

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	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	12	6	+100%	58	79	-26.6%
New Listing Volume	\$6,386,321	\$1,557,900	+309.9%	\$23,817,121	\$25,432,200	-6.4%
Active Listing Count	13	38	-65.8%	N/A	N/A	
Active Listing Volume	\$9,739,900	\$14,951,700	-34.9%	N/A	N/A	
Average Listing Price	\$749,223	\$393,466	+90.4%	\$493,461	\$335,742	+47%
Median Listing Price	\$399,000	\$304,000	+31.3%	\$334,780	\$284,330	+17.7%
Median Days in RPR	108	129	-16.3%	151.7	125.78	+20.6%
Months of Inventory	1.6	7.6	-78.6%	4.7	7.7	-38.3%
Absorption Rate	61.54%	13.16%	+48.4%	21.14%	13.03%	+8.1%
Sales Activity Charts Metrics						
New Pending Sales Count	17	9	+88.9%	85	64	+32.8%
New Pending Sales Volume	\$7,853,321	\$2,585,400	+203.8%	\$29,248,021	\$17,983,400	+62.6%
Pending Sales Count	18	8	+125%	N/A	N/A	
Pending Sales Volume	\$8,018,500	\$2,182,900	+267.3%	N/A	N/A	
Closed Sales Count	6	10	-40%	48	52	-7.7%
Closed Sales Volume	\$2,548,021	\$3,295,500	-22.7%	\$14,767,021	\$13,348,325	+10.6%
Average Sales Price	\$424,670	\$329,550	+28.9%	\$307,646	\$256,699	+19.8%
Median Sales Price	\$378,100	\$276,500	+36.7%	\$275,525	\$232,440	+18.5%

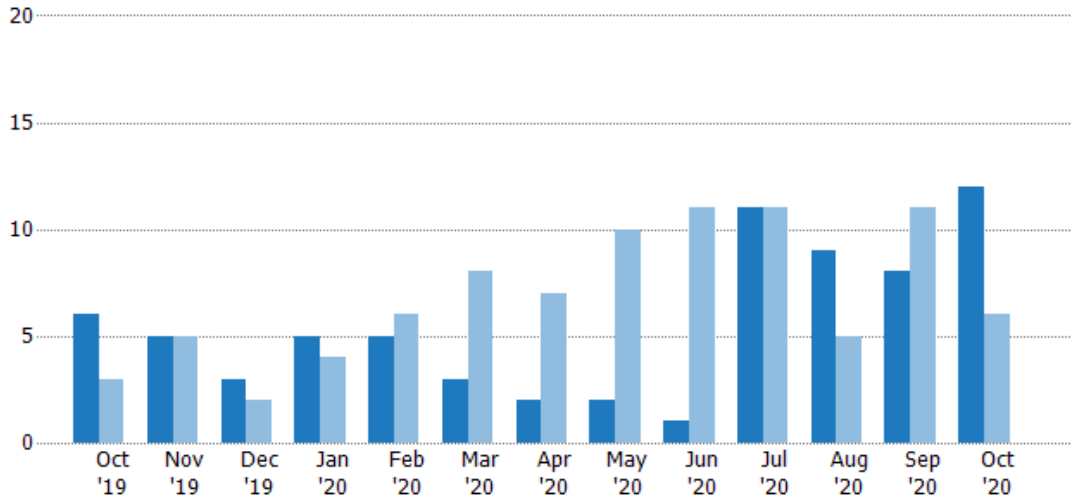
New Listings

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.
Oct '20	12	100%
Oct '19	6	100%
Oct '18	3	0%



Current Year	6	5	3	5	5	3	2	2	1	11	9	8	12
Prior Year	3	5	2	4	6	8	7	10	11	11	5	11	6
Percent Change from Prior Year	100%	0%	50%	25%	-17%	-63%	-71%	-80%	-91%	0%	80%	-27%	100%

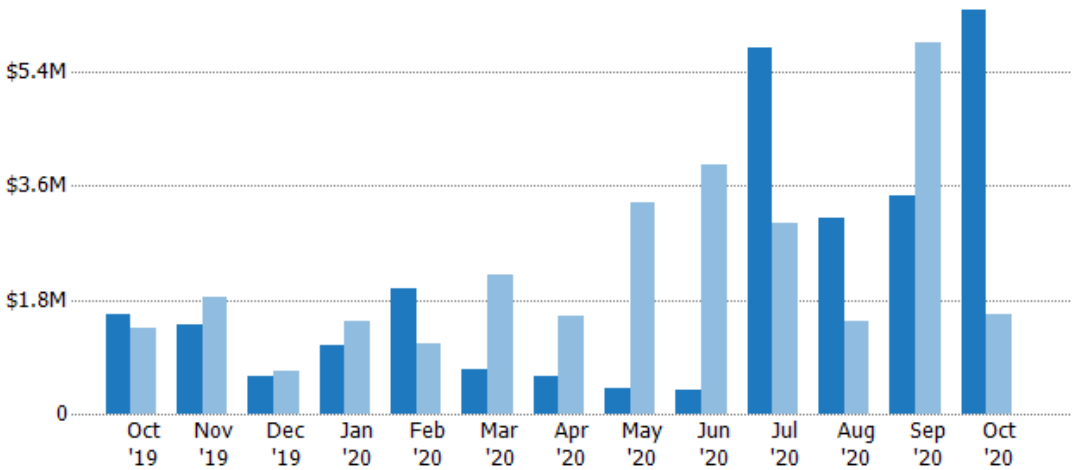
New Listing Volume

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.
Oct '20	\$6.39M	309.9%
Oct '19	\$1.56M	14.2%
Oct '18	\$1.36M	-55.8%



Current Year	\$1.56M	\$1.41M	\$585K	\$1.08M	\$1.99M	\$703K	\$589K	\$400K	\$375K	\$5.77M	\$3.08M	\$3.44M	\$6.39M
Prior Year	\$1.36M	\$1.85M	\$677K	\$1.46M	\$1.11M	\$2.2M	\$1.53M	\$3.32M	\$3.92M	\$3.02M	\$1.45M	\$5.85M	\$1.56M
Percent Change from Prior Year	14%	-24%	-14%	-26%	80%	-68%	-62%	-88%	-90%	91%	112%	-41%	310%

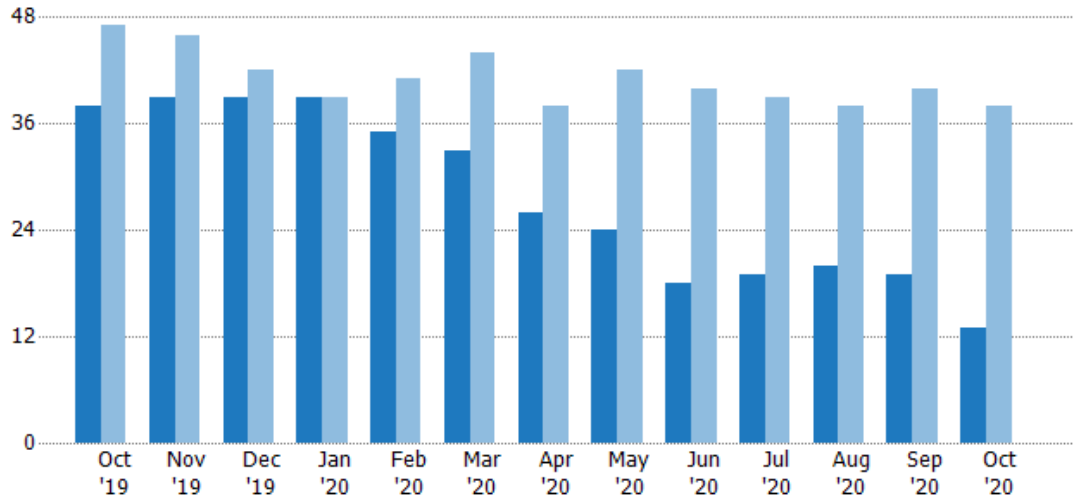
Active Listings

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.
Oct '20	13	-65.8%
Oct '19	38	-19.1%
Oct '18	47	-10.6%



Current Year	38	39	39	39	35	33	26	24	18	19	20	19	13
Prior Year	47	46	42	39	41	44	38	42	40	39	38	40	38
Percent Change from Prior Year	-19%	-15%	-7%	0%	-15%	-25%	-32%	-43%	-55%	-51%	-47%	-53%	-66%

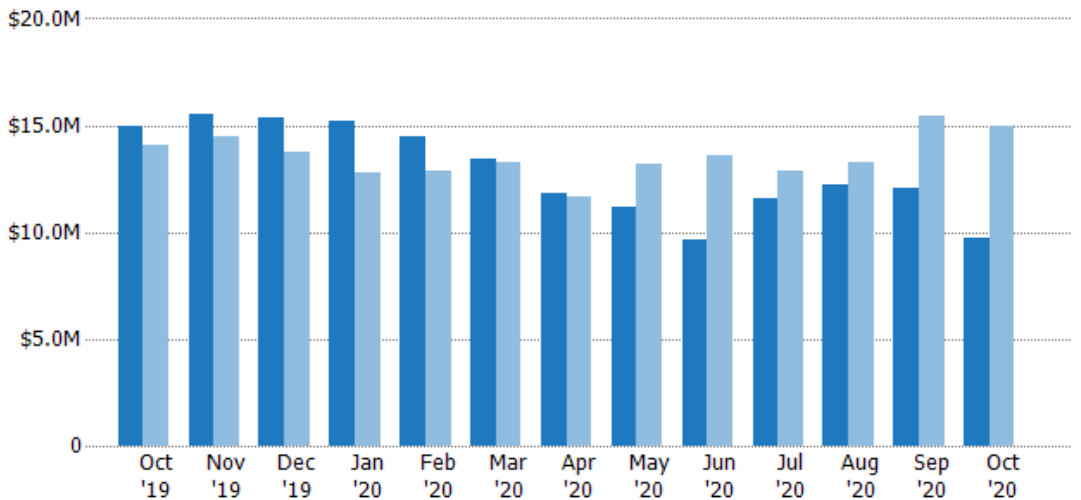
Active Listing Volume

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.
Oct '20	\$9.74M	-34.9%
Oct '19	\$15M	5.9%
Oct '18	\$14.1M	11.8%



Current Year	\$15M	\$15.5M	\$15.4M	\$15.2M	\$14.5M	\$13.5M	\$11.8M	\$11.2M	\$9.67M	\$11.6M	\$12.2M	\$12.1M	\$9.74M
Prior Year	\$14.1M	\$14.5M	\$13.7M	\$12.8M	\$12.9M	\$13.3M	\$11.7M	\$13.2M	\$13.6M	\$12.9M	\$13.3M	\$15.5M	\$15M
Percent Change from Prior Year	6%	7%	12%	19%	12%	1%	2%	-15%	-29%	-10%	-8%	-22%	-35%

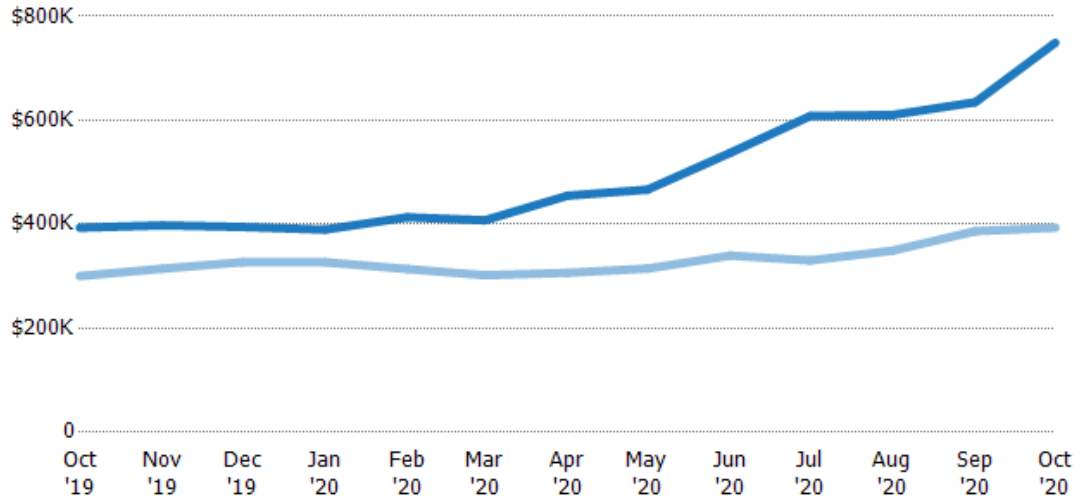
Average Listing Price

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.
Oct '20	\$749K	90.4%
Oct '19	\$393K	31%
Oct '18	\$300K	25.1%



Current Year	\$393K	\$398K	\$395K	\$390K	\$414K	\$408K	\$455K	\$467K	\$537K	\$608K	\$610K	\$635K	\$749K
Prior Year	\$300K	\$315K	\$327K	\$327K	\$314K	\$302K	\$307K	\$315K	\$340K	\$331K	\$349K	\$387K	\$393K
Percent Change from Prior Year	31%	26%	21%	19%	32%	35%	48%	48%	58%	84%	75%	64%	90%

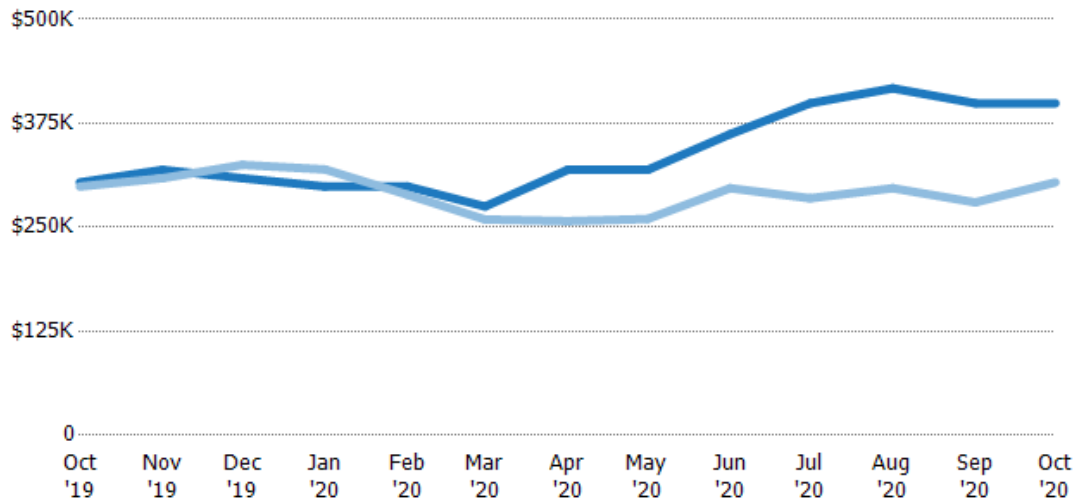
Median Listing Price

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.
Oct '20	\$399K	31.3%
Oct '19	\$304K	1.7%
Oct '18	\$299K	0%



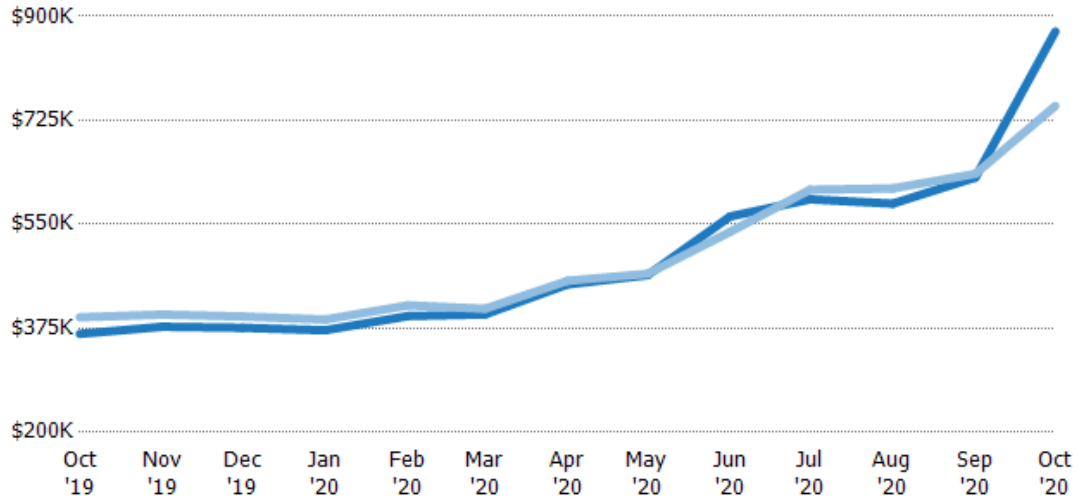
Current Year	\$304K	\$319K	\$309K	\$299K	\$299K	\$275K	\$319K	\$319K	\$362K	\$399K	\$417K	\$399K	\$399K
Prior Year	\$299K	\$309K	\$325K	\$320K	\$289K	\$259K	\$257K	\$260K	\$297K	\$285K	\$297K	\$280K	\$304K
Percent Change from Prior Year	2%	3%	-5%	-6%	3%	6%	24%	23%	22%	40%	40%	43%	31%

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



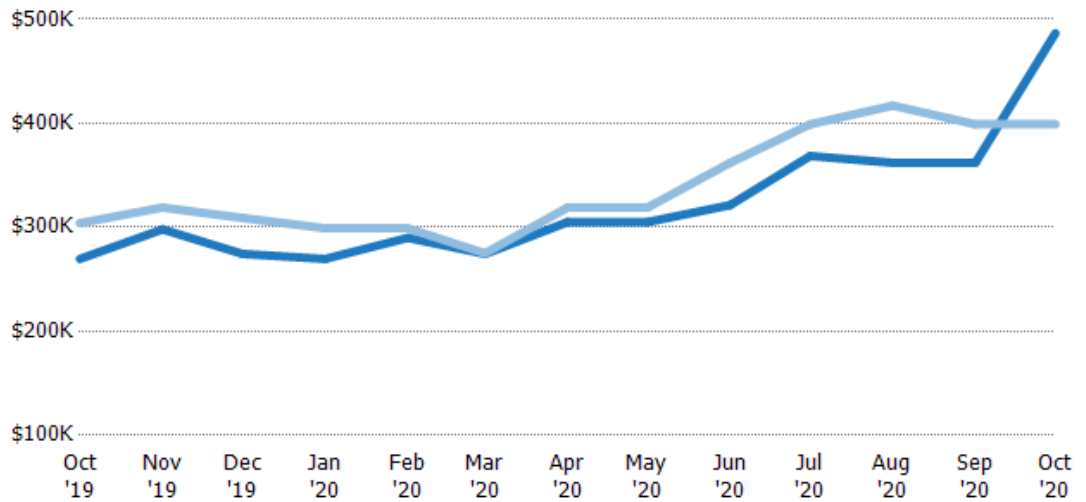
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$366K	\$378K	\$376K	\$372K	\$395K	\$398K	\$449K	\$464K	\$563K	\$592K	\$585K	\$629K	\$874K
Avg Listing Price	\$393K	\$398K	\$395K	\$390K	\$414K	\$408K	\$455K	\$467K	\$537K	\$608K	\$610K	\$635K	\$749K
Avg Listing Price as a % of Avg Est Value	108%	105%	105%	105%	105%	102%	101%	100%	95%	103%	104%	101%	86%

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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median Est Value	\$270K	\$298K	\$274K	\$270K	\$290K	\$274K	\$305K	\$305K	\$321K	\$369K	\$362K	\$362K	\$487K
Median Listing Price	\$304K	\$319K	\$309K	\$299K	\$299K	\$275K	\$319K	\$319K	\$362K	\$399K	\$417K	\$399K	\$399K
Med Listing Price as a % of Med Est Value	113%	107%	113%	111%	103%	100%	105%	105%	113%	108%	115%	110%	82%

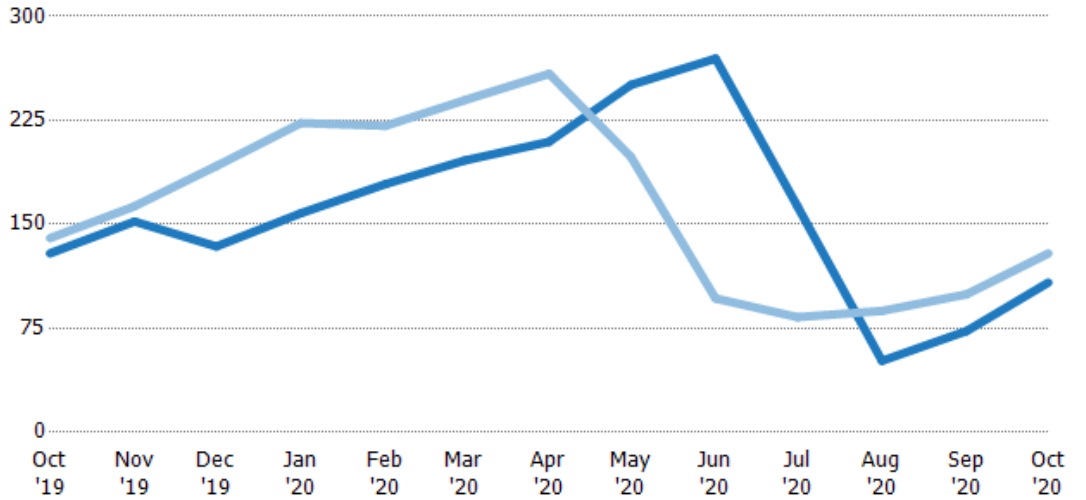
Median Days in RPR

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.
Oct '20	108	-16.3%
Oct '19	129	-7.9%
Oct '18	140	-12.5%



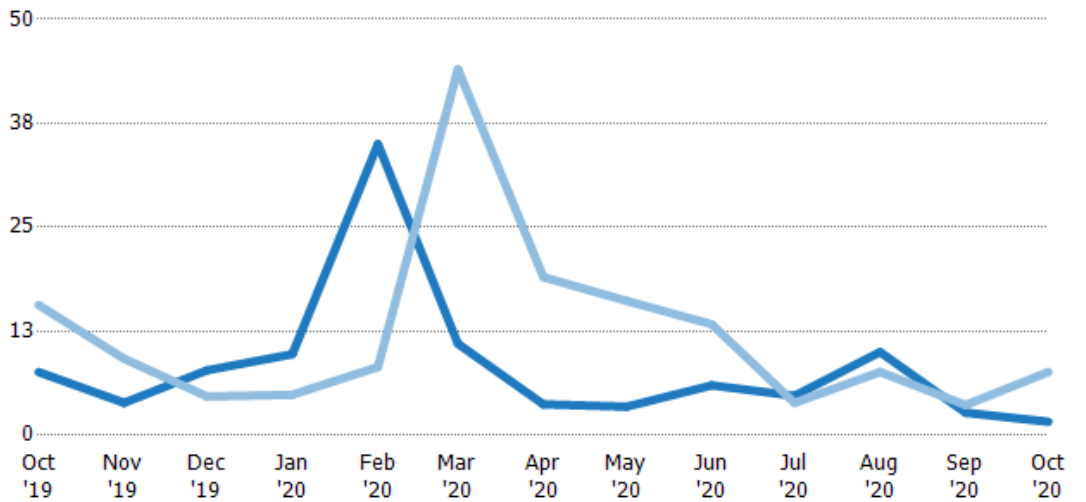
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	129	152	134	158	179	196	210	251	270	163	51.5	73	108
Prior Year	140	163	192	223	221	240	259	199	96.5	83	87.5	100	129
Percent Change from Prior Year	-8%	-7%	-30%	-29%	-19%	-18%	-19%	26%	179%	96%	-41%	-27%	-16%

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



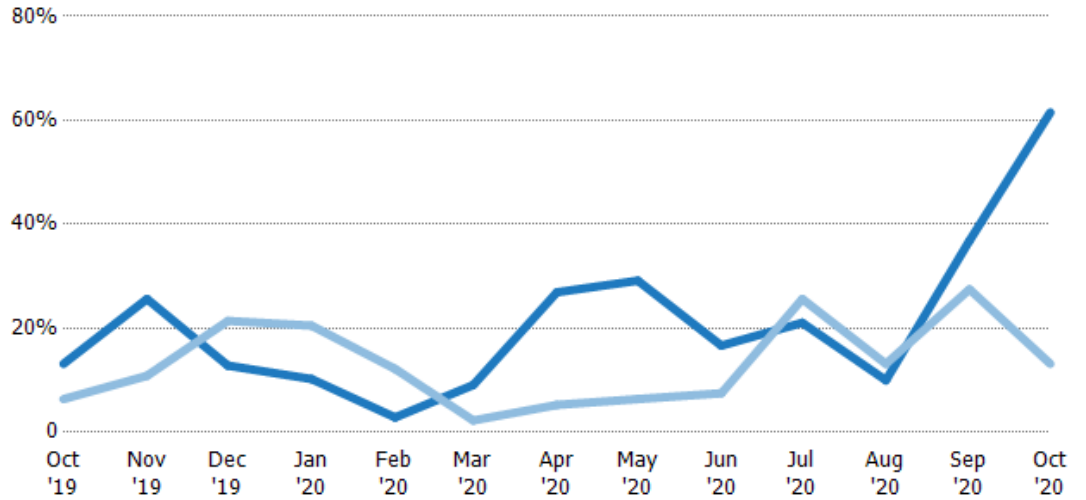
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	7.6	3.9	7.8	9.75	35	11	3.71	3.43	6	4.75	10	2.71	1.63
Prior Year	15.7	9.2	4.67	4.88	8.2	44	19	16.2	13.3	3.9	7.6	3.64	7.6
Percent Change from Prior Year	-51%	-58%	67%	100%	327%	-75%	-80%	100%	-55%	22%	32%	-25%	-79%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



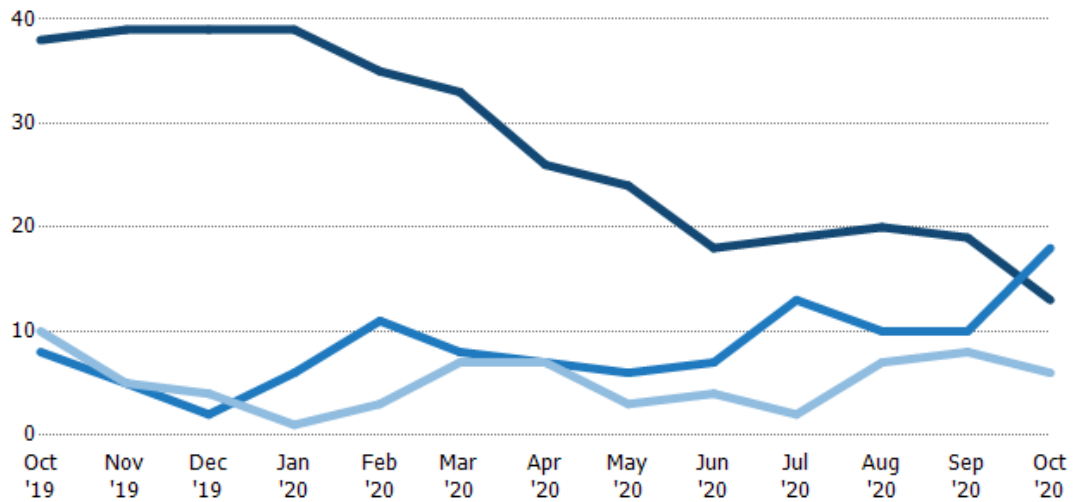
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	13%	26%	13%	10%	3%	9%	27%	29%	17%	21%	10%	37%	62%
Prior Year	6%	11%	21%	21%	12%	2%	5%	6%	8%	26%	13%	28%	13%
Change from Prior Year	-7%	-15%	9%	10%	9%	-7%	-22%	-29%	-9%	5%	3%	-9%	-48%

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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Active	38	39	39	39	35	33	26	24	18	19	20	19	13
Pending	8	5	2	6	11	8	7	6	7	13	10	10	18
Sold	10	5	4	1	3	7	7	3	4	2	7	8	6

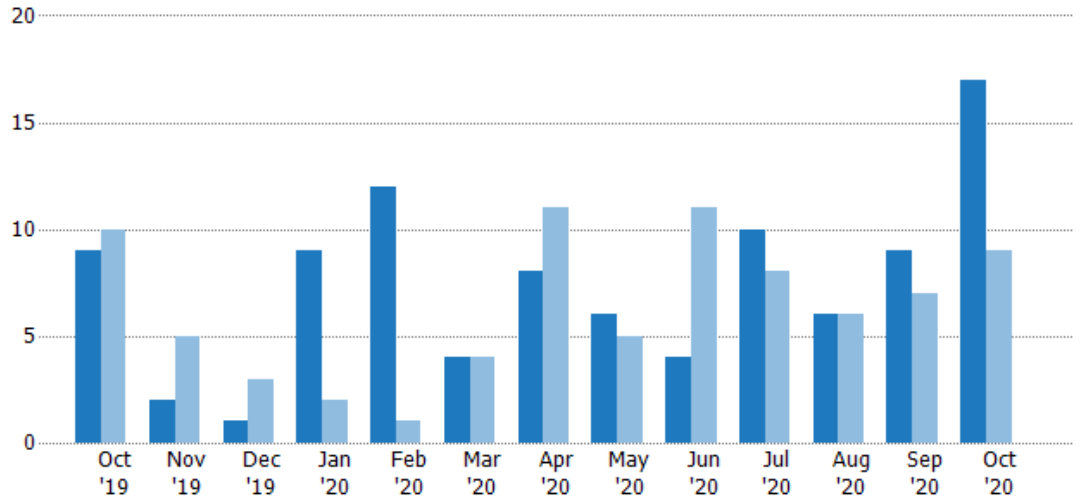
New Pending Sales

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.
Oct '20	17	88.9%
Oct '19	9	-10%
Oct '18	10	-40%



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

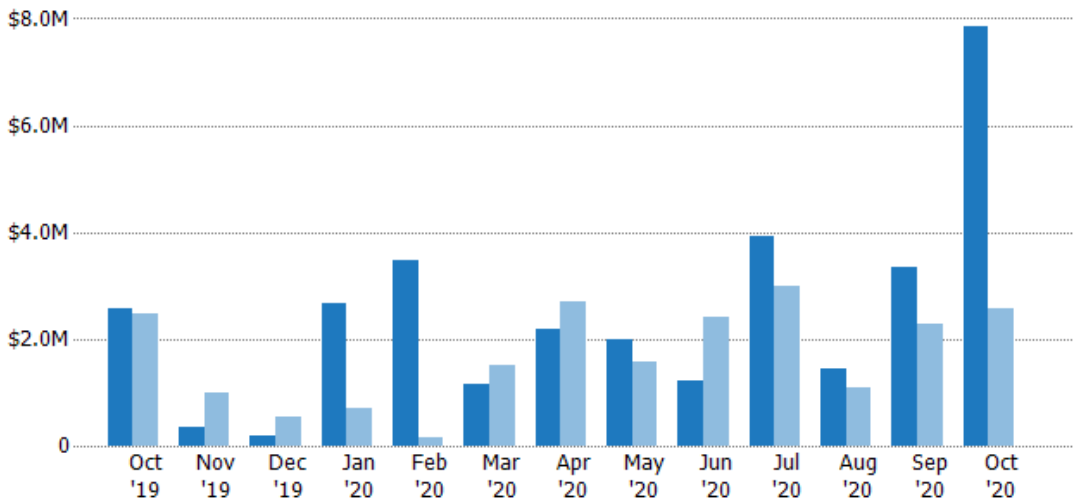
New Pending Sales Volume

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.
Oct '20	\$7.85M	203.8%
Oct '19	\$2.59M	5%
Oct '18	\$2.46M	-50.1%



Current Year	\$2.59M	\$344K	\$178K	\$2.65M	\$3.46M	\$1.17M	\$2.2M	\$1.99M	\$1.23M	\$3.91M	\$1.43M	\$3.35M	\$7.85M
Prior Year	\$2.46M	\$1.01M	\$554K	\$707K	\$149K	\$1.51M	\$2.69M	\$1.57M	\$2.41M	\$2.99M	\$1.09M	\$2.29M	\$2.59M
Percent Change from Prior Year	5%	-66%	-68%	275%	2,223%	-23%	-18%	27%	-49%	31%	31%	46%	204%

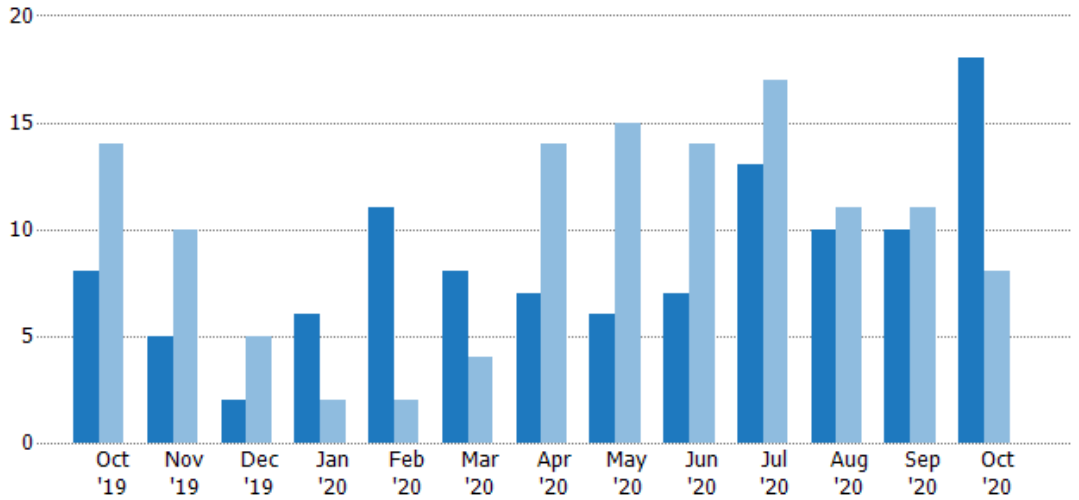
Pending Sales

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.
Oct '20	18	125%
Oct '19	8	-42.9%
Oct '18	14	-21.4%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	8	5	2	6	11	8	7	6	7	13	10	10	18
Prior Year	14	10	5	2	2	4	14	15	14	17	11	11	8
Percent Change from Prior Year	-43%	-50%	-60%	200%	450%	100%	-50%	-60%	-50%	-24%	-9%	-9%	125%

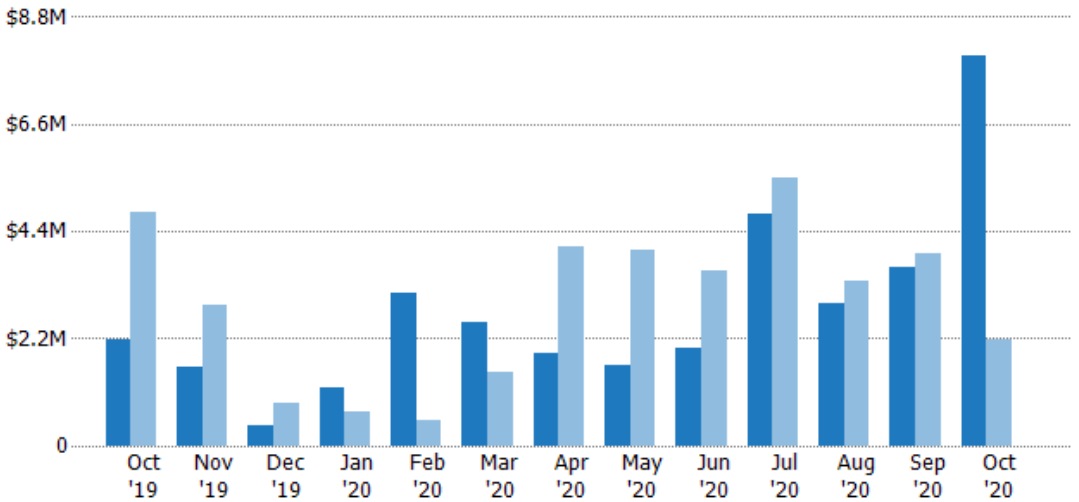
Pending Sales Volume

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.
Oct '20	\$8.02M	267.3%
Oct '19	\$2.18M	-54.6%
Oct '18	\$4.8M	-42.9%



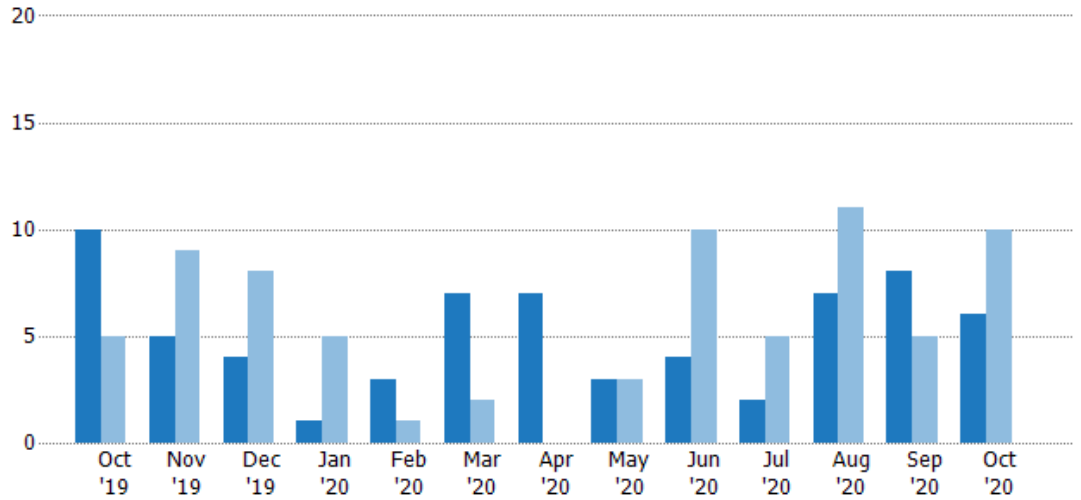
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$2.18M	\$1.61M	\$417K	\$1.18M	\$3.14M	\$2.54M	\$1.91M	\$1.65M	\$2M	\$4.77M	\$2.92M	\$3.65M	\$8.02M
Prior Year	\$4.8M	\$2.9M	\$873K	\$707K	\$517K	\$1.51M	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.18M
Percent Change from Prior Year	-55%	-44%	-52%	67%	508%	69%	-53%	-59%	-44%	-13%	-14%	-7%	267%

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



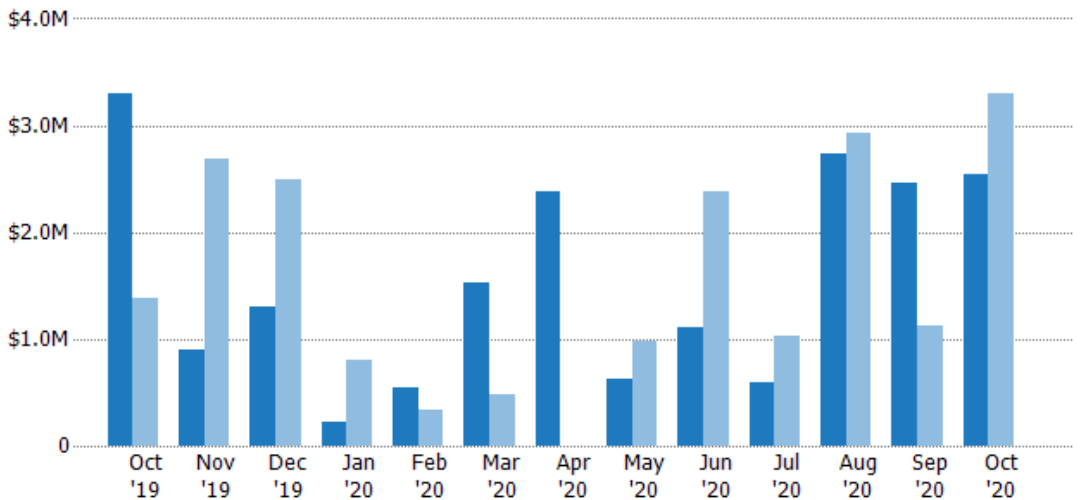
Current Year	10	5	4	1	3	7	7	3	4	2	7	8	6
Prior Year	5	9	8	5	1	2	-	3	10	5	11	5	10
Percent Change from Prior Year	100%	-44%	-50%	-80%	200%	250%	100%	0%	-60%	-60%	-36%	60%	-40%

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



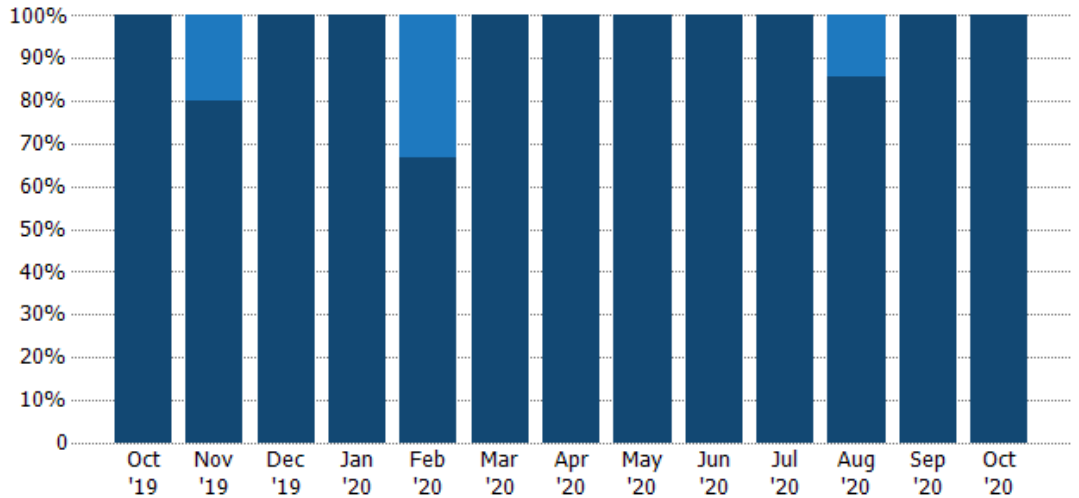
Current Year	\$3.3M	\$896K	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M	\$619K	\$1.12M	\$590K	\$2.73M	\$2.47M	\$2.55M
Prior Year	\$1.39M	\$2.69M	\$2.5M	\$802K	\$340K	\$486K	-	\$975K	\$2.38M	\$1.02M	\$2.93M	\$1.12M	\$3.3M
Percent Change from Prior Year	138%	-67%	-48%	-71%	60%	215%	100%	-37%	-53%	-42%	-7%	121%	-23%

Closed Sales by Property Type

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

Filters Used

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



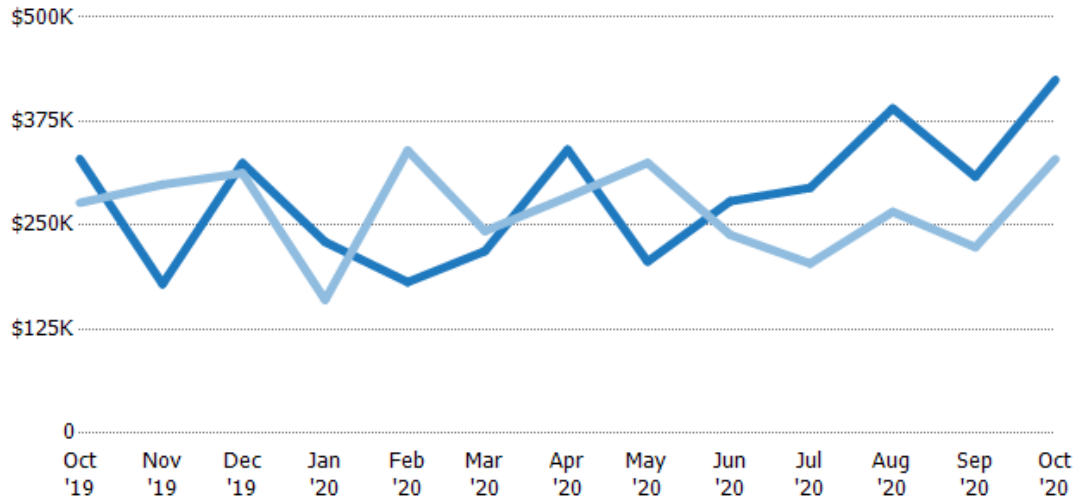
Condo/Townhouse	-	20%	-	-	33%	-	-	-	-	-	14%	-	-
Single Family Residence	100%	80%	100%	100%	67%	100%	100%	100%	100%	100%	86%	100%	100%

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



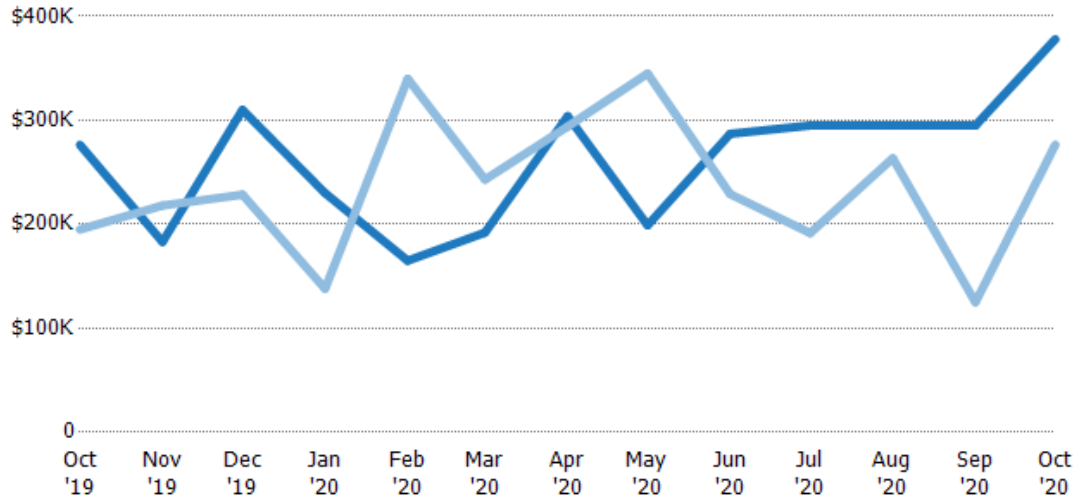
Current Year	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$425K
Prior Year	\$277K	\$299K	\$313K	\$160K	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K
Percent Change from Prior Year	19%	-40%	4%	43%	-47%	-10%	100%	-37%	17%	45%	47%	38%	29%

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



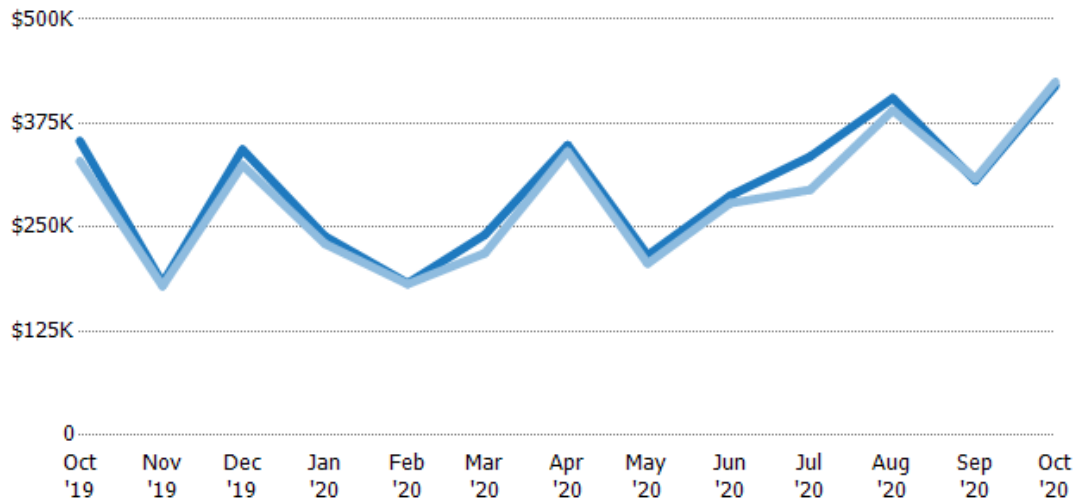
Current Year	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$378K
Prior Year	\$195K	\$218K	\$229K	\$138K	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K
Percent Change from Prior Year	42%	-16%	36%	67%	-51%	-21%	100%	-42%	25%	54%	12%	136%	37%

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



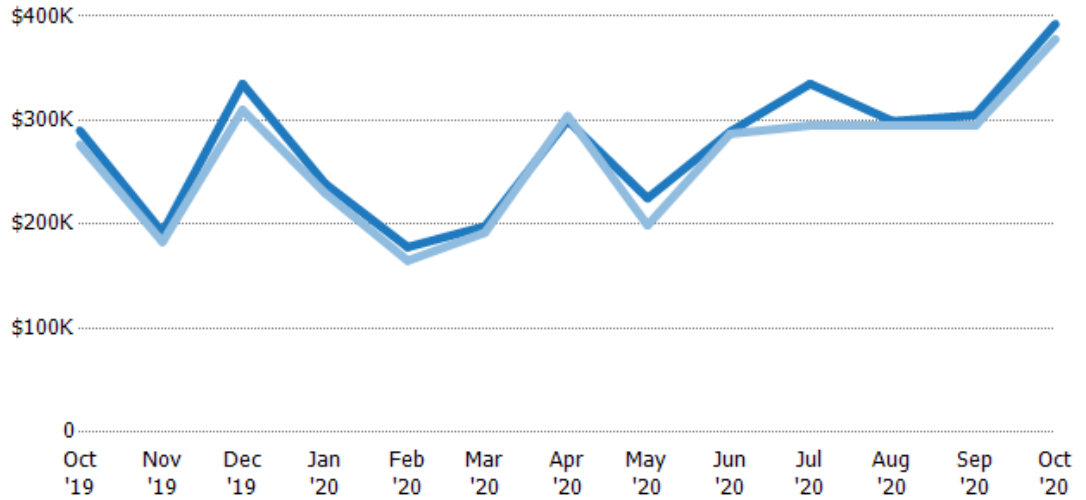
Avg List Price	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$420K
Avg Sales Price	\$330K	\$179K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$425K
Avg Sales Price as a % of Avg List Price	93%	98%	95%	96%	99%	91%	98%	95%	97%	88%	96%	101%	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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



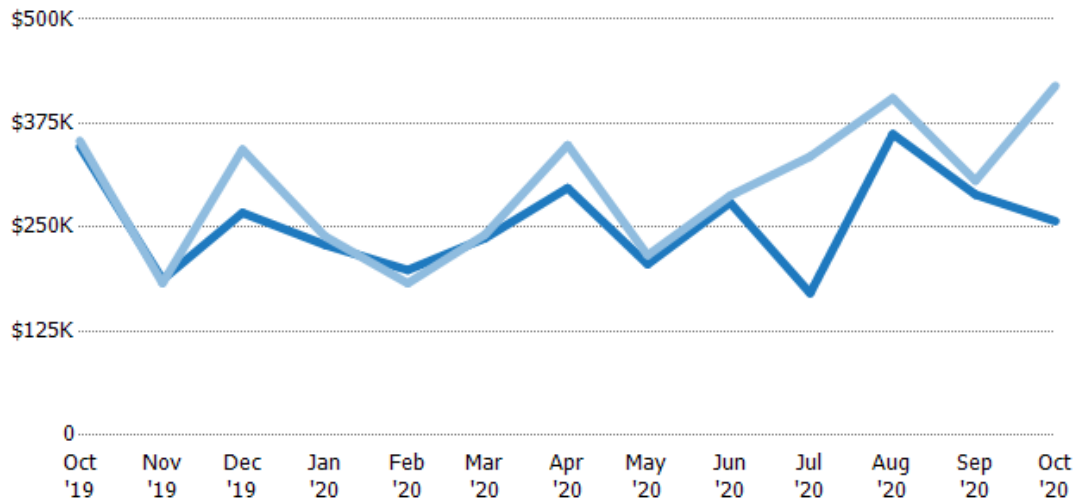
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median List Price	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$393K
Median Sales Price	\$277K	\$183K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$378K
Med Sales Price as a % of Med List Price	95%	95%	93%	96%	93%	97%	101%	88%	99%	88%	99%	97%	96%

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



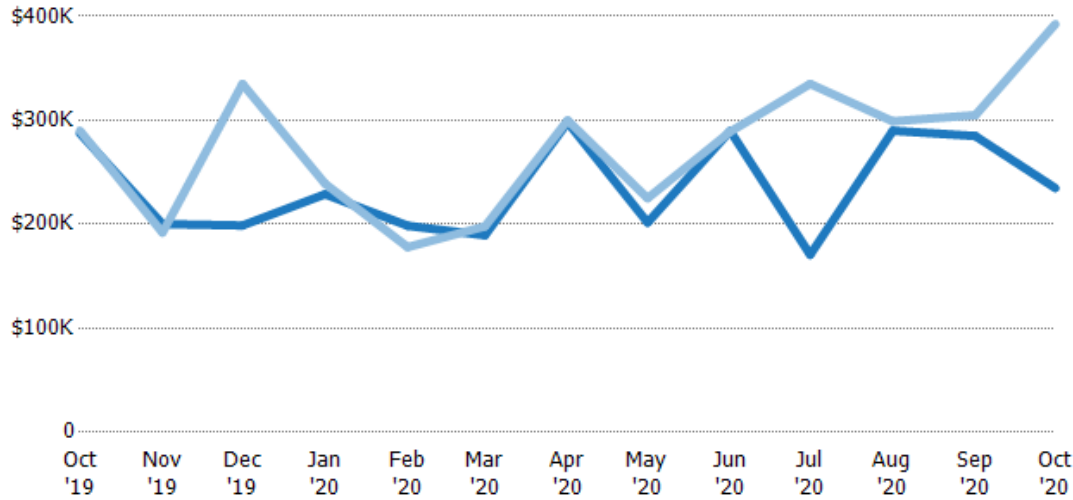
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$347K	\$187K	\$267K	\$229K	\$199K	\$237K	\$297K	\$206K	\$280K	\$171K	\$362K	\$289K	\$257K
Avg Sales Price	\$354K	\$183K	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$420K
Avg Sales Price as a % of Avg Est Value	102%	98%	128%	104%	92%	102%	117%	105%	103%	196%	112%	106%	163%

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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median Est Value	\$288K	\$200K	\$199K	\$229K	\$199K	\$189K	\$298K	\$202K	\$290K	\$171K	\$290K	\$285K	\$235K
Median Sales Price	\$290K	\$192K	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$393K
Med Sales Price as a % of Med Est Value	101%	96%	168%	104%	90%	105%	101%	112%	100%	196%	103%	107%	167%