

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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	2	10	-80%	17	36	-52.8%
New Listing Volume	\$407,500	\$3,322,500	-87.7%	\$4,642,400	\$9,923,600	-53.2%
Active Listing Count	18	43	-58.1%	N/A	N/A	
Active Listing Volume	\$9,041,200	\$13,521,400	-33.1%	N/A	N/A	
Average Listing Price	\$502,289	\$314,451	+59.7%	\$425,364	\$310,020	+37.2%
Median Listing Price	\$324,000	\$274,900	+17.9%	\$307,197	\$273,214	+12.4%
Median Days in RPR	250.5	198	+26.5%	201.69	218.55	-7.7%
Months of Inventory	2.6	-	-	13.4	9.5	+41.3%
Absorption Rate	38.89%	-	+38.9%	7.48%	10.58%	-3.1%
Sales Activity Charts Metrics						
New Pending Sales Count	6	5	+20%	39	23	+69.6%
New Pending Sales Volume	\$1,991,000	\$1,573,000	+26.6%	\$11,472,000	\$6,628,700	+73.1%
Pending Sales Count	10	15	-33.3%	N/A	N/A	
Pending Sales Volume	\$3,037,000	\$4,017,400	-24.4%	N/A	N/A	
Closed Sales Count	3	3	+/-	21	11	+90.9%
Closed Sales Volume	\$619,000	\$975,000	-36.5%	\$5,313,500	\$2,602,400	+104.2%
Average Sales Price	\$206,333	\$325,000	-36.5%	\$253,024	\$236,582	+6.9%
Median Sales Price	\$199,000	\$345,000	-42.3%	\$228,286	\$231,900	-1.6%

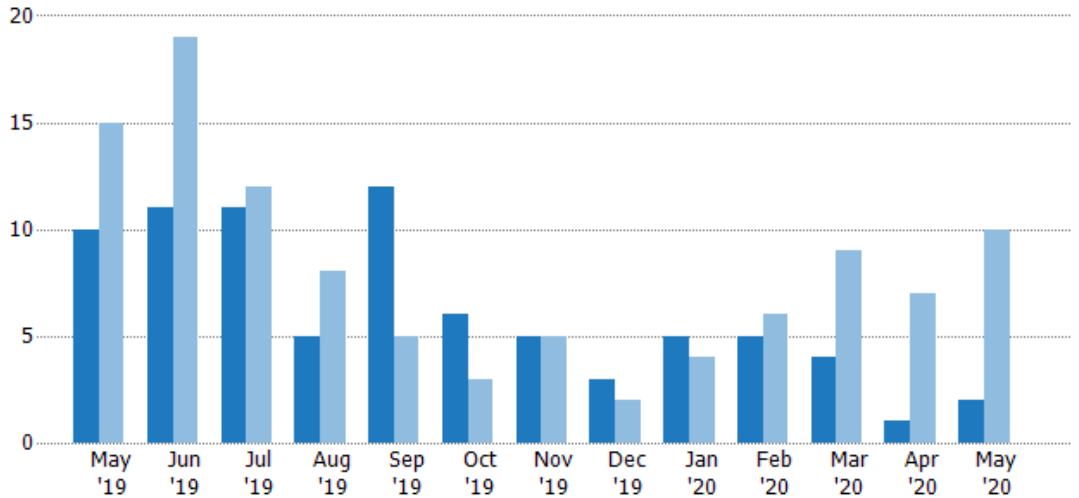
New Listings

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.
May '20	2	-80%
May '19	10	-33.3%
May '18	15	0%



Current Year	10	11	11	5	12	6	5	3	5	5	4	1	2
Prior Year	15	19	12	8	5	3	5	2	4	6	9	7	10
Percent Change from Prior Year	-33%	-42%	-8%	-38%	140%	100%	0%	50%	25%	-17%	-56%	-86%	-80%

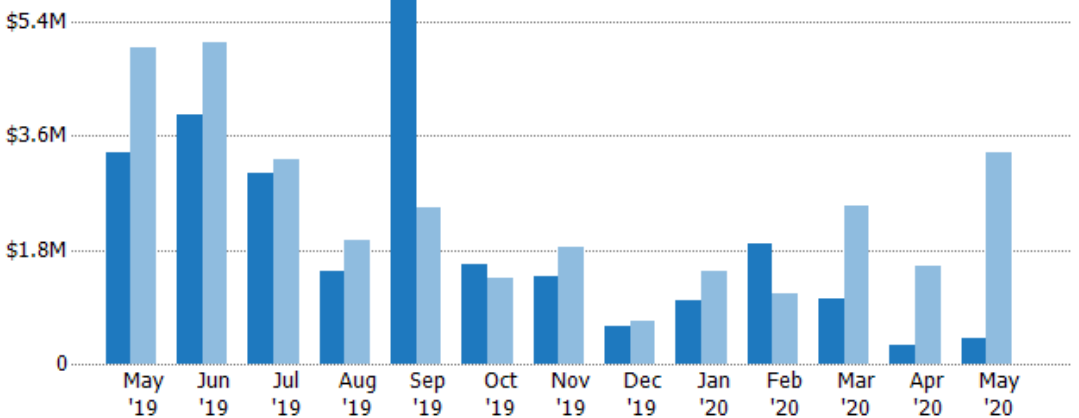
New Listing Volume

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.
May '20	\$408K	-87.7%
May '19	\$3.32M	-33.4%
May '18	\$4.99M	-9.3%



Current Year	\$3.32M	\$3.92M	\$3.02M	\$1.45M	\$6.04M	\$1.56M	\$1.38M	\$600K	\$1.01M	\$1.89M	\$1.03M	\$300K	\$408K
Prior Year	\$4.99M	\$5.06M	\$3.22M	\$1.94M	\$2.46M	\$1.36M	\$1.85M	\$677K	\$1.46M	\$1.11M	\$2.5M	\$1.53M	\$3.32M
Percent Change from Prior Year	-33%	-22%	-6%	-25%	145%	14%	-25%	-11%	-31%	71%	-59%	-80%	-88%

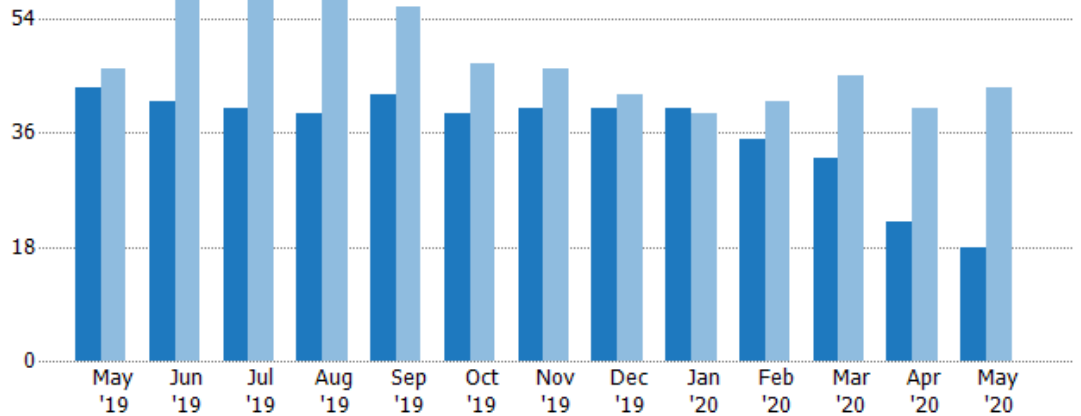
Active Listings

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.
May '20	18	-58.1%
May '19	43	-6.5%
May '18	46	26.1%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	43	41	40	39	42	39	40	40	40	35	32	22	18
Prior Year	46	57	58	60	56	47	46	42	39	41	45	40	43
Percent Change from Prior Year	-7%	-28%	-31%	-35%	-25%	-17%	-13%	-5%	3%	-15%	-29%	-45%	-58%

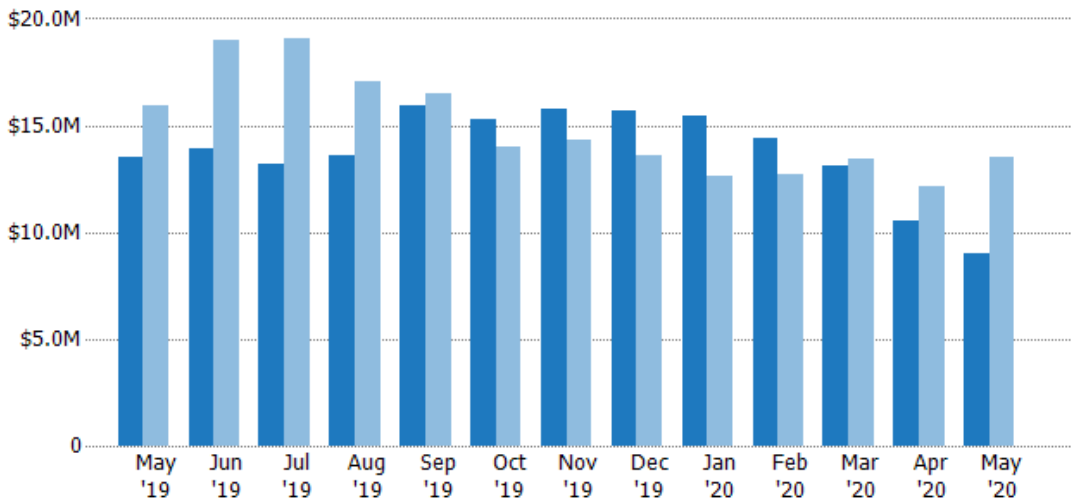
Active Listing Volume

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.
May '20	\$9.04M	-33.1%
May '19	\$13.5M	-15%
May '18	\$15.9M	7.2%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$13.5M	\$13.9M	\$13.2M	\$13.6M	\$16M	\$15.3M	\$15.8M	\$15.7M	\$15.5M	\$14.4M	\$13.1M	\$10.5M	\$9.04M
Prior Year	\$15.9M	\$19M	\$19.1M	\$17.1M	\$16.5M	\$14M	\$14.3M	\$13.6M	\$12.6M	\$12.7M	\$13.5M	\$12.1M	\$13.5M
Percent Change from Prior Year	-15%	-27%	-31%	-20%	-3%	9%	10%	15%	22%	13%	-2%	-14%	-33%

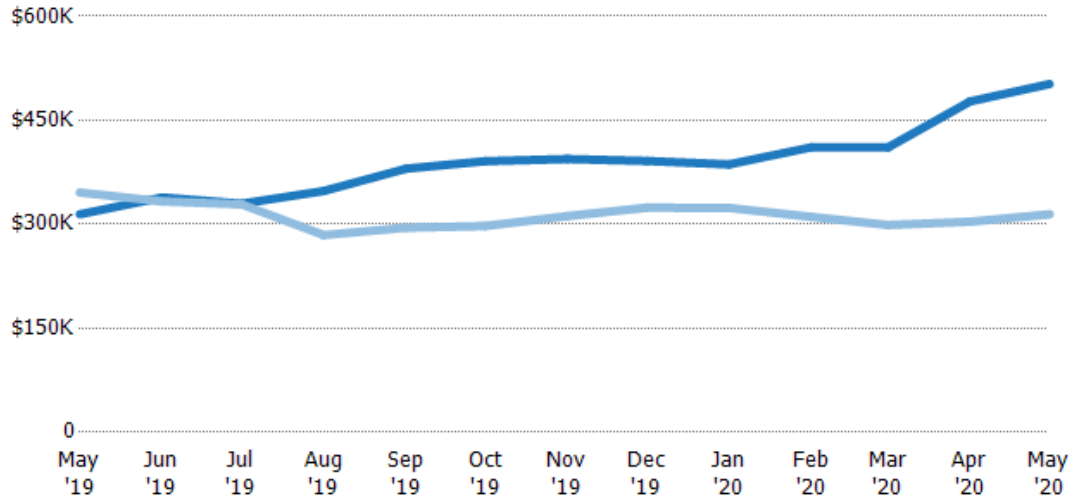
Average Listing Price

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.
May '20	\$502K	59.7%
May '19	\$314K	-9.1%
May '18	\$346K	-15%



Current Year	\$314K	\$339K	\$330K	\$348K	\$380K	\$391K	\$394K	\$391K	\$386K	\$411K	\$411K	\$477K	\$502K
Prior Year	\$346K	\$333K	\$329K	\$284K	\$295K	\$298K	\$312K	\$324K	\$324K	\$311K	\$299K	\$304K	\$314K
Percent Change from Prior Year	-9%	2%	0%	22%	29%	31%	26%	21%	19%	32%	37%	57%	60%

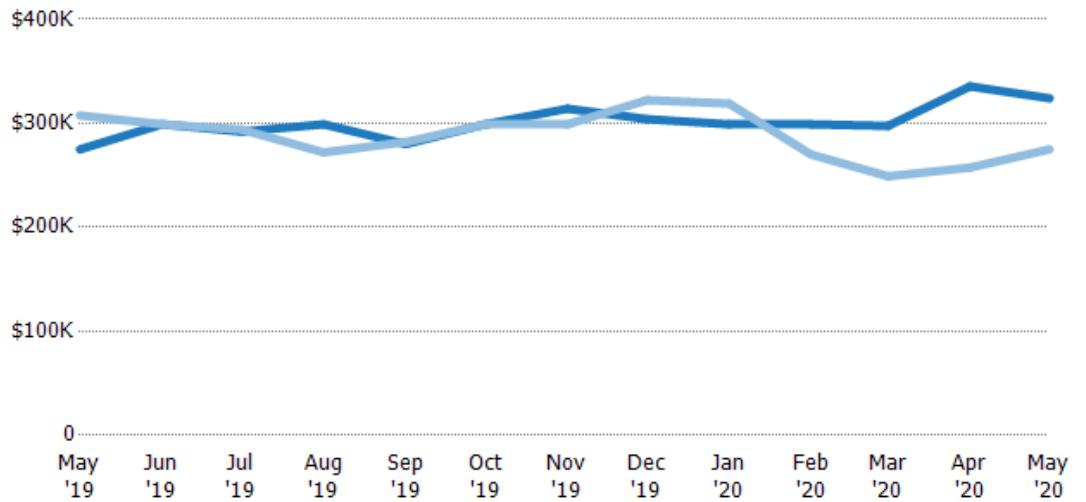
Median Listing Price

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.
May '20	\$324K	17.9%
May '19	\$275K	-10.6%
May '18	\$308K	-15.6%



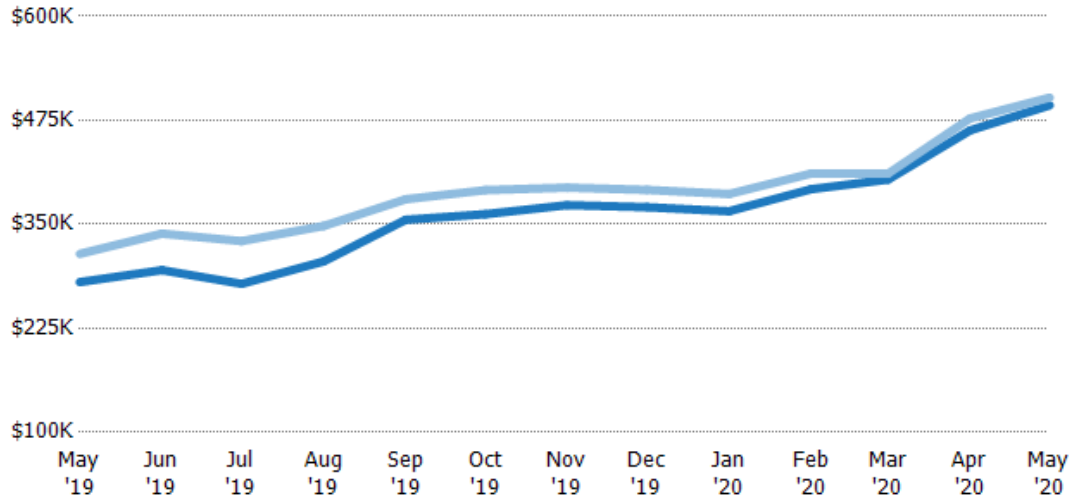
Current Year	\$275K	\$299K	\$292K	\$299K	\$280K	\$299K	\$314K	\$304K	\$299K	\$299K	\$298K	\$336K	\$324K
Prior Year	\$308K	\$299K	\$294K	\$272K	\$282K	\$299K	\$299K	\$322K	\$319K	\$270K	\$249K	\$257K	\$275K
Percent Change from Prior Year	-11%	0%	-1%	10%	-1%	0%	5%	-6%	-6%	11%	19%	30%	18%

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



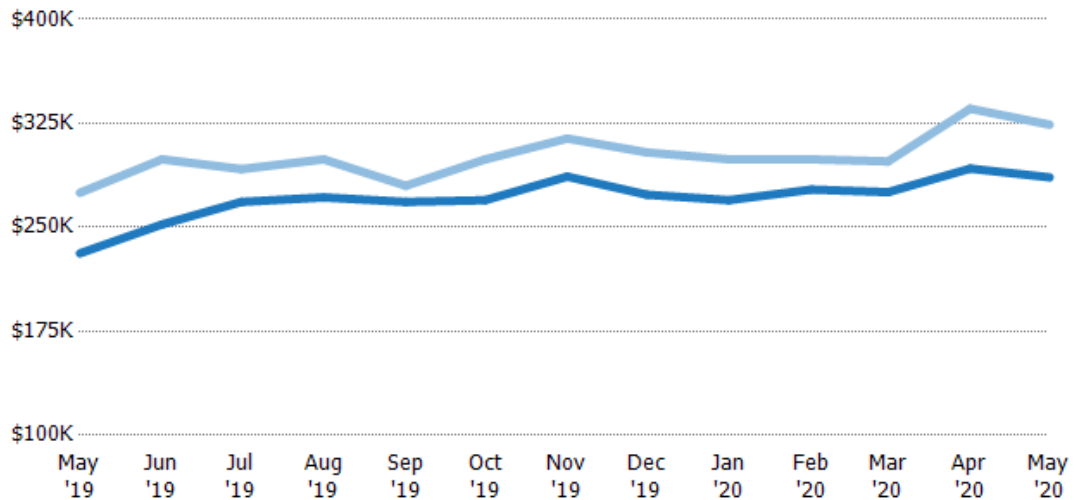
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$281K	\$295K	\$278K	\$305K	\$355K	\$362K	\$373K	\$371K	\$366K	\$392K	\$404K	\$463K	\$493K
Avg Listing Price	\$314K	\$339K	\$330K	\$348K	\$380K	\$391K	\$394K	\$391K	\$386K	\$411K	\$411K	\$477K	\$502K
Avg Listing Price as a % of Avg Est Value	112%	115%	118%	114%	107%	108%	106%	106%	106%	105%	102%	103%	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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$231K	\$252K	\$268K	\$272K	\$268K	\$270K	\$287K	\$273K	\$270K	\$277K	\$275K	\$292K	\$286K
Median Listing Price	\$275K	\$299K	\$292K	\$299K	\$280K	\$299K	\$314K	\$304K	\$299K	\$299K	\$298K	\$336K	\$324K
Med Listing Price as a % of Med Est Value	119%	119%	109%	110%	104%	111%	110%	111%	111%	108%	108%	115%	113%

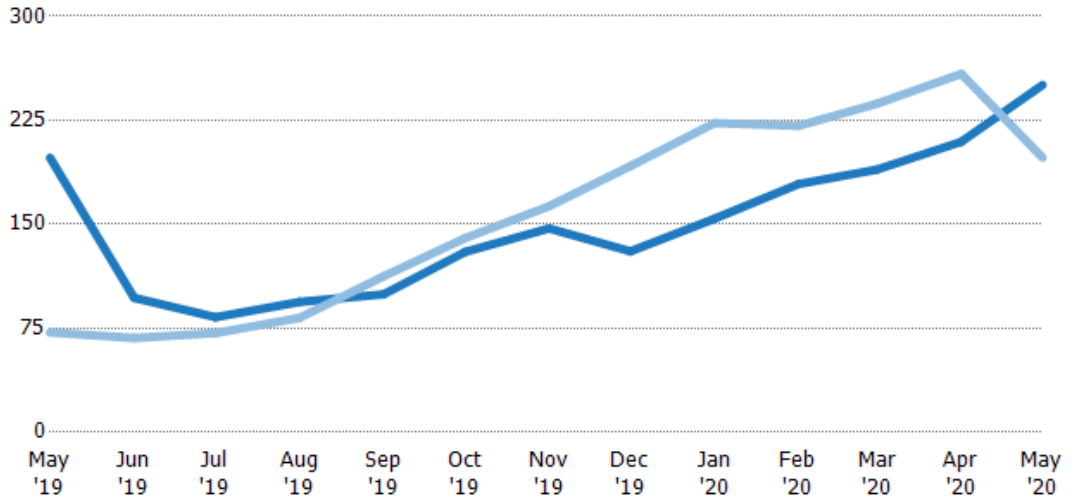
Median Days in RPR

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.
May '20	251	26.5%
May '19	198	175%
May '18	72	170.1%



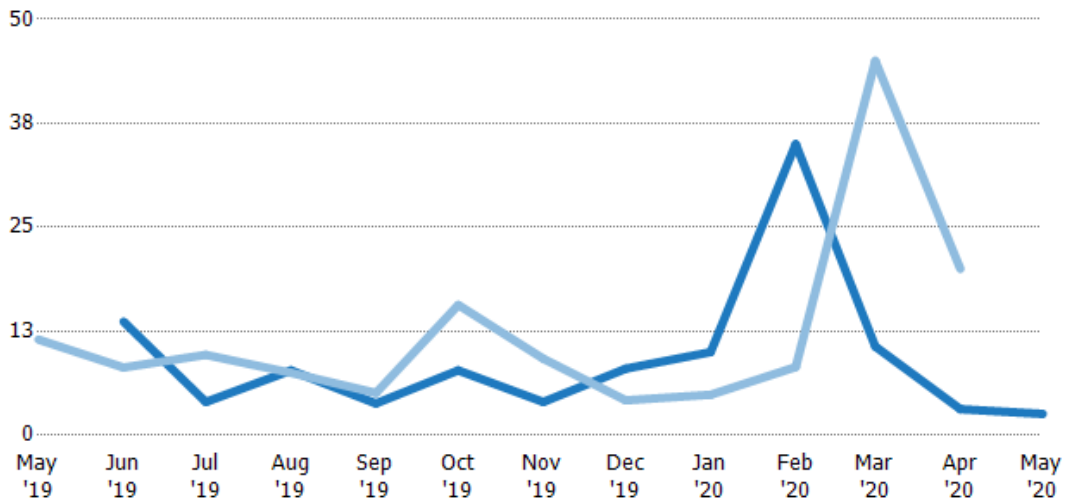
Current Year	198	97	83	94	100	130	147	131	154	179	190	210	251
Prior Year	72	68	71.5	82.5	113	140	163	192	223	221	237	259	198
Percent Change from Prior Year	175%	43%	16%	14%	-12%	-7%	-10%	-32%	-31%	-19%	-20%	-19%	27%

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
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 Condo/Townhouse/Apt, Single
 Family Residence



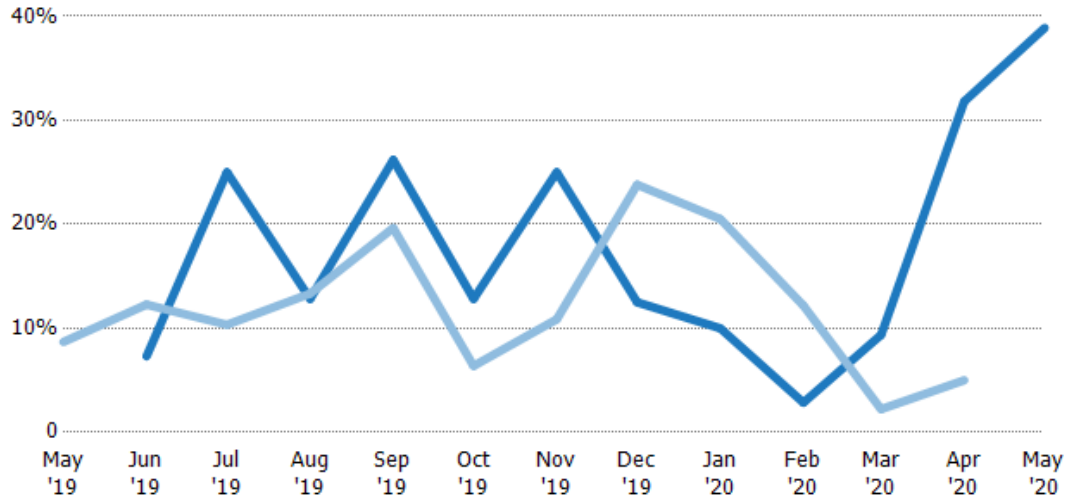
Current Year	-	13.7	4	7.8	3.82	7.8	4	8	10	35	10.7	3.14	2.57
Prior Year	11.5	8.14	9.67	7.5	5.09	15.7	9.2	4.2	4.88	8.2	45	20	-
Percent Change from Prior Year	-100%	68%	-59%	4%	-25%	-50%	-57%	90%	105%	327%	-76%	-84%	100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



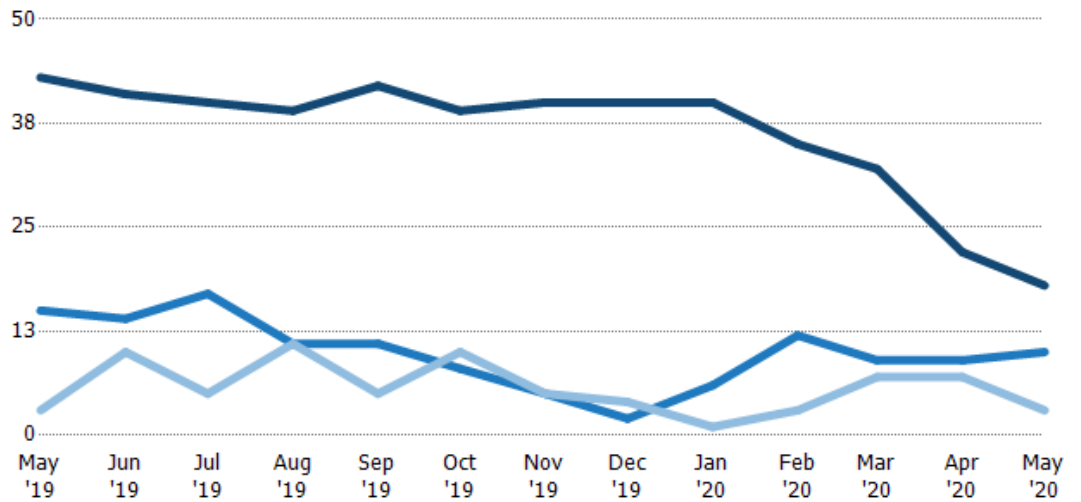
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	-	7%	25%	13%	26%	13%	25%	13%	10%	3%	9%	32%	39%
Prior Year	9%	12%	10%	13%	20%	6%	11%	24%	21%	12%	2%	5%	-
Change from Prior Year	9%	5%	-15%	1%	-7%	-6%	-14%	11%	11%	9%	-7%	-27%	-39%

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



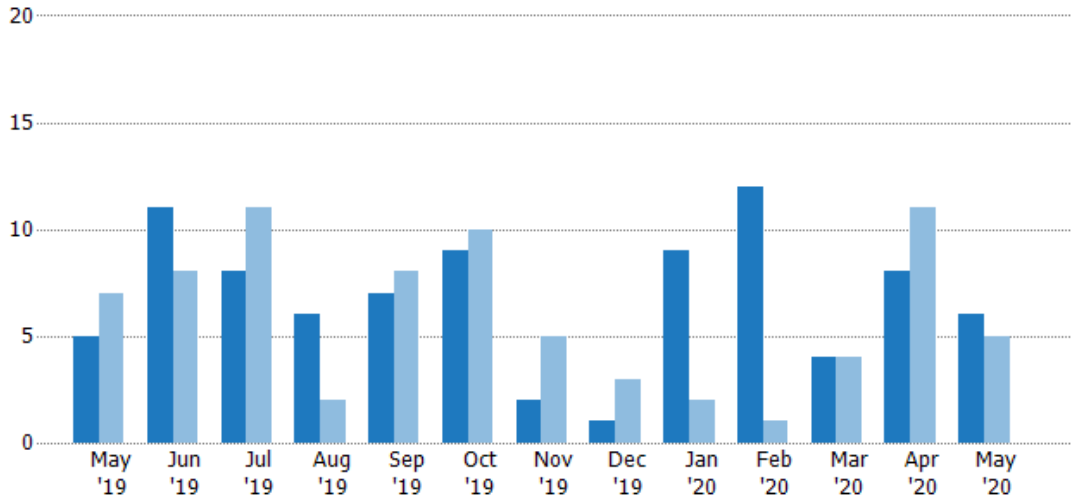
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	43	41	40	39	42	39	40	40	40	35	32	22	18
Pending	15	14	17	11	11	8	5	2	6	12	9	9	10
Sold	3	10	5	11	5	10	5	4	1	3	7	7	3

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.
May '20	6	20%
May '19	5	-28.6%
May '18	7	-57.1%

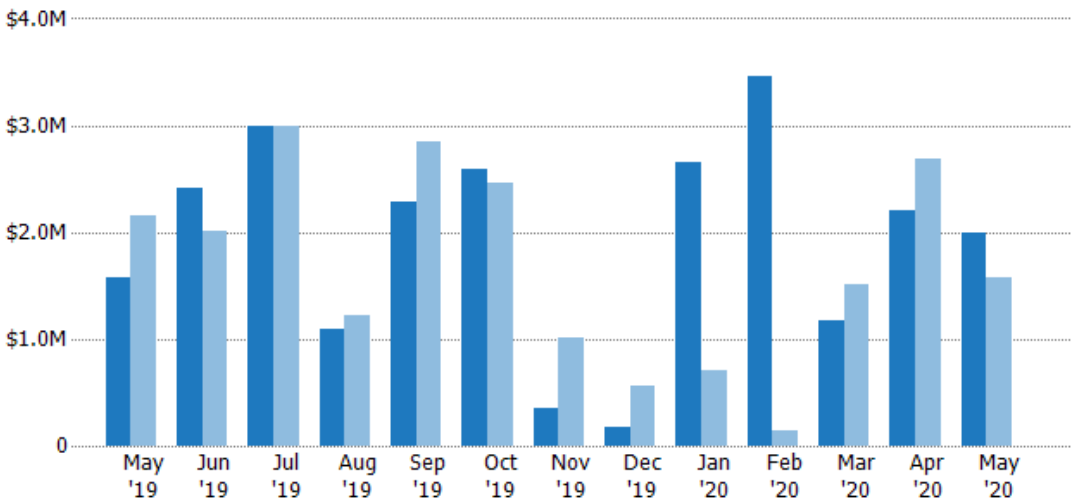
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	5	11	8	6	7	9	2	1	9	12	4	8	6
Prior Year	7	8	11	2	8	10	5	3	2	1	4	11	5
Percent Change from Prior Year	-29%	38%	-27%	200%	-13%	-10%	-60%	-67%	350%	1,100%	0%	-27%	20%

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.
May '20	\$1.99M	26.6%
May '19	\$1.57M	-27.1%
May '18	\$2.16M	-66%

	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$1.57M	\$2.41M	\$2.99M	\$1.09M	\$2.29M	\$2.59M	\$344K	\$178K	\$2.65M	\$3.46M	\$1.17M	\$2.2M	\$1.99M
Prior Year	\$2.16M	\$2.01M	\$2.98M	\$1.22M	\$2.85M	\$2.46M	\$1.01M	\$554K	\$707K	\$149K	\$1.51M	\$2.69M	\$1.57M
Percent Change from Prior Year	-27%	20%	0%	-11%	-20%	5%	-66%	-68%	275%	2,223%	-23%	-18%	27%

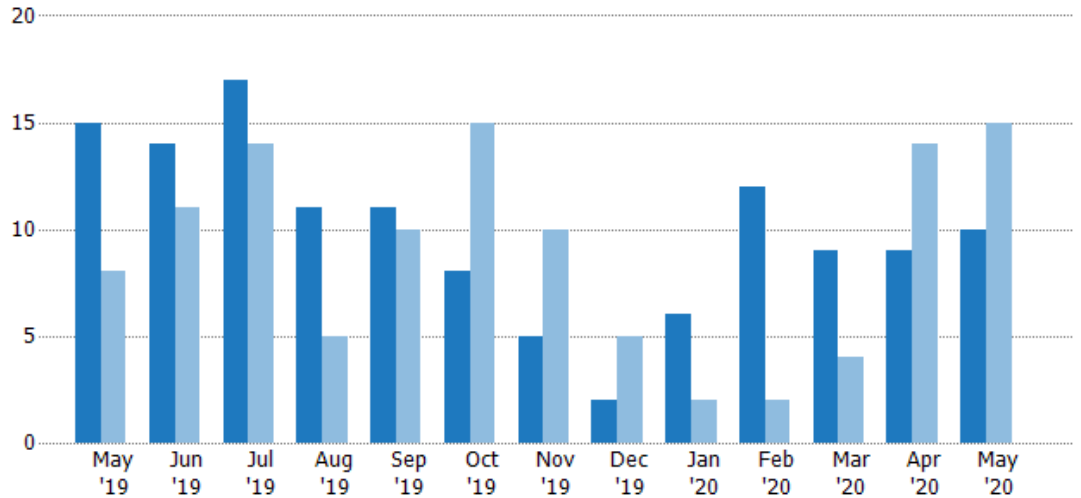
Pending Sales

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.
May '20	10	-33.3%
May '19	15	87.5%
May '18	8	12.5%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	15	14	17	11	11	8	5	2	6	12	9	9	10
Prior Year	8	11	14	5	10	15	10	5	2	2	4	14	15
Percent Change from Prior Year	88%	27%	21%	120%	10%	-47%	-50%	-60%	200%	500%	125%	-36%	-33%

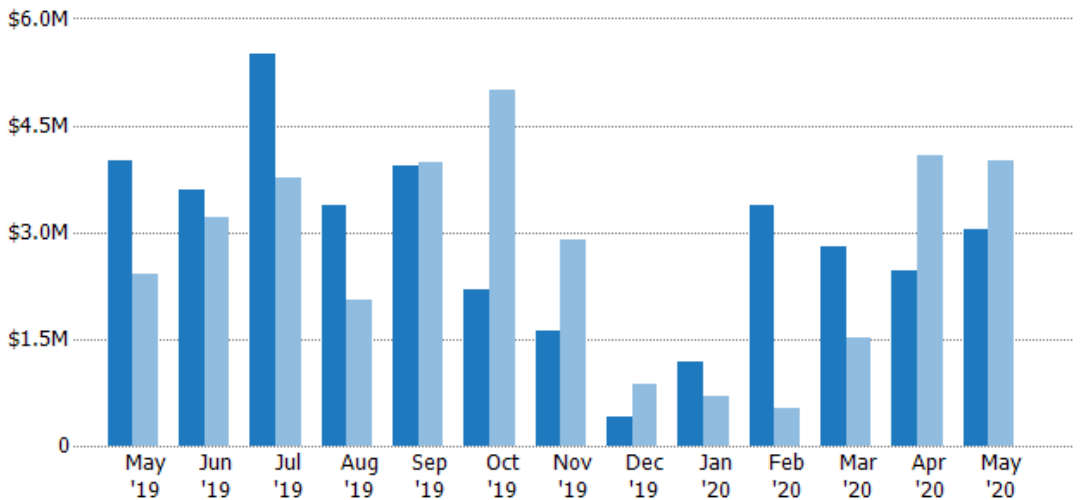
Pending Sales Volume

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.
May '20	\$3.04M	-24.4%
May '19	\$4.02M	67.2%
May '18	\$2.4M	-25.9%



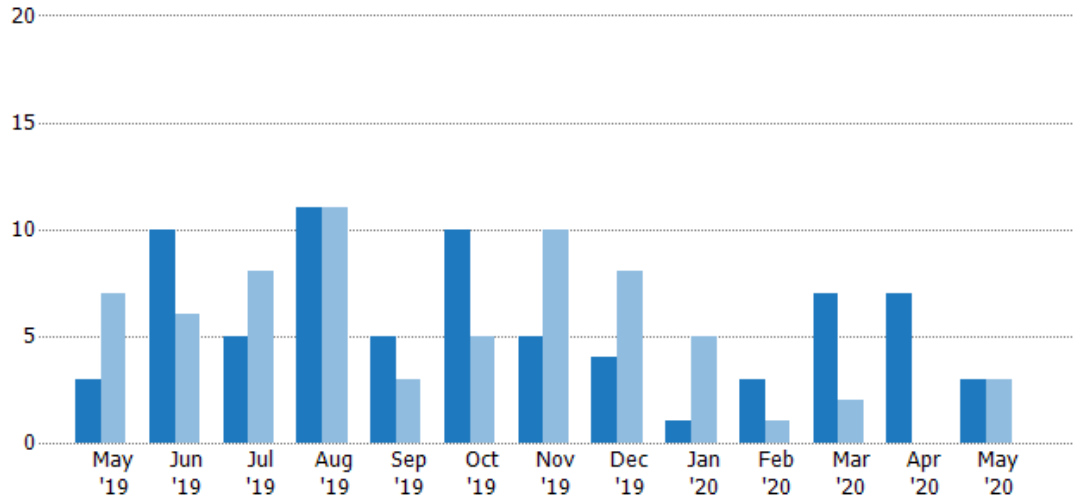
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.18M	\$1.61M	\$417K	\$1.18M	\$3.39M	\$2.79M	\$2.47M	\$3.04M
Prior Year	\$2.4M	\$3.21M	\$3.77M	\$2.04M	\$3.98M	\$4.99M	\$2.9M	\$873K	\$707K	\$517K	\$1.51M	\$4.07M	\$4.02M
Percent Change from Prior Year	67%	12%	46%	65%	-1%	-56%	-44%	-52%	67%	555%	85%	-39%	-24%

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



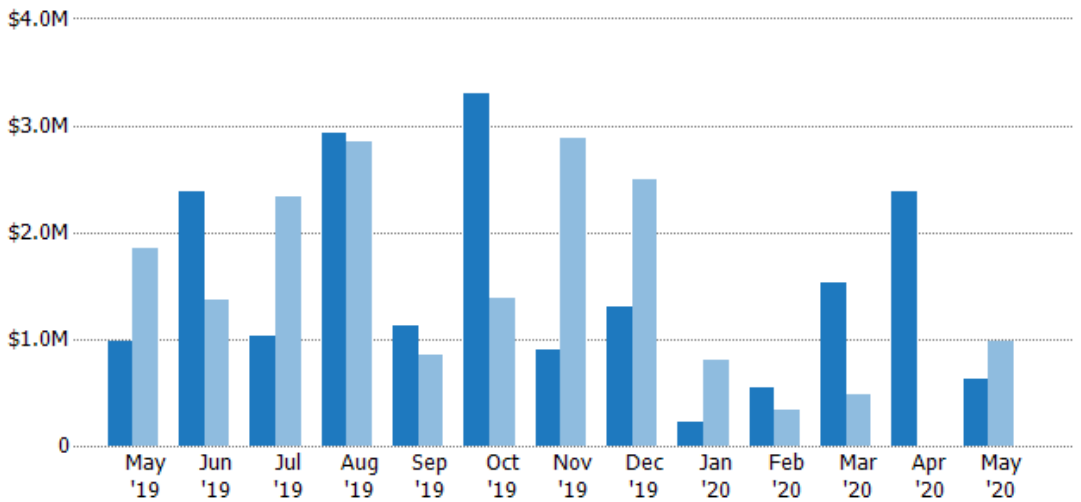
Current Year	3	10	5	11	5	10	5	4	1	3	7	7	3
Prior Year	7	6	8	11	3	5	10	8	5	1	2	-	3
Percent Change from Prior Year	-57%	67%	-38%	0%	67%	100%	-50%	-50%	-80%	200%	250%	100%	0%

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



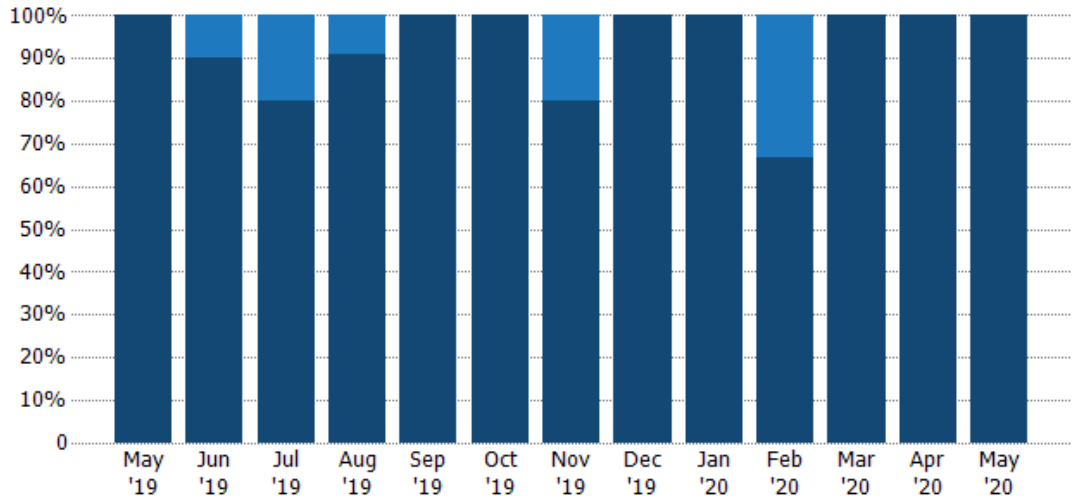
Current Year	\$975K	\$2.38M	\$1.02M	\$2.93M	\$1.12M	\$3.3M	\$896K	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M	\$619K
Prior Year	\$1.84M	\$1.36M	\$2.33M	\$2.85M	\$857K	\$1.39M	\$2.89M	\$2.5M	\$802K	\$340K	\$486K	-	\$975K
Percent Change from Prior Year	-47%	75%	-56%	3%	30%	138%	-69%	-48%	-71%	60%	215%	100%	-37%

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



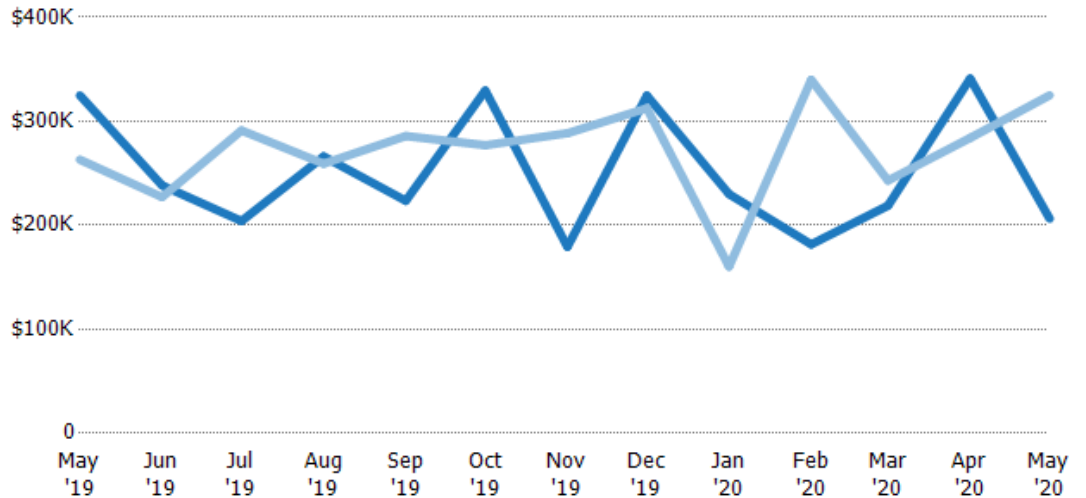
Condo/Townhouse	-	10%	20%	9%	-	-	20%	-	-	33%	-	-	-
Single Family Residence	100%	90%	80%	91%	100%	100%	80%	100%	100%	67%	100%	100%	100%

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



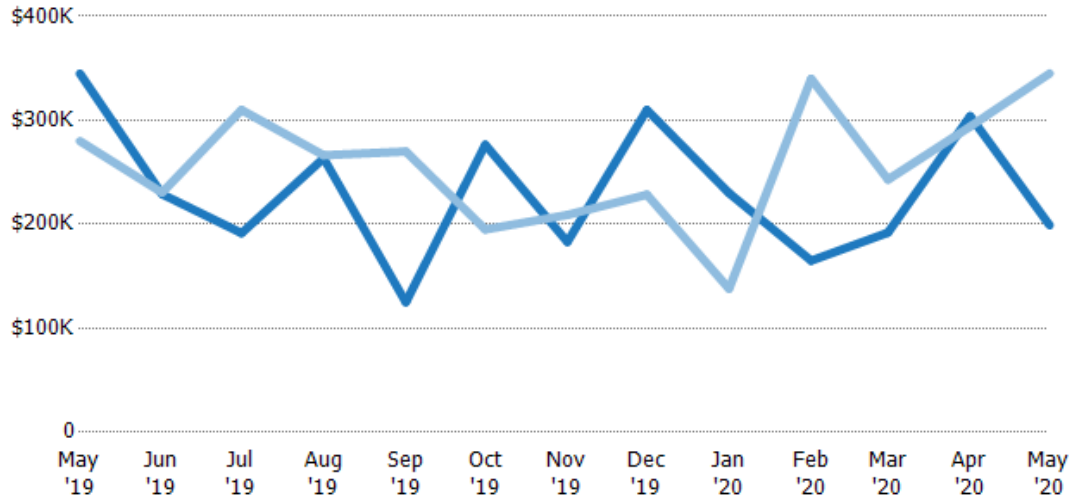
Current Year	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K
Prior Year	\$263K	\$227K	\$291K	\$259K	\$286K	\$277K	\$289K	\$313K	\$160K	\$340K	\$243K	\$284K	\$325K
Percent Change from Prior Year	24%	5%	-30%	3%	-22%	19%	-38%	4%	43%	-47%	-10%	100%	-37%

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



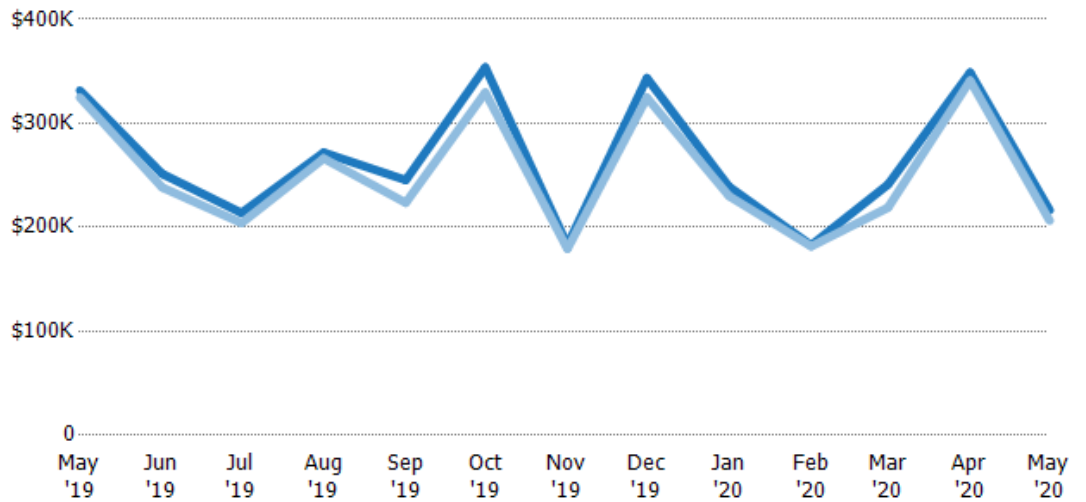
Current Year	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K
Prior Year	\$280K	\$231K	\$310K	\$266K	\$270K	\$195K	\$209K	\$229K	\$138K	\$340K	\$243K	\$294K	\$345K
Percent Change from Prior Year	23%	-1%	-38%	-1%	-54%	42%	-12%	36%	67%	-51%	-21%	100%	-42%

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



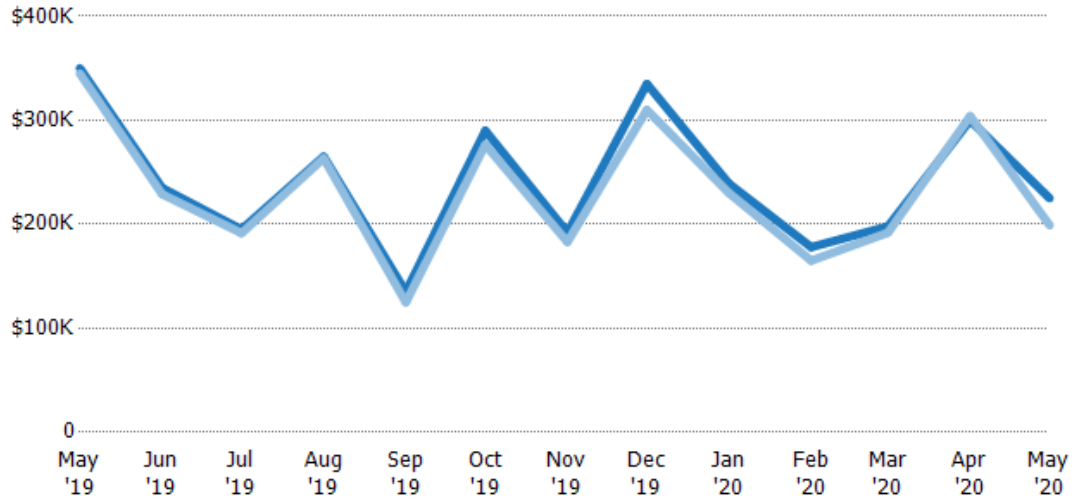
Avg List Price	\$332K	\$251K	\$214K	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K
Avg Sales Price	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K
Avg Sales Price as a % of Avg List Price	98%	95%	95%	98%	91%	93%	98%	95%	96%	99%	91%	98%	95%

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



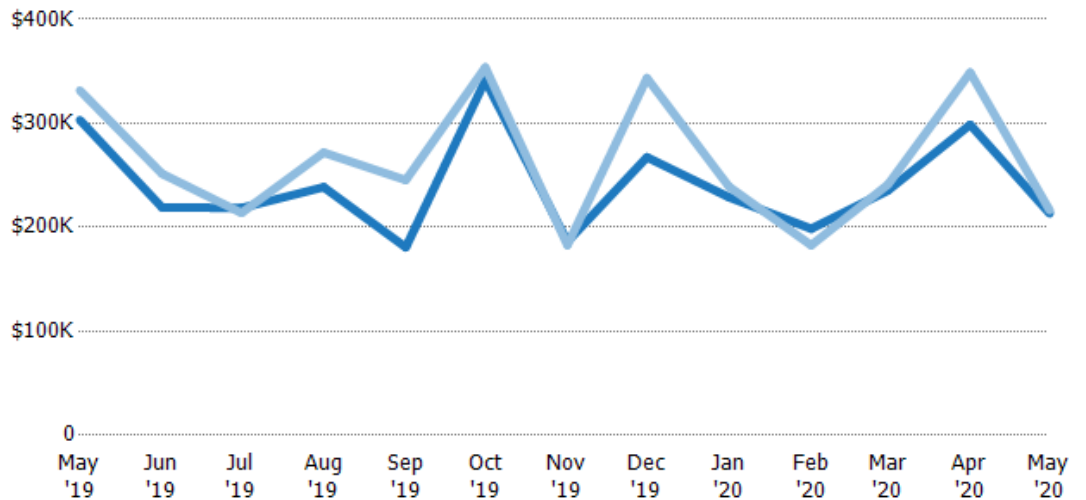
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median List Price	\$350K	\$235K	\$195K	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K
Median Sales Price	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K
Med Sales Price as a % of Med List Price	99%	97%	98%	99%	93%	95%	95%	93%	96%	93%	97%	101%	88%

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



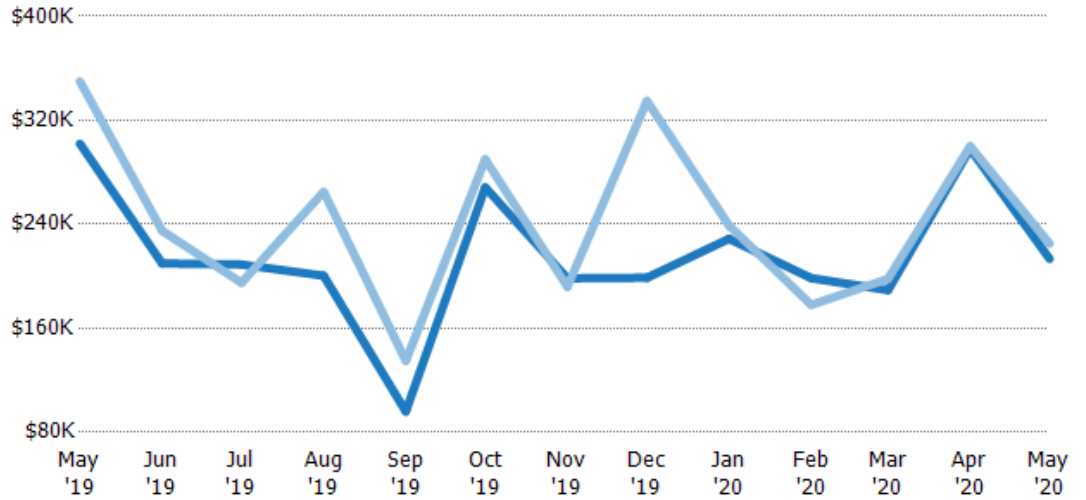
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$303K	\$219K	\$219K	\$239K	\$181K	\$341K	\$186K	\$267K	\$229K	\$199K	\$235K	\$299K	\$213K
Avg Sales Price	\$332K	\$251K	\$214K	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K
Avg Sales Price as a % of Avg Est Value	109%	115%	98%	114%	136%	104%	98%	128%	104%	92%	102%	117%	101%

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$302K	\$210K	\$209K	\$200K	\$96K	\$268K	\$198K	\$199K	\$229K	\$199K	\$189K	\$298K	\$213K
Median Sales Price	\$350K	\$235K	\$195K	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K
Med Sales Price as a % of Med Est Value	116%	112%	93%	132%	141%	108%	97%	168%	104%	90%	105%	101%	105%