

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	Feb 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	5	6	-16.7%	11	10	+10%
New Listing Volume	\$1,891,000	\$1,106,400	+70.9%	\$3,171,000	\$2,564,400	+23.7%
Active Listing Count	30	41	-26.8%	N/A	N/A	
Active Listing Volume	\$13,261,300	\$12,740,000	+4.1%	N/A	N/A	
Average Listing Price	\$442,043	\$310,732	+42.3%	\$414,524	\$317,020	+30.8%
Median Listing Price	\$335,500	\$269,900	+24.3%	\$315,103	\$293,836	+7.2%
Median Days in RPR	174.5	221	-21%	167.25	222.67	-24.9%
Months of Inventory	30	8.2	+265.9%	11.3	16	-29.2%
Absorption Rate	3.33%	12.2%	-8.9%	8.82%	6.25%	+2.6%
Sales Activity Charts Metrics						
New Pending Sales Count	12	1	+1,100%	21	3	+600%
New Pending Sales Volume	\$3,462,000	\$149,000	+2,223.5%	\$6,116,000	\$856,400	+614.2%
Pending Sales Count	13	2	+550%	N/A	N/A	
Pending Sales Volume	\$3,610,000	\$516,500	+598.9%	N/A	N/A	
Closed Sales Count	3	1	+200%	4	6	-33.3%
Closed Sales Volume	\$545,000	\$339,900	+60.3%	\$775,000	\$1,141,400	-32.1%
Average Sales Price	\$181,667	\$339,900	-46.6%	\$193,750	\$190,233	+1.8%
Median Sales Price	\$165,000	\$339,900	-51.5%	\$181,250	\$171,650	+5.6%

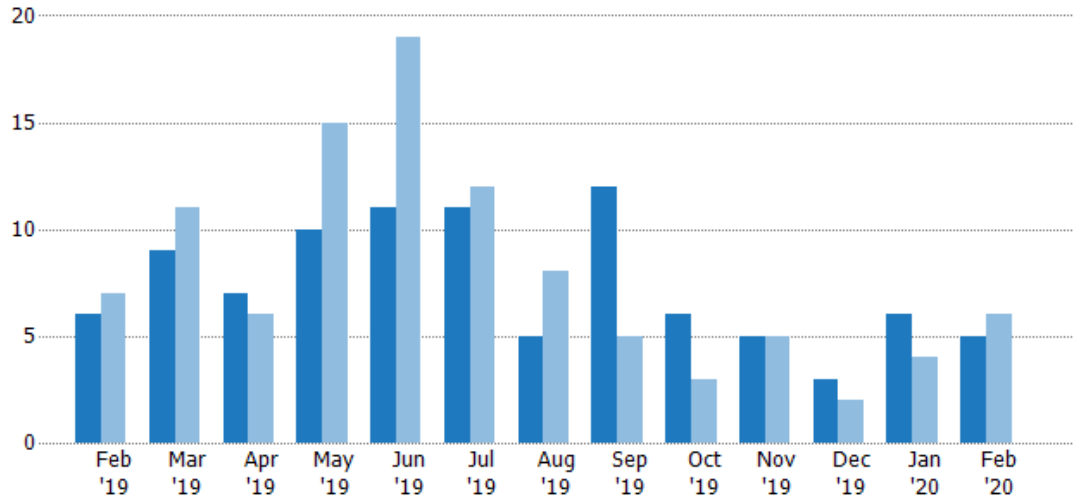
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Feb '20	5	-16.7%
Feb '19	6	-14.3%
Feb '18	7	-28.6%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	6	9	7	10	11	11	5	12	6	5	3	6	5
Prior Year	7	11	6	15	19	12	8	5	3	5	2	4	6
Percent Change from Prior Year	-14%	-18%	17%	-33%	-42%	-8%	-38%	140%	100%	0%	50%	50%	-17%

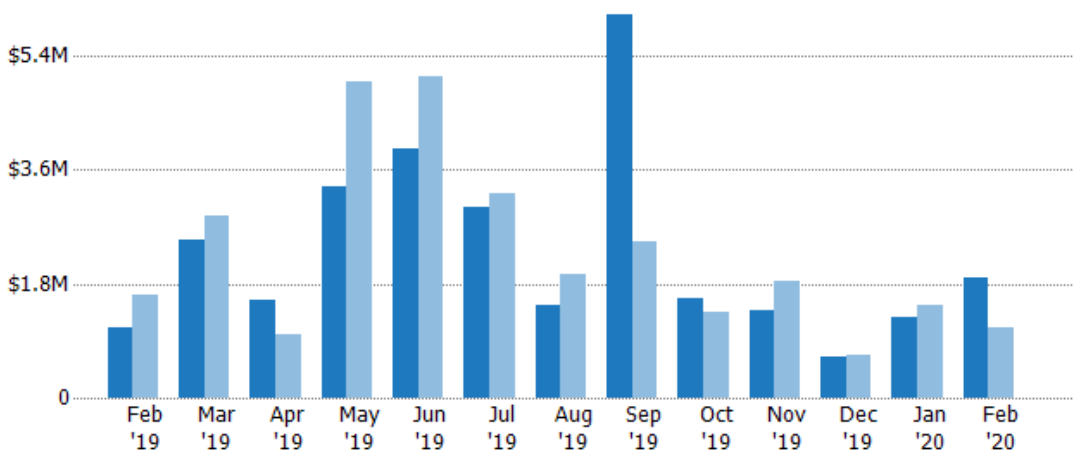
New Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Feb '20	\$1.89M	70.9%
Feb '19	\$1.11M	-31.4%
Feb '18	\$1.61M	-28.4%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$1.11M	\$2.5M	\$1.53M	\$3.32M	\$3.92M	\$3.02M	\$1.45M	\$6.04M	\$1.56M	\$1.38M	\$649K	\$1.28M	\$1.89M
Prior Year	\$1.61M	\$2.87M	\$1.01M	\$4.99M	\$5.06M	\$3.22M	\$1.94M	\$2.46M	\$1.36M	\$1.85M	\$677K	\$1.46M	\$1.11M
Percent Change from Prior Year	-31%	-13%	52%	-33%	-22%	-6%	-25%	145%	14%	-25%	-4%	-12%	71%

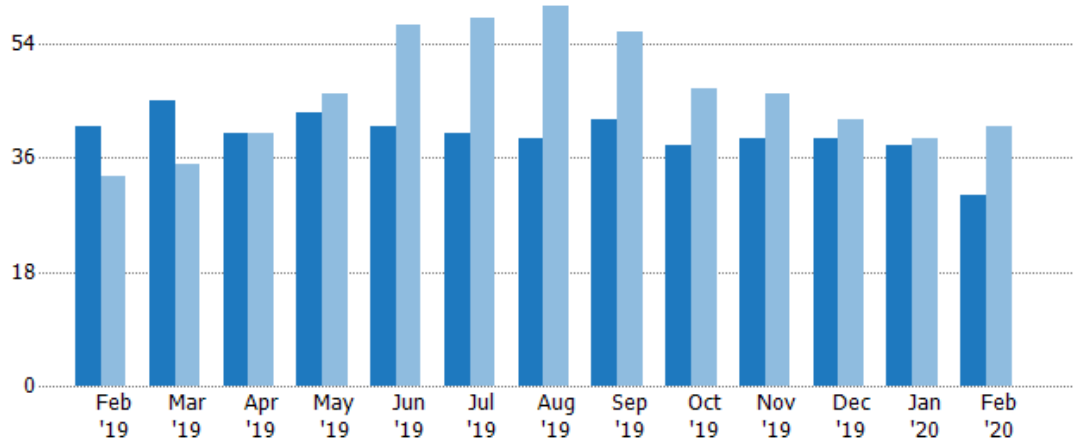
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Feb '20	30	-26.8%
Feb '19	41	24.2%
Feb '18	33	69.7%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	41	45	40	43	41	40	39	42	38	39	39	38	30
Prior Year	33	35	40	46	57	58	60	56	47	46	42	39	41
Percent Change from Prior Year	24%	29%	0%	-7%	-28%	-31%	-35%	-25%	-19%	-15%	-7%	-3%	-27%

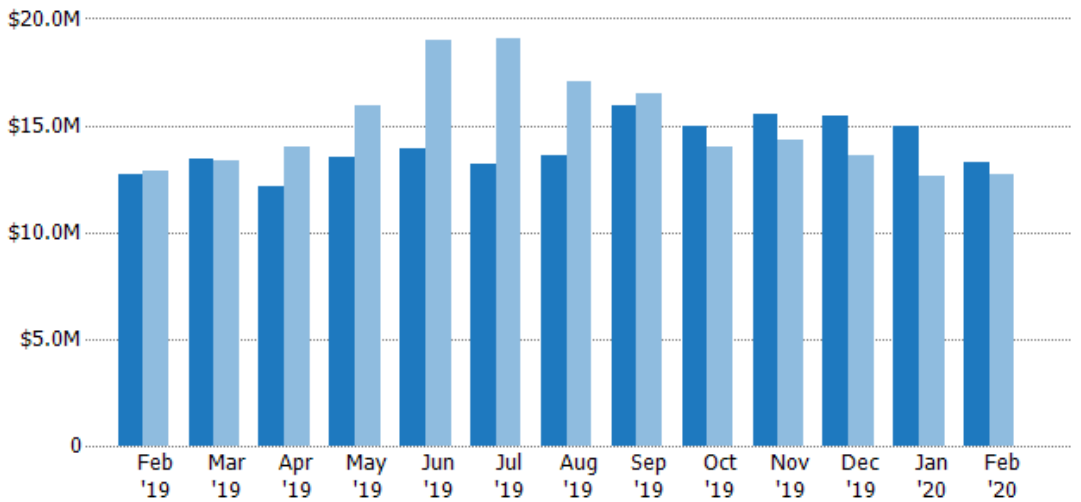
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Feb '20	\$13.3M	4.1%
Feb '19	\$12.7M	-0.8%
Feb '18	\$12.8M	29.8%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$12.7M	\$13.5M	\$12.1M	\$13.5M	\$13.9M	\$13.2M	\$13.6M	\$16M	\$15M	\$15.5M	\$15.4M	\$14.9M	\$13.3M
Prior Year	\$12.8M	\$13.4M	\$14M	\$15.9M	\$19M	\$19.1M	\$17.1M	\$16.5M	\$14M	\$14.3M	\$13.6M	\$12.6M	\$12.7M
Percent Change from Prior Year	-1%	1%	-13%	-15%	-27%	-31%	-20%	-3%	7%	8%	13%	18%	4%

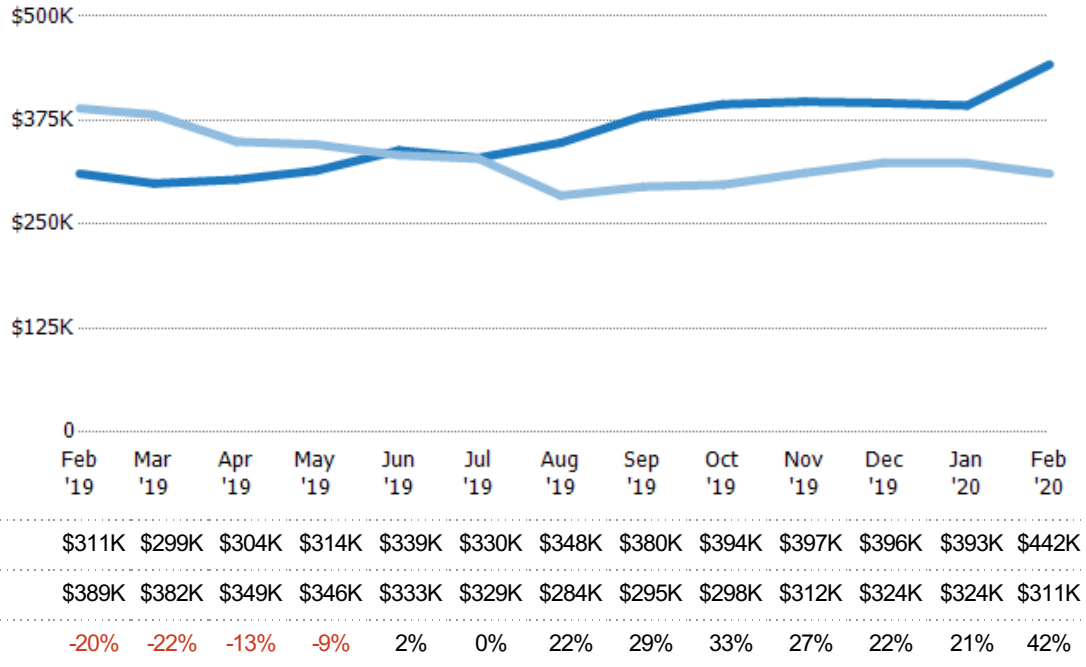
Average Listing Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '20	\$442K	42.3%
Feb '19	\$311K	-20.2%
Feb '18	\$389K	-23.5%



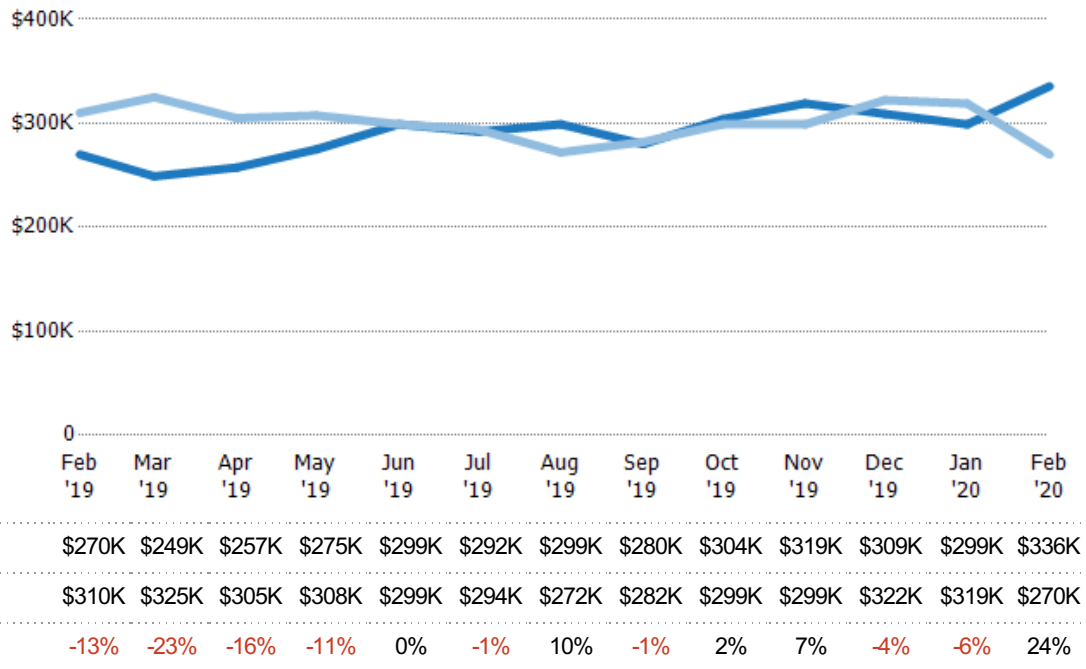
Median Listing Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '20	\$336K	24.3%
Feb '19	\$270K	-12.9%
Feb '18	\$310K	-17.9%

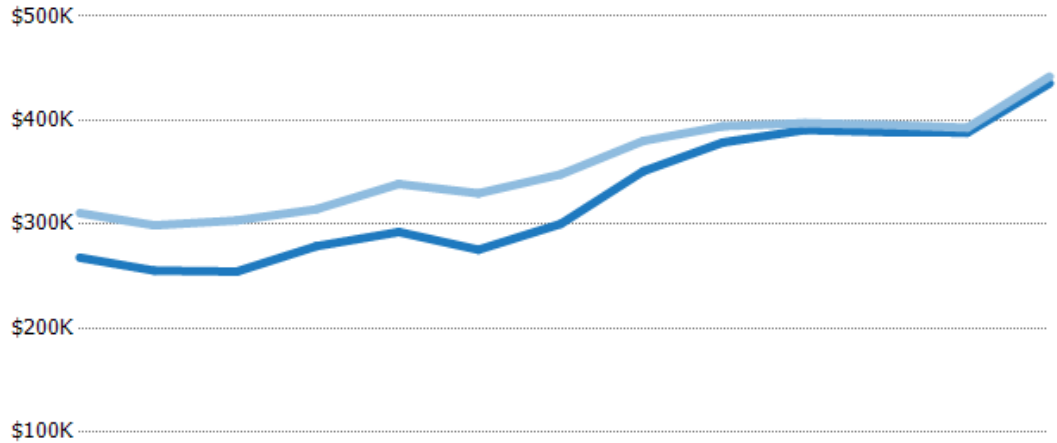


Average Listing Price vs Average Est Value

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

Filters Used

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



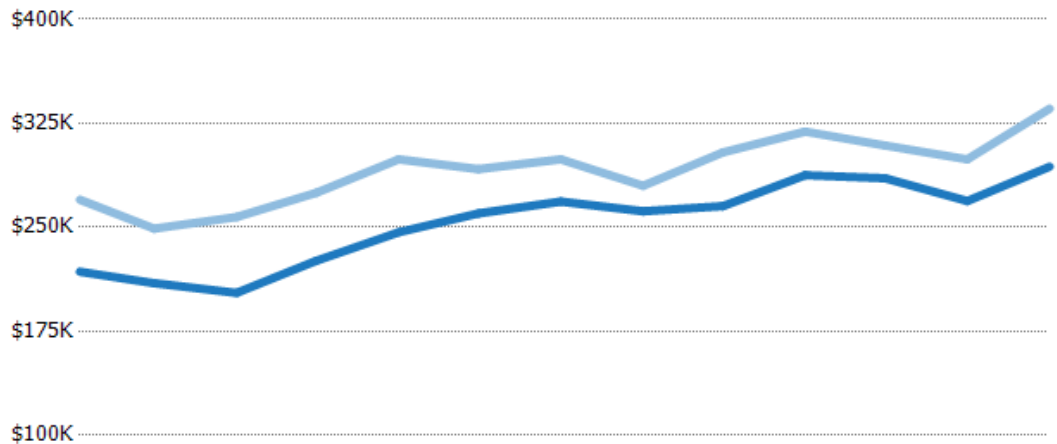
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$268K	\$255K	\$254K	\$279K	\$293K	\$275K	\$300K	\$351K	\$379K	\$391K	\$389K	\$388K	\$435K
Avg Listing Price	\$311K	\$299K	\$304K	\$314K	\$339K	\$330K	\$348K	\$380K	\$394K	\$397K	\$396K	\$393K	\$442K
Avg Listing Price as a % of Avg Est Value	116%	117%	119%	113%	116%	120%	116%	108%	104%	102%	102%	101%	102%

Median Listing Price vs Median Est Value

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

Filters Used

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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$218K	\$210K	\$203K	\$226K	\$246K	\$260K	\$269K	\$262K	\$265K	\$288K	\$285K	\$269K	\$294K
Median Listing Price	\$270K	\$249K	\$257K	\$275K	\$299K	\$292K	\$299K	\$280K	\$304K	\$319K	\$309K	\$299K	\$336K
Med Listing Price as a % of Med Est Value	124%	119%	127%	122%	121%	112%	111%	107%	115%	111%	108%	111%	114%

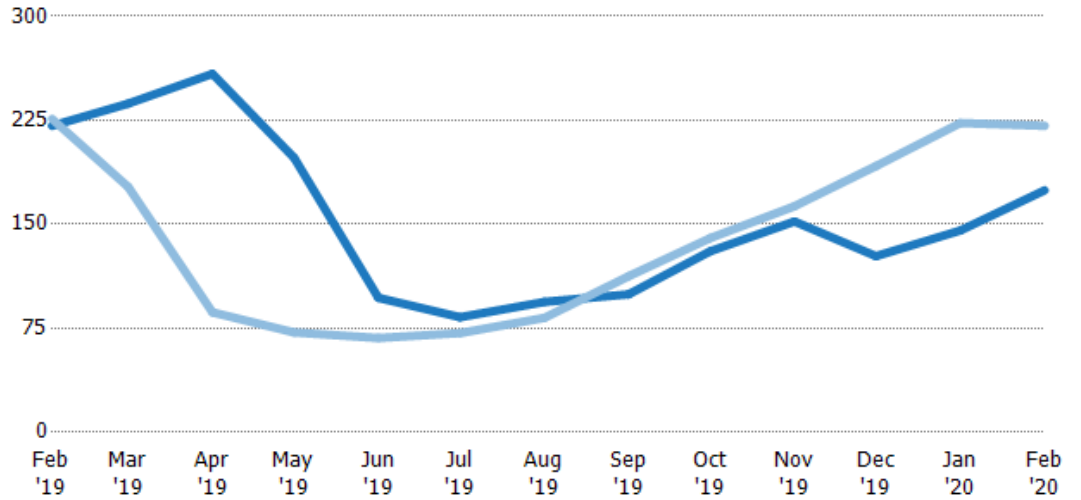
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

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

Month/ Year	Days	% Chg.
Feb '20	175	-21%
Feb '19	221	-2.2%
Feb '18	226	0.7%



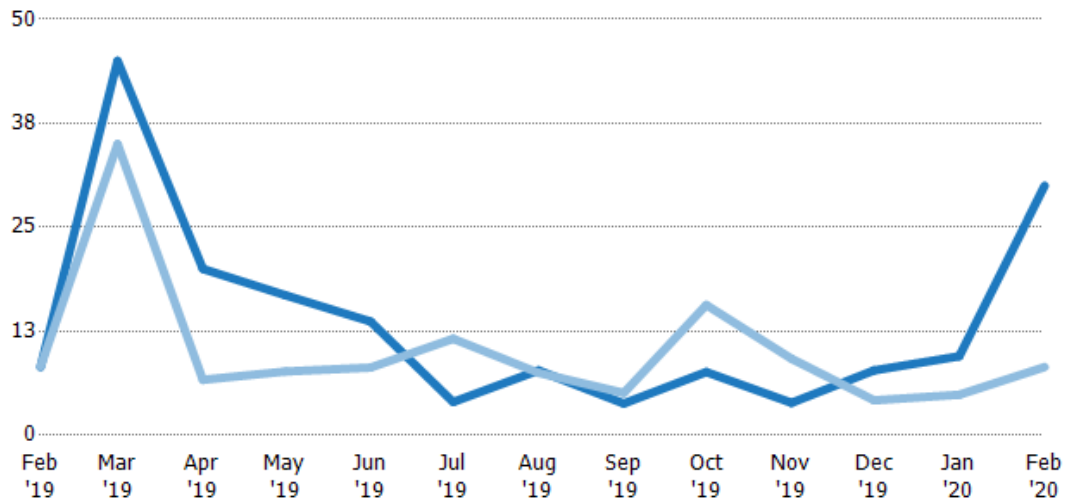
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	221	237	259	198	97	83	94	100	131	152	127	146	175
Prior Year	226	177	86.5	72	68	71.5	82.5	113	140	163	192	223	221
Percent Change from Prior Year	-2%	34%	199%	175%	43%	16%	14%	-12%	-7%	-7%	-34%	-35%	-21%

Months of Inventory

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

Filters Used

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



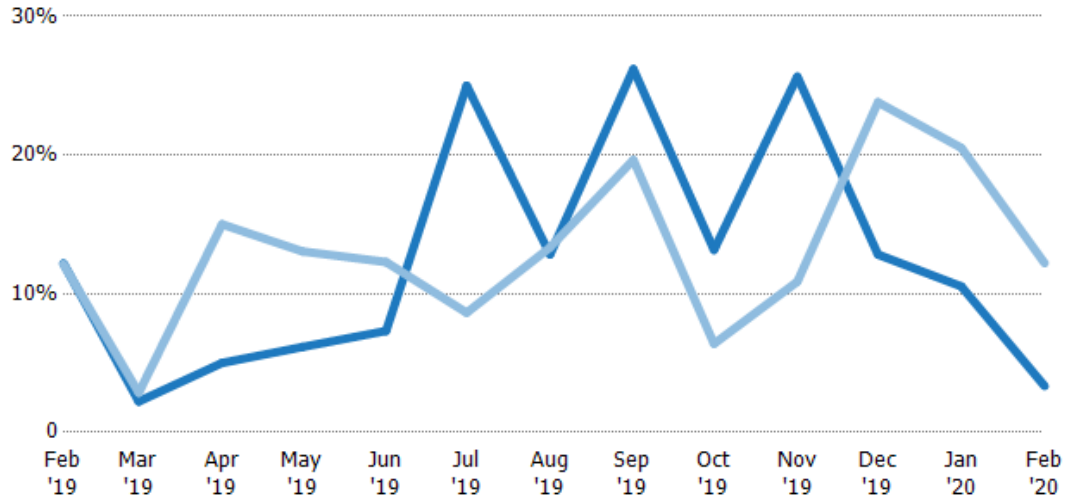
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	8.2	45	20	16.8	13.7	4	7.8	3.82	7.6	3.9	7.8	9.5	30
Prior Year	8.25	35	6.67	7.67	8.14	11.6	7.5	5.09	15.7	9.2	4.2	4.88	8.2
Percent Change from Prior Year	-1%	29%	200%	-100%	68%	-66%	4%	-25%	-51%	-58%	86%	95%	266%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



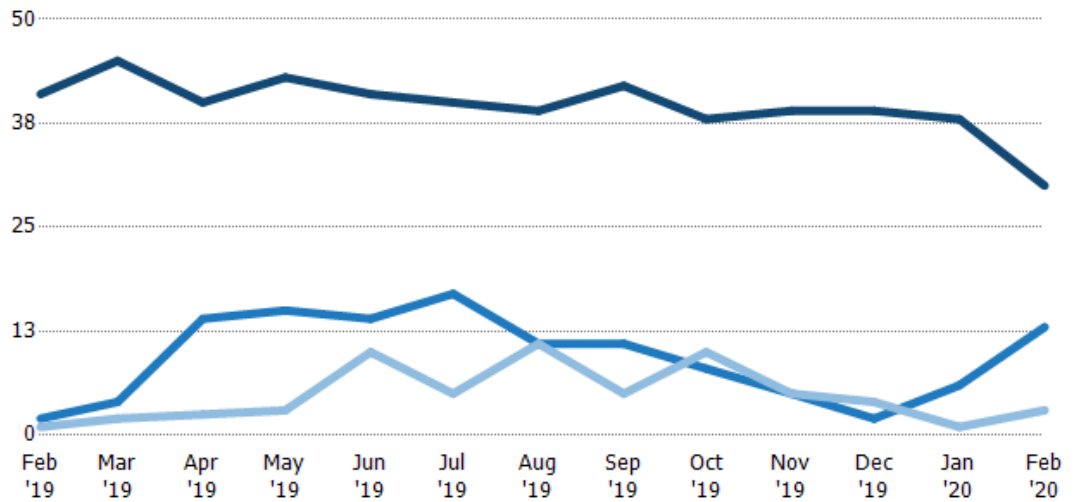
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	12%	2%	5%	6%	7%	25%	13%	26%	13%	26%	13%	11%	3%
Prior Year	12%	3%	15%	13%	12%	9%	13%	20%	6%	11%	24%	21%	12%
Change from Prior Year	0%	1%	10%	13%	5%	-16%	1%	-7%	-7%	-15%	11%	10%	9%

Active/Pending/Sold Units

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

Filters Used

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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	41	45	40	43	41	40	39	42	38	39	39	38	30
Pending	2	4	14	15	14	17	11	11	8	5	2	6	13
Sold	1	2	2.5	3	10	5	11	5	10	5	4	1	3

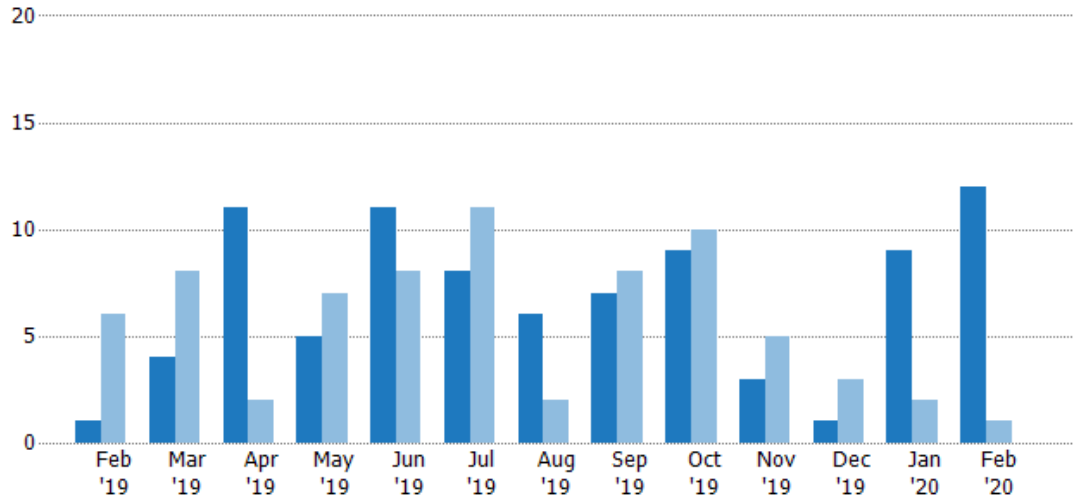
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '20	12	1,100%
Feb '19	1	-83.3%
Feb '18	6	-33.3%



Current Year	1	4	11	5	11	8	6	7	9	3	1	9	12
Prior Year	6	8	2	7	8	11	2	8	10	5	3	2	1
Percent Change from Prior Year	-83%	-50%	450%	-29%	38%	-27%	200%	-13%	-10%	-40%	-67%	350%	1,100%

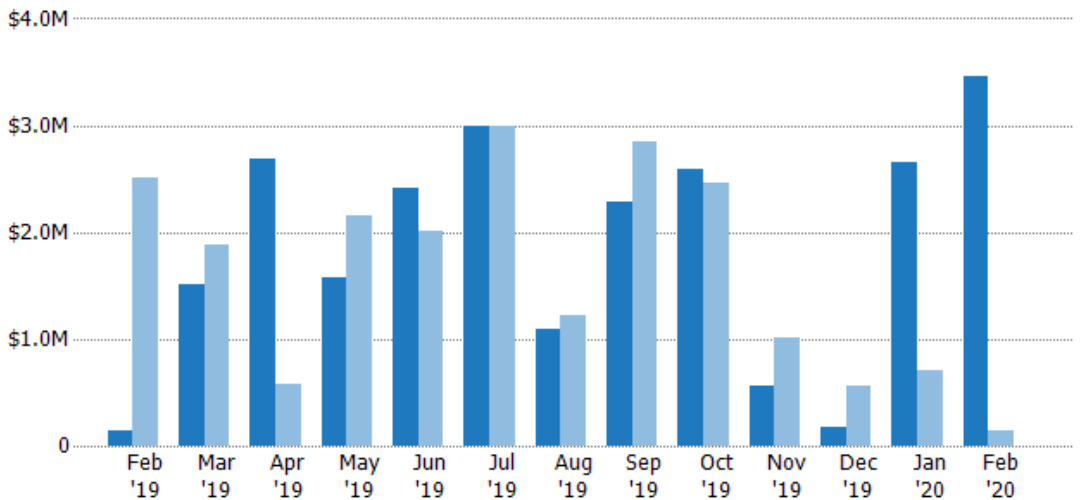
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '20	\$3.46M	2,223.5%
Feb '19	\$149K	-94.1%
Feb '18	\$2.51M	-58.9%



Current Year	\$149K	\$1.51M	\$2.69M	\$1.57M	\$2.41M	\$2.99M	\$1.09M	\$2.29M	\$2.59M	\$569K	\$178K	\$2.65M	\$3.46M
Prior Year	\$2.51M	\$1.88M	\$575K	\$2.16M	\$2.01M	\$2.98M	\$1.22M	\$2.85M	\$2.46M	\$1.01M	\$554K	\$707K	\$149K
Percent Change from Prior Year	-94%	-20%	368%	-27%	20%	0%	-11%	-20%	5%	-43%	-68%	275%	2,223%

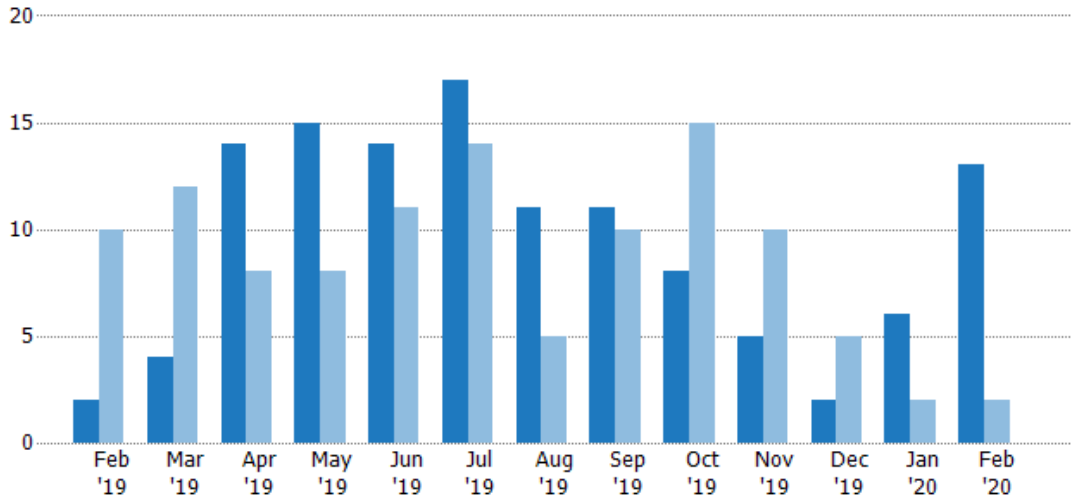
Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '20	13	550%
Feb '19	2	-80%
Feb '18	10	-20%



Current Year	2	4	14	15	14	17	11	11	8	5	2	6	13
Prior Year	10	12	8	8	11	14	5	10	15	10	5	2	2
Percent Change from Prior Year	-80%	-67%	75%	88%	27%	21%	120%	10%	-47%	-50%	-60%	200%	550%

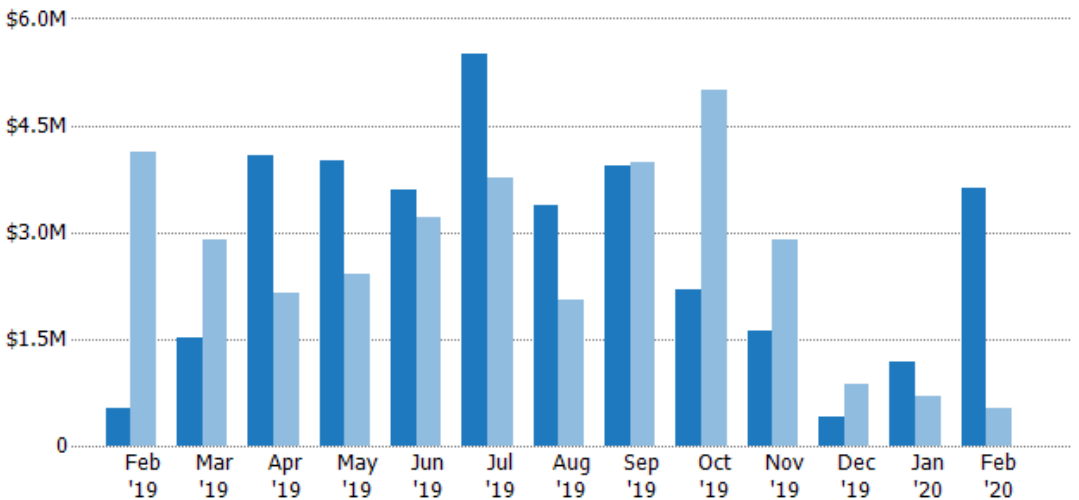
Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '20	\$3.61M	598.9%
Feb '19	\$517K	-87.5%
Feb '18	\$4.12M	-42.9%



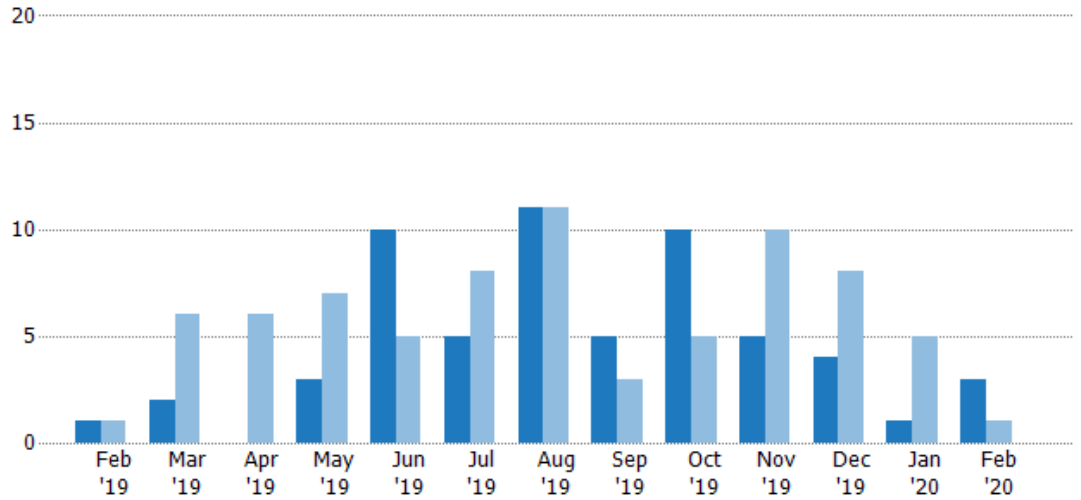
Current Year	\$517K	\$1.51M	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.18M	\$1.61M	\$417K	\$1.18M	\$3.61M
Prior Year	\$4.12M	\$2.9M	\$2.15M	\$2.4M	\$3.21M	\$3.77M	\$2.04M	\$3.98M	\$4.99M	\$2.9M	\$873K	\$707K	\$517K
Percent Change from Prior Year	-87%	-48%	90%	67%	12%	46%	65%	-1%	-56%	-44%	-52%	67%	599%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



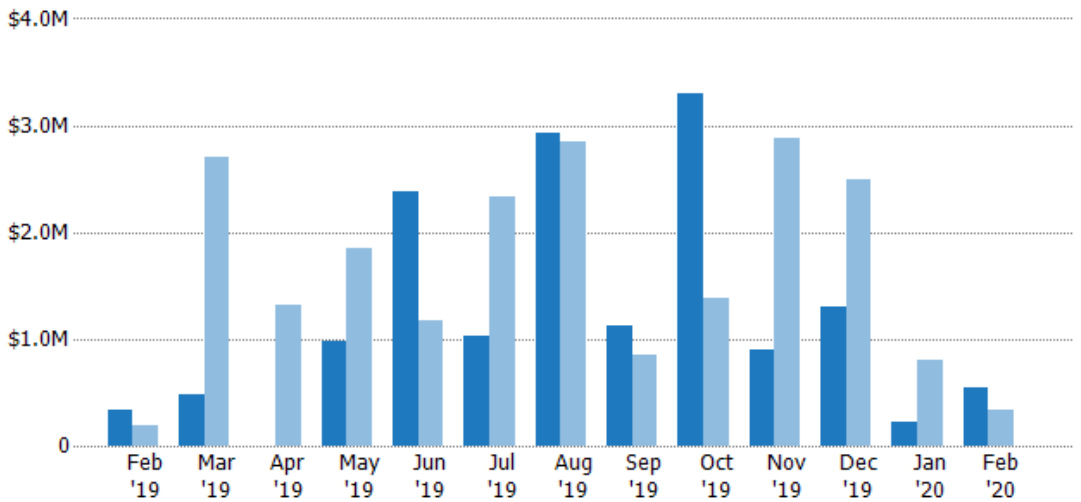
Current Year	1	2	-	3	10	5	11	5	10	5	4	1	3
Prior Year	1	6	6	7	5	8	11	3	5	10	8	5	1
Percent Change from Prior Year	0%	-67%	-100%	-57%	100%	-38%	0%	67%	100%	-50%	-50%	-80%	200%

Closed Sales Volume

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

Filters Used

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



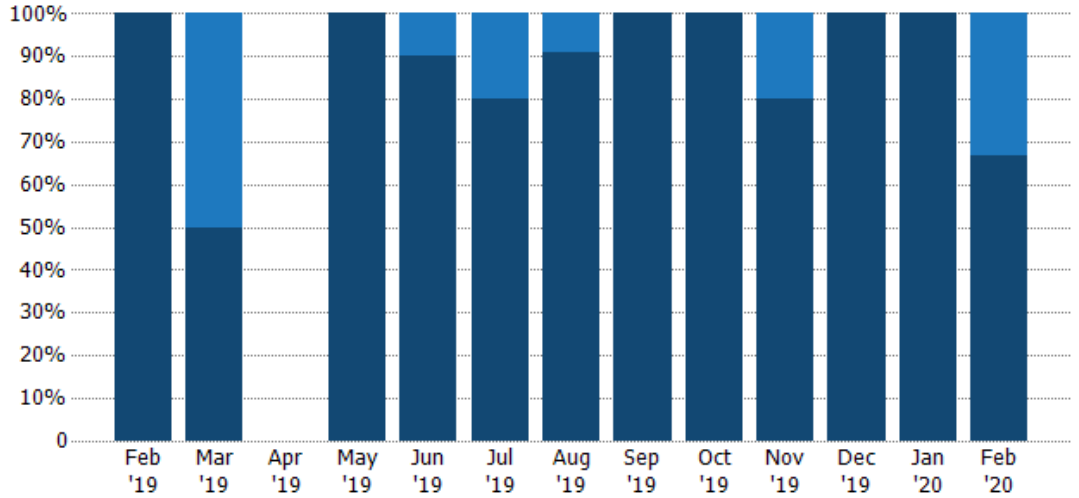
Current Year	\$340K	\$486K	-	\$975K	\$2.38M	\$1.02M	\$2.93M	\$1.12M	\$3.3M	\$896K	\$1.3M	\$230K	\$545K
Prior Year	\$187K	\$2.71M	\$1.32M	\$1.84M	\$1.17M	\$2.33M	\$2.85M	\$857K	\$1.39M	\$2.89M	\$2.5M	\$802K	\$340K
Percent Change from Prior Year	82%	-82%	-100%	-47%	103%	-56%	3%	30%	138%	-69%	-48%	-71%	60%

Closed Sales by Property Type

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

Filters Used

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



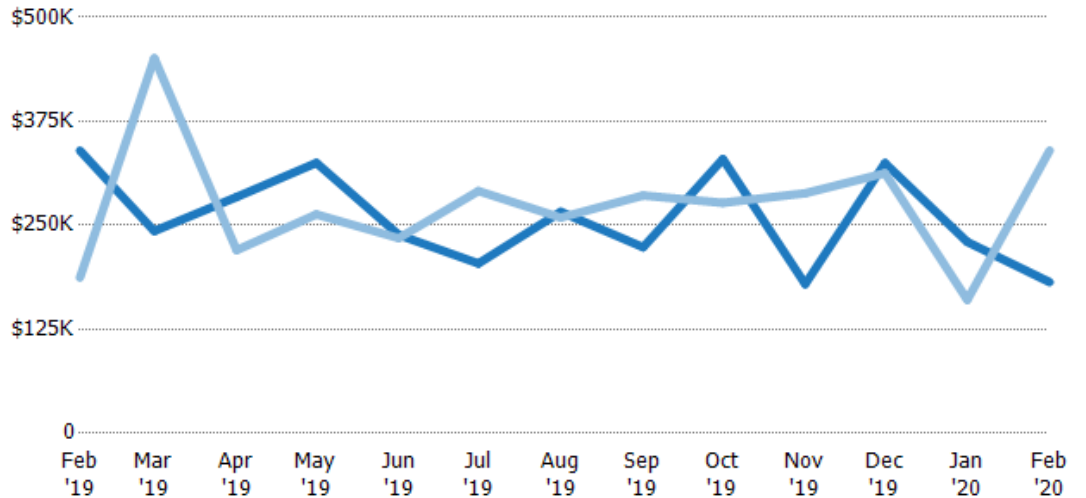
Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Condo/Townhouse	-	50%	-	-	10%	20%	9%	-	-	20%	-	-	33%
Single Family Residence	100%	50%	-	100%	90%	80%	91%	100%	100%	80%	100%	100%	67%

Average Sales Price

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

Filters Used

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



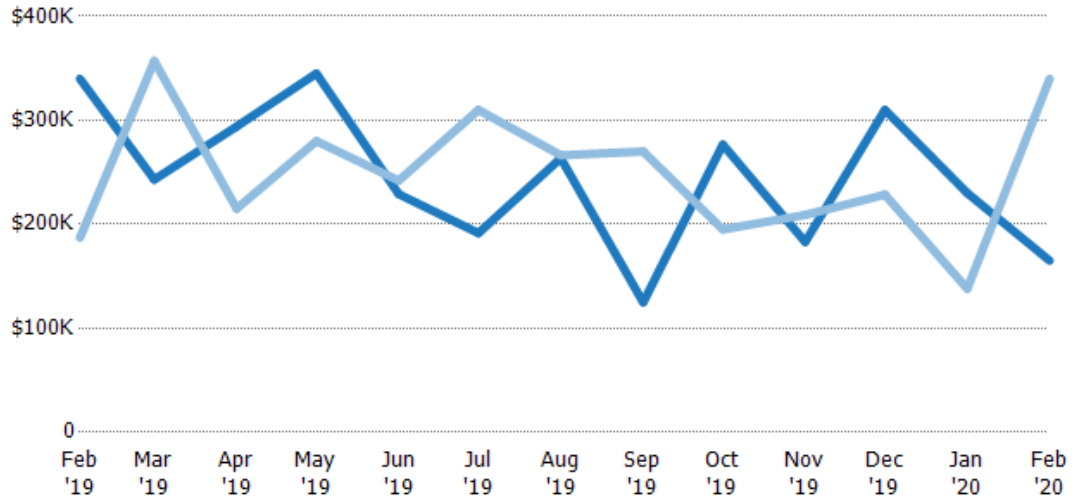
Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K
Prior Year	\$187K	\$451K	\$220K	\$263K	\$235K	\$291K	\$259K	\$286K	\$277K	\$289K	\$313K	\$160K	\$340K
Percent Change from Prior Year	82%	-46%	-100%	24%	2%	-30%	3%	-22%	19%	-38%	4%	43%	-47%

Median Sales Price

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

Filters Used

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



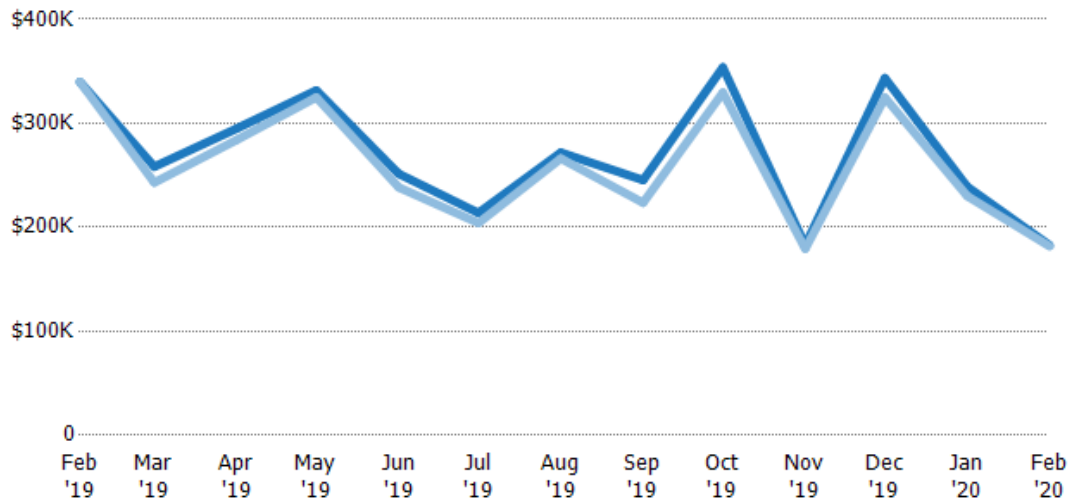
Current Year	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K
Prior Year	\$187K	\$357K	\$215K	\$280K	\$242K	\$310K	\$266K	\$270K	\$195K	\$209K	\$229K	\$138K	\$340K
Percent Change from Prior Year	82%	-32%	-100%	23%	-5%	-38%	-1%	-54%	42%	-12%	36%	67%	-51%

Average Sales Price vs Average Listing Price

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

Filters Used

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



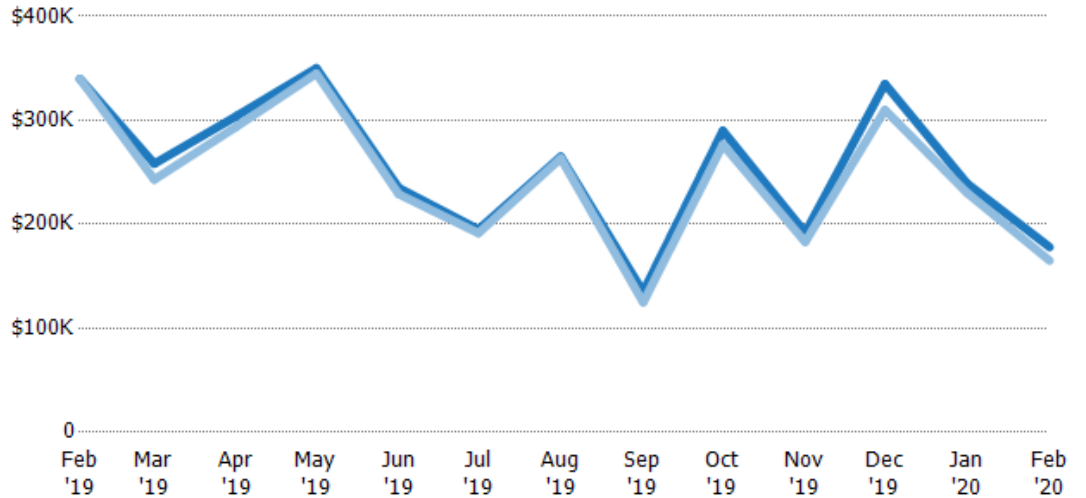
Avg List Price	\$340K	\$258K	\$295K	\$332K	\$251K	\$214K	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K
Avg Sales Price	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K
Avg Sales Price as a % of Avg List Price	100%	94%	96%	98%	95%	95%	98%	91%	93%	98%	95%	96%	99%

Median Sales Price vs Median Listing Price

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

Filters Used

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



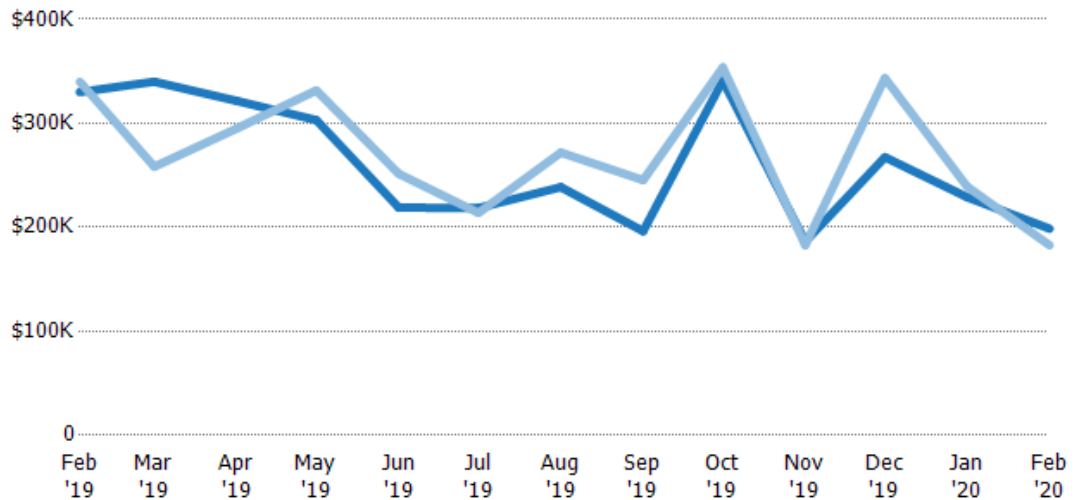
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$340K	\$258K	\$304K	\$350K	\$235K	\$195K	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K
Median Sales Price	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K
Med Sales Price as a % of Med List Price	100%	94%	96%	99%	97%	98%	99%	93%	95%	95%	93%	96%	93%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

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



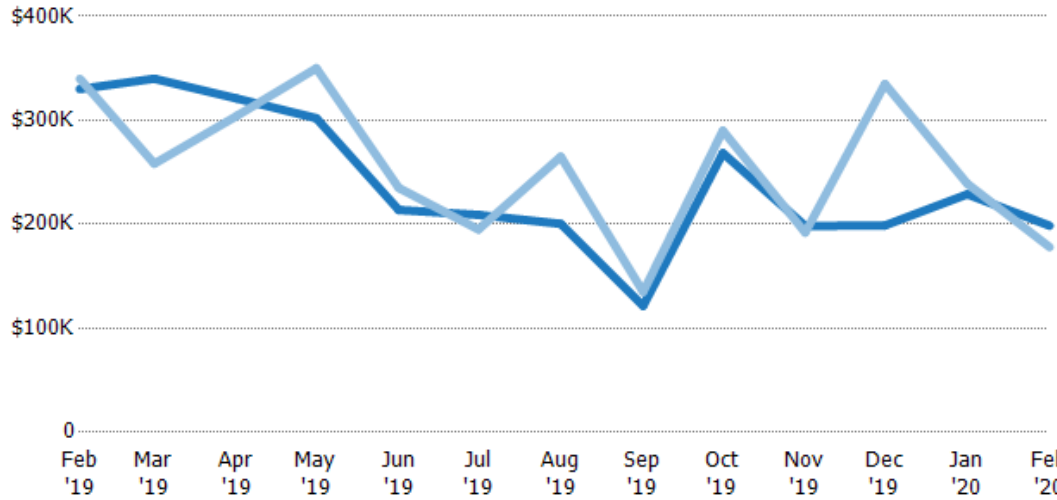
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$330K	\$340K	\$322K	\$303K	\$219K	\$219K	\$239K	\$196K	\$341K	\$186K	\$267K	\$229K	\$199K
Avg Sales Price	\$340K	\$258K	\$295K	\$332K	\$251K	\$214K	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K
Avg Sales Price as a % of Avg Est Value	103%	76%	93%	109%	115%	98%	114%	125%	104%	98%	128%	104%	92%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$330K	\$340K	\$321K	\$302K	\$214K	\$209K	\$200K	\$122K	\$268K	\$198K	\$199K	\$229K	\$199K
Median Sales Price	\$340K	\$258K	\$304K	\$350K	\$235K	\$195K	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K
Med Sales Price as a % of Med Est Value	103%	76%	96%	116%	110%	93%	132%	111%	108%	97%	168%	104%	90%