

## 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	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	11	11	+/-	28	57	-50.9%
New Listing Volume	\$5,772,000	\$3,022,400	+91%	\$10,563,000	\$16,571,000	-36.3%
Active Listing Count	19	39	-51.3%	N/A	N/A	
Active Listing Volume	\$11,488,900	\$12,891,500	-10.9%	N/A	N/A	
Average Listing Price	\$604,679	\$330,551	+82.9%	\$452,568	\$318,949	+41.9%
Median Listing Price	\$399,000	\$284,900	+40%	\$323,579	\$280,613	+15.3%
Median Days in RPR	163	83	+96.4%	208.83	145.79	+43.2%
Months of Inventory	4.8	3.9	+21.8%	7.3	8.1	-9.6%
Absorption Rate	21.05%	25.64%	-4.6%	13.68%	12.37%	+1.3%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	9	8	+12.5%	52	42	+23.8%
New Pending Sales Volume	\$3,666,900	\$2,986,000	+22.8%	\$16,372,900	\$12,021,100	+36.2%
Pending Sales Count	13	17	-23.5%	N/A	N/A	
Pending Sales Volume	\$4,770,000	\$5,506,500	-13.4%	N/A	N/A	
Closed Sales Count	2	5	-60%	27	26	+3.8%
Closed Sales Volume	\$590,000	\$1,020,500	-42.2%	\$7,019,100	\$6,007,350	+16.8%
Average Sales Price	\$295,000	\$204,100	+44.5%	\$259,967	\$231,052	+12.5%
Median Sales Price	\$295,000	\$191,500	+54%	\$241,926	\$223,015	+8.5%

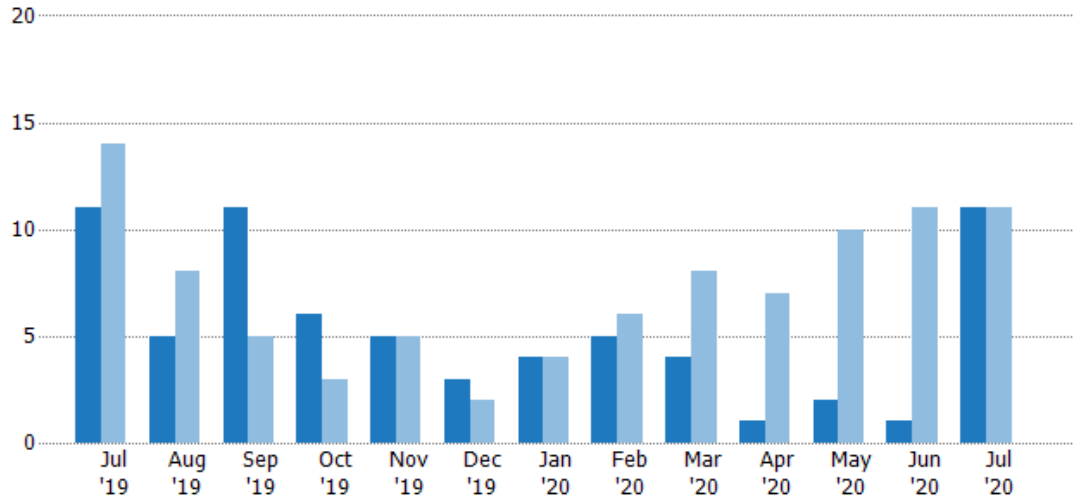
## New Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '20	11	0%
Jul '19	11	-21.4%
Jul '18	14	-35.7%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	11	5	11	6	5	3	4	5	4	1	2	1	11
Prior Year	14	8	5	3	5	2	4	6	8	7	10	11	11
Percent Change from Prior Year	-21%	-38%	120%	100%	0%	50%	0%	-17%	-50%	-86%	-80%	-91%	0%

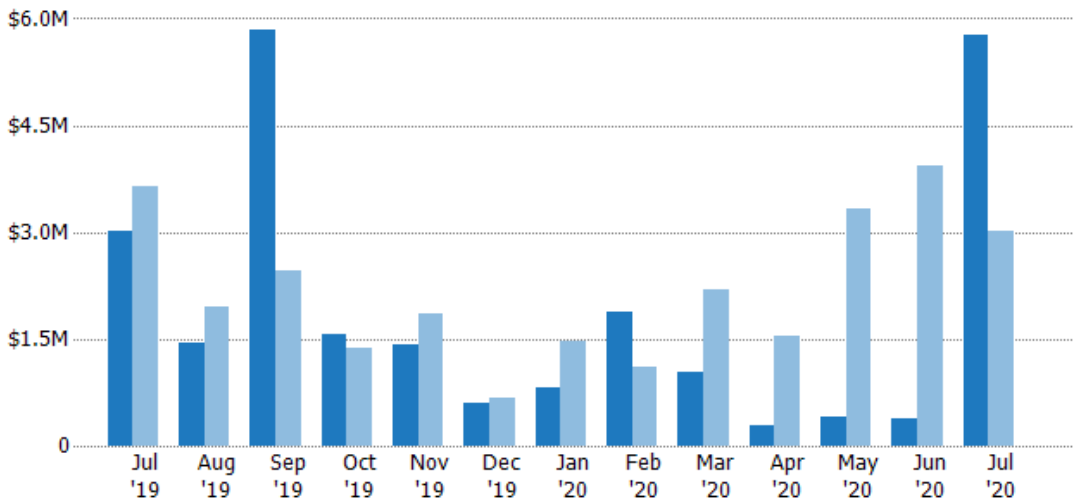
## New Listing Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '20	\$5.77M	91%
Jul '19	\$3.02M	-16.8%
Jul '18	\$3.63M	-33.7%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$3.02M	\$1.45M	\$5.85M	\$1.56M	\$1.41M	\$600K	\$813K	\$1.89M	\$1.02M	\$289K	\$400K	\$375K	\$5.77M
Prior Year	\$3.63M	\$1.94M	\$2.46M	\$1.36M	\$1.85M	\$677K	\$1.46M	\$1.11M	\$2.2M	\$1.53M	\$3.32M	\$3.92M	\$3.02M
Percent Change from Prior Year	-17%	-25%	138%	14%	-24%	-11%	-44%	71%	-54%	-81%	-88%	-90%	91%

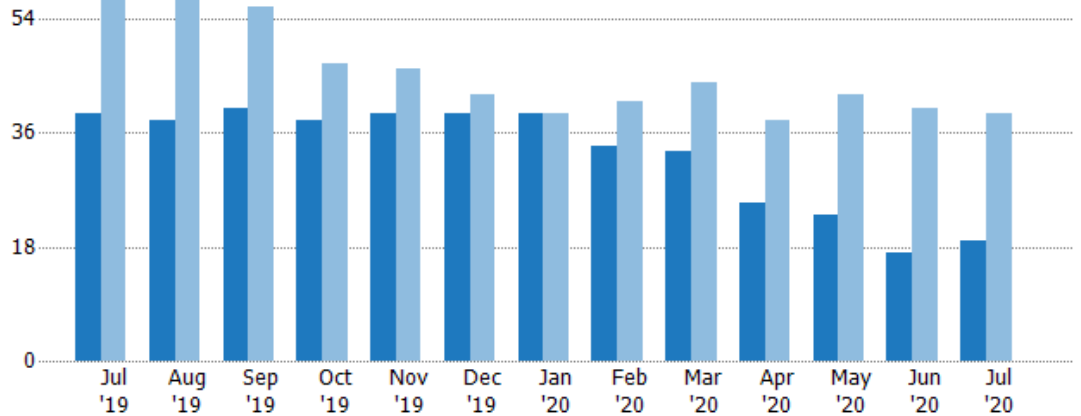
## Active Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '20	19	-51.3%
Jul '19	39	-33.9%
Jul '18	59	-11.9%



Current Year	39	38	40	38	39	39	39	34	33	25	23	17	19
Prior Year	59	60	56	47	46	42	39	41	44	38	42	40	39
Percent Change from Prior Year	-34%	-37%	-29%	-19%	-15%	-7%	0%	-17%	-25%	-34%	-45%	-58%	-51%

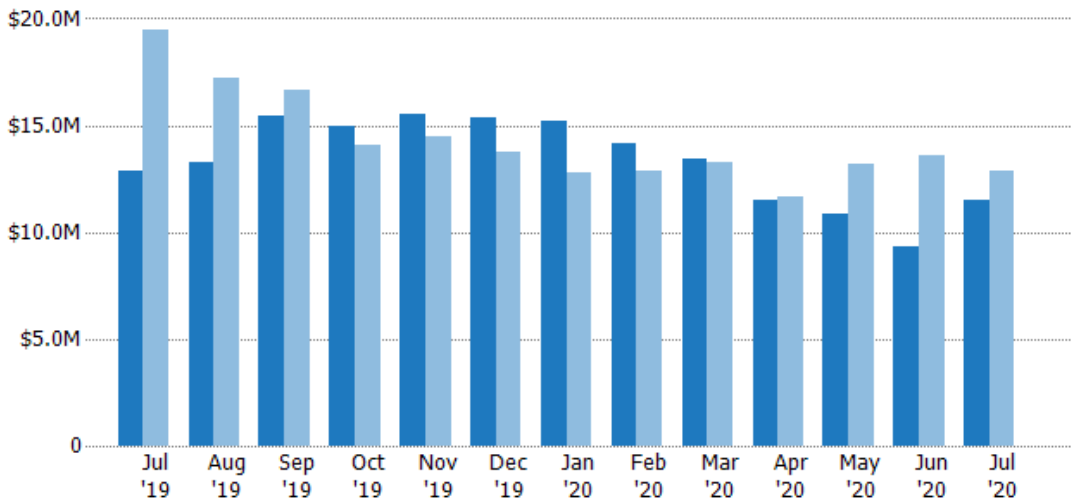
## Active Listing Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '20	\$11.5M	-10.9%
Jul '19	\$12.9M	-33.7%
Jul '18	\$19.4M	-23.6%



Current Year	\$12.9M	\$13.3M	\$15.5M	\$15M	\$15.5M	\$15.4M	\$15.2M	\$14.1M	\$13.4M	\$11.5M	\$10.9M	\$9.36M	\$11.5M
Prior Year	\$19.4M	\$17.2M	\$16.7M	\$14.1M	\$14.5M	\$13.7M	\$12.8M	\$12.9M	\$13.3M	\$11.7M	\$13.2M	\$13.6M	\$12.9M
Percent Change from Prior Year	-34%	-23%	-7%	6%	7%	12%	19%	10%	1%	-1%	-18%	-31%	-11%

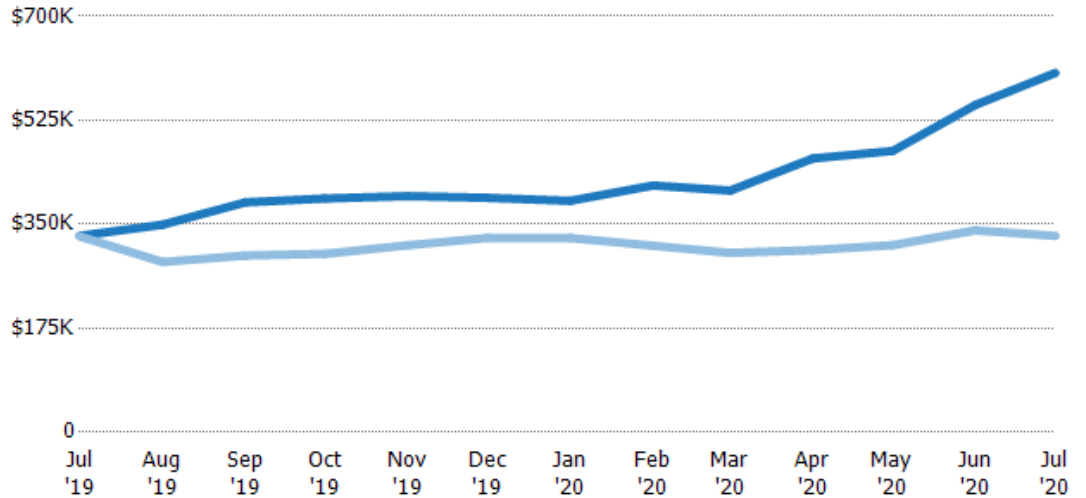
## Average Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Jul '20	\$605K	82.9%
Jul '19	\$331K	0.3%
Jul '18	\$330K	-13.3%



Current Year	\$331K	\$349K	\$387K	\$393K	\$397K	\$395K	\$389K	\$415K	\$407K	\$461K	\$473K	\$551K	\$605K
Prior Year	\$330K	\$287K	\$297K	\$300K	\$315K	\$327K	\$327K	\$314K	\$302K	\$307K	\$315K	\$340K	\$331K
Percent Change from Prior Year	0%	22%	30%	31%	26%	21%	19%	32%	35%	50%	50%	62%	83%

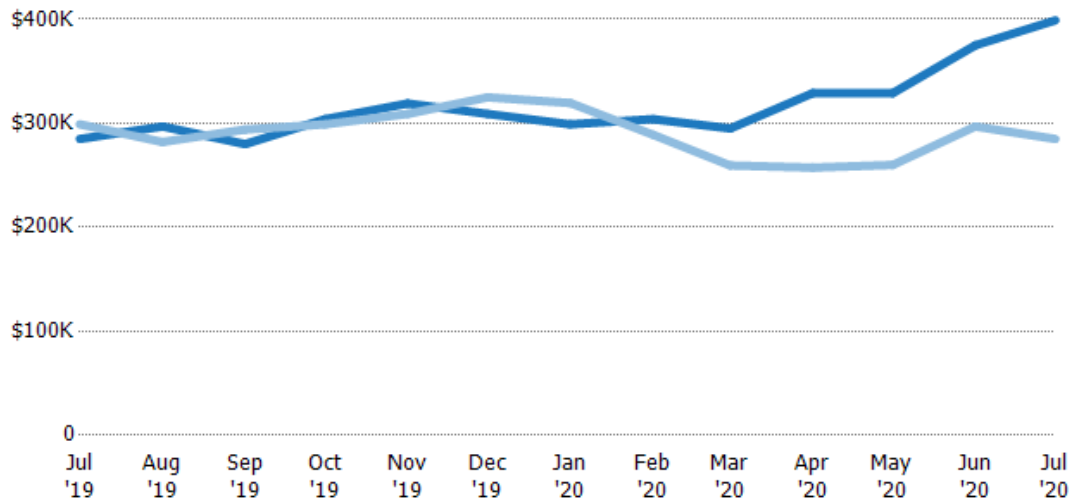
## Median Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Jul '20	\$399K	40%
Jul '19	\$285K	-4.7%
Jul '18	\$299K	-11.9%



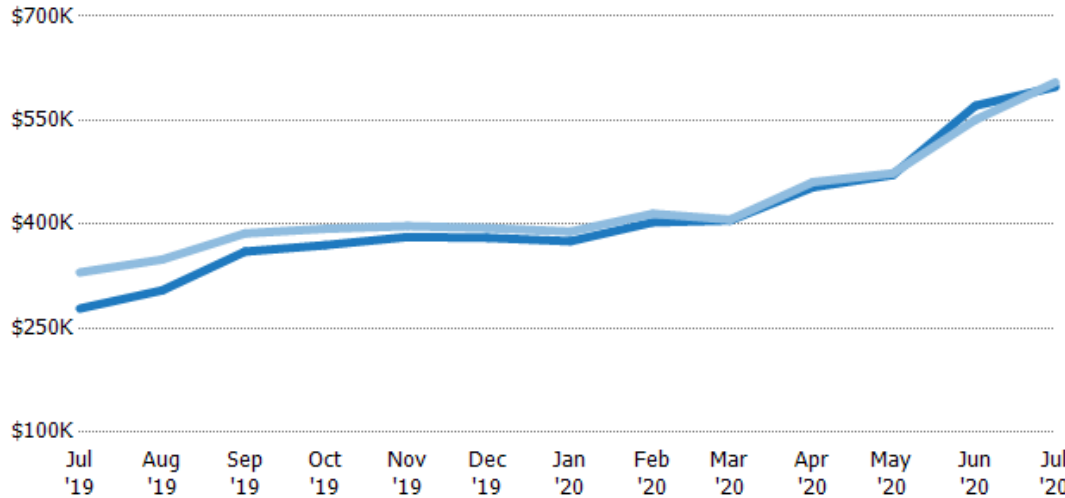
Current Year	\$285K	\$297K	\$280K	\$304K	\$319K	\$309K	\$299K	\$304K	\$295K	\$329K	\$329K	\$375K	\$399K
Prior Year	\$299K	\$282K	\$294K	\$299K	\$309K	\$325K	\$320K	\$289K	\$259K	\$257K	\$260K	\$297K	\$285K
Percent Change from Prior Year	-5%	5%	-5%	2%	3%	-5%	-6%	5%	14%	28%	27%	26%	40%

## Average Listing Price vs Average Est Value

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

### Filters Used

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

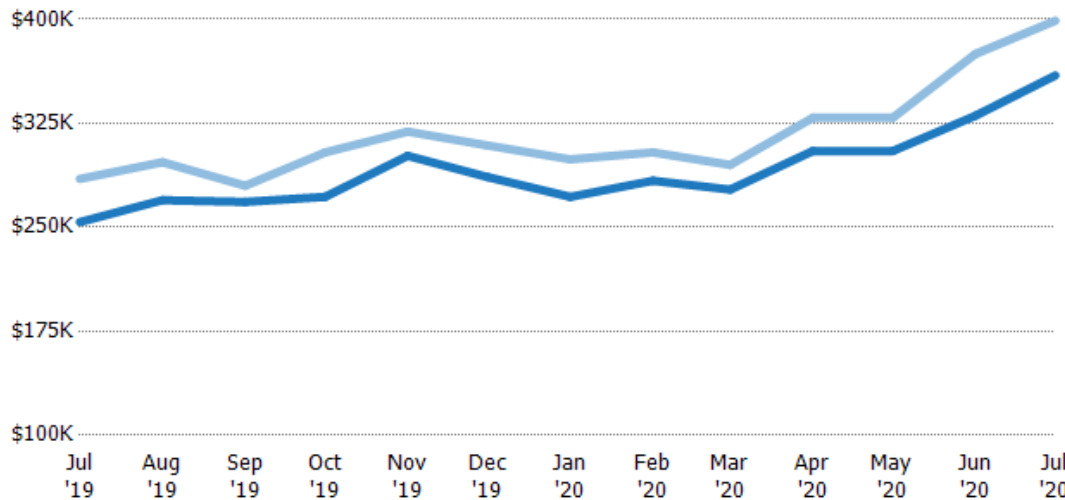


## Median Listing Price vs Median Est Value

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

### Filters Used

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



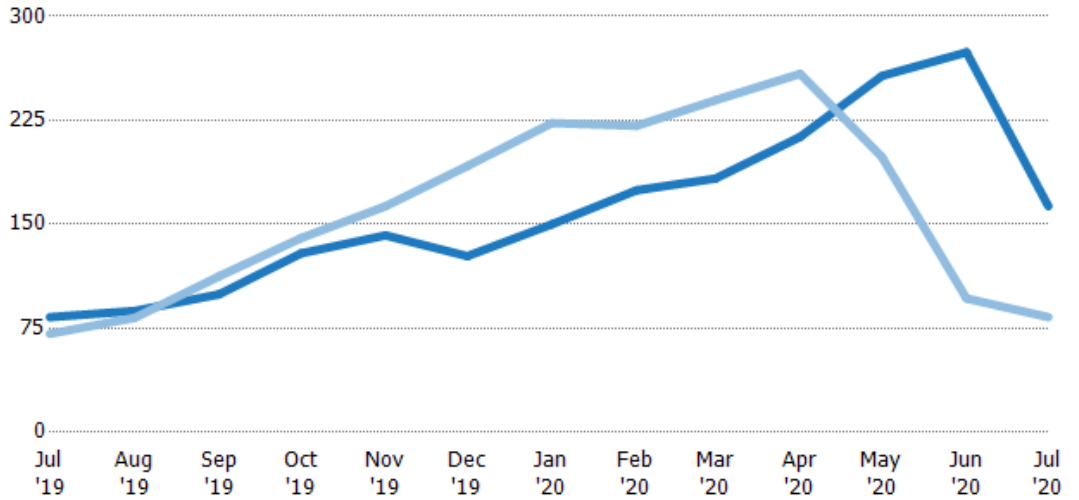
## Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

### Filters Used

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

Month/ Year	Days	% Chg.
Jul '20	163	96.4%
Jul '19	83	16.9%
Jul '18	71	84.5%



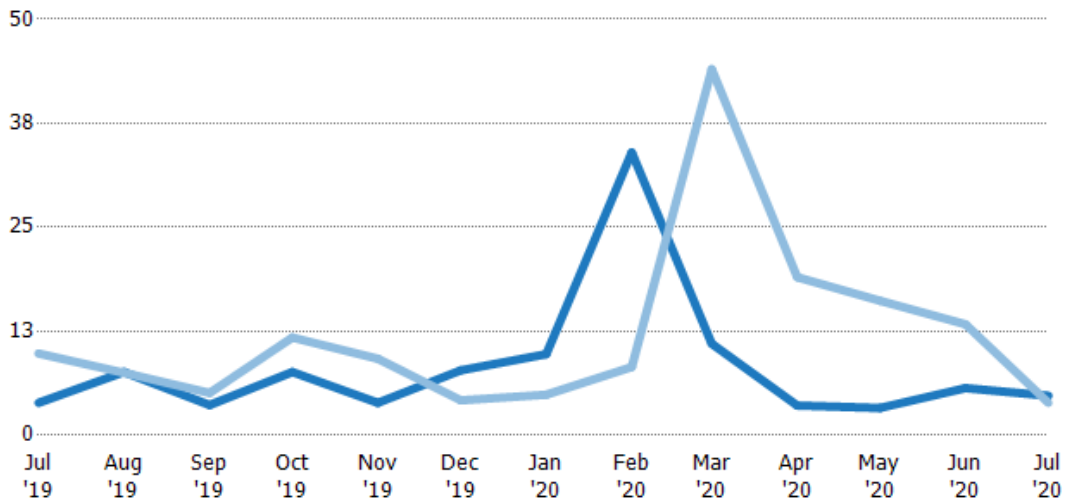
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	83	87.5	100	129	142	127	150	175	183	213	257	274	163
Prior Year	71	82.5	113	140	163	192	223	221	240	259	199	96.5	83
Percent Change from Prior Year	17%	6%	-12%	-8%	-13%	-34%	-33%	-21%	-24%	-18%	29%	184%	96%

## Months of Inventory

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

### Filters Used

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



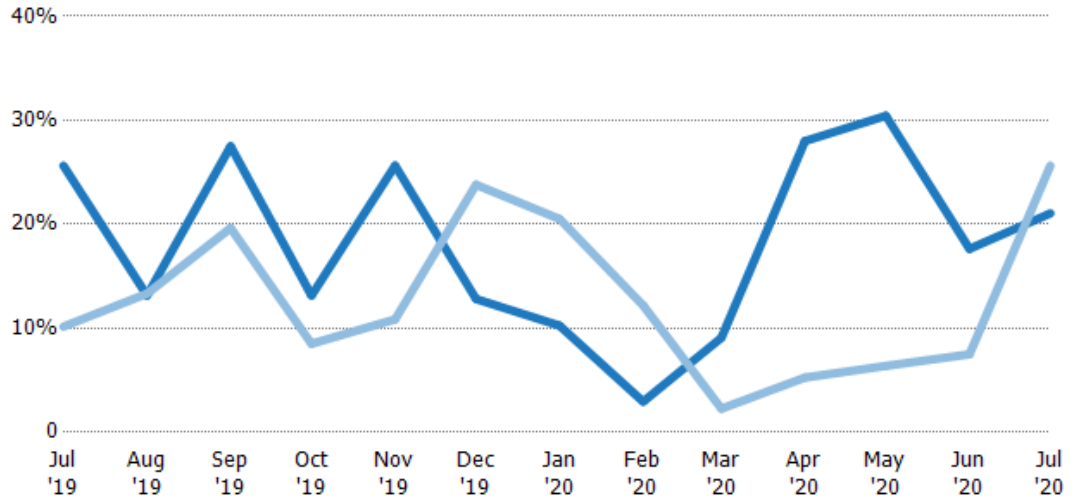
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	3.9	7.6	3.64	7.6	3.9	7.8	9.75	34	11	3.57	3.29	5.67	4.75
Prior Year	9.83	7.5	5.09	11.8	9.2	4.2	4.88	8.2	44	19	16.2	13.3	3.9
Percent Change from Prior Year	-60%	1%	-29%	-35%	-58%	86%	100%	315%	-75%	-81%	100%	-58%	22%

## Absorption Rate

The percentage of inventory sold per month.

**Filters Used**

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



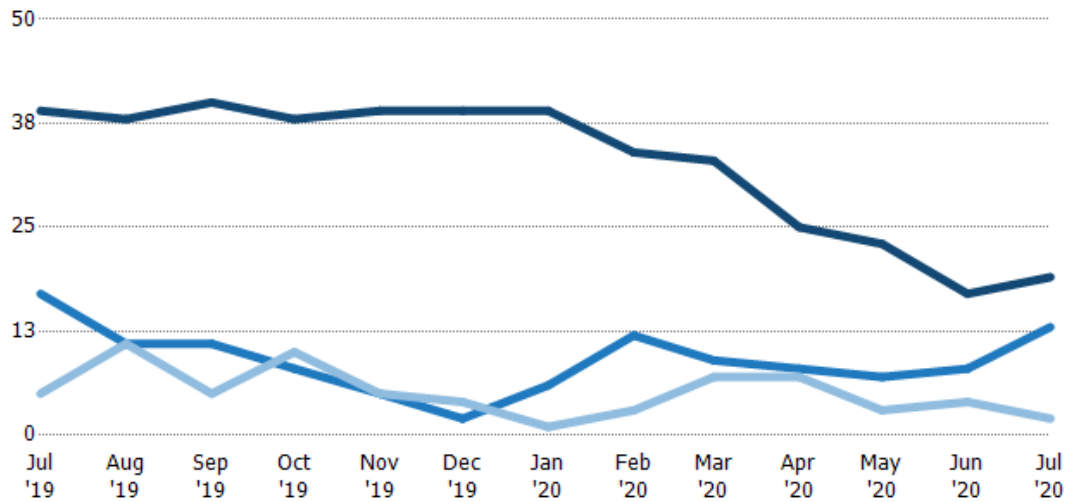
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	26%	13%	28%	13%	26%	13%	10%	3%	9%	28%	30%	18%	21%
Prior Year	10%	13%	20%	9%	11%	24%	21%	12%	2%	5%	6%	8%	26%
Change from Prior Year	-15%	0%	-8%	-5%	-15%	11%	10%	9%	-7%	-23%	-30%	-10%	5%

## Active/Pending/Sold Units

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

**Filters Used**

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



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	39	38	40	38	39	39	39	34	33	25	23	17	19
Pending	17	11	11	8	5	2	6	12	9	8	7	8	13
Sold	5	11	5	10	5	4	1	3	7	7	3	4	2

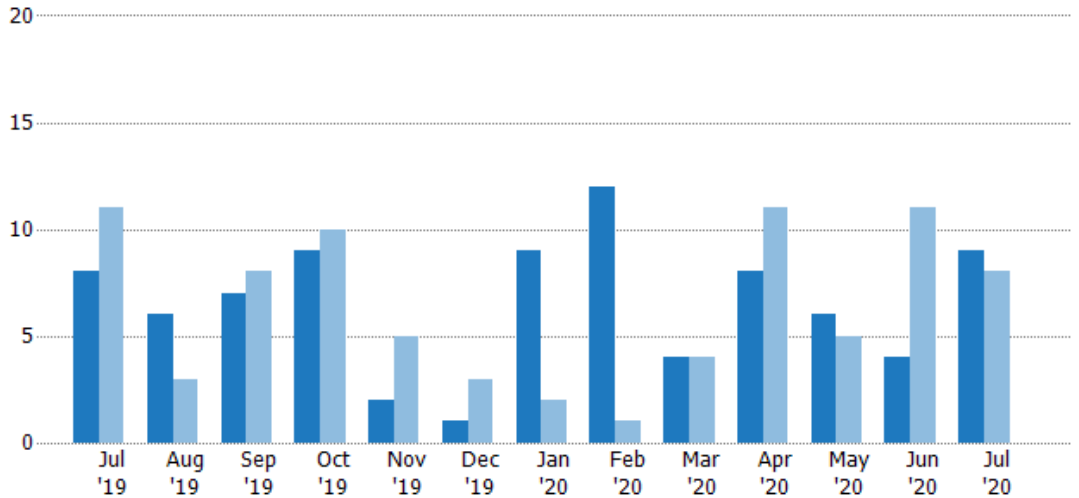
## New Pending Sales

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

### Filters Used

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

Month/Year	Count	% Chg.
Jul '20	9	12.5%
Jul '19	8	-27.3%
Jul '18	11	-18.2%



Current Year	8	6	7	9	2	1	9	12	4	8	6	4	9
Prior Year	11	3	8	10	5	3	2	1	4	11	5	11	8
Percent Change from Prior Year	-27%	100%	-13%	-10%	-60%	-67%	350%	1,100%	0%	-27%	20%	-64%	13%

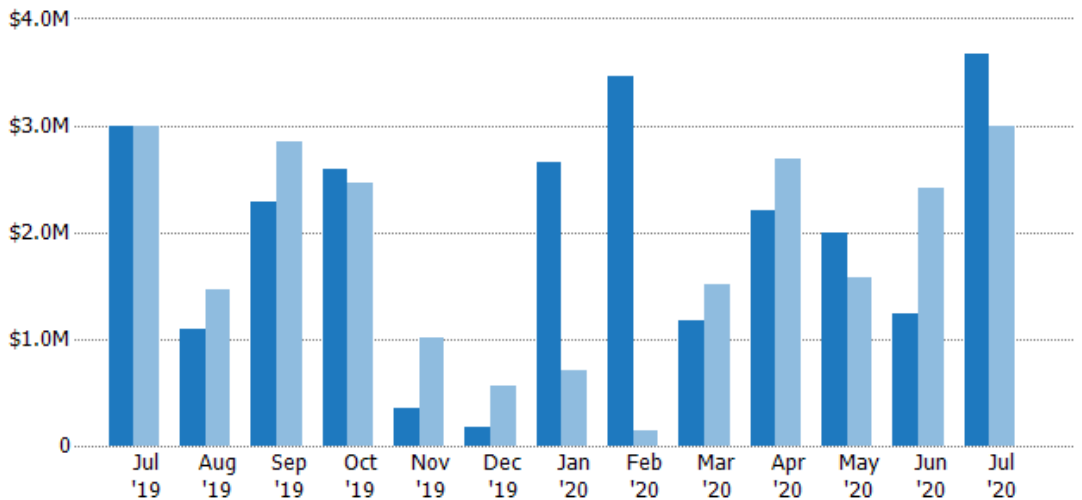
## New Pending Sales Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Jul '20	\$3.67M	22.8%
Jul '19	\$2.99M	0%
Jul '18	\$2.98M	-10.9%



Current Year	\$2.99M	\$1.09M	\$2.29M	\$2.59M	\$344K	\$178K	\$2.65M	\$3.46M	\$1.17M	\$2.2M	\$1.99M	\$1.23M	\$3.67M
Prior Year	\$2.98M	\$1.46M	\$2.85M	\$2.46M	\$1.01M	\$554K	\$707K	\$149K	\$1.51M	\$2.69M	\$1.57M	\$2.41M	\$2.99M
Percent Change from Prior Year	0%	-26%	-20%	5%	-66%	-68%	275%	2,223%	-23%	-18%	27%	-49%	23%



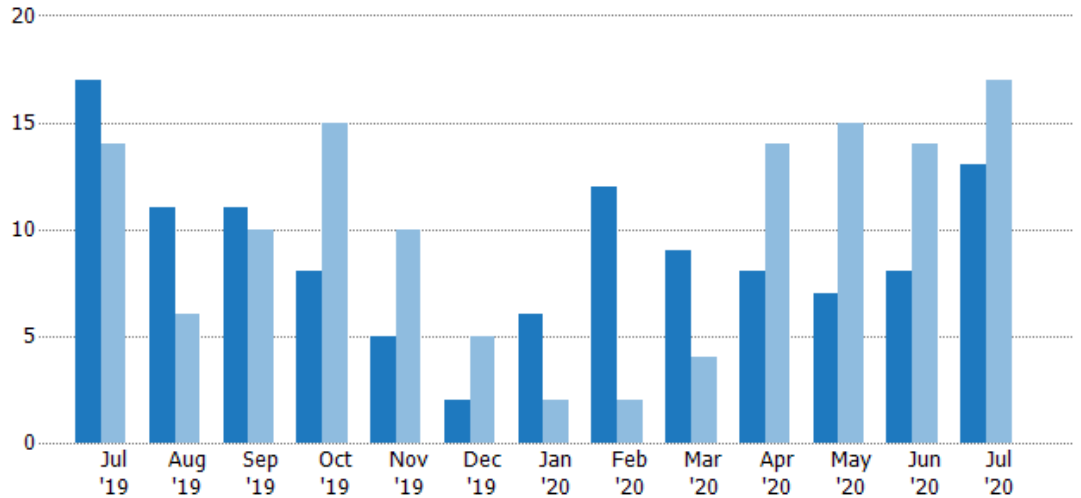
## Pending Sales

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '20	13	-23.5%
Jul '19	17	21.4%
Jul '18	14	35.7%



Current Year	17	11	11	8	5	2	6	12	9	8	7	8	13
Prior Year	14	6	10	15	10	5	2	2	4	14	15	14	17
Percent Change from Prior Year	21%	83%	10%	-47%	-50%	-60%	200%	500%	125%	-43%	-53%	-43%	-24%

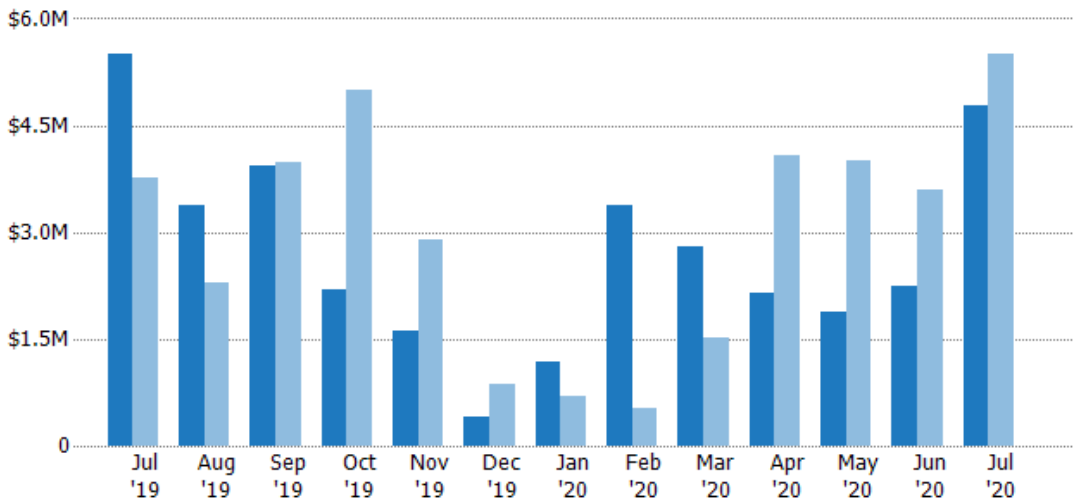
## Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '20	\$4.77M	-13.4%
Jul '19	\$5.51M	46.1%
Jul '18	\$3.77M	37.4%



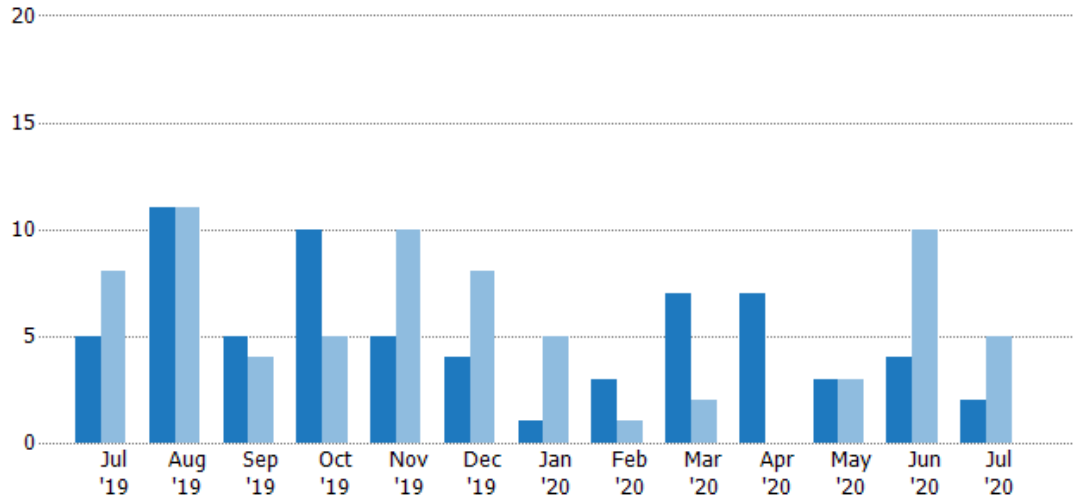
Current Year	\$5.51M	\$3.37M	\$3.94M	\$2.18M	\$1.61M	\$417K	\$1.18M	\$3.39M	\$2.79M	\$2.16M	\$1.89M	\$2.24M	\$4.77M
Prior Year	\$3.77M	\$2.28M	\$3.98M	\$4.99M	\$2.9M	\$873K	\$707K	\$517K	\$1.51M	\$4.07M	\$4.02M	\$3.59M	\$5.51M
Percent Change from Prior Year	46%	48%	-1%	-56%	-44%	-52%	67%	555%	85%	-47%	-53%	-38%	-13%

## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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



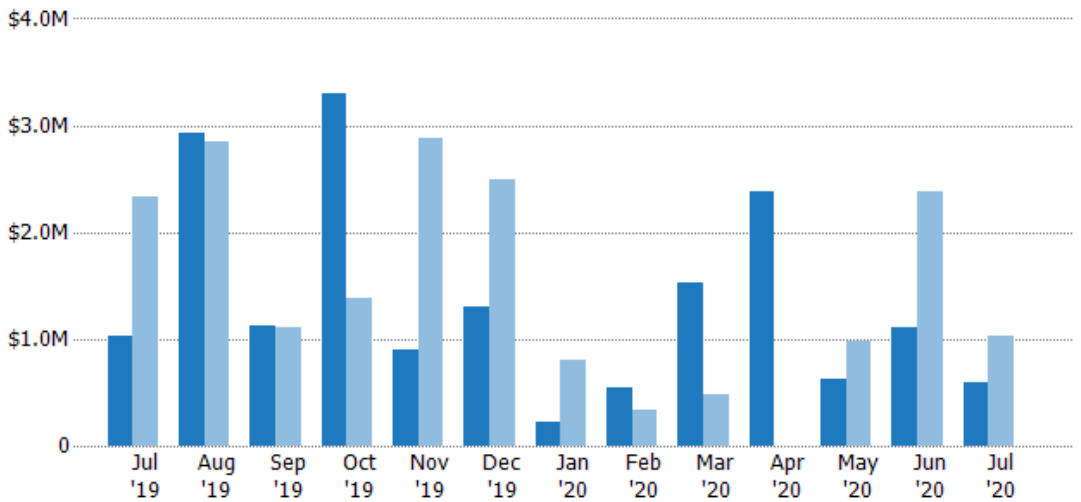
Current Year	5	11	5	10	5	4	1	3	7	7	3	4	2
Prior Year	8	11	4	5	10	8	5	1	2	-	3	10	5
Percent Change from Prior Year	-38%	0%	25%	100%	-50%	-50%	-80%	200%	250%	100%	0%	-60%	-60%

## Closed Sales Volume

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

### Filters Used

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



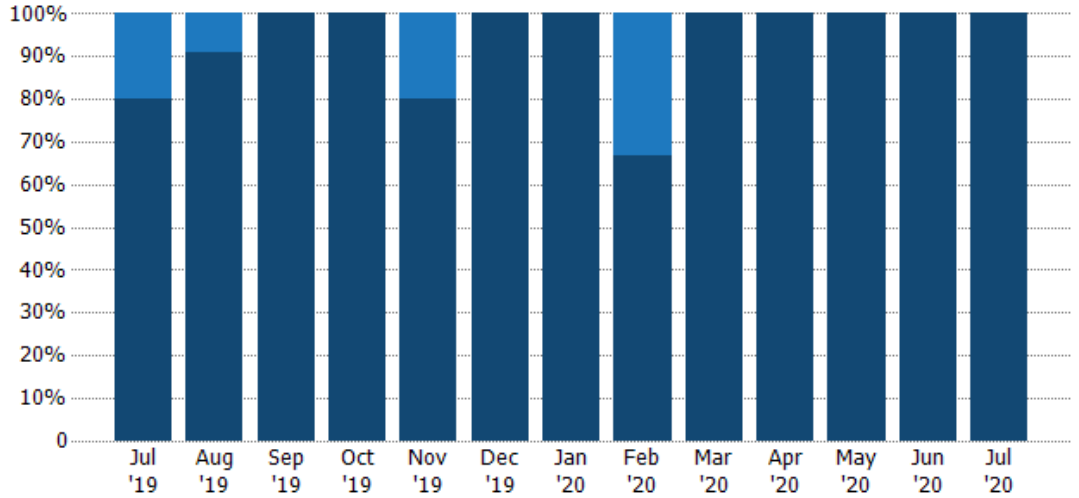
Current Year	\$1.02M	\$2.93M	\$1.12M	\$3.3M	\$896K	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M	\$619K	\$1.12M	\$590K
Prior Year	\$2.33M	\$2.85M	\$1.1M	\$1.39M	\$2.89M	\$2.5M	\$802K	\$340K	\$486K	-	\$975K	\$2.38M	\$1.02M
Percent Change from Prior Year	-56%	3%	1%	138%	-69%	-48%	-71%	60%	215%	100%	-37%	-53%	-42%

## Closed Sales by Property Type

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

**Filters Used**

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



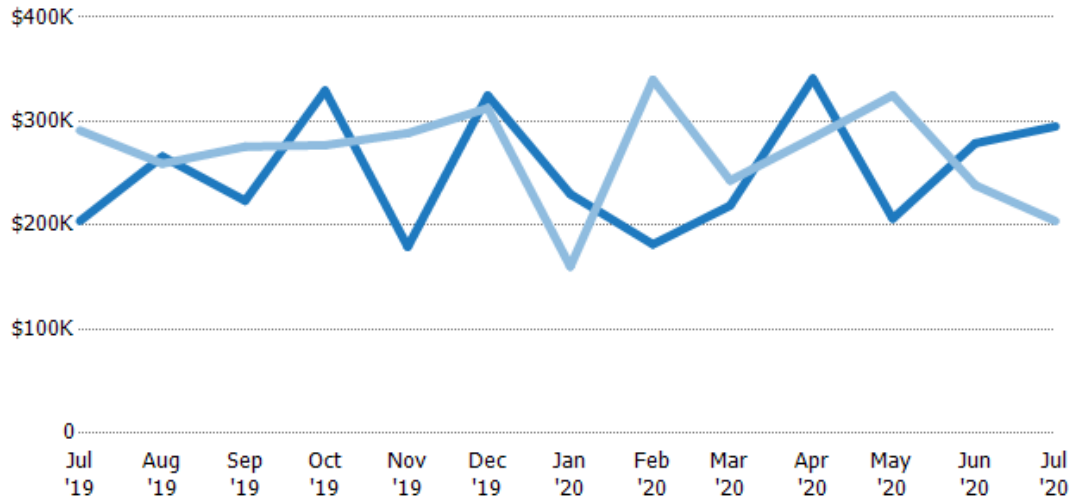
Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Condo/Townhouse	20%	9%	-	-	20%	-	-	33%	-	-	-	-	-
Single Family Residence	80%	91%	100%	100%	80%	100%	100%	67%	100%	100%	100%	100%	100%

## Average Sales Price

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

**Filters Used**

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



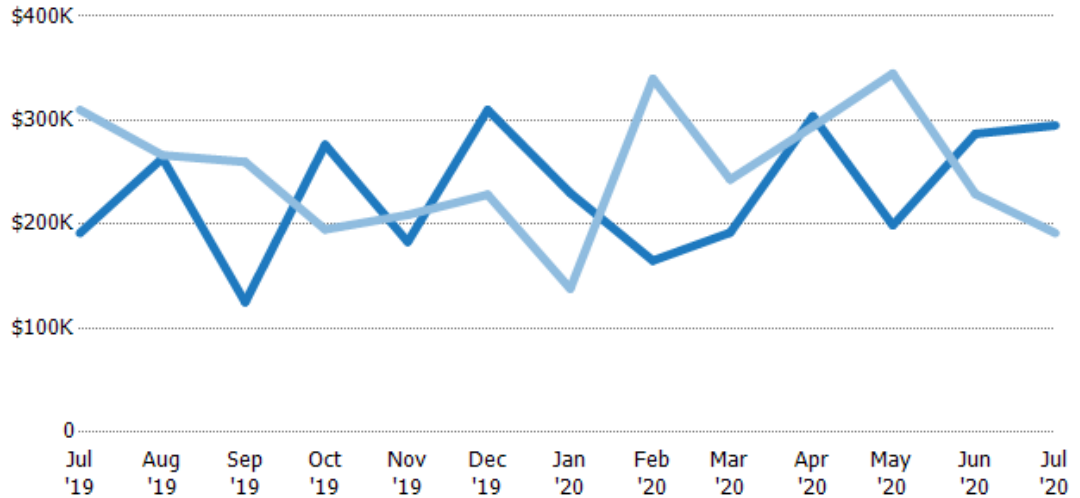
Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$204K	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K
Prior Year	\$291K	\$259K	\$276K	\$277K	\$289K	\$313K	\$160K	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K
Percent Change from Prior Year	-30%	3%	-19%	19%	-38%	4%	43%	-47%	-10%	100%	-37%	17%	45%

## Median Sales Price

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

### Filters Used

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



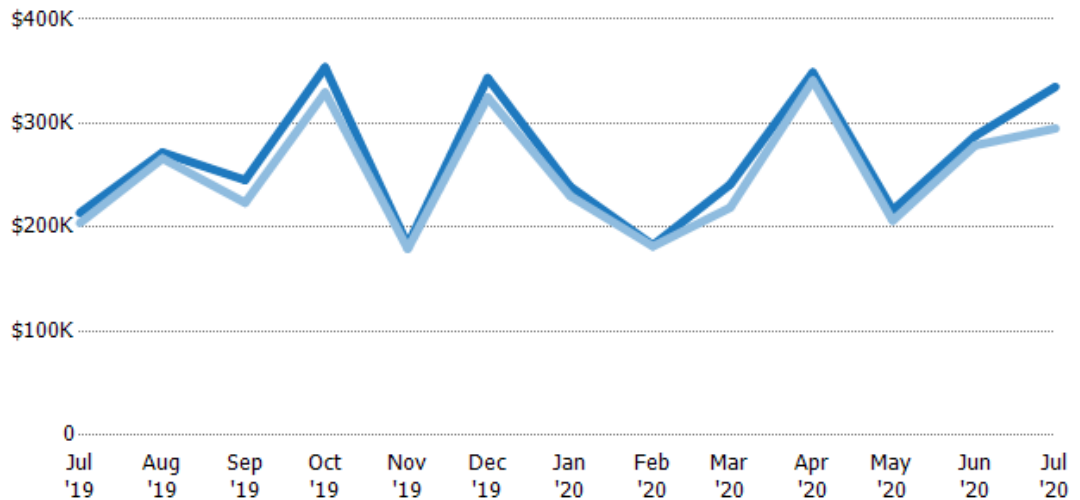
Current Year	\$192K	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K
Prior Year	\$310K	\$266K	\$260K	\$195K	\$209K	\$229K	\$138K	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K
Percent Change from Prior Year	-38%	-1%	-52%	42%	-12%	36%	67%	-51%	-21%	100%	-42%	25%	54%

## Average Sales Price vs Average Listing Price

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

### Filters Used

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



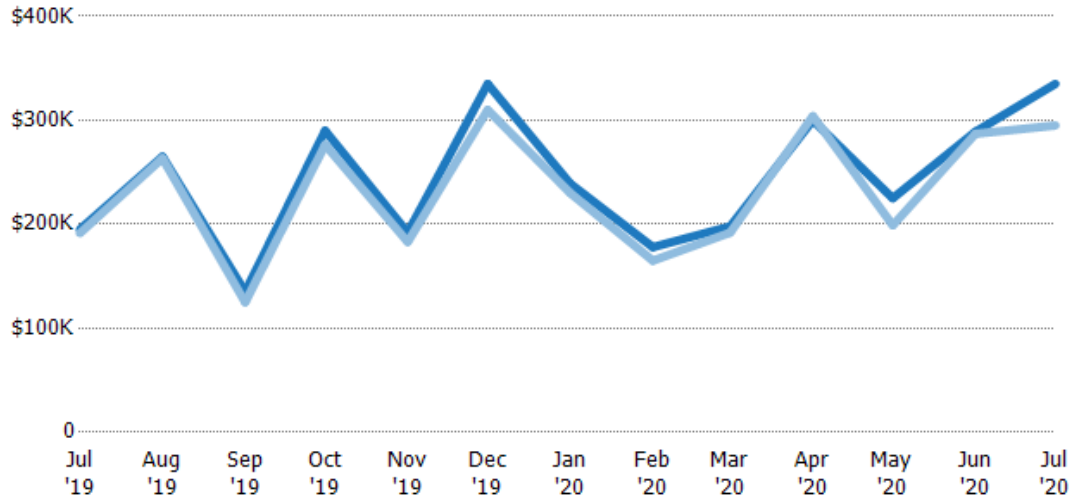
Avg List Price	\$214K	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K
Avg Sales Price	\$204K	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K
Avg Sales Price as a % of Avg List Price	95%	98%	91%	93%	98%	95%	96%	99%	91%	98%	95%	97%	88%

## Median Sales Price vs Median Listing Price

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

### Filters Used

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



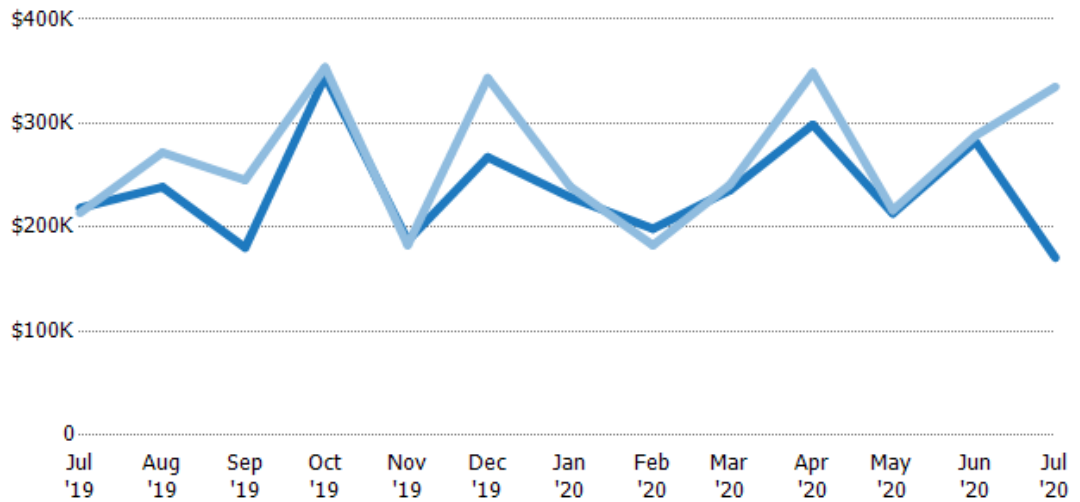
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median List Price	\$195K	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K
Median Sales Price	\$192K	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K
Med Sales Price as a % of Med List Price	98%	99%	93%	95%	95%	93%	96%	93%	97%	101%	88%	99%	88%

## Average Sales Price vs Average Est Value

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

### Filters Used

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



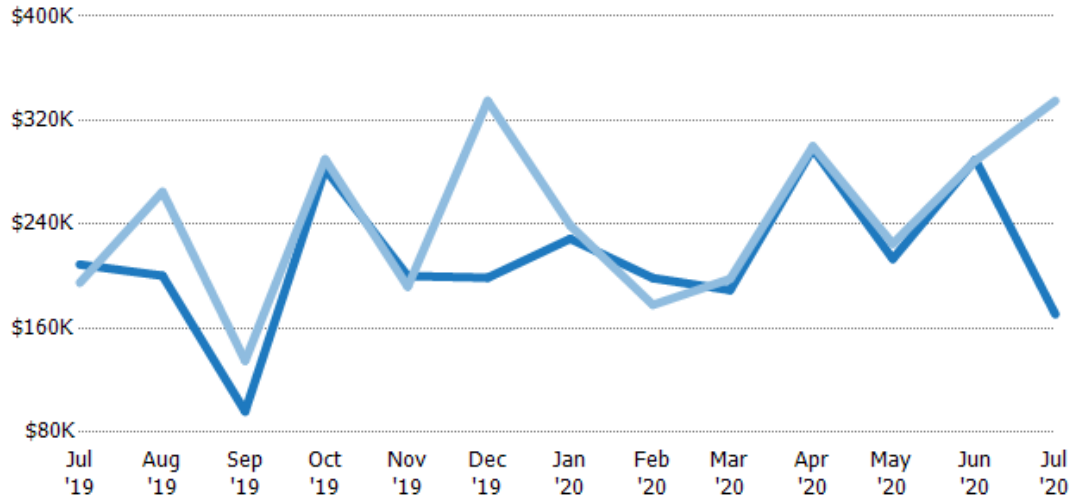
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$219K	\$239K	\$180K	\$345K	\$187K	\$267K	\$229K	\$199K	\$236K	\$299K	\$213K	\$282K	\$171K
Avg Sales Price	\$214K	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K
Avg Sales Price as a % of Avg Est Value	98%	114%	136%	102%	98%	128%	104%	92%	102%	117%	101%	102%	196%

## Median Sales Price vs Median Est Value

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

### Filters Used

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



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$209K	\$200K	\$96K	\$283K	\$200K	\$199K	\$229K	\$199K	\$189K	\$298K	\$213K	\$290K	\$171K
Median Sales Price	\$195K	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K
Med Sales Price as a % of Med Est Value	93%	132%	141%	103%	96%	168%	104%	90%	105%	101%	105%	100%	196%