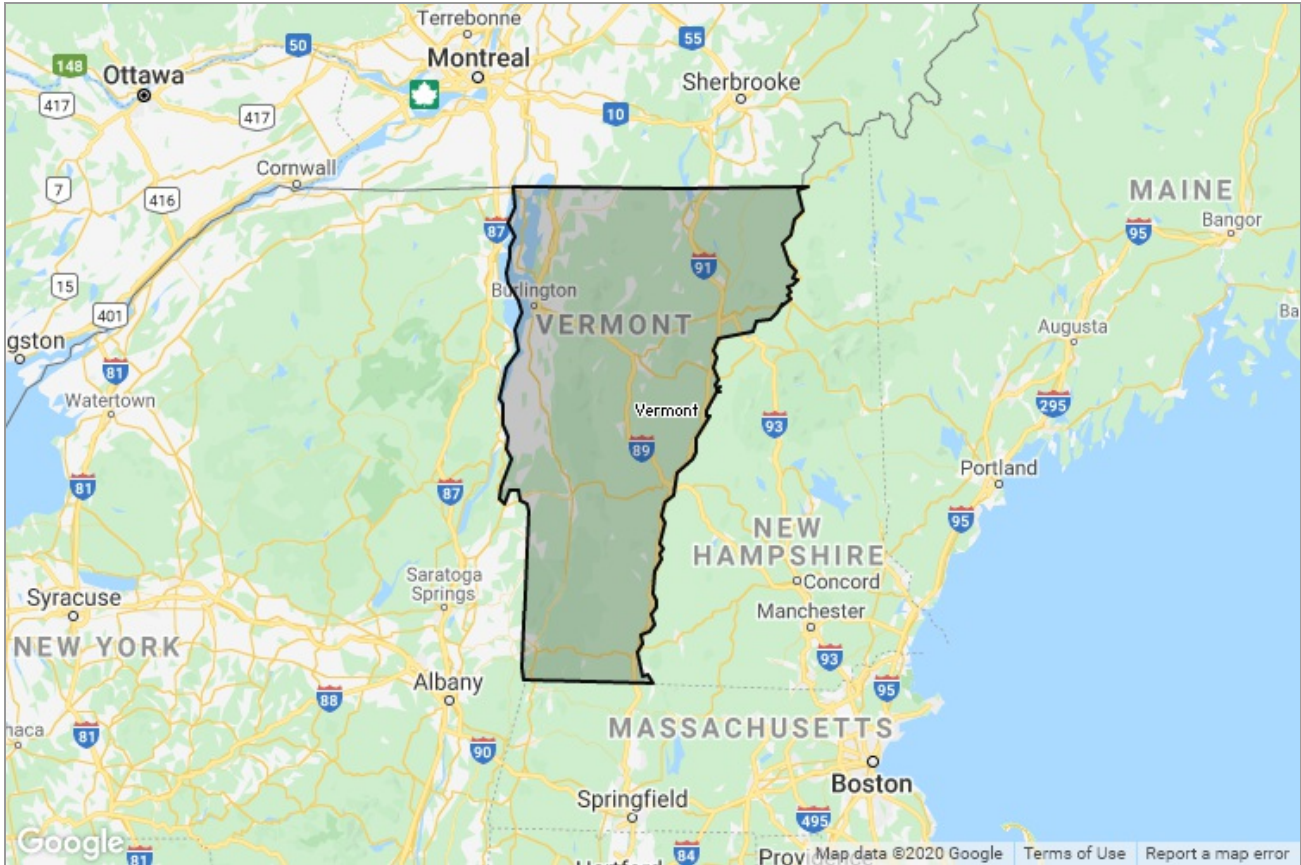




MARKET DATA REPORT

Vermont September Indicators Report



Report Characteristics

Report Name:

Vermont September Indicators Report

Report Date Range:

9/2019 – 9/2020

Filters Used:

Property Type, Location

Avg/Med: Both

Run Date: 11/03/2020

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	Sep 2020	Sep 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	1,051	809	+29.9%	7,642	8,301	-7.9%
New Listing Volume	\$413,328,289	\$245,768,652	+68.2%	\$2,870,784,999	\$2,679,089,215	+7.2%
Active Listing Count	2,414	4,834	-50.1%	N/A	N/A	
Active Listing Volume	\$1,190,108,279	\$1,844,884,769	-35.5%	N/A	N/A	
Average Listing Price	\$493,003	\$381,648	+29.2%	\$433,705	\$373,720	+16.1%
Median Listing Price	\$318,250	\$274,000	+16.1%	\$293,832	\$270,632	+8.6%
Median Days in RPR	68	118	-42.4%	118.85	136.39	-12.9%
Months of Inventory	2.6	5.8	-55.7%	5.2	8.1	-35.9%
Absorption Rate	39.06%	17.31%	+21.7%	19.29%	12.36%	+6.9%
Sales Activity Charts Metrics						
New Pending Sales Count	1,278	851	+50.2%	8,399	6,967	+20.6%
New Pending Sales Volume	\$453,223,597	\$235,690,155	+92.3%	\$2,779,373,748	\$1,997,847,037	+39.1%
Pending Sales Count	2,062	1,213	+70%	N/A	N/A	
Pending Sales Volume	\$750,497,805	\$371,403,794	+102.1%	N/A	N/A	
Closed Sales Count	1,094	712	+53.7%	5,683	5,283	+7.6%
Closed Sales Volume	\$380,747,937	\$200,310,240	+90.1%	\$1,769,506,540	\$1,455,672,490	+21.6%
Average Sales Price	\$348,033	\$281,335	+23.7%	\$311,368	\$275,539	+13%
Median Sales Price	\$289,000	\$238,500	+21.2%	\$257,824	\$234,138	+10.1%

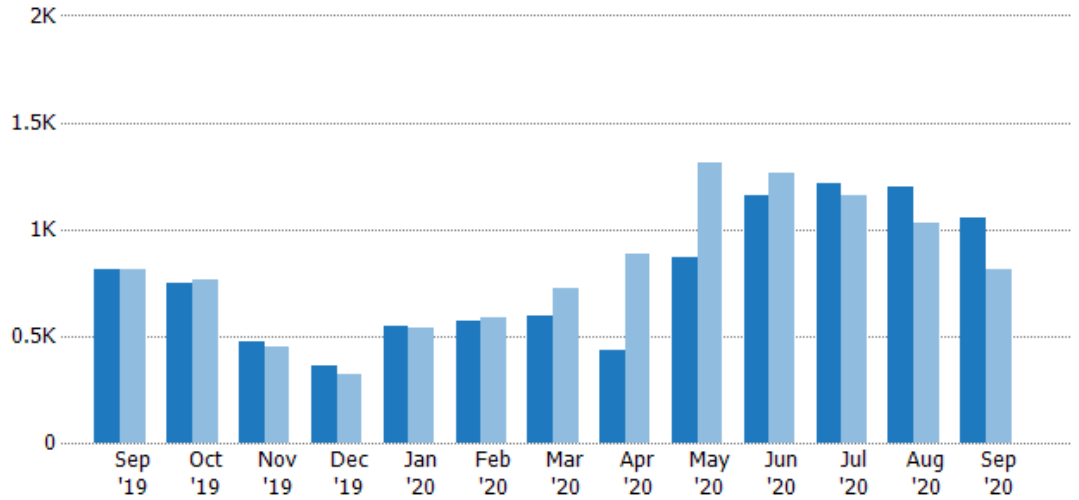
New Listings

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.
Sep '20	1.05K	29.9%
Sep '19	809	-0.4%
Sep '18	812	8.3%



Current Year	809	745	476	359	548	573	596	437	869	1.16K	1.21K	1.2K	1.05K
Prior Year	812	762	452	317	542	586	721	884	1.31K	1.26K	1.16K	1.03K	809
Percent Change from Prior Year	0%	-2%	5%	13%	1%	-2%	-17%	-51%	-34%	-8%	4%	16%	30%

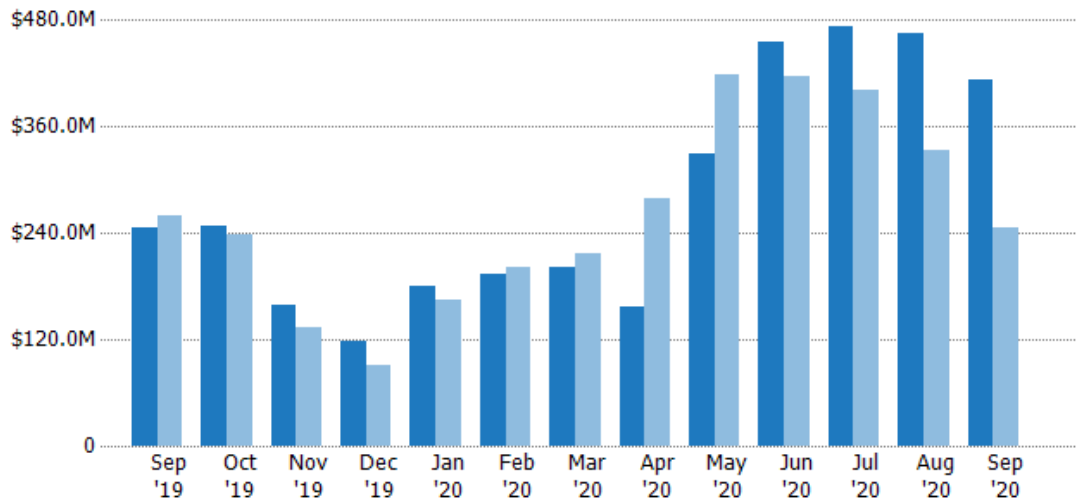
New Listing Volume

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.
Sep '20	\$413M	68.2%
Sep '19	\$246M	-5.5%
Sep '18	\$260M	2.2%



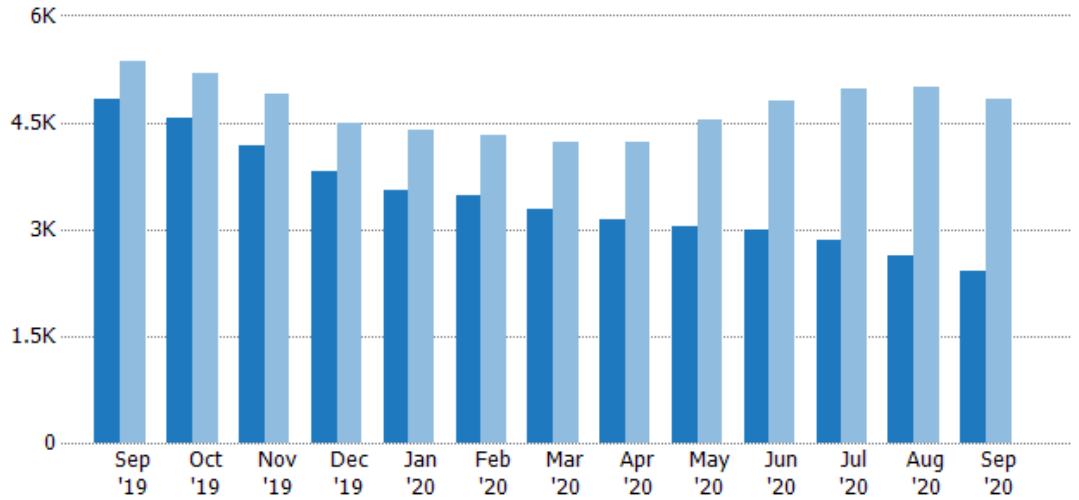
Current Year	\$246M	\$248M	\$159M	\$117M	\$181M	\$194M	\$202M	\$156M	\$330M	\$456M	\$473M	\$466M	\$413M
Prior Year	\$260M	\$238M	\$134M	\$91.3M	\$165M	\$202M	\$217M	\$279M	\$418M	\$417M	\$402M	\$333M	\$246M
Percent Change from Prior Year	-5%	4%	19%	28%	9%	-4%	-7%	-44%	-21%	9%	18%	40%	68%

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.
Sep '20	2.41K	-50.1%
Sep '19	4.83K	-9.7%
Sep '18	5.35K	0.2%

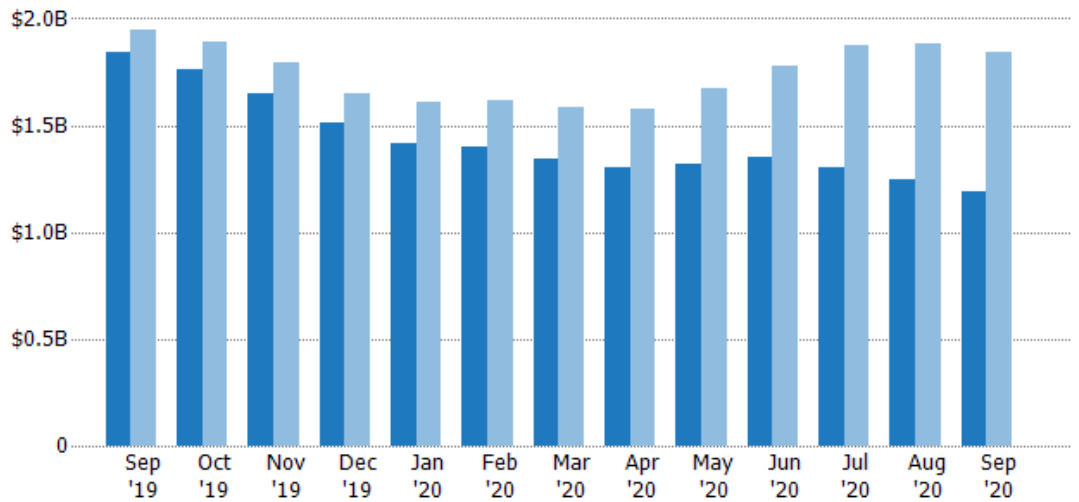
Current Year	4.83K	4.56K	4.18K	3.81K	3.56K	3.47K	3.29K	3.13K	3.05K	3K	2.85K	2.63K	2.41K
Prior Year	5.35K	5.2K	4.9K	4.5K	4.38K	4.33K	4.22K	4.23K	4.53K	4.81K	4.97K	4.99K	4.83K
Percent Change from Prior Year	-10%	-12%	-15%	-15%	-19%	-20%	-22%	-26%	-33%	-38%	-43%	-47%	-50%

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.
Sep '20	\$1.19B	-35.5%
Sep '19	\$1.84B	-5.3%
Sep '18	\$1.95B	-5%

Current Year	\$1.84B	\$1.76B	\$1.65B	\$1.51B	\$1.42B	\$1.4B	\$1.35B	\$1.3B	\$1.32B	\$1.35B	\$1.3B	\$1.24B	\$1.19B
Prior Year	\$1.95B	\$1.89B	\$1.79B	\$1.65B	\$1.61B	\$1.61B	\$1.58B	\$1.58B	\$1.67B	\$1.77B	\$1.87B	\$1.88B	\$1.84B
Percent Change from Prior Year	-5%	-7%	-8%	-8%	-12%	-13%	-15%	-17%	-21%	-24%	-30%	-34%	-35%

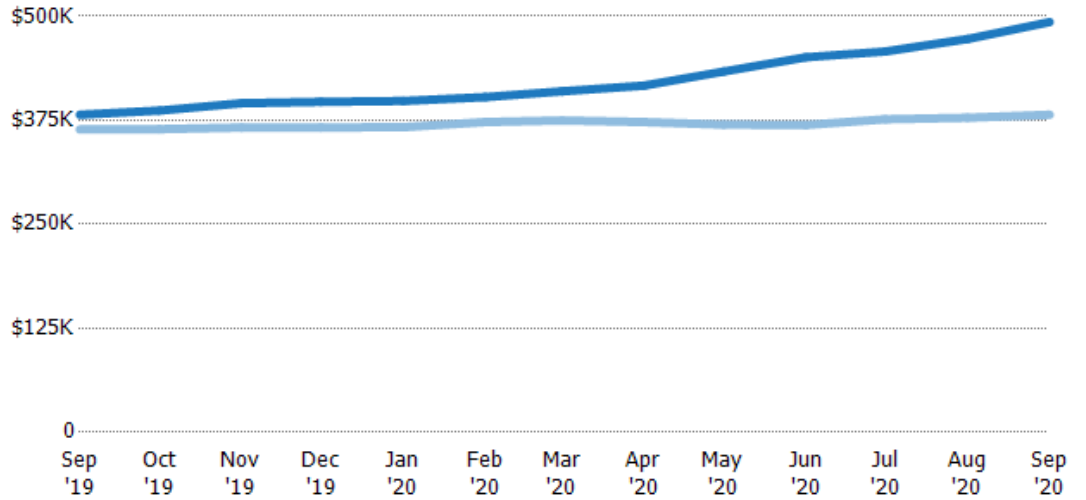
Average Listing Price

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.
Sep '20	\$493K	29.2%
Sep '19	\$382K	4.9%
Sep '18	\$364K	-5.2%



Current Year	\$382K	\$387K	\$395K	\$397K	\$398K	\$403K	\$410K	\$417K	\$434K	\$451K	\$458K	\$473K	\$493K
Prior Year	\$364K	\$364K	\$366K	\$366K	\$367K	\$373K	\$375K	\$373K	\$370K	\$369K	\$376K	\$378K	\$382K
Percent Change from Prior Year	5%	6%	8%	8%	9%	8%	9%	12%	17%	22%	22%	25%	29%

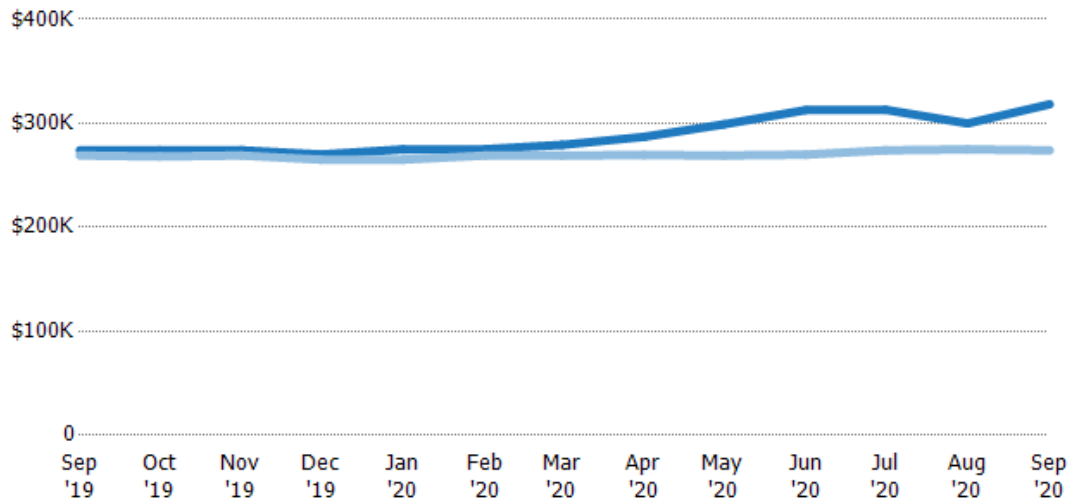
Median Listing Price

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.
Sep '20	\$318K	16.1%
Sep '19	\$274K	1.9%
Sep '18	\$269K	-7.8%



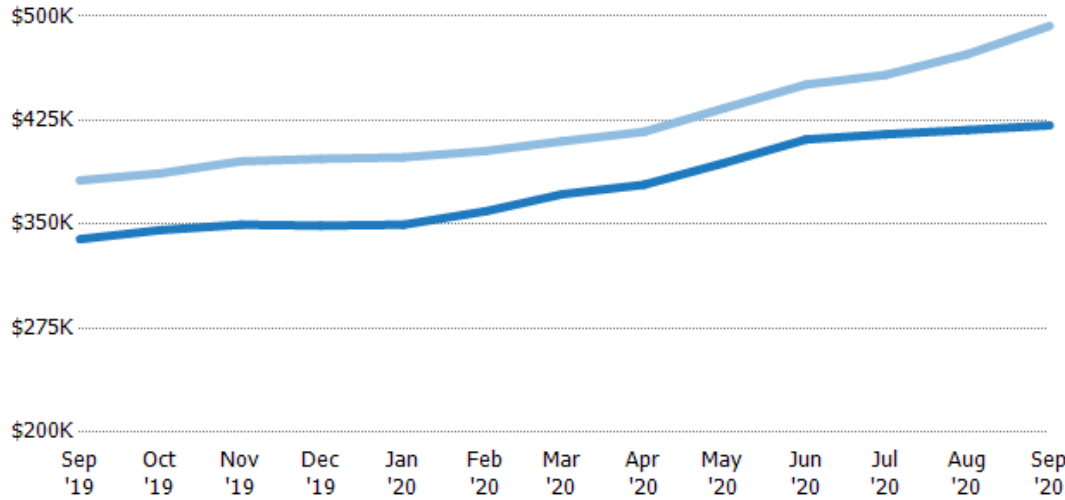
Current Year	\$274K	\$274K	\$274K	\$270K	\$275K	\$275K	\$279K	\$287K	\$299K	\$313K	\$313K	\$300K	\$318K
Prior Year	\$269K	\$268K	\$269K	\$265K	\$265K	\$269K	\$269K	\$270K	\$269K	\$270K	\$274K	\$275K	\$274K
Percent Change from Prior Year	2%	2%	2%	2%	4%	2%	4%	6%	11%	16%	14%	9%	16%

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



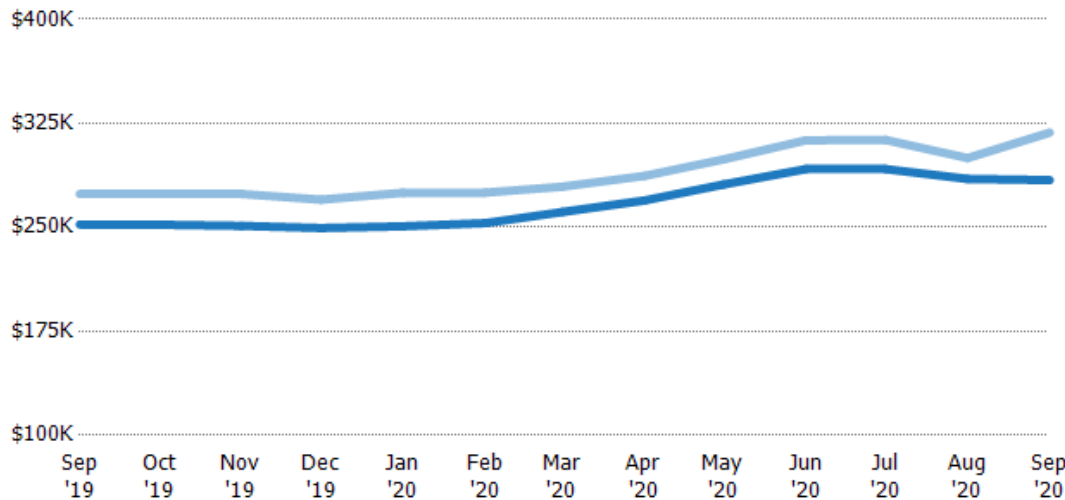
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$339K	\$346K	\$350K	\$349K	\$350K	\$359K	\$372K	\$379K	\$394K	\$411K	\$415K	\$418K	\$421K
Avg Listing Price	\$382K	\$387K	\$395K	\$397K	\$398K	\$403K	\$410K	\$417K	\$434K	\$451K	\$458K	\$473K	\$493K
Avg Listing Price as a % of Avg Est Value	112%	112%	113%	114%	114%	112%	110%	110%	110%	110%	110%	113%	117%

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



	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	\$252K	\$252K	\$251K	\$249K	\$251K	\$253K	\$261K	\$269K	\$281K	\$292K	\$292K	\$285K	\$284K
Median Listing Price	\$274K	\$274K	\$274K	\$270K	\$275K	\$275K	\$279K	\$287K	\$299K	\$313K	\$313K	\$300K	\$318K
Med Listing Price as a % of Med Est Value	109%	109%	109%	108%	110%	109%	107%	107%	106%	107%	107%	105%	112%

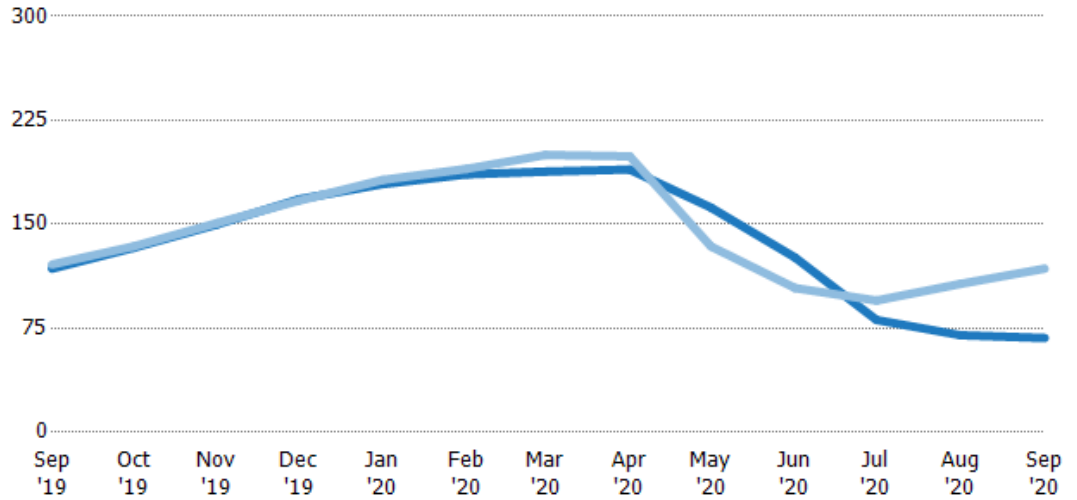
Median Days in RPR

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

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

Month/Year	Days	% Chg.
Sep '20	68	-42.4%
Sep '19	118	-2.5%
Sep '18	121	-5.8%



	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	118	133	150	168	179	186	188	190	162	126	81	70	68
Prior Year	121	134	151	167	182	190	200	199	134	104	95	107	118
Percent Change from Prior Year	-2%	-1%	-1%	1%	-2%	-2%	-6%	-5%	21%	21%	-15%	-35%	-42%

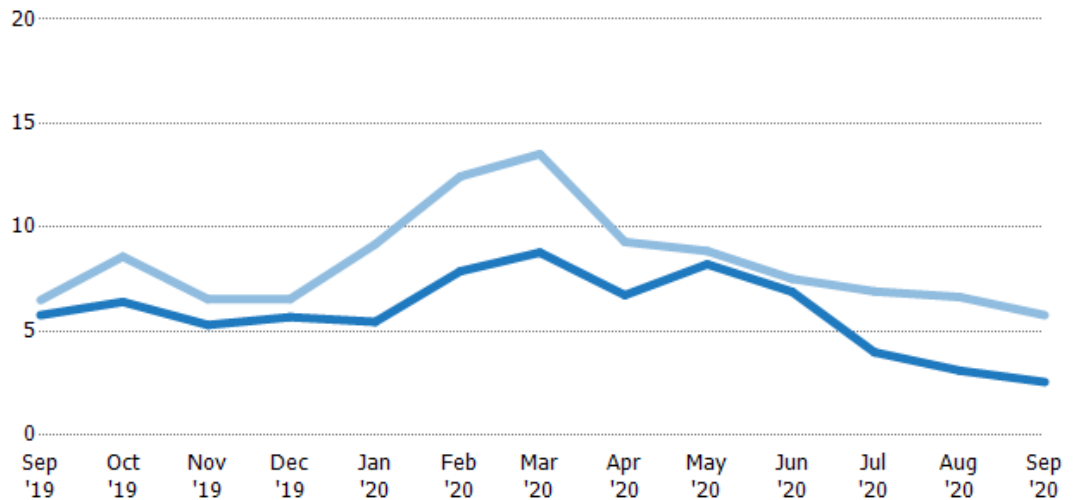
Months of Inventory

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.
Sep '20	2.56	-55.7%
Sep '19	5.78	-11.1%
Sep '18	6.5	15.8%



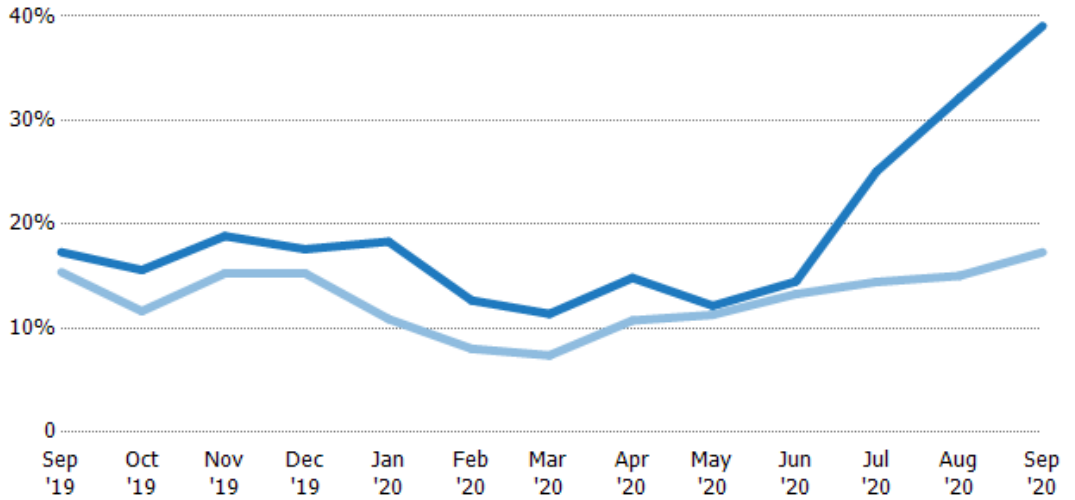
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	5.78	6.41	5.3	5.68	5.45	7.89	8.79	6.74	8.22	6.9	3.99	3.11	2.56
Prior Year	6.5	8.59	6.54	6.55	9.18	12.4	13.5	9.29	8.86	7.52	6.92	6.65	5.78
Percent Change from Prior Year	-11%	-25%	-19%	-13%	-41%	-37%	-35%	-28%	-7%	-8%	-42%	-53%	-56%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



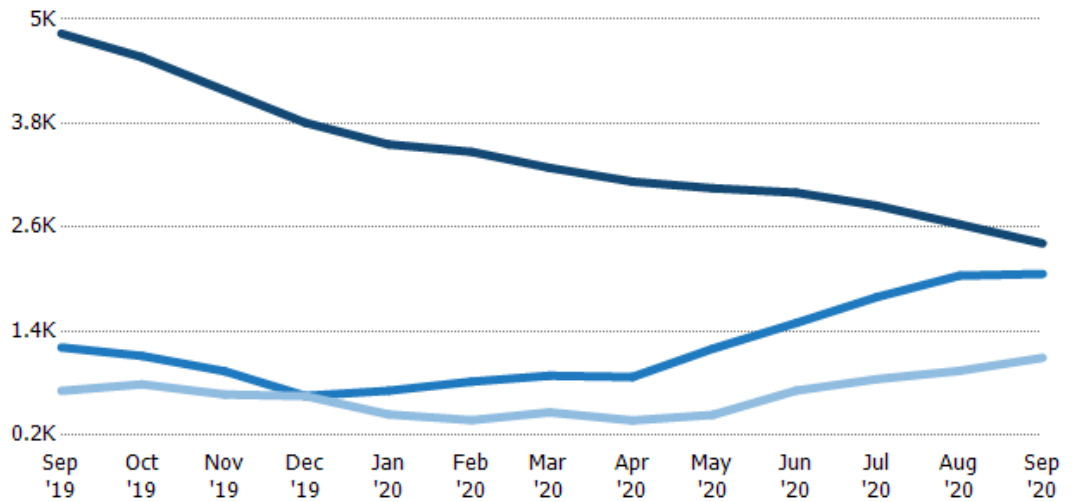
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	17%	16%	19%	18%	18%	13%	11%	15%	12%	15%	25%	32%	39%
Prior Year	15%	12%	15%	15%	11%	8%	7%	11%	11%	13%	14%	15%	17%
Change from Prior Year	-2%	-4%	-4%	-2%	-7%	-5%	-4%	-4%	-1%	-1%	-11%	-17%	-22%

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



	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	4.83K	4.56K	4.18K	3.81K	3.56K	3.47K	3.29K	3.13K	3.05K	3K	2.85K	2.63K	2.41K
Pending	1.21K	1.12K	938	654	714	819	887	872	1.2K	1.5K	1.79K	2.04K	2.06K
Sold	712	788	670	652	440	374	464	371	435	715	847	943	1.09K

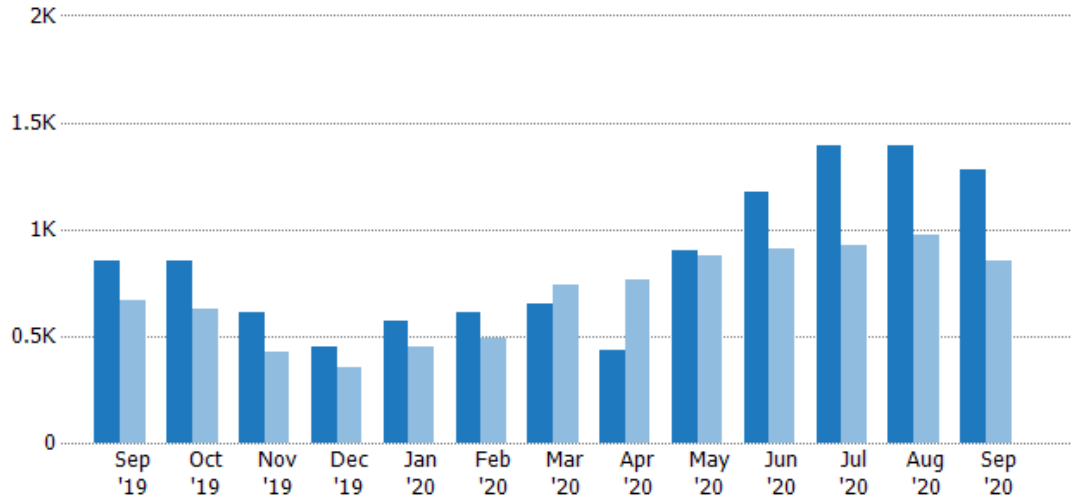
New Pending Sales

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.
Sep '20	1.28K	50.2%
Sep '19	851	27.2%
Sep '18	669	-8.8%



Current Year	851	853	609	452	573	611	654	431	899	1.17K	1.39K	1.39K	1.28K
Prior Year	669	629	422	353	446	487	737	765	873	910	928	970	851
Percent Change from Prior Year	27%	36%	44%	28%	28%	25%	-11%	-44%	3%	29%	50%	44%	50%

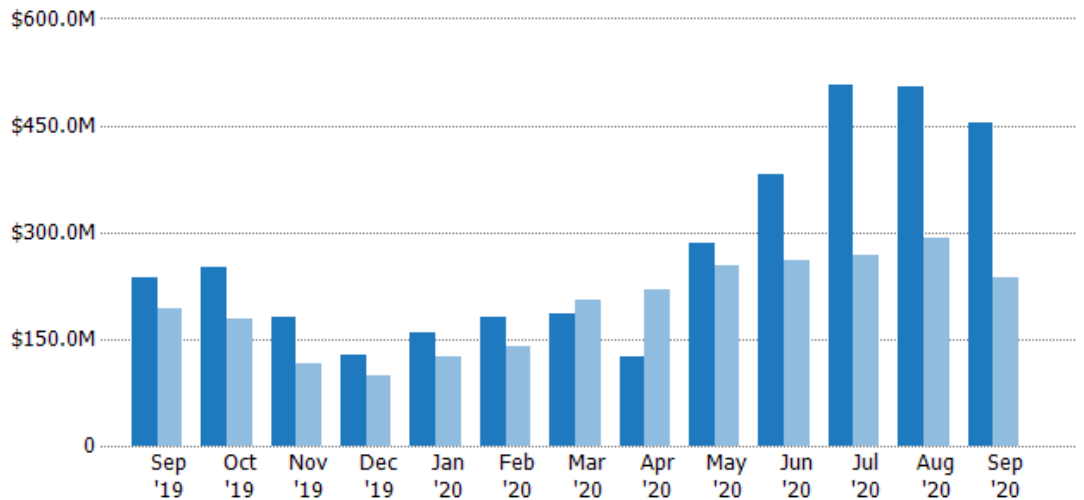
New Pending Sales Volume

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.
Sep '20	\$453M	92.3%
Sep '19	\$236M	22.8%
Sep '18	\$192M	-9.7%



Current Year	\$236M	\$250M	\$180M	\$127M	\$159M	\$180M	\$185M	\$125M	\$284M	\$381M	\$508M	\$505M	\$453M
Prior Year	\$192M	\$179M	\$116M	\$97.6M	\$124M	\$140M	\$204M	\$219M	\$253M	\$261M	\$267M	\$292M	\$236M
Percent Change from Prior Year	23%	40%	54%	30%	28%	28%	-10%	-43%	12%	46%	90%	73%	92%

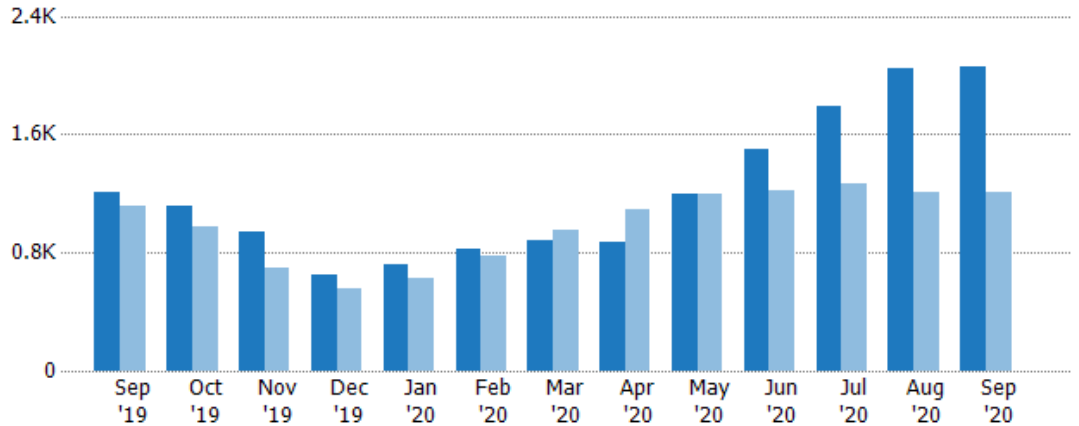
Pending Sales

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.
Sep '20	2.06K	70%
Sep '19	1.21K	8.9%
Sep '18	1.11K	-14%



Current Year	1.21K	1.12K	938	654	714	819	887	872	1.2K	1.5K	1.79K	2.04K	2.06K
Prior Year	1.11K	975	691	551	632	778	949	1.09K	1.2K	1.22K	1.27K	1.2K	1.21K
Percent Change from Prior Year	9%	14%	36%	19%	13%	5%	-7%	-20%	0%	23%	41%	70%	70%

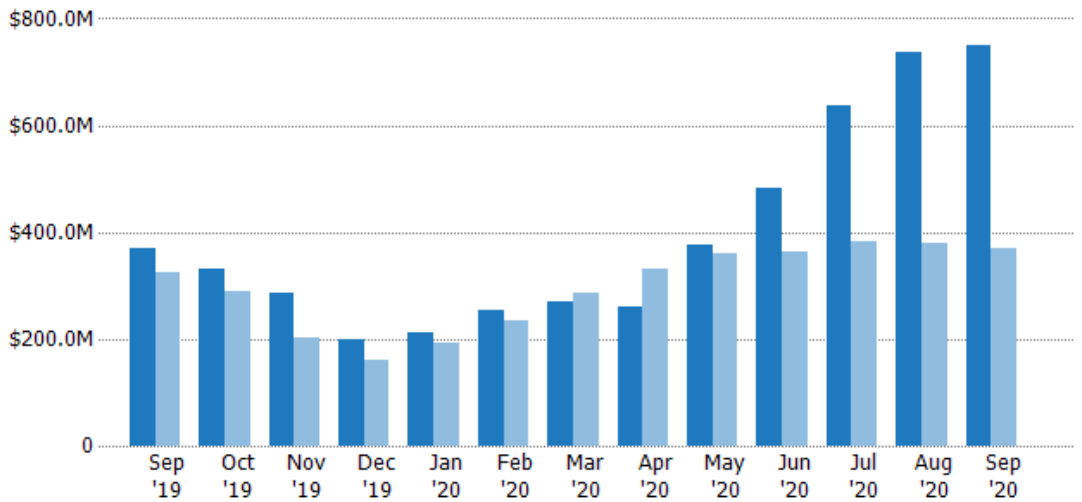
Pending Sales Volume

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.
Sep '20	\$750M	102.1%
Sep '19	\$371M	14.2%
Sep '18	\$325M	-14.8%



Current Year	\$371M	\$331M	\$286M	\$200M	\$211M	\$253M	\$270M	\$261M	\$375M	\$483M	\$638M	\$737M	\$750M
Prior Year	\$325M	\$288M	\$204M	\$161M	\$192M	\$234M	\$287M	\$332M	\$359M	\$362M	\$384M	\$378M	\$371M
Percent Change from Prior Year	14%	15%	41%	24%	10%	8%	-6%	-21%	4%	33%	66%	95%	102%

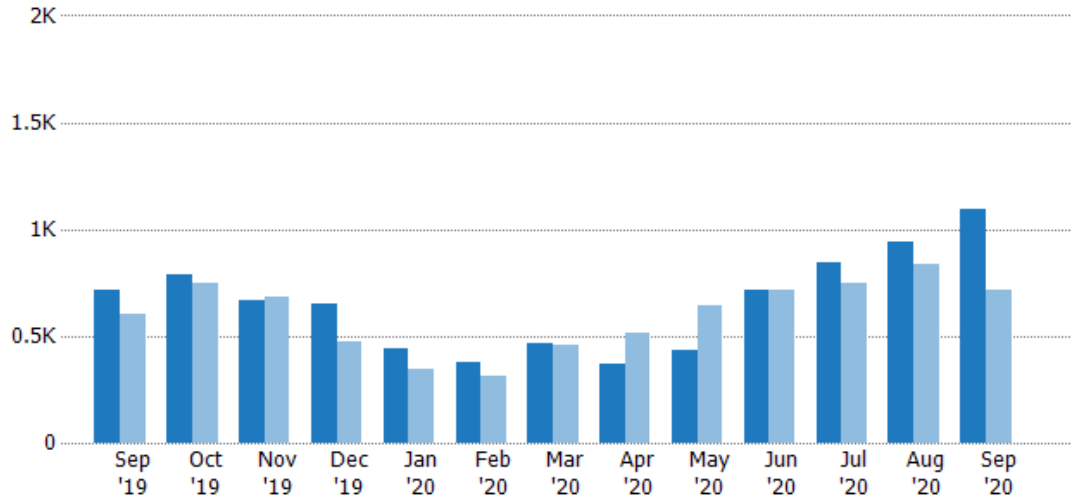
Closed Sales

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.
Sep '20	1.09K	53.7%
Sep '19	712	17.7%
Sep '18	605	6.9%



	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	712	788	670	652	440	374	464	371	435	715	847	943	1,090
Prior Year	605	749	687	477	348	312	455	511	639	719	750	837	712
Percent Change from Prior Year	18%	5%	-2%	37%	26%	20%	2%	-27%	-32%	-1%	13%	13%	54%

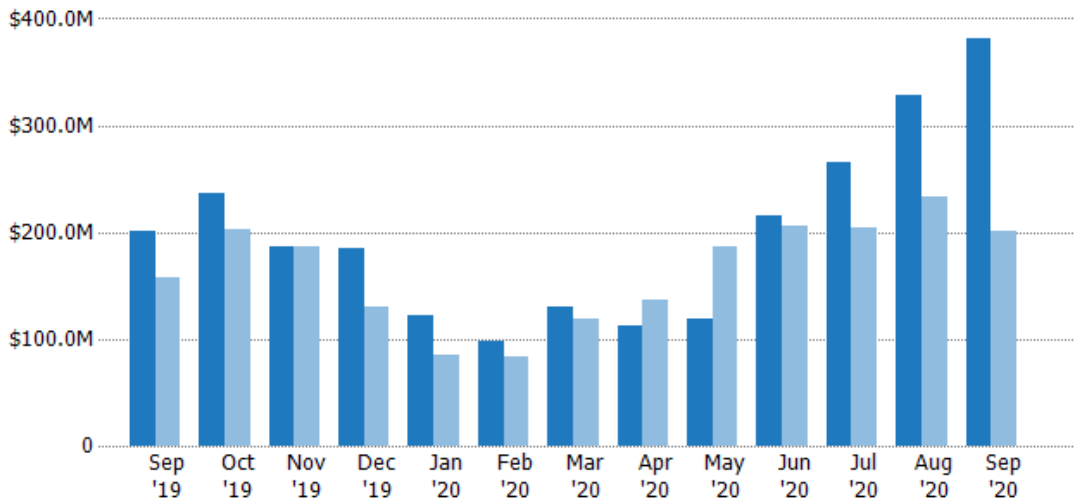
Closed Sales Volume

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.
Sep '20	\$381M	90.1%
Sep '19	\$200M	26.7%
Sep '18	\$158M	5.1%



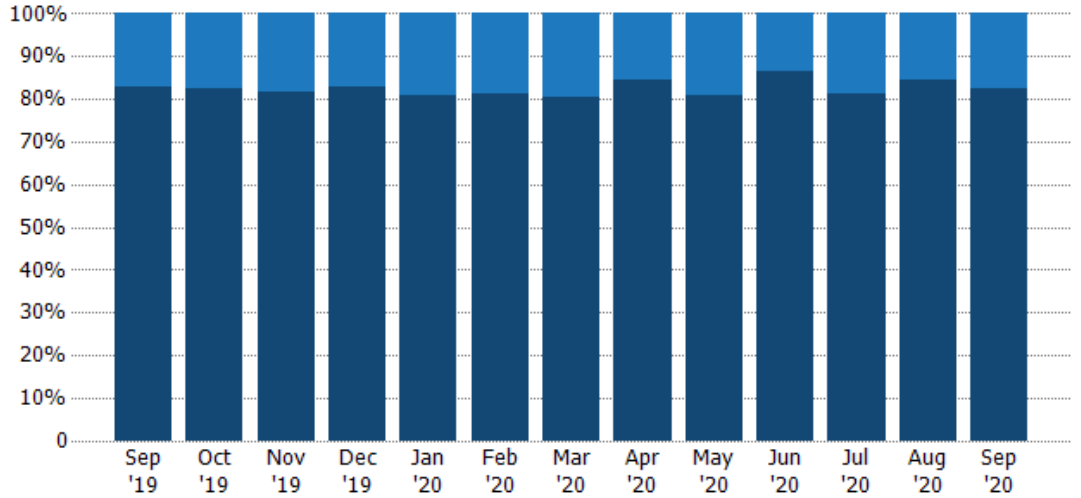
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$200M	\$236M	\$187M	\$184M	\$122M	\$97.6M	\$129M	\$113M	\$118M	\$216M	\$265M	\$329M	\$381M
Prior Year	\$158M	\$202M	\$186M	\$130M	\$84.4M	\$83.9M	\$120M	\$137M	\$187M	\$205M	\$205M	\$234M	\$200M
Percent Change from Prior Year	27%	17%	1%	42%	44%	16%	8%	-18%	-37%	5%	29%	41%	90%

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

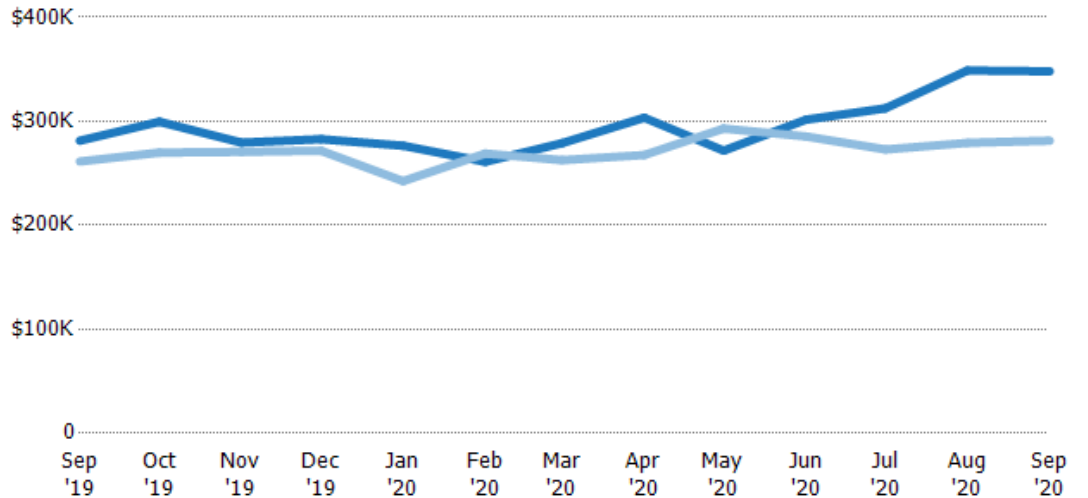
Average Sales Price

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.
Sep '20	\$348K	23.7%
Sep '19	\$281K	7.7%
Sep '18	\$261K	-1.8%



Current Year	\$281K	\$300K	\$279K	\$283K	\$276K	\$261K	\$279K	\$303K	\$272K	\$302K	\$312K	\$349K	\$348K
Prior Year	\$261K	\$270K	\$271K	\$272K	\$242K	\$269K	\$263K	\$268K	\$293K	\$285K	\$273K	\$279K	\$281K
Percent Change from Prior Year	8%	11%	3%	4%	14%	-3%	6%	13%	-7%	6%	15%	25%	24%

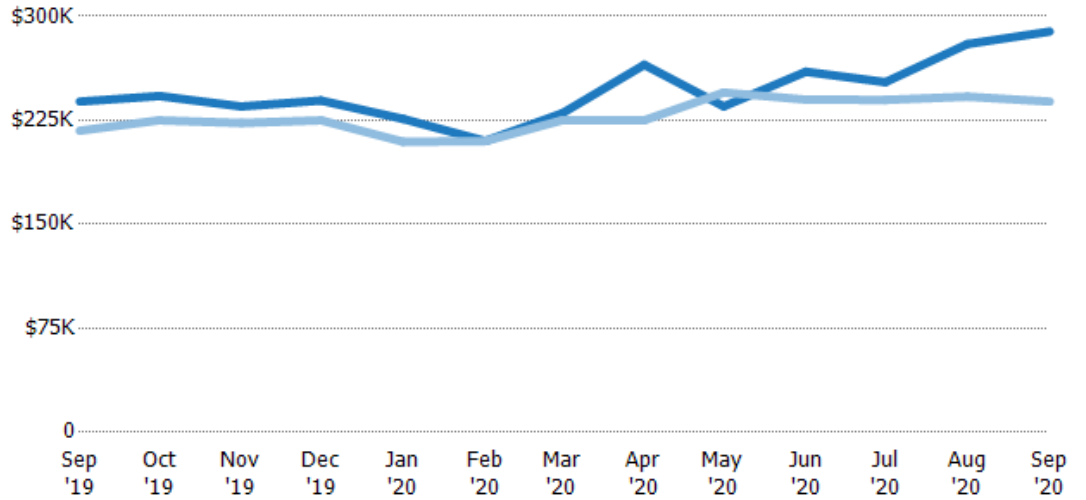
Median Sales Price

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.
Sep '20	\$289K	21.2%
Sep '19	\$239K	9.7%
Sep '18	\$218K	-3.4%



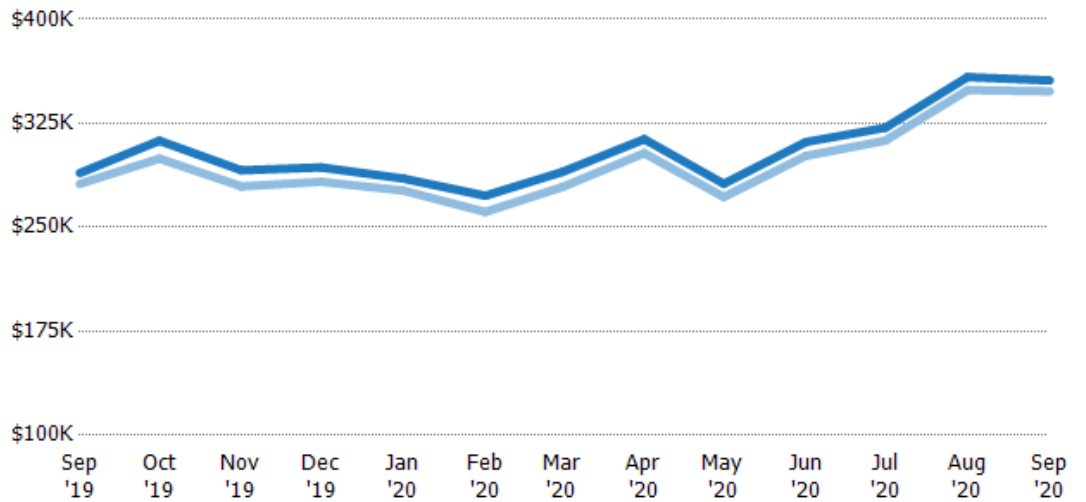
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$239K	\$243K	\$235K	\$239K	\$226K	\$210K	\$230K	\$265K	\$235K	\$260K	\$253K	\$280K	\$289K
Prior Year	\$218K	\$225K	\$223K	\$225K	\$210K	\$210K	\$225K	\$225K	\$245K	\$240K	\$240K	\$242K	\$239K
Percent Change from Prior Year	10%	8%	5%	6%	8%	0%	2%	18%	-4%	8%	5%	16%	21%

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



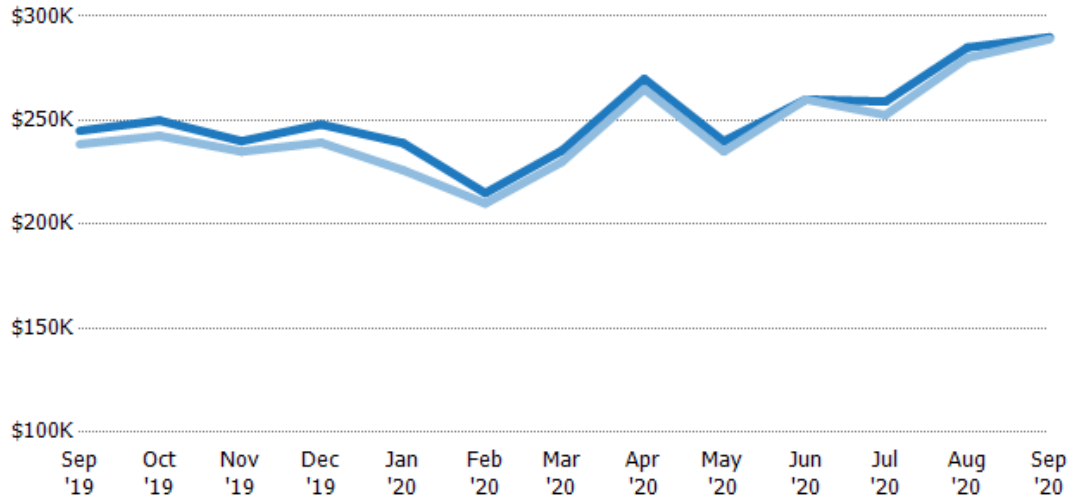
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg List Price	\$289K	\$312K	\$291K	\$293K	\$285K	\$273K	\$290K	\$314K	\$281K	\$311K	\$322K	\$358K	\$356K
Avg Sales Price	\$281K	\$300K	\$279K	\$283K	\$276K	\$261K	\$279K	\$303K	\$272K	\$302K	\$312K	\$349K	\$348K
Avg Sales Price as a % of Avg List Price	97%	96%	96%	96%	97%	96%	96%	97%	97%	97%	97%	97%	98%

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



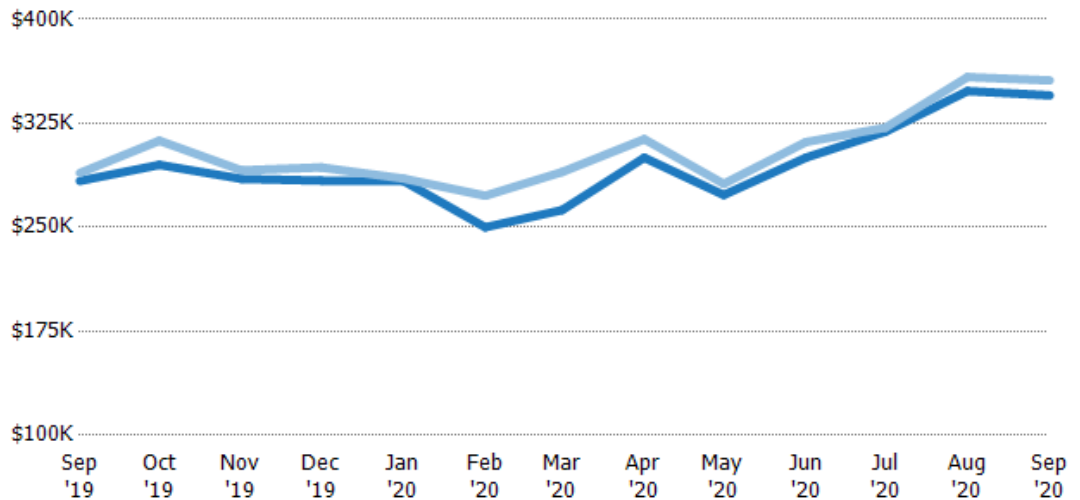
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median List Price	\$245K	\$250K	\$240K	\$248K	\$239K	\$215K	\$235K	\$270K	\$240K	\$260K	\$259K	\$285K	\$290K
Median Sales Price	\$239K	\$243K	\$235K	\$239K	\$226K	\$210K	\$230K	\$265K	\$235K	\$260K	\$253K	\$280K	\$289K
Med Sales Price as a % of Med List Price	97%	97%	98%	96%	95%	98%	98%	98%	98%	100%	97%	98%	100%

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



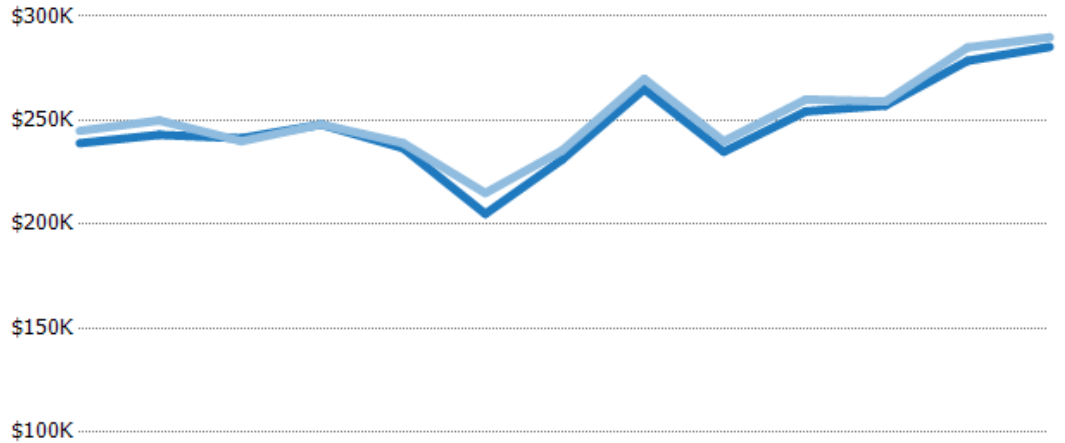
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$283K	\$295K	\$285K	\$284K	\$284K	\$250K	\$262K	\$300K	\$273K	\$300K	\$319K	\$348K	\$345K
Avg Sales Price	\$289K	\$312K	\$291K	\$293K	\$285K	\$273K	\$290K	\$314K	\$281K	\$311K	\$322K	\$358K	\$356K
Avg Sales Price as a % of Avg Est Value	102%	106%	102%	103%	101%	109%	110%	104%	103%	104%	101%	103%	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



	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	\$239K	\$243K	\$241K	\$248K	\$237K	\$205K	\$231K	\$265K	\$235K	\$254K	\$257K	\$279K	\$285K
Median Sales Price	\$245K	\$250K	\$240K	\$248K	\$239K	\$215K	\$235K	\$270K	\$240K	\$260K	\$259K	\$285K	\$290K
Med Sales Price as a % of Med Est Value	102%	103%	99%	100%	101%	105%	102%	102%	102%	102%	101%	102%	102%

Sales Activity by ZIP

Oct 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	22	\$5,985,100	10	\$2,543,400	\$254,340	\$216,500	\$149	\$140	36
05030	4	\$907,900	1	\$475,000	\$475,000	\$475,000	\$205	\$205	12
05031	5	\$4,913,000	2	\$1,679,000	\$839,500	\$839,500	\$343	\$343	29
05032	6	\$1,027,800	3	\$850,000	\$283,333	\$350,000	\$120	\$117	57
05033	6	\$1,752,800	3	\$663,000	\$221,000	\$215,000	\$102	\$97	7
05034	4	\$3,379,900	2	\$845,000	\$422,500	\$422,500	\$157	\$157	23
05036	4	\$787,800	3	\$708,000	\$236,000	\$243,000	\$113	\$110	40
05037	6	\$2,382,800	1	\$945,000	\$945,000	\$945,000	\$215	\$215	138
05038	6	\$1,594,000	1	\$228,000	\$228,000	\$228,000	\$123	\$123	50
05041	1	\$179,000	1	\$268,000	\$268,000	\$268,000	\$130	\$130	329
05042	1	\$125,000	2	\$1,095,500	\$547,750	\$547,750	\$175	\$175	109
05046	4	\$1,109,900	1	\$394,000	\$394,000	\$394,000	\$302	\$302	47
05048	10	\$6,690,800	2	\$809,499	\$404,750	\$404,750	\$146	\$146	28
05051	3	\$672,000	5	\$1,369,000	\$273,800	\$295,000	\$131	\$116	14
05053	4	\$3,580,000	5	\$2,635,000	\$527,000	\$360,000	\$183	\$168	57
05055	9	\$7,133,412	5	\$3,739,000	\$747,800	\$710,000	\$284	\$207	13
05056	6	\$3,827,900	1	\$700,000	\$700,000	\$700,000	\$225	\$225	16
05059	33	\$11,798,900	14	\$4,915,900	\$351,136	\$361,000	\$166	\$159	28
05060	10	\$2,123,000	1	\$123,500	\$123,500	\$123,500	\$46	\$46	583
05061	2	\$464,000	1	\$395,000	\$395,000	\$395,000	\$225	\$225	40
05062	2	\$614,000	4	\$687,800	\$171,950	\$127,450	\$135	\$134	204
05065	4	\$1,267,000	3	\$821,664	\$273,888	\$275,000	\$152	\$145	46
05068	3	\$574,900	4	\$584,000	\$146,000	\$107,500	\$88	\$95	53
05069	2	\$363,400	1	\$39,500	\$39,500	\$39,500	\$17	\$17	5
05070	1	\$275,000	1	\$525,000	\$525,000	\$525,000	\$177	\$177	23
05071	4	\$2,648,000	1	\$1,350,000	\$1,350,000	\$1,350,000	\$299	\$299	77
05072	1	\$345,000	4	\$1,535,000	\$383,750	\$357,500	\$147	\$146	43
05075	3	\$1,088,000	3	\$1,090,000	\$363,333	\$270,000	\$209	\$229	4
05076	2	\$688,900	1	\$240,000	\$240,000	\$240,000	\$156	\$156	15
05077	4	\$1,927,000	1	\$135,000	\$135,000	\$135,000	\$146	\$146	262
05079	3	\$703,000	1	\$250,000	\$250,000	\$250,000	\$106	\$106	94
05084	3	\$1,610,000	3	\$2,779,000	\$926,333	\$920,000	\$256	\$233	9
05088	1	\$229,000	1	\$322,000	\$322,000	\$322,000	\$180	\$180	60
05089	13	\$3,352,500	4	\$1,286,900	\$321,725	\$189,500	\$196	\$173	15
05091	26	\$20,231,800	10	\$5,527,500	\$552,750	\$497,000	\$220	\$202	44
05101	8	\$1,641,800	5	\$998,000	\$199,600	\$192,000	\$102	\$81	99
05142	4	\$879,000	2	\$1,015,000	\$507,500	\$507,500	\$151	\$151	260
05143	27	\$9,628,100	4	\$1,317,700	\$329,425	\$197,000	\$140	\$153	20

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Sales Activity by ZIP

Oct 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
05146	4	\$1,656,000	5	\$2,612,000	\$522,400	\$435,000	\$163	\$167	30
05148	7	\$2,197,000	2	\$604,000	\$302,000	\$302,000	\$210	\$210	29
05149	22	\$9,707,300	3	\$843,000	\$281,000	\$265,000	\$136	\$123	90
05150	4	\$688,400	1	\$164,000	\$164,000	\$164,000	\$162	\$162	168
05151	3	\$873,000	2	\$110,000	\$55,000	\$55,000	\$71	\$71	127
05152	9	\$4,746,700	4	\$2,940,000	\$735,000	\$515,000	\$195	\$200	173
05153	2	\$264,000	2	\$395,500	\$197,750	\$197,750	\$166	\$166	11
05155	6	\$4,857,000	2	\$2,025,000	\$1,012,500	\$1,012,500	\$198	\$198	187
05156	19	\$5,891,200	7	\$2,461,510	\$351,644	\$325,000	\$139	\$93	26
05161	4	\$2,570,000	6	\$2,349,000	\$391,500	\$375,000	\$198	\$184	47
05201	46	\$11,348,900	13	\$2,128,900	\$163,762	\$165,000	\$109	\$107	27
05250	17	\$4,330,800	6	\$3,255,000	\$542,500	\$490,000	\$186	\$171	70
05251	11	\$8,176,000	6	\$5,350,000	\$891,667	\$582,500	\$226	\$194	9
05252			1	\$410,000	\$410,000	\$410,000	\$148	\$148	5
05253	3	\$904,000	1	\$198,000	\$198,000	\$198,000	\$150	\$150	13
05254	5	\$2,163,000	5	\$1,924,000	\$384,800	\$401,000	\$150	\$144	5
05255	17	\$9,662,500	11	\$3,711,000	\$337,364	\$290,000	\$162	\$158	42
05261	6	\$1,228,800	2	\$531,000	\$265,500	\$265,500	\$156	\$156	10
05262	11	\$3,151,800	5	\$1,711,000	\$342,200	\$301,000	\$166	\$176	57
05301	32	\$9,405,400	19	\$6,007,600	\$316,189	\$250,000	\$165	\$166	26
05340	27	\$10,692,600	20	\$11,720,550	\$586,028	\$454,000	\$171	\$152	32
05341	3	\$638,900	1	\$319,000	\$319,000	\$319,000	\$106	\$106	7
05342	1	\$125,000	2	\$405,000	\$202,500	\$202,500	\$251	\$251	25
05343	10	\$5,368,000	1	\$889,000	\$889,000	\$889,000	\$164	\$164	13
05345	13	\$3,436,399	6	\$2,389,500	\$398,250	\$225,450	\$170	\$119	169
05346	11	\$3,772,900	1	\$485,000	\$485,000	\$485,000	\$181	\$181	373
05350	8	\$1,422,800	2	\$353,000	\$176,500	\$176,500	\$143	\$143	67
05353	8	\$1,540,900	4	\$1,018,400	\$254,600	\$251,750	\$160	\$155	24
05354	3	\$700,000	1	\$635,500	\$635,500	\$635,500	\$188	\$188	138
05355	9	\$2,319,400	3	\$950,000	\$316,667	\$175,000	\$162	\$186	76
05356	55	\$17,609,500	24	\$10,012,100	\$417,171	\$292,000	\$162	\$148	58
05358	3	\$390,900	1	\$130,000	\$130,000	\$130,000	\$185	\$185	13
05359	4	\$1,026,000	3	\$635,500	\$211,833	\$240,000	\$164	\$162	6
05360	19	\$7,112,000	17	\$10,303,000	\$606,059	\$480,000	\$268	\$282	78
05361	13	\$3,442,995	1	\$200,000	\$200,000	\$200,000	\$130	\$130	2
05363	49	\$17,814,497	17	\$5,340,215	\$314,130	\$250,000	\$153	\$145	36
05401	25	\$15,579,100	10	\$6,260,000	\$626,000	\$574,500	\$319	\$276	21

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Sales Activity by ZIP

Oct 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
05403	50	\$19,434,049	33	\$12,341,194	\$373,976	\$297,000	\$202	\$192	4
05404	16	\$4,806,699	4	\$1,061,500	\$265,375	\$270,750	\$221	\$252	9
05408	23	\$9,518,800	16	\$6,288,642	\$393,040	\$330,601	\$242	\$222	4
05440	11	\$2,956,300	1	\$469,000	\$469,000	\$469,000	\$113	\$113	243
05443	4	\$1,852,700	4	\$1,495,000	\$373,750	\$291,000	\$170	\$139	162
05444	1	\$115,000	3	\$785,000	\$261,667	\$235,000	\$171	\$180	4
05445	7	\$4,461,399	5	\$5,523,000	\$1,104,600	\$1,100,000	\$305	\$233	29
05446	40	\$17,497,656	14	\$5,685,353	\$406,097	\$374,950	\$184	\$159	17
05448	1	\$269,000	2	\$480,000	\$240,000	\$240,000	\$172	\$172	8
05450	6	\$1,066,000	4	\$763,500	\$190,875	\$201,250	\$105	\$105	83
05452	53	\$18,704,950	20	\$8,320,764	\$416,038	\$378,750	\$177	\$169	13
05454	13	\$4,244,700	7	\$2,069,000	\$295,571	\$300,000	\$148	\$144	6
05455			2	\$571,900	\$285,950	\$285,950	\$122	\$122	26
05457	5	\$1,368,800	2	\$350,000	\$175,000	\$175,000	\$117	\$117	8
05458	12	\$6,729,700	5	\$2,947,000	\$589,400	\$315,000	\$196	\$197	38
05459	2	\$435,000	3	\$627,000	\$209,000	\$230,000	\$142	\$148	49
05460	2	\$683,900	1	\$339,000	\$339,000	\$339,000	\$235	\$235	17
05463	2	\$950,000	2	\$1,006,000	\$503,000	\$503,000	\$235	\$235	259
05464	8	\$1,965,300	9	\$2,425,600	\$269,511	\$295,000	\$143	\$135	16
05465	9	\$3,182,600	7	\$2,660,500	\$380,071	\$350,000	\$172	\$161	6
05468	21	\$6,188,300	18	\$5,232,900	\$290,717	\$276,500	\$165	\$168	5
05469	4	\$1,640,900	5	\$1,732,000	\$346,400	\$365,000	\$152	\$163	46
05471	6	\$1,343,900	1	\$300,000	\$300,000	\$300,000	\$194	\$194	131
05472	2	\$984,900	4	\$2,802,000	\$700,500	\$444,500	\$198	\$200	38
05473	1	\$474,500	2	\$573,000	\$286,500	\$286,500	\$177	\$177	37
05474	8	\$3,768,300	6	\$3,105,000	\$517,500	\$513,500	\$210	\$232	80
05476	9	\$1,346,600	1	\$159,000	\$159,000	\$159,000	\$87	\$87	4
05477	8	\$2,028,300	3	\$877,000	\$292,333	\$290,000	\$217	\$227	5
05478	48	\$14,178,539	24	\$6,457,189	\$269,050	\$264,950	\$142	\$143	21
05482	16	\$10,044,650	8	\$3,354,000	\$419,250	\$405,750	\$209	\$203	6
05483	3	\$634,800	2	\$568,900	\$284,450	\$284,450	\$177	\$177	30
05488	12	\$4,041,194	7	\$1,563,400	\$223,343	\$227,000	\$143	\$134	83
05489	4	\$1,989,800	2	\$635,000	\$317,500	\$317,500	\$140	\$140	84
05491	9	\$3,925,900	7	\$1,714,000	\$244,857	\$245,000	\$138	\$138	333
05492	2	\$530,900	1	\$299,500	\$299,500	\$299,500	\$151	\$151	5
05494	5	\$1,812,800	1	\$396,780	\$396,780	\$396,780	\$140	\$140	90
05495	23	\$10,180,149	13	\$5,067,000	\$389,769	\$365,000	\$180	\$161	5

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Sales Activity by ZIP

Oct 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
05602	32	\$9,249,900	10	\$3,089,500	\$308,950	\$279,000	\$173	\$175	8
05641	30	\$7,750,600	15	\$3,189,918	\$212,661	\$180,000	\$120	\$90	7
05647	4	\$1,154,800	1	\$347,000	\$347,000	\$347,000	\$137	\$137	126
05648	1	\$215,000	1	\$229,900	\$229,900	\$229,900	\$217	\$217	63
05649	2	\$288,950	1	\$25,201	\$25,201	\$25,201	\$22	\$22	91
05650	4	\$1,046,000	2	\$741,510	\$370,755	\$370,755	\$153	\$153	99
05651	6	\$2,095,000	2	\$613,000	\$306,500	\$306,500	\$204	\$204	65
05652	1	\$199,900	2	\$443,000	\$221,500	\$221,500	\$106	\$106	278
05655	6	\$1,507,800	5	\$1,440,000	\$288,000	\$225,000	\$145	\$168	87
05656	1	\$249,900	2	\$635,000	\$317,500	\$317,500	\$199	\$199	143
05657	2	\$625,000	1	\$147,500	\$147,500	\$147,500	\$136	\$136	34
05660	7	\$1,881,800	4	\$1,782,700	\$445,675	\$361,350	\$191	\$184	239
05661	18	\$8,018,500	5	\$2,026,200	\$405,240	\$320,000	\$204	\$165	12
05663	7	\$1,383,200	7	\$1,753,400	\$250,486	\$249,900	\$184	\$158	26
05669	2	\$631,000	1	\$384,000	\$384,000	\$384,000	\$213	\$213	22
05672	62	\$47,676,400	26	\$24,535,000	\$943,654	\$695,000	\$299	\$239	56
05673	9	\$4,573,400	11	\$5,328,800	\$484,436	\$296,000	\$183	\$167	72
05674	22	\$9,207,300	21	\$7,581,950	\$361,045	\$275,000	\$197	\$180	8
05675	1	\$195,000	1	\$107,500	\$107,500	\$107,500	\$298	\$298	52
05676	12	\$4,447,900	3	\$861,800	\$287,267	\$191,900	\$160	\$157	3
05677	2	\$765,000	3	\$1,858,000	\$619,333	\$600,000	\$201	\$184	83
05678			1	\$165,000	\$165,000	\$165,000	\$127	\$127	44
05679	5	\$963,400	4	\$900,000	\$225,000	\$255,000	\$165	\$166	39
05680	4	\$1,316,900	1	\$272,500	\$272,500	\$272,500	\$354	\$354	28
05681	1	\$725,000	1	\$800,000	\$800,000	\$800,000	\$243	\$243	11
05682	2	\$1,799,000	2	\$869,000	\$434,500	\$434,500	\$214	\$214	50
05701	70	\$16,817,400	35	\$7,827,900	\$223,654	\$185,000	\$114	\$108	20
05732	2	\$1,344,000	1	\$425,000	\$425,000	\$425,000	\$96	\$96	7
05733	13	\$3,707,300	8	\$2,966,499	\$370,812	\$323,500	\$145	\$110	306
05735	21	\$7,686,199	11	\$2,717,100	\$247,009	\$240,000	\$162	\$148	60
05737	1	\$445,000	4	\$1,085,885	\$271,471	\$243,943	\$145	\$149	47
05739	6	\$2,368,900	3	\$2,205,000	\$735,000	\$625,000	\$184	\$142	228
05743	10	\$1,717,200	5	\$828,000	\$165,600	\$185,000	\$91	\$81	21
05750			1	\$157,000	\$157,000	\$157,000	\$98	\$98	4
05751	32	\$10,921,900	32	\$9,845,001	\$307,656	\$264,500	\$187	\$193	13
05753	20	\$8,915,800	10	\$2,503,500	\$250,350	\$212,500	\$159	\$144	12
05757	6	\$1,611,800	3	\$738,900	\$246,300	\$257,000	\$127	\$160	8

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Sales Activity by ZIP

Oct 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
05758	1	\$450,000	4	\$1,004,000	\$251,000	\$209,500	\$118	\$126	40
05759	2	\$709,800	2	\$770,000	\$385,000	\$385,000	\$117	\$117	36
05760	2	\$523,900	1	\$150,000	\$150,000	\$150,000	\$121	\$121	97
05761	7	\$1,619,900	2	\$989,500	\$494,750	\$494,750	\$146	\$146	389
05762	3	\$813,800	1	\$280,000	\$280,000	\$280,000	\$114	\$114	5
05763	4	\$1,262,900	3	\$219,000	\$73,000	\$80,000	\$75	\$75	152
05764	10	\$2,007,300	4	\$651,500	\$162,875	\$132,500	\$127	\$137	143
05765	5	\$1,014,800	4	\$728,900	\$182,225	\$177,000	\$100	\$106	57
05766	1	\$329,000	1	\$260,000	\$260,000	\$260,000	\$216	\$216	12
05767	7	\$1,473,500	2	\$607,000	\$303,500	\$303,500	\$129	\$129	11
05768	1	\$865,000	2	\$920,000	\$460,000	\$460,000	\$252	\$252	255
05769	2	\$499,000	1	\$200,000	\$200,000	\$200,000			6
05770	4	\$1,363,000	2	\$549,000	\$274,500	\$274,500	\$178	\$178	213
05772	5	\$1,125,900	1	\$225,000	\$225,000	\$225,000	\$86	\$86	5
05773	6	\$3,887,495	3	\$759,000	\$253,000	\$265,000	\$107	\$121	9
05774	2	\$370,000	3	\$347,500	\$115,833	\$90,000	\$167	\$104	70
05775	2	\$789,000	1	\$337,000	\$337,000	\$337,000	\$137	\$137	35
05776	1	\$119,900	1	\$206,000	\$206,000	\$206,000	\$64	\$64	4
05777	4	\$594,500	2	\$849,000	\$424,500	\$424,500	\$131	\$131	54
05819	19	\$3,678,100	6	\$1,297,500	\$216,250	\$157,000	\$122	\$136	13
05821	3	\$886,000	2	\$1,160,000	\$580,000	\$580,000	\$191	\$191	37
05822	11	\$3,376,900	4	\$1,068,900	\$267,225	\$244,950	\$161	\$106	19
05824	4	\$754,900	1	\$366,500	\$366,500	\$366,500	\$146	\$146	3
05825	2	\$624,000	2	\$422,900	\$211,450	\$211,450	\$111	\$111	45
05828	7	\$1,632,000	4	\$949,000	\$237,250	\$249,500	\$122	\$112	77
05829	15	\$3,845,100	8	\$1,303,900	\$162,988	\$174,500	\$103	\$90	25
05832	6	\$1,791,900	3	\$1,044,500	\$348,167	\$317,500	\$192	\$184	20
05836	1	\$136,000	1	\$438,000	\$438,000	\$438,000	\$164	\$164	82
05839	9	\$1,358,300	4	\$512,500	\$128,125	\$123,750	\$132	\$98	8
05841	1	\$575,000	1	\$230,000	\$230,000	\$230,000	\$107	\$107	181
05842	1	\$39,900	1	\$90,000	\$90,000	\$90,000	\$59	\$59	456
05843	5	\$1,231,900	4	\$643,400	\$160,850	\$174,700	\$149	\$156	6
05845	2	\$519,000	1	\$117,000	\$117,000	\$117,000	\$61	\$61	17
05846	10	\$1,463,000	2	\$345,000	\$172,500	\$172,500	\$181	\$181	15
05851	21	\$5,642,599	7	\$1,346,400	\$192,343	\$184,500	\$102	\$101	12
05853	8	\$2,456,500	2	\$368,500	\$184,250	\$184,250	\$126	\$126	45
05855	21	\$6,178,200	9	\$1,722,900	\$191,433	\$185,000	\$97	\$103	32

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Sales Activity by ZIP

Oct 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
05857	7	\$1,977,800	4	\$1,433,000	\$358,250	\$276,000	\$109	\$111	35
05858	1	\$224,900	2	\$248,500	\$124,250	\$124,250	\$82	\$82	263
05859	7	\$1,305,900	8	\$1,546,500	\$193,313	\$154,500	\$119	\$81	157
05860	8	\$1,802,700	4	\$1,155,000	\$288,750	\$289,500	\$190	\$188	40
05861			1	\$207,203	\$207,203	\$207,203	\$93	\$93	5
05862	2	\$579,000	2	\$439,500	\$219,750	\$219,750	\$147	\$147	11
05866	2	\$193,500	2	\$443,000	\$221,500	\$221,500	\$154	\$154	17
05867	4	\$828,000	1	\$90,000	\$90,000	\$90,000	\$104	\$104	20
05871	8	\$2,543,000	3	\$719,000	\$239,667	\$262,500	\$120	\$79	49
05872	2	\$646,000	1	\$144,500	\$144,500	\$144,500	\$161	\$161	3
05873	1	\$199,900	2	\$478,900	\$239,450	\$239,450	\$166	\$166	12
05874	6	\$1,482,300	1	\$193,000	\$193,000	\$193,000	\$99	\$99	40
05901			1	\$78,000	\$78,000	\$78,000	\$243	\$243	363
05903	6	\$1,027,800	1	\$65,000	\$65,000	\$65,000	\$28	\$28	224
05905	4	\$1,735,000	4	\$782,500	\$195,625	\$178,750	\$142	\$144	83
05906	6	\$804,900	4	\$459,900	\$114,975	\$63,250	\$82	\$75	273
05907			3	\$405,000	\$135,000	\$150,000	\$103	\$121	193

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 September Indicators Report

Run Date: 11/03/2020

Scheduled: No

Report Date Range: From 9/2019 To: 9/2020

Information Included

- Include Cover Sheet
- Include Key Metric Summary *
- Include Metrics By
- Averages
- Medians
- 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 10/2020 data

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