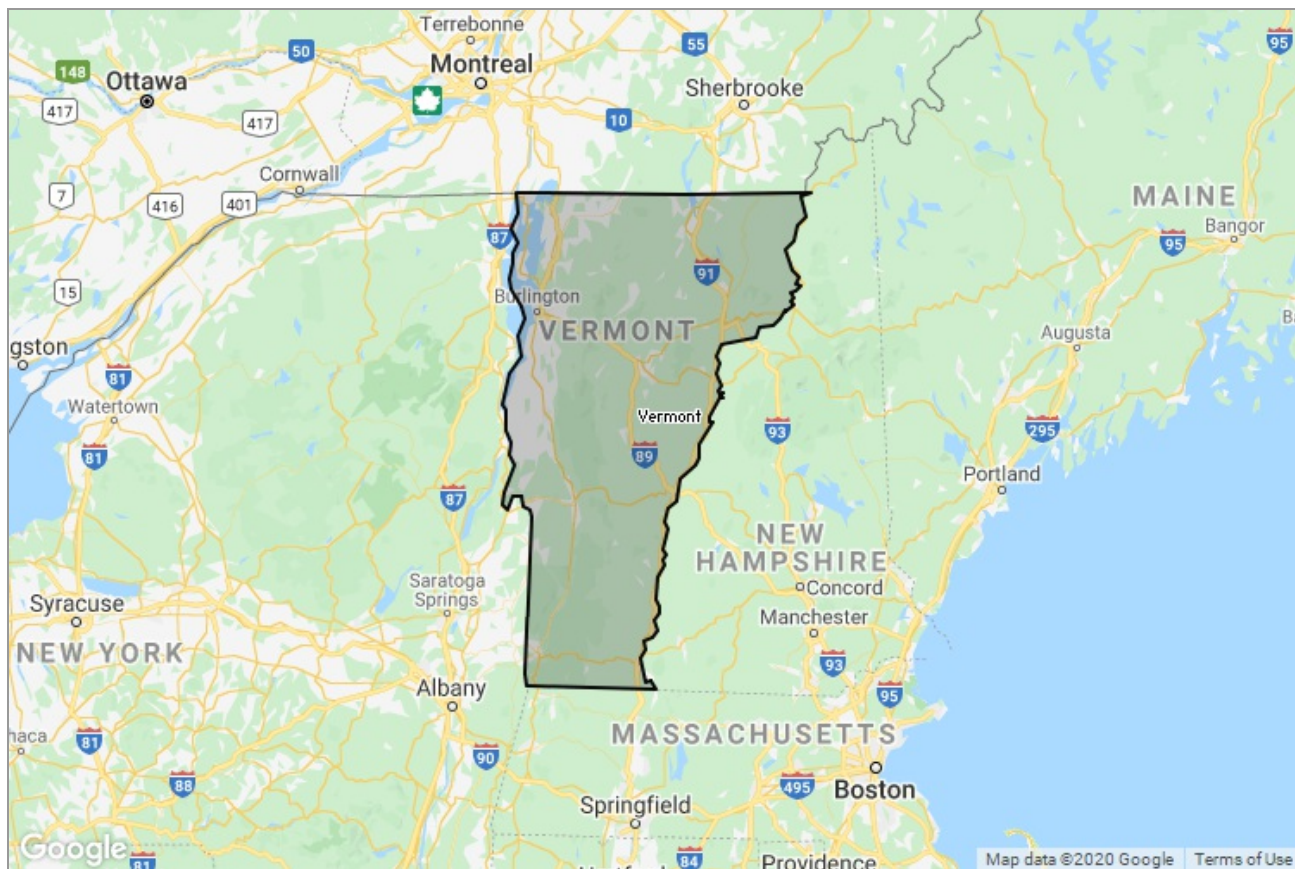




MARKET DATA REPORT

# Vermont August Indicators Report



## Report Characteristics

**Report Name:**

Vermont August Indicators Report

**Report Date Range:**

8/2019 – 8/2020

**Filters Used:**

Property Type, Location

**Avg/Med:** Both

**Run Date:** 09/14/2020

**Scheduled:** No

Presented by

**Vermont Association of REALTORS®**

Other: <http://www.vermontrealtors.com/>

148 State Street  
Montpelier, VT 05602

### 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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	1,204	1,034	+16.4%	6,561	7,546	-13.1%
New Listing Volume	\$471,522,914	\$333,270,721	+41.5%	\$2,454,045,923	\$2,446,106,789	+0.3%
Active Listing Count	2,459	5,002	-50.8%	N/A	N/A	
Active Listing Volume	\$1,193,646,550	\$1,899,748,084	-37.2%	N/A	N/A	
Average Listing Price	\$485,419	\$379,798	+27.8%	\$431,575	\$375,422	+15%
Median Listing Price	\$309,900	\$274,900	+12.7%	\$293,438	\$270,152	+8.6%
Median Days in RPR	67	106	-36.8%	127.95	138.81	-7.8%
Months of Inventory	3	6.6	-54.8%	5.3	8.1	-34.7%
Absorption Rate	33.63%	15.19%	+18.4%	18.96%	12.38%	+6.6%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	1,399	971	+44.1%	7,078	6,179	+14.5%
New Pending Sales Volume	\$507,334,168	\$292,494,949	+73.5%	\$2,305,980,912	\$1,771,474,497	+30.2%
Pending Sales Count	2,172	1,213	+79.1%	N/A	N/A	
Pending Sales Volume	\$782,105,634	\$380,236,465	+105.7%	N/A	N/A	
Closed Sales Count	911	843	+8.1%	4,536	4,650	-2.5%
Closed Sales Volume	\$316,913,204	\$235,148,133	+34.8%	\$1,368,479,658	\$1,268,366,908	+7.9%
Average Sales Price	\$347,874	\$278,942	+24.7%	\$301,693	\$272,767	+10.6%
Median Sales Price	\$279,400	\$242,000	+15.5%	\$249,600	\$231,439	+7.8%

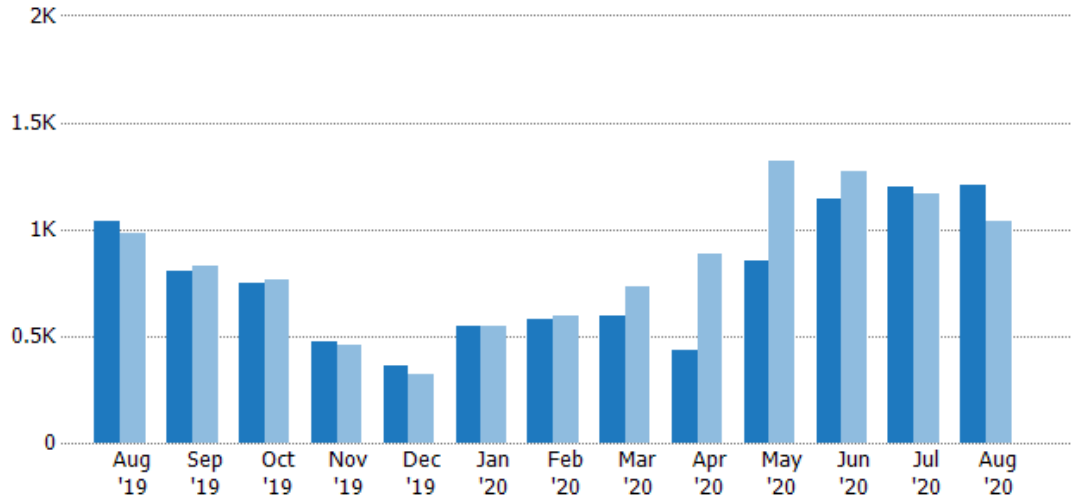
### New Listings

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

**Filters Used**

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

Month/Year	Count	% Chg.
Aug '20	1.2K	16.4%
Aug '19	1.03K	5.2%
Aug '18	983	1.5%



Current Year	1.03K	806	746	476	361	546	580	598	436	855	1.14K	1.2K	1.2K
Prior Year	983	831	762	458	323	549	595	730	885	1.32K	1.27K	1.17K	1.03K
Percent Change from Prior Year	5%	-3%	-2%	4%	12%	-1%	-3%	-18%	-51%	-35%	-10%	3%	16%

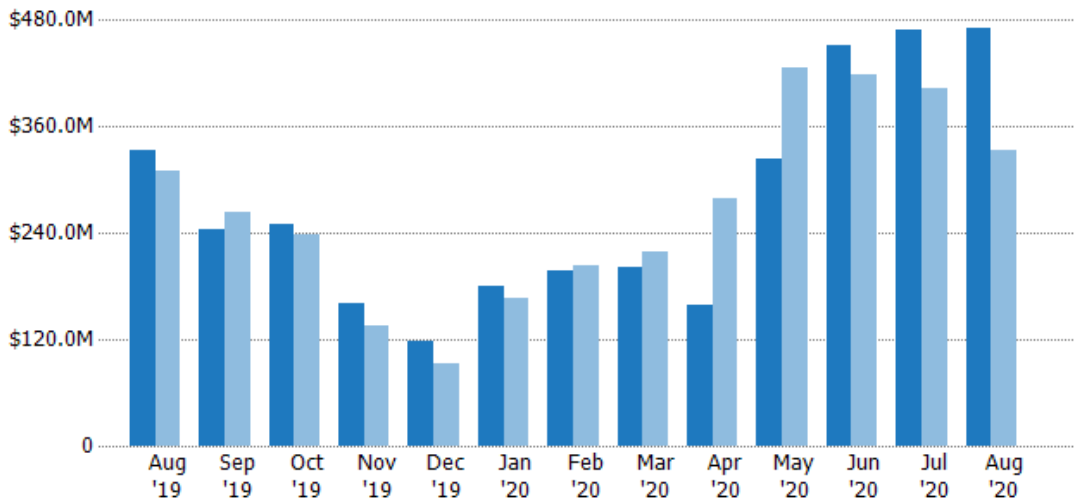
### New Listing Volume

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

**Filters Used**

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

Month/Year	Volume	% Chg.
Aug '20	\$472M	41.5%
Aug '19	\$333M	7.4%
Aug '18	\$310M	-4.4%



Current Year	\$333M	\$243M	\$250M	\$160M	\$118M	\$180M	\$197M	\$201M	\$158M	\$324M	\$452M	\$469M	\$472M
Prior Year	\$310M	\$263M	\$239M	\$135M	\$92.2M	\$166M	\$203M	\$219M	\$278M	\$426M	\$418M	\$402M	\$333M
Percent Change from Prior Year	7%	-8%	4%	19%	28%	8%	-3%	-8%	-43%	-24%	8%	17%	41%

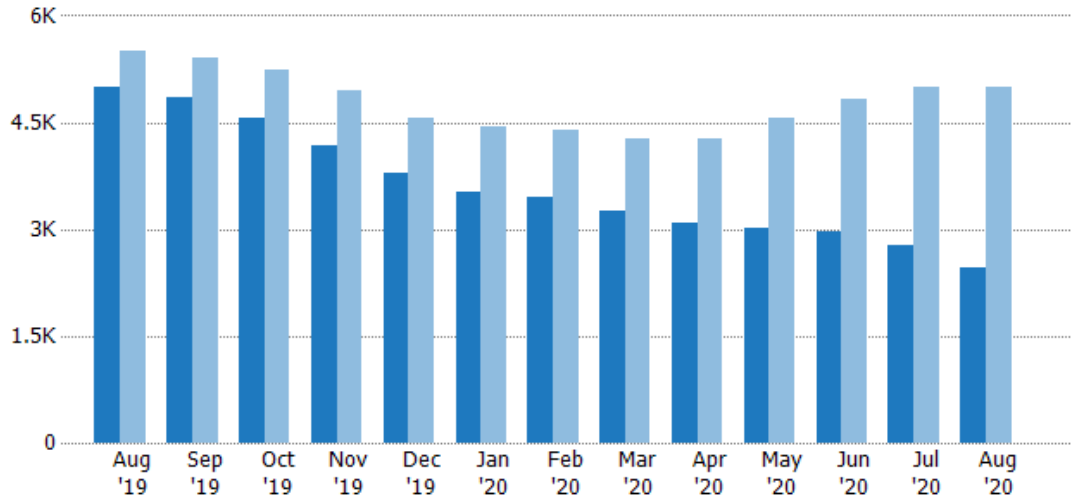
### Active Listings

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

**Filters Used**

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

Month/Year	Count	% Chg.
Aug '20	2.46K	-50.8%
Aug '19	5K	-9.2%
Aug '18	5.51K	3%



Current Year	5K	4.84K	4.56K	4.17K	3.79K	3.53K	3.44K	3.25K	3.09K	3.01K	2.97K	2.78K	2.46K
Prior Year	5.51K	5.41K	5.25K	4.95K	4.55K	4.43K	4.38K	4.26K	4.26K	4.56K	4.82K	4.99K	5K
Percent Change from Prior Year	-9%	-11%	-13%	-16%	-17%	-20%	-21%	-24%	-28%	-34%	-39%	-44%	-51%

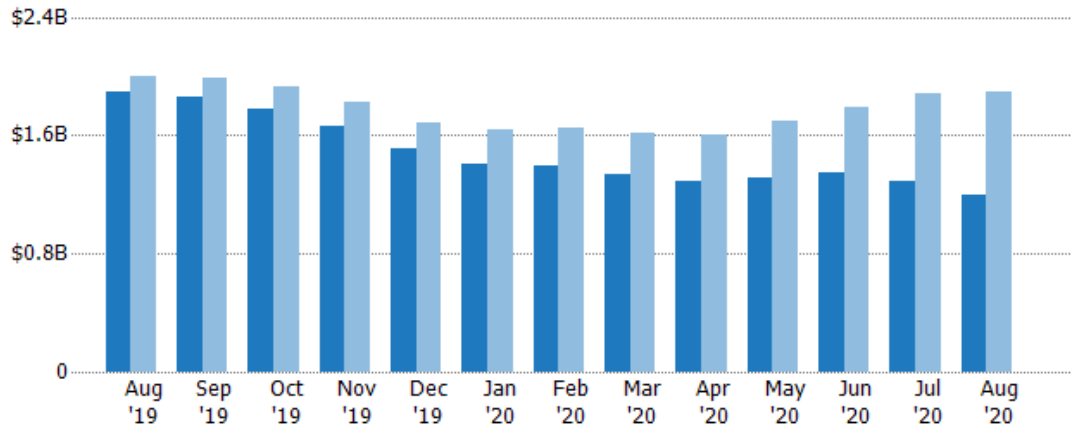
### Active Listing Volume

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

**Filters Used**

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

Month/Year	Volume	% Chg.
Aug '20	\$1.19B	-37.2%
Aug '19	\$1.9B	-5.1%
Aug '18	\$2B	-1.5%



Current Year	\$1.9B	\$1.86B	\$1.77B	\$1.66B	\$1.51B	\$1.41B	\$1.39B	\$1.34B	\$1.29B	\$1.31B	\$1.35B	\$1.29B	\$1.19B
Prior Year	\$2B	\$1.98B	\$1.93B	\$1.83B	\$1.68B	\$1.64B	\$1.65B	\$1.61B	\$1.61B	\$1.7B	\$1.79B	\$1.89B	\$1.9B
Percent Change from Prior Year	-5%	-6%	-8%	-9%	-10%	-14%	-15%	-17%	-19%	-23%	-25%	-32%	-37%

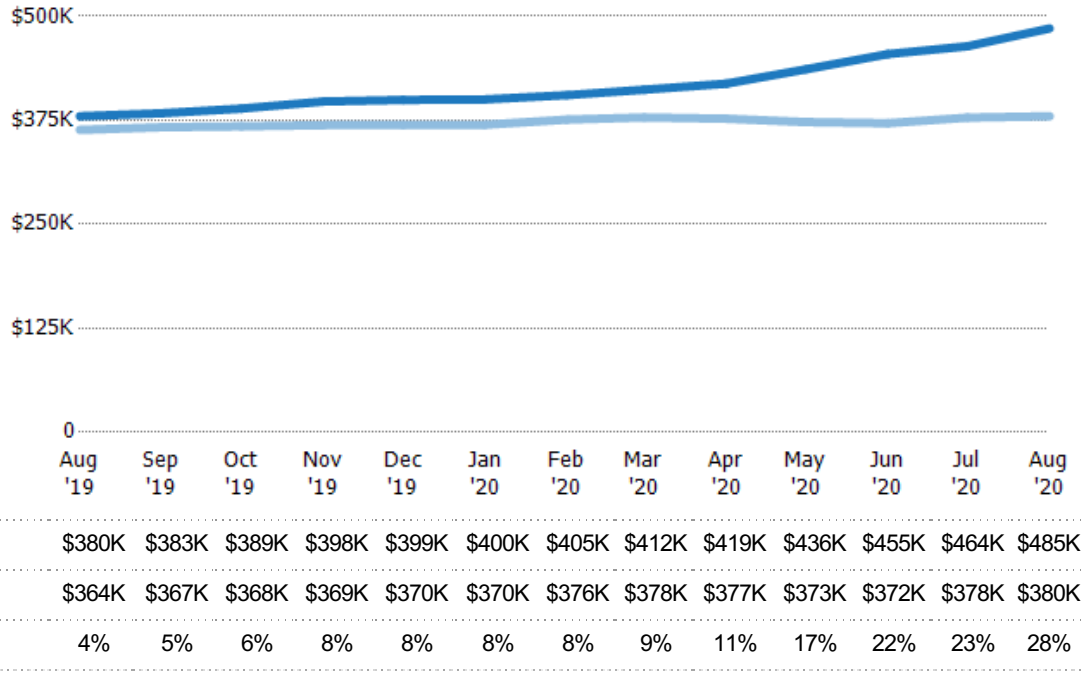
## Average Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Aug '20	\$485K	27.8%
Aug '19	\$380K	4.5%
Aug '18	\$364K	-4.4%



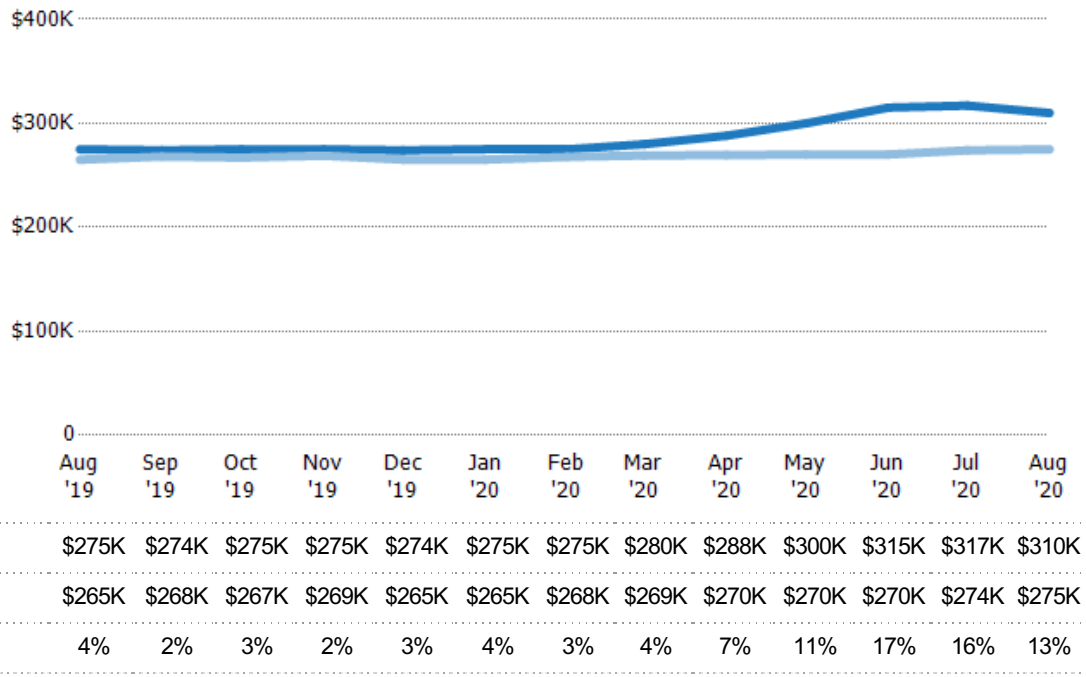
## Median Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Aug '20	\$310K	12.7%
Aug '19	\$275K	3.8%
Aug '18	\$265K	-6%

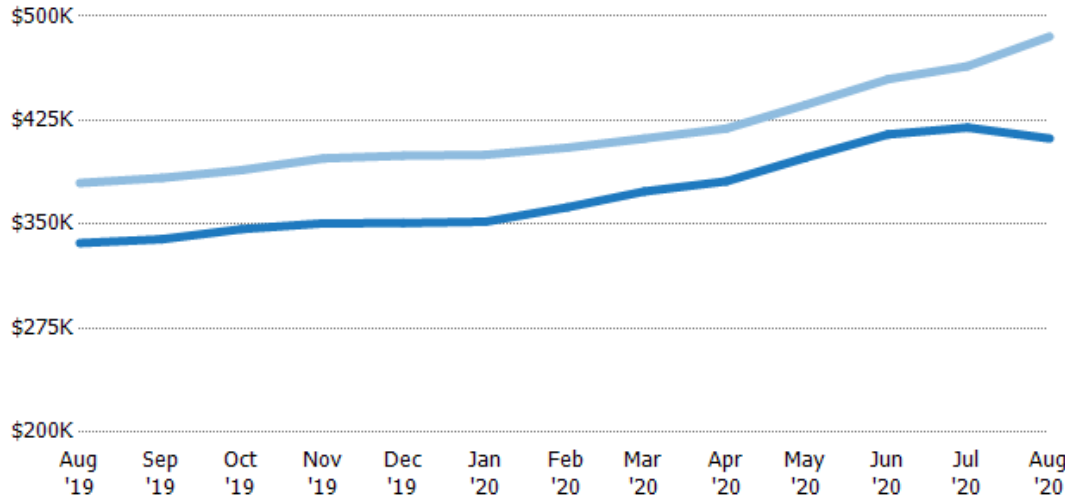


## Average Listing Price vs Average Est Value

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

**Filters Used**

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



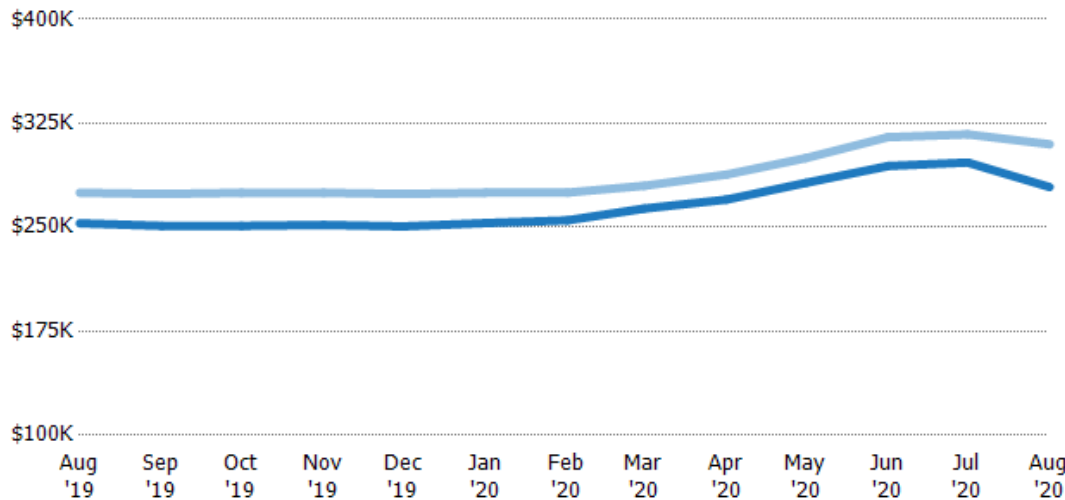
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$336K	\$339K	\$346K	\$351K	\$351K	\$352K	\$362K	\$374K	\$381K	\$398K	\$415K	\$420K	\$412K
Avg Listing Price	\$380K	\$383K	\$389K	\$398K	\$399K	\$400K	\$405K	\$412K	\$419K	\$436K	\$455K	\$464K	\$485K
Avg Listing Price as a % of Avg Est Value	113%	113%	112%	113%	114%	114%	112%	110%	110%	110%	110%	111%	118%

## 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**

State: VT  
 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	\$253K	\$251K	\$251K	\$252K	\$251K	\$253K	\$255K	\$263K	\$270K	\$282K	\$294K	\$297K	\$279K
Median Listing Price	\$275K	\$274K	\$275K	\$275K	\$274K	\$275K	\$275K	\$280K	\$288K	\$300K	\$315K	\$317K	\$310K
Med Listing Price as a % of Med Est Value	109%	109%	110%	109%	109%	109%	108%	106%	107%	106%	107%	107%	111%

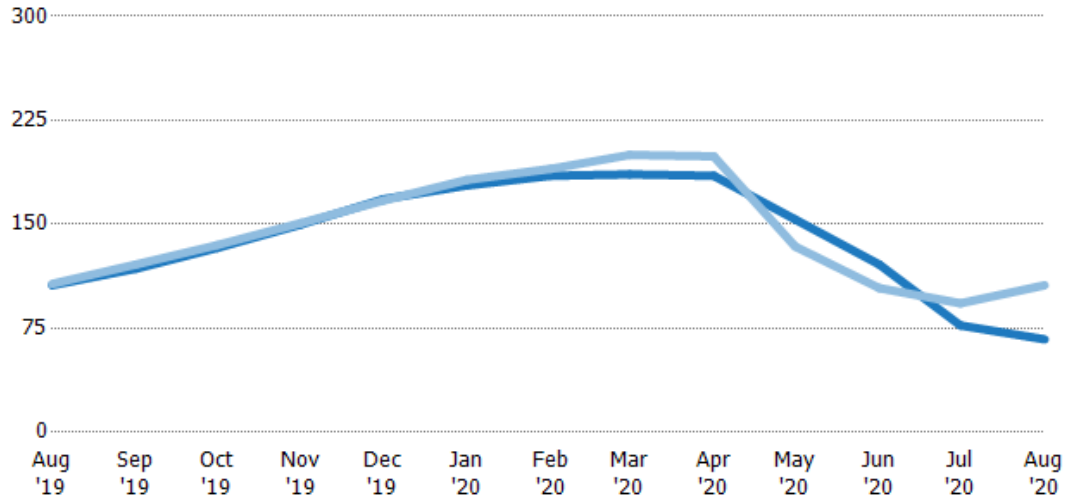
### Median Days in RPR

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

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

Month/Year	Days	% Chg.
Aug '20	67	-36.8%
Aug '19	106	-0.9%
Aug '18	107	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	106	118	133	150	168	178	185	186	185	154	121	77	67
Prior Year	107	121	135	151	167	182	190	200	199	134	104	93	106
Percent Change from Prior Year	-1%	-2%	-1%	-1%	1%	-2%	-3%	-7%	-7%	15%	16%	-17%	-37%

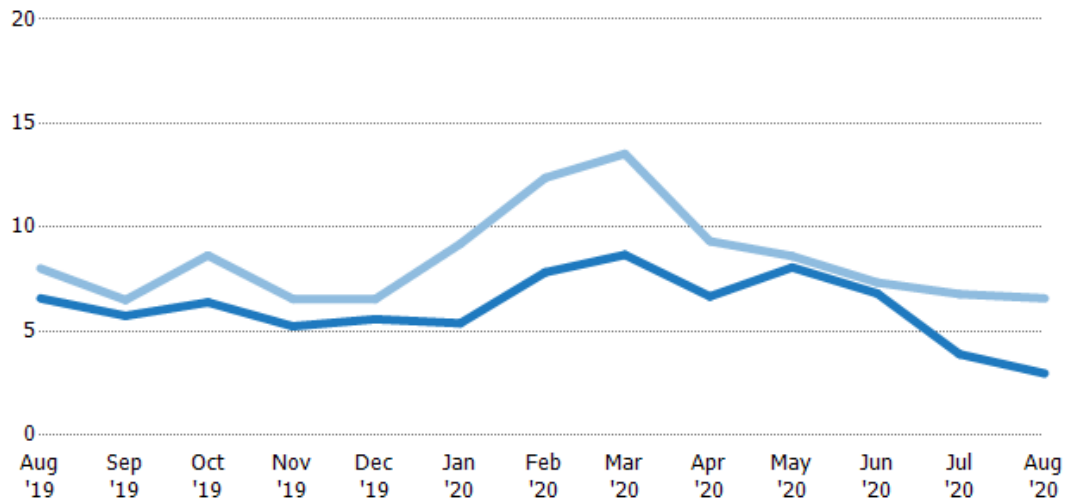
### Months of Inventory

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

#### Filters Used

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

Month/Year	Months	% Chg.
Aug '20	2.97	-54.8%
Aug '19	6.58	-17.9%
Aug '18	8.02	11.7%



	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	6.58	5.74	6.39	5.24	5.58	5.38	7.84	8.67	6.67	8.07	6.82	3.89	2.97
Prior Year	8.02	6.51	8.65	6.55	6.55	9.2	12.4	13.5	9.33	8.61	7.34	6.79	6.58
Percent Change from Prior Year	-18%	-12%	-26%	-20%	-15%	-41%	-37%	-36%	-28%	-6%	-7%	-43%	-55%

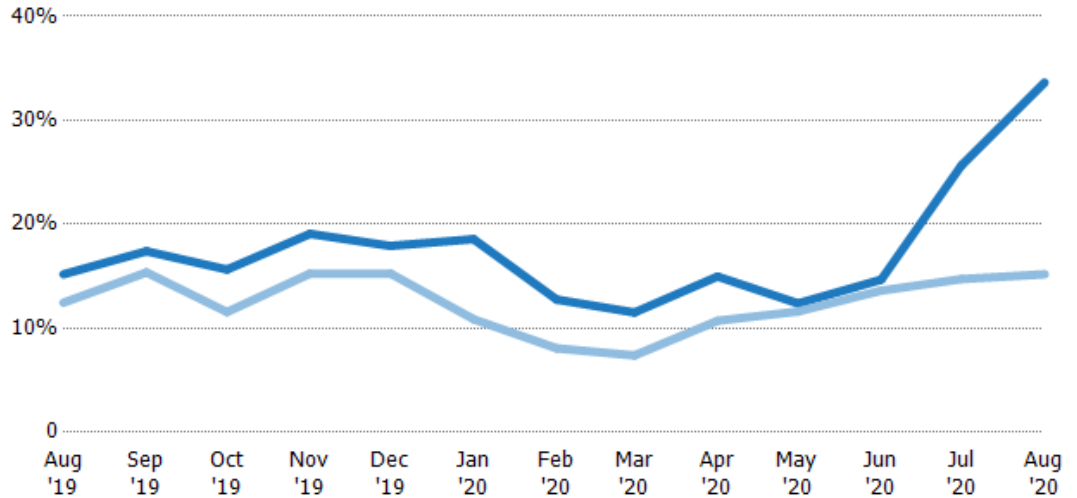
### Absorption Rate

The percentage of inventory sold per month.

**Filters Used**

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

Month/Year	Rate	Chg.
Aug '20	34%	-18.4%
Aug '19	15%	-2.7%
Aug '18	12%	-10.5%



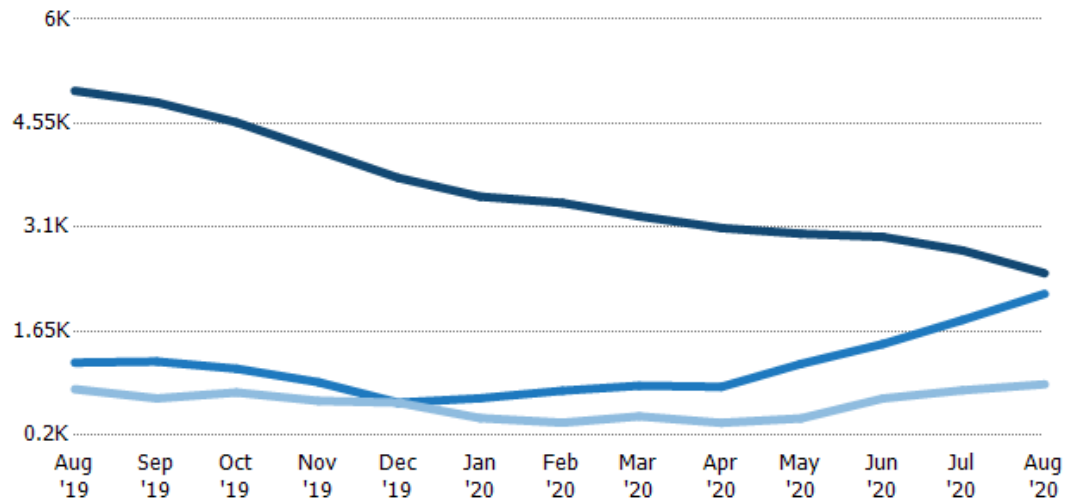
Current Year	15%	17%	16%	19%	18%	19%	13%	12%	15%	12%	15%	26%	34%
Prior Year	12%	15%	12%	15%	15%	11%	8%	7%	11%	12%	14%	15%	15%
Change from Prior Year	-3%	-2%	-4%	-4%	-3%	-8%	-5%	-4%	-4%	-1%	-1%	-11%	-18%

### Active/Pending/Sold Units

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

**Filters Used**

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



Active	5K	4.84K	4.56K	4.17K	3.79K	3.53K	3.44K	3.25K	3.09K	3.01K	2.97K	2.78K	2.46K
Pending	1.21K	1.23K	1.13K	939	654	716	821	891	875	1.2K	1.47K	1.81K	2.17K
Sold	843	714	796	679	655	439	375	463	373	435	713	827	911



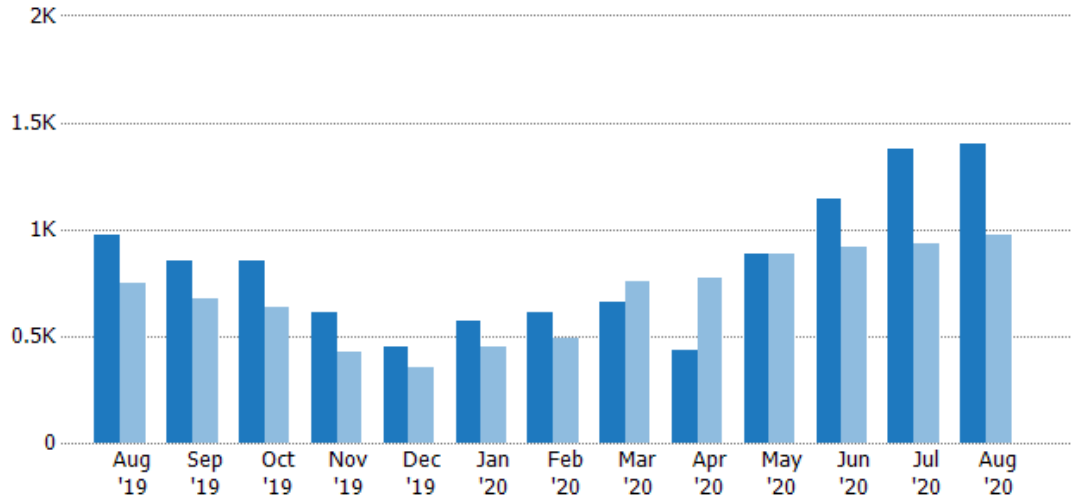
### New Pending Sales

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

#### Filters Used

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

Month/Year	Count	% Chg.
Aug '20	1.4K	44.1%
Aug '19	971	29.5%
Aug '18	750	-9.9%



Current Year	971	852	854	608	453	574	609	655	431	888	1.15K	1.38K	1.4K
Prior Year	750	671	631	427	354	451	492	756	775	887	918	929	971
Percent Change from Prior Year	29%	27%	35%	42%	28%	27%	24%	-13%	-44%	0%	25%	48%	44%

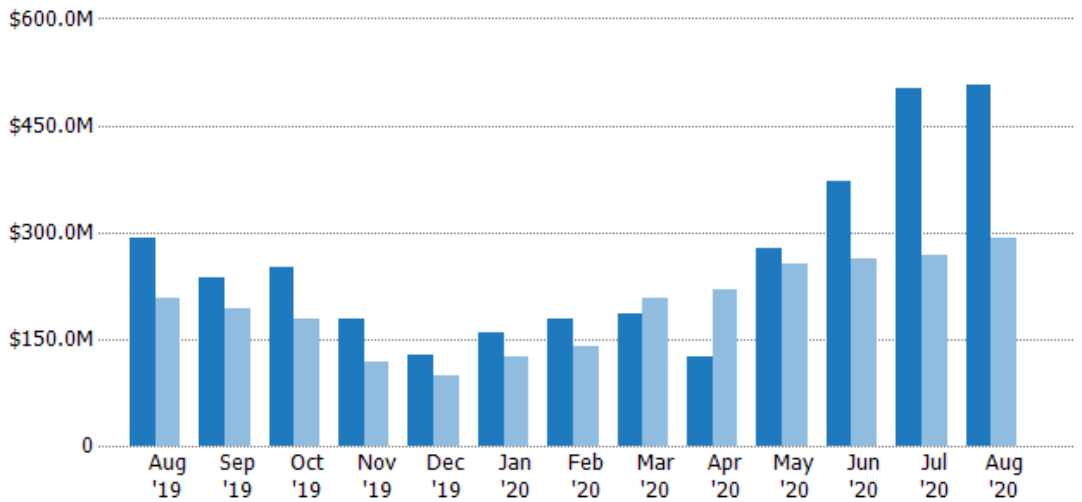
### New Pending Sales Volume

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

#### Filters Used

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

Month/Year	Volume	% Chg.
Aug '20	\$507M	73.5%
Aug '19	\$292M	40.3%
Aug '18	\$208M	-13.1%



Current Year	\$292M	\$236M	\$251M	\$179M	\$127M	\$159M	\$179M	\$184M	\$126M	\$277M	\$371M	\$502M	\$507M
Prior Year	\$208M	\$193M	\$179M	\$118M	\$97.8M	\$125M	\$141M	\$207M	\$220M	\$255M	\$264M	\$267M	\$292M
Percent Change from Prior Year	40%	23%	40%	52%	30%	26%	27%	-11%	-43%	9%	41%	88%	73%

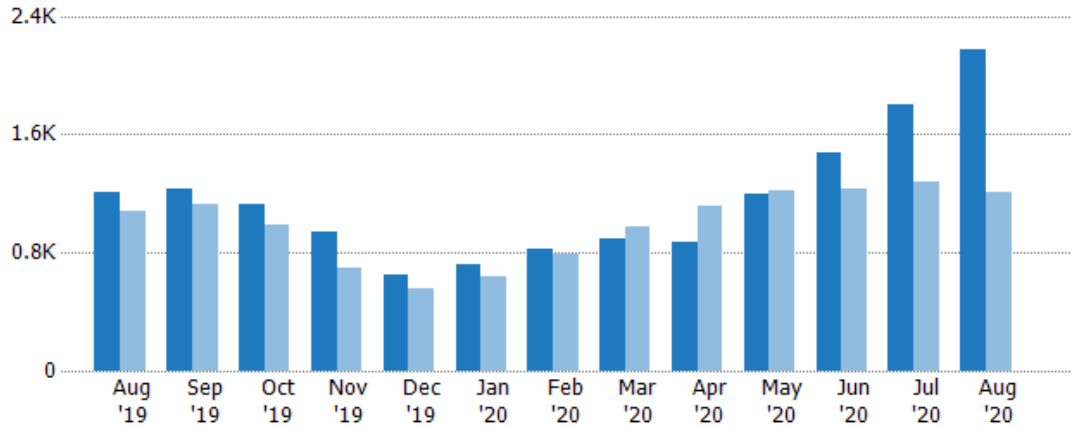
### Pending Sales

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

#### Filters Used

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

Month/Year	Count	% Chg.
Aug '20	2.17K	79.1%
Aug '19	1.21K	12.5%
Aug '18	1.08K	-3.3%



Current Year	1.21K	1.23K	1.13K	939	654	716	821	891	875	1.2K	1.47K	1.81K	2.17K
Prior Year	1.08K	1.13K	985	702	558	639	787	978	1.11K	1.22K	1.24K	1.28K	1.21K
Percent Change from Prior Year	13%	9%	15%	34%	17%	12%	4%	-9%	-21%	-2%	19%	41%	79%

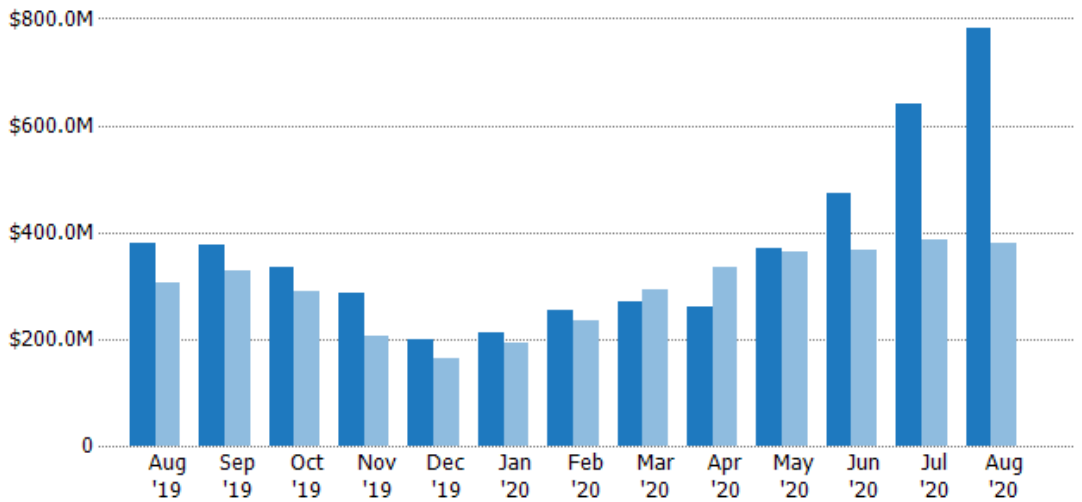
### Pending Sales Volume

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

#### Filters Used

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

Month/Year	Volume	% Chg.
Aug '20	\$782M	105.7%
Aug '19	\$380M	25.1%
Aug '18	\$304M	-4.1%



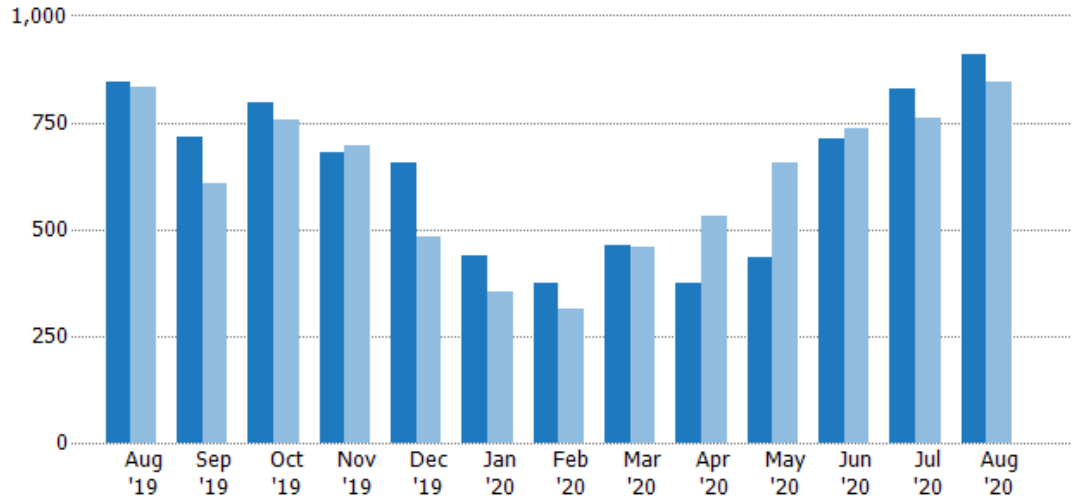
Current Year	\$380M	\$375M	\$334M	\$287M	\$199M	\$211M	\$254M	\$271M	\$262M	\$371M	\$473M	\$640M	\$782M
Prior Year	\$304M	\$328M	\$290M	\$207M	\$164M	\$193M	\$236M	\$292M	\$335M	\$362M	\$366M	\$386M	\$380M
Percent Change from Prior Year	25%	14%	15%	39%	22%	9%	8%	-7%	-22%	3%	29%	66%	106%

### Closed Sales

The total number of residential properties sold each month.

**Filters Used**

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



Month/Year	Count	% Chg.
Aug '20	911	8.1%
Aug '19	843	1.3%
Aug '18	832	-12.3%

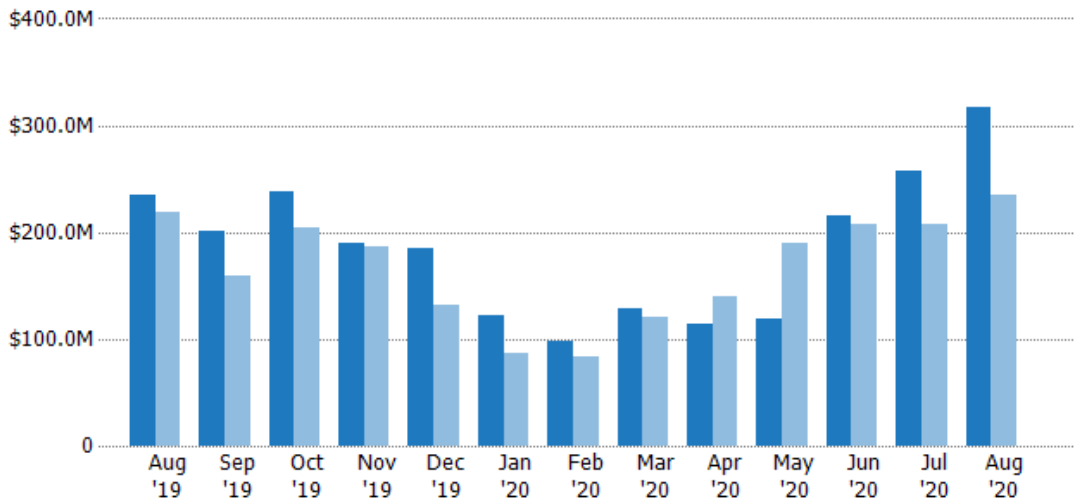
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	843	714	796	679	655	439	375	463	373	435	713	827	911
Prior Year	832	607	756	695	482	354	315	457	529	657	735	760	843
Percent Change from Prior Year	1%	18%	5%	-2%	36%	24%	19%	1%	-29%	-34%	-3%	9%	8%

### Closed Sales Volume

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

**Filters Used**

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



Month/Year	Volume	% Chg.
Aug '20	\$317M	34.8%
Aug '19	\$235M	7.6%
Aug '18	\$218M	-17.8%

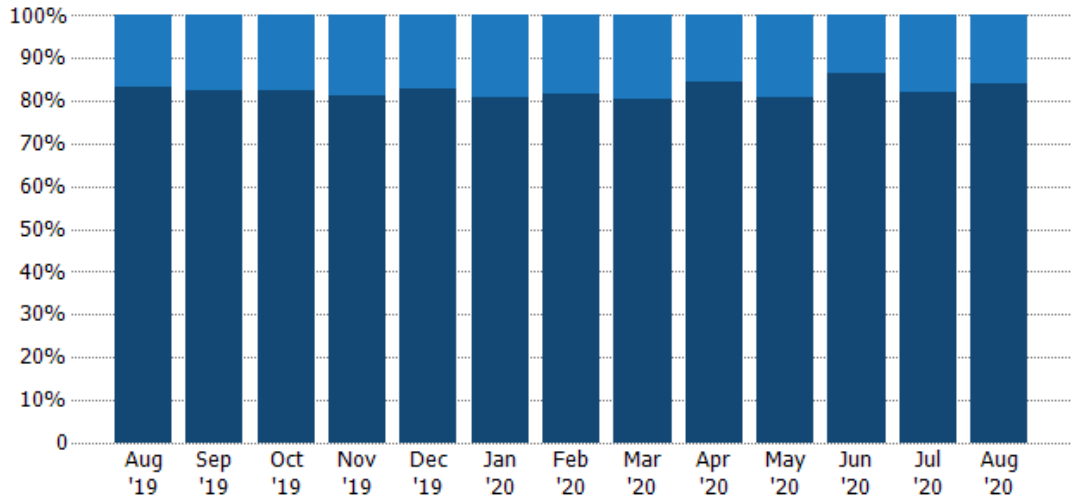
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$235M	\$201M	\$238M	\$189M	\$185M	\$121M	\$97.4M	\$129M	\$113M	\$118M	\$215M	\$257M	\$317M
Prior Year	\$218M	\$158M	\$204M	\$187M	\$131M	\$86.4M	\$84.2M	\$120M	\$139M	\$189M	\$207M	\$207M	\$235M
Percent Change from Prior Year	8%	27%	17%	1%	41%	40%	16%	8%	-19%	-38%	4%	24%	35%

### Closed Sales by Property Type

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

**Filters Used**

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



Condo/Townhouse	17%	17%	18%	19%	17%	19%	18%	19%	16%	19%	14%	18%	16%
Single Family Residence	83%	83%	82%	81%	83%	81%	82%	81%	84%	81%	86%	82%	84%

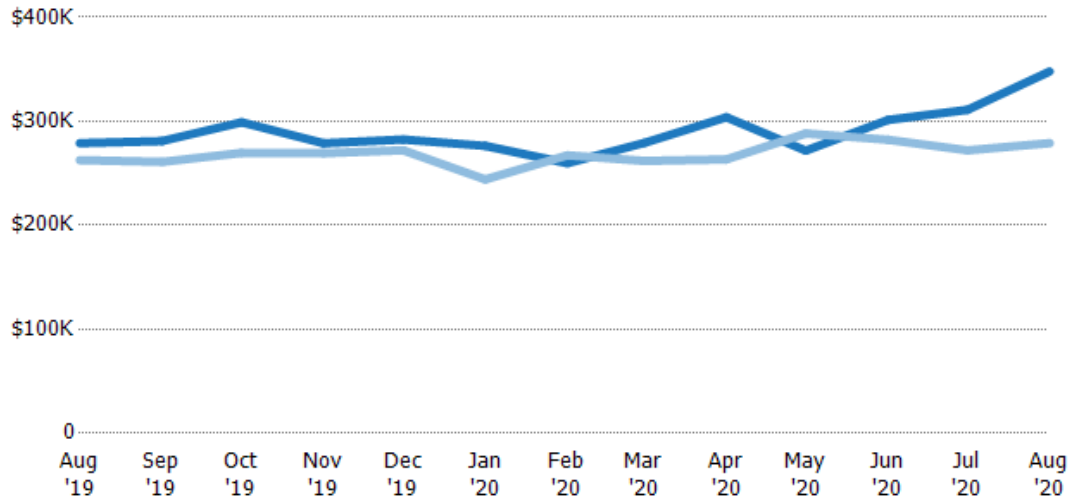
### Average Sales Price

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

**Filters Used**

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

Month/Year	Price	% Chg.
Aug '20	\$348K	24.7%
Aug '19	\$279K	6.2%
Aug '18	\$263K	-6.3%



Current Year	\$279K	\$281K	\$299K	\$279K	\$282K	\$276K	\$260K	\$279K	\$304K	\$272K	\$301K	\$311K	\$348K
Prior Year	\$263K	\$261K	\$270K	\$269K	\$272K	\$244K	\$267K	\$262K	\$263K	\$288K	\$282K	\$272K	\$279K
Percent Change from Prior Year	6%	8%	11%	4%	4%	13%	-3%	7%	15%	-6%	7%	14%	25%

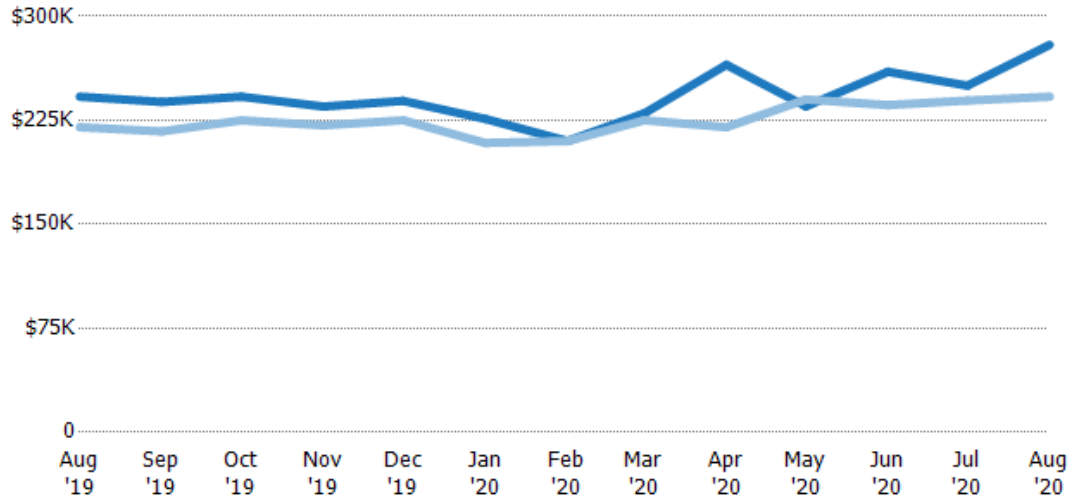
### Median Sales Price

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

**Filters Used**

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

Month/ Year	Price	% Chg.
Aug '20	\$279K	15.5%
Aug '19	\$242K	10%
Aug '18	\$220K	-0.9%



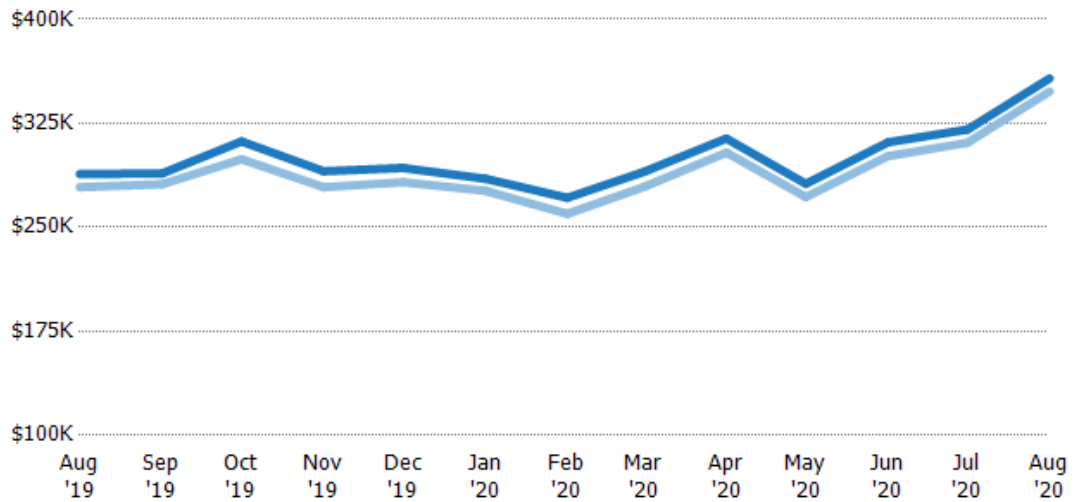
Current Year	\$242K	\$238K	\$242K	\$235K	\$239K	\$226K	\$210K	\$230K	\$265K	\$235K	\$260K	\$250K	\$279K
Prior Year	\$220K	\$217K	\$225K	\$221K	\$225K	\$209K	\$210K	\$225K	\$220K	\$240K	\$236K	\$239K	\$242K
Percent Change from Prior Year	10%	10%	8%	6%	6%	8%	0%	2%	20%	-2%	10%	4%	15%

### 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**

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



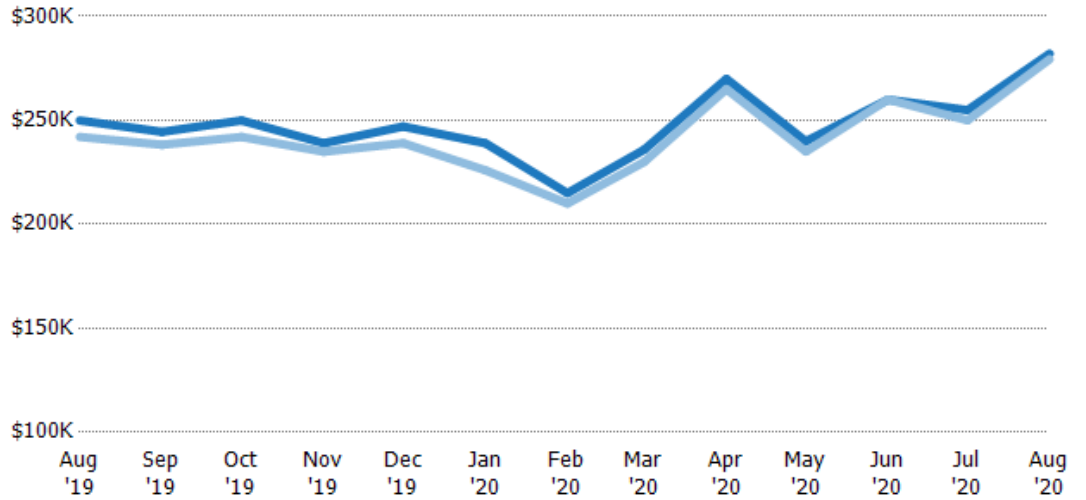
Avg List Price	\$288K	\$289K	\$312K	\$290K	\$293K	\$285K	\$271K	\$290K	\$314K	\$281K	\$311K	\$321K	\$357K
Avg Sales Price	\$279K	\$281K	\$299K	\$279K	\$282K	\$276K	\$260K	\$279K	\$304K	\$272K	\$301K	\$311K	\$348K
Avg Sales Price as a % of Avg List Price	97%	97%	96%	96%	96%	97%	96%	96%	97%	97%	97%	97%	97%

## 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**

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



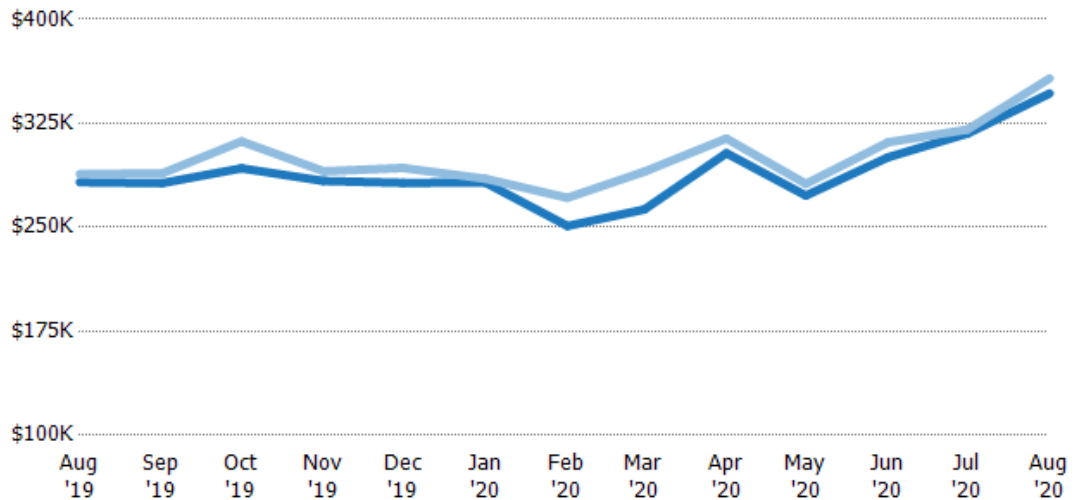
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median List Price	\$250K	\$244K	\$250K	\$239K	\$247K	\$239K	\$215K	\$236K	\$270K	\$240K	\$260K	\$255K	\$282K
Median Sales Price	\$242K	\$238K	\$242K	\$235K	\$239K	\$226K	\$210K	\$230K	\$265K	\$235K	\$260K	\$250K	\$279K
Med Sales Price as a % of Med List Price	97%	97%	97%	98%	97%	95%	98%	97%	98%	98%	100%	98%	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**

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



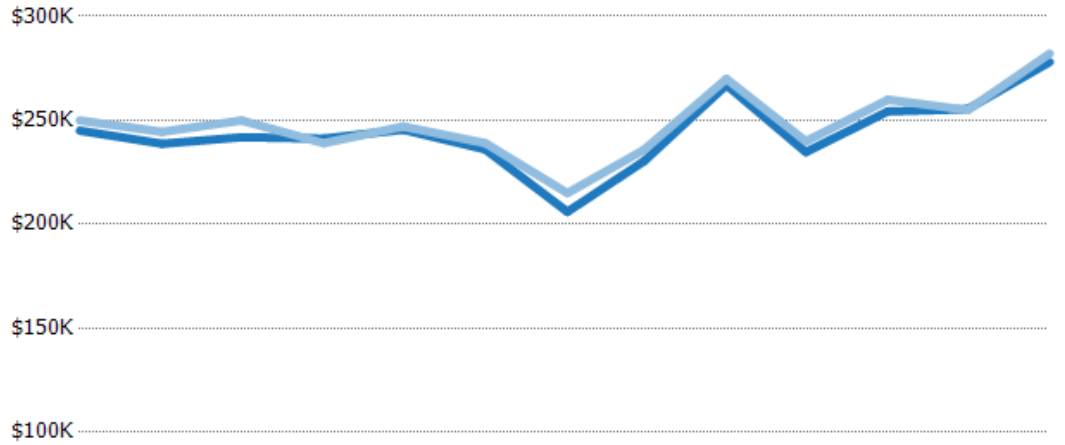
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$283K	\$282K	\$293K	\$283K	\$282K	\$282K	\$251K	\$263K	\$303K	\$273K	\$300K	\$318K	\$347K
Avg Sales Price	\$288K	\$289K	\$312K	\$290K	\$293K	\$285K	\$271K	\$290K	\$314K	\$281K	\$311K	\$321K	\$357K
Avg Sales Price as a % of Avg Est Value	102%	102%	107%	102%	104%	101%	108%	110%	103%	103%	104%	101%	103%

## 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

State: VT  
 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	\$245K	\$239K	\$242K	\$241K	\$245K	\$236K	\$206K	\$230K	\$267K	\$235K	\$254K	\$255K	\$278K
Median Sales Price	\$250K	\$244K	\$250K	\$239K	\$247K	\$239K	\$215K	\$236K	\$270K	\$240K	\$260K	\$255K	\$282K
Med Sales Price as a % of Med Est Value	102%	102%	103%	99%	101%	101%	104%	102%	101%	102%	102%	100%	101%

### Sales Activity by ZIP

Aug 2020

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05001	19	\$5,611,600	11	\$3,151,200	\$286,473	\$245,300	\$174	\$175	14
05031	10	\$5,843,500	9	\$5,379,850	\$597,761	\$510,000	\$211	\$215	113
05032	5	\$1,417,800	1	\$150,000	\$150,000	\$150,000	\$183	\$183	32
05033	9	\$2,546,300	2	\$200,000	\$100,000	\$100,000	\$95	\$95	208
05034	3	\$1,303,900	2	\$977,000	\$488,500	\$488,500	\$159	\$159	209
05035			1	\$535,000	\$535,000	\$535,000	\$274	\$274	346
05036	6	\$1,616,000	2	\$989,000	\$494,500	\$494,500	\$192	\$192	169
05037	1	\$549,000	2	\$1,125,000	\$562,500	\$562,500	\$170	\$170	729
05038	3	\$839,900	2	\$432,000	\$216,000	\$216,000	\$112	\$112	156
05039	1	\$245,000	1	\$150,000	\$150,000	\$150,000	\$120	\$120	307
05041			2	\$542,500	\$271,250	\$271,250	\$189	\$189	70
05042	5	\$1,003,000	1	\$231,800	\$231,800	\$231,800	\$91	\$91	22
05045	4	\$2,408,000	1	\$219,000	\$219,000	\$219,000	\$87	\$87	189
05046	3	\$733,900	1	\$282,000	\$282,000	\$282,000	\$120	\$120	0
05048	9	\$3,823,899	1	\$44,000	\$44,000	\$44,000	\$47	\$47	85
05050	1	\$207,000	1	\$154,900	\$154,900	\$154,900	\$75	\$75	220
05051	4	\$1,079,900	1	\$235,000	\$235,000	\$235,000	\$152	\$152	276
05055	9	\$5,255,000	7	\$5,811,000	\$830,143	\$801,000	\$243	\$268	168
05056	7	\$2,744,000	3	\$882,000	\$294,000	\$265,000	\$123	\$132	9
05058	1	\$899,000	1	\$325,600	\$325,600	\$325,600	\$226	\$226	4
05059	27	\$10,861,500	16	\$5,606,315	\$350,395	\$316,500	\$131	\$125	18
05060	17	\$3,308,200	8	\$1,700,600	\$212,575	\$202,800	\$102	\$98	28
05062	7	\$1,790,900	1	\$350,000	\$350,000	\$350,000	\$236	\$236	275
05065	3	\$948,500	3	\$1,981,000	\$660,333	\$373,000	\$219	\$162	98
05068	5	\$1,036,000	3	\$559,500	\$186,500	\$152,500	\$97	\$101	5
05070	2	\$762,500	1	\$89,000	\$89,000	\$89,000	\$184	\$184	330
05071	6	\$5,474,000	1	\$500,000	\$500,000	\$500,000	\$340	\$340	17
05075	4	\$2,146,000	1	\$311,000	\$311,000	\$311,000	\$160	\$160	35
05077	5	\$2,659,000	3	\$805,000	\$268,333	\$220,000	\$148	\$174	141
05079	3	\$723,000	2	\$419,900	\$209,950	\$209,950	\$133	\$133	23
05083			2	\$730,500	\$365,250	\$365,250	\$127	\$127	323
05084	3	\$2,463,000	1	\$130,000	\$130,000	\$130,000	\$116	\$116	209
05089	9	\$3,133,900	6	\$2,136,000	\$356,000	\$325,000	\$135	\$136	44
05091	21	\$16,588,800	8	\$3,416,500	\$427,063	\$387,000	\$204	\$205	7
05101	5	\$853,800	1	\$215,000	\$215,000	\$215,000	\$120	\$120	98
05142	4	\$1,113,900	1	\$325,000	\$325,000	\$325,000	\$230	\$230	11
05143	20	\$5,477,699	4	\$901,000	\$225,250	\$213,000	\$107	\$122	12
05146	9	\$4,041,250	2	\$1,024,000	\$512,000	\$512,000	\$153	\$153	448

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### Sales Activity by ZIP

Aug 2020

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05148	13	\$4,454,700	1	\$220,500	\$220,500	\$220,500	\$117	\$117	307
05149	5	\$1,765,000	2	\$529,500	\$264,750	\$264,750	\$295	\$295	52
05151	5	\$1,252,900	2	\$807,000	\$403,500	\$403,500	\$191	\$191	231
05152	7	\$1,976,000	1	\$335,000	\$335,000	\$335,000	\$184	\$184	109
05155	7	\$4,016,000	2	\$1,380,000	\$690,000	\$690,000	\$325	\$325	221
05156	14	\$4,801,800	9	\$1,583,500	\$175,944	\$109,000	\$84	\$68	97
05158	6	\$1,012,400	3	\$564,000	\$188,000	\$190,000	\$139	\$140	55
05161	7	\$4,015,000	2	\$1,635,000	\$817,500	\$817,500	\$219	\$219	20
05201	34	\$7,741,050	15	\$2,982,565	\$198,838	\$172,500	\$109	\$112	23
05250	14	\$6,605,600	2	\$802,000	\$401,000	\$401,000	\$207	\$207	86
05251	11	\$10,100,000	6	\$4,079,078	\$679,846	\$387,500	\$179	\$152	57
05252	1	\$155,000	1	\$274,000	\$274,000	\$274,000	\$133	\$133	106
05253	5	\$1,198,900	1	\$410,000	\$410,000	\$410,000	\$136	\$136	139
05254	11	\$5,877,900	4	\$2,884,500	\$721,125	\$620,000	\$215	\$210	6
05255	20	\$9,073,400	6	\$2,462,500	\$410,417	\$353,750	\$161	\$159	223
05257	3	\$750,000	1	\$425,000	\$425,000	\$425,000	\$167	\$167	11
05260			1	\$143,500	\$143,500	\$143,500	\$50	\$50	20
05261	6	\$1,136,900	4	\$580,413	\$145,103	\$146,000	\$100	\$98	111
05262	11	\$2,970,700	3	\$930,000	\$310,000	\$325,000	\$142	\$142	107
05301	45	\$14,836,400	21	\$5,105,950	\$243,140	\$249,000	\$141	\$144	36
05340	41	\$18,467,200	14	\$6,871,300	\$490,807	\$425,000	\$165	\$164	96
05341	4	\$1,692,900	3	\$1,404,000	\$468,000	\$395,000	\$180	\$161	353
05343	5	\$3,364,000	1	\$649,000	\$649,000	\$649,000	\$144	\$144	1
05345	11	\$3,451,800	1	\$259,900	\$259,900	\$259,900	\$143	\$143	4
05346	10	\$4,840,900	2	\$1,297,000	\$648,500	\$648,500	\$174	\$174	371
05350	3	\$558,900	2	\$272,500	\$136,250	\$136,250	\$127	\$127	181
05351	2	\$918,000	1	\$800,000	\$800,000	\$800,000	\$200	\$200	103
05352			1	\$495,000	\$495,000	\$495,000	\$212	\$212	221
05353	6	\$1,420,400	2	\$446,000	\$223,000	\$223,000	\$130	\$130	66
05354	2	\$503,000	2	\$551,500	\$275,750	\$275,750	\$133	\$133	13
05355	9	\$2,390,900	1	\$127,000	\$127,000	\$127,000	\$68	\$68	184
05356	58	\$21,597,600	17	\$5,317,000	\$312,765	\$235,000	\$161	\$153	64
05358	1	\$62,000	1	\$196,000	\$196,000	\$196,000	\$143	\$143	10
05360	30	\$19,639,000	7	\$4,829,000	\$689,857	\$680,000	\$272	\$330	160
05363	41	\$15,361,900	12	\$4,326,400	\$360,533	\$268,000	\$157	\$141	102
05401	19	\$9,166,600	16	\$7,538,000	\$471,125	\$428,250	\$277	\$266	6
05403	75	\$30,171,680	37	\$16,099,063	\$435,110	\$423,044	\$204	\$196	9

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### Sales Activity by ZIP

Aug 2020

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05408	30	\$12,538,902	15	\$5,938,150	\$395,877	\$315,000	\$259	\$262	5
05440	6	\$1,719,800	8	\$1,596,700	\$199,588	\$190,600	\$158	\$149	93
05441	3	\$733,900	1	\$297,500	\$297,500	\$297,500	\$151	\$151	409
05442			1	\$275,000	\$275,000	\$275,000	\$131	\$131	17
05443	11	\$3,097,700	5	\$1,537,900	\$307,580	\$292,000	\$130	\$137	29
05444	6	\$1,704,300	2	\$266,500	\$133,250	\$133,250	\$91	\$91	260
05445	13	\$10,561,700	5	\$5,154,884	\$1,030,977	\$1,200,000	\$237	\$223	90
05446	49	\$20,823,616	22	\$8,237,993	\$374,454	\$321,250	\$235	\$192	7
05450	9	\$1,714,700	8	\$2,039,900	\$254,988	\$225,000	\$114	\$118	230
05452	52	\$17,686,584	28	\$8,279,900	\$295,711	\$307,500	\$178	\$179	4
05454	18	\$6,150,390	9	\$2,499,832	\$277,759	\$285,000	\$157	\$152	18
05456	5	\$1,497,700	1	\$775,000	\$775,000	\$775,000	\$270	\$270	15
05458	9	\$7,157,400	1	\$649,000	\$649,000	\$649,000	\$307	\$307	59
05459	6	\$1,472,500	5	\$1,192,000	\$238,400	\$244,000	\$142	\$145	81
05461	6	\$2,212,390	2	\$755,000	\$377,500	\$377,500	\$202	\$202	81
05462	4	\$892,800	4	\$985,600	\$246,400	\$255,000	\$191	\$173	31
05463	4	\$1,384,900	1	\$435,000	\$435,000	\$435,000	\$192	\$192	6
05464	13	\$3,621,700	5	\$2,105,969	\$421,194	\$255,000	\$149	\$158	13
05465	16	\$6,376,000	13	\$5,080,850	\$390,835	\$395,000	\$178	\$168	5
05468	31	\$10,023,400	17	\$5,143,825	\$302,578	\$305,000	\$163	\$178	8
05469	3	\$809,000	4	\$1,253,247	\$313,312	\$314,124	\$189	\$164	6
05471	4	\$942,900	4	\$917,000	\$229,250	\$245,000	\$93	\$103	230
05472	6	\$3,497,500	2	\$734,900	\$367,450	\$367,450	\$191	\$191	4
05473	4	\$1,464,900	3	\$1,056,000	\$352,000	\$429,000	\$228	\$193	4
05474	11	\$3,994,600	5	\$1,613,000	\$322,600	\$315,000	\$263	\$260	12
05476	5	\$865,860	5	\$793,250	\$158,650	\$155,000	\$76	\$84	102
05477	15	\$5,847,600	2	\$545,000	\$272,500	\$272,500	\$153	\$153	48
05478	41	\$10,573,989	28	\$7,023,887	\$250,853	\$231,500	\$152	\$154	8
05482	18	\$9,809,250	8	\$6,604,388	\$825,549	\$651,944	\$272	\$206	10
05483	3	\$918,800	2	\$447,000	\$223,500	\$223,500	\$135	\$135	4
05486	4	\$4,269,000	4	\$3,103,500	\$775,875	\$411,750	\$211	\$194	63
05487	4	\$1,348,900	5	\$1,335,900	\$267,180	\$257,000	\$157	\$163	7
05488	21	\$5,603,895	9	\$1,760,300	\$195,589	\$192,000	\$136	\$141	7
05489	8	\$2,763,400	5	\$2,338,900	\$467,780	\$450,000	\$206	\$183	5
05491	16	\$6,330,900	4	\$911,000	\$227,750	\$224,500	\$134	\$133	11
05492	2	\$491,000	1	\$199,000	\$199,000	\$199,000	\$141	\$141	23
05494	5	\$1,822,400	3	\$1,842,625	\$614,208	\$546,125	\$211	\$214	382

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### Sales Activity by ZIP

Aug 2020

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05495	25	\$11,199,699	11	\$4,517,065	\$410,642	\$425,000	\$177	\$174	8
05602	27	\$9,237,600	19	\$6,748,711	\$355,195	\$340,000	\$176	\$180	8
05641	40	\$9,117,050	17	\$3,858,300	\$226,959	\$210,000	\$127	\$123	22
05647	8	\$2,240,800	3	\$516,900	\$172,300	\$97,000	\$92	\$69	11
05649	1	\$139,000	1	\$340,000	\$340,000	\$340,000	\$134	\$134	117
05651	2	\$669,000	5	\$2,166,500	\$433,300	\$369,000	\$153	\$154	8
05652	3	\$648,800	1	\$173,500	\$173,500	\$173,500	\$141	\$141	3
05654			1	\$230,500	\$230,500	\$230,500	\$178	\$178	15
05655	8	\$2,587,900	2	\$502,500	\$251,250	\$251,250	\$197	\$197	196
05656	6	\$1,697,800	2	\$319,000	\$159,500	\$159,500	\$132	\$132	24
05657	1	\$155,000	1	\$363,800	\$363,800	\$363,800	\$135	\$135	415
05660	5	\$1,839,600	1	\$1,750,000	\$1,750,000	\$1,750,000	\$465	\$465	9
05661	10	\$2,915,900	4	\$1,442,500	\$360,625	\$286,250	\$112	\$114	91
05663	20	\$4,462,100	9	\$2,424,900	\$269,433	\$218,000	\$115	\$106	14
05672	58	\$42,892,598	23	\$17,819,500	\$774,761	\$540,000	\$269	\$258	35
05673	15	\$8,119,900	8	\$3,594,000	\$449,250	\$351,000	\$199	\$185	173
05674	28	\$11,837,900	19	\$8,772,500	\$461,711	\$400,000	\$248	\$220	42
05676	15	\$5,679,600	4	\$1,435,000	\$358,750	\$372,500	\$192	\$165	5
05677	5	\$2,440,000	3	\$1,271,500	\$423,833	\$450,500	\$223	\$215	7
05679	5	\$1,089,800	5	\$809,600	\$161,920	\$173,000	\$125	\$100	9
05680	3	\$923,900	1	\$309,000	\$309,000	\$309,000	\$125	\$125	27
05681	2	\$1,034,000	4	\$692,000	\$173,000	\$166,000	\$164	\$168	177
05701	69	\$16,589,900	21	\$3,803,000	\$181,095	\$177,000	\$93	\$93	18
05732	5	\$1,530,400	1	\$360,000	\$360,000	\$360,000	\$182	\$182	15
05733	16	\$5,412,105	2	\$489,250	\$244,625	\$244,625	\$94	\$94	6
05734	1	\$215,000	2	\$380,040	\$190,020	\$190,020	\$209	\$209	414
05735	25	\$7,871,400	3	\$1,072,000	\$357,333	\$275,000	\$150	\$127	137
05737	2	\$654,900	3	\$744,000	\$248,000	\$185,000	\$90	\$98	22
05738	3	\$694,900	3	\$726,000	\$242,000	\$251,000	\$165	\$182	11
05742			1	\$312,000	\$312,000	\$312,000	\$124	\$124	226
05743	6	\$901,300	1	\$175,000	\$175,000	\$175,000	\$120	\$120	702
05747	1	\$399,000	1	\$580,000	\$580,000	\$580,000	\$282	\$282	13
05751	45	\$14,844,700	8	\$3,008,940	\$376,118	\$262,500	\$177	\$188	22
05753	20	\$6,075,600	12	\$4,667,900	\$388,992	\$374,200	\$172	\$156	135
05761	5	\$1,826,400	4	\$1,660,000	\$415,000	\$315,000	\$122	\$108	50
05762	2	\$654,000	2	\$333,000	\$166,500	\$166,500	\$127	\$127	143
05763	4	\$627,800	3	\$744,000	\$248,000	\$206,000	\$115	\$114	154

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## Sales Activity by ZIP

Aug 2020

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05764	13	\$3,265,700	3	\$676,000	\$225,333	\$261,000	\$128	\$140	209
05765	4	\$629,900	2	\$315,000	\$157,500	\$157,500	\$105	\$105	9
05766	5	\$1,468,000	1	\$295,000	\$295,000	\$295,000	\$163	\$163	25
05767	8	\$2,166,975	3	\$820,000	\$273,333	\$269,000	\$137	\$135	14
05770	2	\$518,900	2	\$499,000	\$249,500	\$249,500	\$206	\$206	11
05772	3	\$657,000	1	\$385,000	\$385,000	\$385,000	\$157	\$157	3
05773	7	\$1,534,400	5	\$2,150,000	\$430,000	\$339,000	\$202	\$166	336
05774	6	\$887,000	4	\$675,350	\$168,838	\$167,500	\$143	\$146	476
05775	2	\$649,900	1	\$119,000	\$119,000	\$119,000	\$61	\$61	34
05777	6	\$1,569,000	1	\$184,500	\$184,500	\$184,500	\$149	\$149	25
05819	20	\$3,657,950	8	\$1,485,250	\$185,656	\$177,500	\$103	\$86	108
05820	2	\$255,000	1	\$55,000	\$55,000	\$55,000	\$31	\$31	3
05821	8	\$2,827,000	4	\$1,268,500	\$317,125	\$329,750	\$169	\$146	18
05822	6	\$1,699,400	3	\$402,500	\$134,167	\$122,500	\$79	\$104	100
05824	1	\$147,000	3	\$445,000	\$148,333	\$80,000	\$124	\$104	83
05825	2	\$503,900	2	\$395,000	\$197,500	\$197,500	\$82	\$82	40
05826	2	\$615,000	3	\$726,000	\$242,000	\$280,000	\$119	\$117	29
05828	11	\$2,654,900	5	\$1,168,600	\$233,720	\$276,000	\$133	\$131	29
05829	11	\$1,859,099	6	\$1,474,500	\$245,750	\$257,000	\$131	\$119	48
05830	1	\$269,900	1	\$241,750	\$241,750	\$241,750	\$96	\$96	57
05832	6	\$1,956,900	5	\$2,062,614	\$412,523	\$279,000	\$170	\$155	9
05836	2	\$670,000	2	\$338,500	\$169,250	\$169,250	\$209	\$209	463
05839	2	\$288,500	1	\$440,000	\$440,000	\$440,000	\$106	\$106	62
05841	2	\$694,900	7	\$2,332,500	\$333,214	\$315,000	\$220	\$262	46
05842	1	\$235,000	1	\$191,000	\$191,000	\$191,000	\$149	\$149	3
05843	5	\$727,900	4	\$792,500	\$198,125	\$193,750	\$102	\$102	58
05845	3	\$444,900	1	\$103,000	\$103,000	\$103,000	\$75	\$75	70
05846	6	\$1,355,906	3	\$508,500	\$169,500	\$220,000	\$109	\$84	155
05851	22	\$4,388,008	4	\$746,500	\$186,625	\$157,500	\$144	\$147	212
05855	19	\$3,877,300	9	\$1,342,500	\$149,167	\$145,000	\$88	\$91	36
05857	5	\$1,438,400	4	\$1,382,000	\$345,500	\$314,000	\$123	\$130	261
05859	10	\$2,236,900	6	\$806,900	\$134,483	\$113,450	\$105	\$83	177
05860	11	\$1,895,700	2	\$243,500	\$121,750	\$121,750	\$95	\$95	128
05862	7	\$3,304,900	4	\$1,540,000	\$385,000	\$256,500	\$170	\$120	216
05866	3	\$574,000	4	\$441,200	\$110,300	\$102,450	\$99	\$76	189
05872	1	\$69,000	1	\$178,000	\$178,000	\$178,000	\$131	\$131	29
05873	5	\$1,548,250	4	\$733,500	\$183,375	\$195,000	\$136	\$142	26

Continues on next page →

## Sales Activity by ZIP

Aug 2020

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05875	2	\$279,900	1	\$202,000	\$202,000	\$202,000	\$181	\$181	41
05901	1	\$85,000	1	\$149,900	\$149,900	\$149,900	\$267	\$267	250
05903	5	\$552,300	1	\$135,000	\$135,000	\$135,000	\$67	\$67	1,023
05905	5	\$1,231,300	1	\$255,000	\$255,000	\$255,000	\$113	\$113	12
05906	9	\$1,321,600	1	\$130,000	\$130,000	\$130,000	\$130	\$130	334
05907	3	\$170,000	3	\$185,000	\$61,667	\$40,000	\$68	\$65	82
Other	2	\$684,000	1	\$425,000	\$425,000	\$425,000	\$175	\$175	93

## Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

### Report Details

**Report Name:** Vermont August Indicators Report

**Run Date:** 09/14/2020

**Scheduled:** No

**Report Date Range:** From 8/2019 To: 8/2020

### Information Included

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet          | <input checked="" type="checkbox"/> Averages         |
| <input checked="" type="checkbox"/> Include Key Metric Summary * | <input checked="" type="checkbox"/> Medians          |
| <input type="checkbox"/> Include Metrics By                      | <input checked="" type="checkbox"/> Include Appendix |

\* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

### MLS Filter

**MLS:** All

### Listing Filters

**Property Types:** Condo/Townhouse/Apt    Single Family Residence

**Sales Types:** All

**Price Range:** None

### Location Filters

**State:** Vermont

**County:** All

**ZIP Code:** All

### Listing Activity Charts

- New Listings
- Active Listings
- Avg/Med Listing Price
- Avg/Med Listing Price per Sq Ft
- Avg/Med Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

### Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Avg/Med Sales Price
- Avg/Med Sales Price per Sq Ft
- Avg/Med Sales Price vs Listing Price
- Avg/Med Sales Price vs Est Value

### Distressed Charts

- Distressed Listings
- Distressed Sales

### Data Tables Using 8/2020 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area