

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	15	17	-11.8%	35	42	-16.7%
New Listing Volume	\$10,022,900	\$11,442,900	-12.4%	\$25,185,400	\$25,399,900	-0.8%
Active Listing Count	41	67	-38.8%	N/A	N/A	
Active Listing Volume	\$36,857,669	\$52,090,768	-29.2%	N/A	N/A	
Average Listing Price	\$898,968	\$777,474	+15.6%	\$868,639	\$879,631	-1.2%
Median Listing Price	\$650,000	\$549,900	+18.2%	\$633,626	\$572,507	+10.7%
Median Days in RPR	247	262	-5.7%	261.65	261.65	+0%
Months of Inventory	13.7	8.4	+63.2%	6.7	15.1	-55.9%
Absorption Rate	7.32%	11.94%	-4.6%	14.98%	6.61%	+8.4%
Sales Activity Charts Metrics						
New Pending Sales Count	15	9	+66.7%	40	40	+/-
New Pending Sales Volume	\$9,264,500	\$4,354,400	+112.8%	\$22,851,400	\$20,644,199	+10.7%
Pending Sales Count	21	10	+110%	N/A	N/A	
Pending Sales Volume	\$11,665,500	\$5,845,499	+99.6%	N/A	N/A	
Closed Sales Count	4	9	-55.6%	23	34	-32.4%
Closed Sales Volume	\$1,921,500	\$4,331,500	-55.6%	\$12,783,400	\$17,348,900	-26.3%
Average Sales Price	\$480,375	\$481,278	-0.2%	\$555,800	\$510,262	+8.9%
Median Sales Price	\$422,500	\$282,500	+49.6%	\$435,391	\$383,338	+13.6%

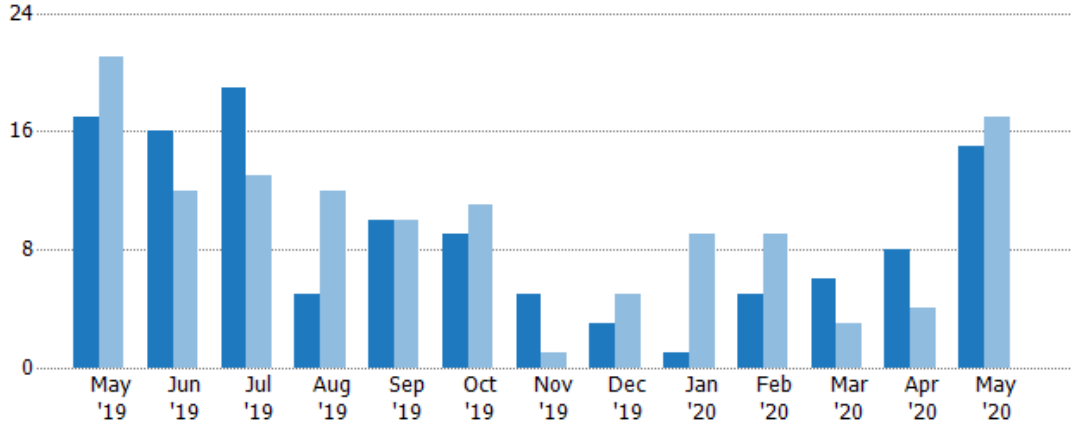
New Listings

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Month/Year	Count	% Chg.
May '20	15	-11.8%
May '19	17	-19%
May '18	21	-4.8%

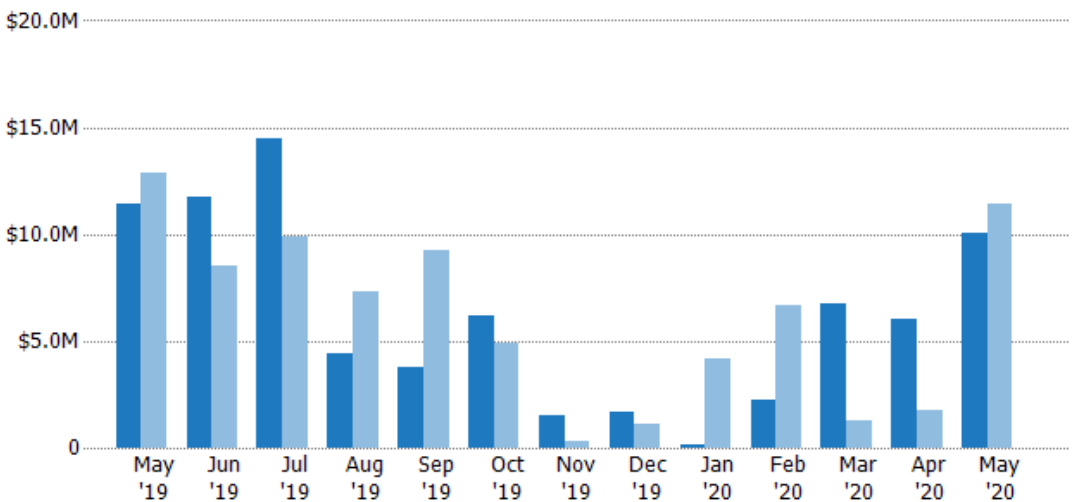
New Listing Volume

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Month/Year	Volume	% Chg.
May '20	\$10M	-12.4%
May '19	\$11.4M	-11.2%
May '18	\$12.9M	-9.5%

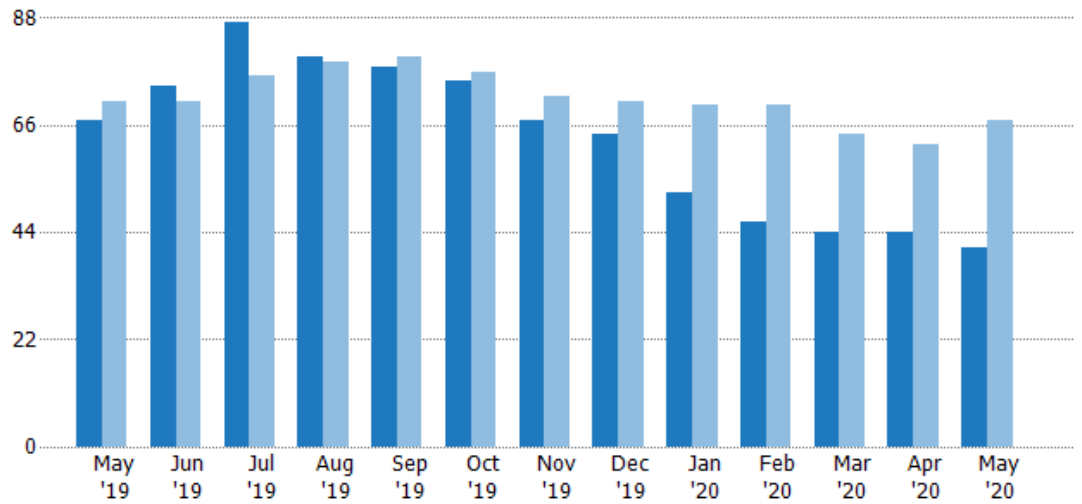
Active Listings

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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



Month/Year	Count	% Chg.
May '20	41	-38.8%
May '19	67	-5.6%
May '18	71	-2.8%

	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	67	74	87	80	78	75	67	64	52	46	44	44	41
Prior Year	71	71	76	79	80	77	72	71	70	70	64	62	67
Percent Change from Prior Year	-6%	4%	14%	1%	-3%	-3%	-7%	-10%	-26%	-34%	-31%	-29%	-39%

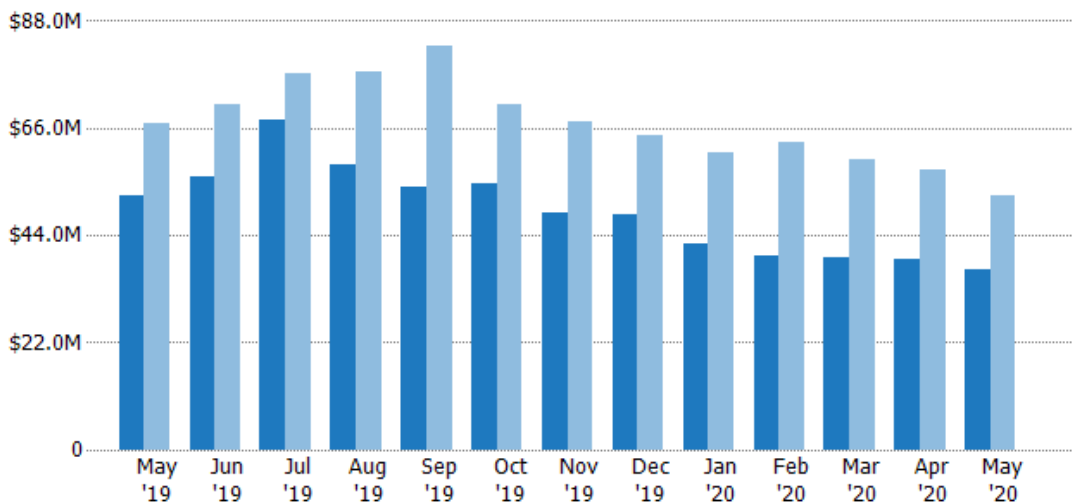
Active Listing Volume

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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



Month/Year	Volume	% Chg.
May '20	\$36.9M	-29.2%
May '19	\$52.1M	-22.4%
May '18	\$67.1M	10%

	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	\$52.1M	\$56.1M	\$67.8M	\$58.5M	\$53.9M	\$54.8M	\$48.8M	\$48.2M	\$42.2M	\$39.8M	\$39.4M	\$39M	\$36.9M
Prior Year	\$67.1M	\$70.9M	\$77.3M	\$77.6M	\$83M	\$70.7M	\$67.5M	\$64.4M	\$60.8M	\$63.2M	\$59.4M	\$57.4M	\$52.1M
Percent Change from Prior Year	-22%	-21%	-12%	-25%	-35%	-22%	-28%	-25%	-31%	-37%	-34%	-32%	-29%

Average Listing Price

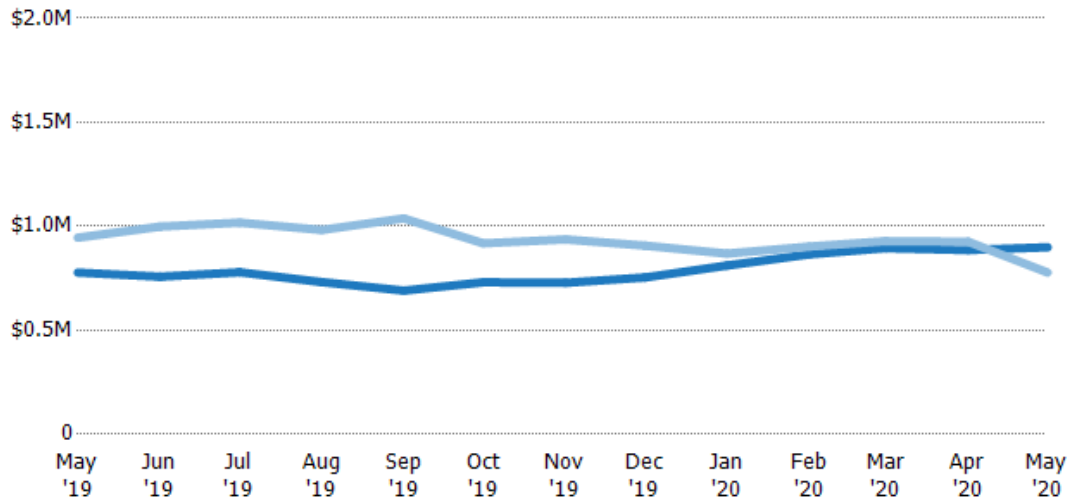
The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Price	% Chg.
May '20	\$899K	15.6%
May '19	\$777K	-17.8%
May '18	\$945K	13.1%



Current Year	\$777K	\$758K	\$779K	\$732K	\$691K	\$731K	\$728K	\$754K	\$811K	\$865K	\$895K	\$886K	\$899K
Prior Year	\$945K	\$998K	\$1.02M	\$982K	\$1.04M	\$918K	\$937K	\$907K	\$869K	\$903K	\$929K	\$926K	\$777K
Percent Change from Prior Year	-18%	-24%	-23%	-26%	-33%	-20%	-22%	-17%	-7%	-4%	-4%	-4%	16%

Median Listing Price

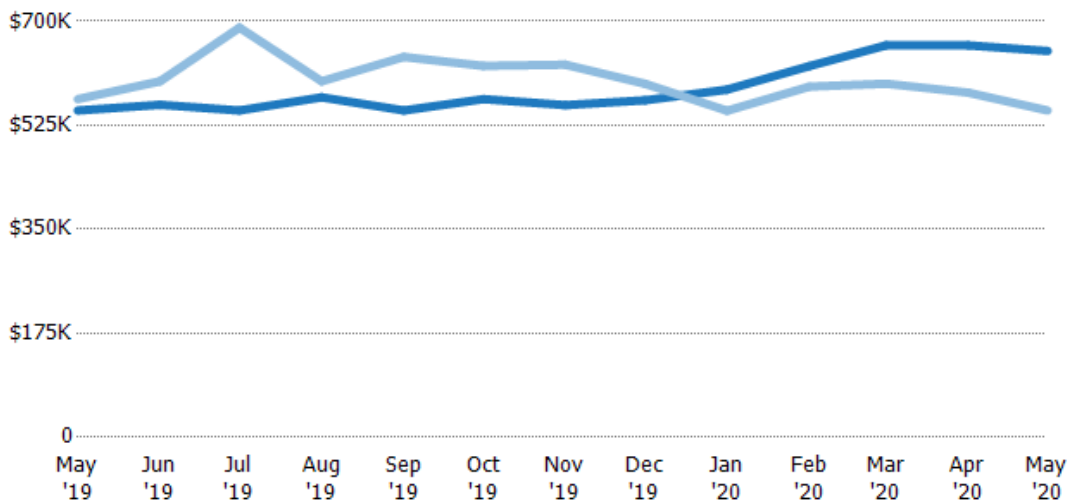
The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Price	% Chg.
May '20	\$650K	18.2%
May '19	\$550K	-3.4%
May '18	\$569K	4.6%



Current Year	\$550K	\$559K	\$550K	\$572K	\$550K	\$569K	\$559K	\$567K	\$585K	\$625K	\$660K	\$660K	\$650K
Prior Year	\$569K	\$599K	\$689K	\$599K	\$640K	\$625K	\$627K	\$595K	\$549K	\$590K	\$595K	\$580K	\$550K
Percent Change from Prior Year	-3%	-7%	-20%	-5%	-14%	-9%	-11%	-5%	6%	6%	11%	14%	18%

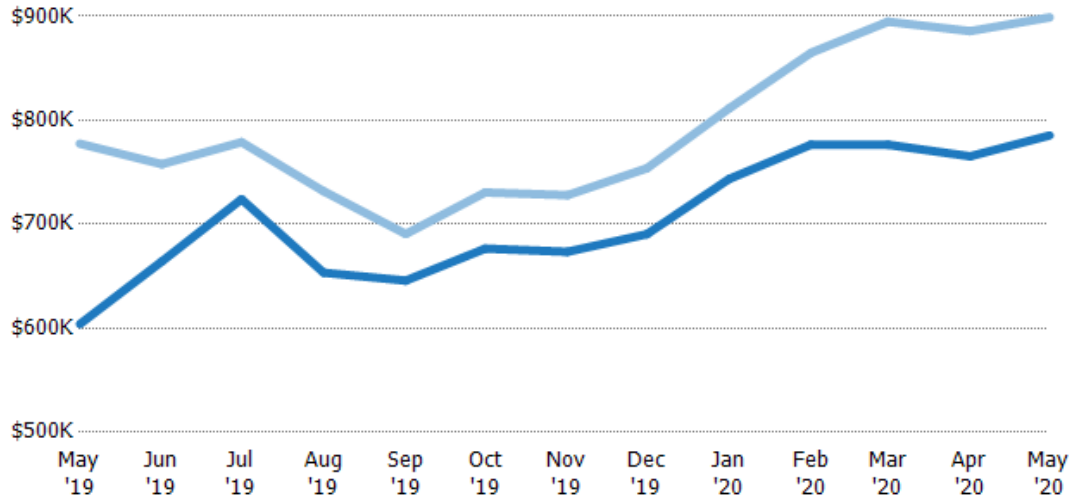
Average Listing Price vs Average Est Value

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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	\$604K	\$664K	\$724K	\$653K	\$646K	\$677K	\$674K	\$690K	\$744K	\$777K	\$776K	\$765K	\$785K
Avg Listing Price	\$777K	\$758K	\$779K	\$732K	\$691K	\$731K	\$728K	\$754K	\$811K	\$865K	\$895K	\$886K	\$899K
Avg Listing Price as a % of Avg Est Value	129%	114%	108%	112%	107%	108%	108%	109%	109%	111%	115%	116%	114%

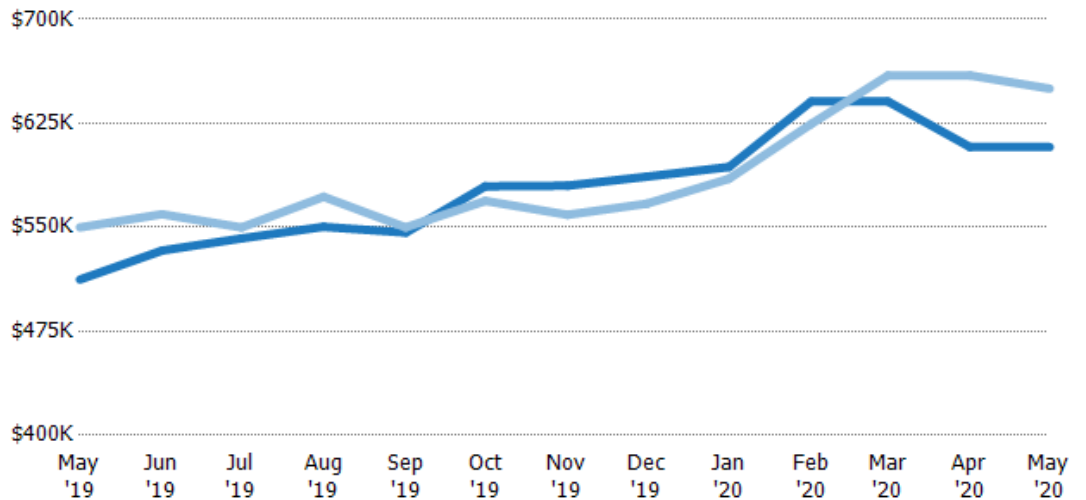
Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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	\$512K	\$533K	\$542K	\$550K	\$546K	\$580K	\$580K	\$587K	\$594K	\$641K	\$641K	\$608K	\$608K
Median Listing Price	\$550K	\$559K	\$550K	\$572K	\$550K	\$569K	\$559K	\$567K	\$585K	\$625K	\$660K	\$660K	\$650K
Med Listing Price as a % of Med Est Value	107%	105%	101%	104%	101%	98%	96%	97%	99%	97%	103%	108%	107%

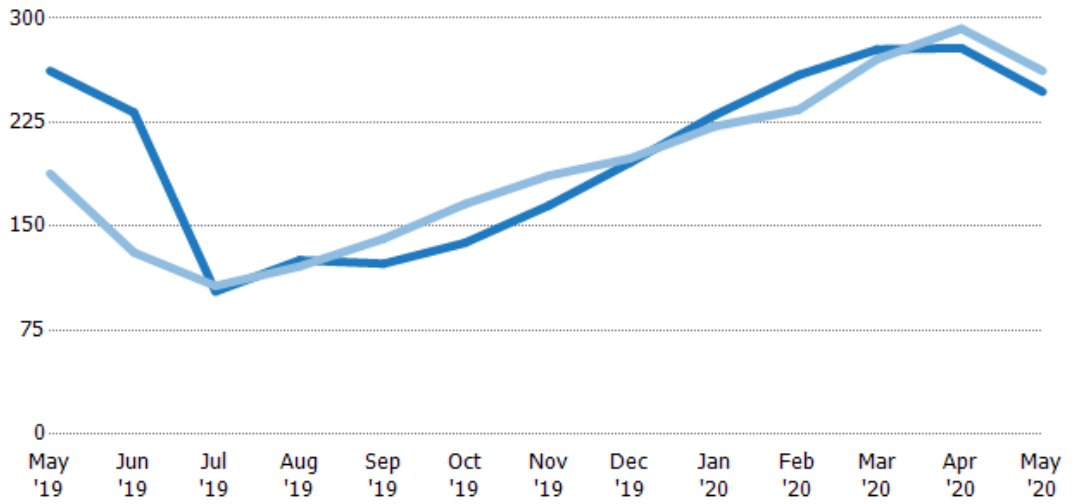
Median Days in RPR

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: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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



Month/Year	Days	% Chg.
May '20	247	-5.7%
May '19	262	39.4%
May '18	188	3.2%

	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	262	232	103	126	123	138	165	196	230	259	278	279	247
Prior Year	188	131	107	121	141	166	187	199	222	234	271	293	262
Percent Change from Prior Year	39%	77%	-4%	4%	-13%	-17%	-12%	-2%	4%	11%	3%	-5%	-6%

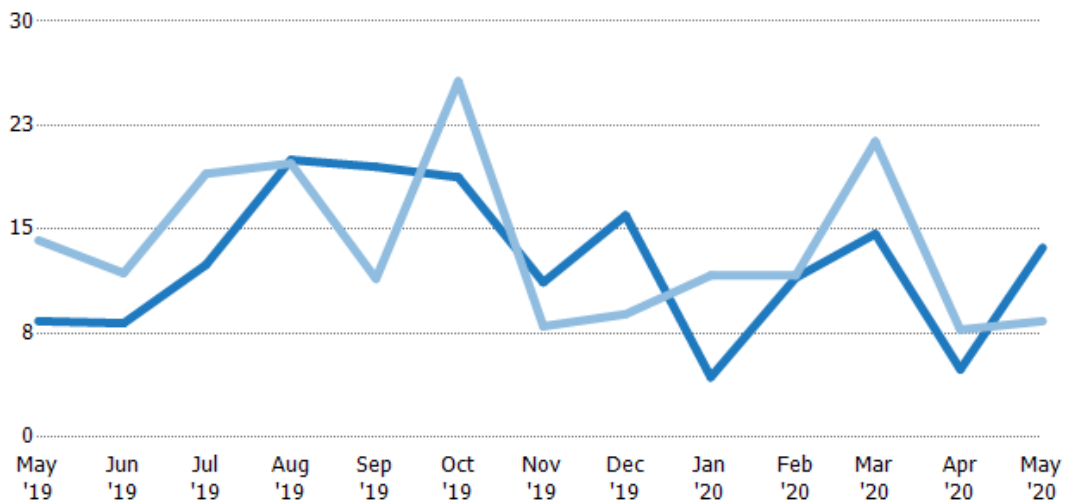
Months of Inventory

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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



Month/Year	Months	% Chg.
May '20	13.7	63.2%
May '19	8.38	-41%
May '18	14.2	62%

	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	8.38	8.22	12.4	20	19.5	18.8	11.2	16	4.33	11.5	14.7	4.89	13.7
Prior Year	14.2	11.8	19	19.8	11.4	25.7	8	8.88	11.7	11.7	21.3	7.75	8.38
Percent Change from Prior Year	-41%	-31%	-35%	1%	71%	-27%	40%	80%	-63%	-1%	-31%	-37%	63%

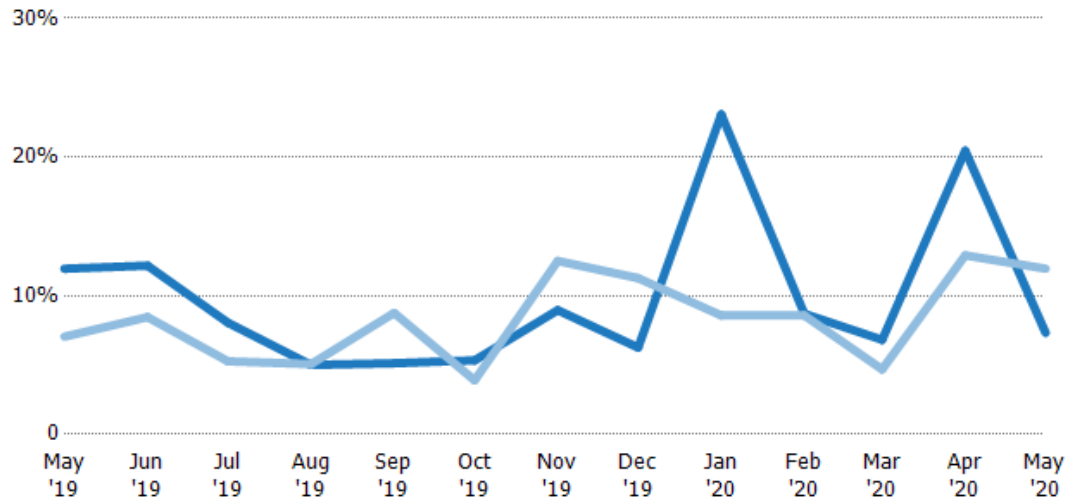
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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



Month/Year	Rate	Chg.
May '20	7%	4.6%
May '19	12%	-4.9%
May '18	7%	-38.4%

	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	12%	12%	8%	5%	5%	5%	9%	6%	23%	9%	7%	20%	7%
Prior Year	7%	8%	5%	5%	9%	4%	13%	11%	9%	9%	5%	13%	12%
Change from Prior Year	-5%	-4%	-3%	0%	4%	-1%	4%	5%	-15%	0%	-2%	-8%	5%

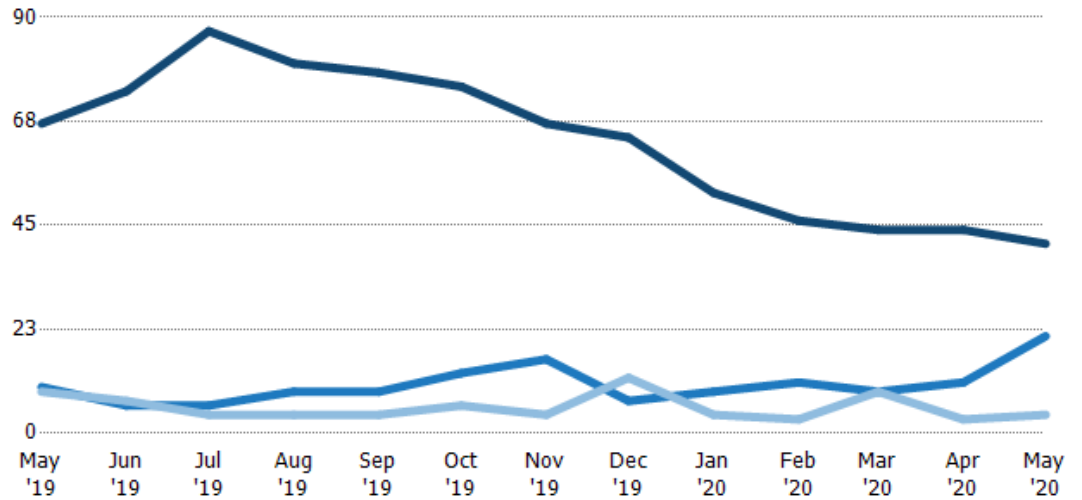
Active/Pending/Sold Units

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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	67	74	87	80	78	75	67	64	52	46	44	44	41
Pending	10	6	6	9	9	13	16	7	9	11	9	11	21
Sold	9	7	4	4	4	6	4	12	4	3	9	3	4

New Pending Sales

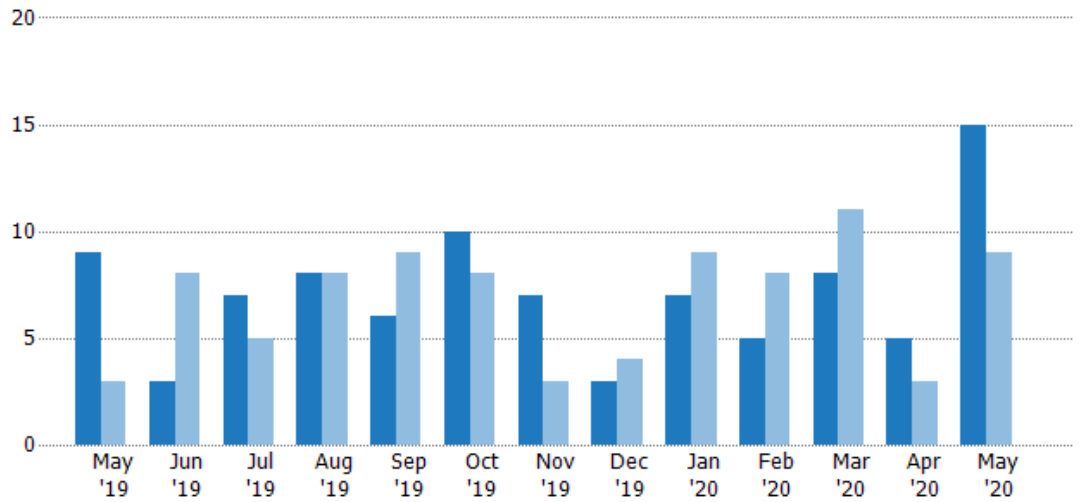
The number of residential properties with accepted offers that were added each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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

Month/ Year	Count	% Chg.
May '20	15	66.7%
May '19	9	200%
May '18	3	166.7%



Current Year	9	3	7	8	6	10	7	3	7	5	8	5	15
Prior Year	3	8	5	8	9	8	3	4	9	8	11	3	9
Percent Change from Prior Year	200%	-63%	40%	0%	-33%	25%	133%	-25%	-22%	-38%	-27%	67%	67%

New Pending Sales Volume

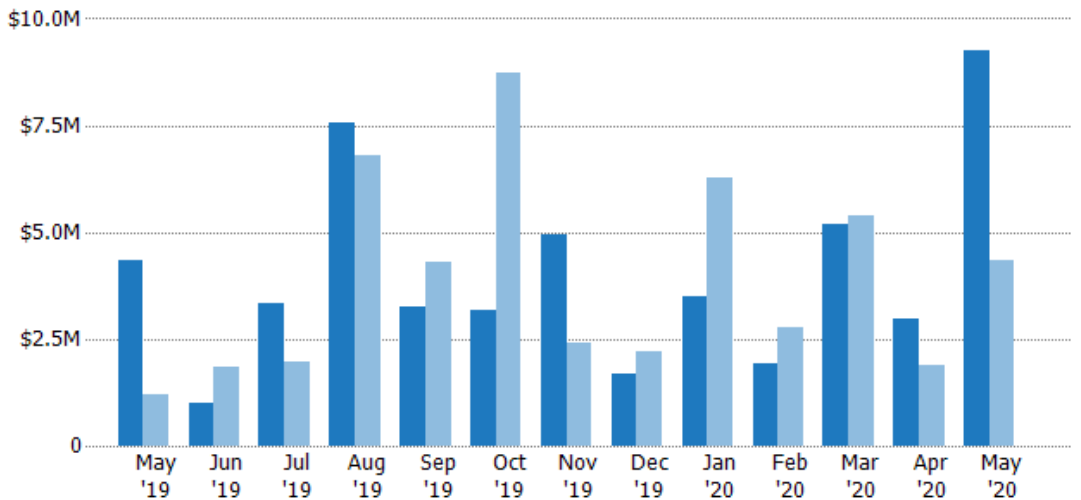
The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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

Month/ Year	Volume	% Chg.
May '20	\$9.26M	112.8%
May '19	\$4.35M	261.2%
May '18	\$1.21M	118.6%



Current Year	\$4.35M	\$992K	\$3.35M	\$7.55M	\$3.26M	\$3.16M	\$4.94M	\$1.68M	\$3.51M	\$1.91M	\$5.18M	\$2.99M	\$9.26M
Prior Year	\$1.21M	\$1.83M	\$1.97M	\$6.8M	\$4.3M	\$8.71M	\$2.42M	\$2.21M	\$6.26M	\$2.79M	\$5.37M	\$1.87M	\$4.35M
Percent Change from Prior Year	261%	-46%	70%	11%	-24%	-64%	104%	-24%	-44%	-32%	-4%	60%	113%

Pending Sales

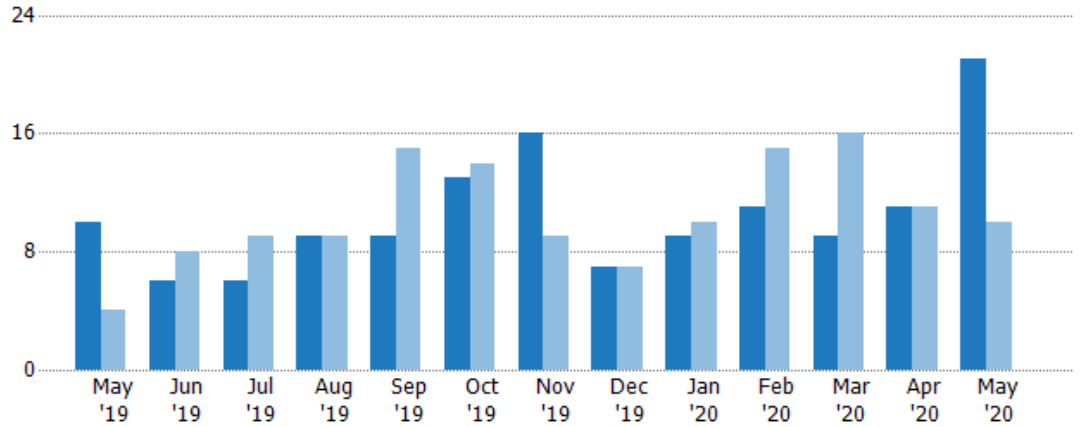
The number of residential properties with accepted offers that were available at the end each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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

Month/ Year	Count	% Chg.
May '20	21	110%
May '19	10	150%
May '18	4	275%



Current Year	10	6	6	9	9	13	16	7	9	11	9	11	21
Prior Year	4	8	9	9	15	14	9	7	10	15	16	11	10
Percent Change from Prior Year	150%	-25%	-33%	0%	-40%	-7%	78%	0%	-10%	-27%	-44%	0%	110%

Pending Sales Volume

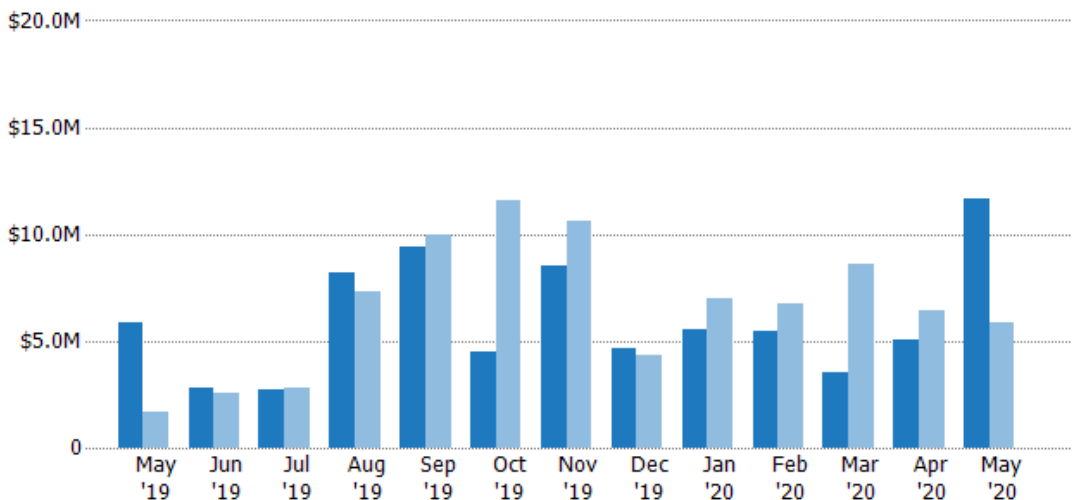
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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

Month/ Year	Volume	% Chg.
May '20	\$11.7M	99.6%
May '19	\$5.85M	254.6%
May '18	\$1.65M	298.4%



Current Year	\$5.85M	\$2.78M	\$2.74M	\$8.23M	\$9.39M	\$4.53M	\$8.52M	\$4.62M	\$5.5M	\$5.47M	\$3.54M	\$5.05M	\$11.7M
Prior Year	\$1.65M	\$2.57M	\$2.83M	\$7.33M	\$9.98M	\$11.5M	\$10.6M	\$4.36M	\$6.96M	\$6.78M	\$8.58M	\$6.45M	\$5.85M
Percent Change from Prior Year	255%	8%	-3%	12%	-6%	-61%	-20%	6%	-21%	-19%	-59%	-22%	100%

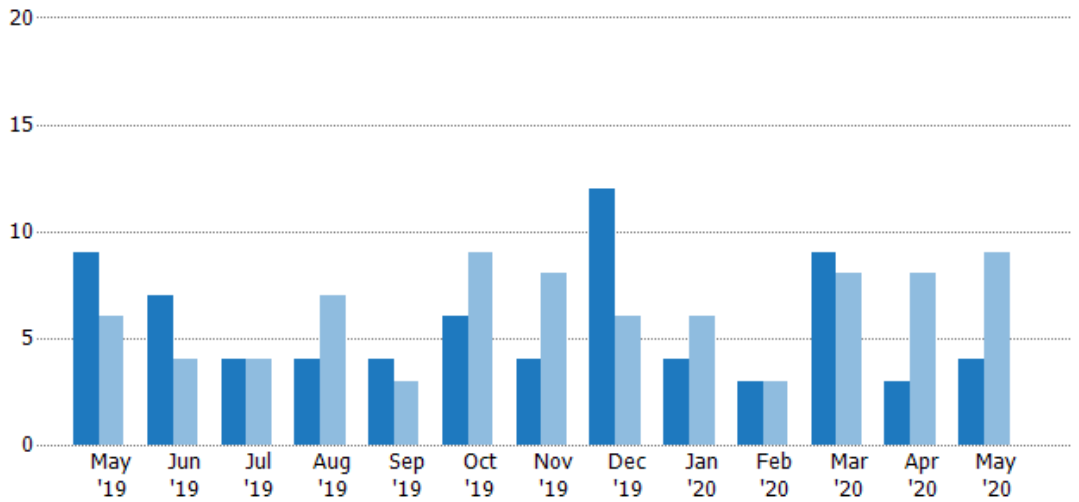
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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	9	7	4	4	4	6	4	12	4	3	9	3	4
Prior Year	6	4	4	7	3	9	8	6	6	3	8	8	9
Percent Change from Prior Year	50%	75%	0%	-43%	33%	-33%	-50%	100%	-33%	0%	13%	-63%	-56%

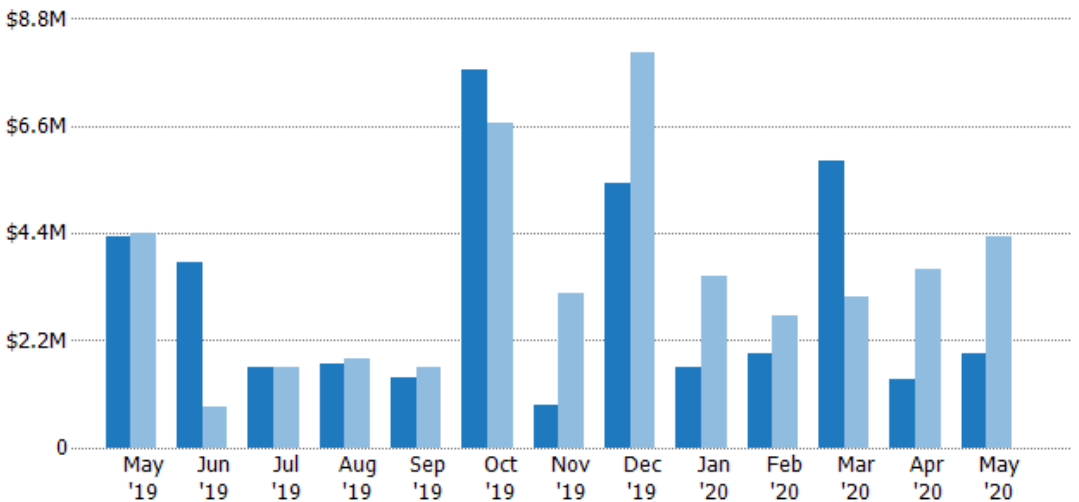
Closed Sales Volume

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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	\$4.33M	\$3.82M	\$1.65M	\$1.72M	\$1.46M	\$7.75M	\$890K	\$5.43M	\$1.64M	\$1.92M	\$5.89M	\$1.42M	\$1.92M
Prior Year	\$4.41M	\$853K	\$1.66M	\$1.84M	\$1.64M	\$6.68M	\$3.17M	\$8.1M	\$3.53M	\$2.7M	\$3.11M	\$3.68M	\$4.33M
Percent Change from Prior Year	-2%	348%	-1%	-6%	-11%	16%	-72%	-33%	-54%	-29%	89%	-61%	-56%

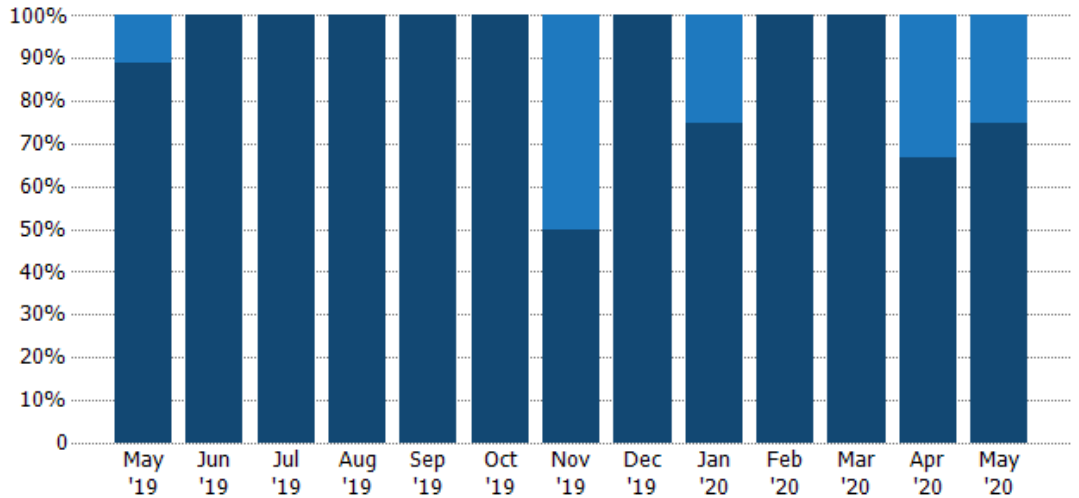
Closed Sales by Property Type

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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	11%	-	-	-	-	-	50%	-	25%	-	-	33%	25%
Single Family Residence	89%	100%	100%	100%	100%	100%	50%	100%	75%	100%	100%	67%	75%

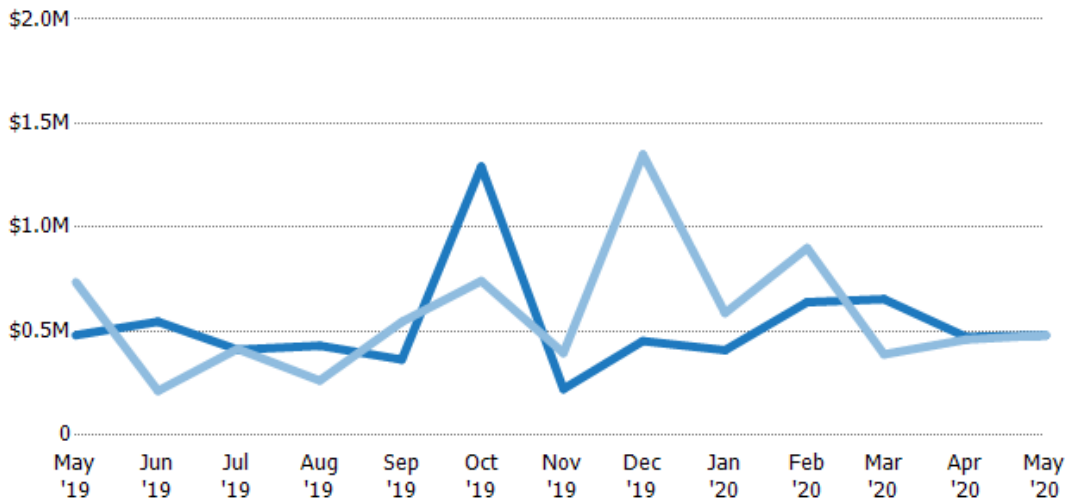
Average Sales Price

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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



Month/Year	Price	% Chg.
May '20	\$480K	-0.2%
May '19	\$481K	-34.6%
May '18	\$736K	-26.8%

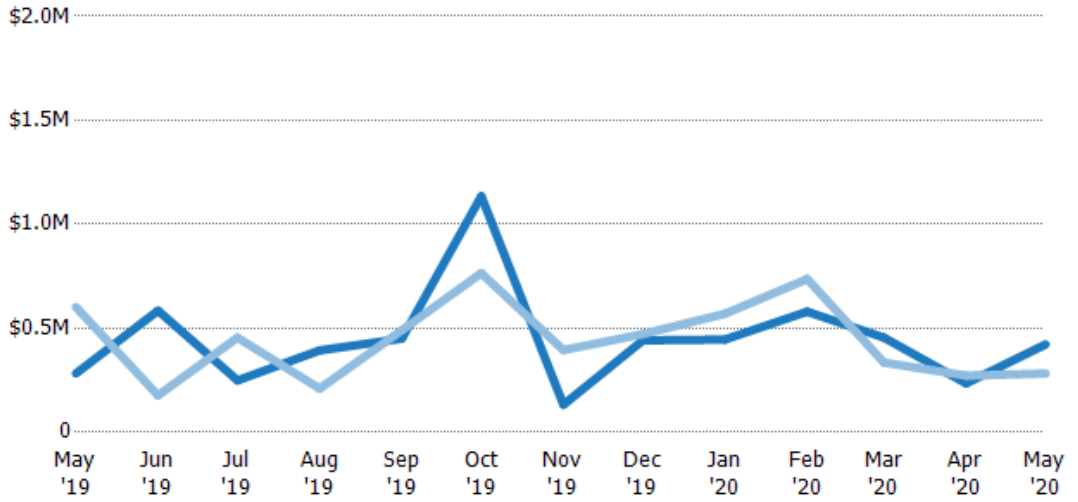
Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$481K	\$546K	\$412K	\$431K	\$364K	\$1.29M	\$222K	\$453K	\$409K	\$640K	\$654K	\$473K	\$480K
Prior Year	\$736K	\$213K	\$415K	\$263K	\$545K	\$742K	\$396K	\$1.35M	\$588K	\$900K	\$389K	\$460K	\$481K
Percent Change from Prior Year	-35%	156%	-1%	64%	-33%	74%	-44%	-66%	-30%	-29%	68%	3%	0%

Median Sales Price

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/ Year	Price	% Chg.
May '20	\$423K	49.6%
May '19	\$283K	-53.1%
May '18	\$603K	-67%

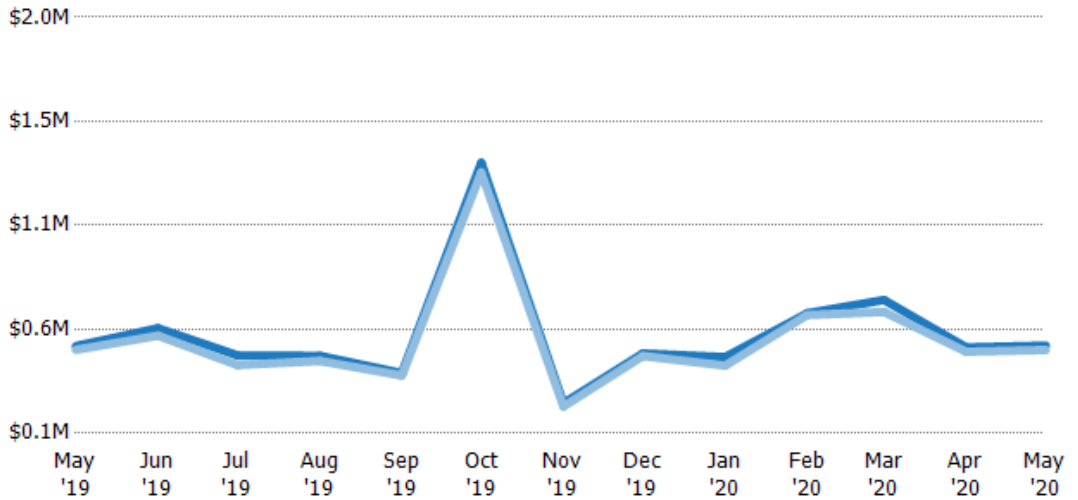
Current Year	\$283K	\$585K	\$250K	\$394K	\$450K	\$1.14M	\$133K	\$442K	\$446K	\$580K	\$455K	\$235K	\$423K
Prior Year	\$603K	\$177K	\$455K	\$210K	\$490K	\$765K	\$395K	\$472K	\$570K	\$737K	\$335K	\$273K	\$283K
Percent Change from Prior Year	-53%	230%	-45%	88%	-8%	48%	-66%	-6%	-22%	-21%	36%	-14%	50%

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: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Avg List Price	\$498K	\$580K	\$456K	\$454K	\$375K	\$1.34M	\$237K	\$465K	\$448K	\$648K	\$709K	\$492K	\$501K
Avg Sales Price	\$481K	\$546K	\$412K	\$431K	\$364K	\$1.29M	\$222K	\$453K	\$409K	\$640K	\$654K	\$473K	\$480K
Avg Sales Price as a % of Avg List Price	97%	94%	90%	95%	97%	97%	94%	97%	91%	99%	92%	96%	96%

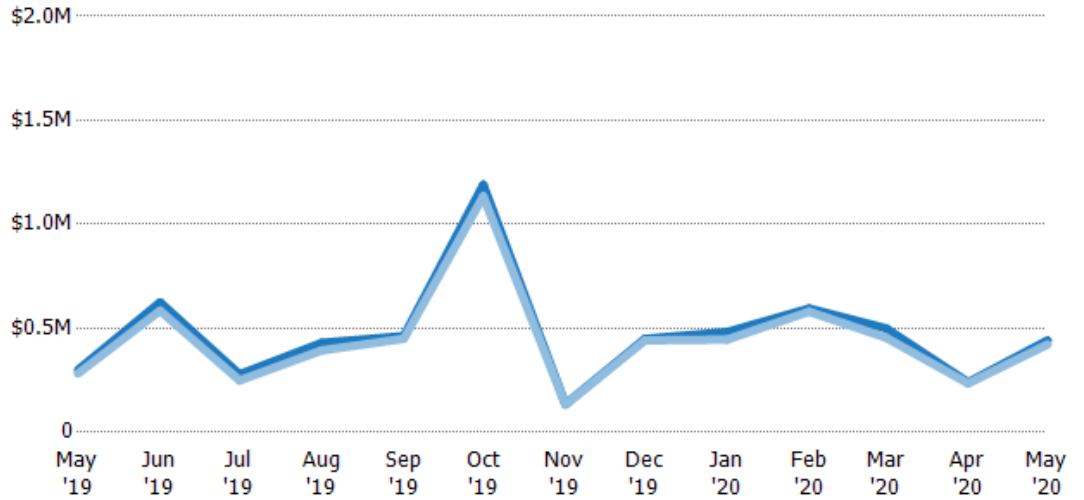
Median Sales Price vs Median Listing Price

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Median List Price	\$300K	\$625K	\$279K	\$430K	\$463K	\$1.19M	\$135K	\$449K	\$482K	\$595K	\$500K	\$240K	\$442K
Median Sales Price	\$283K	\$585K	\$250K	\$394K	\$450K	\$1.14M	\$133K	\$442K	\$446K	\$580K	\$455K	\$235K	\$423K
Med Sales Price as a % of Med List Price	94%	94%	90%	92%	97%	95%	98%	98%	93%	97%	91%	98%	96%

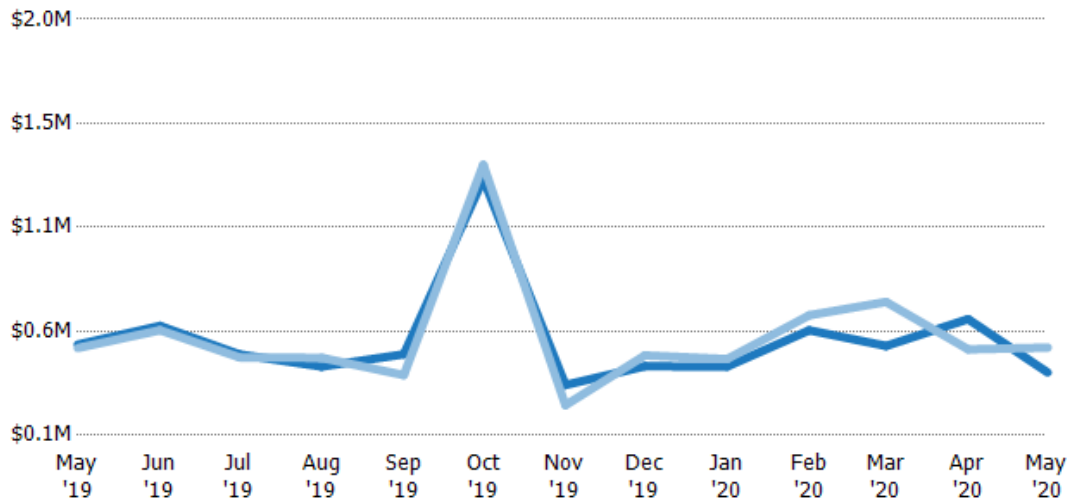
Average Sales Price vs Average Est Value

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Avg Est Value	\$514K	\$600K	\$469K	\$414K	\$470K	\$1.27M	\$330K	\$415K	\$414K	\$580K	\$508K	\$631K	\$387K
Avg Sales Price	\$498K	\$580K	\$456K	\$454K	\$375K	\$1.34M	\$237K	\$465K	\$448K	\$648K	\$709K	\$492K	\$501K
Avg Sales Price as a % of Avg Est Value	97%	97%	97%	110%	80%	105%	72%	112%	108%	112%	140%	78%	129%

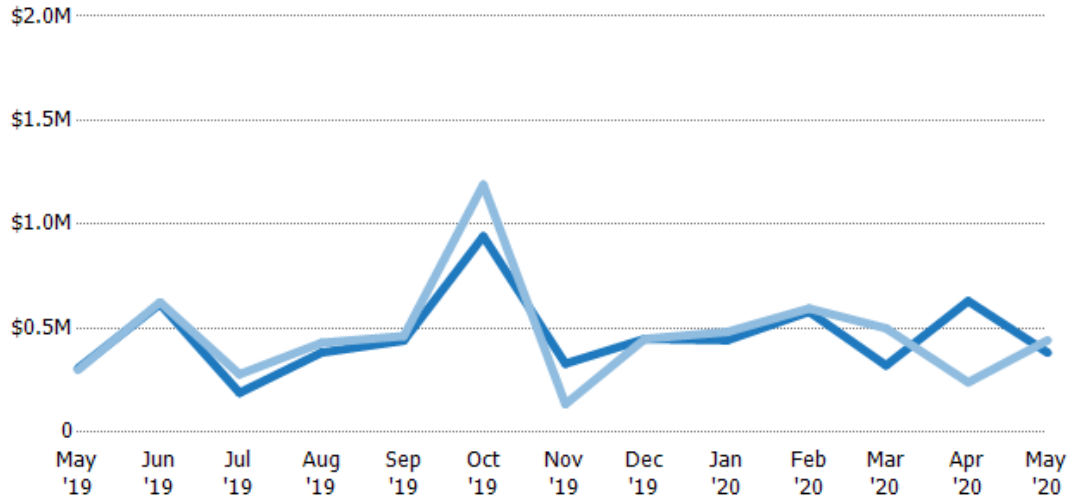
Median Sales Price vs Median Est Value

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Median Est Value	\$307K	\$617K	\$190K	\$383K	\$441K	\$942K	\$330K	\$449K	\$442K	\$580K	\$321K	\$631K	\$382K
Median Sales Price	\$300K	\$625K	\$279K	\$430K	\$463K	\$1.19M	\$135K	\$449K	\$482K	\$595K	\$500K	\$240K	\$442K
Med Sales Price as a % of Med Est Value	98%	101%	147%	112%	105%	126%	41%	100%	109%	103%	156%	38%	116%