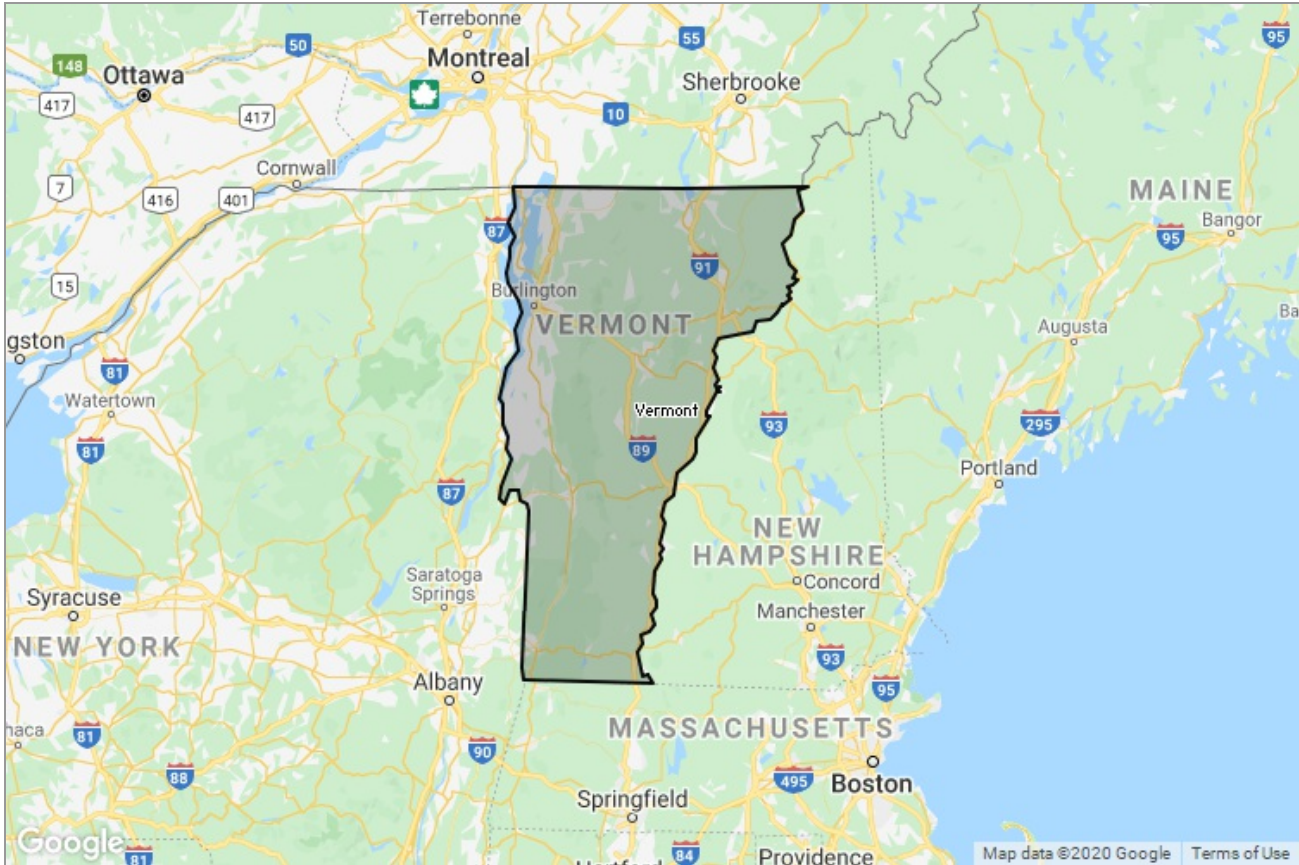




MARKET DATA REPORT

# Vermont February Indicators Report



## Report Characteristics

**Report Name:**

Vermont February Indicators Report

**Report Date Range:**

2/2019 – 2/2020

**Filters Used:**

Property Type, Location

**Avg/Med:** Both

**Run Date:** 03/26/2020

**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	Feb 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	594	607	-2.1%	1,159	1,168	-0.8%
New Listing Volume	\$207,866,881	\$208,528,123	-0.3%	\$393,139,341	\$377,952,295	+4%
Active Listing Count	3,202	4,499	-28.8%	N/A	N/A	
Active Listing Volume	\$1,324,000,385	\$1,709,390,088	-22.5%	N/A	N/A	
Average Listing Price	\$413,492	\$379,949	+8.8%	\$408,327	\$376,747	+8.4%
Median Listing Price	\$279,000	\$269,000	+3.7%	\$276,951	\$266,987	+3.7%
Median Days in RPR	176	190	-7.4%	173.29	185.23	-6.4%
Months of Inventory	7.2	12.6	-43%	9.8	13	-25.1%
Absorption Rate	13.93%	7.94%	+6%	10.25%	7.67%	+2.6%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	644	497	+29.6%	1,238	952	+30%
New Pending Sales Volume	\$189,067,146	\$141,447,149	+33.7%	\$351,914,070	\$267,830,825	+31.4%
Pending Sales Count	933	798	+16.9%	N/A	N/A	
Pending Sales Volume	\$285,441,396	\$239,108,707	+19.4%	N/A	N/A	
Closed Sales Count	377	316	+19.3%	823	673	+22.3%
Closed Sales Volume	\$98,162,268	\$83,739,650	+17.2%	\$221,193,633	\$171,055,334	+29.3%
Average Sales Price	\$260,377	\$264,999	-1.7%	\$268,765	\$254,168	+5.7%
Median Sales Price	\$210,000	\$210,000	±	\$218,671	\$209,470	+4.4%

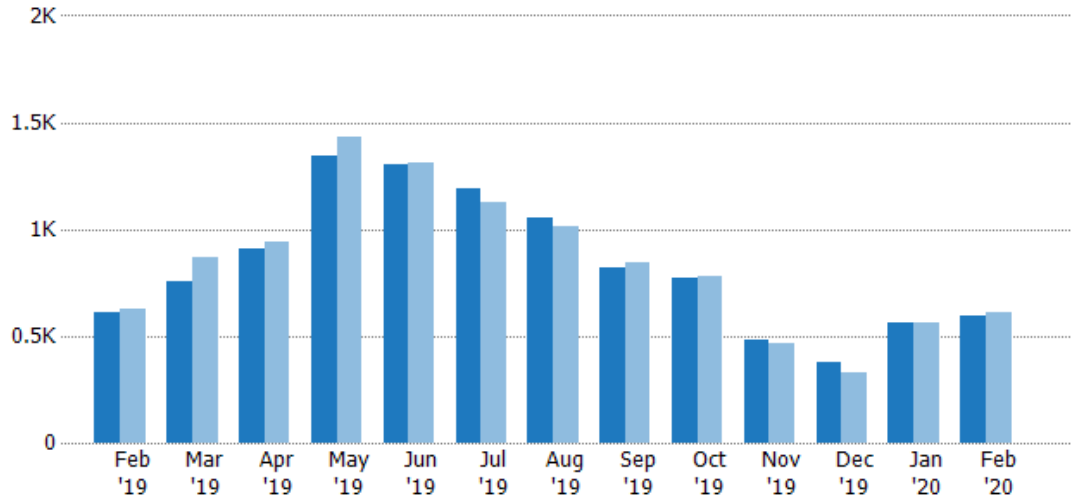
### New Listings

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.
Feb '20	594	-2.1%
Feb '19	607	-2.9%
Feb '18	625	3%



Current Year	607	756	907	1.35K	1.3K	1.19K	1.06K	821	768	483	379	565	594
Prior Year	625	866	939	1.43K	1.31K	1.13K	1.02K	845	779	466	329	561	607
Percent Change from Prior Year	-3%	-13%	-3%	-6%	-1%	5%	4%	-3%	-1%	4%	15%	1%	-2%

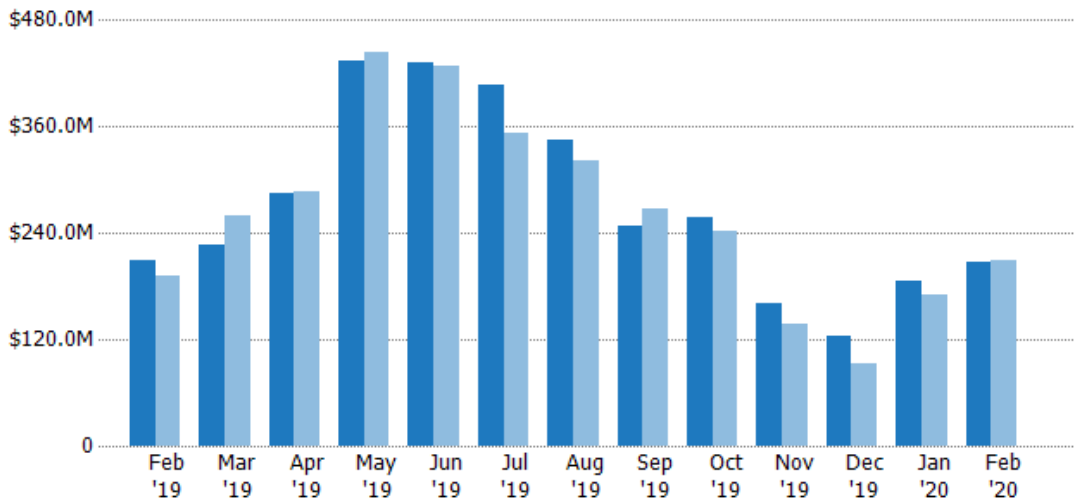
### New Listing Volume

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.
Feb '20	\$208M	-0.3%
Feb '19	\$209M	9.2%
Feb '18	\$191M	7.3%



Current Year	\$209M	\$226M	\$285M	\$434M	\$433M	\$408M	\$345M	\$248M	\$257M	\$161M	\$123M	\$185M	\$208M
Prior Year	\$191M	\$259M	\$287M	\$443M	\$428M	\$352M	\$322M	\$268M	\$242M	\$137M	\$92.7M	\$169M	\$209M
Percent Change from Prior Year	9%	-13%	-1%	-2%	1%	16%	7%	-7%	6%	18%	33%	9%	0%

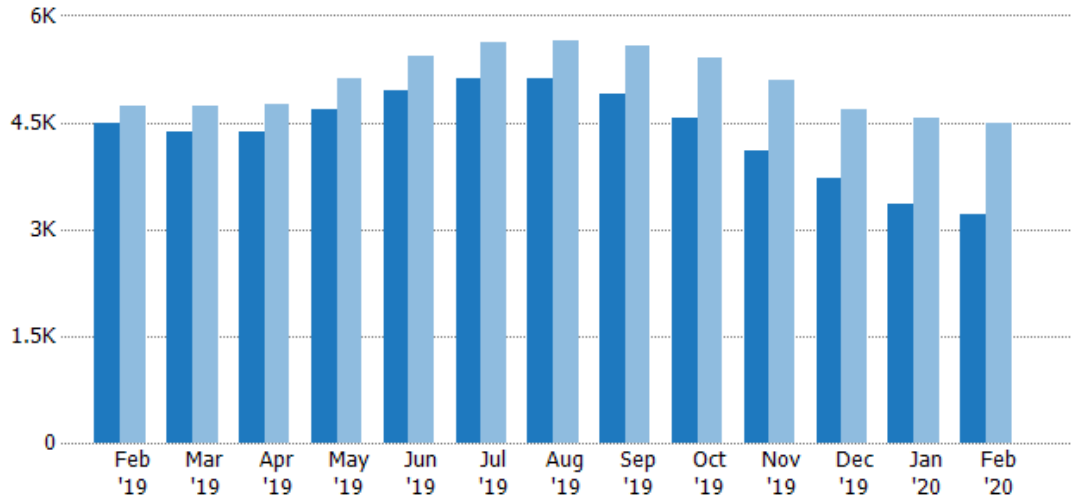
### Active Listings

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

**Filters Used**

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

Month/Year	Count	% Chg.
Feb '20	3.2K	-28.8%
Feb '19	4.5K	-5%
Feb '18	4.74K	2.3%



Current Year	4.5K	4.38K	4.37K	4.67K	4.95K	5.11K	5.11K	4.9K	4.57K	4.11K	3.71K	3.36K	3.2K
Prior Year	4.74K	4.74K	4.76K	5.12K	5.44K	5.63K	5.66K	5.57K	5.4K	5.1K	4.69K	4.56K	4.5K
Percent Change from Prior Year	-5%	-8%	-8%	-9%	-9%	-9%	-10%	-12%	-15%	-19%	-21%	-26%	-29%

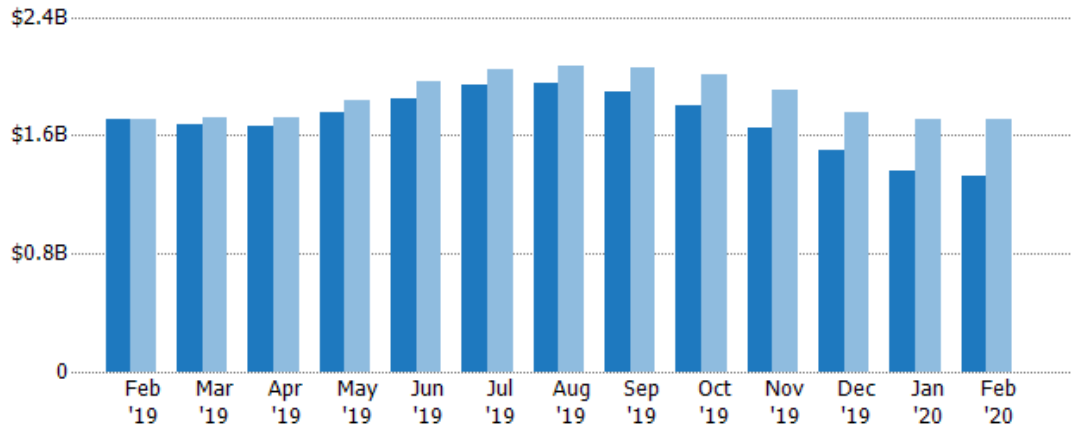
### Active Listing Volume

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

**Filters Used**

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

Month/Year	Volume	% Chg.
Feb '20	\$1.32B	-22.5%
Feb '19	\$1.71B	0%
Feb '18	\$1.71B	-



Current Year	\$1.71B	\$1.67B	\$1.66B	\$1.75B	\$1.85B	\$1.94B	\$1.95B	\$1.89B	\$1.8B	\$1.65B	\$1.49B	\$1.36B	\$1.32B
Prior Year	\$1.71B	\$1.72B	\$1.72B	\$1.84B	\$1.97B	\$2.04B	\$2.07B	\$2.06B	\$2.01B	\$1.9B	\$1.75B	\$1.7B	\$1.71B
Percent Change from Prior Year	0%	-3%	-4%	-5%	-6%	-5%	-6%	-8%	-10%	-13%	-15%	-20%	-23%

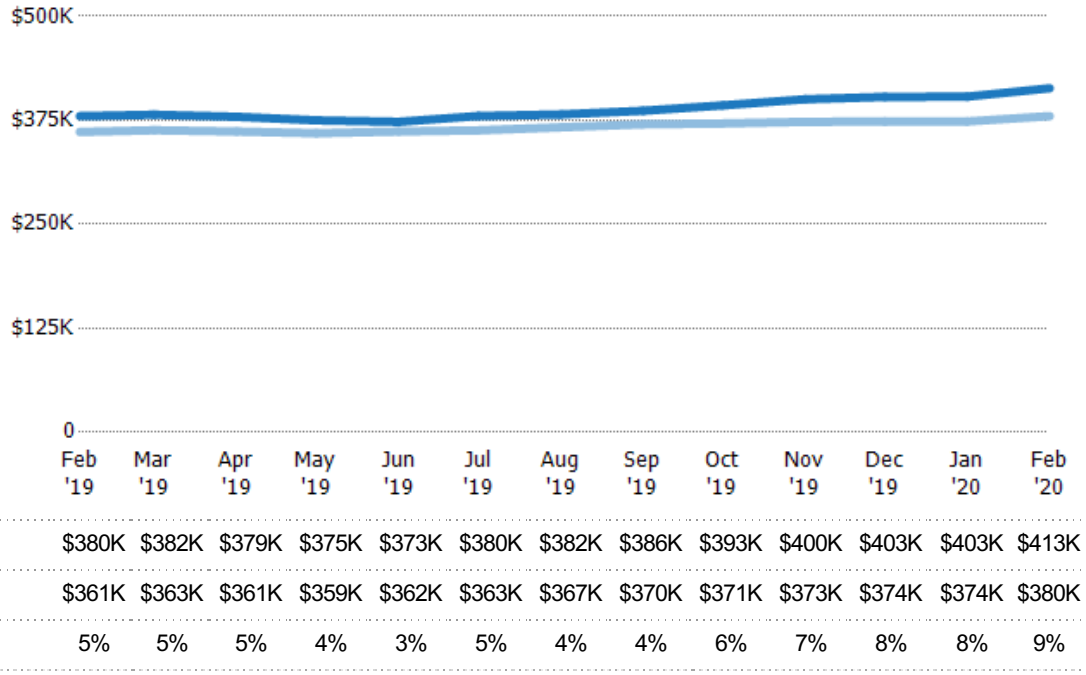
## Average Listing Price

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.
Feb '20	\$413K	8.8%
Feb '19	\$380K	5.2%
Feb '18	\$361K	-2.2%



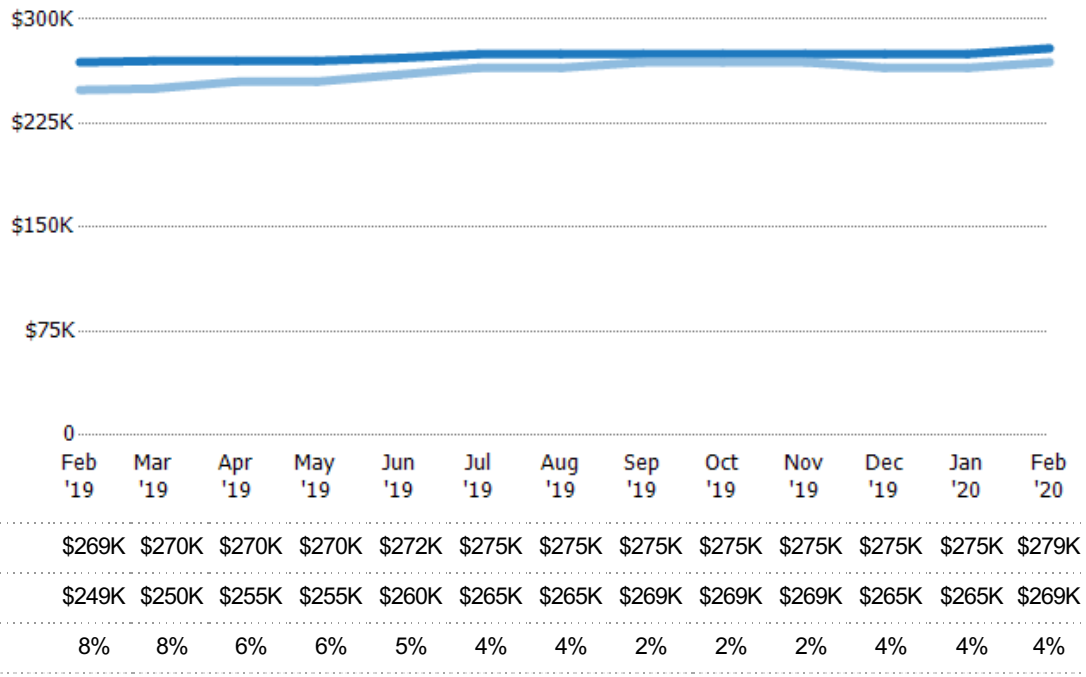
## Median Listing Price

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.
Feb '20	\$279K	3.7%
Feb '19	\$269K	8%
Feb '18	\$249K	-4%

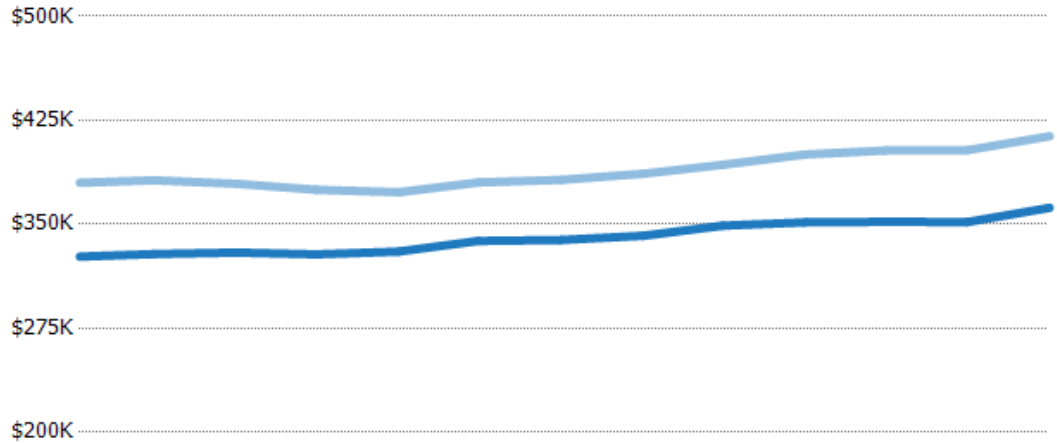


## Average Listing Price vs Average Est Value

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

**Filters Used**

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



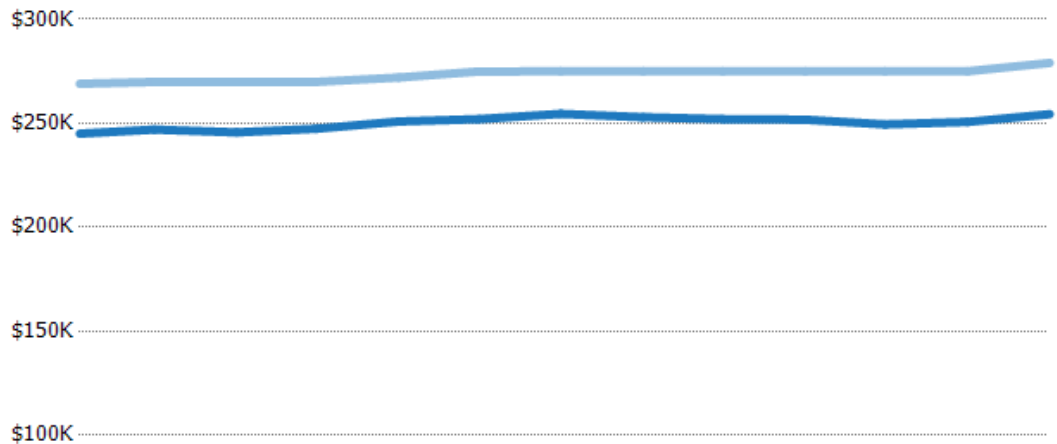
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$327K	\$329K	\$330K	\$328K	\$330K	\$338K	\$339K	\$342K	\$349K	\$351K	\$352K	\$352K	\$362K
Avg Listing Price	\$380K	\$382K	\$379K	\$375K	\$373K	\$380K	\$382K	\$386K	\$393K	\$400K	\$403K	\$403K	\$413K
Avg Listing Price as a % of Avg Est Value	116%	116%	115%	114%	113%	112%	113%	113%	113%	114%	115%	115%	114%

## 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



	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	\$245K	\$247K	\$246K	\$247K	\$251K	\$252K	\$255K	\$253K	\$252K	\$252K	\$249K	\$251K	\$254K
Median Listing Price	\$269K	\$270K	\$270K	\$270K	\$272K	\$275K	\$275K	\$275K	\$275K	\$275K	\$275K	\$275K	\$279K
Med Listing Price as a % of Med Est Value	110%	109%	110%	109%	108%	109%	108%	109%	109%	109%	110%	110%	110%

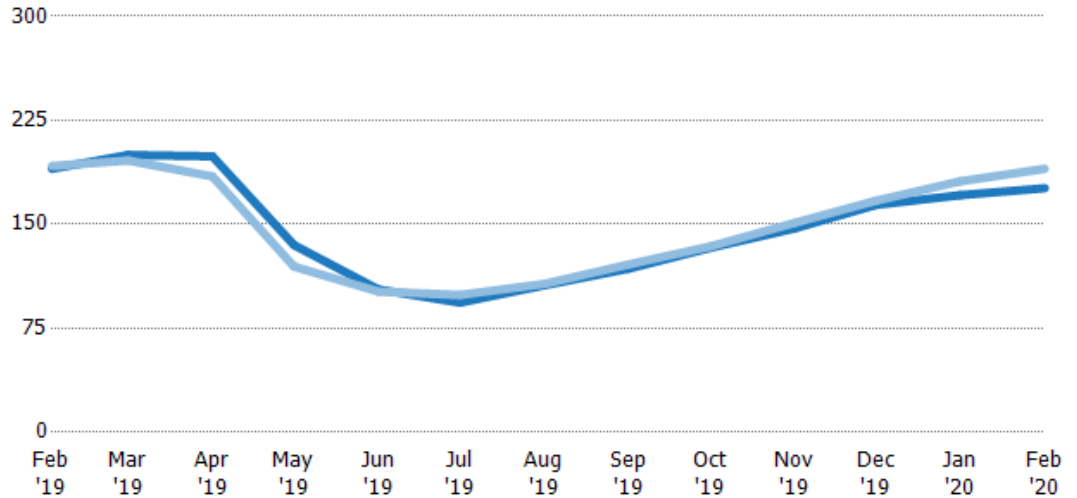
### Median Days in RPR

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.
Feb '20	176	-7.4%
Feb '19	190	-1%
Feb '18	192	-3.6%



	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	190	200	199	135	103	93.5	106	118	133	147	164	171	176
Prior Year	192	196	185	120	102	99	107	121	134	151	167	181	190
Percent Change from Prior Year	-1%	2%	8%	13%	1%	-6%	-1%	-2%	-1%	-3%	-2%	-6%	-7%

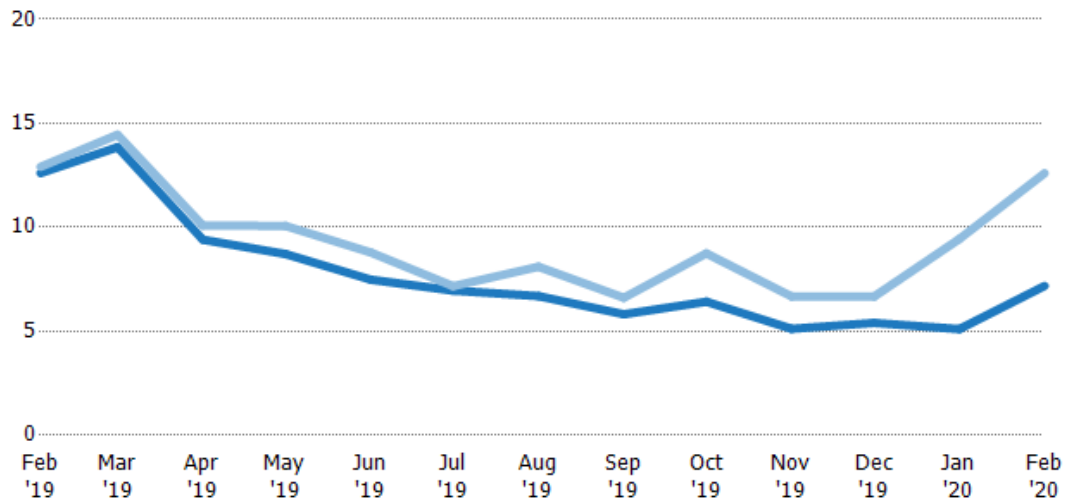
### Months of Inventory

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.
Feb '20	7.18	-43%
Feb '19	12.6	-2.3%
Feb '18	12.9	8.5%



	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	12.6	13.9	9.4	8.72	7.48	6.96	6.69	5.82	6.42	5.12	5.4	5.1	7.18
Prior Year	12.9	14.4	10.1	10.1	8.79	7.17	8.1	6.61	8.74	6.67	6.67	9.44	12.6
Percent Change from Prior Year	-2%	-4%	-7%	-13%	-15%	-3%	-17%	-12%	-27%	-23%	-19%	-46%	-43%

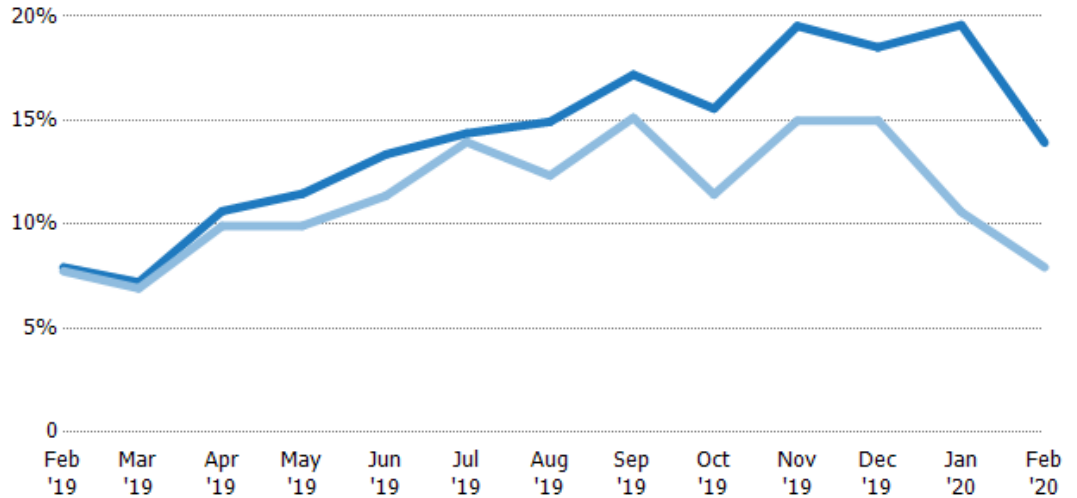
### Absorption Rate

The percentage of inventory sold per month.

**Filters Used**

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

Month/ Year	Rate	Chg.
Feb '20	14%	-6%
Feb '19	8%	-0.2%
Feb '18	8%	-7.8%



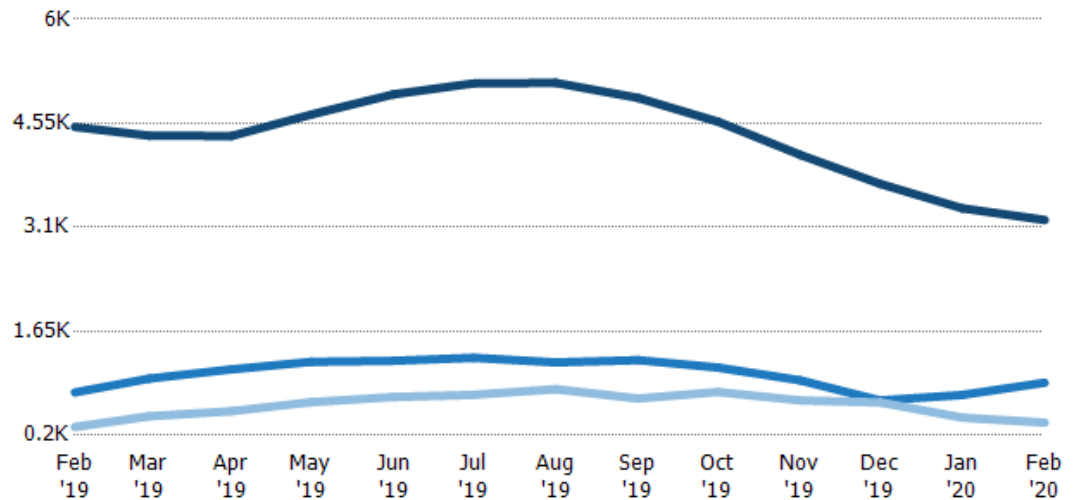
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	8%	7%	11%	11%	13%	14%	15%	17%	16%	20%	19%	20%	14%
Prior Year	8%	7%	10%	10%	11%	14%	12%	15%	11%	15%	15%	11%	8%
Change from Prior Year	0%	0%	-1%	-2%	-2%	0%	-3%	-2%	-4%	-5%	-4%	-9%	-6%

### 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



	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	4.5K	4.38K	4.37K	4.67K	4.95K	5.11K	5.11K	4.9K	4.57K	4.11K	3.71K	3.36K	3.2K
Pending	798	990	1.12K	1.22K	1.24K	1.28K	1.22K	1.25K	1.14K	966	686	762	933
Sold	316	465	536	662	734	764	843	712	803	686	659	446	377



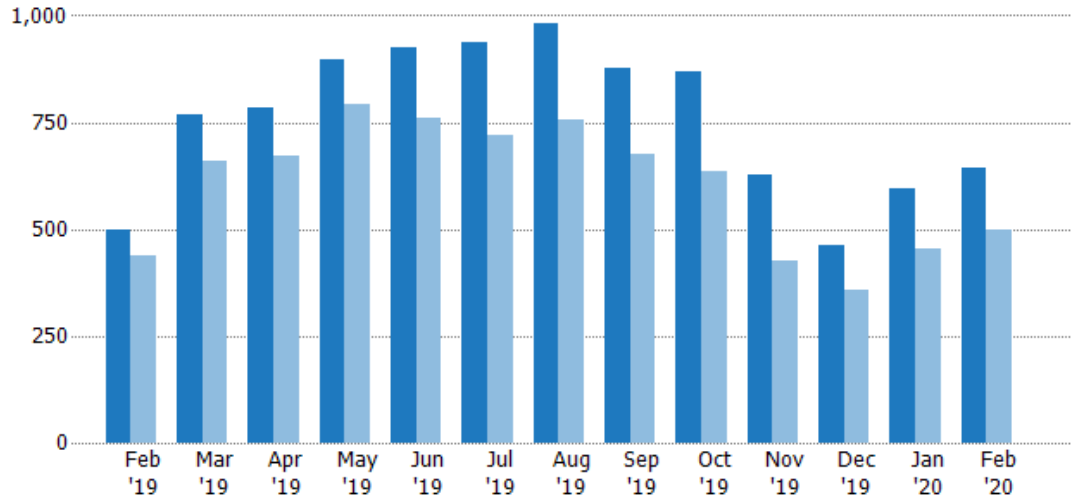
### New Pending Sales

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.
Feb '20	644	29.6%
Feb '19	497	13.5%
Feb '18	438	7.8%



Current Year	497	770	783	896	927	938	983	878	870	626	464	594	644
Prior Year	438	659	672	794	760	719	756	677	636	427	357	455	497
Percent Change from Prior Year	13%	17%	17%	13%	22%	30%	30%	30%	37%	47%	30%	31%	30%

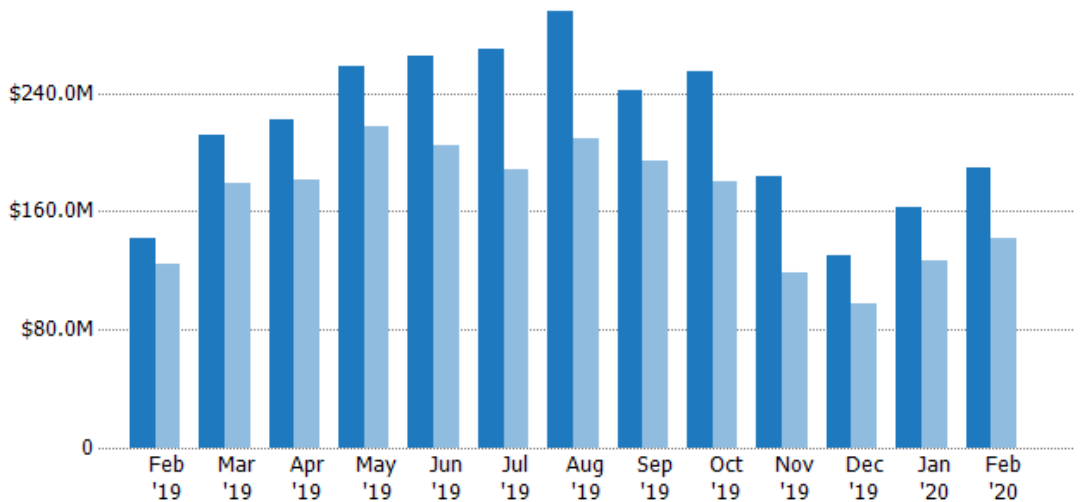
### New Pending Sales Volume

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.
Feb '20	\$189M	33.7%
Feb '19	\$141M	14%
Feb '18	\$124M	-0.7%



Current Year	\$141M	\$212M	\$222M	\$258M	\$266M	\$270M	\$295M	\$242M	\$255M	\$184M	\$130M	\$163M	\$189M
Prior Year	\$124M	\$179M	\$181M	\$217M	\$204M	\$189M	\$210M	\$194M	\$180M	\$118M	\$98M	\$126M	\$141M
Percent Change from Prior Year	14%	18%	23%	19%	30%	43%	41%	25%	41%	56%	32%	29%	34%

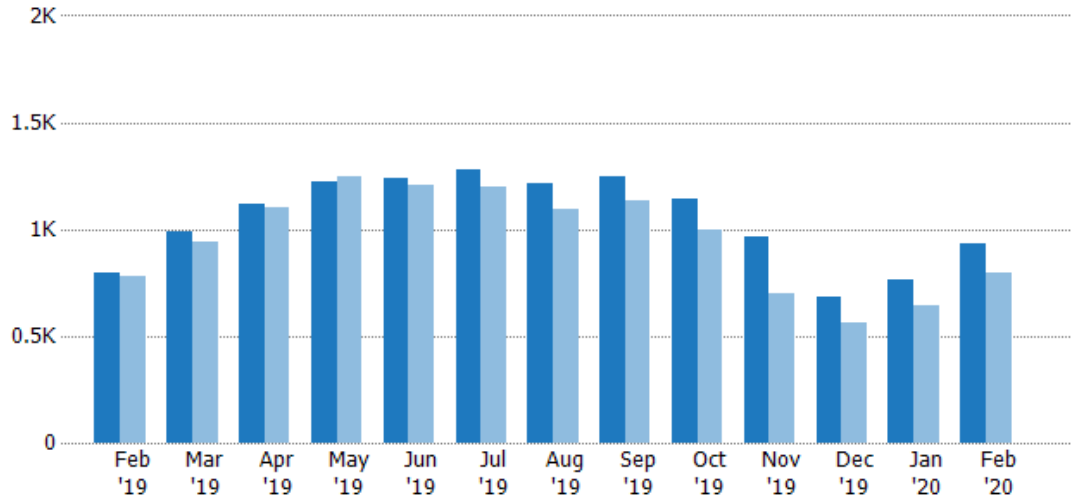
### Pending Sales

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.
Feb '20	933	16.9%
Feb '19	798	1.9%
Feb '18	783	11.1%



Current Year	798	990	1.12K	1.22K	1.24K	1.28K	1.22K	1.25K	1.14K	966	686	762	933
Prior Year	783	944	1.1K	1.25K	1.21K	1.2K	1.09K	1.14K	993	700	560	645	798
Percent Change from Prior Year	2%	5%	2%	-2%	2%	7%	11%	10%	15%	38%	23%	18%	17%

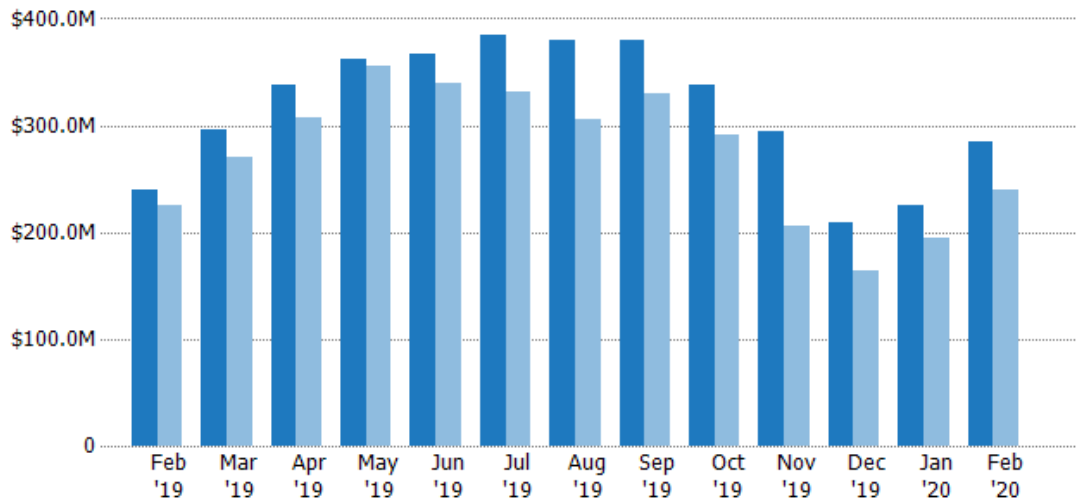
### Pending Sales Volume

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.
Feb '20	\$285M	19.4%
Feb '19	\$239M	5.9%
Feb '18	\$226M	0.1%



Current Year	\$239M	\$295M	\$337M	\$362M	\$367M	\$385M	\$380M	\$379M	\$338M	\$295M	\$209M	\$225M	\$285M
Prior Year	\$226M	\$270M	\$308M	\$356M	\$339M	\$332M	\$305M	\$329M	\$290M	\$206M	\$164M	\$195M	\$239M
Percent Change from Prior Year	6%	9%	9%	2%	8%	16%	24%	15%	16%	43%	27%	15%	19%

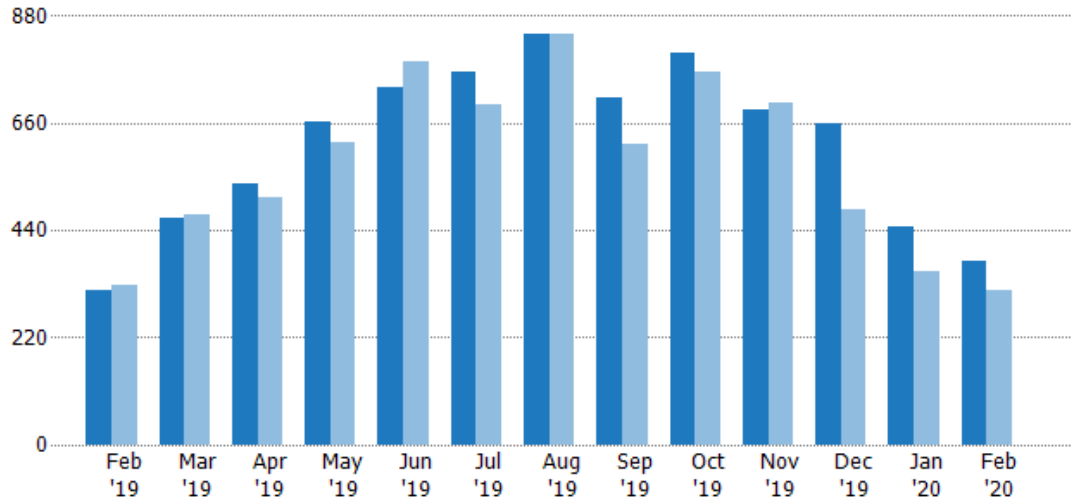
### Closed Sales

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.
Feb '20	377	19.3%
Feb '19	316	-3.7%
Feb '18	328	-18.6%



	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	316	465	536	662	734	764	843	712	803	686	659	446	377
Prior Year	328	472	509	619	786	698	843	618	764	703	483	357	316
Percent Change from Prior Year	-4%	-1%	5%	7%	-7%	9%	0%	15%	5%	-2%	36%	25%	19%

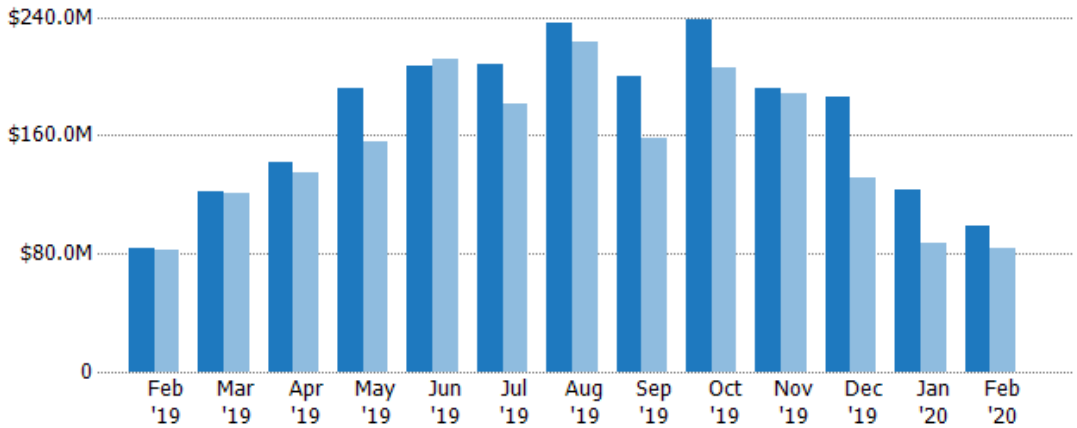
### Closed Sales Volume

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.
Feb '20	\$98.2M	17.2%
Feb '19	\$83.7M	1.5%
Feb '18	\$82.5M	-18.1%



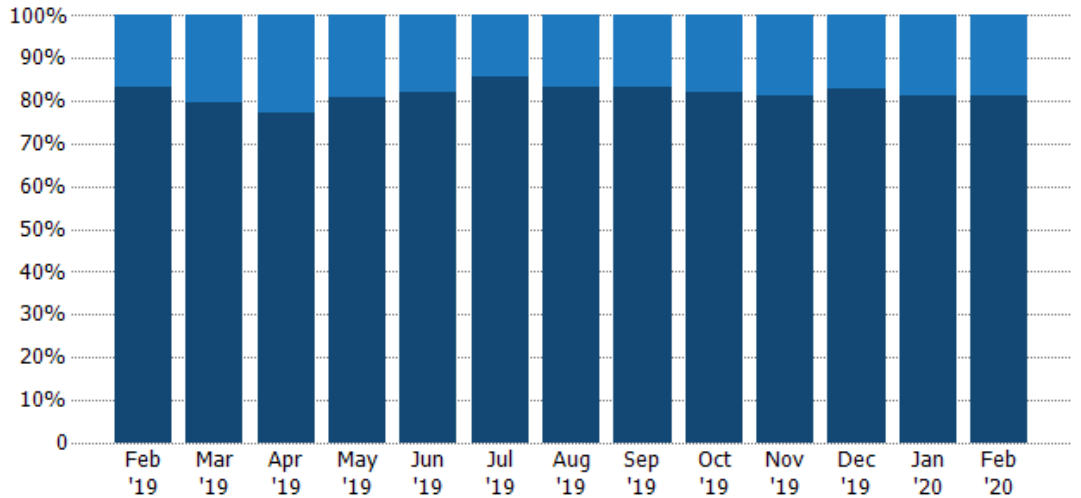
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$83.7M	\$122M	\$141M	\$192M	\$207M	\$208M	\$236M	\$200M	\$238M	\$192M	\$186M	\$123M	\$98.2M
Prior Year	\$82.5M	\$120M	\$135M	\$156M	\$211M	\$182M	\$223M	\$158M	\$206M	\$188M	\$131M	\$87.3M	\$83.7M
Percent Change from Prior Year		2%	1%	5%	23%	-2%	15%	5%	26%	16%	2%	42%	41%

### 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



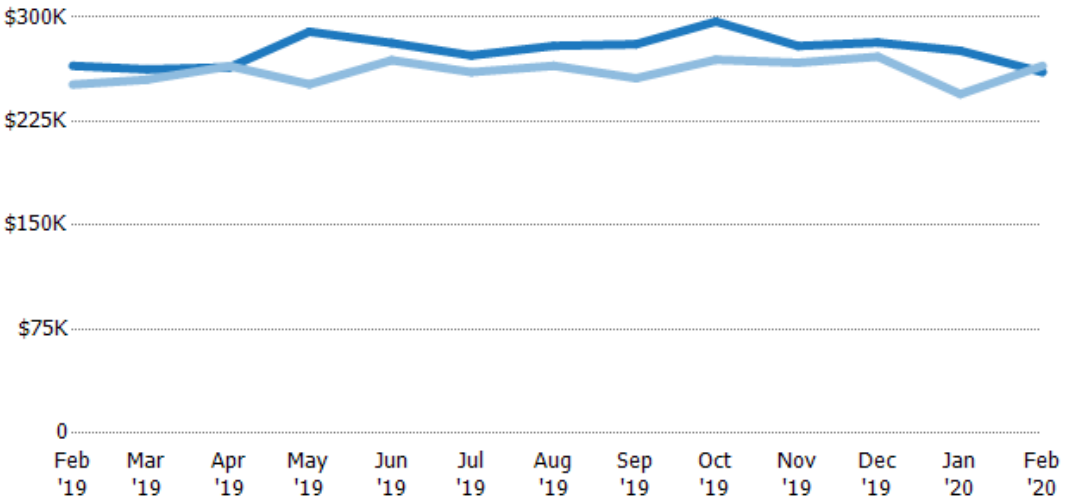
Condo/Townhouse	17%	20%	23%	19%	18%	14%	17%	17%	18%	19%	17%	19%	19%
Single Family Residence	83%	80%	77%	81%	82%	86%	83%	83%	82%	81%	83%	81%	81%

### 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



Current Year	\$265K	\$262K	\$264K	\$290K	\$281K	\$272K	\$279K	\$281K	\$297K	\$279K	\$282K	\$276K	\$260K
Prior Year	\$251K	\$255K	\$265K	\$252K	\$269K	\$260K	\$265K	\$256K	\$269K	\$267K	\$272K	\$245K	\$265K
Percent Change from Prior Year	5%	3%	0%	15%	5%	5%	5%	10%	10%	5%	4%	13%	-2%

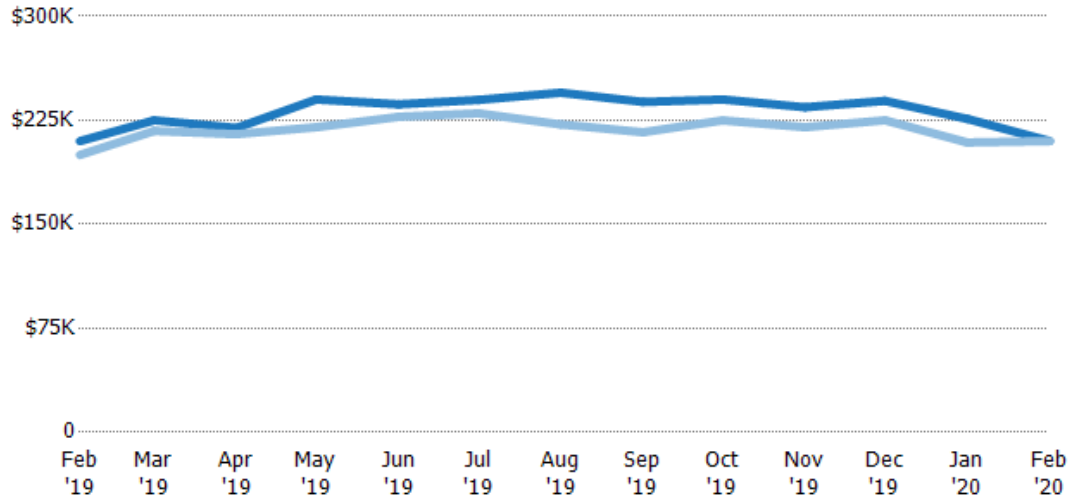
## Median Sales Price

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.
Feb '20	\$210K	0%
Feb '19	\$210K	5%
Feb '18	\$200K	5%



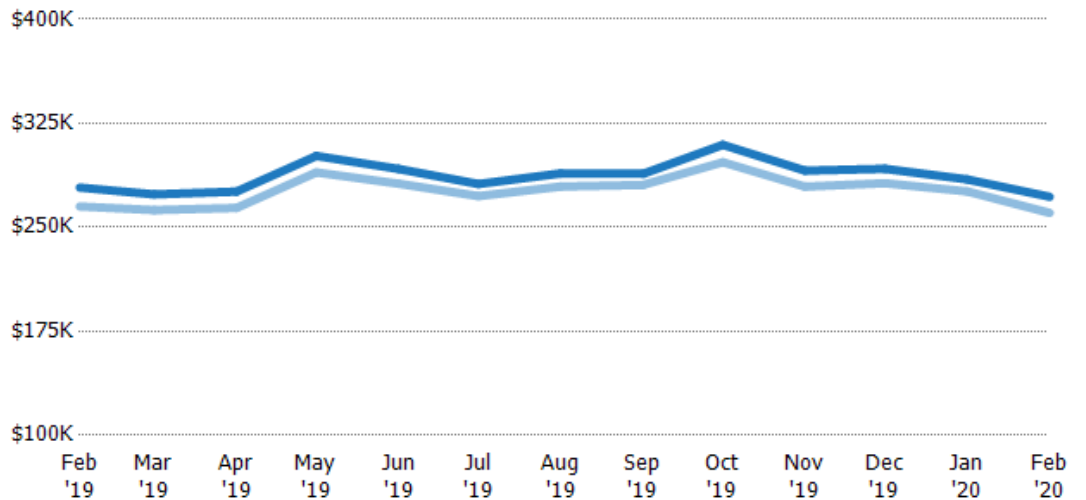
Current Year	\$210K	\$225K	\$220K	\$240K	\$237K	\$240K	\$245K	\$238K	\$240K	\$234K	\$239K	\$226K	\$210K
Prior Year	\$200K	\$217K	\$215K	\$220K	\$228K	\$230K	\$222K	\$216K	\$225K	\$220K	\$225K	\$209K	\$210K
Percent Change from Prior Year	5%	4%	2%	9%	4%	4%	10%	10%	7%	7%	6%	8%	0%

## 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



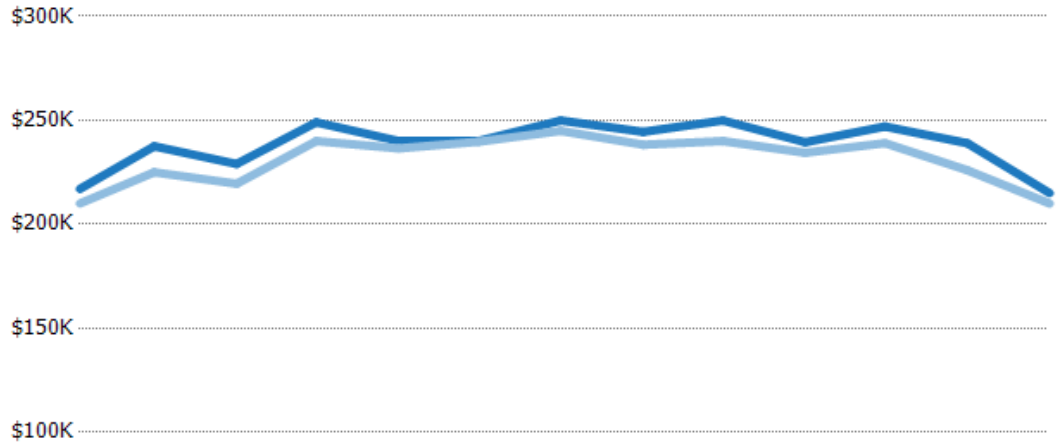
Avg List Price	\$279K	\$274K	\$276K	\$301K	\$292K	\$281K	\$289K	\$289K	\$309K	\$291K	\$292K	\$285K	\$272K
Avg Sales Price	\$265K	\$262K	\$264K	\$290K	\$281K	\$272K	\$279K	\$281K	\$297K	\$279K	\$282K	\$276K	\$260K
Avg Sales Price as a % of Avg List Price	95%	96%	96%	96%	96%	97%	97%	97%	96%	96%	96%	97%	96%

## 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



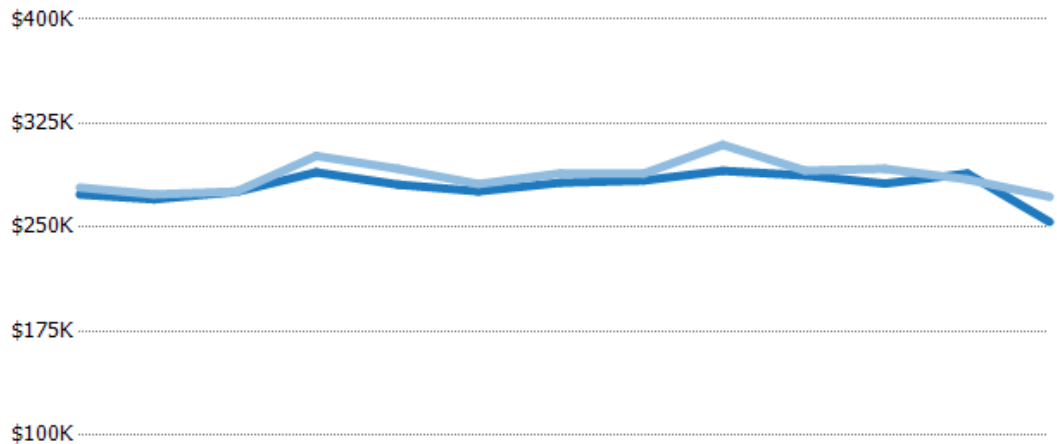
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$217K	\$238K	\$229K	\$249K	\$240K	\$240K	\$250K	\$244K	\$250K	\$239K	\$247K	\$239K	\$215K
Median Sales Price	\$210K	\$225K	\$220K	\$240K	\$237K	\$240K	\$245K	\$238K	\$240K	\$234K	\$239K	\$226K	\$210K
Med Sales Price as a % of Med List Price	97%	95%	96%	96%	99%	100%	98%	97%	96%	98%	97%	95%	98%

## 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



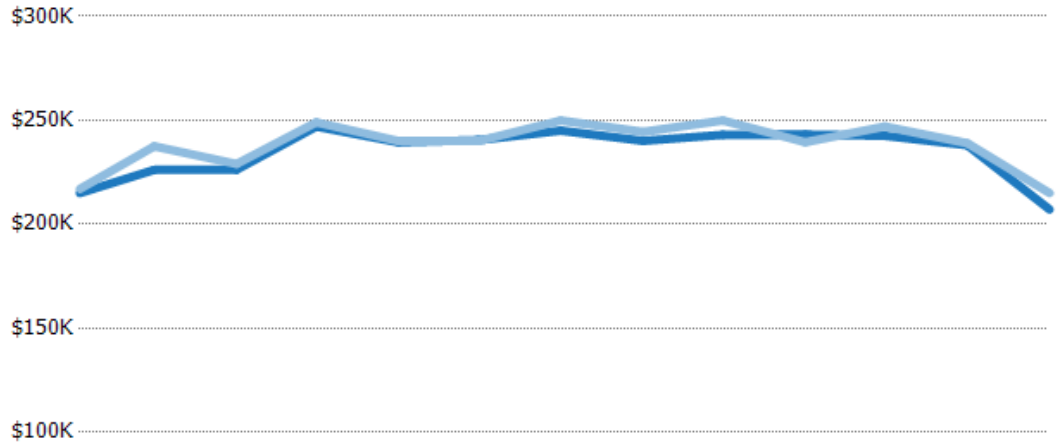
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$274K	\$270K	\$276K	\$290K	\$281K	\$276K	\$282K	\$284K	\$291K	\$287K	\$282K	\$289K	\$254K
Avg Sales Price	\$279K	\$274K	\$276K	\$301K	\$292K	\$281K	\$289K	\$289K	\$309K	\$291K	\$292K	\$285K	\$272K
Avg Sales Price as a % of Avg Est Value	102%	101%	100%	104%	104%	102%	102%	102%	106%	101%	104%	99%	107%

## 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



	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	\$215K	\$226K	\$226K	\$247K	\$239K	\$240K	\$245K	\$240K	\$243K	\$243K	\$243K	\$238K	\$207K
Median Sales Price	\$217K	\$238K	\$229K	\$249K	\$240K	\$240K	\$250K	\$244K	\$250K	\$239K	\$247K	\$239K	\$215K
Med Sales Price as a % of Med Est Value	101%	105%	101%	101%	100%	100%	102%	102%	103%	98%	102%	100%	104%

## Sales Activity by ZIP

Feb 2020

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	23	\$6,211,400	9	\$1,329,000	\$147,667	\$130,000	\$114	\$129	31
05030			1	\$300,000	\$300,000	\$300,000	\$148	\$148	108
05031	1	\$395,000	1	\$132,000	\$132,000	\$132,000	\$68	\$68	714
05032			1	\$50,000	\$50,000	\$50,000	\$24	\$24	547
05033	4	\$598,200	2	\$439,000	\$219,500	\$219,500	\$77	\$77	38
05034			1	\$255,000	\$255,000	\$255,000	\$148	\$148	24
05038			1	\$265,000	\$265,000	\$265,000	\$165	\$165	20
05041			2	\$105,000	\$52,500	\$52,500	\$19	\$19	191
05045	3	\$1,098,000	1	\$375,000	\$375,000	\$375,000	\$110	\$110	257
05048	3	\$2,793,500	2	\$628,000	\$314,000	\$314,000	\$186	\$186	173
05056	4	\$839,000	1	\$139,500	\$139,500	\$139,500	\$118	\$118	94
05059	16	\$5,115,700	5	\$1,113,000	\$222,600	\$280,000	\$114	\$114	9
05060	5	\$867,900	1	\$225,000	\$225,000	\$225,000	\$127	\$127	64
05065	2	\$498,900	1	\$510,000	\$510,000	\$510,000	\$117	\$117	107
05069			1	\$149,000	\$149,000	\$149,000	\$57	\$57	215
05071	2	\$1,025,000	1	\$439,900	\$439,900	\$439,900	\$275	\$275	23
05079	1	\$259,000	1	\$185,000	\$185,000	\$185,000	\$77	\$77	98
05089	5	\$2,896,800	1	\$392,000	\$392,000	\$392,000	\$131	\$131	242
05091	8	\$4,203,000	2	\$1,480,000	\$740,000	\$740,000	\$140	\$140	168
05101	4	\$743,900	3	\$356,000	\$118,667	\$152,500	\$70	\$88	16
05143	7	\$2,063,400	5	\$1,107,500	\$221,500	\$210,000	\$107	\$89	140
05146	1	\$325,000	1	\$241,500	\$241,500	\$241,500	\$134	\$134	193
05149	3	\$843,000	3	\$680,100	\$226,700	\$195,100	\$176	\$133	10
05151	3	\$808,000	1	\$67,000	\$67,000	\$67,000	\$43	\$43	136
05152	4	\$1,257,000	3	\$1,194,000	\$398,000	\$365,000	\$170	\$144	249
05153	1	\$150,000	1	\$126,000	\$126,000	\$126,000	\$102	\$102	192
05155	4	\$1,713,000	1	\$580,000	\$580,000	\$580,000	\$358	\$358	282
05156	8	\$1,300,900	5	\$873,000	\$174,600	\$120,000	\$60	\$59	58
05158	2	\$624,000	2	\$185,000	\$92,500	\$92,500	\$70	\$70	96
05161			1	\$190,000	\$190,000	\$190,000	\$111	\$111	93
05201	20	\$3,638,500	7	\$864,851	\$123,550	\$117,500	\$88	\$95	134
05250	3	\$597,900	2	\$339,000	\$169,500	\$169,500	\$104	\$104	88
05251	5	\$1,676,500	3	\$4,410,000	\$1,470,000	\$775,000	\$263	\$194	174
05255	8	\$2,806,000	3	\$813,900	\$271,300	\$275,000	\$124	\$131	6
05261	5	\$1,181,700	3	\$271,000	\$90,333	\$115,000	\$61	\$71	37
05262			3	\$723,000	\$241,000	\$250,000	\$146	\$128	397
05301	12	\$2,826,899	8	\$1,267,500	\$158,438	\$159,300	\$133	\$137	70
05340	9	\$4,587,500	4	\$1,838,500	\$459,625	\$380,500	\$171	\$164	56

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## Sales Activity by ZIP

Feb 2020

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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
05341			2	\$508,000	\$254,000	\$254,000	\$140	\$140	115
05342			1	\$245,000	\$245,000	\$245,000	\$118	\$118	92
05343	3	\$875,000	2	\$109,900	\$54,950	\$54,950	\$41	\$41	21
05345	5	\$1,160,900	1	\$245,000	\$245,000	\$245,000	\$98	\$98	116
05346			1	\$73,000	\$73,000	\$73,000	\$41	\$41	23
05350			1	\$213,000	\$213,000	\$213,000	\$81	\$81	6
05354	2	\$300,000	1	\$183,000	\$183,000	\$183,000	\$68	\$68	328
05355	1	\$269,900	2	\$225,500	\$112,750	\$112,750	\$81	\$81	118
05356	15	\$4,238,800	11	\$2,938,700	\$267,155	\$210,000	\$119	\$110	301
05358			1	\$42,500	\$42,500	\$42,500	\$114	\$114	39
05359	3	\$774,000	2	\$286,101	\$143,051	\$143,051	\$146	\$146	13
05362			1	\$229,000	\$229,000	\$229,000	\$189	\$189	4
05363	11	\$2,165,900	1	\$201,000	\$201,000	\$201,000	\$143	\$143	38
05401	10	\$3,501,500	8	\$3,482,000	\$435,250	\$403,500	\$254	\$264	10
05403	43	\$17,074,426	16	\$5,710,766	\$356,923	\$334,750	\$195	\$198	23
05404	7	\$2,214,500	4	\$985,700	\$246,425	\$244,850	\$169	\$176	31
05408	18	\$5,868,900	4	\$1,102,595	\$275,649	\$293,500	\$192	\$193	104
05440	1	\$449,900	3	\$855,900	\$285,300	\$200,000	\$162	\$211	99
05443	7	\$1,505,400	2	\$661,000	\$330,500	\$330,500	\$169	\$169	25
05444	3	\$724,310	1	\$302,500	\$302,500	\$302,500	\$92	\$92	144
05445	2	\$864,900	4	\$2,687,500	\$671,875	\$792,500	\$188	\$187	132
05446	28	\$9,993,398	13	\$3,962,033	\$304,772	\$229,000	\$159	\$157	50
05448	1	\$279,900	1	\$40,000	\$40,000	\$40,000	\$82	\$82	8
05450	5	\$947,800	2	\$310,000	\$155,000	\$155,000	\$110	\$110	112
05452	30	\$9,877,725	15	\$4,102,600	\$273,507	\$211,500	\$169	\$178	24
05454	12	\$3,627,900	1	\$265,000	\$265,000	\$265,000	\$112	\$112	11
05456	1	\$222,000	2	\$425,000	\$212,500	\$212,500	\$93	\$93	776
05457	1	\$329,000	1	\$420,000	\$420,000	\$420,000	\$126	\$126	243
05458	3	\$700,400	1	\$215,000	\$215,000	\$215,000	\$172	\$172	37
05459	4	\$881,800	5	\$785,900	\$157,180	\$150,900	\$91	\$95	47
05462			1	\$135,000	\$135,000	\$135,000	\$82	\$82	325
05464	4	\$1,206,900	1	\$134,000	\$134,000	\$134,000	\$195	\$195	98
05465	6	\$2,527,150	3	\$991,894	\$330,631	\$245,927	\$169	\$157	127
05468	20	\$5,518,000	4	\$1,002,500	\$250,625	\$253,750	\$154	\$150	5
05469			1	\$413,000	\$413,000	\$413,000	\$164	\$164	116
05473			1	\$209,000	\$209,000	\$209,000	\$104	\$104	67
05474	2	\$319,900	1	\$425,000	\$425,000	\$425,000	\$253	\$253	17

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## Sales Activity by ZIP

Feb 2020

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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
05477	3	\$699,400	1	\$368,000	\$368,000	\$368,000	\$145	\$145	178
05478	27	\$6,533,033	8	\$1,474,800	\$184,350	\$165,450	\$119	\$113	104
05482	5	\$2,134,750	4	\$1,800,082	\$450,021	\$497,750	\$268	\$246	146
05486	2	\$598,900	2	\$820,000	\$410,000	\$410,000	\$153	\$153	248
05488	14	\$3,875,097	5	\$1,221,900	\$244,380	\$235,000	\$132	\$123	69
05491	5	\$1,581,900	3	\$753,900	\$251,300	\$259,900	\$181	\$177	68
05494	3	\$1,264,800	2	\$484,900	\$242,450	\$242,450	\$208	\$208	22
05495	18	\$7,251,300	7	\$2,542,060	\$363,151	\$315,560	\$198	\$188	29
05641	22	\$4,513,100	10	\$1,882,756	\$188,276	\$179,100	\$109	\$107	77
05650			1	\$190,500	\$190,500	\$190,500	\$102	\$102	22
05651	2	\$659,000	1	\$185,000	\$185,000	\$185,000	\$135	\$135	114
05655	8	\$2,166,000	4	\$814,000	\$203,500	\$227,500	\$108	\$116	44
05656	2	\$409,400	1	\$105,000	\$105,000	\$105,000	\$88	\$88	28
05661	13	\$3,610,000	3	\$545,000	\$181,667	\$165,000	\$183	\$205	9
05663	2	\$460,000	4	\$813,000	\$203,250	\$230,000	\$131	\$141	117
05664			1	\$81,500	\$81,500	\$81,500	\$40	\$40	151
05672	17	\$17,128,500	10	\$6,822,500	\$682,250	\$531,250	\$309	\$280	31
05674	16	\$4,002,000	1	\$65,000	\$65,000	\$65,000	\$84	\$84	288
05675			2	\$280,000	\$140,000	\$140,000	\$90	\$90	77
05676	3	\$997,000	1	\$125,500	\$125,500	\$125,500	\$130	\$130	21
05677	2	\$995,000	3	\$1,462,500	\$487,500	\$437,500	\$140	\$135	190
05679	1	\$250,000	1	\$108,500	\$108,500	\$108,500	\$64	\$64	19
05680	4	\$1,368,000	1	\$155,000	\$155,000	\$155,000	\$51	\$51	76
05681	2	\$348,000	2	\$885,000	\$442,500	\$442,500	\$137	\$137	300
05682	1	\$279,900	1	\$98,000	\$98,000	\$98,000	\$145	\$145	225
05701	27	\$5,744,900	13	\$2,540,850	\$195,450	\$195,000	\$106	\$104	61
05732			1	\$37,500	\$37,500	\$37,500	\$53	\$53	63
05733	7	\$993,500	2	\$249,000	\$124,500	\$124,500	\$70	\$70	153
05734			1	\$80,000	\$80,000	\$80,000	\$73	\$73	879
05735	5	\$1,179,800	1	\$180,000	\$180,000	\$180,000	\$103	\$103	73
05738	1	\$132,000	1	\$87,500	\$87,500	\$87,500	\$77	\$77	8
05739	6	\$1,046,400	1	\$532,500	\$532,500	\$532,500	\$150	\$150	90
05743	2	\$310,000	2	\$193,500	\$96,750	\$96,750	\$69	\$69	110
05751	10	\$2,680,800	5	\$928,900	\$185,780	\$199,900	\$171	\$187	95
05753	10	\$3,459,400	1	\$240,000	\$240,000	\$240,000	\$124	\$124	157
05758			1	\$292,000	\$292,000	\$292,000	\$110	\$110	203
05762	4	\$894,400	1	\$173,500	\$173,500	\$173,500	\$112	\$112	339

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## Sales Activity by ZIP

Feb 2020

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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
05763	4	\$834,900	2	\$446,000	\$223,000	\$223,000	\$89	\$89	282
05764	7	\$769,800	1	\$44,880	\$44,880	\$44,880	\$27	\$27	397
05765			3	\$371,750	\$123,917	\$140,000	\$70	\$51	97
05766			1	\$40,000	\$40,000	\$40,000	\$33	\$33	61
05767	5	\$2,165,900	1	\$143,500	\$143,500	\$143,500	\$91	\$91	83
05772	3	\$473,000	1	\$9,500	\$9,500	\$9,500	\$6	\$6	415
05776			1	\$795,000	\$795,000	\$795,000	\$178	\$178	551
05819	12	\$3,124,200	2	\$141,900	\$70,950	\$70,950	\$59	\$59	52
05821	1	\$129,000	1	\$354,000	\$354,000	\$354,000	\$166	\$166	142
05822	1	\$99,500	3	\$530,000	\$176,667	\$185,000	\$115	\$123	20
05826	1	\$150,000	1	\$250,000	\$250,000	\$250,000	\$55	\$55	70
05828	1	\$315,000	2	\$357,450	\$178,725	\$178,725	\$79	\$79	137
05829	3	\$673,000	3	\$673,000	\$224,333	\$218,000	\$92	\$93	70
05833			1	\$139,200	\$139,200	\$139,200	\$145	\$145	23
05839			1	\$148,000	\$148,000	\$148,000	\$89	\$89	267
05840			1	\$19,000	\$19,000	\$19,000	\$23	\$23	208
05843	1	\$151,900	3	\$280,900	\$93,633	\$119,900	\$65	\$67	115
05845	1	\$174,500	2	\$482,000	\$241,000	\$241,000	\$120	\$120	53
05846	3	\$836,000	2	\$199,000	\$99,500	\$99,500	\$94	\$94	144
05847	3	\$500,539	1	\$87,500	\$87,500	\$87,500	\$75	\$75	121
05851	9	\$1,852,255	4	\$1,333,900	\$333,475	\$132,450	\$105	\$104	200
05853			2	\$170,000	\$85,000	\$85,000	\$67	\$67	223
05855	9	\$1,362,220	4	\$390,400	\$97,600	\$109,200	\$58	\$56	79
05857	3	\$1,473,900	1	\$108,000	\$108,000	\$108,000	\$88	\$88	6
05858	1	\$89,900	1	\$215,000	\$215,000	\$215,000	\$189	\$189	188
05859	6	\$804,300	4	\$765,000	\$191,250	\$192,500	\$142	\$128	75
05871	1	\$229,000	1	\$105,000	\$105,000	\$105,000	\$29	\$29	225
05903	2	\$319,400	1	\$19,900	\$19,900	\$19,900	\$18	\$18	54
05906	1	\$175,000	1	\$160,000	\$160,000	\$160,000	\$75	\$75	177

## 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 February Indicators Report

**Run Date:** 03/26/2020

**Scheduled:** No

**Report Date Range:** From 2/2019 To: 2/2020

### Information Included

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet          | <input checked="" type="checkbox"/> Averages         |
| <input checked="" type="checkbox"/> Include Key Metric Summary * | <input checked="" type="checkbox"/> Medians          |
| <input type="checkbox"/> Include Metrics By                      | <input checked="" type="checkbox"/> Include Appendix |

\* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

### MLS Filter

**MLS:** All

### Listing Filters

**Property Types:** Condo/Townhouse/Apt    Single Family Residence

**Sales Types:** All

**Price Range:** None

### Location Filters

**State:** Vermont

**County:** All

**ZIP Code:** All

### Listing Activity Charts

- New Listings
- Active Listings
- Avg/Med Listing Price
- Avg/Med Listing Price per Sq Ft
- Avg/Med Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

### Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Avg/Med Sales Price
- Avg/Med Sales Price per Sq Ft
- Avg/Med Sales Price vs Listing Price
- Avg/Med Sales Price vs Est Value

### Distressed Charts

- Distressed Listings
- Distressed Sales

### Data Tables Using 2/2020 data

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