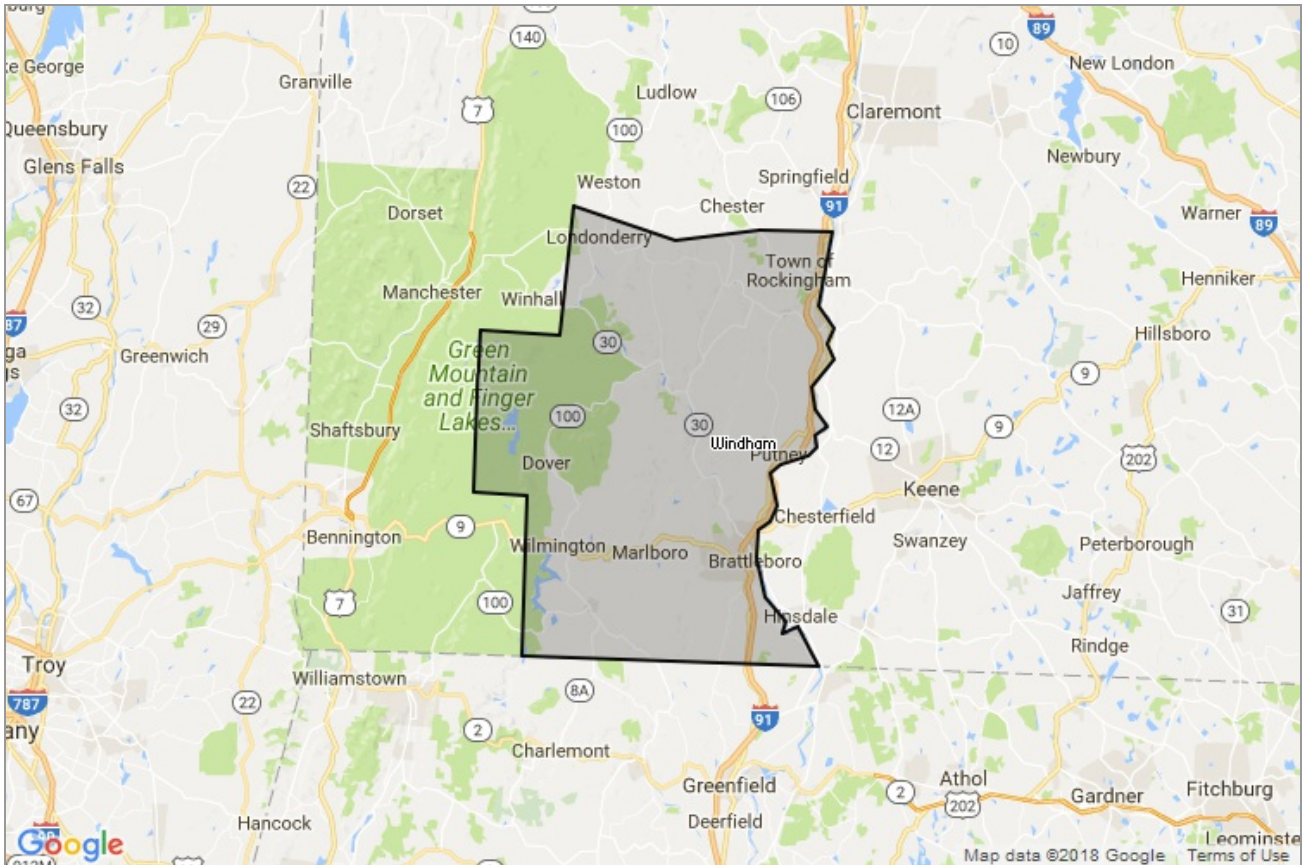


MARKET DATA REPORT

Windham County



Report Characteristics

Report Name:
Windham County

Report Date Range:
1/2018 – 1/2018

Filters Used:
Property Type, Location

Avg/Med: Both

Include Metrics By: County

Run Date: 02/21/2018

Scheduled: No

Presented by

Vermont REALTORS®
REALTOR®

<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.

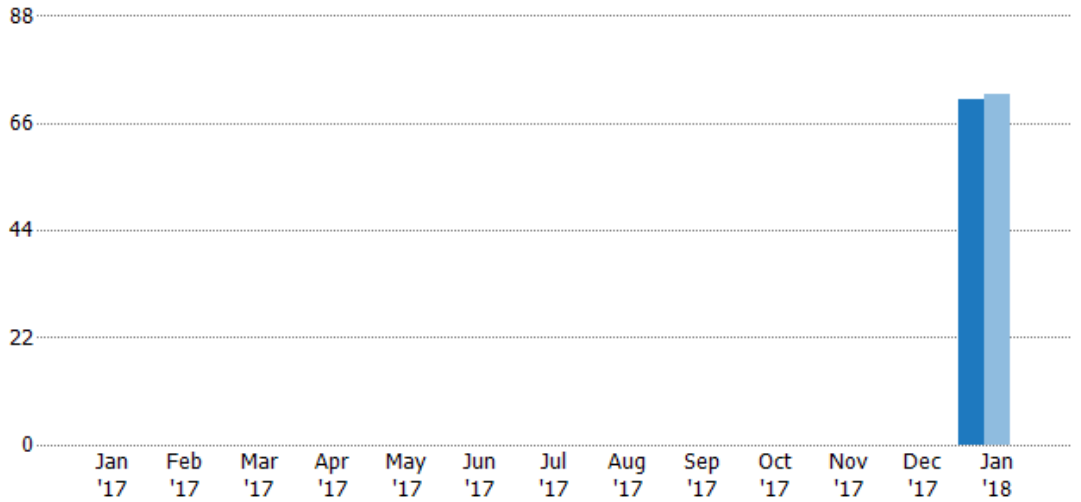
Key Metrics	Jan 2018	Jan 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	71	72	-1.4%	71	72	-1.4%
New Listing Volume	\$26,743,349	\$31,226,550	-14.4%	\$26,743,349	\$31,226,550	-14.4%
Active Listing Count	581	798	-27.2%	581	798	-27.2%
Active Listing Volume	\$240,816,887	\$310,195,461	-22.4%	\$240,816,887	\$310,195,461	-22.4%
Average Listing Price	\$414,487	\$388,716	+6.6%	\$414,487	\$388,716	+6.6%
Median Listing Price	\$269,000	\$241,000	+11.6%	\$269,000	\$241,000	+11.6%
Median Days in RPR	191	218	-12.4%	191	218	-12.4%
Months of Inventory	-	-	-	15.3	14.3	+7.3%
Absorption Rate	-	-	+-	6.54%	7.02%	-0.5%
Sales Activity Charts Metrics						
New Pending Sales Count	64	37	+73%	64	37	+73%
New Pending Sales Volume	\$16,966,500	\$8,382,150	+102.4%	\$16,966,500	\$8,382,150	+102.4%
Pending Sales Count	96	82	+17.1%	96	82	+17.1%
Pending Sales Volume	\$25,736,300	\$22,292,955	+15.4%	\$25,736,300	\$22,292,955	+15.4%
Closed Sales Count	41	38	+7.9%	41	38	+7.9%
Closed Sales Volume	\$9,012,230	\$9,726,800	-7.3%	\$9,012,230	\$9,726,800	-7.3%
Average Sales Price	\$219,810	\$255,968	-14.1%	\$219,810	\$255,968	-14.1%
Median Sales Price	\$175,000	\$179,000	-2.2%	\$175,000	\$179,000	-2.2%

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



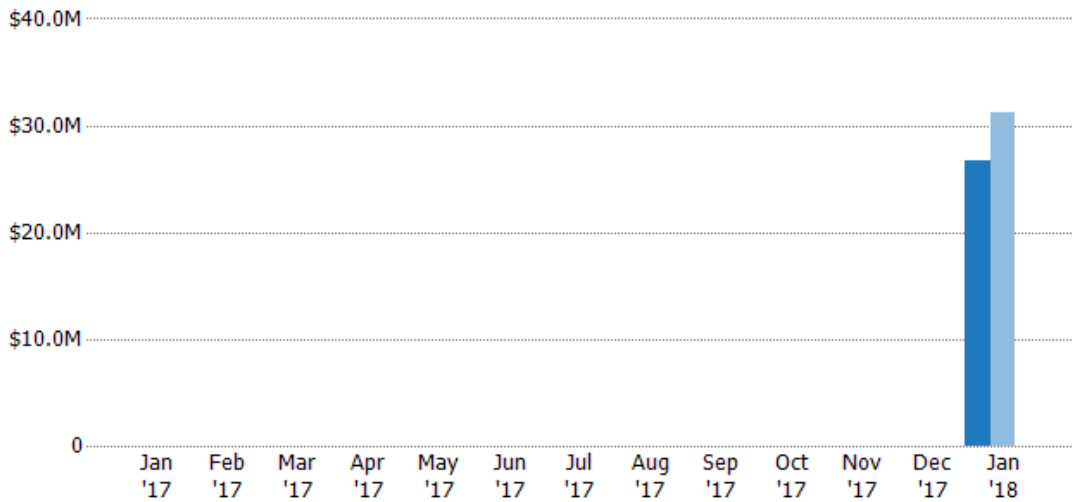
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	-	71
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	72
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-1%

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



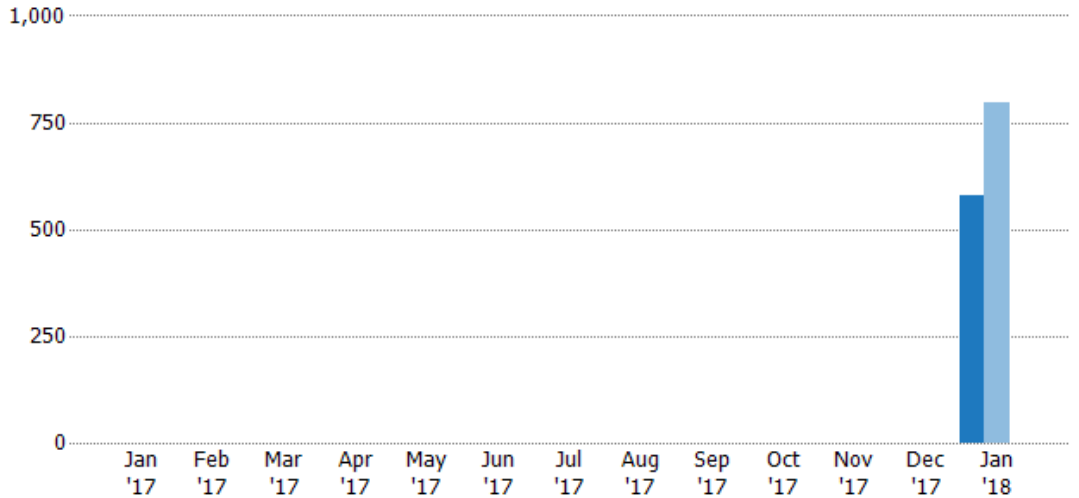
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	-	\$26.7M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	\$31.2M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-14%

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



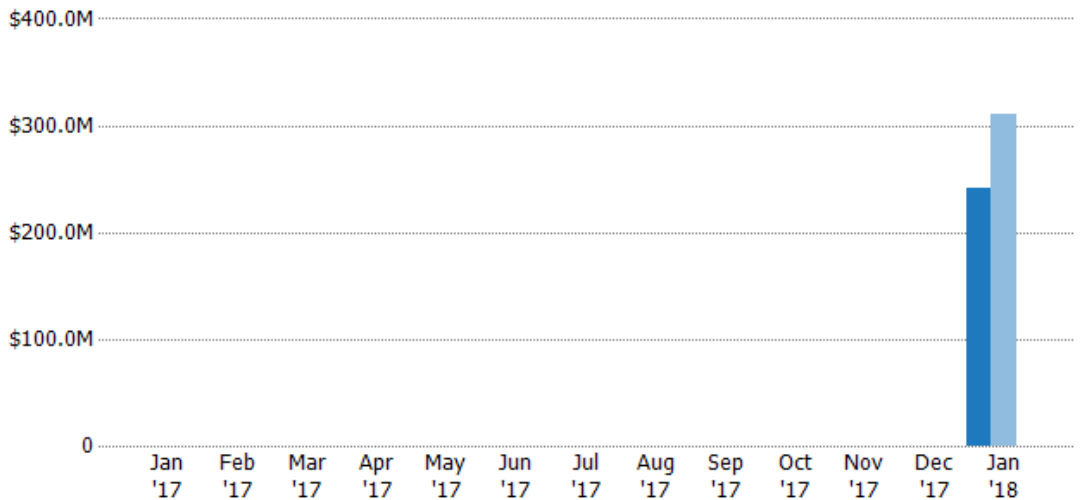
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	581
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	798
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-27%

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

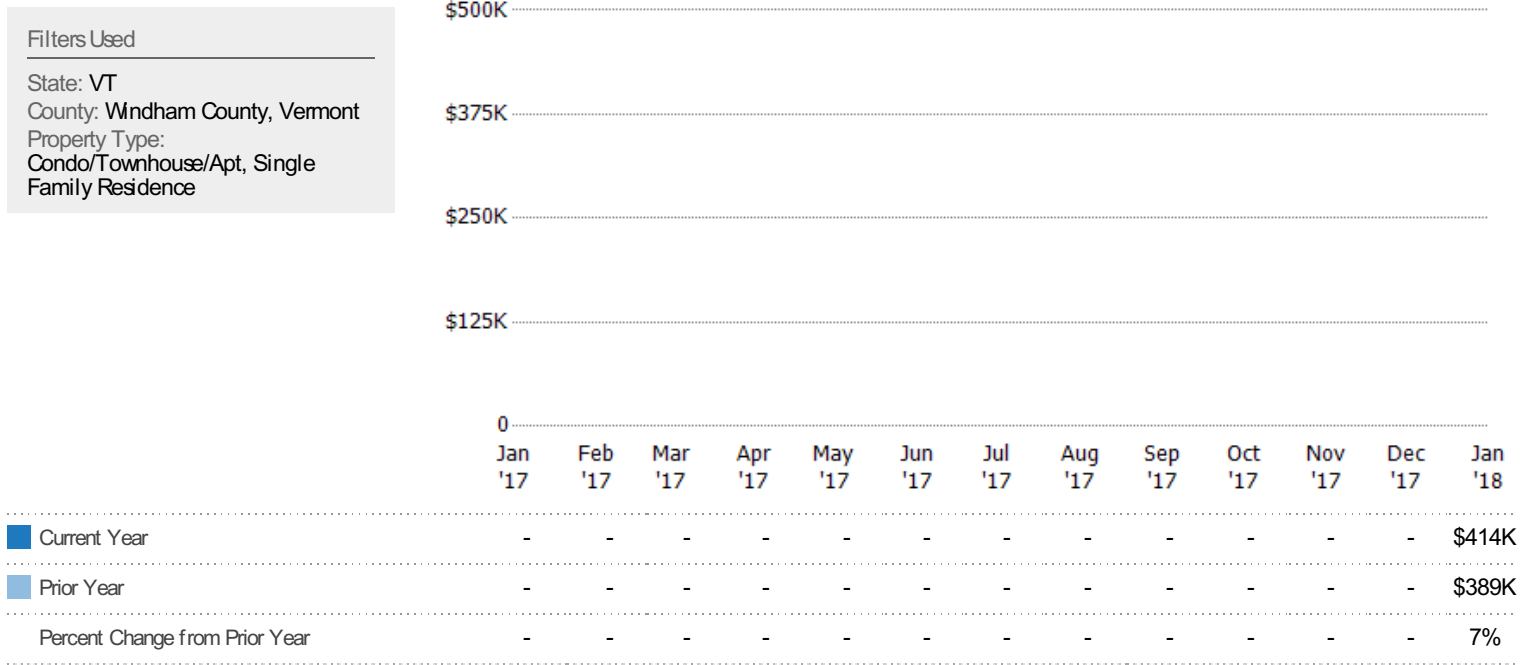
State: VT
 County: Windham County, Vermont
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$241M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$310M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-22%

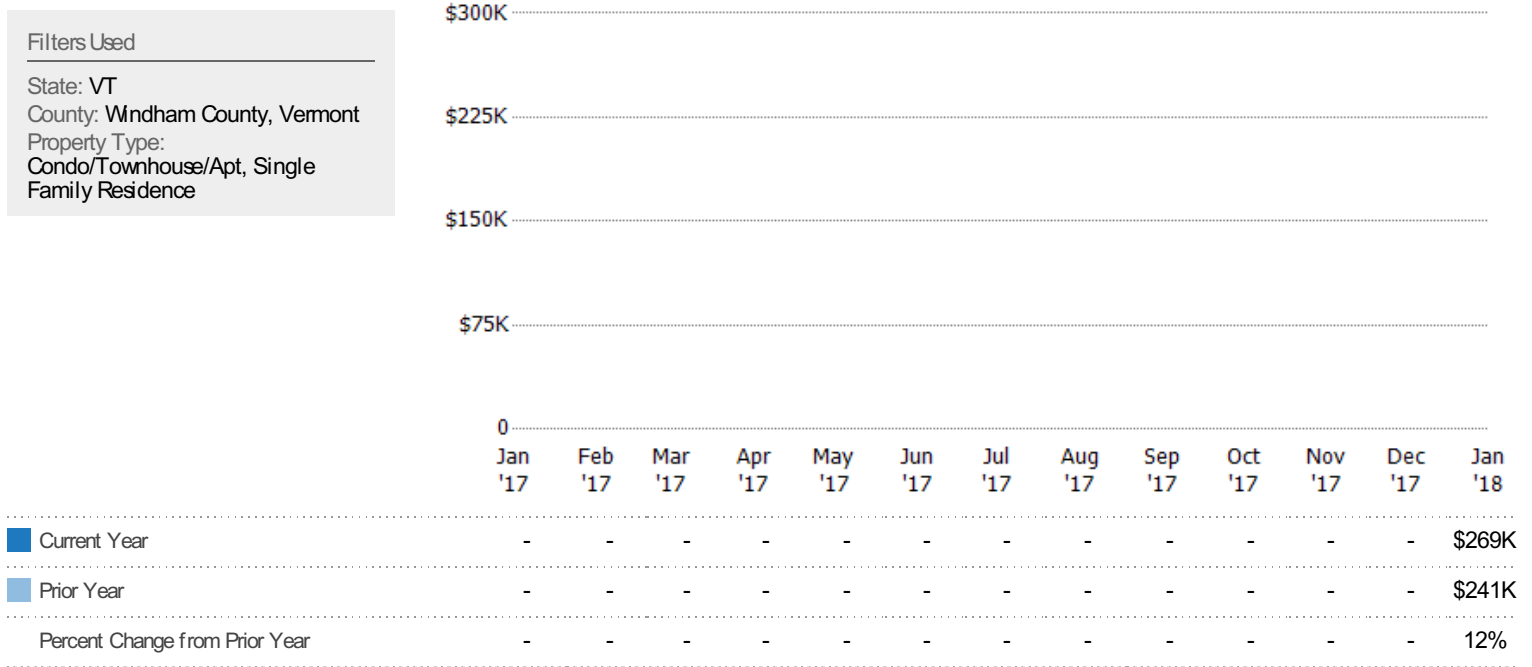
Average Listing Price

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



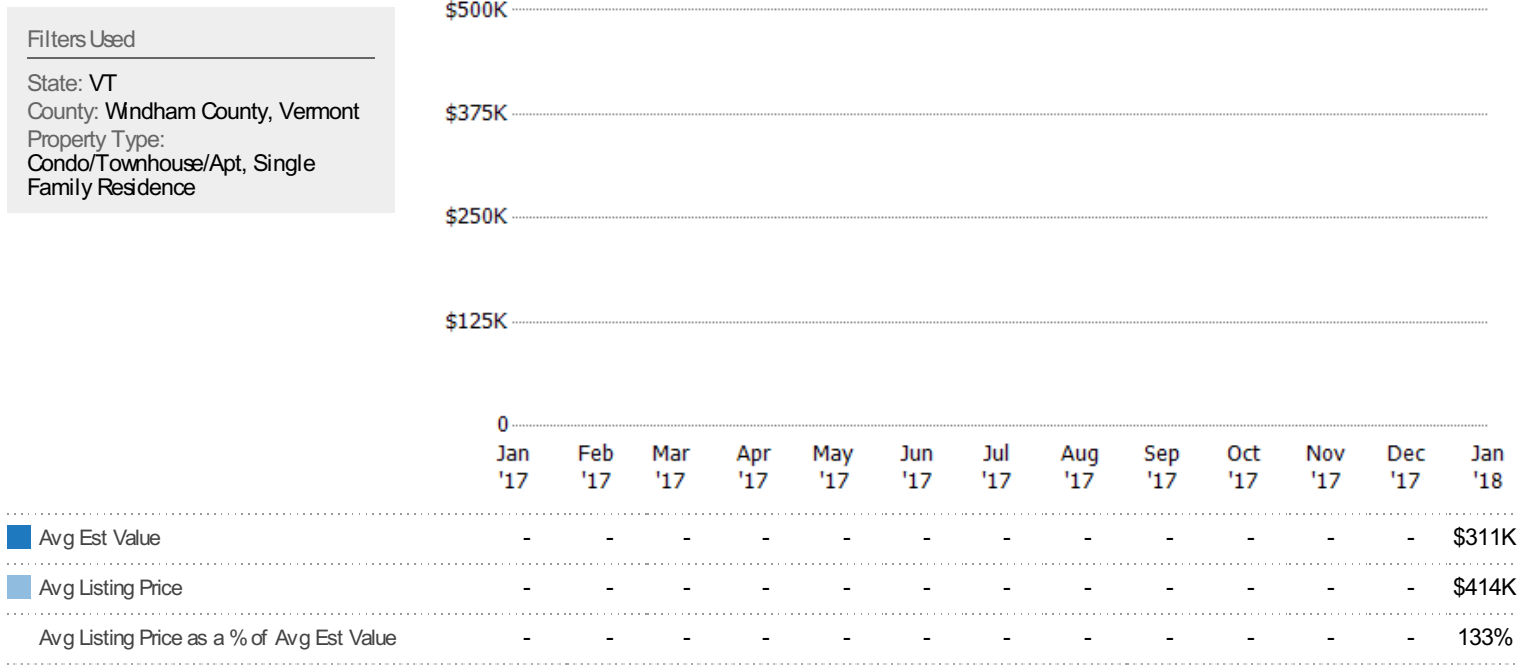
Median Listing Price

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



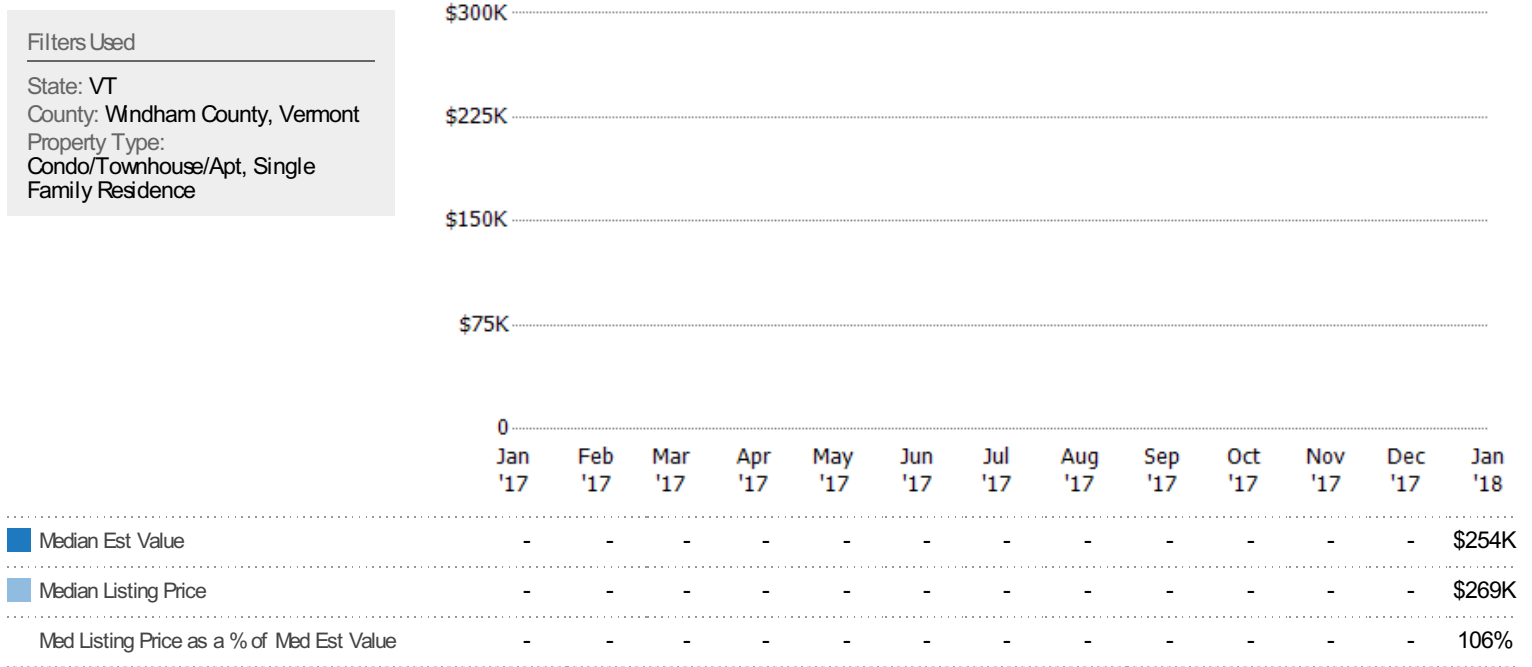
Average Listing Price vs Average Est Value

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



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.

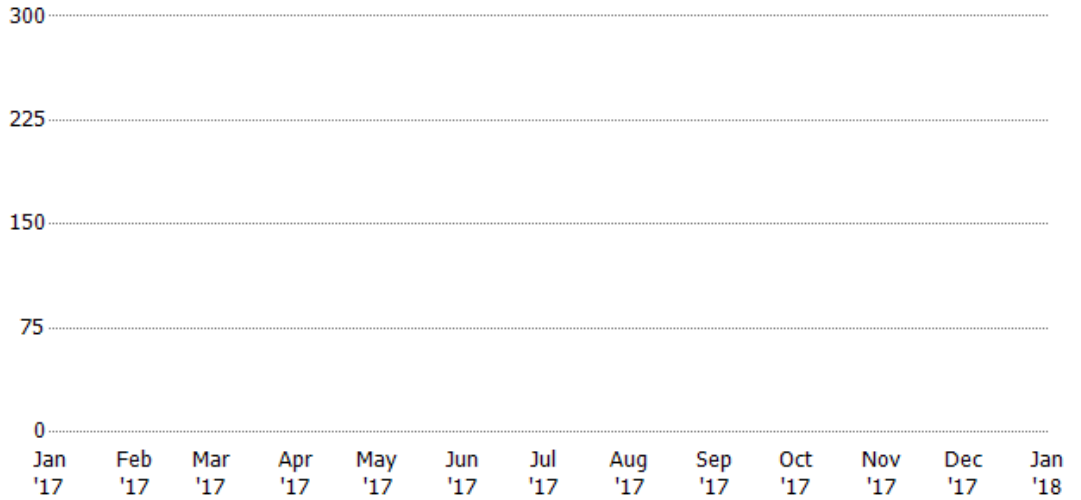


Median Days in RPR

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

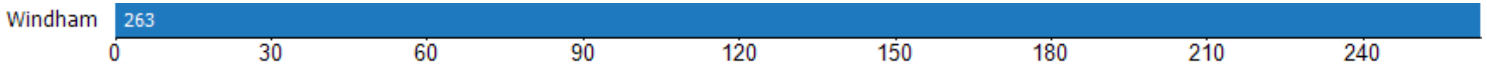


	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	191
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	218
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-12%

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)

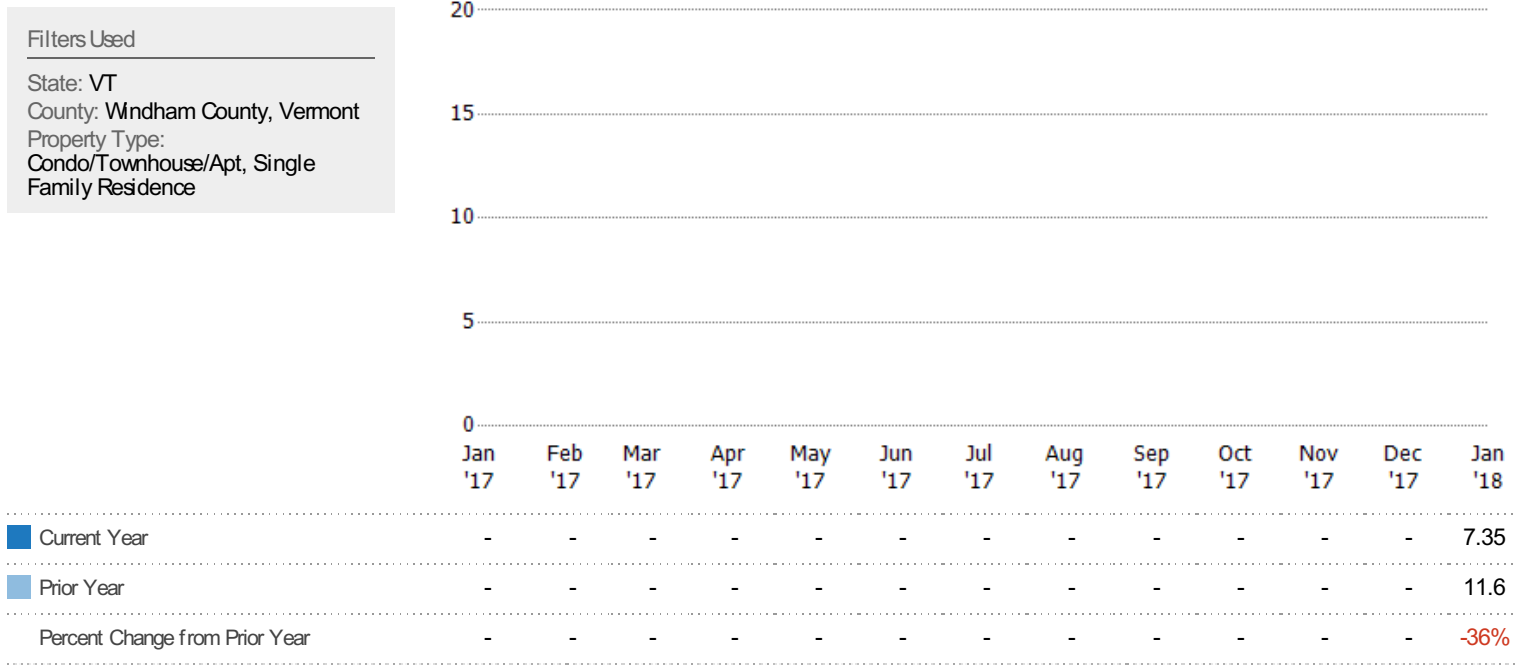
The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR by county.

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



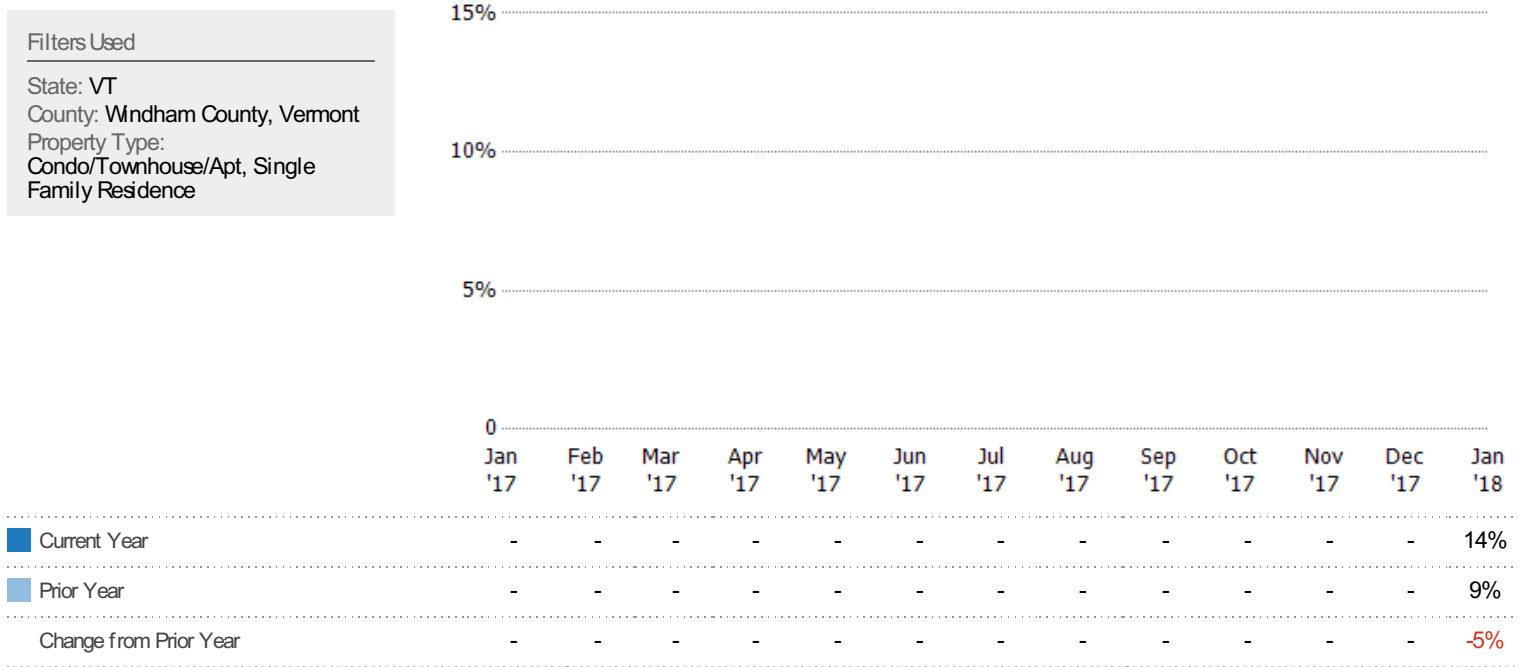
Months of Inventory

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



Absorption Rate

The percentage of inventory sold per month.



Absorption Rate (By County)

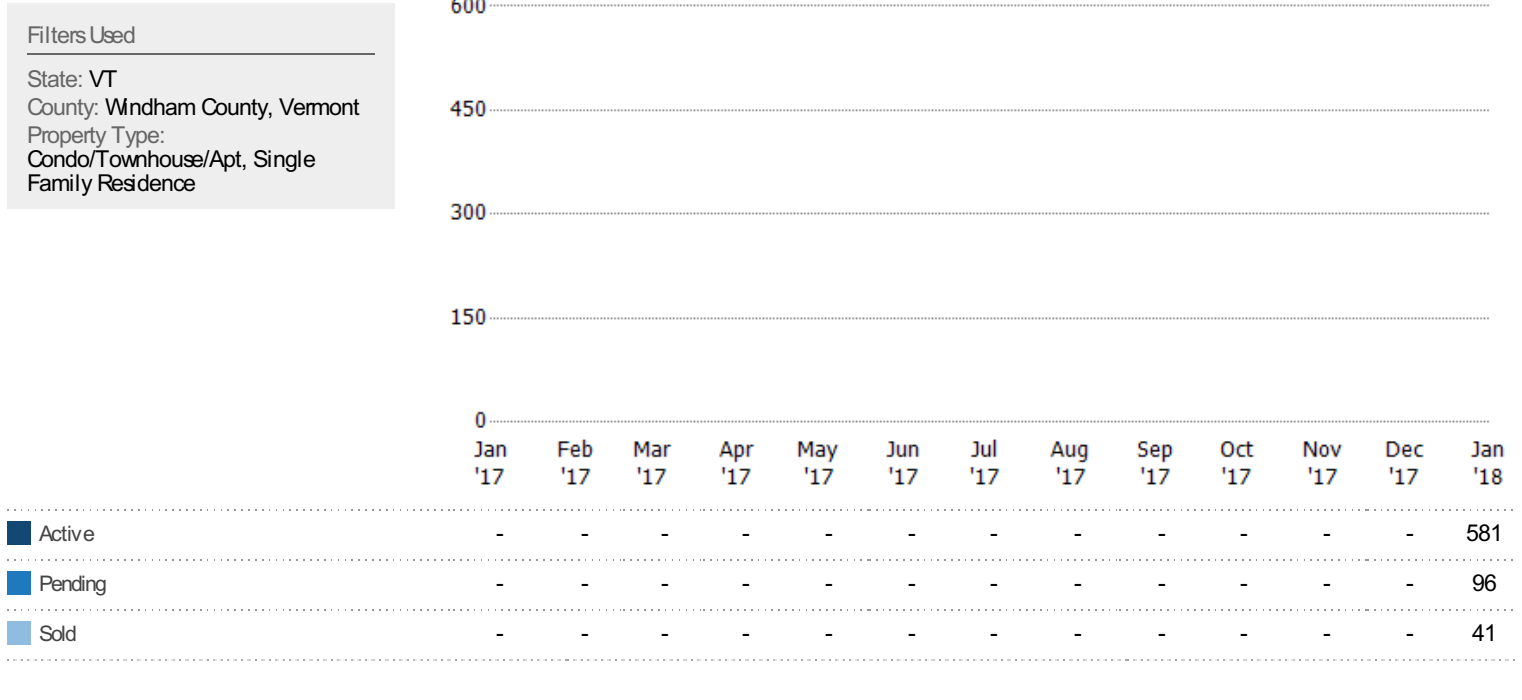
The percentage of the inventory sold during the last month by county.

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.

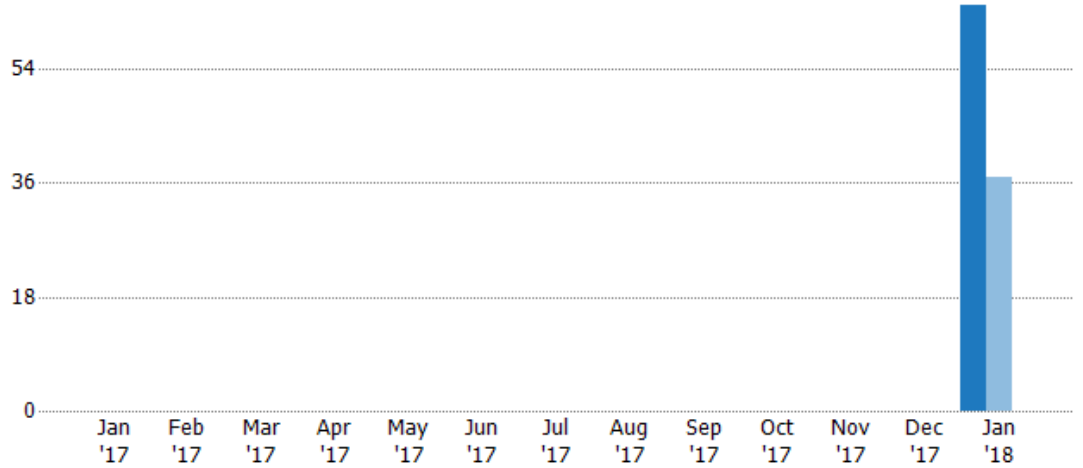


New Pending Sales

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



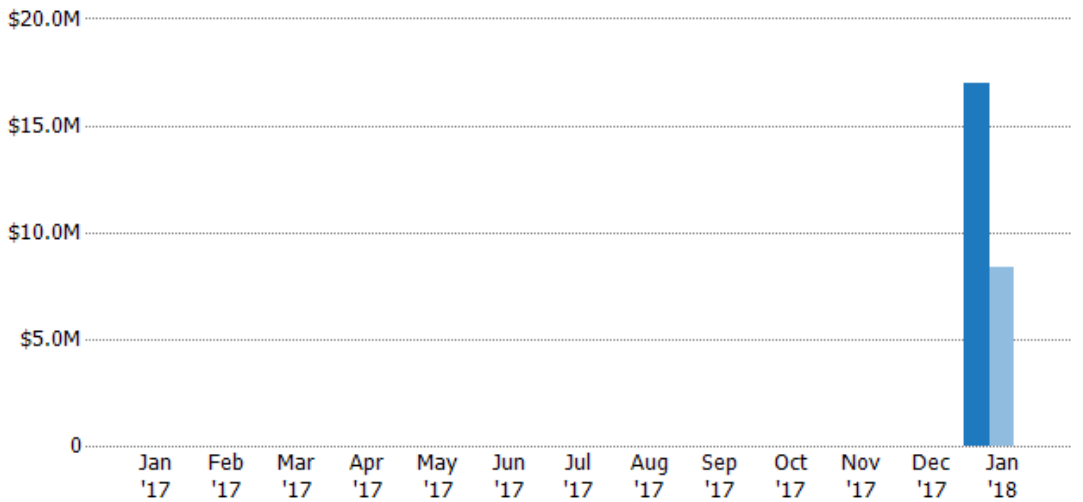
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	-	64
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	37
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	73%

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



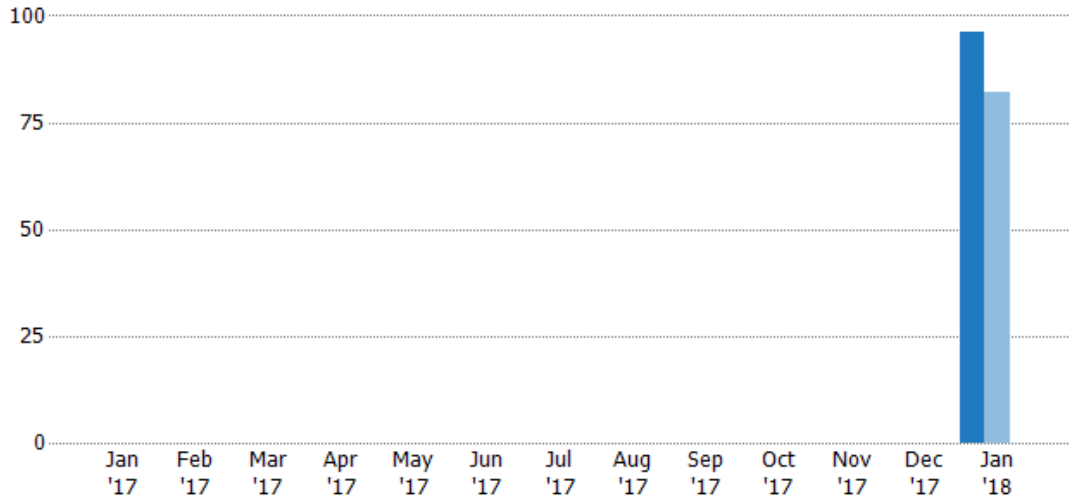
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	-	\$17M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	\$8.38M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	102%

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



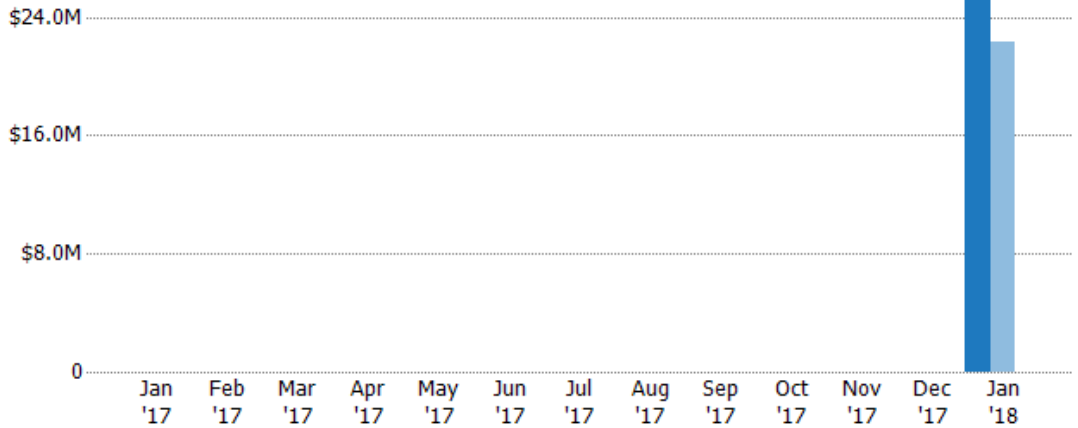
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	-	96
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	82
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	17%

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



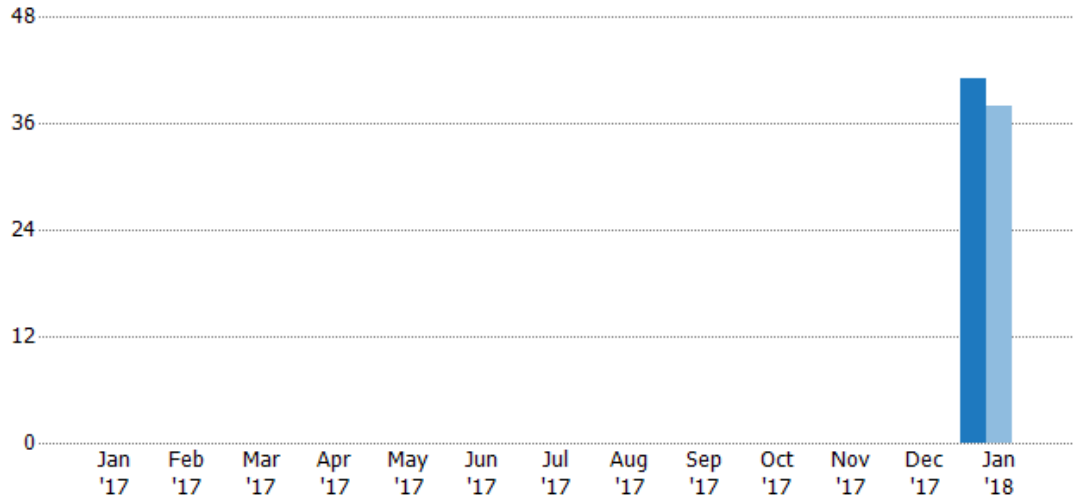
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	-	\$25.7M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	\$22.3M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	15%

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



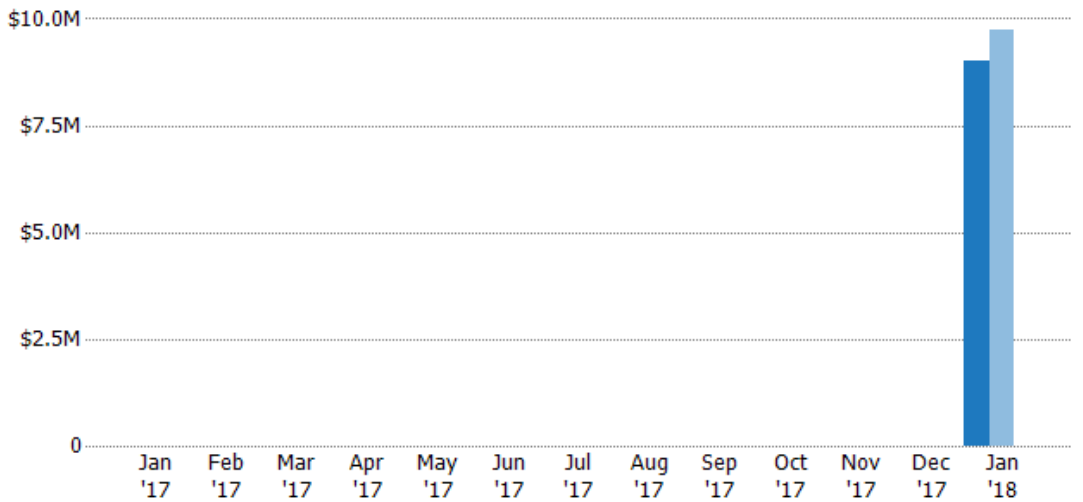
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	-	41
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	38
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	8%

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



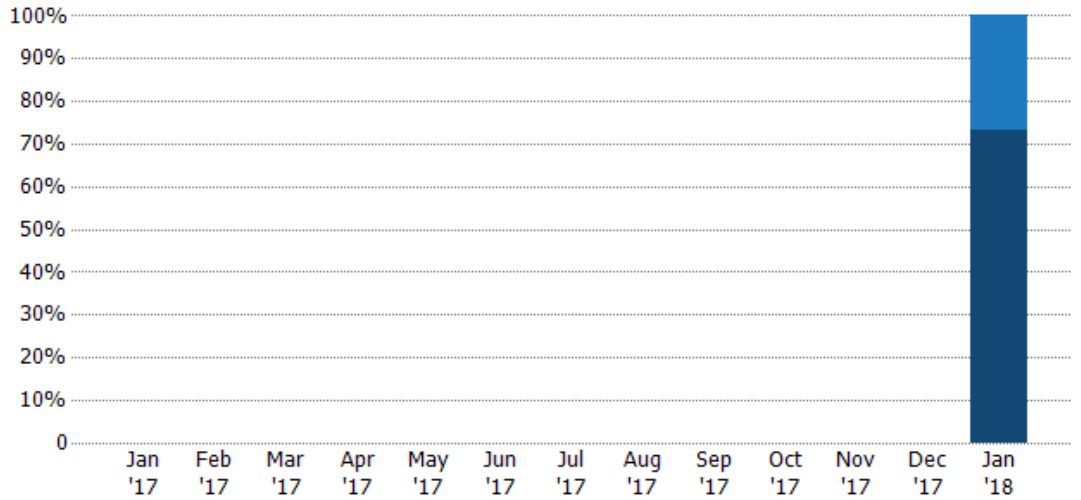
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	-	\$9.01M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	\$9.73M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-7%

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

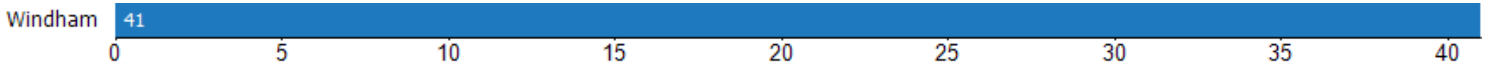


Property Type	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Condo/Townhouse	-	-	-	-	-	-	-	-	-	-	-	-	27%
Single Family Residence	-	-	-	-	-	-	-	-	-	-	-	-	73%

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

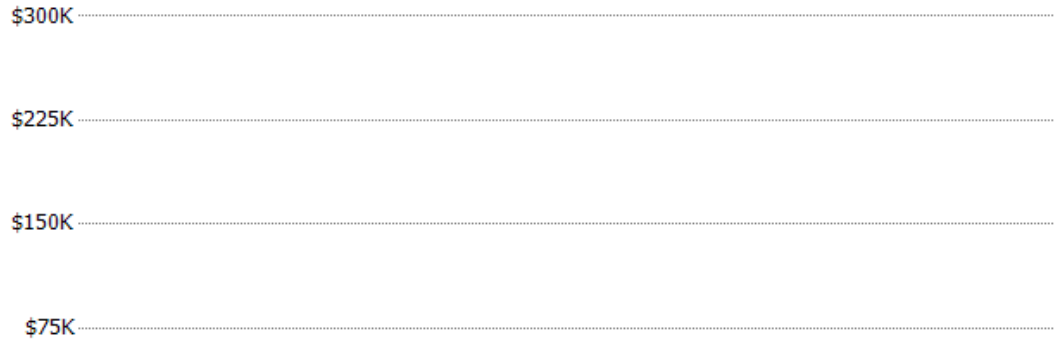


Average Sales Price

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



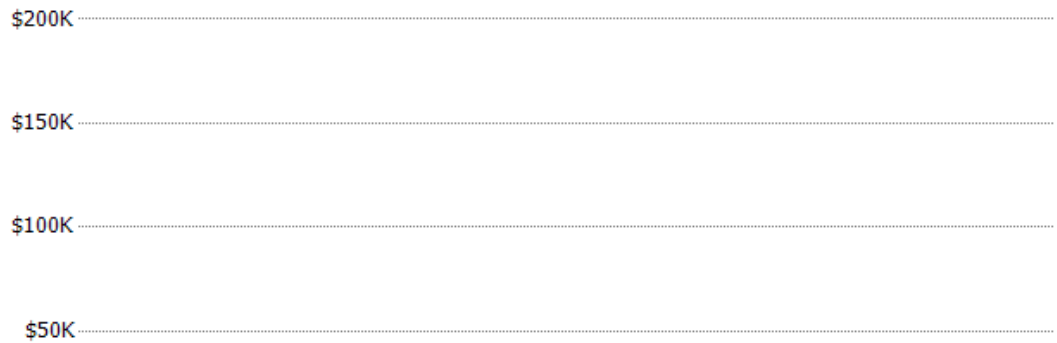
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$220K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$256K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-14%

Median Sales Price

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

Filters Used

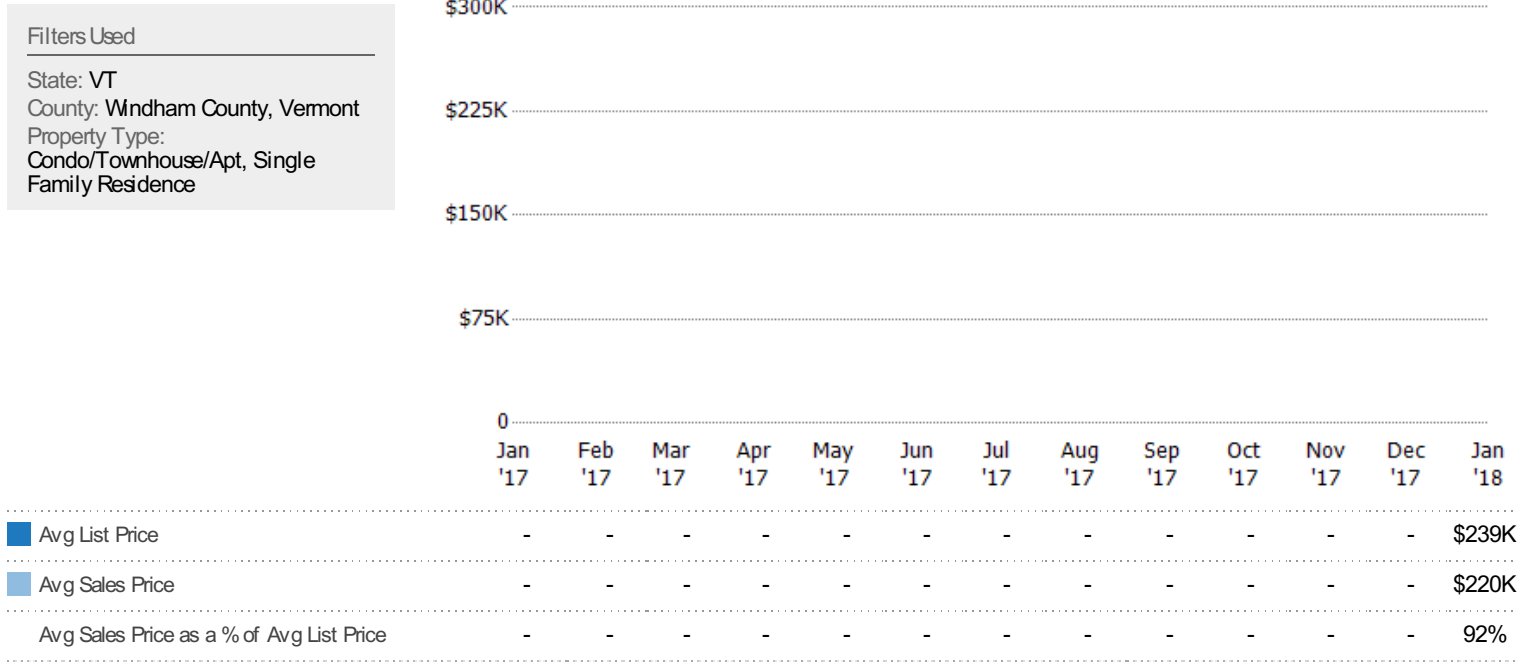
State: VT
 County: Windham County, Vermont
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$175K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$179K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-2%

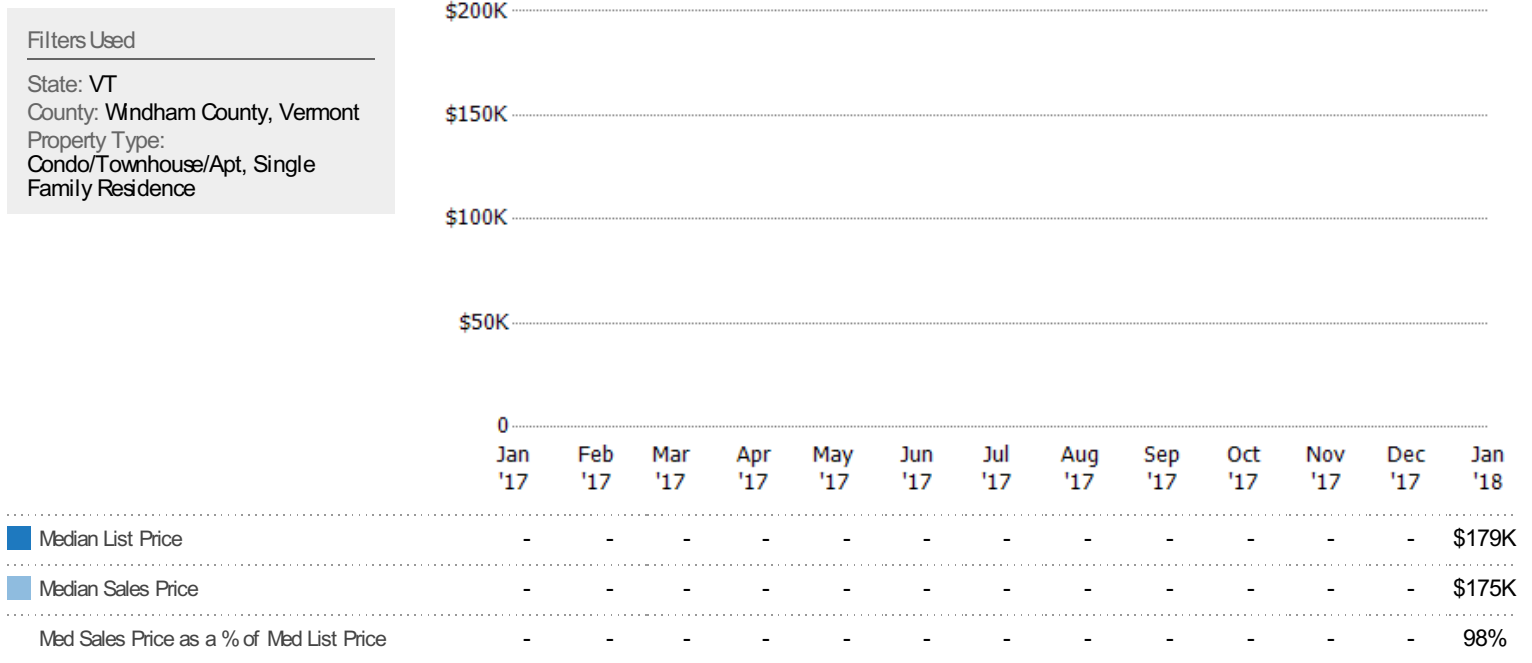
Average Sales Price vs Average Listing Price

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



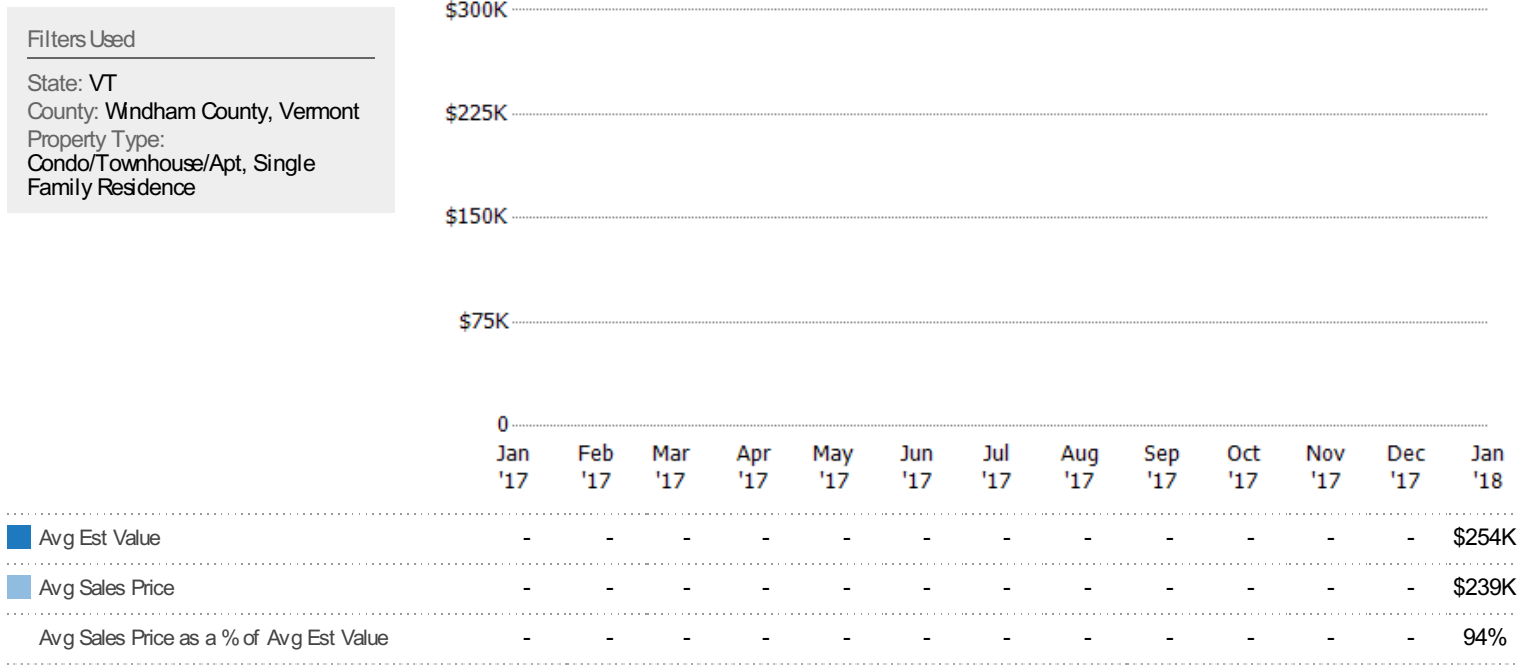
Median Sales Price vs Median Listing Price

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



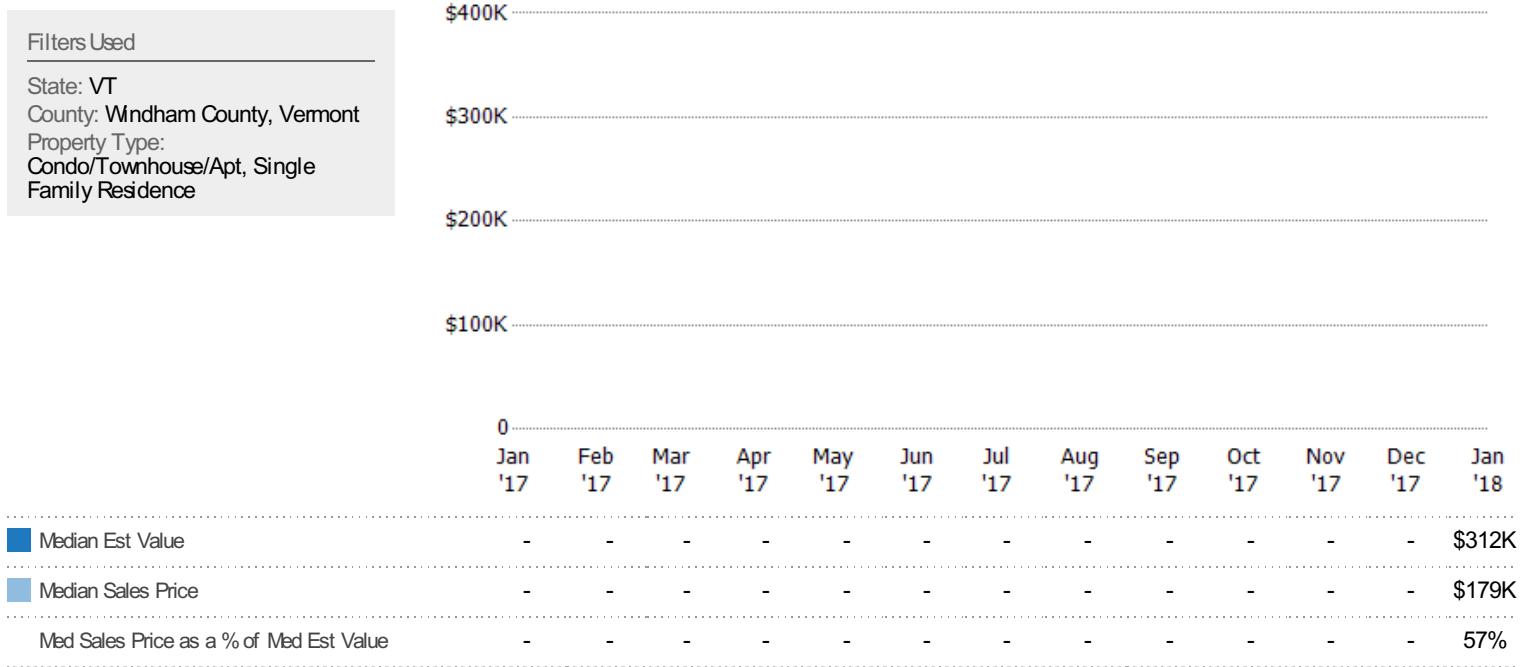
Average Sales Price vs Average Est Value

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



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.



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

Run Date: 02/21/2018

Scheduled: No

Report Date Range: From 1/2018 To: 1/2018

Information Included

- Include Cover Sheet
- Include Key Metric Summary *
- Include Metrics By: County
- 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: 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 1/2018 data

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