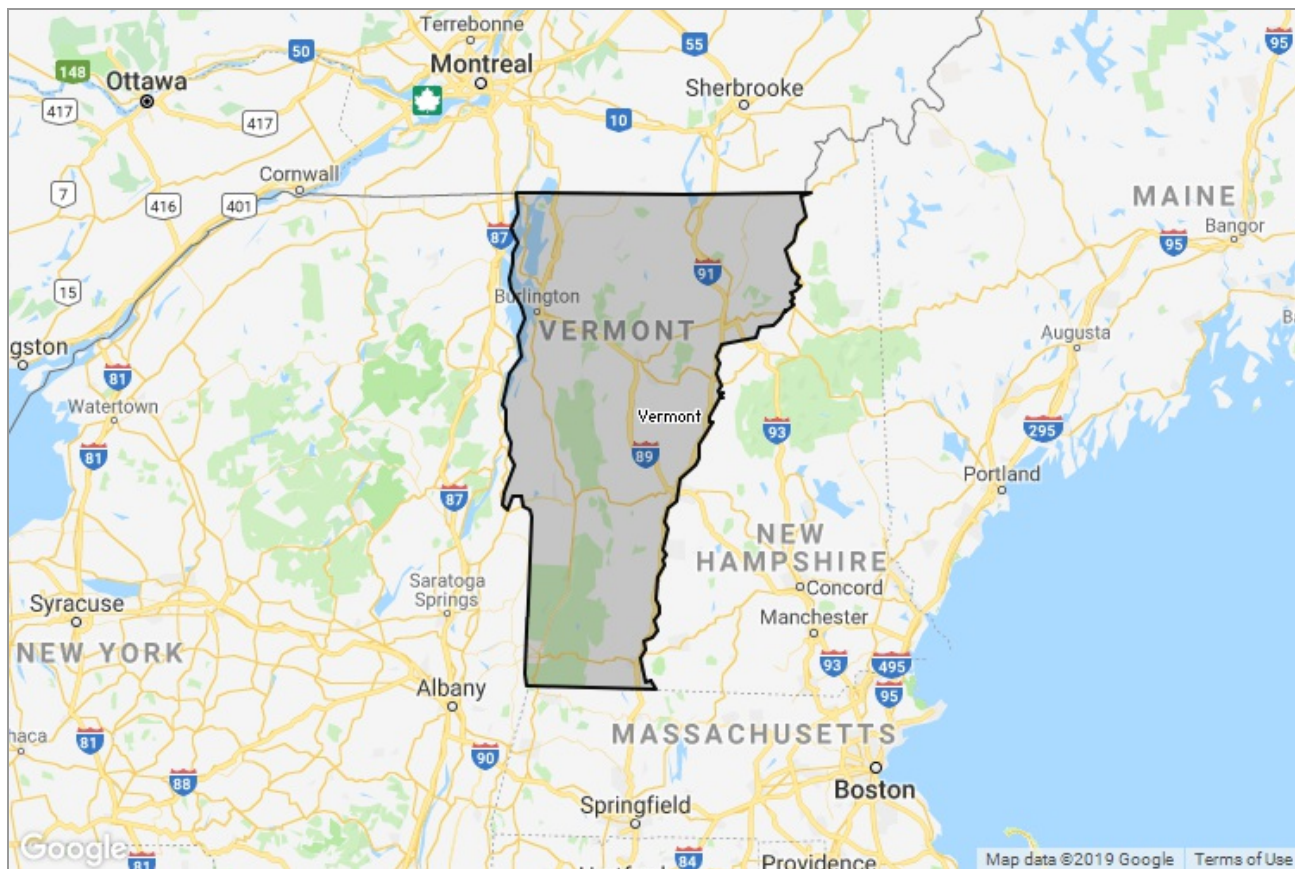




MARKET DATA REPORT

# Vermont July Indicators Report



## Report Characteristics

**Report Name:**

Vermont July Indicators Report

**Report Date Range:**

7/2018 – 7/2019

**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	Jul 2019	Jul 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	1,205	1,132	+6.4%	6,796	6,759	+0.5%
New Listing Volume	\$416,453,553	\$353,263,586	+17.9%	\$2,219,731,069	\$2,267,890,791	-2.1%
Active Listing Count	4,922	5,426	-9.3%	N/A	N/A	
Active Listing Volume	\$1,911,610,490	\$1,994,433,666	-4.2%	N/A	N/A	
Average Listing Price	\$388,381	\$367,570	+5.7%	\$383,804	\$366,634	+4.7%
Median Listing Price	\$278,750	\$266,950	+4.4%	\$273,019	\$257,966	+5.8%
Median Days in RPR	90	92	-2.2%	140.8	140.22	+0.4%
Months of Inventory	6.6	7	-5.1%	9	8.9	+1.2%
Absorption Rate	15.14%	14.36%	+0.8%	11.13%	11.27%	-0.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	962	726	+32.5%	5,369	4,521	+18.8%
New Pending Sales Volume	\$276,707,350	\$189,599,010	+45.9%	\$1,523,792,126	\$1,387,037,397	+9.9%
Pending Sales Count	1,507	1,204	+25.2%	N/A	N/A	
Pending Sales Volume	\$444,243,596	\$335,515,413	+32.4%	N/A	N/A	
Closed Sales Count	769	528	+45.6%	3,878	3,533	+9.8%
Closed Sales Volume	\$209,025,439	\$136,721,359	+52.9%	\$1,052,874,682	\$912,160,877	+15.4%
Average Sales Price	\$271,815	\$258,942	+5%	\$271,499	\$258,183	+5.2%
Median Sales Price	\$239,500	\$228,000	+5%	\$229,985	\$218,065	+5.5%

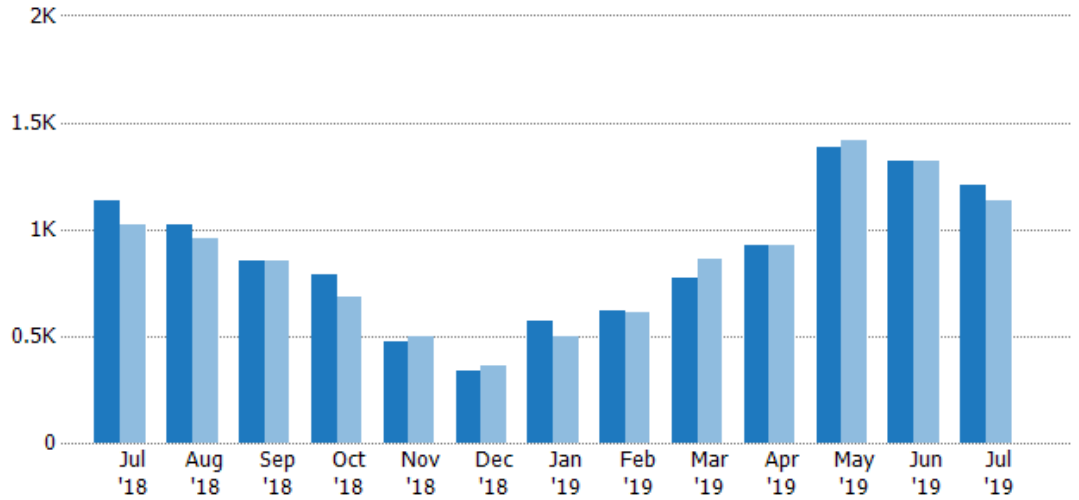
### New Listings

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.
Jul '19	1.21K	6.4%
Jul '18	1.13K	11%
Jul '17	1.02K	7.6%



Current Year	1.13K	1.03K	856	784	471	338	570	619	775	927	1.38K	1.32K	1.21K
Prior Year	1.02K	956	856	681	497	364	495	610	859	924	1.42K	1.32K	1.13K
Percent Change from Prior Year	11%	7%	0%	15%	-5%	-7%	15%	1%	-10%	0%	-3%	0%	6%

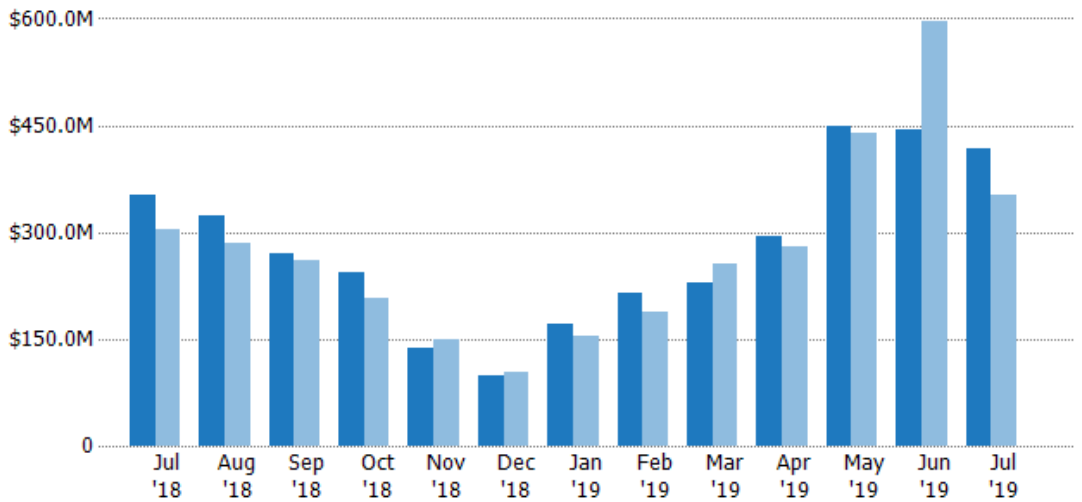
### New Listing Volume

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.
Jul '19	\$416M	17.9%
Jul '18	\$353M	15.9%
Jul '17	\$305M	7%



Current Year	\$353M	\$322M	\$271M	\$243M	\$138M	\$97.6M	\$172M	\$214M	\$230M	\$294M	\$449M	\$444M	\$416M
Prior Year	\$305M	\$284M	\$260M	\$208M	\$148M	\$103M	\$155M	\$187M	\$256M	\$281M	\$439M	\$597M	\$353M
Percent Change from Prior Year	16%	14%	4%	17%	-7%	-5%	11%	15%	-10%	5%	2%	-26%	18%

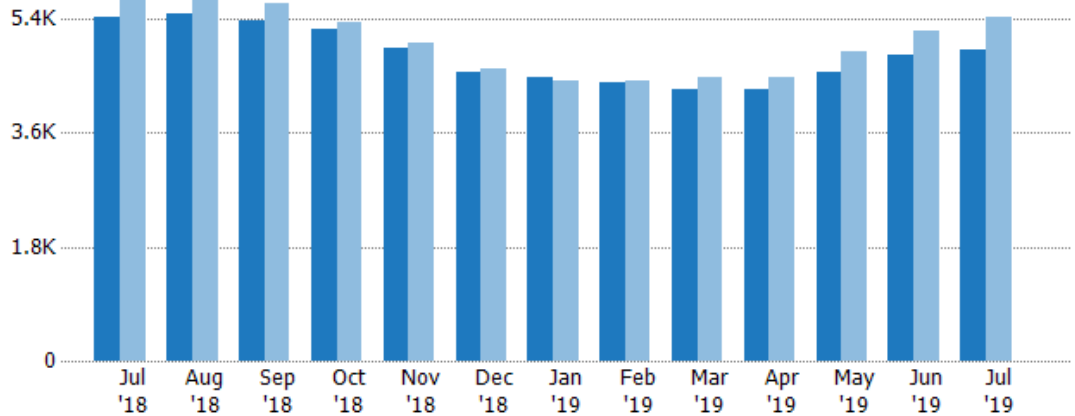
### Active Listings

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.
Jul '19	4.92K	-9.3%
Jul '18	5.43K	-4.7%
Jul '17	5.69K	5.9%



Current Year	5.43K	5.48K	5.38K	5.25K	4.94K	4.57K	4.48K	4.41K	4.28K	4.28K	4.57K	4.82K	4.92K
Prior Year	5.69K	5.7K	5.64K	5.35K	5.03K	4.6K	4.42K	4.43K	4.47K	4.49K	4.87K	5.22K	5.43K
Percent Change from Prior Year	-5%	-4%	-5%	-2%	-2%	-1%	1%	-1%	-4%	-5%	-6%	-8%	-9%

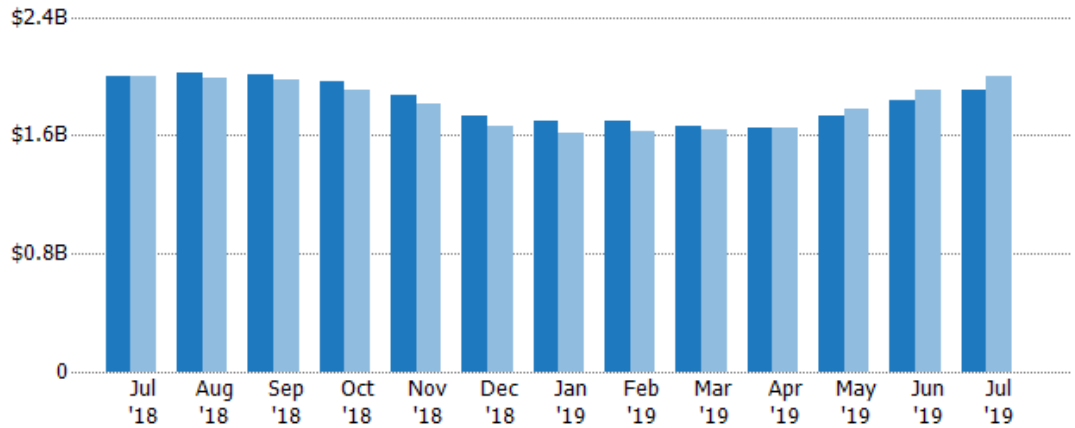
### Active Listing Volume

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.
Jul '19	\$1.91B	-4.2%
Jul '18	\$1.99B	0%
Jul '17	\$1.99B	-1%



Current Year	\$1.99B	\$2.02B	\$2.01B	\$1.97B	\$1.87B	\$1.73B	\$1.69B	\$1.7B	\$1.66B	\$1.65B	\$1.74B	\$1.84B	\$1.91B
Prior Year	\$1.99B	\$1.98B	\$1.97B	\$1.9B	\$1.81B	\$1.66B	\$1.62B	\$1.62B	\$1.64B	\$1.65B	\$1.78B	\$1.91B	\$1.99B
Percent Change from Prior Year	0%	2%	2%	3%	3%	4%	5%	5%	1%	0%	-3%	-4%	-4%

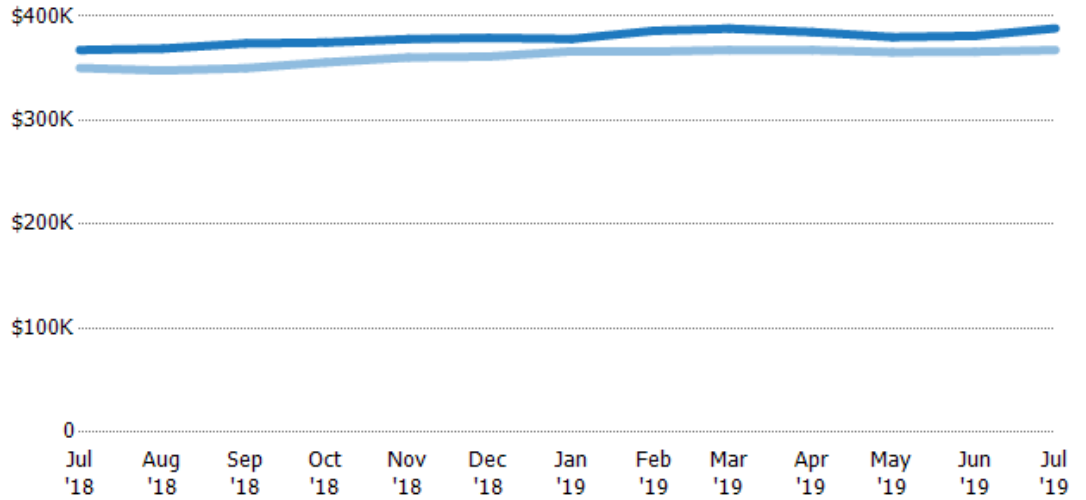
## Average Listing Price

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.
Jul '19	\$388K	5.7%
Jul '18	\$368K	4.9%
Jul '17	\$350K	-6.5%



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

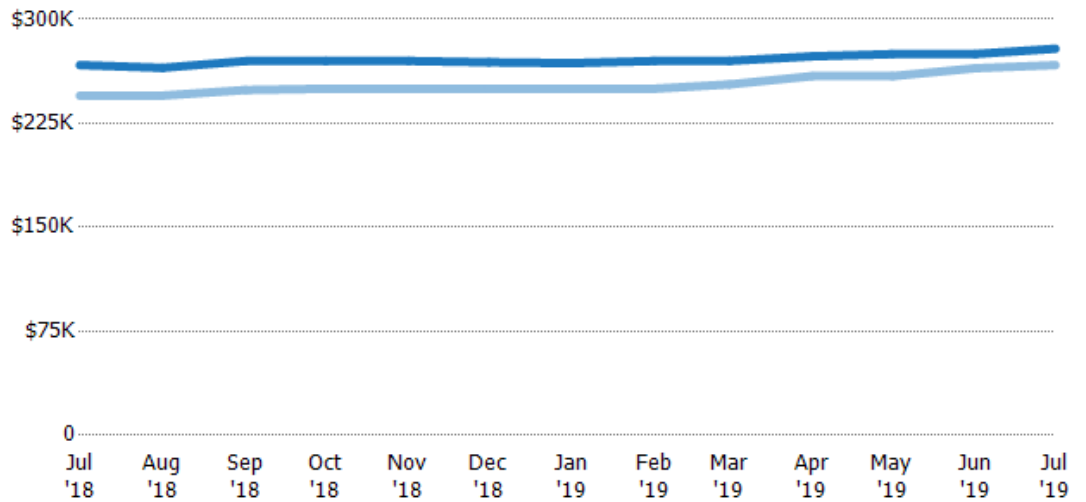
## Median Listing Price

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.
Jul '19	\$279K	4.4%
Jul '18	\$267K	9%
Jul '17	\$245K	-4%



Current Year	\$267K	\$265K	\$270K	\$270K	\$270K	\$269K	\$268K	\$270K	\$270K	\$273K	\$275K	\$275K	\$279K
Prior Year	\$245K	\$245K	\$249K	\$250K	\$250K	\$250K	\$250K	\$250K	\$253K	\$259K	\$259K	\$265K	\$267K
Percent Change from Prior Year	9%	8%	8%	8%	8%	8%	7%	8%	7%	6%	6%	4%	4%

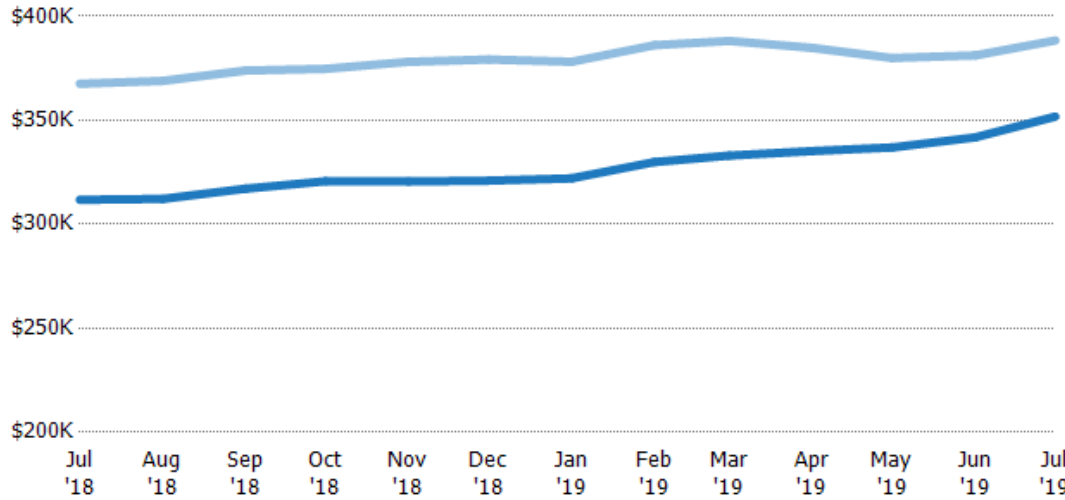
## Average Listing Price vs Average Est Value

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

**Filters Used**

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$312K	\$312K	\$317K	\$321K	\$321K	\$321K	\$322K	\$330K	\$333K	\$335K	\$337K	\$342K	\$352K
Avg Listing Price	\$368K	\$369K	\$374K	\$375K	\$378K	\$379K	\$378K	\$386K	\$388K	\$385K	\$380K	\$381K	\$388K
Avg Listing Price as a % of Avg Est Value	118%	118%	118%	117%	118%	118%	117%	117%	117%	115%	113%	112%	110%

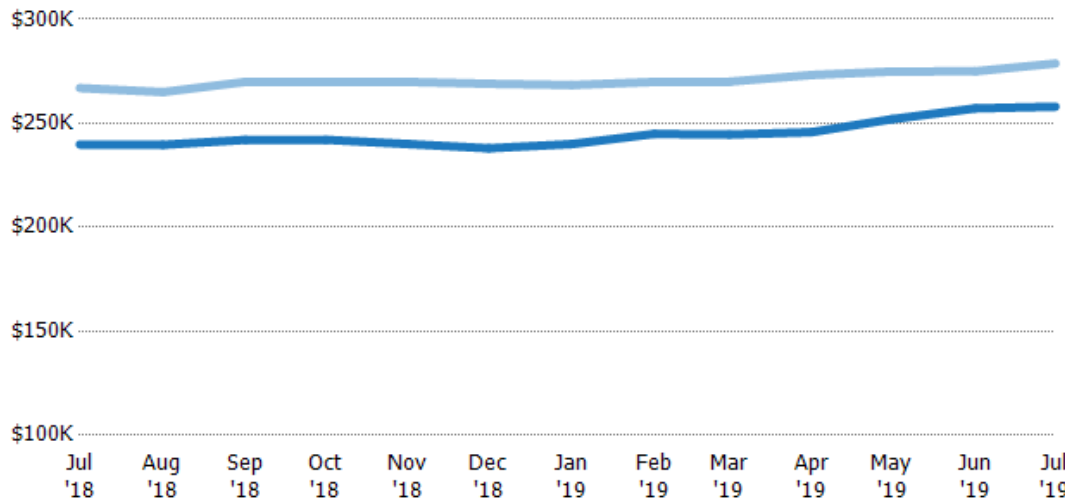
## Median Listing Price vs Median Est Value

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

**Filters Used**

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median Est Value	\$240K	\$240K	\$242K	\$242K	\$240K	\$238K	\$240K	\$245K	\$245K	\$246K	\$252K	\$257K	\$258K
Median Listing Price	\$267K	\$265K	\$270K	\$270K	\$270K	\$269K	\$268K	\$270K	\$270K	\$273K	\$275K	\$275K	\$279K
Med Listing Price as a % of Med Est Value	111%	111%	112%	112%	112%	113%	112%	110%	110%	111%	109%	107%	108%

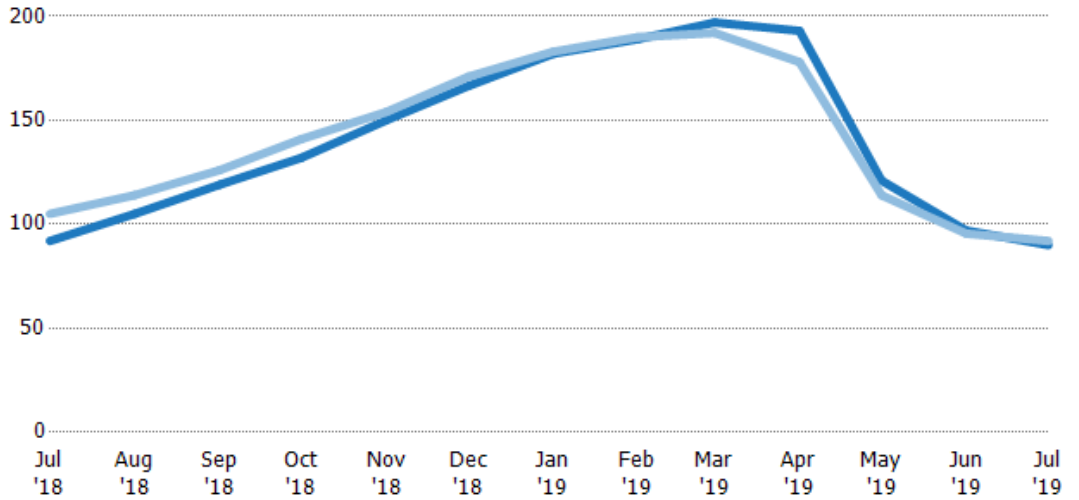
### Median Days in RPR

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.
Jul '19	90	-2.2%
Jul '18	92	-12.4%
Jul '17	105	1.9%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	92	105	119	132	150	167	182	189	197	193	121	97	90
Prior Year	105	114	126	141	154	171	183	190	192	178	114	95.5	92
Percent Change from Prior Year	-12%	-8%	-6%	-6%	-3%	-3%	-1%	-1%	3%	8%	6%	2%	-2%

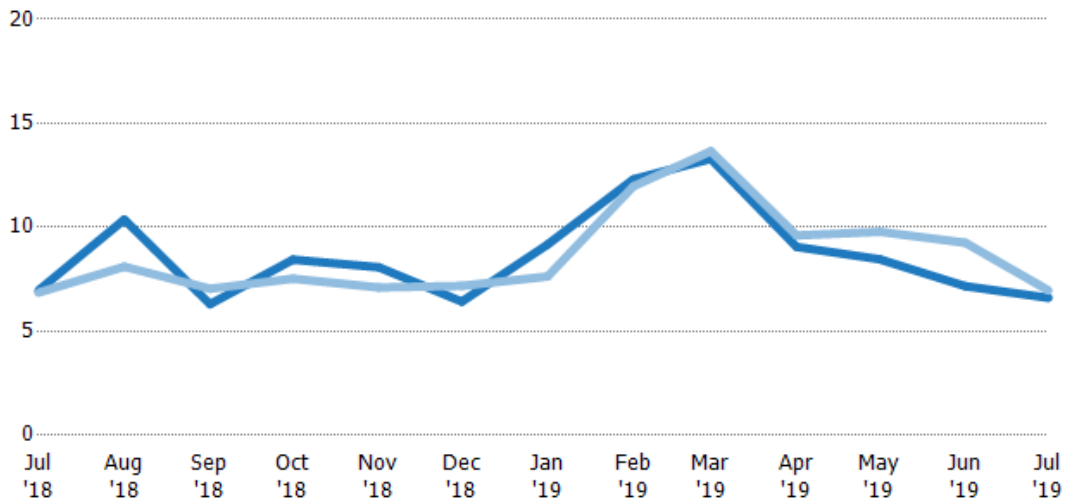
### Months of Inventory

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.
Jul '19	6.61	-5.1%
Jul '18	6.97	1.5%
Jul '17	6.86	42.5%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	6.97	10.4	6.3	8.45	8.08	6.42	9.17	12.3	13.3	9.06	8.46	7.17	6.61
Prior Year	6.86	8.11	7.05	7.53	7.11	7.18	7.63	12	13.7	9.61	9.79	9.26	6.97
Percent Change from Prior Year	2%	28%	-11%	12%	14%	-11%	20%	3%	-3%	-6%	-14%	-23%	-5%

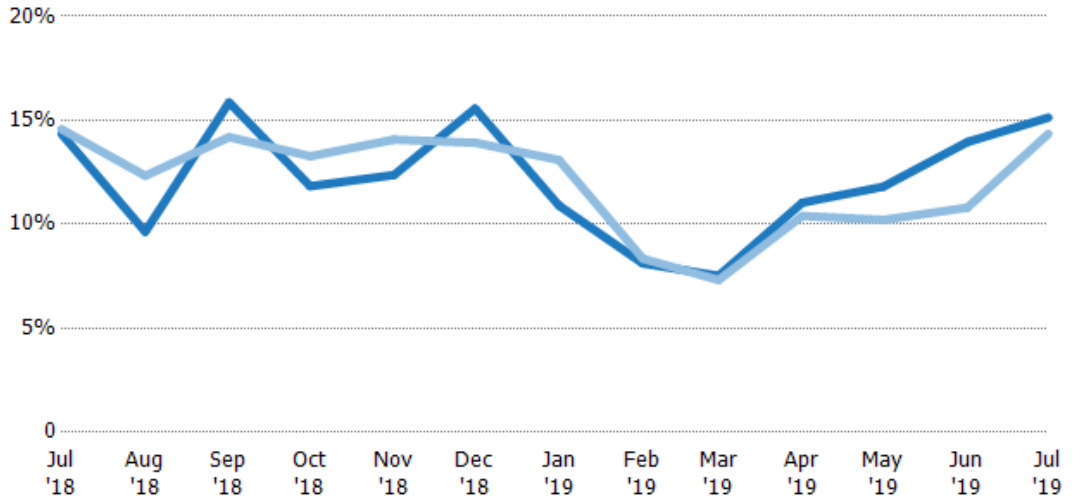
### Absorption Rate

The percentage of inventory sold per month.

**Filters Used**

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

Month/ Year	Rate	Chg.
Jul '19	15%	-0.8%
Jul '18	14%	0.2%
Jul '17	15%	-29.8%



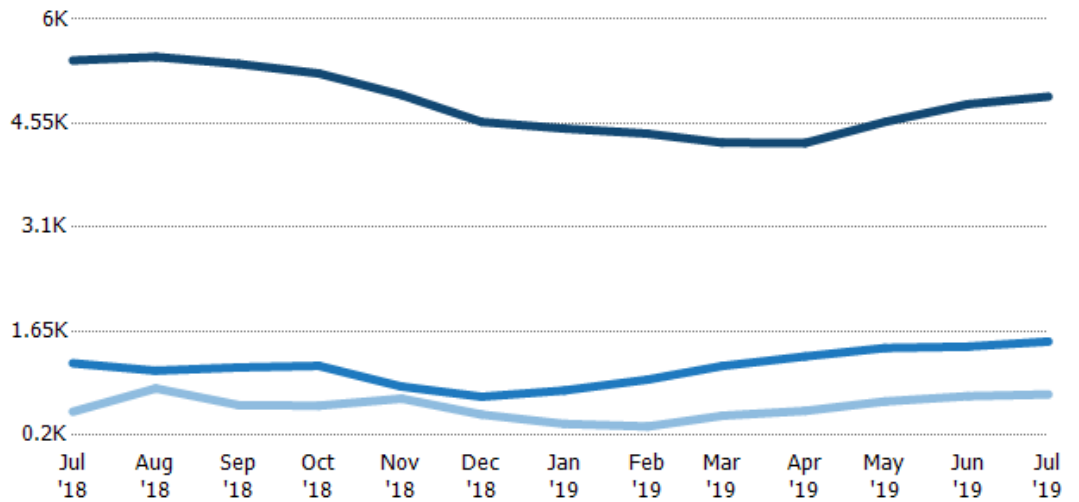
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	14%	10%	16%	12%	12%	16%	11%	8%	8%	11%	12%	14%	15%
Prior Year	15%	12%	14%	13%	14%	14%	13%	8%	7%	10%	10%	11%	14%
Change from Prior Year	0%	3%	-2%	1%	2%	-2%	2%	0%	0%	-1%	-2%	-3%	-1%

### 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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Active	5.43K	5.48K	5.38K	5.25K	4.94K	4.57K	4.48K	4.41K	4.28K	4.28K	4.57K	4.82K	4.92K
Pending	1.2K	1.1K	1.15K	1.17K	879	737	825	975	1.17K	1.3K	1.42K	1.44K	1.51K
Sold	528	853	621	612	711	488	358	322	472	540	672	745	769



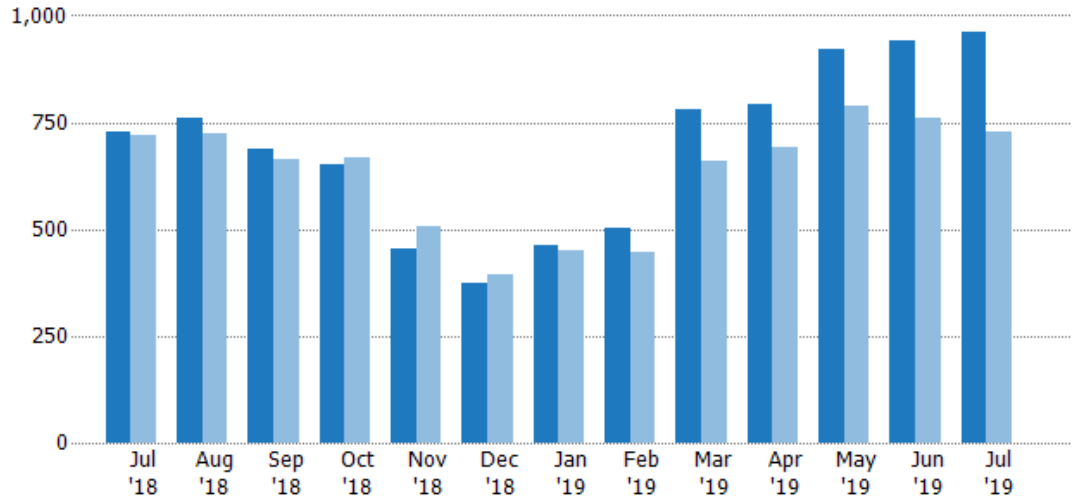
### New Pending Sales

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.
Jul '19	962	32.5%
Jul '18	726	1%
Jul '17	719	-11.5%



Current Year	726	761	689	652	455	373	464	504	781	793	922	943	962
Prior Year	719	724	662	667	506	393	451	445	659	691	789	760	726
Percent Change from Prior Year	1%	5%	4%	-2%	-10%	-5%	3%	13%	19%	15%	17%	24%	33%

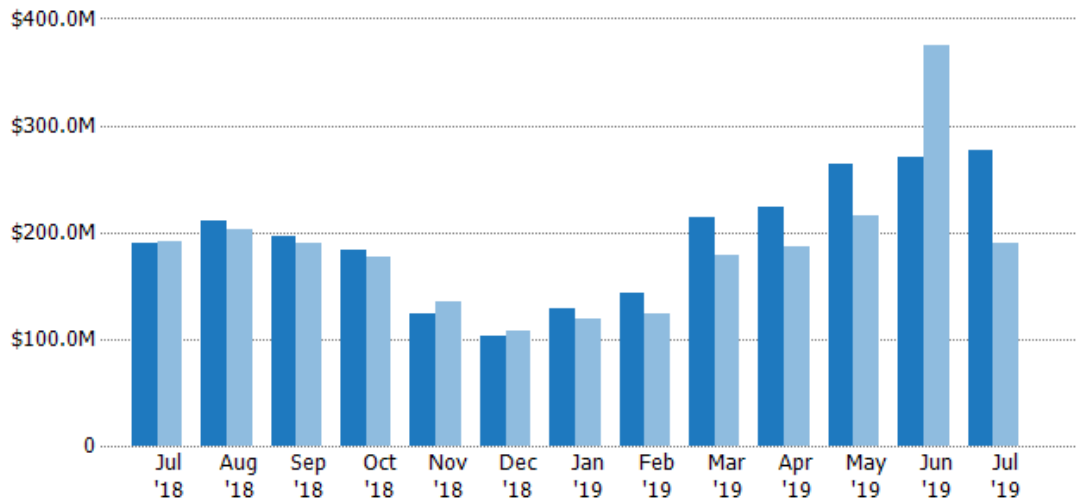
### New Pending Sales Volume

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.
Jul '19	\$277M	45.9%
Jul '18	\$190M	-0.6%
Jul '17	\$191M	-9.3%



Current Year	\$190M	\$210M	\$197M	\$184M	\$124M	\$103M	\$129M	\$144M	\$215M	\$224M	\$265M	\$271M	\$277M
Prior Year	\$191M	\$203M	\$189M	\$177M	\$134M	\$108M	\$119M	\$124M	\$179M	\$186M	\$215M	\$375M	\$190M
Percent Change from Prior Year	-1%	4%	4%	4%	-8%	-5%	9%	16%	20%	21%	23%	-28%	46%

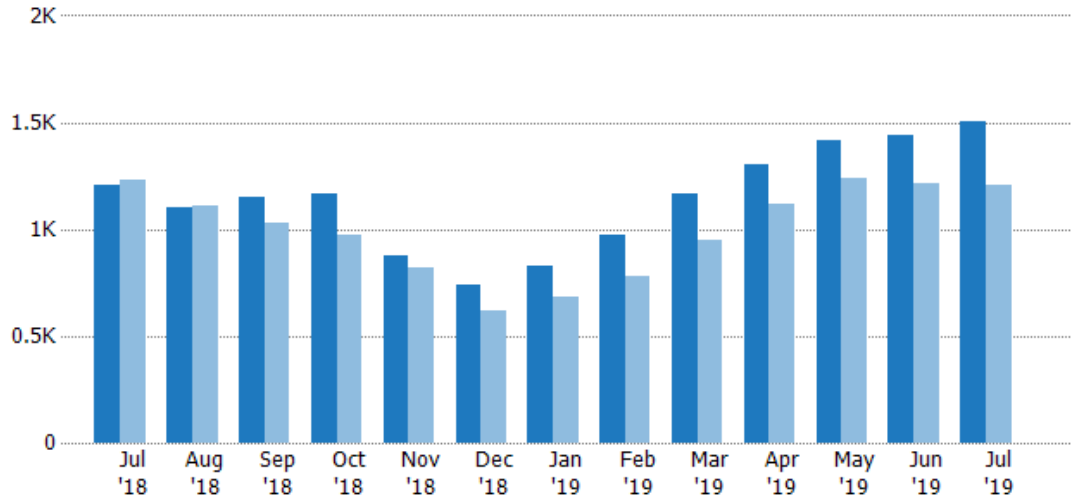
### Pending Sales

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.
Jul '19	1.51K	25.2%
Jul '18	1.2K	-2.2%
Jul '17	1.23K	1.5%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	1.2K	1.1K	1.15K	1.17K	879	737	825	975	1.17K	1.3K	1.42K	1.44K	1.51K
Prior Year	1.23K	1.11K	1.03K	974	819	616	682	780	952	1.12K	1.24K	1.22K	1.2K
Percent Change from Prior Year	-2%	-1%	11%	20%	7%	20%	21%	25%	22%	16%	14%	18%	25%

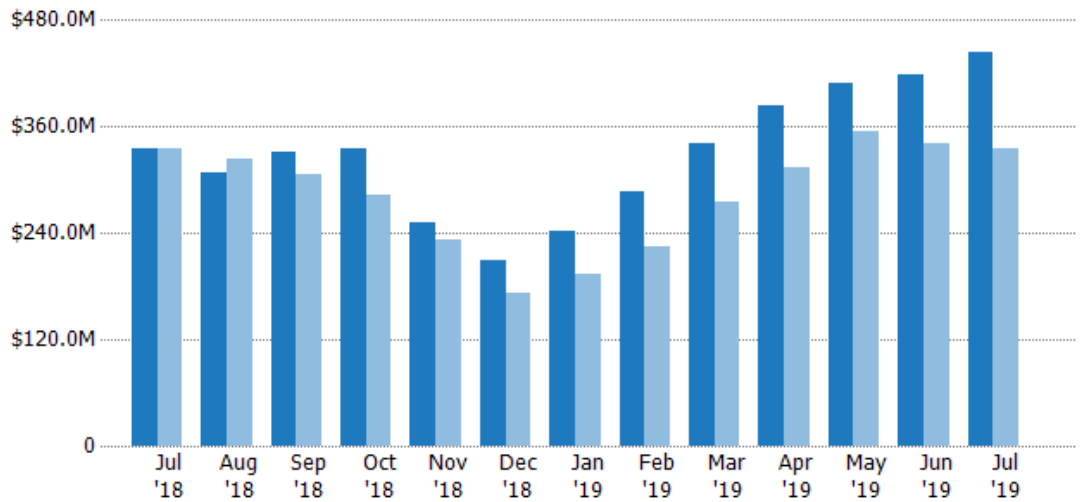
### Pending Sales Volume

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.
Jul '19	\$444M	32.4%
Jul '18	\$336M	0.2%
Jul '17	\$335M	-3.3%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$336M	\$308M	\$331M	\$336M	\$253M	\$209M	\$242M	\$286M	\$342M	\$384M	\$410M	\$419M	\$444M
Prior Year	\$335M	\$323M	\$307M	\$282M	\$232M	\$171M	\$194M	\$225M	\$274M	\$314M	\$355M	\$341M	\$336M
Percent Change from Prior Year	0%	-5%	8%	19%	9%	22%	25%	27%	25%	22%	15%	23%	32%

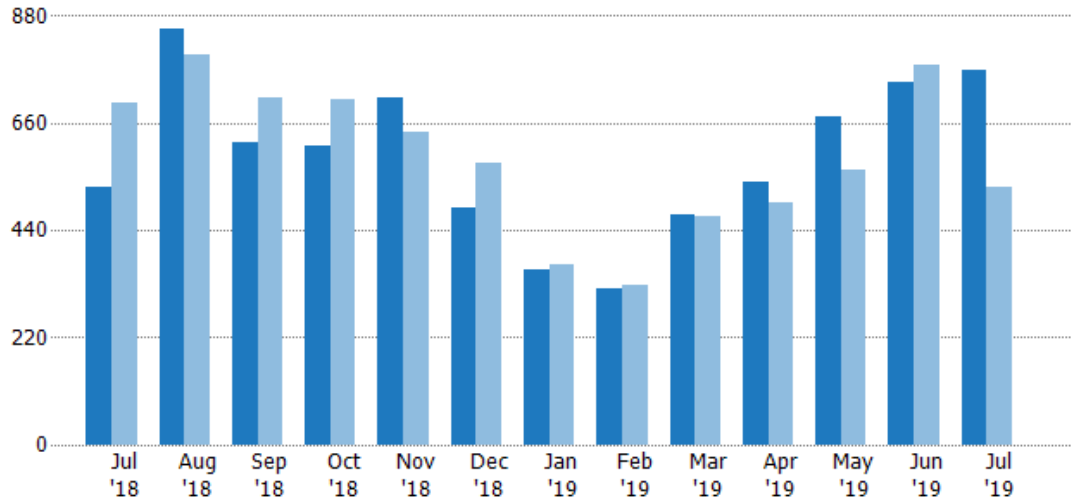
### Closed Sales

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.
Jul '19	769	45.6%
Jul '18	528	-24.9%
Jul '17	703	-16.4%



Current Year	528	853	621	612	711	488	358	322	472	540	672	745	769
Prior Year	703	800	711	708	641	579	370	327	467	498	564	779	528
Percent Change from Prior Year	-25%	7%	-13%	-14%	11%	-16%	-3%	-2%	1%	8%	19%	-4%	46%

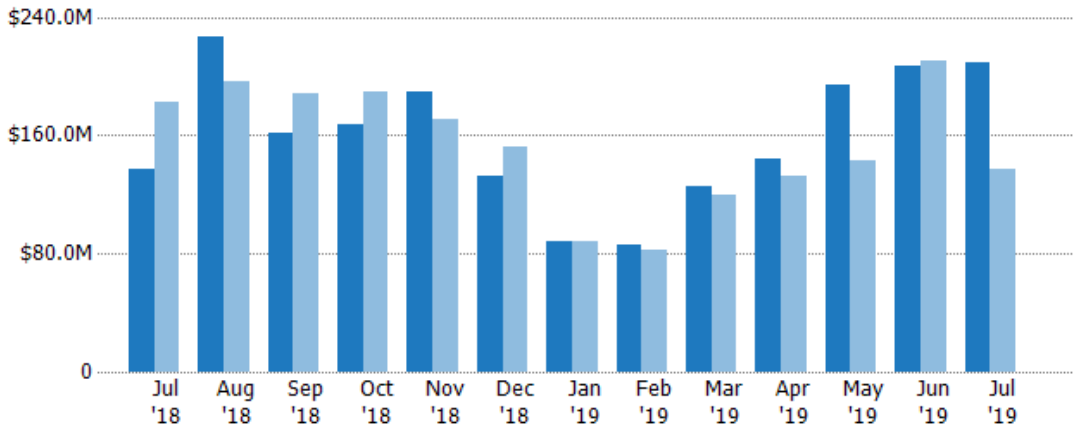
### Closed Sales Volume

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.
Jul '19	\$209M	52.9%
Jul '18	\$137M	-25%
Jul '17	\$182M	-18.5%



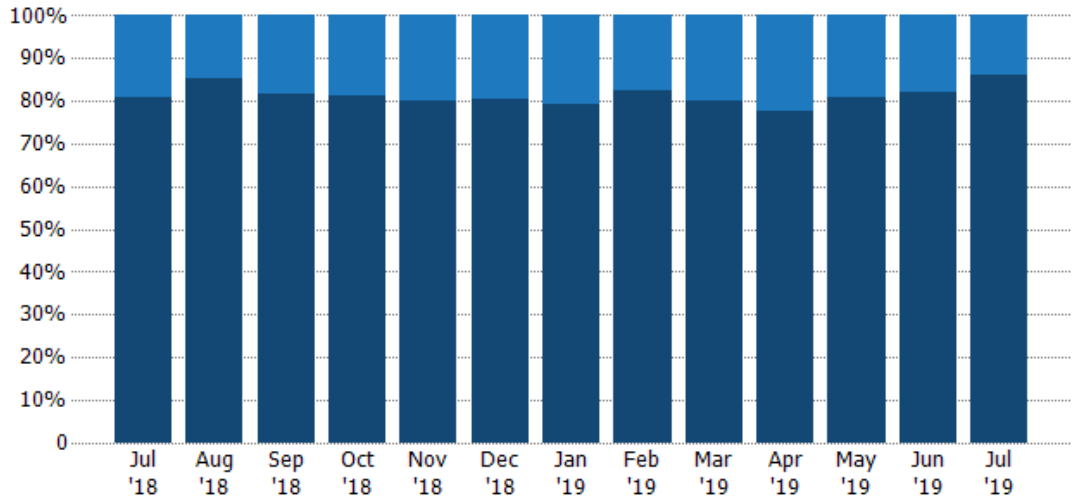
Current Year	\$137M	\$226M	\$162M	\$167M	\$189M	\$132M	\$87.8M	\$85.4M	\$125M	\$144M	\$195M	\$207M	\$209M
Prior Year	\$182M	\$196M	\$188M	\$189M	\$170M	\$153M	\$88M	\$82.8M	\$120M	\$132M	\$143M	\$210M	\$137M
Percent Change from Prior Year	-25%	15%	-14%	-12%	11%	-13%	0%	3%	5%	9%	36%	-1%	53%

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

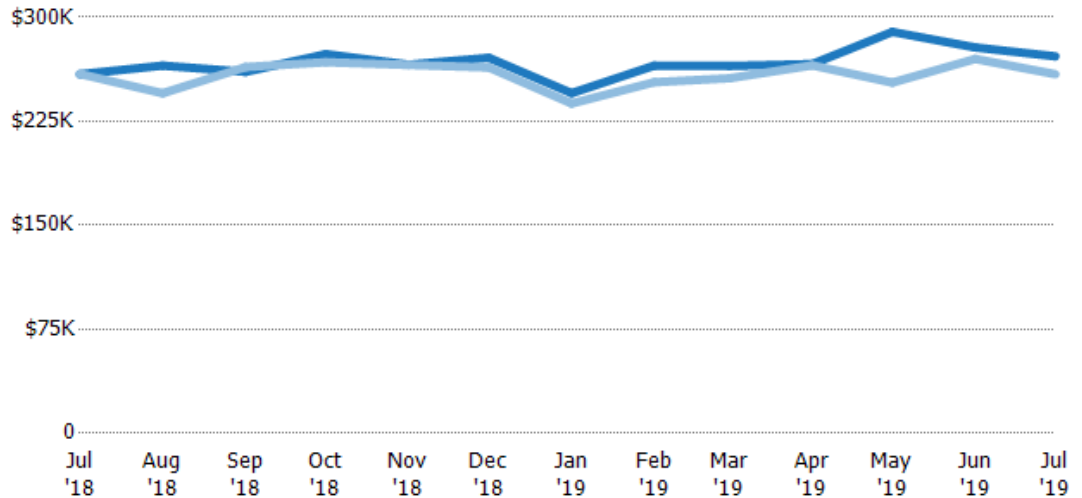
### Average Sales Price

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.
Jul '19	\$272K	5%
Jul '18	\$259K	-0.1%
Jul '17	\$259K	-2.6%



Current Year	\$259K	\$265K	\$261K	\$273K	\$266K	\$271K	\$245K	\$265K	\$265K	\$266K	\$289K	\$278K	\$272K
Prior Year	\$259K	\$245K	\$264K	\$268K	\$266K	\$264K	\$238K	\$253K	\$256K	\$265K	\$253K	\$270K	\$259K
Percent Change from Prior Year	0%	8%	-1%	2%	0%	3%	3%	5%	3%	0%	14%	3%	5%

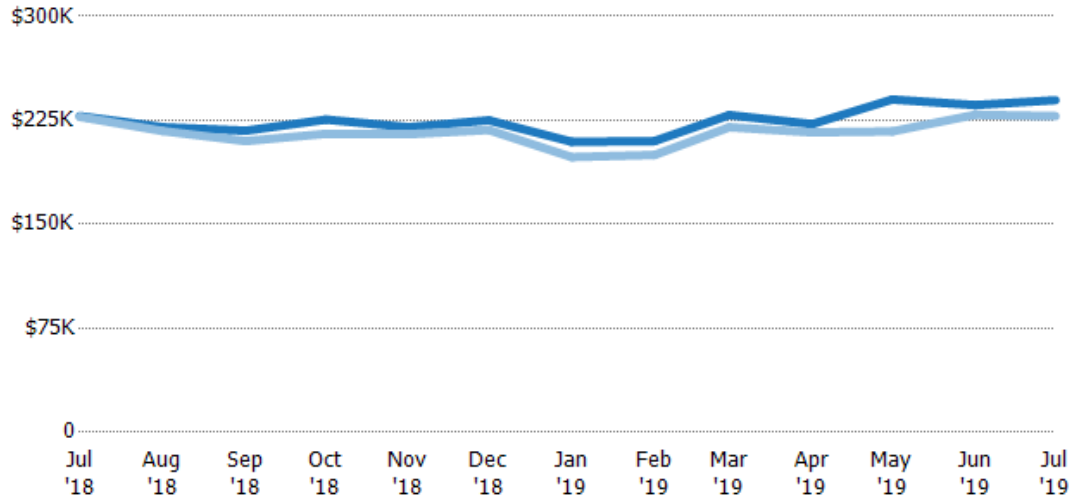
## Median Sales Price

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.
Jul '19	\$240K	5%
Jul '18	\$228K	0.2%
Jul '17	\$228K	-7.4%



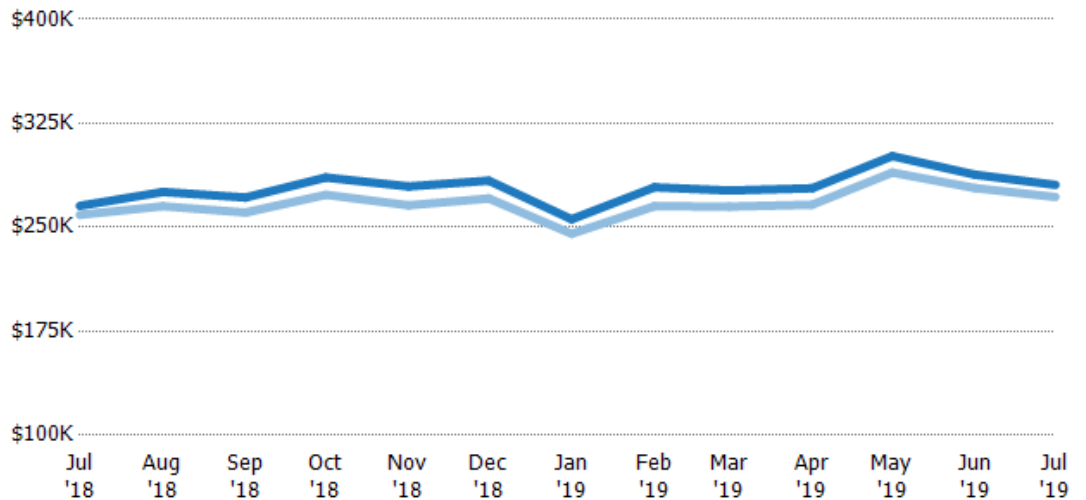
Current Year	\$228K	\$220K	\$218K	\$226K	\$220K	\$225K	\$210K	\$210K	\$229K	\$222K	\$240K	\$236K	\$240K
Prior Year	\$228K	\$217K	\$210K	\$215K	\$215K	\$218K	\$198K	\$200K	\$220K	\$216K	\$217K	\$229K	\$228K
Percent Change from Prior Year	0%	1%	4%	5%	2%	3%	6%	5%	4%	3%	11%	3%	5%

## 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



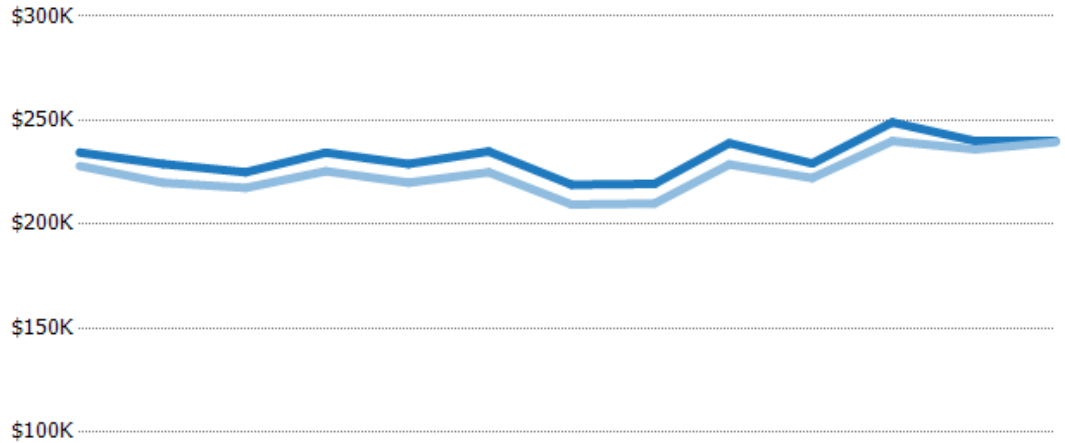
Avg List Price	\$265K	\$275K	\$271K	\$286K	\$279K	\$284K	\$256K	\$279K	\$276K	\$278K	\$301K	\$288K	\$281K
Avg Sales Price	\$259K	\$265K	\$261K	\$273K	\$266K	\$271K	\$245K	\$265K	\$265K	\$266K	\$289K	\$278K	\$272K
Avg Sales Price as a % of Avg List Price	98%	96%	96%	96%	95%	95%	96%	95%	96%	96%	96%	97%	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



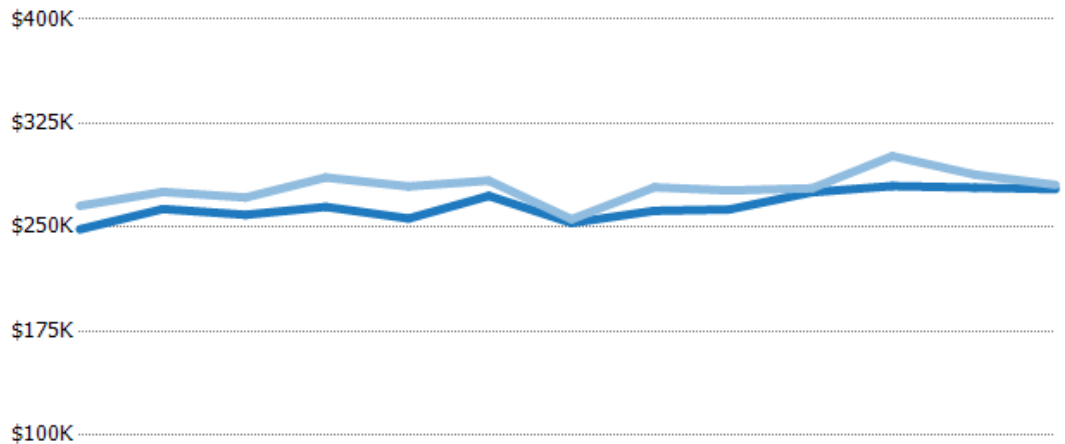
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median List Price	\$234K	\$229K	\$225K	\$234K	\$229K	\$235K	\$219K	\$219K	\$239K	\$229K	\$249K	\$240K	\$240K
Median Sales Price	\$228K	\$220K	\$218K	\$226K	\$220K	\$225K	\$210K	\$210K	\$229K	\$222K	\$240K	\$236K	\$240K
Med Sales Price as a % of Med List Price	97%	96%	97%	96%	96%	96%	96%	96%	96%	97%	96%	98%	100%

## 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



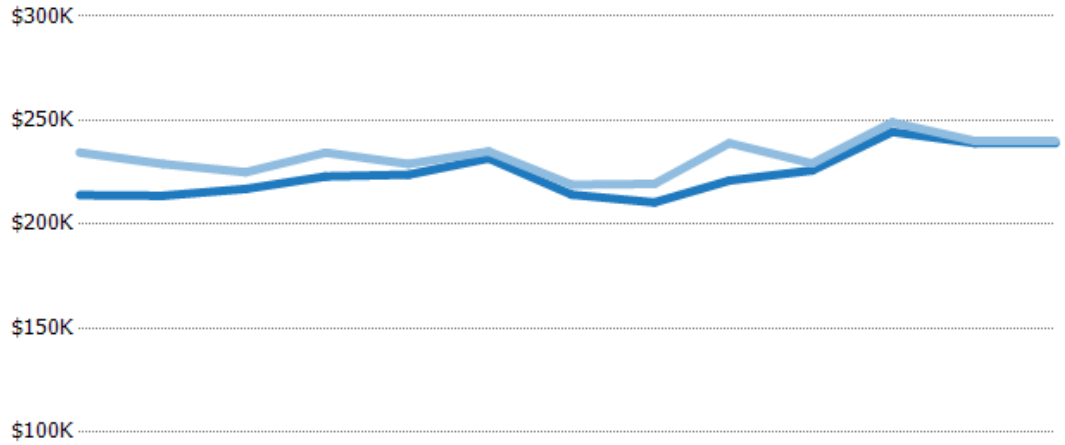
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$249K	\$263K	\$259K	\$265K	\$256K	\$273K	\$253K	\$262K	\$263K	\$275K	\$280K	\$279K	\$278K
Avg Sales Price	\$265K	\$275K	\$271K	\$286K	\$279K	\$284K	\$256K	\$279K	\$276K	\$278K	\$301K	\$288K	\$281K
Avg Sales Price as a % of Avg Est Value	107%	105%	105%	108%	109%	104%	101%	106%	105%	101%	108%	103%	101%

## 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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median Est Value	\$214K	\$214K	\$217K	\$223K	\$224K	\$232K	\$214K	\$211K	\$221K	\$226K	\$244K	\$239K	\$239K
Median Sales Price	\$234K	\$229K	\$225K	\$234K	\$229K	\$235K	\$219K	\$219K	\$239K	\$229K	\$249K	\$240K	\$240K
Med Sales Price as a % of Med Est Value	110%	107%	104%	105%	102%	101%	102%	104%	108%	101%	102%	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 July Indicators Report

**Run Date:** 09/29/2019

**Scheduled:** No

**Report Date Range:** From 7/2018 To: 7/2019

### 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