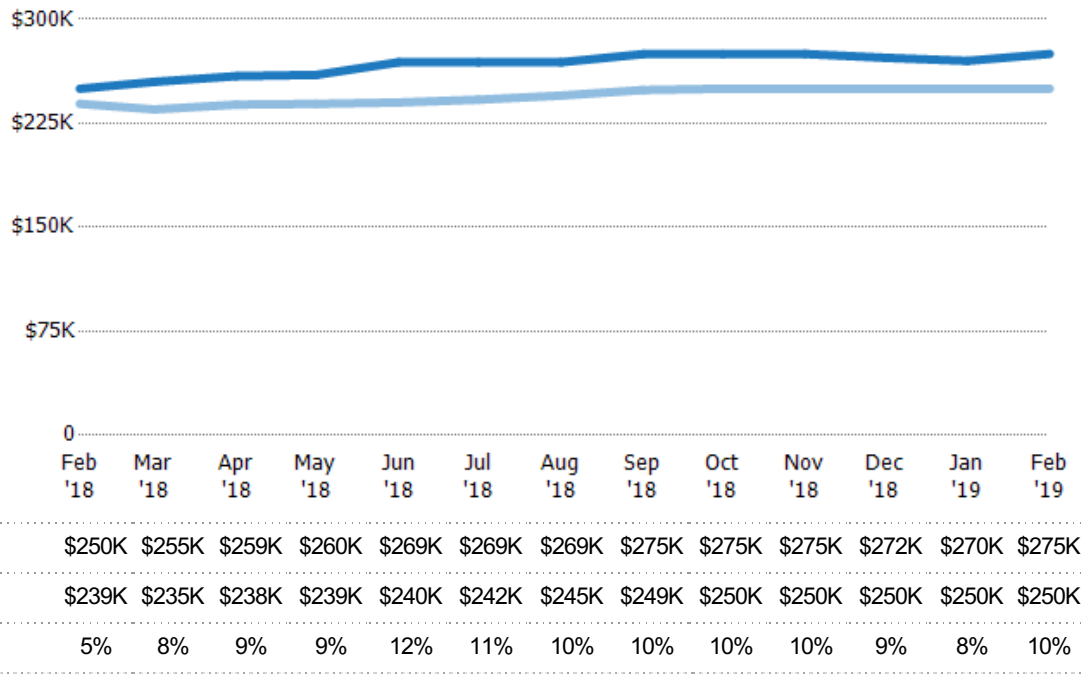
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$275K	10%
Feb '18	\$250K	4.6%
Feb '17	\$239K	-3.8%

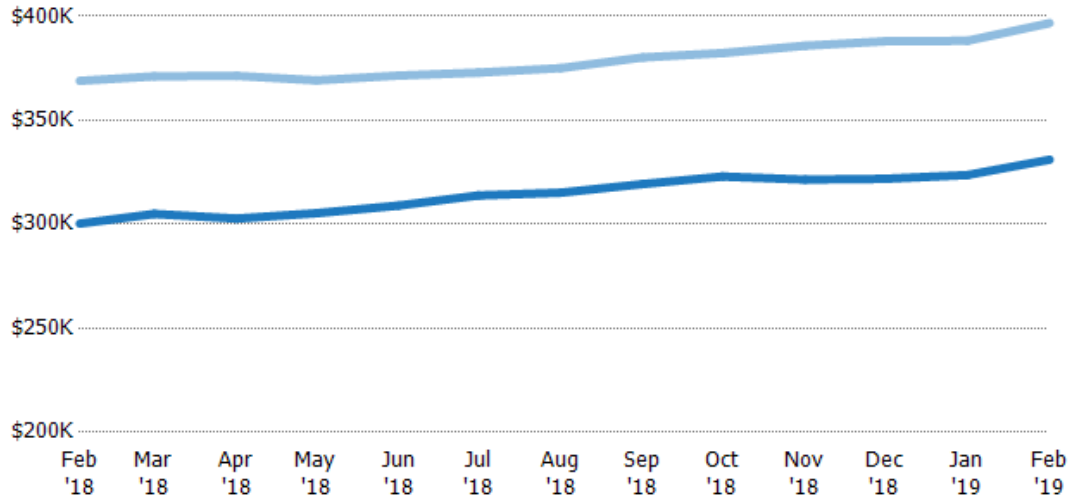


Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



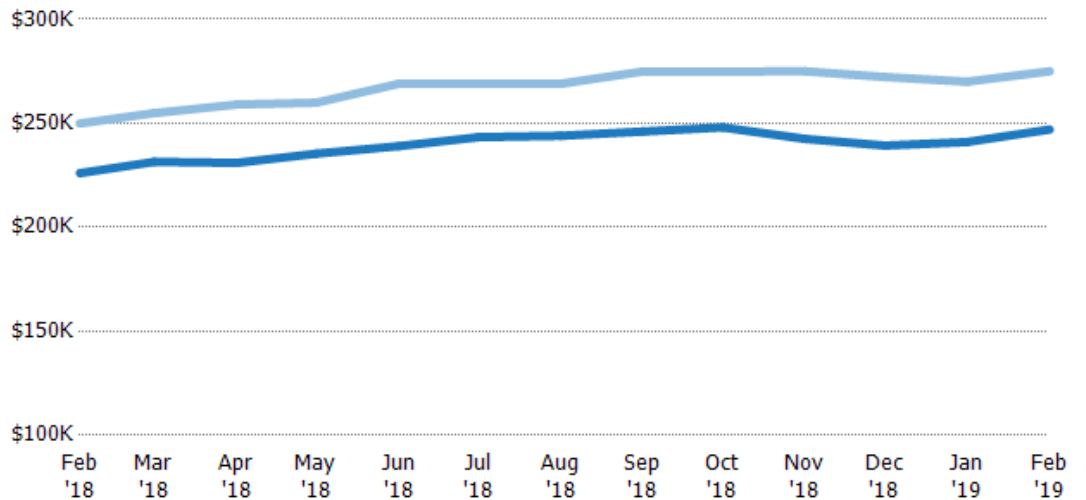
Avg Est Value	\$300K	\$305K	\$303K	\$305K	\$309K	\$314K	\$315K	\$319K	\$323K	\$321K	\$322K	\$324K	\$331K
Avg Listing Price	\$369K	\$371K	\$371K	\$369K	\$372K	\$373K	\$375K	\$380K	\$382K	\$386K	\$388K	\$388K	\$397K
Avg Listing Price as a % of Avg Est Value	123%	122%	123%	121%	120%	119%	119%	119%	118%	120%	121%	120%	120%

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Median Est Value	\$226K	\$231K	\$231K	\$235K	\$239K	\$243K	\$244K	\$246K	\$248K	\$242K	\$239K	\$241K	\$247K
Median Listing Price	\$250K	\$255K	\$259K	\$260K	\$269K	\$269K	\$269K	\$275K	\$275K	\$275K	\$272K	\$270K	\$275K
Med Listing Price as a % of Med Est Value	111%	110%	112%	110%	113%	111%	110%	112%	111%	113%	114%	112%	111%

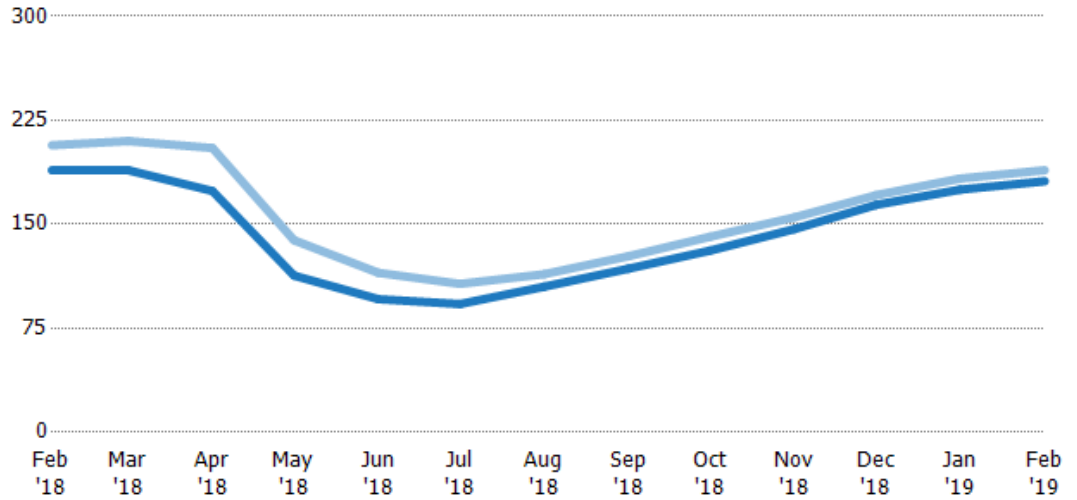
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Days	% Chg.
Feb '19	181	-4.2%
Feb '18	189	-8.7%
Feb '17	207	-12.1%



Current Year	189	189	174	113	96	92.5	105	118	131	147	164	175	181
Prior Year	207	210	205	139	115	107	114	127	141	155	171	183	189
Percent Change from Prior Year	-9%	-10%	-15%	-18%	-17%	-14%	-8%	-7%	-7%	-5%	-4%	-4%	-4%

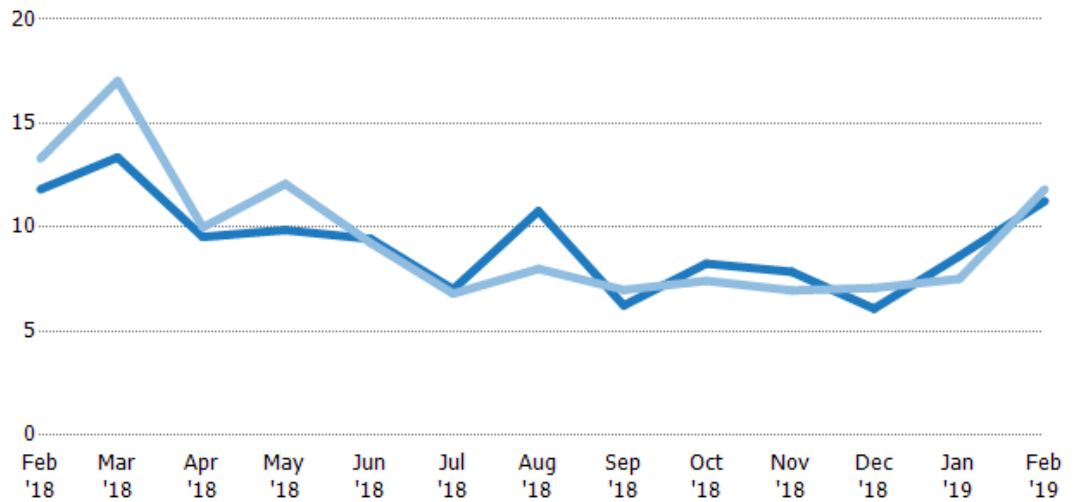
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Months	% Chg.
Feb '19	11.3	-4.8%
Feb '18	11.8	-11.2%
Feb '17	13.3	16%



Current Year	11.8	13.4	9.54	9.86	9.44	7.02	10.8	6.24	8.25	7.86	6.09	8.62	11.3
Prior Year	13.3	17	9.99	12.1	9.25	6.81	8	6.99	7.43	6.96	7.08	7.52	11.8
Percent Change from Prior Year	-11%	-22%	-5%	-18%	2%	3%	35%	-11%	11%	13%	-14%	15%	-5%

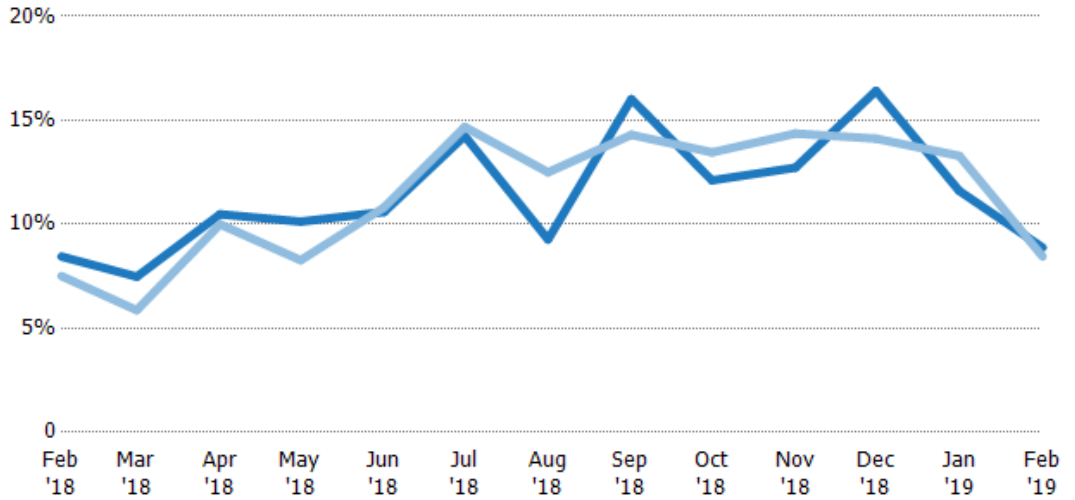
Absorption Rate

The percentage of inventory sold per month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Feb '19	9%	-0.4%
Feb '18	8%	-0.9%
Feb '17	8%	-13.8%



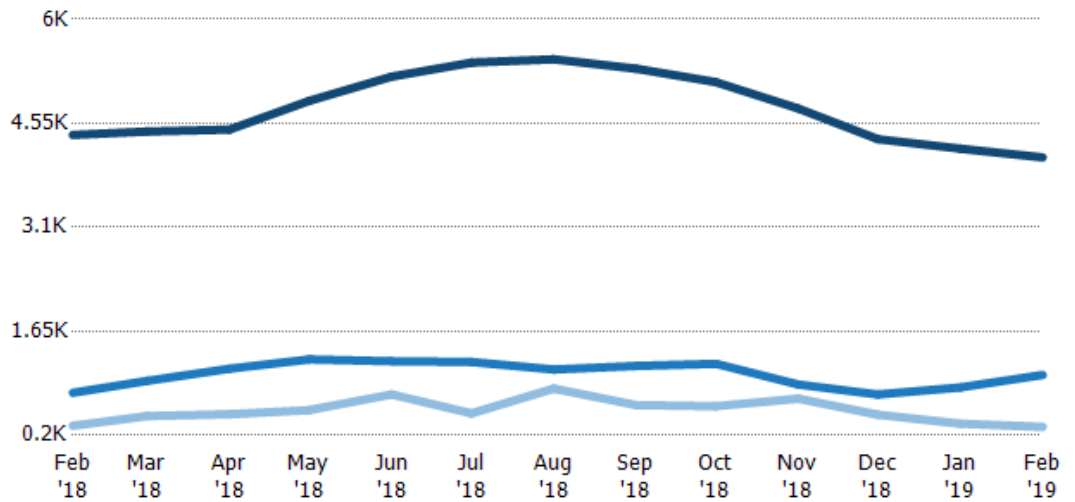
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	8%	7%	10%	10%	11%	14%	9%	16%	12%	13%	16%	12%	9%
Prior Year	8%	6%	10%	8%	11%	15%	13%	14%	13%	14%	14%	13%	8%
Change from Prior Year	-1%	-2%	0%	-2%	0%	0%	3%	-2%	1%	2%	-2%	2%	0%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Active	4.39K	4.44K	4.46K	4.86K	5.2K	5.4K	5.44K	5.31K	5.12K	4.76K	4.33K	4.2K	4.07K
Pending	792	959	1.13K	1.26K	1.23K	1.22K	1.12K	1.17K	1.2K	908	769	867	1.04K
Sold	332	468	493	551	769	505	851	621	605	711	487	362	317

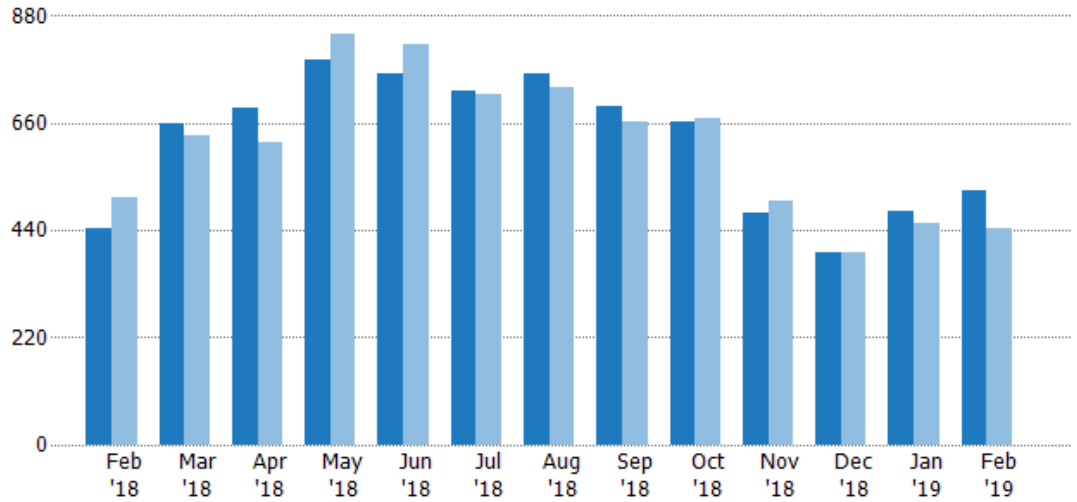
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Count	% Chg.
Feb '19	522	17.3%
Feb '18	445	-12.2%
Feb '17	507	-1.6%



Current Year	445	660	692	790	760	727	762	696	662	476	394	481	522
Prior Year	507	633	619	841	823	719	733	664	670	502	396	455	445
Percent Change from Prior Year	-12%	4%	12%	-6%	-8%	1%	4%	5%	-1%	-5%	-1%	6%	17%

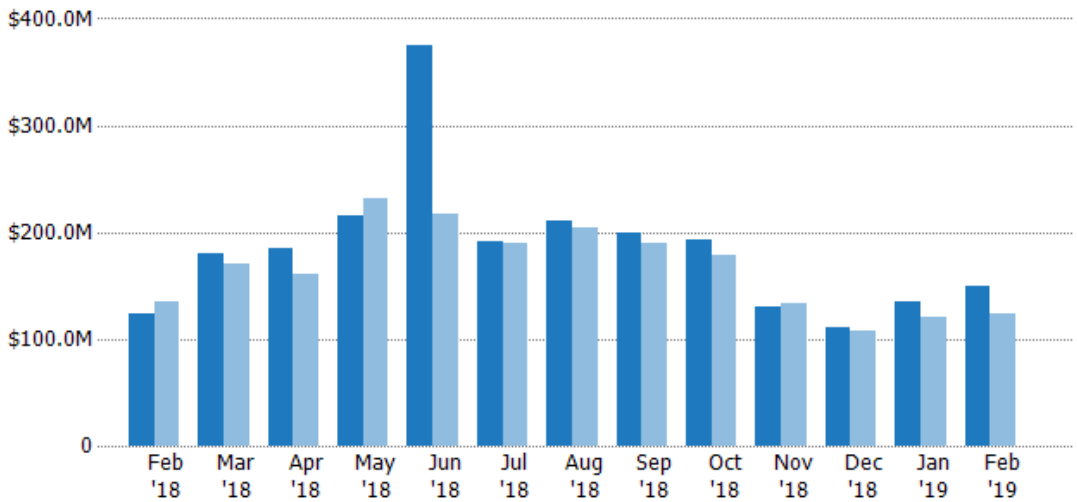
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Volume	% Chg.
Feb '19	\$150M	20.9%
Feb '18	\$124M	-8.2%
Feb '17	\$135M	-10.5%



Current Year	\$124M	\$180M	\$185M	\$215M	\$375M	\$191M	\$211M	\$199M	\$192M	\$130M	\$110M	\$135M	\$150M
Prior Year	\$135M	\$170M	\$161M	\$231M	\$217M	\$190M	\$204M	\$190M	\$178M	\$133M	\$108M	\$120M	\$124M
Percent Change from Prior Year	-8%	6%	15%	-7%	73%	0%	3%	5%	8%	-3%	2%	13%	21%

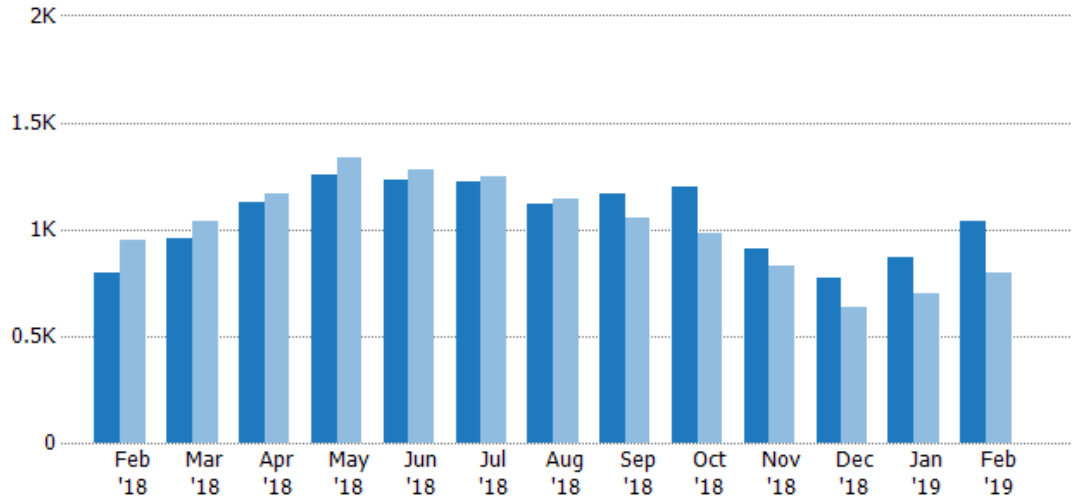
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Count	% Chg.
Feb '19	1.04K	31.4%
Feb '18	792	-16.8%
Feb '17	952	3.4%



Current Year	792	959	1.13K	1.26K	1.23K	1.22K	1.12K	1.17K	1.2K	908	769	867	1.04K
Prior Year	952	1.04K	1.17K	1.34K	1.28K	1.25K	1.14K	1.05K	982	829	634	698	792
Percent Change from Prior Year	-17%	-8%	-3%	-6%	-3%	-2%	-2%	11%	22%	10%	21%	24%	31%

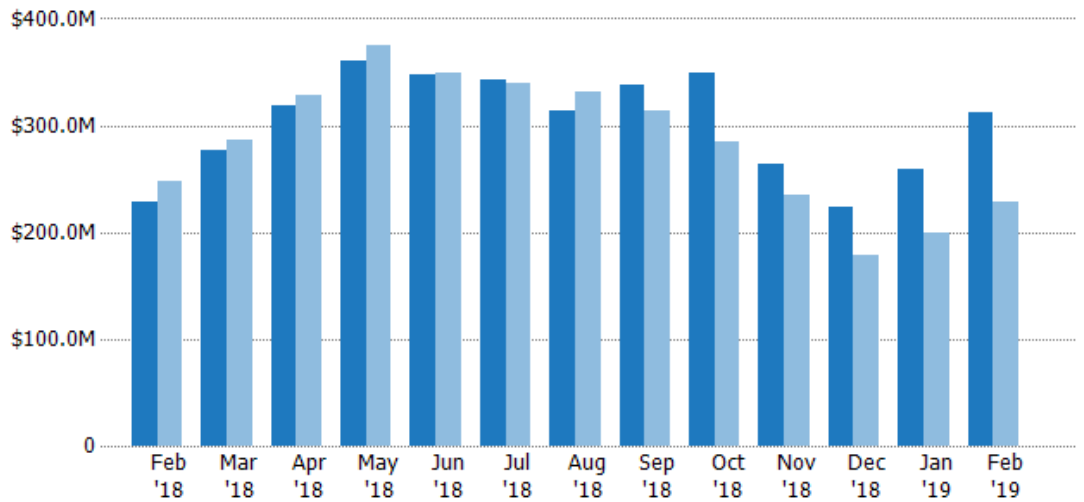
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Volume	% Chg.
Feb '19	\$312M	36.2%
Feb '18	\$229M	-7.6%
Feb '17	\$248M	-3.7%



Current Year	\$229M	\$277M	\$319M	\$361M	\$348M	\$342M	\$314M	\$337M	\$349M	\$264M	\$223M	\$259M	\$312M
Prior Year	\$248M	\$287M	\$328M	\$376M	\$349M	\$340M	\$332M	\$313M	\$285M	\$235M	\$178M	\$200M	\$229M
Percent Change from Prior Year	-8%	-3%	-3%	-4%	0%	1%	-5%	8%	22%	13%	25%	30%	36%

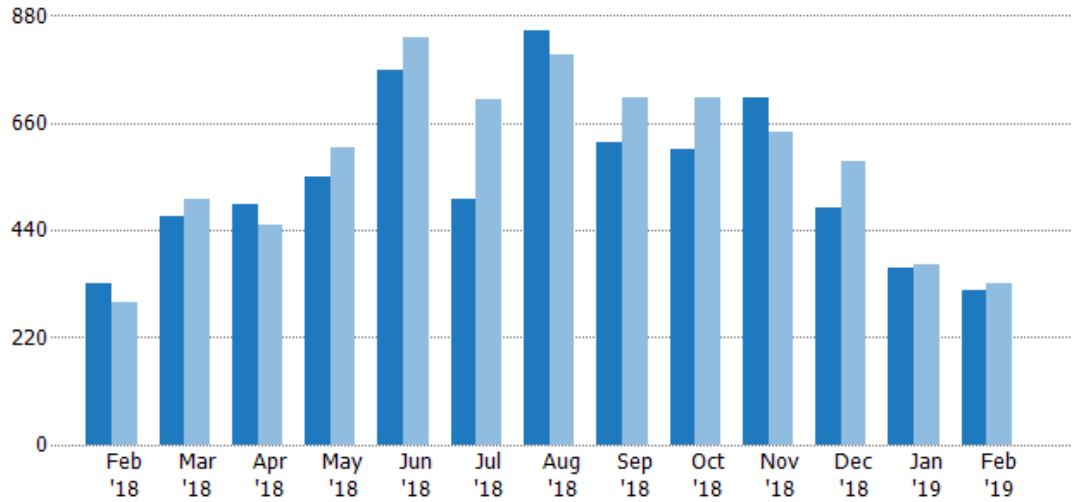
Closed Sales

The total number of residential properties sold each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '19	317	-4.5%
Feb '18	332	13.3%
Feb '17	293	5.8%



Current Year	332	468	493	551	769	505	851	621	605	711	487	362	317
Prior Year	293	505	450	609	835	708	801	713	711	642	580	371	332
Percent Change from Prior Year	13%	-7%	10%	-10%	-8%	-29%	6%	-13%	-15%	11%	-16%	-2%	-5%

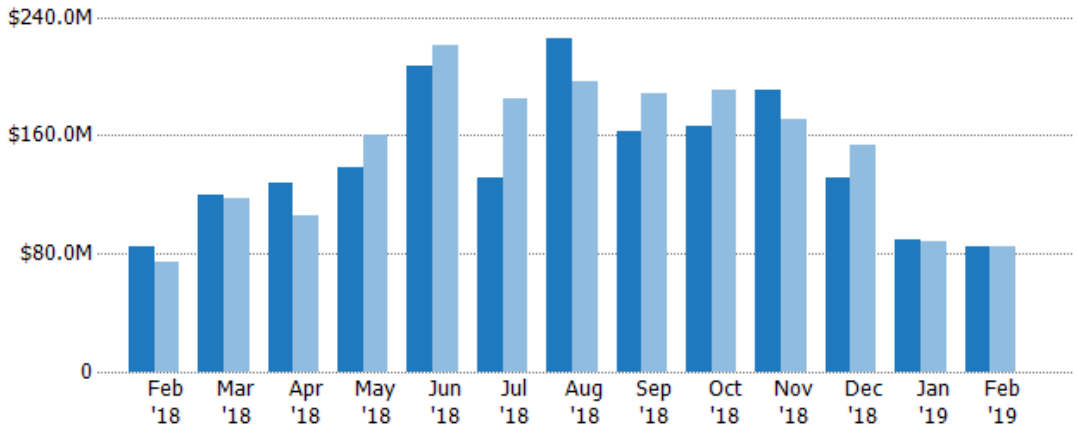
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$85M	0.9%
Feb '18	\$84.3M	12.8%
Feb '17	\$74.7M	-9.8%



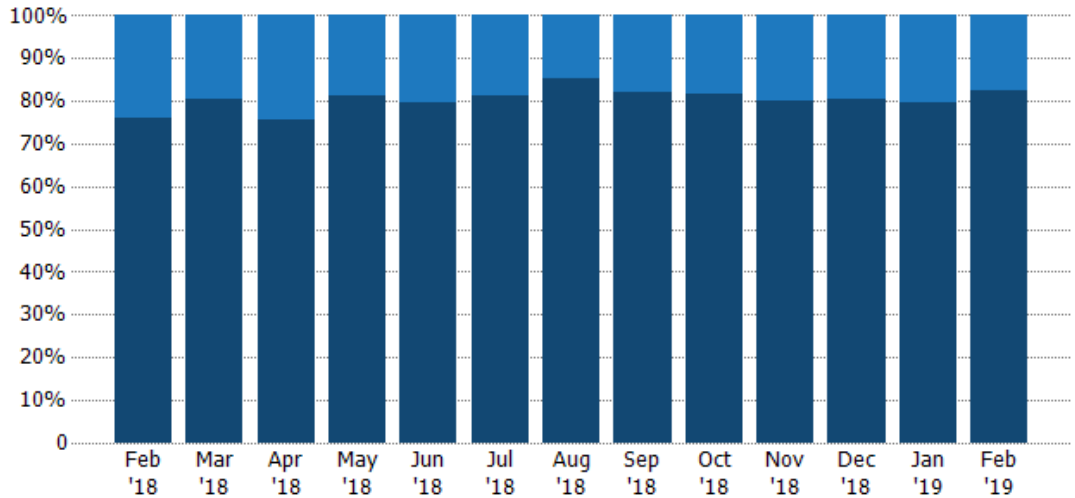
Current Year	\$84.3M	\$120M	\$128M	\$138M	\$207M	\$131M	\$225M	\$162M	\$166M	\$191M	\$132M	\$89M	\$85M
Prior Year	\$74.7M	\$117M	\$106M	\$160M	\$221M	\$185M	\$196M	\$189M	\$190M	\$171M	\$154M	\$88.8M	\$84.3M
Percent Change from Prior Year	13%	2%	21%	-13%	-6%	-29%	15%	-14%	-13%	11%	-14%	0%	1%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



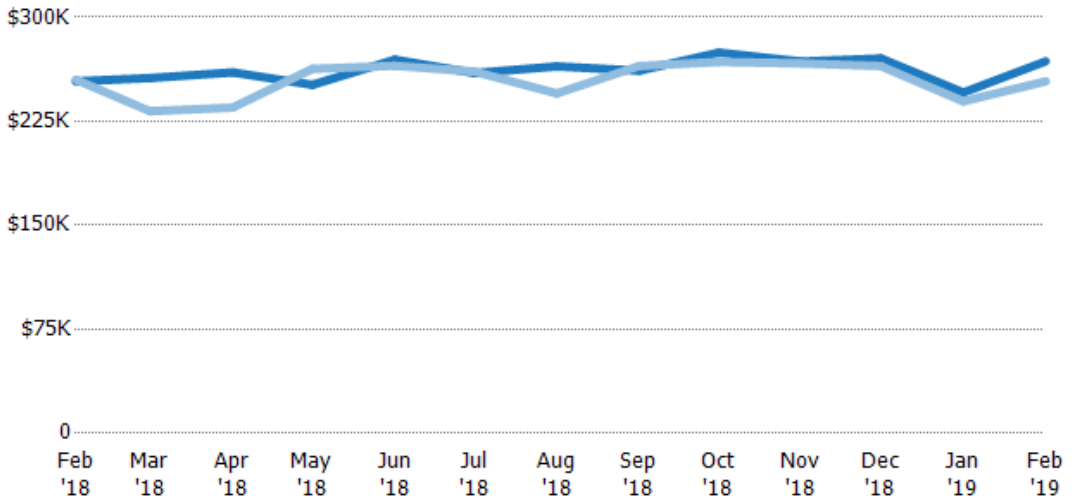
Condo/Townhouse	24%	20%	24%	19%	20%	19%	15%	18%	18%	20%	20%	20%	17%
Single Family Residence	76%	80%	76%	81%	80%	81%	85%	82%	82%	80%	80%	80%	83%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Current Year	\$254K	\$256K	\$260K	\$251K	\$269K	\$260K	\$265K	\$261K	\$275K	\$268K	\$270K	\$246K	\$268K
Prior Year	\$255K	\$232K	\$235K	\$263K	\$265K	\$261K	\$245K	\$265K	\$268K	\$267K	\$265K	\$239K	\$254K
Percent Change from Prior Year	0%	10%	11%	-4%	2%	0%	8%	-1%	2%	0%	2%	3%	6%

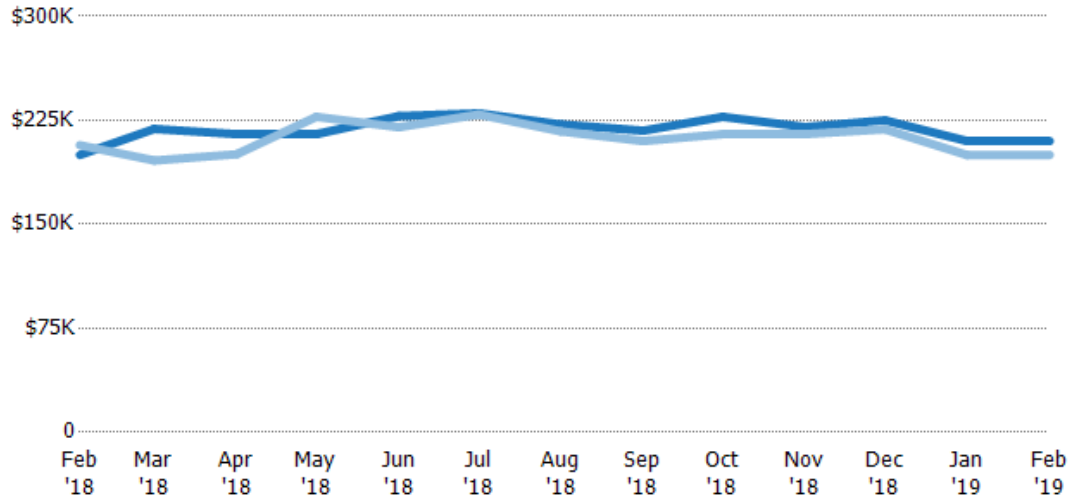
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$210K	5%
Feb '18	\$200K	-3.4%
Feb '17	\$207K	-11.8%



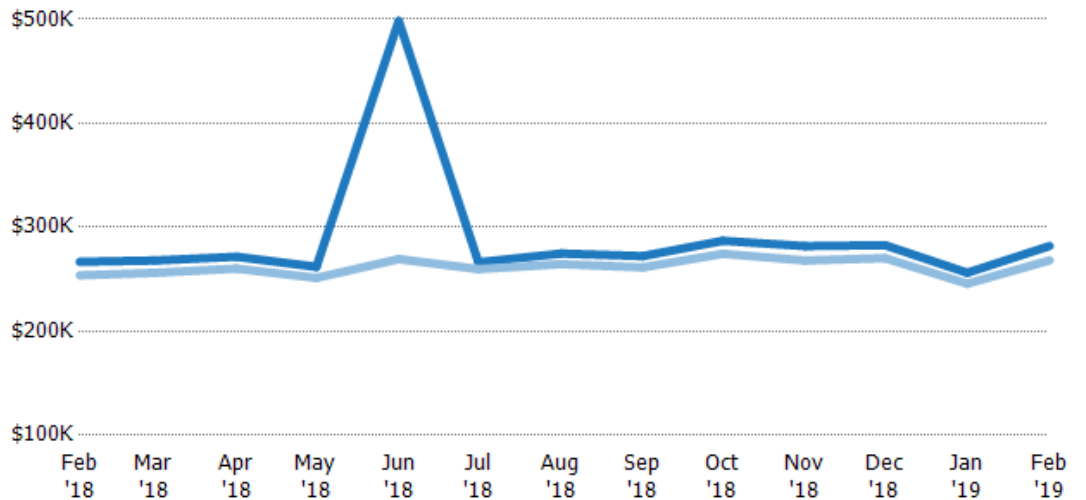
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$200K	\$219K	\$215K	\$215K	\$228K	\$230K	\$222K	\$218K	\$228K	\$220K	\$225K	\$210K	\$210K
Prior Year	\$207K	\$196K	\$201K	\$228K	\$220K	\$229K	\$217K	\$210K	\$215K	\$215K	\$219K	\$200K	\$200K
Percent Change from Prior Year	-3%	12%	7%	-5%	4%	0%	2%	4%	6%	2%	3%	5%	5%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

State: VT
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



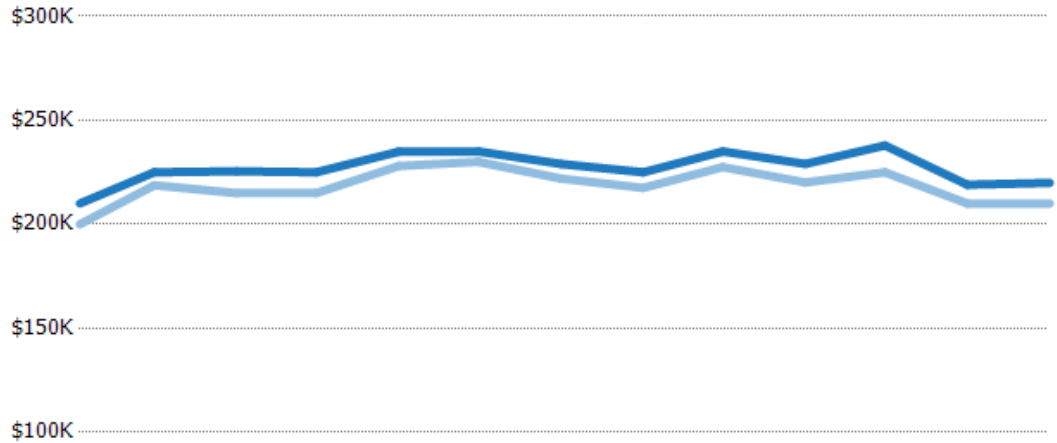
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Avg List Price	\$267K	\$268K	\$272K	\$262K	\$498K	\$266K	\$275K	\$272K	\$287K	\$282K	\$283K	\$256K	\$282K
Avg Sales Price	\$254K	\$256K	\$260K	\$251K	\$269K	\$260K	\$265K	\$261K	\$275K	\$268K	\$270K	\$246K	\$268K
Avg Sales Price as a % of Avg List Price	95%	96%	96%	96%	54%	98%	96%	96%	96%	95%	96%	96%	95%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



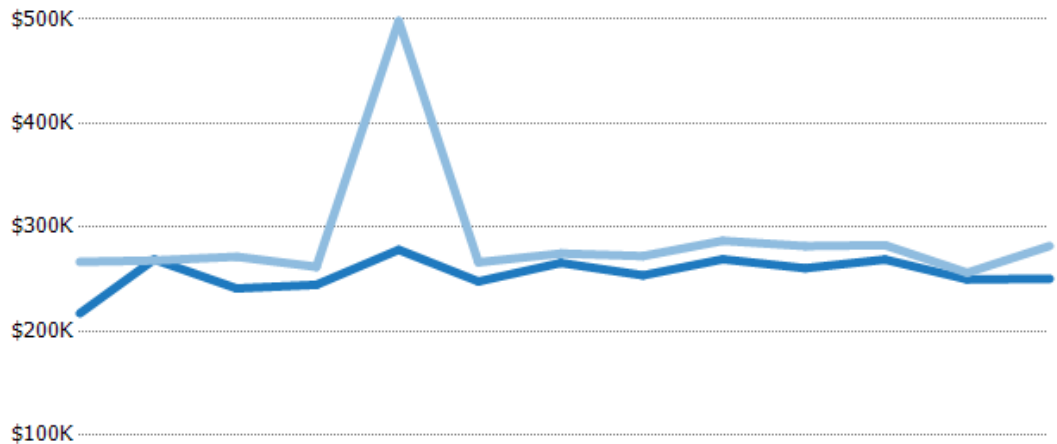
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Median List Price	\$210K	\$225K	\$226K	\$225K	\$235K	\$235K	\$229K	\$225K	\$235K	\$229K	\$238K	\$219K	\$220K
Median Sales Price	\$200K	\$219K	\$215K	\$215K	\$228K	\$230K	\$222K	\$218K	\$228K	\$220K	\$225K	\$210K	\$210K
Med Sales Price as a % of Med List Price	95%	97%	95%	96%	97%	98%	97%	97%	97%	96%	95%	96%	95%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



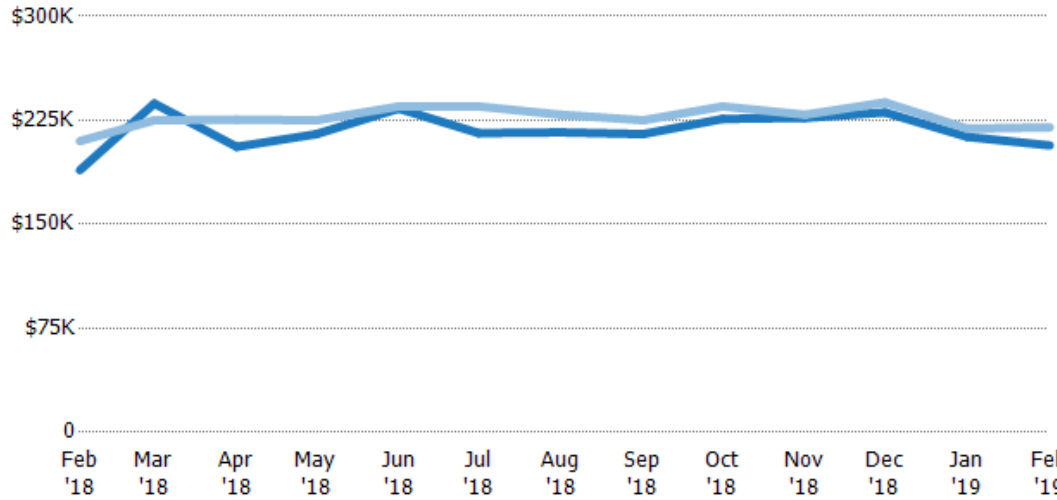
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Avg Est Value	\$217K	\$269K	\$241K	\$245K	\$278K	\$248K	\$266K	\$254K	\$269K	\$261K	\$269K	\$250K	\$250K
Avg Sales Price	\$267K	\$268K	\$272K	\$262K	\$498K	\$266K	\$275K	\$272K	\$287K	\$282K	\$283K	\$256K	\$282K
Avg Sales Price as a % of Avg Est Value	123%	100%	113%	107%	179%	107%	103%	107%	107%	108%	105%	103%	113%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

State: VT
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Median Est Value	\$189K	\$237K	\$206K	\$215K	\$233K	\$216K	\$216K	\$215K	\$226K	\$227K	\$231K	\$213K	\$207K
Median Sales Price	\$210K	\$225K	\$226K	\$225K	\$235K	\$235K	\$229K	\$225K	\$235K	\$229K	\$238K	\$219K	\$220K
Med Sales Price as a % of Med Est Value	111%	95%	110%	105%	101%	109%	106%	105%	104%	101%	103%	103%	106%

Sales Activity by ZIP

Mar 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05001	23	\$5,203,700	5	\$1,190,000	\$238,000	\$240,000	\$134	\$142	157
05033	5	\$867,700	1	\$71,000	\$71,000	\$71,000	\$39	\$39	95
05036	1	\$385,000	1	\$217,000	\$217,000	\$217,000	\$125	\$125	148
05037	2	\$529,000	2	\$302,000	\$151,000	\$151,000	\$145	\$145	99
05038	1	\$99,500	2	\$772,450	\$386,225	\$386,225	\$95	\$95	187
05039	5	\$1,127,300	2	\$273,500	\$136,750	\$136,750	\$81	\$81	111
05046	4	\$598,400	1	\$359,000	\$359,000	\$359,000	\$251	\$251	198
05048	3	\$883,900	3	\$1,126,000	\$375,333	\$330,000	\$129	\$116	320
05051	2	\$509,500	2	\$106,000	\$53,000	\$53,000	\$54	\$54	124
05053			1	\$210,000	\$210,000	\$210,000	\$116	\$116	36
05055	5	\$2,506,000	2	\$903,000	\$451,500	\$451,500	\$186	\$186	4
05056	2	\$469,000	2	\$437,000	\$218,500	\$218,500	\$124	\$124	127
05059	25	\$6,079,800	7	\$2,176,000	\$310,857	\$304,500	\$116	\$123	159
05060	6	\$992,500	3	\$633,000	\$211,000	\$198,100	\$101	\$95	253
05061			1	\$225,000	\$225,000	\$225,000	\$131	\$131	47
05067	1	\$495,900	1	\$575,000	\$575,000	\$575,000	\$125	\$125	480
05068	2	\$559,000	3	\$617,500	\$205,833	\$175,000	\$113	\$104	162
05071	2	\$2,099,000	1	\$629,000	\$629,000	\$629,000	\$206	\$206	107
05075	4	\$966,000	1	\$315,000	\$315,000	\$315,000	\$156	\$156	4
05077	6	\$1,402,800	1	\$465,000	\$465,000	\$465,000	\$167	\$167	276
05081			1	\$69,000	\$69,000	\$69,000	\$48	\$48	336
05091	17	\$7,787,300	6	\$2,087,500	\$347,917	\$267,500	\$162	\$146	26
05101	10	\$1,723,950	2	\$230,000	\$115,000	\$115,000	\$64	\$64	102
05143	16	\$5,098,428	4	\$900,500	\$225,125	\$222,500	\$122	\$127	307
05146	5	\$1,872,750	1	\$272,500	\$272,500	\$272,500	\$138	\$138	186
05148	4	\$2,123,999	3	\$860,000	\$286,667	\$329,000	\$139	\$146	58
05149	10	\$3,990,300	7	\$2,216,000	\$316,571	\$225,000	\$122	\$111	18
05155	4	\$1,975,000	1	\$280,000	\$280,000	\$280,000	\$231	\$231	263
05156	13	\$2,020,040	1	\$150,000	\$150,000	\$150,000	\$77	\$77	963
05158	3	\$461,000	1	\$229,000	\$229,000	\$229,000	\$116	\$116	23
05201	22	\$3,234,100	8	\$1,341,150	\$167,644	\$179,875	\$94	\$99	35
05250	11	\$3,409,800	4	\$760,500	\$190,125	\$184,250	\$102	\$103	217
05251	3	\$1,840,000	3	\$1,120,000	\$373,333	\$335,000	\$154	\$174	37
05254	2	\$859,900	1	\$320,000	\$320,000	\$320,000	\$163	\$163	154
05255	6	\$1,660,500	5	\$1,969,400	\$393,880	\$360,000	\$154	\$153	278
05257	4	\$645,000	2	\$353,900	\$176,950	\$176,950	\$134	\$134	67
05262	7	\$2,036,800	2	\$290,500	\$145,250	\$145,250	\$152	\$152	24
05301	20	\$4,992,158	9	\$1,898,935	\$210,993	\$192,500	\$122	\$140	96

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Sales Activity by ZIP

Mar 2019

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05340	18	\$6,385,500	4	\$881,375	\$220,344	\$232,500	\$115	\$108	158
05343	6	\$1,603,899	1	\$195,000	\$195,000	\$195,000	\$109	\$109	243
05344	2	\$385,000	1	\$225,000	\$225,000	\$225,000	\$102	\$102	63
05345	3	\$792,000	2	\$222,940	\$111,470	\$111,470	\$120	\$120	111
05352			1	\$145,000	\$145,000	\$145,000	\$137	\$137	196
05355	3	\$435,500	2	\$471,000	\$235,500	\$235,500	\$135	\$135	407
05356	24	\$5,751,300	7	\$1,978,500	\$282,643	\$312,500	\$134	\$156	66
05359	1	\$299,000	1	\$395,000	\$395,000	\$395,000	\$119	\$119	0
05360	9	\$3,907,900	3	\$638,900	\$212,967	\$240,000	\$124	\$109	154
05361	5	\$1,227,900	2	\$445,000	\$222,500	\$222,500	\$88	\$88	137
05363	16	\$3,305,798	5	\$1,311,500	\$262,300	\$276,500	\$136	\$147	183
05401	26	\$10,896,500	5	\$1,339,100	\$267,820	\$239,900	\$274	\$241	12
05403	50	\$19,943,200	14	\$4,325,700	\$308,979	\$277,250	\$166	\$175	24
05404	8	\$2,352,700	5	\$1,344,000	\$268,800	\$267,500	\$201	\$227	22
05408	20	\$6,018,300	8	\$2,810,250	\$351,281	\$277,500	\$204	\$213	62
05441	1	\$149,000	1	\$245,000	\$245,000	\$245,000	\$110	\$110	8
05443	6	\$1,505,900	4	\$1,302,500	\$325,625	\$320,000	\$167	\$168	112
05444	6	\$1,449,700	1	\$196,000	\$196,000	\$196,000	\$79	\$79	168
05445	10	\$7,876,700	6	\$3,553,000	\$592,167	\$545,750	\$232	\$235	89
05446	35	\$12,534,175	17	\$5,093,299	\$299,606	\$333,000	\$165	\$171	59
05450	4	\$732,900	2	\$323,000	\$161,500	\$161,500	\$109	\$109	195
05452	33	\$10,617,540	20	\$6,245,011	\$312,251	\$272,450	\$170	\$165	24
05454	7	\$1,800,400	7	\$2,126,383	\$303,769	\$280,000	\$152	\$135	69
05456	5	\$1,524,000	1	\$140,000	\$140,000	\$140,000	\$145	\$145	40
05457	1	\$182,900	1	\$153,000	\$153,000	\$153,000	\$101	\$101	50
05458	5	\$1,449,799	1	\$230,000	\$230,000	\$230,000	\$121	\$121	180
05459	1	\$270,000	1	\$39,900	\$39,900	\$39,900	\$40	\$40	225
05461	8	\$4,953,100	3	\$868,500	\$289,500	\$299,000	\$230	\$185	94
05462	4	\$1,472,000	1	\$90,000	\$90,000	\$90,000	\$56	\$56	93
05464	9	\$2,589,300	2	\$451,000	\$225,500	\$225,500	\$126	\$126	66
05465	13	\$4,272,700	5	\$2,136,150	\$427,230	\$379,900	\$174	\$177	103
05468	19	\$5,229,100	9	\$2,061,475	\$229,053	\$225,000	\$153	\$160	106
05471	1	\$159,000	1	\$190,325	\$190,325	\$190,325	\$150	\$150	276
05472	2	\$581,000	1	\$249,000	\$249,000	\$249,000	\$127	\$127	177
05473	3	\$697,900	1	\$450,000	\$450,000	\$450,000	\$133	\$133	362
05474	1	\$45,000	1	\$274,900	\$274,900	\$274,900	\$123	\$123	22
05476	3	\$282,300	2	\$226,500	\$113,250	\$113,250	\$68	\$68	278

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Sales Activity by ZIP

Mar 2019

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05477	3	\$588,400	6	\$1,699,500	\$283,250	\$212,500	\$190	\$185	41
05478	26	\$6,205,100	10	\$2,310,948	\$231,095	\$214,250	\$118	\$121	125
05482	16	\$8,673,200	4	\$2,583,000	\$645,750	\$698,000	\$194	\$195	65
05486	5	\$1,937,550	1	\$565,000	\$565,000	\$565,000	\$172	\$172	448
05487	2	\$409,000	2	\$494,000	\$247,000	\$247,000	\$162	\$162	6
05488	20	\$4,830,500	2	\$249,100	\$124,550	\$124,550	\$81	\$81	174
05491	6	\$2,562,800	4	\$719,400	\$179,850	\$156,700	\$127	\$121	53
05494	7	\$2,454,300	2	\$1,124,000	\$562,000	\$562,000	\$168	\$168	69
05495	17	\$6,448,699	9	\$3,701,895	\$411,322	\$390,000	\$178	\$183	105
05602	17	\$5,093,550	4	\$1,006,123	\$251,531	\$240,562	\$169	\$168	40
05641	30	\$5,154,200	13	\$2,262,900	\$174,069	\$165,000	\$78	\$72	106
05650	1	\$229,000	1	\$50,000	\$50,000	\$50,000			194
05651	3	\$854,000	1	\$380,000	\$380,000	\$380,000	\$105	\$105	231
05653	1	\$149,000	1	\$156,000	\$156,000	\$156,000	\$174	\$174	16
05654			1	\$115,000	\$115,000	\$115,000	\$156	\$156	207
05655	6	\$1,483,550	2	\$553,500	\$276,750	\$276,750	\$234	\$234	120
05656	6	\$1,062,800	3	\$1,305,000	\$435,000	\$425,000	\$143	\$152	438
05657			1	\$390,000	\$390,000	\$390,000	\$151	\$151	47
05658	4	\$1,720,000	1	\$334,500	\$334,500	\$334,500	\$139	\$139	243
05660	6	\$2,431,500	2	\$719,000	\$359,500	\$359,500	\$132	\$132	217
05661	5	\$2,008,000	2	\$486,000	\$243,000	\$243,000	\$164	\$164	39
05663	8	\$1,956,300	5	\$1,116,300	\$223,260	\$248,000	\$133	\$107	53
05667	1	\$215,000	2	\$430,000	\$215,000	\$215,000	\$129	\$129	398
05672	32	\$20,576,800	11	\$5,641,250	\$512,841	\$500,000	\$243	\$256	148
05673	11	\$3,769,000	6	\$1,258,860	\$209,810	\$169,000	\$178	\$175	57
05674	20	\$6,641,400	13	\$3,008,806	\$231,447	\$158,000	\$162	\$128	136
05676	9	\$3,996,900	2	\$1,033,250	\$516,625	\$516,625	\$181	\$181	189
05680	1	\$229,000	2	\$293,000	\$146,500	\$146,500	\$152	\$152	116
05701	37	\$7,094,900	16	\$2,371,551	\$148,222	\$139,875	\$67	\$61	59
05732	2	\$694,000	1	\$57,900	\$57,900	\$57,900	\$49	\$49	3
05733	10	\$2,778,600	5	\$429,850	\$85,970	\$67,700	\$65	\$41	135
05735	9	\$1,438,300	3	\$412,500	\$137,500	\$122,500	\$96	\$83	174
05736			1	\$148,000	\$148,000	\$148,000	\$109	\$109	1
05739	3	\$499,900	1	\$134,000	\$134,000	\$134,000	\$107	\$107	374
05743	7	\$1,027,100	4	\$545,000	\$136,250	\$140,000	\$105	\$93	149
05751	30	\$6,584,800	10	\$2,893,000	\$289,300	\$221,000	\$185	\$175	41
05753	17	\$5,470,400	7	\$1,983,000	\$283,286	\$253,500	\$142	\$151	77

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Sales Activity by ZIP

Mar 2019

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05758	5	\$1,243,000	1	\$40,000	\$40,000	\$40,000	\$37	\$37	159
05760	2	\$354,800	1	\$195,000	\$195,000	\$195,000	\$98	\$98	2
05762	1	\$269,000	1	\$135,000	\$135,000	\$135,000	\$118	\$118	318
05763	6	\$925,800	1	\$15,000	\$15,000	\$15,000	\$12	\$12	9
05764	7	\$1,118,200	2	\$267,400	\$133,700	\$133,700	\$66	\$66	148
05767	5	\$1,008,900	1	\$149,000	\$149,000	\$149,000	\$123	\$123	10
05768	3	\$523,900	1	\$335,000	\$335,000	\$335,000	\$116	\$116	130
05772	5	\$648,000	1	\$279,000	\$279,000	\$279,000	\$130	\$130	54
05773			3	\$951,900	\$317,300	\$198,000	\$112	\$77	159
05774	2	\$269,500	1	\$86,000	\$86,000	\$86,000	\$143	\$143	79
05777	2	\$332,900	1	\$116,000	\$116,000	\$116,000	\$61	\$61	19
05819	12	\$1,949,400	3	\$514,000	\$171,333	\$150,000	\$118	\$121	75
05822	1	\$79,000	1	\$290,000	\$290,000	\$290,000	\$402	\$402	36
05824	1	\$72,000	3	\$380,000	\$126,667	\$170,000	\$70	\$93	78
05826	1	\$260,000	1	\$300,000	\$300,000	\$300,000	\$178	\$178	1,353
05828	4	\$863,850	2	\$425,000	\$212,500	\$212,500	\$165	\$165	271
05836	2	\$293,500	1	\$30,000	\$30,000	\$30,000	\$45	\$45	1,058
05837	1	\$150,000	1	\$98,000	\$98,000	\$98,000	\$88	\$88	108
05845	3	\$524,800	1	\$250,000	\$250,000	\$250,000	\$68	\$68	111
05847	2	\$225,000	1	\$38,500	\$38,500	\$38,500	\$37	\$37	21
05851	7	\$1,170,600	3	\$352,000	\$117,333	\$125,000	\$64	\$68	110
05853	4	\$563,700	2	\$324,000	\$162,000	\$162,000	\$110	\$110	199
05855	12	\$1,956,100	3	\$368,500	\$122,833	\$118,500	\$89	\$110	8
05860	5	\$879,700	4	\$425,000	\$106,250	\$120,000	\$92	\$88	133
05862	1	\$285,000	1	\$269,000	\$269,000	\$269,000	\$112	\$112	54
05867	2	\$323,000	1	\$525,000	\$525,000	\$525,000	\$139	\$139	199
05871	3	\$883,900	3	\$235,400	\$78,467	\$50,500	\$41	\$33	66
05903	4	\$459,650	1	\$132,000	\$132,000	\$132,000	\$57	\$57	262
05905	2	\$534,000	1	\$385,000	\$385,000	\$385,000	\$116	\$116	231
Other	2	\$1,230,000	1	\$570,000	\$570,000	\$570,000	\$160	\$160	94

Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details

Report Name: Vermont February 2019 Market Report

Run Date: 04/30/2019

Scheduled: No

Report Date Range: From 2/2018 To: 2/2019

Information Included

- Include Cover Sheet
- Include Key Metric Summary *
- Include Metrics By
- Averages
- Medians
- Include Appendix

* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

MLS Filter

MLS: All

Listing Filters

Property Types: Condo/Townhouse/Apt Single Family Residence

Sales Types: All

Price Range: None

Location Filters

State: Vermont

County: All

ZIP Code: All

Listing Activity Charts

- New Listings
- Active Listings
- Avg/Med Listing Price
- Avg/Med Listing Price per Sq Ft
- Avg/Med Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Avg/Med Sales Price
- Avg/Med Sales Price per Sq Ft
- Avg/Med Sales Price vs Listing Price
- Avg/Med Sales Price vs Est Value

Distressed Charts

- Distressed Listings
- Distressed Sales

Data Tables Using 3/2019 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area