

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	Aug 2020	Aug 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	9	5	+80%	37	62	-40.3%
New Listing Volume	\$3,078,900	\$1,452,900	+111.9%	\$13,641,900	\$18,023,900	-24.3%
Active Listing Count	19	38	-50%	N/A	N/A	
Active Listing Volume	\$11,541,900	\$13,272,500	-13%	N/A	N/A	
Average Listing Price	\$607,468	\$349,276	+73.9%	\$466,650	\$322,540	+44.7%
Median Listing Price	\$399,000	\$296,950	+34.4%	\$330,435	\$282,547	+16.9%
Median Days in RPR	56	87.5	-36%	177.37	128.46	+38.1%
Months of Inventory	9.5	7.6	+25%	5.6	7	-19.1%
Absorption Rate	10.53%	13.16%	-2.6%	17.7%	14.33%	+3.4%
Sales Activity Charts Metrics						
New Pending Sales Count	6	6	+/-	58	48	+20.8%
New Pending Sales Volume	\$1,431,800	\$1,090,000	+31.4%	\$17,804,700	\$13,111,100	+35.8%
Pending Sales Count	10	11	-9.1%	N/A	N/A	
Pending Sales Volume	\$2,915,900	\$3,373,000	-13.6%	N/A	N/A	
Closed Sales Count	7	11	-36.4%	34	37	-8.1%
Closed Sales Volume	\$2,733,500	\$2,927,500	-6.6%	\$9,752,600	\$8,934,850	+9.2%
Average Sales Price	\$390,500	\$266,136	+46.7%	\$286,841	\$241,482	+18.8%
Median Sales Price	\$295,000	\$263,500	+12%	\$252,853	\$235,051	+7.6%

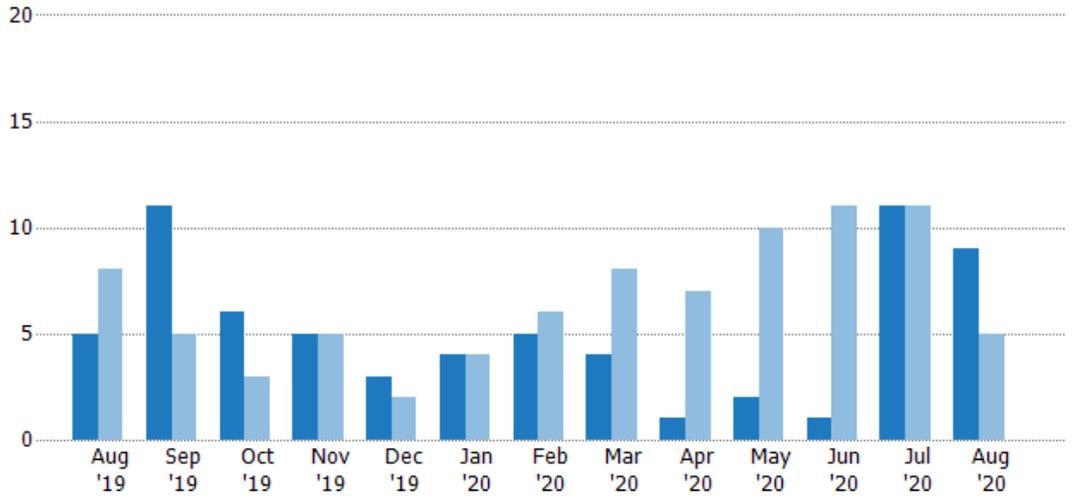
New Listings

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.
Aug '20	9	80%
Aug '19	5	-37.5%
Aug '18	8	0%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	5	11	6	5	3	4	5	4	1	2	1	11	9
Prior Year	8	5	3	5	2	4	6	8	7	10	11	11	5
Percent Change from Prior Year	-38%	120%	100%	0%	50%	0%	-17%	-50%	-86%	-80%	-91%	0%	80%

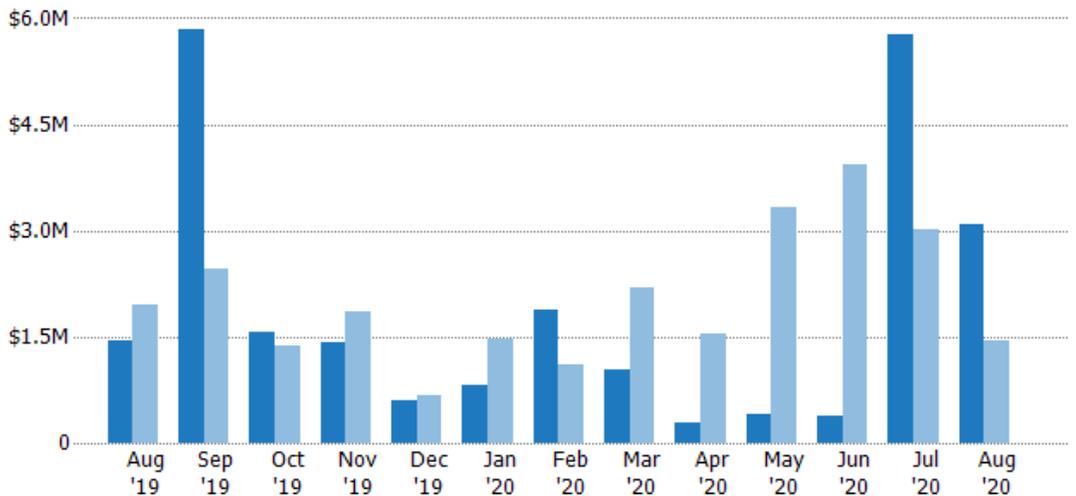
New Listing Volume

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.
Aug '20	\$3.08M	111.9%
Aug '19	\$1.45M	-25.2%
Aug '18	\$1.94M	82.1%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$1.45M	\$5.85M	\$1.56M	\$1.41M	\$600K	\$813K	\$1.89M	\$1.02M	\$289K	\$400K	\$375K	\$5.77M	\$3.08M
Prior Year	\$1.94M	\$2.46M	\$1.36M	\$1.85M	\$677K	\$1.46M	\$1.11M	\$2.2M	\$1.53M	\$3.32M	\$3.92M	\$3.02M	\$1.45M
Percent Change from Prior Year	-25%	138%	14%	-24%	-11%	-44%	71%	-54%	-81%	-88%	-90%	91%	112%

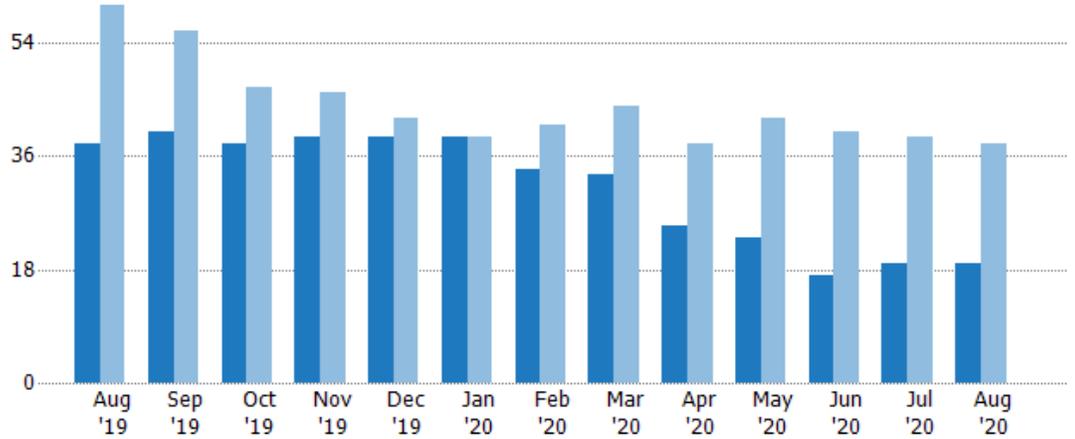
Active Listings

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.
Aug '20	19	-50%
Aug '19	38	-36.7%
Aug '18	60	-18.3%



Current Year	38	40	38	39	39	39	34	33	25	23	17	19	19
Prior Year	60	56	47	46	42	39	41	44	38	42	40	39	38
Percent Change from Prior Year	-37%	-29%	-19%	-15%	-7%	0%	-17%	-25%	-34%	-45%	-58%	-51%	-50%

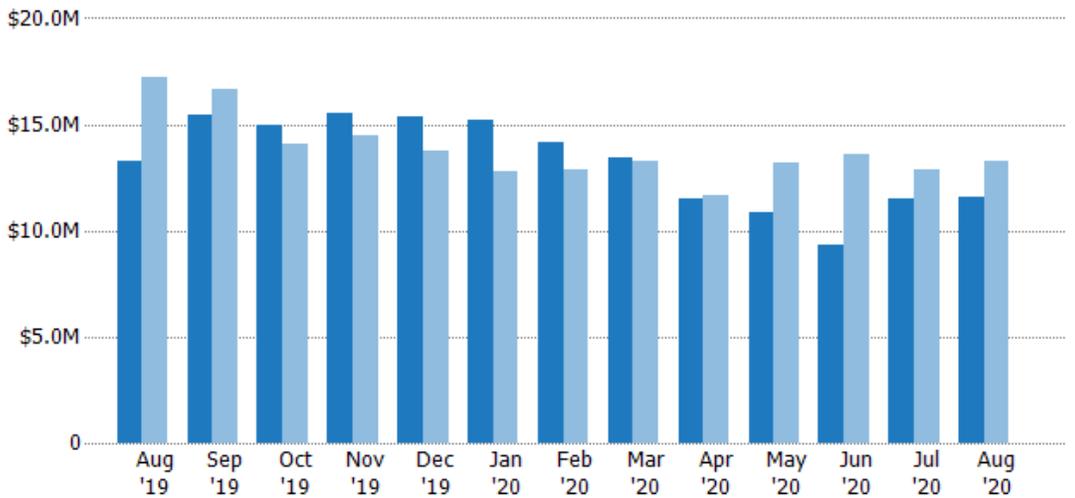
Active Listing Volume

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.
Aug '20	\$11.5M	-13%
Aug '19	\$13.3M	-22.8%
Aug '18	\$17.2M	-9.1%



Current Year	\$13.3M	\$15.5M	\$15M	\$15.5M	\$15.4M	\$15.2M	\$14.1M	\$13.4M	\$11.5M	\$10.9M	\$9.36M	\$11.5M	\$11.5M
Prior Year	\$17.2M	\$16.7M	\$14.1M	\$14.5M	\$13.7M	\$12.8M	\$12.9M	\$13.3M	\$11.7M	\$13.2M	\$13.6M	\$12.9M	\$13.3M
Percent Change from Prior Year	-23%	-7%	6%	7%	12%	19%	10%	1%	-1%	-18%	-31%	-11%	-13%

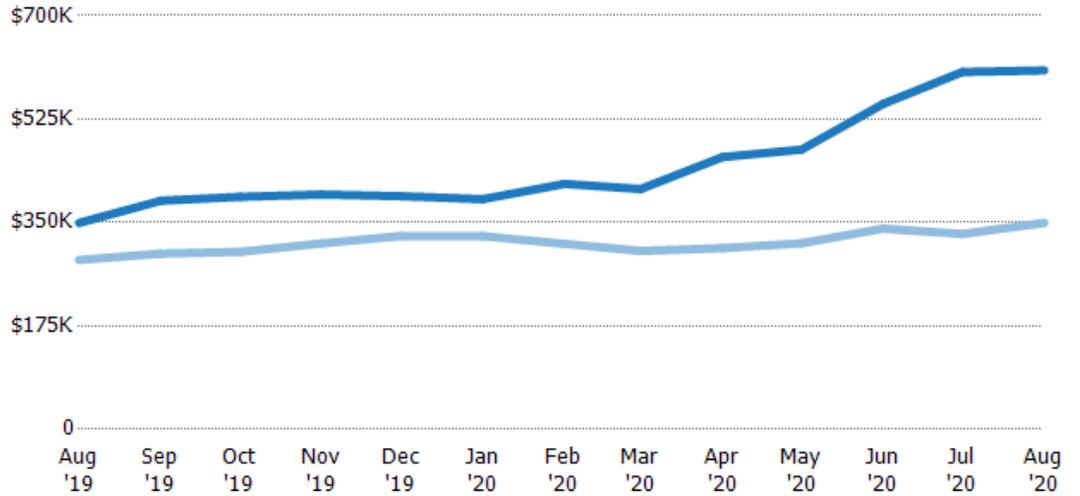
Average Listing Price

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.
Aug '20	\$607K	73.9%
Aug '19	\$349K	21.9%
Aug '18	\$287K	11.3%



Current Year	\$349K	\$387K	\$393K	\$397K	\$395K	\$389K	\$415K	\$407K	\$461K	\$473K	\$551K	\$605K	\$607K
Prior Year	\$287K	\$297K	\$300K	\$315K	\$327K	\$327K	\$314K	\$302K	\$307K	\$315K	\$340K	\$331K	\$349K
Percent Change from Prior Year	22%	30%	31%	26%	21%	19%	32%	35%	50%	50%	62%	83%	74%

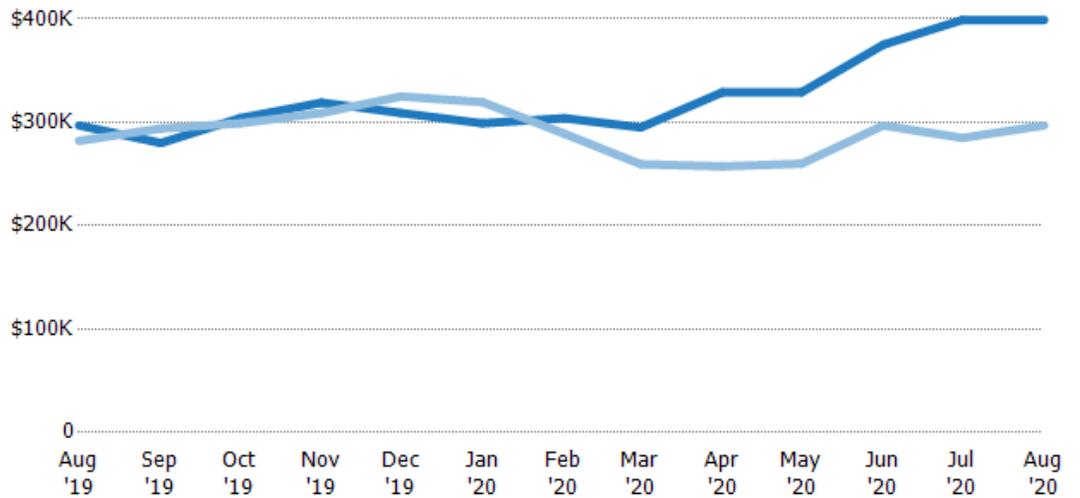
Median Listing Price

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.
Aug '20	\$399K	34.4%
Aug '19	\$297K	5.3%
Aug '18	\$282K	1.1%



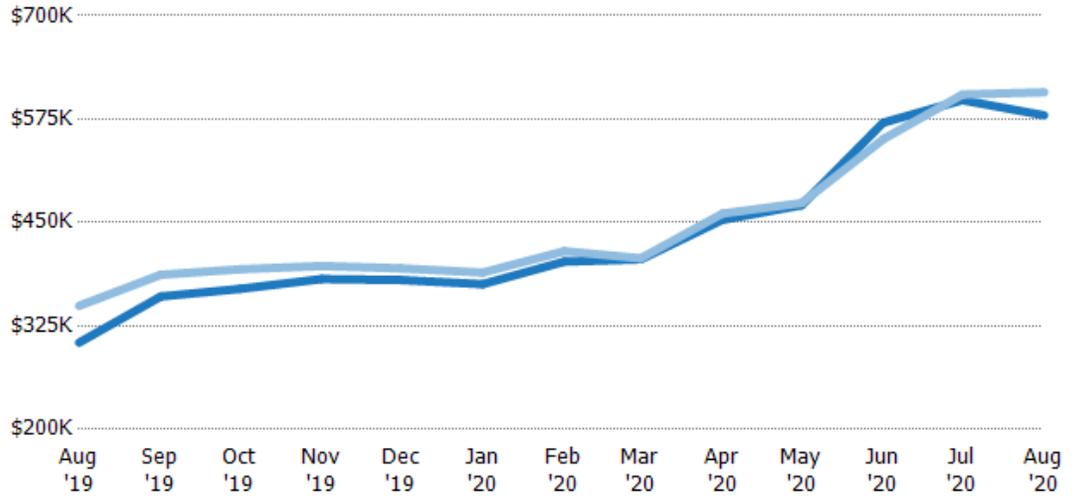
Current Year	\$297K	\$280K	\$304K	\$319K	\$309K	\$299K	\$304K	\$295K	\$329K	\$329K	\$375K	\$399K	\$399K
Prior Year	\$282K	\$294K	\$299K	\$309K	\$325K	\$320K	\$289K	\$259K	\$257K	\$260K	\$297K	\$285K	\$297K
Percent Change from Prior Year	5%	-5%	2%	3%	-5%	-6%	5%	14%	28%	27%	26%	40%	34%

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



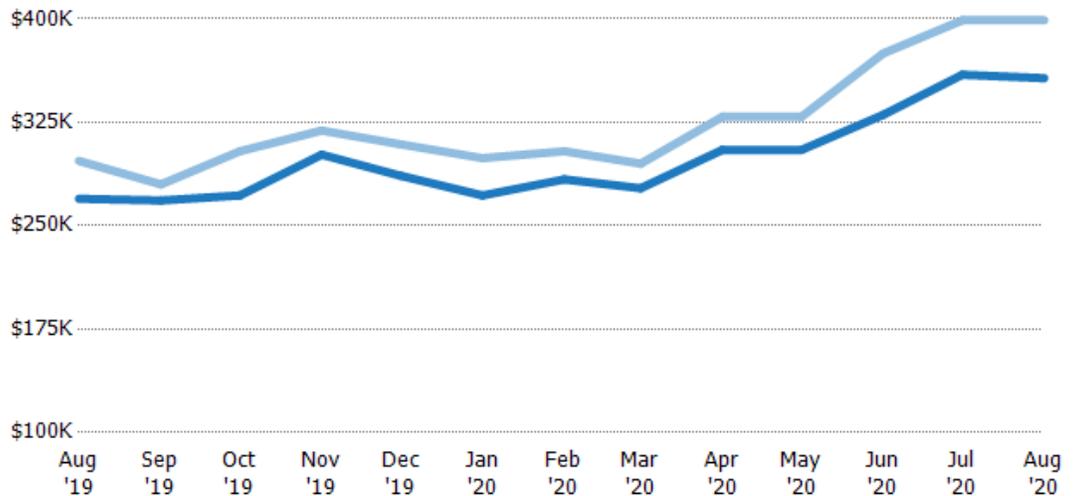
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$305K	\$361K	\$370K	\$382K	\$380K	\$375K	\$403K	\$405K	\$453K	\$471K	\$571K	\$598K	\$580K
Avg Listing Price	\$349K	\$387K	\$393K	\$397K	\$395K	\$389K	\$415K	\$407K	\$461K	\$473K	\$551K	\$605K	\$607K
Avg Listing Price as a % of Avg Est Value	115%	107%	106%	104%	104%	104%	103%	100%	102%	101%	96%	101%	105%

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



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$270K	\$268K	\$272K	\$302K	\$286K	\$272K	\$284K	\$277K	\$305K	\$305K	\$330K	\$360K	\$357K
Median Listing Price	\$297K	\$280K	\$304K	\$319K	\$309K	\$299K	\$304K	\$295K	\$329K	\$329K	\$375K	\$399K	\$399K
Med Listing Price as a % of Med Est Value	110%	104%	112%	106%	108%	110%	107%	106%	108%	108%	113%	111%	112%

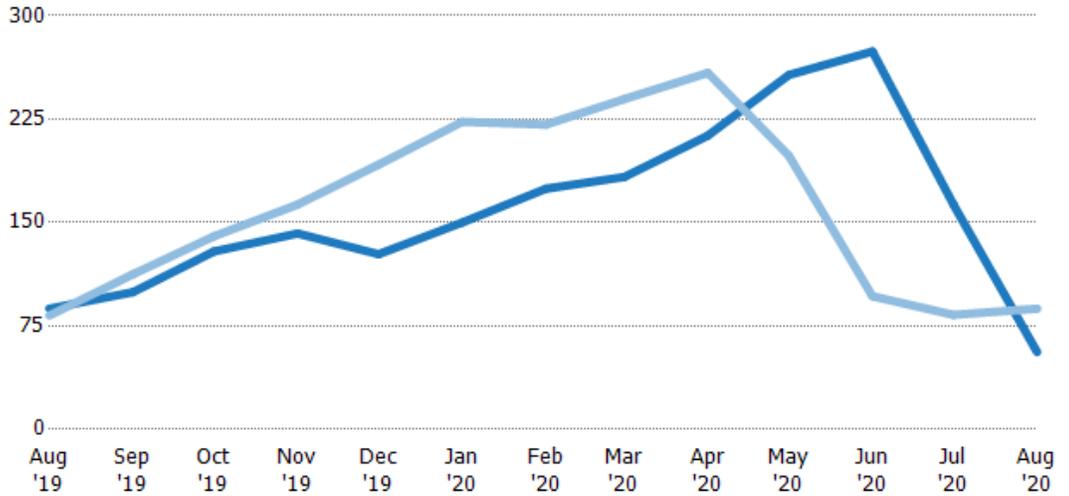
Median Days in RPR

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.
Aug '20	56	-36%
Aug '19	87.5	6.1%
Aug '18	82.5	37%



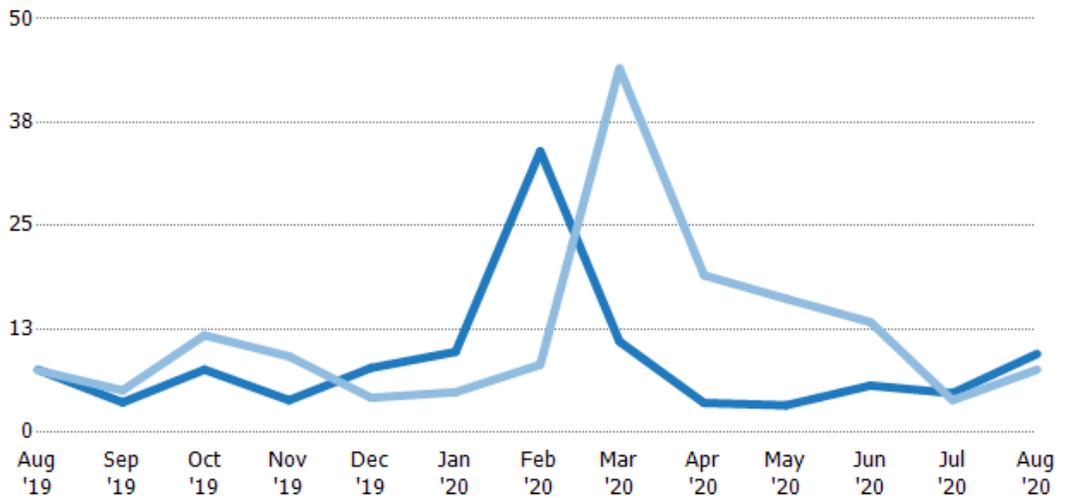
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	87.5	100	129	142	127	150	175	183	213	257	274	163	56
Prior Year	82.5	113	140	163	192	223	221	240	259	199	96.5	83	87.5
Percent Change from Prior Year	6%	-12%	-8%	-13%	-34%	-33%	-21%	-24%	-18%	29%	184%	96%	-36%

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



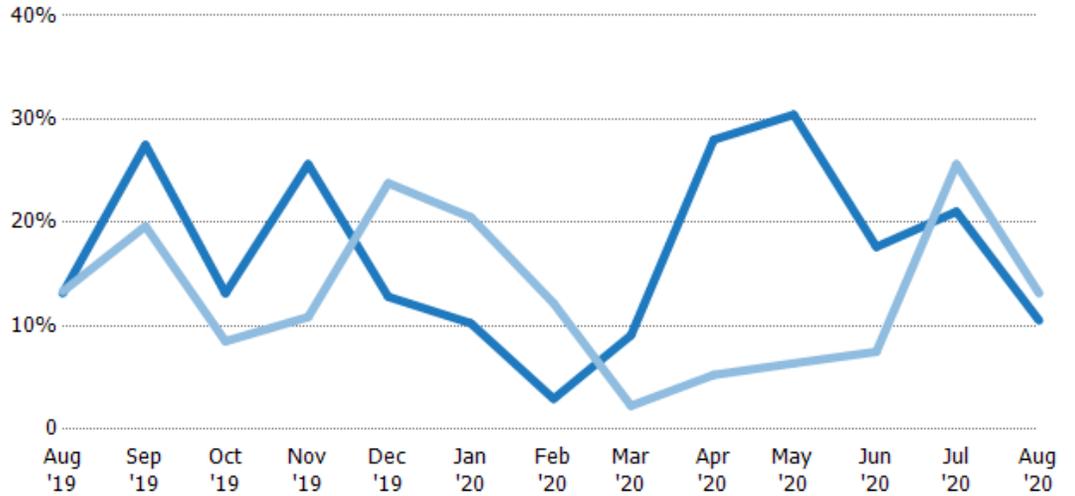
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	7.6	3.64	7.6	3.9	7.8	9.75	34	11	3.57	3.29	5.67	4.75	9.5
Prior Year	7.5	5.09	11.8	9.2	4.2	4.88	8.2	44	19	16.2	13.3	3.9	7.6
Percent Change from Prior Year	1%	-29%	-35%	-58%	86%	100%	315%	-75%	-81%	100%	-58%	22%	25%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



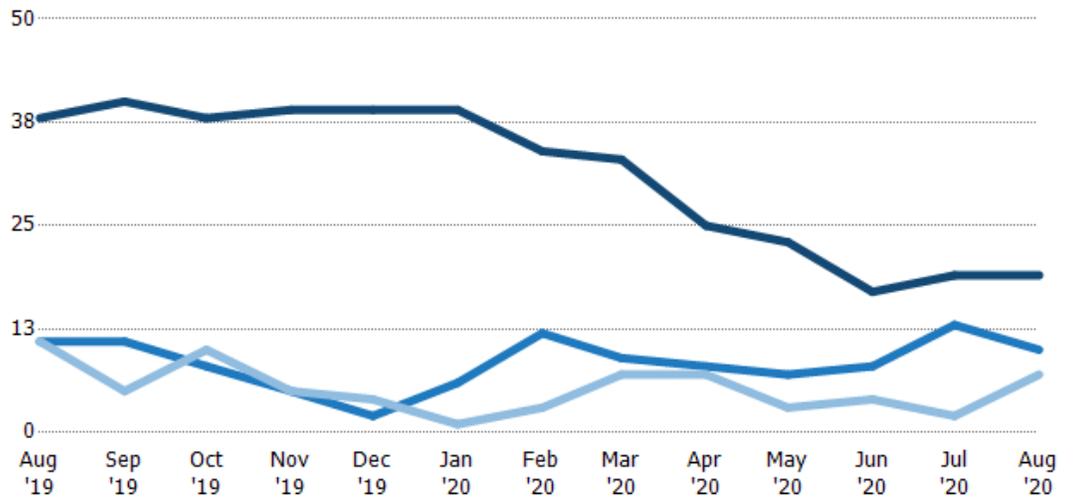
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	13%	28%	13%	26%	13%	10%	3%	9%	28%	30%	18%	21%	11%
Prior Year	13%	20%	9%	11%	24%	21%	12%	2%	5%	6%	8%	26%	13%
Change from Prior Year	0%	-8%	-5%	-15%	11%	10%	9%	-7%	-23%	-30%	-10%	5%	3%

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



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

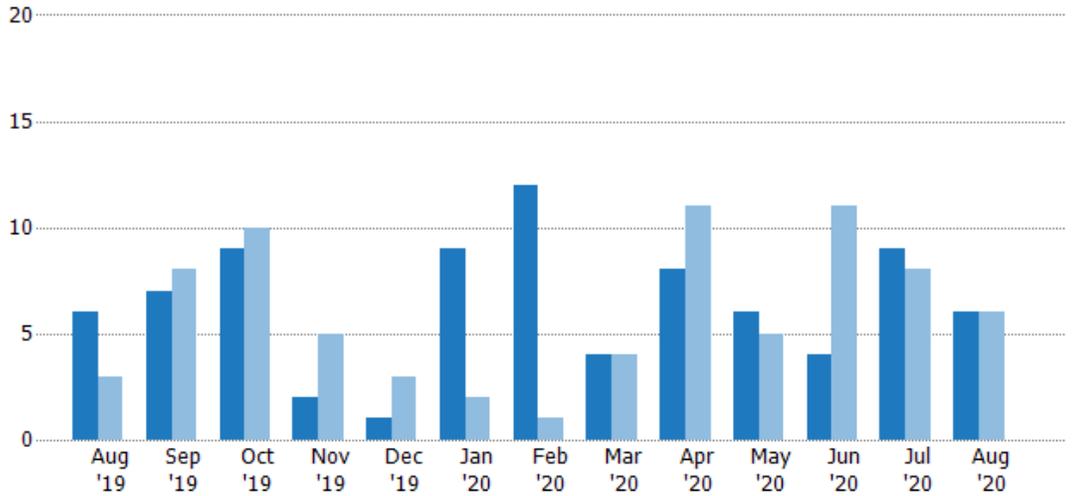
New Pending Sales

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.
Aug '20	6	0%
Aug '19	6	100%
Aug '18	3	100%



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

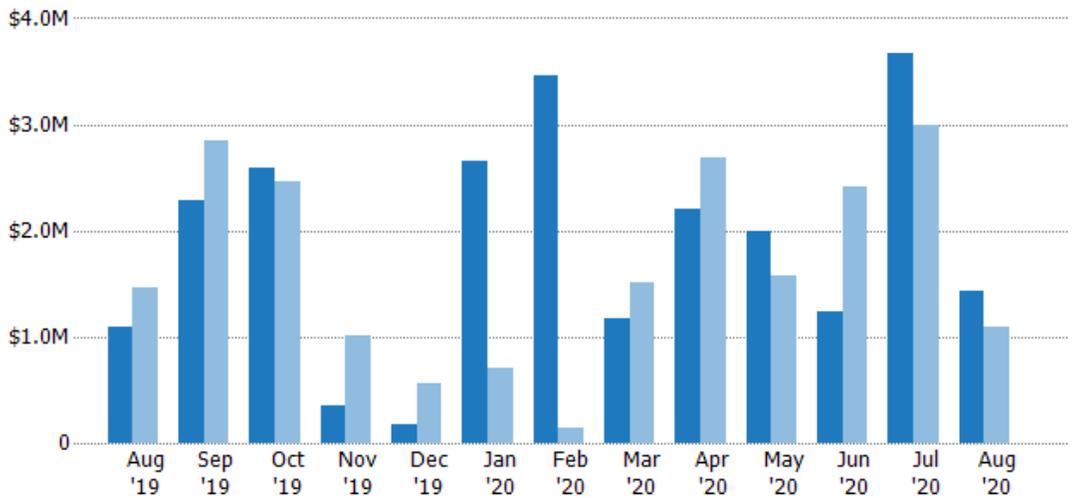
New Pending Sales Volume

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.
Aug '20	\$1.43M	31.4%
Aug '19	\$1.09M	-25.5%
Aug '18	\$1.46M	1%



Current Year	\$1.09M	\$2.29M	\$2.59M	\$344K	\$178K	\$2.65M	\$3.46M	\$1.17M	\$2.2M	\$1.99M	\$1.23M	\$3.67M	\$1.43M
Prior Year	\$1.46M	\$2.85M	\$2.46M	\$1.01M	\$554K	\$707K	\$149K	\$1.51M	\$2.69M	\$1.57M	\$2.41M	\$2.99M	\$1.09M
Percent Change from Prior Year	-26%	-20%	5%	-66%	-68%	275%	2,223%	-23%	-18%	27%	-49%	23%	31%

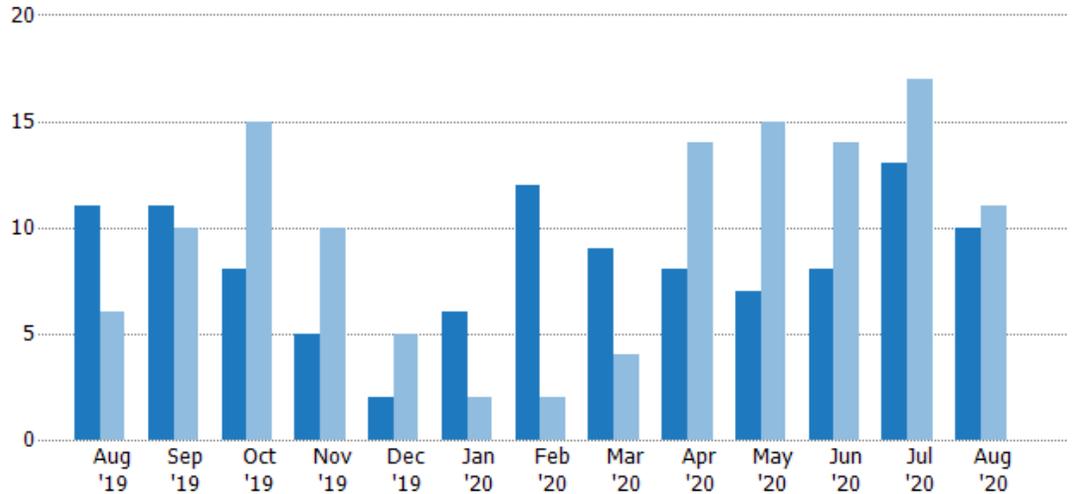
Pending Sales

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.
Aug '20	10	-9.1%
Aug '19	11	83.3%
Aug '18	6	166.7%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	11	11	8	5	2	6	12	9	8	7	8	13	10
Prior Year	6	10	15	10	5	2	2	4	14	15	14	17	11
Percent Change from Prior Year	83%	10%	-47%	-50%	-60%	200%	500%	125%	-43%	-53%	-43%	-24%	-9%

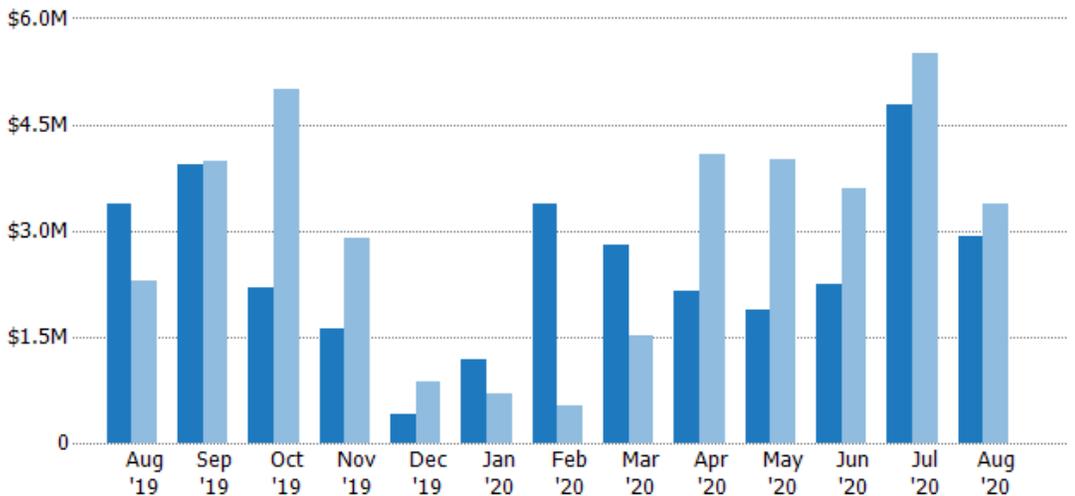
Pending Sales Volume

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.
Aug '20	\$2.92M	-13.6%
Aug '19	\$3.37M	47.8%
Aug '18	\$2.28M	59.7%



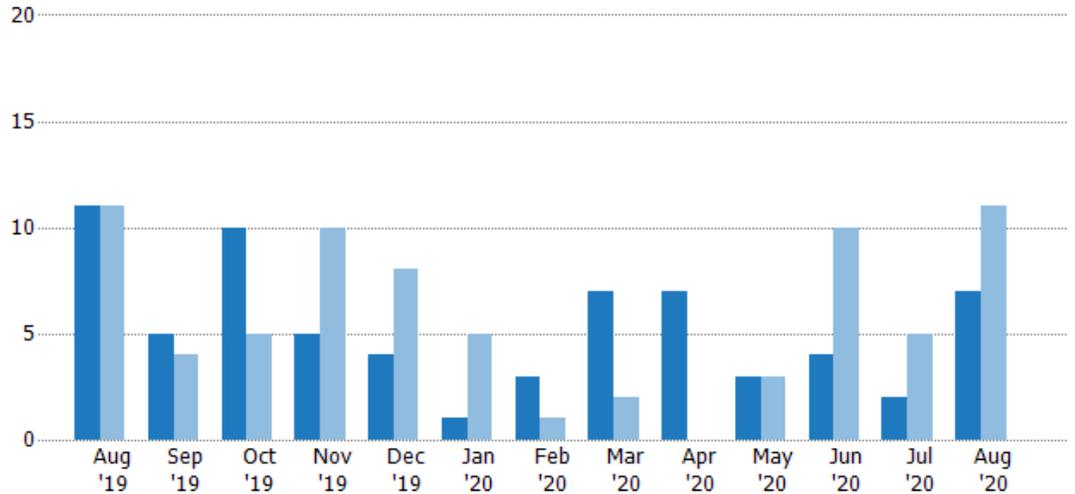
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$3.37M	\$3.94M	\$2.18M	\$1.61M	\$417K	\$1.18M	\$3.39M	\$2.79M	\$2.16M	\$1.89M	\$2.24M	\$4.77M	\$2.92M
Prior Year	\$2.28M	\$3.98M	\$4.99M	\$2.9M	\$873K	\$707K	\$517K	\$1.51M	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M
Percent Change from Prior Year	48%	-1%	-56%	-44%	-52%	67%	555%	85%	-47%	-53%	-38%	-13%	-14%

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



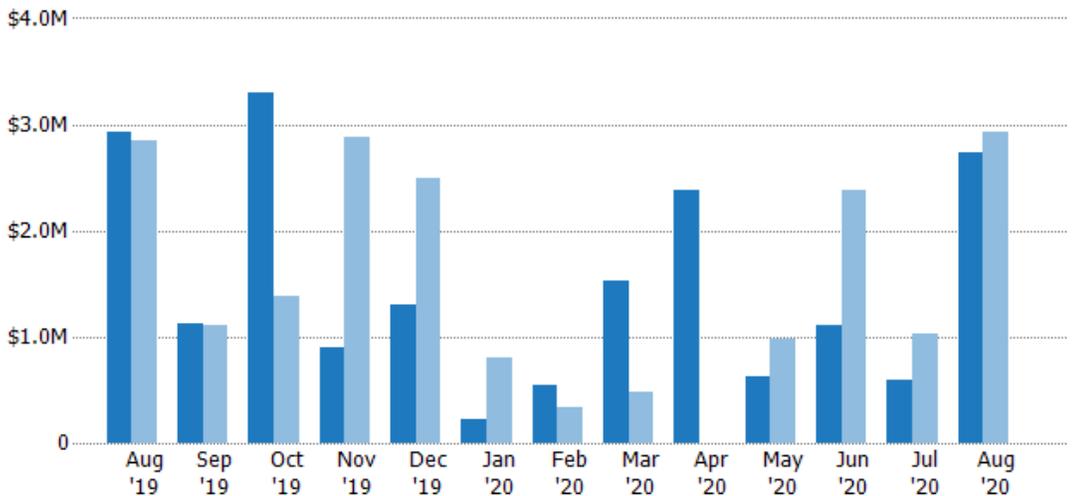
Current Year	11	5	10	5	4	1	3	7	7	3	4	2	7
Prior Year	11	4	5	10	8	5	1	2	-	3	10	5	11
Percent Change from Prior Year	0%	25%	100%	-50%	-50%	-80%	200%	250%	100%	0%	-60%	-60%	-36%

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



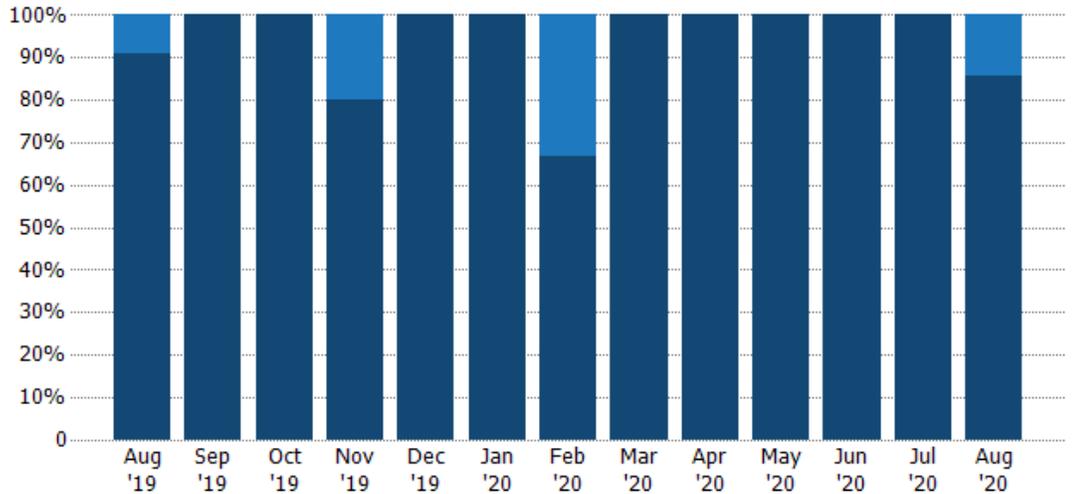
Current Year	\$2.93M	\$1.12M	\$3.3M	\$896K	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M	\$619K	\$1.12M	\$590K	\$2.73M
Prior Year	\$2.85M	\$1.1M	\$1.39M	\$2.89M	\$2.5M	\$802K	\$340K	\$486K	-	\$975K	\$2.38M	\$1.02M	\$2.93M
Percent Change from Prior Year	3%	1%	138%	-69%	-48%	-71%	60%	215%	100%	-37%	-53%	-42%	-7%

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



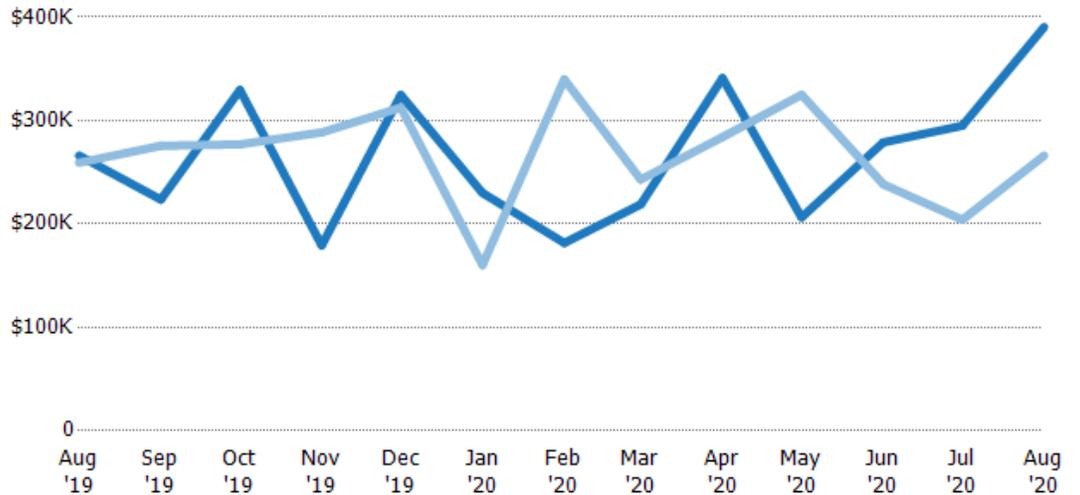
Condo/Townhouse	9%	-	-	20%	-	-	33%	-	-	-	-	-	14%
Single Family Residence	91%	100%	100%	80%	100%	100%	67%	100%	100%	100%	100%	100%	86%

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



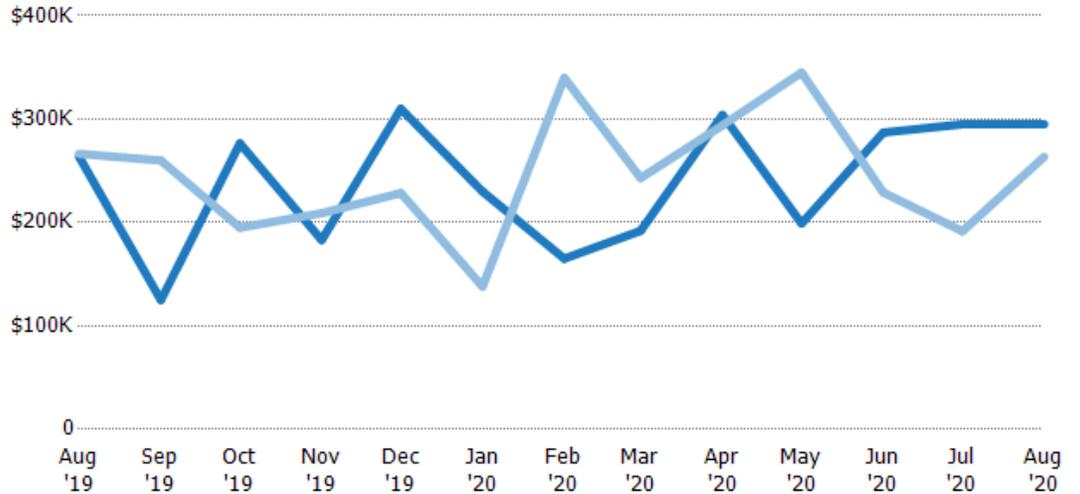
Current Year	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K
Prior Year	\$259K	\$276K	\$277K	\$289K	\$313K	\$160K	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K	\$266K
Percent Change from Prior Year	3%	-19%	19%	-38%	4%	43%	-47%	-10%	100%	-37%	17%	45%	47%

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



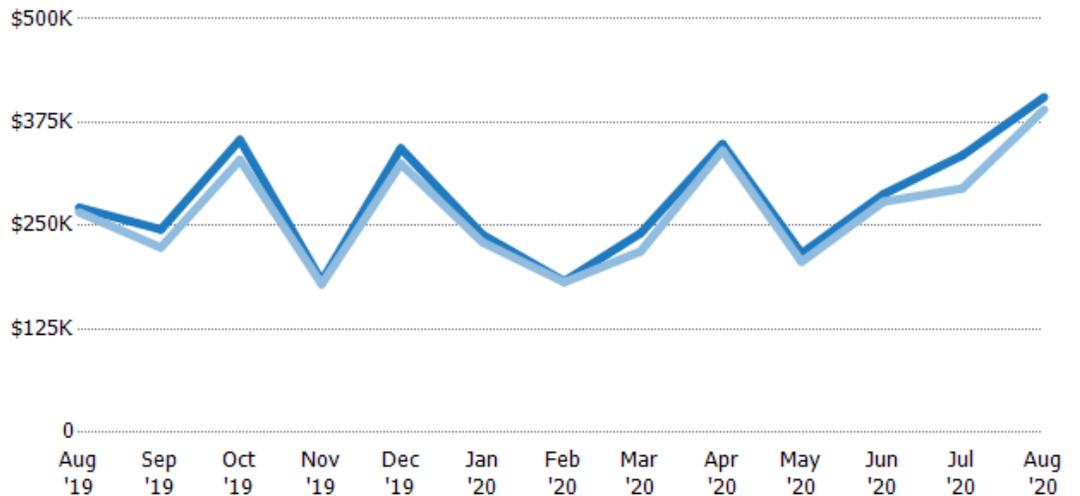
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K
Prior Year	\$266K	\$260K	\$195K	\$209K	\$229K	\$138K	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K	\$264K
Percent Change from Prior Year	-1%	-52%	42%	-12%	36%	67%	-51%	-21%	100%	-42%	25%	54%	12%

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



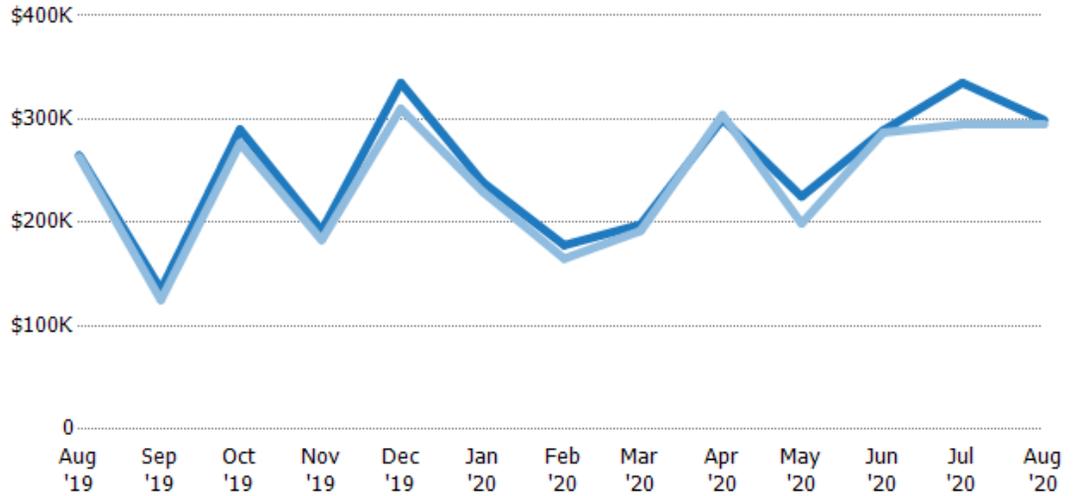
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg List Price	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K
Avg Sales Price	\$266K	\$224K	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K
Avg Sales Price as a % of Avg List Price	98%	91%	93%	98%	95%	96%	99%	91%	98%	95%	97%	88%	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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



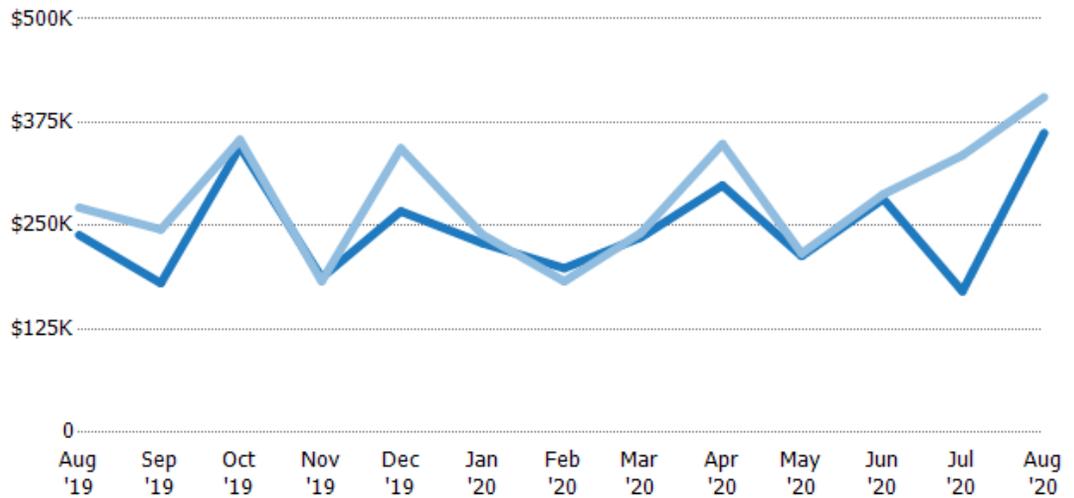
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median List Price	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K
Median Sales Price	\$264K	\$125K	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K
Med Sales Price as a % of Med List Price	99%	93%	95%	95%	93%	96%	93%	97%	101%	88%	99%	88%	99%

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



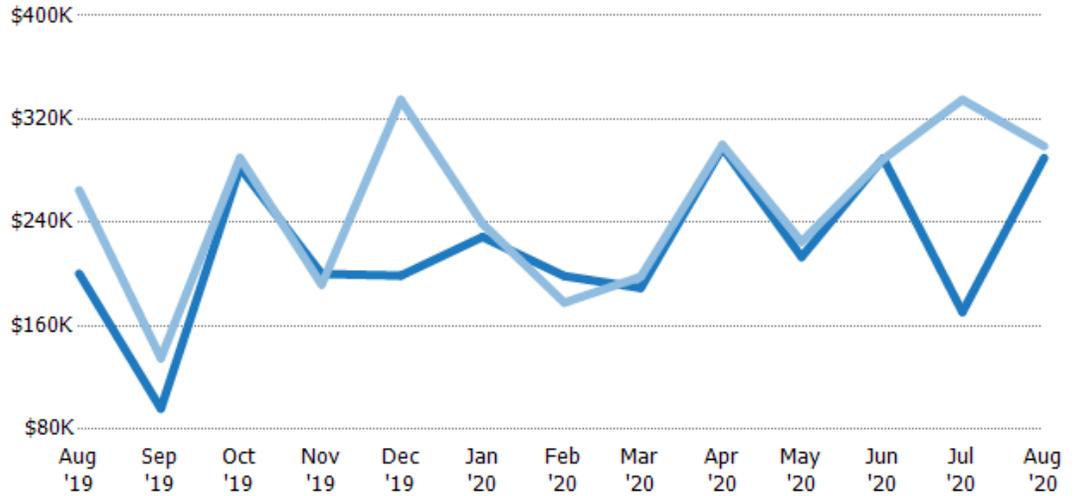
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$239K	\$180K	\$345K	\$187K	\$267K	\$229K	\$199K	\$236K	\$299K	\$213K	\$282K	\$171K	\$362K
Avg Sales Price	\$272K	\$245K	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K
Avg Sales Price as a % of Avg Est Value	114%	136%	102%	98%	128%	104%	92%	102%	117%	101%	102%	196%	112%

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



Median Est Value	\$200K	\$96K	\$283K	\$200K	\$199K	\$229K	\$199K	\$189K	\$298K	\$213K	\$290K	\$171K	\$290K
Median Sales Price	\$265K	\$135K	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K
Med Sales Price as a % of Med Est Value	132%	141%	103%	96%	168%	104%	90%	105%	101%	105%	100%	196%	103%