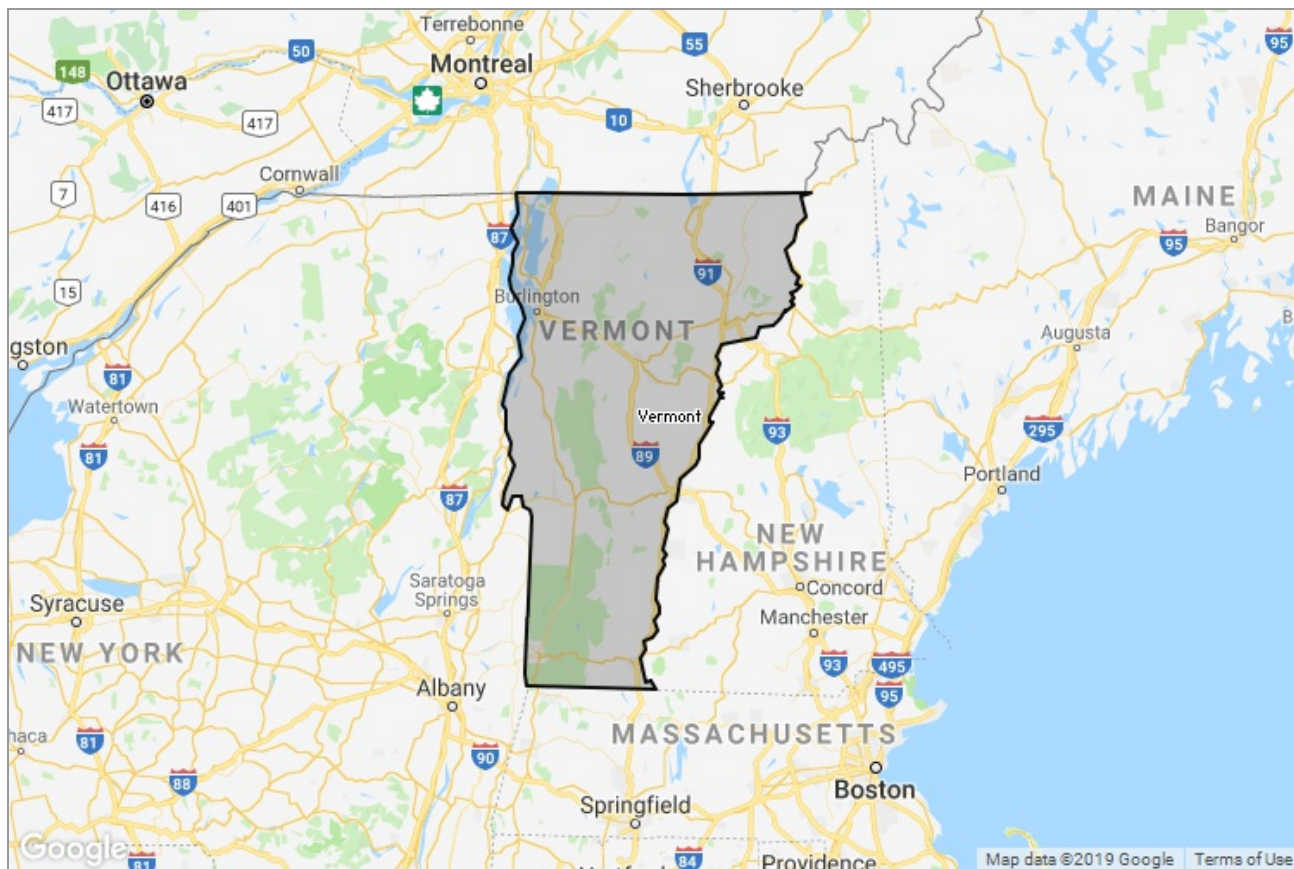




MARKET DATA REPORT

Vermont Indicators Report August



Report Characteristics

Report Name:

Vermont Indicators Report August

Report Date Range:

8/2018 – 8/2019

Filters Used:

Property Type, Location

Avg/Med: Both

Run Date: 09/29/2019

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	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	1,090	1,025	+6.3%	7,887	7,783	+1.3%
New Listing Volume	\$353,471,187	\$322,182,146	+9.7%	\$2,572,473,055	\$2,589,458,837	-0.7%
Active Listing Count	4,863	5,475	-11.2%	N/A	N/A	
Active Listing Volume	\$1,903,945,153	\$2,019,706,271	-5.7%	N/A	N/A	
Average Listing Price	\$391,517	\$368,896	+6.1%	\$384,640	\$366,924	+4.8%
Median Listing Price	\$279,000	\$265,000	+5.3%	\$273,157	\$258,925	+5.5%
Median Days in RPR	100	105	-4.8%	133.42	133.3	+0.1%
Months of Inventory	6.3	10.3	-39%	8.3	8.5	-2%
Absorption Rate	15.85%	9.67%	+6.2%	12%	11.75%	+0.2%
Sales Activity Charts Metrics						
New Pending Sales Count	998	761	+31.1%	6,366	5,282	+20.5%
New Pending Sales Volume	\$299,521,049	\$210,177,657	+42.5%	\$1,822,906,275	\$1,597,215,054	+14.1%
Pending Sales Count	1,482	1,099	+34.8%	N/A	N/A	
Pending Sales Volume	\$451,339,308	\$307,144,814	+46.9%	N/A	N/A	
Closed Sales Count	851	853	-0.2%	4,740	4,387	+8%
Closed Sales Volume	\$237,484,133	\$226,229,915	+5%	\$1,294,146,815	\$1,139,054,592	+13.6%
Average Sales Price	\$279,065	\$265,217	+5.2%	\$273,027	\$259,643	+5.2%
Median Sales Price	\$244,900	\$220,000	+11.3%	\$232,672	\$217,933	+6.8%

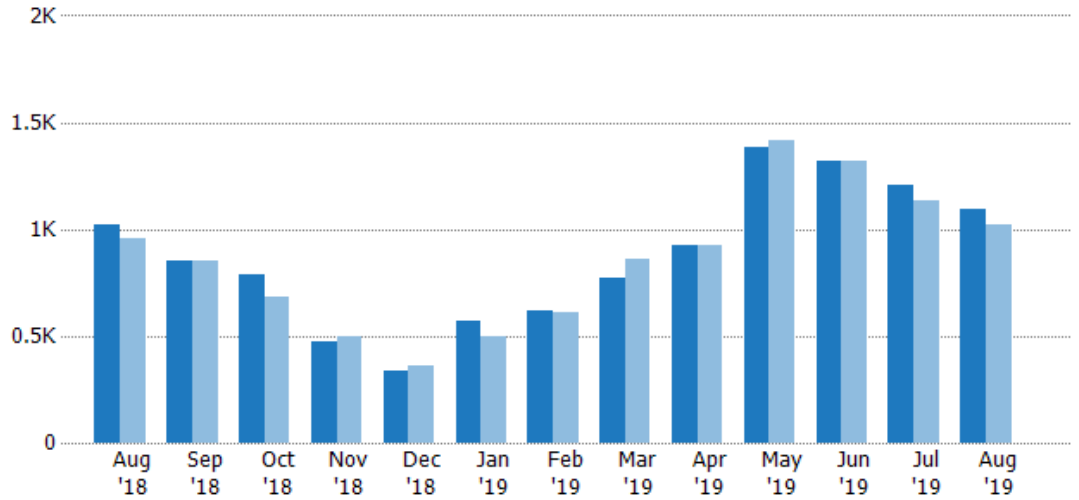
New Listings

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.
Aug '19	1.09K	6.3%
Aug '18	1.03K	7.2%
Aug '17	956	-1.3%



	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	1.03K	855	784	471	337	571	619	775	927	1.38K	1.32K	1.21K	1.09K
Prior Year	956	856	681	497	364	495	610	858	924	1.42K	1.32K	1.13K	1.03K
Percent Change from Prior Year	7%	0%	15%	-5%	-7%	15%	1%	-10%	0%	-3%	0%	6%	6%

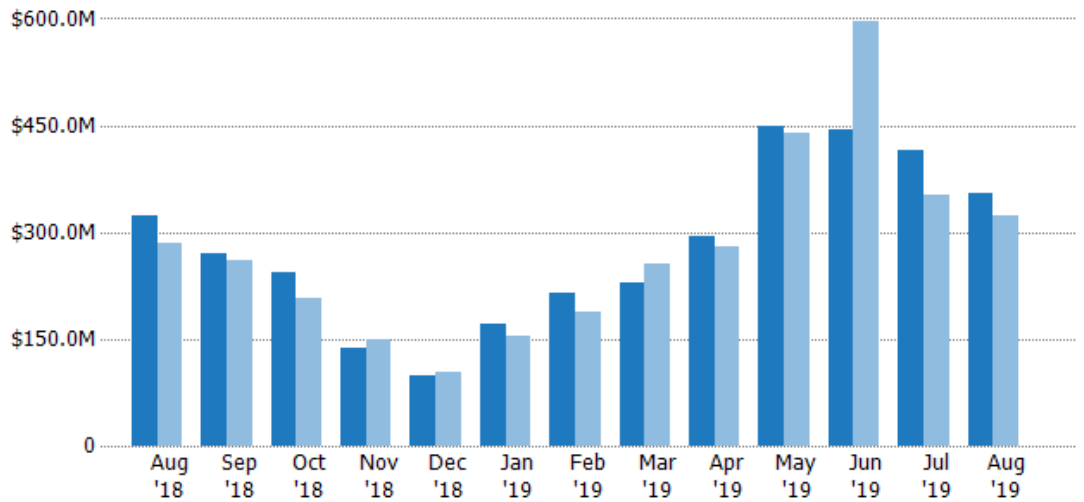
New Listing Volume

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.
Aug '19	\$353M	9.7%
Aug '18	\$322M	13.5%
Aug '17	\$284M	-4.4%



	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	\$322M	\$271M	\$243M	\$138M	\$97.4M	\$172M	\$214M	\$230M	\$294M	\$449M	\$444M	\$416M	\$353M
Prior Year	\$284M	\$260M	\$208M	\$148M	\$103M	\$155M	\$187M	\$256M	\$281M	\$439M	\$597M	\$353M	\$322M
Percent Change from Prior Year	14%	4%	17%	-7%	-5%	11%	15%	-10%	5%	2%	-26%	18%	10%

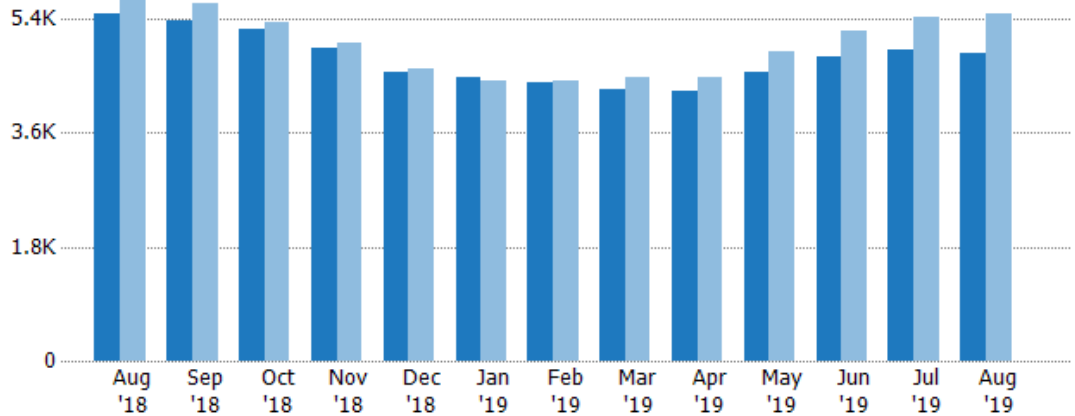
Active Listings

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.
Aug '19	4.86K	-11.2%
Aug '18	5.48K	-3.9%
Aug '17	5.7K	6.4%



Current Year	5.48K	5.38K	5.24K	4.94K	4.56K	4.47K	4.4K	4.27K	4.27K	4.56K	4.81K	4.92K	4.86K
Prior Year	5.7K	5.64K	5.35K	5.03K	4.6K	4.42K	4.43K	4.47K	4.49K	4.87K	5.22K	5.43K	5.48K
Percent Change from Prior Year	-4%	-5%	-2%	-2%	-1%	1%	-1%	-4%	-5%	-6%	-8%	-9%	-11%

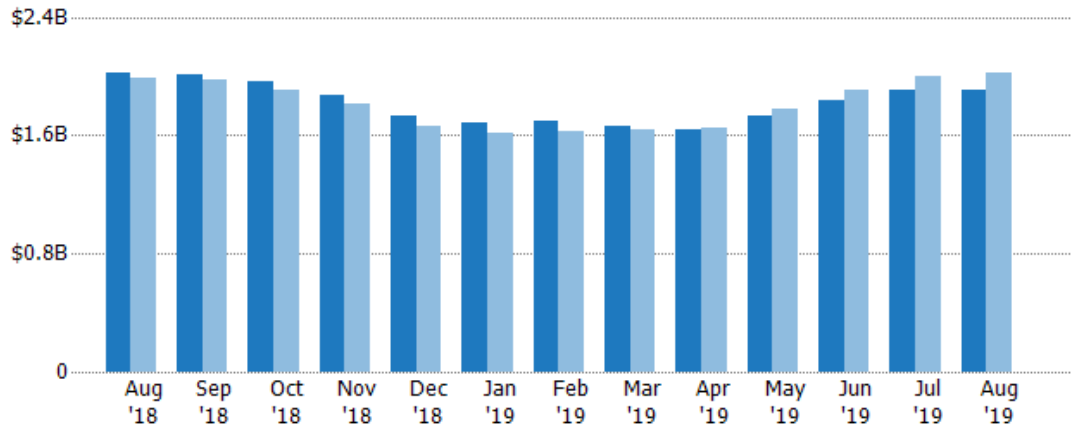
Active Listing Volume

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.
Aug '19	\$1.9B	-5.7%
Aug '18	\$2.02B	1.9%
Aug '17	\$1.98B	1%



Current Year	\$2.02B	\$2.01B	\$1.96B	\$1.87B	\$1.73B	\$1.69B	\$1.7B	\$1.66B	\$1.64B	\$1.73B	\$1.83B	\$1.91B	\$1.9B
Prior Year	\$1.98B	\$1.97B	\$1.9B	\$1.81B	\$1.66B	\$1.62B	\$1.62B	\$1.64B	\$1.65B	\$1.78B	\$1.91B	\$1.99B	\$2.02B
Percent Change from Prior Year	2%	2%	3%	3%	4%	4%	5%	1%	0%	-3%	-4%	-4%	-6%

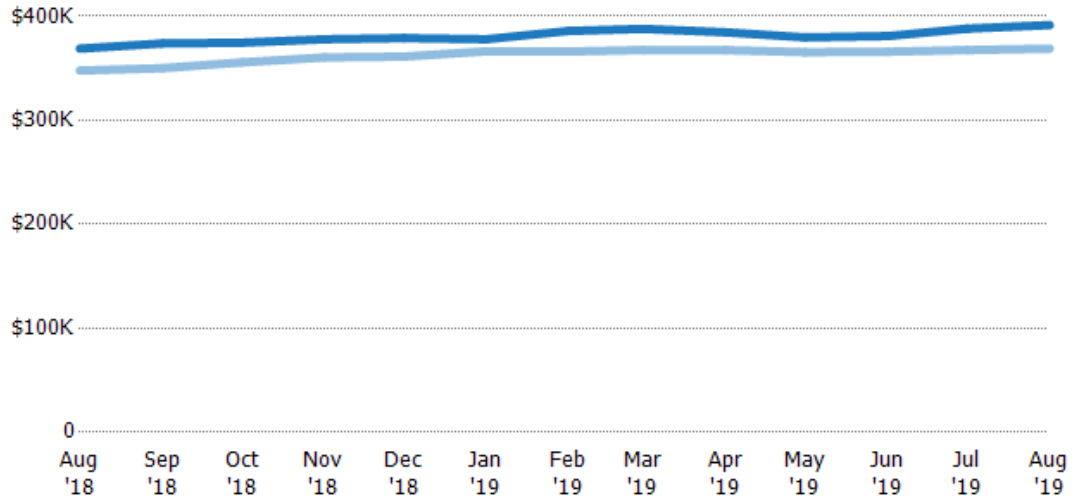
Average Listing Price

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.
Aug '19	\$392K	6.1%
Aug '18	\$369K	6.1%
Aug '17	\$348K	-5.1%



Current Year	\$369K	\$374K	\$375K	\$378K	\$379K	\$378K	\$386K	\$388K	\$385K	\$380K	\$381K	\$388K	\$392K
Prior Year	\$348K	\$350K	\$356K	\$360K	\$361K	\$366K	\$366K	\$368K	\$367K	\$365K	\$366K	\$368K	\$369K
Percent Change from Prior Year	6%	7%	5%	5%	5%	3%	5%	6%	5%	4%	4%	6%	6%

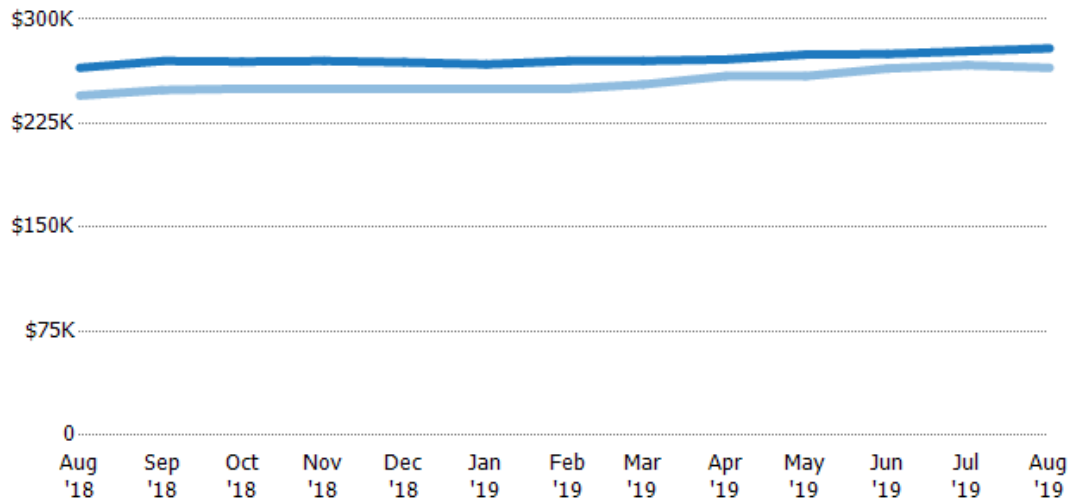
Median Listing Price

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.
Aug '19	\$279K	5.3%
Aug '18	\$265K	8.2%
Aug '17	\$245K	-4.1%



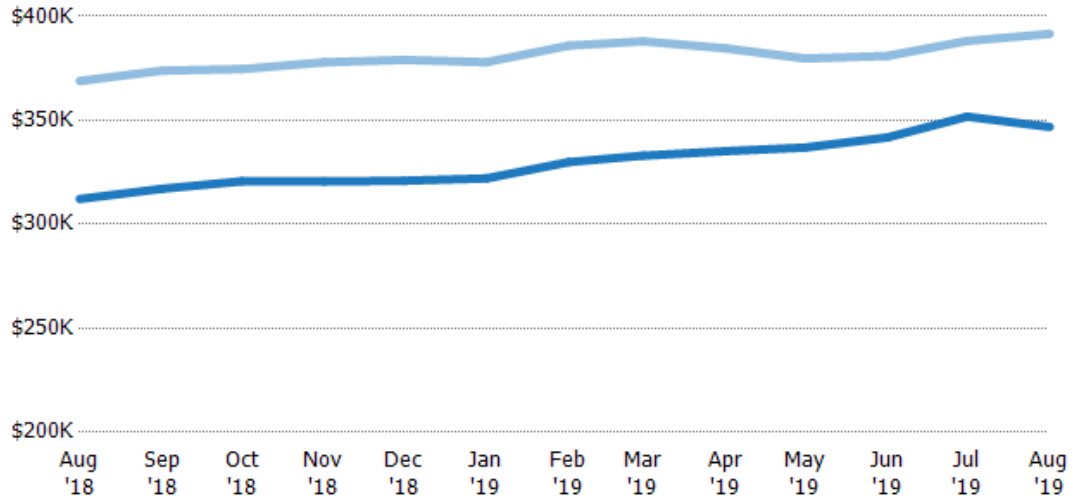
Current Year	\$265K	\$270K	\$270K	\$270K	\$269K	\$268K	\$270K	\$270K	\$271K	\$275K	\$275K	\$277K	\$279K
Prior Year	\$245K	\$249K	\$250K	\$250K	\$250K	\$250K	\$250K	\$253K	\$259K	\$259K	\$265K	\$267K	\$265K
Percent Change from Prior Year	8%	8%	8%	8%	8%	7%	8%	7%	5%	6%	4%	4%	5%

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



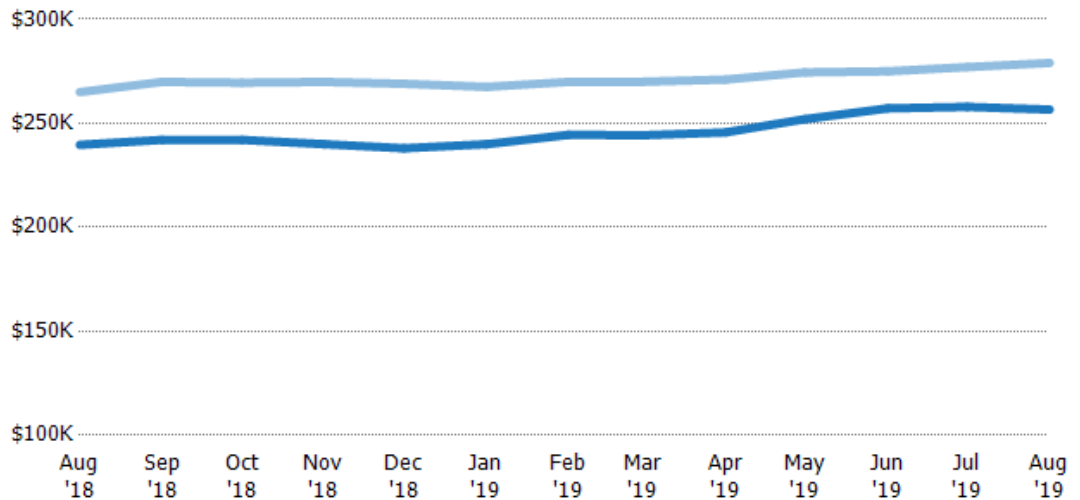
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$312K	\$317K	\$321K	\$321K	\$321K	\$322K	\$330K	\$333K	\$335K	\$337K	\$342K	\$352K	\$347K
Avg Listing Price	\$369K	\$374K	\$375K	\$378K	\$379K	\$378K	\$386K	\$388K	\$385K	\$380K	\$381K	\$388K	\$392K
Avg Listing Price as a % of Avg Est Value	118%	118%	117%	118%	118%	117%	117%	117%	115%	113%	111%	110%	113%

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



	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	\$240K	\$242K	\$242K	\$240K	\$238K	\$240K	\$244K	\$244K	\$246K	\$252K	\$257K	\$258K	\$257K
Median Listing Price	\$265K	\$270K	\$270K	\$270K	\$269K	\$268K	\$270K	\$270K	\$271K	\$275K	\$275K	\$277K	\$279K
Med Listing Price as a % of Med Est Value	111%	112%	111%	112%	113%	111%	110%	111%	110%	109%	107%	107%	109%

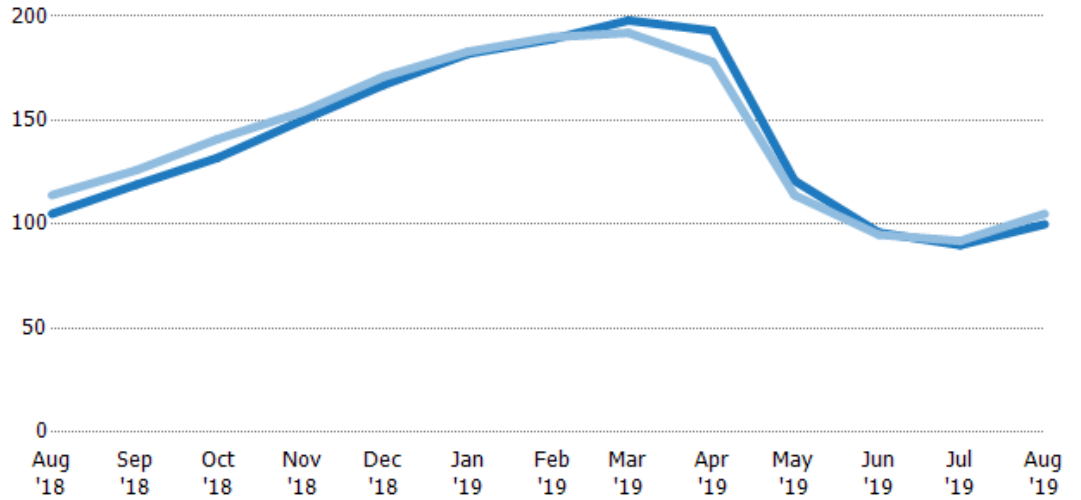
Median Days in RPR

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.
Aug '19	100	-4.8%
Aug '18	105	-7.9%
Aug '17	114	2.6%



	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	105	119	132	150	167	182	189	198	193	121	96	90	100
Prior Year	114	126	141	154	171	183	190	192	178	114	95	92	105
Percent Change from Prior Year	-8%	-6%	-6%	-3%	-2%	-1%	-1%	3%	8%	6%	1%	-2%	-5%

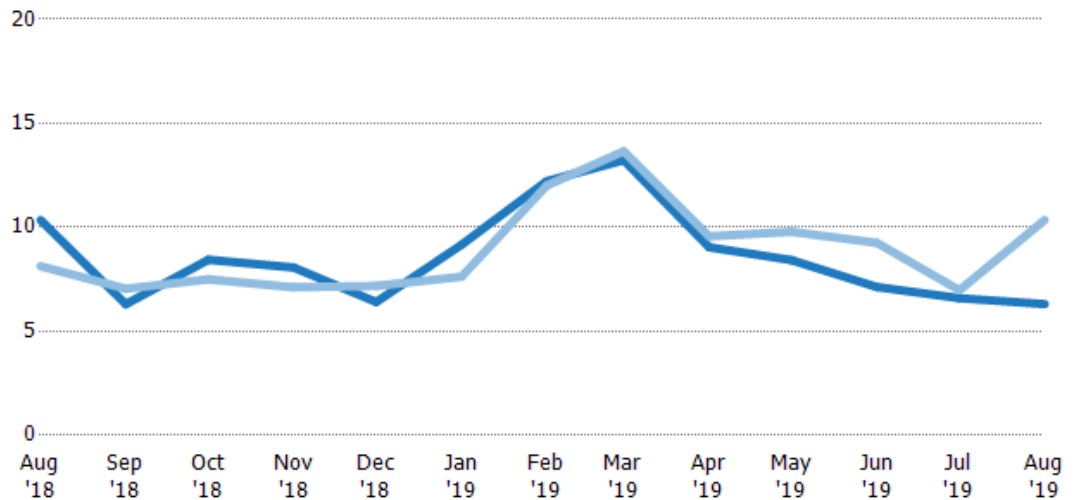
Months of Inventory

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.
Aug '19	6.31	-39.1%
Aug '18	10.3	27.3%
Aug '17	8.13	26.6%



	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	10.3	6.3	8.44	8.07	6.41	9.16	12.2	13.2	9.04	8.42	7.13	6.59	6.31
Prior Year	8.13	7.05	7.5	7.12	7.18	7.62	12	13.7	9.57	9.78	9.25	6.97	10.3
Percent Change from Prior Year	27%	-11%	13%	13%	-11%	20%	2%	-3%	-5%	-14%	-23%	-5%	-39%

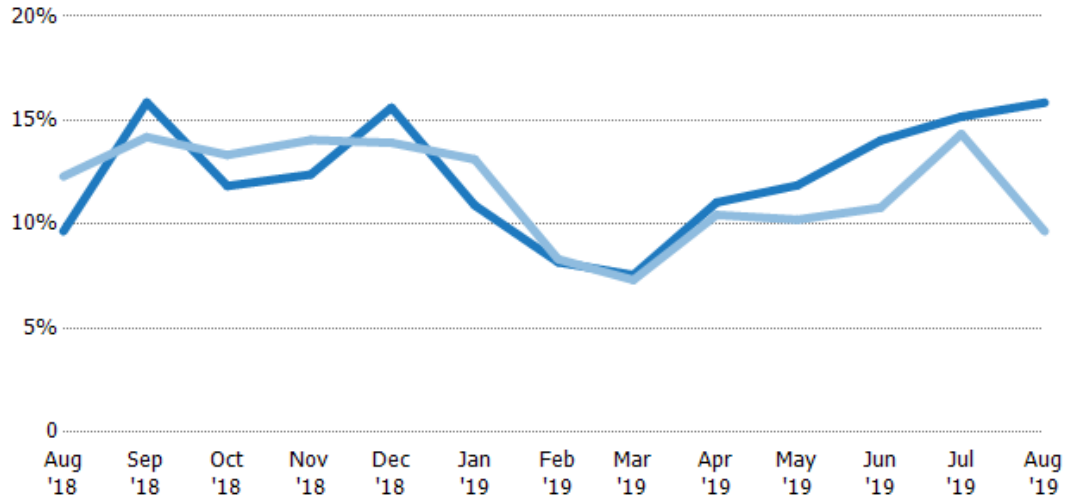
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Aug '19	16%	-6.2%
Aug '18	10%	2.6%
Aug '17	12%	-21.1%



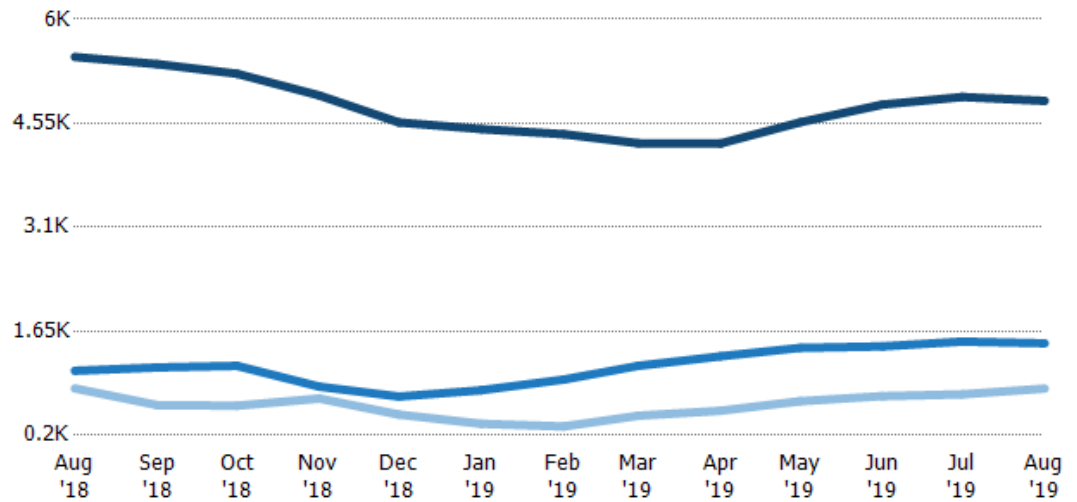
Current Year	10%	16%	12%	12%	16%	11%	8%	8%	11%	12%	14%	15%	16%
Prior Year	12%	14%	13%	14%	14%	13%	8%	7%	10%	10%	11%	14%	10%
Change from Prior Year	3%	-2%	1%	2%	-2%	2%	0%	0%	-1%	-2%	-3%	-1%	-6%

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



Active	5.48K	5.38K	5.24K	4.94K	4.56K	4.47K	4.4K	4.27K	4.27K	4.56K	4.81K	4.92K	4.86K
Pending	1.1K	1.15K	1.17K	878	740	828	977	1.17K	1.3K	1.42K	1.44K	1.51K	1.48K
Sold	853	621	612	712	488	360	323	472	542	675	746	771	851

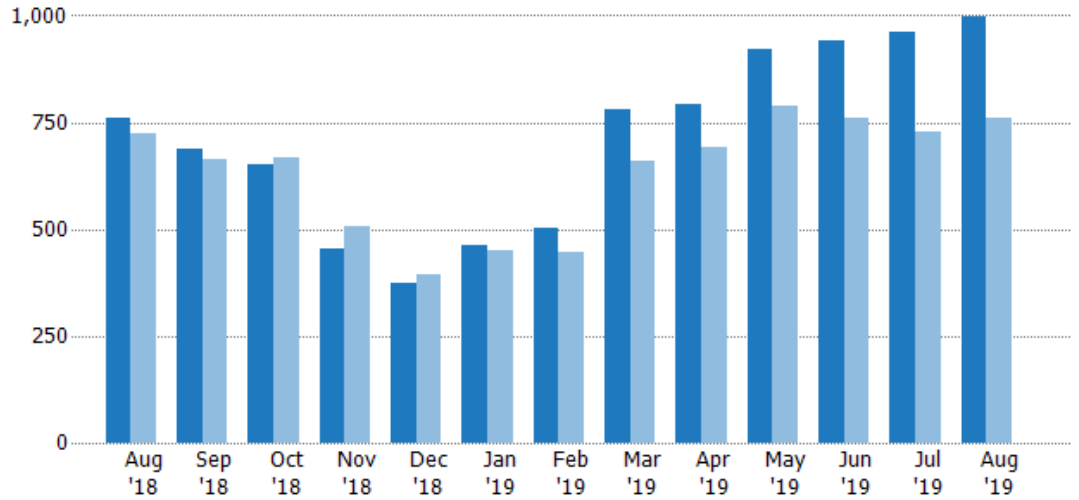
New Pending Sales

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.
Aug '19	998	31.1%
Aug '18	761	5.1%
Aug '17	724	-6.8%



	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	761	689	652	455	374	464	504	781	793	921	943	962	998
Prior Year	724	662	667	506	393	451	445	659	691	789	760	726	761
Percent Change from Prior Year	5%	4%	-2%	-10%	-5%	3%	13%	19%	15%	17%	24%	33%	31%

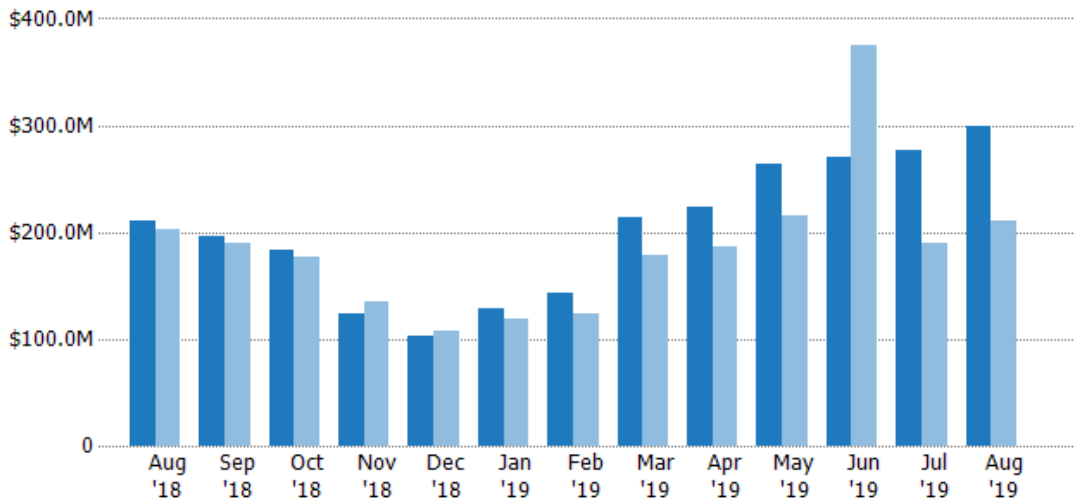
New Pending Sales Volume

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.
Aug '19	\$300M	42.5%
Aug '18	\$210M	3.7%
Aug '17	\$203M	-14.5%



	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	\$210M	\$197M	\$184M	\$124M	\$103M	\$129M	\$144M	\$215M	\$224M	\$264M	\$271M	\$277M	\$300M
Prior Year	\$203M	\$189M	\$177M	\$134M	\$108M	\$119M	\$124M	\$179M	\$186M	\$215M	\$375M	\$190M	\$210M
Percent Change from Prior Year	4%	4%	4%	-8%	-4%	9%	16%	20%	21%	23%	-28%	46%	43%

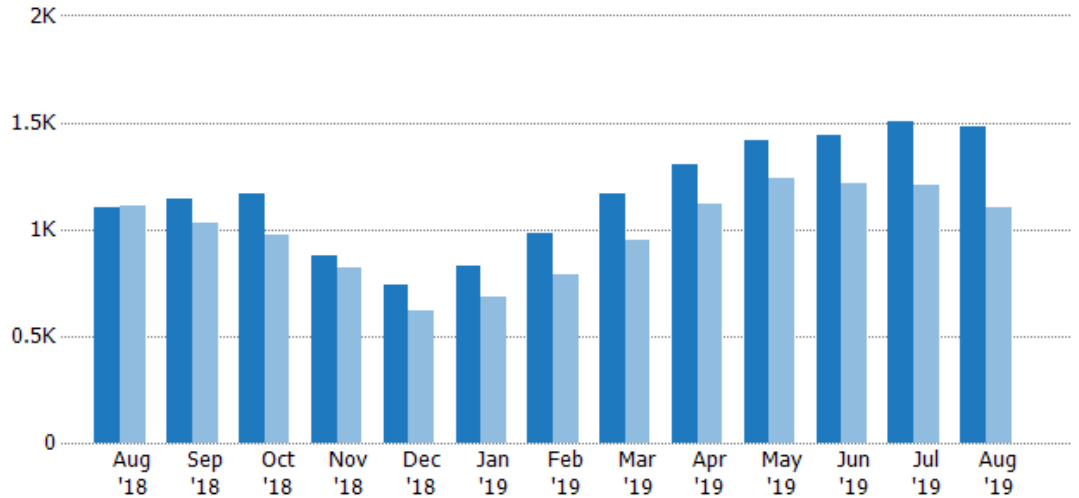
Pending Sales

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.
Aug '19	1.48K	34.8%
Aug '18	1.1K	-1%
Aug '17	1.11K	9.5%



Current Year	1.1K	1.15K	1.17K	878	740	828	977	1.17K	1.3K	1.42K	1.44K	1.51K	1.48K
Prior Year	1.11K	1.03K	974	819	617	685	784	952	1.12K	1.24K	1.22K	1.2K	1.1K
Percent Change from Prior Year	-1%	11%	20%	7%	20%	21%	25%	23%	17%	14%	18%	25%	35%

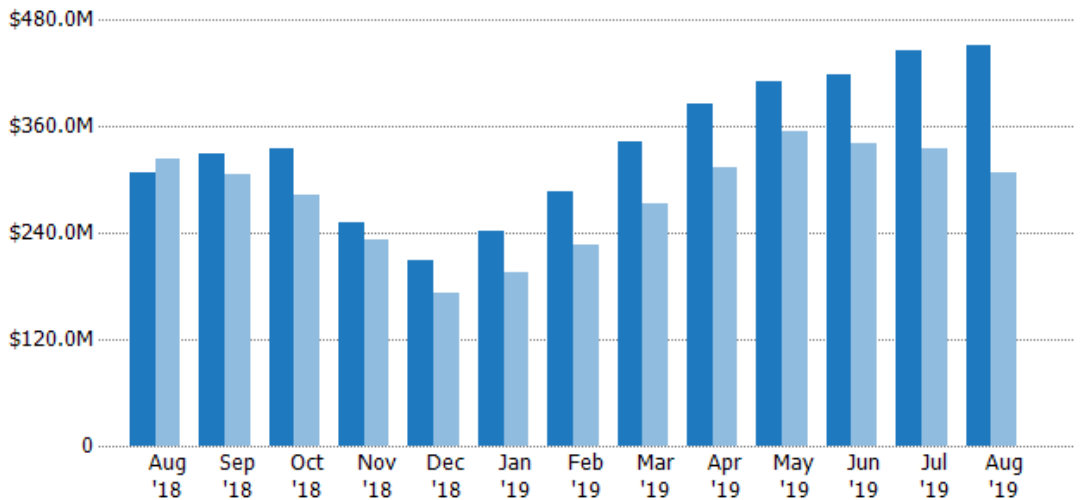
Pending Sales Volume

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.
Aug '19	\$451M	46.9%
Aug '18	\$307M	-5.1%
Aug '17	\$324M	-0.3%



Current Year	\$307M	\$330M	\$335M	\$252M	\$210M	\$243M	\$286M	\$342M	\$385M	\$410M	\$419M	\$445M	\$451M
Prior Year	\$324M	\$306M	\$282M	\$232M	\$172M	\$195M	\$227M	\$274M	\$313M	\$355M	\$340M	\$335M	\$307M
Percent Change from Prior Year	-5%	8%	19%	9%	22%	24%	26%	25%	23%	16%	23%	33%	47%

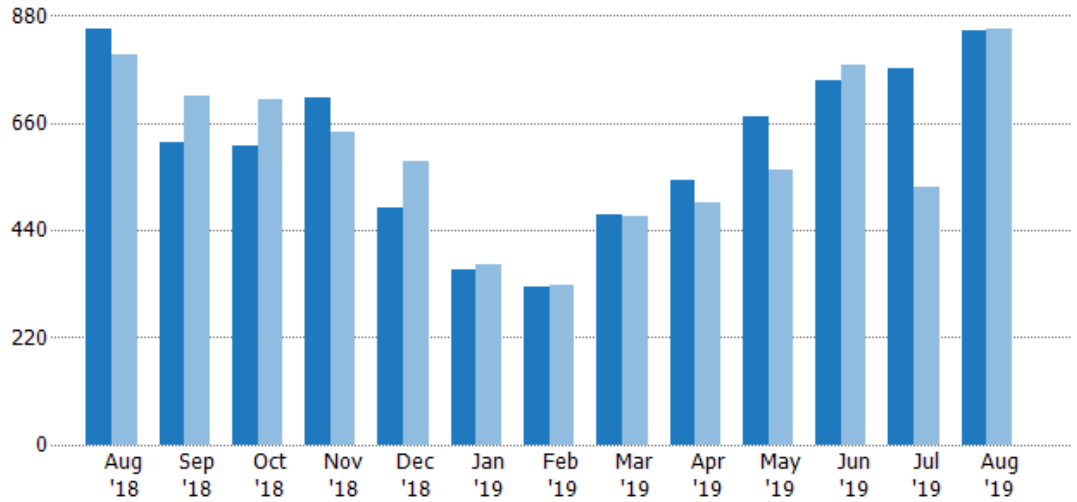
Closed Sales

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.
Aug '19	851	-0.2%
Aug '18	853	6.6%
Aug '17	800	-19.6%



Current Year	853	621	612	712	488	360	323	472	542	675	746	771	851
Prior Year	800	714	707	641	580	369	327	469	498	564	778	529	853
Percent Change from Prior Year	7%	-13%	-13%	11%	-16%	-2%	-1%	1%	9%	20%	-4%	46%	0%

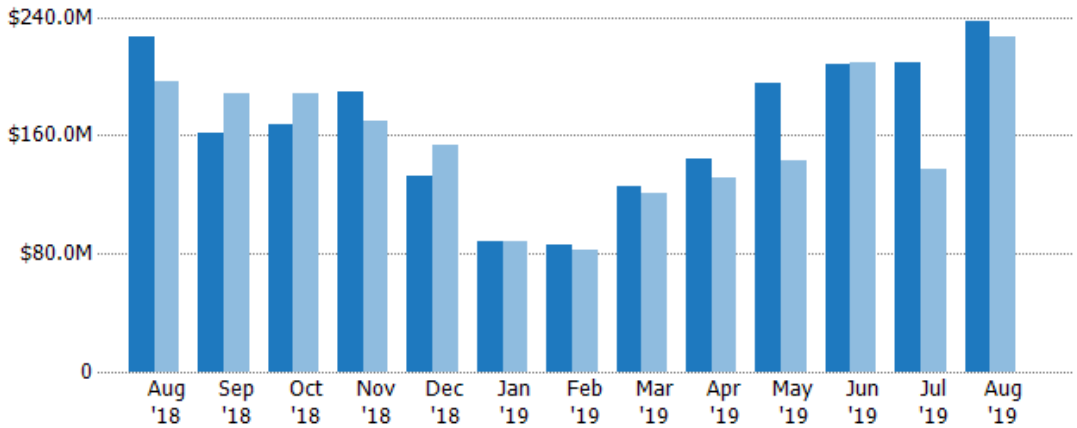
Closed Sales Volume

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.
Aug '19	\$237M	5%
Aug '18	\$226M	15.4%
Aug '17	\$196M	-21.7%



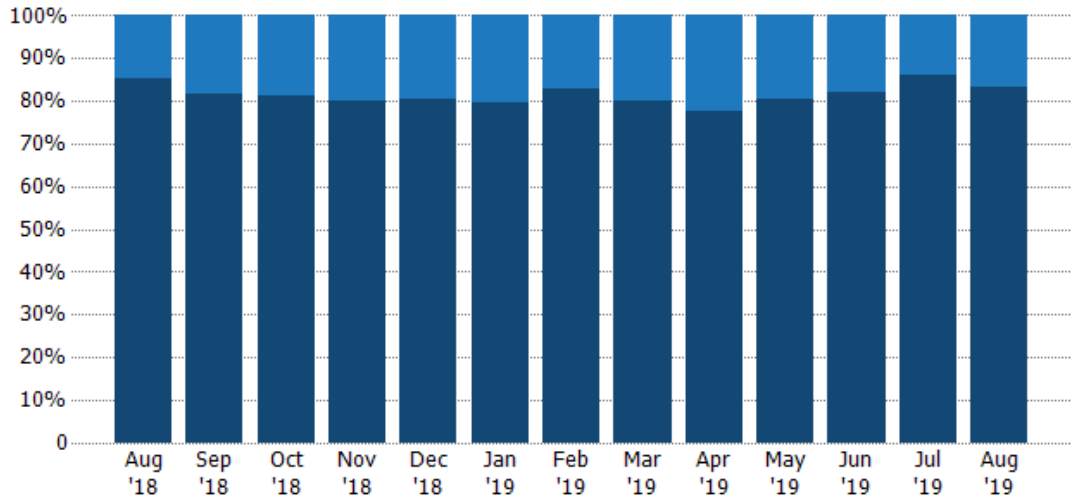
Current Year	\$226M	\$162M	\$167M	\$189M	\$132M	\$88.5M	\$85.9M	\$125M	\$145M	\$196M	\$208M	\$209M	\$237M
Prior Year	\$196M	\$189M	\$189M	\$170M	\$153M	\$87.8M	\$82.9M	\$121M	\$132M	\$142M	\$210M	\$137M	\$226M
Percent Change from Prior Year	15%	-14%	-11%	11%	-14%	1%	4%	3%	10%	38%	-1%	52%	5%

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	15%	18%	19%	20%	20%	21%	17%	20%	22%	20%	18%	14%	17%
Single Family Residence	85%	82%	81%	80%	80%	79%	83%	80%	78%	80%	82%	86%	83%

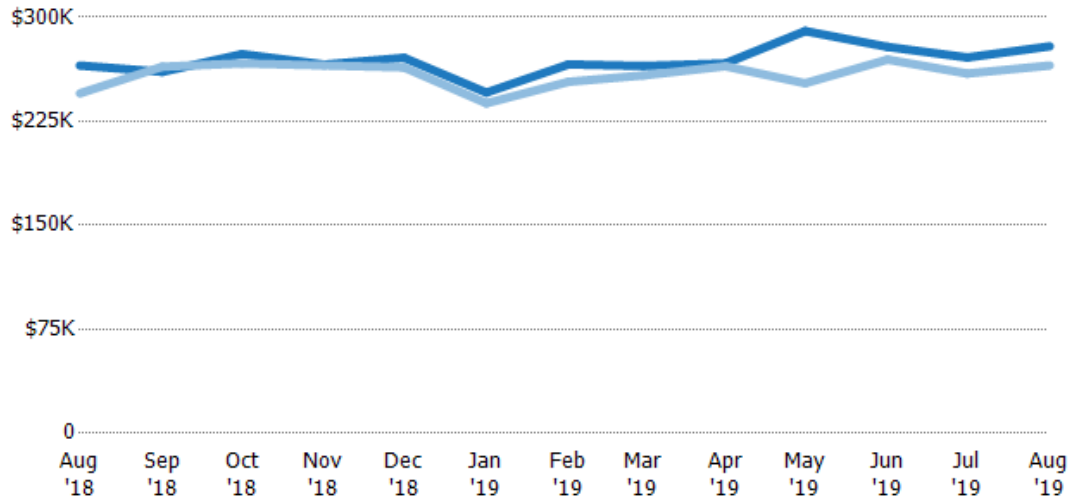
Average Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
Aug '19	\$279K	5.2%
Aug '18	\$265K	8.2%
Aug '17	\$245K	-2.5%



Current Year	\$265K	\$261K	\$273K	\$266K	\$271K	\$246K	\$266K	\$265K	\$267K	\$290K	\$279K	\$271K	\$279K
Prior Year	\$245K	\$264K	\$267K	\$265K	\$264K	\$238K	\$253K	\$258K	\$265K	\$252K	\$270K	\$259K	\$265K
Percent Change from Prior Year	8%	-1%	2%	0%	3%	3%	5%	3%	1%	15%	3%	4%	5%

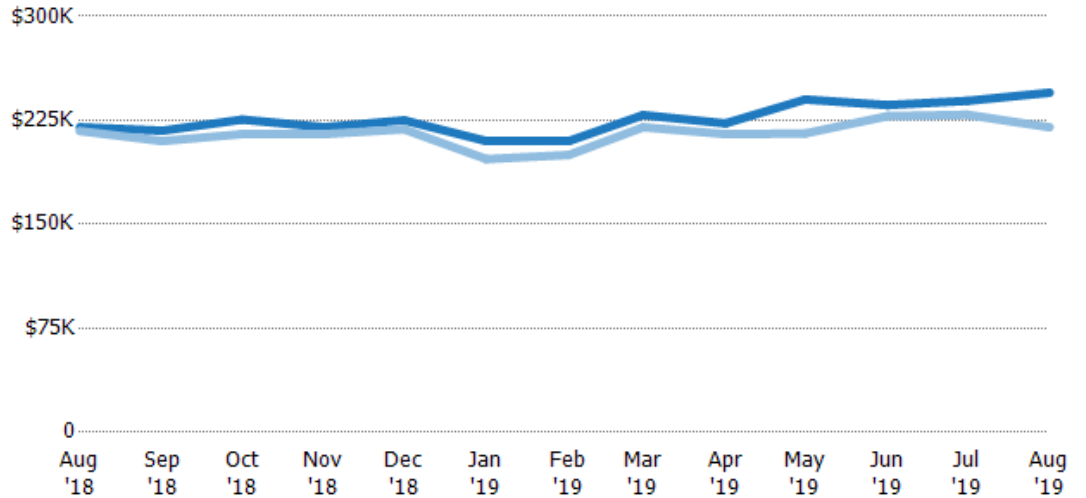
Median Sales Price

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.
Aug '19	\$245K	11.3%
Aug '18	\$220K	1.3%
Aug '17	\$217K	-3.3%



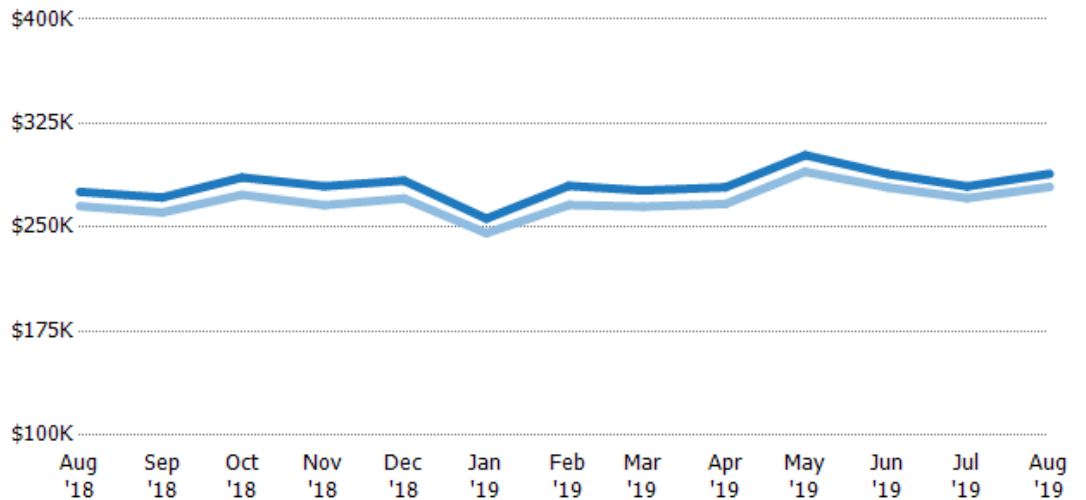
Current Year	\$220K	\$218K	\$226K	\$220K	\$225K	\$210K	\$210K	\$229K	\$223K	\$240K	\$236K	\$239K	\$245K
Prior Year	\$217K	\$210K	\$215K	\$215K	\$219K	\$197K	\$200K	\$220K	\$215K	\$216K	\$228K	\$229K	\$220K
Percent Change from Prior Year	1%	4%	5%	2%	3%	7%	5%	4%	4%	11%	4%	4%	11%

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



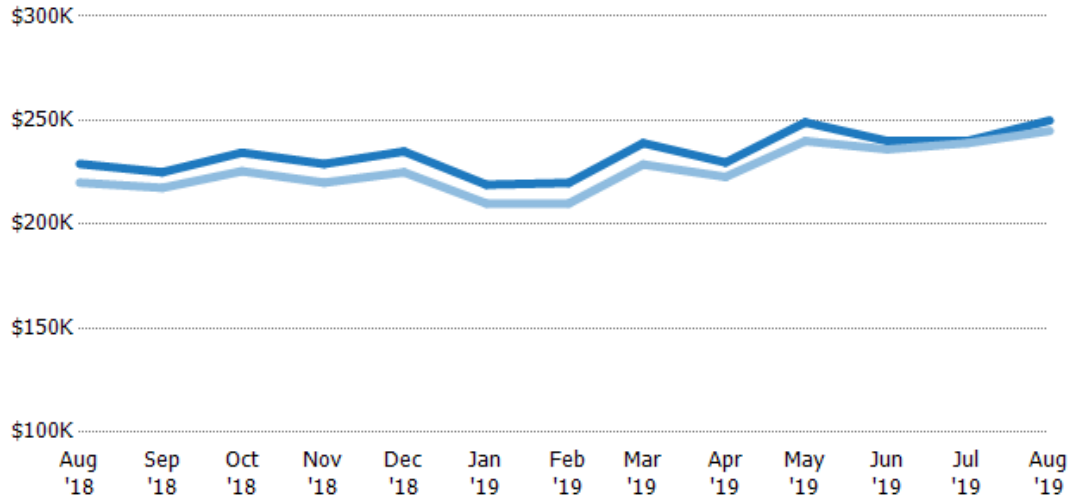
Avg List Price	\$276K	\$271K	\$286K	\$280K	\$284K	\$256K	\$280K	\$276K	\$279K	\$302K	\$288K	\$279K	\$289K
Avg Sales Price	\$265K	\$261K	\$273K	\$266K	\$271K	\$246K	\$266K	\$265K	\$267K	\$290K	\$279K	\$271K	\$279K
Avg Sales Price as a % of Avg List Price	96%	96%	96%	95%	95%	96%	95%	96%	96%	96%	97%	97%	97%

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



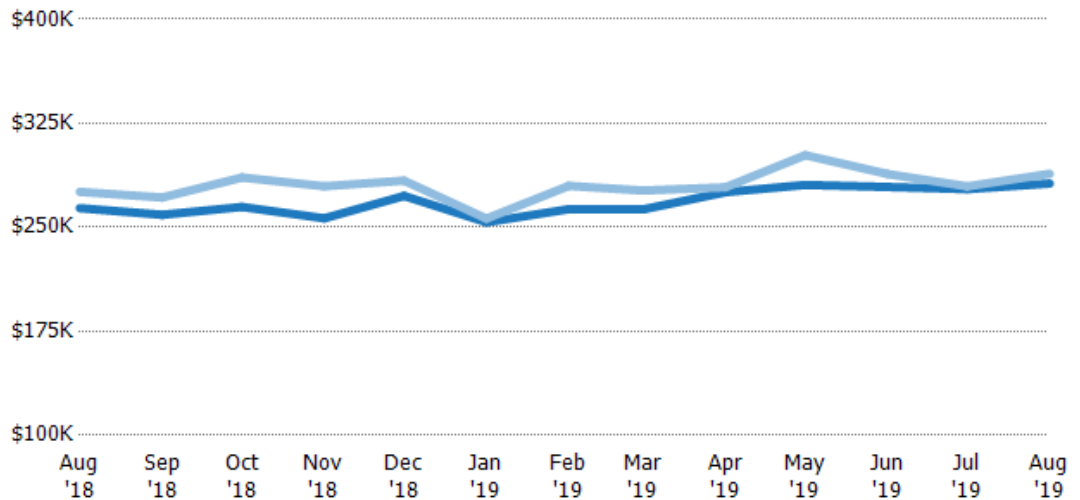
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median List Price	\$229K	\$225K	\$234K	\$229K	\$235K	\$219K	\$220K	\$239K	\$230K	\$249K	\$240K	\$240K	\$250K
Median Sales Price	\$220K	\$218K	\$226K	\$220K	\$225K	\$210K	\$210K	\$229K	\$223K	\$240K	\$236K	\$239K	\$245K
Med Sales Price as a % of Med List Price	96%	97%	96%	96%	96%	96%	95%	96%	97%	96%	98%	100%	98%

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



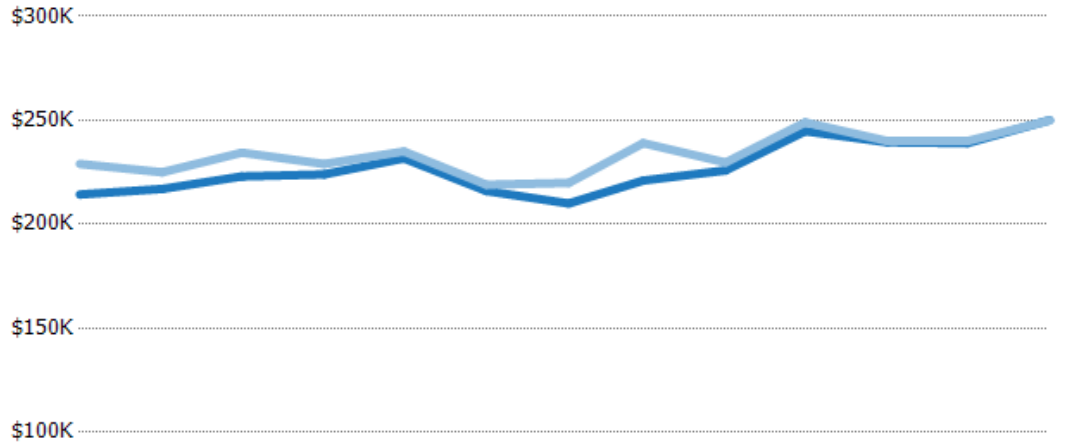
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$264K	\$259K	\$265K	\$256K	\$273K	\$254K	\$263K	\$263K	\$275K	\$281K	\$279K	\$278K	\$282K
Avg Sales Price	\$276K	\$271K	\$286K	\$280K	\$284K	\$256K	\$280K	\$276K	\$279K	\$302K	\$288K	\$279K	\$289K
Avg Sales Price as a % of Avg Est Value	104%	105%	108%	109%	104%	101%	106%	105%	101%	108%	103%	101%	102%

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



	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	\$214K	\$217K	\$223K	\$224K	\$232K	\$216K	\$210K	\$221K	\$226K	\$245K	\$239K	\$239K	\$250K
Median Sales Price	\$229K	\$225K	\$234K	\$229K	\$235K	\$219K	\$220K	\$239K	\$230K	\$249K	\$240K	\$240K	\$250K
Med Sales Price as a % of Med Est Value	107%	104%	105%	102%	101%	101%	105%	108%	102%	102%	100%	100%	100%

Sales Activity by ZIP

Aug 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	22	\$5,344,888	8	\$1,681,000	\$210,125	\$229,500	\$132	\$135	7
05031	5	\$3,121,000	1	\$500,000	\$500,000	\$500,000	\$158	\$158	97
05032	6	\$1,494,900	2	\$529,500	\$264,750	\$264,750	\$99	\$99	17
05034			1	\$255,000	\$255,000	\$255,000	\$110	\$110	107
05036	3	\$815,500	1	\$230,000	\$230,000	\$230,000	\$182	\$182	365
05037	7	\$1,683,500	3	\$720,000	\$240,000	\$150,000	\$110	\$102	15
05038	4	\$591,500	1	\$160,300	\$160,300	\$160,300	\$114	\$114	15
05045	2	\$534,000	3	\$1,368,000	\$456,000	\$380,000	\$211	\$210	71
05046	4	\$521,400	3	\$367,500	\$122,500	\$85,000	\$72	\$38	145
05048	4	\$1,187,000	8	\$1,980,000	\$247,500	\$219,500	\$132	\$127	64
05055	2	\$1,899,000	4	\$2,426,508	\$606,627	\$630,000	\$192	\$195	35
05056	3	\$1,052,000	2	\$515,000	\$257,500	\$257,500	\$112	\$112	81
05059	25	\$7,116,899	11	\$3,304,000	\$300,364	\$265,000	\$132	\$148	46
05060	8	\$1,495,000	3	\$715,700	\$238,567	\$230,500	\$107	\$94	443
05061	3	\$805,000	2	\$412,000	\$206,000	\$206,000	\$151	\$151	4
05065	4	\$787,900	5	\$1,387,000	\$277,400	\$264,000	\$130	\$137	76
05067			2	\$905,000	\$452,500	\$452,500	\$207	\$207	292
05071			1	\$185,000	\$185,000	\$185,000	\$164	\$164	51
05074	1	\$250,000	1	\$371,000	\$371,000	\$371,000	\$167	\$167	47
05075	3	\$922,500	2	\$1,028,000	\$514,000	\$514,000	\$202	\$202	69
05076	3	\$346,900	1	\$97,000	\$97,000	\$97,000	\$62	\$62	47
05077	4	\$906,000	1	\$220,000	\$220,000	\$220,000	\$220	\$220	276
05083			1	\$170,000	\$170,000	\$170,000	\$143	\$143	44
05085			1	\$199,000	\$199,000	\$199,000	\$126	\$126	3
05089	8	\$1,524,100	7	\$1,349,900	\$192,843	\$205,000	\$109	\$110	28
05091	10	\$8,628,000	3	\$1,537,000	\$512,333	\$525,000	\$211	\$170	27
05101	10	\$2,132,300	1	\$425,000	\$425,000	\$425,000	\$287	\$287	43
05142	2	\$270,000	2	\$316,000	\$158,000	\$158,000	\$123	\$123	26
05143	12	\$3,503,200	3	\$589,500	\$196,500	\$164,000	\$113	\$112	239
05146	2	\$628,000	4	\$1,095,000	\$273,750	\$252,500	\$130	\$134	63
05148	11	\$6,514,500	1	\$158,000	\$158,000	\$158,000	\$117	\$117	191
05149	3	\$1,758,000	3	\$812,000	\$270,667	\$309,000	\$187	\$147	10
05151			1	\$332,000	\$332,000	\$332,000	\$166	\$166	14
05152	3	\$700,000	4	\$1,536,000	\$384,000	\$250,000	\$165	\$169	38
05153	3	\$757,500	1	\$260,000	\$260,000	\$260,000	\$252	\$252	44
05154	4	\$722,900	1	\$187,000	\$187,000	\$187,000	\$119	\$119	395
05155	2	\$874,900	1	\$630,000	\$630,000	\$630,000	\$150	\$150	260
05156	8	\$796,724	6	\$608,000	\$101,333	\$101,500	\$70	\$75	26

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Sales Activity by ZIP

Aug 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
05158	2	\$482,000	2	\$426,500	\$213,250	\$213,250	\$102	\$102	187
05161	3	\$914,000	1	\$645,000	\$645,000	\$645,000	\$165	\$165	373
05201	23	\$5,418,500	16	\$2,515,634	\$157,227	\$156,500	\$105	\$103	73
05250	10	\$3,125,300	6	\$1,763,100	\$293,850	\$292,050	\$128	\$114	200
05253			1	\$485,000	\$485,000	\$485,000	\$238	\$238	36
05254	4	\$1,803,900	2	\$944,500	\$472,250	\$472,250	\$167	\$167	216
05255	8	\$2,371,000	5	\$1,331,500	\$266,300	\$225,000	\$135	\$134	18
05257	2	\$634,000	1	\$174,900	\$174,900	\$174,900	\$115	\$115	7
05261	8	\$1,619,100	4	\$639,000	\$159,750	\$144,500	\$108	\$117	119
05262	4	\$1,034,788	4	\$923,247	\$230,812	\$232,800	\$108	\$105	18
05301	24	\$8,912,500	17	\$4,380,600	\$257,682	\$250,000	\$127	\$129	33
05340	10	\$3,127,500	10	\$2,716,900	\$271,690	\$260,000	\$134	\$145	159
05343	7	\$1,448,899	2	\$335,000	\$167,500	\$167,500	\$111	\$111	25
05344	4	\$960,000	2	\$659,900	\$329,950	\$329,950	\$171	\$171	20
05345	6	\$1,587,700	3	\$469,900	\$156,633	\$155,000	\$95	\$103	23
05346	5	\$2,624,000	2	\$415,000	\$207,500	\$207,500	\$117	\$117	22
05350	2	\$411,040	5	\$1,025,900	\$205,180	\$194,000	\$131	\$128	51
05351			1	\$275,000	\$275,000	\$275,000	\$163	\$163	7
05353	1	\$179,800	2	\$340,000	\$170,000	\$170,000	\$100	\$100	101
05354	2	\$555,000	3	\$578,000	\$192,667	\$196,000	\$149	\$143	9
05355	3	\$680,000	3	\$671,000	\$223,667	\$255,000	\$84	\$87	47
05356	19	\$4,918,400	5	\$1,043,000	\$208,600	\$179,000	\$128	\$126	20
05358	2	\$384,000	1	\$245,000	\$245,000	\$245,000	\$114	\$114	61
05360	5	\$1,778,900	4	\$1,416,000	\$354,000	\$353,250	\$200	\$198	254
05363	13	\$4,288,400	6	\$1,007,001	\$167,834	\$193,000	\$140	\$150	22
05401	22	\$8,442,700	16	\$5,880,500	\$367,531	\$365,500	\$237	\$254	17
05403	50	\$18,664,246	28	\$10,877,628	\$388,487	\$349,000	\$184	\$188	11
05404	6	\$1,569,800	8	\$2,338,201	\$292,275	\$271,000	\$203	\$194	8
05408	24	\$7,136,400	17	\$5,731,200	\$337,129	\$312,000	\$204	\$192	19
05440	3	\$249,900	4	\$664,400	\$166,100	\$162,450	\$137	\$118	201
05441	2	\$314,900	1	\$255,900	\$255,900	\$255,900	\$246	\$246	6
05443	8	\$2,266,700	4	\$887,338	\$221,835	\$208,169	\$116	\$105	49
05444	8	\$1,661,700	3	\$910,000	\$303,333	\$287,000	\$143	\$140	167
05445	10	\$11,523,000	6	\$3,553,000	\$592,167	\$523,500	\$201	\$207	38
05446	32	\$14,522,702	27	\$9,365,438	\$346,868	\$357,000	\$187	\$187	17
05447	1	\$179,000	1	\$254,000	\$254,000	\$254,000	\$154	\$154	28
05448	2	\$572,900	1	\$251,000	\$251,000	\$251,000	\$112	\$112	20

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Sales Activity by ZIP

Aug 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
05450	10	\$2,454,611	1	\$134,000	\$134,000	\$134,000	\$72	\$72	606
05452	55	\$18,095,176	36	\$11,556,700	\$321,019	\$303,500	\$169	\$168	6
05454	16	\$4,192,900	12	\$3,341,200	\$278,433	\$276,000	\$149	\$153	15
05457	5	\$910,719	2	\$327,000	\$163,500	\$163,500	\$134	\$134	49
05458	10	\$3,410,900	7	\$1,808,000	\$258,286	\$250,000	\$163	\$184	57
05459	3	\$477,200	3	\$759,400	\$253,133	\$260,000	\$137	\$138	38
05460			1	\$173,000	\$173,000	\$173,000	\$176	\$176	14
05461	10	\$3,202,950	7	\$3,046,500	\$435,214	\$375,000	\$181	\$171	22
05462	2	\$840,000	2	\$745,000	\$372,500	\$372,500	\$196	\$196	36
05464	8	\$1,736,900	6	\$1,780,000	\$296,667	\$227,500	\$155	\$154	38
05465	20	\$7,664,900	9	\$2,804,950	\$311,661	\$269,000	\$167	\$169	8
05468	30	\$8,310,800	17	\$4,375,100	\$257,359	\$260,000	\$155	\$154	11
05469	2	\$602,700	1	\$299,000	\$299,000	\$299,000	\$118	\$118	6
05471	3	\$593,000	2	\$208,000	\$104,000	\$104,000	\$66	\$66	175
05472	2	\$741,000	2	\$556,500	\$278,250	\$278,250	\$124	\$124	50
05474	5	\$1,623,900	5	\$1,544,000	\$308,800	\$283,000	\$226	\$218	57
05476	7	\$812,500	4	\$839,900	\$209,975	\$202,500	\$90	\$94	135
05477	5	\$1,793,000	8	\$2,364,550	\$295,569	\$316,950	\$146	\$148	17
05478	32	\$7,534,000	16	\$3,290,325	\$205,645	\$208,000	\$135	\$123	27
05482	17	\$8,370,350	8	\$8,452,000	\$1,056,500	\$725,000	\$242	\$222	22
05483	8	\$1,765,800	6	\$1,152,500	\$192,083	\$189,500	\$119	\$121	21
05486	2	\$849,000	6	\$1,884,900	\$314,150	\$300,000	\$218	\$216	68
05487	3	\$827,900	2	\$603,000	\$301,500	\$301,500	\$153	\$153	44
05488	18	\$4,262,701	12	\$2,695,300	\$224,608	\$189,000	\$139	\$147	38
05489	7	\$2,639,700	5	\$1,463,000	\$292,600	\$283,000	\$155	\$159	5
05491	8	\$3,299,300	7	\$1,840,800	\$262,971	\$210,000	\$152	\$161	14
05494	2	\$714,800	1	\$390,000	\$390,000	\$390,000	\$164	\$164	7
05495	22	\$7,992,800	11	\$4,482,215	\$407,474	\$360,000	\$189	\$173	23
05602	20	\$6,660,300	8	\$2,067,750	\$258,469	\$261,275	\$154	\$138	22
05641	25	\$4,915,600	19	\$3,848,400	\$202,547	\$198,500	\$121	\$115	22
05647	3	\$658,900	2	\$434,000	\$217,000	\$217,000	\$102	\$102	73
05650	4	\$762,800	3	\$688,000	\$229,333	\$242,000	\$179	\$183	44
05651	4	\$1,163,900	4	\$1,181,555	\$295,389	\$291,500	\$159	\$157	14
05652	1	\$250,000	2	\$509,000	\$254,500	\$254,500	\$168	\$168	40
05653	1	\$285,000	1	\$267,000	\$267,000	\$267,000	\$181	\$181	109
05654			2	\$310,000	\$155,000	\$155,000	\$107	\$107	11
05655	5	\$1,131,900	2	\$827,500	\$413,750	\$413,750	\$186	\$186	197

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Sales Activity by ZIP

Aug 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
05660	6	\$1,895,000	7	\$2,085,150	\$297,879	\$305,650	\$160	\$158	35
05661	12	\$3,732,000	11	\$2,927,500	\$266,136	\$263,500	\$166	\$148	44
05663	8	\$1,646,500	5	\$836,900	\$167,380	\$165,000	\$118	\$99	18
05669			1	\$150,000	\$150,000	\$150,000	\$156	\$156	191
05672	32	\$23,572,000	18	\$11,122,638	\$617,924	\$510,000	\$260	\$252	64
05673	8	\$4,765,800	4	\$1,284,500	\$321,125	\$295,500	\$158	\$167	68
05674	25	\$8,632,700	11	\$3,307,255	\$300,660	\$265,000	\$192	\$194	30
05676	12	\$4,108,500	4	\$1,069,000	\$267,250	\$282,500	\$157	\$156	11
05679	6	\$1,149,900	6	\$877,500	\$146,250	\$164,000	\$100	\$108	7
05680	4	\$1,205,355	3	\$525,000	\$175,000	\$168,000	\$164	\$160	69
05681	4	\$776,900	1	\$235,000	\$235,000	\$235,000	\$200	\$200	347
05682			1	\$145,000	\$145,000	\$145,000	\$151	\$151	103
05701	43	\$8,806,000	24	\$4,530,950	\$188,790	\$172,450	\$98	\$106	47
05733	12	\$3,197,800	9	\$1,745,600	\$193,956	\$180,000	\$126	\$123	42
05734	4	\$1,172,400	3	\$589,500	\$196,500	\$147,500	\$125	\$126	56
05735	15	\$3,277,200	5	\$688,500	\$137,700	\$139,000	\$97	\$106	23
05737	5	\$929,699	2	\$617,000	\$308,500	\$308,500	\$179	\$179	42
05738	4	\$859,000	4	\$715,000	\$178,750	\$150,000	\$89	\$92	34
05742	1	\$185,000	1	\$21,000	\$21,000	\$21,000	\$21	\$21	227
05743	4	\$503,800	4	\$1,003,400	\$250,850	\$96,750	\$91	\$77	41
05751	31	\$8,502,850	16	\$3,551,500	\$221,969	\$150,750	\$142	\$133	25
05753	22	\$8,034,400	23	\$7,751,850	\$337,037	\$325,000	\$168	\$161	18
05757	2	\$364,900	2	\$509,900	\$254,950	\$254,950	\$109	\$109	191
05758	5	\$999,300	1	\$75,000	\$75,000	\$75,000	\$98	\$98	927
05759	1	\$99,900	2	\$497,000	\$248,500	\$248,500	\$104	\$104	97
05760	4	\$577,800	2	\$540,000	\$270,000	\$270,000	\$135	\$135	30
05763	7	\$1,560,900	4	\$1,374,900	\$343,725	\$267,450	\$130	\$125	95
05764	11	\$1,898,600	1	\$180,000	\$180,000	\$180,000	\$72	\$72	7
05765	5	\$924,300	3	\$521,000	\$173,667	\$139,000	\$98	\$105	41
05767	4	\$690,900	3	\$608,000	\$202,667	\$156,000	\$114	\$130	37
05768			1	\$209,000	\$209,000	\$209,000	\$112	\$112	179
05769	1	\$274,900	4	\$1,944,000	\$486,000	\$509,500	\$257	\$181	13
05770	4	\$1,127,900	3	\$669,000	\$223,000	\$185,000	\$150	\$147	26
05772	1	\$159,000	2	\$268,000	\$134,000	\$134,000	\$86	\$86	562
05773	4	\$818,000	5	\$1,051,700	\$210,340	\$185,000	\$102	\$93	244
05774	3	\$909,800	2	\$245,000	\$122,500	\$122,500	\$129	\$129	266
05777	1	\$138,000	1	\$150,000	\$150,000	\$150,000	\$156	\$156	14

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Sales Activity by ZIP

Aug 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
05819	20	\$2,806,050	8	\$995,400	\$124,425	\$134,450	\$74	\$76	77
05820	3	\$418,400	1	\$105,000	\$105,000	\$105,000	\$218	\$218	240
05821	2	\$483,900	1	\$124,500	\$124,500	\$124,500	\$85	\$85	4
05822	4	\$300,900	3	\$382,000	\$127,333	\$135,000	\$71	\$69	64
05824	3	\$492,500	2	\$170,500	\$85,250	\$85,250	\$100	\$100	15
05828	7	\$1,803,900	2	\$392,900	\$196,450	\$196,450	\$117	\$117	5
05829	11	\$2,020,100	6	\$1,210,500	\$201,750	\$190,000	\$107	\$102	18
05830	2	\$323,500	1	\$125,000	\$125,000	\$125,000	\$93	\$93	7
05832	6	\$2,271,500	4	\$662,000	\$165,500	\$162,500	\$106	\$108	30
05833			1	\$145,000	\$145,000	\$145,000	\$81	\$81	102
05841	2	\$1,055,000	1	\$43,000	\$43,000	\$43,000	\$85	\$85	60
05842	2	\$900,000	2	\$263,250	\$131,625	\$131,625	\$80	\$80	32
05843	5	\$791,800	3	\$341,900	\$113,967	\$118,000	\$67	\$62	69
05846	4	\$430,400	3	\$604,000	\$201,333	\$210,000	\$86	\$84	262
05847	1	\$100,000	1	\$277,000	\$277,000	\$277,000	\$74	\$74	93
05851	8	\$1,457,700	5	\$1,012,500	\$202,500	\$180,000	\$99	\$100	81
05853	4	\$1,432,400	2	\$348,500	\$174,250	\$174,250	\$190	\$190	47
05855	16	\$2,737,695	6	\$794,000	\$132,333	\$120,750	\$68	\$73	21
05857	6	\$1,191,800	3	\$584,000	\$194,667	\$198,000	\$67	\$60	37
05859	9	\$1,803,600	3	\$603,000	\$201,000	\$199,000	\$113	\$105	104
05860	5	\$1,020,800	4	\$601,500	\$150,375	\$150,000	\$144	\$105	214
05862	3	\$676,500	2	\$605,000	\$302,500	\$302,500	\$158	\$158	86
05871	2	\$228,000	6	\$1,013,500	\$168,917	\$168,750	\$126	\$117	272
05873	6	\$1,206,200	1	\$55,000	\$55,000	\$55,000	\$145	\$145	27
05874	2	\$478,900	3	\$695,500	\$231,833	\$268,000	\$141	\$140	214
05875	1	\$249,000	1	\$90,000	\$90,000	\$90,000	\$300	\$300	705
05901			1	\$15,000	\$15,000	\$15,000	\$37	\$37	5
05903	1	\$110,000	1	\$259,000	\$259,000	\$259,000	\$185	\$185	235
05905	5	\$1,521,800	1	\$375,000	\$375,000	\$375,000	\$257	\$257	295
05906	4	\$546,400	1	\$181,300	\$181,300	\$181,300	\$82	\$82	28

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 Indicators Report August

Run Date: 09/29/2019

Scheduled: No

Report Date Range: From 8/2018 To: 8/2019

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"/> Medians |
| <input type="checkbox"/> Include Metrics By | <input checked="" type="checkbox"/> 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 8/2019 data

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