

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	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	1	7	-85.7%	15	26	-42.3%
New Listing Volume	\$299,900	\$1,533,900	-80.4%	\$4,234,900	\$6,601,100	-35.8%
Active Listing Count	20	40	-50%	N/A	N/A	
Active Listing Volume	\$10,155,800	\$12,146,900	-16.4%	N/A	N/A	
Average Listing Price	\$507,790	\$303,673	+67.2%	\$428,366	\$308,865	+38.7%
Median Listing Price	\$345,500	\$257,400	+34.2%	\$311,705	\$272,775	+14.3%
Median Days in RPR	209.5	258.5	-19%	196.08	226.25	-13.3%
Months of Inventory	2.9	20	-85.7%	15.3	11	+38.6%
Absorption Rate	35%	5%	+30%	6.56%	9.09%	-2.5%
Sales Activity Charts Metrics						
New Pending Sales Count	8	11	-27.3%	33	18	+83.3%
New Pending Sales Volume	\$2,197,000	\$2,690,300	-18.3%	\$9,481,000	\$5,055,700	+87.5%
Pending Sales Count	9	14	-35.7%	N/A	N/A	
Pending Sales Volume	\$2,465,000	\$4,074,300	-39.5%	N/A	N/A	
Closed Sales Count	7	-	-	18	8	+125%
Closed Sales Volume	\$2,387,000	-	-	\$4,694,500	\$1,627,400	+188.5%
Average Sales Price	\$341,000	-	-	\$260,806	\$203,425	+28.2%
Median Sales Price	\$304,000	-	-	\$233,167	\$189,488	+23.1%

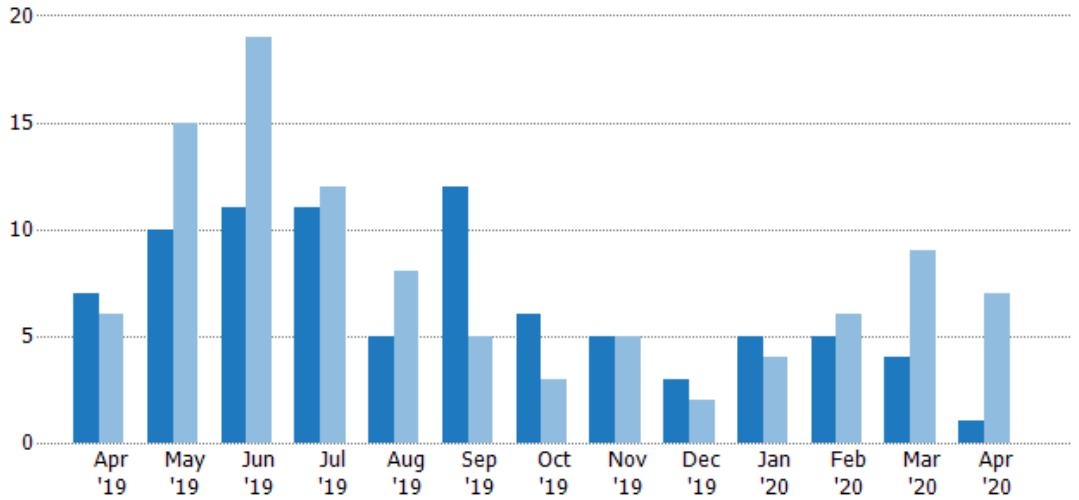
New Listings

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.
Apr '20	1	-85.7%
Apr '19	7	16.7%
Apr '18	6	-50%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	7	10	11	11	5	12	6	5	3	5	5	4	1
Prior Year	6	15	19	12	8	5	3	5	2	4	6	9	7
Percent Change from Prior Year	17%	-33%	-42%	-8%	-38%	140%	100%	0%	50%	25%	-17%	-56%	-86%

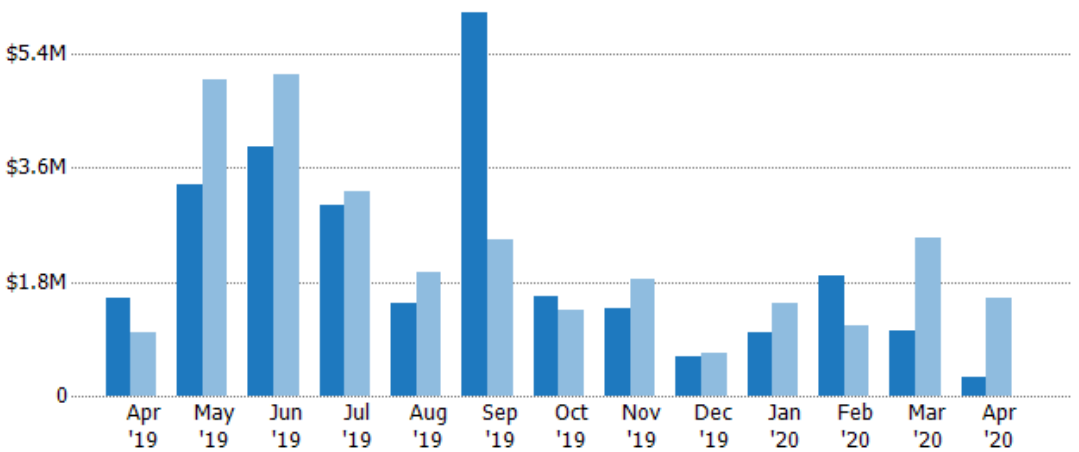
New Listing Volume

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.
Apr '20	\$300K	-80.4%
Apr '19	\$1.53M	51.6%
Apr '18	\$1.01M	-12.3%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$1.53M	\$3.32M	\$3.92M	\$3.02M	\$1.45M	\$6.04M	\$1.56M	\$1.38M	\$625K	\$1.01M	\$1.89M	\$1.03M	\$300K
Prior Year	\$1.01M	\$4.99M	\$5.06M	\$3.22M	\$1.94M	\$2.46M	\$1.36M	\$1.85M	\$677K	\$1.46M	\$1.11M	\$2.5M	\$1.53M
Percent Change from Prior Year	52%	-33%	-22%	-6%	-25%	145%	14%	-25%	-8%	-31%	71%	-59%	-80%

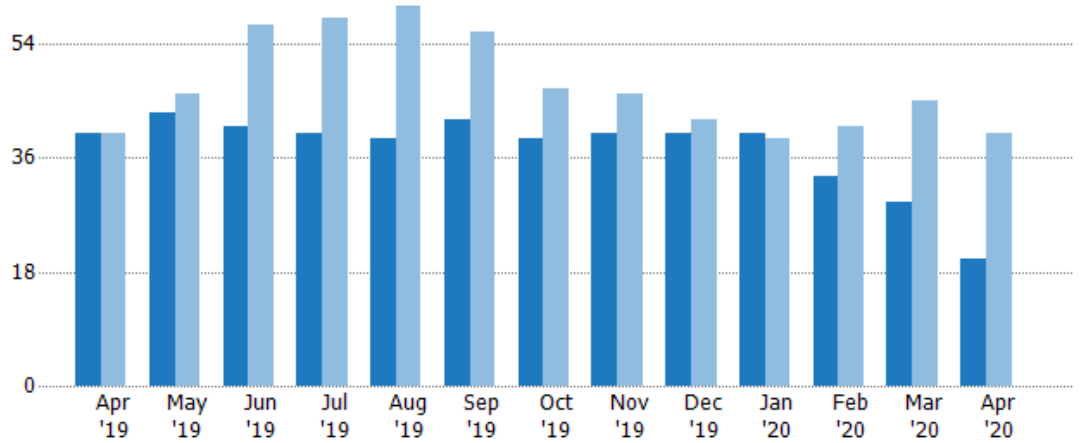
Active Listings

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.
Apr '20	20	-50%
Apr '19	40	0%
Apr '18	40	25%



Current Year	40	43	41	40	39	42	39	40	40	40	33	29	20
Prior Year	40	46	57	58	60	56	47	46	42	39	41	45	40
Percent Change from Prior Year	0%	-7%	-28%	-31%	-35%	-25%	-17%	-13%	-5%	3%	-20%	-36%	-50%

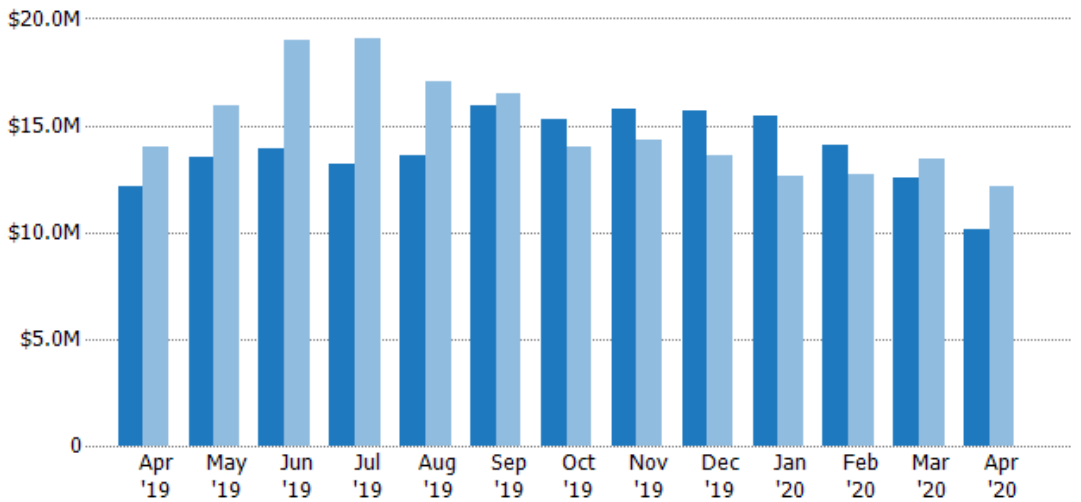
Active Listing Volume

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.
Apr '20	\$10.2M	-16.4%
Apr '19	\$12.1M	-13.1%
Apr '18	\$14M	6.4%



Current Year	\$12.1M	\$13.5M	\$13.9M	\$13.2M	\$13.6M	\$16M	\$15.3M	\$15.8M	\$15.7M	\$15.5M	\$14M	\$12.6M	\$10.2M
Prior Year	\$14M	\$15.9M	\$19M	\$19.1M	\$17.1M	\$16.5M	\$14M	\$14.3M	\$13.6M	\$12.6M	\$12.7M	\$13.5M	\$12.1M
Percent Change from Prior Year	-13%	-15%	-27%	-31%	-20%	-3%	9%	10%	15%	23%	10%	-6%	-16%

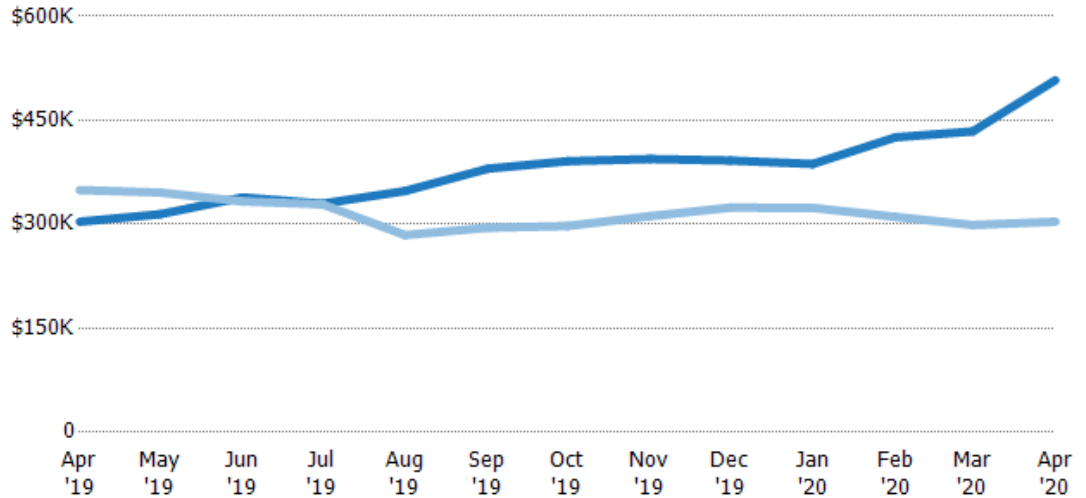
Average Listing Price

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.
Apr '20	\$508K	67.2%
Apr '19	\$304K	-13.1%
Apr '18	\$349K	-14.9%



Current Year	\$304K	\$314K	\$339K	\$330K	\$348K	\$380K	\$391K	\$394K	\$392K	\$387K	\$425K	\$434K	\$508K
Prior Year	\$349K	\$346K	\$333K	\$329K	\$284K	\$295K	\$298K	\$312K	\$324K	\$324K	\$311K	\$299K	\$304K
Percent Change from Prior Year	-13%	-9%	2%	0%	22%	29%	31%	26%	21%	20%	37%	45%	67%

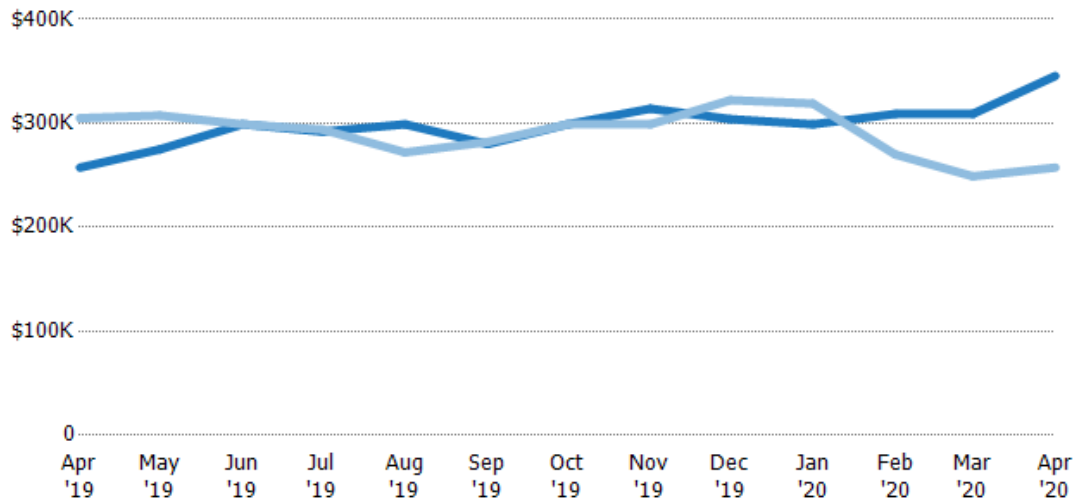
Median Listing Price

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.
Apr '20	\$346K	34.2%
Apr '19	\$257K	-15.6%
Apr '18	\$305K	-8.5%



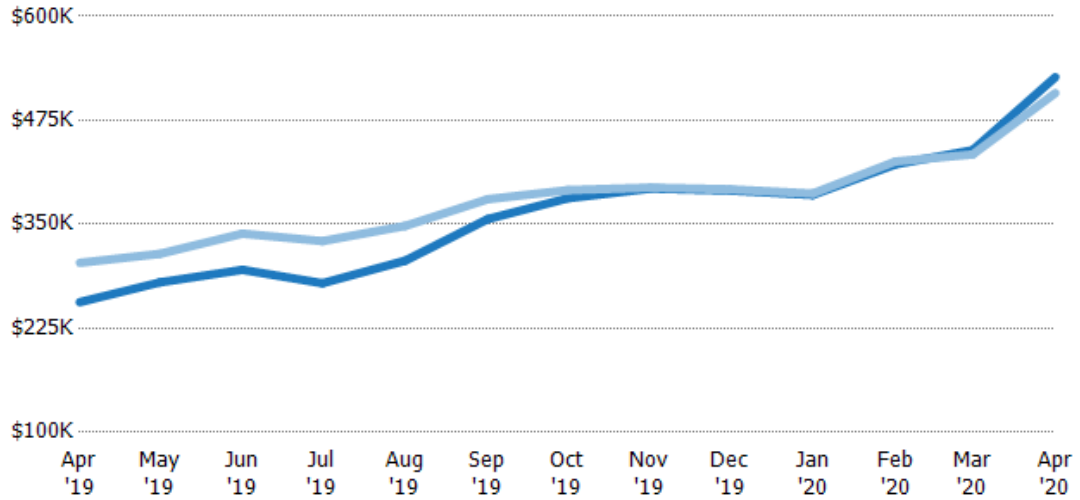
Current Year	\$257K	\$275K	\$299K	\$292K	\$299K	\$280K	\$299K	\$314K	\$304K	\$299K	\$309K	\$309K	\$346K
Prior Year	\$305K	\$308K	\$299K	\$294K	\$272K	\$282K	\$299K	\$299K	\$322K	\$319K	\$270K	\$249K	\$257K
Percent Change from Prior Year	-16%	-11%	0%	-1%	10%	-1%	0%	5%	-6%	-6%	14%	24%	34%

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

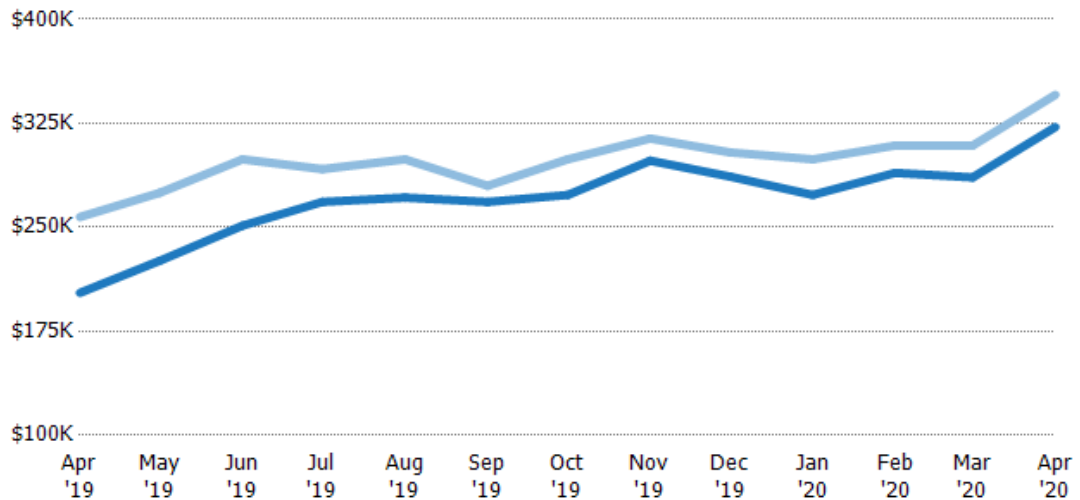


Median Listing Price vs Median Est Value

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



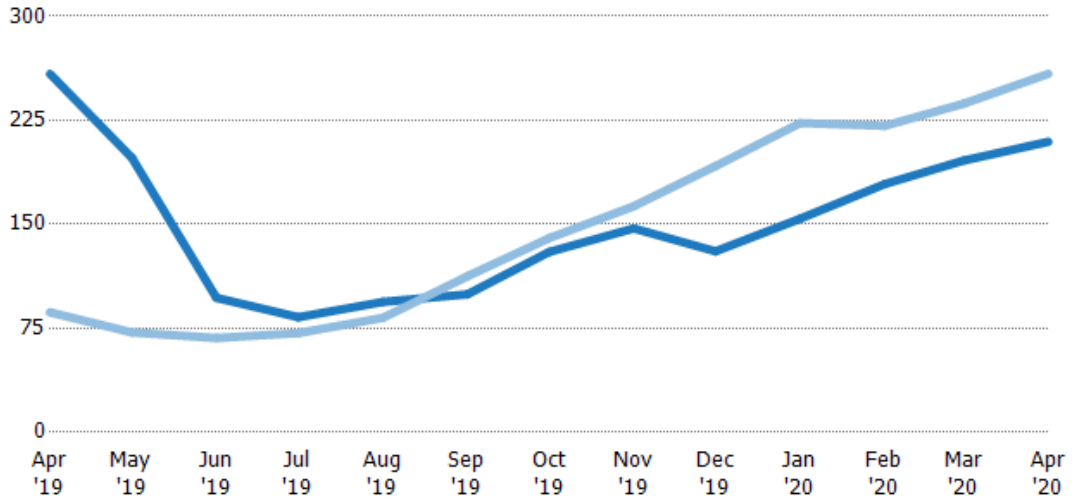
Median Days in RPR

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.
Apr '20	210	-19%
Apr '19	259	198.8%
Apr '18	86.5	169.9%



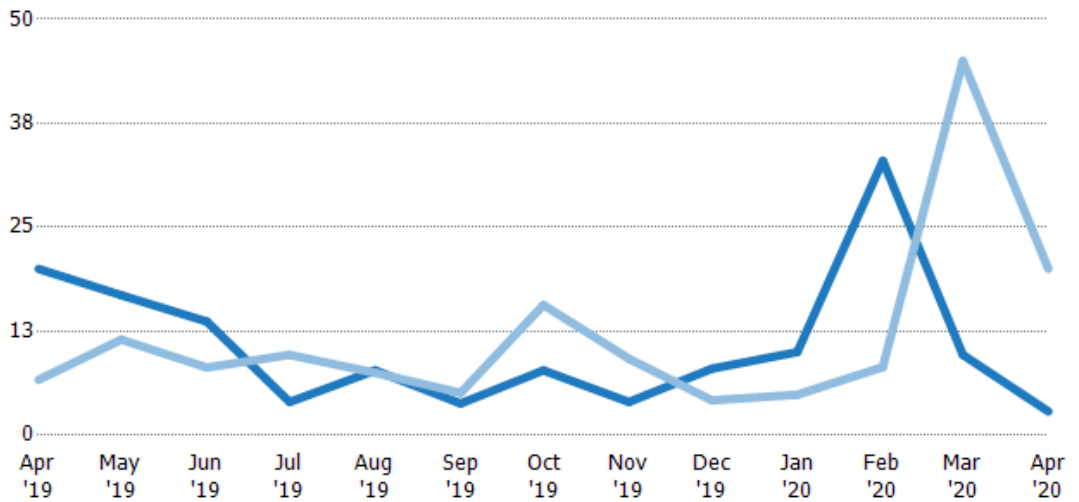
Current Year	259	198	97	83	94	100	130	147	131	154	179	196	210
Prior Year	86.5	72	68	71.5	82.5	113	140	163	192	223	221	237	259
Percent Change from Prior Year	199%	175%	43%	16%	14%	-12%	-7%	-10%	-32%	-31%	-19%	-17%	-19%

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



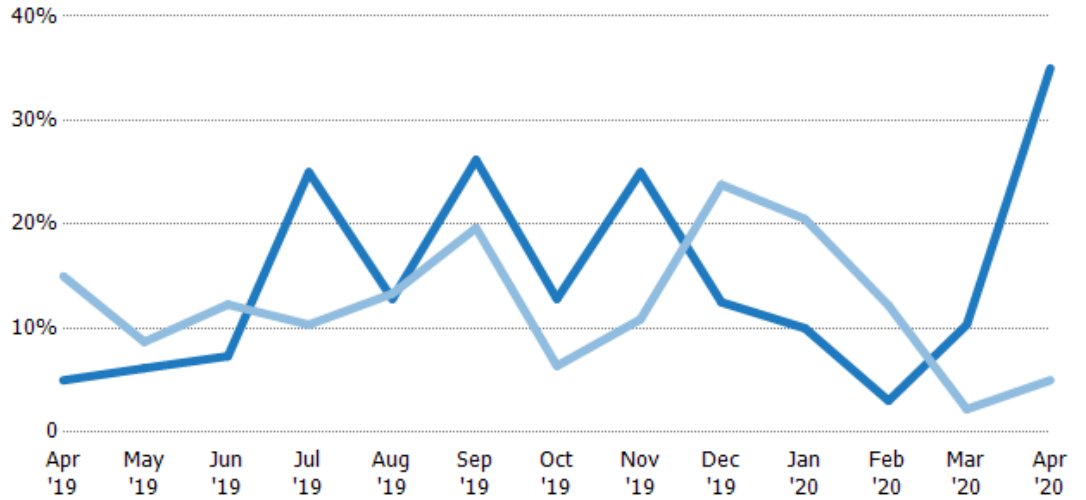
Current Year	20	16.8	13.7	4	7.8	3.82	7.8	4	8	10	33	9.67	2.86
Prior Year	6.67	11.5	8.14	9.67	7.5	5.09	15.7	9.2	4.2	4.88	8.2	45	20
Percent Change from Prior Year	200%	-100%	68%	-59%	4%	-25%	-50%	-57%	90%	105%	302%	-79%	-86%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



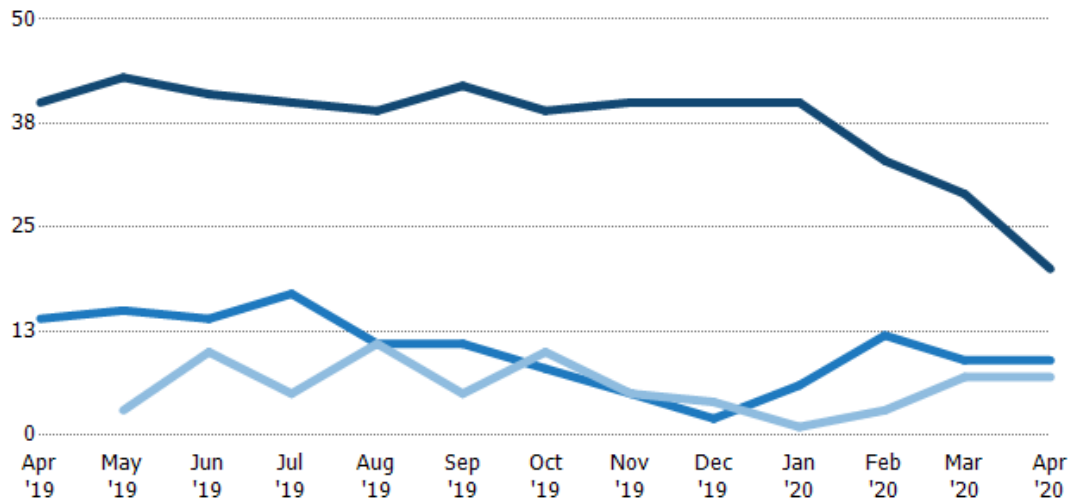
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	5%	6%	7%	25%	13%	26%	13%	25%	13%	10%	3%	10%	35%
Prior Year	15%	9%	12%	10%	13%	20%	6%	11%	24%	21%	12%	2%	5%
Change from Prior Year	10%	9%	5%	-15%	1%	-7%	-6%	-14%	11%	11%	9%	-8%	-30%

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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	40	43	41	40	39	42	39	40	40	40	33	29	20
Pending	14	15	14	17	11	11	8	5	2	6	12	9	9
Sold	-	3	10	5	11	5	10	5	4	1	3	7	7

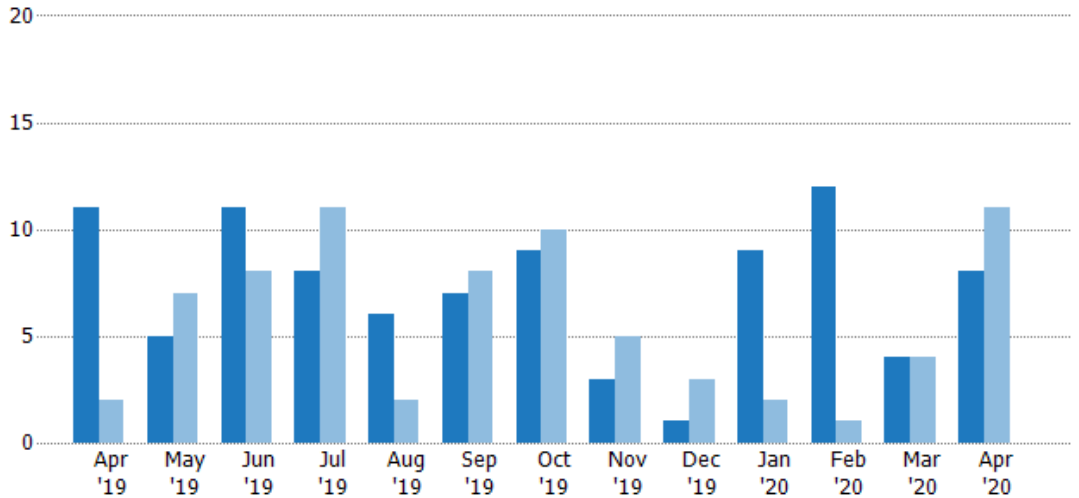
New Pending Sales

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.
Apr '20	8	-27.3%
Apr '19	11	450%
Apr '18	2	250%



Current Year	11	5	11	8	6	7	9	3	1	9	12	4	8
Prior Year	2	7	8	11	2	8	10	5	3	2	1	4	11
Percent Change from Prior Year	450%	-29%	38%	-27%	200%	-13%	-10%	-40%	-67%	350%	1,100%	0%	-27%

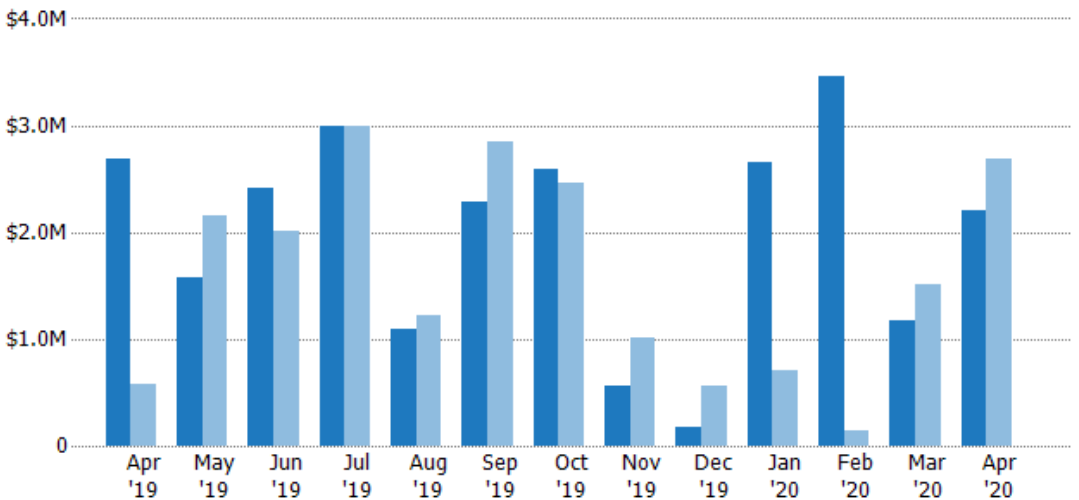
New Pending Sales Volume

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.
Apr '20	\$2.2M	-18.3%
Apr '19	\$2.69M	367.9%
Apr '18	\$575K	172.1%



Current Year	\$2.69M	\$1.57M	\$2.41M	\$2.99M	\$1.09M	\$2.29M	\$2.59M	\$569K	\$178K	\$2.65M	\$3.46M	\$1.17M	\$2.2M
Prior Year	\$575K	\$2.16M	\$2.01M	\$2.98M	\$1.22M	\$2.85M	\$2.46M	\$1.01M	\$554K	\$707K	\$149K	\$1.51M	\$2.69M
Percent Change from Prior Year	368%	-27%	20%	0%	-11%	-20%	5%	-43%	-68%	275%	2,223%	-23%	-18%

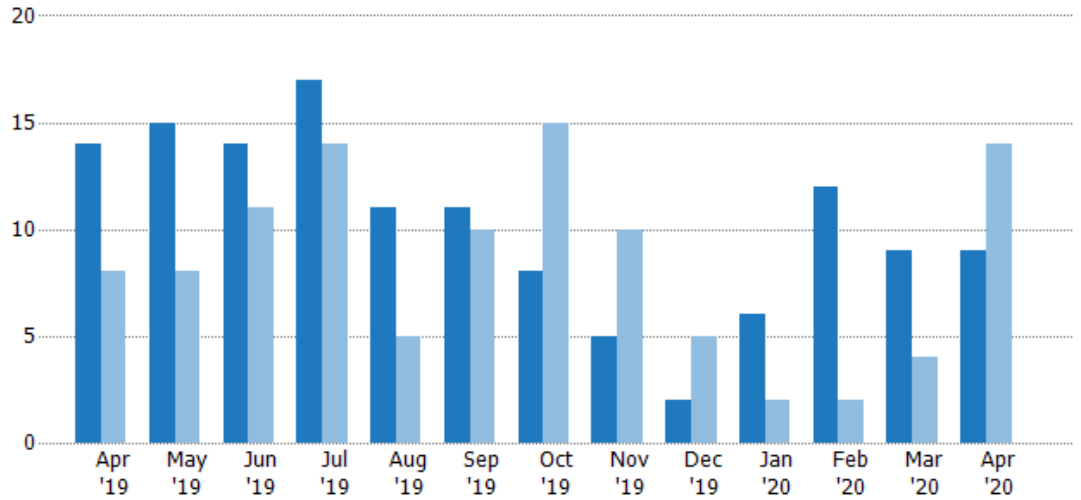
Pending Sales

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.
Apr '20	9	-35.7%
Apr '19	14	75%
Apr '18	8	62.5%



Current Year	14	15	14	17	11	11	8	5	2	6	12	9	9
Prior Year	8	8	11	14	5	10	15	10	5	2	2	4	14
Percent Change from Prior Year	75%	88%	27%	21%	120%	10%	-47%	-50%	-60%	200%	500%	125%	-36%

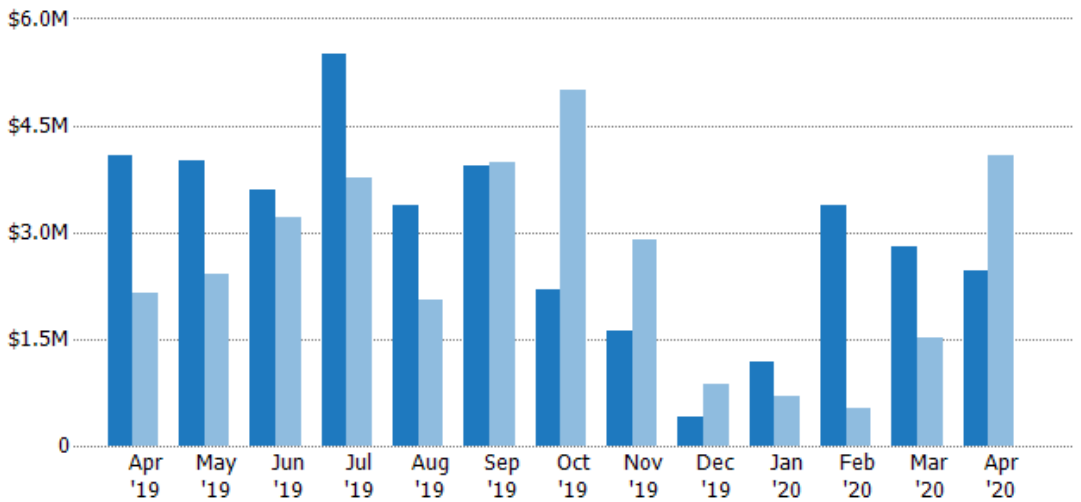
Pending Sales Volume

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.
Apr '20	\$2.47M	-39.5%
Apr '19	\$4.07M	89.8%
Apr '18	\$2.15M	53.1%



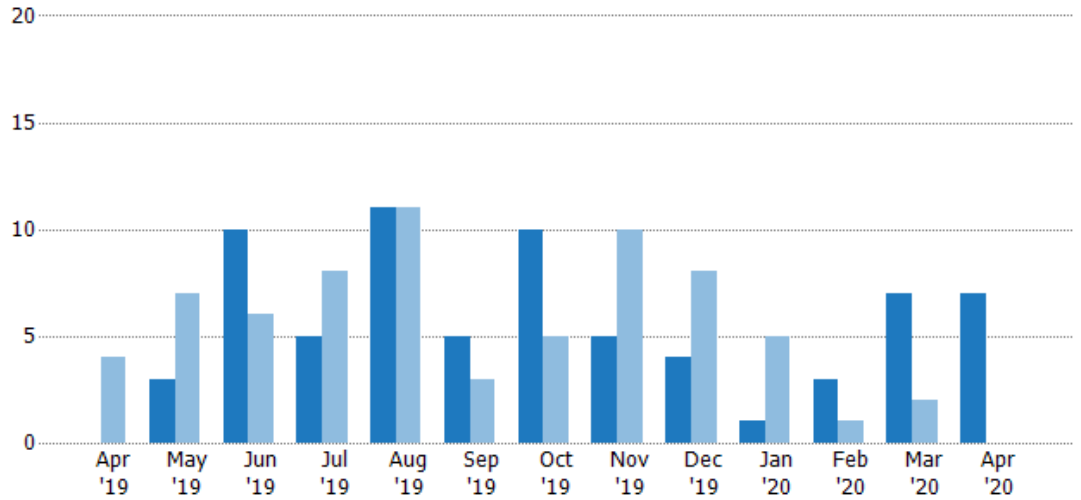
Current Year	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.18M	\$1.61M	\$417K	\$1.18M	\$3.39M	\$2.79M	\$2.47M
Prior Year	\$2.15M	\$2.4M	\$3.21M	\$3.77M	\$2.04M	\$3.98M	\$4.99M	\$2.9M	\$873K	\$707K	\$517K	\$1.51M	\$4.07M
Percent Change from Prior Year	90%	67%	12%	46%	65%	-1%	-56%	-44%	-52%	67%	555%	85%	-39%

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



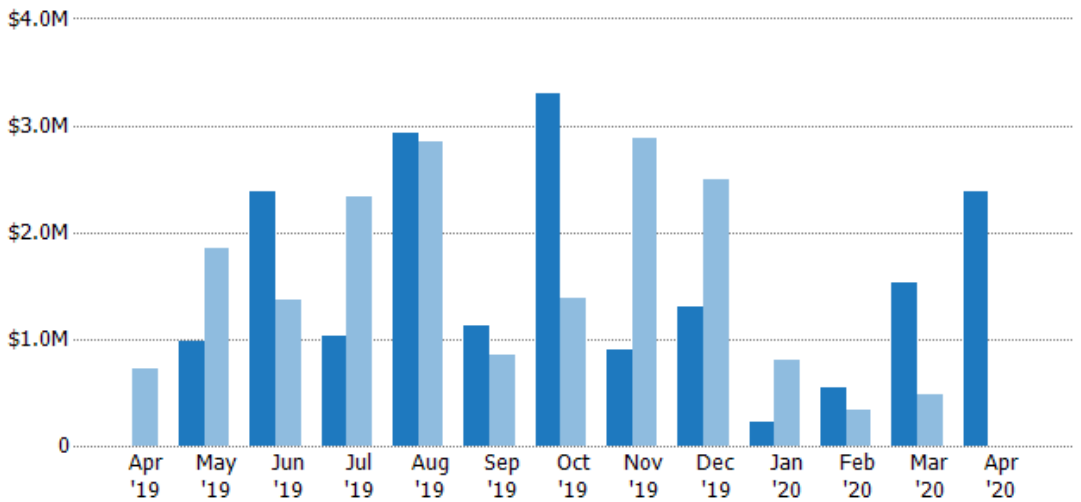
Current Year	-	3	10	5	11	5	10	5	4	1	3	7	7
Prior Year	4	7	6	8	11	3	5	10	8	5	1	2	-
Percent Change from Prior Year	-100%	-57%	67%	-38%	0%	67%	100%	-50%	-50%	-80%	200%	250%	100%

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



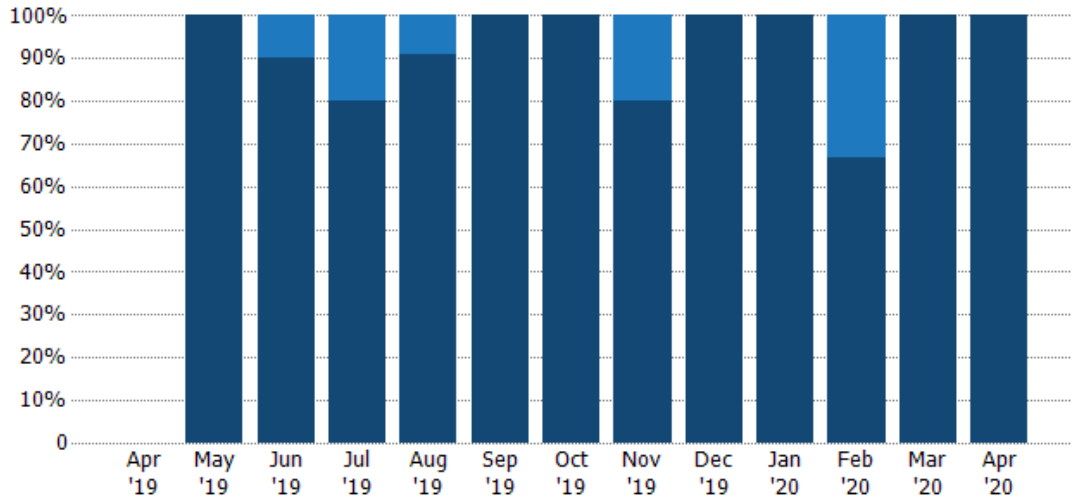
Current Year	-	\$975K	\$2.38M	\$1.02M	\$2.93M	\$1.12M	\$3.3M	\$896K	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M
Prior Year	\$715K	\$1.84M	\$1.36M	\$2.33M	\$2.85M	\$857K	\$1.39M	\$2.89M	\$2.5M	\$802K	\$340K	\$486K	-
Percent Change from Prior Year	-100%	-47%	75%	-56%	3%	30%	138%	-69%	-48%	-71%	60%	215%	100%

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



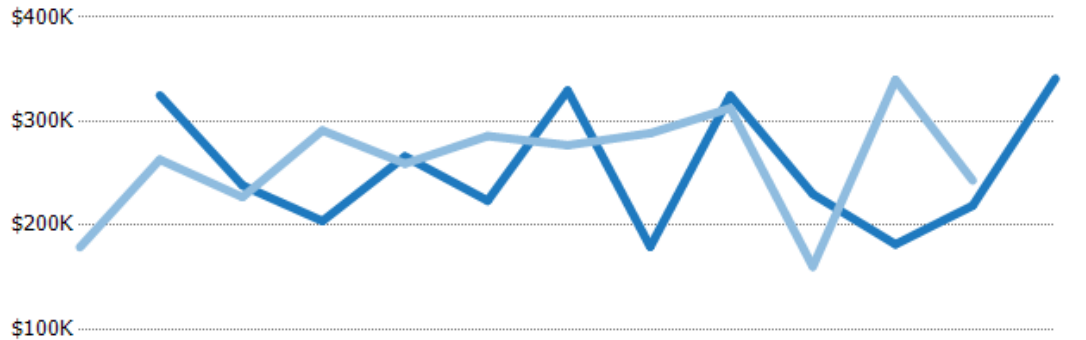
Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Condo/Townhouse	-	-	10%	20%	9%	-	-	20%	-	-	33%	-	-
Single Family Residence	-	100%	90%	80%	91%	100%	100%	80%	100%	100%	67%	100%	100%

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



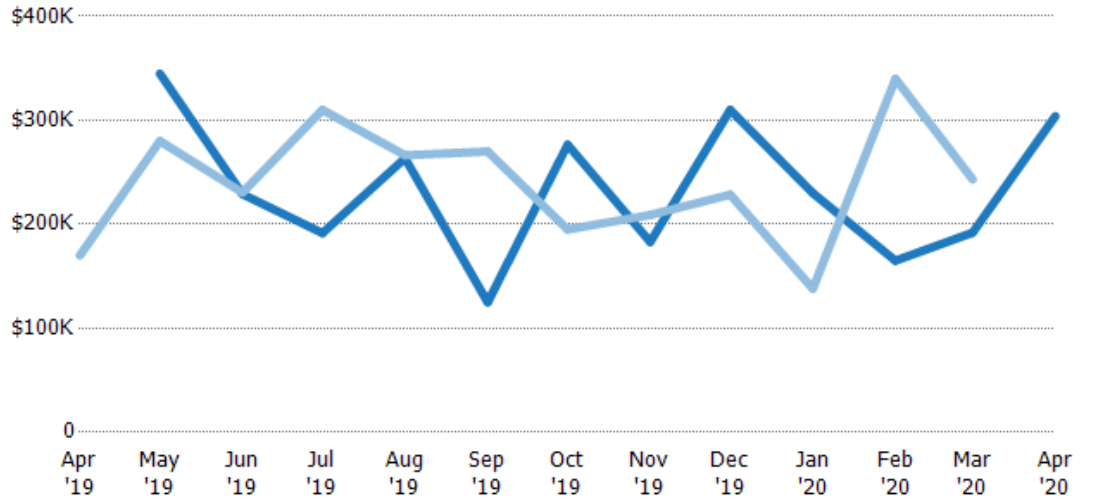
Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	-	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K
Prior Year	\$179K	\$263K	\$227K	\$291K	\$259K	\$286K	\$277K	\$289K	\$313K	\$160K	\$340K	\$243K	-
Percent Change from Prior Year	-100%	24%	5%	-30%	3%	-22%	19%	-38%	4%	43%	-47%	-10%	100%

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



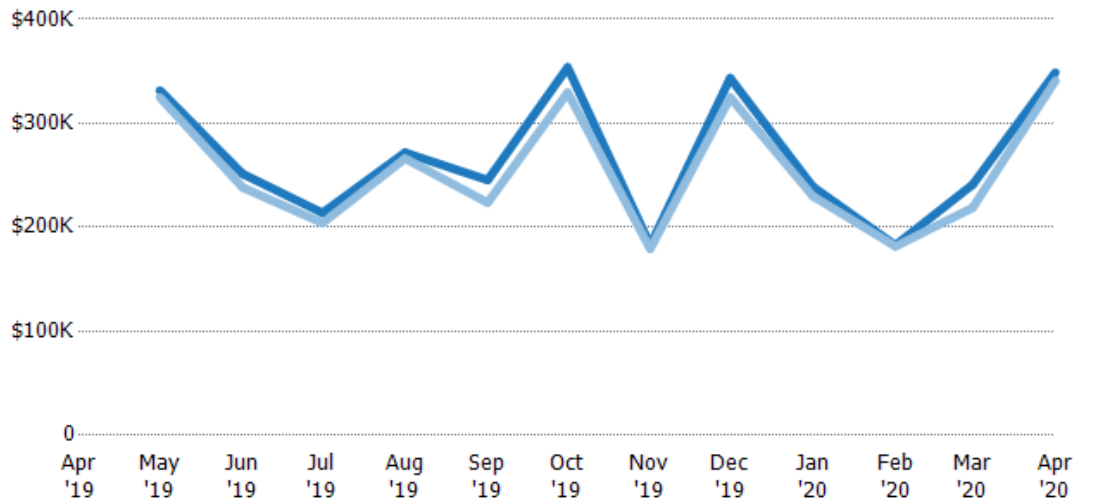
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	-	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K
Prior Year	\$170K	\$280K	\$231K	\$310K	\$266K	\$270K	\$195K	\$209K	\$229K	\$138K	\$340K	\$243K	-
Percent Change from Prior Year	-100%	23%	-1%	-38%	-1%	-54%	42%	-12%	36%	67%	-51%	-21%	100%

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



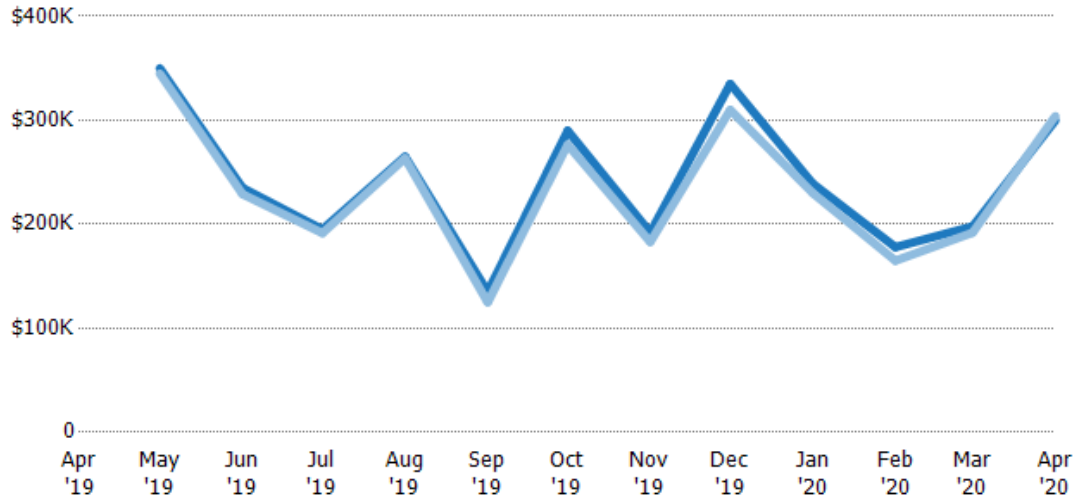
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg List Price	-	\$332K	\$251K	\$214K	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K
Avg Sales Price	-	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K
Avg Sales Price as a % of Avg List Price	-	98%	95%	95%	98%	91%	93%	98%	95%	96%	99%	91%	98%

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



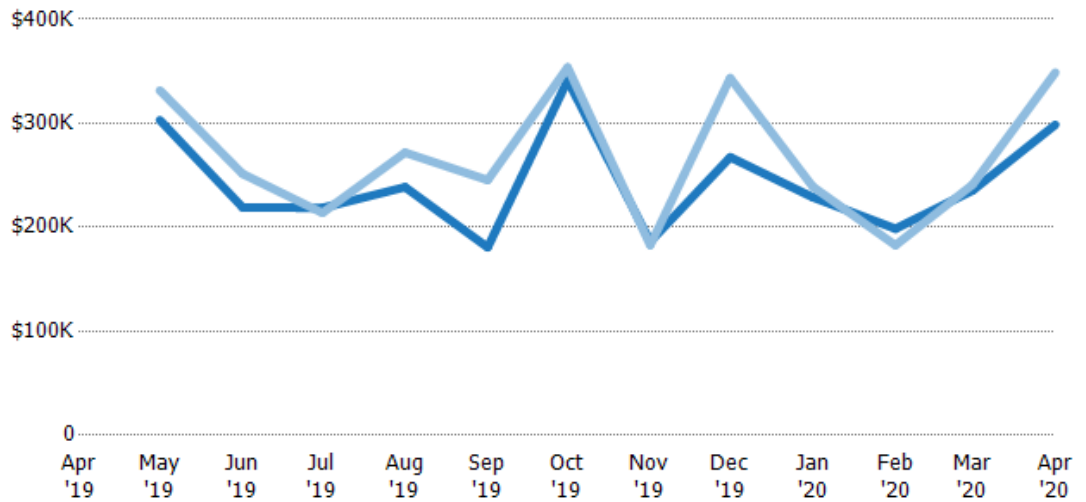
Median List Price	-	\$350K	\$235K	\$195K	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K
Median Sales Price	-	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K
Med Sales Price as a % of Med List Price	-	99%	97%	98%	99%	93%	95%	95%	93%	96%	93%	97%	101%

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



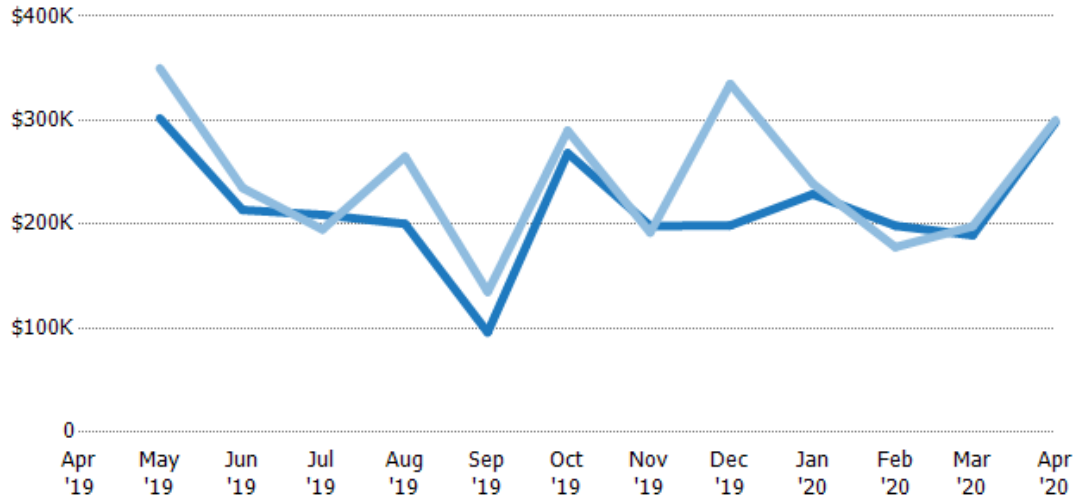
Avg Est Value	-	\$303K	\$219K	\$219K	\$239K	\$181K	\$341K	\$186K	\$267K	\$229K	\$199K	\$235K	\$299K
Avg Sales Price	-	\$332K	\$251K	\$214K	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K
Avg Sales Price as a % of Avg Est Value	-	109%	115%	98%	114%	136%	104%	98%	128%	104%	92%	102%	117%

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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	-	\$302K	\$214K	\$209K	\$200K	\$96K	\$268K	\$198K	\$199K	\$229K	\$199K	\$189K	\$298K
Median Sales Price	-	\$350K	\$235K	\$195K	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K
Med Sales Price as a % of Med Est Value	-	116%	110%	93%	132%	141%	108%	97%	168%	104%	90%	105%	101%