

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	20	27	-25.9%	93	143	-35%
New Listing Volume	\$3,953,150	\$4,379,000	-9.7%	\$18,900,949	\$24,687,589	-23.4%
Active Listing Count	81	144	-43.8%	N/A	N/A	
Active Listing Volume	\$16,721,350	\$29,978,600	-44.2%	N/A	N/A	
Average Listing Price	\$206,436	\$208,185	-0.8%	\$210,251	\$217,202	-3.2%
Median Listing Price	\$179,000	\$173,700	+3.1%	\$170,964	\$174,357	-1.9%
Median Days in RPR	145	80.5	+80.1%	127.48	110.71	+15.1%
Months of Inventory	6.2	10.3	-39.4%	7.8	11.8	-34.3%
Absorption Rate	16.05%	9.72%	+6.3%	12.84%	8.44%	+4.4%
Sales Activity Charts Metrics						
New Pending Sales Count	28	21	+33.3%	93	101	-7.9%
New Pending Sales Volume	\$5,056,871	\$4,095,900	+23.5%	\$16,308,070	\$18,702,389	-12.8%
Pending Sales Count	38	39	-2.6%	N/A	N/A	
Pending Sales Volume	\$7,852,171	\$7,867,700	-0.2%	N/A	N/A	
Closed Sales Count	13	13	+/-	69	61	+13.1%
Closed Sales Volume	\$2,101,500	\$1,808,649	+16.2%	\$11,458,300	\$9,330,524	+22.8%
Average Sales Price	\$161,654	\$139,127	+16.2%	\$166,062	\$152,959	+8.6%
Median Sales Price	\$135,000	\$154,000	-12.3%	\$150,891	\$141,928	+6.3%

New Listings

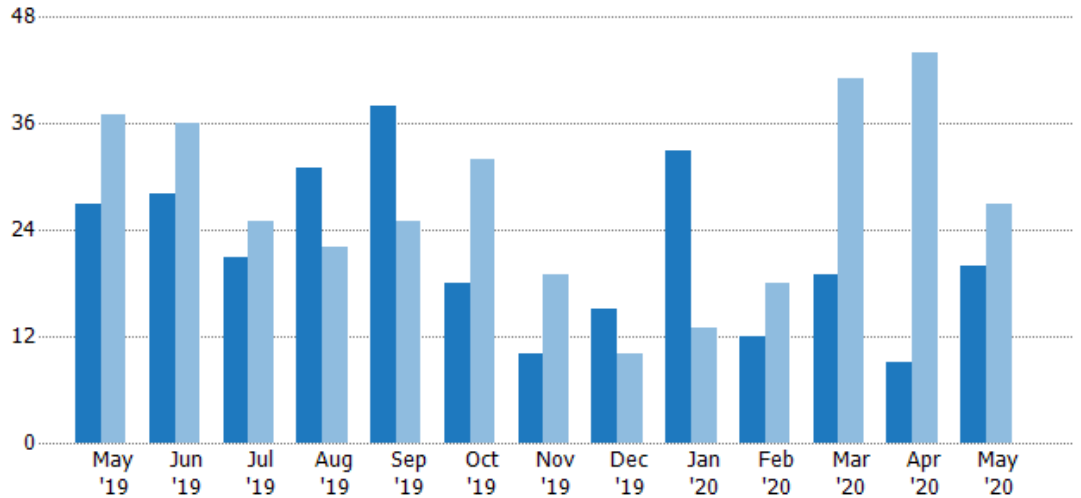
The number of new residential listings that were added each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Count	% Chg.
May '20	20	-25.9%
May '19	27	-27%
May '18	37	-13.5%



	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	27	28	21	31	38	18	10	15	33	12	19	9	20
Prior Year	37	36	25	22	25	32	19	10	13	18	41	44	27
Percent Change from Prior Year	-27%	-22%	-16%	41%	52%	-44%	-47%	50%	154%	-33%	-54%	-80%	-26%

New Listing Volume

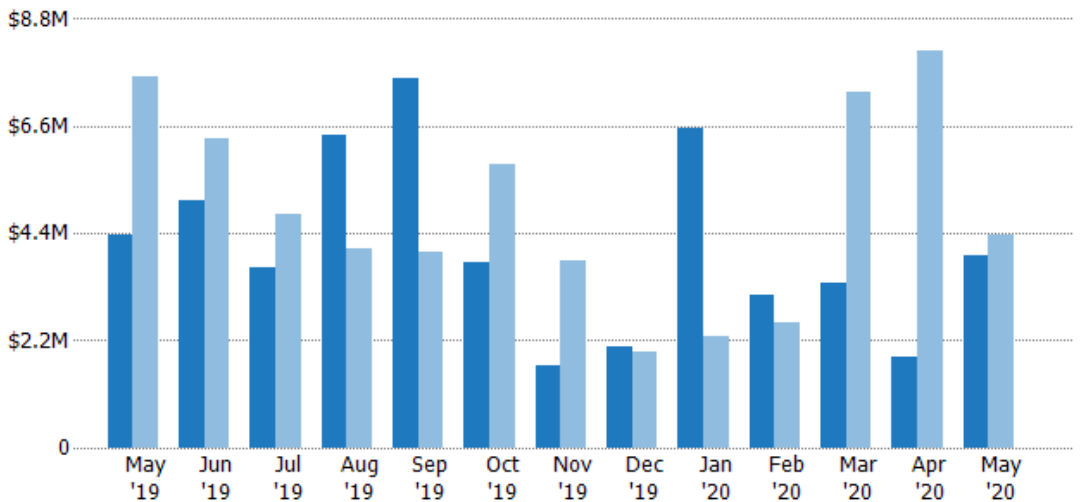
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Volume	% Chg.
May '20	\$3.95M	-9.7%
May '19	\$4.38M	-42.6%
May '18	\$7.63M	-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	\$4.38M	\$5.07M	\$3.71M	\$6.42M	\$7.59M	\$3.79M	\$1.68M	\$2.07M	\$6.56M	\$3.13M	\$3.38M	\$1.87M	\$3.95M
Prior Year	\$7.63M	\$6.34M	\$4.8M	\$4.1M	\$4.02M	\$5.82M	\$3.84M	\$1.97M	\$2.27M	\$2.57M	\$7.3M	\$8.16M	\$4.38M
Percent Change from Prior Year	-43%	-20%	-23%	57%	89%	-35%	-56%	5%	189%	22%	-54%	-77%	-10%

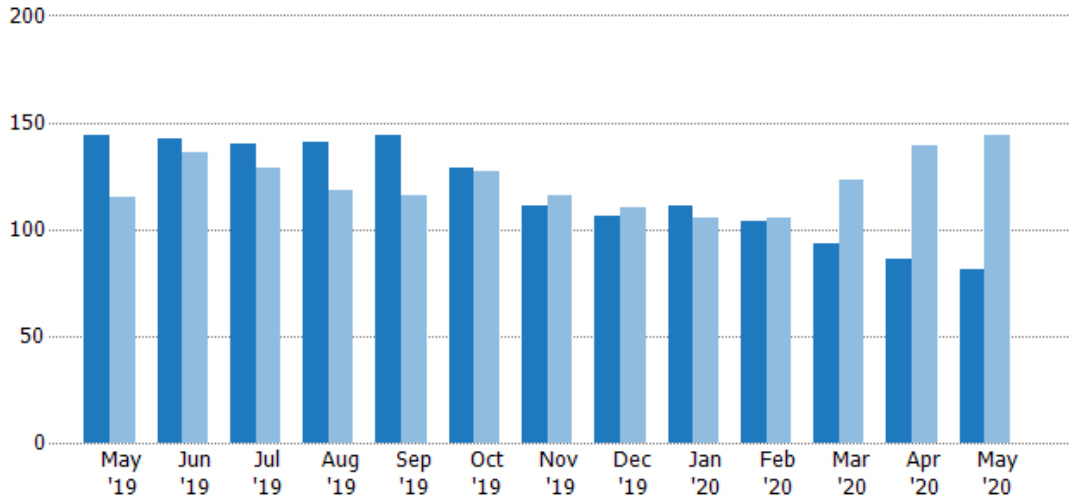
Active Listings

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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
Current Year	144	142	140	141	144	129	111	106	111	104	93	86	81
Prior Year	115	136	129	118	116	127	116	110	105	105	123	139	144
Percent Change from Prior Year	25%	4%	9%	19%	24%	2%	-4%	-4%	6%	-1%	-24%	-38%	-44%

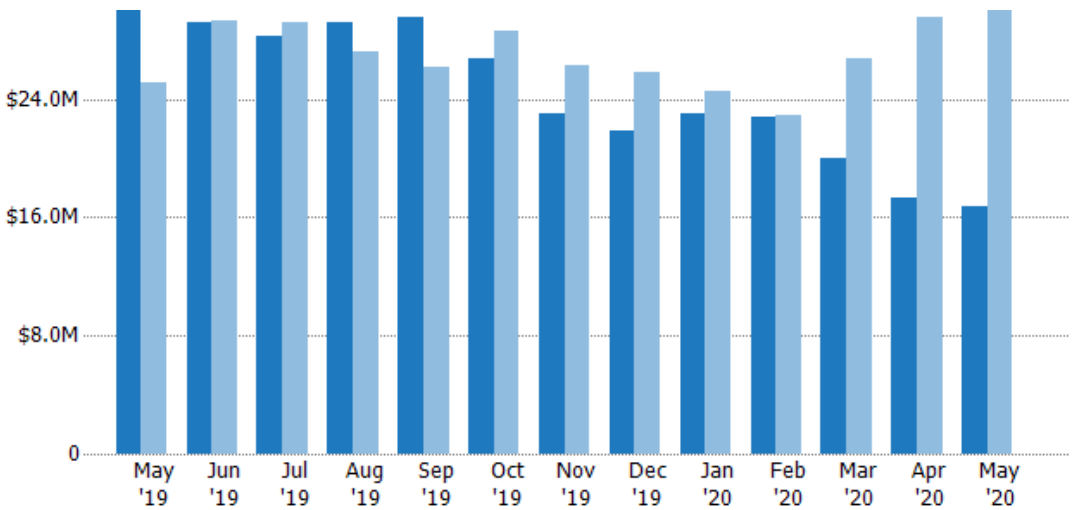
Active Listing Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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
Current Year	\$30M	\$29.2M	\$28.2M	\$29.2M	\$29.5M	\$26.8M	\$23.1M	\$21.8M	\$23M	\$22.8M	\$20M	\$17.3M	\$16.7M
Prior Year	\$25.1M	\$29.3M	\$29.1M	\$27.2M	\$26.2M	\$28.6M	\$26.3M	\$25.8M	\$24.5M	\$22.9M	\$26.8M	\$29.6M	\$30M
Percent Change from Prior Year	19%	0%	-3%	7%	13%	-6%	-12%	-15%	-6%	0%	-25%	-41%	-44%

Average Listing Price

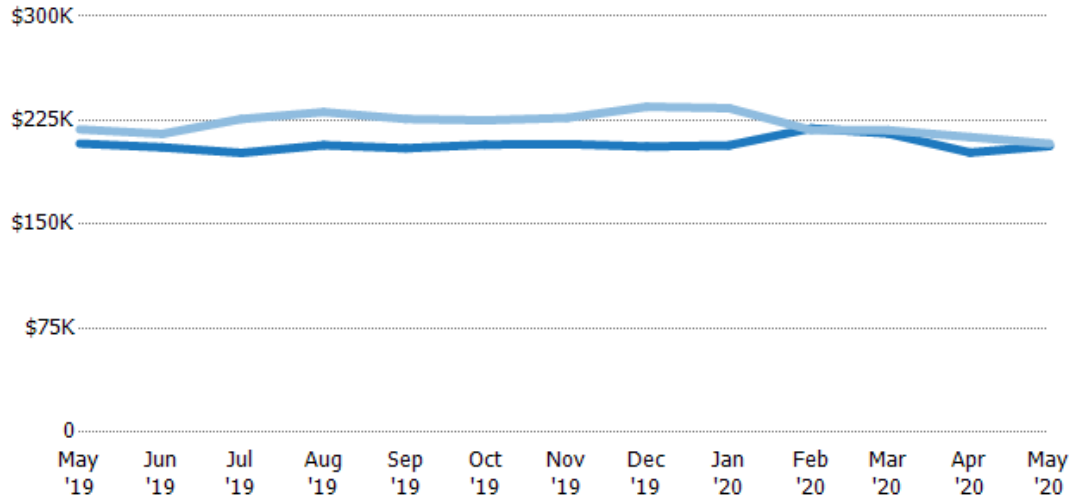
The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
May '20	\$206K	-0.8%
May '19	\$208K	-4.7%
May '18	\$218K	-1.3%



	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	\$208K	\$206K	\$201K	\$207K	\$205K	\$207K	\$208K	\$206K	\$207K	\$219K	\$216K	\$202K	\$206K
Prior Year	\$218K	\$215K	\$226K	\$231K	\$226K	\$225K	\$227K	\$235K	\$234K	\$218K	\$218K	\$213K	\$208K
Percent Change from Prior Year	-5%	-4%	-11%	-10%	-9%	-8%	-8%	-12%	-11%	1%	-1%	-5%	-1%

Median Listing Price

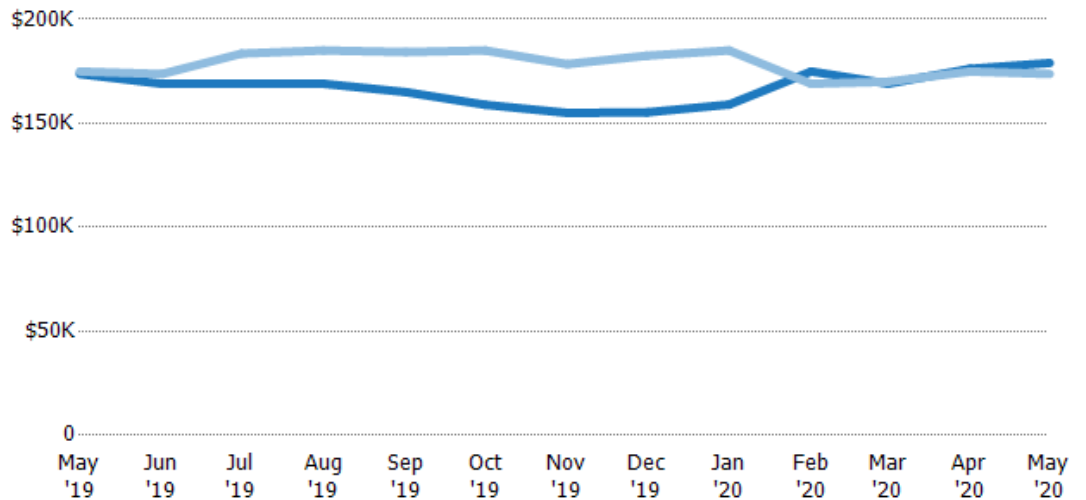
The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
May '20	\$179K	3.1%
May '19	\$174K	-0.7%
May '18	\$175K	-14.4%



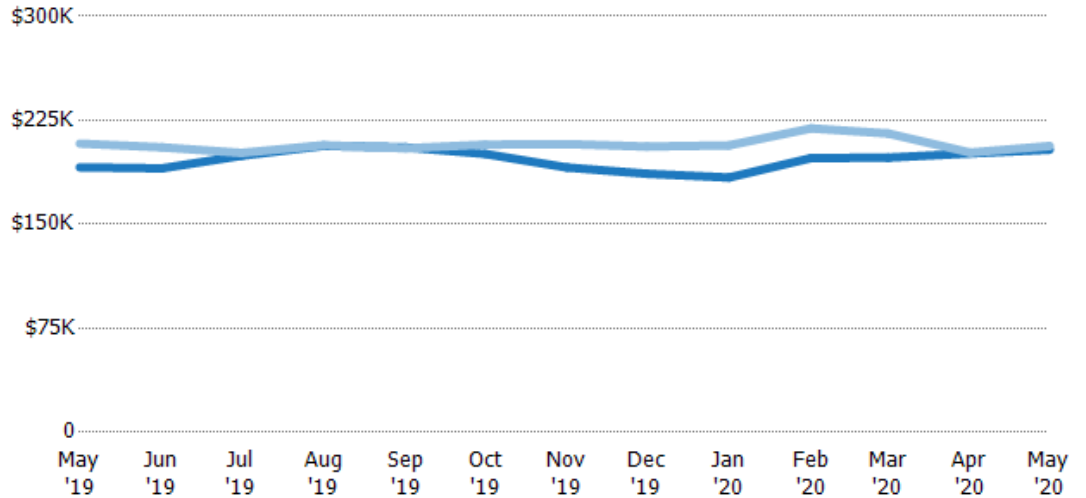
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$174K	\$169K	\$169K	\$169K	\$165K	\$159K	\$155K	\$155K	\$159K	\$175K	\$169K	\$176K	\$179K
Prior Year	\$175K	\$174K	\$184K	\$185K	\$184K	\$185K	\$178K	\$183K	\$185K	\$169K	\$170K	\$175K	\$174K
Percent Change from Prior Year	-1%	-3%	-8%	-9%	-10%	-14%	-13%	-15%	-14%	3%	-1%	1%	3%

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: Rutland, VT 05701, Rutland, VT 05702
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



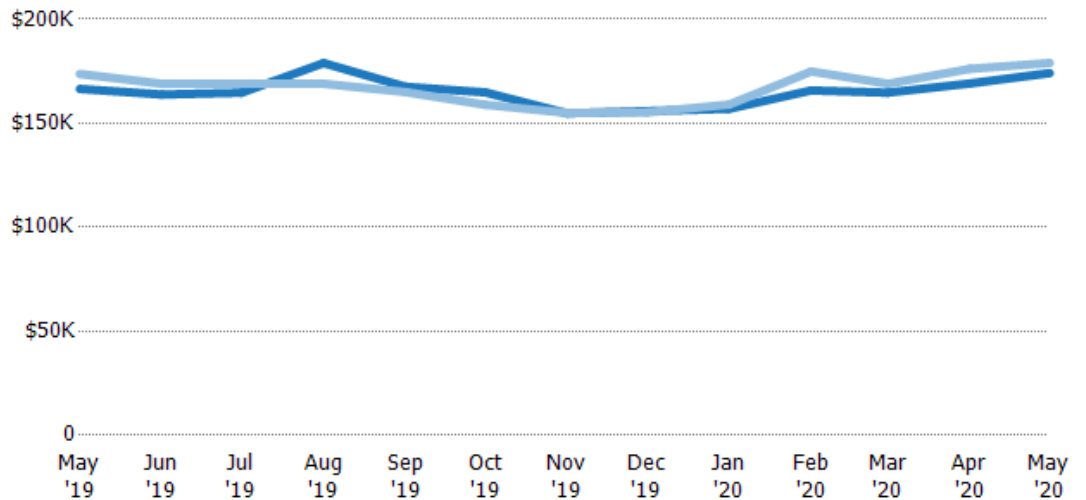
Avg Est Value	\$191K	\$190K	\$199K	\$207K	\$205K	\$201K	\$191K	\$186K	\$184K	\$198K	\$198K	\$201K	\$204K
Avg Listing Price	\$208K	\$206K	\$201K	\$207K	\$205K	\$207K	\$208K	\$206K	\$207K	\$219K	\$216K	\$202K	\$206K
Avg Listing Price as a % of Avg Est Value	109%	108%	101%	100%	100%	103%	109%	111%	113%	111%	109%	100%	101%

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: Rutland, VT 05701, Rutland, VT 05702
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



Median Est Value	\$167K	\$164K	\$165K	\$179K	\$168K	\$165K	\$155K	\$156K	\$157K	\$166K	\$165K	\$169K	\$174K
Median Listing Price	\$174K	\$169K	\$169K	\$169K	\$165K	\$159K	\$155K	\$155K	\$159K	\$175K	\$169K	\$176K	\$179K
Med Listing Price as a % of Med Est Value	104%	103%	103%	94%	98%	96%	100%	100%	101%	106%	103%	104%	103%

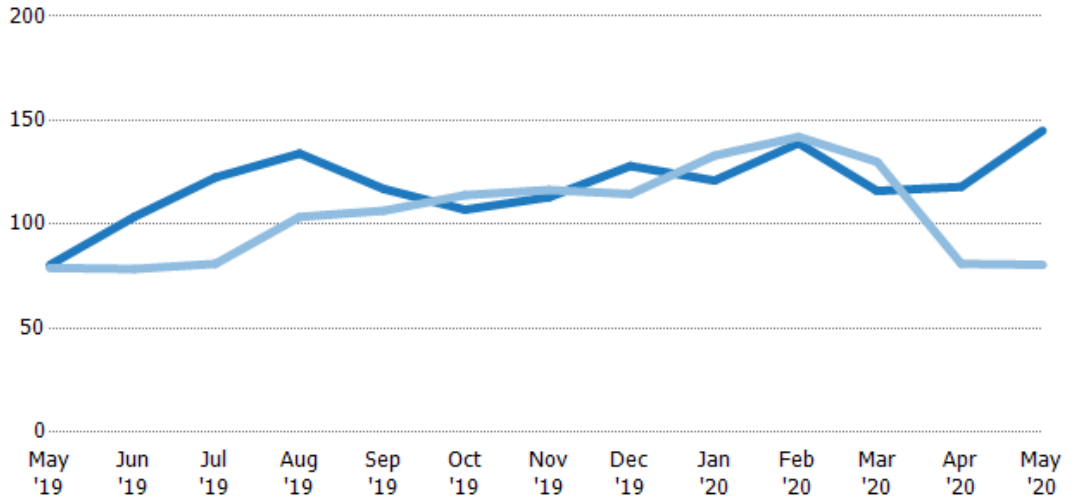
Median Days in RPR

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: Rutland, VT 05701, Rutland, VT 05702

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
Current Year	80.5	104	123	134	117	107	113	128	121	139	116	118	145
Prior Year	79	78.5	81	104	107	114	117	115	133	142	130	81	80.5
Percent Change from Prior Year	2%	32%	51%	29%	10%	-6%	-3%	12%	-9%	-2%	-11%	46%	80%

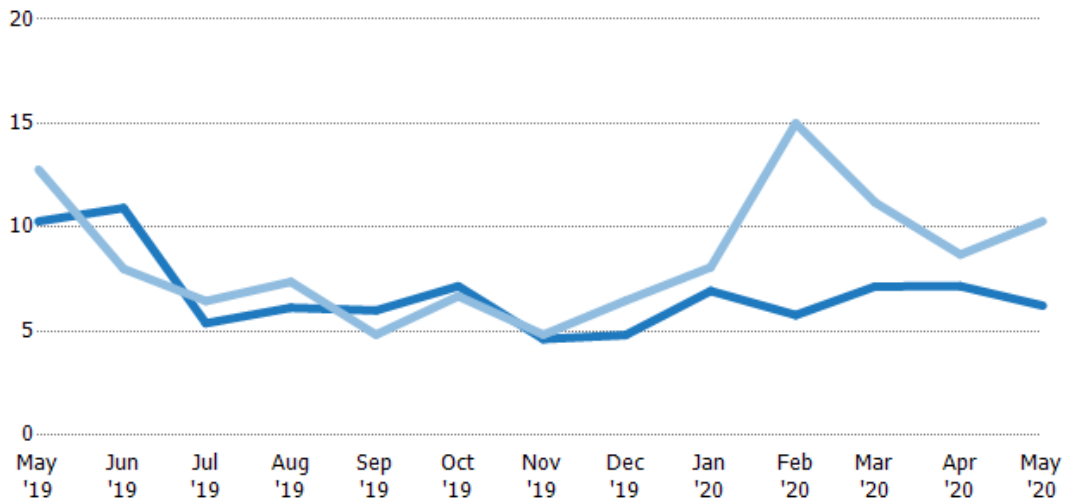
Months of Inventory

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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
Current Year	10.3	10.9	5.38	6.13	6	7.17	4.63	4.82	6.94	5.78	7.15	7.17	6.23
Prior Year	12.8	8	6.45	7.38	4.83	6.68	4.83	6.47	8.08	15	11.2	8.69	10.3
Percent Change from Prior Year	-20%	37%	-17%	-17%	24%	7%	-4%	-26%	-14%	-61%	-36%	-18%	-39%

Absorption Rate

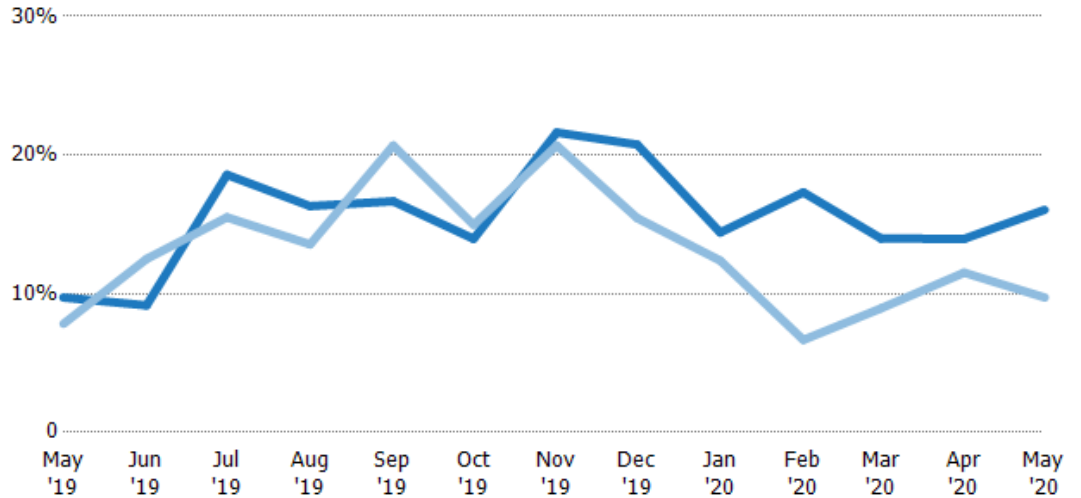
The percentage of inventory sold per month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Rate	Chg.
May '20	16%	-6.3%
May '19	10%	-1.9%
May '18	8%	15.2%



	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	10%	9%	19%	16%	17%	14%	22%	21%	14%	17%	14%	14%	16%
Prior Year	8%	13%	16%	14%	21%	15%	21%	15%	12%	7%	9%	12%	10%
Change from Prior Year	-2%	3%	-3%	-3%	4%	1%	-1%	-5%	-2%	-11%	-5%	-2%	-6%

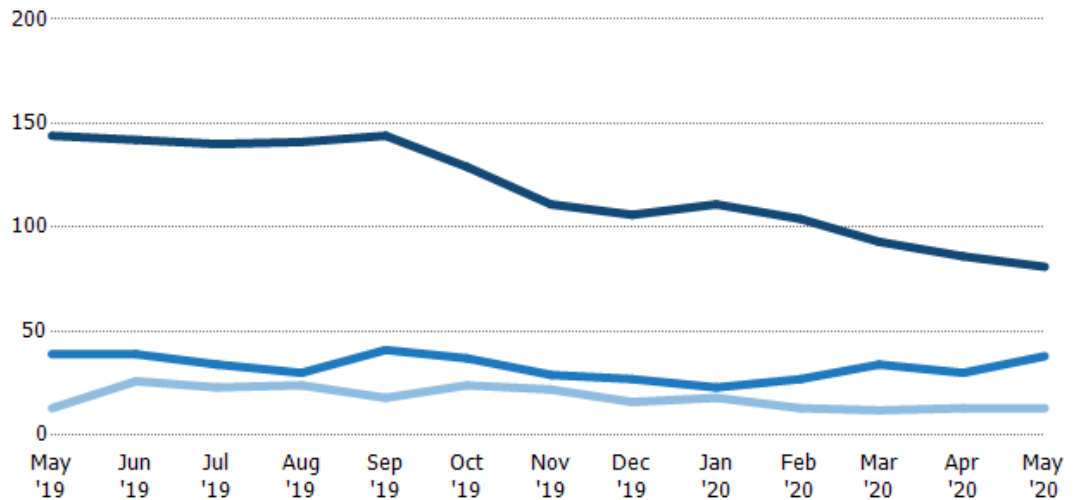
Active/Pending/Sold Units

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	144	142	140	141	144	129	111	106	111	104	93	86	81
Pending	39	39	34	30	41	37	29	27	23	27	34	30	38
Sold	13	26	23	24	18	24	22	16	18	13	12	13	13

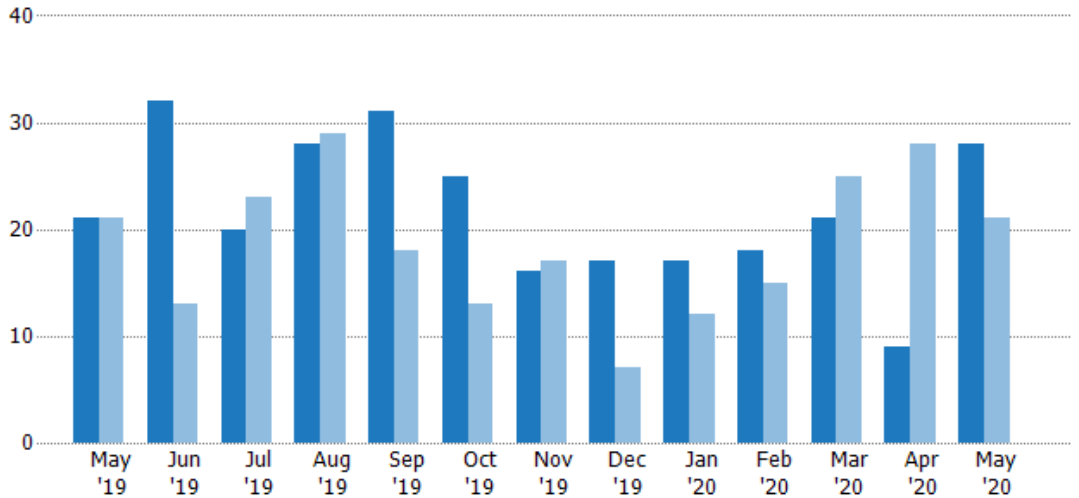
New Pending Sales

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Count	% Chg.
May '20	28	33.3%
May '19	21	0%
May '18	21	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	May '20
Current Year	21	32	20	28	31	25	16	17	17	18	21	9	28
Prior Year	21	13	23	29	18	13	17	7	12	15	25	28	21
Percent Change from Prior Year	0%	146%	-13%	-3%	72%	92%	-6%	143%	42%	20%	-16%	-68%	33%

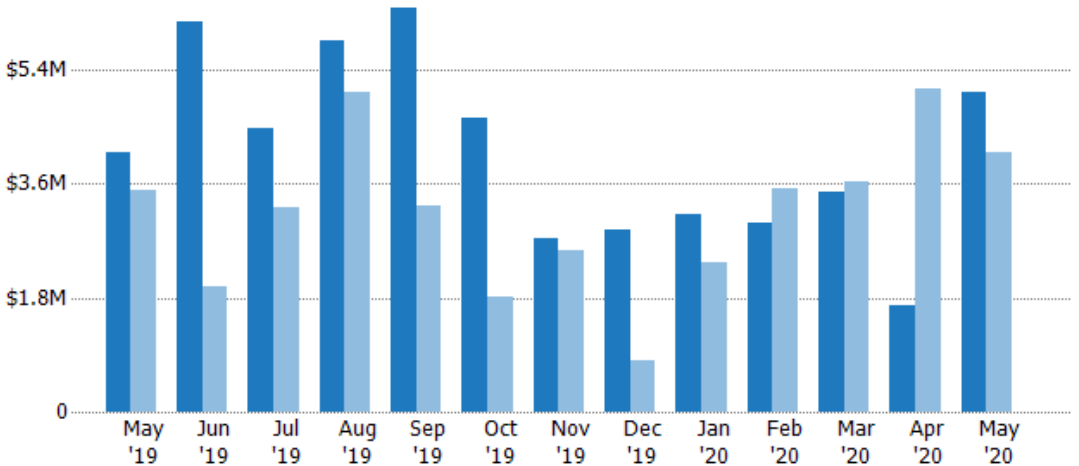
New Pending Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Volume	% Chg.
May '20	\$5.06M	23.5%
May '19	\$4.1M	17.1%
May '18	\$3.5M	53.5%

	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	\$4.1M	\$6.17M	\$4.49M	\$5.85M	\$6.38M	\$4.65M	\$2.73M	\$2.86M	\$3.13M	\$2.99M	\$3.46M	\$1.68M	\$5.06M
Prior Year	\$3.5M	\$1.97M	\$3.22M	\$5.04M	\$3.25M	\$1.83M	\$2.56M	\$816K	\$2.37M	\$3.52M	\$3.63M	\$5.09M	\$4.1M
Percent Change from Prior Year	17%	213%	39%	16%	97%	155%	6%	251%	32%	-15%	-5%	-67%	23%

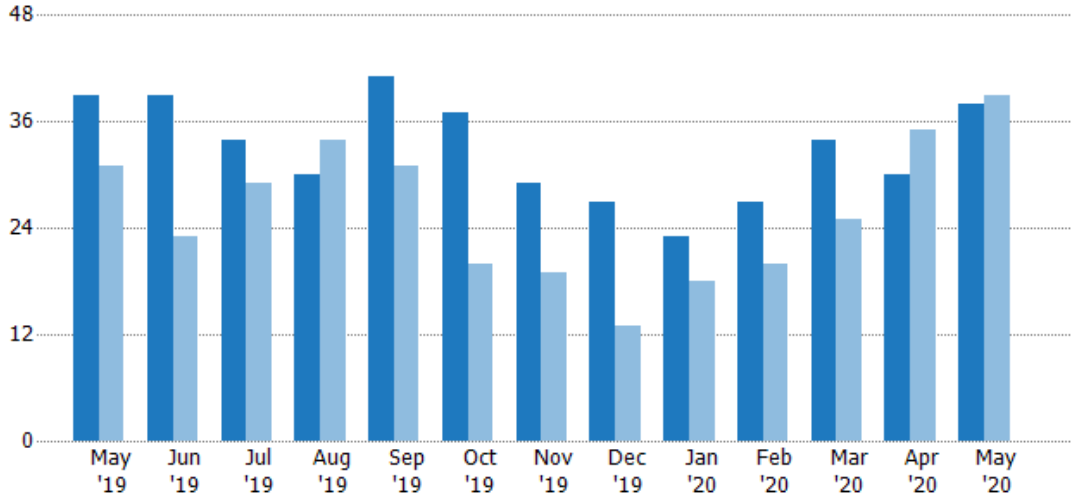
Pending Sales

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Count	% Chg.
May '20	38	-2.6%
May '19	39	25.8%
May '18	31	22.6%

	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	39	39	34	30	41	37	29	27	23	27	34	30	38
Prior Year	31	23	29	34	31	20	19	13	18	20	25	35	39
Percent Change from Prior Year	26%	70%	17%	-12%	32%	85%	53%	108%	28%	35%	36%	-14%	-3%

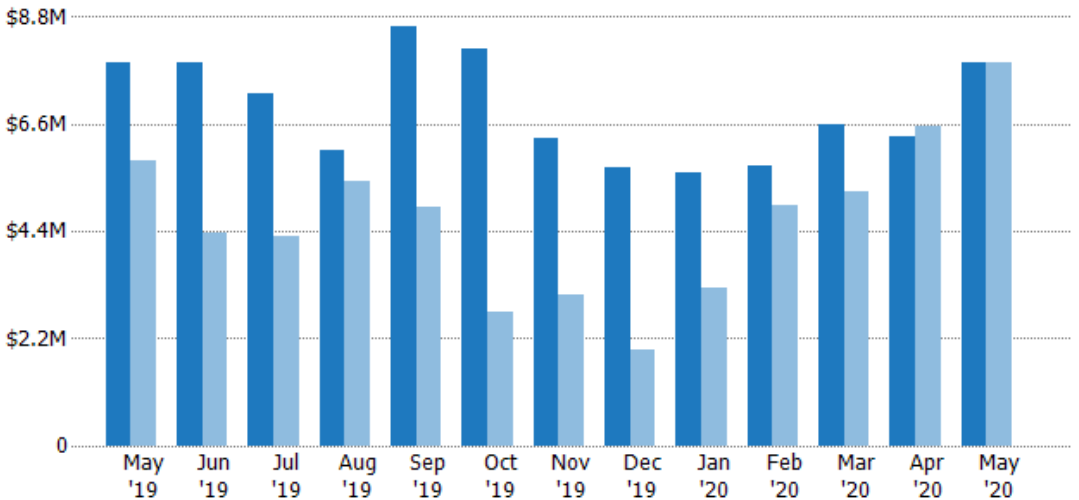
Pending Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Volume	% Chg.
May '20	\$7.85M	-0.2%
May '19	\$7.87M	34.8%
May '18	\$5.84M	42.2%

	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	\$7.87M	\$7.87M	\$7.22M	\$6.08M	\$8.6M	\$8.15M	\$6.31M	\$5.71M	\$5.59M	\$5.74M	\$6.6M	\$6.35M	\$7.85M
Prior Year	\$5.84M	\$4.36M	\$4.29M	\$5.44M	\$4.92M	\$2.74M	\$3.11M	\$1.96M	\$3.22M	\$4.95M	\$5.23M	\$6.55M	\$7.87M
Percent Change from Prior Year	35%	81%	68%	12%	75%	197%	102%	192%	73%	16%	26%	-3%	0%

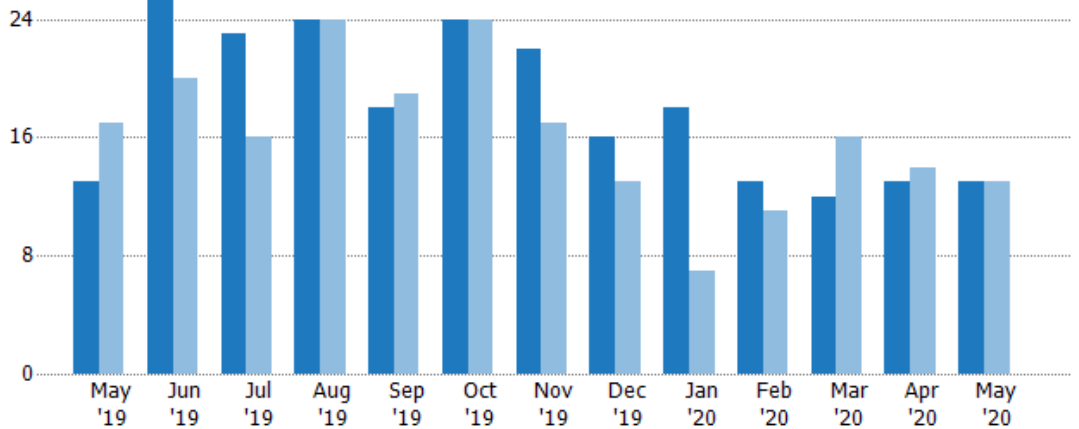
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Count	% Chg.
May '20	13	0%
May '19	13	-23.5%
May '18	17	-47.1%

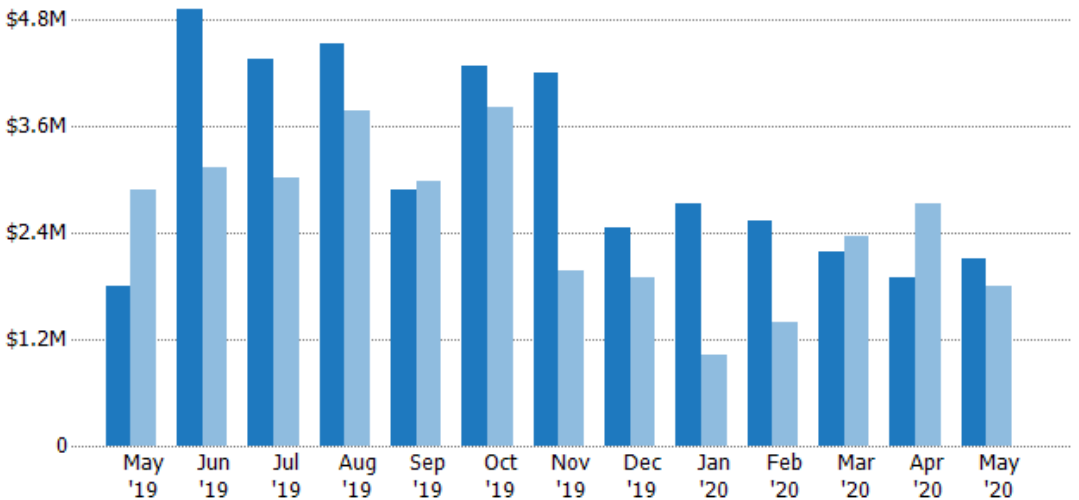
Closed Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Volume	% Chg.
May '20	\$2.1M	16.2%
May '19	\$1.81M	-37.2%
May '18	\$2.88M	-51.5%

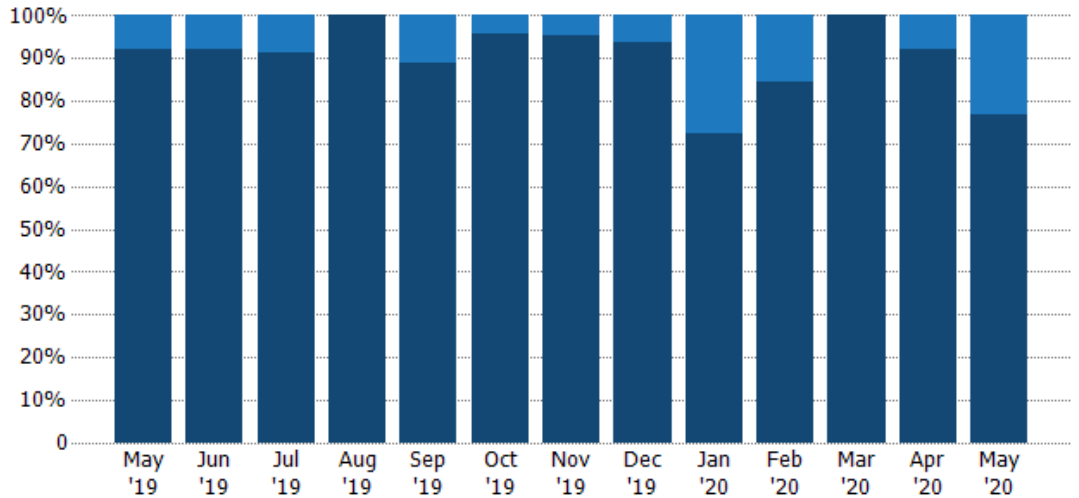
Closed Sales by Property Type

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Property Type	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
Condo/Townhouse	8%	8%	9%	-	11%	4%	5%	6%	28%	15%	-	8%	23%
Single Family Residence	92%	92%	91%	100%	89%	96%	95%	94%	72%	85%	100%	92%	77%

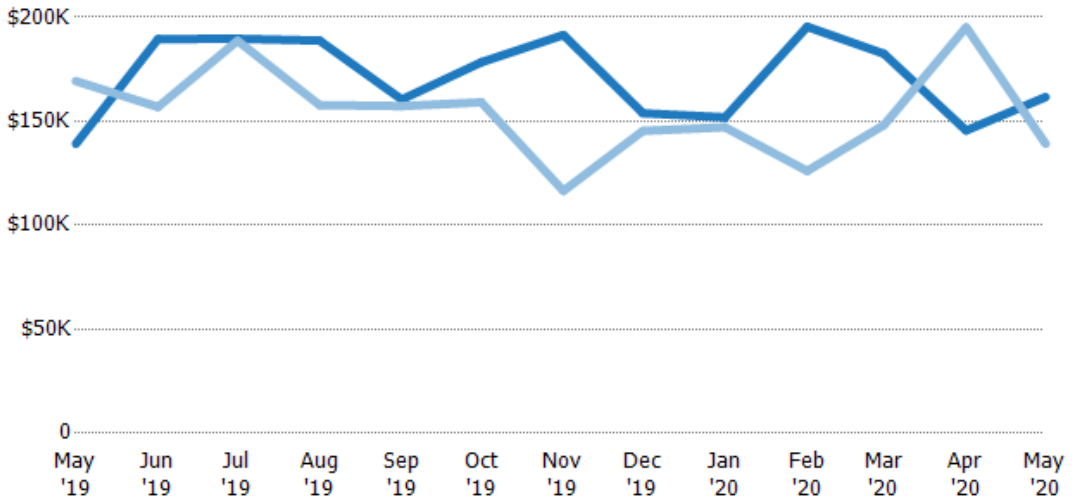
Average Sales Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Price	% Chg.
May '20	\$162K	16.2%
May '19	\$139K	-17.8%
May '18	\$169K	-8.4%

Property Type	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	\$139K	\$190K	\$190K	\$189K	\$160K	\$178K	\$191K	\$154K	\$152K	\$195K	\$182K	\$146K	\$162K
Prior Year	\$169K	\$157K	\$189K	\$158K	\$157K	\$159K	\$117K	\$145K	\$147K	\$126K	\$148K	\$195K	\$139K
Percent Change from Prior Year	-18%	21%	1%	20%	2%	12%	64%	6%	3%	55%	23%	-25%	16%

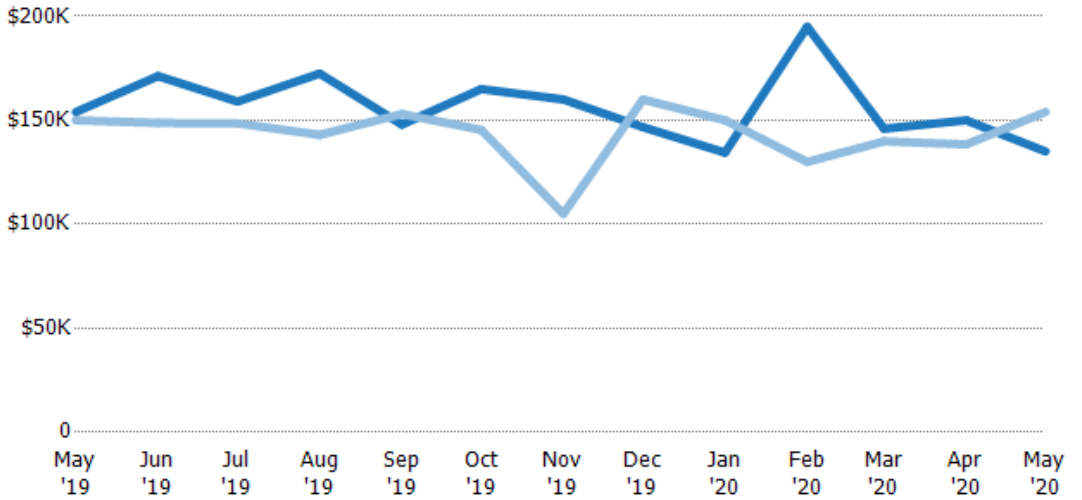
Median Sales Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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
Current Year	\$154K	\$171K	\$159K	\$172K	\$148K	\$165K	\$160K	\$147K	\$134K	\$195K	\$146K	\$150K	\$135K
Prior Year	\$150K	\$149K	\$149K	\$143K	\$153K	\$145K	\$105K	\$160K	\$150K	\$130K	\$140K	\$138K	\$154K
Percent Change from Prior Year	3%	15%	7%	21%	-3%	13%	52%	-8%	-10%	50%	4%	8%	-12%

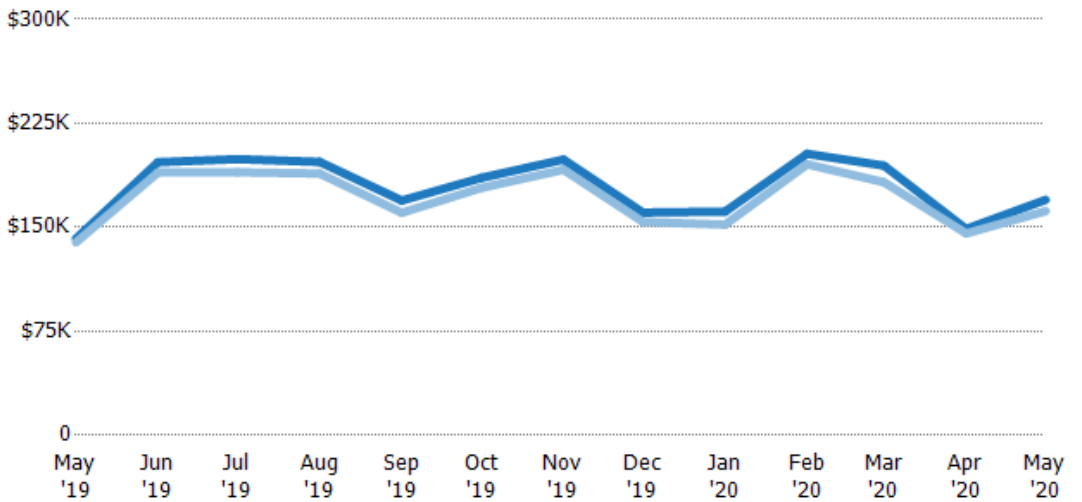
Average Sales Price vs Average Listing Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



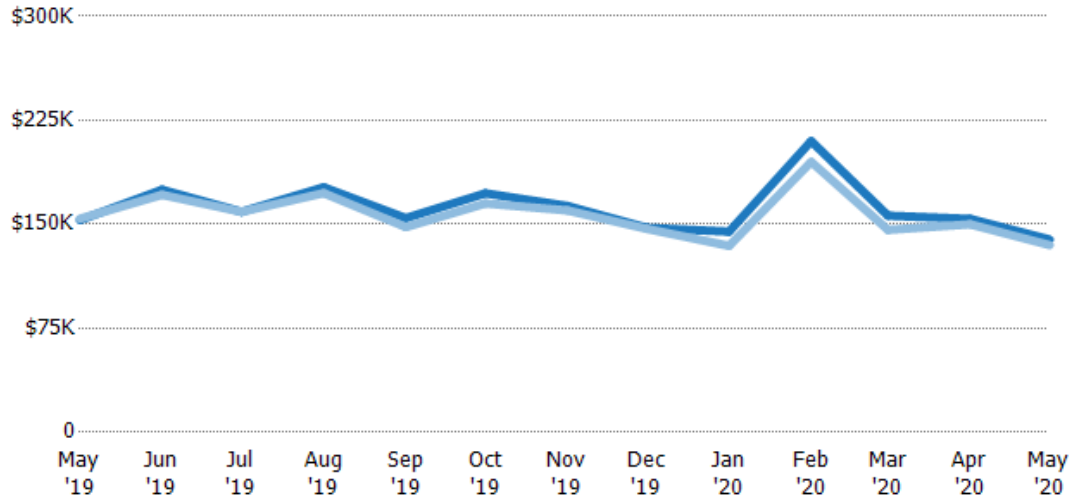
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$142K	\$197K	\$199K	\$197K	\$169K	\$186K	\$199K	\$161K	\$161K	\$203K	\$194K	\$149K	\$170K
Avg Sales Price	\$139K	\$190K	\$190K	\$189K	\$160K	\$178K	\$191K	\$154K	\$152K	\$195K	\$182K	\$146K	\$162K
Avg Sales Price as a % of Avg List Price	98%	96%	95%	96%	95%	96%	96%	96%	94%	96%	94%	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: Rutland, VT 05701, Rutland, VT 05702
 Property Type: Condo/Townhouse/Apt, Single Family Residence



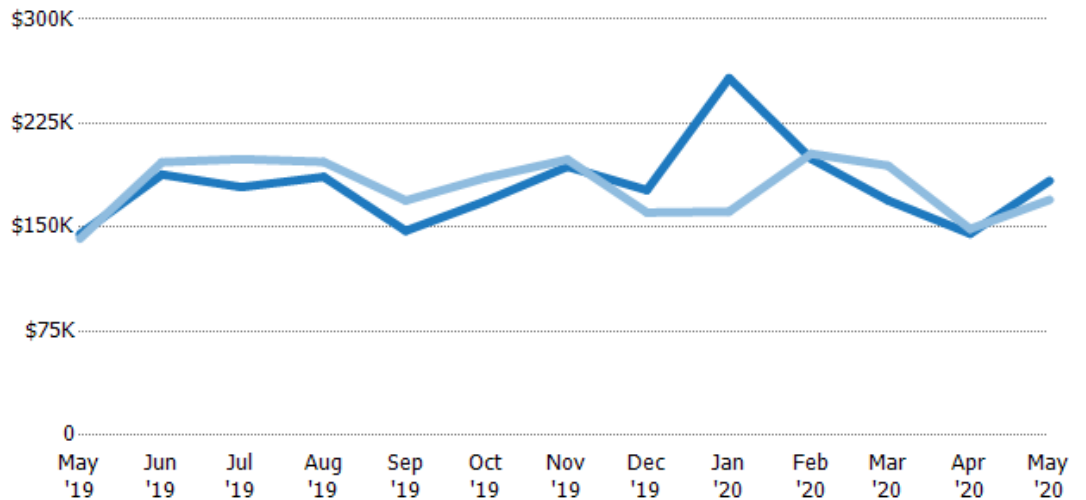
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median List Price	\$153K	\$175K	\$159K	\$177K	\$154K	\$172K	\$163K	\$147K	\$145K	\$210K	\$156K	\$154K	\$139K
Median Sales Price	\$154K	\$171K	\$159K	\$172K	\$148K	\$165K	\$160K	\$147K	\$134K	\$195K	\$146K	\$150K	\$135K
Med Sales Price as a % of Med List Price	101%	98%	100%	98%	96%	96%	98%	99%	93%	93%	93%	97%	97%

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: Rutland, VT 05701, Rutland, VT 05702
 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	\$145K	\$188K	\$179K	\$186K	\$147K	\$169K	\$194K	\$177K	\$258K	\$199K	\$169K	\$145K	\$184K
Avg Sales Price	\$142K	\$197K	\$199K	\$197K	\$169K	\$186K	\$199K	\$161K	\$161K	\$203K	\$194K	\$149K	\$170K
Avg Sales Price as a % of Avg Est Value	98%	105%	111%	106%	115%	110%	103%	91%	63%	102%	115%	102%	93%

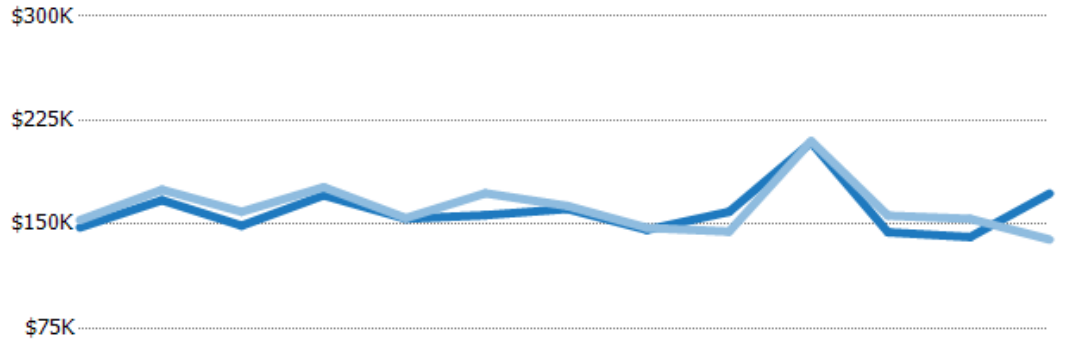
Median Sales Price vs Median Est Value

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$148K	\$167K	\$149K	\$171K	\$154K	\$157K	\$161K	\$146K	\$159K	\$209K	\$144K	\$141K	\$172K
Median Sales Price	\$153K	\$175K	\$159K	\$177K	\$154K	\$172K	\$163K	\$147K	\$145K	\$210K	\$156K	\$154K	\$139K
Med Sales Price as a % of Med Est Value	104%	105%	107%	103%	100%	110%	101%	101%	91%	100%	108%	109%	81%