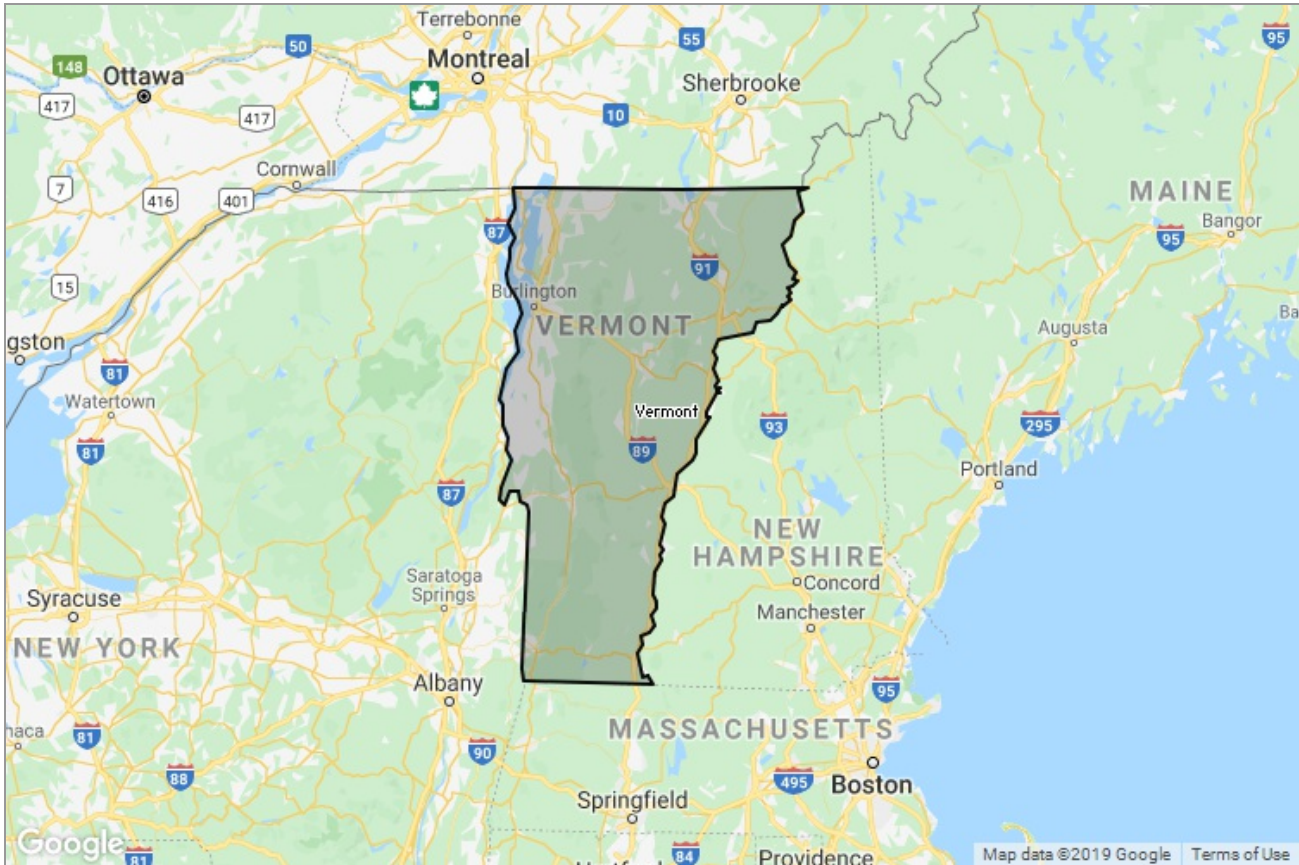




MARKET DATA REPORT

Vermont Indicators Report September 2019



Report Characteristics

Report Name:

Vermont Indicators Report September 2019

Report Date Range:

9/2018 – 9/2019

Filters Used:

Property Type, Location

Avg/Med: Both

Run Date: 12/04/2019

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	Sep 2019	Sep 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	844	843	+0.1%	8,507	8,460	+0.6%
New Listing Volume	\$258,232,526	\$266,481,205	-3.1%	\$2,741,938,710	\$2,796,591,960	-2%
Active Listing Count	4,805	5,333	-9.9%	N/A	N/A	
Active Listing Volume	\$1,872,543,468	\$1,993,757,880	-6.1%	N/A	N/A	
Average Listing Price	\$389,707	\$373,853	+4.2%	\$383,506	\$367,846	+4.3%
Median Listing Price	\$275,000	\$269,900	+1.9%	\$272,159	\$259,213	+5%
Median Days in RPR	115	121	-5%	133.24	134.06	-0.6%
Months of Inventory	5.7	6.3	-9.6%	8.2	8.5	-3.9%
Absorption Rate	17.57%	15.88%	+1.7%	12.21%	11.74%	+0.5%
Sales Activity Charts Metrics						
New Pending Sales Count	893	684	+30.6%	7,239	5,985	+21%
New Pending Sales Volume	\$245,247,755	\$195,540,576	+25.4%	\$2,064,077,151	\$1,799,643,480	+14.7%
Pending Sales Count	1,442	1,132	+27.4%	N/A	N/A	
Pending Sales Volume	\$431,750,934	\$327,313,134	+31.9%	N/A	N/A	
Closed Sales Count	717	617	+16.2%	5,411	5,059	+7%
Closed Sales Volume	\$202,017,190	\$161,444,090	+25.1%	\$1,483,424,124	\$1,316,515,990	+12.7%
Average Sales Price	\$281,753	\$261,660	+7.7%	\$274,150	\$260,232	+5.3%
Median Sales Price	\$238,500	\$218,000	+9.4%	\$233,365	\$218,754	+6.7%

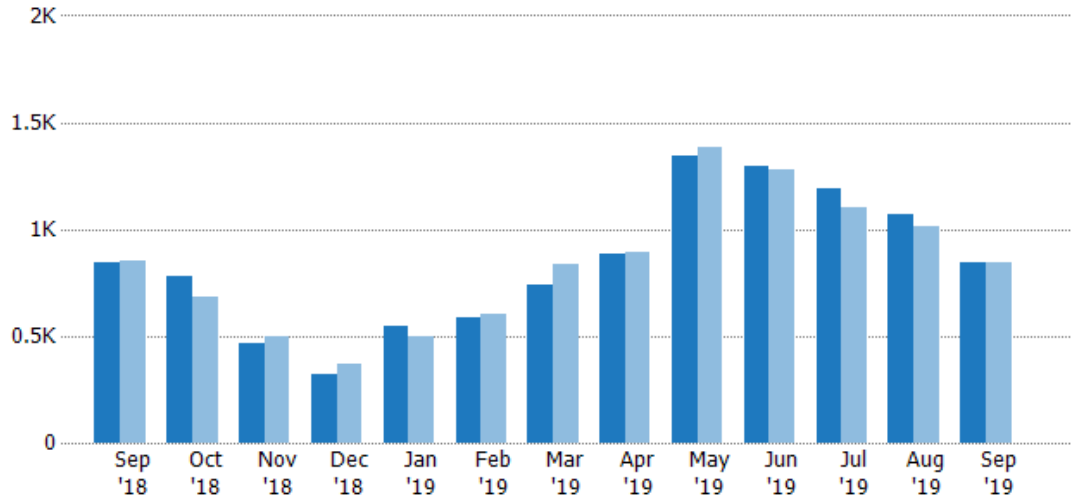
New Listings

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.
Sep '19	844	0.1%
Sep '18	843	-0.8%
Sep '17	850	-2.8%



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	843	776	463	324	549	590	743	883	1.34K	1.29K	1.19K	1.07K	844
Prior Year	850	679	498	368	501	603	839	896	1.39K	1.28K	1.1K	1.01K	843
Percent Change from Prior Year	-1%	14%	-7%	-12%	10%	-2%	-11%	-1%	-3%	1%	8%	6%	0%

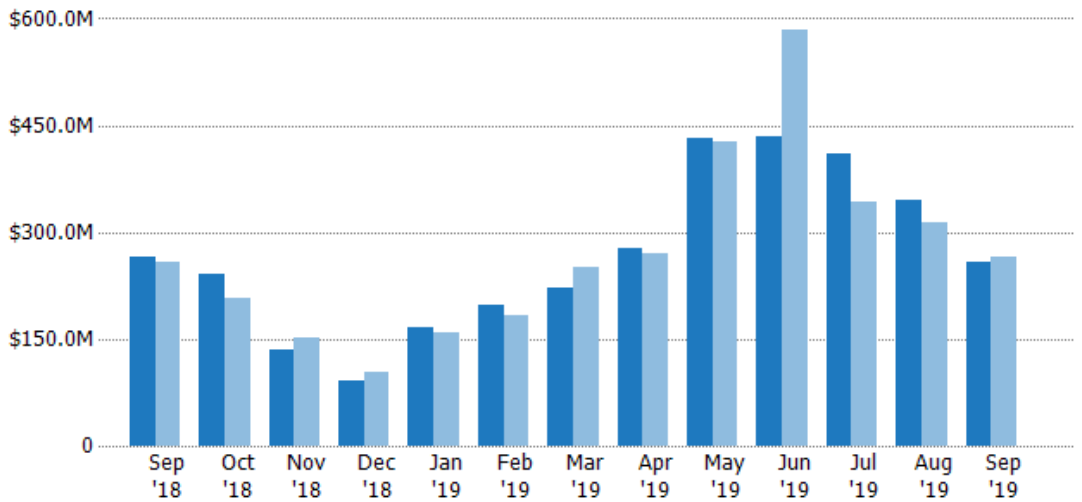
New Listing Volume

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.
Sep '19	\$258M	-3.1%
Sep '18	\$266M	3.7%
Sep '17	\$257M	-8.1%



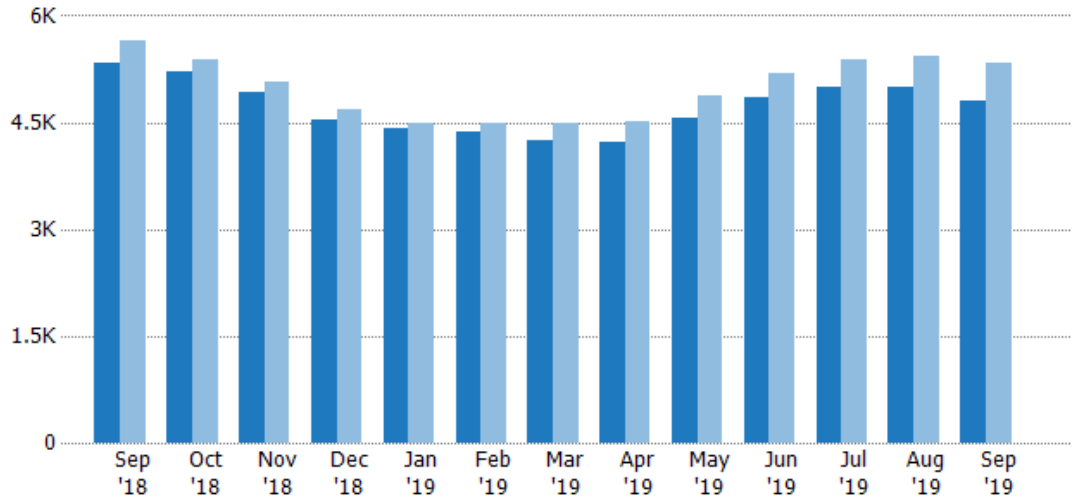
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	\$266M	\$242M	\$136M	\$92M	\$167M	\$198M	\$221M	\$276M	\$432M	\$434M	\$410M	\$345M	\$258M
Prior Year	\$257M	\$207M	\$152M	\$104M	\$158M	\$183M	\$250M	\$270M	\$428M	\$584M	\$343M	\$314M	\$266M
Percent Change from Prior Year	4%	17%	-11%	-12%	6%	8%	-12%	2%	1%	-26%	19%	10%	-3%

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



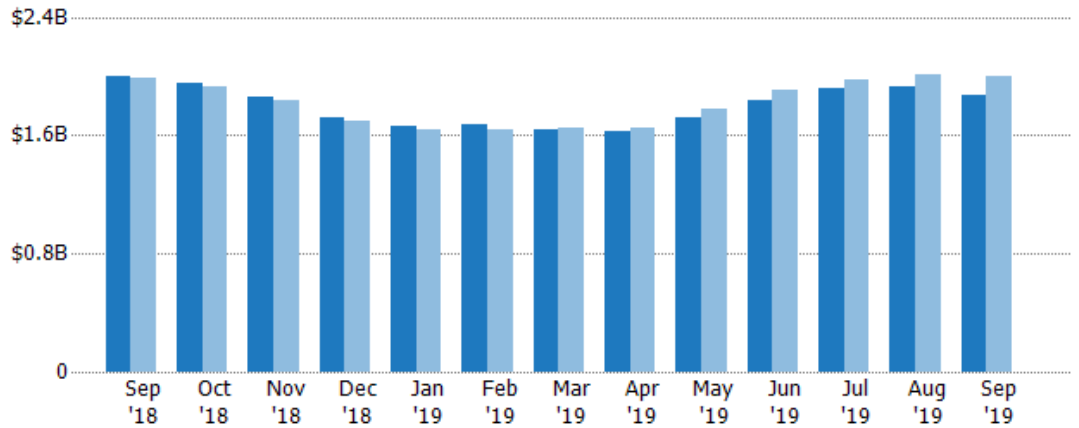
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Sep '19	4.81K	5.33K	-9.9%
Sep '18	5.33K	5.64K	-5.4%
Sep '17	5.64K	-	-0.5%

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	Current Year	Prior Year	Percent Change from Prior Year
Sep '19	\$1.87B	\$1.99B	-6.1%
Sep '18	\$1.99B	\$1.99B	0.4%
Sep '17	\$1.99B	-	-5.1%

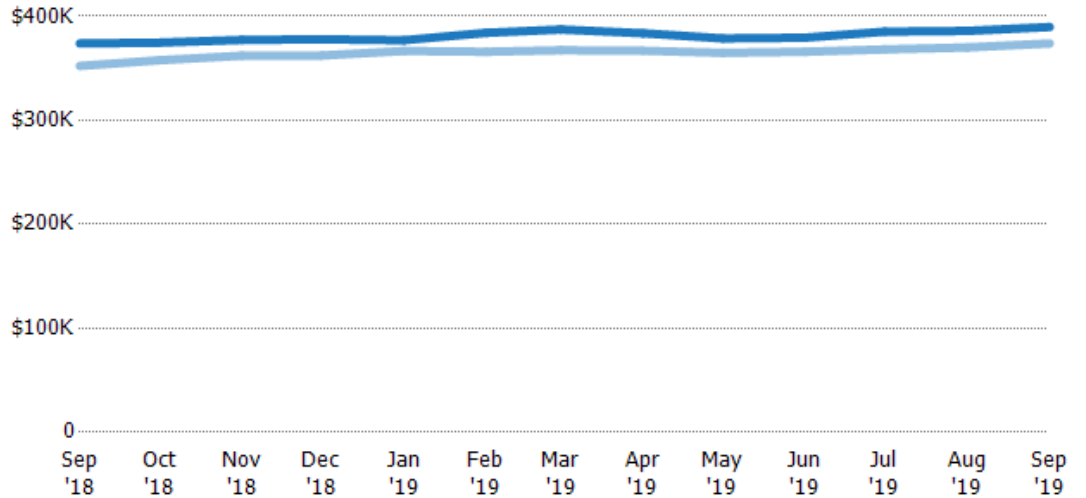
Average Listing Price

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.
Sep '19	\$390K	4.2%
Sep '18	\$374K	6.1%
Sep '17	\$352K	-4.6%



Current Year	\$374K	\$375K	\$377K	\$378K	\$377K	\$384K	\$387K	\$384K	\$379K	\$379K	\$385K	\$386K	\$390K
Prior Year	\$352K	\$358K	\$362K	\$362K	\$367K	\$366K	\$367K	\$367K	\$365K	\$366K	\$368K	\$370K	\$374K
Percent Change from Prior Year	6%	5%	4%	4%	3%	5%	5%	5%	4%	4%	5%	4%	4%

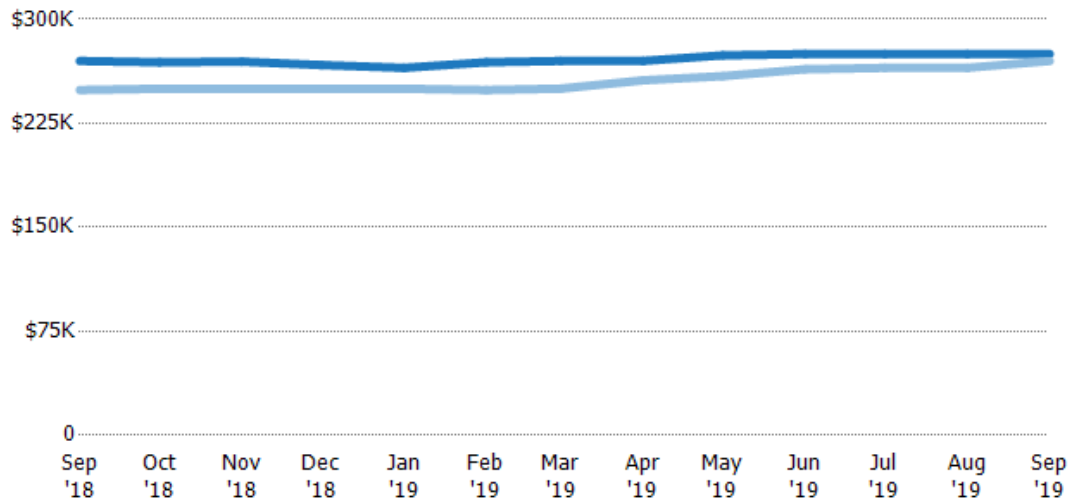
Median Listing Price

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.
Sep '19	\$275K	1.9%
Sep '18	\$270K	8.4%
Sep '17	\$249K	-3.7%



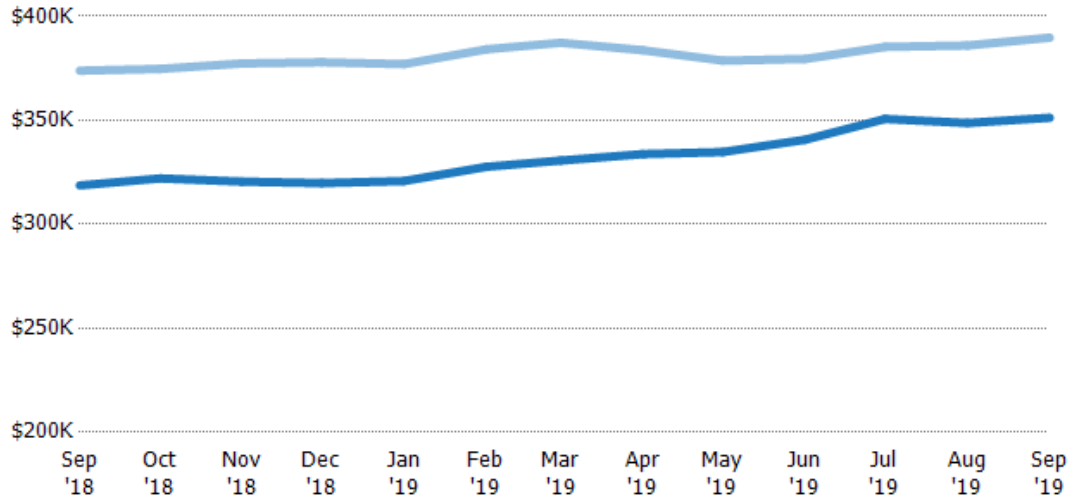
Current Year	\$270K	\$269K	\$270K	\$267K	\$265K	\$269K	\$270K	\$270K	\$274K	\$275K	\$275K	\$275K	\$275K
Prior Year	\$249K	\$250K	\$250K	\$250K	\$250K	\$249K	\$250K	\$256K	\$259K	\$264K	\$265K	\$265K	\$270K
Percent Change from Prior Year	8%	8%	8%	7%	6%	8%	8%	5%	6%	4%	4%	4%	2%

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



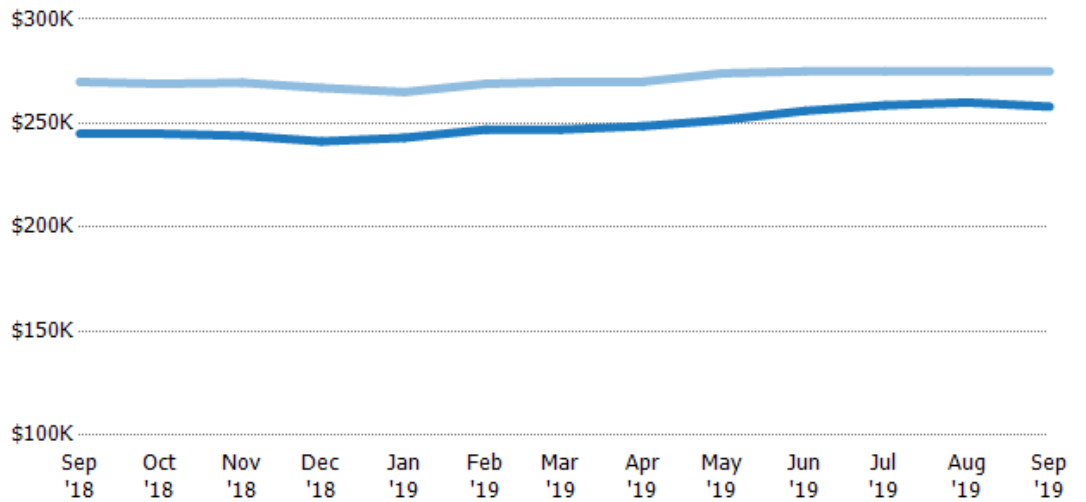
Avg Est Value	\$319K	\$322K	\$321K	\$320K	\$321K	\$328K	\$331K	\$334K	\$335K	\$341K	\$351K	\$349K	\$351K
Avg Listing Price	\$374K	\$375K	\$377K	\$378K	\$377K	\$384K	\$387K	\$384K	\$379K	\$379K	\$385K	\$386K	\$390K
Avg Listing Price as a % of Avg Est Value	117%	116%	118%	118%	118%	117%	117%	115%	113%	111%	110%	111%	111%

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



Median Est Value	\$245K	\$245K	\$244K	\$241K	\$243K	\$247K	\$247K	\$249K	\$252K	\$256K	\$259K	\$260K	\$258K
Median Listing Price	\$270K	\$269K	\$270K	\$267K	\$265K	\$269K	\$270K	\$270K	\$274K	\$275K	\$275K	\$275K	\$275K
Med Listing Price as a % of Med Est Value	110%	110%	110%	111%	109%	109%	109%	109%	109%	107%	106%	106%	107%

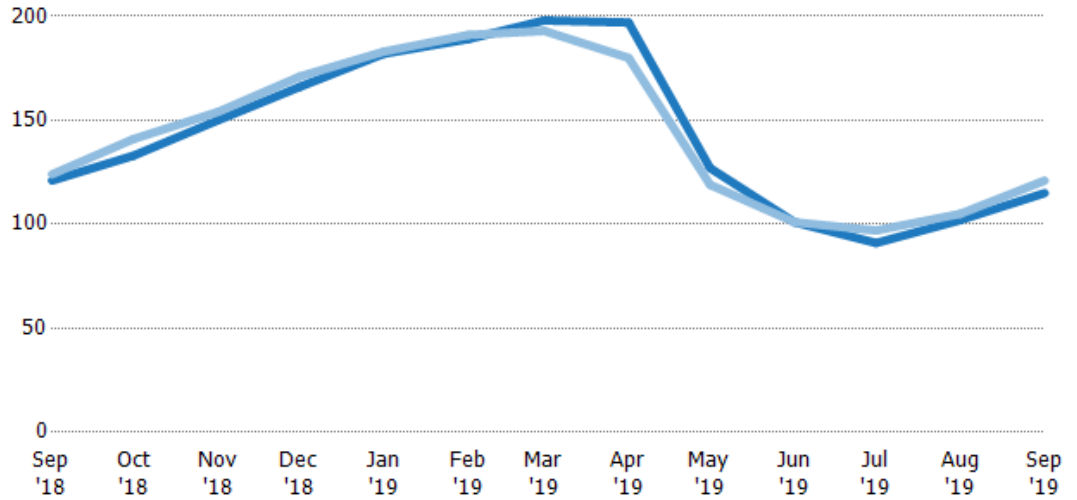
Median Days in RPR

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.
Sep '19	115	-5%
Sep '18	121	-2.4%
Sep '17	124	-1.6%



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	121	133	150	166	182	189	198	197	127	101	91	102	115
Prior Year	124	141	154	171	183	191	193	180	119	101	97	105	121
Percent Change from Prior Year	-2%	-6%	-3%	-3%	-1%	-1%	3%	9%	7%	0%	-6%	-3%	-5%

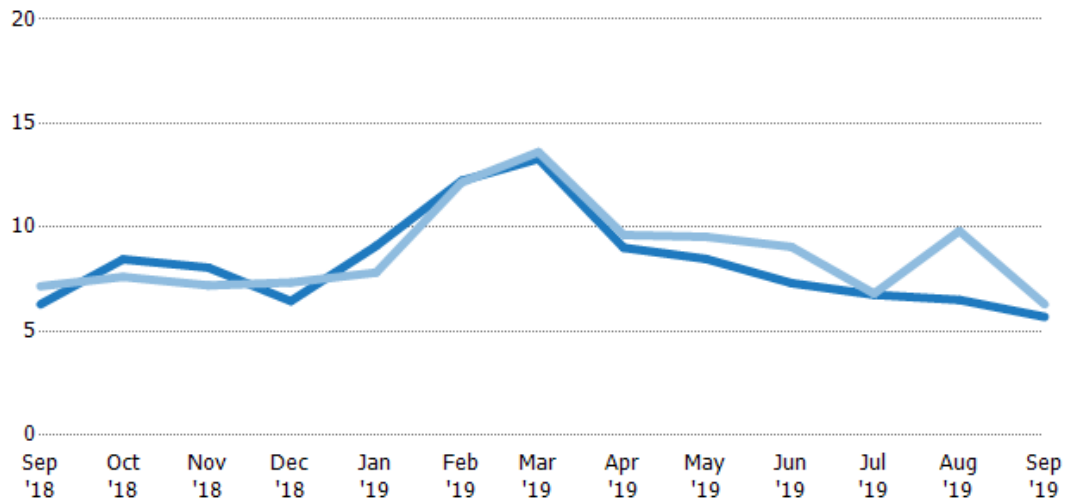
Months of Inventory

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.
Sep '19	5.69	-9.6%
Sep '18	6.3	-12.1%
Sep '17	7.17	26.1%



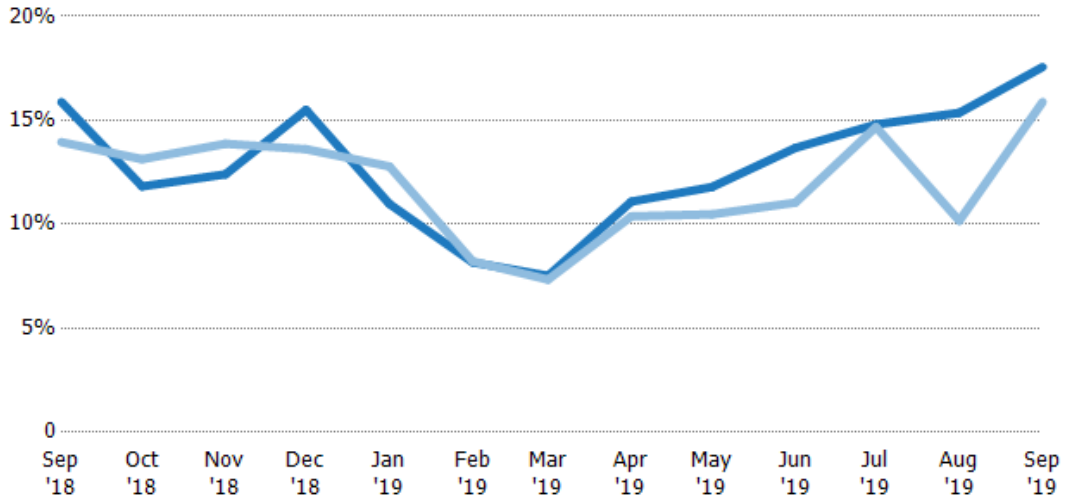
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	6.3	8.46	8.06	6.45	9.1	12.2	13.3	9.01	8.47	7.31	6.75	6.51	5.69
Prior Year	7.17	7.62	7.21	7.34	7.82	12.2	13.6	9.63	9.54	9.06	6.81	9.82	6.3
Percent Change from Prior Year	-12%	11%	12%	-12%	16%	1%	-2%	-6%	-11%	-19%	-1%	-34%	-10%

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.
Sep '19	18%	-1.7%
Sep '18	16%	-1.9%
Sep '17	14%	-20.6%

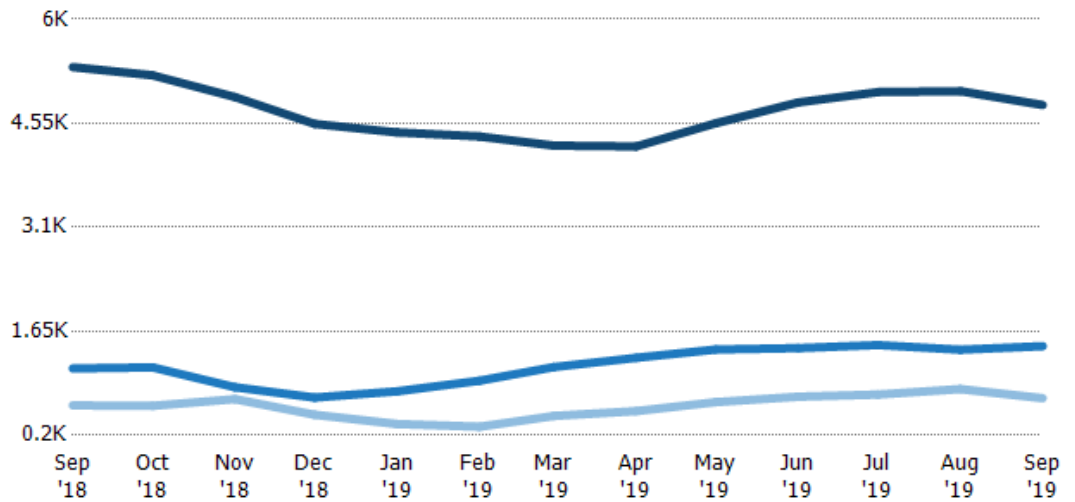
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	16%	12%	12%	16%	11%	8%	8%	11%	12%	14%	15%	15%	18%
Prior Year	14%	13%	14%	14%	13%	8%	7%	10%	10%	11%	15%	10%	16%
Change from Prior Year	-2%	1%	1%	-2%	2%	0%	0%	-1%	-1%	-3%	0%	-5%	-2%

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



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Active	5.33K	5.22K	4.92K	4.54K	4.42K	4.37K	4.24K	4.23K	4.55K	4.84K	4.99K	5K	4.81K
Pending	1.13K	1.15K	870	726	813	960	1.15K	1.28K	1.4K	1.42K	1.46K	1.39K	1.44K
Sold	617	610	704	486	357	319	469	537	662	738	768	844	717

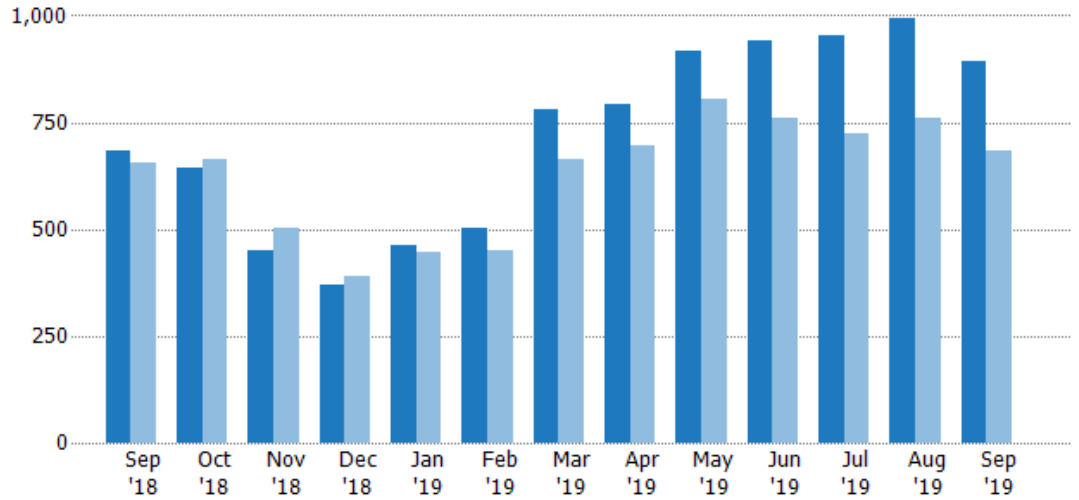
New Pending Sales

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.
Sep '19	893	30.6%
Sep '18	684	4.3%
Sep '17	656	2.9%



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	684	642	451	371	463	503	781	791	918	942	953	995	893
Prior Year	656	662	501	390	445	451	665	694	803	760	724	759	684
Percent Change from Prior Year	4%	-3%	-10%	-5%	4%	12%	17%	14%	14%	24%	32%	31%	31%

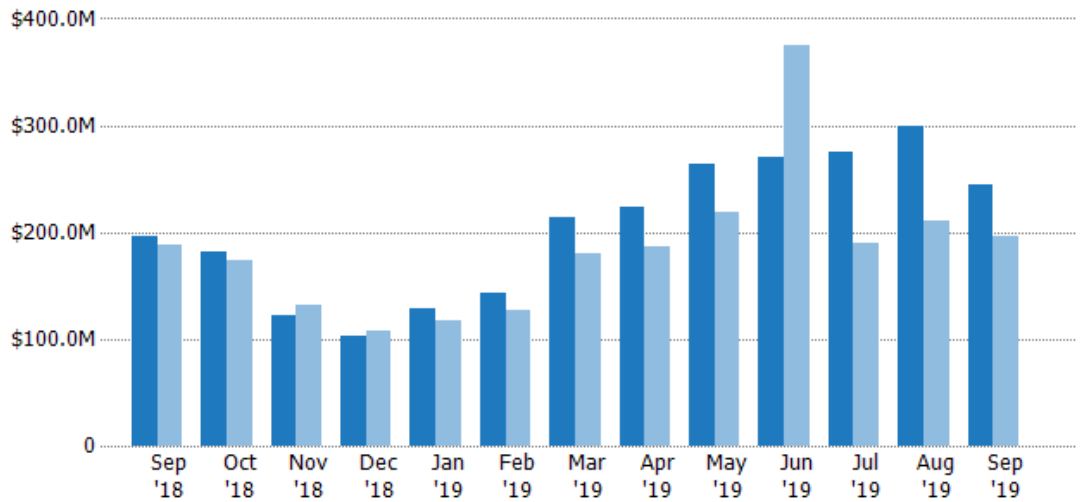
New Pending Sales Volume

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.
Sep '19	\$245M	25.4%
Sep '18	\$196M	3.8%
Sep '17	\$188M	-3.2%



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	\$196M	\$182M	\$123M	\$102M	\$129M	\$143M	\$215M	\$224M	\$264M	\$271M	\$275M	\$299M	\$245M
Prior Year	\$188M	\$173M	\$132M	\$107M	\$118M	\$127M	\$180M	\$187M	\$219M	\$374M	\$189M	\$210M	\$196M
Percent Change from Prior Year	4%	5%	-7%	-4%	10%	13%	19%	20%	20%	-28%	45%	42%	25%

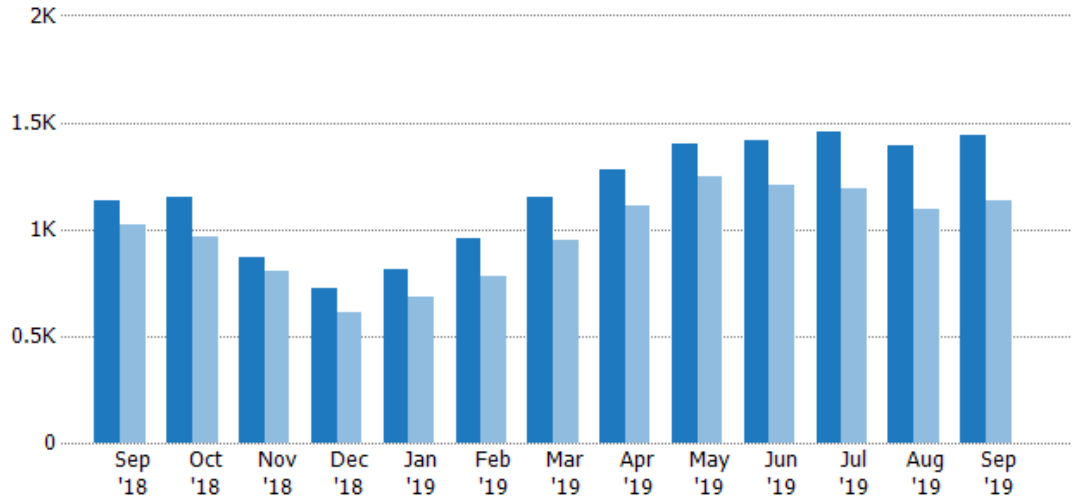
Pending Sales

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.
Sep '19	1.44K	27.4%
Sep '18	1.13K	11.1%
Sep '17	1.02K	17.3%



Current Year	1.13K	1.15K	870	726	813	960	1.15K	1.28K	1.4K	1.42K	1.46K	1.39K	1.44K
Prior Year	1.02K	961	807	612	680	783	952	1.11K	1.25K	1.21K	1.19K	1.09K	1.13K
Percent Change from Prior Year	11%	19%	8%	19%	20%	23%	21%	16%	12%	17%	23%	28%	27%

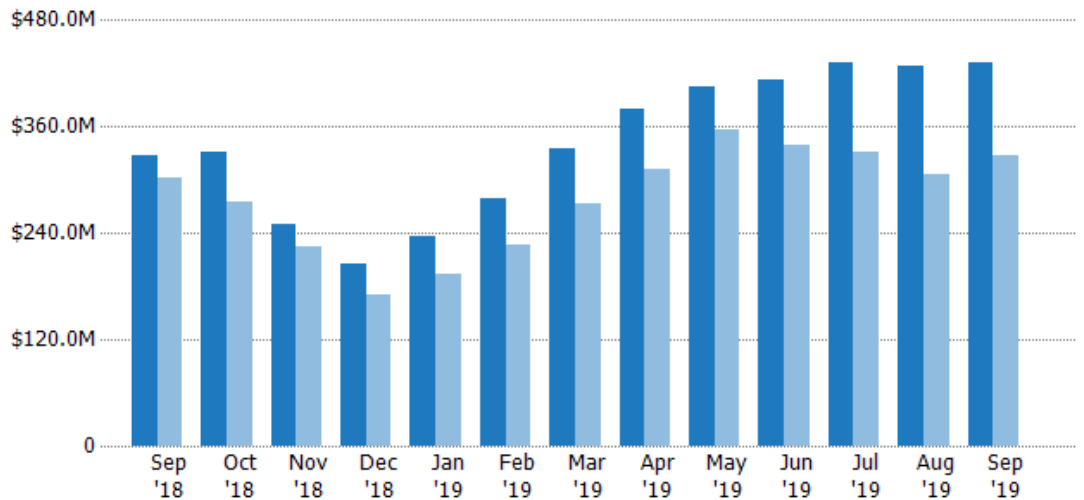
Pending Sales Volume

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.
Sep '19	\$432M	31.9%
Sep '18	\$327M	8.2%
Sep '17	\$302M	6.6%



Current Year	\$327M	\$331M	\$250M	\$205M	\$237M	\$280M	\$335M	\$379M	\$404M	\$413M	\$432M	\$428M	\$432M
Prior Year	\$302M	\$275M	\$225M	\$170M	\$193M	\$226M	\$273M	\$311M	\$356M	\$338M	\$332M	\$306M	\$327M
Percent Change from Prior Year	8%	20%	11%	20%	23%	24%	23%	22%	14%	22%	30%	40%	32%

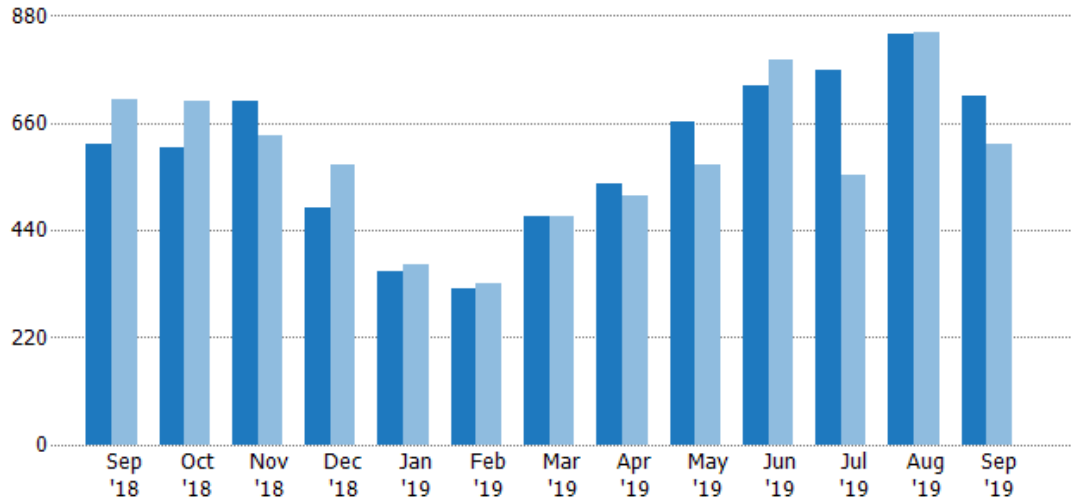
Closed Sales

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.
Sep '19	717	16.2%
Sep '18	617	-12.7%
Sep '17	707	-18.7%



Current Year	617	610	704	486	357	319	469	537	662	738	768	844	717
Prior Year	707	705	636	573	369	330	468	511	574	790	553	847	617
Percent Change from Prior Year	-13%	-13%	11%	-15%	-3%	-3%	0%	5%	15%	-7%	39%	0%	16%

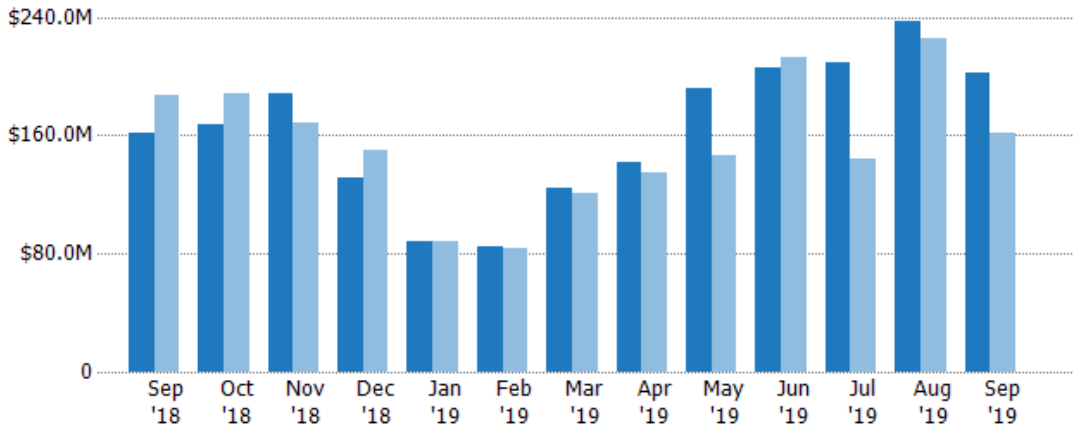
Closed Sales Volume

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.
Sep '19	\$202M	25.1%
Sep '18	\$161M	-13.5%
Sep '17	\$187M	-22.1%



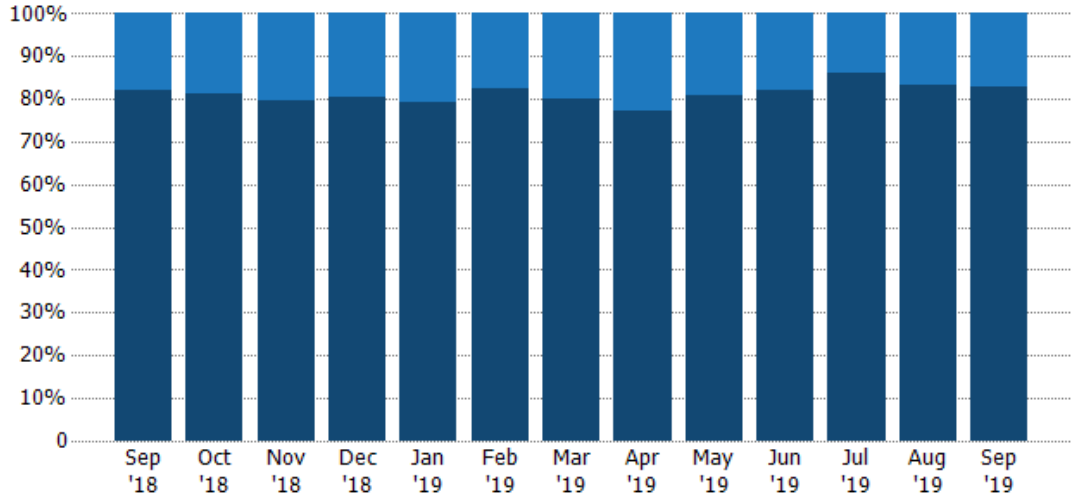
Current Year	\$161M	\$167M	\$188M	\$131M	\$87.7M	\$84.4M	\$124M	\$142M	\$192M	\$206M	\$209M	\$237M	\$202M
Prior Year	\$187M	\$189M	\$168M	\$150M	\$87.8M	\$83.5M	\$120M	\$135M	\$147M	\$213M	\$144M	\$225M	\$161M
Percent Change from Prior Year	-14%	-11%	12%	-12%	0%	1%	3%	5%	31%	-3%	45%	5%	25%

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



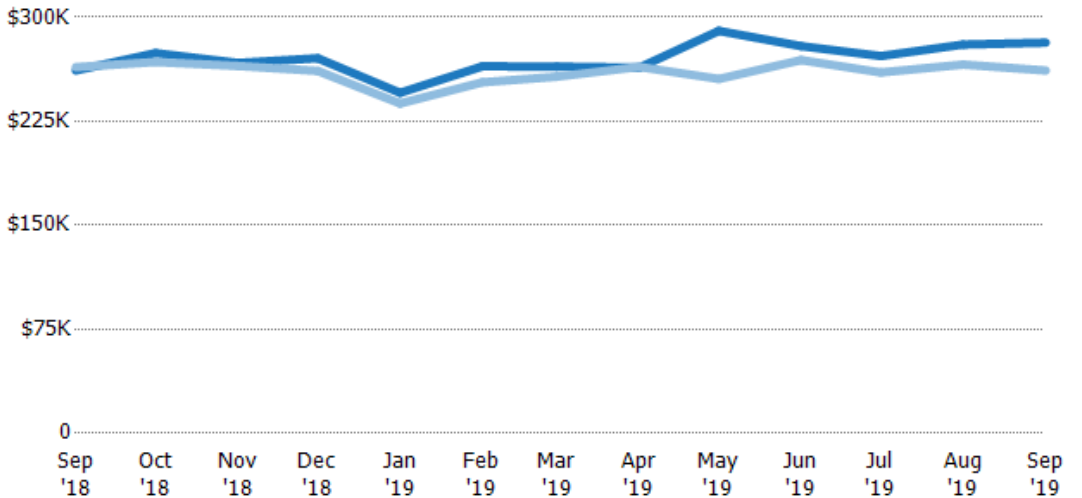
Condo/Townhouse	18%	19%	20%	20%	21%	18%	20%	23%	19%	18%	14%	17%	17%
Single Family Residence	82%	81%	80%	80%	79%	82%	80%	77%	81%	82%	86%	83%	83%

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.
Sep '19	\$282K	7.7%
Sep '18	\$262K	-0.9%
Sep '17	\$264K	-4.2%

Current Year	\$262K	\$274K	\$267K	\$271K	\$246K	\$265K	\$264K	\$264K	\$290K	\$279K	\$272K	\$280K	\$282K
Prior Year	\$264K	\$268K	\$265K	\$261K	\$238K	\$253K	\$257K	\$264K	\$256K	\$269K	\$260K	\$266K	\$262K
Percent Change from Prior Year	-1%	2%	1%	3%	3%	5%	3%	0%	14%	4%	5%	5%	8%

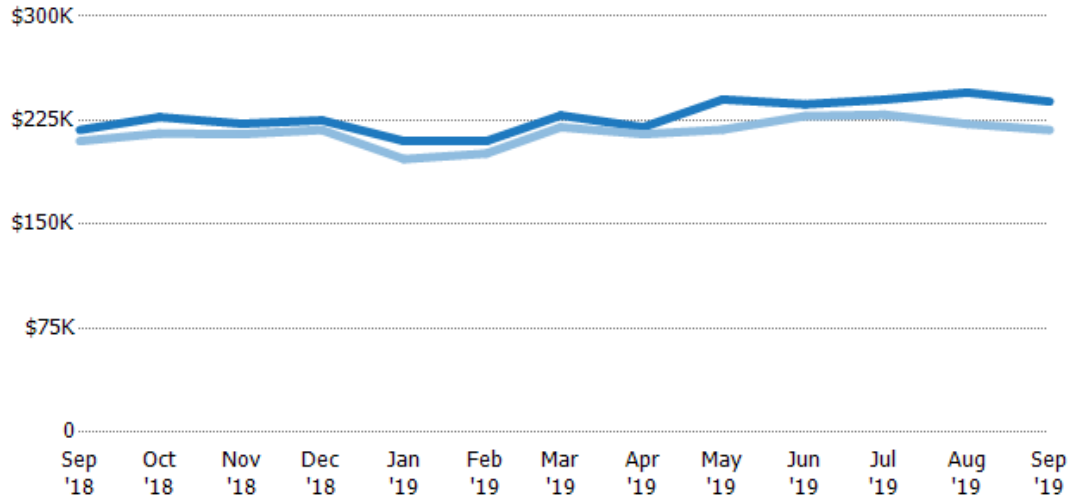
Median Sales Price

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.
Sep '19	\$239K	9.4%
Sep '18	\$218K	3.8%
Sep '17	\$210K	2.4%



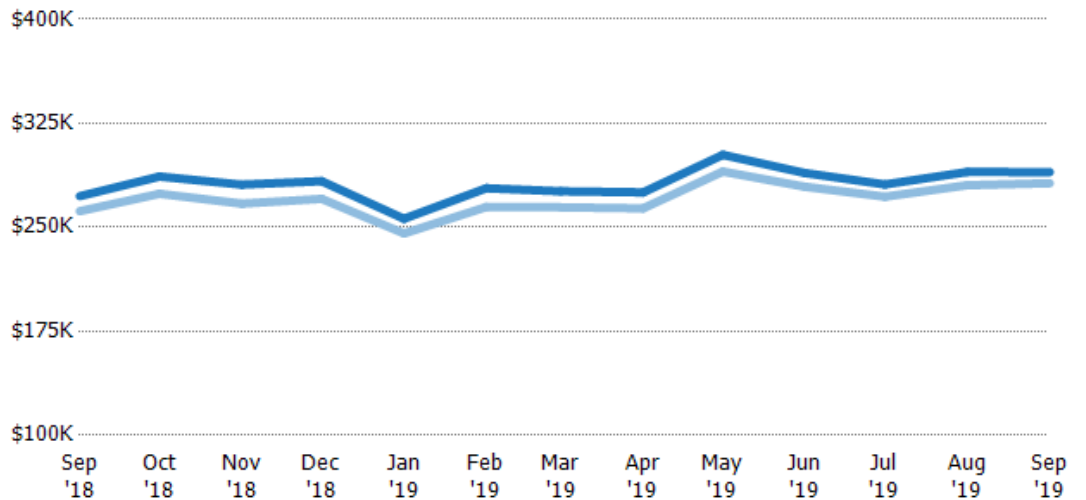
Current Year	\$218K	\$227K	\$223K	\$225K	\$210K	\$210K	\$229K	\$220K	\$240K	\$237K	\$240K	\$245K	\$239K
Prior Year	\$210K	\$216K	\$215K	\$218K	\$197K	\$201K	\$220K	\$215K	\$218K	\$228K	\$229K	\$222K	\$218K
Percent Change from Prior Year	4%	5%	3%	3%	7%	4%	4%	2%	10%	4%	5%	10%	9%

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



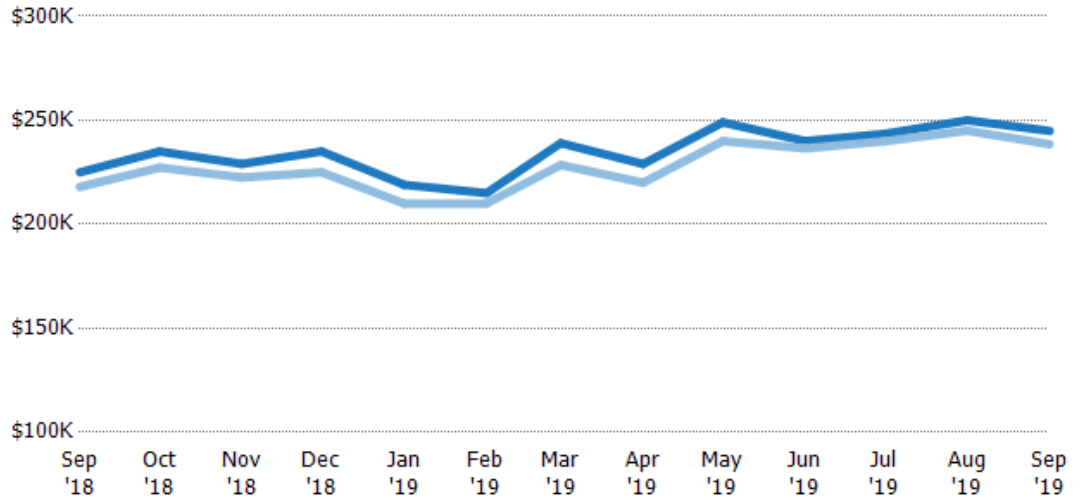
Avg List Price	\$272K	\$287K	\$281K	\$283K	\$256K	\$278K	\$276K	\$275K	\$302K	\$289K	\$281K	\$290K	\$290K
Avg Sales Price	\$262K	\$274K	\$267K	\$271K	\$246K	\$265K	\$264K	\$264K	\$290K	\$279K	\$272K	\$280K	\$282K
Avg Sales Price as a % of Avg List Price	96%	96%	95%	96%	96%	95%	96%	96%	96%	97%	97%	97%	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

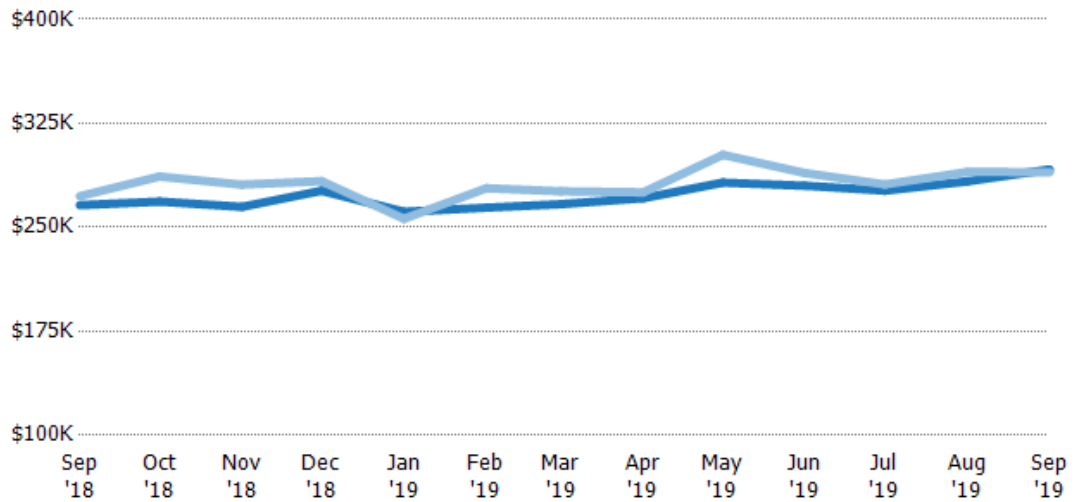


Average Sales Price vs Average Est Value

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

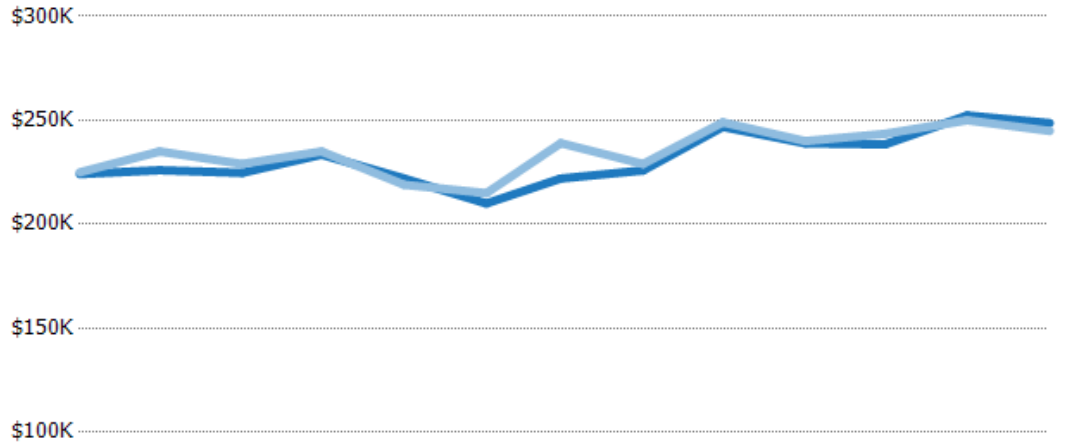


Median Sales Price vs Median Est Value

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



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Median Est Value	\$224K	\$226K	\$225K	\$233K	\$222K	\$210K	\$222K	\$226K	\$247K	\$239K	\$238K	\$252K	\$249K
Median Sales Price	\$225K	\$235K	\$229K	\$235K	\$219K	\$215K	\$239K	\$229K	\$249K	\$240K	\$244K	\$250K	\$245K
Med Sales Price as a % of Med Est Value	100%	104%	102%	101%	99%	102%	108%	101%	101%	100%	102%	99%	98%

Sales Activity by ZIP

Nov 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	14	\$3,331,600	8	\$2,031,050	\$253,881	\$209,250	\$117	\$107	66
05031	5	\$4,259,900	1	\$245,000	\$245,000	\$245,000	\$159	\$159	123
05032	1	\$244,900	3	\$866,500	\$288,833	\$370,000	\$162	\$115	172
05033	4	\$1,202,000	1	\$160,000	\$160,000	\$160,000	\$166	\$166	18
05037	2	\$309,900	3	\$435,000	\$145,000	\$145,000	\$94	\$96	10
05038	2	\$334,500	3	\$463,000	\$154,333	\$155,000	\$91	\$94	20
05045	3	\$998,000	1	\$527,500	\$527,500	\$527,500	\$172	\$172	515
05046	2	\$202,500	1	\$365,000	\$365,000	\$365,000	\$165	\$165	105
05047	1	\$239,000	1	\$234,900	\$234,900	\$234,900	\$150	\$150	6
05048	4	\$2,372,900	1	\$424,000	\$424,000	\$424,000	\$101	\$101	203
05053	1	\$593,000	1	\$99,000	\$99,000	\$99,000	\$63	\$63	2
05055	5	\$2,316,900	1	\$1,000,000	\$1,000,000	\$1,000,000	\$255	\$255	20
05056	3	\$653,800	1	\$225,000	\$225,000	\$225,000	\$154	\$154	20
05059	16	\$5,773,799	8	\$3,755,500	\$469,438	\$345,000	\$174	\$162	107
05060	7	\$1,187,000	6	\$1,401,000	\$233,500	\$252,500	\$109	\$111	156
05061	2	\$688,000	1	\$120,000	\$120,000	\$120,000	\$51	\$51	404
05065	1	\$524,900	3	\$1,421,000	\$473,667	\$318,000	\$168	\$175	68
05068	4	\$901,900	1	\$270,000	\$270,000	\$270,000	\$117	\$117	10
05070	4	\$1,583,900	1	\$210,000	\$210,000	\$210,000	\$191	\$191	161
05072	3	\$836,000	1	\$2,250,000	\$2,250,000	\$2,250,000	\$459	\$459	0
05076			1	\$200,000	\$200,000	\$200,000	\$106	\$106	107
05077	2	\$539,000	1	\$200,000	\$200,000	\$200,000	\$74	\$74	85
05081	1	\$139,000	1	\$84,900	\$84,900	\$84,900	\$72	\$72	275
05083			2	\$194,250	\$97,125	\$97,125	\$72	\$72	69
05084			1	\$230,000	\$230,000	\$230,000	\$181	\$181	4
05086	1	\$191,000	1	\$30,000	\$30,000	\$30,000	\$24	\$24	10
05089	8	\$2,310,800	4	\$428,700	\$107,175	\$79,500	\$60	\$55	43
05091	17	\$8,920,400	4	\$889,500	\$222,375	\$132,500	\$148	\$150	51
05143	11	\$3,174,900	12	\$3,107,000	\$258,917	\$195,000	\$131	\$131	82
05146	3	\$793,000	1	\$171,500	\$171,500	\$171,500	\$126	\$126	136
05148	4	\$1,608,500	6	\$1,459,650	\$243,275	\$233,325	\$108	\$94	80
05149	6	\$1,938,000	3	\$2,130,000	\$710,000	\$615,000	\$238	\$277	248
05151	2	\$448,900	2	\$555,000	\$277,500	\$277,500	\$139	\$139	47
05152	4	\$1,014,000	1	\$185,000	\$185,000	\$185,000	\$98	\$98	228
05153	2	\$438,000	1	\$299,000	\$299,000	\$299,000	\$72	\$72	23
05155	5	\$1,087,000	3	\$624,000	\$208,000	\$173,000	\$177	\$120	63
05156	7	\$1,300,400	7	\$1,992,400	\$284,629	\$85,000	\$131	\$82	80
05161	3	\$1,078,900	2	\$730,000	\$365,000	\$365,000	\$107	\$107	270

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Sales Activity by ZIP

Nov 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
05201	22	\$3,680,100	13	\$2,801,650	\$215,512	\$155,000	\$100	\$99	92
05250	7	\$1,903,300	7	\$1,586,675	\$226,668	\$275,000	\$114	\$120	107
05251	4	\$5,255,000	2	\$1,065,000	\$532,500	\$532,500	\$206	\$206	93
05253			2	\$903,000	\$451,500	\$451,500	\$192	\$192	137
05255	9	\$3,068,925	2	\$515,000	\$257,500	\$257,500	\$130	\$130	102
05257	2	\$364,900	3	\$884,720	\$294,907	\$269,900	\$116	\$115	16
05261	3	\$449,700	5	\$773,400	\$154,680	\$140,000	\$106	\$96	30
05262	9	\$2,173,700	1	\$365,000	\$365,000	\$365,000	\$145	\$145	114
05301	22	\$6,924,300	10	\$2,700,600	\$270,060	\$196,300	\$141	\$121	43
05340	9	\$2,655,000	4	\$1,838,000	\$459,500	\$317,500	\$149	\$132	190
05341	2	\$515,000	1	\$141,000	\$141,000	\$141,000	\$326	\$326	9
05343	3	\$655,000	6	\$1,764,000	\$294,000	\$294,500	\$170	\$156	85
05344	2	\$445,000	2	\$768,000	\$384,000	\$384,000	\$274	\$274	108
05345	5	\$795,800	2	\$542,000	\$271,000	\$271,000	\$144	\$144	216
05346	5	\$1,437,800	3	\$710,000	\$236,667	\$250,000	\$86	\$97	38
05350	2	\$429,900	3	\$260,654	\$86,885	\$115,000	\$79	\$93	16
05353			4	\$951,000	\$237,750	\$230,500	\$153	\$165	57
05354	6	\$1,298,000	1	\$195,000	\$195,000	\$195,000	\$109	\$109	201
05356	20	\$5,562,900	17	\$2,823,000	\$166,059	\$160,000	\$123	\$124	79
05358	1	\$49,500	1	\$177,000	\$177,000	\$177,000	\$86	\$86	104
05360	7	\$2,268,900	6	\$1,713,000	\$285,500	\$287,500	\$145	\$138	418
05361	3	\$598,900	2	\$239,000	\$119,500	\$119,500	\$81	\$81	769
05363	18	\$5,121,800	7	\$1,280,300	\$182,900	\$179,800	\$114	\$133	69
05401	22	\$9,027,900	13	\$5,171,540	\$397,811	\$371,000	\$272	\$251	33
05403	53	\$19,702,163	19	\$6,825,979	\$359,262	\$305,000	\$188	\$177	21
05404	6	\$1,734,600	2	\$564,000	\$282,000	\$282,000	\$199	\$199	34
05408	24	\$7,373,095	9	\$2,882,000	\$320,222	\$280,000	\$191	\$174	25
05440	6	\$1,310,900	1	\$80,000	\$80,000	\$80,000	\$64	\$64	488
05441	3	\$469,400	3	\$244,900	\$81,633	\$98,000	\$86	\$91	34
05443	6	\$1,295,200	4	\$1,412,500	\$353,125	\$277,000	\$182	\$177	82
05444	3	\$633,400	2	\$475,000	\$237,500	\$237,500	\$113	\$113	45
05445	8	\$6,526,900	5	\$2,172,500	\$434,500	\$440,000	\$191	\$176	69
05446	27	\$10,834,728	13	\$5,165,450	\$397,342	\$359,900	\$165	\$156	25
05448	2	\$517,900	1	\$259,000	\$259,000	\$259,000	\$88	\$88	45
05450	4	\$749,700	4	\$770,000	\$192,500	\$179,000	\$100	\$101	20
05452	43	\$14,482,200	30	\$9,600,328	\$320,011	\$283,500	\$167	\$161	13
05454	17	\$4,302,300	5	\$1,459,900	\$291,980	\$335,000	\$133	\$137	25

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Sales Activity by ZIP

Nov 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
05456	5	\$1,362,300	2	\$673,900	\$336,950	\$336,950	\$134	\$134	198
05457	2	\$444,000	1	\$279,000	\$279,000	\$279,000	\$98	\$98	427
05458	5	\$1,398,800	3	\$1,492,500	\$497,500	\$212,500	\$259	\$247	57
05460	1	\$228,000	1	\$130,000	\$130,000	\$130,000	\$193	\$193	142
05461	6	\$1,816,120	2	\$558,500	\$279,250	\$279,250	\$178	\$178	5
05462	3	\$750,900	2	\$730,000	\$365,000	\$365,000	\$171	\$171	25
05464	8	\$1,425,430	3	\$596,000	\$198,667	\$205,000	\$119	\$122	21
05465	7	\$2,478,800	3	\$1,154,900	\$384,967	\$289,900	\$162	\$138	46
05468	29	\$8,086,900	8	\$2,016,900	\$252,113	\$243,000	\$171	\$166	23
05469	4	\$1,422,100	2	\$450,000	\$225,000	\$225,000	\$123	\$123	50
05473	1	\$277,300	2	\$355,000	\$177,500	\$177,500	\$99	\$99	195
05474	2	\$650,000	2	\$597,500	\$298,750	\$298,750	\$198	\$198	90
05476	3	\$439,400	4	\$564,000	\$141,000	\$134,000	\$54	\$53	106
05477	8	\$2,476,000	5	\$1,694,885	\$338,977	\$344,000	\$151	\$141	17
05478	26	\$7,031,500	19	\$5,310,638	\$279,507	\$282,000	\$160	\$152	70
05482	13	\$9,513,900	9	\$7,988,996	\$887,666	\$443,496	\$255	\$186	11
05486	5	\$2,081,900	1	\$450,000	\$450,000	\$450,000	\$207	\$207	64
05488	12	\$2,686,269	12	\$2,727,900	\$227,325	\$227,750	\$111	\$103	67
05489	11	\$4,448,800	3	\$889,000	\$296,333	\$299,000	\$183	\$166	67
05491	12	\$3,069,000	8	\$2,503,505	\$312,938	\$246,000	\$149	\$154	75
05494	6	\$1,974,300	1	\$260,000	\$260,000	\$260,000	\$140	\$140	8
05495	19	\$7,801,399	14	\$4,678,400	\$334,171	\$322,500	\$181	\$174	47
05602	18	\$5,979,900	11	\$2,940,800	\$267,345	\$256,000	\$169	\$145	10
05641	32	\$6,081,600	10	\$2,137,000	\$213,700	\$216,250	\$103	\$115	58
05649	1	\$229,900	3	\$478,600	\$159,533	\$170,000	\$97	\$95	158
05650	1	\$229,000	1	\$220,000	\$220,000	\$220,000	\$99	\$99	96
05651	1	\$599,000	1	\$580,000	\$580,000	\$580,000	\$156	\$156	374
05653	1	\$325,000	1	\$110,000	\$110,000	\$110,000	\$114	\$114	1
05654	1	\$152,900	2	\$325,000	\$162,500	\$162,500	\$101	\$101	39
05655	3	\$558,900	5	\$1,441,000	\$288,200	\$237,000	\$133	\$122	41
05656	3	\$647,500	2	\$382,500	\$191,250	\$191,250	\$93	\$93	244
05658	1	\$605,000	4	\$747,500	\$186,875	\$192,750	\$111	\$117	84
05660	4	\$1,448,000	3	\$857,500	\$285,833	\$315,000	\$187	\$168	127
05661	8	\$2,555,900	5	\$896,400	\$179,280	\$183,000	\$129	\$141	53
05663	9	\$1,885,400	6	\$1,273,900	\$212,317	\$198,500	\$143	\$134	81
05667			2	\$394,000	\$197,000	\$197,000	\$100	\$100	107
05669	5	\$1,263,900	1	\$34,500	\$34,500	\$34,500	\$35	\$35	59

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Sales Activity by ZIP

Nov 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
05672	19	\$12,651,400	14	\$7,943,000	\$567,357	\$501,250	\$216	\$208	70
05673	2	\$459,500	3	\$1,620,000	\$540,000	\$520,000	\$145	\$142	63
05674	18	\$4,976,400	20	\$6,566,000	\$328,300	\$287,500	\$159	\$152	59
05676	7	\$3,267,800	1	\$350,000	\$350,000	\$350,000	\$172	\$172	3
05677	6	\$2,567,400	1	\$299,000	\$299,000	\$299,000	\$144	\$144	175
05679	5	\$935,900	6	\$1,126,500	\$187,750	\$189,500	\$126	\$114	35
05680	3	\$589,500	1	\$385,000	\$385,000	\$385,000	\$159	\$159	300
05681	4	\$1,498,900	1	\$154,000	\$154,000	\$154,000	\$202	\$202	51
05701	41	\$7,816,700	21	\$4,047,943	\$192,759	\$155,000	\$94	\$104	70
05733	13	\$3,055,200	5	\$1,355,500	\$271,100	\$180,000	\$104	\$121	56
05735	11	\$2,046,300	2	\$257,500	\$128,750	\$128,750	\$95	\$95	202
05738	2	\$1,529,900	2	\$225,000	\$112,500	\$112,500	\$82	\$82	57
05739	2	\$398,000	2	\$205,000	\$102,500	\$102,500	\$47	\$47	247
05743	6	\$714,800	3	\$432,500	\$144,167	\$150,000	\$88	\$59	394
05751	26	\$6,469,800	14	\$3,509,500	\$250,679	\$233,500	\$128	\$150	102
05753	11	\$3,262,600	5	\$1,834,400	\$366,880	\$290,000	\$141	\$148	91
05758	3	\$372,900	5	\$1,200,500	\$240,100	\$245,000	\$113	\$103	57
05759	2	\$357,500	1	\$225,000	\$225,000	\$225,000	\$107	\$107	91
05760	3	\$507,700	1	\$165,000	\$165,000	\$165,000	\$122	\$122	366
05763	4	\$606,700	4	\$442,900	\$110,725	\$97,450	\$98	\$99	8
05764	7	\$1,353,800	4	\$667,500	\$166,875	\$157,000	\$96	\$80	56
05768	3	\$1,084,500	1	\$380,000	\$380,000	\$380,000	\$113	\$113	49
05770	1	\$329,000	1	\$195,000	\$195,000	\$195,000	\$104	\$104	80
05772	3	\$460,500	2	\$160,000	\$80,000	\$80,000	\$75	\$75	43
05773	2	\$748,000	2	\$284,900	\$142,450	\$142,450	\$95	\$95	100
05774	4	\$899,400	4	\$765,000	\$191,250	\$202,500	\$116	\$76	69
05775	2	\$545,000	1	\$67,500	\$67,500	\$67,500	\$20	\$20	5
05776			1	\$265,000	\$265,000	\$265,000	\$155	\$155	754
05777	4	\$504,000	3	\$558,000	\$186,000	\$250,000	\$92	\$106	11
05819	20	\$3,563,800	4	\$575,500	\$143,875	\$114,000	\$63	\$55	119
05821	3	\$1,023,000	2	\$273,000	\$136,500	\$136,500	\$144	\$144	103
05822	3	\$337,999	2	\$382,900	\$191,450	\$191,450	\$141	\$141	151
05824			2	\$315,000	\$157,500	\$157,500	\$148	\$148	75
05825			1	\$239,000	\$239,000	\$239,000	\$89	\$89	9
05826	3	\$851,900	1	\$204,000	\$204,000	\$204,000	\$126	\$126	10
05827			1	\$150,000	\$150,000	\$150,000	\$106	\$106	45
05828	5	\$1,426,100	1	\$225,000	\$225,000	\$225,000	\$200	\$200	504

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Sales Activity by ZIP

Nov 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
05829	8	\$1,834,400	5	\$1,028,500	\$205,700	\$205,000	\$101	\$105	53
05832	2	\$246,500	3	\$1,082,500	\$360,833	\$400,000	\$194	\$166	103
05836	1	\$159,000	2	\$193,500	\$96,750	\$96,750	\$58	\$58	122
05839			3	\$571,500	\$190,500	\$188,000	\$210	\$235	8
05843			1	\$115,000	\$115,000	\$115,000	\$62	\$62	35
05845			1	\$209,000	\$209,000	\$209,000	\$93	\$93	386
05846	5	\$536,400	4	\$694,400	\$173,600	\$156,250	\$97	\$93	169
05847	3	\$434,539	2	\$307,000	\$153,500	\$153,500	\$114	\$114	247
05849	1	\$169,500	1	\$129,000	\$129,000	\$129,000	\$54	\$54	23
05851	9	\$3,063,500	7	\$1,128,000	\$161,143	\$166,000	\$109	\$104	123
05853	4	\$835,900	5	\$855,000	\$171,000	\$137,500	\$108	\$98	15
05855	12	\$1,977,600	5	\$1,326,750	\$265,350	\$232,500	\$99	\$99	80
05857	4	\$470,400	5	\$954,000	\$190,800	\$175,000	\$133	\$115	155
05859	8	\$1,605,800	2	\$356,000	\$178,000	\$178,000	\$77	\$77	120
05860	5	\$666,800	2	\$678,000	\$339,000	\$339,000	\$167	\$167	87
05862			3	\$626,000	\$208,667	\$225,000	\$103	\$99	32
05866	3	\$359,900	3	\$697,000	\$232,333	\$217,000	\$134	\$136	33
05867			2	\$323,000	\$161,500	\$161,500	\$104	\$104	55
05871	3	\$407,900	3	\$640,000	\$213,333	\$233,000	\$230	\$237	12
05872	2	\$390,000	1	\$275,000	\$275,000	\$275,000	\$95	\$95	16
05874			1	\$200,000	\$200,000	\$200,000	\$109	\$109	38
05875			1	\$225,000	\$225,000	\$225,000	\$160	\$160	142
05901	1	\$125,000	1	\$215,000	\$215,000	\$215,000	\$251	\$251	47
05903	2	\$190,000	1	\$74,500	\$74,500	\$74,500	\$48	\$48	119
05904	1	\$85,000	1	\$35,000	\$35,000	\$35,000	\$31	\$31	91
05906	2	\$93,500	4	\$430,500	\$107,625	\$116,750	\$90	\$78	62
Other	1	\$129,500	2	\$446,000	\$223,000	\$223,000	\$145	\$145	233

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 September 2019

Run Date: 12/04/2019

Scheduled: No

Report Date Range: From 9/2018 To: 9/2019

Information Included

- Include Cover Sheet
- Include Key Metric Summary *
- Include Metrics By
- Averages
- Medians
- 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 11/2019 data

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