

## 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	17	24	-29.2%	370	381	-2.9%
New Listing Volume	\$6,185,399	\$6,156,200	+0.5%	\$113,848,002	\$102,330,786	+11.3%
Active Listing Count	48	140	-65.7%	N/A	N/A	
Active Listing Volume	\$17,033,989	\$42,550,227	-60%	N/A	N/A	
Average Listing Price	\$354,875	\$303,930	+16.8%	\$337,475	\$321,565	+4.9%
Median Listing Price	\$302,450	\$245,000	+23.4%	\$273,512	\$259,646	+5.3%
Median Days in RPR	77	128	-39.8%	81.92	119.38	-31.4%
Months of Inventory	1.3	4.2	-70.2%	3.2	5.7	-44%
Absorption Rate	79.17%	23.57%	+55.6%	31.56%	17.69%	+13.9%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	27	32	-15.6%	434	381	+13.9%
New Pending Sales Volume	\$8,889,000	\$8,386,152	+6%	\$123,984,278	\$96,536,092	+28.4%
Pending Sales Count	54	32	+68.8%	N/A	N/A	
Pending Sales Volume	\$19,463,794	\$8,941,169	+117.7%	N/A	N/A	
Closed Sales Count	33	31	+6.5%	323	309	+4.5%
Closed Sales Volume	\$11,131,200	\$8,781,538	+26.8%	\$86,950,756	\$77,502,720	+12.2%
Average Sales Price	\$337,309	\$283,275	+19.1%	\$269,197	\$250,818	+7.3%
Median Sales Price	\$315,000	\$249,900	+26.1%	\$245,014	\$236,296	+3.7%

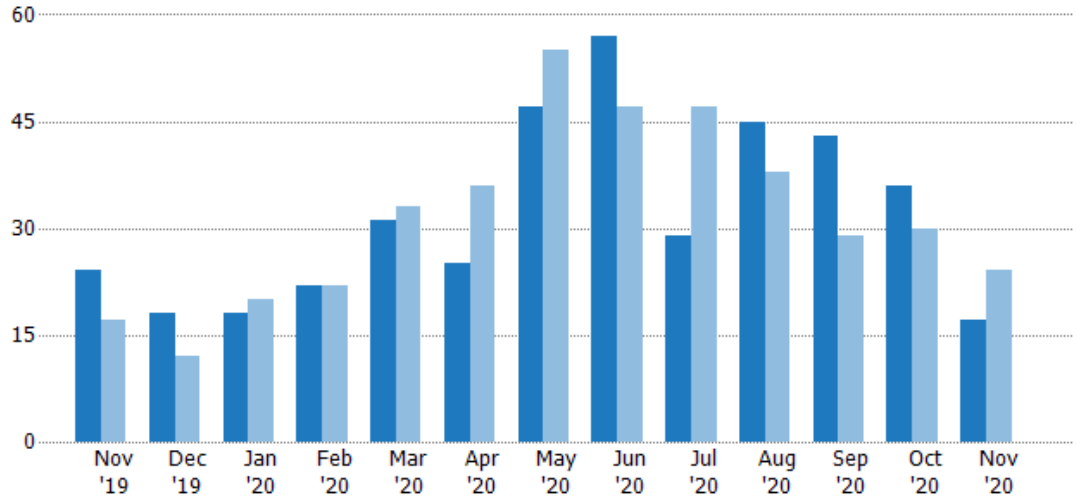
## New Listings

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Nov '20	17	-29.2%
Nov '19	24	41.2%
Nov '18	17	5.9%



	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	24	18	18	22	31	25	47	57	29	45	43	36	17
Prior Year	17	12	20	22	33	36	55	47	47	38	29	30	24
Percent Change from Prior Year	41%	50%	-10%	0%	-6%	-31%	-15%	21%	-38%	18%	48%	20%	-29%

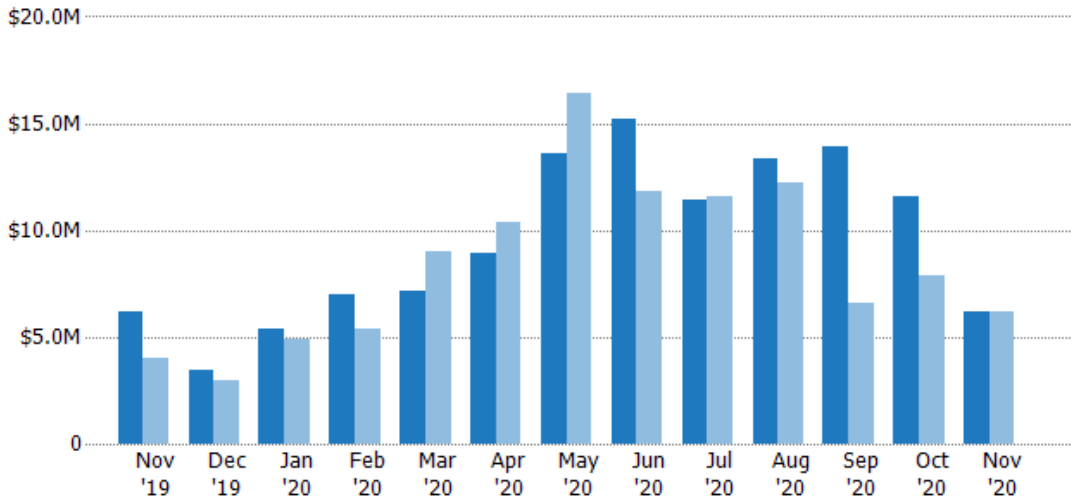
## New Listing Volume

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Nov '20	\$6.19M	0.5%
Nov '19	\$6.16M	53.5%
Nov '18	\$4.01M	-17.8%



	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	\$6.16M	\$3.48M	\$5.42M	\$7.01M	\$7.14M	\$8.95M	\$13.6M	\$15.2M	\$11.4M	\$13.4M	\$14M	\$11.6M	\$6.19M
Prior Year	\$4.01M	\$2.95M	\$4.9M	\$5.41M	\$8.97M	\$10.3M	\$16.4M	\$11.8M	\$11.6M	\$12.2M	\$6.6M	\$7.84M	\$6.16M
Percent Change from Prior Year	53%	18%	11%	29%	-20%	-13%	-17%	28%	-1%	9%	111%	48%	0%

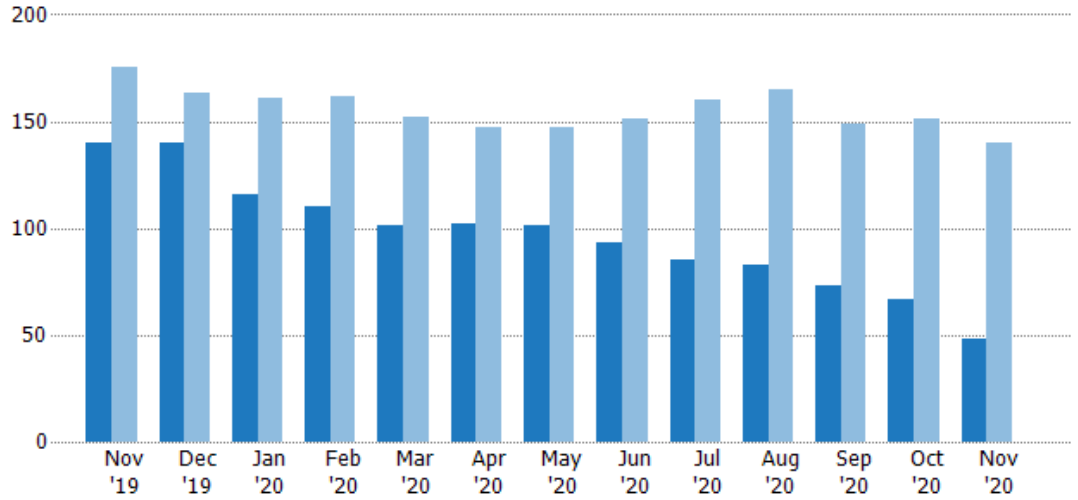
## Active Listings

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Nov '20	48	-65.7%
Nov '19	140	-20%
Nov '18	175	8%



Current Year	140	140	116	110	101	102	101	93	85	83	73	67	48
Prior Year	175	163	161	162	152	147	147	151	160	165	149	151	140
Percent Change from Prior Year	-20%	-14%	-28%	-32%	-34%	-31%	-31%	-38%	-47%	-50%	-51%	-56%	-66%

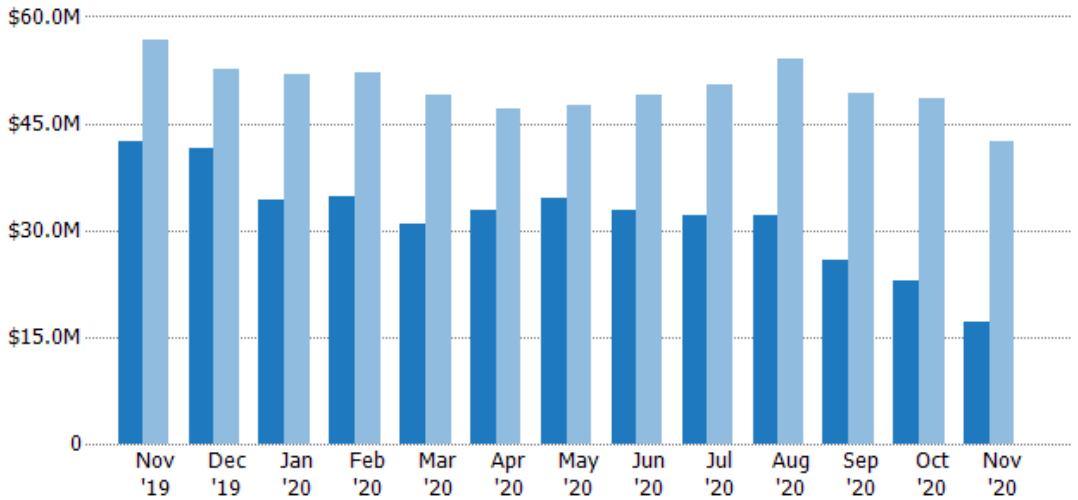
## Active Listing Volume

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Nov '20	\$17M	-60%
Nov '19	\$42.6M	-25.1%
Nov '18	\$56.8M	-8.5%



Current Year	\$42.6M	\$41.4M	\$34.4M	\$34.7M	\$30.9M	\$32.8M	\$34.5M	\$32.9M	\$32.2M	\$32M	\$25.9M	\$23M	\$17M
Prior Year	\$56.8M	\$52.5M	\$51.9M	\$52.2M	\$49.1M	\$47M	\$47.6M	\$49M	\$50.5M	\$54.1M	\$49.3M	\$48.6M	\$42.6M
Percent Change from Prior Year	-25%	-21%	-34%	-34%	-37%	-30%	-27%	-33%	-36%	-41%	-48%	-53%	-60%

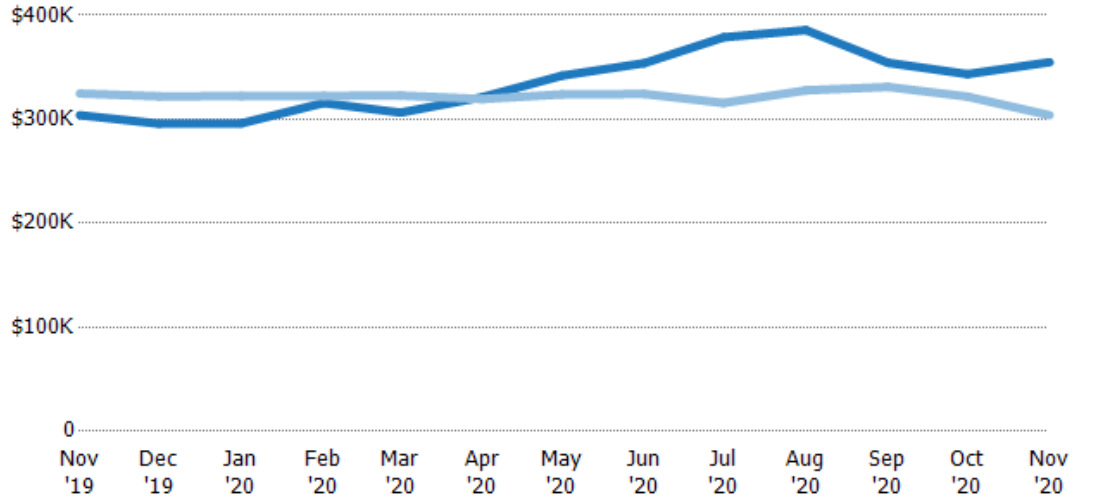
## Average Listing Price

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Nov '20	\$355K	16.8%
Nov '19	\$304K	-6.4%
Nov '18	\$325K	-15.3%



Current Year	\$304K	\$296K	\$296K	\$316K	\$306K	\$321K	\$342K	\$354K	\$379K	\$386K	\$354K	\$343K	\$355K
Prior Year	\$325K	\$322K	\$322K	\$323K	\$323K	\$319K	\$324K	\$324K	\$316K	\$328K	\$331K	\$322K	\$304K
Percent Change from Prior Year	-6%	-8%	-8%	-2%	-5%	1%	6%	9%	20%	18%	7%	7%	17%

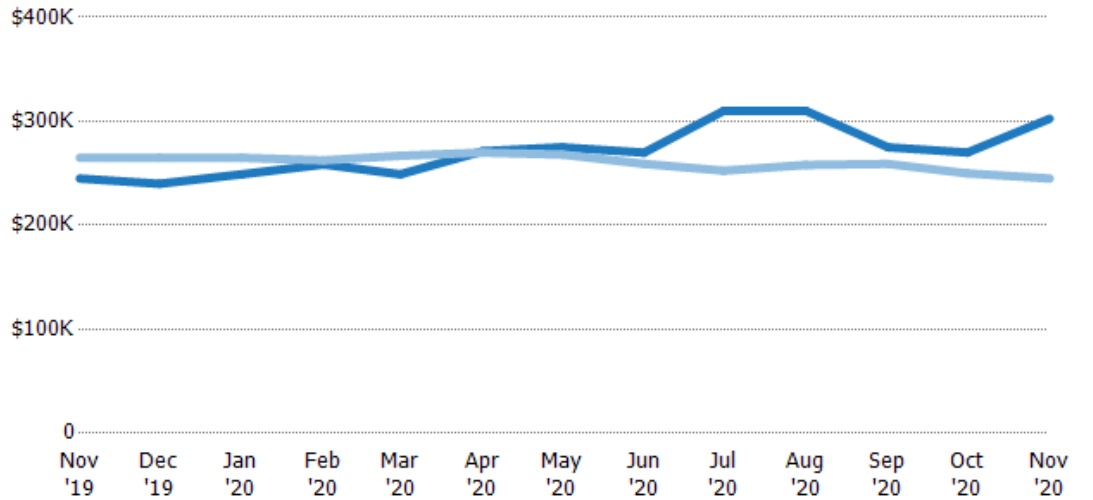
## Median Listing Price

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Nov '20	\$302K	23.4%
Nov '19	\$245K	-7.5%
Nov '18	\$265K	-5.7%



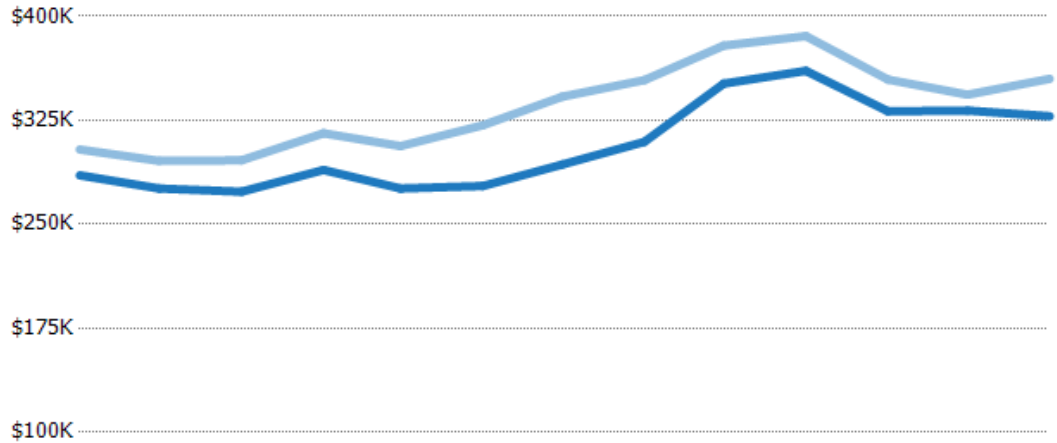
Current Year	\$245K	\$240K	\$249K	\$259K	\$249K	\$271K	\$275K	\$270K	\$310K	\$310K	\$275K	\$270K	\$302K
Prior Year	\$265K	\$265K	\$265K	\$262K	\$267K	\$270K	\$268K	\$259K	\$253K	\$258K	\$259K	\$250K	\$245K
Percent Change from Prior Year	-8%	-9%	-6%	-1%	-7%	0%	3%	4%	23%	20%	6%	8%	23%

## 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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



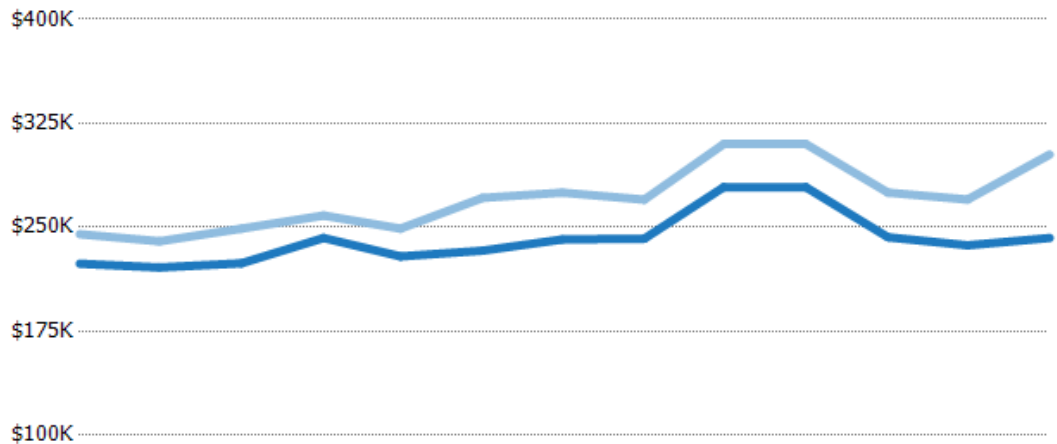
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg Est Value	\$285K	\$276K	\$273K	\$289K	\$276K	\$278K	\$293K	\$309K	\$351K	\$361K	\$331K	\$332K	\$328K
Avg Listing Price	\$304K	\$296K	\$296K	\$316K	\$306K	\$321K	\$342K	\$354K	\$379K	\$386K	\$354K	\$343K	\$355K
Avg Listing Price as a % of Avg Est Value	107%	107%	108%	109%	111%	116%	117%	114%	108%	107%	107%	103%	108%

## 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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 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	\$224K	\$221K	\$224K	\$242K	\$229K	\$233K	\$241K	\$242K	\$279K	\$279K	\$243K	\$237K	\$242K
Median Listing Price	\$245K	\$240K	\$249K	\$259K	\$249K	\$271K	\$275K	\$270K	\$310K	\$310K	\$275K	\$270K	\$302K
Med Listing Price as a % of Med Est Value	110%	109%	111%	107%	109%	116%	114%	112%	111%	111%	113%	114%	125%

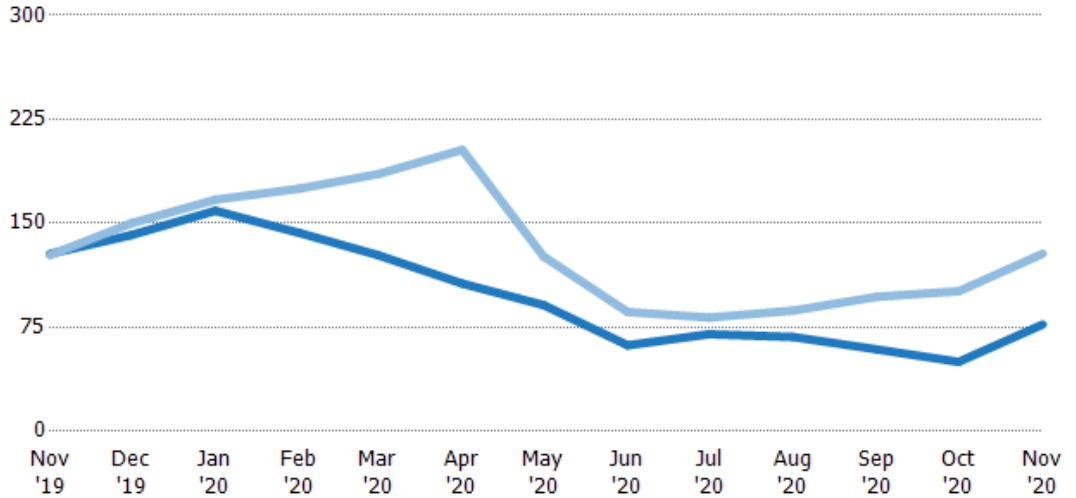
## Median Days in RPR

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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Days	% Chg.
Nov '20	77	-39.8%
Nov '19	128	0.8%
Nov '18	127	-10.2%



	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	128	142	159	143	127	107	91	62	70	68	59	50	77
Prior Year	127	150	167	175	186	203	126	86	82	87	97	101	128
Percent Change from Prior Year	1%	-6%	-5%	-18%	-32%	-48%	-28%	-28%	-15%	-22%	-39%	-50%	-40%

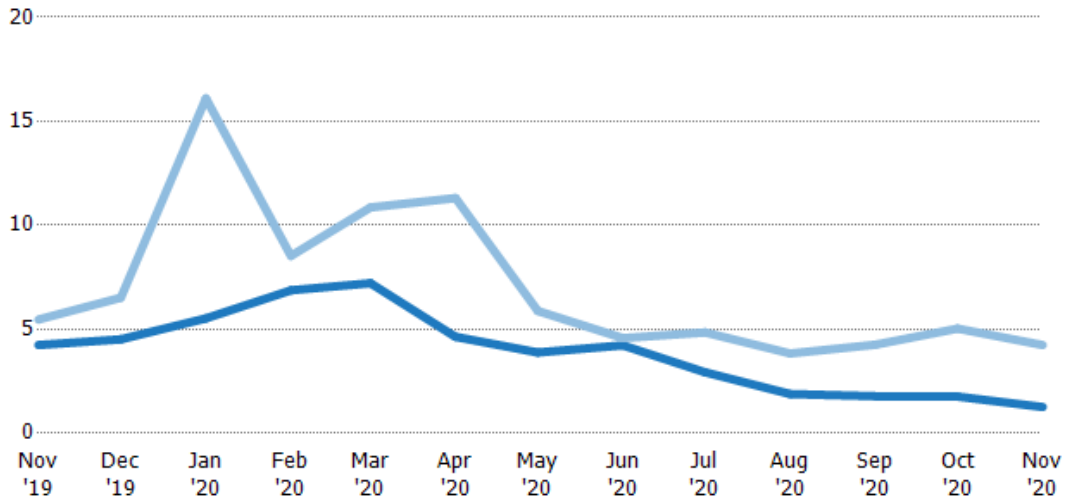
## Months of Inventory

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Months	% Chg.
Nov '20	1.26	-70.2%
Nov '19	4.24	-22.4%
Nov '18	5.47	15.2%



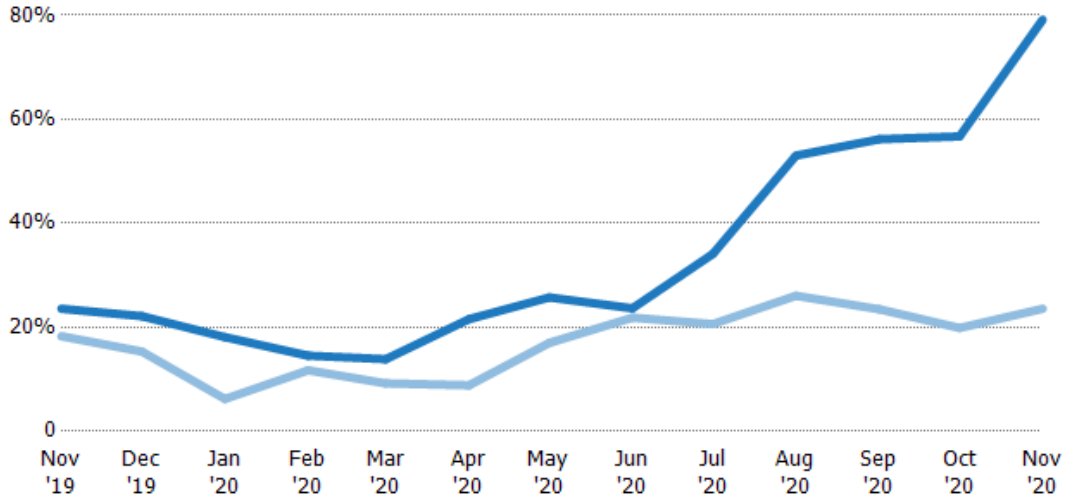
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	4.24	4.52	5.52	6.88	7.21	4.64	3.88	4.23	2.93	1.89	1.78	1.76	1.26
Prior Year	5.47	6.52	16.1	8.53	10.9	11.3	5.88	4.58	4.85	3.84	4.26	5.03	4.24
Percent Change from Prior Year	-22%	-31%	-66%	-19%	-34%	-59%	-34%	-8%	-40%	-51%	-58%	-65%	-70%

## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



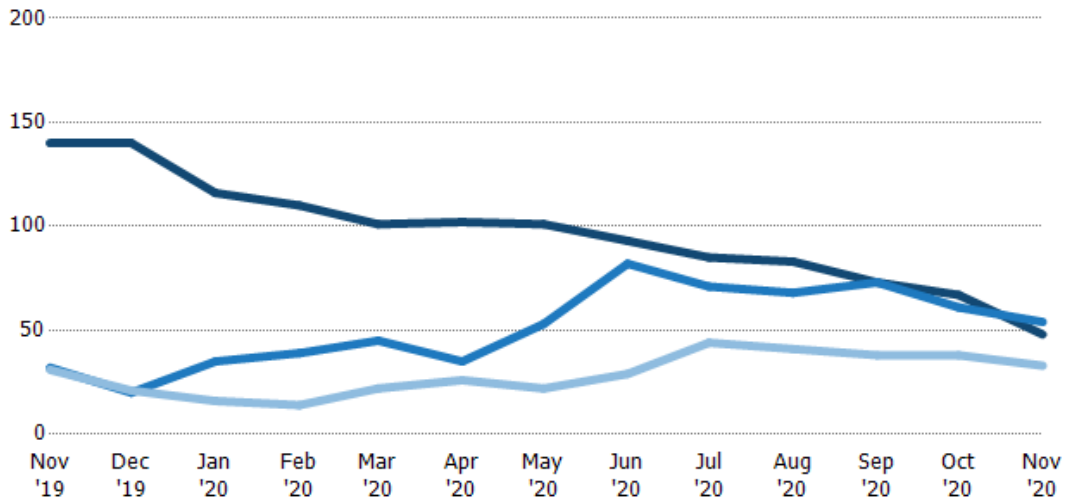
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	24%	22%	18%	15%	14%	22%	26%	24%	34%	53%	56%	57%	79%
Prior Year	18%	15%	6%	12%	9%	9%	17%	22%	21%	26%	23%	20%	24%
Change from Prior Year	-5%	-7%	-12%	-3%	-5%	-13%	-9%	-2%	-13%	-27%	-33%	-37%	-56%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 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
Active	140	140	116	110	101	102	101	93	85	83	73	67	48
Pending	32	20	35	39	45	35	53	82	71	68	73	61	54
Sold	31	21	16	14	22	26	22	29	44	41	38	38	33

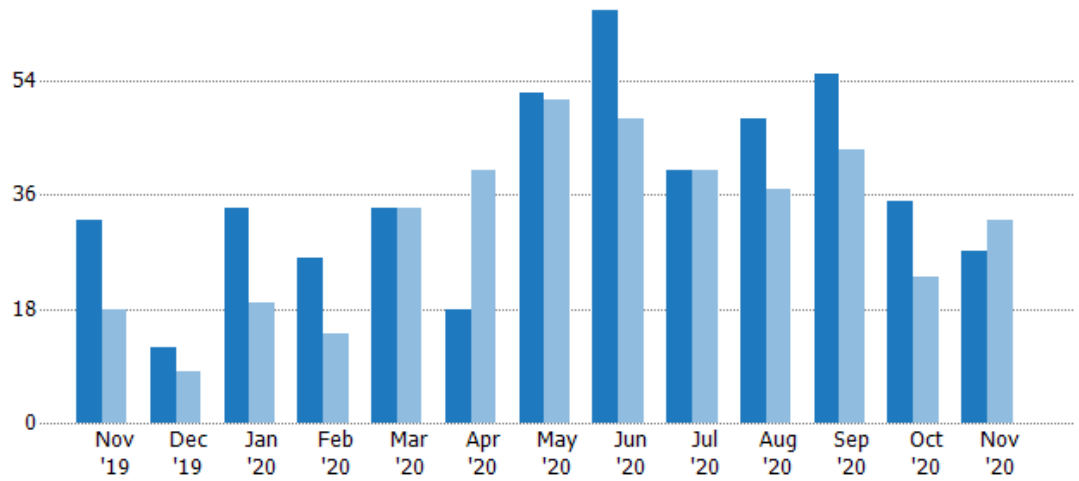
## New Pending Sales

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Nov '20	27	-15.6%
Nov '19	32	77.8%
Nov '18	18	-16.7%



Current Year	32	12	34	26	34	18	52	65	40	48	55	35	27
Prior Year	18	8	19	14	34	40	51	48	40	37	43	23	32
Percent Change from Prior Year	78%	50%	79%	86%	0%	-55%	2%	35%	0%	30%	28%	52%	-16%

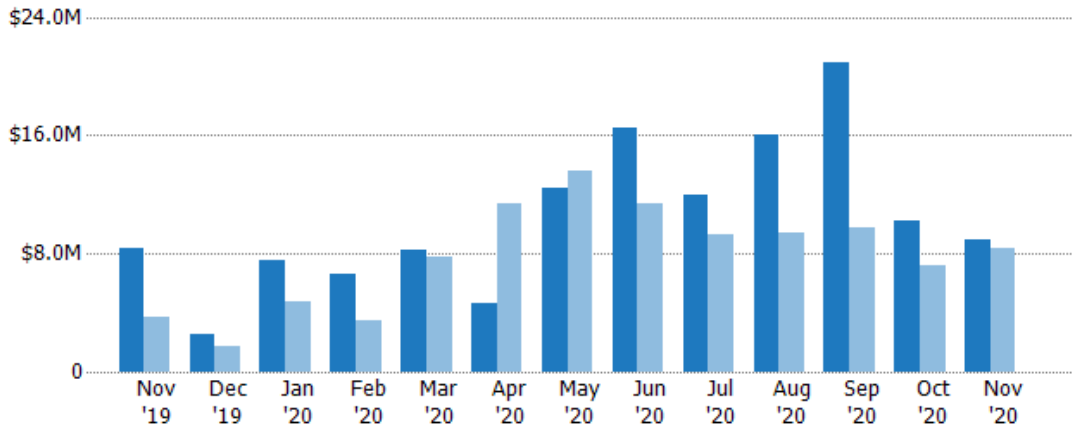
## New Pending Sales Volume

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Nov '20	\$8.89M	6%
Nov '19	\$8.39M	122.9%
Nov '18	\$3.76M	-0.3%



Current Year	\$8.39M	\$2.57M	\$7.51M	\$6.59M	\$8.29M	\$4.63M	\$12.4M	\$16.5M	\$11.9M	\$16.1M	\$21M	\$10.2M	\$8.89M
Prior Year	\$3.76M	\$1.75M	\$4.81M	\$3.49M	\$7.75M	\$11.4M	\$13.6M	\$11.4M	\$9.26M	\$9.4M	\$9.79M	\$7.22M	\$8.39M
Percent Change from Prior Year	123%	47%	56%	89%	7%	-59%	-9%	44%	29%	71%	114%	42%	6%



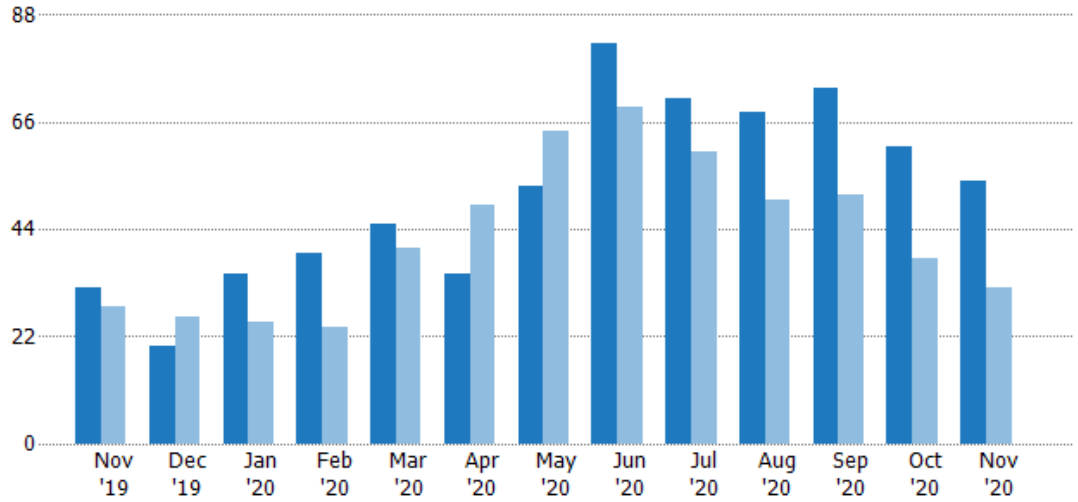
## Pending Sales

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Nov '20	54	68.8%
Nov '19	32	14.3%
Nov '18	28	21.4%



	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	32	20	35	39	45	35	53	82	71	68	73	61	54
Prior Year	28	26	25	24	40	49	64	69	60	50	51	38	32
Percent Change from Prior Year	14%	-23%	40%	63%	13%	-29%	-17%	19%	18%	36%	43%	61%	69%

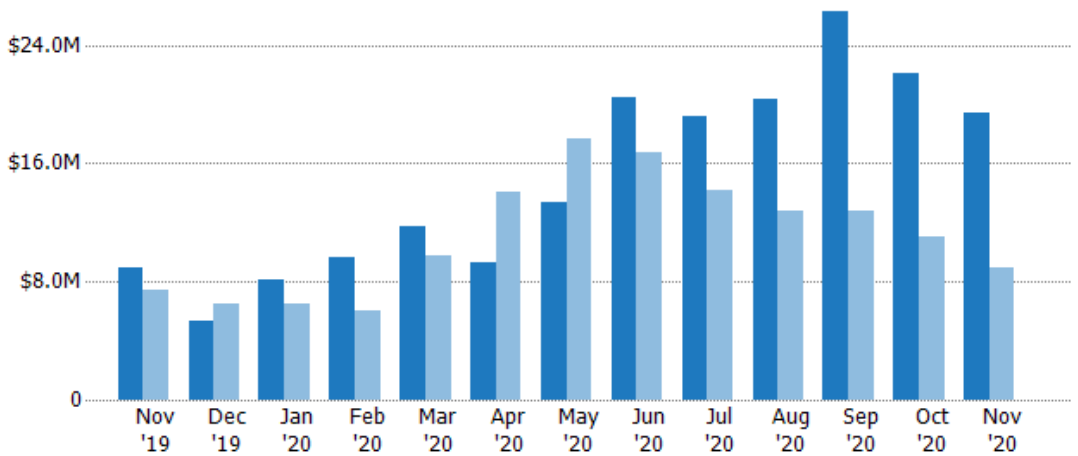
## Pending Sales Volume

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Nov '20	\$19.5M	117.7%
Nov '19	\$8.94M	19.5%
Nov '18	\$7.48M	12.1%



	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	\$8.94M	\$5.32M	\$8.13M	\$9.58M	\$11.7M	\$9.32M	\$13.4M	\$20.4M	\$19.1M	\$20.4M	\$26.3M	\$22M	\$19.5M
Prior Year	\$7.48M	\$6.52M	\$6.53M	\$5.99M	\$9.81M	\$14M	\$17.6M	\$16.8M	\$14.2M	\$12.8M	\$12.8M	\$11.1M	\$8.94M
Percent Change from Prior Year	19%	-18%	24%	60%	20%	-33%	-24%	22%	35%	59%	105%	99%	118%

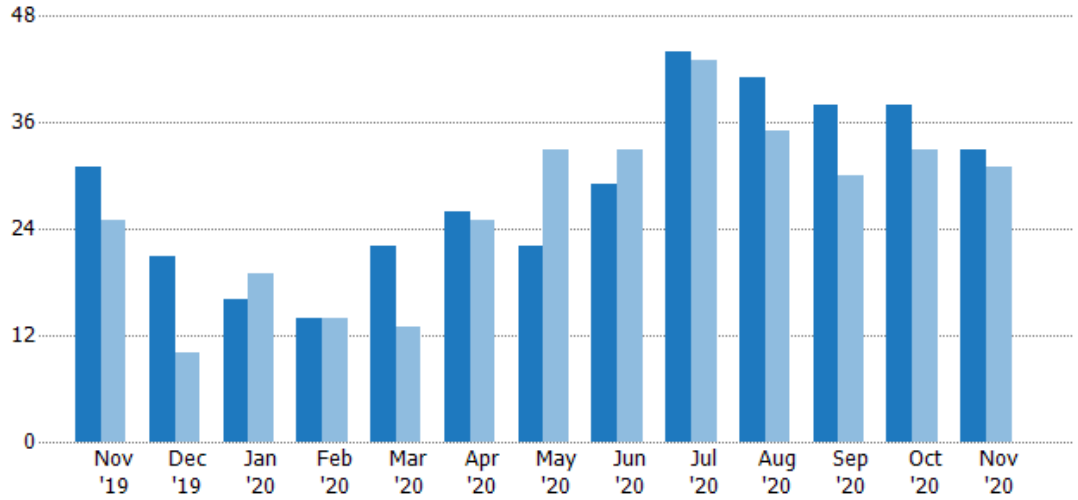
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Nov '20	33	6.5%
Nov '19	31	24%
Nov '18	25	-32%



	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	31	21	16	14	22	26	22	29	44	41	38	38	33
Prior Year	25	10	19	14	13	25	33	33	43	35	30	33	31
Percent Change from Prior Year	24%	110%	-16%	0%	69%	4%	-33%	-12%	2%	17%	27%	15%	6%

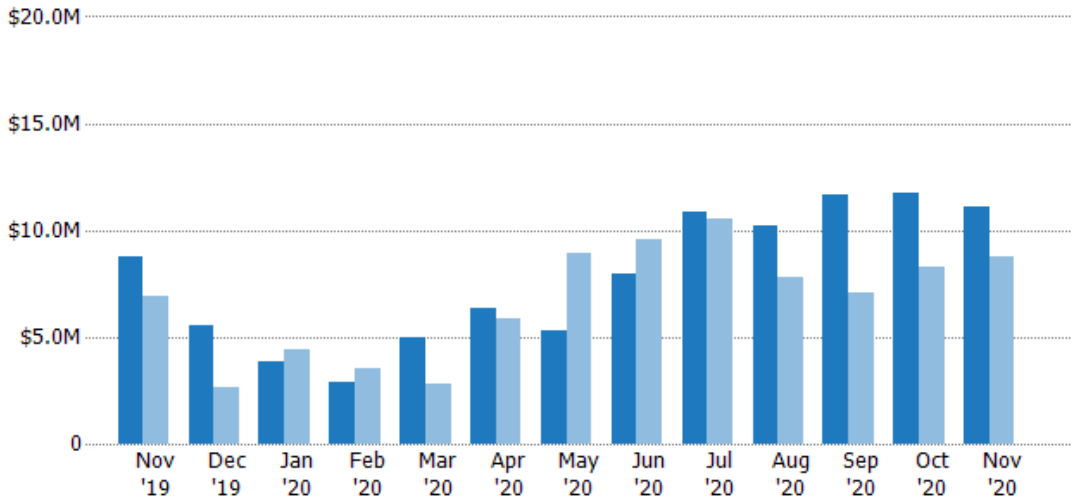
## Closed Sales Volume

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Nov '20	\$11.1M	26.8%
Nov '19	\$8.78M	26.5%
Nov '18	\$6.94M	-44.7%



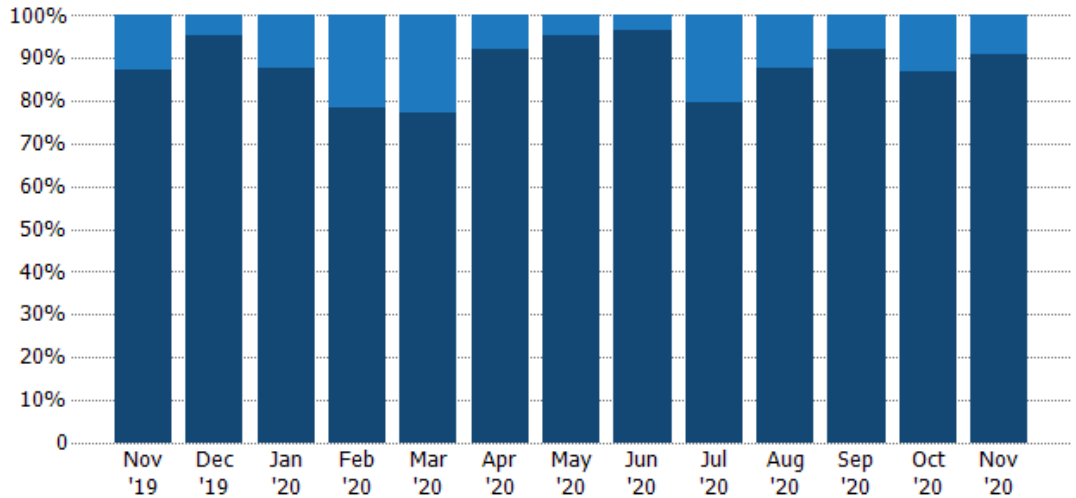
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$8.78M	\$5.53M	\$3.89M	\$2.91M	\$4.99M	\$6.35M	\$5.3M	\$7.98M	\$10.8M	\$10.2M	\$11.6M	\$11.7M	\$11.1M
Prior Year	\$6.94M	\$2.64M	\$4.44M	\$3.53M	\$2.79M	\$5.82M	\$8.9M	\$9.58M	\$10.5M	\$7.79M	\$7.08M	\$8.26M	\$8.78M
Percent Change from Prior Year	27%	110%	-12%	-18%	79%	9%	-40%	-17%	3%	31%	64%	42%	27%

## Closed Sales by Property Type

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



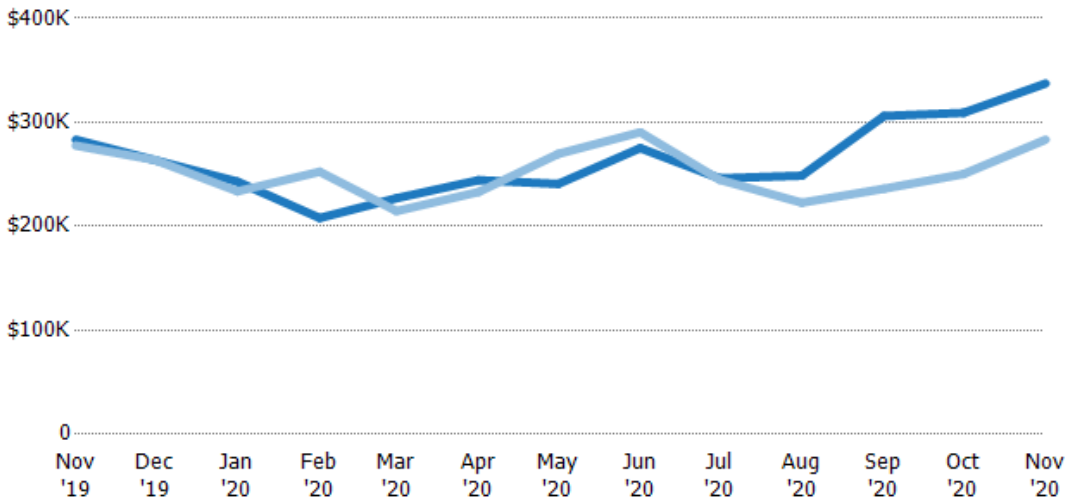
Property Type	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Condo/Townhouse	13%	5%	13%	21%	23%	8%	5%	3%	20%	12%	8%	13%	9%
Single Family Residence	87%	95%	88%	79%	77%	92%	95%	97%	80%	88%	92%	87%	91%

## Average Sales Price

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



Month/Year	Price	% Chg.
Nov '20	\$337K	19.1%
Nov '19	\$283K	2.1%
Nov '18	\$278K	-18.7%

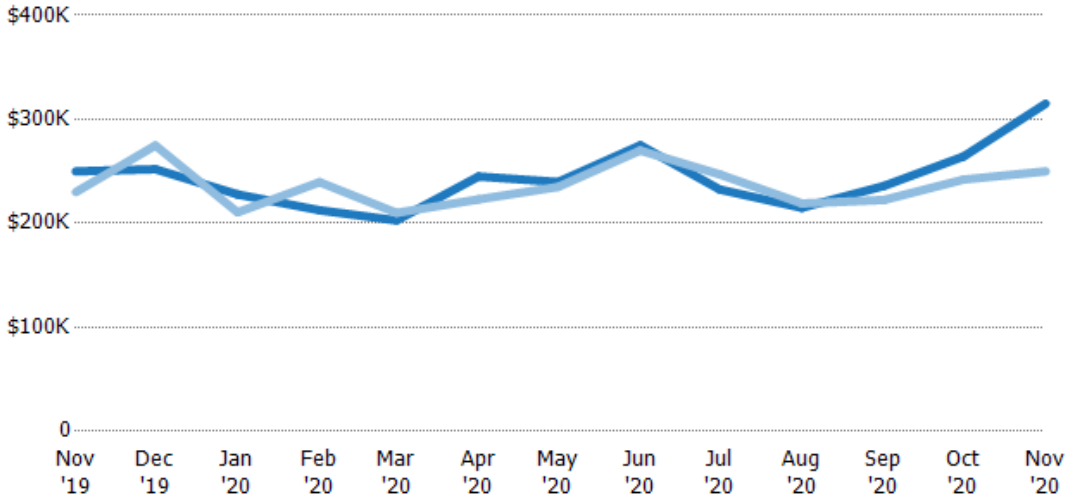
Property Type	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$283K	\$264K	\$243K	\$208K	\$227K	\$244K	\$241K	\$275K	\$246K	\$249K	\$306K	\$309K	\$337K
Prior Year	\$278K	\$264K	\$234K	\$252K	\$215K	\$233K	\$270K	\$290K	\$245K	\$223K	\$236K	\$250K	\$283K
Percent Change from Prior Year	2%	0%	4%	-18%	6%	5%	-11%	-5%	1%	12%	30%	24%	19%

## Median Sales Price

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

### Filters Used

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



Month/Year	Price	% Chg.
Nov '20	\$315K	26.1%
Nov '19	\$250K	8.7%
Nov '18	\$230K	-4.8%

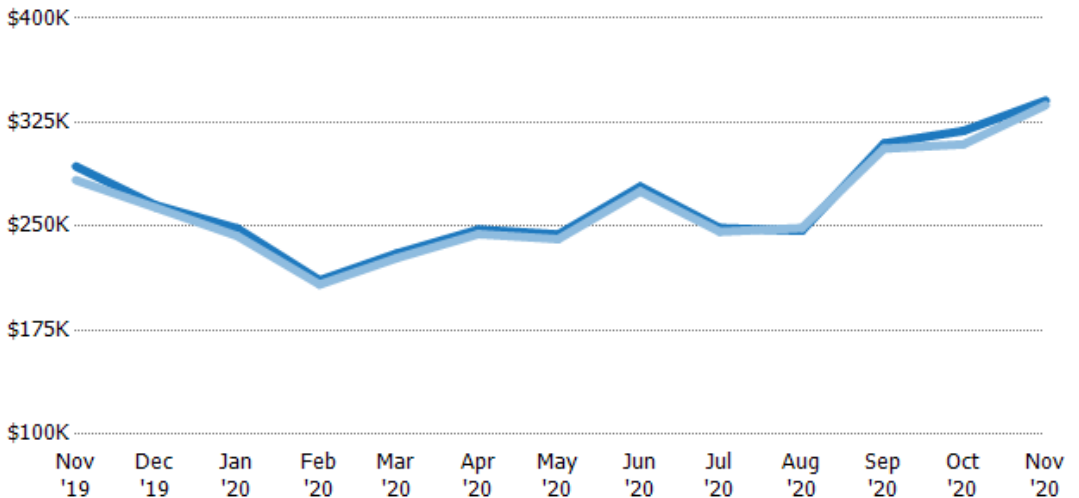
Month	Current Year	Prior Year	Percent Change from Prior Year
Nov '19	\$250K	\$230K	9%
Dec '19	\$252K	\$275K	-8%
Jan '20	\$228K	\$211K	8%
Feb '20	\$213K	\$240K	-11%
Mar '20	\$203K	\$210K	-3%
Apr '20	\$245K	\$223K	10%
May '20	\$240K	\$235K	2%
Jun '20	\$275K	\$270K	2%
Jul '20	\$233K	\$247K	-6%
Aug '20	\$215K	\$219K	-2%
Sep '20	\$236K	\$222K	6%
Oct '20	\$264K	\$242K	9%
Nov '20	\$315K	\$250K	26%

## 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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type: Condo/Townhouse/Apt, Single Family Residence



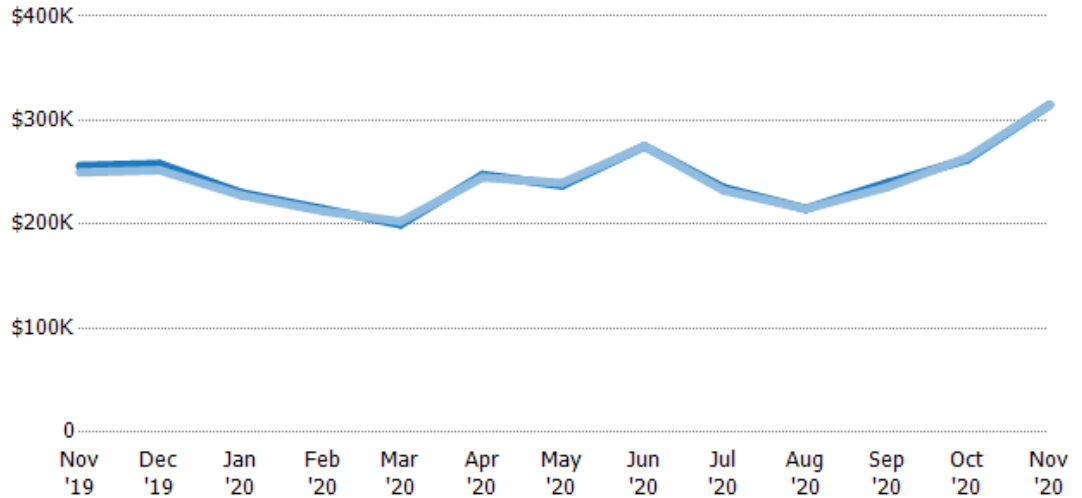
Month	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Nov '19	\$293K	\$283K	97%
Dec '19	\$265K	\$264K	99%
Jan '20	\$248K	\$243K	98%
Feb '20	\$211K	\$208K	99%
Mar '20	\$230K	\$227K	99%
Apr '20	\$248K	\$244K	99%
May '20	\$244K	\$241K	99%
Jun '20	\$279K	\$275K	99%
Jul '20	\$249K	\$246K	99%
Aug '20	\$247K	\$249K	101%
Sep '20	\$310K	\$306K	99%
Oct '20	\$319K	\$309K	97%
Nov '20	\$341K	\$337K	99%

## 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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type:  
 Condo/Townhouse/Apt, Single Family Residence



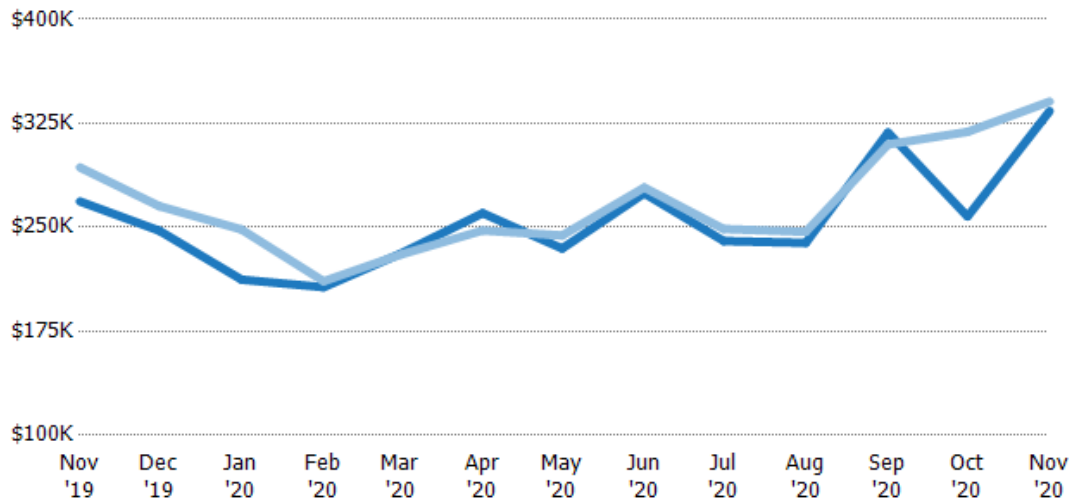
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median List Price	\$256K	\$258K	\$230K	\$214K	\$200K	\$247K	\$237K	\$275K	\$235K	\$215K	\$240K	\$262K	\$315K
Median Sales Price	\$250K	\$252K	\$228K	\$213K	\$203K	\$245K	\$240K	\$275K	\$233K	\$215K	\$236K	\$264K	\$315K
Med Sales Price as a % of Med List Price	98%	98%	99%	99%	101%	99%	101%	100%	99%	100%	98%	101%	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

ZIP: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 Property Type:  
 Condo/Townhouse/Apt, Single Family Residence



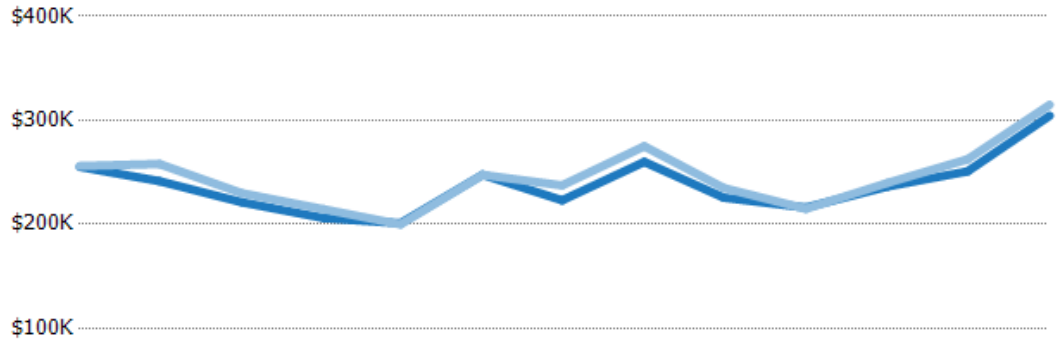
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg Est Value	\$269K	\$247K	\$212K	\$207K	\$231K	\$260K	\$235K	\$274K	\$240K	\$239K	\$318K	\$258K	\$334K
Avg Sales Price	\$293K	\$265K	\$248K	\$211K	\$230K	\$248K	\$244K	\$279K	\$249K	\$247K	\$310K	\$319K	\$341K
Avg Sales Price as a % of Avg Est Value	109%	107%	117%	102%	100%	95%	104%	102%	104%	103%	97%	124%	102%

## 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: Grand Isle, VT 05458, Saint Albans, VT 05478, Saint Albans Bay, VT 05481, Swanton, VT 05488  
 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	\$255K	\$242K	\$221K	\$206K	\$201K	\$248K	\$223K	\$260K	\$226K	\$216K	\$236K	\$251K	\$304K
Median Sales Price	\$256K	\$258K	\$230K	\$214K	\$200K	\$247K	\$237K	\$275K	\$235K	\$215K	\$240K	\$262K	\$315K
Med Sales Price as a % of Med Est Value	100%	107%	104%	104%	99%	100%	106%	106%	104%	99%	101%	105%	103%