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	Nov 2019	Nov 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	2	3	-33.3%	132	162	-18.5%
New Listing Volume	\$654,900	\$520,000	+25.9%	\$37,141,799	\$42,232,714	-12.1%
Active Listing Count	46	70	-34.3%	NA	N/A	
Active Listing Volume	\$13,838,499	\$20,196,386	-31.5%	N/A	N/A	
Average Listing Price	\$300,837	\$288,520	+4.3%	\$304,971	\$289,721	+5.3%
Median Listing Price	\$249,000	\$244,450	+1.9%	\$237,713	\$236,244	+0.6%
Median Daysin RPR	148	131.5	+12.5%	114.21	121.44	-5.9%
Months of Inventory	7.7	4.1	+86.2%	5.6	7.5	-25.1%
Absorption Rate	13.04%	24.29%	-11.2%	17.82%	13.36%	+4.5%
Sales Activity Charts Metrics						
New Pending Sales Count	10	9	+11.1%	136	129	+5.4%
New Pending Sales Volume	\$3,377,900	\$2,170,900	+55.6%	\$37,582,358	\$31,549,119	+19.1%
Pending Sales Count	21	18	+16.7%	N/A	N/A	
Pending Sales Volume	\$6,604,400	\$4,126,600	+60%	N/A	N/A	
Closed Sales Count	10	13	-23.1%	108	118	-8.5%
Closed Sales Volume	\$2,700,600	\$3,679,500	-26.6%	\$27,868,964	\$28,631,758	-2.7%
Average Sales Price	\$270,060	\$283,038	-4.6%	\$258,046	\$242,642	+6.3%
Median Sales Price	\$196,300	\$259,000	-24.2%	\$222,088	\$214,564	+3.5%



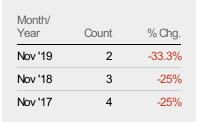


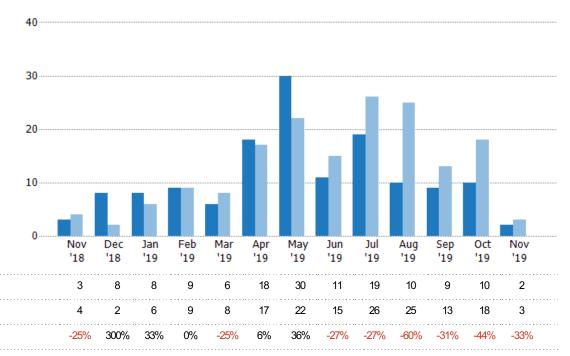


New Listings

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







New Listing Volume

Percent Change from Prior Year

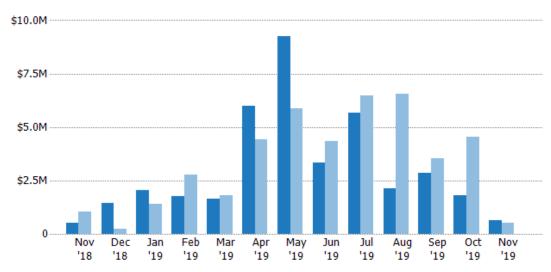
Current Year

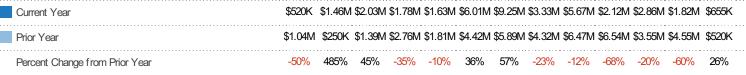
Prior Year

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

Filters Used
ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/ Year	Volume	% Chg.
Nov '19	\$655K	25.9%
Nov '18	\$520K	-49.8%
Nov '17	\$1.04M	-37.2%







Active Listings

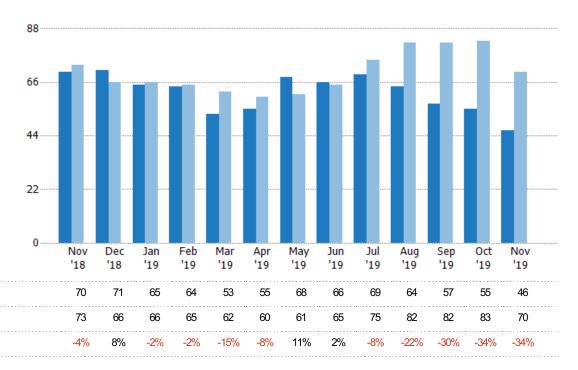
The number of active residential listings at the end of each month.

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304

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

Month/ Year	Count	% Chg.
Nov '19	46	-34.3%
Nov '18	70	-4.1%
Nov '17	73	-4.1%



Active Listing Volume

Percent Change from Prior Year

Current Year

Prior Year

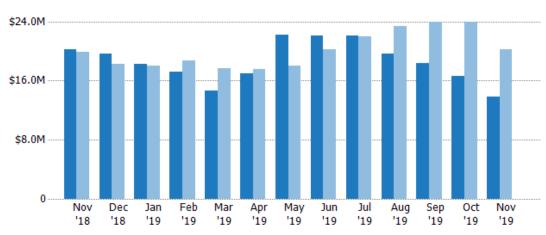
The sum of the listing price of active residential listings at the end of each month.

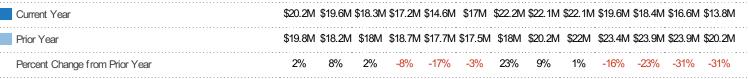
Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304

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

Month/ Year	Volume	% Chg.
Nov '19	\$13.8M	-31.5%
Nov '18	\$20.2M	1.9%
Nov '17	\$19.8M	-6.5%





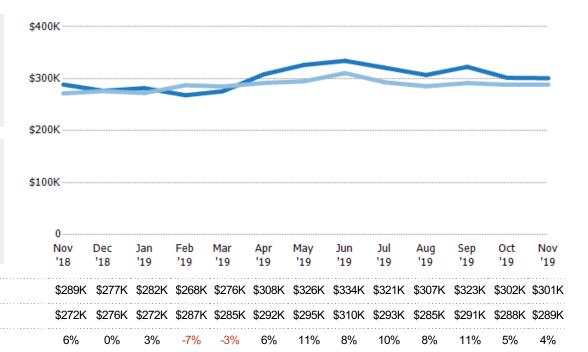


Average Listing Price

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

Filters Used
ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/ Year	Price	% Chg.
Nov '19	\$301K	4.3%
Nov '18	\$289K	6.2%
Nov '17	\$272K	-2.5%



Median Listing Price

Percent Change from Prior Year

Current Year

Prior Year

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

Filters Used	
ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304	
Property Type: Condo/Townhouse/Apt, Single Family Residence	

Month/ Year	Price	% Chg.
Nov '19	\$249K	1.9%
Nov '18	\$244K	22.2%
Nov '17	\$200K	13.7%

Percent Change from Prior Year

\$225K												
\$150K												
\$75K												
0												
, , , ,		Jan		Mar	Apr		Jun	Jul	Aug	Sep	0ct	Nov '19
0 Nov '18	Dec	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
0 Nov '18	Dec '18	Jan '19 \$220K	Feb '19 \$215K	Mar '19 \$215K	Apr '19 \$230K	May '19 \$242K	Jun '19 \$249K	Jul '19 \$250K	Aug '19 \$249K	Sep '19 \$250K	Oct '19 \$245K	Nov '19 \$249K



Current Year

Prior Year



Avg Est Value

Avg Listing Price

Market Data Report

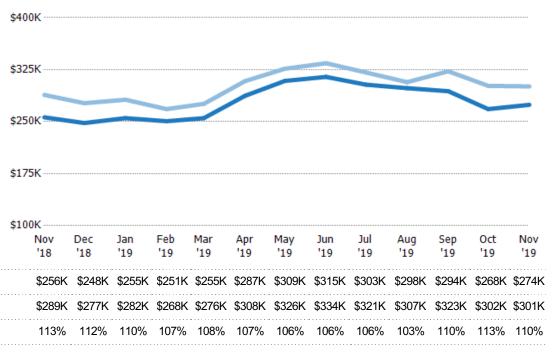
Average Listing Price vs Average Est Value

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304

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



Median Listing Price vs Median Est Value

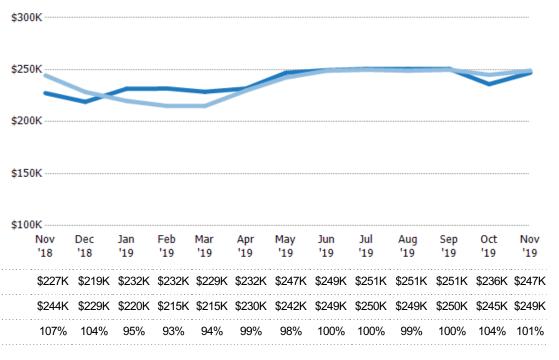
The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Eilters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304

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

Avg Listing Price as a % of Avg Est Value





Median Est Value

Median Listing Price

Med Listing Price as a % of Med Est Value

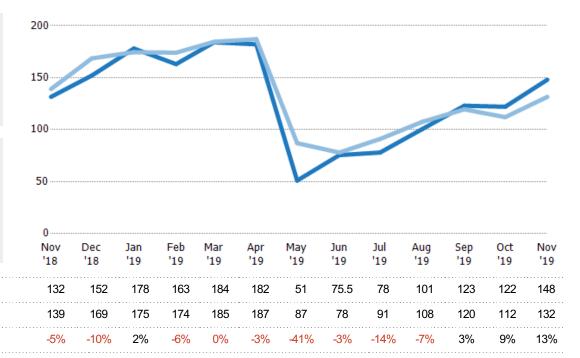


Median Days in RPR

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: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/ Year	Days	% Chg.
Nov '19	148	12.5%
Nov '18	132	-5.4%
Nov '17	139	12.2%



Months of Inventory

Percent Change from Prior Year

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

30

Filters Used

Current Year

Prior Year

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304

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

Months	% Chg.
7.67	86.2%
4.12	-43.6%
7.3	-40.1%
	7.67 4.12

Month/ Year	Months	% Chg.	0												
Nov '19	7.67	86.2%	0												
Nov '18	4.12	-43.6%													
Nov '17	7.3	-40.1%	0 Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Ye	ar		4.12	5.46	5.42	12.8	10.6	6.11	13.6	6	5.31	4	3.35	5	7.67
Prior Year			7.3	6	7.33	21.7	6.89	6.67	10.2	6.5	5	6.83	6.31	7.55	4.12
Percent Ch	ange from Prior	r Year	-44%	-9%	-26%	-41%	54%	-8%	34%	-8%	6%	-41%	-47%	-34%	86%



Absorption Rate

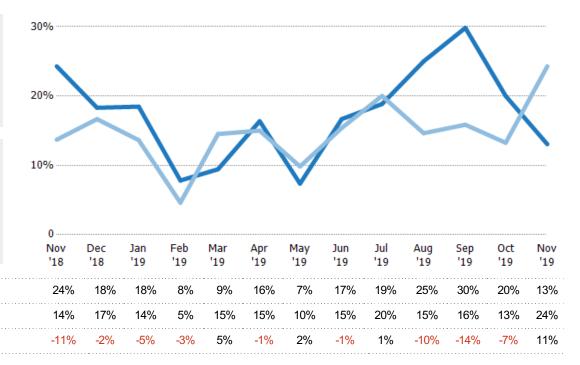
The percentage of inventory sold per month.

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type:

Condo/Townhouse/Apt, Single Family Residence

Month/ Year	Rate	Chg.
Nov '19	13%	11.2%
Nov '18	24%	-10.6%
Nov '17	14%	66.9%



Active/Pending/Sold Units

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

Filters Used

Current Year

Change from Prior Year

Prior Year

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304

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

80												
60												
40												
20										_		
20												
0	Dec											
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	0ct '19	Nov '19
0 Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	0ct	Nov
0 Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
0 Nov '18	Dec '18 71	Jan '19 65	Feb '19 64	Mar '19 53 17	Apr '19 55	May '19 68	Jun '19 66	Jul '19 69	Aug '19 64	Sep '19 57	Oct '19 55	Nov '19 46

Active Pending Sold



New Pending Sales

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

Filters Used

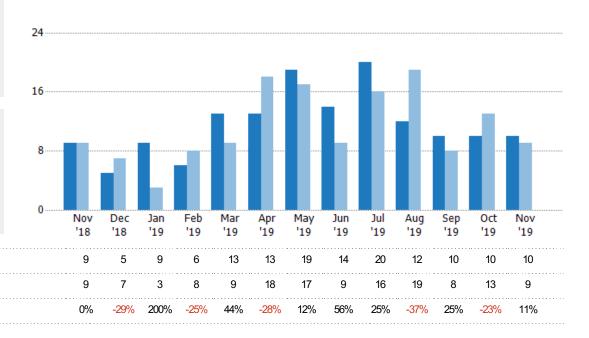
ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304

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

Month/ Year	Count	% Chg.
Nov '19	10	11.1%
Nov '18	9	0%
Nov '17	9	-11.1%

Current Year

Prior Year



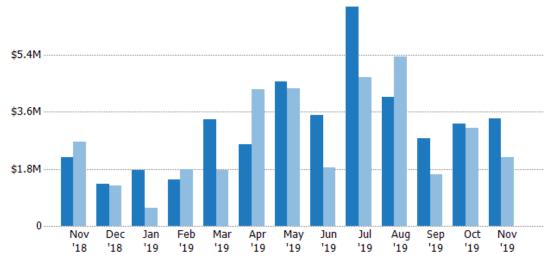
New Pending Sales Volume

Percent Change from Prior Year

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

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/ Year	Volume	% Chg.
Nov '19	\$3.38M	55.6%
Nov '18	\$2.17M	-18%
Nov '17	\$2.65M	-45%







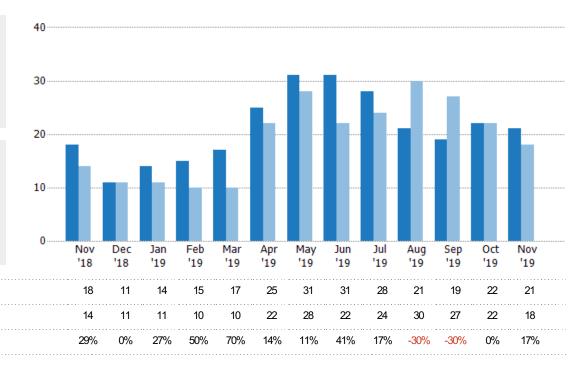


Pending Sales

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

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/ Year	Count	% Chg.
Nov '19	21	16.7%
Nov '18	18	28.6%
Nov '17	14	71.4%



Pending Sales Volume

Percent Change from Prior Year

Current Year

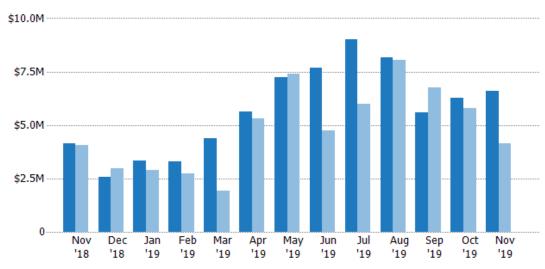
Prior Year

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '19	\$6.6M	60%
Nov '18	\$4.13M	2.1%
Nov '17	\$4.04M	17.3%









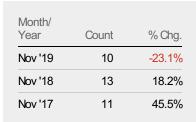
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304

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





Closed Sales Volume

Percent Change from Prior Year

Current Year

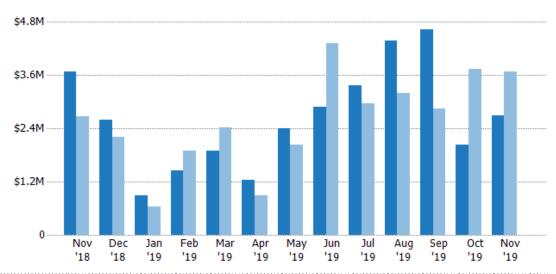
Prior Year

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

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single

Family Residence

Month/ Year	Volume	% Chg.
Nov '19	\$2.7M	-26.6%
Nov '18	\$3.68M	37.6%
Nov '17	\$2.67M	31.4%









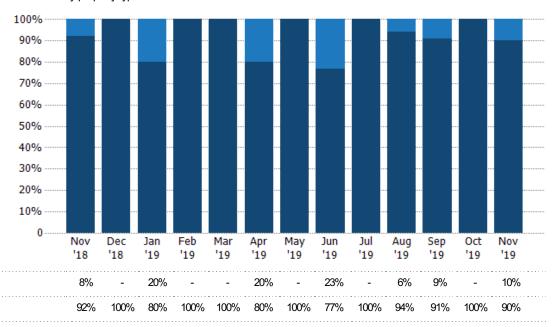
Closed Sales by Property Type

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304

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



Average Sales Price

Single Family Residence

Condo/Townhouse

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304

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

Month/ Year	Price	% Chg.
Nov '19	\$270K	-4.6%
Nov '18	\$283K	16.4%
Nov '17	\$243K	-9.6%

Percent Change from Prior Year





Current Year

Prior Year

Median Sales Price

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

Filters Used
ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/ Year	Price	% Chg.
Nov '19	\$196K	-24.2%
Nov '18	\$259K	23.3%
Nov '17	\$210K	-13.3%

Percent Change from Prior Year

Current Year

Prior Year

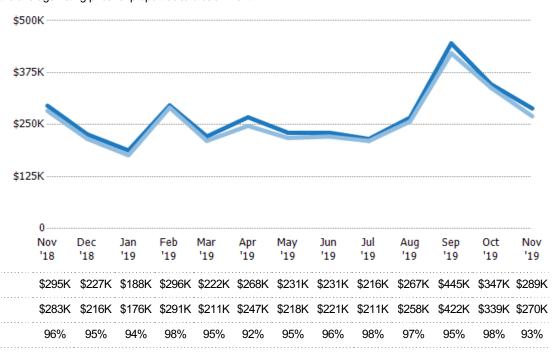


Average Sales Price vs Average Listing Price

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

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single Family Residence

Avg Sales Price as a % of Avg List Price





Avg List Price

Avg Sales Price

Market Data Report

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: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single

Family Residence

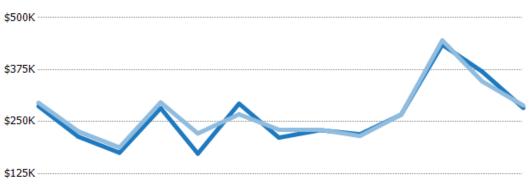


Median List Price	\$259K	\$214K	\$149K	\$235K	\$200K	\$194K	\$215K	\$200K	\$209K	\$258K	\$299K	\$354K	\$197K
Median Sales Price	\$259K	\$204K	\$134K	\$235K	\$193K	\$181K	\$200K	\$190K	\$203K	\$250K	\$299K	\$349K	\$196K
Med Sales Price as a % of Med List Price	100%	95%	90%	100%	96%	93%	93%	95%	97%	97%	100%	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 ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single Family Residence



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	0ct '19	Nov '19
Avg Est Value	\$287K	\$214K	\$175K	\$282K	\$173K	\$293K	\$212K	\$230K	\$220K	\$267K	\$435K	\$370K	\$283K
Avg Sales Price	\$295K	\$227K	\$188K	\$296K	\$222K	\$268K	\$231K	\$231K	\$216K	\$267K	\$445K	\$347K	\$289K
Avg Sales Price as a % of Avg Est Value	103%	106%	107%	105%	128%	91%	109%	100%	98%	100%	102%	94%	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

Family Residence

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304 Property Type: Condo/Townhouse/Apt, Single

