

## 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	Apr 2019	Apr 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	2	6	-66.7%	22	24	-8.3%
New Listing Volume	\$997,000	\$4,661,000	-78.6%	\$12,932,500	\$18,542,700	-30.3%
Active Listing Count	—	58	—	N/A	N/A	
Active Listing Volume	—	\$62,956,399	—	N/A	N/A	
Average Listing Price	—	\$1,085,455	—	\$1,071,183	\$1,122,586	-4.6%
Median Listing Price	—	\$595,000	—	\$634,506	\$595,000	+6.6%
Median Days in RPR	—	220.5	—	175.68	204.94	-14.3%
Months of Inventory	—	19.3	-100%	10.9	9.3	+16.7%
Absorption Rate	—	5.17%	—	9.2%	10.73%	-1.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	2	2	+—	32	17	+88.2%
New Pending Sales Volume	\$1,244,499	\$1,378,900	-9.7%	\$16,351,799	\$11,435,100	+43%
Pending Sales Count	—	7	—	N/A	N/A	
Pending Sales Volume	—	\$5,000,800	—	N/A	N/A	
Closed Sales Count	6	5	+20%	22	16	+37.5%
Closed Sales Volume	\$2,324,000	\$3,615,000	-35.7%	\$11,265,000	\$9,195,500	+22.5%
Average Sales Price	\$387,333	\$723,000	-46.4%	\$512,045	\$574,719	-10.9%
Median Sales Price	\$272,500	\$390,000	-30.1%	\$420,955	\$471,875	-10.8%

## New Listings

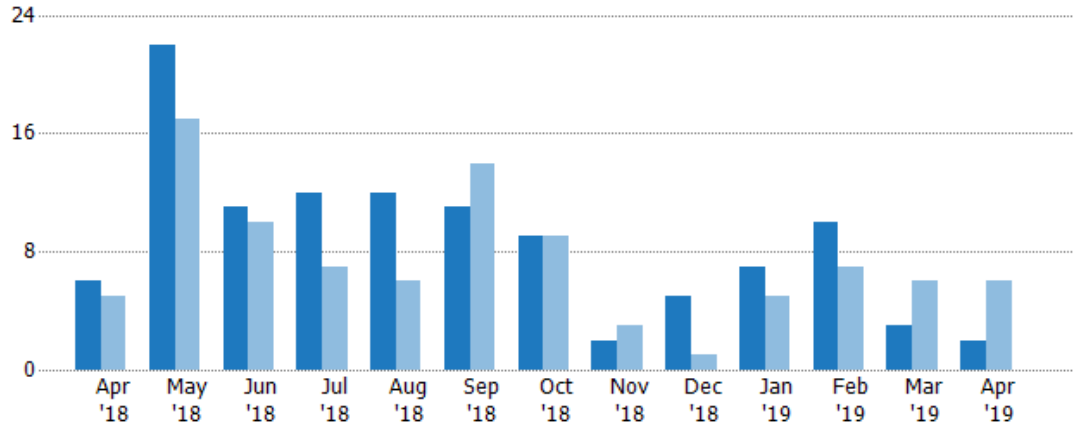
The number of new residential listings that were added each month.

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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

Month/ Year	Count	% Chg.
Apr '19	2	-66.7%
Apr '18	6	20%
Apr '17	5	120%



Current Year	6	22	11	12	12	11	9	2	5	7	10	3	2
Prior Year	5	17	10	7	6	14	9	3	1	5	7	6	6
Percent Change from Prior Year	20%	29%	10%	71%	100%	-21%	0%	-33%	400%	40%	43%	-50%	-67%

## New Listing Volume

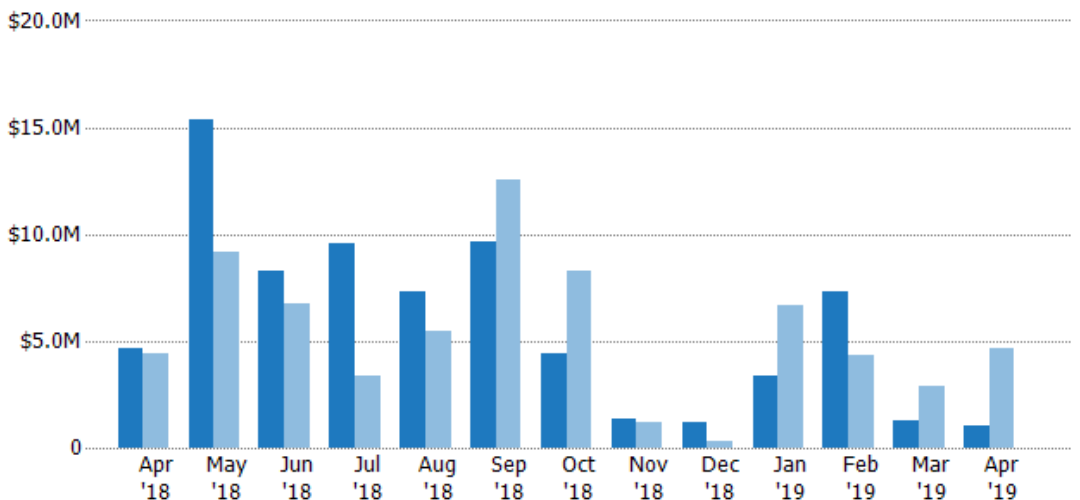
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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

Month/ Year	Volume	% Chg.
Apr '19	\$997K	-78.6%
Apr '18	\$4.66M	5%
Apr '17	\$4.44M	-16.8%



Current Year	\$4.66M	\$15.4M	\$8.25M	\$9.57M	\$7.35M	\$9.69M	\$4.38M	\$1.36M	\$1.16M	\$3.35M	\$7.28M	\$1.31M	\$997K
Prior Year	\$4.44M	\$9.18M	\$6.76M	\$3.36M	\$5.44M	\$12.6M	\$8.27M	\$1.22M	\$289K	\$6.65M	\$4.33M	\$2.91M	\$4.66M
Percent Change from Prior Year	5%	67%	22%	185%	35%	-23%	-47%	12%	302%	-50%	68%	-55%	-79%

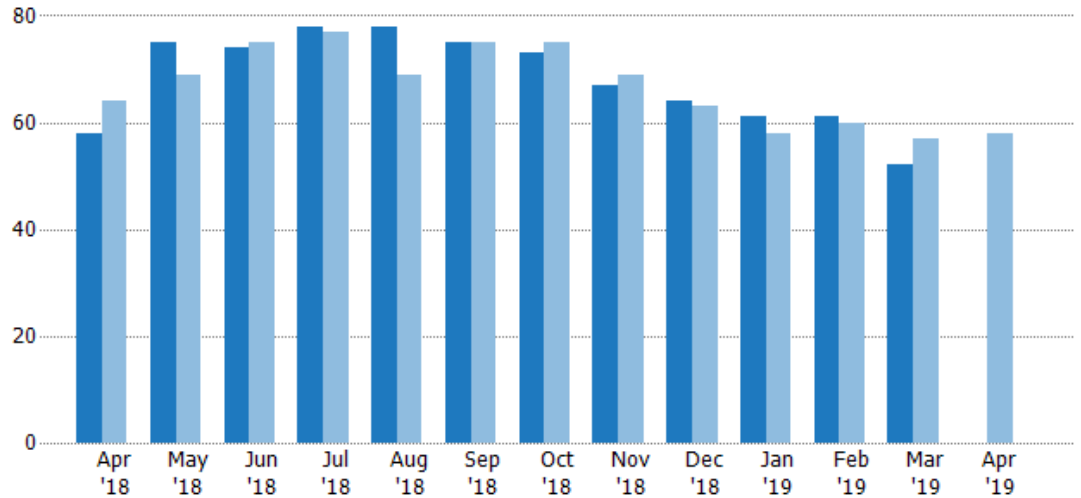
## Active Listings

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Current Year	58	75	74	78	78	75	73	67	64	61	61	52	-
Prior Year	64	69	75	77	69	75	75	69	63	58	60	57	58
Percent Change from Prior Year	-9%	9%	-1%	1%	13%	0%	-3%	-3%	2%	5%	2%	-9%	-100%

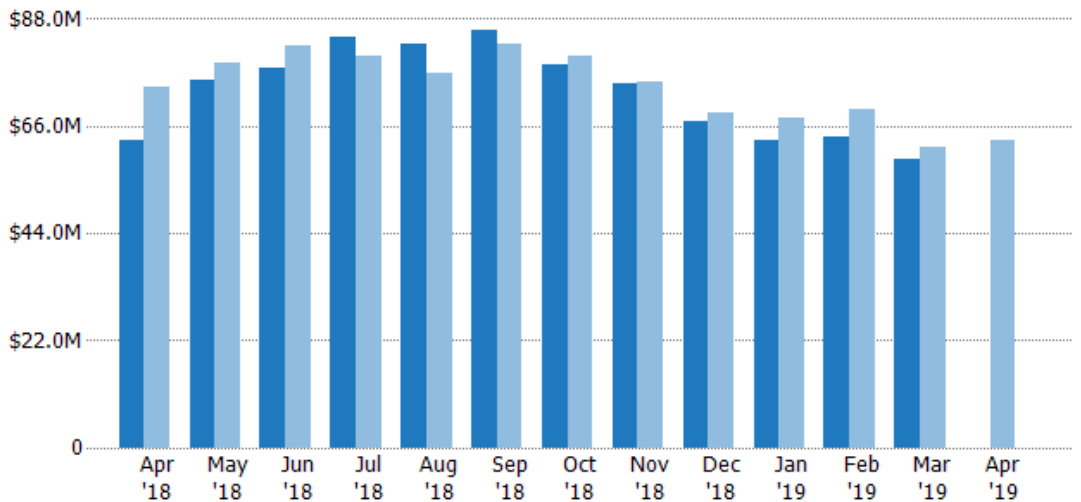
## Active Listing Volume

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Current Year	\$63M	\$75.5M	\$78.1M	\$84.3M	\$82.9M	\$85.8M	\$78.6M	\$74.8M	\$66.9M	\$63.3M	\$63.9M	\$59.2M	-
Prior Year	\$74M	\$78.8M	\$82.7M	\$80.5M	\$76.8M	\$82.7M	\$80.4M	\$75M	\$68.9M	\$67.6M	\$69.4M	\$61.7M	\$63M
Percent Change from Prior Year	-15%	-4%	-6%	5%	8%	4%	-2%	0%	-3%	-6%	-8%	-4%	-100%

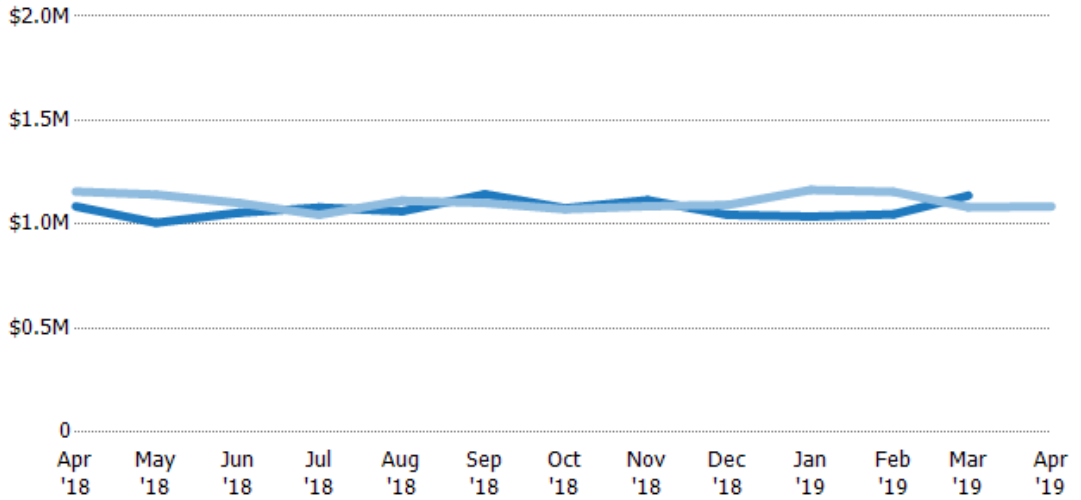
## Average Listing Price

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
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Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Percent Change from Prior Year

-6% -12% -4% 3% -5% 4% 0% 3% -4% -11% -9% 5% -100%

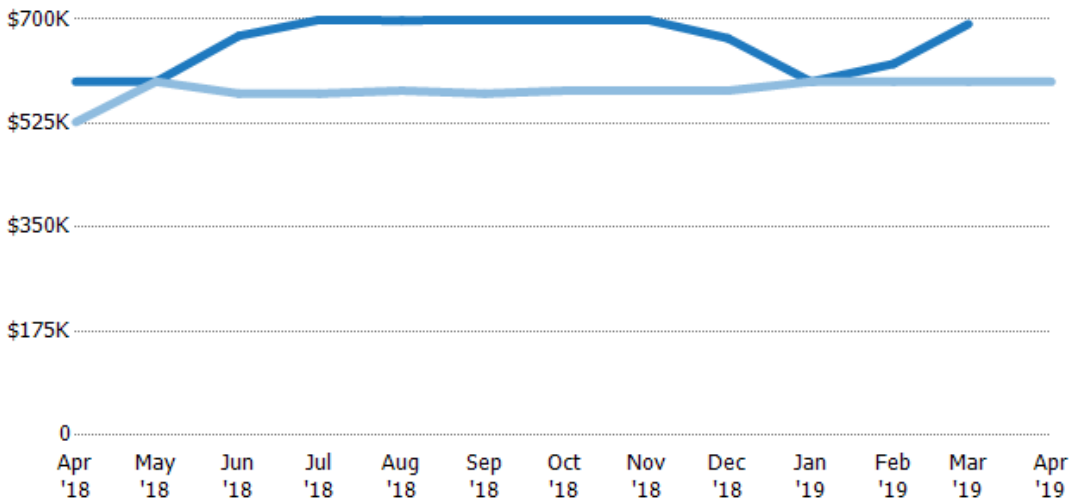
## Median Listing Price

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
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Taftsville, VT 05073, Woodstock, VT  
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Family Residence



Percent Change from Prior Year

13% 0% 17% 22% 20% 22% 21% 21% 15% 0% 5% 16% -100%

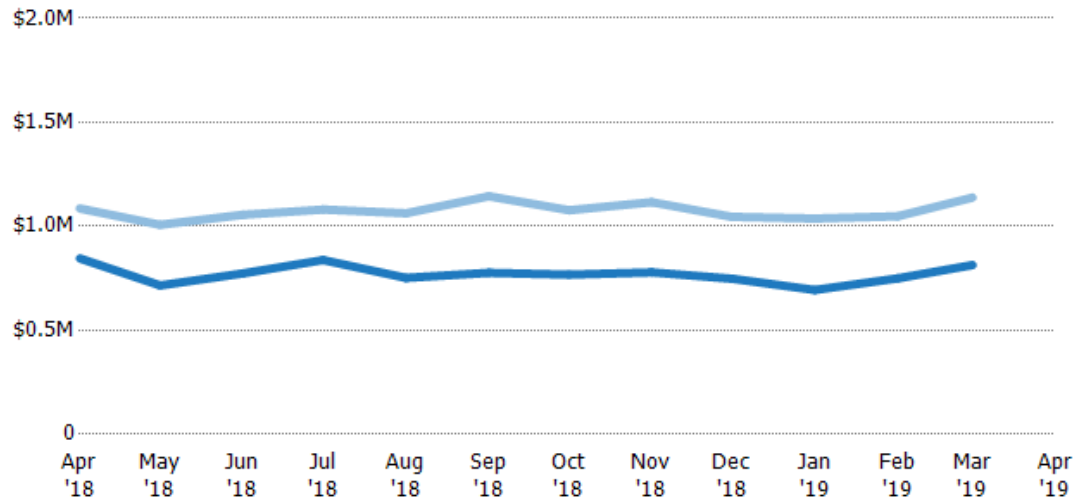
## Average Listing Price vs Average Est Value

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
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Property Type:  
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Family Residence



Avg Est Value	\$845K	\$716K	\$774K	\$838K	\$752K	\$776K	\$767K	\$778K	\$748K	\$694K	\$750K	\$814K	-
Avg Listing Price	\$1.09M	\$1.01M	\$1.06M	\$1.08M	\$1.06M	\$1.14M	\$1.08M	\$1.12M	\$1.05M	\$1.04M	\$1.05M	\$1.14M	-
Avg Listing Price as a % of Avg Est Value	128%	141%	136%	129%	141%	147%	140%	143%	140%	150%	140%	140%	-

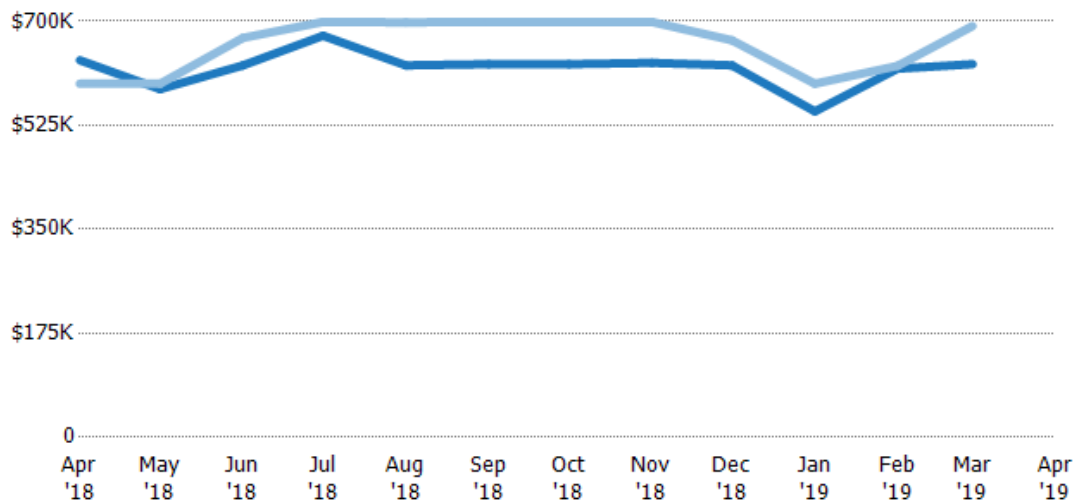
## Median Listing Price vs Median Est Value

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
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Condo/Townhouse/Apt, Single  
Family Residence



Median Est Value	\$634K	\$586K	\$626K	\$676K	\$626K	\$628K	\$628K	\$630K	\$626K	\$548K	\$620K	\$628K	-
Median Listing Price	\$595K	\$595K	\$672K	\$699K	\$698K	\$699K	\$699K	\$699K	\$668K	\$595K	\$625K	\$692K	-
Med Listing Price as a % of Med Est Value	94%	102%	107%	103%	112%	111%	111%	111%	107%	108%	101%	110%	-

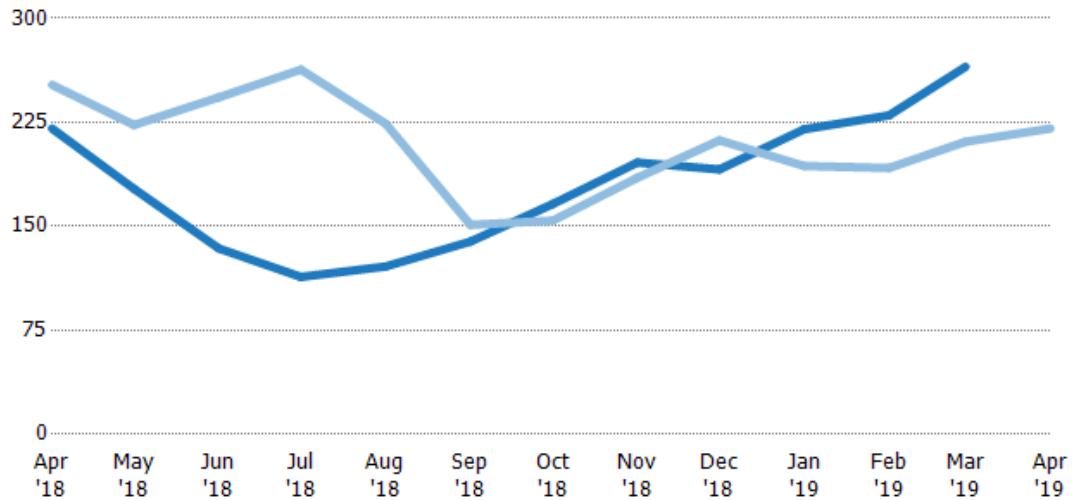
## Median Days in RPR

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

ZIP: Bridgewater Corners, VT 05035,  
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05091

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



Current Year	221	177	134	114	121	139	166	196	191	220	230	265	-
Prior Year	252	223	243	263	224	151	154	185	212	194	192	211	221
Percent Change from Prior Year	-13%	-21%	-45%	-57%	-46%	-8%	8%	6%	-10%	14%	20%	26%	-100%

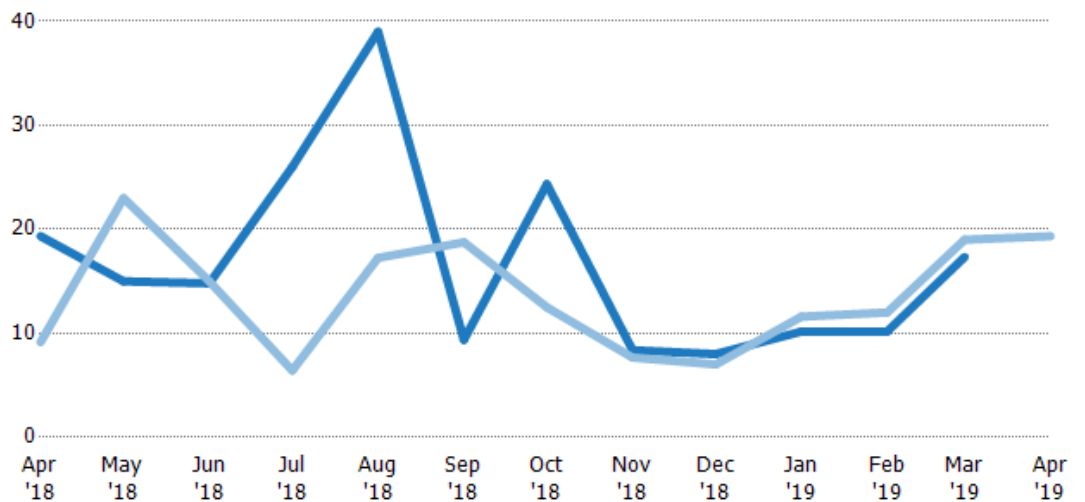
## Months of Inventory

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
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05091

Property Type:  
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Family Residence



Current Year	19.3	15	14.8	26	39	9.38	24.3	8.38	8	10.2	10.2	17.3	-
Prior Year	9.14	23	15	6.42	17.3	18.8	12.5	7.67	7	11.6	12	19	19.3
Percent Change from Prior Year	111%	-35%	-1%	305%	126%	-50%	95%	9%	14%	-12%	-15%	-9%	-100%

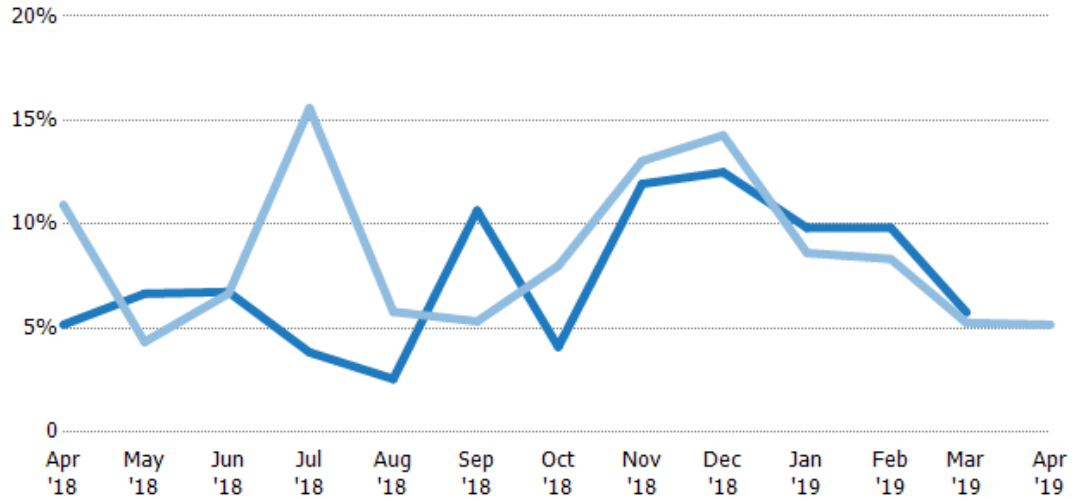
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
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05091

Property Type:  
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Family Residence



Current Year	5%	7%	7%	4%	3%	11%	4%	12%	13%	10%	10%	6%	-
Prior Year	11%	4%	7%	16%	6%	5%	8%	13%	14%	9%	8%	5%	5%
Change from Prior Year	6%	-2%	0%	12%	3%	-5%	4%	1%	2%	-1%	-2%	-1%	5%

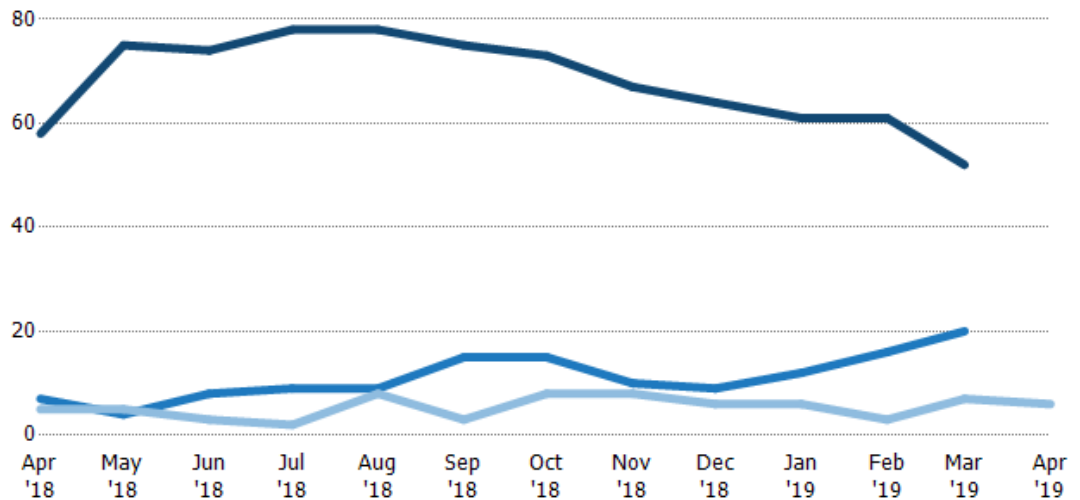
## Active/Pending/Sold Units

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

### Filters Used

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Taftsville, VT 05073, Woodstock, VT  
05091

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



Active	58	75	74	78	78	75	73	67	64	61	61	52	-
Pending	7	4	8	9	9	15	15	10	9	12	16	20	-
Sold	5	5	3	2	8	3	8	8	6	6	3	7	6

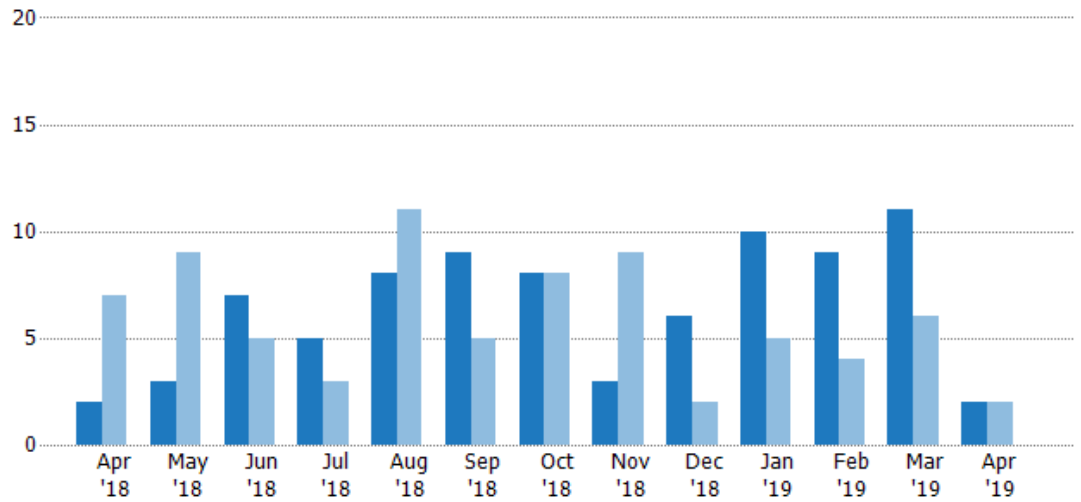
## New Pending Sales

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Current Year	2	3	7	5	8	9	8	3	6	10	9	11	2
Prior Year	7	9	5	3	11	5	8	9	2	5	4	6	2
Percent Change from Prior Year	-71%	-67%	40%	67%	-27%	80%	0%	-67%	200%	100%	125%	83%	0%

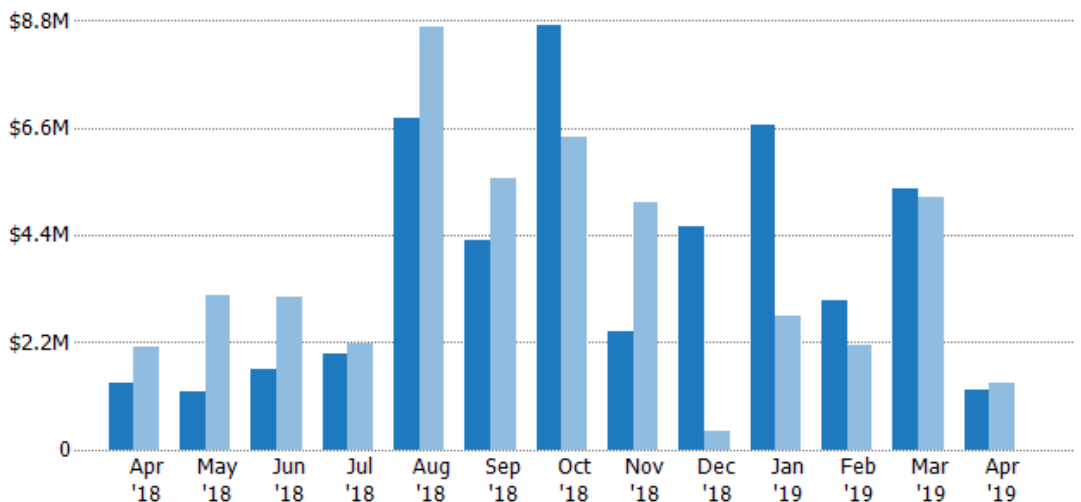
## New Pending Sales Volume

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Current Year	\$1.38M	\$1.21M	\$1.64M	\$1.97M	\$6.8M	\$4.3M	\$8.71M	\$2.42M	\$4.57M	\$6.66M	\$3.08M	\$5.37M	\$1.24M
Prior Year	\$2.1M	\$3.16M	\$3.12M	\$2.18M	\$8.68M	\$5.55M	\$6.43M	\$5.09M	\$368K	\$2.74M	\$2.14M	\$5.18M	\$1.38M
Percent Change from Prior Year	-34%	-62%	-48%	-10%	-22%	-23%	35%	-52%	1,143%	143%	44%	4%	-10%



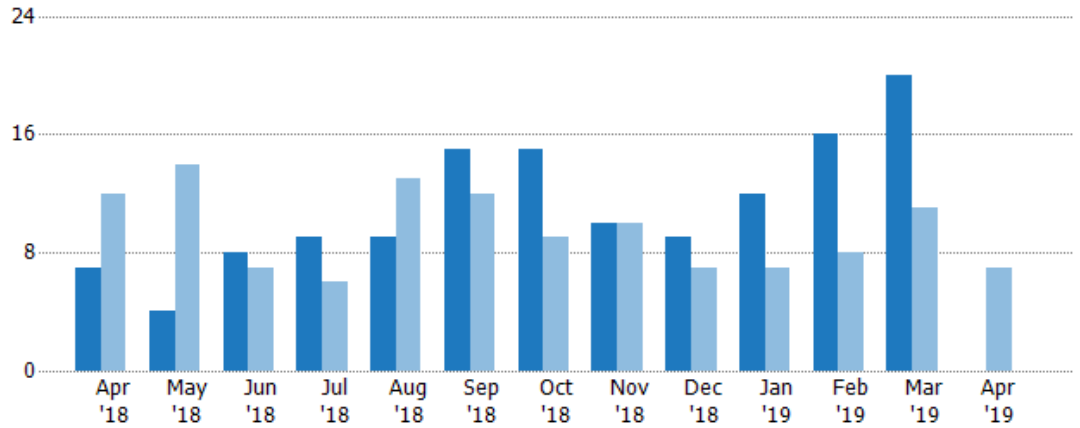
## Pending Sales

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Current Year	7	4	8	9	9	15	15	10	9	12	16	20	-
Prior Year	12	14	7	6	13	12	9	10	7	7	8	11	7
Percent Change from Prior Year	-42%	-71%	14%	50%	-31%	25%	67%	0%	29%	71%	100%	82%	-100%

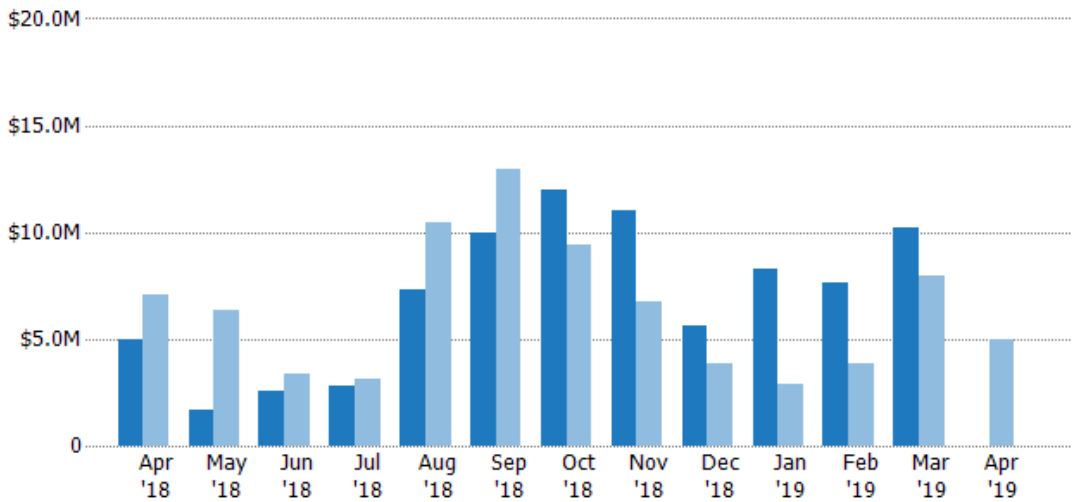
## Pending Sales Volume

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Current Year	\$5M	\$1.65M	\$2.57M	\$2.83M	\$7.33M	\$9.98M	\$11.9M	\$11M	\$5.64M	\$8.24M	\$7.66M	\$10.2M	-
Prior Year	\$7.1M	\$6.35M	\$3.34M	\$3.13M	\$10.5M	\$12.9M	\$9.4M	\$6.76M	\$3.88M	\$2.92M	\$3.83M	\$7.96M	\$5M
Percent Change from Prior Year	-30%	-74%	-23%	-10%	-30%	-23%	27%	63%	45%	183%	100%	28%	-100%

## Closed Sales

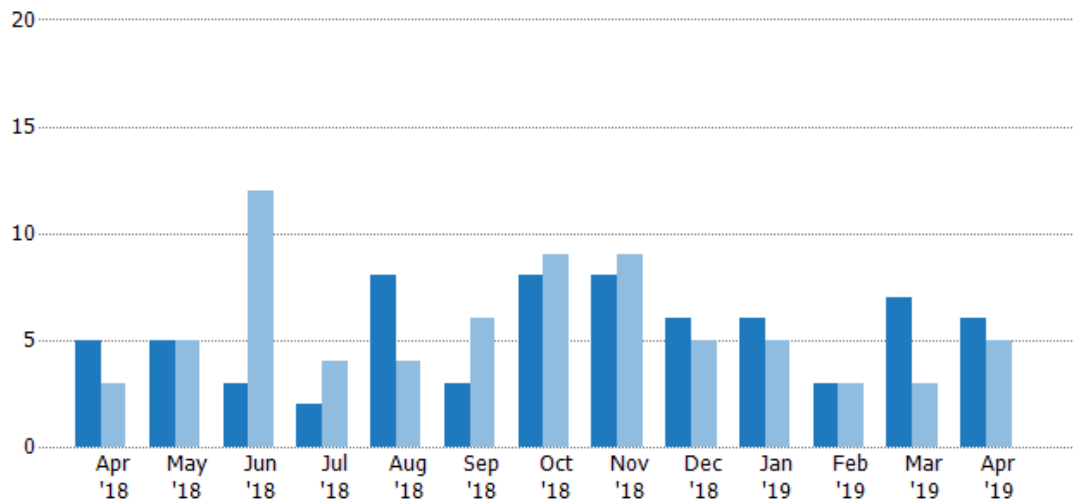
The total number of residential properties sold each month.

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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

Month/ Year	Count	% Chg.
Apr '19	6	20%
Apr '18	5	66.7%
Apr '17	3	-33.3%



Current Year	5	5	3	2	8	3	8	8	6	6	3	7	6
Prior Year	3	5	12	4	4	6	9	9	5	5	3	3	5
Percent Change from Prior Year	67%	0%	-75%	-50%	100%	-50%	-11%	-11%	20%	20%	0%	133%	20%

## Closed Sales Volume

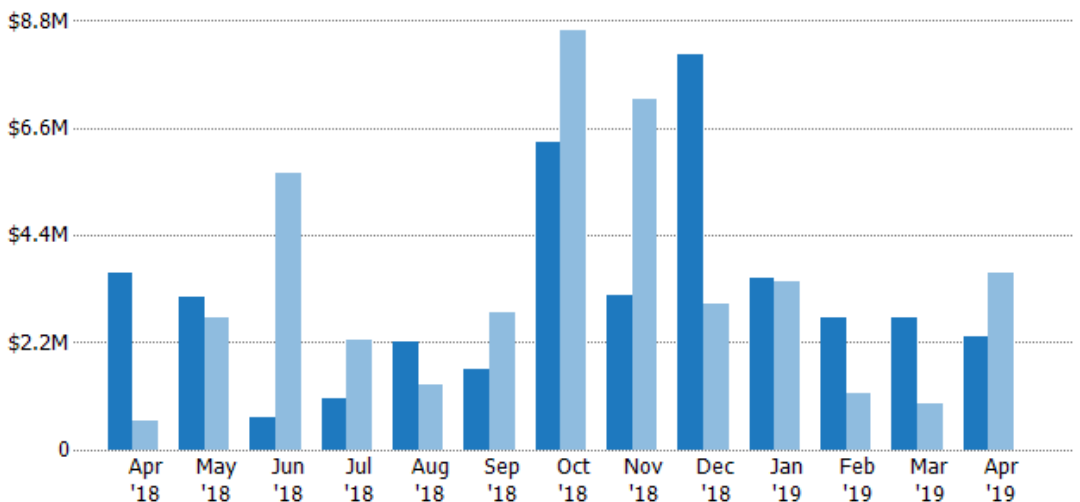
The sum of the sales price of residential properties sold each month.

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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

Month/ Year	Volume	% Chg.
Apr '19	\$2.32M	-35.7%
Apr '18	\$3.62M	516.9%
Apr '17	\$586K	99%



Current Year	\$3.62M	\$3.13M	\$681K	\$1.05M	\$2.21M	\$1.64M	\$6.3M	\$3.17M	\$8.1M	\$3.53M	\$2.7M	\$2.72M	\$2.32M
Prior Year	\$586K	\$2.69M	\$5.69M	\$2.25M	\$1.32M	\$2.8M	\$8.6M	\$7.18M	\$3M	\$3.47M	\$1.17M	\$950K	\$3.62M
Percent Change from Prior Year	517%	16%	-88%	-53%	68%	-42%	-27%	-56%	170%	2%	132%	186%	-36%

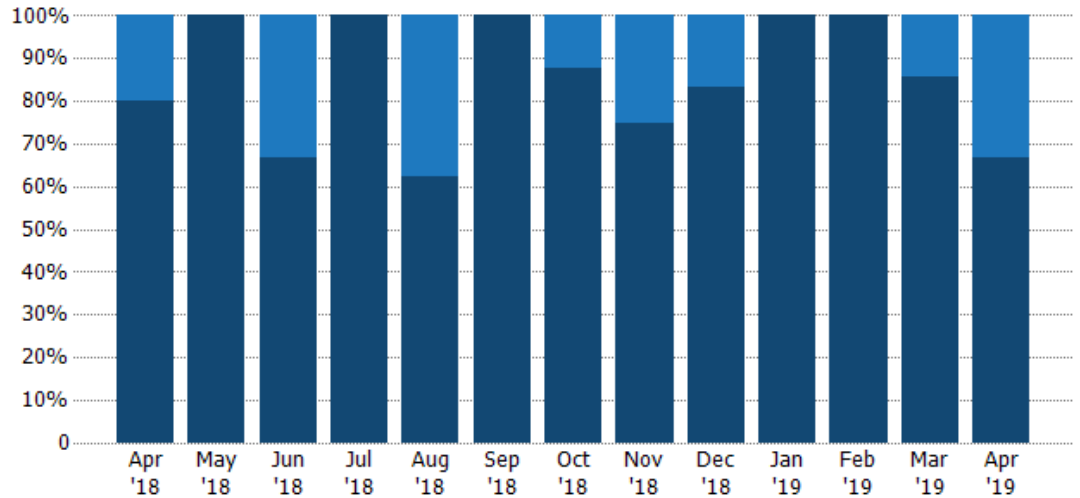
## Closed Sales by Property Type

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Condo/Townhouse	20%	-	33%	-	38%	-	13%	25%	17%	-	-	14%	33%
Single Family Residence	80%	100%	67%	100%	63%	100%	88%	75%	83%	100%	100%	86%	67%

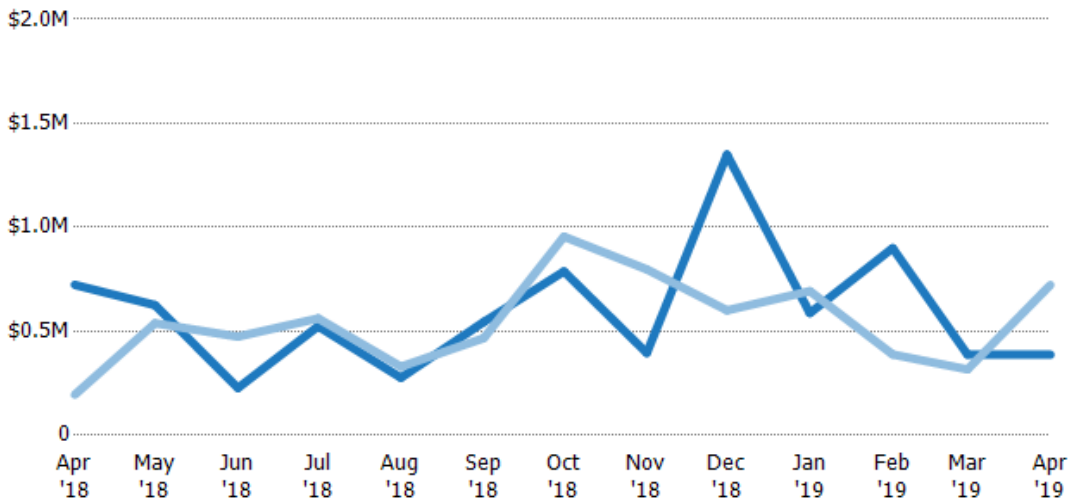
## Average Sales Price

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Current Year	\$723K	\$626K	\$227K	\$524K	\$276K	\$545K	\$788K	\$396K	\$1.35M	\$588K	\$900K	\$388K	\$387K
Prior Year	\$195K	\$539K	\$474K	\$562K	\$330K	\$467K	\$955K	\$798K	\$601K	\$693K	\$389K	\$317K	\$723K
Percent Change from Prior Year	270%	16%	-52%	-7%	-16%	17%	-18%	-50%	125%	-15%	132%	23%	-46%

## Median Sales Price

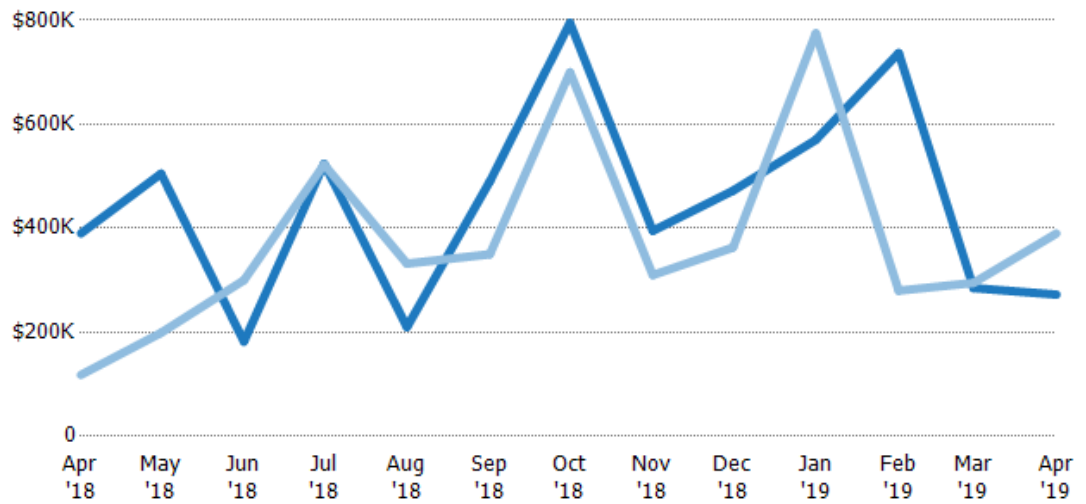
The median sales price of the residential properties sold each month.

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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

Month/ Year	Price	% Chg.
Apr '19	\$273K	-30.1%
Apr '18	\$390K	230.5%
Apr '17	\$118K	394%



Current Year	\$390K	\$505K	\$182K	\$524K	\$210K	\$490K	\$795K	\$395K	\$472K	\$570K	\$737K	\$285K	\$273K
Prior Year	\$118K	\$199K	\$300K	\$523K	\$332K	\$350K	\$700K	\$310K	\$363K	\$775K	\$280K	\$295K	\$390K
Percent Change from Prior Year	231%	154%	-39%	0%	-37%	40%	14%	27%	30%	-26%	163%	-3%	-30%

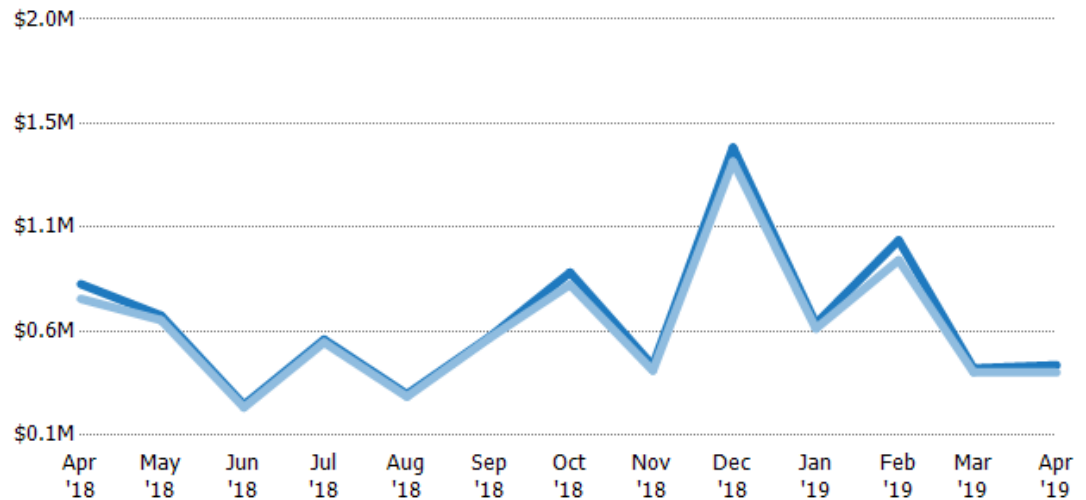
## Average Sales Price vs Average Listing Price

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Avg List Price	\$790K	\$647K	\$239K	\$537K	\$287K	\$550K	\$843K	\$418K	\$1.41M	\$610K	\$991K	\$405K	\$420K
Avg Sales Price	\$723K	\$626K	\$227K	\$524K	\$276K	\$545K	\$788K	\$396K	\$1.35M	\$588K	\$900K	\$388K	\$387K
Avg Sales Price as a % of Avg List Price	91%	97%	95%	98%	96%	99%	93%	95%	95%	96%	91%	96%	92%

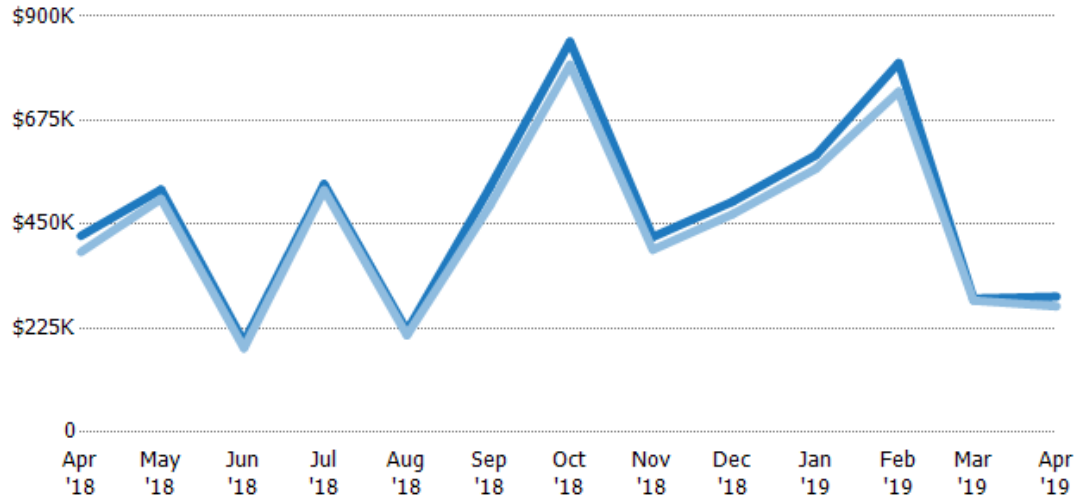
## Median Sales Price vs Median Listing Price

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Median List Price	\$425K	\$525K	\$195K	\$537K	\$219K	\$530K	\$845K	\$423K	\$499K	\$599K	\$799K	\$289K	\$294K
Median Sales Price	\$390K	\$505K	\$182K	\$524K	\$210K	\$490K	\$795K	\$395K	\$472K	\$570K	\$737K	\$285K	\$273K
Med Sales Price as a % of Med List Price	92%	96%	93%	98%	96%	93%	94%	93%	95%	95%	92%	99%	93%

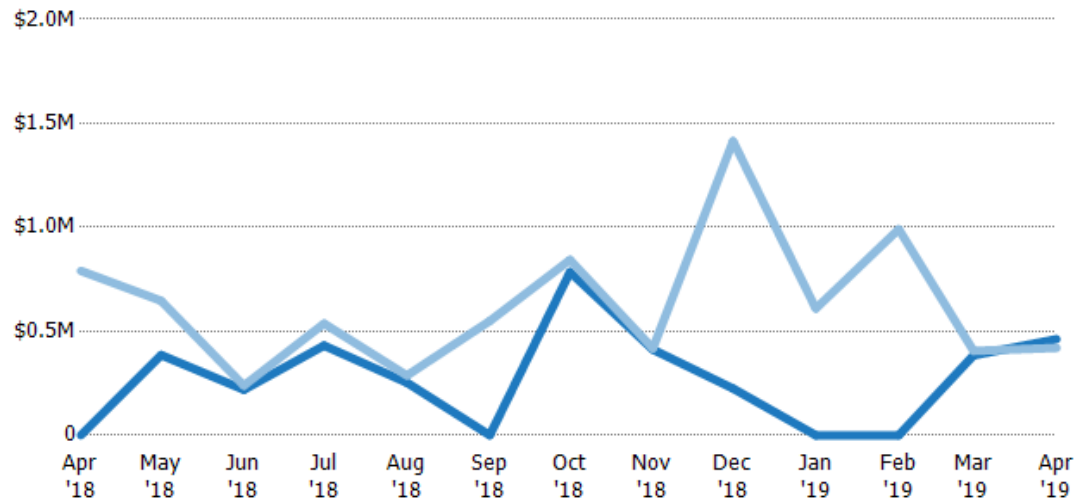
## Average Sales Price vs Average Est Value

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Avg Est Value	\$0	\$386K	\$219K	\$431K	\$253K	\$0	\$785K	\$412K	\$225K	\$0	\$0	\$384K	\$462K
Avg Sales Price	\$790K	\$647K	\$239K	\$537K	\$287K	\$550K	\$843K	\$418K	\$1.41M	\$610K	\$991K	\$405K	\$420K
Avg Sales Price as a % of Avg Est Value	100%	168%	109%	125%	114%	100%	108%	101%	628%	100%	100%	106%	91%

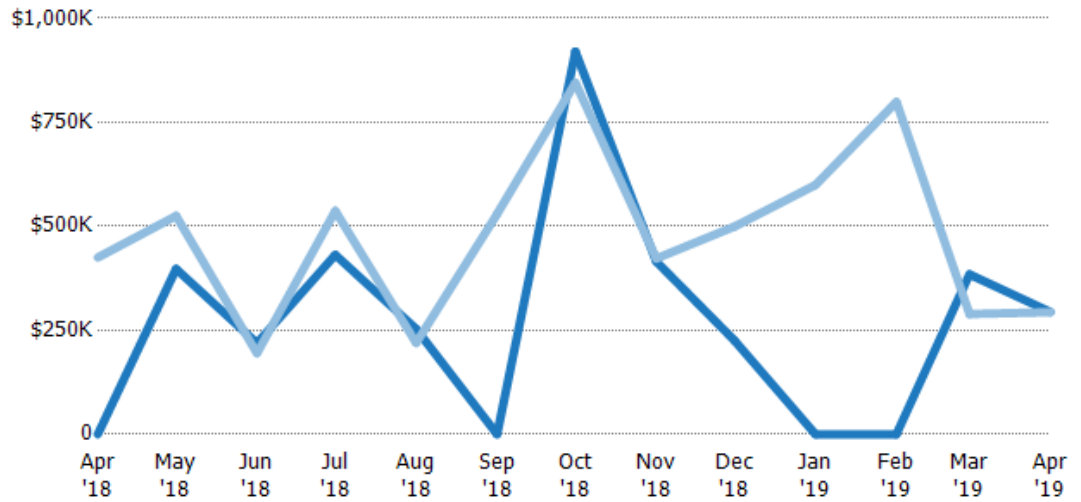
## Median Sales Price vs Median Est Value

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

### Filters Used

ZIP: Bridgewater Corners, VT 05035,  
South Woodstock, VT 05071,  
Taftsville, VT 05073, Woodstock, VT  
05091

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



Median Est Value	\$0	\$398K	\$219K	\$431K	\$253K	\$0	\$920K	\$415K	\$225K	\$0	\$0	\$384K	\$294K
Median Sales Price	\$425K	\$525K	\$195K	\$537K	\$219K	\$530K	\$845K	\$423K	\$499K	\$599K	\$799K	\$289K	\$294K
Med Sales Price as a % of Med Est Value	100%	132%	89%	125%	87%	100%	92%	102%	222%	100%	100%	75%	100%