

## 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	28	22	+27.3%	164	189	-13.2%
New Listing Volume	\$5,324,900	\$3,816,600	+39.5%	\$34,715,098	\$33,149,989	+4.7%
Active Listing Count	77	139	-44.6%	N/A	N/A	
Active Listing Volume	\$17,348,700	\$28,031,100	-38.1%	N/A	N/A	
Average Listing Price	\$225,308	\$201,663	+11.7%	\$214,185	\$213,634	+0.3%
Median Listing Price	\$165,000	\$169,000	-2.4%	\$170,372	\$173,019	-1.5%
Median Days in RPR	62	124	-50%	117.11	112.58	+4%
Months of Inventory	3	5.3	-44.6%	6	10.2	-41.1%
Absorption Rate	33.77%	18.71%	+15.1%	16.59%	9.78%	+6.8%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	44	20	+120%	177	153	+15.7%
New Pending Sales Volume	\$8,859,699	\$4,486,400	+97.5%	\$33,222,969	\$29,357,189	+13.2%
Pending Sales Count	58	34	+70.6%	N/A	N/A	
Pending Sales Volume	\$12,702,000	\$7,221,800	+75.9%	N/A	N/A	
Closed Sales Count	20	23	-13%	115	109	+5.5%
Closed Sales Volume	\$4,018,000	\$4,363,030	-7.9%	\$19,658,301	\$18,542,764	+6%
Average Sales Price	\$200,900	\$189,697	+5.9%	\$170,942	\$170,117	+0.5%
Median Sales Price	\$200,000	\$159,000	+25.8%	\$160,587	\$152,469	+5.3%

## New Listings

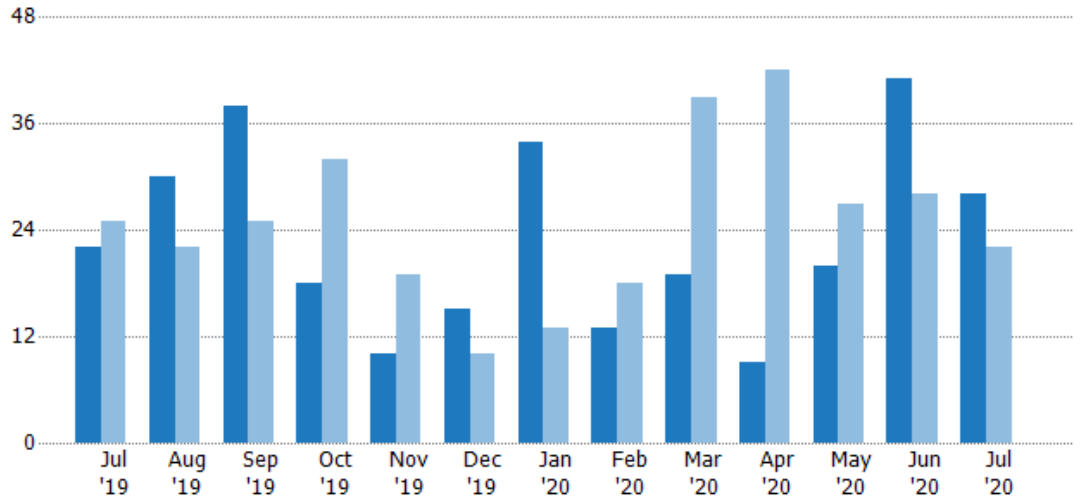
The number of new residential listings that were added each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Count	% Chg.
Jul '20	28	27.3%
Jul '19	22	-12%
Jul '18	25	8%



	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	22	30	38	18	10	15	34	13	19	9	20	41	28
Prior Year	25	22	25	32	19	10	13	18	39	42	27	28	22
Percent Change from Prior Year	-12%	36%	52%	-44%	-47%	50%	162%	-28%	-51%	-79%	-26%	46%	27%

## New Listing Volume

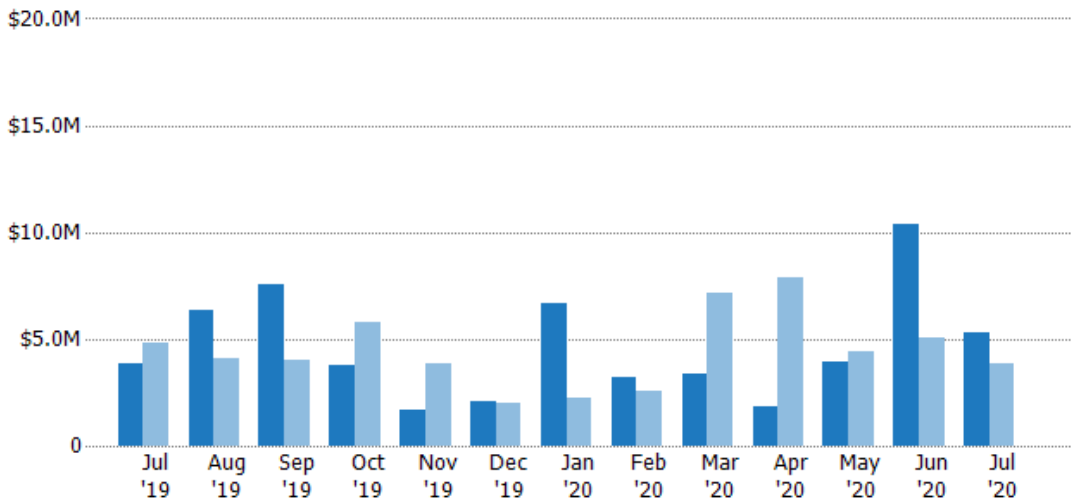
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Volume	% Chg.
Jul '20	\$5.32M	39.5%
Jul '19	\$3.82M	-20.6%
Jul '18	\$4.8M	-2.4%



	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	\$3.82M	\$6.36M	\$7.58M	\$3.75M	\$1.66M	\$2.06M	\$6.65M	\$3.21M	\$3.33M	\$1.87M	\$3.93M	\$10.4M	\$5.32M
Prior Year	\$4.8M	\$4.1M	\$4.02M	\$5.82M	\$3.84M	\$1.97M	\$2.27M	\$2.57M	\$7.17M	\$7.88M	\$4.38M	\$5.07M	\$3.82M
Percent Change from Prior Year	-21%	55%	89%	-36%	-57%	5%	192%	25%	-53%	-76%	-10%	105%	40%

## Active Listings

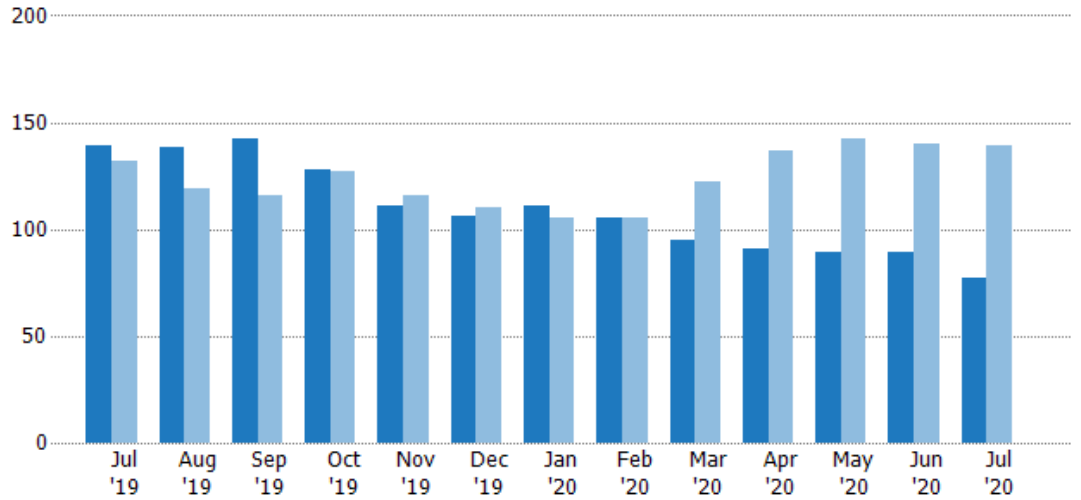
The number of active residential listings at the end of each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Count	% Chg.
Jul '20	77	-44.6%
Jul '19	139	5.3%
Jul '18	132	4.5%



	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	139	138	142	128	111	106	111	105	95	91	89	89	77
Prior Year	132	119	116	127	116	110	105	105	122	137	142	140	139
Percent Change from Prior Year	5%	16%	22%	1%	-4%	-4%	6%	0%	-22%	-34%	-37%	-36%	-45%

## Active Listing Volume

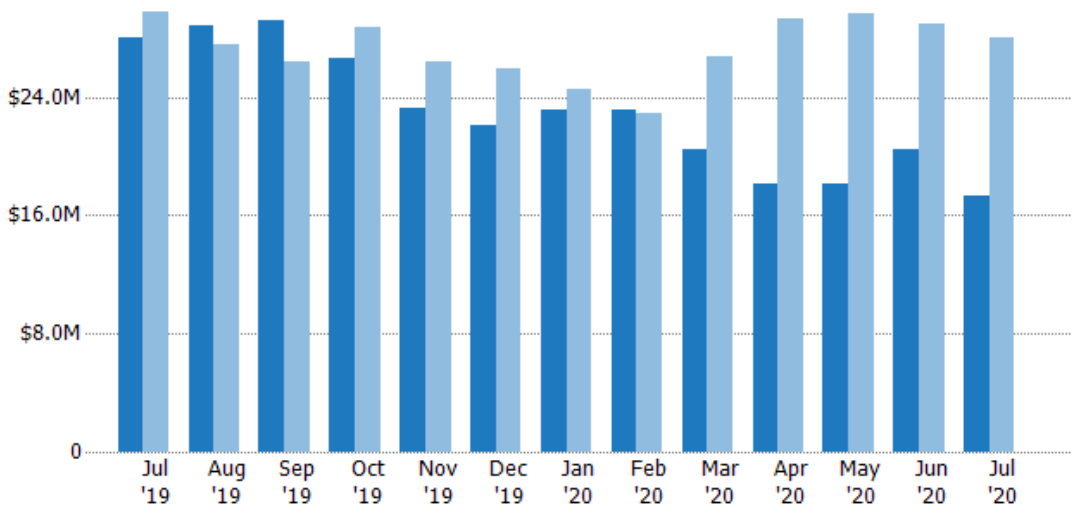
The sum of the listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Volume	% Chg.
Jul '20	\$17.3M	-38.1%
Jul '19	\$28M	-5.9%
Jul '18	\$29.8M	-6.8%



	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	\$28M	\$28.8M	\$29.2M	\$26.6M	\$23.3M	\$22M	\$23.2M	\$23.1M	\$20.4M	\$18.2M	\$18.1M	\$20.4M	\$17.3M
Prior Year	\$29.8M	\$27.6M	\$26.4M	\$28.8M	\$26.4M	\$25.9M	\$24.5M	\$22.9M	\$26.7M	\$29.3M	\$29.7M	\$28.9M	\$28M
Percent Change from Prior Year	-6%	5%	11%	-7%	-12%	-15%	-6%	1%	-24%	-38%	-39%	-29%	-38%

## Average Listing Price

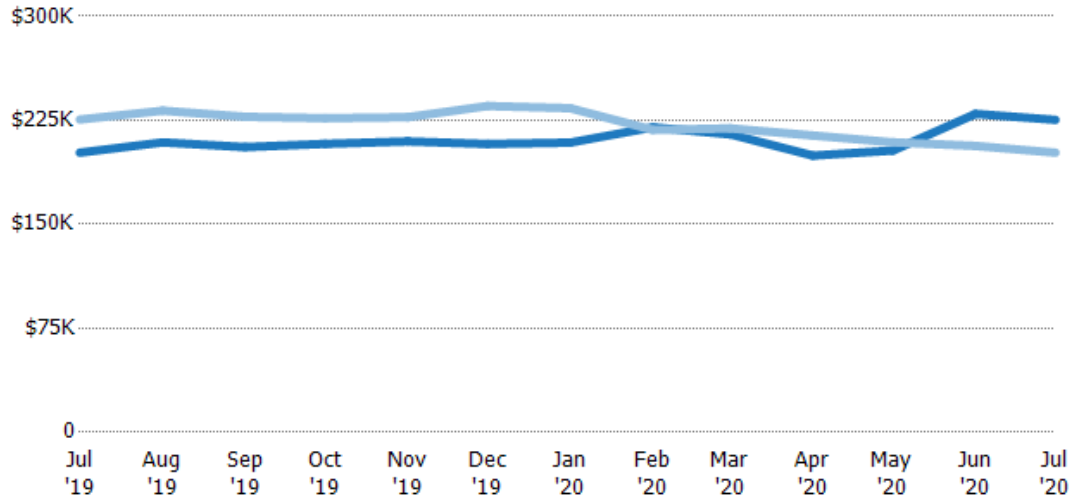
The average listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
Jul '20	\$225K	11.7%
Jul '19	\$202K	-10.6%
Jul '18	\$226K	-10.8%



Current Year	\$202K	\$209K	\$206K	\$208K	\$210K	\$208K	\$209K	\$220K	\$215K	\$200K	\$203K	\$230K	\$225K
Prior Year	\$226K	\$232K	\$228K	\$226K	\$227K	\$235K	\$234K	\$218K	\$219K	\$214K	\$209K	\$207K	\$202K
Percent Change from Prior Year	-11%	-10%	-10%	-8%	-8%	-12%	-11%	1%	-2%	-7%	-3%	11%	12%

## Median Listing Price

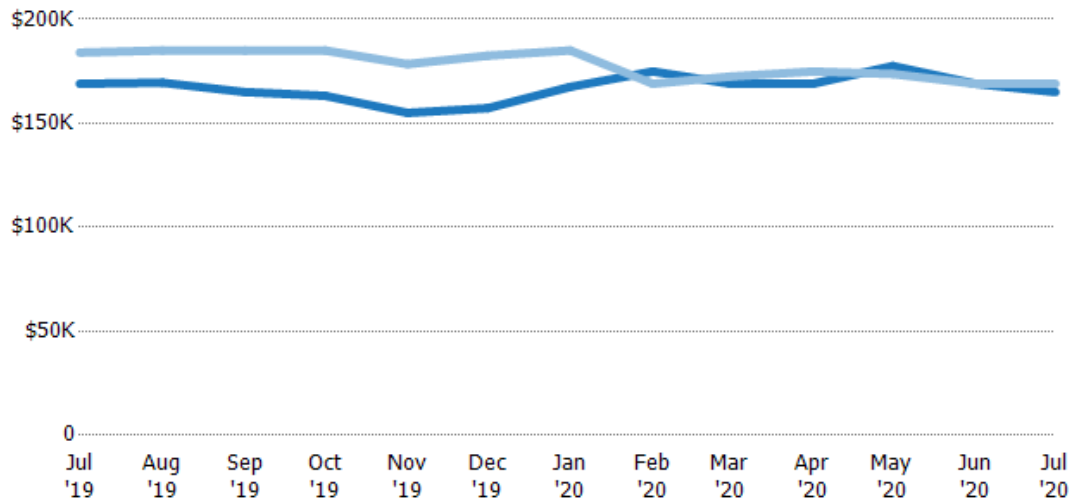
The median listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
Jul '20	\$165K	-2.4%
Jul '19	\$169K	-8.2%
Jul '18	\$184K	-18.5%



Current Year	\$169K	\$170K	\$165K	\$163K	\$155K	\$157K	\$168K	\$175K	\$169K	\$169K	\$178K	\$169K	\$165K
Prior Year	\$184K	\$185K	\$185K	\$185K	\$178K	\$183K	\$185K	\$169K	\$172K	\$175K	\$174K	\$169K	\$169K
Percent Change from Prior Year	-8%	-8%	-11%	-12%	-13%	-14%	-9%	3%	-2%	-3%	2%	0%	-2%

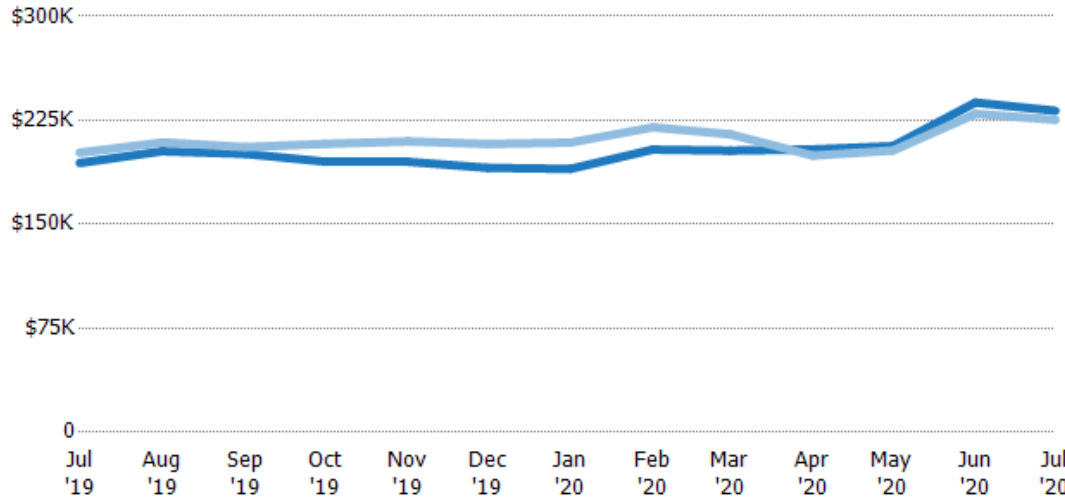
## Average Listing Price vs Average Est Value

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

**Filters Used**

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	\$194K	\$203K	\$201K	\$195K	\$195K	\$191K	\$190K	\$204K	\$203K	\$204K	\$206K	\$238K	\$232K
Avg Listing Price	\$202K	\$209K	\$206K	\$208K	\$210K	\$208K	\$209K	\$220K	\$215K	\$200K	\$203K	\$230K	\$225K
Avg Listing Price as a % of Avg Est Value	104%	103%	102%	107%	108%	109%	110%	108%	106%	98%	98%	97%	97%

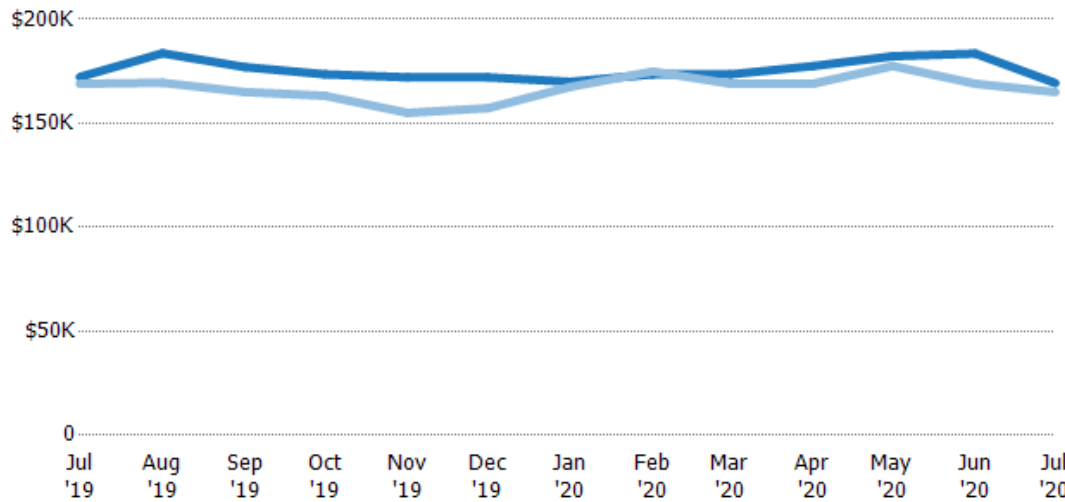
## Median Listing Price vs Median Est Value

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

**Filters Used**

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	\$172K	\$184K	\$177K	\$174K	\$172K	\$172K	\$170K	\$174K	\$174K	\$178K	\$182K	\$184K	\$169K
Median Listing Price	\$169K	\$170K	\$165K	\$163K	\$155K	\$157K	\$168K	\$175K	\$169K	\$169K	\$178K	\$169K	\$165K
Med Listing Price as a % of Med Est Value	98%	92%	93%	94%	90%	91%	99%	101%	97%	95%	97%	92%	97%

## Median Days in RPR

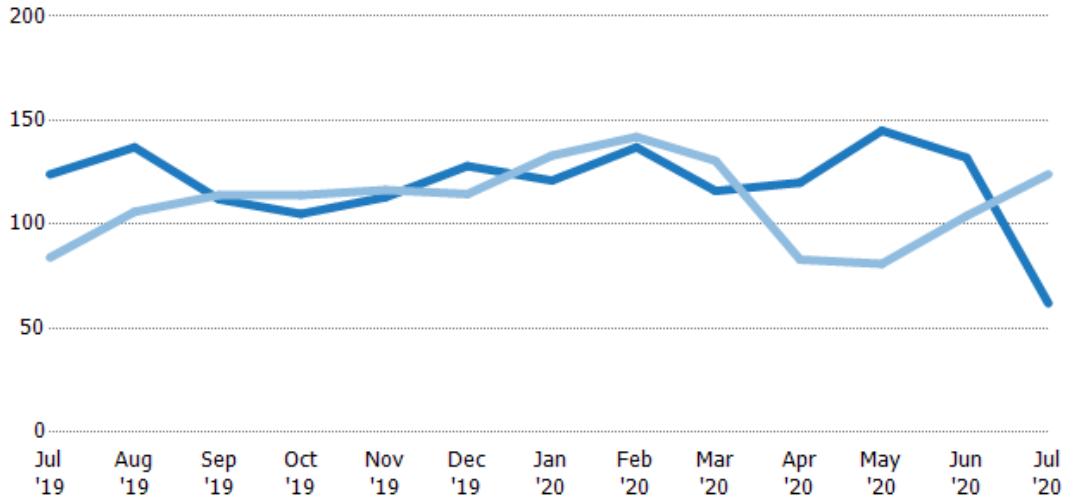
The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Days	% Chg.
Jul '20	62	-50%
Jul '19	124	47.6%
Jul '18	84	8.3%



	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	124	137	112	105	113	128	121	137	116	120	145	132	62
Prior Year	84	106	114	114	117	115	133	142	131	83	81	104	124
Percent Change from Prior Year	48%	29%	-2%	-8%	-3%	12%	-9%	-4%	-11%	45%	79%	27%	-50%

## Months of Inventory

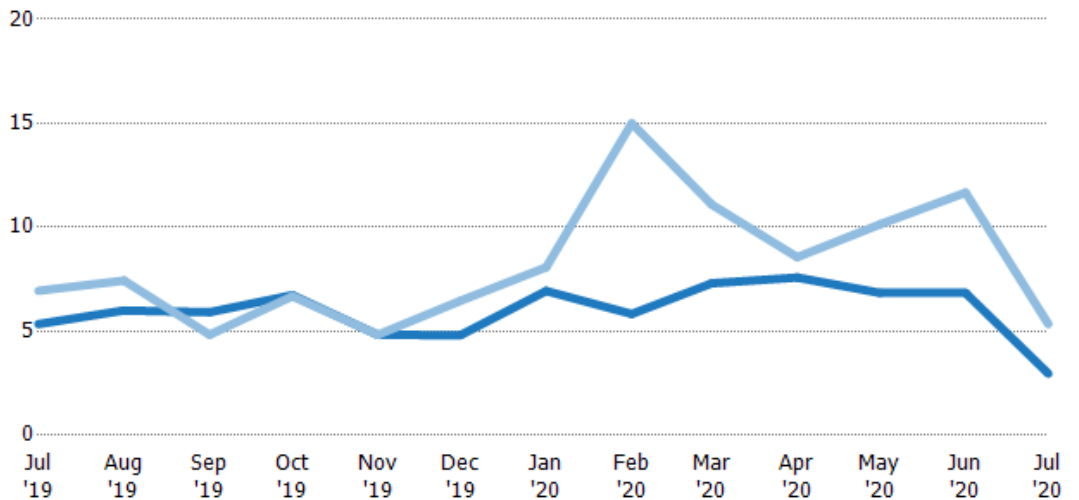
The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Months	% Chg.
Jul '20	2.96	-44.6%
Jul '19	5.35	-23%
Jul '18	6.95	-31.5%



	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	5.35	6	5.92	6.74	4.83	4.82	6.94	5.83	7.31	7.58	6.85	6.85	2.96
Prior Year	6.95	7.44	4.83	6.68	4.83	6.47	8.08	15	11.1	8.56	10.1	11.7	5.35
Percent Change from Prior Year	-23%	-19%	22%	1%	0%	-26%	-14%	-61%	-34%	-11%	-33%	-41%	-45%

## Absorption Rate

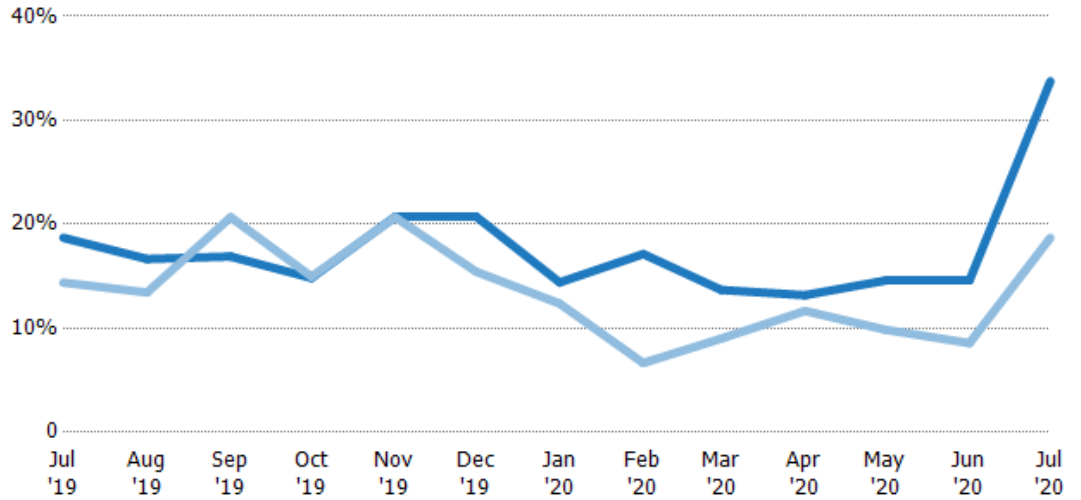
The percentage of inventory sold per month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Rate	Chg.
Jul '20	34%	-15.1%
Jul '19	19%	-4.3%
Jul '18	14%	46%



Current Year	19%	17%	17%	15%	21%	21%	14%	17%	14%	13%	15%	15%	34%
Prior Year	14%	13%	21%	15%	21%	15%	12%	7%	9%	12%	10%	9%	19%
Change from Prior Year	-4%	-3%	4%	0%	0%	-5%	-2%	-10%	-5%	-2%	-5%	-6%	-15%

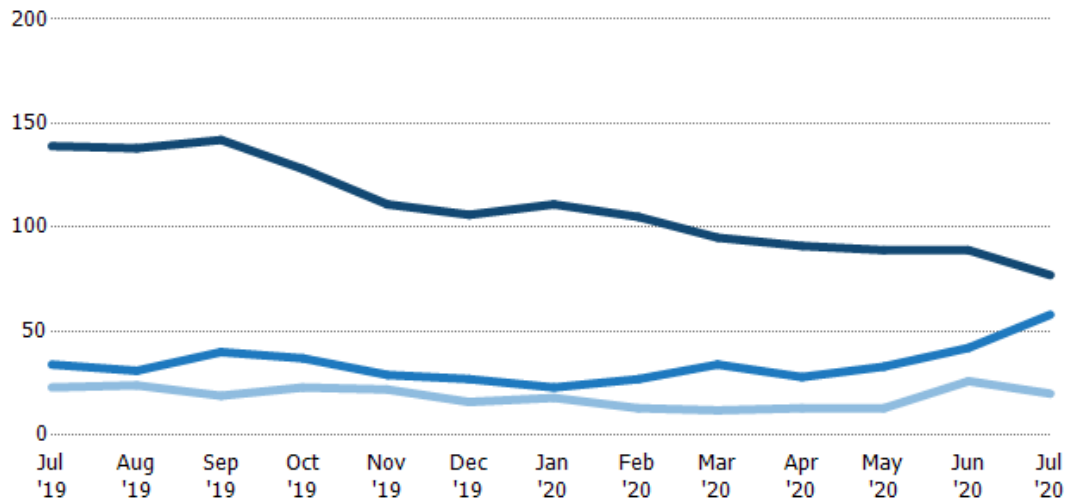
## Active/Pending/Sold Units

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

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Active	139	138	142	128	111	106	111	105	95	91	89	89	77
Pending	34	31	40	37	29	27	23	27	34	28	33	42	58
Sold	23	24	19	23	22	16	18	13	12	13	13	26	20

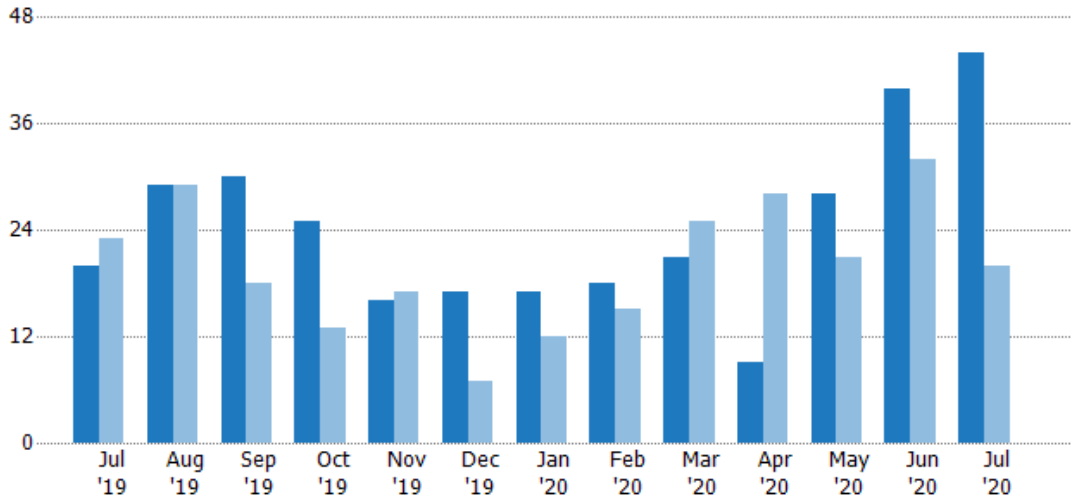
## New Pending Sales

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

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	20	29	30	25	16	17	17	18	21	9	28	40	44
Prior Year	23	29	18	13	17	7	12	15	25	28	21	32	20
Percent Change from Prior Year	-13%	0%	67%	92%	-6%	143%	42%	20%	-16%	-68%	33%	25%	120%

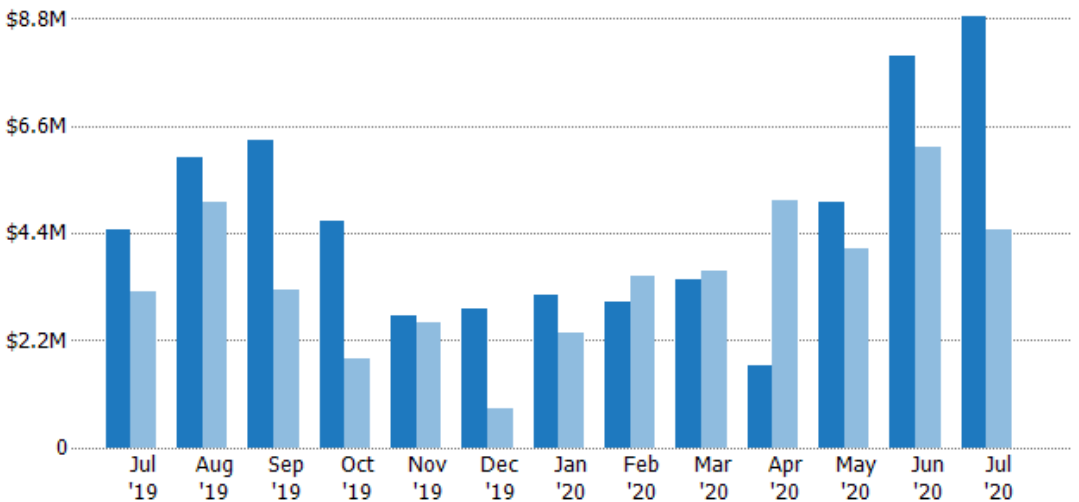
## New Pending Sales Volume

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

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	\$4.49M	\$5.96M	\$6.32M	\$4.65M	\$2.73M	\$2.86M	\$3.13M	\$2.99M	\$3.46M	\$1.68M	\$5.06M	\$8.06M	\$8.86M
Prior Year	\$3.22M	\$5.04M	\$3.25M	\$1.83M	\$2.56M	\$816K	\$2.37M	\$3.52M	\$3.63M	\$5.09M	\$4.1M	\$6.17M	\$4.49M
Percent Change from Prior Year	39%	18%	95%	155%	6%	251%	32%	-15%	-5%	-67%	23%	31%	97%



## Pending Sales

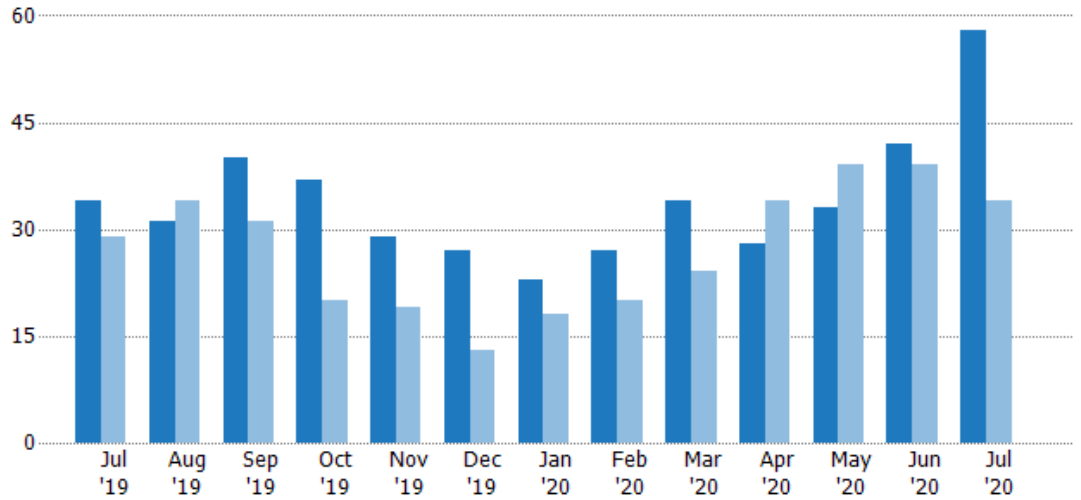
The number of residential properties with accepted offers that were available at the end each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Count	% Chg.
Jul '20	58	70.6%
Jul '19	34	17.2%
Jul '18	29	3.4%



Current Year	34	31	40	37	29	27	23	27	34	28	33	42	58
Prior Year	29	34	31	20	19	13	18	20	24	34	39	39	34
Percent Change from Prior Year	17%	-9%	29%	85%	53%	108%	28%	35%	42%	-18%	-15%	8%	71%

## Pending Sales Volume

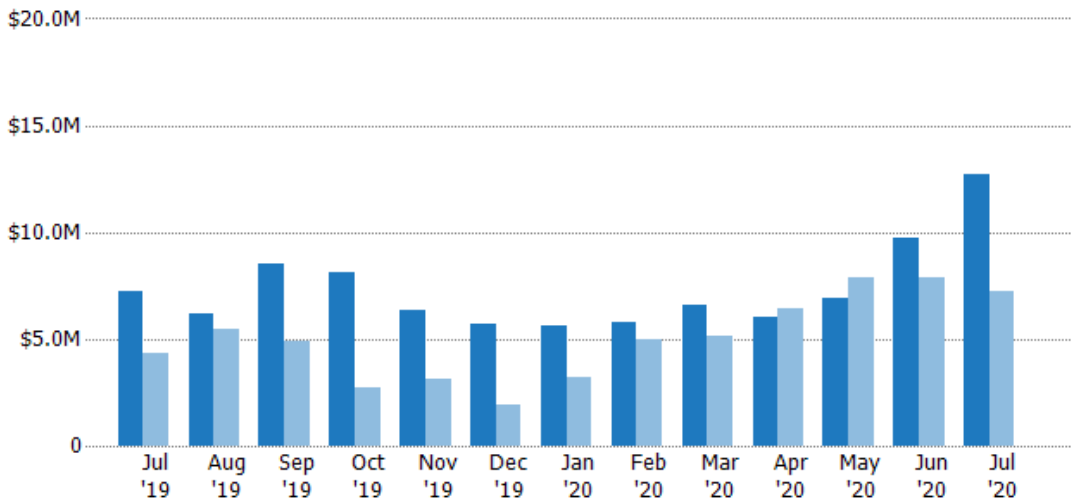
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Volume	% Chg.
Jul '20	\$12.7M	75.9%
Jul '19	\$7.22M	68.2%
Jul '18	\$4.29M	56.7%



Current Year	\$7.22M	\$6.18M	\$8.54M	\$8.15M	\$6.31M	\$5.71M	\$5.59M	\$5.74M	\$6.6M	\$6.01M	\$6.94M	\$9.76M	\$12.7M
Prior Year	\$4.29M	\$5.44M	\$4.92M	\$2.74M	\$3.11M	\$1.96M	\$3.22M	\$4.95M	\$5.15M	\$6.47M	\$7.87M	\$7.87M	\$7.22M
Percent Change from Prior Year	68%	14%	74%	197%	102%	192%	73%	16%	28%	-7%	-12%	24%	76%

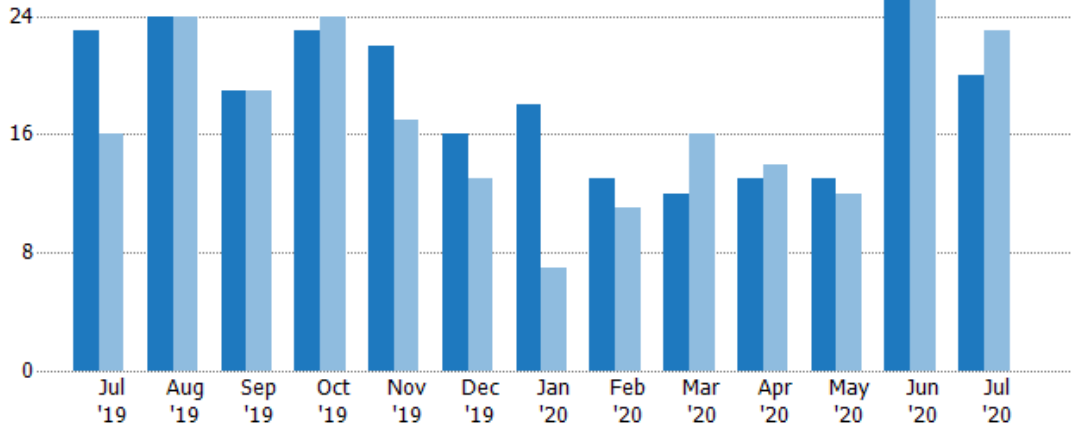
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	23	24	19	23	22	16	18	13	12	13	13	26	20
Prior Year	16	24	19	24	17	13	7	11	16	14	12	26	23
Percent Change from Prior Year	44%	0%	0%	-4%	29%	23%	157%	18%	-25%	-7%	8%	0%	-13%

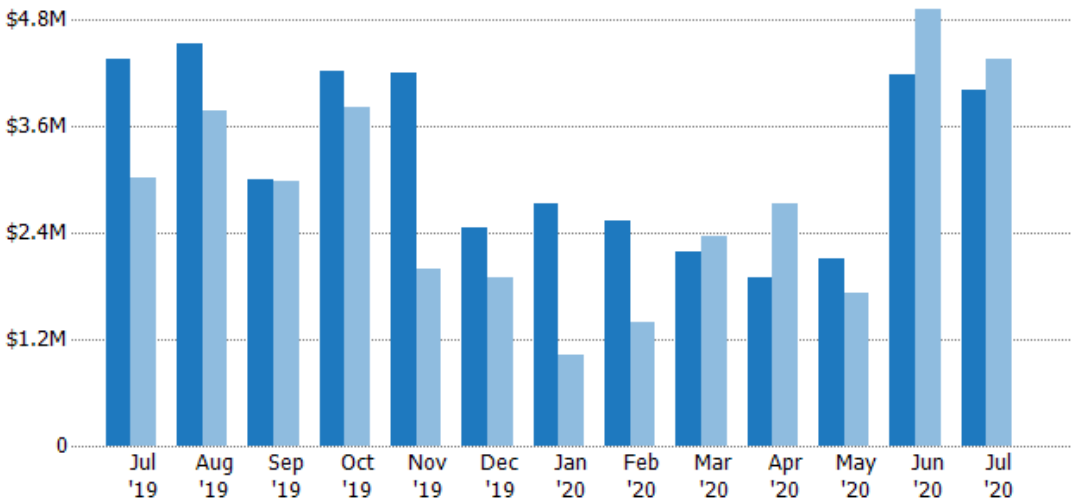
## Closed Sales Volume

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

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	\$4.36M	\$4.53M	\$2.99M	\$4.23M	\$4.21M	\$2.46M	\$2.73M	\$2.54M	\$2.19M	\$1.89M	\$2.1M	\$4.18M	\$4.02M
Prior Year	\$3.02M	\$3.79M	\$2.99M	\$3.82M	\$2M	\$1.89M	\$1.03M	\$1.39M	\$2.37M	\$2.73M	\$1.73M	\$4.93M	\$4.36M
Percent Change from Prior Year	44%	20%	0%	11%	111%	30%	166%	83%	-8%	-31%	21%	-15%	-8%

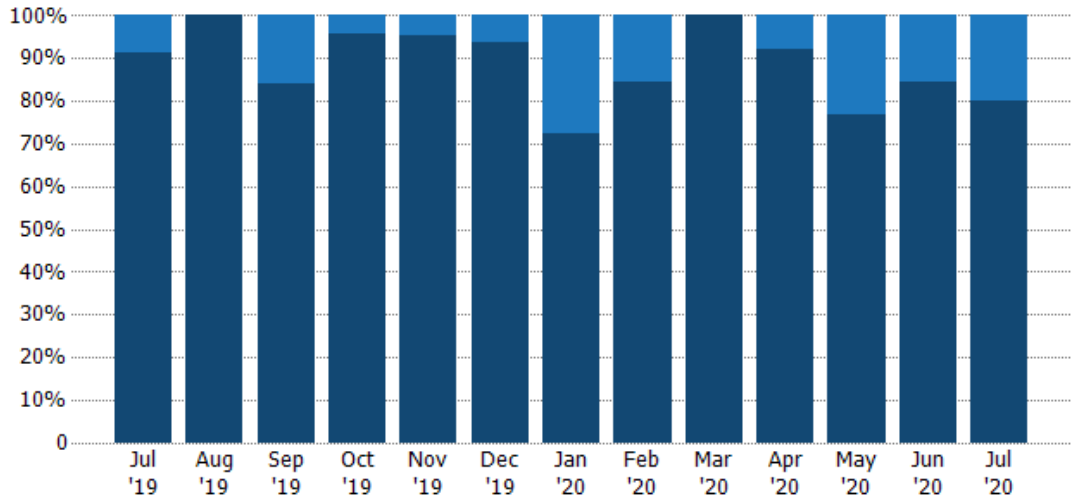
## Closed Sales by Property Type

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

**Filters Used**

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Property Type	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	9%	-	16%	4%	5%	6%	28%	15%	-	8%	23%	15%	20%
Single Family Residence	91%	100%	84%	96%	95%	94%	72%	85%	100%	92%	77%	85%	80%

## Average Sales Price

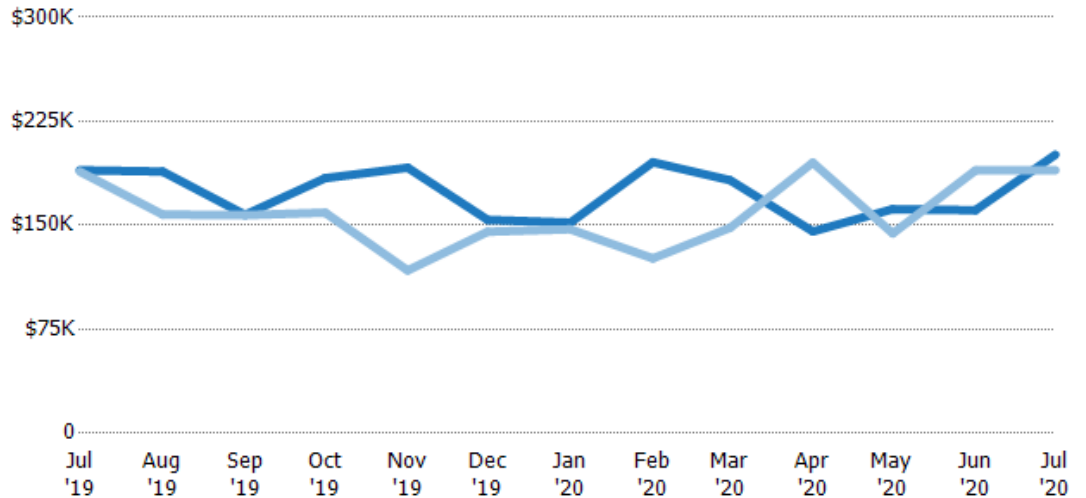
The average sales price of the residential properties sold each month.

**Filters Used**

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
Jul '20	\$201K	5.9%
Jul '19	\$190K	0.5%
Jul '18	\$189K	-24.6%



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	\$190K	\$189K	\$158K	\$184K	\$191K	\$154K	\$152K	\$195K	\$182K	\$146K	\$162K	\$161K	\$201K
Prior Year	\$189K	\$158K	\$157K	\$159K	\$117K	\$145K	\$147K	\$126K	\$148K	\$195K	\$144K	\$190K	\$190K
Percent Change from Prior Year	1%	20%	0%	16%	63%	6%	3%	55%	23%	-25%	12%	-15%	6%

## Median Sales Price

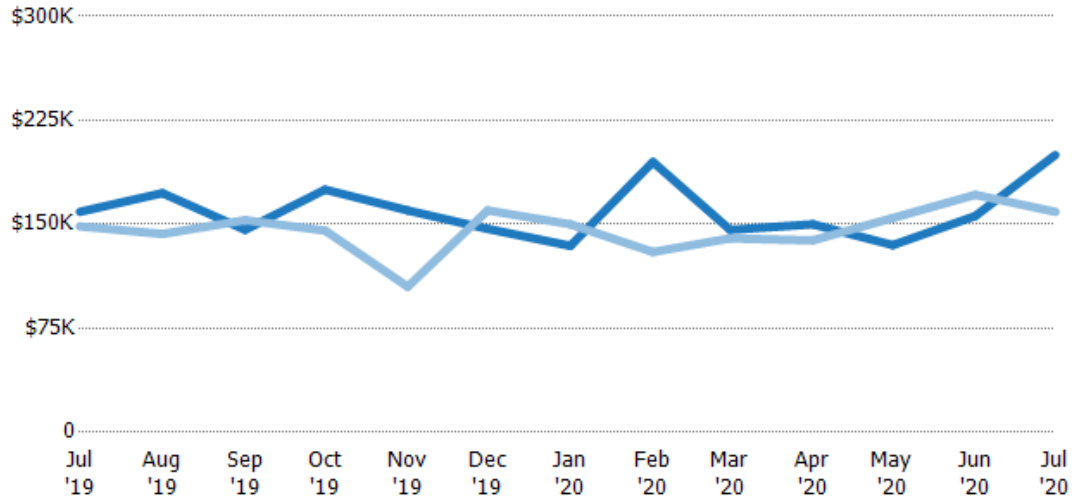
The median sales price of the residential properties sold each month.

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
Jul '20	\$200K	25.8%
Jul '19	\$159K	7.1%
Jul '18	\$149K	0.9%



Current Year	\$159K	\$172K	\$146K	\$175K	\$160K	\$147K	\$134K	\$195K	\$146K	\$150K	\$135K	\$156K	\$200K
Prior Year	\$149K	\$143K	\$153K	\$145K	\$105K	\$160K	\$150K	\$130K	\$140K	\$138K	\$155K	\$171K	\$159K
Percent Change from Prior Year	7%	21%	-5%	20%	52%	-8%	-10%	50%	4%	8%	-13%	-9%	26%

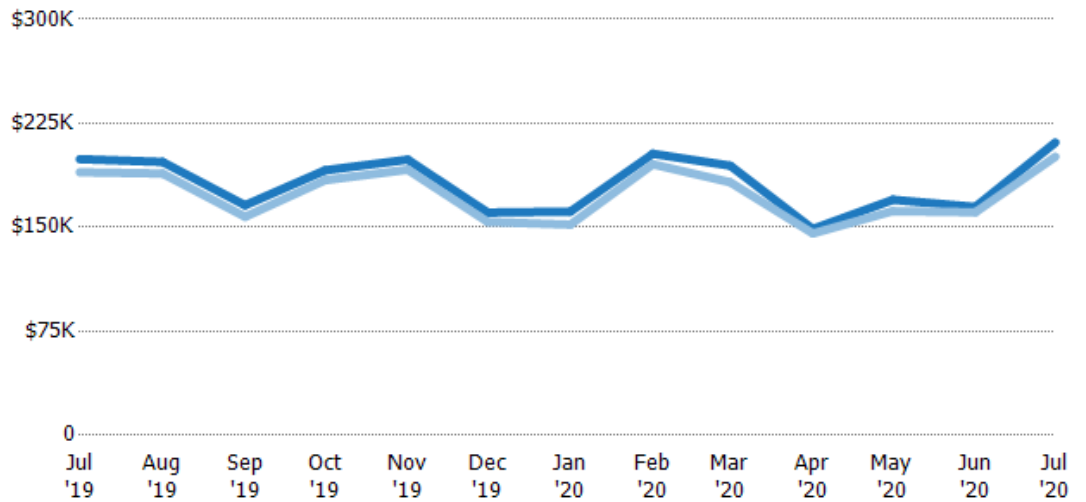
## Average Sales Price vs Average Listing Price

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

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Avg List Price	\$199K	\$197K	\$166K	\$191K	\$199K	\$161K	\$161K	\$203K	\$194K	\$149K	\$170K	\$165K	\$211K
Avg Sales Price	\$190K	\$189K	\$158K	\$184K	\$191K	\$154K	\$152K	\$195K	\$182K	\$146K	\$162K	\$161K	\$201K
Avg Sales Price as a % of Avg List Price	95%	96%	95%	96%	96%	96%	94%	96%	94%	98%	95%	98%	95%

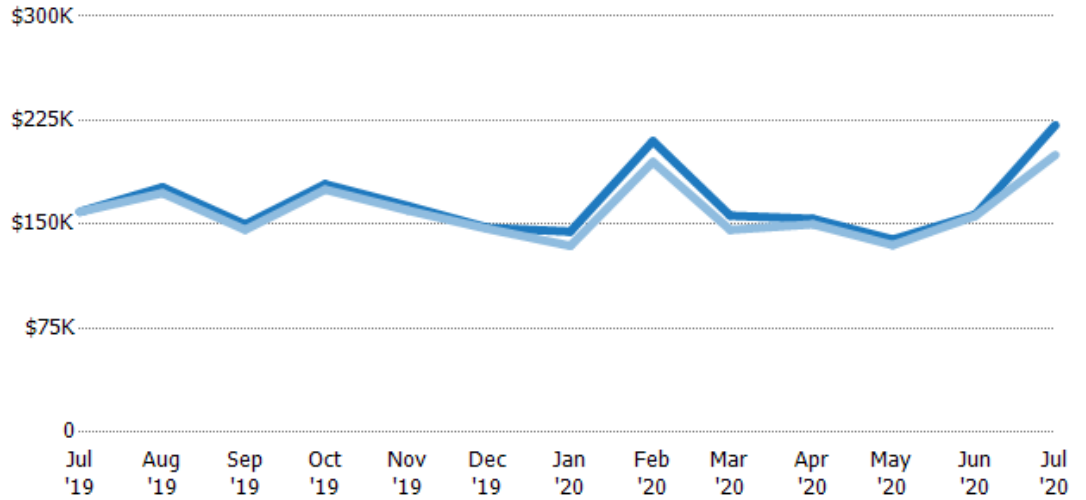
## Median Sales Price vs Median Listing Price

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

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	\$159K	\$177K	\$150K	\$179K	\$163K	\$147K	\$145K	\$210K	\$156K	\$154K	\$139K	\$157K	\$222K
Median Sales Price	\$159K	\$172K	\$146K	\$175K	\$160K	\$147K	\$134K	\$195K	\$146K	\$150K	\$135K	\$156K	\$200K
Med Sales Price as a % of Med List Price	100%	98%	97%	98%	98%	99%	93%	93%	93%	97%	97%	99%	90%

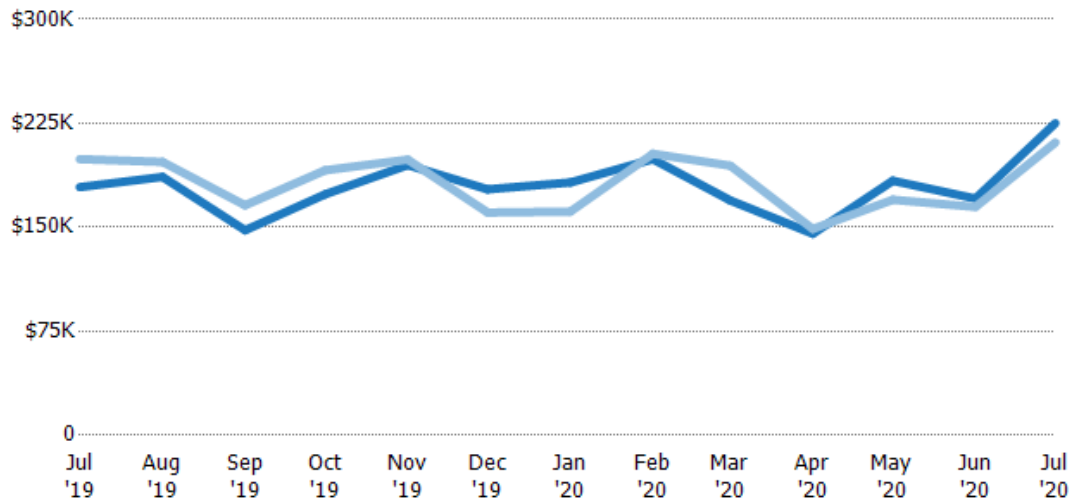
## Average Sales Price vs Average Est Value

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

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	\$179K	\$186K	\$148K	\$174K	\$195K	\$177K	\$182K	\$199K	\$169K	\$145K	\$184K	\$171K	\$225K
Avg Sales Price	\$199K	\$197K	\$166K	\$191K	\$199K	\$161K	\$161K	\$203K	\$194K	\$149K	\$170K	\$165K	\$211K
Avg Sales Price as a % of Avg Est Value	111%	106%	112%	110%	102%	91%	88%	102%	115%	102%	93%	96%	94%

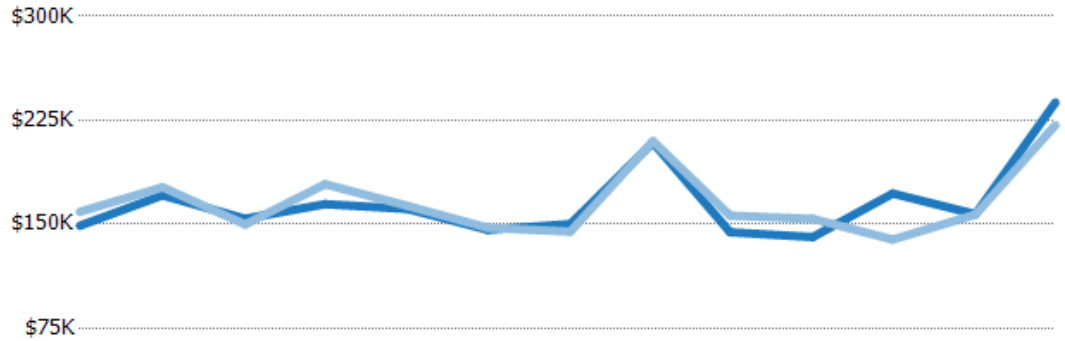
## Median Sales Price vs Median Est Value

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

### Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



	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	\$149K	\$171K	\$154K	\$165K	\$161K	\$146K	\$150K	\$209K	\$144K	\$141K	\$172K	\$157K	\$238K
Median Sales Price	\$159K	\$177K	\$150K	\$179K	\$163K	\$147K	\$145K	\$210K	\$156K	\$154K	\$139K	\$157K	\$222K
Med Sales Price as a % of Med Est Value	107%	103%	97%	109%	101%	101%	96%	100%	108%	109%	81%	100%	93%