

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	Jun 2020	Jun 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	16	16	+/-	52	58	-10.3%
New Listing Volume	\$14,443,000	\$11,462,400	+26%	\$49,268,400	\$36,862,300	+33.7%
Active Listing Count	47	74	-36.5%	N/A	N/A	
Active Listing Volume	\$53,440,569	\$55,781,668	-4.2%	N/A	N/A	
Average Listing Price	\$1,137,033	\$753,806	+50.8%	\$1,026,615	\$856,754	+19.8%
Median Listing Price	\$635,000	\$559,450	+13.5%	\$618,280	\$570,133	+8.4%
Median Days in RPR	106	232	-54.3%	204.4	256.59	-20.3%
Months of Inventory	11.8	8.2	+42.9%	6.9	16.3	-57.8%
Absorption Rate	8.51%	12.16%	-3.7%	14.54%	6.14%	+8.4%
Sales Activity Charts Metrics						
New Pending Sales Count	13	3	+333.3%	53	43	+23.3%
New Pending Sales Volume	\$8,066,000	\$991,500	+713.5%	\$30,917,400	\$21,635,699	+42.9%
Pending Sales Count	18	6	+200%	N/A	N/A	
Pending Sales Volume	\$10,262,000	\$2,778,000	+269.4%	N/A	N/A	
Closed Sales Count	13	7	+85.7%	36	41	-12.2%
Closed Sales Volume	\$7,084,600	\$3,822,250	+85.4%	\$19,868,000	\$21,171,150	-6.2%
Average Sales Price	\$544,969	\$546,036	-0.2%	\$551,889	\$516,370	+6.9%
Median Sales Price	\$470,000	\$585,000	-19.7%	\$447,889	\$417,768	+7.2%

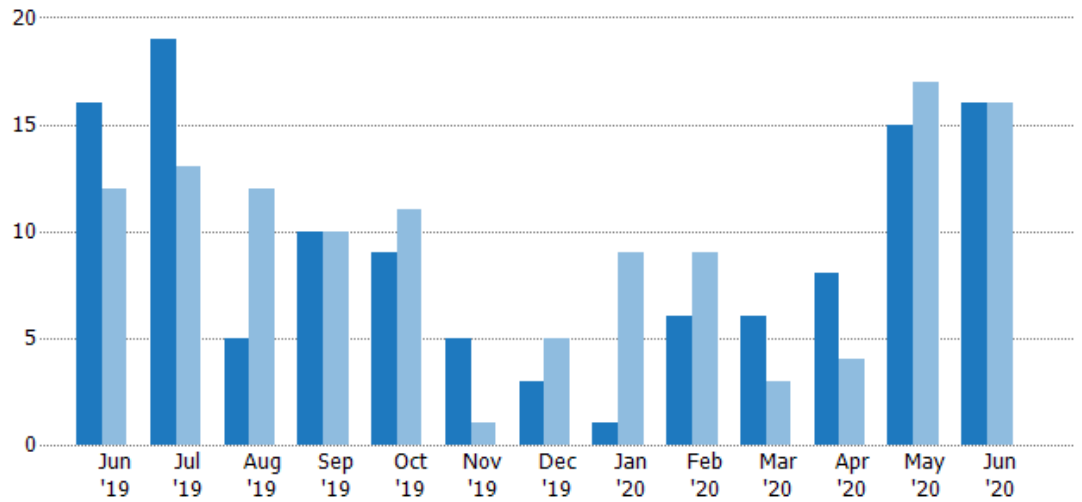
New Listings

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.
Jun '20	16	0%
Jun '19	16	33.3%
Jun '18	12	-16.7%

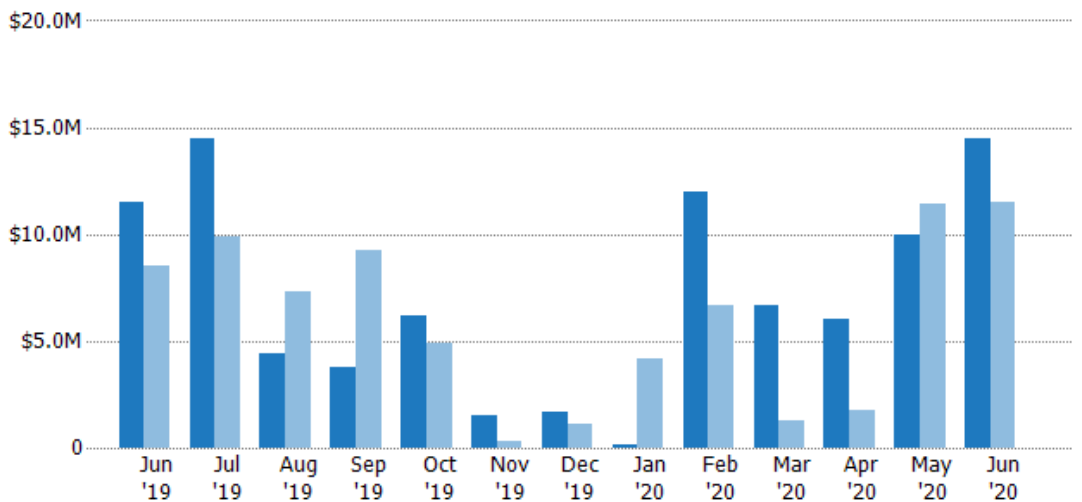
New Listing Volume

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.
Jun '20	\$14.4M	26%
Jun '19	\$11.5M	34.3%
Jun '18	\$8.53M	-16.5%

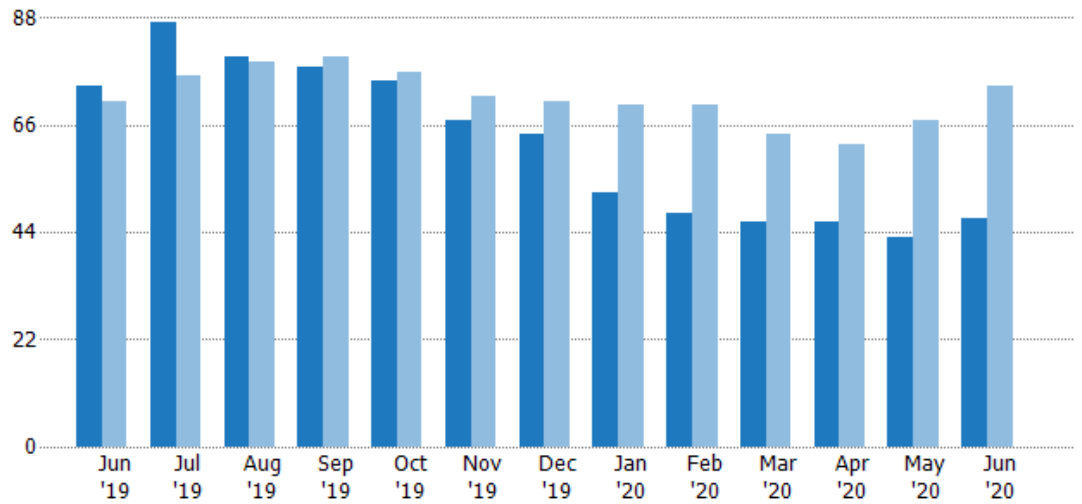
Active Listings

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	74	87	80	78	75	67	64	52	48	46	46	43	47
Prior Year	71	76	79	80	77	72	71	70	70	64	62	67	74
Percent Change from Prior Year	4%	14%	1%	-3%	-3%	-7%	-10%	-26%	-31%	-28%	-26%	-36%	-36%

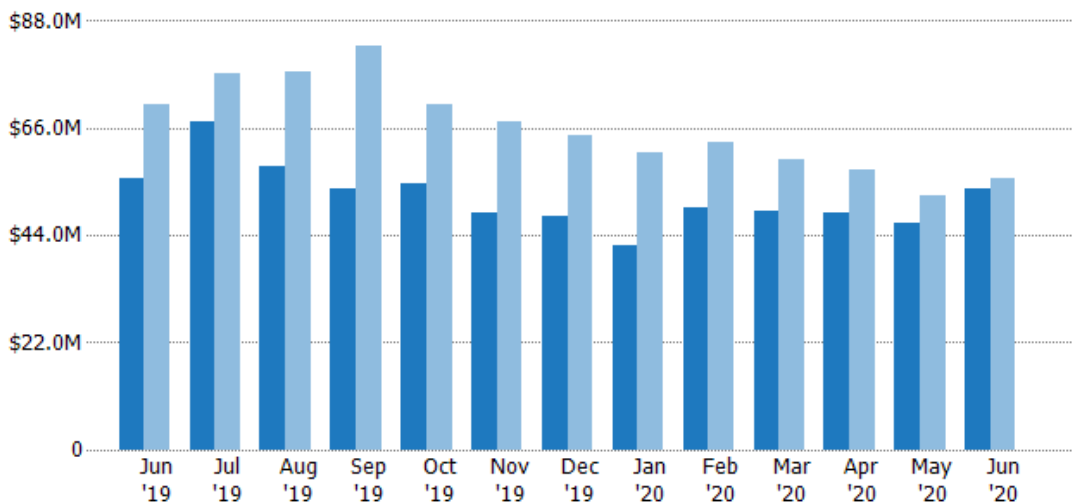
Active Listing Volume

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$55.8M	\$67.5M	\$58.3M	\$53.6M	\$54.5M	\$48.5M	\$48M	\$41.9M	\$49.6M	\$49.2M	\$48.8M	\$46.6M	\$53.4M
Prior Year	\$70.9M	\$77.3M	\$77.6M	\$83M	\$70.7M	\$67.5M	\$64.4M	\$60.8M	\$63.2M	\$59.4M	\$57.4M	\$52.1M	\$55.8M
Percent Change from Prior Year	-21%	-13%	-25%	-35%	-23%	-28%	-26%	-31%	-21%	-17%	-15%	-11%	-4%

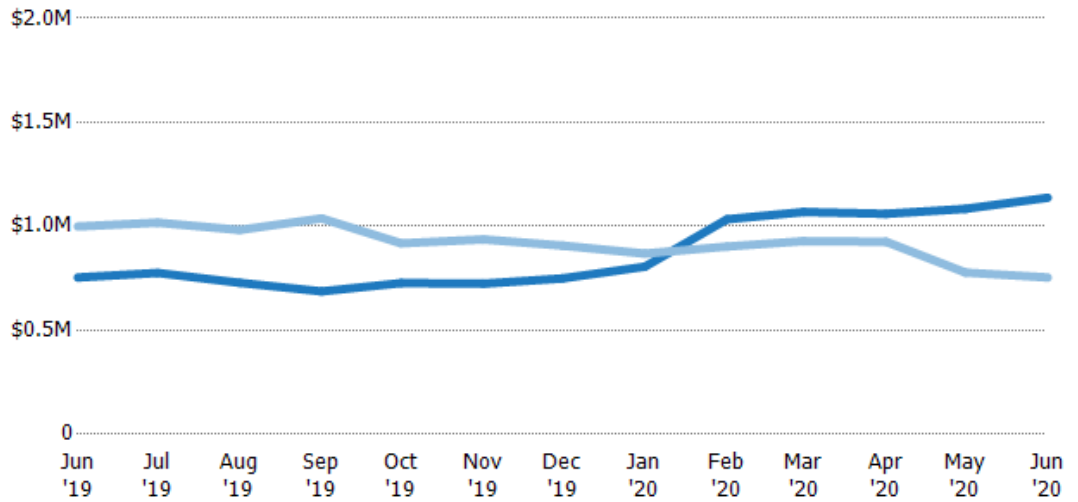
Average Listing Price

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.
Jun '20	\$1.14M	50.8%
Jun '19	\$754K	-24.6%
Jun '18	\$999K	5.5%



Current Year	\$754K	\$776K	\$728K	\$687K	\$727K	\$724K	\$750K	\$806K	\$1.03M	\$1.07M	\$1.06M	\$1.08M	\$1.14M
Prior Year	\$999K	\$1.02M	\$982K	\$1.04M	\$918K	\$937K	\$907K	\$869K	\$903K	\$929K	\$926K	\$777K	\$754K
Percent Change from Prior Year	-25%	-24%	-26%	-34%	-21%	-23%	-17%	-7%	15%	15%	15%	39%	51%

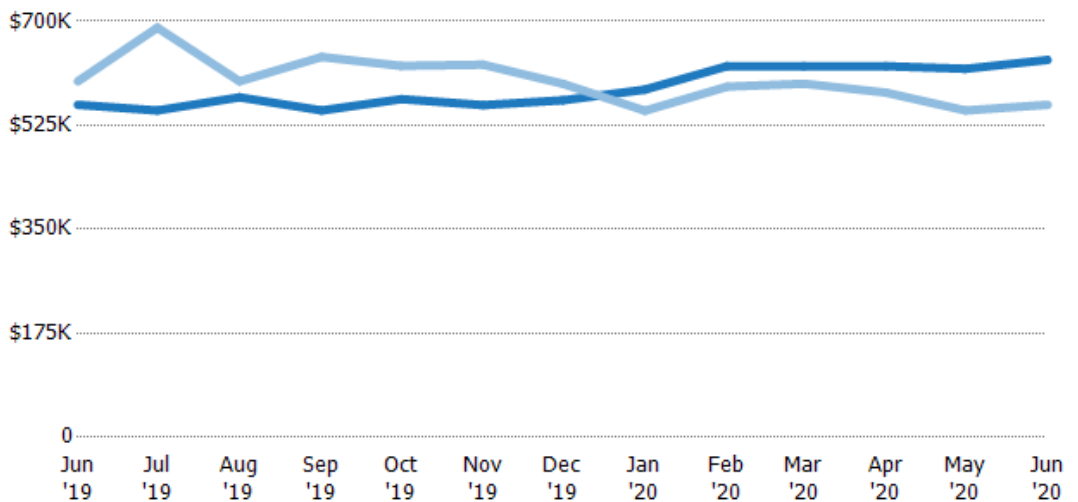
Median Listing Price

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.
Jun '20	\$635K	13.5%
Jun '19	\$559K	-6.6%
Jun '18	\$599K	-4%



Current Year	\$559K	\$550K	\$572K	\$550K	\$569K	\$559K	\$567K	\$585K	\$625K	\$625K	\$625K	\$620K	\$635K
Prior Year	\$599K	\$689K	\$599K	\$640K	\$625K	\$627K	\$595K	\$549K	\$590K	\$595K	\$580K	\$550K	\$559K
Percent Change from Prior Year	-7%	-20%	-5%	-14%	-9%	-11%	-5%	6%	6%	5%	8%	13%	14%

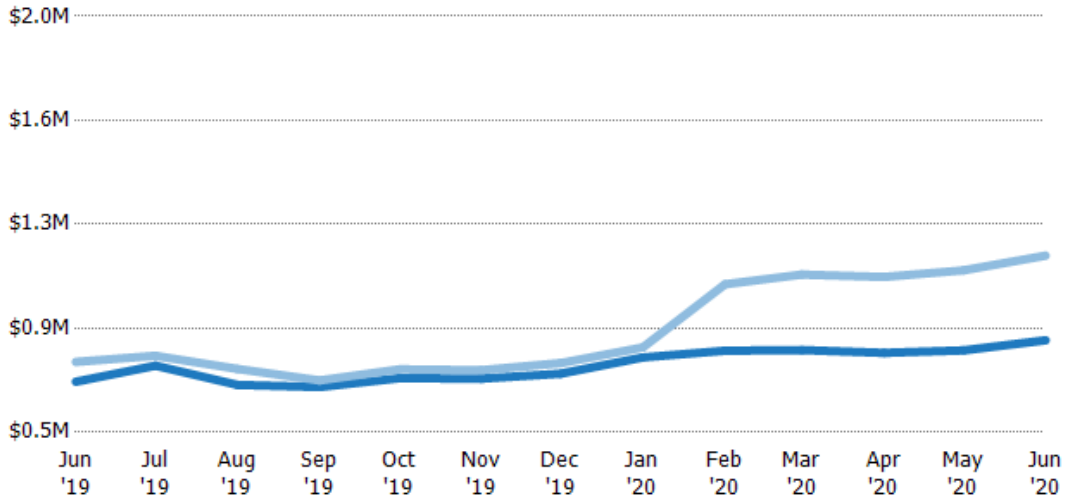
Average Listing Price vs Average Est Value

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



Avg Est Value	\$682K	\$740K	\$671K	\$663K	\$695K	\$693K	\$711K	\$770K	\$794K	\$797K	\$786K	\$795K	\$832K
Avg Listing Price	\$754K	\$776K	\$728K	\$687K	\$727K	\$724K	\$750K	\$806K	\$1.03M	\$1.07M	\$1.06M	\$1.08M	\$1.14M
Avg Listing Price as a % of Avg Est Value	110%	105%	109%	104%	105%	104%	105%	105%	130%	134%	135%	136%	137%

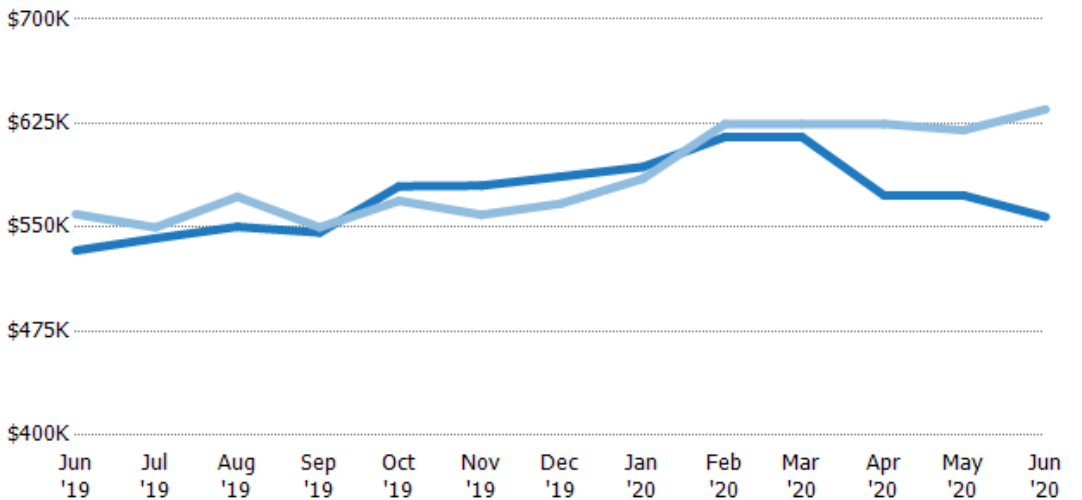
Median Listing Price vs Median Est Value

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



Median Est Value	\$533K	\$542K	\$550K	\$546K	\$580K	\$580K	\$587K	\$594K	\$615K	\$615K	\$573K	\$573K	\$558K
Median Listing Price	\$559K	\$550K	\$572K	\$550K	\$569K	\$559K	\$567K	\$585K	\$625K	\$625K	\$625K	\$620K	\$635K
Med Listing Price as a % of Med Est Value	105%	101%	104%	101%	98%	96%	97%	99%	102%	102%	109%	108%	114%

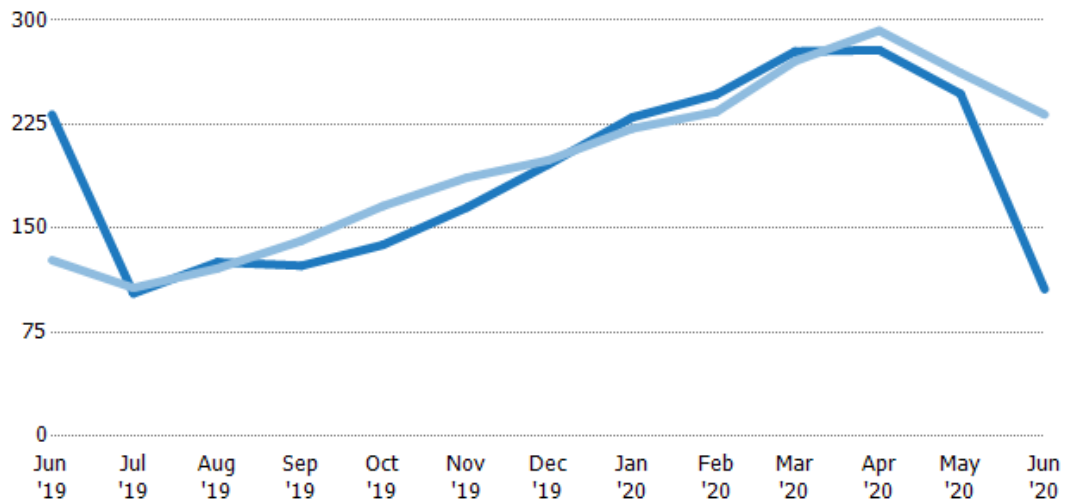
Median Days in RPR

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.
Jun '20	106	-54.3%
Jun '19	232	82.7%
Jun '18	127	26.8%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	232	103	126	123	138	165	196	230	247	278	279	247	106
Prior Year	127	107	121	141	166	187	199	222	234	271	293	262	232
Percent Change from Prior Year	83%	-4%	4%	-13%	-17%	-12%	-2%	4%	5%	3%	-5%	-6%	-54%

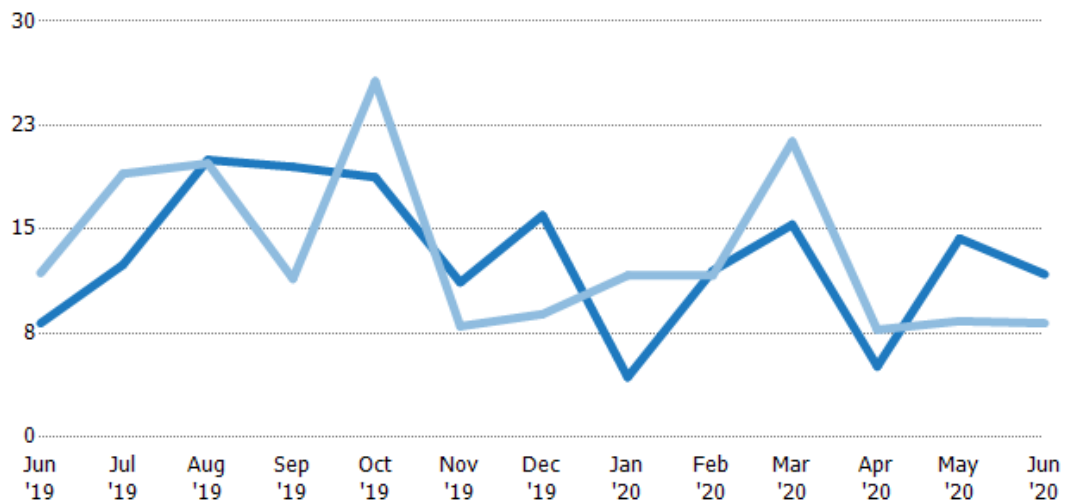
Months of Inventory

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.
Jun '20	11.8	42.9%
Jun '19	8.22	-30.5%
Jun '18	11.8	23.4%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	8.22	12.4	20	19.5	18.8	11.2	16	4.33	12	15.3	5.11	14.3	11.8
Prior Year	11.8	19	19.8	11.4	25.7	8	8.88	11.7	11.7	21.3	7.75	8.38	8.22
Percent Change from Prior Year	-31%	-35%	1%	71%	-27%	40%	80%	-63%	3%	-28%	-34%	71%	43%

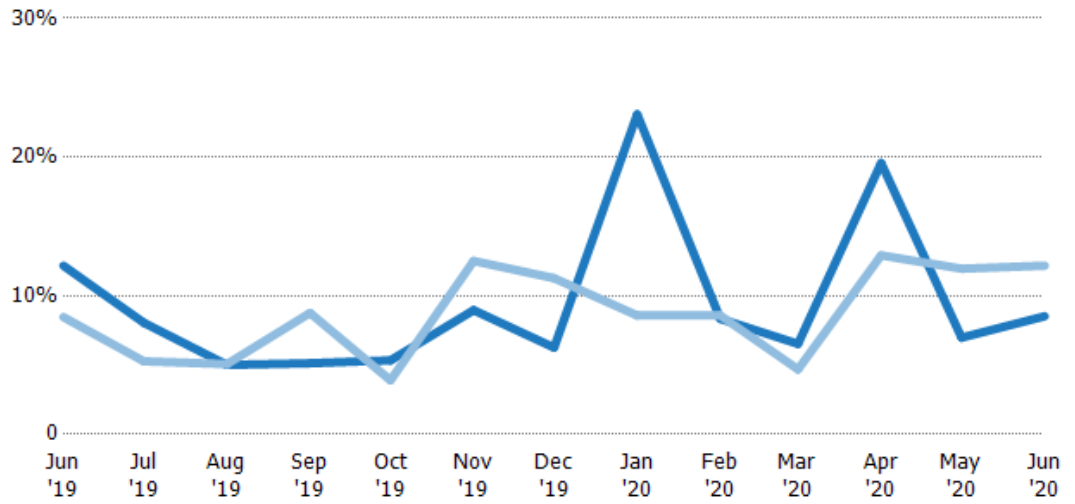
Absorption Rate

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	12%	8%	5%	5%	5%	9%	6%	23%	8%	7%	20%	7%	9%
Prior Year	8%	5%	5%	9%	4%	13%	11%	9%	9%	5%	13%	12%	12%
Change from Prior Year	-4%	-3%	0%	4%	-1%	4%	5%	-15%	0%	-2%	-7%	5%	4%

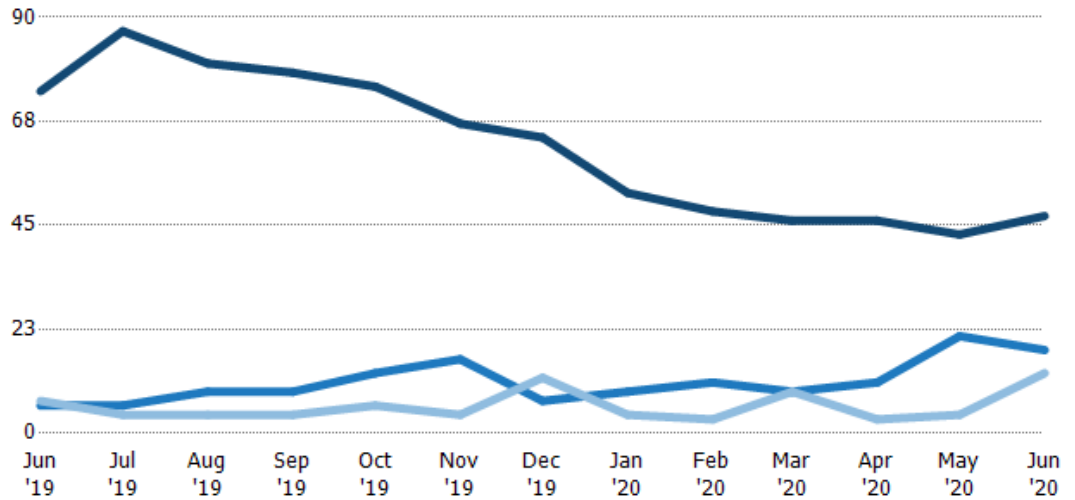
Active/Pending/Sold Units

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Active	74	87	80	78	75	67	64	52	48	46	46	43	47
Pending	6	6	9	9	13	16	7	9	11	9	11	21	18
Sold	7	4	4	4	6	4	12	4	3	9	3	4	13

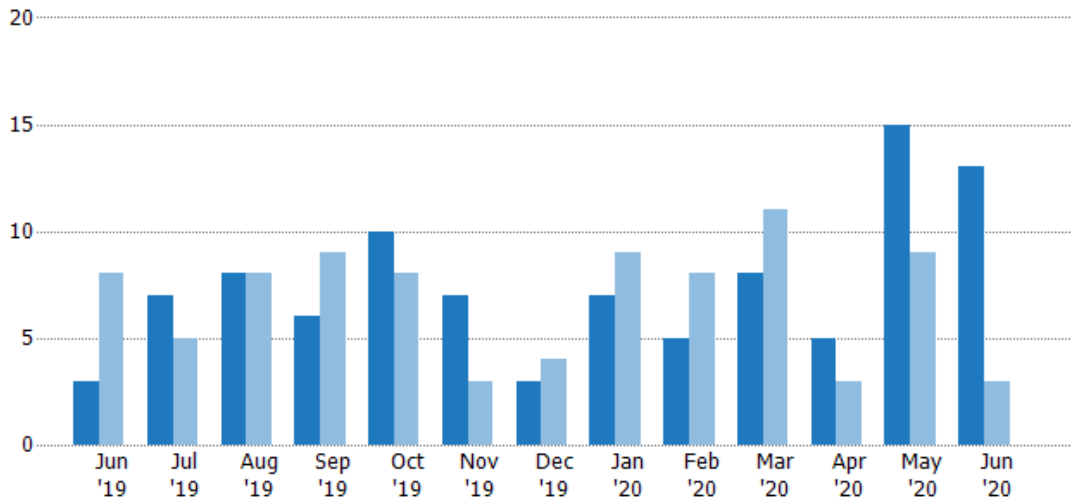
New Pending Sales

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.
Jun '20	13	333.3%
Jun '19	3	-62.5%
Jun '18	8	-37.5%

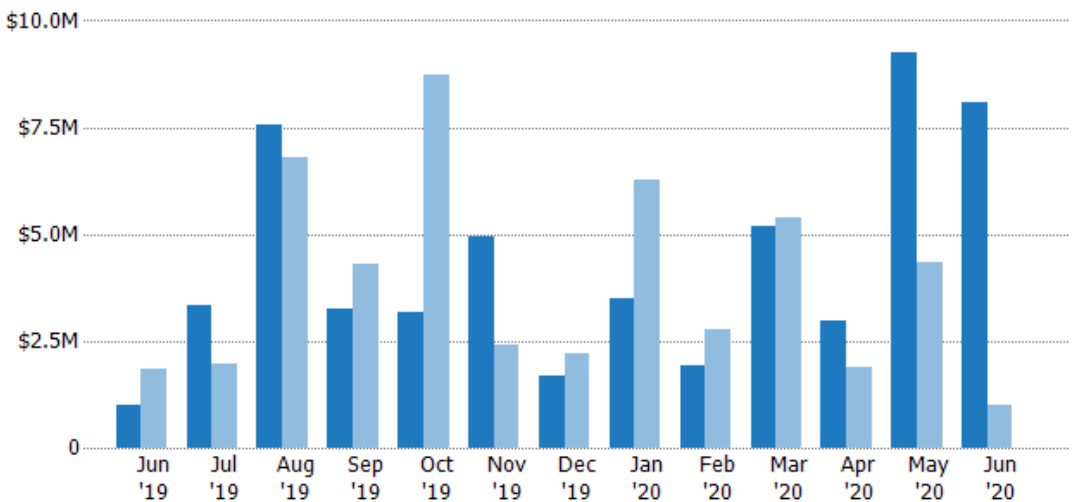
New Pending Sales Volume

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.
Jun '20	\$8.07M	713.5%
Jun '19	\$992K	-45.9%
Jun '18	\$1.83M	70.3%

Pending Sales

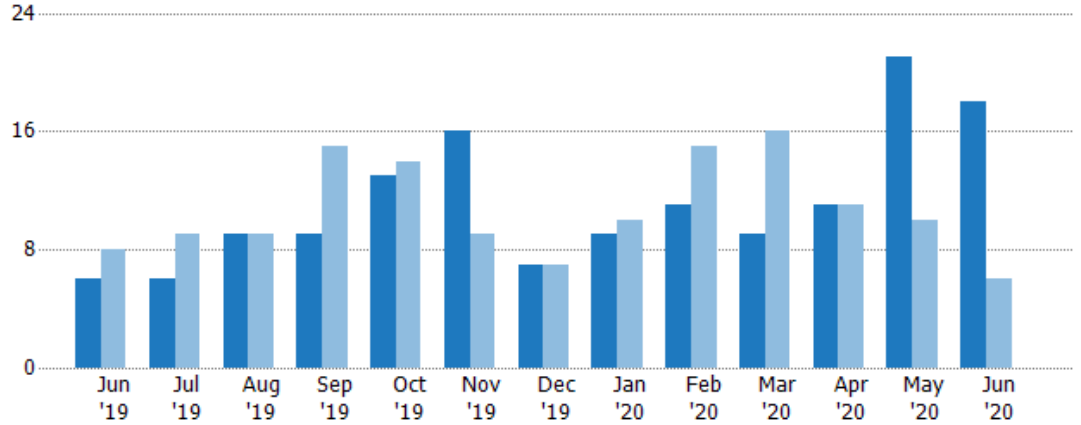
The number of residential properties with accepted offers that were available at the end each month.

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.
Jun '20	18	200%
Jun '19	6	-25%
Jun '18	8	-12.5%



Current Year	6	6	9	9	13	16	7	9	11	9	11	21	18
Prior Year	8	9	9	15	14	9	7	10	15	16	11	10	6
Percent Change from Prior Year	-25%	-33%	0%	-40%	-7%	78%	0%	-10%	-27%	-44%	0%	110%	200%

Pending Sales Volume

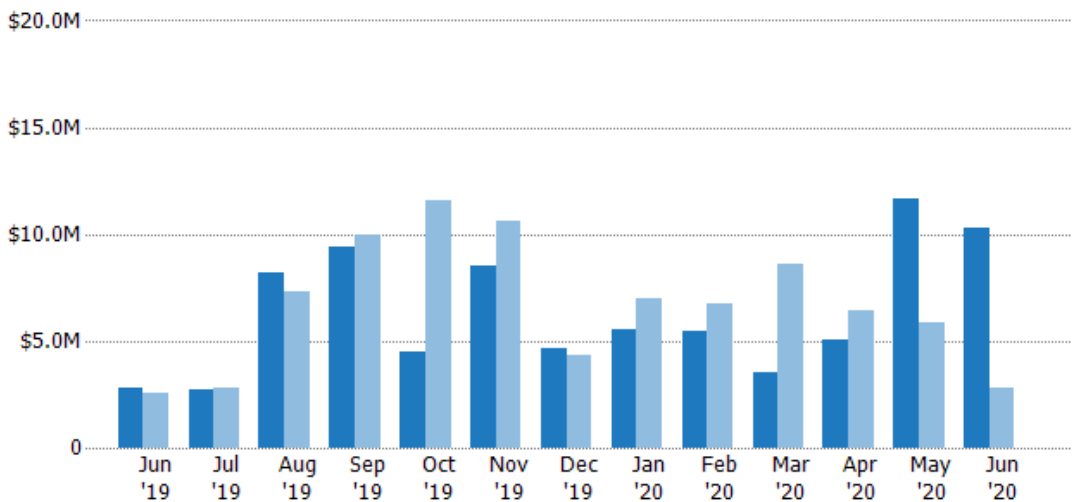
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

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.
Jun '20	\$10.3M	269.4%
Jun '19	\$2.78M	8.1%
Jun '18	\$2.57M	30%



Current Year	\$2.78M	\$2.74M	\$8.23M	\$9.39M	\$4.53M	\$8.52M	\$4.62M	\$5.5M	\$5.47M	\$3.54M	\$5.05M	\$11.7M	\$10.3M
Prior Year	\$2.57M	\$2.83M	\$7.33M	\$9.98M	\$11.5M	\$10.6M	\$4.36M	\$6.96M	\$6.78M	\$8.58M	\$6.45M	\$5.85M	\$2.78M
Percent Change from Prior Year	8%	-3%	12%	-6%	-61%	-20%	6%	-21%	-19%	-59%	-22%	100%	269%

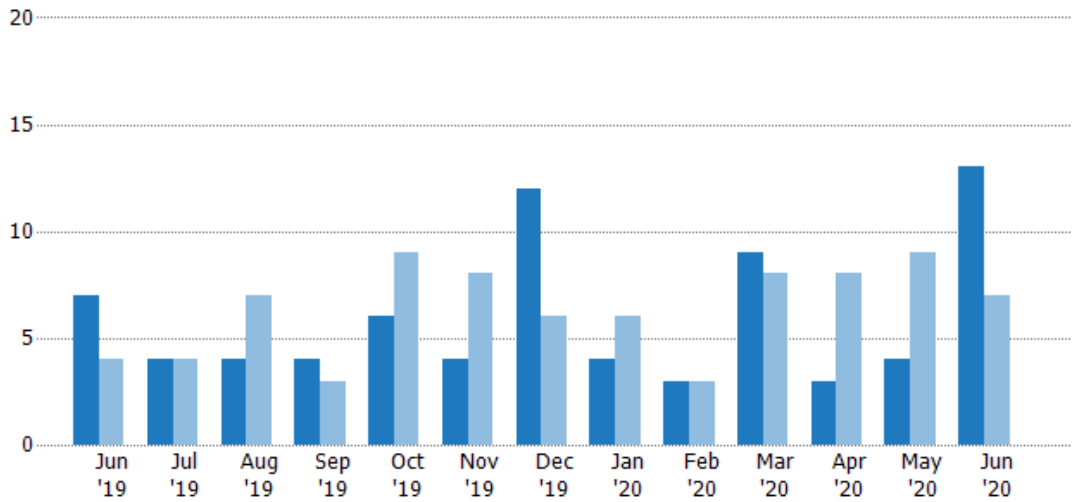
Closed Sales

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	7	4	4	4	6	4	12	4	3	9	3	4	13
Prior Year	4	4	7	3	9	8	6	6	3	8	8	9	7
Percent Change from Prior Year	75%	0%	-43%	33%	-33%	-50%	100%	-33%	0%	13%	-63%	-56%	86%

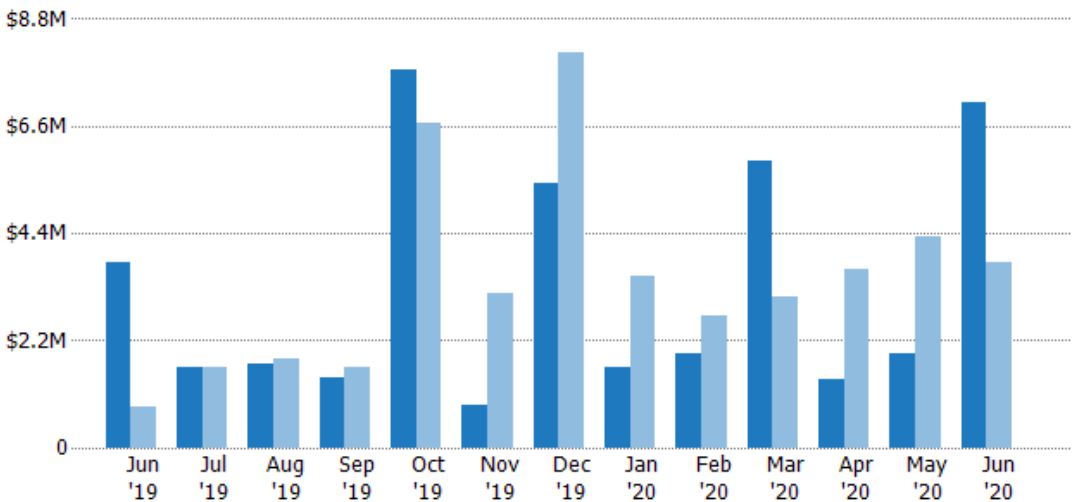
Closed Sales Volume

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$3.82M	\$1.65M	\$1.72M	\$1.46M	\$7.75M	\$890K	\$5.43M	\$1.64M	\$1.92M	\$5.89M	\$1.42M	\$1.92M	\$7.08M
Prior Year	\$853K	\$1.66M	\$1.84M	\$1.64M	\$6.68M	\$3.17M	\$8.1M	\$3.53M	\$2.7M	\$3.11M	\$3.68M	\$4.33M	\$3.82M
Percent Change from Prior Year	348%	-1%	-6%	-11%	16%	-72%	-33%	-54%	-29%	89%	-61%	-56%	85%

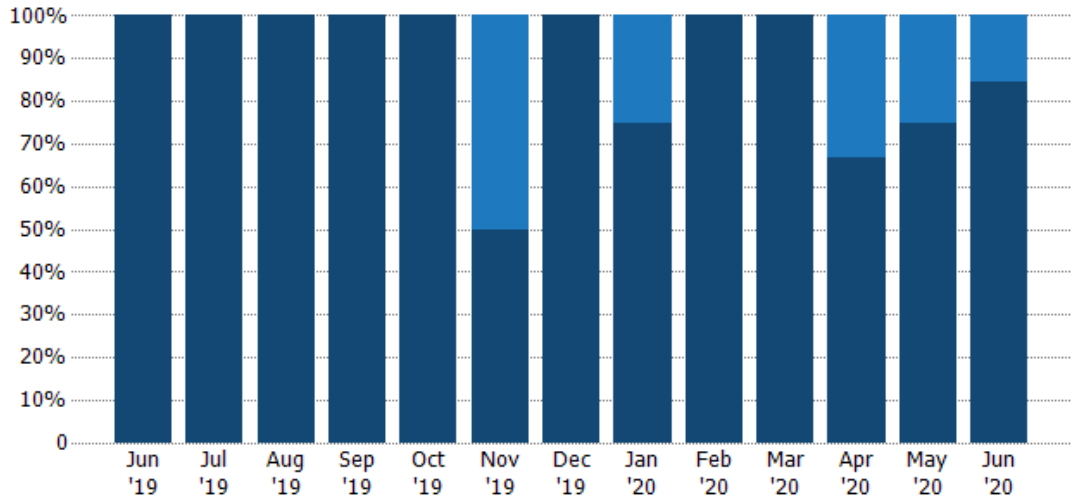
Closed Sales by Property Type

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	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Condo/Townhouse	-	-	-	-	-	50%	-	25%	-	-	33%	25%	15%
Single Family Residence	100%	100%	100%	100%	100%	50%	100%	75%	100%	100%	67%	75%	85%

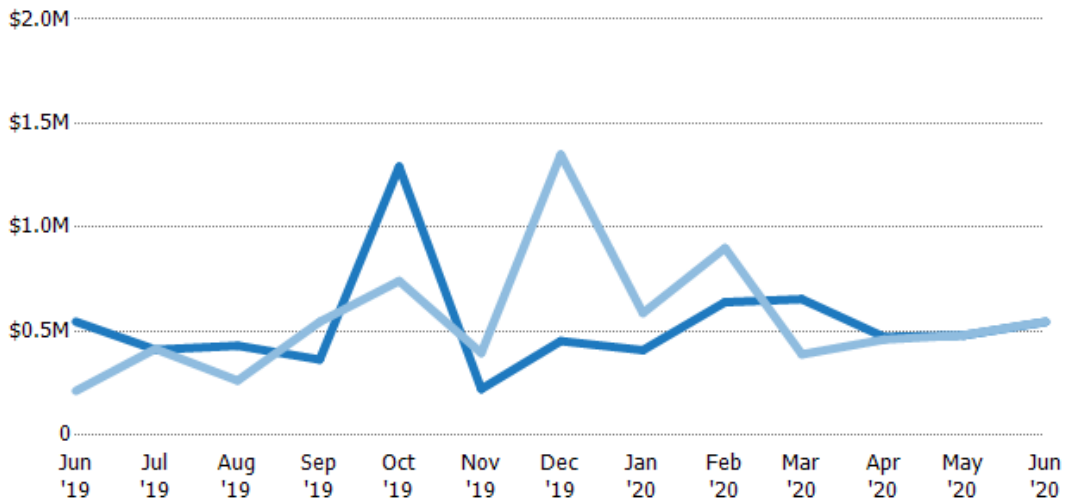
Average Sales Price

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.
Jun '20	\$545K	-0.2%
Jun '19	\$546K	155.9%
Jun '18	\$213K	137.1%

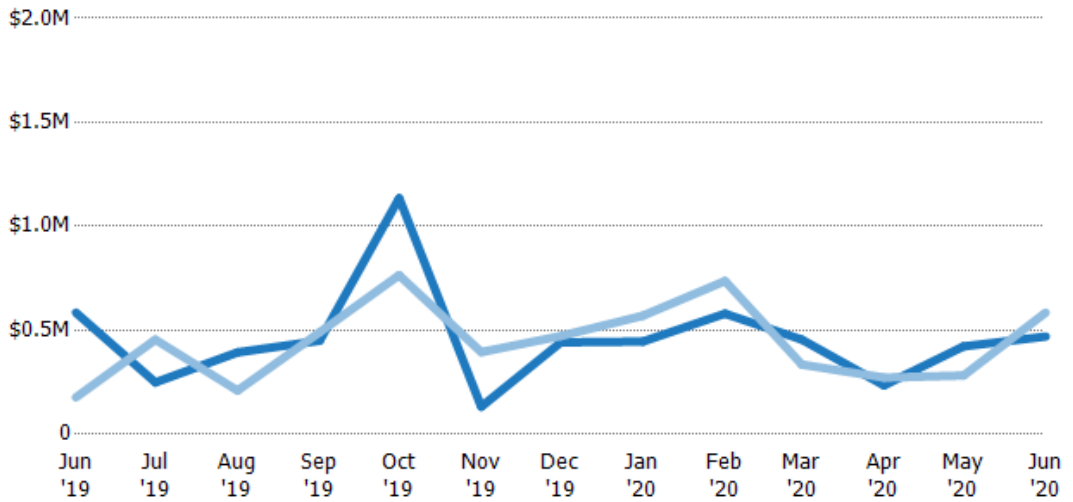
Property Type	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$546K	\$412K	\$431K	\$364K	\$1.29M	\$222K	\$453K	\$409K	\$640K	\$654K	\$473K	\$480K	\$545K
Prior Year	\$213K	\$415K	\$263K	\$545K	\$742K	\$396K	\$1.35M	\$588K	\$900K	\$389K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



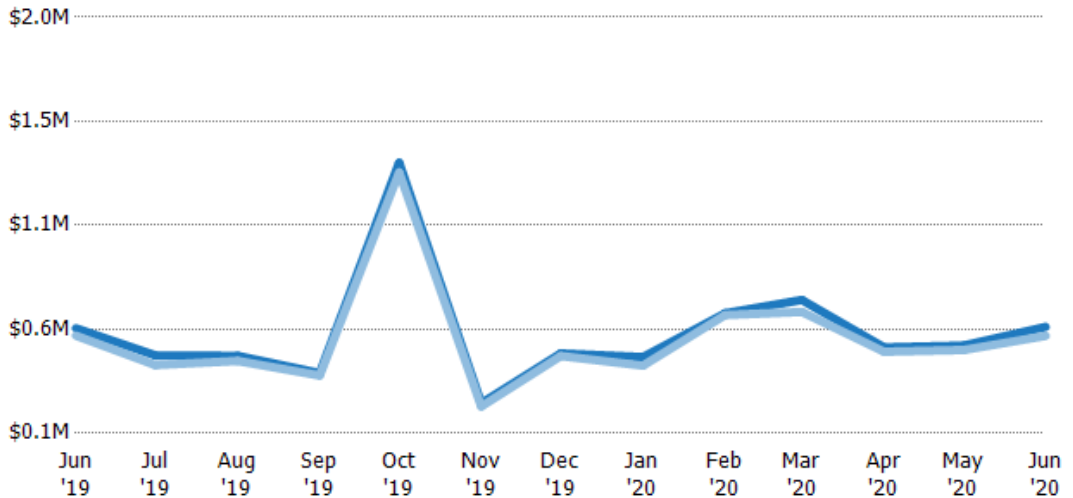
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$585K	\$250K	\$394K	\$450K	\$1.14M	\$133K	\$442K	\$446K	\$580K	\$455K	\$235K	\$423K	\$470K
Prior Year	\$177K	\$455K	\$210K	\$490K	\$765K	\$395K	\$472K	\$570K	\$737K	\$335K	\$273K	\$283K	\$585K
Percent Change from Prior Year	230%	-45%	88%	-8%	48%	-66%	-6%	-22%	-21%	36%	-14%	50%	-20%

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg List Price	\$580K	\$456K	\$454K	\$375K	\$1.34M	\$237K	\$465K	\$448K	\$648K	\$709K	\$492K	\$501K	\$586K
Avg Sales Price	\$546K	\$412K	\$431K	\$364K	\$1.29M	\$222K	\$453K	\$409K	\$640K	\$654K	\$473K	\$480K	\$545K
Avg Sales Price as a % of Avg List Price	94%	90%	95%	97%	97%	94%	97%	91%	99%	92%	96%	96%	93%

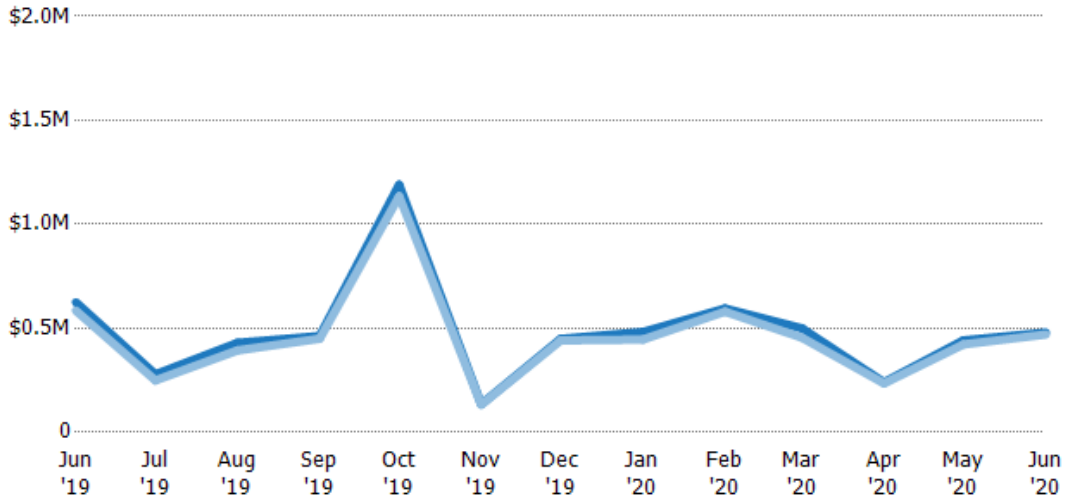
Median Sales Price vs Median Listing Price

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median List Price	\$625K	\$279K	\$430K	\$463K	\$1.19M	\$135K	\$449K	\$482K	\$595K	\$500K	\$240K	\$442K	\$479K
Median Sales Price	\$585K	\$250K	\$394K	\$450K	\$1.14M	\$133K	\$442K	\$446K	\$580K	\$455K	\$235K	\$423K	\$470K
Med Sales Price as a % of Med List Price	94%	90%	92%	97%	95%	98%	98%	93%	97%	91%	98%	96%	98%

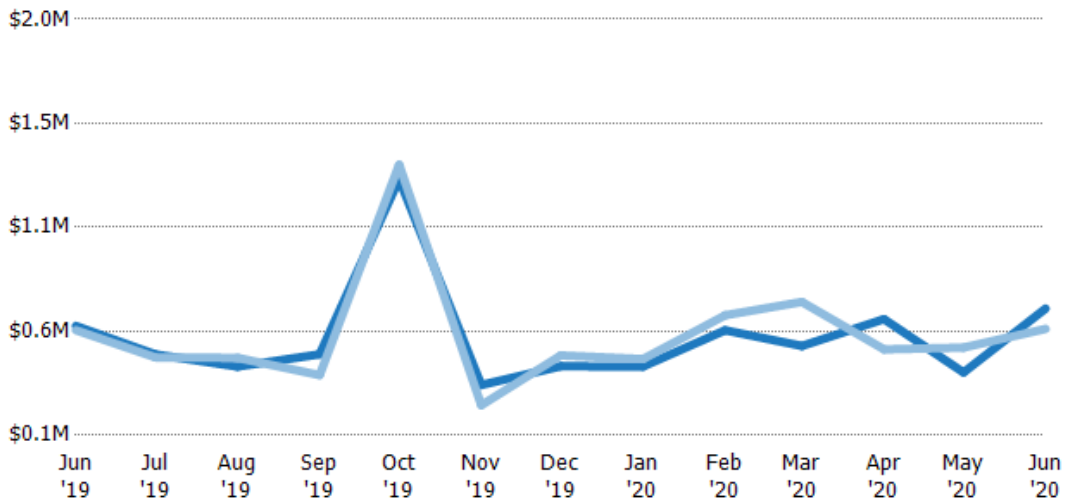
Average Sales Price vs Average Est Value

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg Est Value	\$600K	\$469K	\$414K	\$470K	\$1.27M	\$330K	\$415K	\$414K	\$580K	\$508K	\$631K	\$387K	\$679K
Avg Sales Price	\$580K	\$456K	\$454K	\$375K	\$1.34M	\$237K	\$465K	\$448K	\$648K	\$709K	\$492K	\$501K	\$586K
Avg Sales Price as a % of Avg Est Value	97%	97%	110%	80%	105%	72%	112%	108%	112%	140%	78%	129%	86%

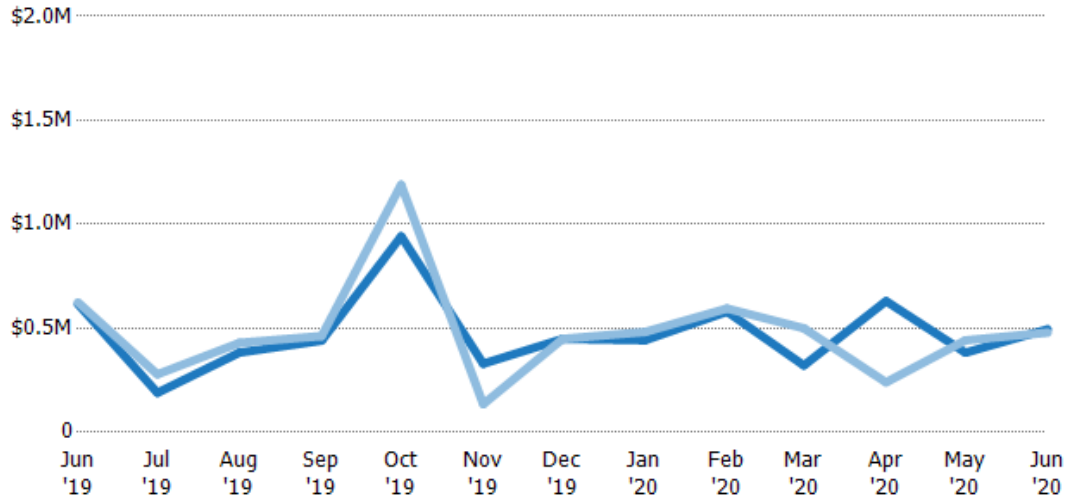
Median Sales Price vs Median Est Value

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	\$617K	\$190K	\$383K	\$441K	\$942K	\$330K	\$449K	\$442K	\$580K	\$321K	\$631K	\$382K	\$496K
Median Sales Price	\$625K	\$279K	\$430K	\$463K	\$1.19M	\$135K	\$449K	\$482K	\$595K	\$500K	\$240K	\$442K	\$479K
Med Sales Price as a % of Med Est Value	101%	147%	112%	105%	126%	41%	100%	109%	103%	156%	38%	116%	97%