

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	22	22	+/-	40	43	-7%
New Listing Volume	\$7,316,863	\$5,412,160	+35.2%	\$12,784,087	\$10,507,960	+21.7%
Active Listing Count	87	166	-47.6%	N/A	N/A	
Active Listing Volume	\$29,526,581	\$53,515,146	-44.8%	N/A	N/A	
Average Listing Price	\$339,386	\$322,380	+5.3%	\$324,903	\$322,243	+0.8%
Median Listing Price	\$263,900	\$264,950	-0.4%	\$256,520	\$264,925	-3.2%
Median Days in RPR	117	173	-32.4%	129.27	168.97	-23.5%
Months of Inventory	5.4	8.7	-37.8%	5.6	9.7	-42.7%
Absorption Rate	18.39%	11.45%	+6.9%	17.93%	10.27%	+7.7%
Sales Activity Charts Metrics						
New Pending Sales Count	26	14	+85.7%	60	33	+81.8%
New Pending Sales Volume	\$6,594,919	\$3,492,400	+88.8%	\$14,108,214	\$8,301,600	+69.9%
Pending Sales Count	44	24	+83.3%	N/A	N/A	
Pending Sales Volume	\$11,108,530	\$5,993,000	+85.4%	N/A	N/A	
Closed Sales Count	14	14	+/-	30	33	-9.1%
Closed Sales Volume	\$2,911,700	\$3,534,200	-17.6%	\$6,797,970	\$7,972,436	-14.7%
Average Sales Price	\$207,979	\$252,443	-17.6%	\$226,599	\$241,589	-6.2%
Median Sales Price	\$212,500	\$239,500	-11.3%	\$220,633	\$222,819	-1%

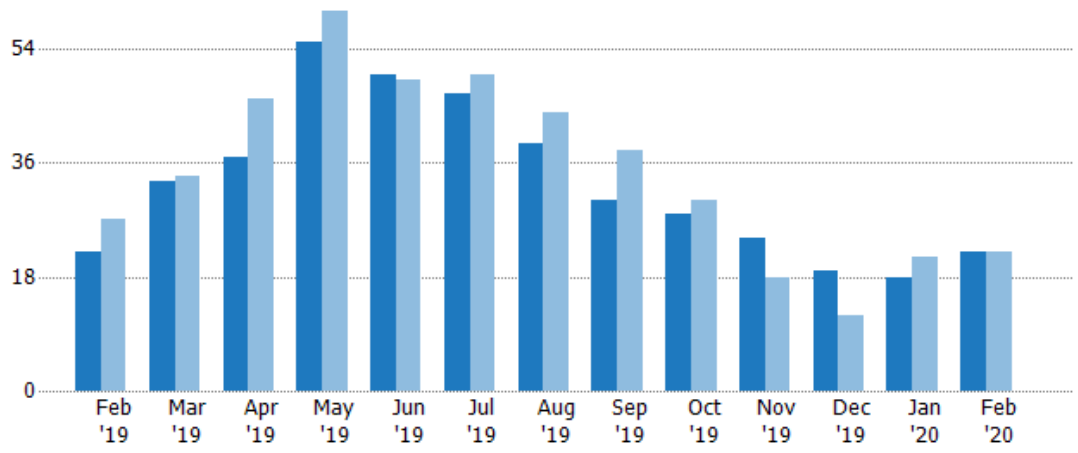
New Listings

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Feb '20	22	0%
Feb '19	22	-18.5%
Feb '18	27	7.4%



	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	22	33	37	55	50	47	39	30	28	24	19	18	22
Prior Year	27	34	46	60	49	50	44	38	30	18	12	21	22
Percent Change from Prior Year	-19%	-3%	-20%	-8%	2%	-6%	-11%	-21%	-7%	33%	58%	-14%	0%

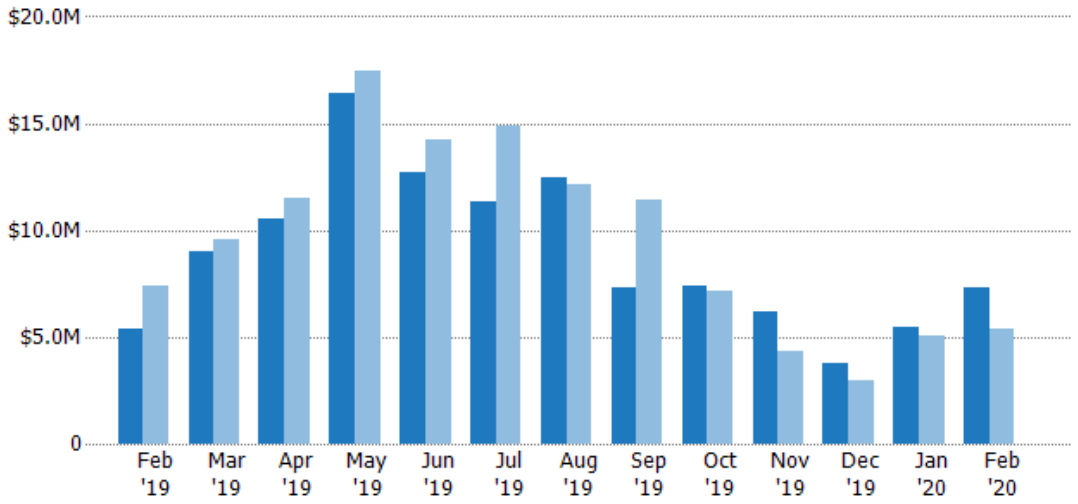
New Listing Volume

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Feb '20	\$7.32M	35.2%
Feb '19	\$5.41M	-26.8%
Feb '18	\$7.39M	-2.9%



	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	\$5.41M	\$8.97M	\$10.6M	\$16.4M	\$12.7M	\$11.3M	\$12.4M	\$7.34M	\$7.39M	\$6.17M	\$3.76M	\$5.47M	\$7.32M
Prior Year	\$7.39M	\$9.56M	\$11.5M	\$17.4M	\$14.2M	\$14.9M	\$12.1M	\$11.4M	\$7.12M	\$4.32M	\$2.95M	\$5.1M	\$5.41M
Percent Change from Prior Year	-27%	-6%	-8%	-6%	-11%	-24%	3%	-36%	4%	43%	27%	7%	35%

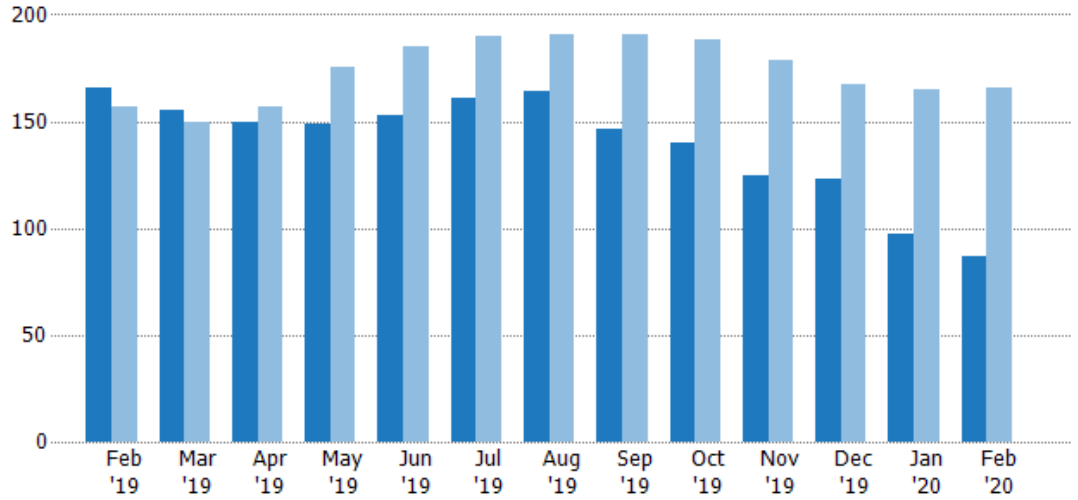
Active Listings

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Feb '20	87	-47.6%
Feb '19	166	5.7%
Feb '18	157	3.2%



Current Year	166	155	150	149	153	161	164	146	140	125	123	97	87
Prior Year	157	150	157	175	185	190	191	191	188	179	167	165	166
Percent Change from Prior Year	6%	3%	-4%	-15%	-17%	-15%	-14%	-24%	-26%	-30%	-26%	-41%	-48%

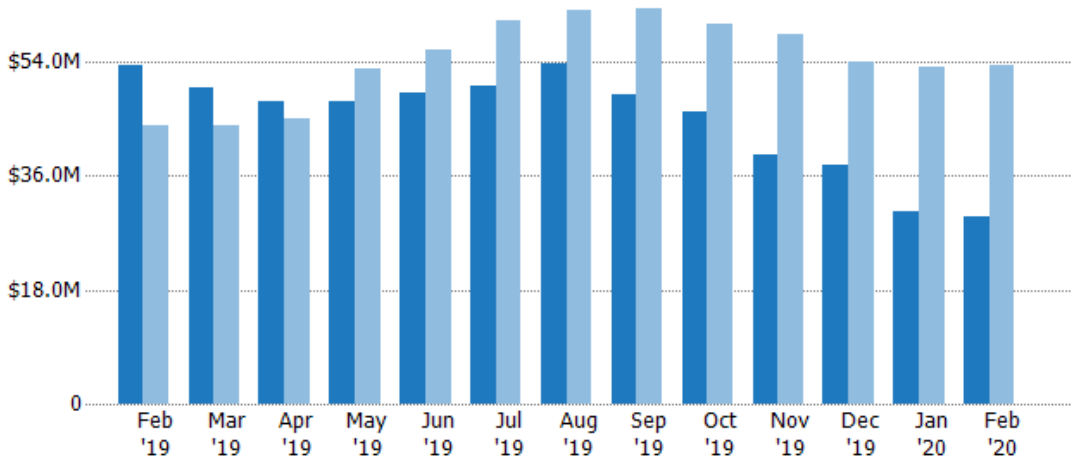
Active Listing Volume

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Feb '20	\$29.5M	-44.8%
Feb '19	\$53.5M	21.4%
Feb '18	\$44.1M	-0.9%



Current Year	\$53.5M	\$49.9M	\$47.8M	\$47.7M	\$49.2M	\$50.2M	\$53.6M	\$48.9M	\$46.1M	\$39.3M	\$37.7M	\$30.3M	\$29.5M
Prior Year	\$44.1M	\$43.8M	\$45M	\$53M	\$55.9M	\$60.6M	\$62.3M	\$62.3M	\$60M	\$58.3M	\$54M	\$53.1M	\$53.5M
Percent Change from Prior Year	21%	14%	6%	-10%	-12%	-17%	-14%	-22%	-23%	-33%	-30%	-43%	-45%

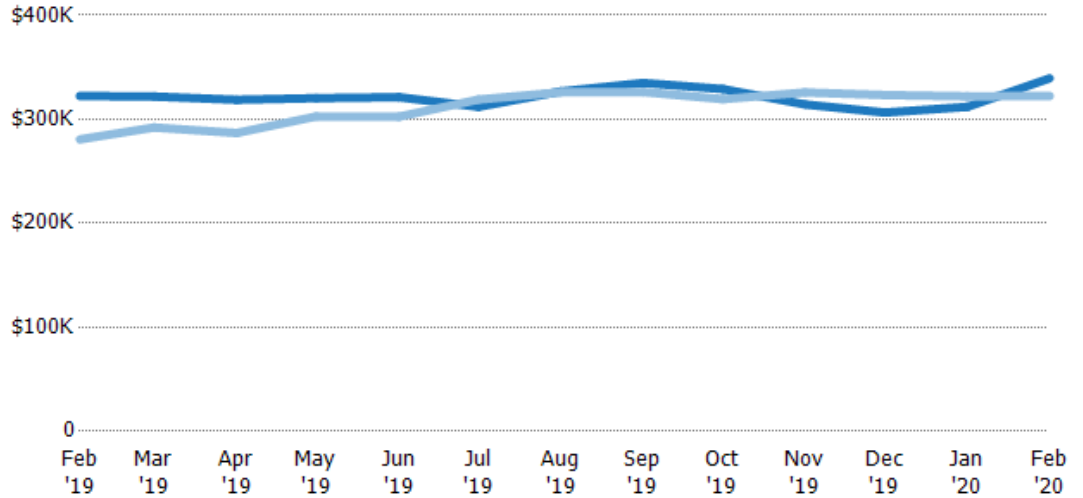
Average Listing Price

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Feb '20	\$339K	5.3%
Feb '19	\$322K	14.9%
Feb '18	\$281K	-4%



Current Year	\$322K	\$322K	\$319K	\$320K	\$321K	\$312K	\$327K	\$335K	\$329K	\$314K	\$306K	\$312K	\$339K
Prior Year	\$281K	\$292K	\$287K	\$303K	\$302K	\$319K	\$326K	\$326K	\$319K	\$326K	\$323K	\$322K	\$322K
Percent Change from Prior Year	15%	10%	11%	6%	6%	-2%	0%	3%	3%	-4%	-5%	-3%	5%

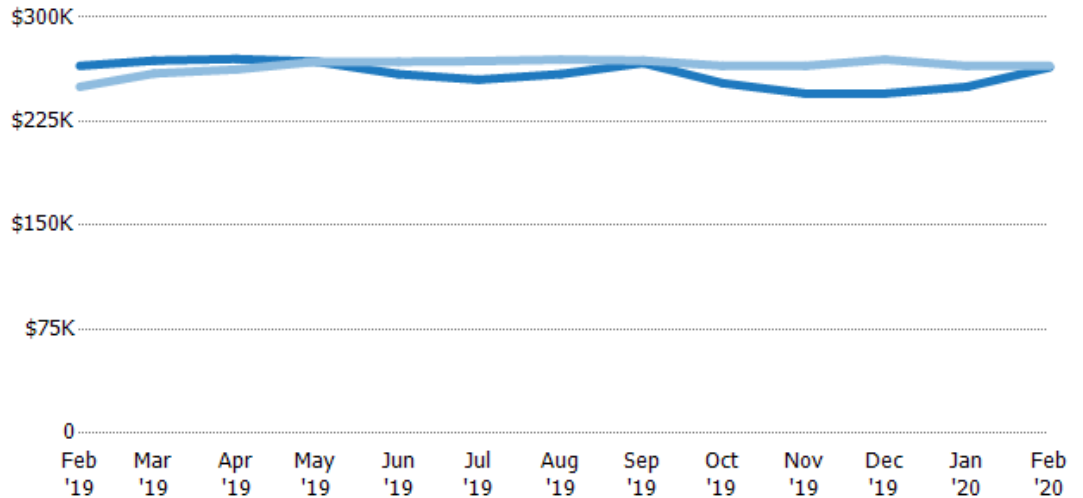
Median Listing Price

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Feb '20	\$264K	-0.4%
Feb '19	\$265K	6%
Feb '18	\$250K	-8.2%



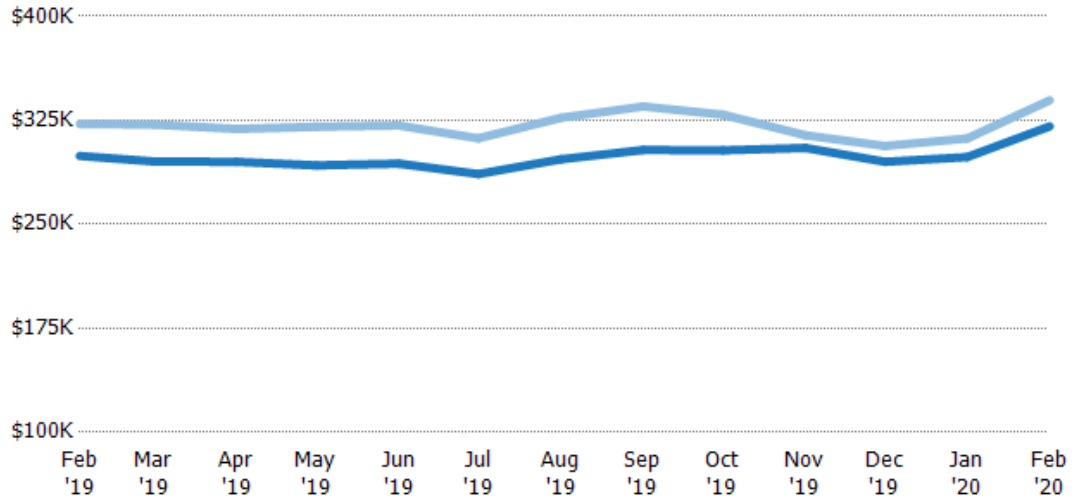
Current Year	\$265K	\$269K	\$270K	\$268K	\$259K	\$255K	\$259K	\$267K	\$252K	\$245K	\$245K	\$250K	\$264K
Prior Year	\$250K	\$259K	\$262K	\$268K	\$268K	\$268K	\$270K	\$269K	\$265K	\$265K	\$270K	\$265K	\$265K
Percent Change from Prior Year	6%	4%	3%	0%	-3%	-5%	-4%	-1%	-5%	-8%	-9%	-6%	0%

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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



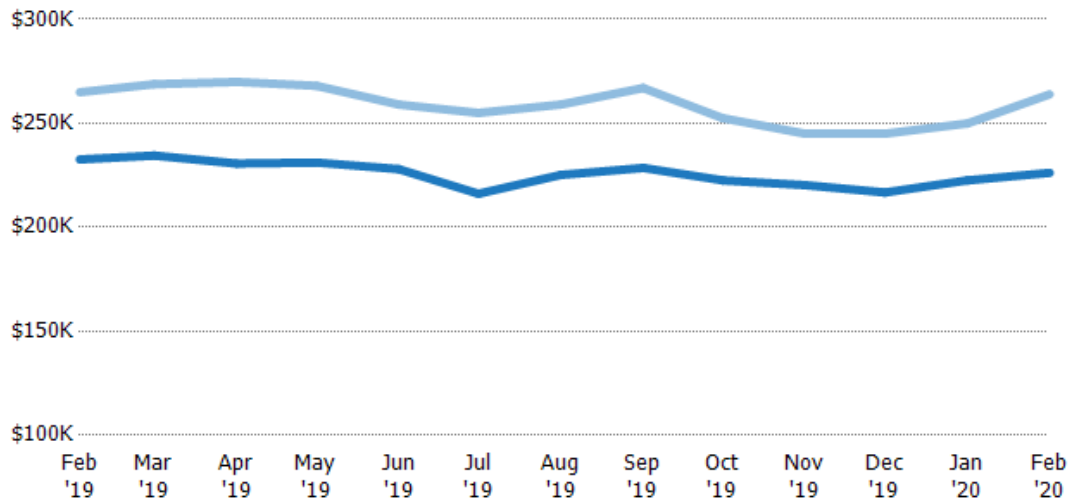
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$299K	\$295K	\$295K	\$292K	\$294K	\$286K	\$297K	\$304K	\$303K	\$305K	\$295K	\$298K	\$321K
Avg Listing Price	\$322K	\$322K	\$319K	\$320K	\$321K	\$312K	\$327K	\$335K	\$329K	\$314K	\$306K	\$312K	\$339K
Avg Listing Price as a % of Avg Est Value	108%	109%	108%	110%	109%	109%	110%	110%	108%	103%	104%	105%	106%

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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



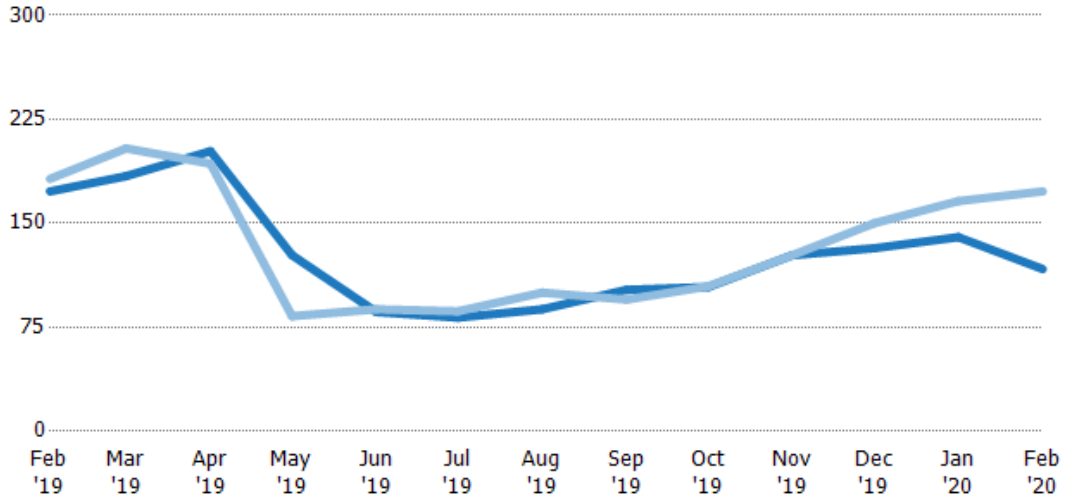
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$233K	\$234K	\$231K	\$231K	\$228K	\$216K	\$225K	\$229K	\$223K	\$220K	\$217K	\$223K	\$226K
Median Listing Price	\$265K	\$269K	\$270K	\$268K	\$259K	\$255K	\$259K	\$267K	\$252K	\$245K	\$245K	\$250K	\$264K
Med Listing Price as a % of Med Est Value	114%	115%	117%	116%	114%	118%	115%	117%	113%	111%	113%	112%	117%

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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



Month/Year	Days	% Chg.
Feb '20	117	-32.4%
Feb '19	173	-4.9%
Feb '18	182	-6.3%

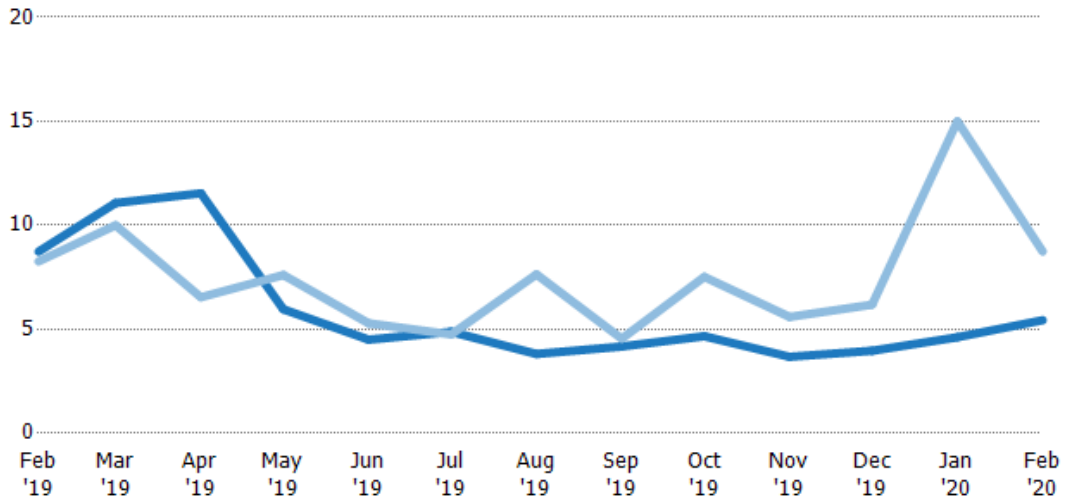
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	173	184	202	127	86	82	88	102	104	127	132	140	117
Prior Year	182	204	193	83	88	86.5	100	95	105	127	150	166	173
Percent Change from Prior Year	-5%	-10%	5%	53%	-2%	-5%	-12%	7%	0%	0%	-12%	-16%	-32%

Months of Inventory

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



Month/Year	Months	% Chg.
Feb '20	5.44	-37.8%
Feb '19	8.74	5.7%
Feb '18	8.26	-27.4%

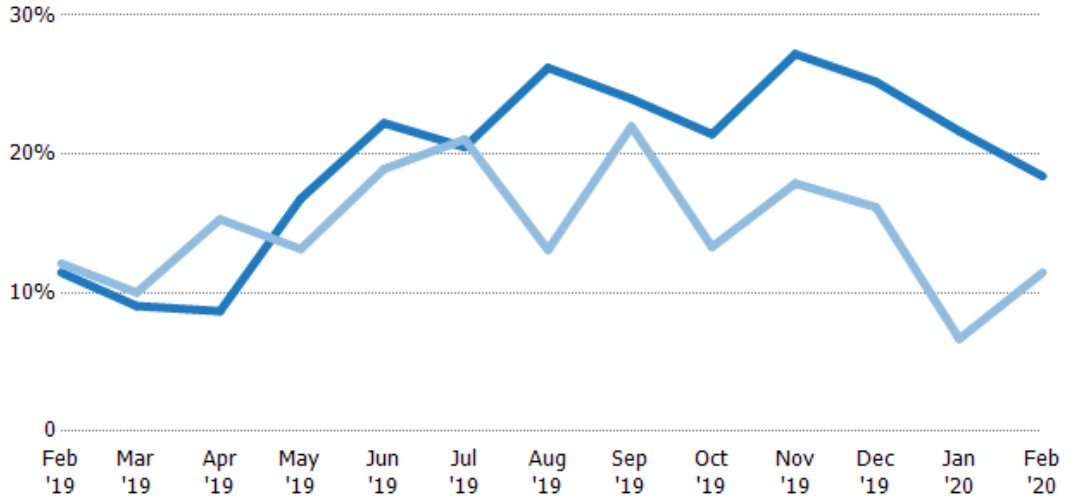
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	8.74	11.1	11.5	5.96	4.5	4.88	3.81	4.17	4.67	3.68	3.97	4.62	5.44
Prior Year	8.26	10	6.54	7.61	5.29	4.75	7.64	4.55	7.52	5.59	6.19	15	8.74
Percent Change from Prior Year	6%	11%	76%	-22%	-15%	3%	-50%	-8%	-38%	-34%	-36%	-69%	-38%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



Month/Year	Rate	Chg.
Feb '20	18%	-7%
Feb '19	11%	0.7%
Feb '18	12%	37.7%

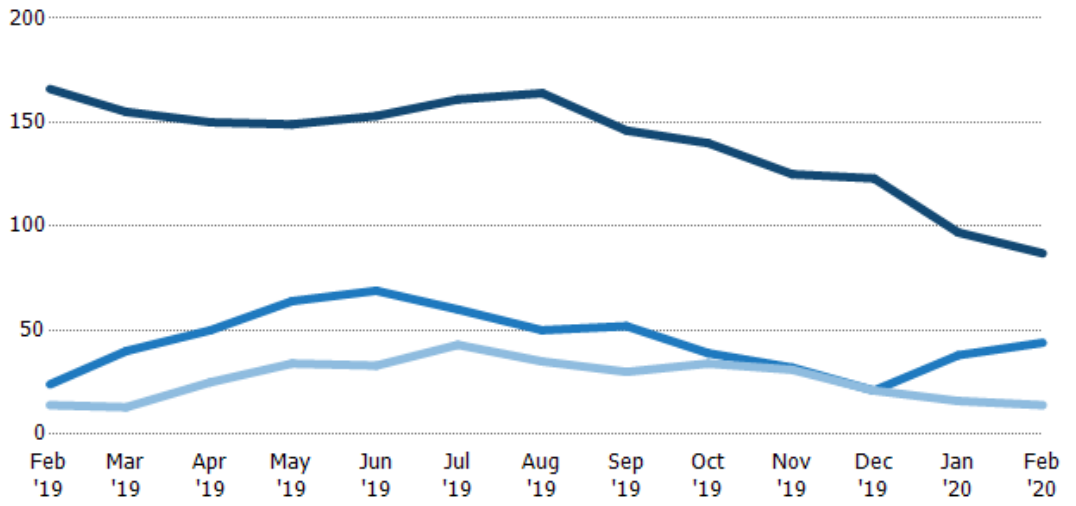
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	11%	9%	9%	17%	22%	20%	26%	24%	21%	27%	25%	22%	18%
Prior Year	12%	10%	15%	13%	19%	21%	13%	22%	13%	18%	16%	7%	11%
Change from Prior Year	1%	1%	7%	-4%	-3%	1%	-13%	-2%	-8%	-9%	-9%	-15%	-7%

Active/Pending/Sold Units

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 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	166	155	150	149	153	161	164	146	140	125	123	97	87
Pending	24	40	50	64	69	60	50	52	39	32	21	38	44
Sold	14	13	25	34	33	43	35	30	34	31	21	16	14

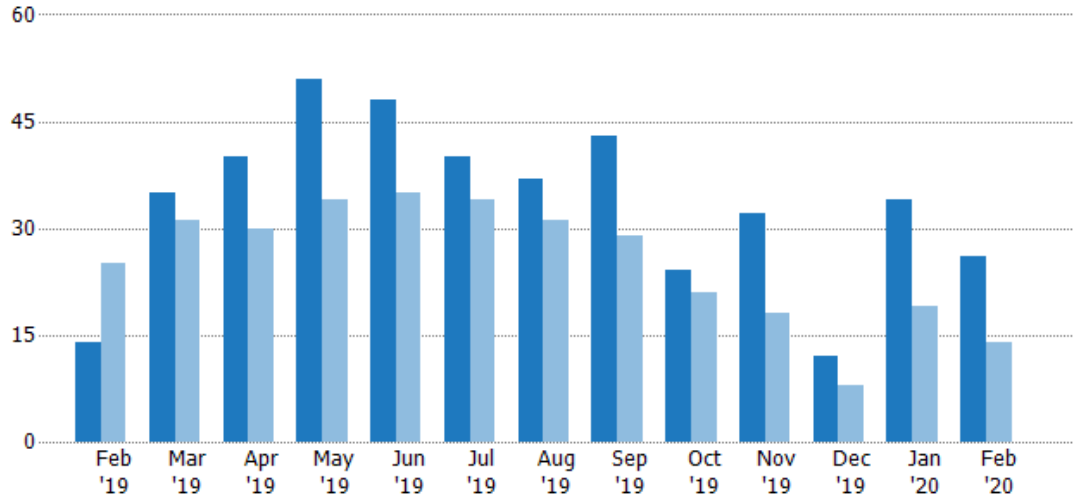
New Pending Sales

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Feb '20	26	85.7%
Feb '19	14	-44%
Feb '18	25	-36%



Current Year	14	35	40	51	48	40	37	43	24	32	12	34	26
Prior Year	25	31	30	34	35	34	31	29	21	18	8	19	14
Percent Change from Prior Year	-44%	13%	33%	50%	37%	18%	19%	48%	14%	78%	50%	79%	86%

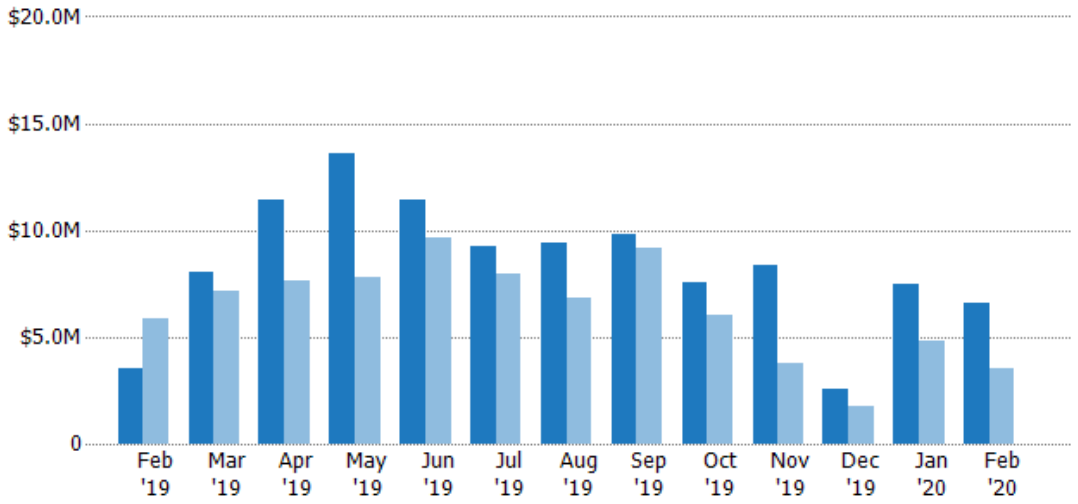
New Pending Sales Volume

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Feb '20	\$6.59M	88.8%
Feb '19	\$3.49M	-40.6%
Feb '18	\$5.88M	-45.3%



Current Year	\$3.49M	\$8.06M	\$11.4M	\$13.6M	\$11.4M	\$9.26M	\$9.4M	\$9.79M	\$7.53M	\$8.39M	\$2.57M	\$7.51M	\$6.59M
Prior Year	\$5.88M	\$7.19M	\$7.67M	\$7.76M	\$9.64M	\$7.93M	\$6.84M	\$9.13M	\$6.03M	\$3.76M	\$1.75M	\$4.81M	\$3.49M
Percent Change from Prior Year	-41%	12%	49%	75%	19%	17%	37%	7%	25%	123%	47%	56%	89%

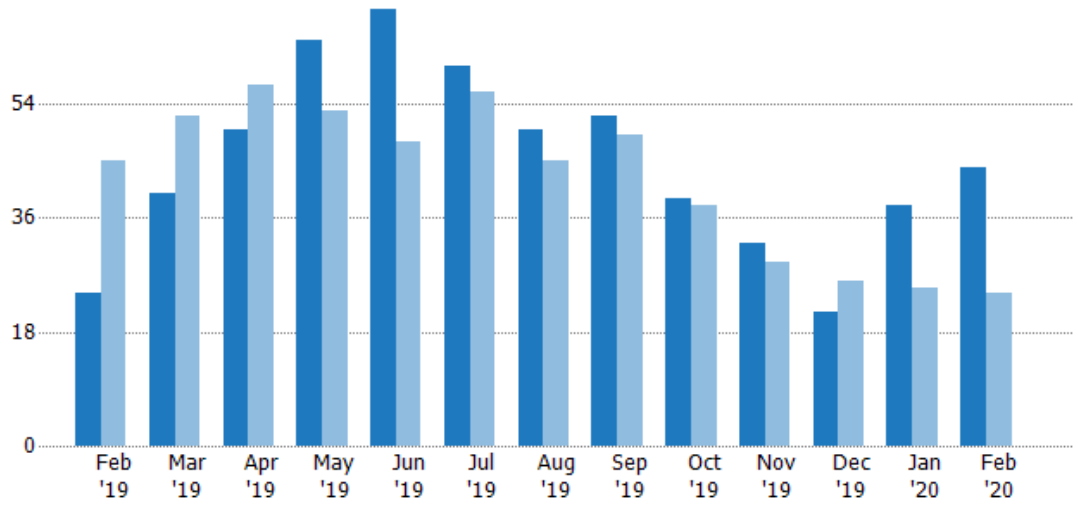
Pending Sales

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Feb '20	44	83.3%
Feb '19	24	-46.7%
Feb '18	45	-35.6%



Current Year	24	40	50	64	69	60	50	52	39	32	21	38	44
Prior Year	45	52	57	53	48	56	45	49	38	29	26	25	24
Percent Change from Prior Year	-47%	-23%	-12%	21%	44%	7%	11%	6%	3%	10%	-19%	52%	83%

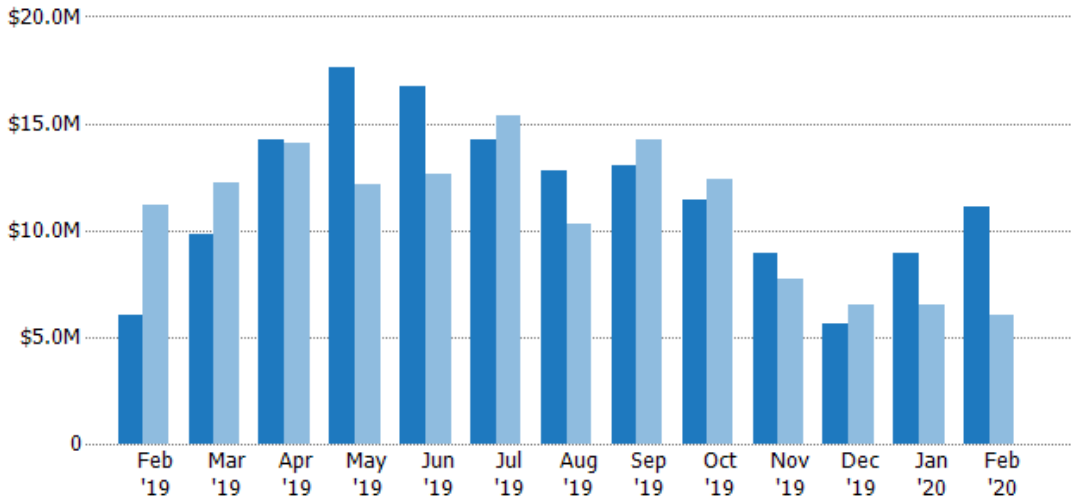
Pending Sales Volume

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Feb '20	\$11.1M	85.4%
Feb '19	\$5.99M	-46.3%
Feb '18	\$11.2M	-53.9%



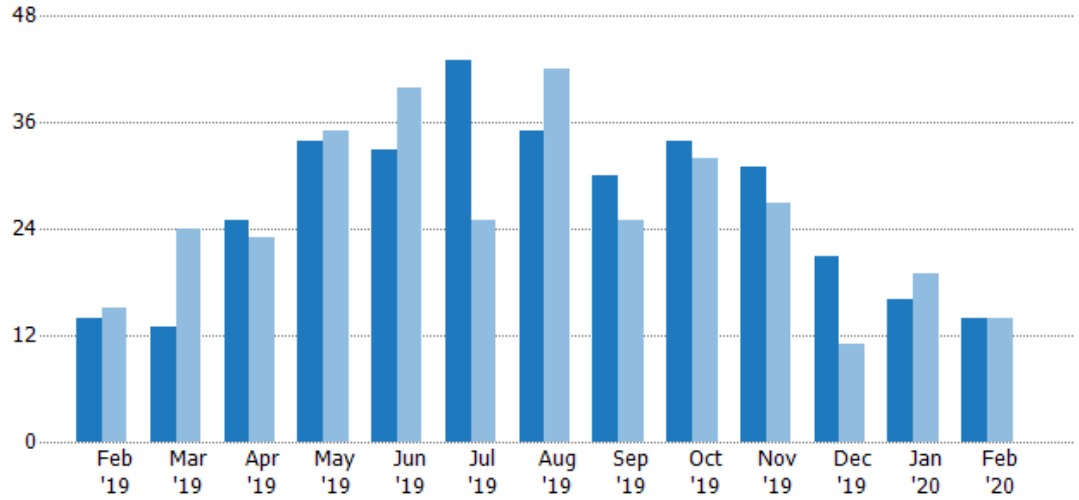
Current Year	\$5.99M	\$9.81M	\$14.2M	\$17.6M	\$16.8M	\$14.2M	\$12.8M	\$13M	\$11.4M	\$8.94M	\$5.63M	\$8.89M	\$11.1M
Prior Year	\$11.2M	\$12.2M	\$14.1M	\$12.2M	\$12.7M	\$15.4M	\$10.3M	\$14.3M	\$12.4M	\$7.74M	\$6.52M	\$6.53M	\$5.99M
Percent Change from Prior Year	-46%	-20%	1%	45%	32%	-8%	25%	-9%	-8%	15%	-14%	36%	85%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



Month/Year	Count	% Chg.
Feb '20	14	0%
Feb '19	14	-6.7%
Feb '18	15	13.3%

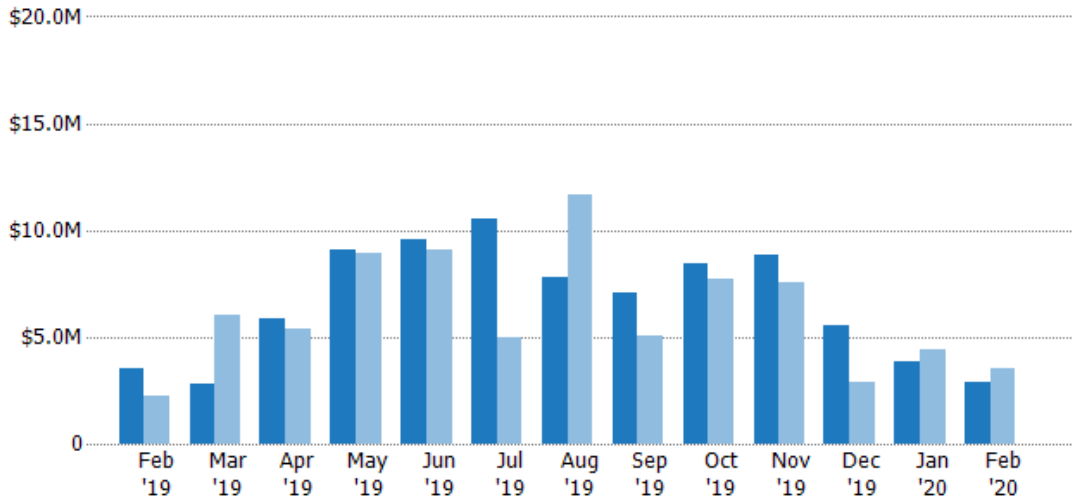
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	14	13	25	34	33	43	35	30	34	31	21	16	14
Prior Year	15	24	23	35	40	25	42	25	32	27	11	19	14
Percent Change from Prior Year	-7%	-46%	9%	-3%	-18%	72%	-17%	20%	6%	15%	91%	-16%	0%

Closed Sales Volume

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



Month/Year	Volume	% Chg.
Feb '20	\$2.91M	-17.6%
Feb '19	\$3.53M	59.9%
Feb '18	\$2.21M	76.4%

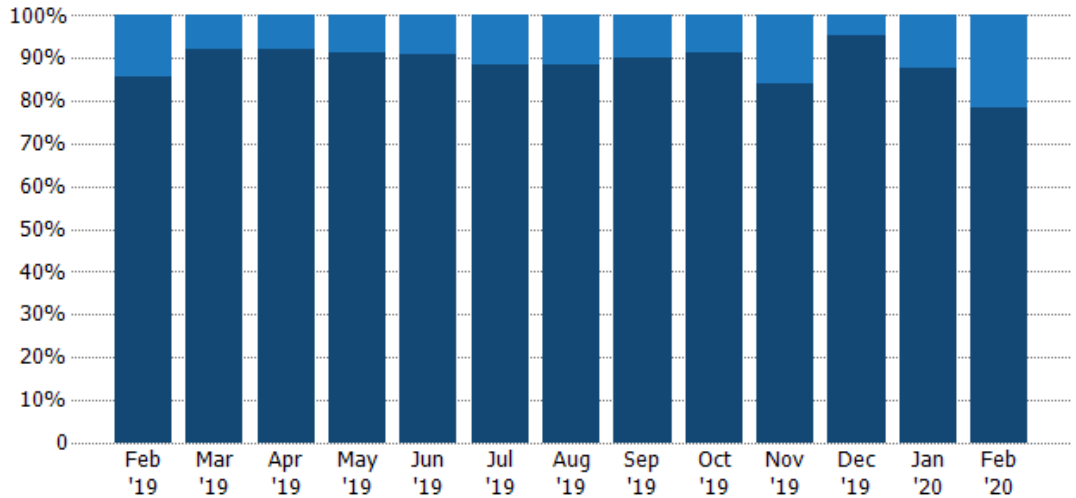
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$3.53M	\$2.79M	\$5.82M	\$9.12M	\$9.58M	\$10.5M	\$7.79M	\$7.08M	\$8.45M	\$8.87M	\$5.53M	\$3.89M	\$2.91M
Prior Year	\$2.21M	\$6.01M	\$5.37M	\$8.96M	\$9.06M	\$4.95M	\$11.7M	\$5.02M	\$7.72M	\$7.54M	\$2.88M	\$4.44M	\$3.53M
Percent Change from Prior Year	60%	-54%	9%	2%	6%	113%	-33%	41%	9%	18%	92%	-12%	-18%

Closed Sales by Property Type

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



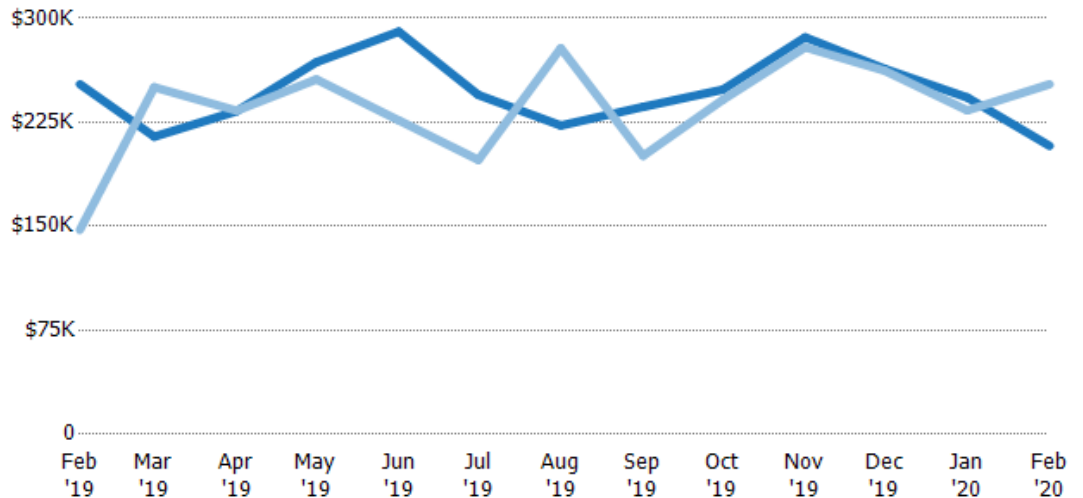
Condo/Townhouse	14%	8%	8%	9%	9%	12%	11%	10%	9%	16%	5%	13%	21%
Single Family Residence	86%	92%	92%	91%	91%	88%	89%	90%	91%	84%	95%	88%	79%

Average Sales Price

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



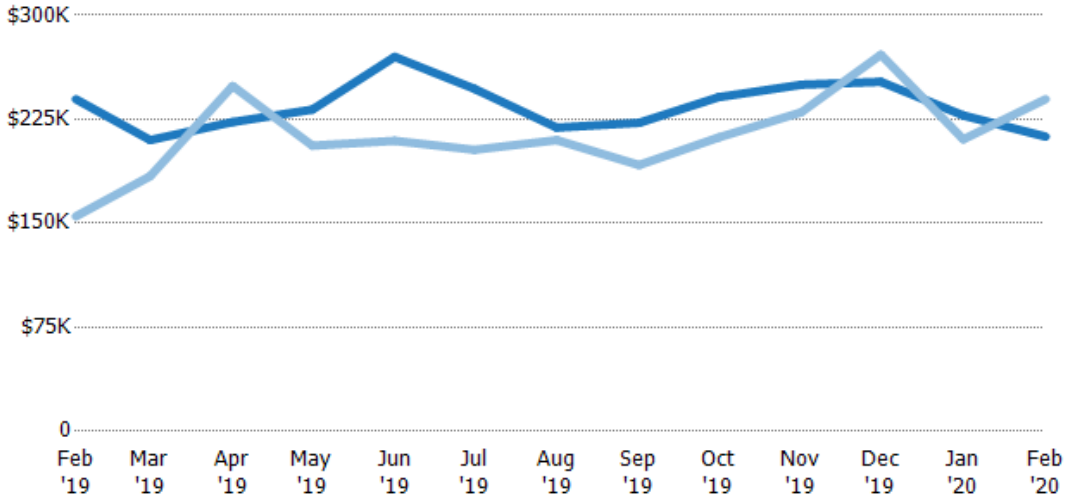
Current Year	\$252K	\$215K	\$233K	\$268K	\$290K	\$245K	\$223K	\$236K	\$249K	\$286K	\$264K	\$243K	\$208K
Prior Year	\$147K	\$250K	\$233K	\$256K	\$226K	\$198K	\$278K	\$201K	\$241K	\$279K	\$262K	\$234K	\$252K
Percent Change from Prior Year	71%	-14%	0%	5%	28%	24%	-20%	18%	3%	3%	1%	4%	-18%

Median Sales Price

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



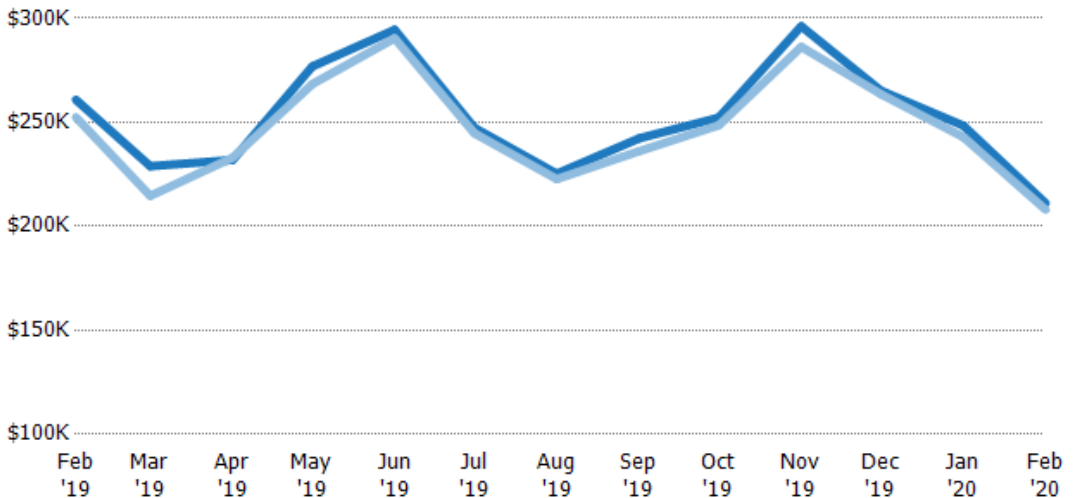
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$240K	\$210K	\$223K	\$232K	\$270K	\$247K	\$219K	\$222K	\$241K	\$250K	\$252K	\$228K	\$213K
Prior Year	\$155K	\$184K	\$249K	\$206K	\$209K	\$203K	\$210K	\$192K	\$212K	\$230K	\$272K	\$211K	\$240K
Percent Change from Prior Year	55%	14%	-10%	13%	29%	22%	4%	16%	14%	9%	-7%	8%	-11%

Average Sales Price vs Average Listing Price

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

Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type: Condo/Townhouse/Apt, Single Family Residence



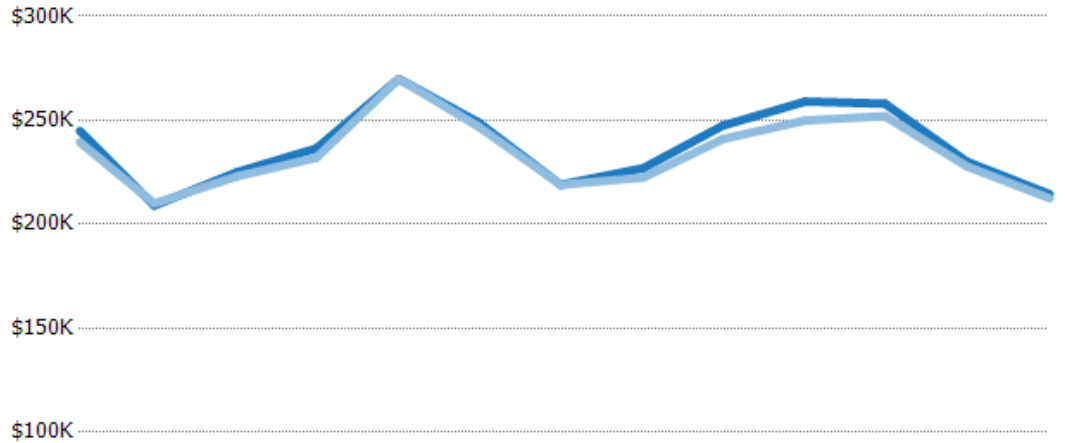
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg List Price	\$261K	\$229K	\$232K	\$277K	\$294K	\$247K	\$225K	\$242K	\$252K	\$296K	\$265K	\$248K	\$211K
Avg Sales Price	\$252K	\$215K	\$233K	\$268K	\$290K	\$245K	\$223K	\$236K	\$249K	\$286K	\$264K	\$243K	\$208K
Avg Sales Price as a % of Avg List Price	97%	94%	100%	97%	99%	99%	99%	97%	99%	97%	99%	98%	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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



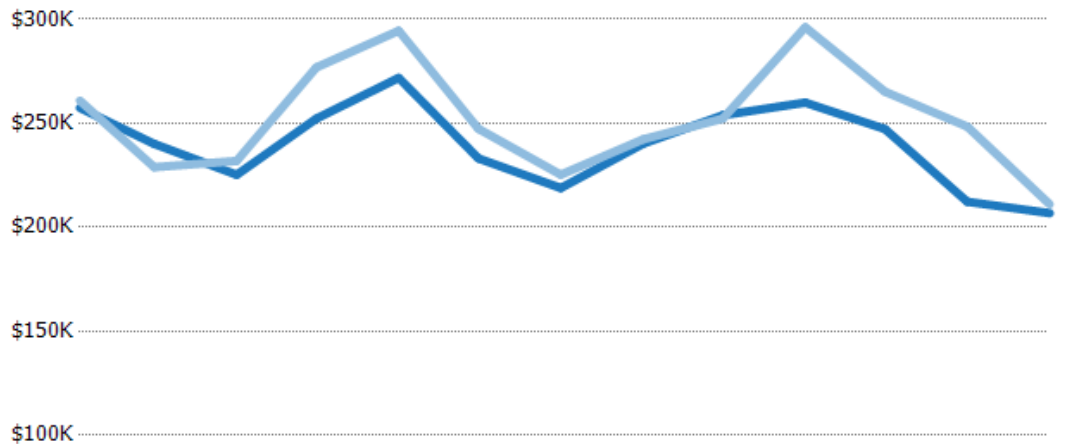
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$245K	\$209K	\$225K	\$236K	\$270K	\$249K	\$219K	\$227K	\$247K	\$259K	\$258K	\$230K	\$214K
Median Sales Price	\$240K	\$210K	\$223K	\$232K	\$270K	\$247K	\$219K	\$222K	\$241K	\$250K	\$252K	\$228K	\$213K
Med Sales Price as a % of Med List Price	98%	100%	99%	98%	100%	99%	100%	98%	97%	96%	98%	99%	99%

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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



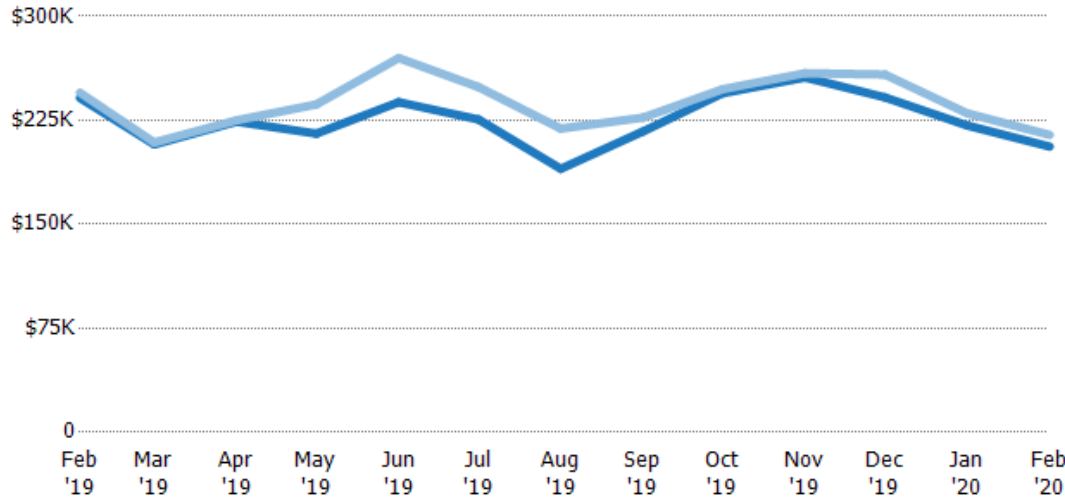
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$257K	\$240K	\$225K	\$252K	\$272K	\$233K	\$219K	\$240K	\$254K	\$260K	\$247K	\$212K	\$207K
Avg Sales Price	\$261K	\$229K	\$232K	\$277K	\$294K	\$247K	\$225K	\$242K	\$252K	\$296K	\$265K	\$248K	\$211K
Avg Sales Price as a % of Avg Est Value	101%	95%	103%	110%	108%	106%	103%	101%	99%	114%	107%	117%	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

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488
 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	\$241K	\$208K	\$224K	\$215K	\$238K	\$226K	\$190K	\$217K	\$245K	\$256K	\$242K	\$221K	\$206K
Median Sales Price	\$245K	\$209K	\$225K	\$236K	\$270K	\$249K	\$219K	\$227K	\$247K	\$259K	\$258K	\$230K	\$214K
Med Sales Price as a % of Med Est Value	102%	101%	100%	110%	113%	110%	115%	105%	101%	101%	107%	104%	104%