

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	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	5	8	-37.5%	64	85	-24.7%
New Listing Volume	\$1,482,900	\$1,942,100	-23.6%	\$18,622,000	\$23,002,098	-19%
Active Listing Count	37	58	-36.2%	N/A	N/A	
Active Listing Volume	\$13,110,100	\$15,697,998	-16.5%	N/A	N/A	
Average Listing Price	\$354,327	\$270,655	+30.9%	\$327,409	\$316,130	+3.6%
Median Listing Price	\$299,000	\$267,450	+11.8%	\$288,723	\$291,592	-1%
Median Days in RPR	76	78	-2.6%	119.78	90.39	+32.5%
Months of Inventory	7.4	8.3	-10.7%	6.7	8.3	-19.4%
Absorption Rate	13.51%	12.07%	+1.4%	15%	12.08%	+2.9%
Sales Activity Charts Metrics						
New Pending Sales Count	6	2	+200%	51	47	+8.5%
New Pending Sales Volume	\$1,090,000	\$1,224,900	-11%	\$14,135,000	\$14,468,600	-2.3%
Pending Sales Count	12	5	+140%	N/A	N/A	
Pending Sales Volume	\$3,732,000	\$2,043,900	+82.6%	N/A	N/A	
Closed Sales Count	11	11	+/-	37	48	-22.9%
Closed Sales Volume	\$2,927,500	\$2,851,400	+2.7%	\$8,934,850	\$12,691,400	-29.6%
Average Sales Price	\$266,136	\$259,218	+2.7%	\$241,482	\$264,404	-8.7%
Median Sales Price	\$263,500	\$266,400	-1.1%	\$235,051	\$258,238	-9%

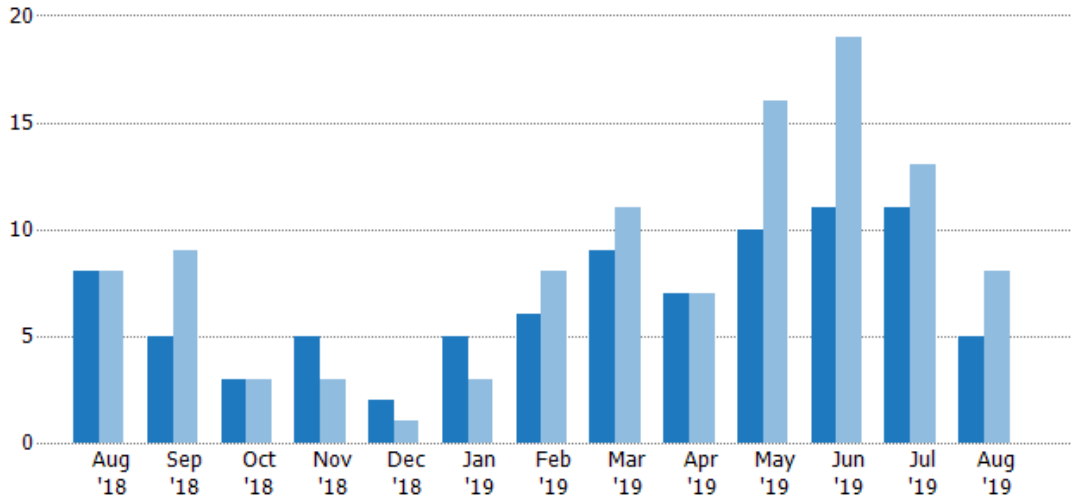
New Listings

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Count	% Chg.
Aug '19	5	-37.5%
Aug '18	8	0%
Aug '17	8	50%



Current Year	8	5	3	5	2	5	6	9	7	10	11	11	5
Prior Year	8	9	3	3	1	3	8	11	7	16	19	13	8
Percent Change from Prior Year	0%	-44%	0%	67%	100%	67%	-25%	-18%	0%	-38%	-42%	-15%	-38%

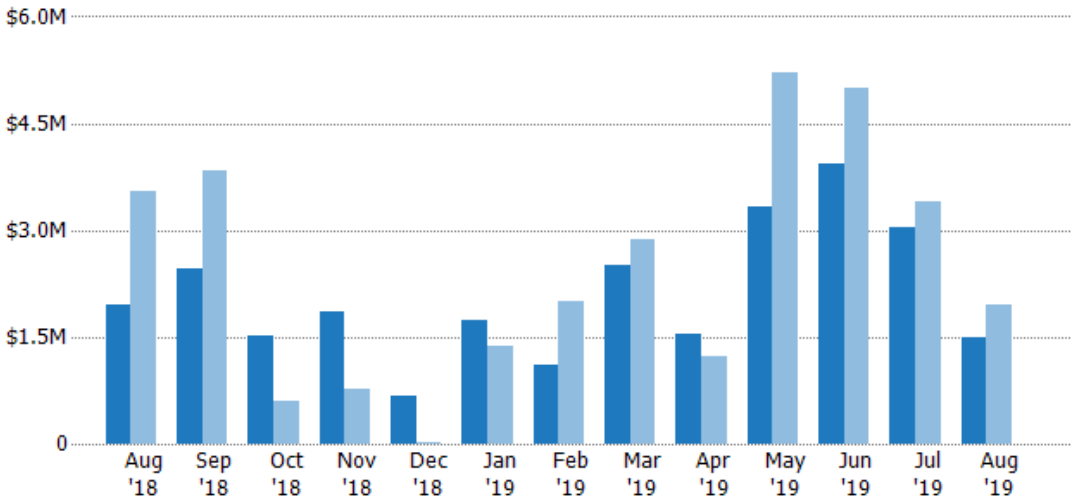
New Listing Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Volume	% Chg.
Aug '19	\$1.48M	-23.6%
Aug '18	\$1.94M	-45.1%
Aug '17	\$3.54M	-8.6%



Current Year	\$1.94M	\$2.46M	\$1.52M	\$1.85M	\$677K	\$1.72M	\$1.1M	\$2.5M	\$1.53M	\$3.32M	\$3.93M	\$3.03M	\$1.48M
Prior Year	\$3.54M	\$3.85M	\$604K	\$764K	\$32K	\$1.36M	\$2.01M	\$2.87M	\$1.22M	\$5.21M	\$4.99M	\$3.39M	\$1.94M
Percent Change from Prior Year	-45%	-36%	152%	142%	2,017%	26%	-45%	-13%	26%	-36%	-21%	-11%	-24%

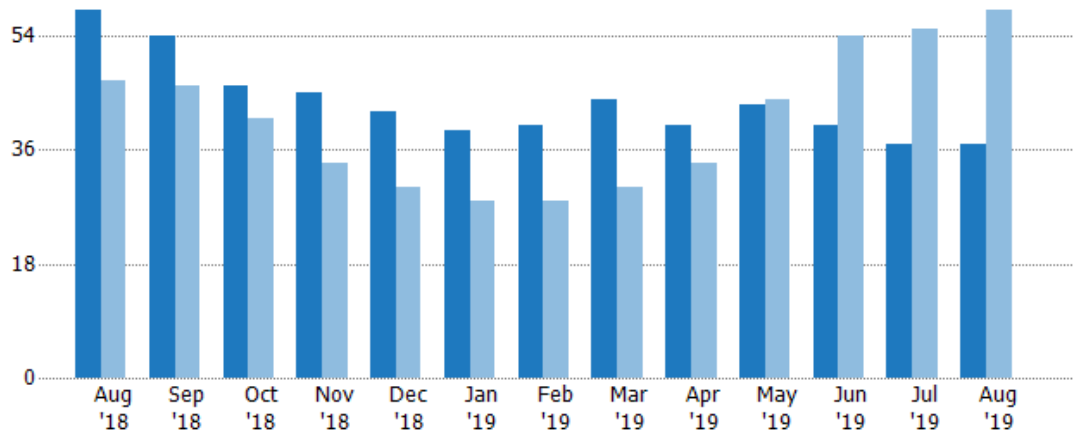
Active Listings

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Aug '19	37	-36.2%
Aug '18	58	23.4%
Aug '17	47	36.2%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	58	54	46	45	42	39	40	44	40	43	40	37	37
Prior Year	47	46	41	34	30	28	28	30	34	44	54	55	58
Percent Change from Prior Year	23%	17%	12%	32%	40%	39%	43%	47%	18%	-2%	-26%	-33%	-36%

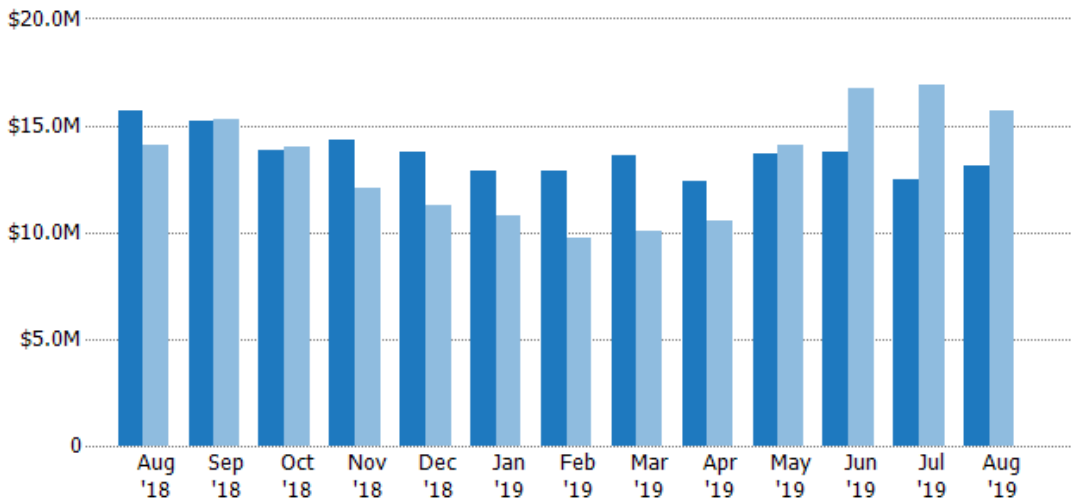
Active Listing Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$13.1M	-16.5%
Aug '18	\$15.7M	11.3%
Aug '17	\$14.1M	38%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$15.7M	\$15.2M	\$13.9M	\$14.3M	\$13.8M	\$12.9M	\$12.8M	\$13.6M	\$12.4M	\$13.7M	\$13.8M	\$12.5M	\$13.1M
Prior Year	\$14.1M	\$15.3M	\$14M	\$12.1M	\$11.2M	\$10.8M	\$9.72M	\$10.1M	\$10.6M	\$14.1M	\$16.8M	\$16.9M	\$15.7M
Percent Change from Prior Year	11%	0%	-1%	18%	23%	19%	32%	35%	17%	-3%	-18%	-26%	-16%

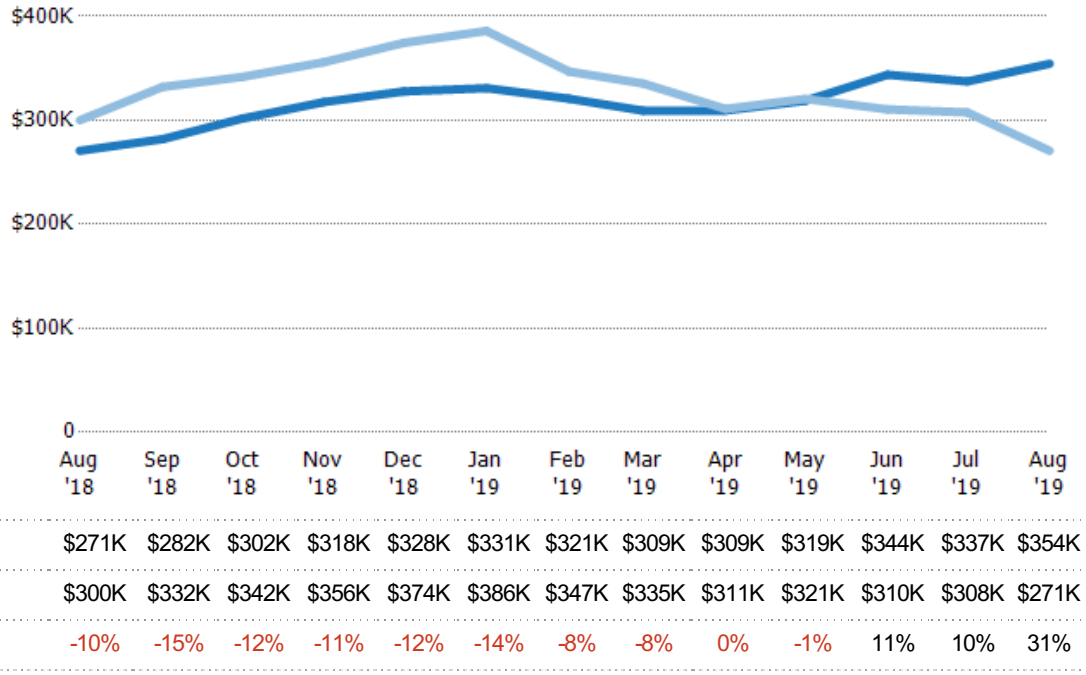
Average Listing Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$354K	30.9%
Aug '18	\$271K	-9.8%
Aug '17	\$300K	1.3%



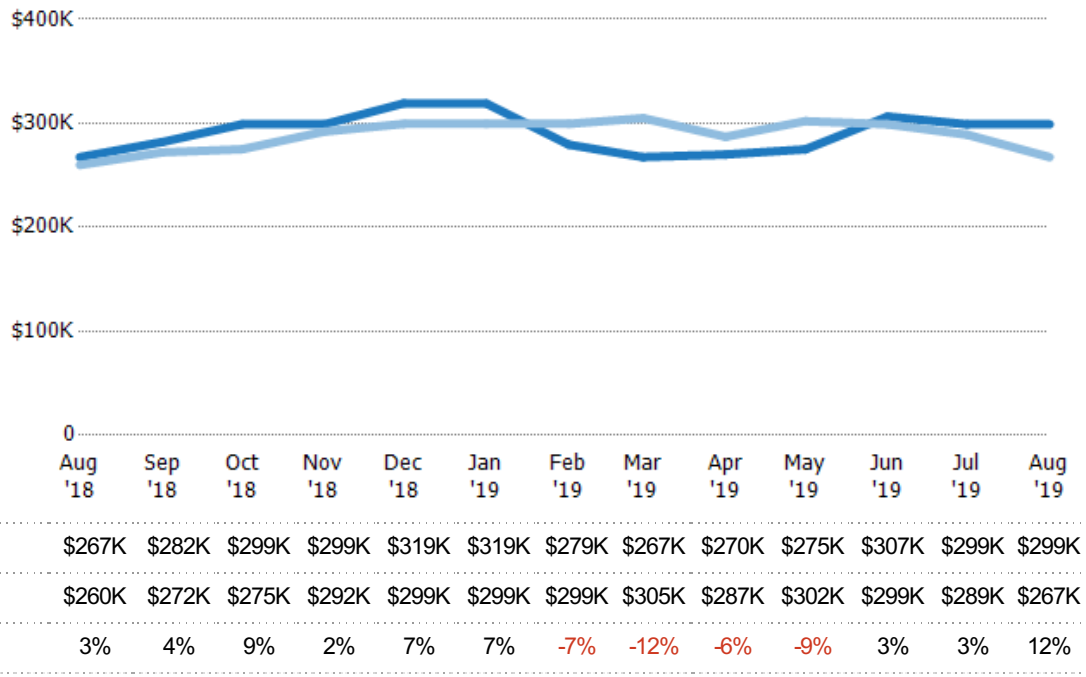
Median Listing Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$299K	11.8%
Aug '18	\$267K	2.9%
Aug '17	\$260K	-1.9%

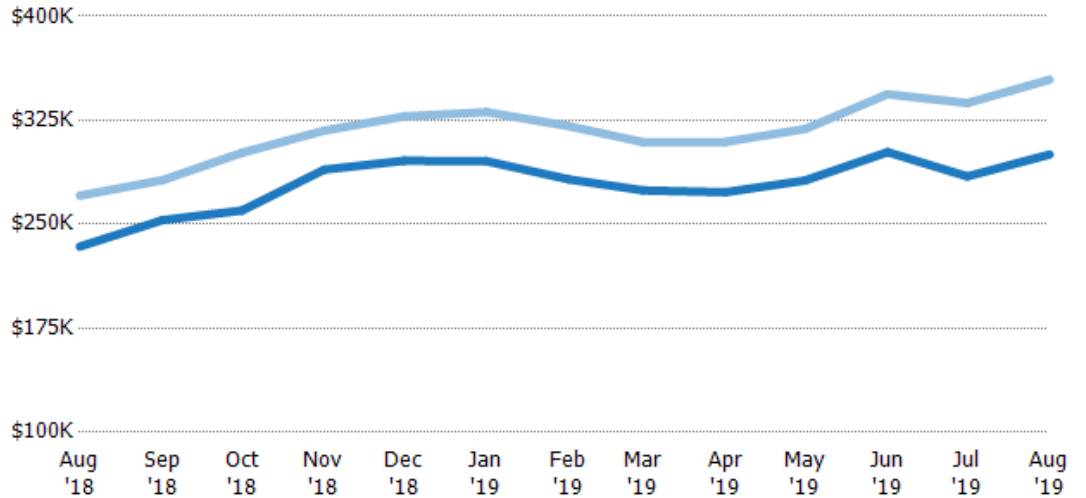


Average Listing Price vs Average Est Value

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

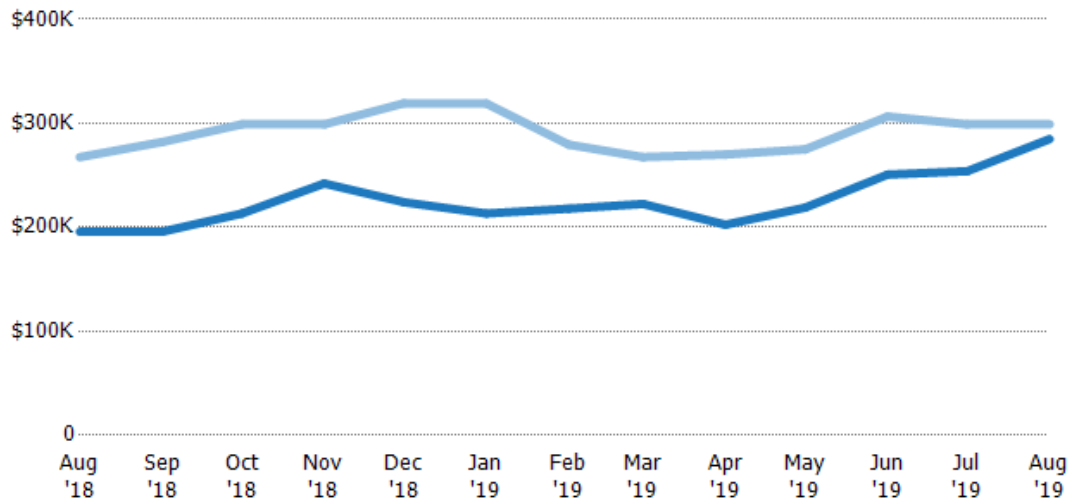


Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



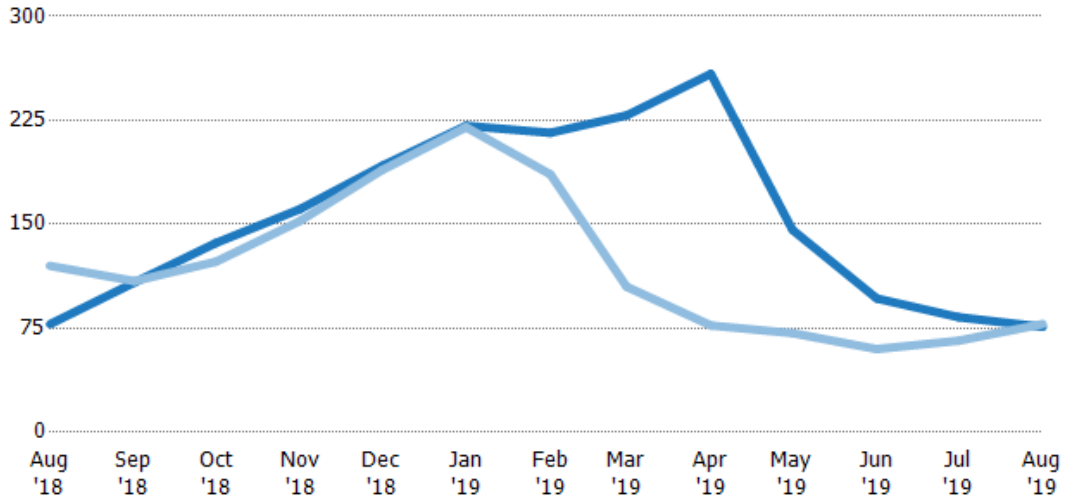
Median Days in RPR

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

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Days	% Chg.
Aug '19	76	-2.6%
Aug '18	78	-35%
Aug '17	120	5%



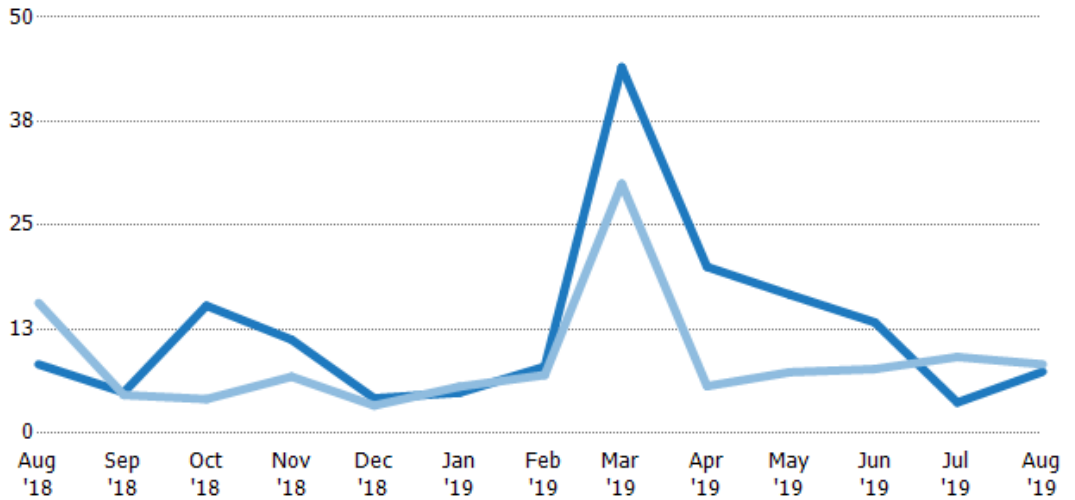
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	78	108	137	161	192	221	216	229	259	146	96.5	83	76
Prior Year	120	109	123	153	189	220	186	105	77	71.5	60	66	78
Percent Change from Prior Year	-35%	-1%	11%	6%	2%	0%	16%	118%	236%	104%	61%	26%	-3%

Months of Inventory

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



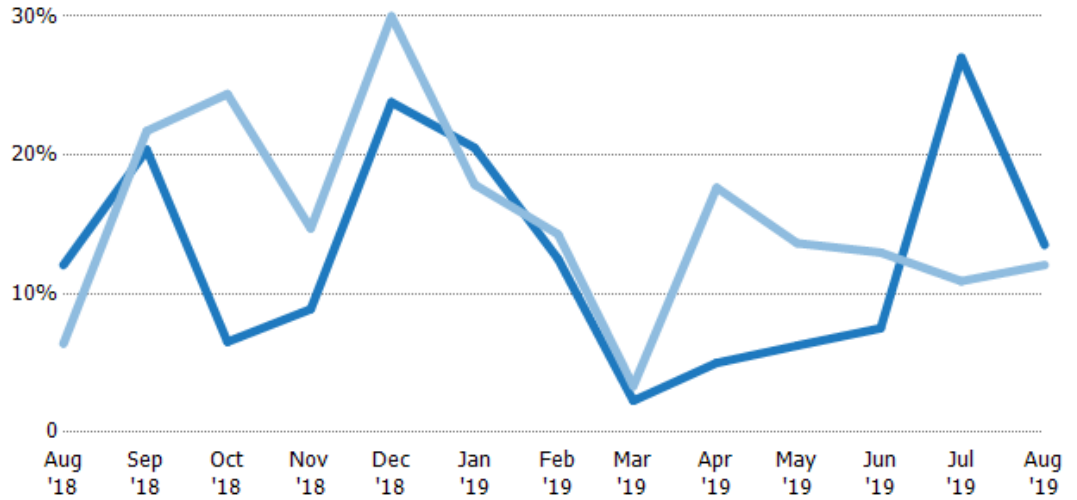
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	8.29	4.91	15.3	11.3	4.2	4.88	8	44	20	16.7	13.3	3.7	7.4
Prior Year	15.7	4.6	4.1	6.8	3.33	5.6	7	30	5.67	7.33	7.71	9.17	8.29
Percent Change from Prior Year	-47%	7%	274%	65%	26%	-13%	14%	47%	253%	-100%	73%	-60%	-11%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



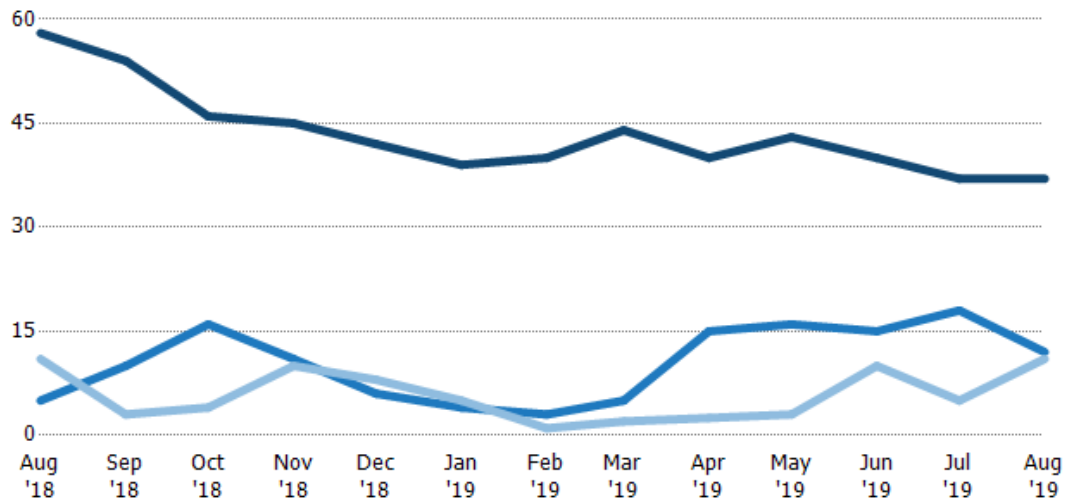
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	12%	20%	7%	9%	24%	21%	13%	2%	5%	6%	8%	27%	14%
Prior Year	6%	22%	24%	15%	30%	18%	14%	3%	18%	14%	13%	11%	12%
Change from Prior Year	-6%	1%	18%	6%	6%	-3%	2%	1%	13%	14%	5%	-16%	-1%

Active/Pending/Sold Units

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	58	54	46	45	42	39	40	44	40	43	40	37	37
Pending	5	10	16	11	6	4	3	5	15	16	15	18	12
Sold	11	3	4	10	8	5	1	2	2.5	3	10	5	11

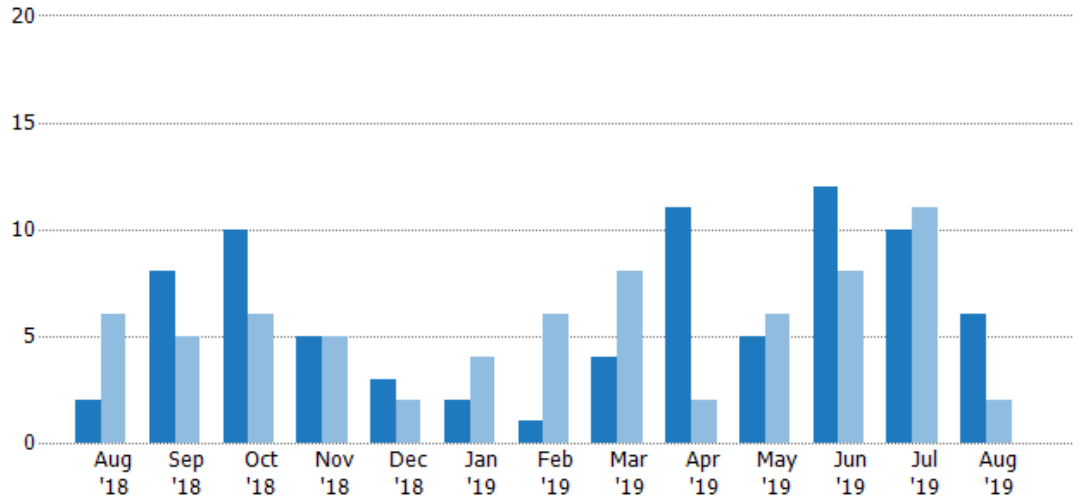
New Pending Sales

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Count	% Chg.
Aug '19	6	200%
Aug '18	2	-66.7%
Aug '17	6	83.3%



Current Year	2	8	10	5	3	2	1	4	11	5	12	10	6
Prior Year	6	5	6	5	2	4	6	8	2	6	8	11	2
Percent Change from Prior Year	-67%	60%	67%	0%	50%	-50%	-83%	-50%	450%	-17%	50%	-9%	200%

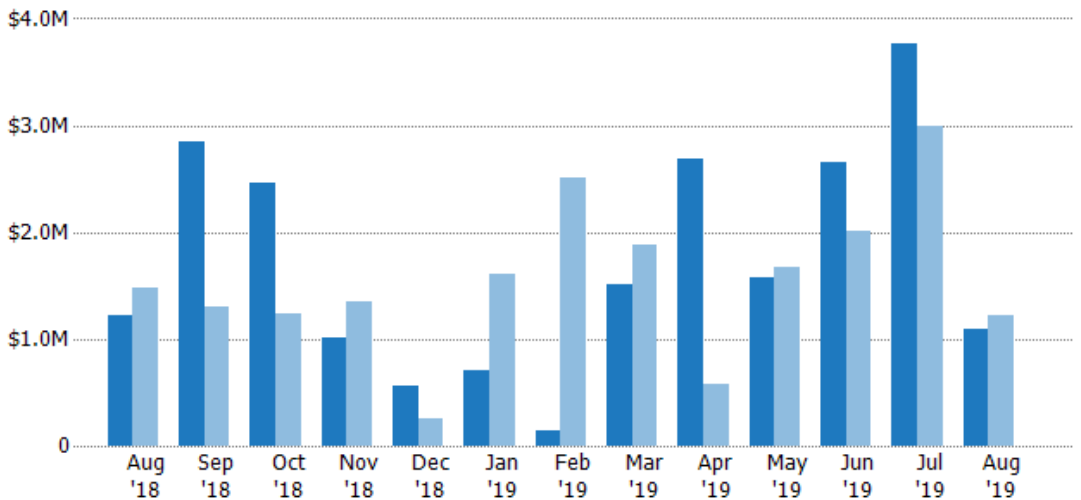
New Pending Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Volume	% Chg.
Aug '19	\$1.09M	-11%
Aug '18	\$1.22M	-17.2%
Aug '17	\$1.48M	53%



Current Year	\$1.22M	\$2.85M	\$2.46M	\$1.01M	\$554K	\$707K	\$149K	\$1.51M	\$2.69M	\$1.57M	\$2.65M	\$3.77M	\$1.09M
Prior Year	\$1.48M	\$1.31M	\$1.23M	\$1.36M	\$247K	\$1.61M	\$2.51M	\$1.88M	\$575K	\$1.68M	\$2.01M	\$2.98M	\$1.22M
Percent Change from Prior Year	-17%	118%	100%	-26%	124%	-56%	-94%	-20%	368%	-6%	32%	26%	-11%

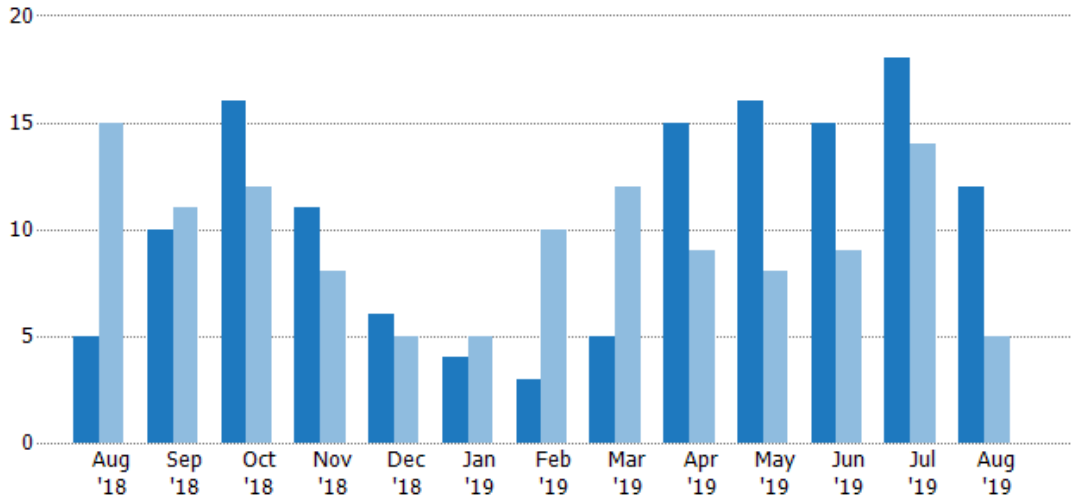
Pending Sales

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Count	% Chg.
Aug '19	12	140%
Aug '18	5	-66.7%
Aug '17	15	20%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	5	10	16	11	6	4	3	5	15	16	15	18	12
Prior Year	15	11	12	8	5	5	10	12	9	8	9	14	5
Percent Change from Prior Year	-67%	-9%	33%	38%	20%	-20%	-70%	-58%	67%	100%	67%	29%	140%

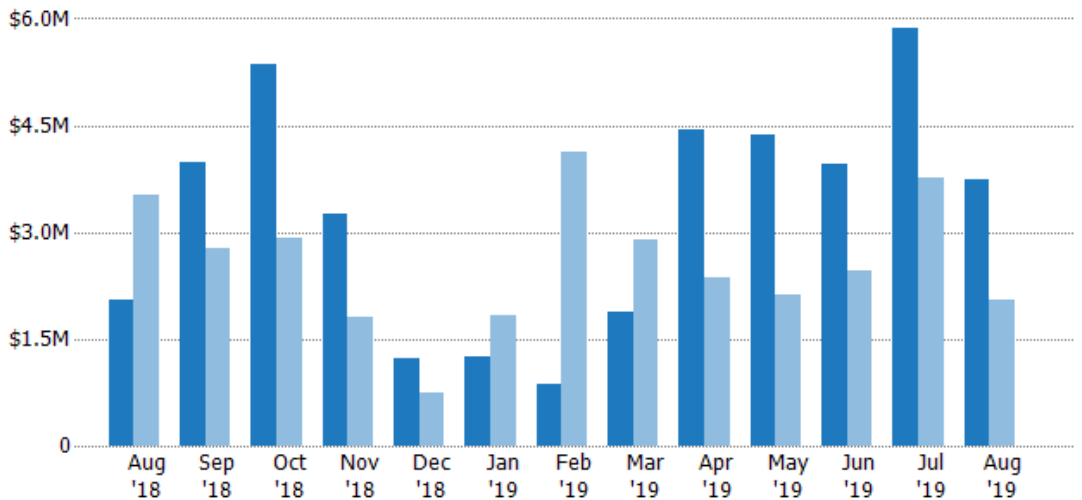
Pending Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Volume	% Chg.
Aug '19	\$3.73M	82.6%
Aug '18	\$2.04M	-41.9%
Aug '17	\$3.52M	17%



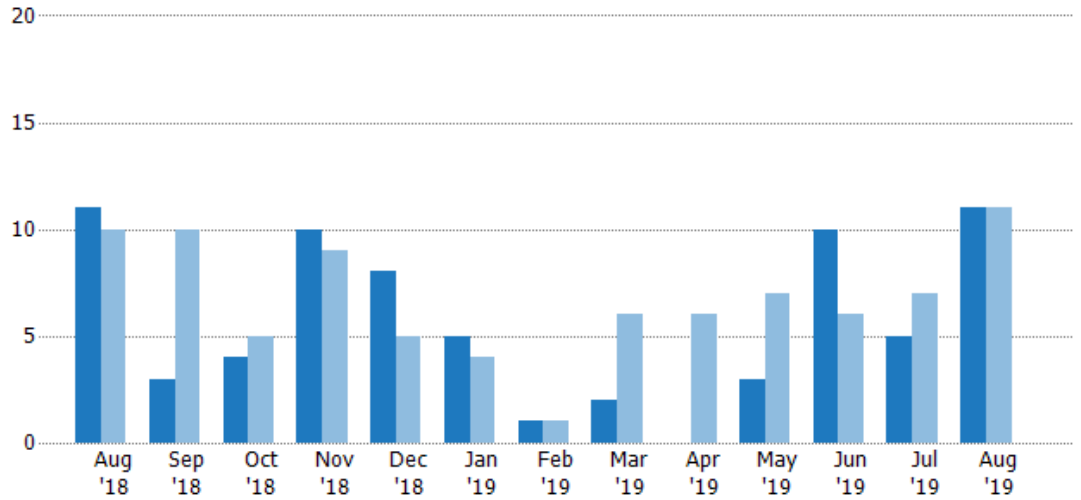
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$2.04M	\$3.98M	\$5.35M	\$3.26M	\$1.23M	\$1.25M	\$876K	\$1.87M	\$4.43M	\$4.38M	\$3.95M	\$5.87M	\$3.73M
Prior Year	\$3.52M	\$2.77M	\$2.93M	\$1.82M	\$734K	\$1.83M	\$4.12M	\$2.9M	\$2.36M	\$2.13M	\$2.47M	\$3.77M	\$2.04M
Percent Change from Prior Year	-42%	44%	83%	80%	68%	-32%	-79%	-36%	88%	105%	60%	56%	83%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



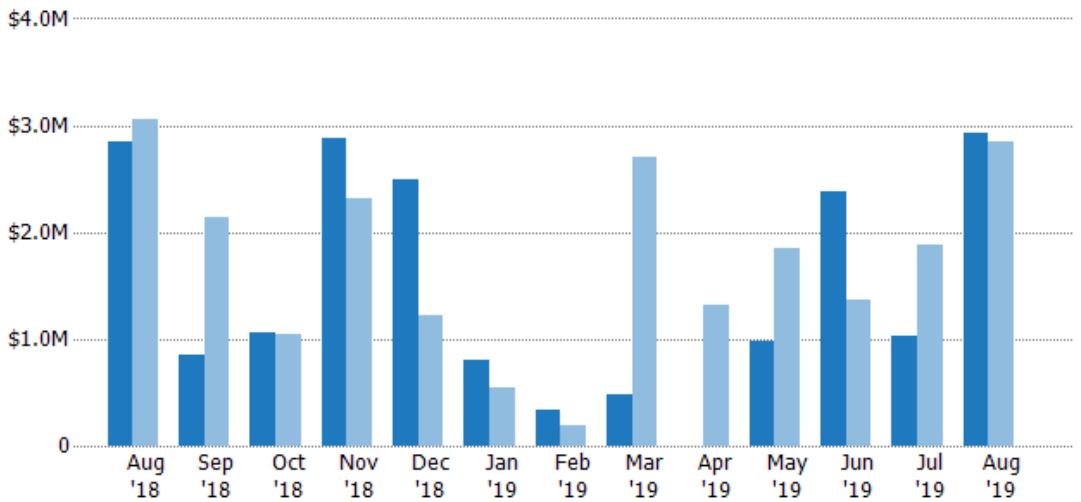
Current Year	11	3	4	10	8	5	1	2	-	3	10	5	11
Prior Year	10	10	5	9	5	4	1	6	6	7	6	7	11
Percent Change from Prior Year	10%	-70%	-20%	11%	60%	25%	0%	-67%	-100%	-57%	67%	-29%	0%

Closed Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



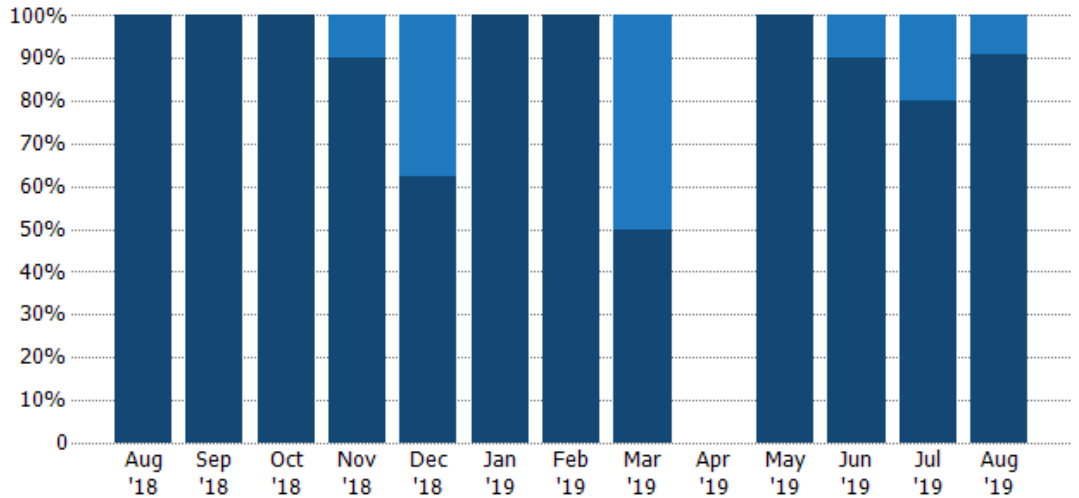
Current Year	\$2.85M	\$857K	\$1.07M	\$2.89M	\$2.5M	\$802K	\$340K	\$486K	-	\$975K	\$2.38M	\$1.02M	\$2.93M
Prior Year	\$3.05M	\$2.14M	\$1.05M	\$2.32M	\$1.23M	\$543K	\$187K	\$2.71M	\$1.32M	\$1.84M	\$1.36M	\$1.88M	\$2.85M
Percent Change from Prior Year	-7%	-60%	1%	25%	104%	48%	82%	-82%	-100%	-47%	75%	-46%	3%

Closed Sales by Property Type

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



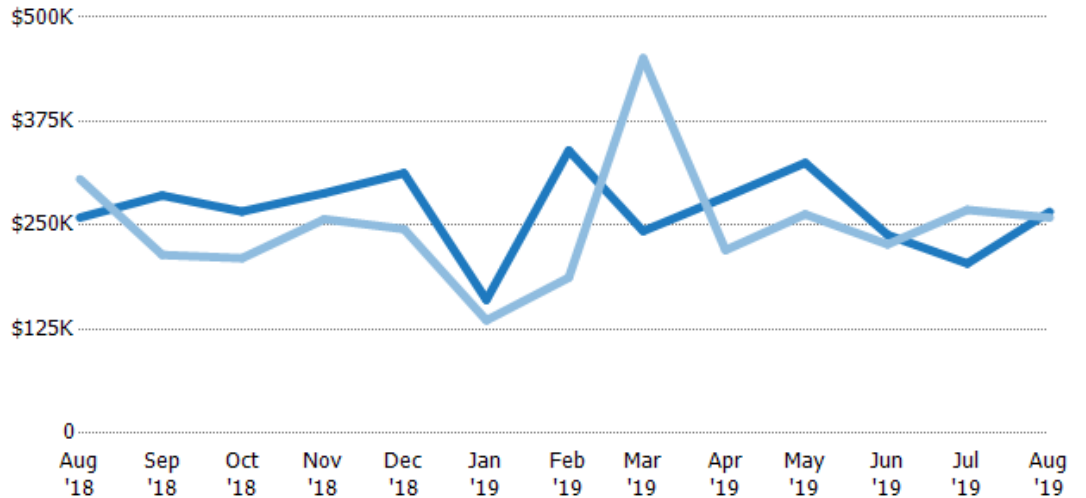
Property Type	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Condo/Townhouse	-	-	-	10%	38%	-	-	50%	-	-	10%	20%	9%
Single Family Residence	100%	100%	100%	90%	63%	100%	100%	50%	-	100%	90%	80%	91%

Average Sales Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



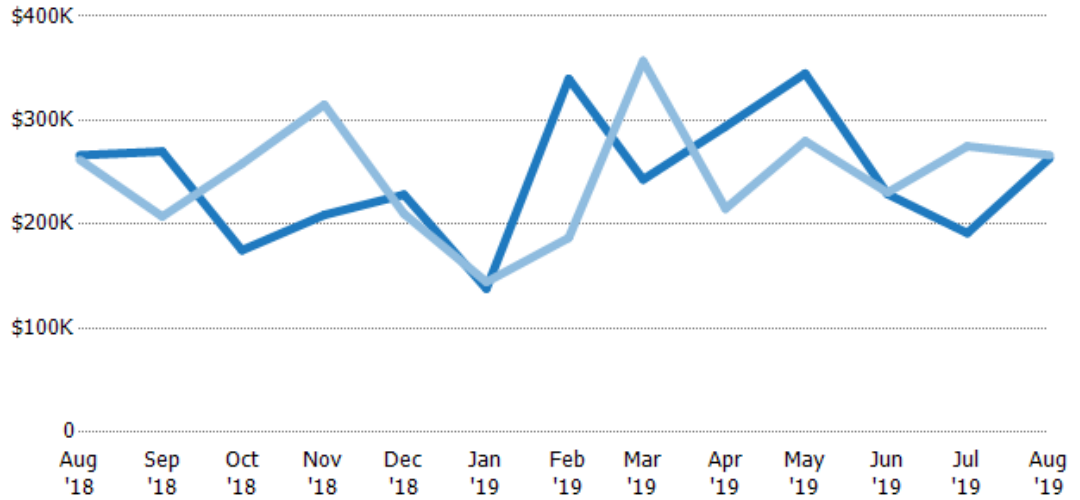
Property Type	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$259K	\$286K	\$267K	\$289K	\$313K	\$160K	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K	\$266K
Prior Year	\$305K	\$214K	\$210K	\$257K	\$245K	\$136K	\$187K	\$451K	\$220K	\$263K	\$227K	\$269K	\$259K
Percent Change from Prior Year	-15%	33%	27%	12%	27%	18%	82%	-46%	-100%	24%	5%	-24%	3%

Median Sales Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



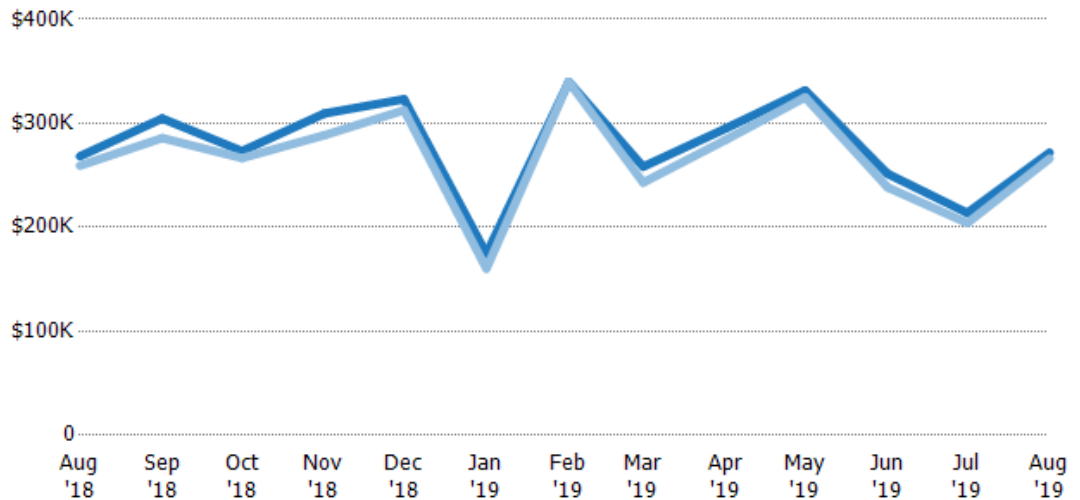
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$266K	\$270K	\$175K	\$209K	\$229K	\$138K	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K	\$264K
Prior Year	\$262K	\$207K	\$258K	\$315K	\$210K	\$145K	\$187K	\$357K	\$215K	\$280K	\$231K	\$275K	\$266K
Percent Change from Prior Year	2%	30%	-32%	-34%	9%	-4%	82%	-32%	-100%	23%	-1%	-30%	-1%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



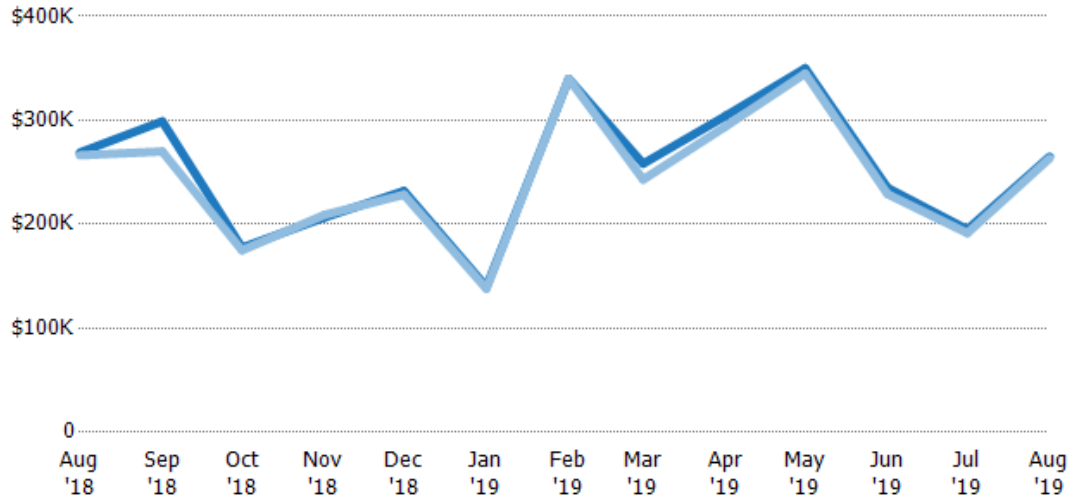
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg List Price	\$268K	\$305K	\$273K	\$309K	\$323K	\$175K	\$340K	\$258K	\$295K	\$332K	\$251K	\$214K	\$272K
Avg Sales Price	\$259K	\$286K	\$267K	\$289K	\$313K	\$160K	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K	\$266K
Avg Sales Price as a % of Avg List Price	97%	94%	98%	93%	97%	92%	100%	94%	96%	98%	95%	95%	98%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



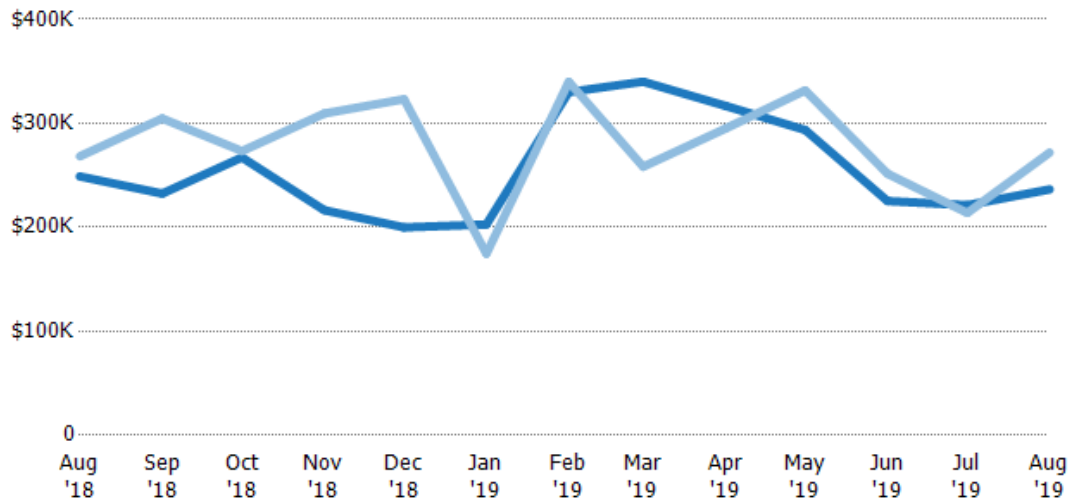
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median List Price	\$269K	\$299K	\$177K	\$206K	\$232K	\$140K	\$340K	\$258K	\$304K	\$350K	\$235K	\$195K	\$265K
Median Sales Price	\$266K	\$270K	\$175K	\$209K	\$229K	\$138K	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K	\$264K
Med Sales Price as a % of Med List Price	99%	90%	99%	101%	98%	99%	100%	94%	96%	99%	97%	98%	99%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



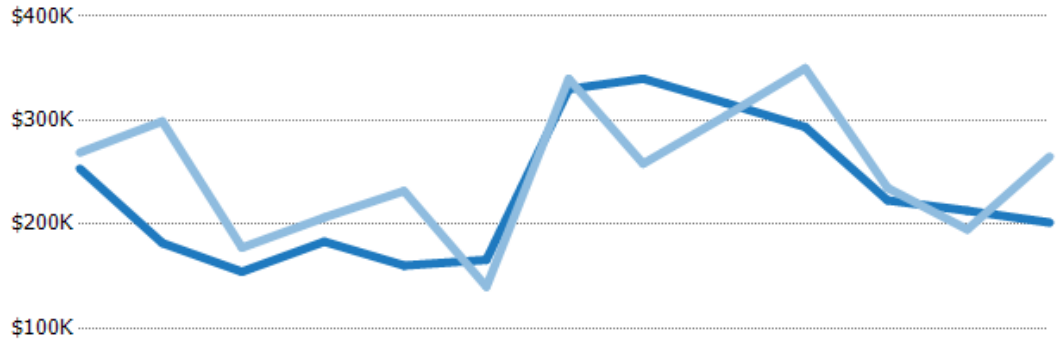
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$249K	\$232K	\$267K	\$216K	\$200K	\$203K	\$330K	\$340K	\$317K	\$294K	\$225K	\$221K	\$236K
Avg Sales Price	\$268K	\$305K	\$273K	\$309K	\$323K	\$175K	\$340K	\$258K	\$295K	\$332K	\$251K	\$214K	\$272K
Avg Sales Price as a % of Avg Est Value	108%	131%	102%	143%	162%	86%	103%	76%	94%	113%	112%	97%	115%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$253K	\$182K	\$154K	\$183K	\$160K	\$166K	\$330K	\$340K	\$317K	\$294K	\$223K	\$213K	\$202K
Median Sales Price	\$269K	\$299K	\$177K	\$206K	\$232K	\$140K	\$340K	\$258K	\$304K	\$350K	\$235K	\$195K	\$265K
Med Sales Price as a % of Med Est Value	106%	164%	115%	113%	145%	84%	103%	76%	98%	119%	105%	91%	131%