

## 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	Sep 2020	Sep 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	29	33	-12.1%	227	267	-15%
New Listing Volume	\$9,599,800	\$10,546,560	-9%	\$79,421,695	\$87,698,510	-9.4%
Active Listing Count	29	69	-58%	N/A	N/A	
Active Listing Volume	\$10,469,800	\$26,242,063	-60.1%	N/A	N/A	
Average Listing Price	\$361,028	\$380,320	-5.1%	\$392,733	\$371,804	+5.6%
Median Listing Price	\$360,000	\$359,900	+0%	\$381,147	\$360,086	+5.8%
Median Days in RPR	29	79	-63.3%	73.4	95.74	-23.3%
Months of Inventory	1	1.9	-46%	1.8	3.2	-43.8%
Absorption Rate	96.55%	52.17%	+44.4%	56.15%	31.55%	+24.6%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	33	41	-19.5%	237	261	-9.2%
New Pending Sales Volume	\$11,935,250	\$13,461,410	-11.3%	\$77,096,633	\$82,239,427	-6.3%
Pending Sales Count	52	53	-1.9%	N/A	N/A	
Pending Sales Volume	\$19,091,734	\$17,919,346	+6.5%	N/A	N/A	
Closed Sales Count	27	32	-15.6%	183	210	-12.9%
Closed Sales Volume	\$8,959,377	\$10,077,470	-11.1%	\$58,787,151	\$66,624,253	-11.8%
Average Sales Price	\$331,829	\$314,921	+5.4%	\$321,241	\$317,258	+1.3%
Median Sales Price	\$282,377	\$313,000	-9.8%	\$313,182	\$305,186	+2.6%

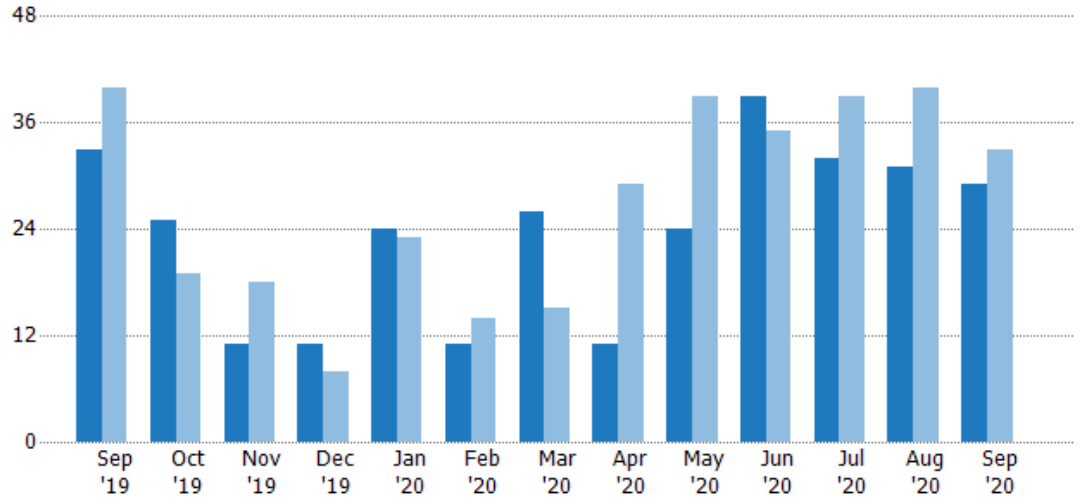
## New Listings

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453

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



Month/Year	Count	% Chg.
Sep '20	29	-12.1%
Sep '19	33	-17.5%
Sep '18	40	-20%

	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	33	25	11	11	24	11	26	11	24	39	32	31	29
Prior Year	40	19	18	8	23	14	15	29	39	35	39	40	33
Percent Change from Prior Year	-18%	32%	-39%	38%	4%	-21%	73%	-62%	-38%	11%	-18%	-23%	-12%

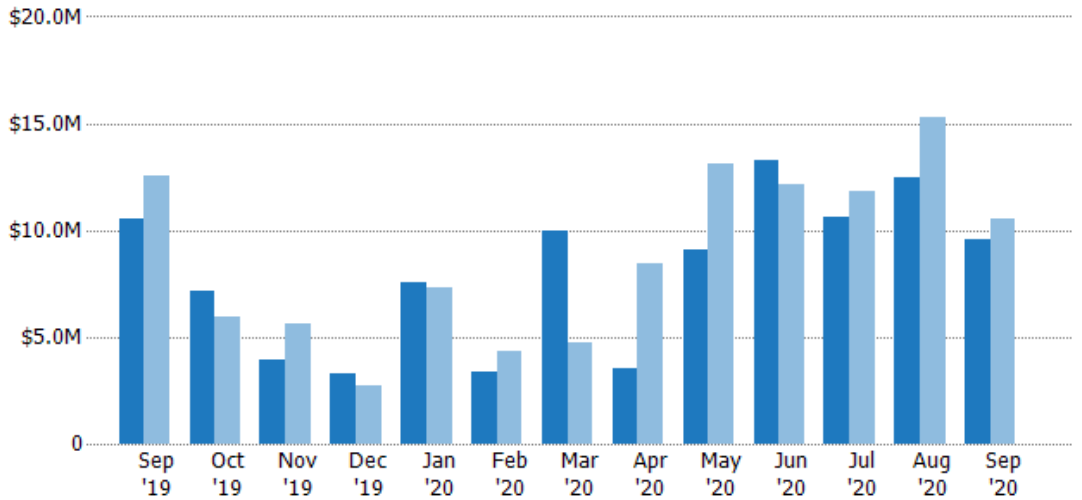
## New Listing Volume

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453

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



Month/Year	Volume	% Chg.
Sep '20	\$9.6M	-9%
Sep '19	\$10.5M	-15.9%
Sep '18	\$12.5M	-13.3%

	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$10.5M	\$7.17M	\$3.92M	\$3.3M	\$7.53M	\$3.39M	\$9.94M	\$3.57M	\$9.06M	\$13.3M	\$10.6M	\$12.5M	\$9.6M
Prior Year	\$12.5M	\$5.96M	\$5.6M	\$2.7M	\$7.32M	\$4.34M	\$4.72M	\$8.42M	\$13.1M	\$12.2M	\$11.8M	\$15.3M	\$10.5M
Percent Change from Prior Year	-16%	20%	-30%	22%	3%	-22%	111%	-58%	-31%	9%	-10%	-18%	-9%

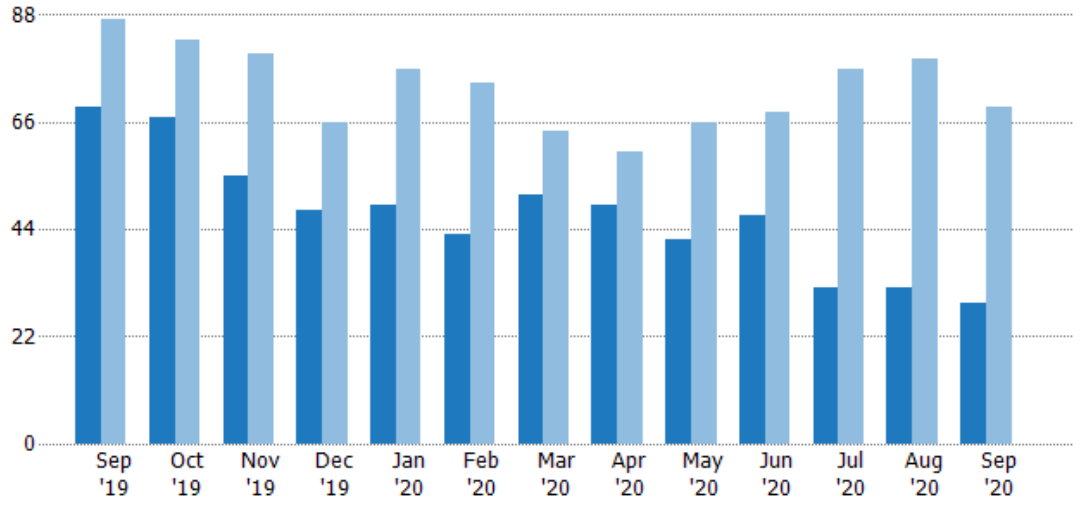
## Active Listings

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Sep '20	29	-58%
Sep '19	69	-20.7%
Sep '18	87	-3.4%



Month	Current Year	Prior Year	Percent Change from Prior Year
Sep '19	69	87	-21%
Oct '19	67	83	-19%
Nov '19	55	80	-31%
Dec '19	48	66	-27%
Jan '20	49	77	-36%
Feb '20	43	74	-42%
Mar '20	51	64	-20%
Apr '20	49	60	-18%
May '20	42	66	-36%
Jun '20	47	68	-31%
Jul '20	32	77	-58%
Aug '20	32	79	-59%
Sep '20	29	69	-58%

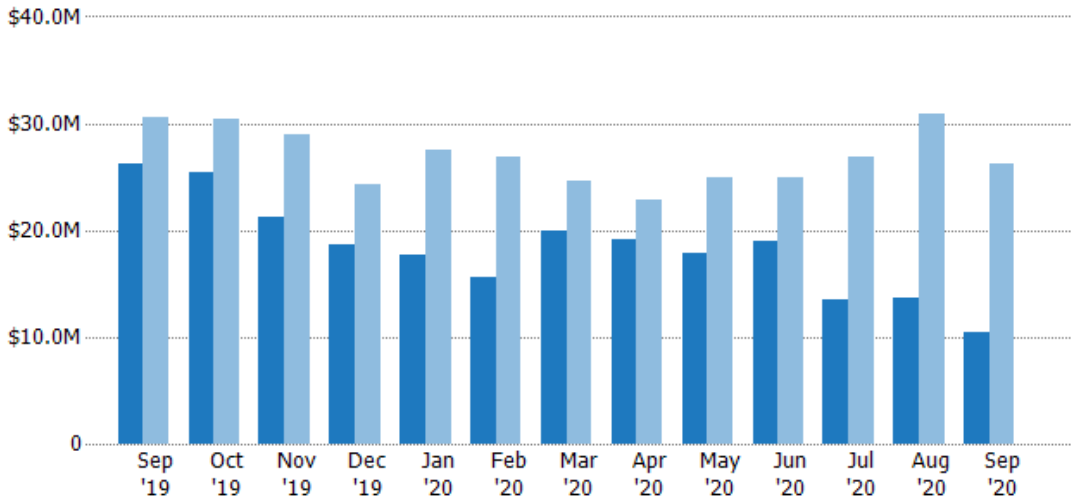
## Active Listing Volume

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Sep '20	\$10.5M	-60.1%
Sep '19	\$26.2M	-14.2%
Sep '18	\$30.6M	-9%



Month	Current Year	Prior Year	Percent Change from Prior Year
Sep '19	\$26.2M	\$30.6M	-14%
Oct '19	\$25.4M	\$30.3M	-16%
Nov '19	\$21.3M	\$28.9M	-27%
Dec '19	\$18.7M	\$24.3M	-23%
Jan '20	\$17.7M	\$27.5M	-36%
Feb '20	\$15.6M	\$26.9M	-42%
Mar '20	\$19.9M	\$24.6M	-19%
Apr '20	\$19.2M	\$22.8M	-16%
May '20	\$17.9M	\$24.9M	-28%
Jun '20	\$19M	\$25M	-24%
Jul '20	\$13.5M	\$26.9M	-50%
Aug '20	\$13.6M	\$30.8M	-56%
Sep '20	\$10.5M	\$26.2M	-60%

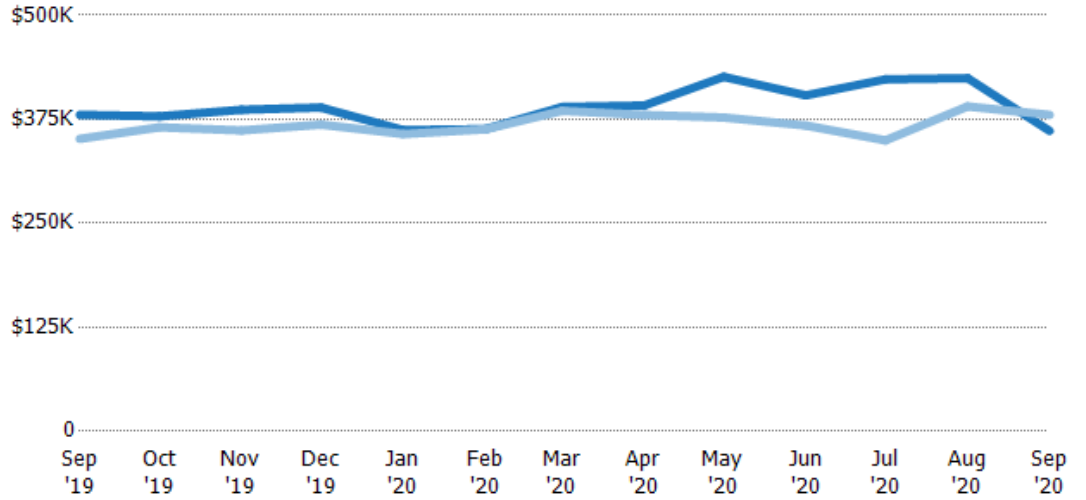
## Average Listing Price

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Sep '20	\$361K	-5.1%
Sep '19	\$380K	8.2%
Sep '18	\$351K	-5.8%



Current Year	\$380K	\$379K	\$386K	\$389K	\$362K	\$363K	\$390K	\$392K	\$426K	\$404K	\$423K	\$424K	\$361K
Prior Year	\$351K	\$365K	\$362K	\$369K	\$357K	\$363K	\$385K	\$380K	\$377K	\$368K	\$350K	\$390K	\$380K
Percent Change from Prior Year	8%	4%	7%	6%	1%	0%	1%	3%	13%	10%	21%	9%	-5%

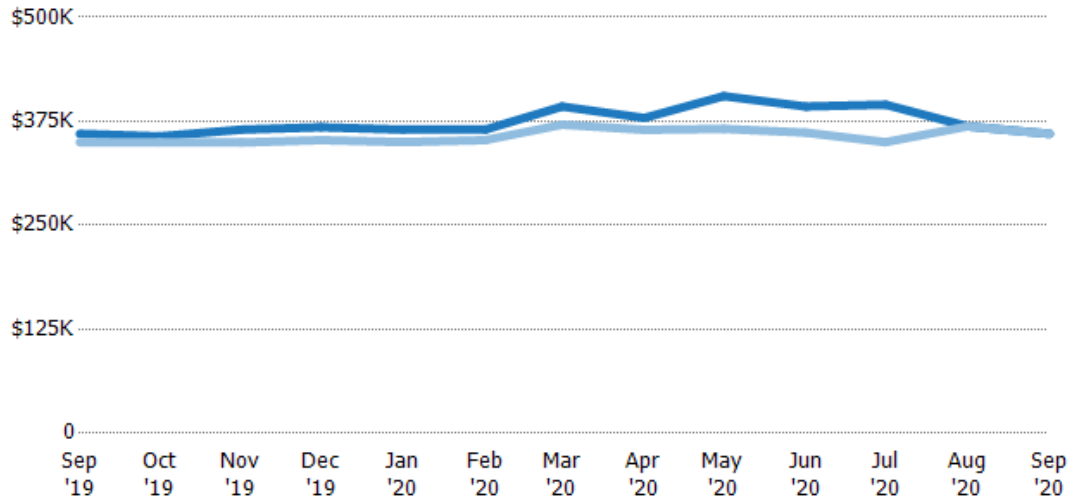
## Median Listing Price

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Sep '20	\$360K	0%
Sep '19	\$360K	2.9%
Sep '18	\$350K	-5.1%



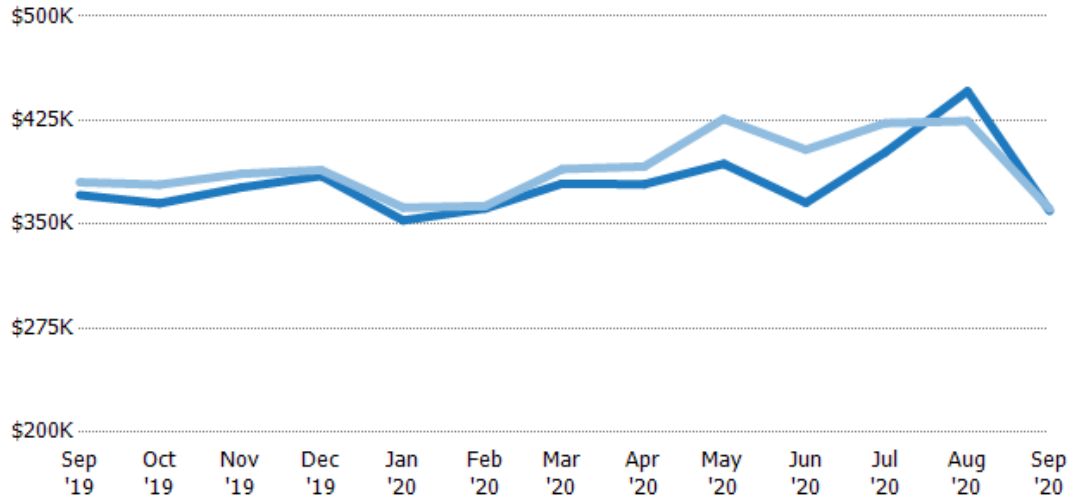
Current Year	\$360K	\$357K	\$365K	\$368K	\$365K	\$365K	\$393K	\$379K	\$405K	\$393K	\$395K	\$369K	\$360K
Prior Year	\$350K	\$350K	\$349K	\$352K	\$350K	\$352K	\$371K	\$365K	\$366K	\$361K	\$350K	\$369K	\$360K
Percent Change from Prior Year	3%	2%	4%	4%	4%	4%	6%	4%	11%	9%	13%	0%	0%

## 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: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



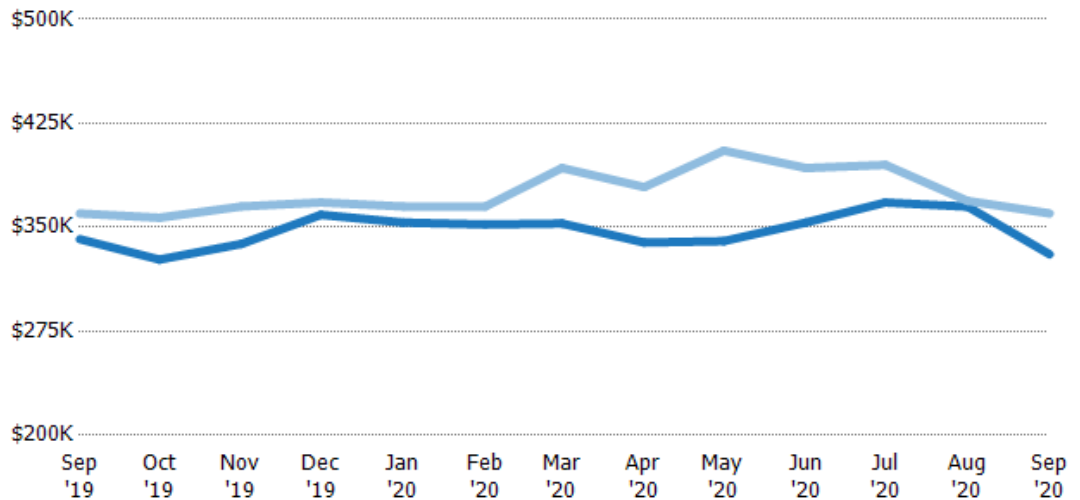
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$371K	\$365K	\$377K	\$385K	\$353K	\$361K	\$379K	\$379K	\$394K	\$365K	\$402K	\$446K	\$360K
Avg Listing Price	\$380K	\$379K	\$386K	\$389K	\$362K	\$363K	\$390K	\$392K	\$426K	\$404K	\$423K	\$424K	\$361K
Avg Listing Price as a % of Avg Est Value	103%	104%	103%	101%	103%	100%	103%	103%	108%	110%	105%	95%	100%

## 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: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$341K	\$327K	\$338K	\$359K	\$353K	\$352K	\$353K	\$339K	\$340K	\$353K	\$368K	\$365K	\$331K
Median Listing Price	\$360K	\$357K	\$365K	\$368K	\$365K	\$365K	\$393K	\$379K	\$405K	\$393K	\$395K	\$369K	\$360K
Med Listing Price as a % of Med Est Value	105%	109%	108%	102%	103%	104%	111%	112%	119%	111%	107%	101%	109%

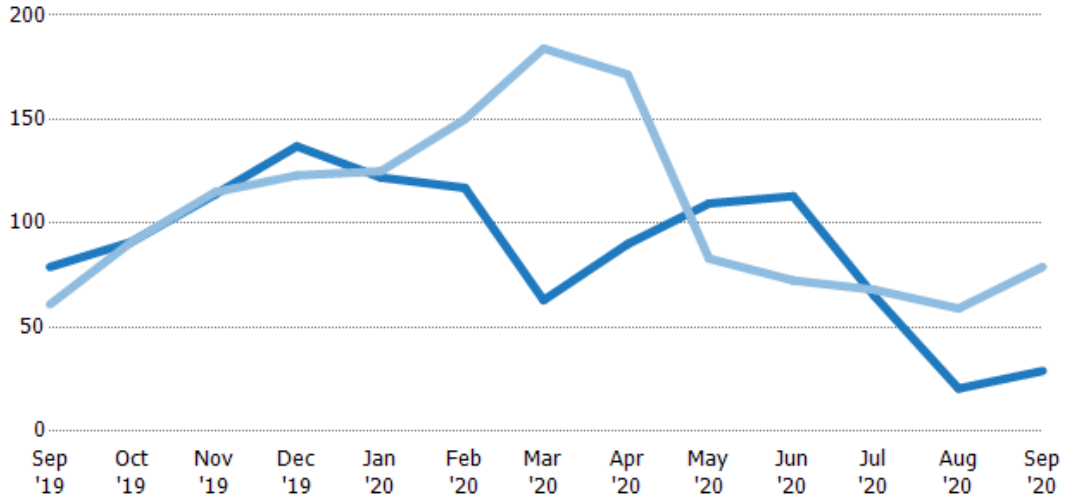
## Median Days in RPR

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: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Days	% Chg.
Sep '20	29	-63.3%
Sep '19	79	29.5%
Sep '18	61	3.3%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	79	91	114	137	122	117	63	90	110	113	65	20.5	29
Prior Year	61	91	115	123	125	150	184	172	83	72.5	68	59	79
Percent Change from Prior Year	30%	0%	-1%	11%	-2%	-22%	-66%	-48%	32%	56%	-4%	-65%	-63%

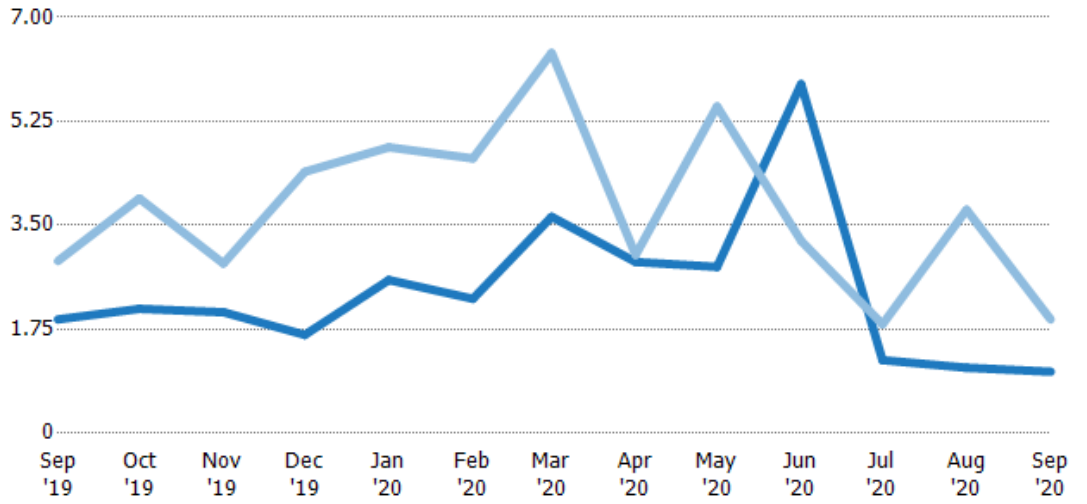
## Months of Inventory

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Months	% Chg.
Sep '20	1.04	-46%
Sep '19	1.92	-33.9%
Sep '18	2.9	20.7%



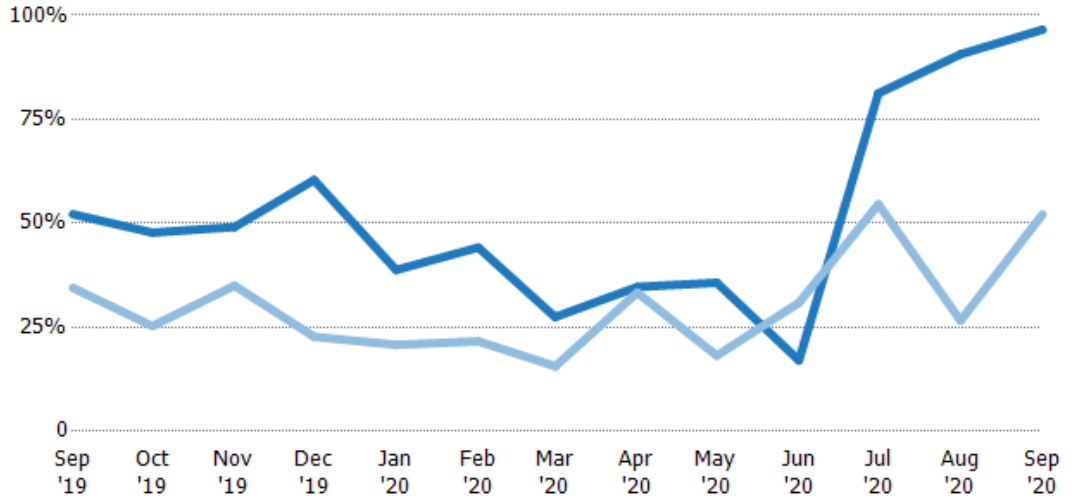
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	1.92	2.09	2.04	1.66	2.58	2.26	3.64	2.88	2.8	5.88	1.23	1.1	1.04
Prior Year	2.9	3.95	2.86	4.4	4.81	4.63	6.4	3	5.5	3.24	1.83	3.76	1.92
Percent Change from Prior Year	-34%	-47%	-29%	-62%	-46%	-51%	-43%	-4%	-49%	81%	-33%	-71%	-46%

## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



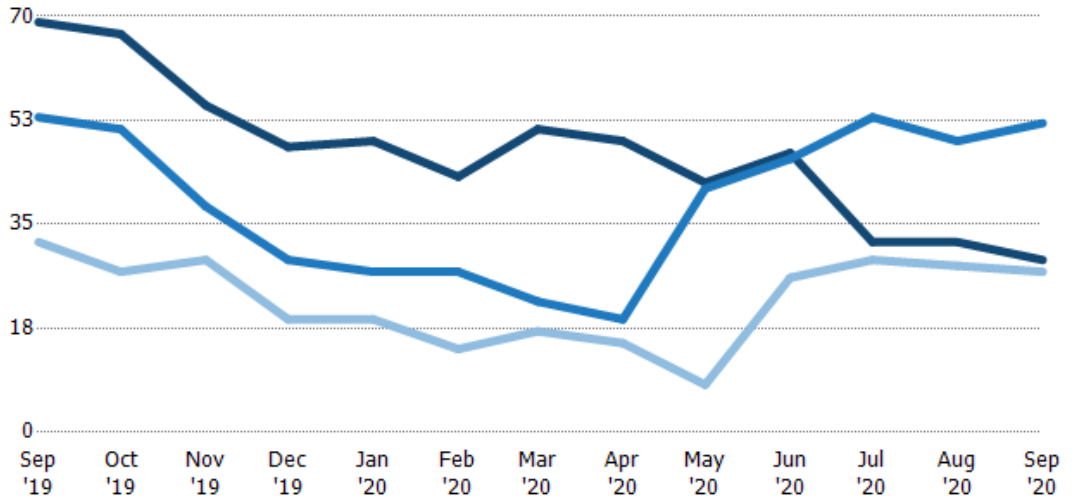
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	52%	48%	49%	60%	39%	44%	27%	35%	36%	17%	81%	91%	97%
Prior Year	34%	25%	35%	23%	21%	22%	16%	33%	18%	31%	55%	27%	52%
Change from Prior Year	-18%	-22%	-14%	-38%	-18%	-23%	-12%	-1%	-18%	14%	-27%	-64%	-44%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Active	69	67	55	48	49	43	51	49	42	47	32	32	29
Pending	53	51	38	29	27	27	22	19	41	46	53	49	52
Sold	32	27	29	19	19	14	17	15	8	26	29	28	27

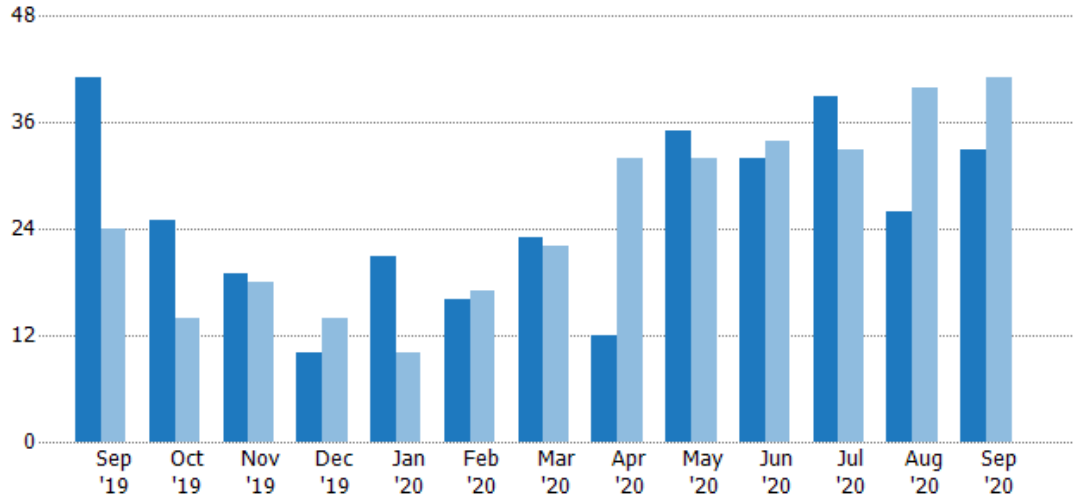
## New Pending Sales

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Sep '20	33	-19.5%
Sep '19	41	70.8%
Sep '18	24	-25%



Current Year	41	25	19	10	21	16	23	12	35	32	39	26	33
Prior Year	24	14	18	14	10	17	22	32	32	34	33	40	41
Percent Change from Prior Year	71%	79%	6%	-29%	110%	-6%	5%	-63%	9%	-6%	18%	-35%	-20%

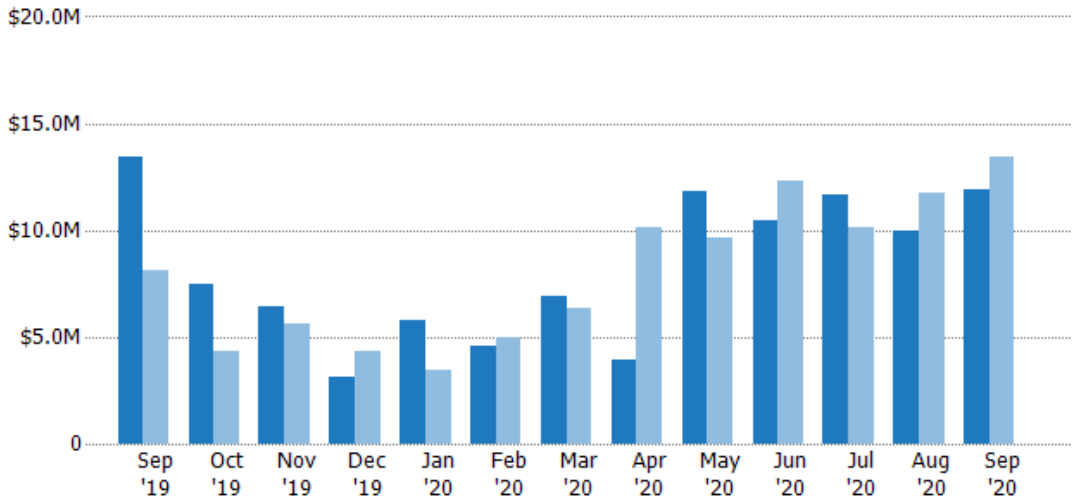
## New Pending Sales Volume

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Sep '20	\$11.9M	-11.3%
Sep '19	\$13.5M	66.3%
Sep '18	\$8.1M	-38.7%



Current Year	\$13.5M	\$7.48M	\$6.4M	\$3.09M	\$5.82M	\$4.55M	\$6.95M	\$3.92M	\$11.8M	\$10.5M	\$11.7M	\$9.94M	\$11.9M
Prior Year	\$8.1M	\$4.37M	\$5.59M	\$4.34M	\$3.49M	\$4.98M	\$6.32M	\$10.1M	\$9.65M	\$12.3M	\$10.2M	\$11.7M	\$13.5M
Percent Change from Prior Year	66%	71%	15%	-29%	67%	-9%	10%	-61%	23%	-15%	15%	-15%	-11%



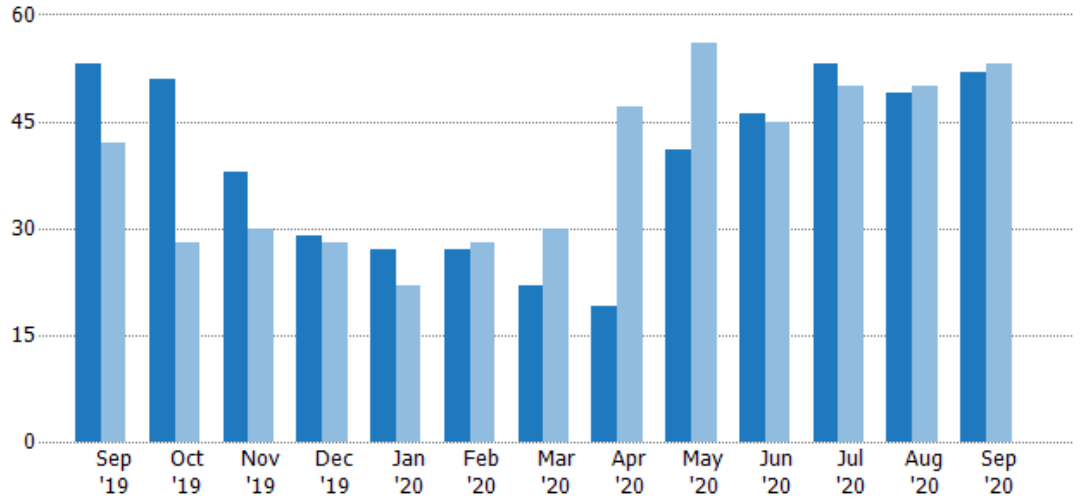
## Pending Sales

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Sep '20	52	-1.9%
Sep '19	53	26.2%
Sep '18	42	-31%



Current Year	53	51	38	29	27	27	22	19	41	46	53	49	52
Prior Year	42	28	30	28	22	28	30	47	56	45	50	50	53
Percent Change from Prior Year	26%	82%	27%	4%	23%	-4%	-27%	-60%	-27%	2%	6%	-2%	-2%

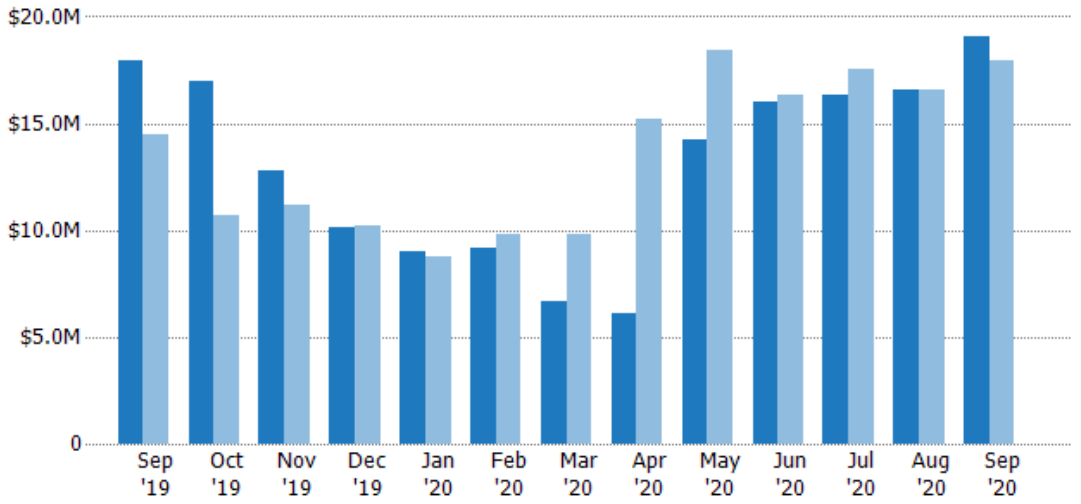
## Pending Sales Volume

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Sep '20	\$19.1M	6.5%
Sep '19	\$17.9M	23.7%
Sep '18	\$14.5M	-36.6%



Current Year	\$17.9M	\$17M	\$12.8M	\$10.1M	\$8.98M	\$9.18M	\$6.66M	\$6.14M	\$14.2M	\$16M	\$16.4M	\$16.5M	\$19.1M
Prior Year	\$14.5M	\$10.7M	\$11.1M	\$10.2M	\$8.79M	\$9.8M	\$9.83M	\$15.2M	\$18.4M	\$16.3M	\$17.5M	\$16.6M	\$17.9M
Percent Change from Prior Year	24%	59%	15%	-1%	2%	-6%	-32%	-60%	-23%	-2%	-7%	0%	7%

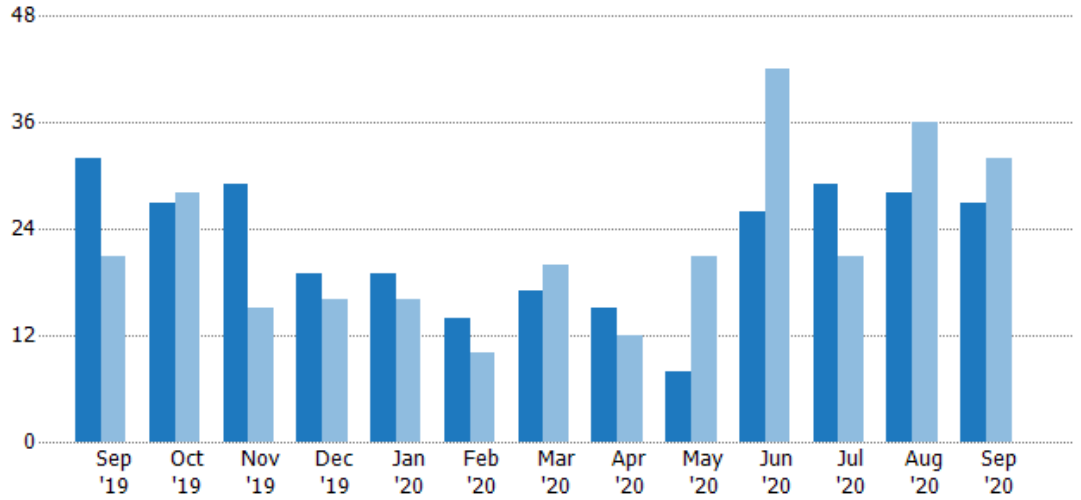
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Sep '20	27	-15.6%
Sep '19	32	52.4%
Sep '18	21	38.1%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	32	27	29	19	19	14	17	15	8	26	29	28	27
Prior Year	21	28	15	16	16	10	20	12	21	42	21	36	32
Percent Change from Prior Year	52%	-4%	93%	19%	19%	40%	-15%	25%	-62%	-38%	38%	-22%	-16%

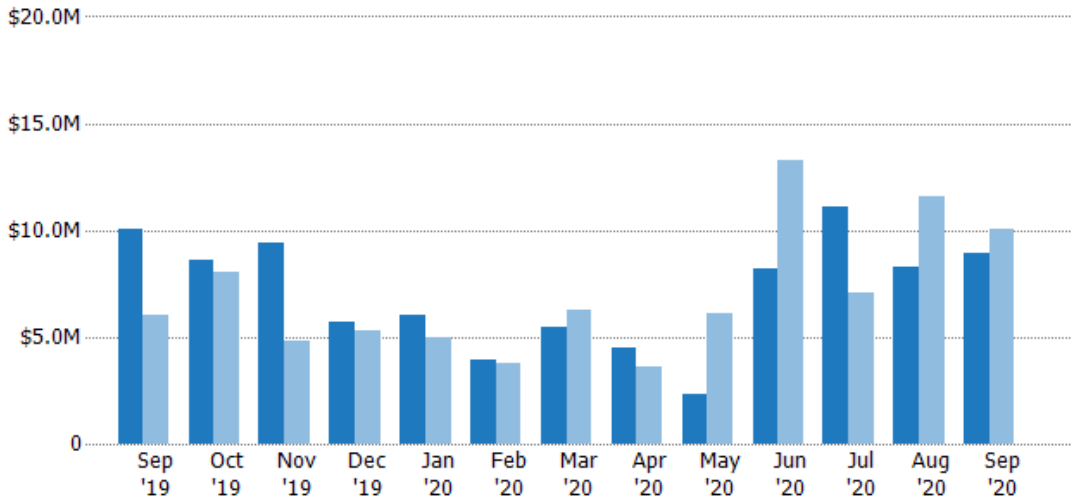
## Closed Sales Volume

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Sep '20	\$8.96M	-11.1%
Sep '19	\$10.1M	67.4%
Sep '18	\$6.02M	42.7%



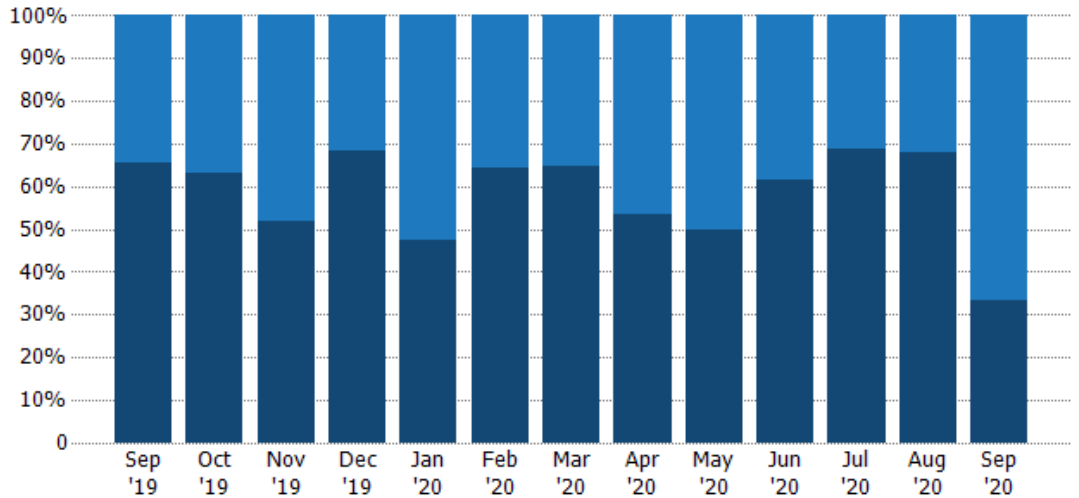
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$10.1M	\$8.63M	\$9.44M	\$5.68M	\$5.99M	\$3.97M	\$5.49M	\$4.5M	\$2.34M	\$8.19M	\$11.1M	\$8.28M	\$8.96M
Prior Year	\$6.02M	\$8.06M	\$4.81M	\$5.29M	\$4.94M	\$3.79M	\$6.25M	\$3.61M	\$6.1M	\$13.3M	\$7.04M	\$11.6M	\$10.1M
Percent Change from Prior Year	67%	7%	96%	7%	21%	5%	-12%	25%	-62%	-38%	57%	-28%	-11%

## Closed Sales by Property Type

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



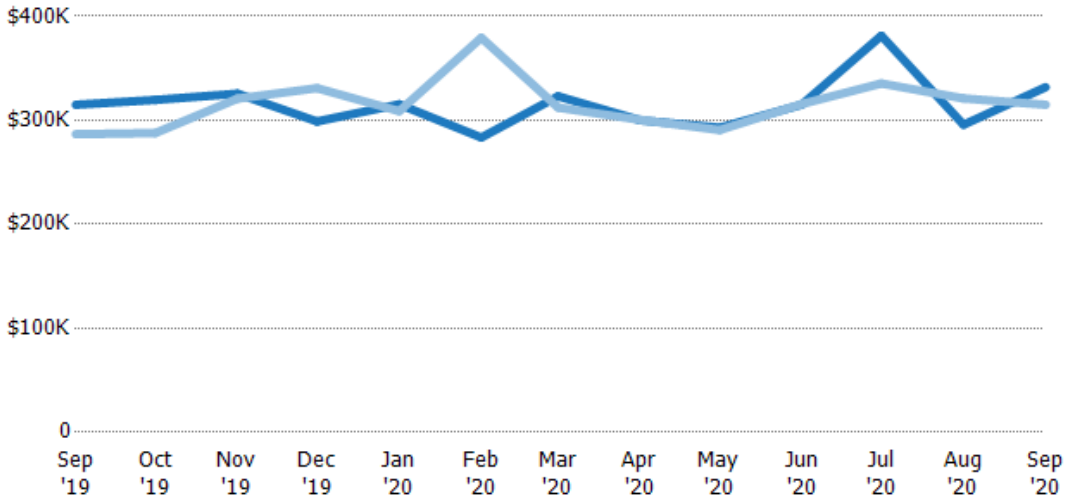
Property Type	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Condo/Townhouse	34%	37%	48%	32%	53%	36%	35%	47%	50%	38%	31%	32%	67%
Single Family Residence	66%	63%	52%	68%	47%	64%	65%	53%	50%	62%	69%	68%	33%

## Average Sales Price

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



Month/Year	Price	% Chg.
Sep '20	\$332K	5.4%
Sep '19	\$315K	9.9%
Sep '18	\$287K	3.3%

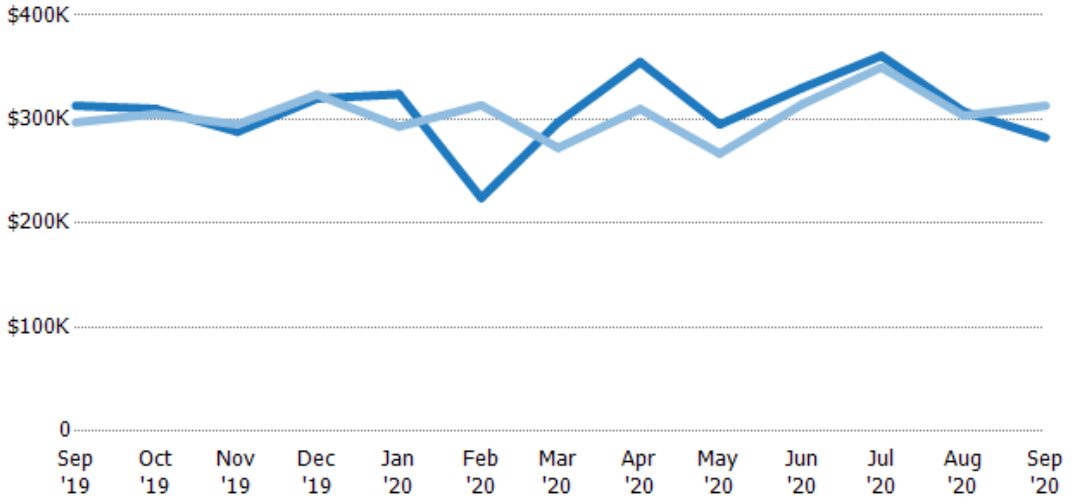
Property Type	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$315K	\$320K	\$326K	\$299K	\$315K	\$283K	\$323K	\$300K	\$293K	\$315K	\$381K	\$296K	\$332K
Prior Year	\$287K	\$288K	\$321K	\$331K	\$309K	\$379K	\$312K	\$300K	\$291K	\$316K	\$335K	\$321K	\$315K
Percent Change from Prior Year	10%	11%	1%	-10%	2%	-25%	3%	0%	1%	0%	14%	-8%	5%

## Median Sales Price

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

### Filters Used

ZIP: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



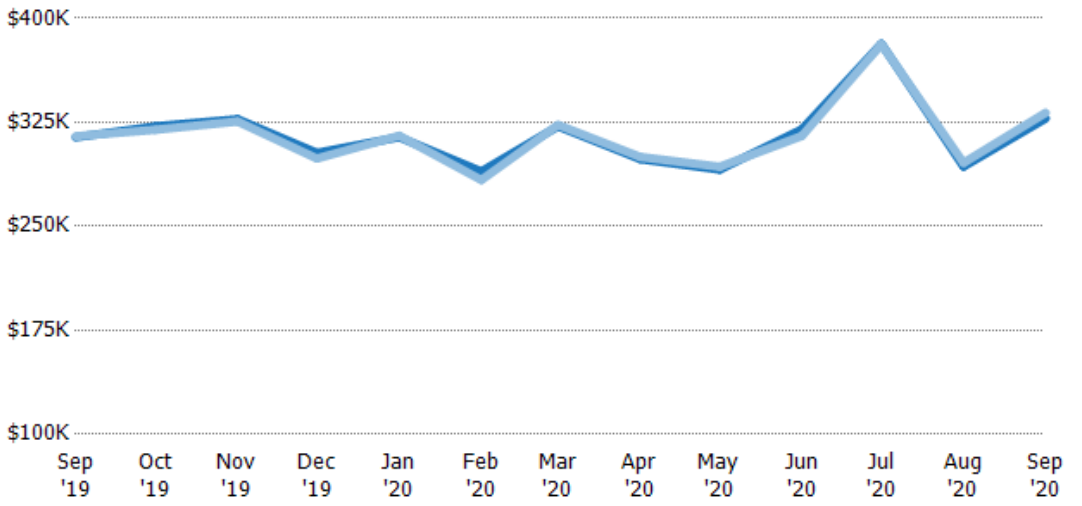
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$313K	\$310K	\$288K	\$320K	\$324K	\$224K	\$297K	\$355K	\$295K	\$330K	\$361K	\$308K	\$282K
Prior Year	\$297K	\$305K	\$295K	\$324K	\$293K	\$313K	\$272K	\$310K	\$267K	\$314K	\$350K	\$304K	\$313K
Percent Change from Prior Year	5%	2%	-2%	-1%	11%	-28%	9%	15%	10%	5%	3%	1%	-10%

## 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: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



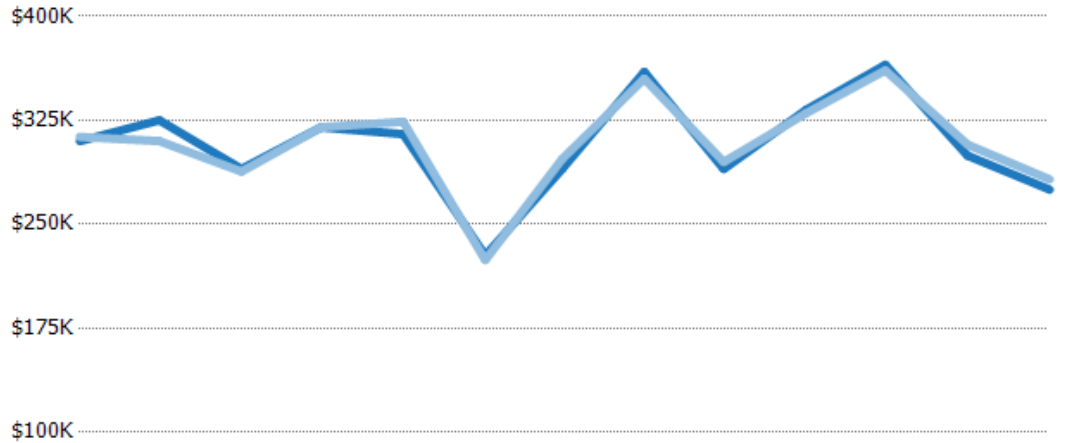
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg List Price	\$314K	\$322K	\$327K	\$303K	\$314K	\$290K	\$322K	\$298K	\$291K	\$320K	\$382K	\$293K	\$328K
Avg Sales Price	\$315K	\$320K	\$326K	\$299K	\$315K	\$283K	\$323K	\$300K	\$293K	\$315K	\$381K	\$296K	\$332K
Avg Sales Price as a % of Avg List Price	100%	99%	99%	99%	100%	98%	100%	101%	101%	99%	100%	101%	101%

## 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: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



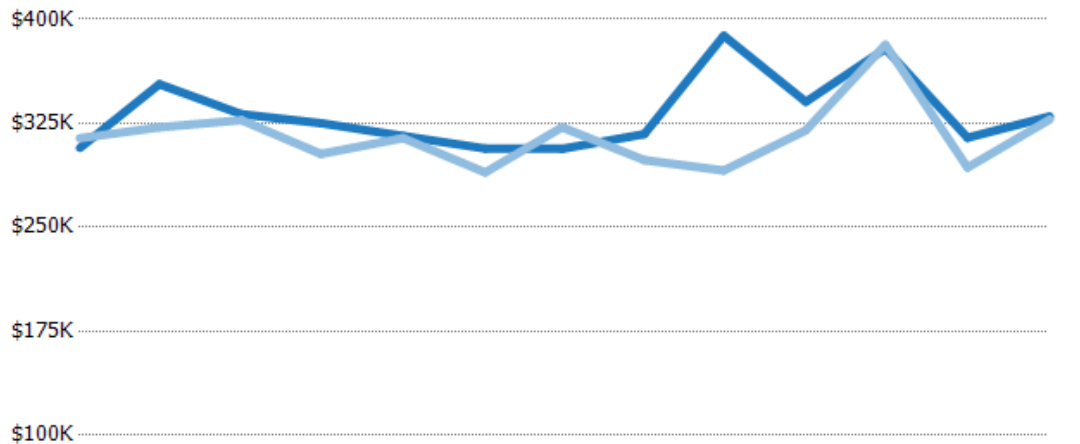
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median List Price	\$310K	\$325K	\$290K	\$320K	\$315K	\$228K	\$290K	\$360K	\$290K	\$332K	\$365K	\$300K	\$275K
Median Sales Price	\$313K	\$310K	\$288K	\$320K	\$324K	\$224K	\$297K	\$355K	\$295K	\$330K	\$361K	\$308K	\$282K
Med Sales Price as a % of Med List Price	101%	95%	99%	100%	103%	99%	102%	99%	102%	99%	99%	103%	103%

## 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: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



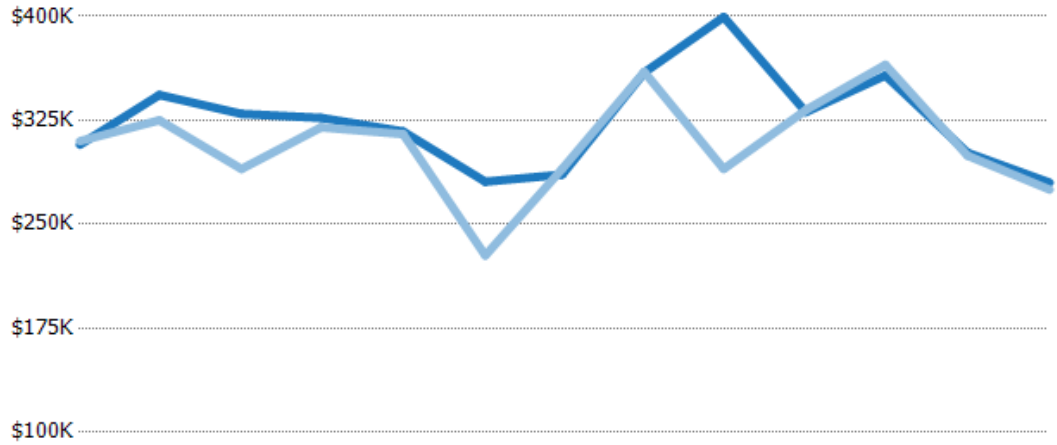
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$307K	\$353K	\$332K	\$325K	\$316K	\$307K	\$307K	\$317K	\$388K	\$340K	\$379K	\$315K	\$330K
Avg Sales Price	\$314K	\$322K	\$327K	\$303K	\$314K	\$290K	\$322K	\$298K	\$291K	\$320K	\$382K	\$293K	\$328K
Avg Sales Price as a % of Avg Est Value	102%	91%	99%	93%	100%	94%	105%	94%	75%	94%	101%	93%	99%

## 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: Essex, VT 05451, Essex Junction, VT 05452, Essex Junction, VT 05453  
 Property Type:  
 Condo/Townhouse/Apt, Single Family Residence



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$307K	\$343K	\$330K	\$327K	\$317K	\$281K	\$286K	\$359K	\$399K	\$331K	\$357K	\$302K	\$280K
Median Sales Price	\$310K	\$325K	\$290K	\$320K	\$315K	\$228K	\$290K	\$360K	\$290K	\$332K	\$365K	\$300K	\$275K
Med Sales Price as a % of Med Est Value	101%	95%	88%	98%	99%	81%	101%	100%	73%	100%	102%	99%	98%