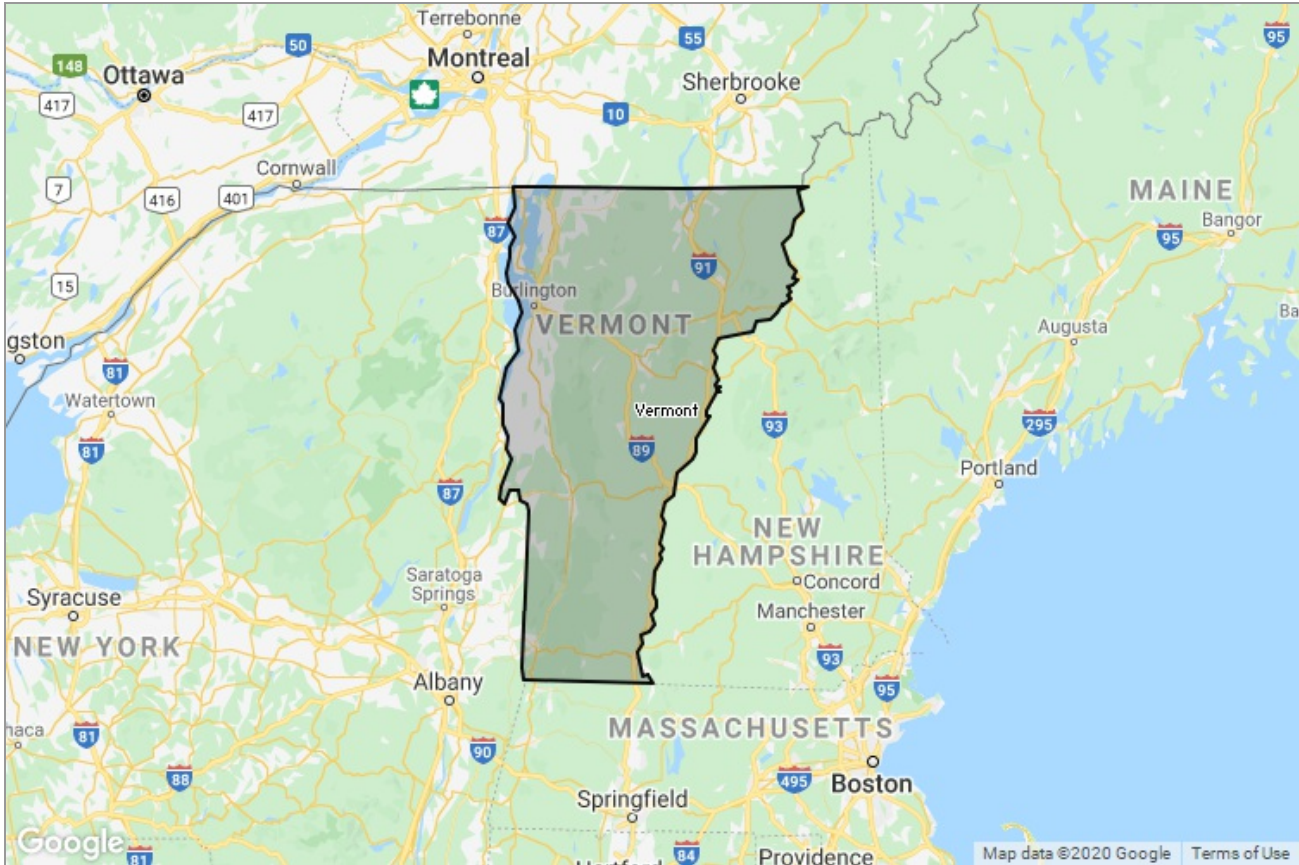




MARKET DATA REPORT

Vermont May Indicators Report



Report Characteristics

Report Name:
Vermont May Indicators Report

Report Date Range:
5/2019 – 5/2020

Filters Used:
Property Type, Location

Avg/Med: Both

Run Date: 06/16/2020

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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	939	1,337	-29.8%	3,188	4,138	-23%
New Listing Volume	\$357,210,094	\$430,837,963	-17.1%	\$1,128,519,083	\$1,309,536,484	-13.8%
Active Listing Count	2,941	4,676	-37.1%	N/A	N/A	
Active Listing Volume	\$1,315,077,731	\$1,747,737,602	-24.8%	N/A	N/A	
Average Listing Price	\$447,153	\$373,768	+19.6%	\$417,868	\$376,058	+11.1%
Median Listing Price	\$305,000	\$269,900	+13%	\$285,633	\$268,554	+6.4%
Median Days in RPR	142	135	+5.2%	171.27	177.42	-3.5%
Months of Inventory	7.9	8.8	-10.2%	7.1	9.8	-27.6%
Absorption Rate	12.65%	11.36%	+1.3%	14.08%	10.19%	+3.9%
Sales Activity Charts Metrics						
New Pending Sales Count	983	893	+10.1%	3,314	3,377	-1.9%
New Pending Sales Volume	\$307,649,456	\$257,576,311	+19.4%	\$974,269,239	\$953,015,749	+2.2%
Pending Sales Count	1,396	1,223	+14.1%	N/A	N/A	
Pending Sales Volume	\$427,267,945	\$363,032,627	+17.7%	N/A	N/A	
Closed Sales Count	437	658	-33.6%	2,094	2,316	-9.6%
Closed Sales Volume	\$118,582,650	\$190,072,380	-37.6%	\$581,042,729	\$619,256,635	-6.2%
Average Sales Price	\$271,356	\$288,864	-6.1%	\$277,480	\$267,382	+3.8%
Median Sales Price	\$237,500	\$240,000	-1%	\$233,325	\$223,406	+4.4%

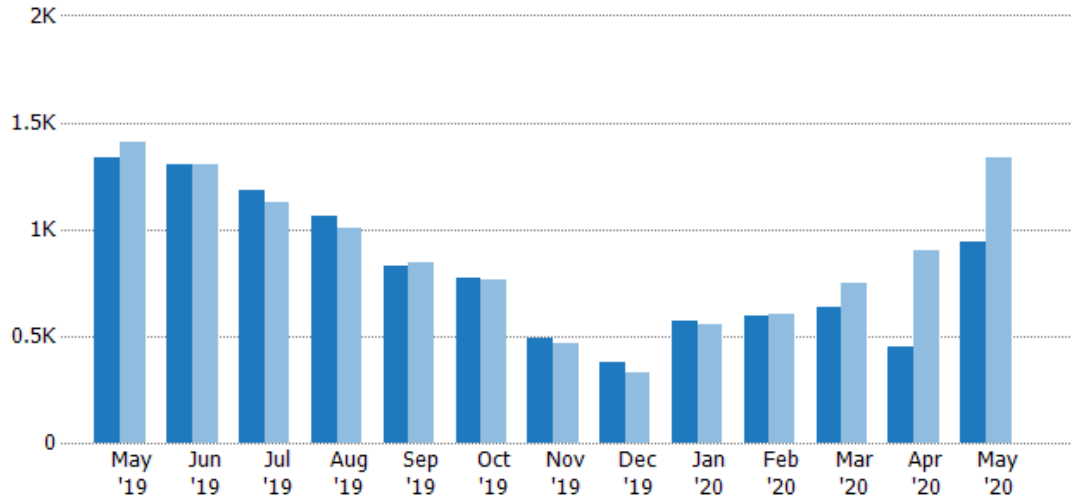
New Listings

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.
May '20	939	-29.8%
May '19	1.34K	-5.1%
May '18	1.41K	6.5%



Current Year	1.34K	1.3K	1.19K	1.06K	826	768	486	376	567	598	633	451	939
Prior Year	1.41K	1.3K	1.12K	1K	846	765	462	331	554	601	745	901	1.34K
Percent Change from Prior Year	-5%	0%	6%	6%	-2%	0%	5%	14%	2%	0%	-15%	-50%	-30%

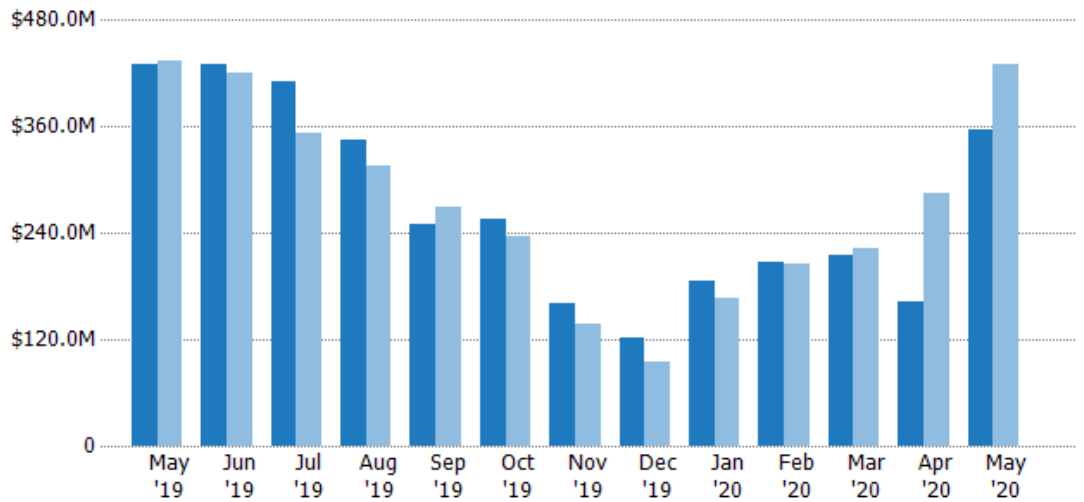
New Listing Volume

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.
May '20	\$357M	-17.1%
May '19	\$431M	-0.9%
May '18	\$435M	10.8%



Current Year	\$431M	\$431M	\$411M	\$344M	\$249M	\$256M	\$162M	\$121M	\$187M	\$207M	\$215M	\$163M	\$357M
Prior Year	\$435M	\$420M	\$353M	\$317M	\$269M	\$237M	\$137M	\$94.1M	\$167M	\$205M	\$223M	\$284M	\$431M
Percent Change from Prior Year	-1%	3%	16%	9%	-7%	8%	18%	29%	12%	1%	-4%	-43%	-17%

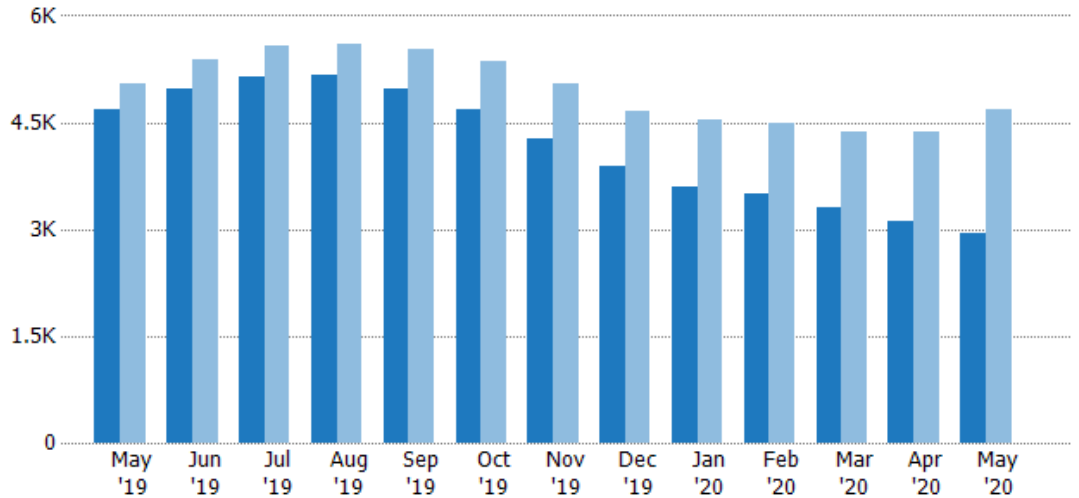
Active Listings

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.
May '20	2.94K	-37.1%
May '19	4.68K	-7.5%
May '18	5.05K	5.5%



Current Year	4.68K	4.96K	5.13K	5.16K	4.98K	4.69K	4.26K	3.88K	3.6K	3.5K	3.3K	3.1K	2.94K
Prior Year	5.05K	5.39K	5.58K	5.6K	5.52K	5.35K	5.05K	4.66K	4.54K	4.49K	4.37K	4.38K	4.68K
Percent Change from Prior Year	-7%	-8%	-8%	-8%	-10%	-12%	-16%	-17%	-21%	-22%	-24%	-29%	-37%

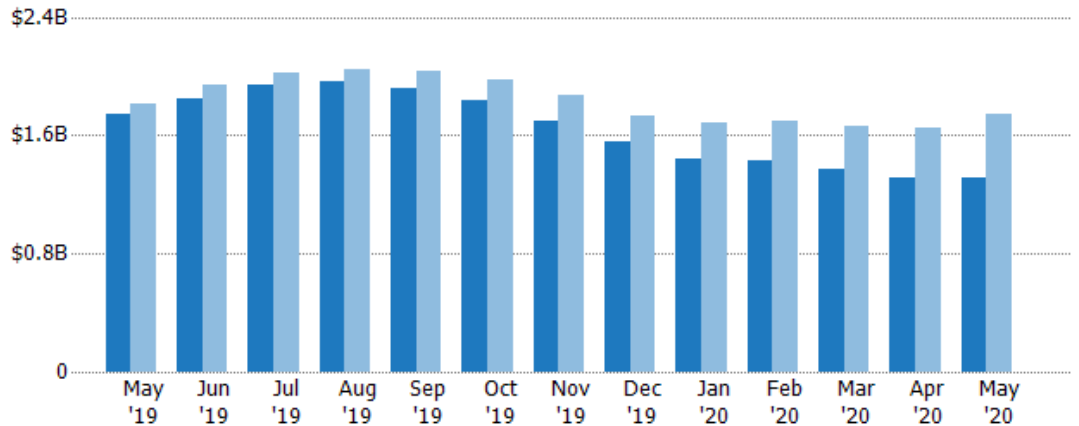
Active Listing Volume

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.
May '20	\$1.32B	-24.8%
May '19	\$1.75B	-3.4%
May '18	\$1.81B	2.5%



Current Year	\$1.75B	\$1.85B	\$1.95B	\$1.97B	\$1.92B	\$1.83B	\$1.7B	\$1.56B	\$1.45B	\$1.43B	\$1.37B	\$1.31B	\$1.32B
Prior Year	\$1.81B	\$1.94B	\$2.02B	\$2.04B	\$2.03B	\$1.98B	\$1.88B	\$1.73B	\$1.69B	\$1.7B	\$1.66B	\$1.65B	\$1.75B
Percent Change from Prior Year	-3%	-5%	-4%	-4%	-6%	-7%	-9%	-10%	-14%	-16%	-17%	-21%	-25%

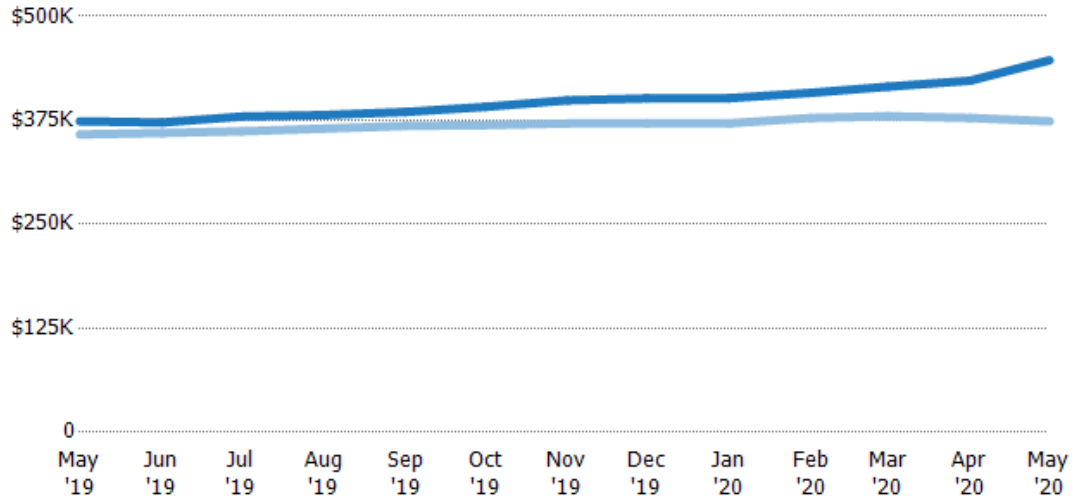
Average Listing Price

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.
May '20	\$447K	19.6%
May '19	\$374K	4.4%
May '18	\$358K	-2.9%



Current Year	\$374K	\$372K	\$379K	\$381K	\$385K	\$391K	\$399K	\$401K	\$402K	\$408K	\$415K	\$423K	\$447K
Prior Year	\$358K	\$360K	\$362K	\$365K	\$368K	\$369K	\$371K	\$371K	\$371K	\$378K	\$380K	\$378K	\$374K
Percent Change from Prior Year	4%	4%	5%	4%	5%	6%	7%	8%	8%	8%	9%	12%	20%

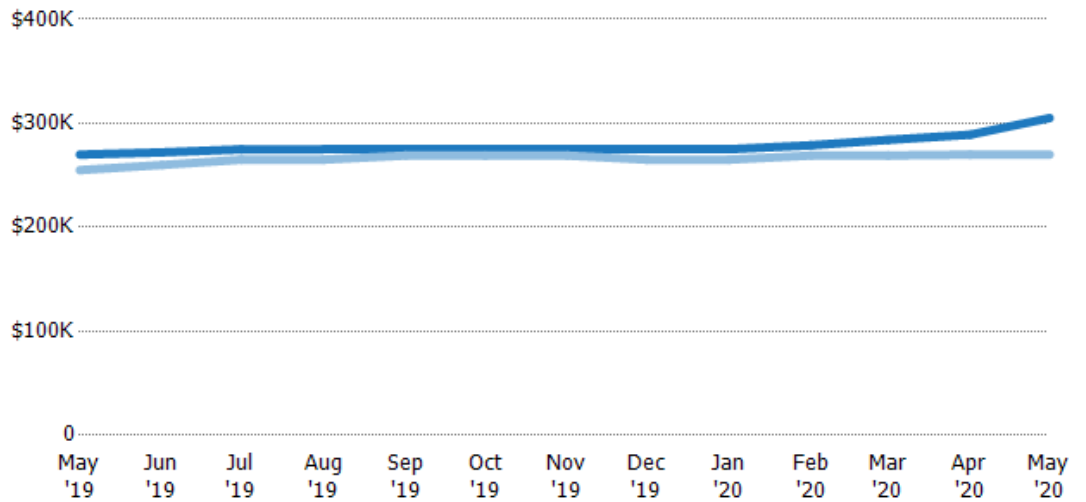
Median Listing Price

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.
May '20	\$305K	13%
May '19	\$270K	5.9%
May '18	\$255K	-5.9%



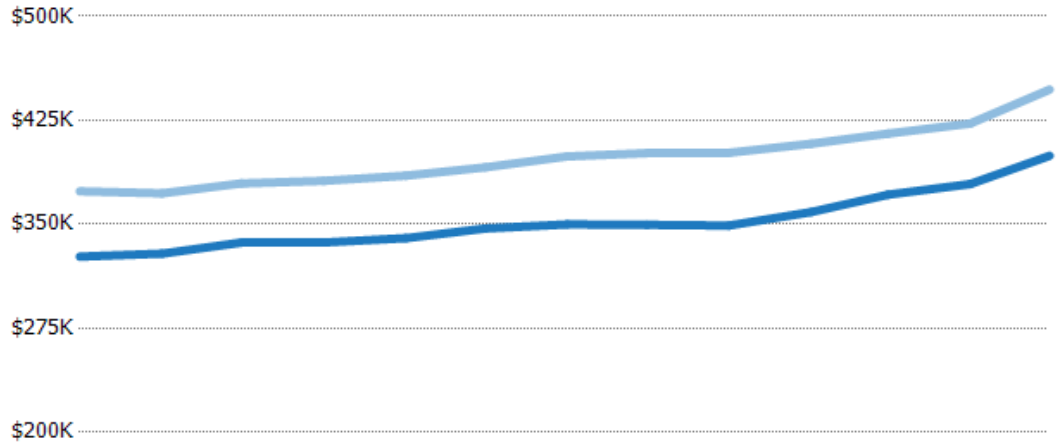
Current Year	\$270K	\$272K	\$275K	\$275K	\$275K	\$275K	\$275K	\$275K	\$275K	\$279K	\$284K	\$289K	\$305K
Prior Year	\$255K	\$260K	\$265K	\$265K	\$269K	\$269K	\$269K	\$265K	\$265K	\$269K	\$269K	\$270K	\$270K
Percent Change from Prior Year	6%	5%	4%	4%	2%	2%	2%	4%	4%	4%	6%	7%	13%

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



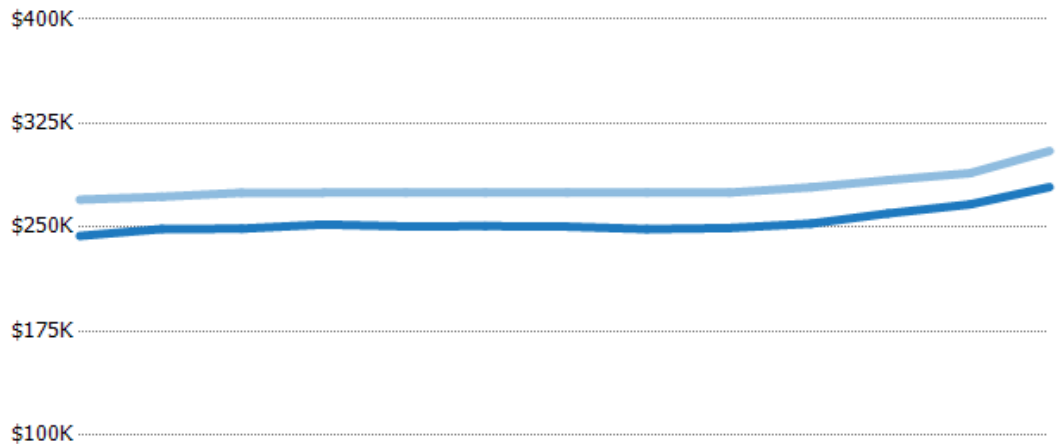
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$327K	\$329K	\$337K	\$337K	\$340K	\$347K	\$350K	\$350K	\$349K	\$359K	\$371K	\$379K	\$399K
Avg Listing Price	\$374K	\$372K	\$379K	\$381K	\$385K	\$391K	\$399K	\$401K	\$402K	\$408K	\$415K	\$423K	\$447K
Avg Listing Price as a % of Avg Est Value	114%	113%	113%	113%	113%	113%	114%	115%	115%	114%	112%	112%	112%

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



	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	\$244K	\$249K	\$249K	\$252K	\$251K	\$251K	\$250K	\$249K	\$249K	\$253K	\$260K	\$267K	\$279K
Median Listing Price	\$270K	\$272K	\$275K	\$275K	\$275K	\$275K	\$275K	\$275K	\$275K	\$279K	\$284K	\$289K	\$305K
Med Listing Price as a % of Med Est Value	111%	109%	110%	109%	110%	110%	110%	111%	110%	110%	109%	108%	109%

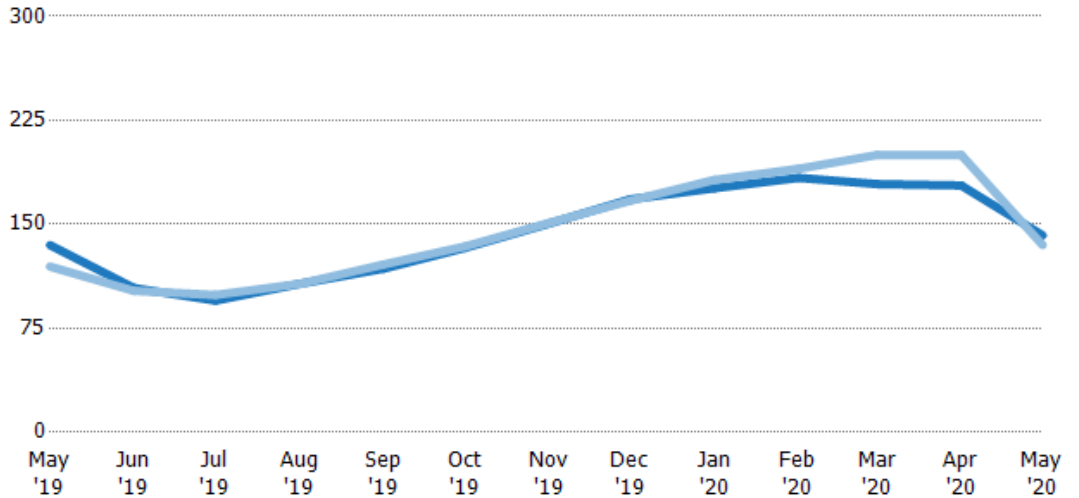
Median Days in RPR

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.
May '20	142	5.2%
May '19	135	13%
May '18	120	2.1%



Current Year	135	104	95	107	118	133	151	168	176	184	179	178	142
Prior Year	120	102	99	107	121	134	151	167	182	190	200	200	135
Percent Change from Prior Year	13%	2%	-4%	0%	-2%	-1%	0%	1%	-3%	-3%	-11%	-11%	5%

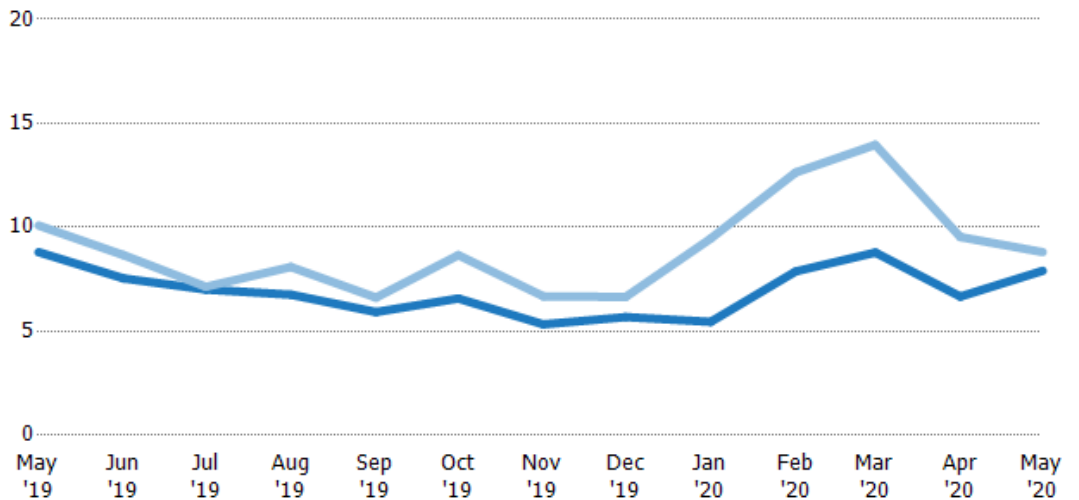
Months of Inventory

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.
May '20	7.91	-10.2%
May '19	8.81	-12.7%
May '18	10.1	30.8%



Current Year	8.81	7.54	7.01	6.76	5.93	6.58	5.33	5.68	5.45	7.88	8.79	6.67	7.91
Prior Year	10.1	8.66	7.14	8.09	6.62	8.66	6.68	6.65	9.46	12.6	14	9.53	8.81
Percent Change from Prior Year	-13%	-13%	-2%	-16%	-10%	-24%	-20%	-15%	-42%	-38%	-37%	-30%	-10%

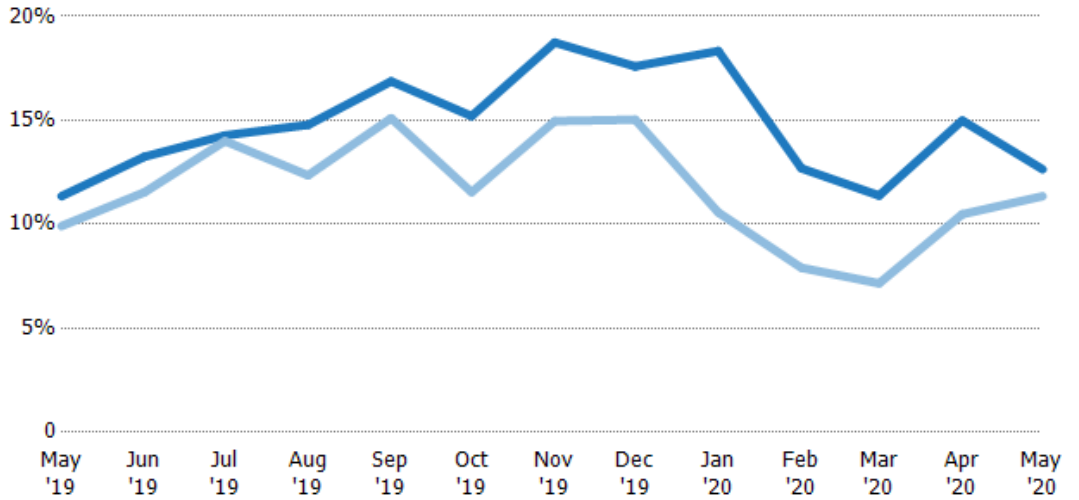
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
May '20	13%	-1.3%
May '19	11%	-1.4%
May '18	10%	-23.6%



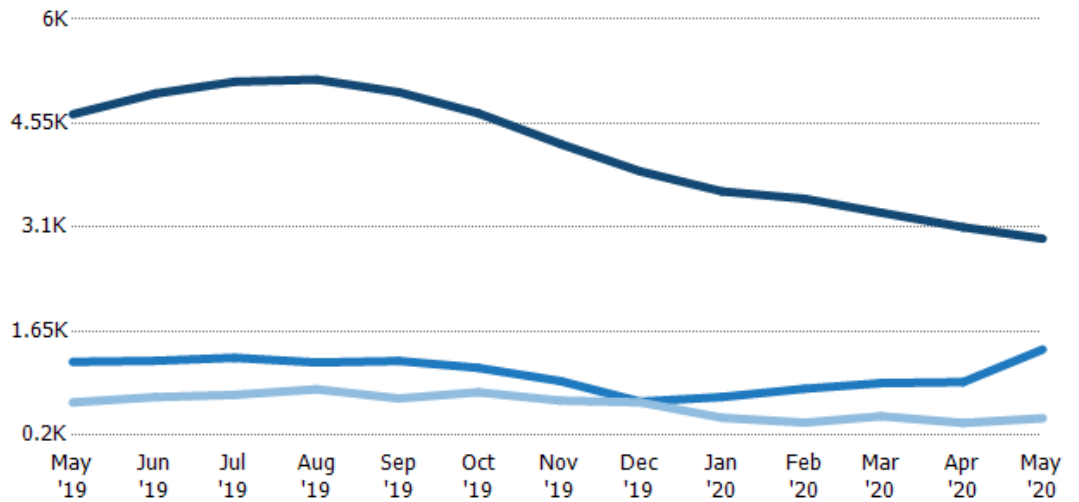
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	11%	13%	14%	15%	17%	15%	19%	18%	18%	13%	11%	15%	13%
Prior Year	10%	12%	14%	12%	15%	12%	15%	15%	11%	8%	7%	10%	11%
Change from Prior Year	-1%	-2%	0%	-2%	-2%	-4%	-4%	-3%	-8%	-5%	-4%	-5%	-1%

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



	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	4.68K	4.96K	5.13K	5.16K	4.98K	4.69K	4.26K	3.88K	3.6K	3.5K	3.3K	3.1K	2.94K
Pending	1.22K	1.24K	1.28K	1.21K	1.24K	1.14K	956	669	733	848	927	942	1.4K
Sold	658	732	763	841	713	799	683	660	444	376	465	372	437

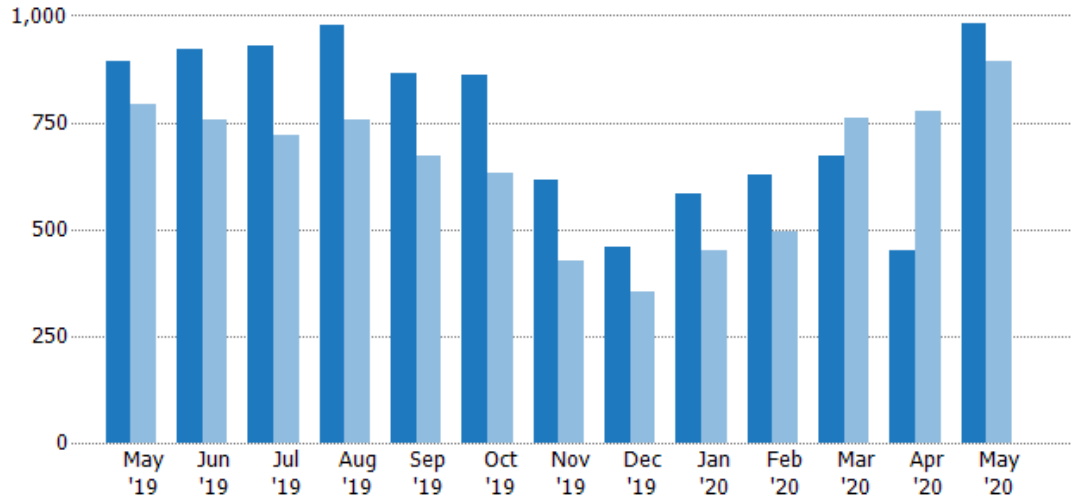
New Pending Sales

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.
May '20	983	10.1%
May '19	893	12.9%
May '18	791	-1.1%



Current Year	893	921	928	978	863	862	616	459	582	627	671	451	983
Prior Year	791	756	718	757	673	632	425	355	451	495	760	778	893
Percent Change from Prior Year	13%	22%	29%	29%	28%	36%	45%	29%	29%	27%	-12%	-42%	10%

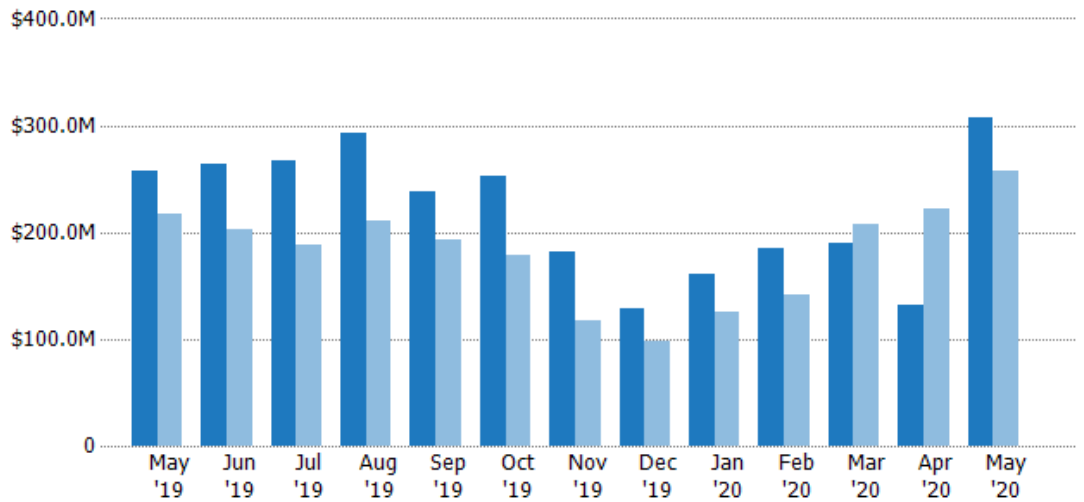
New Pending Sales Volume

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.
May '20	\$308M	19.4%
May '19	\$258M	19%
May '18	\$216M	-2.8%



Current Year	\$258M	\$264M	\$267M	\$293M	\$238M	\$253M	\$182M	\$129M	\$161M	\$185M	\$190M	\$131M	\$308M
Prior Year	\$216M	\$203M	\$188M	\$210M	\$193M	\$179M	\$118M	\$97.9M	\$125M	\$141M	\$208M	\$221M	\$258M
Percent Change from Prior Year	19%	30%	42%	40%	23%	41%	54%	32%	29%	31%	-9%	-41%	19%

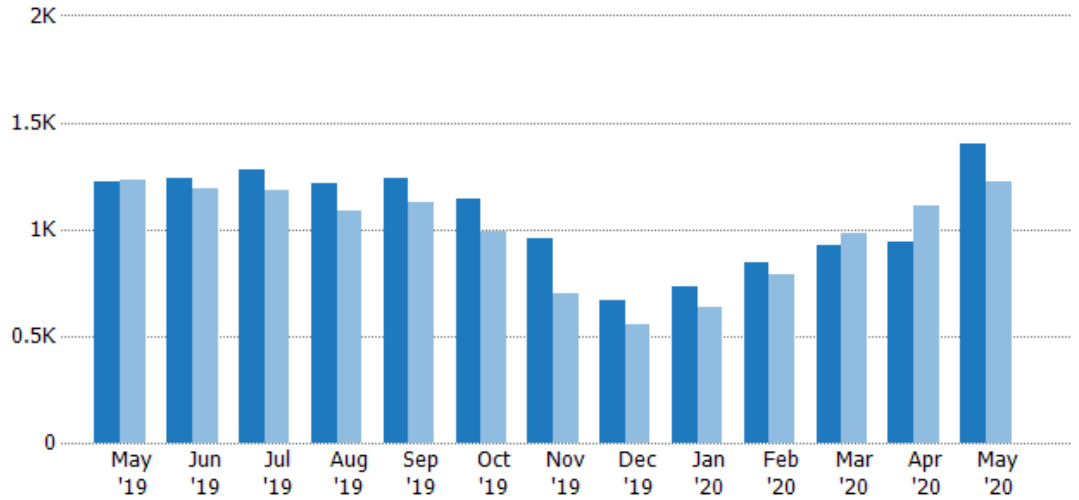
Pending Sales

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.
May '20	1.4K	14.1%
May '19	1.22K	-0.9%
May '18	1.23K	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	1.22K	1.24K	1.28K	1.21K	1.24K	1.14K	956	669	733	848	927	942	1.4K
Prior Year	1.23K	1.19K	1.18K	1.09K	1.13K	990	700	558	638	790	980	1.11K	1.22K
Percent Change from Prior Year	-1%	4%	8%	11%	9%	15%	37%	20%	15%	7%	-5%	-15%	14%

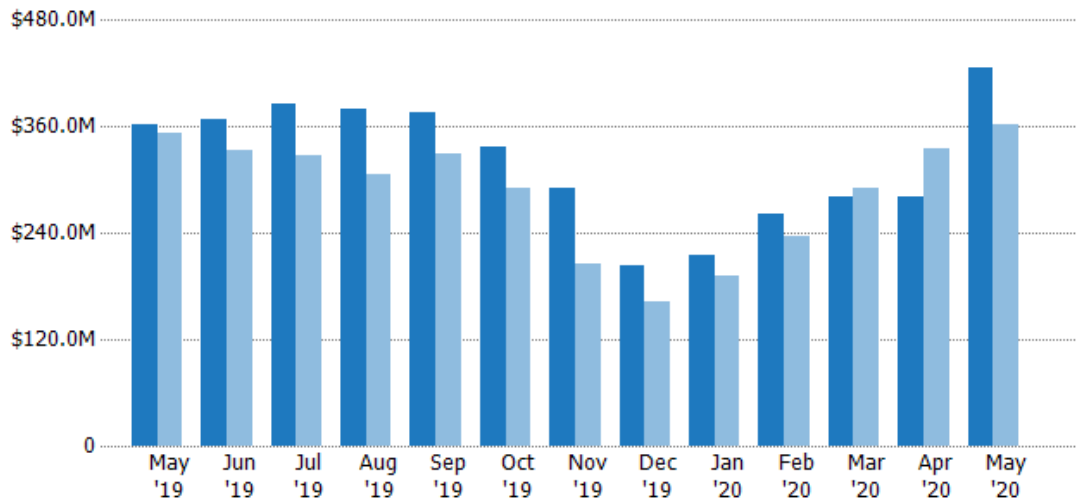
Pending Sales Volume

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.
May '20	\$427M	17.7%
May '19	\$363M	2.7%
May '18	\$353M	-2.2%



	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	\$363M	\$368M	\$385M	\$379M	\$377M	\$337M	\$291M	\$202M	\$215M	\$261M	\$281M	\$280M	\$427M	
Prior Year	\$353M	\$334M	\$328M	\$307M	\$329M	\$291M	\$206M	\$163M	\$192M	\$236M	\$291M	\$335M	\$363M	
Percent Change from Prior Year		3%	10%	17%	24%	15%	16%	41%	24%	12%	10%	-4%	-16%	18%

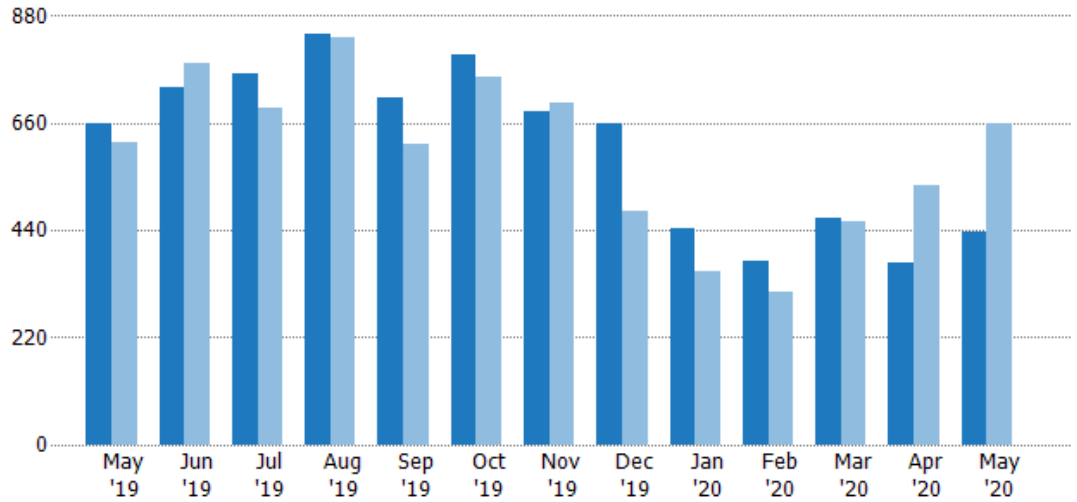
Closed Sales

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.
May '20	437	-33.6%
May '19	658	5.8%
May '18	622	-10.8%



Current Year	658	732	763	841	713	799	683	660	444	376	465	372	437
Prior Year	622	782	692	834	618	756	700	480	355	313	459	531	658
Percent Change from Prior Year	6%	-6%	10%	1%	15%	6%	-2%	38%	25%	20%	1%	-30%	-34%

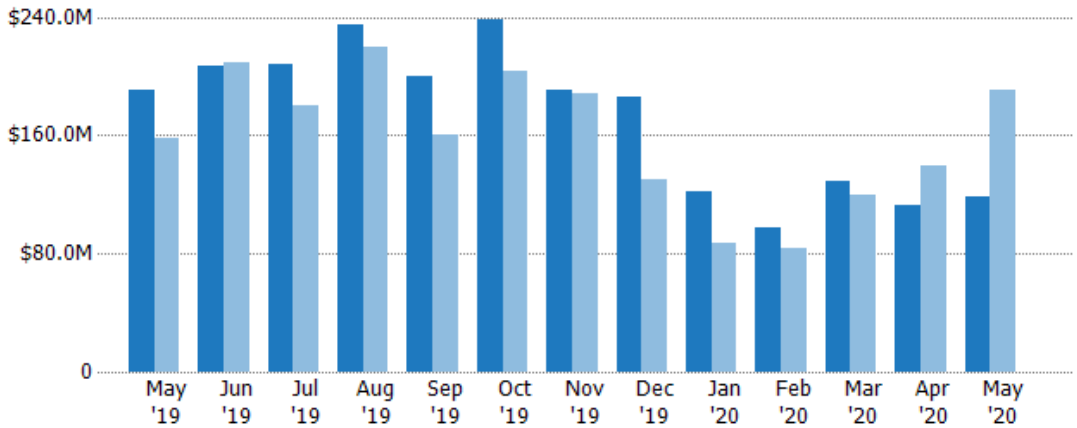
Closed Sales Volume

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.
May '20	\$119M	-37.6%
May '19	\$190M	20.2%
May '18	\$158M	-7.8%



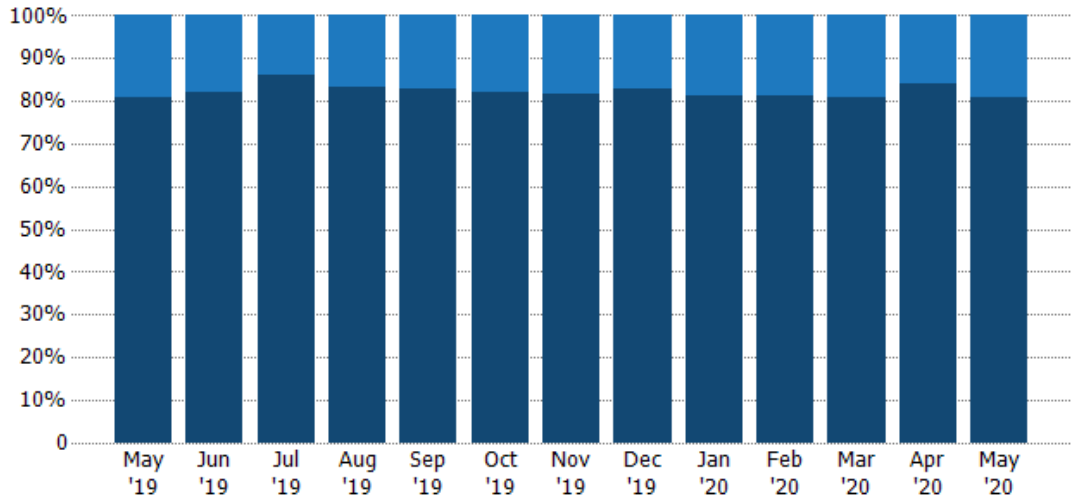
Current Year	\$190M	\$207M	\$208M	\$235M	\$200M	\$238M	\$190M	\$186M	\$123M	\$97.5M	\$130M	\$113M	\$119M
Prior Year	\$158M	\$209M	\$180M	\$220M	\$161M	\$204M	\$188M	\$131M	\$86.8M	\$83.2M	\$120M	\$139M	\$190M
Percent Change from Prior Year	20%	-1%	16%	7%	24%	17%	1%	43%	41%	17%	8%	-19%	-38%

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



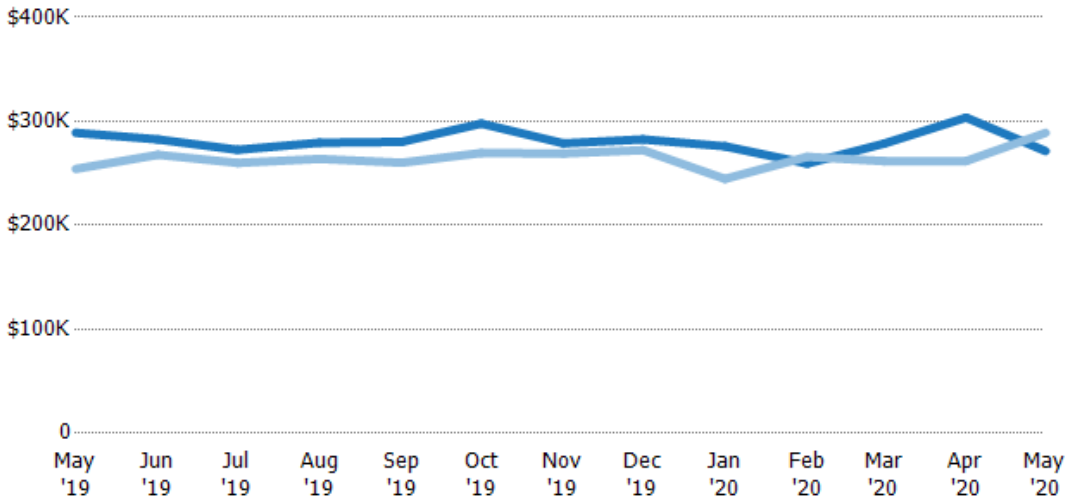
Condo/Townhouse	19%	18%	14%	17%	17%	18%	18%	17%	19%	19%	19%	16%	19%
Single Family Residence	81%	82%	86%	83%	83%	82%	82%	83%	81%	81%	81%	84%	81%

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	\$289K	\$283K	\$273K	\$279K	\$280K	\$298K	\$279K	\$283K	\$276K	\$259K	\$279K	\$304K	\$271K
Prior Year	\$254K	\$268K	\$260K	\$264K	\$260K	\$269K	\$269K	\$272K	\$245K	\$266K	\$262K	\$262K	\$289K
Percent Change from Prior Year	14%	6%	5%	6%	8%	10%	4%	4%	13%	-2%	6%	16%	-6%

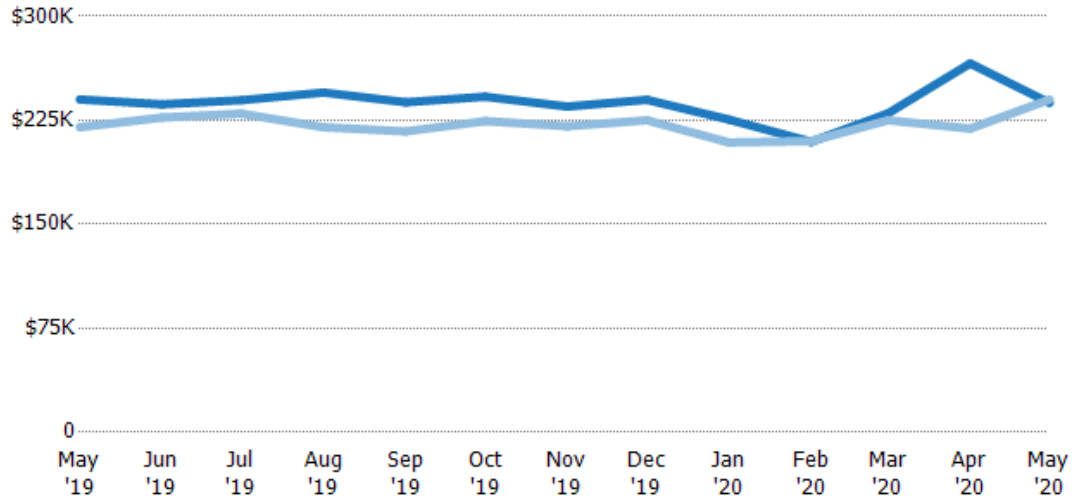
Median Sales Price

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.
May '20	\$238K	-1%
May '19	\$240K	9.1%
May '18	\$220K	2.3%



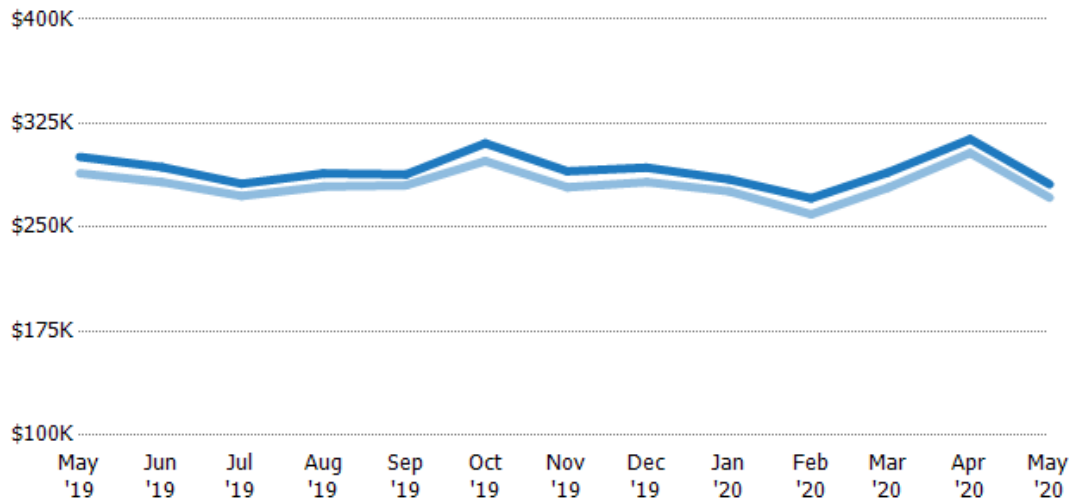
Current Year	\$240K	\$237K	\$240K	\$245K	\$238K	\$242K	\$235K	\$240K	\$226K	\$210K	\$230K	\$266K	\$238K
Prior Year	\$220K	\$227K	\$230K	\$220K	\$217K	\$224K	\$221K	\$225K	\$209K	\$210K	\$225K	\$219K	\$240K
Percent Change from Prior Year	9%	4%	4%	11%	10%	8%	6%	7%	8%	0%	2%	21%	-1%

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



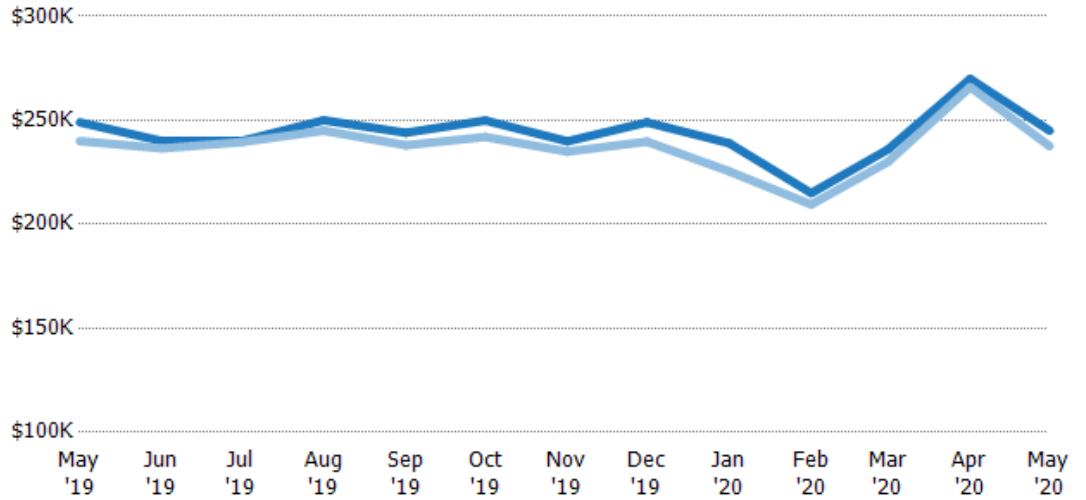
Avg List Price	\$301K	\$293K	\$281K	\$289K	\$288K	\$311K	\$290K	\$293K	\$285K	\$271K	\$290K	\$314K	\$281K
Avg Sales Price	\$289K	\$283K	\$273K	\$279K	\$280K	\$298K	\$279K	\$283K	\$276K	\$259K	\$279K	\$304K	\$271K
Avg Sales Price as a % of Avg List Price	96%	96%	97%	97%	97%	96%	96%	96%	97%	96%	96%	97%	97%

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

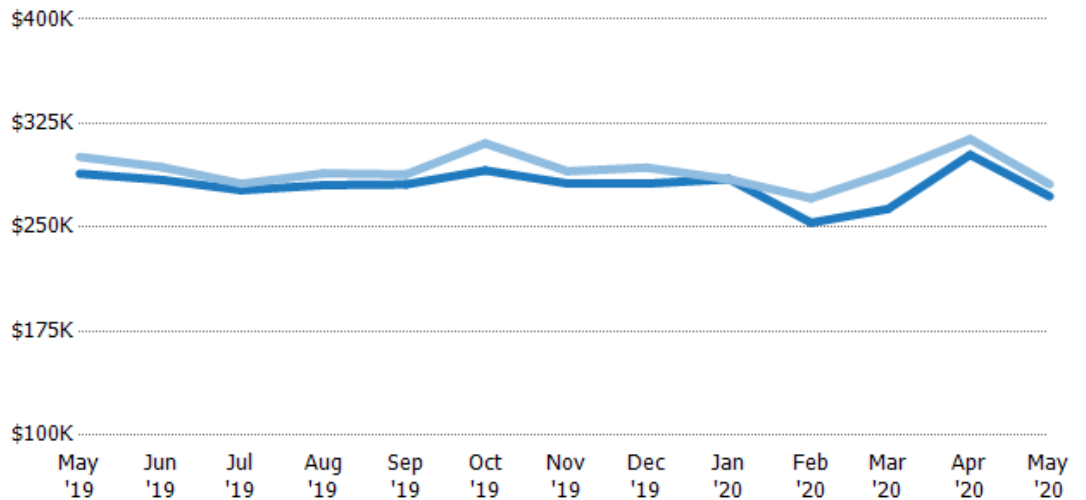


Average Sales Price vs Average Est Value

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

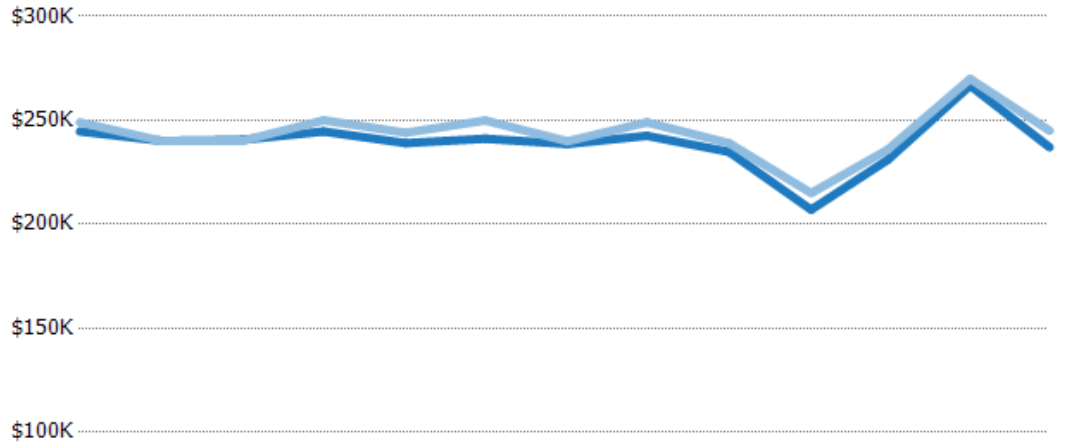


Median Sales Price vs Median Est Value

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



	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	\$245K	\$240K	\$241K	\$245K	\$239K	\$241K	\$239K	\$243K	\$235K	\$207K	\$231K	\$267K	\$237K
Median Sales Price	\$249K	\$240K	\$240K	\$250K	\$244K	\$250K	\$240K	\$249K	\$239K	\$215K	\$236K	\$270K	\$245K
Med Sales Price as a % of Med Est Value	102%	100%	100%	102%	102%	104%	101%	103%	102%	104%	102%	101%	103%

Sales Activity by ZIP

May 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	26	\$6,680,200	9	\$1,583,550	\$175,950	\$200,000	\$118	\$131	47
05032	5	\$872,400	2	\$636,500	\$318,250	\$318,250	\$105	\$105	218
05033	2	\$464,000	2	\$255,000	\$127,500	\$127,500	\$92	\$92	58
05036	3	\$798,000	1	\$207,000	\$207,000	\$207,000	\$112	\$112	19
05037	4	\$1,476,500	1	\$237,500	\$237,500	\$237,500	\$138	\$138	6
05038	5	\$901,900	2	\$576,522	\$288,261	\$288,261	\$91	\$91	131
05042			1	\$115,000	\$115,000	\$115,000	\$56	\$56	364
05045	5	\$1,607,500	2	\$659,000	\$329,500	\$329,500	\$119	\$119	4
05046	3	\$495,000	2	\$239,900	\$119,950	\$119,950	\$56	\$56	171
05048	5	\$1,243,600	1	\$469,000	\$469,000	\$469,000	\$115	\$115	12
05051	5	\$1,190,800	2	\$385,000	\$192,500	\$192,500	\$95	\$95	70
05053	1	\$499,000	2	\$344,000	\$172,000	\$172,000	\$114	\$114	464
05055	8	\$5,518,000	1	\$210,000	\$210,000	\$210,000	\$163	\$163	1
05056	5	\$1,662,000	3	\$964,400	\$321,467	\$319,900	\$132	\$140	55
05059	18	\$6,641,900	5	\$1,270,500	\$254,100	\$220,000	\$155	\$161	39
05060	9	\$1,797,900	2	\$358,000	\$179,000	\$179,000	\$78	\$78	163
05065	4	\$1,021,900	4	\$1,799,450	\$449,863	\$328,250	\$135	\$134	298
05071	2	\$1,994,000	1	\$660,000	\$660,000	\$660,000	\$279	\$279	176
05075	3	\$2,419,000	1	\$380,500	\$380,500	\$380,500	\$128	\$128	4
05081	4	\$651,900	2	\$435,000	\$217,500	\$217,500	\$128	\$128	132
05083	1	\$189,000	1	\$695,000	\$695,000	\$695,000	\$124	\$124	191
05084			1	\$205,000	\$205,000	\$205,000	\$135	\$135	7
05089	11	\$4,101,900	3	\$2,124,900	\$708,300	\$139,900	\$160	\$130	11
05091	18	\$9,076,500	3	\$1,261,500	\$420,500	\$185,000	\$182	\$162	10
05101	3	\$687,500	2	\$435,500	\$217,750	\$217,750	\$98	\$98	362
05142	4	\$905,000	1	\$193,560	\$193,560	\$193,560	\$121	\$121	167
05143	9	\$2,422,800	3	\$1,139,000	\$379,667	\$353,400	\$129	\$116	148
05148	7	\$1,523,999	1	\$260,000	\$260,000	\$260,000	\$111	\$111	99
05149	1	\$180,000	1	\$193,000	\$193,000	\$193,000	\$131	\$131	16
05151	2	\$510,695	1	\$175,000	\$175,000	\$175,000	\$139	\$139	161
05152	1	\$162,000	2	\$725,700	\$362,850	\$362,850	\$139	\$139	96
05153	2	\$485,000	1	\$99,000	\$99,000	\$99,000	\$111	\$111	292
05155	4	\$1,743,000	2	\$842,500	\$421,250	\$421,250	\$137	\$137	354
05156	14	\$2,920,100	2	\$213,000	\$106,500	\$106,500	\$80	\$80	128
05158	5	\$1,113,000	2	\$413,000	\$206,500	\$206,500	\$138	\$138	180
05201	27	\$4,747,700	9	\$1,504,900	\$167,211	\$139,900	\$104	\$97	192
05250	7	\$2,467,800	1	\$102,000	\$102,000	\$102,000	\$110	\$110	255
05253	2	\$698,000	1	\$275,000	\$275,000	\$275,000	\$104	\$104	296

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Sales Activity by ZIP

May 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
05254	3	\$2,724,000	1	\$645,000	\$645,000	\$645,000	\$226	\$226	224
05255	9	\$3,060,500	6	\$2,499,900	\$416,650	\$402,500	\$142	\$145	54
05257			1	\$230,000	\$230,000	\$230,000	\$145	\$145	5
05261	2	\$389,000	2	\$555,000	\$277,500	\$277,500	\$184	\$184	204
05262	6	\$1,662,900	4	\$920,800	\$230,200	\$231,400	\$101	\$106	378
05301	20	\$4,878,700	4	\$843,000	\$210,750	\$225,250	\$88	\$86	263
05340	12	\$4,443,400	3	\$623,500	\$207,833	\$185,000	\$150	\$145	34
05344			1	\$225,000	\$225,000	\$225,000	\$149	\$149	161
05345	5	\$1,072,500	4	\$1,440,900	\$360,225	\$310,500	\$142	\$142	64
05346	5	\$2,229,900	1	\$205,000	\$205,000	\$205,000	\$159	\$159	2
05351	2	\$381,500	1	\$195,000	\$195,000	\$195,000	\$86	\$86	238
05353	4	\$1,087,900	1	\$170,000	\$170,000	\$170,000	\$162	\$162	6
05354	5	\$1,018,350	1	\$89,000	\$89,000	\$89,000	\$33	\$33	464
05356	12	\$2,582,800	7	\$1,659,900	\$237,129	\$220,000	\$124	\$126	36
05360	3	\$1,059,000	1	\$975,000	\$975,000	\$975,000	\$361	\$361	375
05361	1	\$249,000	4	\$749,800	\$187,450	\$132,500	\$103	\$90	189
05363	8	\$3,874,000	5	\$2,670,000	\$534,000	\$280,000	\$172	\$154	501
05401	16	\$5,906,000	4	\$1,642,500	\$410,625	\$391,250	\$273	\$282	1
05403	64	\$27,641,362	15	\$4,298,747	\$286,583	\$219,000	\$184	\$180	6
05404	5	\$1,647,500	7	\$1,879,700	\$268,529	\$289,900	\$178	\$183	42
05408	16	\$5,934,400	11	\$3,882,800	\$352,982	\$349,000	\$219	\$233	15
05439			1	\$218,000	\$218,000	\$218,000	\$178	\$178	3
05440	2	\$696,900	3	\$549,000	\$183,000	\$175,000	\$72	\$72	177
05441	1	\$359,900	2	\$355,000	\$177,500	\$177,500	\$76	\$76	290
05443	8	\$1,946,400	3	\$415,900	\$138,633	\$124,900	\$116	\$126	157
05444	4	\$761,000	2	\$395,444	\$197,722	\$197,722	\$78	\$78	200
05445	9	\$5,471,700	5	\$2,817,500	\$563,500	\$535,000	\$216	\$234	177
05446	47	\$18,095,395	11	\$3,164,240	\$287,658	\$248,000	\$181	\$172	6
05450	8	\$1,694,700	2	\$468,000	\$234,000	\$234,000	\$119	\$119	189
05452	46	\$15,676,889	8	\$2,343,400	\$292,925	\$294,950	\$171	\$174	40
05454	18	\$5,288,590	6	\$1,729,123	\$288,187	\$290,222	\$160	\$153	50
05456	9	\$2,820,800	1	\$377,000	\$377,000	\$377,000	\$178	\$178	9
05457	4	\$627,324	2	\$678,000	\$339,000	\$339,000	\$173	\$173	161
05458	4	\$918,900	3	\$694,000	\$231,333	\$212,000	\$181	\$184	185
05459	10	\$2,290,700	5	\$1,130,790	\$226,158	\$218,000	\$132	\$130	13
05461	7	\$3,409,400	3	\$1,106,500	\$368,833	\$395,000	\$228	\$212	145
05462	5	\$1,243,400	1	\$399,000	\$399,000	\$399,000	\$90	\$90	509

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Sales Activity by ZIP

May 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
05464	7	\$1,666,000	3	\$862,000	\$287,333	\$204,500	\$152	\$160	84
05468	30	\$8,716,300	9	\$2,468,124	\$274,236	\$280,000	\$169	\$158	14
05469	4	\$1,290,300	1	\$300,000	\$300,000	\$300,000	\$166	\$166	7
05471	2	\$639,900	1	\$80,000	\$80,000	\$80,000	\$75	\$75	166
05473	1	\$239,000	1	\$270,500	\$270,500	\$270,500	\$256	\$256	102
05476	6	\$781,700	2	\$394,800	\$197,400	\$197,400	\$153	\$153	308
05477	11	\$3,699,300	3	\$610,400	\$203,467	\$149,500	\$150	\$152	5
05478	40	\$9,730,802	9	\$1,875,200	\$208,356	\$234,900	\$127	\$143	129
05482	16	\$12,688,350	3	\$1,577,500	\$525,833	\$620,000	\$184	\$162	2
05488	18	\$4,546,150	9	\$2,586,400	\$287,378	\$274,000	\$141	\$144	14
05489	8	\$3,075,800	1	\$455,000	\$455,000	\$455,000	\$159	\$159	40
05491	9	\$3,293,200	2	\$576,000	\$288,000	\$288,000	\$119	\$119	191
05492			1	\$275,000	\$275,000	\$275,000	\$126	\$126	34
05494	8	\$2,448,378	2	\$853,900	\$426,950	\$426,950	\$147	\$147	143
05495	18	\$6,872,000	6	\$2,637,500	\$439,583	\$456,250	\$163	\$161	2
05602	12	\$3,401,300	2	\$535,000	\$267,500	\$267,500	\$164	\$164	140
05641	45	\$9,583,400	10	\$1,773,800	\$177,380	\$174,500	\$100	\$103	16
05648	2	\$467,000	1	\$121,500	\$121,500	\$121,500	\$53	\$53	2
05655	5	\$1,523,000	4	\$1,212,000	\$303,000	\$317,500	\$138	\$137	65
05658	5	\$1,275,500	3	\$629,000	\$209,667	\$185,000	\$126	\$123	104
05660	2	\$538,000	3	\$922,500	\$307,500	\$347,500	\$193	\$180	209
05661	10	\$3,037,000	3	\$619,000	\$206,333	\$199,000	\$137	\$133	201
05663	14	\$3,263,300	3	\$840,500	\$280,167	\$265,500	\$131	\$128	74
05667	6	\$1,893,000	2	\$589,000	\$294,500	\$294,500	\$110	\$110	244
05672	19	\$14,300,050	8	\$3,285,000	\$410,625	\$326,250	\$243	\$227	89
05673	11	\$4,167,000	2	\$1,165,000	\$582,500	\$582,500	\$206	\$206	56
05674	7	\$2,793,900	2	\$940,000	\$470,000	\$470,000	\$176	\$176	152
05676	13	\$4,902,900	2	\$645,000	\$322,500	\$322,500	\$160	\$160	7
05677	4	\$1,924,500	2	\$850,000	\$425,000	\$425,000	\$159	\$159	154
05679	4	\$865,700	3	\$673,000	\$224,333	\$223,000	\$146	\$136	4
05680	5	\$1,416,000	2	\$503,500	\$251,750	\$251,750	\$102	\$102	110
05681	3	\$587,000	3	\$475,000	\$158,333	\$150,000	\$122	\$111	254
05701	38	\$7,852,171	13	\$2,101,500	\$161,654	\$135,000	\$90	\$85	79
05733	14	\$2,355,705	2	\$172,000	\$86,000	\$86,000	\$47	\$47	142
05735	10	\$2,169,200	4	\$1,278,500	\$319,625	\$141,750	\$175	\$176	238
05737			1	\$375,000	\$375,000	\$375,000	\$116	\$116	140
05738	6	\$2,639,500	1	\$275,000	\$275,000	\$275,000	\$245	\$245	528

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Sales Activity by ZIP

May 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
05751	5	\$1,462,000	6	\$1,439,000	\$239,833	\$225,000	\$149	\$145	13
05753	17	\$5,236,200	6	\$1,497,000	\$249,500	\$225,000	\$136	\$137	132
05758	3	\$682,000	2	\$600,000	\$300,000	\$300,000	\$109	\$109	102
05759	2	\$668,000	2	\$192,000	\$96,000	\$96,000	\$38	\$38	135
05760	1	\$235,000	1	\$248,000	\$248,000	\$248,000	\$119	\$119	3
05761	3	\$1,035,500	1	\$330,000	\$330,000	\$330,000	\$165	\$165	125
05763	2	\$404,000	2	\$210,500	\$105,250	\$105,250	\$72	\$72	207
05764	8	\$1,168,700	7	\$858,000	\$122,571	\$108,000	\$91	\$89	54
05767	3	\$704,000	3	\$697,500	\$232,500	\$245,000	\$130	\$134	79
05772	1	\$239,000	1	\$93,000	\$93,000	\$93,000	\$96	\$96	11
05775	3	\$443,000	1	\$115,000	\$115,000	\$115,000	\$60	\$60	68
05777	2	\$270,000	2	\$410,000	\$205,000	\$205,000	\$101	\$101	187
05819	15	\$2,572,550	9	\$1,736,500	\$192,944	\$175,000	\$86	\$99	71
05821	4	\$1,057,000	2	\$170,000	\$85,000	\$85,000	\$106	\$106	161
05828	5	\$913,000	1	\$375,000	\$375,000	\$375,000	\$92	\$92	215
05829	10	\$1,917,700	3	\$727,500	\$242,500	\$265,000	\$116	\$108	76
05836			1	\$90,000	\$90,000	\$90,000	\$55	\$55	110
05841	1	\$155,000	2	\$1,390,000	\$695,000	\$695,000	\$195	\$195	408
05845	1	\$105,900	1	\$199,900	\$199,900	\$199,900	\$85	\$85	1
05846	4	\$722,300	1	\$270,000	\$270,000	\$270,000	\$119	\$119	170
05851	10	\$1,698,300	4	\$622,500	\$155,625	\$144,750	\$138	\$156	289
05853	3	\$844,000	2	\$715,000	\$357,500	\$357,500	\$179	\$179	410
05855	19	\$3,653,780	7	\$1,016,000	\$145,143	\$140,000	\$86	\$79	147
05857	5	\$1,039,500	3	\$929,000	\$309,667	\$239,000	\$161	\$101	74
05858			2	\$343,000	\$171,500	\$171,500	\$158	\$158	106
05859	4	\$909,000	2	\$219,900	\$109,950	\$109,950	\$77	\$77	112
05860	4	\$736,900	1	\$105,000	\$105,000	\$105,000	\$50	\$50	172
05862	11	\$3,605,400	2	\$149,900	\$74,950	\$74,950	\$61	\$61	162
05871	5	\$1,308,900	1	\$210,000	\$210,000	\$210,000	\$150	\$150	265
05872	3	\$757,800	2	\$456,000	\$228,000	\$228,000	\$115	\$115	175
05875			1	\$127,000	\$127,000	\$127,000	\$101	\$101	41
05903	1	\$39,900	2	\$352,500	\$176,250	\$176,250	\$71	\$71	268

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 May Indicators Report

Run Date: 06/16/2020

Scheduled: No

Report Date Range: From 5/2019 To: 5/2020

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 5/2020 data

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