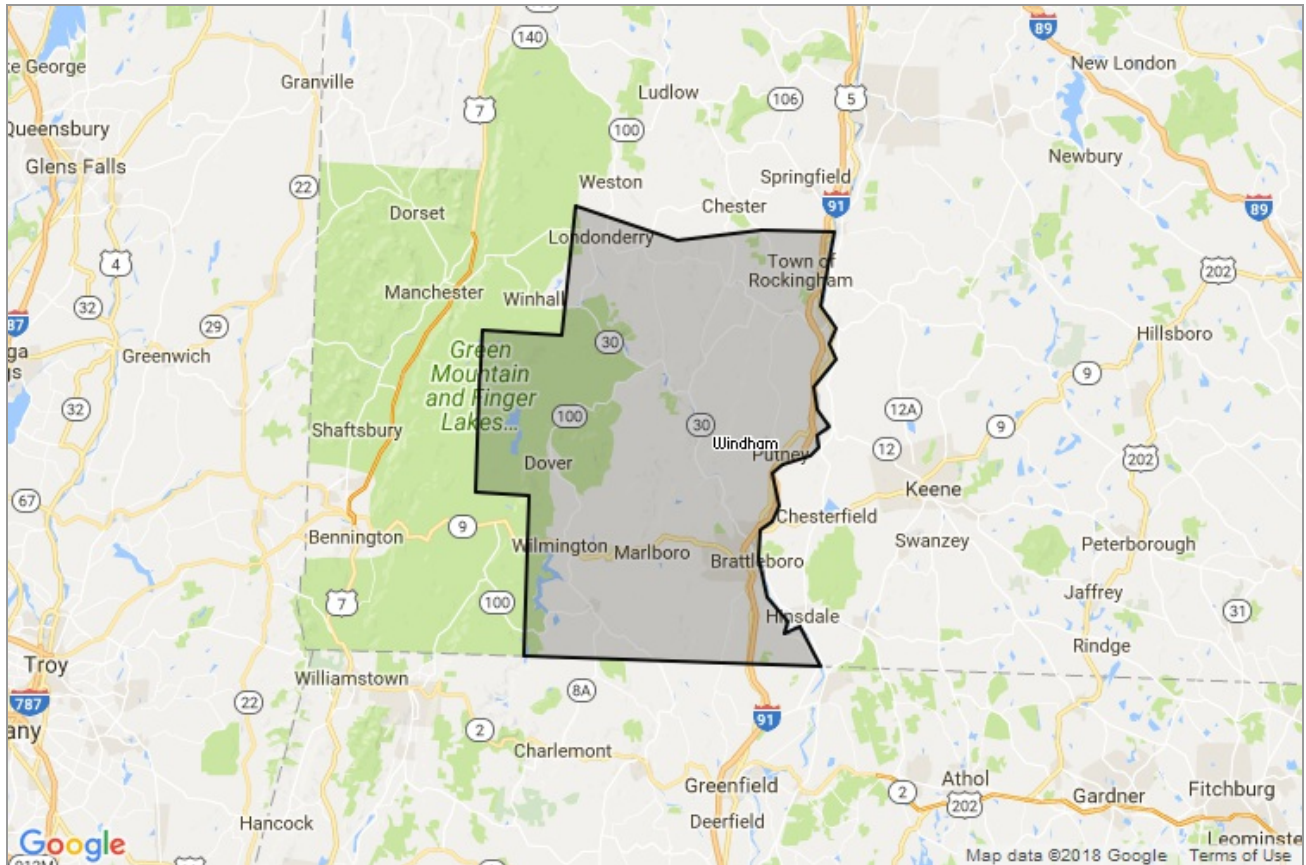


Windham County Nov/Dec 2017



Report Characteristics

Report Name:

Windham County Nov/Dec 2017

Report Date Range:

11/2017 – 12/2017

Filters Used:

Property Type, Location

Avg/Med: Both**Include Metrics By:** County**Run Date:** 01/24/2018**Scheduled:** No

Presented by

Vermont REALTORS®<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.

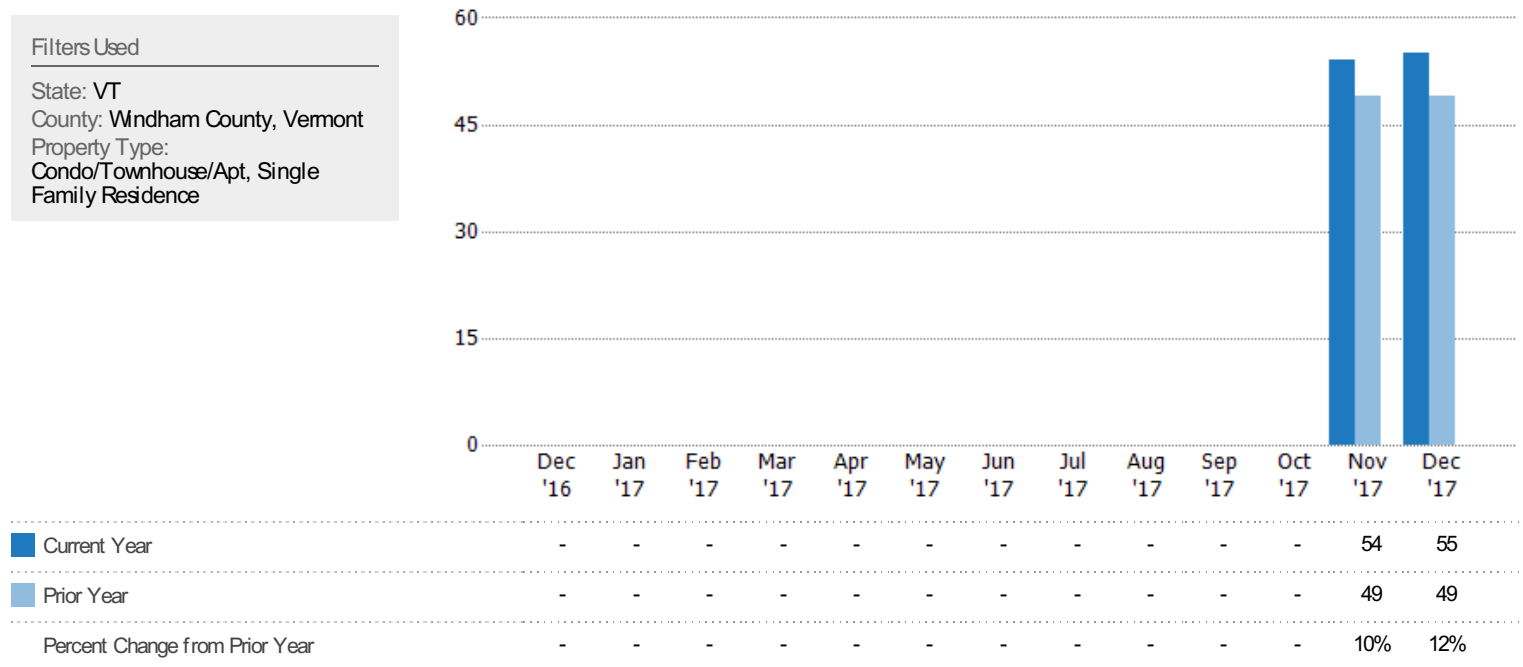
Key Metrics	Dec 2017	Dec 2016	+ / -	YTD 2017	YTD 2016	+ / -
Listing Activity Charts Metrics						
New Listing Count	55	49	+12.2%	109	98	+11.2%
New Listing Volume	\$14,584,650	\$21,797,799	-33.1%	\$34,968,450	\$40,893,367	-14.5%
Active Listing Count	618	786	-21.4%	1,308	1,611	-18.8%
Active Listing Volume	\$242,776,286	\$293,898,861	-17.4%	\$517,427,965	\$598,145,963	-13.5%
Average Listing Price	\$392,842	\$373,917	+5.1%	\$395,587	\$371,289	+6.5%
Median Listing Price	\$259,000	\$235,000	+10.2%	\$260,556	\$239,865	+8.6%
Median Days in RPR	181	206	-12.1%	172.38	196.93	-12.5%
Months of Inventory	9.7	9.9	-2.9%	8.8	13.1	-32.5%
Absorption Rate	10.36%	10.05%	+0.3%	11.31%	7.64%	+3.7%
Sales Activity Charts Metrics						
New Pending Sales Count	53	39	+35.9%	118	83	+42.2%
New Pending Sales Volume	\$14,010,999	\$10,330,300	+35.6%	\$31,633,998	\$27,118,800	+16.6%
Pending Sales Count	75	87	-13.8%	175	207	-15.5%
Pending Sales Volume	\$18,973,899	\$23,343,405	-18.7%	\$45,728,698	\$55,383,810	-17.4%
Closed Sales Count	77	69	+11.6%	141	148	-4.7%
Closed Sales Volume	\$20,233,425	\$17,760,620	+13.9%	\$40,106,363	\$43,668,120	-8.2%
Average Sales Price	\$262,772	\$257,400	+2.1%	\$284,442	\$295,055	-3.6%
Median Sales Price	\$200,000	\$219,000	-8.7%	\$195,801	\$215,797	-9.3%

New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Filters Used

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

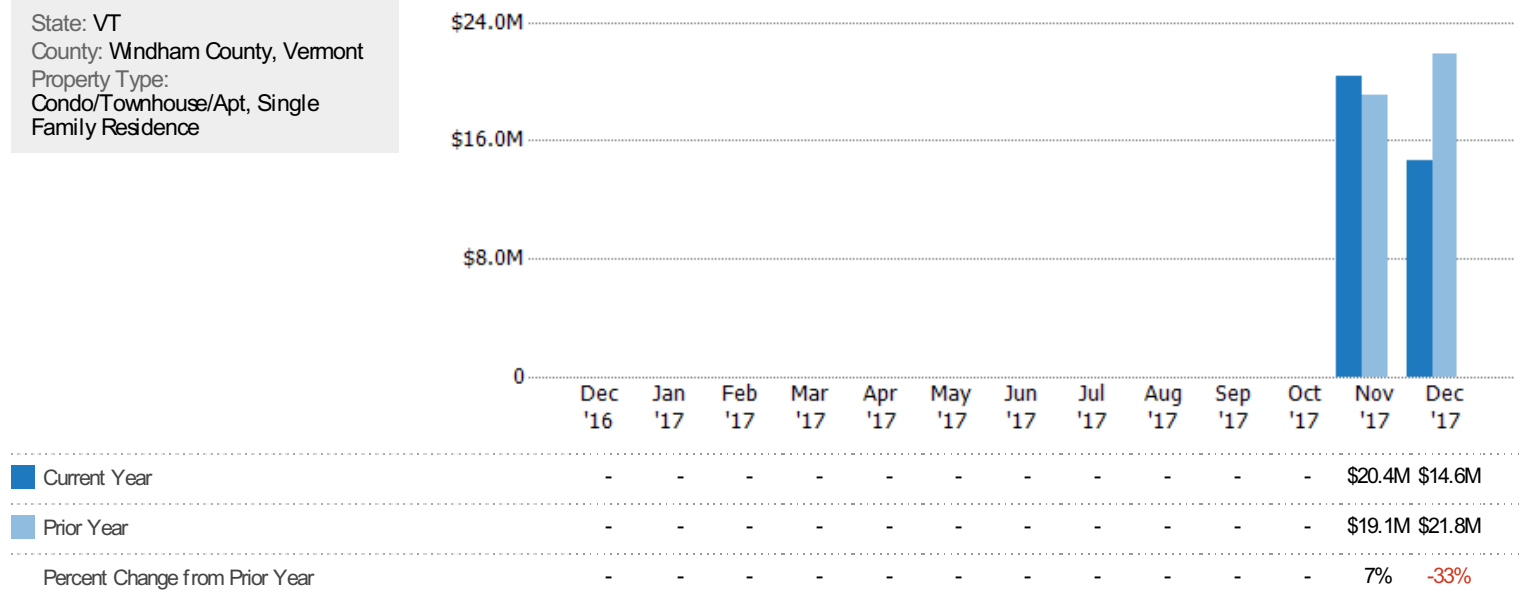


New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

Filters Used

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

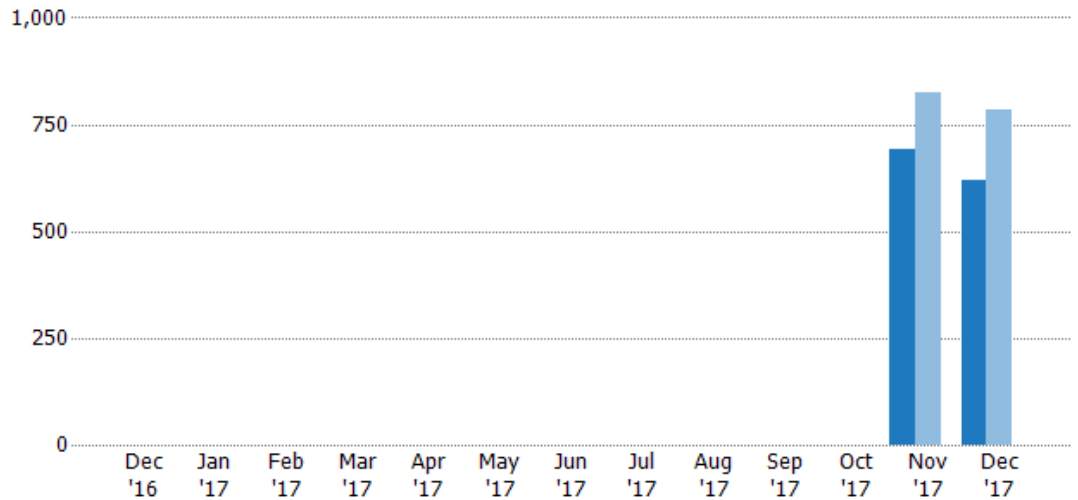


Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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



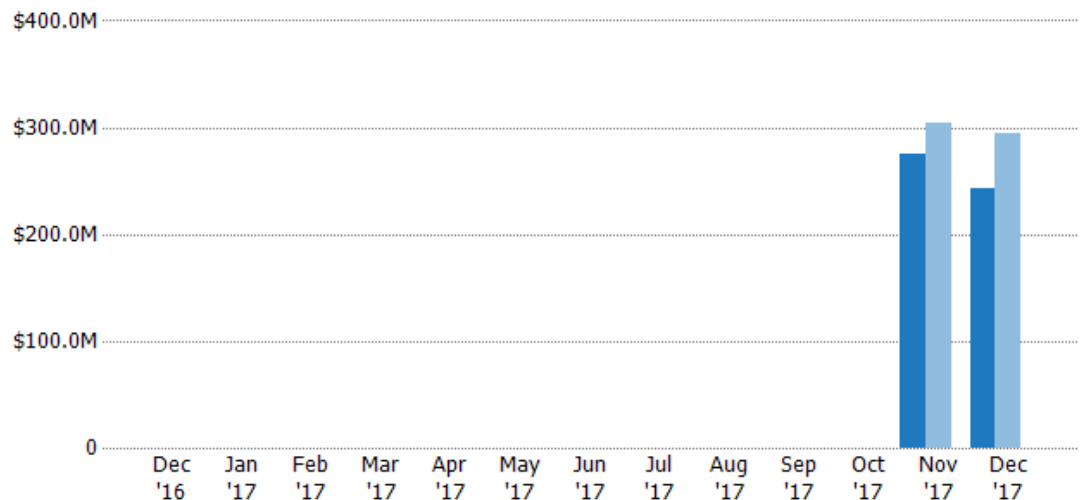
Current Year	-	-	-	-	-	-	-	-	-	-	-	690	618
Prior Year	-	-	-	-	-	-	-	-	-	-	-	825	786
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-16%	-21%

Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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



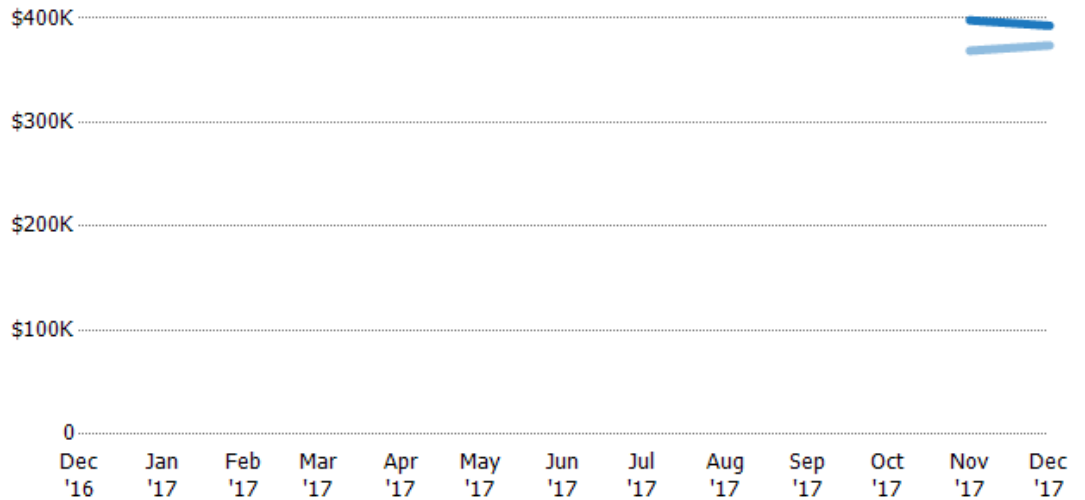
Current Year	-	-	-	-	-	-	-	-	-	-	-	\$275M	\$243M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	\$304M	\$294M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-10%	-17%

Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

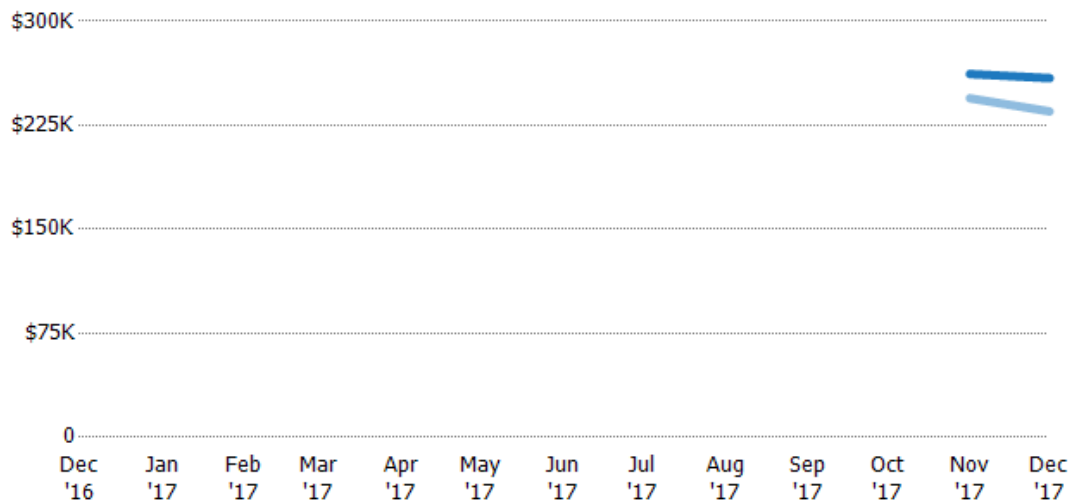


Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

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

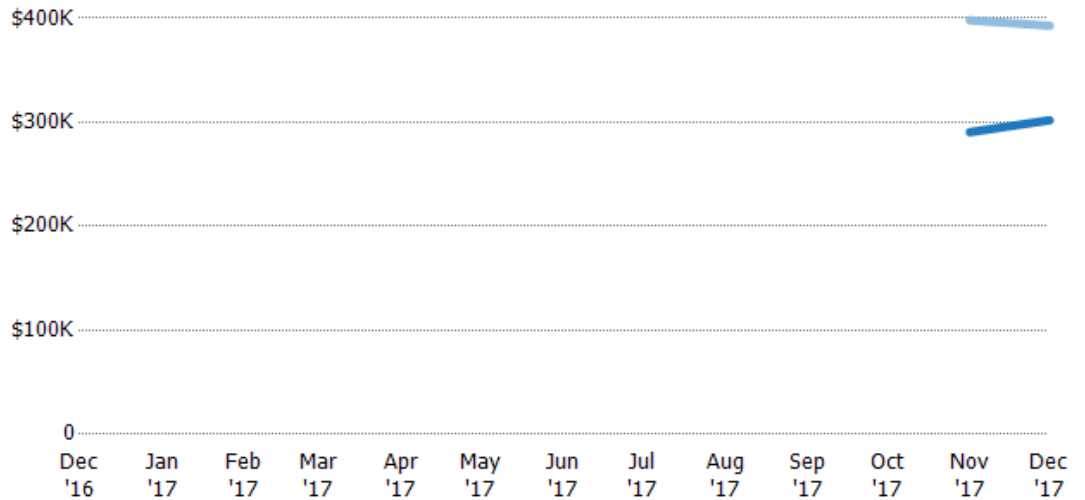


Average Listing Price vs Average Est Value

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

Filters Used

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

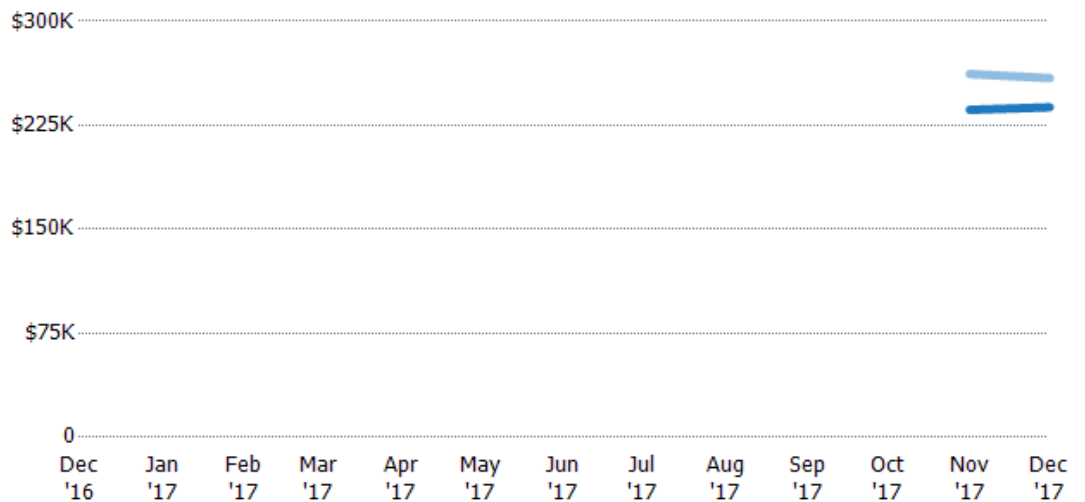


Median Listing Price vs Median Est Value

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

Filters Used

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

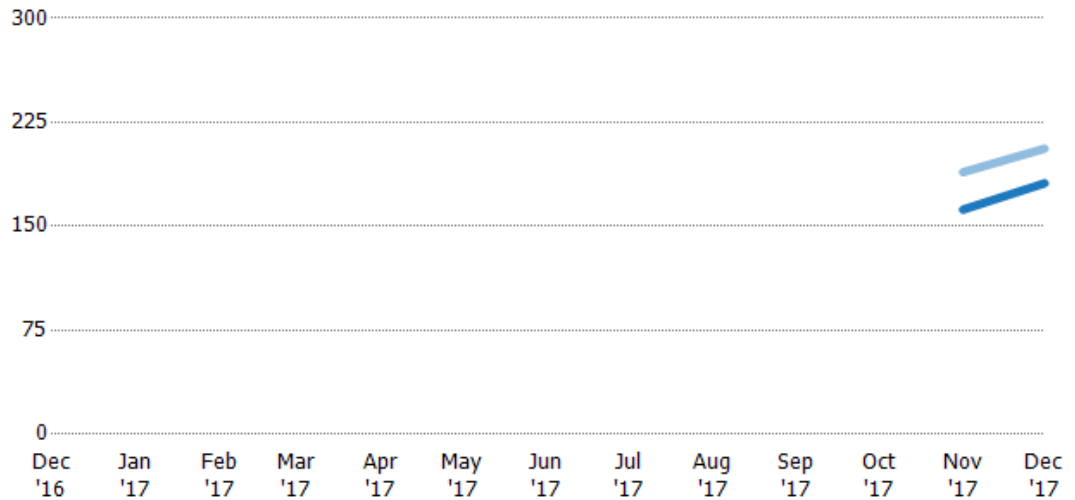


Median Days in RPR

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
County: Windham County, Vermont
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

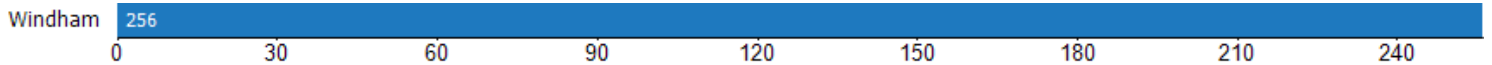


Current Year	-	-	-	-	-	-	-	-	-	-	-	162	181
Prior Year	-	-	-	-	-	-	-	-	-	-	-	189	206
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-14%	-12%

Average Days in RPR (By County)

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

Filters Used: State: VT; County: Windham County, Vermont; Property Type: Condo/Townhouse/Apt, Single Family Residence



Median Days in RPR (By County)

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 by county.

Filters Used: State: VT; County: Windham County, Vermont; Property Type: Condo/Townhouse/Apt, Single Family Residence

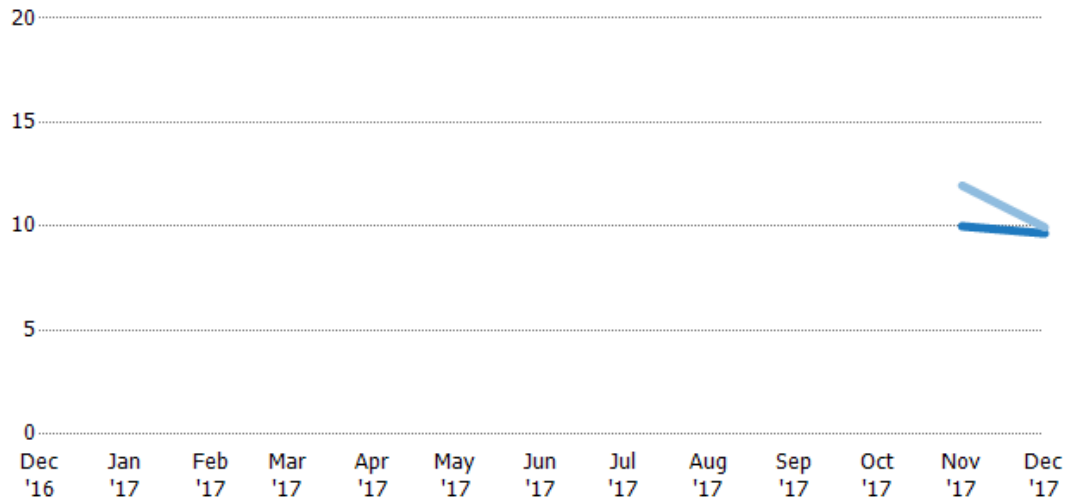


Months of Inventory

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

Filters Used

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



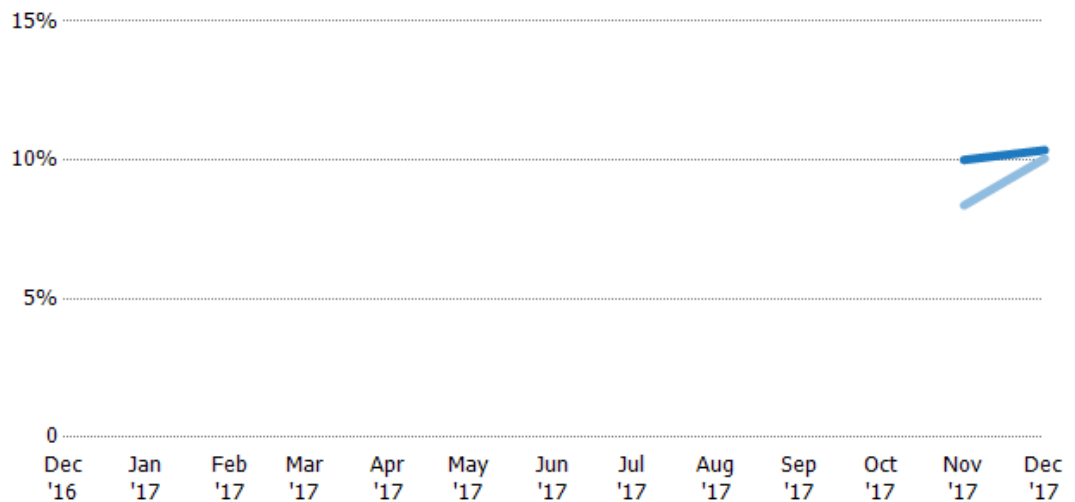
Current Year	-	-	-	-	-	-	-	-	-	-	-	10	9.66
Prior Year	-	-	-	-	-	-	-	-	-	-	-	12	9.95
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-16%	-3%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

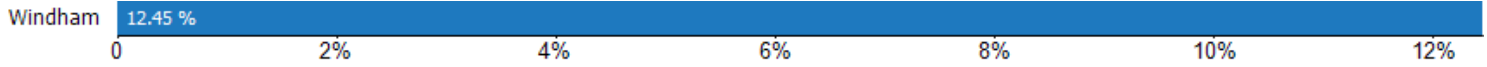


Current Year	-	-	-	-	-	-	-	-	-	-	-	10%	10%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	8%	10%
Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-2%	0%

Absorption Rate (By County)

The percentage of the inventory sold during the last month by county.

Filters Used: State: VT; County: Windham County, Vermont; Property Type: Condo/Townhouse/Apt, Single Family Residence

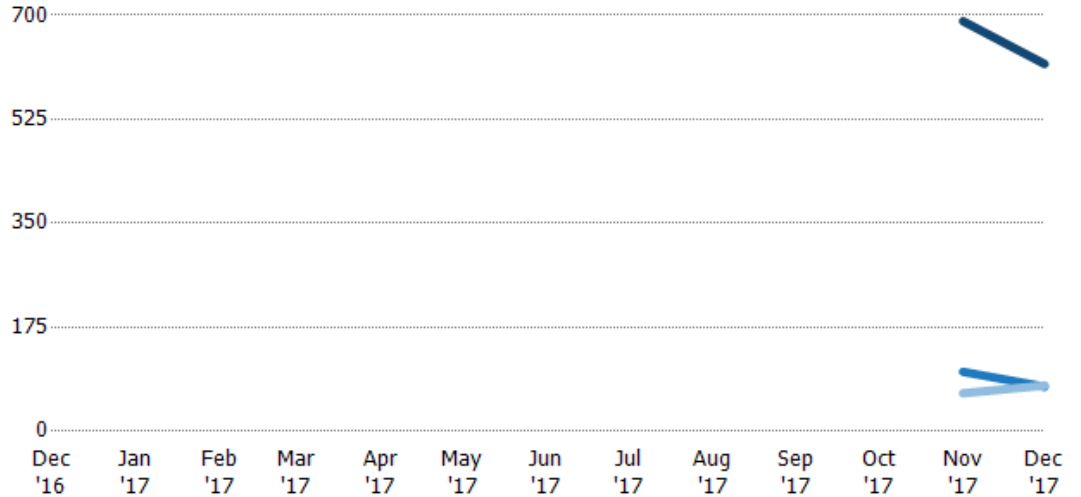


Active/Pending/Sold Units

The number of single-family, condominium and townhome properties that were Active, Pending and Sold each month.

Filters Used

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



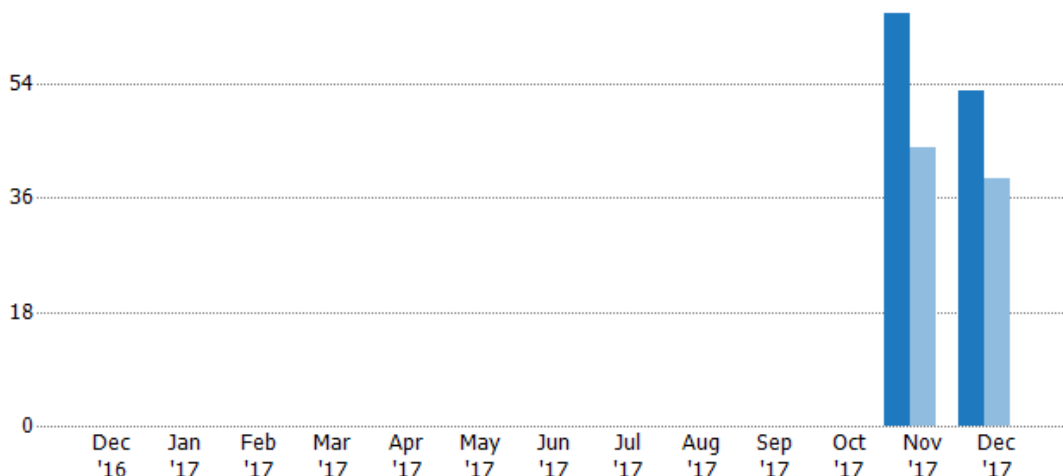
Active	-	-	-	-	-	-	-	-	-	-	-	690	618
Pending	-	-	-	-	-	-	-	-	-	-	-	100	75
Sold	-	-	-	-	-	-	-	-	-	-	-	64	77

New Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used

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



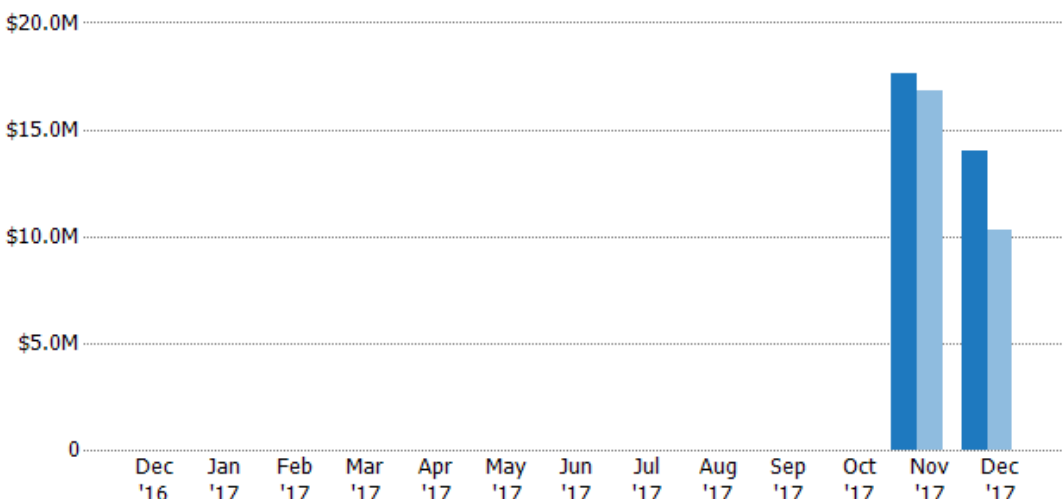
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	65	53
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	44	39
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	48%	36%

New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used

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



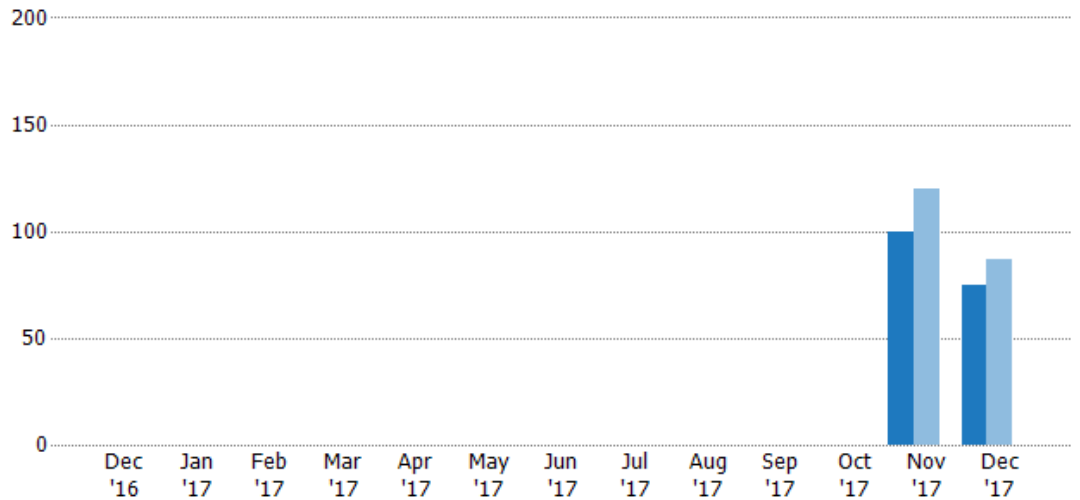
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$17.6M	\$14M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$16.8M	\$10.3M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	5%	36%

Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.

Filters Used

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



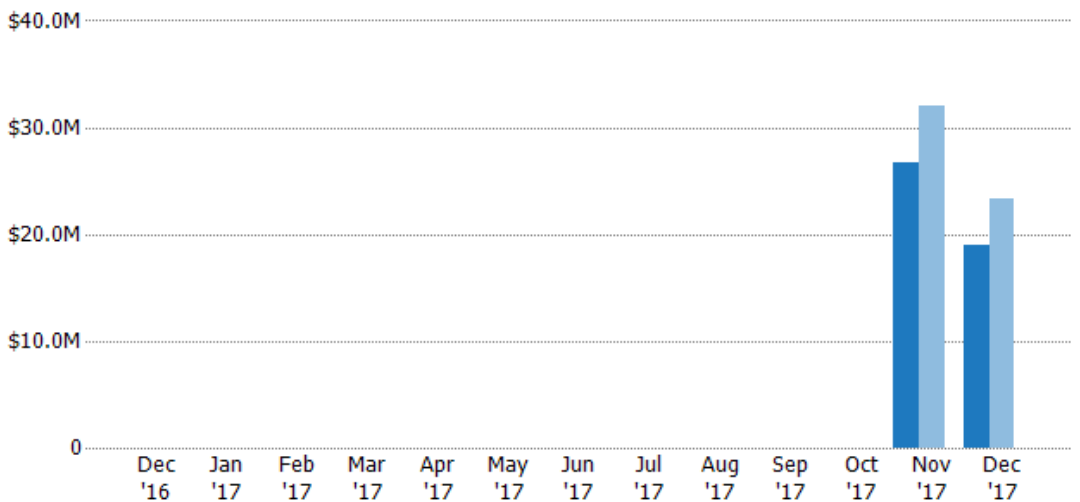
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	100	75
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	120	87
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-17%	-14%

Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were available at the end of each month.

Filters Used

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



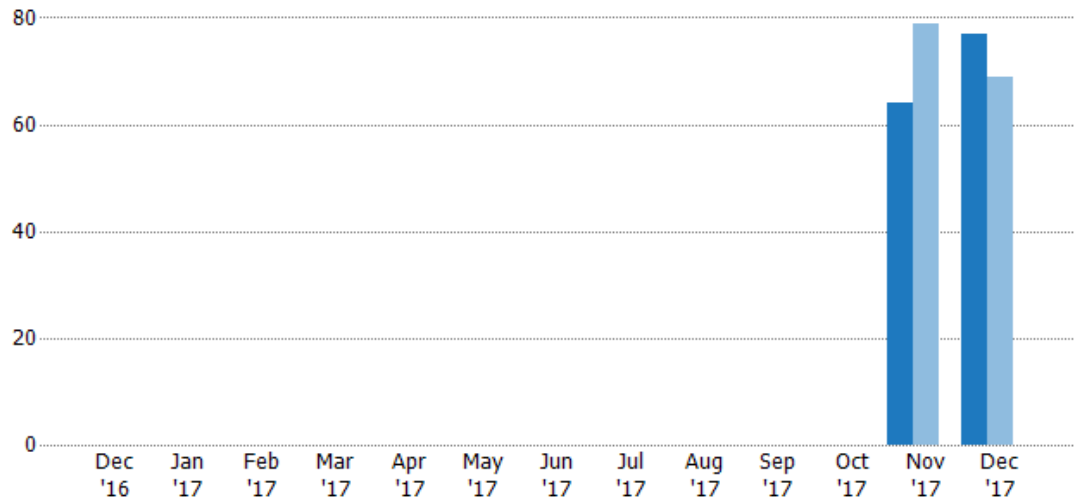
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$26.8M	\$19M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$32M	\$23.3M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-16%	-19%

Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Filters Used

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



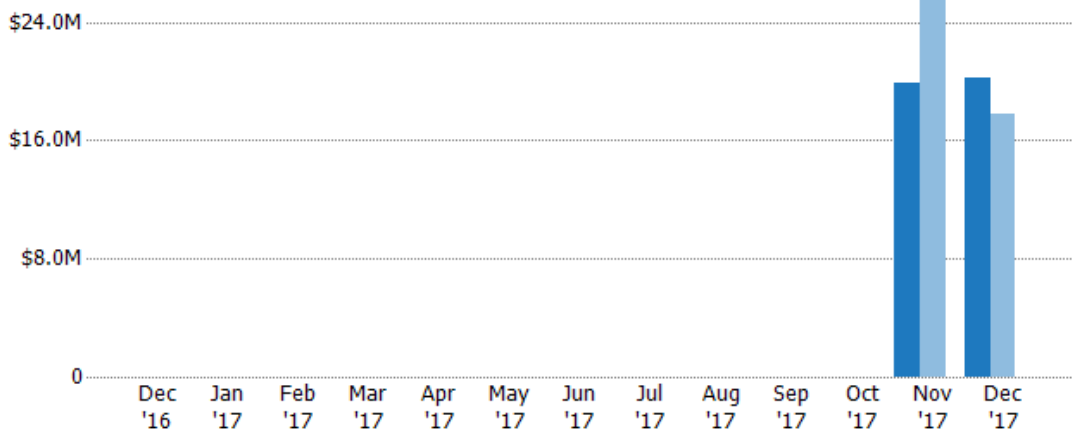
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	64	77
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	79	69
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-19%	12%

Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

Filters Used

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



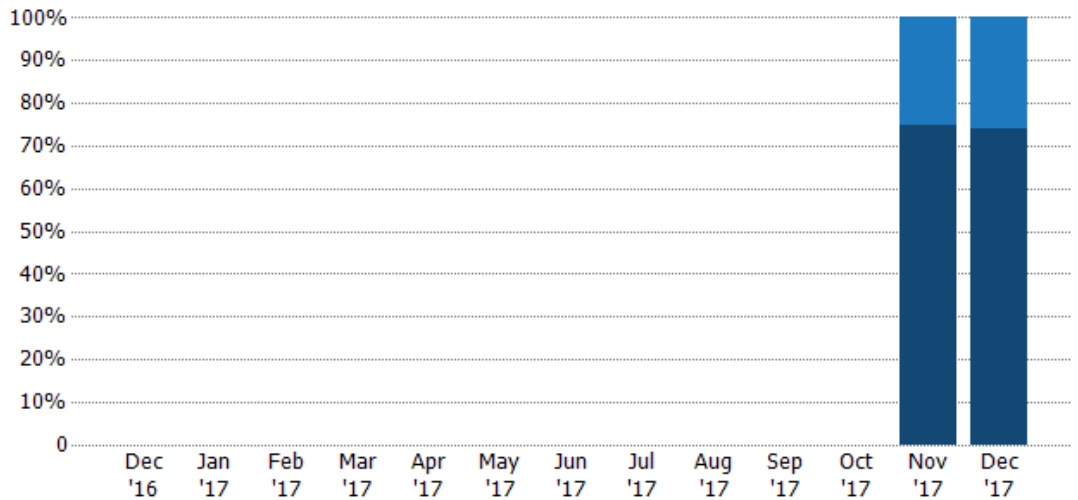
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$19.9M	\$20.2M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$25.9M	\$17.8M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-23%	14%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used

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



Condo/Townhouse	-	-	-	-	-	-	-	-	-	-	-	-	25%	26%
Single Family Residence	-	-	-	-	-	-	-	-	-	-	-	-	75%	74%

Closed Sales (By County)

The total number of single-family, condominium and townhome properties sold during the last month by county.

Filters Used: State: VT; County: Windham County, Vermont; Property Type: Condo/Townhouse/Apt, Single Family Residence

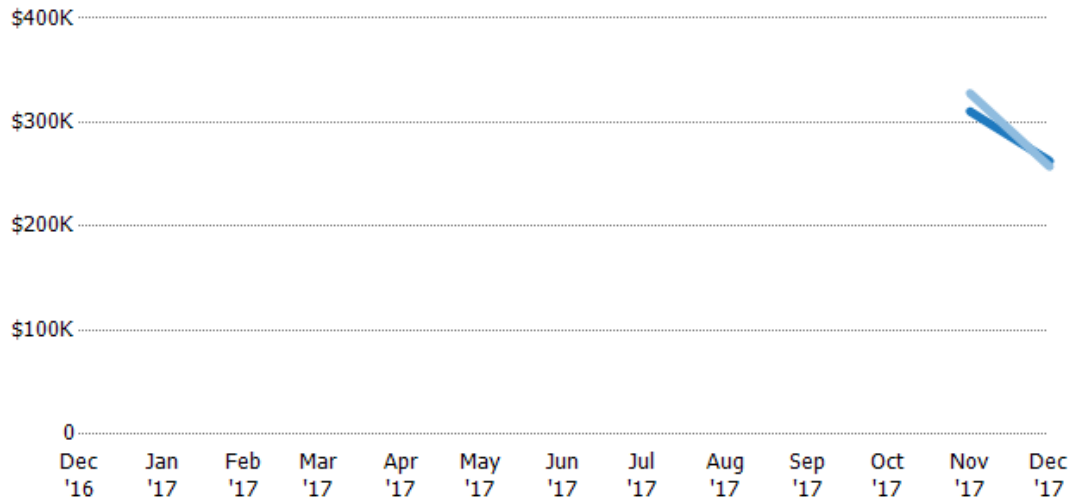


Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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

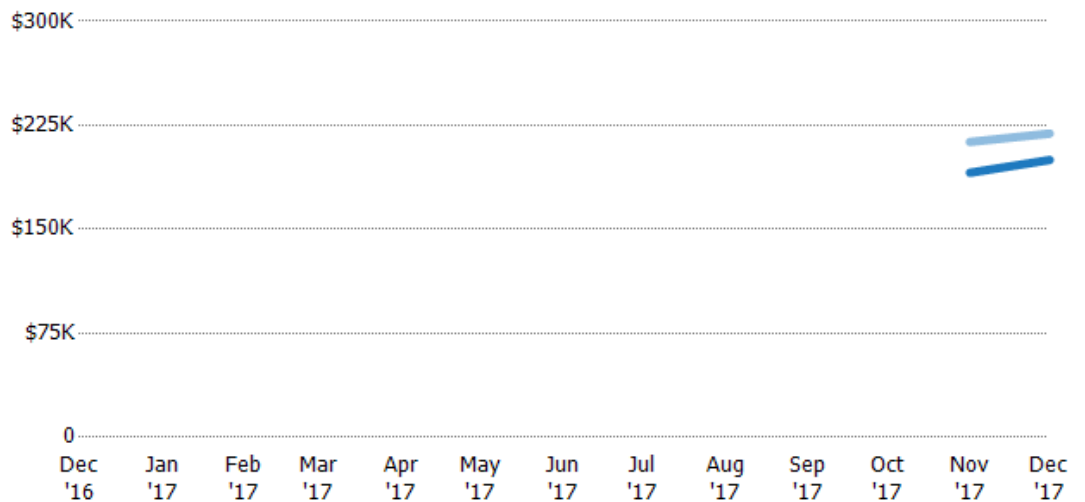


Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

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

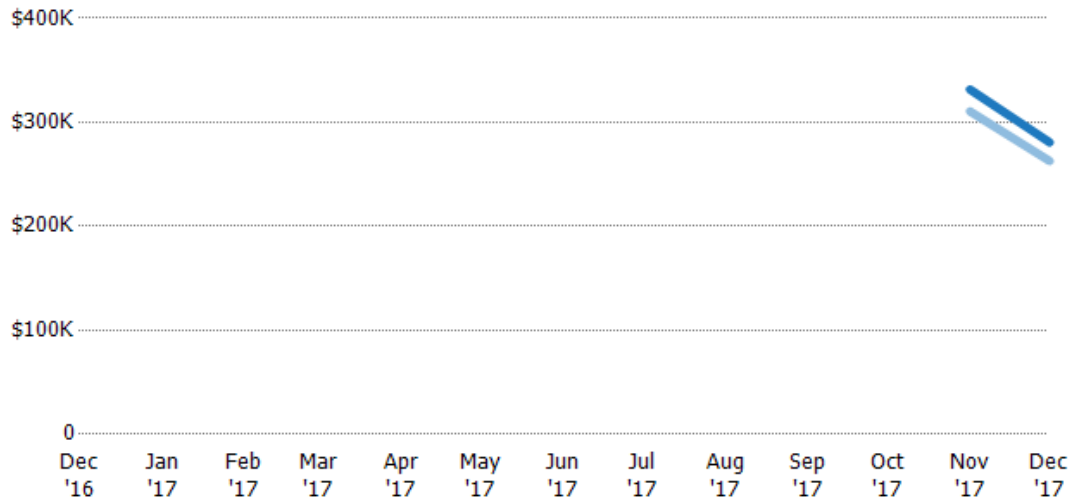


Average Sales Price vs Average Listing Price

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

Filters Used

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

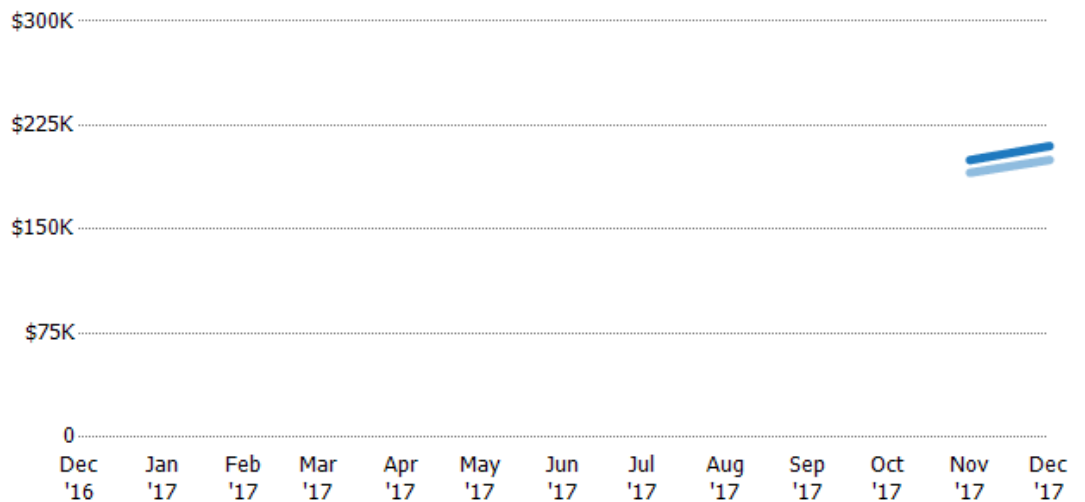


Median Sales Price vs Median Listing Price

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

Filters Used

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

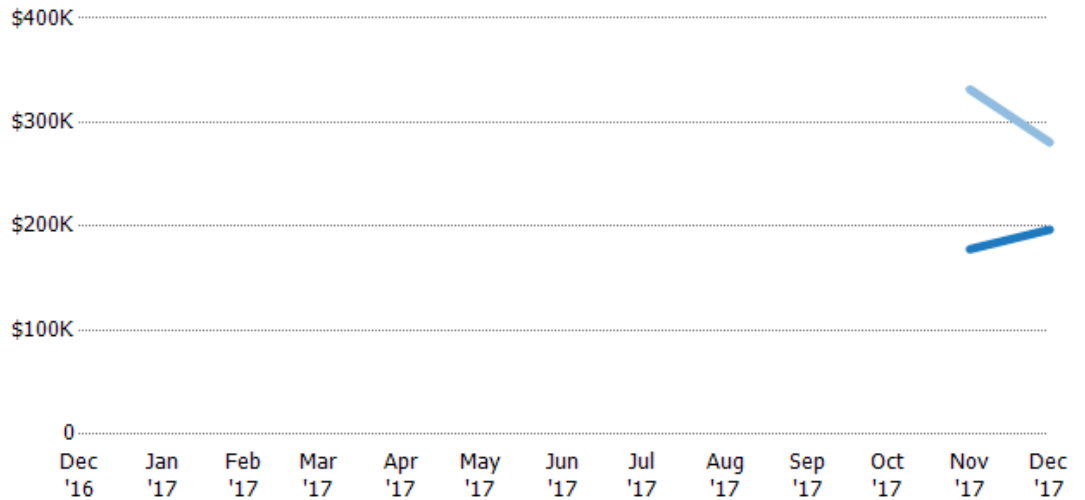


Average Sales Price vs Average Est Value

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

Filters Used

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

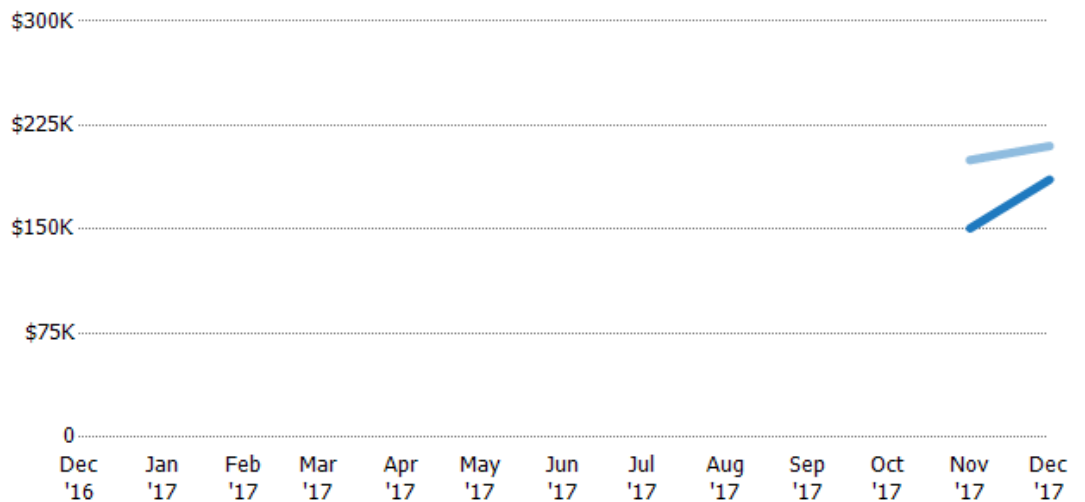


Median Sales Price vs Median Est Value

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

Filters Used

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



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: Windham County Nov/Dec 2017

Run Date: 01/24/2018

Scheduled: No

Report Date Range: From 11/2017 To: 12/2017

Information Included

- | | |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet | <input checked="" type="checkbox"/> Averages |
| <input checked="" type="checkbox"/> Include Key Metric Summary * | <input checked="" type="checkbox"/> Include Appendix |
| <input checked="" type="checkbox"/> Include Metrics By: County | <input checked="" type="checkbox"/> Medians |

* 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: All

County: Windham County, Vermont

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 12/2017 data

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