

## 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	Nov 2020	Nov 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	7	5	+40%	65	84	-22.6%
New Listing Volume	\$4,450,500	\$1,413,000	+215%	\$28,267,621	\$26,845,200	+5.3%
Active Listing Count	14	39	-64.1%	N/A	N/A	
Active Listing Volume	\$12,248,400	\$15,521,800	-21.1%	N/A	N/A	
Average Listing Price	\$874,886	\$397,995	+119.8%	\$514,000	\$341,285	+50.6%
Median Listing Price	\$648,750	\$319,000	+103.4%	\$351,687	\$287,417	+22.4%
Median Days in RPR	65	152	-57.2%	136.75	128.08	+6.8%
Months of Inventory	2.3	3.9	-40.2%	4.6	7.2	-36.5%
Absorption Rate	42.86%	25.64%	+17.2%	21.92%	13.93%	+8%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	6	2	+200%	91	66	+37.9%
New Pending Sales Volume	\$2,145,500	\$343,900	+523.9%	\$31,393,521	\$18,327,300	+71.3%
Pending Sales Count	13	5	+160%	N/A	N/A	
Pending Sales Volume	\$5,256,500	\$1,612,900	+225.9%	N/A	N/A	
Closed Sales Count	10	5	+100%	58	57	+1.8%
Closed Sales Volume	\$3,902,000	\$896,400	+335.3%	\$18,669,021	\$14,244,725	+31.1%
Average Sales Price	\$390,200	\$179,280	+117.6%	\$321,880	\$249,907	+28.8%
Median Sales Price	\$332,000	\$183,000	+81.4%	\$285,262	\$228,104	+25.1%

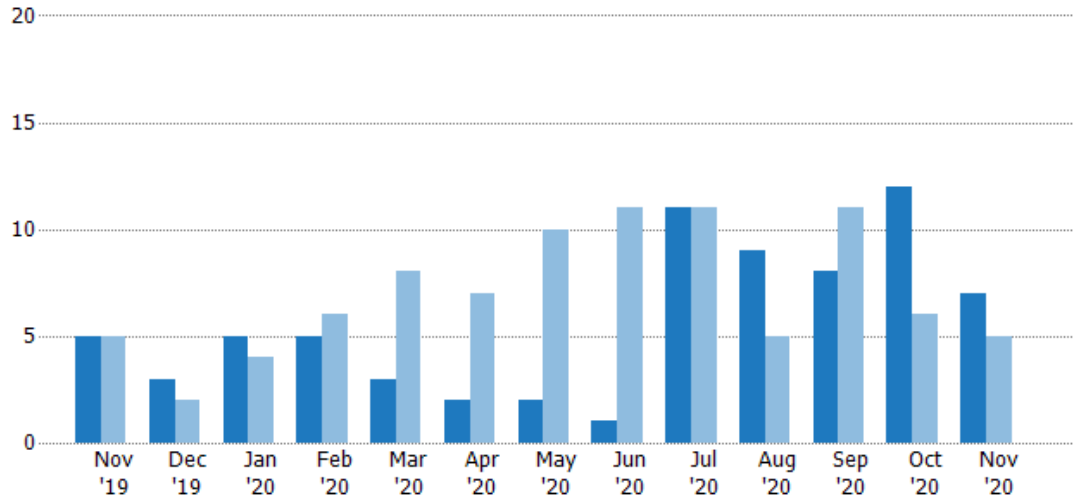
## New Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Nov '20	7	40%
Nov '19	5	0%
Nov '18	5	-20%



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	5	3	5	5	3	2	2	1	11	9	8	12	7
Prior Year	5	2	4	6	8	7	10	11	11	5	11	6	5
Percent Change from Prior Year	0%	50%	25%	-17%	-63%	-71%	-80%	-91%	0%	80%	-27%	100%	40%

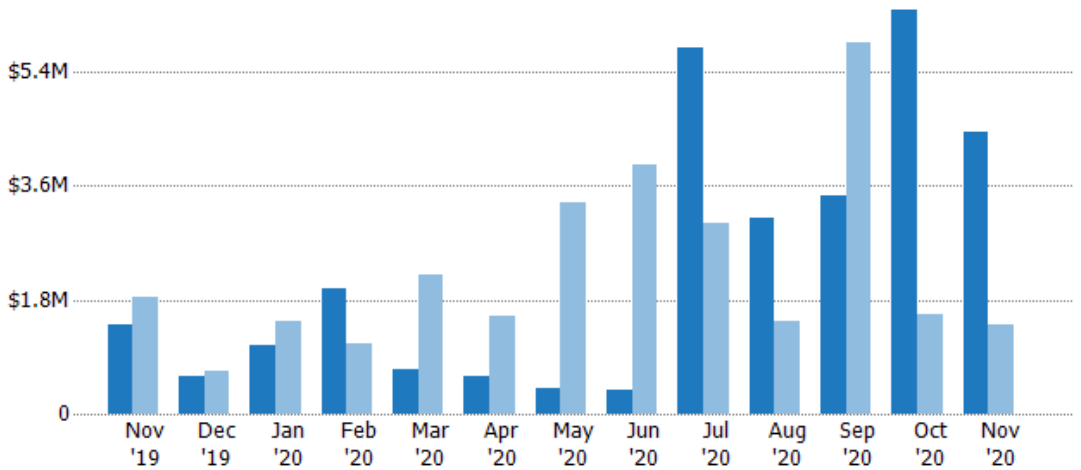
## New Listing Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Nov '20	\$4.45M	215%
Nov '19	\$1.41M	-23.7%
Nov '18	\$1.85M	-40.7%



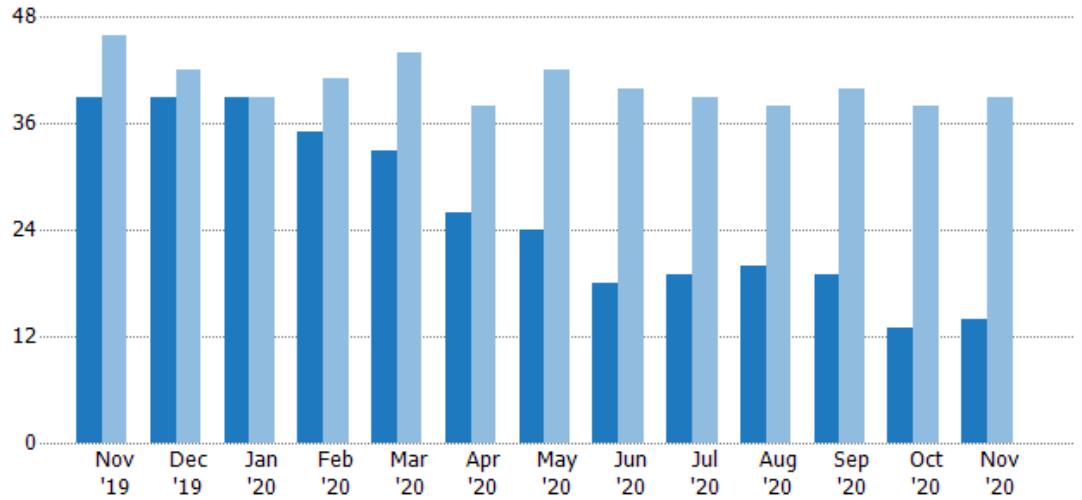
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$1.41M	\$585K	\$1.08M	\$1.99M	\$703K	\$589K	\$400K	\$375K	\$5.77M	\$3.08M	\$3.44M	\$6.39M	\$4.45M
Prior Year	\$1.85M	\$677K	\$1.46M	\$1.11M	\$2.2M	\$1.53M	\$3.32M	\$3.92M	\$3.02M	\$1.45M	\$5.85M	\$1.56M	\$1.41M
Percent Change from Prior Year	-24%	-14%	-26%	80%	-68%	-62%	-88%	-90%	91%	112%	-41%	310%	215%

## Active Listings

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

### Filters Used

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



Month/Year	Count	% Chg.
Nov '20	14	-64.1%
Nov '19	39	-15.2%
Nov '18	46	-15.2%

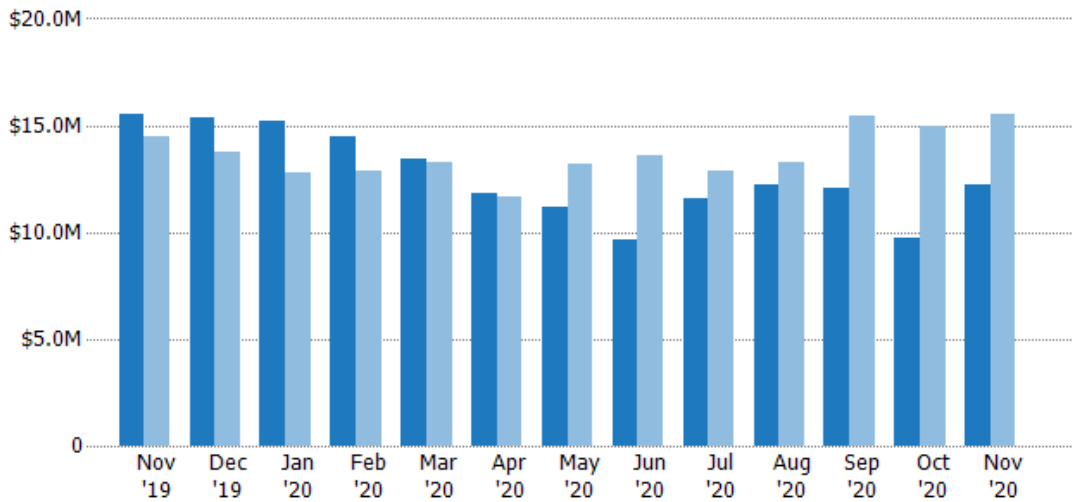
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	39	39	39	35	33	26	24	18	19	20	19	13	14
Prior Year	46	42	39	41	44	38	42	40	39	38	40	38	39
Percent Change from Prior Year	-15%	-7%	0%	-15%	-25%	-32%	-43%	-55%	-51%	-47%	-53%	-66%	-64%

## Active Listing Volume

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

### Filters Used

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



Month/Year	Volume	% Chg.
Nov '20	\$12.2M	-21.1%
Nov '19	\$15.5M	7.2%
Nov '18	\$14.5M	4.5%

	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$15.5M	\$15.4M	\$15.2M	\$14.5M	\$13.5M	\$11.8M	\$11.2M	\$9.67M	\$11.6M	\$12.2M	\$12.1M	\$9.74M	\$12.2M
Prior Year	\$14.5M	\$13.7M	\$12.8M	\$12.9M	\$13.3M	\$11.7M	\$13.2M	\$13.6M	\$12.9M	\$13.3M	\$15.5M	\$15M	\$15.5M
Percent Change from Prior Year	7%	12%	19%	12%	1%	2%	-15%	-29%	-10%	-8%	-22%	-35%	-21%

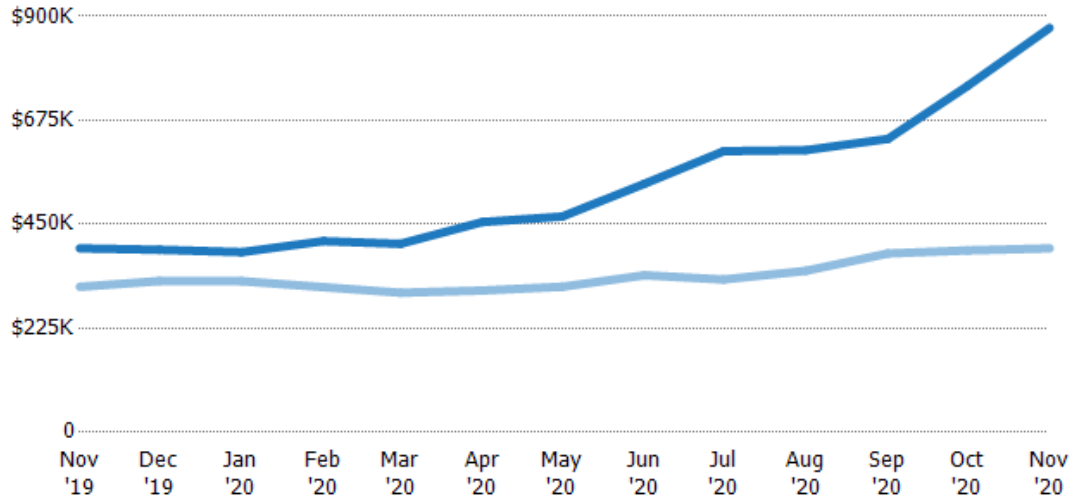
## Average Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Nov '20	\$875K	119.8%
Nov '19	\$398K	26.5%
Nov '18	\$315K	23.3%



Current Year	\$398K	\$395K	\$390K	\$414K	\$408K	\$455K	\$467K	\$537K	\$608K	\$610K	\$635K	\$749K	\$875K
Prior Year	\$315K	\$327K	\$327K	\$314K	\$302K	\$307K	\$315K	\$340K	\$331K	\$349K	\$387K	\$393K	\$398K
Percent Change from Prior Year	26%	21%	19%	32%	35%	48%	48%	58%	84%	75%	64%	90%	120%

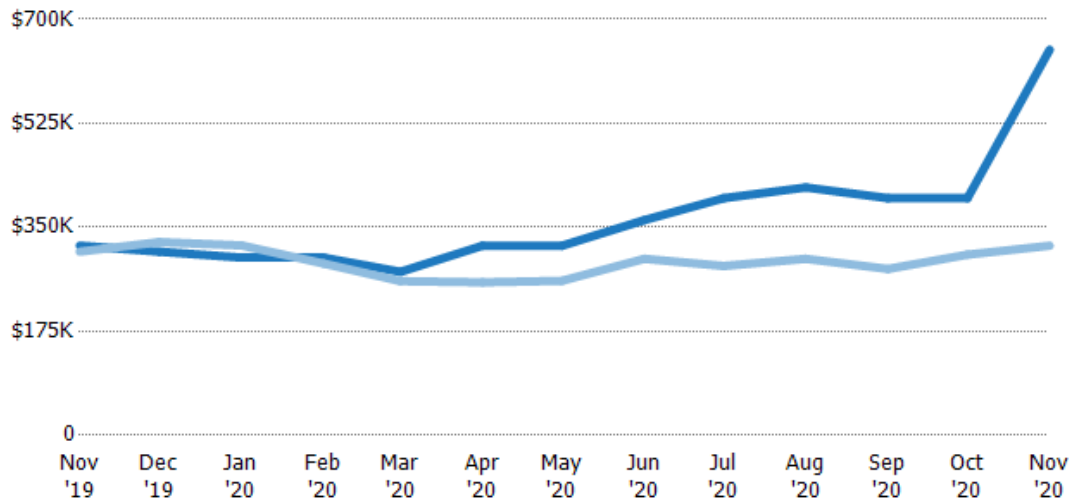
## Median Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Nov '20	\$649K	103.4%
Nov '19	\$319K	3.2%
Nov '18	\$309K	-2.9%



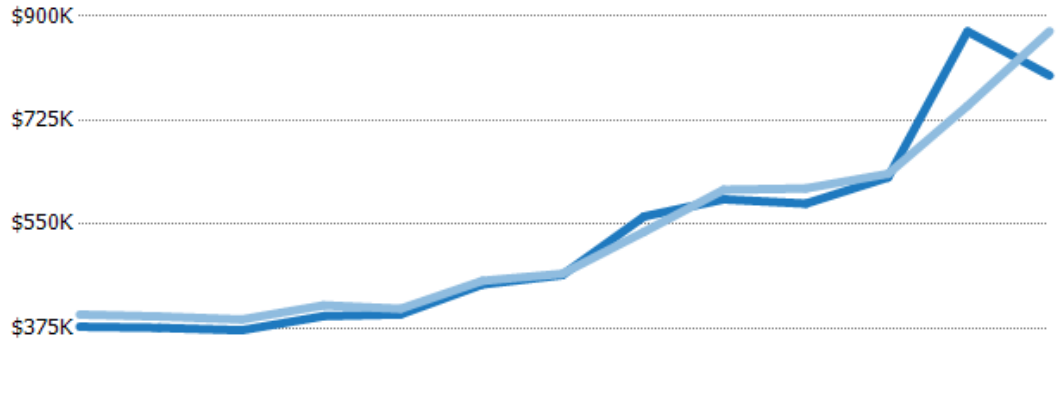
Current Year	\$319K	\$309K	\$299K	\$299K	\$275K	\$319K	\$319K	\$362K	\$399K	\$417K	\$399K	\$399K	\$649K
Prior Year	\$309K	\$325K	\$320K	\$289K	\$259K	\$257K	\$260K	\$297K	\$285K	\$297K	\$280K	\$304K	\$319K
Percent Change from Prior Year	3%	-5%	-6%	3%	6%	24%	23%	22%	40%	40%	43%	31%	103%

## Average Listing Price vs Average Est Value

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

**Filters Used**

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



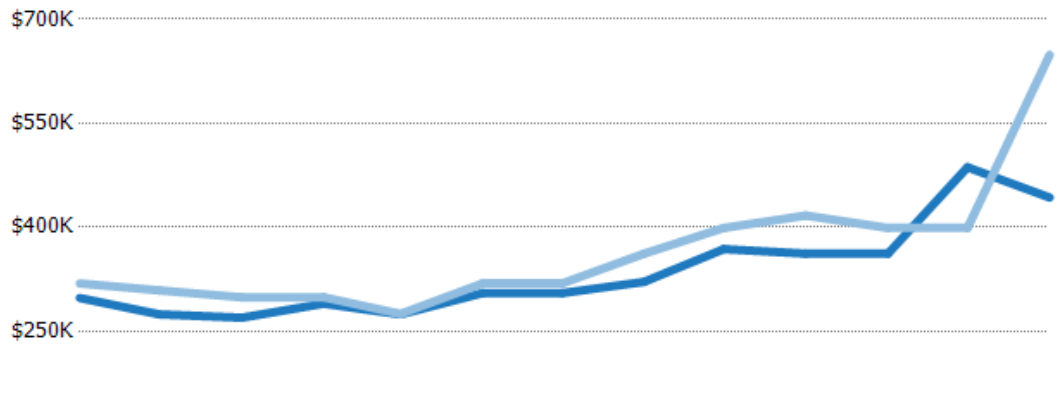
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg Est Value	\$378K	\$376K	\$372K	\$395K	\$398K	\$449K	\$464K	\$563K	\$592K	\$585K	\$629K	\$874K	\$800K
Avg Listing Price	\$398K	\$395K	\$390K	\$414K	\$408K	\$455K	\$467K	\$537K	\$608K	\$610K	\$635K	\$749K	\$875K
Avg Listing Price as a % of Avg Est Value	105%	105%	105%	105%	102%	101%	100%	95%	103%	104%	101%	86%	109%

## Median Listing Price vs Median Est Value

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

**Filters Used**

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



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median Est Value	\$298K	\$274K	\$270K	\$290K	\$274K	\$305K	\$305K	\$321K	\$369K	\$362K	\$362K	\$487K	\$443K
Median Listing Price	\$319K	\$309K	\$299K	\$299K	\$275K	\$319K	\$319K	\$362K	\$399K	\$417K	\$399K	\$399K	\$649K
Med Listing Price as a % of Med Est Value	107%	113%	111%	103%	100%	105%	105%	113%	108%	115%	110%	82%	146%

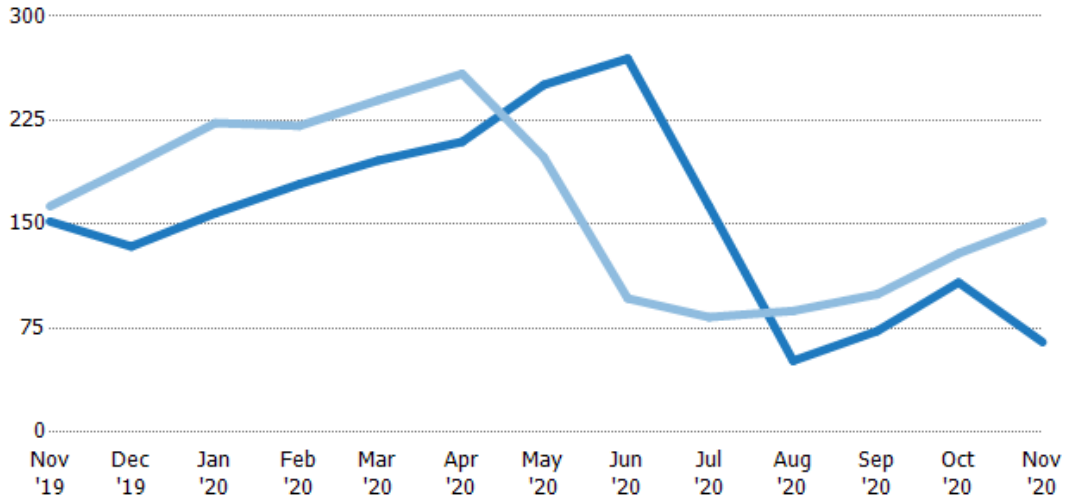
## Median Days in RPR

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

### Filters Used

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

Month/ Year	Days	% Chg.
Nov '20	65	-57.2%
Nov '19	152	-6.7%
Nov '18	163	-9.2%



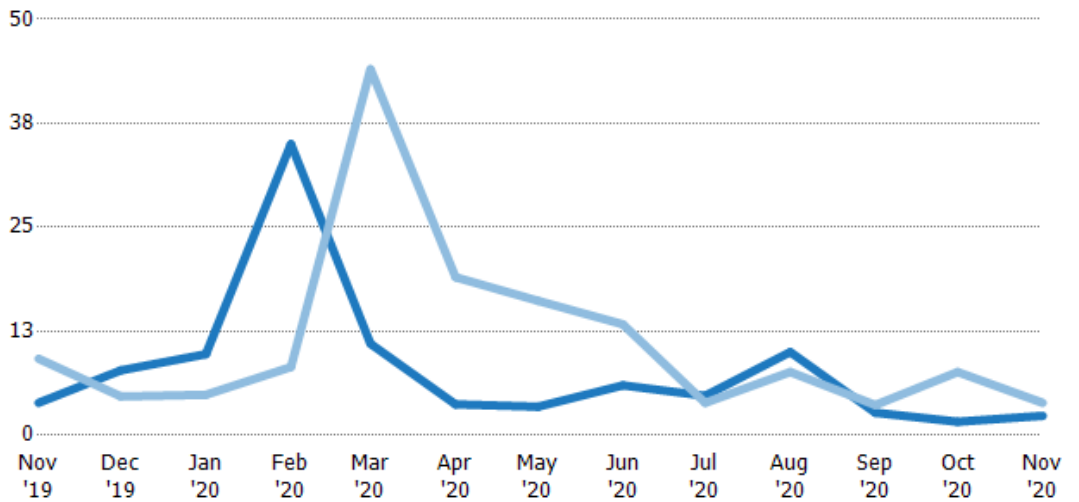
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	152	134	158	179	196	210	251	270	163	51.5	73	108	65
Prior Year	163	192	223	221	240	259	199	96.5	83	87.5	100	129	152
Percent Change from Prior Year	-7%	-30%	-29%	-19%	-18%	-19%	26%	179%	96%	-41%	-27%	-16%	-57%

## Months of Inventory

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

### Filters Used

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



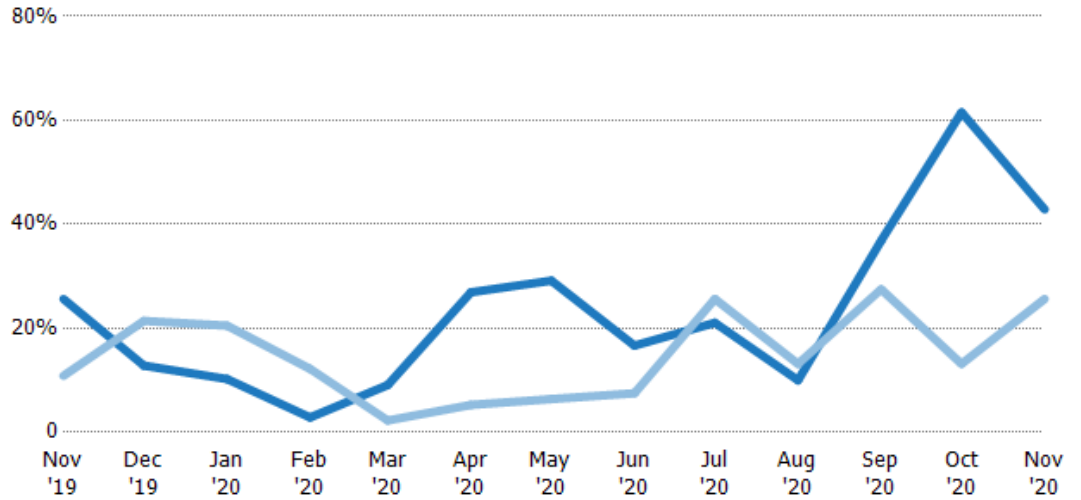
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	3.9	7.8	9.75	35	11	3.71	3.43	6	4.75	10	2.71	1.63	2.33
Prior Year	9.2	4.67	4.88	8.2	44	19	16.2	13.3	3.9	7.6	3.64	7.6	3.9
Percent Change from Prior Year	-58%	67%	100%	327%	-75%	-80%	100%	-55%	22%	32%	-25%	-79%	-40%

## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



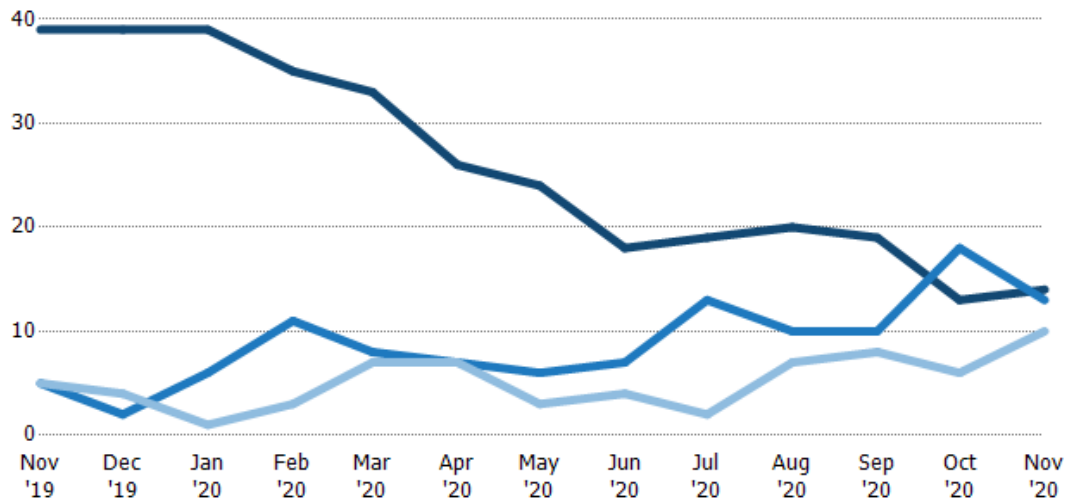
Current Year	26%	13%	10%	3%	9%	27%	29%	17%	21%	10%	37%	62%	43%
Prior Year	11%	21%	21%	12%	2%	5%	6%	8%	26%	13%	28%	13%	26%
Change from Prior Year	-15%	9%	10%	9%	-7%	-22%	-29%	-9%	5%	3%	-9%	-48%	-17%

## Active/Pending/Sold Units

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

### Filters Used

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



Active	39	39	39	35	33	26	24	18	19	20	19	13	14
Pending	5	2	6	11	8	7	6	7	13	10	10	18	13
Sold	5	4	1	3	7	7	3	4	2	7	8	6	10

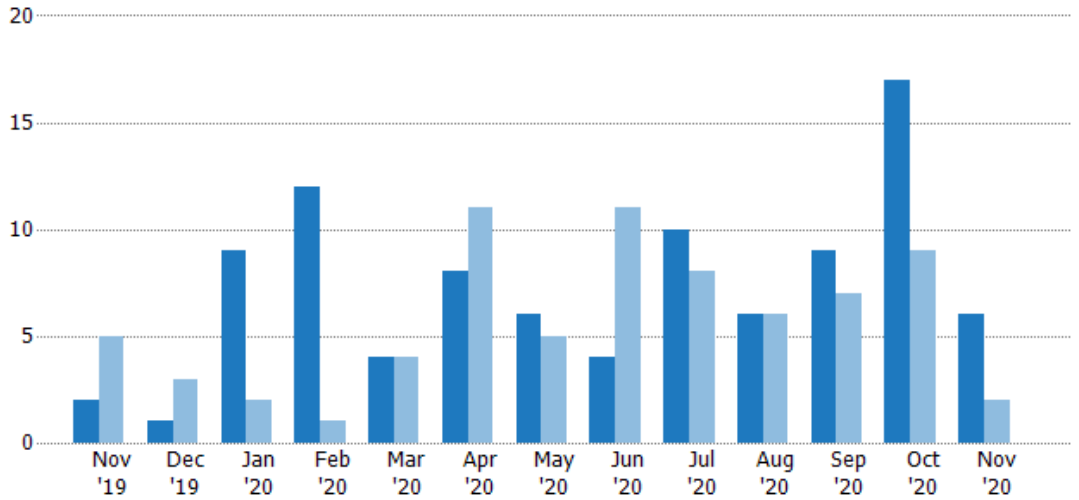
## New Pending Sales

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

### Filters Used

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

Month/Year	Count	% Chg.
Nov '20	6	200%
Nov '19	2	-60%
Nov '18	5	0%



Current Year	2	1	9	12	4	8	6	4	10	6	9	17	6
Prior Year	5	3	2	1	4	11	5	11	8	6	7	9	2
Percent Change from Prior Year	-60%	-67%	350%	1,100%	0%	-27%	20%	-64%	25%	0%	29%	89%	200%

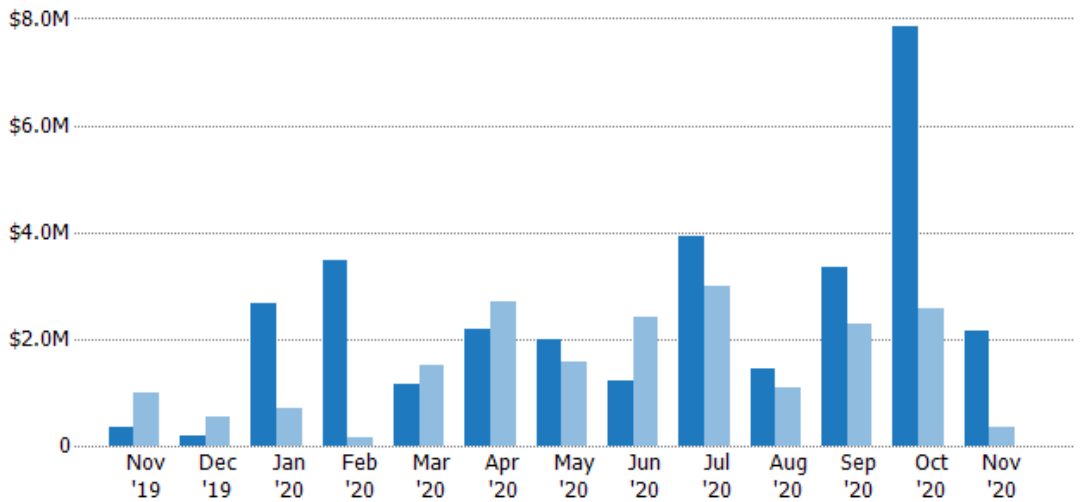
## New Pending Sales Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Nov '20	\$2.15M	523.9%
Nov '19	\$344K	-65.8%
Nov '18	\$1.01M	34.7%



Current Year	\$344K	\$178K	\$2.65M	\$3.46M	\$1.17M	\$2.2M	\$1.99M	\$1.23M	\$3.91M	\$1.43M	\$3.35M	\$7.85M	\$2.15M
Prior Year	\$1.01M	\$554K	\$707K	\$149K	\$1.51M	\$2.69M	\$1.57M	\$2.41M	\$2.99M	\$1.09M	\$2.29M	\$2.59M	\$344K
Percent Change from Prior Year	-66%	-68%	275%	2,223%	-23%	-18%	27%	-49%	31%	31%	46%	204%	524%



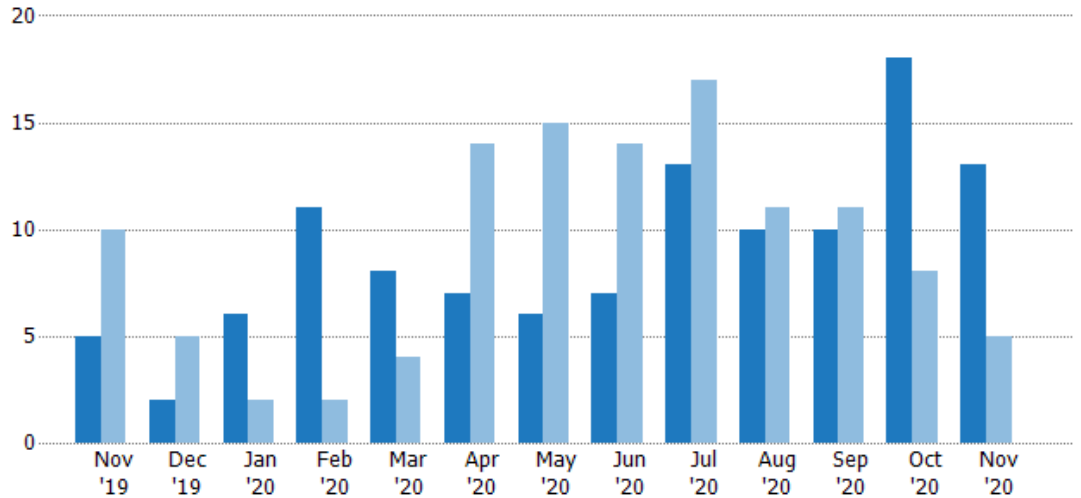
## Pending Sales

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

### Filters Used

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

Month/ Year	Count	% Chg.
Nov '20	13	160%
Nov '19	5	-50%
Nov '18	10	-30%



Current Year	5	2	6	11	8	7	6	7	13	10	10	18	13
Prior Year	10	5	2	2	4	14	15	14	17	11	11	8	5
Percent Change from Prior Year	-50%	-60%	200%	450%	100%	-50%	-60%	-50%	-24%	-9%	-9%	125%	160%

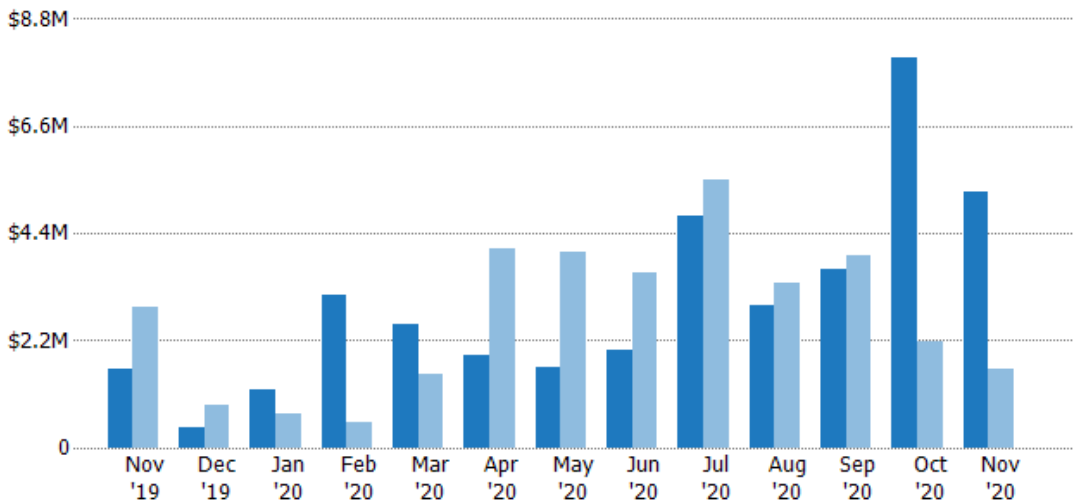
## Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Nov '20	\$5.26M	225.9%
Nov '19	\$1.61M	-44.5%
Nov '18	\$2.9M	-43.9%



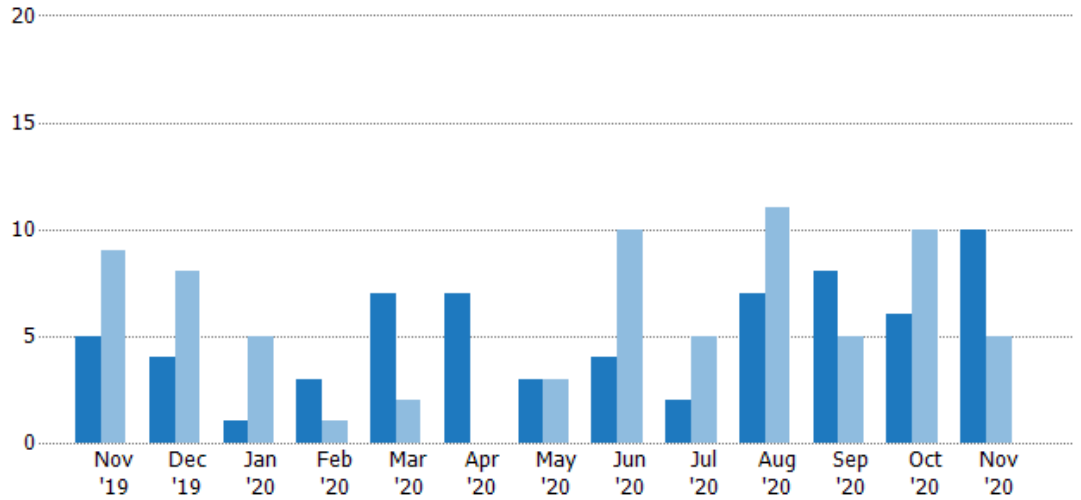
Current Year	\$1.61M	\$417K	\$1.18M	\$3.14M	\$2.54M	\$1.91M	\$1.65M	\$2M	\$4.77M	\$2.92M	\$3.65M	\$8.02M	\$5.26M
Prior Year	\$2.9M	\$873K	\$707K	\$517K	\$1.51M	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.18M	\$1.61M
Percent Change from Prior Year	-44%	-52%	67%	508%	69%	-53%	-59%	-44%	-13%	-14%	-7%	267%	226%

## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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



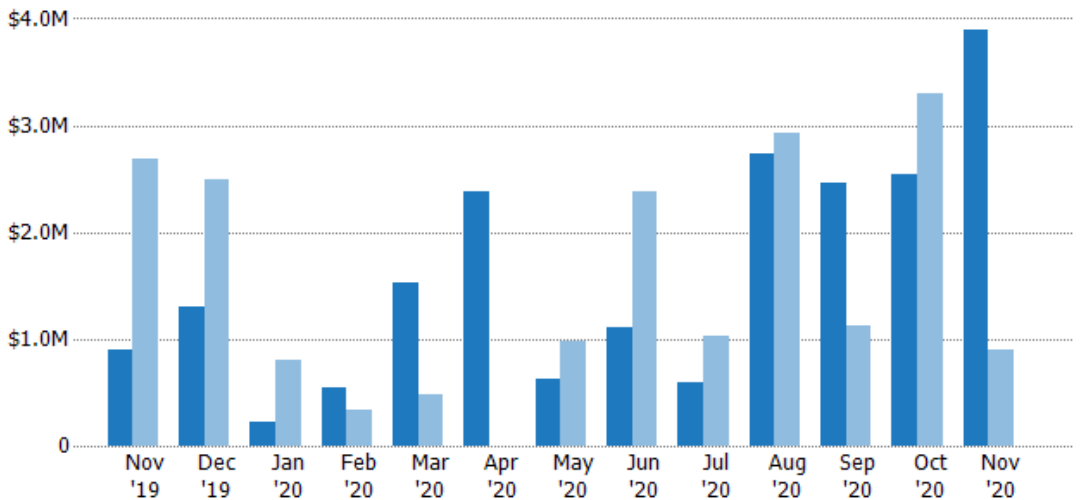
Current Year	5	4	1	3	7	7	3	4	2	7	8	6	10
Prior Year	9	8	5	1	2	-	3	10	5	11	5	10	5
Percent Change from Prior Year	-44%	-50%	-80%	200%	250%	100%	0%	-60%	-60%	-36%	60%	-40%	100%

## Closed Sales Volume

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

### Filters Used

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



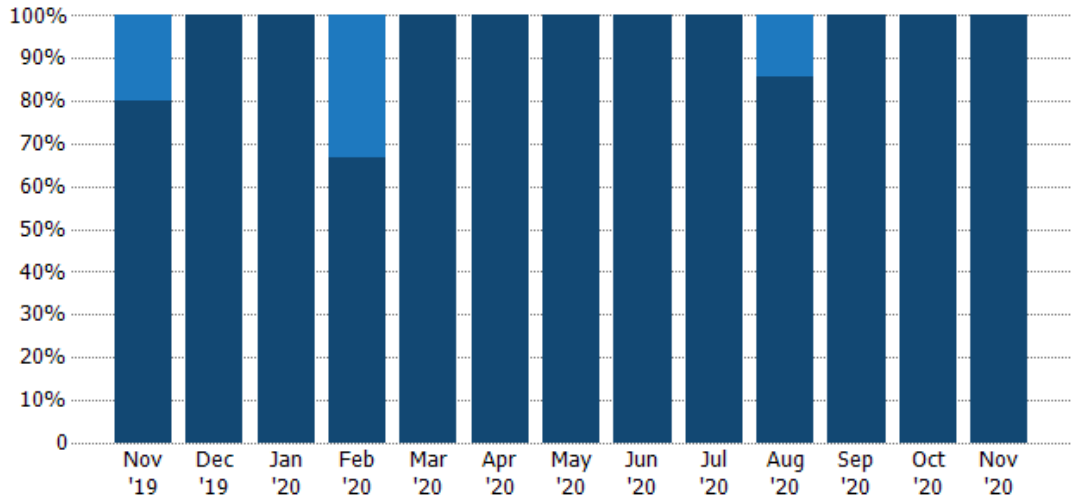
Current Year	\$896K	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M	\$619K	\$1.12M	\$590K	\$2.73M	\$2.47M	\$2.55M	\$3.9M
Prior Year	\$2.69M	\$2.5M	\$802K	\$340K	\$486K	-	\$975K	\$2.38M	\$1.02M	\$2.93M	\$1.12M	\$3.3M	\$896K
Percent Change from Prior Year	-67%	-48%	-71%	60%	215%	100%	-37%	-53%	-42%	-7%	121%	-23%	335%

## Closed Sales by Property Type

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

**Filters Used**

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



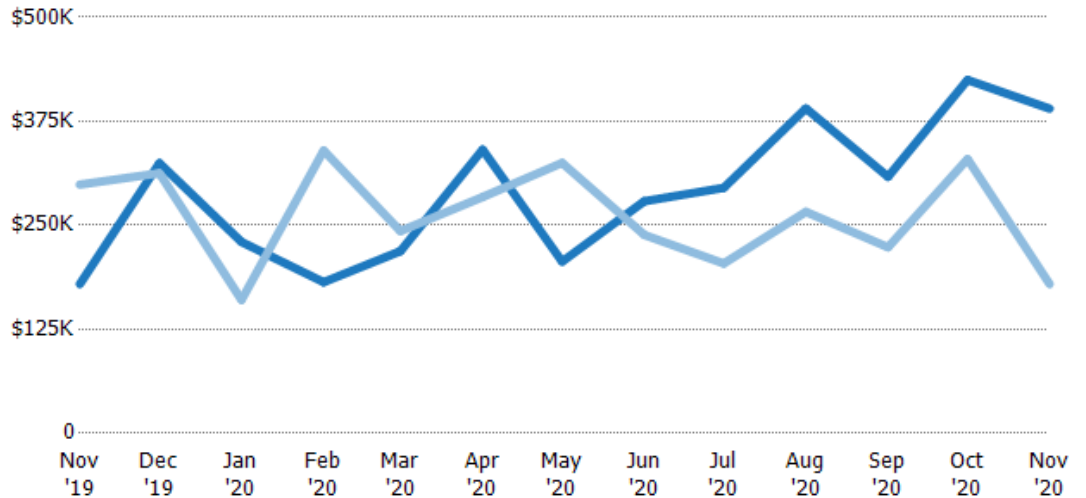
Property Type	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Condo/Townhouse	20%	-	-	33%	-	-	-	-	-	14%	-	-	-
Single Family Residence	80%	100%	100%	67%	100%	100%	100%	100%	100%	86%	100%	100%	100%

## Average Sales Price

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

**Filters Used**

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



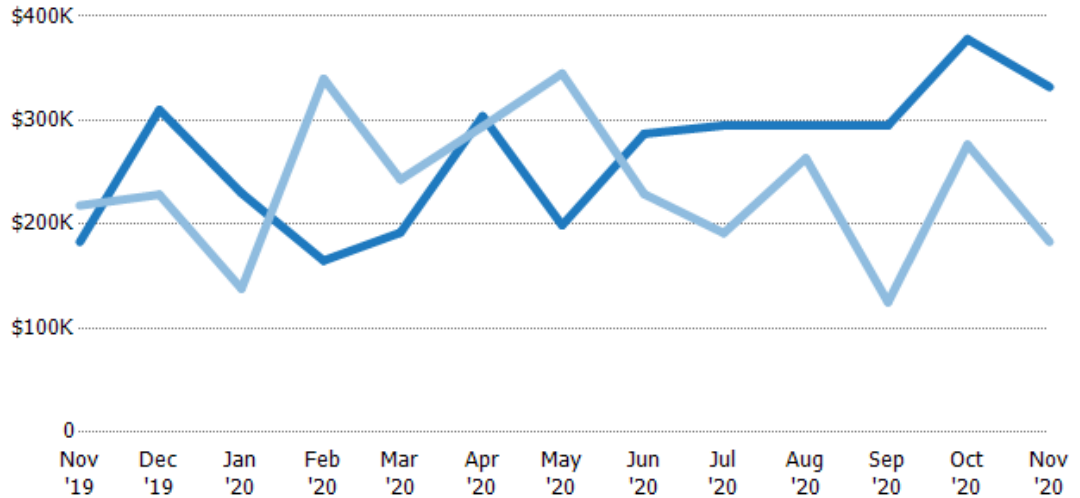
Property Type	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$425K	\$390K
Prior Year	\$299K	\$313K	\$160K	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K	\$179K
Percent Change from Prior Year	-40%	4%	43%	-47%	-10%	100%	-37%	17%	45%	47%	38%	29%	118%

## Median Sales Price

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

### Filters Used

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



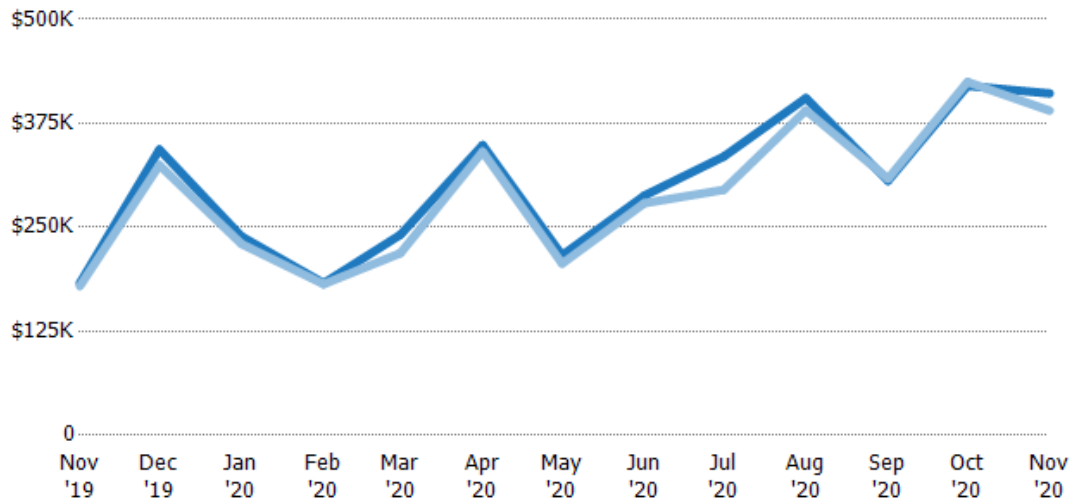
Current Year	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$378K	\$332K
Prior Year	\$218K	\$229K	\$138K	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K	\$183K
Percent Change from Prior Year	-16%	36%	67%	-51%	-21%	100%	-42%	25%	54%	12%	136%	37%	81%

## Average Sales Price vs Average Listing Price

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

### Filters Used

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



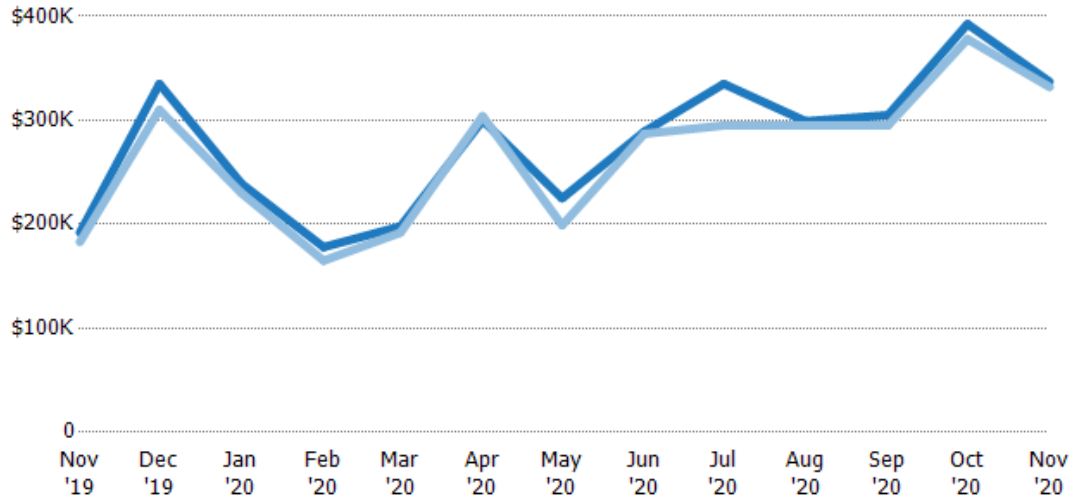
Avg List Price	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$420K	\$411K
Avg Sales Price	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$425K	\$390K
Avg Sales Price as a % of Avg List Price	98%	95%	96%	99%	91%	98%	95%	97%	88%	96%	101%	101%	95%

## Median Sales Price vs Median Listing Price

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

### Filters Used

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



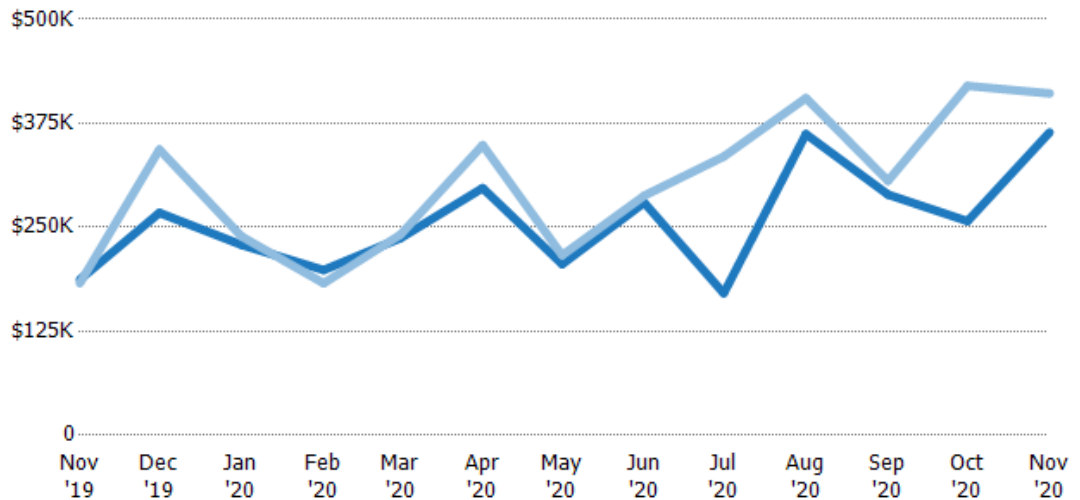
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median List Price	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$393K	\$337K
Median Sales Price	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$378K	\$332K
Med Sales Price as a % of Med List Price	95%	93%	96%	93%	97%	101%	88%	99%	88%	99%	97%	96%	99%

## Average Sales Price vs Average Est Value

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

### Filters Used

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



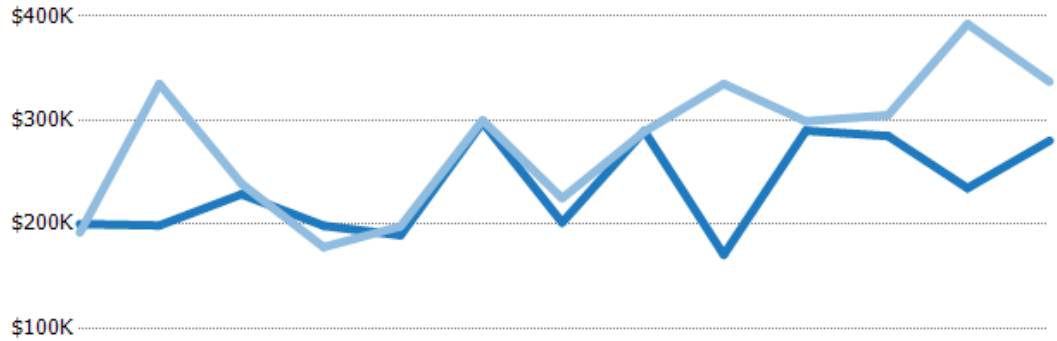
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg Est Value	\$187K	\$267K	\$229K	\$199K	\$237K	\$297K	\$206K	\$280K	\$171K	\$362K	\$289K	\$257K	\$364K
Avg Sales Price	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$420K	\$411K
Avg Sales Price as a % of Avg Est Value	98%	128%	104%	92%	102%	117%	105%	103%	196%	112%	106%	163%	113%

## Median Sales Price vs Median Est Value

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

**Filters Used**

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



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median Est Value	\$200K	\$199K	\$229K	\$199K	\$189K	\$298K	\$202K	\$290K	\$171K	\$290K	\$285K	\$235K	\$280K
Median Sales Price	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$393K	\$337K
Med Sales Price as a % of Med Est Value	96%	168%	104%	90%	105%	101%	112%	100%	196%	103%	107%	167%	120%