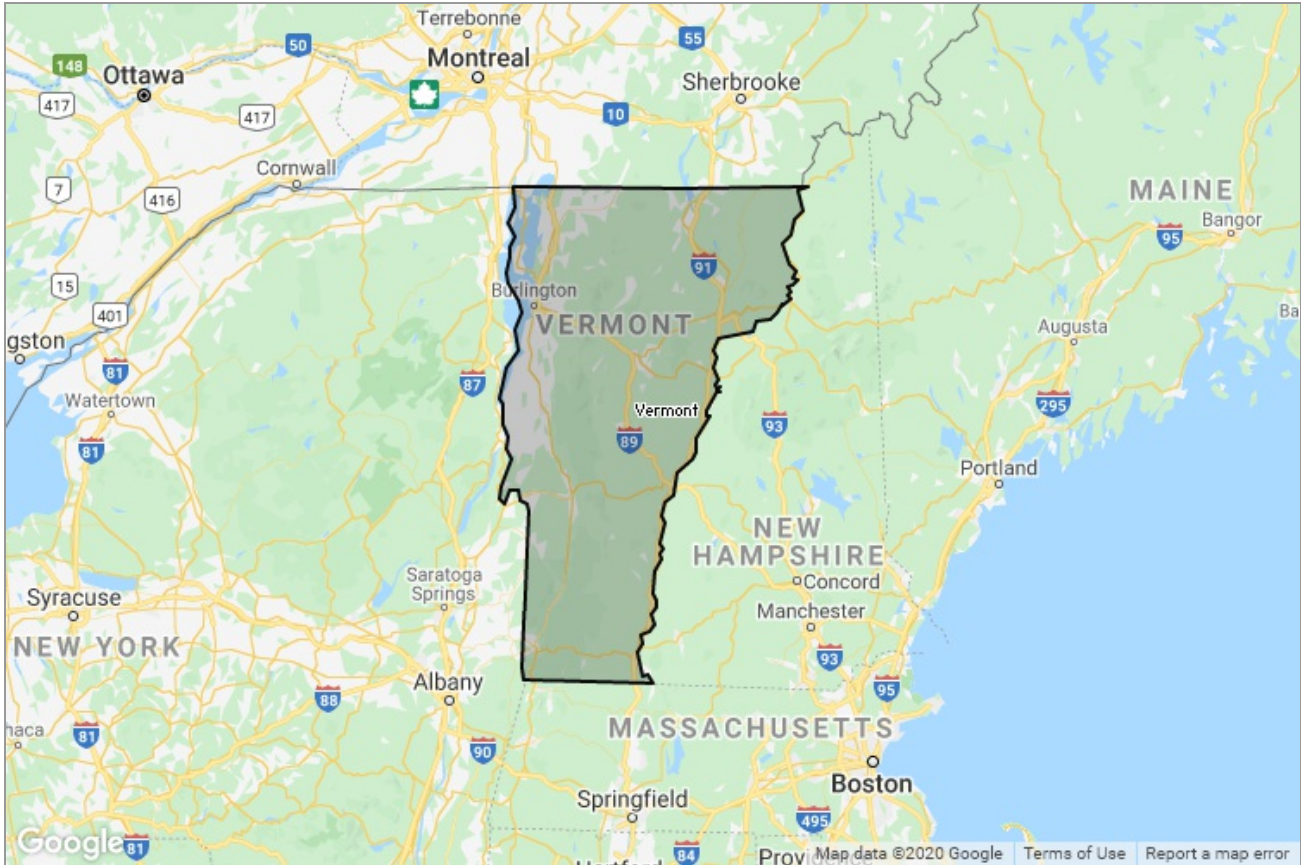




MARKET DATA REPORT

Vermont Indicators Report October 2020



Report Characteristics

Report Name:

Vermont Indicators Report October 2020

Report Date Range:

10/2019 – 10/2020

Filters Used:

Property Type, Location

Avg/Med: Both

Run Date: 12/11/2020

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	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	887	746	+18.9%	8,468	9,084	-6.8%
New Listing Volume	\$352,323,106	\$248,555,772	+41.7%	\$3,196,053,636	\$2,933,621,357	+8.9%
Active Listing Count	2,149	4,585	-53.1%	N/A	N/A	
Active Listing Volume	\$1,088,271,378	\$1,775,465,119	-38.7%	N/A	N/A	
Average Listing Price	\$506,408	\$387,233	+30.8%	\$438,312	\$376,298	+16.5%
Median Listing Price	\$321,700	\$272,900	+17.9%	\$294,544	\$270,869	+8.7%
Median Days in RPR	75	133	-43.6%	115.07	135.59	-15.1%
Months of Inventory	2	6.4	-69.4%	4.9	7.9	-37.9%
Absorption Rate	50.67%	15.51%	+35.2%	20.39%	12.66%	+7.7%
Sales Activity Charts Metrics						
New Pending Sales Count	1,118	853	+31.1%	9,423	7,807	+20.7%
New Pending Sales Volume	\$410,371,279	\$250,301,611	+64%	\$3,154,880,497	\$2,244,068,148	+40.6%
Pending Sales Count	1,845	1,120	+64.7%	N/A	N/A	
Pending Sales Volume	\$667,826,504	\$331,881,944	+101.2%	N/A	N/A	
Closed Sales Count	965	793	+21.7%	6,643	6,079	+9.3%
Closed Sales Volume	\$349,236,281	\$237,311,639	+47.2%	\$2,116,499,011	\$1,692,340,435	+25.1%
Average Sales Price	\$361,903	\$299,258	+20.9%	\$318,606	\$278,391	+14.4%
Median Sales Price	\$277,500	\$242,000	+14.7%	\$260,980	\$235,142	+11%

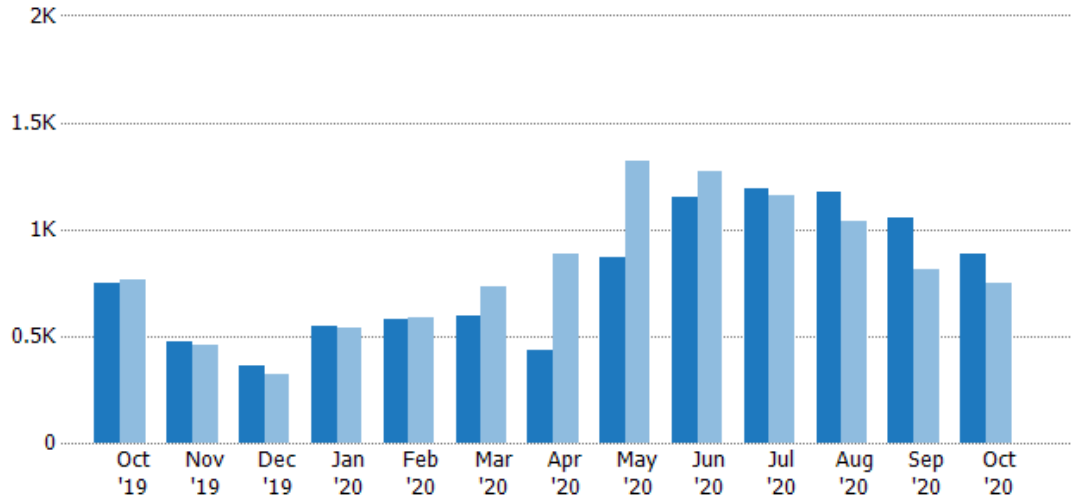
New Listings

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.
Oct '20	887	18.9%
Oct '19	746	-2.2%
Oct '18	763	-7.7%



Current Year	746	475	359	545	575	591	437	870	1.15K	1.19K	1.17K	1.05K	887
Prior Year	763	454	317	542	589	728	887	1.32K	1.27K	1.16K	1.04K	808	746
Percent Change from Prior Year	-2%	5%	13%	1%	-2%	-19%	-51%	-34%	-9%	3%	13%	30%	19%

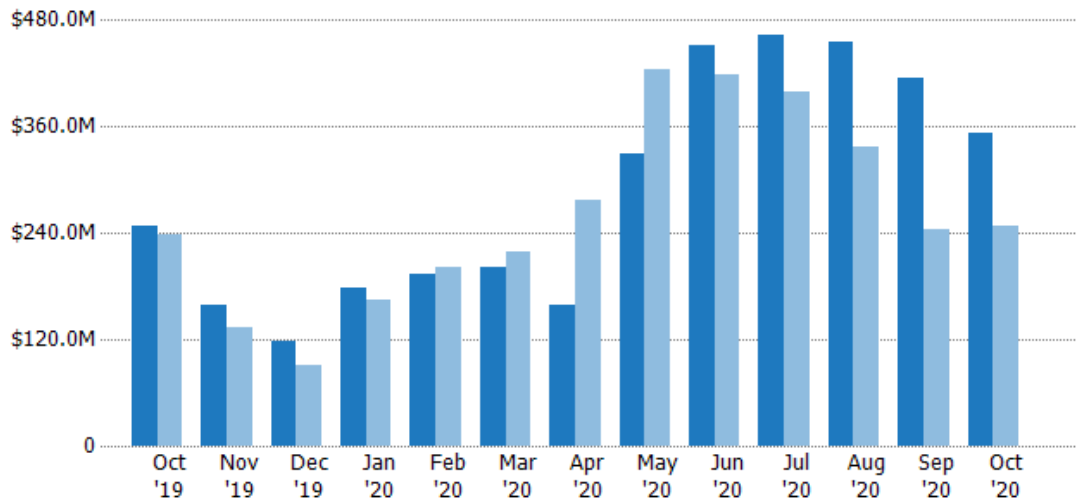
New Listing Volume

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.
Oct '20	\$352M	41.7%
Oct '19	\$249M	4.3%
Oct '18	\$238M	-8.9%



Current Year	\$249M	\$159M	\$117M	\$178M	\$195M	\$201M	\$158M	\$329M	\$451M	\$463M	\$455M	\$414M	\$352M
Prior Year	\$238M	\$134M	\$91.6M	\$165M	\$202M	\$218M	\$277M	\$425M	\$418M	\$400M	\$336M	\$243M	\$249M
Percent Change from Prior Year	4%	19%	28%	8%	-4%	-8%	-43%	-23%	8%	16%	35%	70%	42%

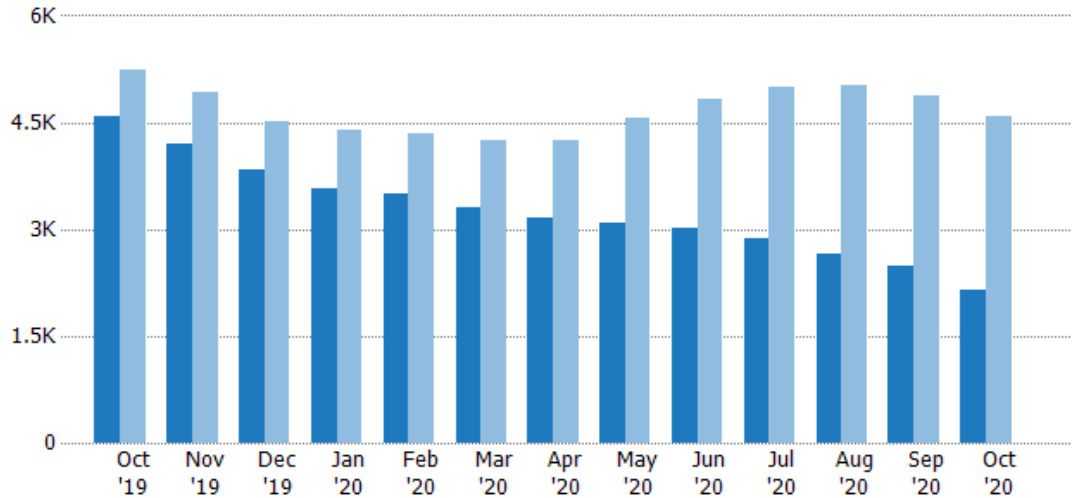
Active Listings

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.
Oct '20	2.15K	-53.1%
Oct '19	4.59K	-12.3%
Oct '18	5.23K	1.4%



	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	4.59K	4.2K	3.83K	3.58K	3.5K	3.31K	3.15K	3.08K	3.02K	2.86K	2.66K	2.49K	2.15K
Prior Year	5.23K	4.93K	4.52K	4.4K	4.35K	4.24K	4.25K	4.55K	4.83K	4.99K	5.02K	4.87K	4.59K
Percent Change from Prior Year	-12%	-15%	-15%	-19%	-20%	-22%	-26%	-32%	-37%	-43%	-47%	-49%	-53%

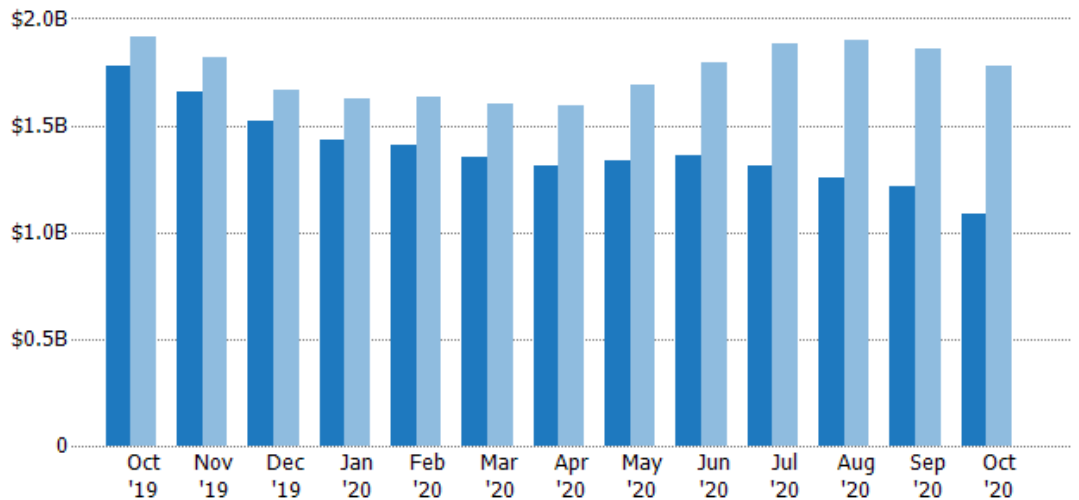
Active Listing Volume

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.
Oct '20	\$1.09B	-38.7%
Oct '19	\$1.78B	-7.4%
Oct '18	\$1.92B	-2.7%



	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	\$1.78B	\$1.66B	\$1.52B	\$1.43B	\$1.41B	\$1.36B	\$1.31B	\$1.33B	\$1.36B	\$1.31B	\$1.26B	\$1.21B	\$1.09B
Prior Year	\$1.92B	\$1.82B	\$1.67B	\$1.63B	\$1.63B	\$1.6B	\$1.59B	\$1.69B	\$1.79B	\$1.88B	\$1.9B	\$1.86B	\$1.78B
Percent Change from Prior Year	-7%	-9%	-9%	-12%	-14%	-15%	-18%	-21%	-24%	-30%	-34%	-35%	-39%

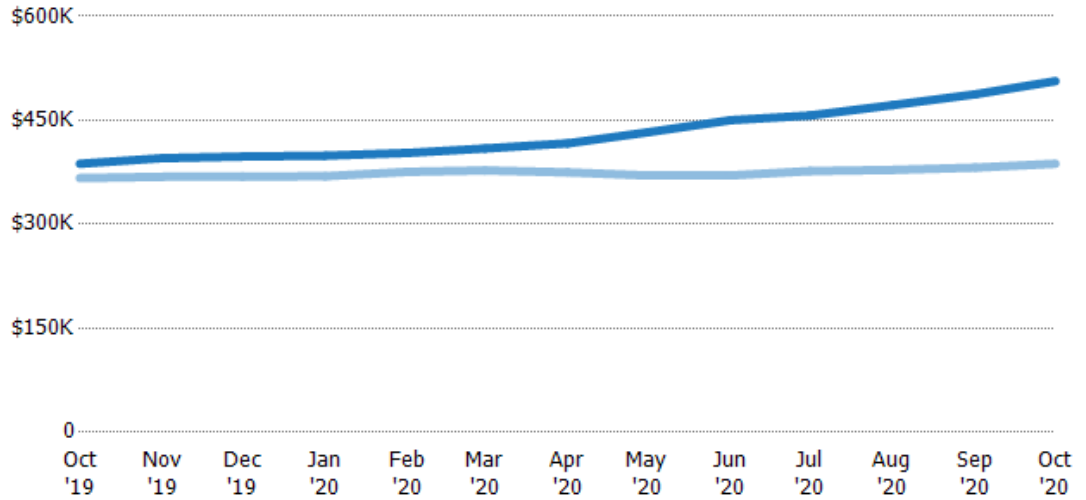
Average Listing Price

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.
Oct '20	\$506K	30.8%
Oct '19	\$387K	5.6%
Oct '18	\$367K	-4.1%



Current Year	\$387K	\$395K	\$398K	\$399K	\$403K	\$409K	\$417K	\$433K	\$450K	\$457K	\$472K	\$488K	\$506K
Prior Year	\$367K	\$369K	\$369K	\$369K	\$376K	\$378K	\$375K	\$370K	\$370K	\$377K	\$378K	\$382K	\$387K
Percent Change from Prior Year	6%	7%	8%	8%	7%	8%	11%	17%	21%	21%	25%	28%	31%

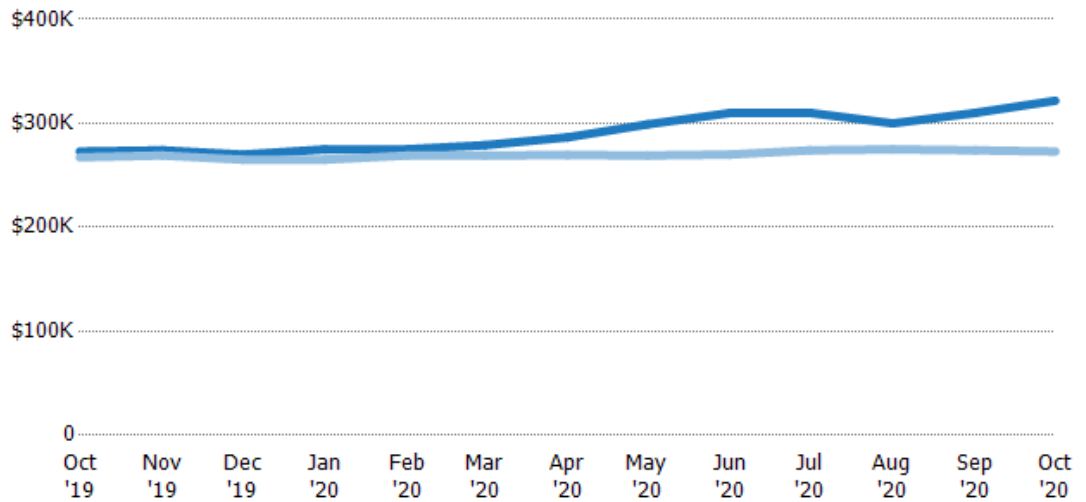
Median Listing Price

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.
Oct '20	\$322K	17.9%
Oct '19	\$273K	2.1%
Oct '18	\$267K	-6.5%



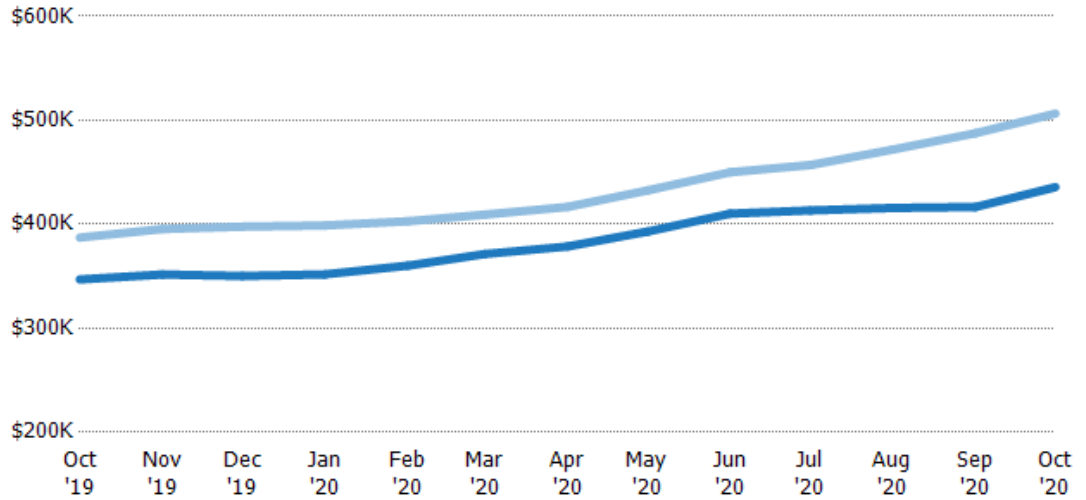
Current Year	\$273K	\$274K	\$270K	\$275K	\$275K	\$279K	\$287K	\$299K	\$310K	\$310K	\$300K	\$310K	\$322K
Prior Year	\$267K	\$269K	\$265K	\$265K	\$269K	\$269K	\$270K	\$269K	\$270K	\$274K	\$275K	\$274K	\$273K
Percent Change from Prior Year	2%	2%	2%	4%	2%	4%	6%	11%	15%	13%	9%	13%	18%

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



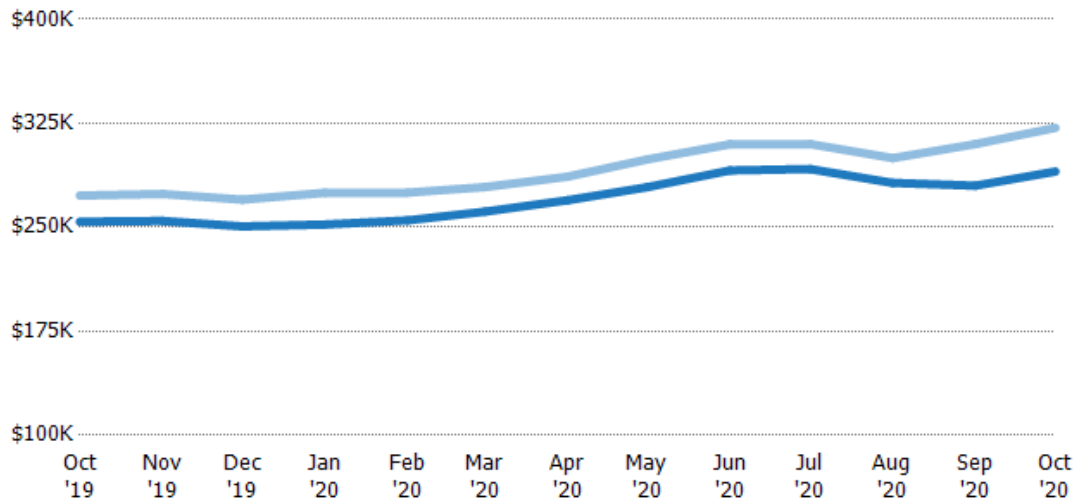
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$347K	\$352K	\$350K	\$352K	\$360K	\$371K	\$379K	\$393K	\$410K	\$413K	\$416K	\$417K	\$436K
Avg Listing Price	\$387K	\$395K	\$398K	\$399K	\$403K	\$409K	\$417K	\$433K	\$450K	\$457K	\$472K	\$488K	\$506K
Avg Listing Price as a % of Avg Est Value	112%	112%	114%	113%	112%	110%	110%	110%	110%	111%	113%	117%	116%

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



	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	\$254K	\$255K	\$251K	\$252K	\$255K	\$261K	\$269K	\$279K	\$291K	\$292K	\$282K	\$280K	\$290K
Median Listing Price	\$273K	\$274K	\$270K	\$275K	\$275K	\$279K	\$287K	\$299K	\$310K	\$310K	\$300K	\$310K	\$322K
Med Listing Price as a % of Med Est Value	107%	108%	108%	109%	108%	107%	106%	107%	106%	106%	106%	111%	111%

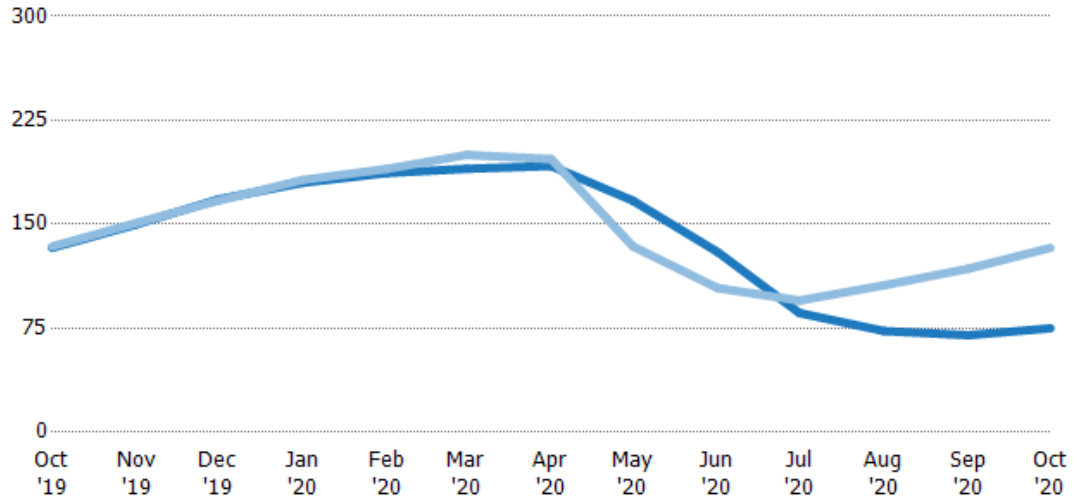
Median Days in RPR

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.
Oct '20	75	-43.6%
Oct '19	133	-0.7%
Oct '18	134	-2.2%



	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	133	150	168	180	187	190	192	167	130	86	73	70	75
Prior Year	134	151	167	182	190	200	197	134	104	95	106	118	133
Percent Change from Prior Year	-1%	-1%	1%	-1%	-2%	-5%	-3%	25%	25%	-9%	-31%	-41%	-44%

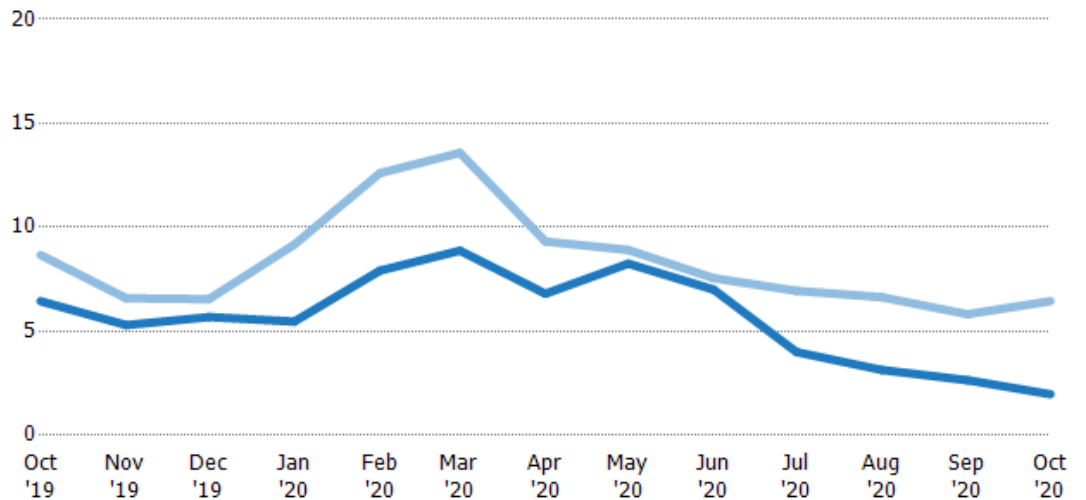
Months of Inventory

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.
Oct '20	1.97	-69.4%
Oct '19	6.45	-25.6%
Oct '18	8.67	-4.5%



	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	6.45	5.3	5.68	5.47	7.91	8.88	6.81	8.25	7	4	3.14	2.65	1.97
Prior Year	8.67	6.59	6.55	9.17	12.6	13.6	9.32	8.91	7.55	6.94	6.63	5.82	6.45
Percent Change from Prior Year	-26%	-20%	-13%	-40%	-37%	-35%	-27%	-7%	-7%	-42%	-53%	-55%	-69%

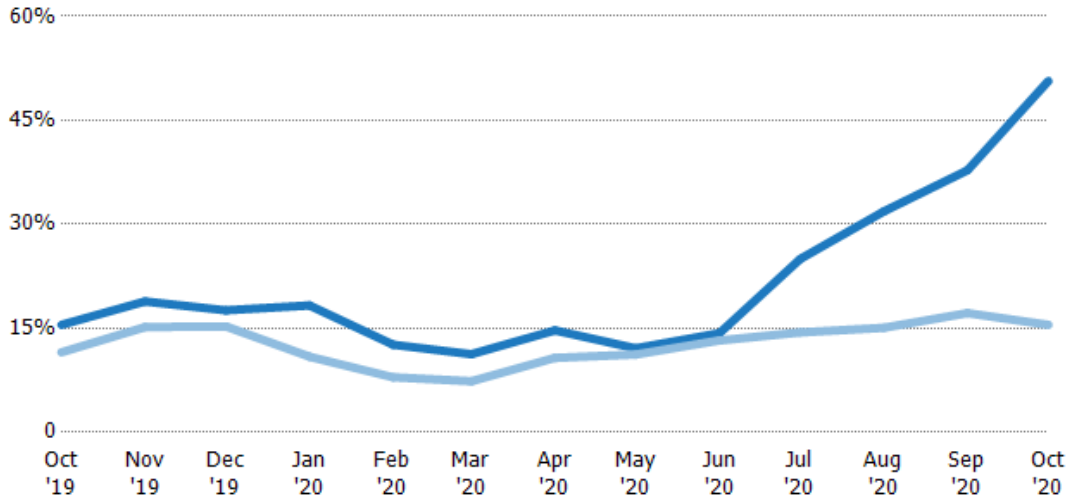
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/Year	Rate	Chg.
Oct '20	51%	-35.2%
Oct '19	16%	-4%
Oct '18	12%	4.7%



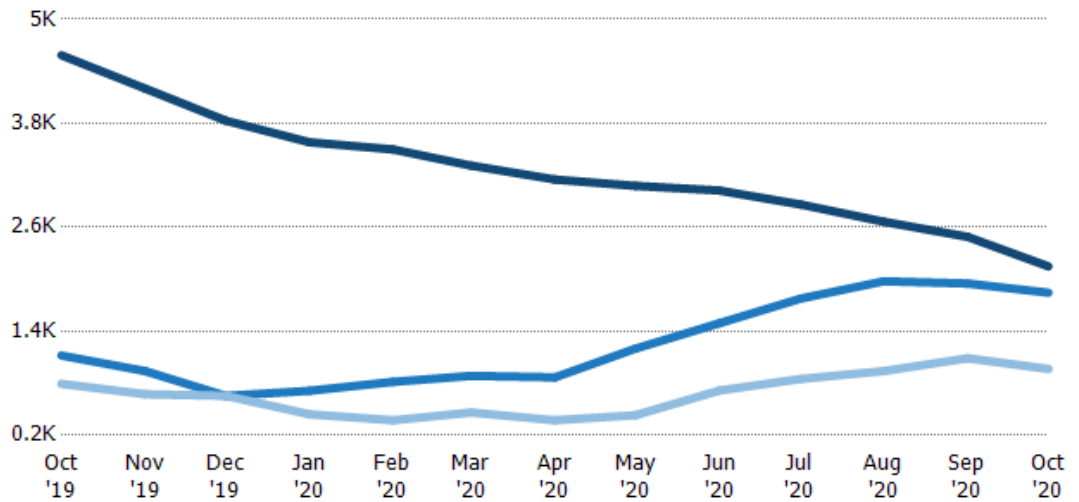
Current Year	16%	19%	18%	18%	13%	11%	15%	12%	14%	25%	32%	38%	51%
Prior Year	12%	15%	15%	11%	8%	7%	11%	11%	13%	14%	15%	17%	16%
Change from Prior Year	-4%	-4%	-2%	-7%	-5%	-4%	-4%	-1%	-1%	-11%	-17%	-21%	-35%

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



Active	4.59K	4.2K	3.83K	3.58K	3.5K	3.31K	3.15K	3.08K	3.02K	2.86K	2.66K	2.49K	2.15K
Pending	1.12K	941	654	713	816	886	868	1.2K	1.49K	1.78K	1.98K	1.95K	1.85K
Sold	793	674	655	442	373	463	373	432	716	849	941	1.09K	965

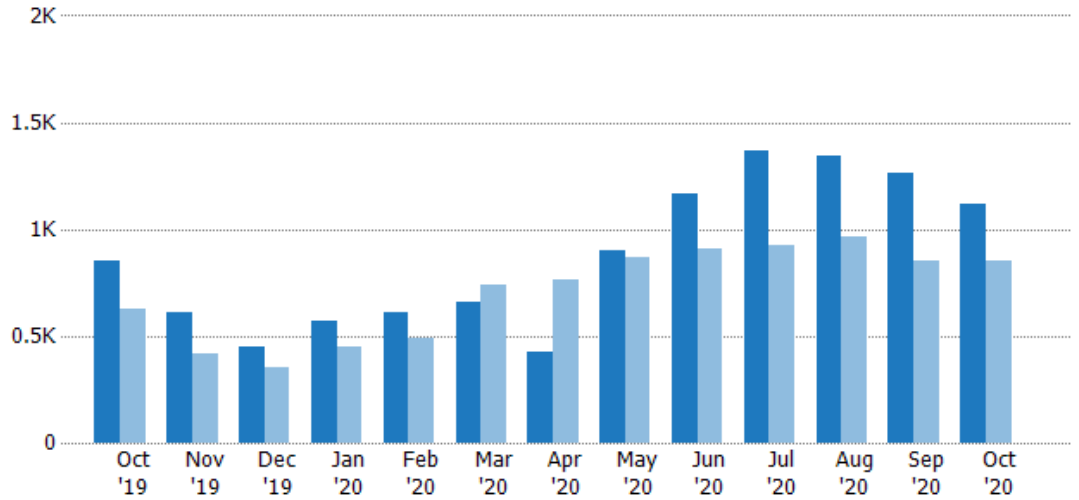
New Pending Sales

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.
Oct '20	1.12K	31.1%
Oct '19	853	35.8%
Oct '18	628	-0.3%



	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	853	608	452	572	609	655	429	897	1.17K	1.37K	1.35K	1.26K	1.12K
Prior Year	628	421	350	446	486	736	764	870	909	926	967	850	853
Percent Change from Prior Year	36%	44%	29%	28%	25%	-11%	-44%	3%	28%	48%	39%	49%	31%

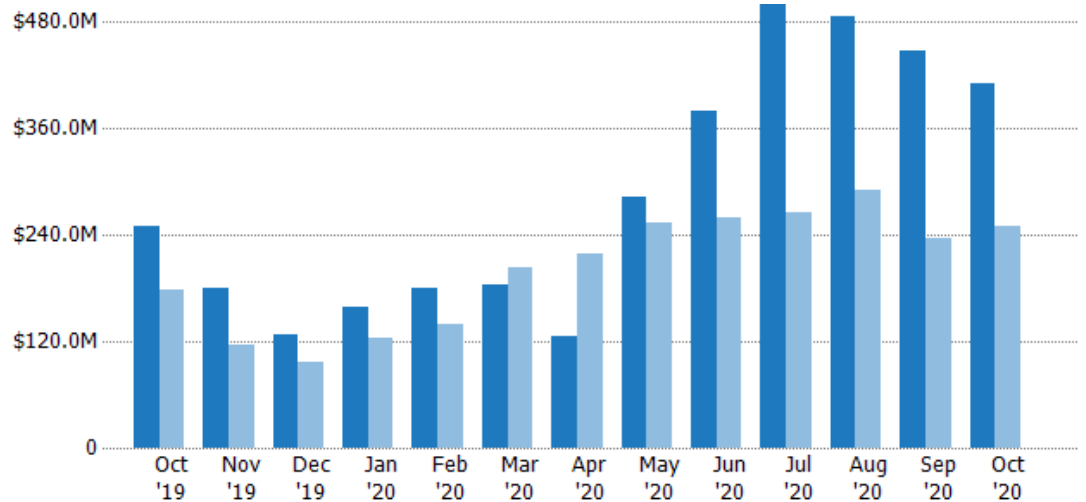
New Pending Sales Volume

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.
Oct '20	\$410M	64%
Oct '19	\$250M	39.9%
Oct '18	\$179M	-8%



	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	\$250M	\$180M	\$127M	\$158M	\$180M	\$185M	\$125M	\$283M	\$379M	\$500M	\$487M	\$448M	\$410M
Prior Year	\$179M	\$116M	\$96.5M	\$124M	\$140M	\$204M	\$219M	\$253M	\$260M	\$266M	\$291M	\$236M	\$250M
Percent Change from Prior Year	40%	55%	32%	27%	28%	-9%	-43%	12%	46%	88%	67%	90%	64%

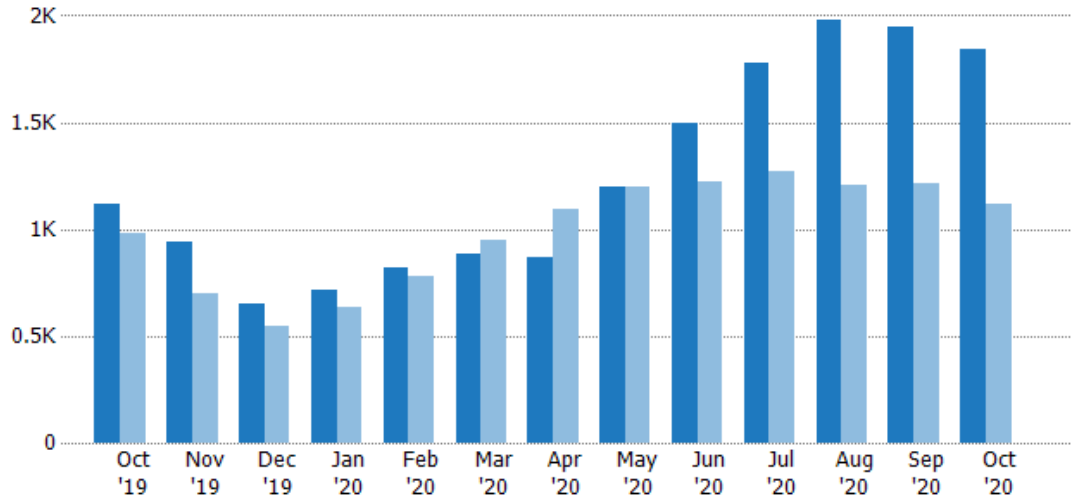
Pending Sales

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.
Oct '20	1.85K	64.7%
Oct '19	1.12K	14.4%
Oct '18	979	-8.3%



	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	1.12K	941	654	713	816	886	868	1.2K	1.49K	1.78K	1.98K	1.95K	1.85K
Prior Year	979	696	549	631	776	952	1.09K	1.2K	1.22K	1.27K	1.21K	1.22K	1.12K
Percent Change from Prior Year	14%	35%	19%	13%	5%	-7%	-20%	0%	22%	40%	64%	60%	65%

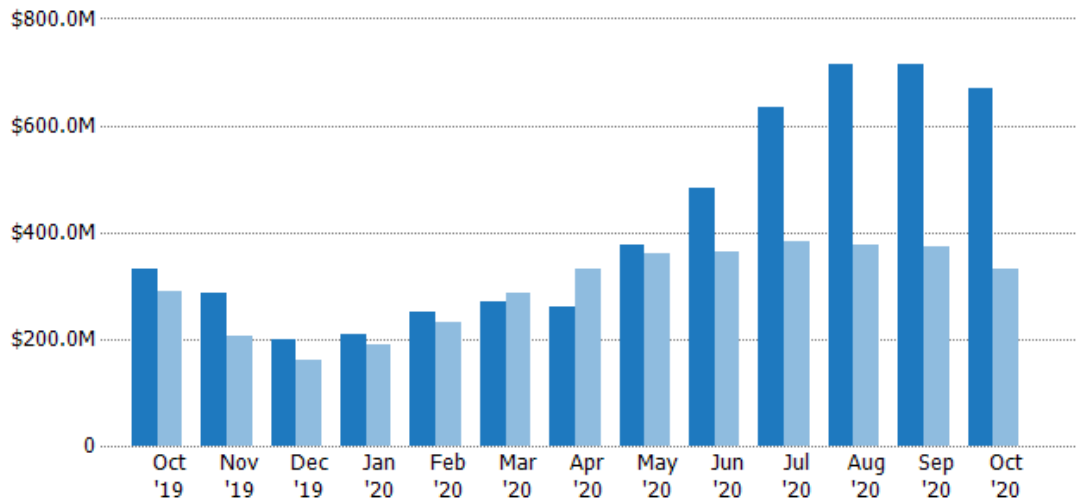
Pending Sales Volume

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.
Oct '20	\$668M	101.2%
Oct '19	\$332M	15.1%
Oct '18	\$288M	-12.8%



	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	\$332M	\$287M	\$199M	\$210M	\$252M	\$270M	\$260M	\$375M	\$483M	\$634M	\$713M	\$715M	\$668M
Prior Year	\$288M	\$204M	\$160M	\$190M	\$233M	\$287M	\$332M	\$359M	\$363M	\$383M	\$378M	\$372M	\$332M
Percent Change from Prior Year	15%	40%	24%	10%	8%	-6%	-22%	5%	33%	65%	89%	92%	101%

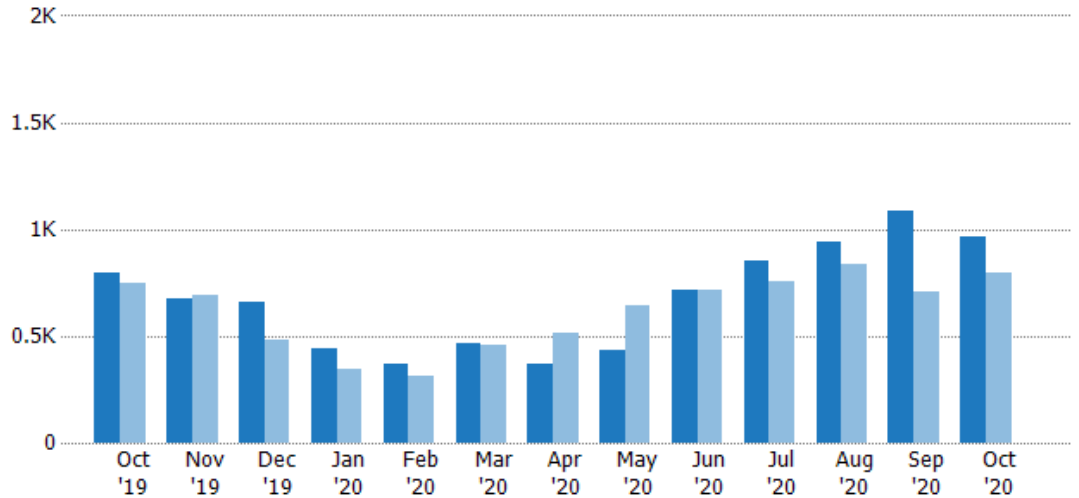
Closed Sales

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.
Oct '20	965	21.7%
Oct '19	793	6%
Oct '18	748	-11.9%



Current Year	793	674	655	442	373	463	373	432	716	849	941	1.09K	965
Prior Year	748	691	480	345	312	456	511	640	719	756	836	711	793
Percent Change from Prior Year	6%	-2%	36%	28%	20%	2%	-27%	-33%	0%	12%	13%	53%	22%

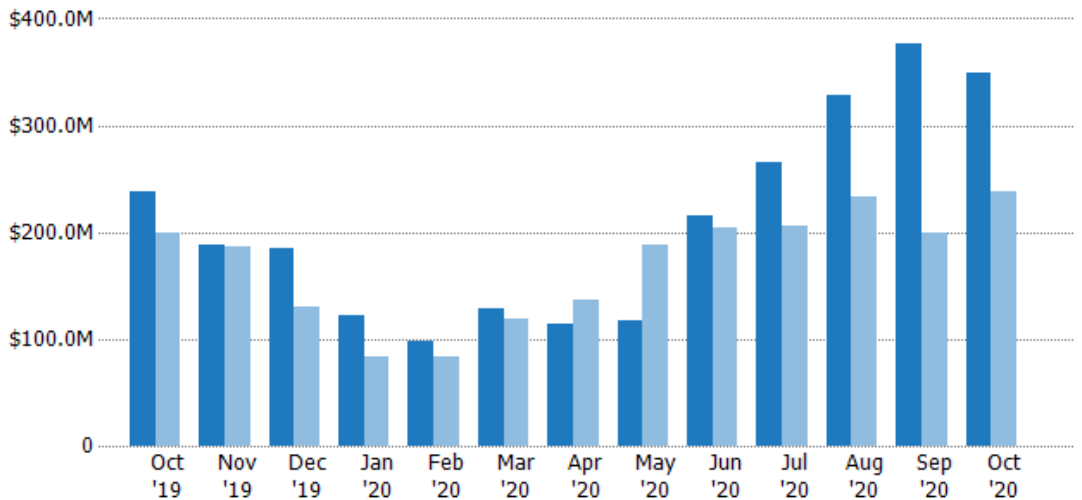
Closed Sales Volume

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.
Oct '20	\$349M	47.2%
Oct '19	\$237M	19.1%
Oct '18	\$199M	-11.7%



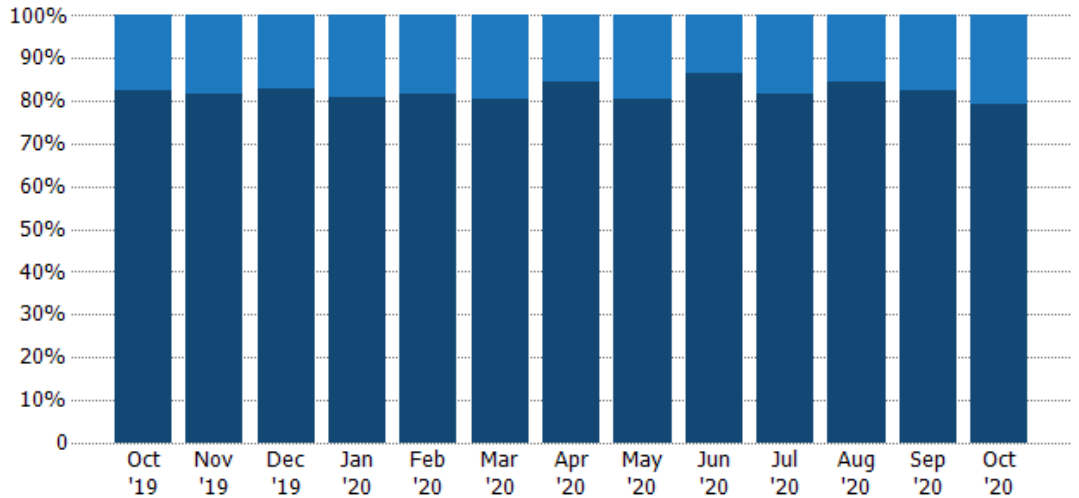
Current Year	\$237M	\$188M	\$185M	\$122M	\$97.6M	\$129M	\$113M	\$118M	\$216M	\$266M	\$328M	\$377M	\$349M
Prior Year	\$199M	\$186M	\$130M	\$83.7M	\$84M	\$120M	\$136M	\$187M	\$205M	\$206M	\$234M	\$200M	\$237M
Percent Change from Prior Year	19%	1%	42%	46%	16%	8%	-17%	-37%	6%	29%	40%	89%	47%

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	18%	19%	17%	19%	18%	19%	16%	19%	14%	18%	16%	18%	21%
Single Family Residence	82%	81%	83%	81%	82%	81%	84%	81%	86%	82%	84%	82%	79%

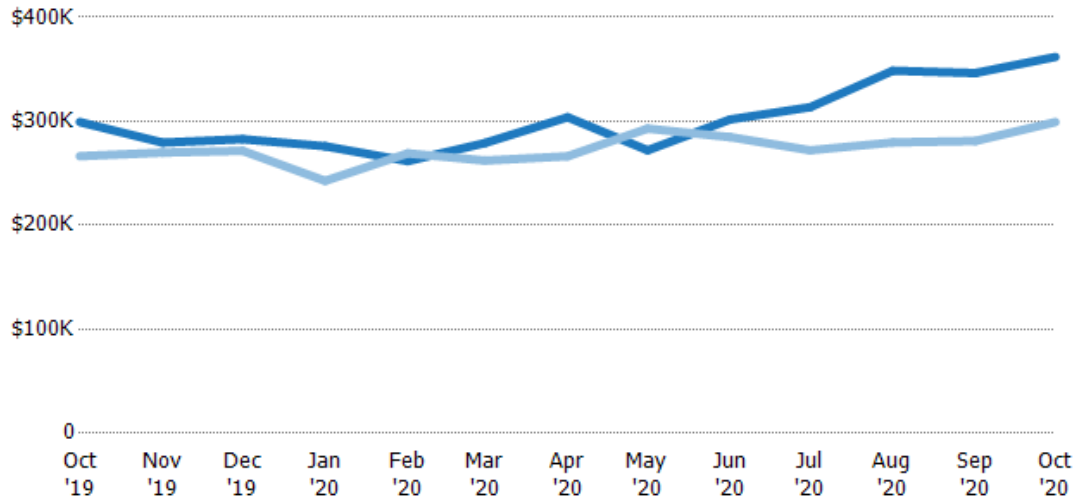
Average Sales Price

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.
Oct '20	\$362K	20.9%
Oct '19	\$299K	12.3%
Oct '18	\$266K	0.2%



Current Year	\$299K	\$280K	\$283K	\$276K	\$262K	\$279K	\$304K	\$272K	\$302K	\$314K	\$349K	\$346K	\$362K
Prior Year	\$266K	\$270K	\$272K	\$243K	\$269K	\$262K	\$266K	\$293K	\$285K	\$272K	\$280K	\$281K	\$299K
Percent Change from Prior Year	12%	4%	4%	14%	-3%	6%	14%	-7%	6%	15%	25%	23%	21%

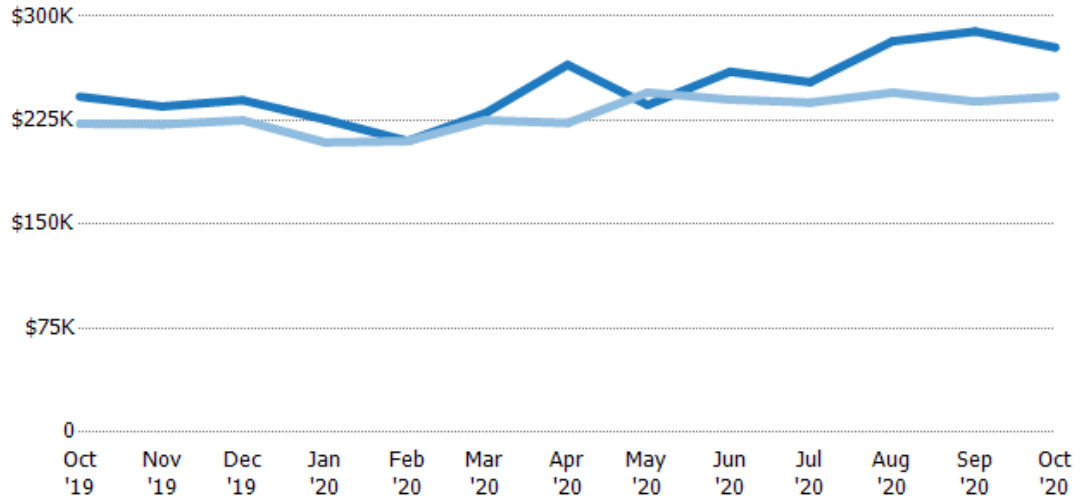
Median Sales Price

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.
Oct '20	\$278K	14.7%
Oct '19	\$242K	8.8%
Oct '18	\$223K	-2.1%



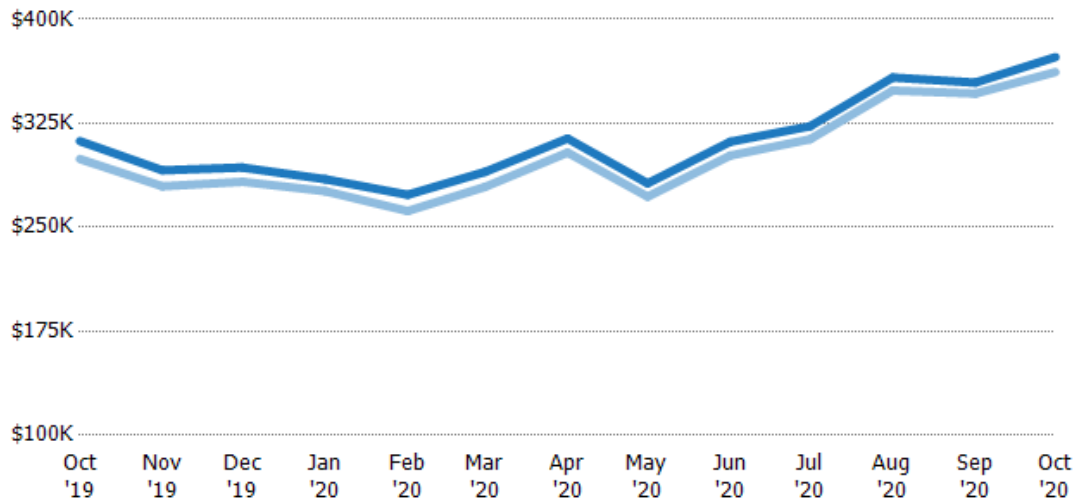
Current Year	\$242K	\$235K	\$240K	\$226K	\$210K	\$230K	\$265K	\$236K	\$260K	\$253K	\$282K	\$289K	\$278K
Prior Year	\$223K	\$222K	\$225K	\$209K	\$210K	\$225K	\$223K	\$245K	\$240K	\$238K	\$245K	\$239K	\$242K
Percent Change from Prior Year	9%	6%	6%	8%	0%	2%	19%	-4%	8%	6%	15%	21%	15%

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



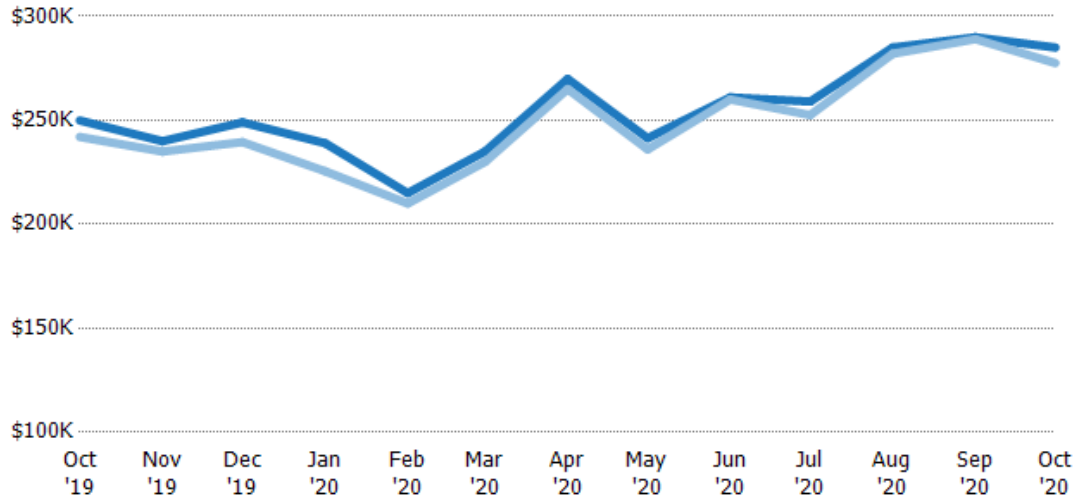
Avg List Price	\$312K	\$291K	\$293K	\$285K	\$273K	\$290K	\$314K	\$282K	\$312K	\$323K	\$358K	\$354K	\$373K
Avg Sales Price	\$299K	\$280K	\$283K	\$276K	\$262K	\$279K	\$304K	\$272K	\$302K	\$314K	\$349K	\$346K	\$362K
Avg Sales Price as a % of Avg List Price	96%	96%	96%	97%	96%	96%	97%	97%	97%	97%	97%	98%	97%

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



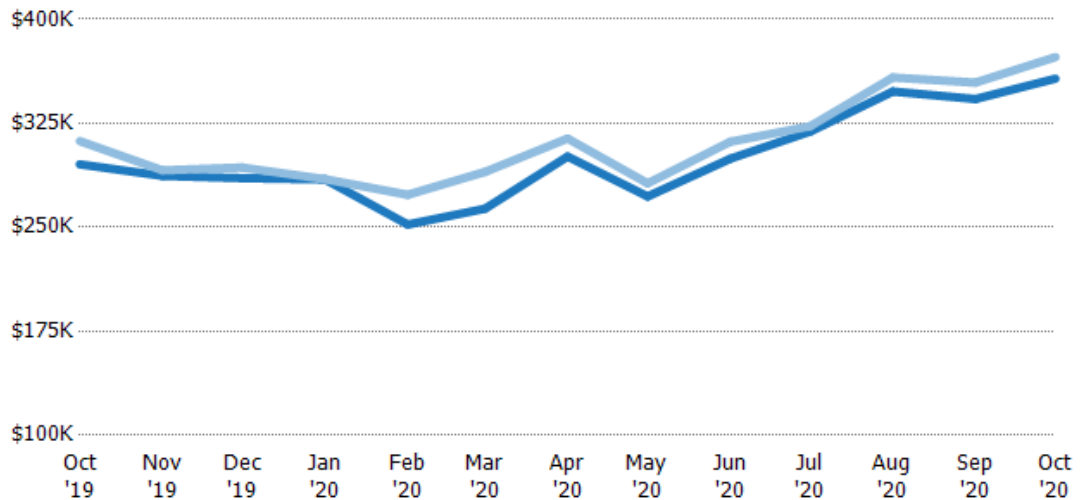
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median List Price	\$250K	\$240K	\$249K	\$239K	\$215K	\$235K	\$270K	\$241K	\$261K	\$259K	\$285K	\$290K	\$285K
Median Sales Price	\$242K	\$235K	\$240K	\$226K	\$210K	\$230K	\$265K	\$236K	\$260K	\$253K	\$282K	\$289K	\$278K
Med Sales Price as a % of Med List Price	97%	98%	96%	94%	98%	98%	98%	98%	100%	97%	99%	100%	97%

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



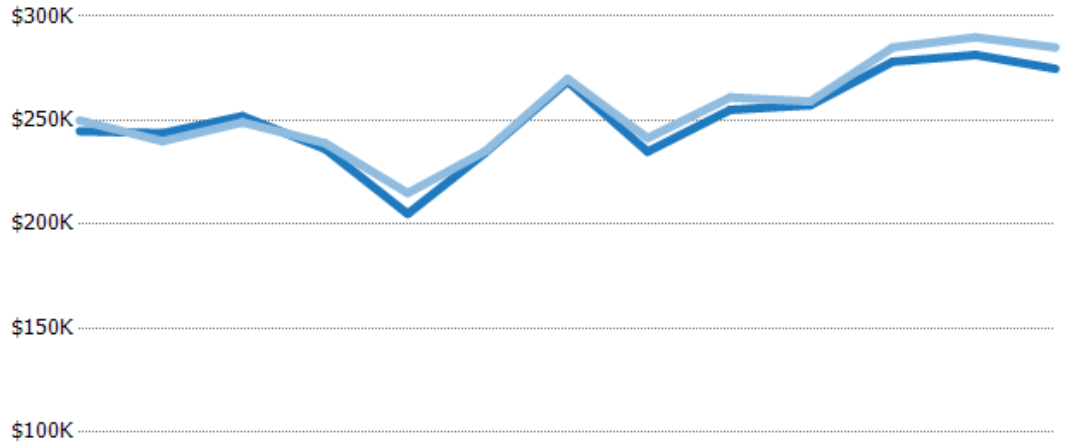
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$295K	\$287K	\$285K	\$284K	\$252K	\$263K	\$301K	\$272K	\$299K	\$319K	\$348K	\$342K	\$357K
Avg Sales Price	\$312K	\$291K	\$293K	\$285K	\$273K	\$290K	\$314K	\$282K	\$312K	\$323K	\$358K	\$354K	\$373K
Avg Sales Price as a % of Avg Est Value	106%	101%	103%	100%	109%	110%	104%	103%	104%	101%	103%	103%	104%

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



	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	\$245K	\$244K	\$252K	\$236K	\$205K	\$234K	\$269K	\$235K	\$255K	\$257K	\$278K	\$281K	\$275K
Median Sales Price	\$250K	\$240K	\$249K	\$239K	\$215K	\$235K	\$270K	\$241K	\$261K	\$259K	\$285K	\$290K	\$285K
Med Sales Price as a % of Med Est Value	102%	98%	99%	101%	105%	100%	100%	103%	102%	101%	102%	103%	104%

Sales Activity by ZIP

Nov 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	17	\$4,298,800	8	\$2,149,400	\$268,675	\$194,000	\$148	\$140	105
05030			4	\$894,000	\$223,500	\$225,000	\$144	\$142	4
05031	4	\$4,584,000	2	\$650,000	\$325,000	\$325,000	\$113	\$113	650
05032	5	\$812,900	2	\$287,000	\$143,500	\$143,500	\$117	\$117	19
05033	4	\$695,500	4	\$1,374,900	\$343,725	\$334,950	\$109	\$105	33
05034	3	\$3,064,900	1	\$320,000	\$320,000	\$320,000	\$188	\$188	30
05036	3	\$653,900	1	\$112,000	\$112,000	\$112,000	\$54	\$54	327
05037	5	\$1,313,200	2	\$1,210,000	\$605,000	\$605,000	\$194	\$194	123
05038	4	\$1,054,000	2	\$543,100	\$271,550	\$271,550	\$185	\$185	7
05043	1	\$549,995	1	\$561,000	\$561,000	\$561,000	\$160	\$160	96
05045	1	\$199,900	3	\$1,576,200	\$525,400	\$289,500	\$270	\$190	4
05046	4	\$1,264,000	1	\$90,900	\$90,900	\$90,900	\$66	\$66	7
05048	11	\$6,229,700	4	\$2,283,000	\$570,750	\$537,500	\$170	\$175	16
05055	9	\$9,902,000	5	\$4,705,102	\$941,020	\$681,000	\$254	\$246	36
05056	4	\$2,062,000	3	\$2,034,000	\$678,000	\$545,000	\$198	\$226	36
05059	14	\$4,038,400	17	\$6,508,000	\$382,824	\$325,000	\$157	\$134	15
05060	6	\$1,046,000	6	\$1,306,300	\$217,717	\$233,900	\$104	\$106	53
05061	1	\$175,000	2	\$464,000	\$232,000	\$232,000	\$118	\$118	120
05065	4	\$1,124,000	2	\$744,000	\$372,000	\$372,000	\$164	\$164	16
05068	1	\$185,000	1	\$270,000	\$270,000	\$270,000	\$135	\$135	74
05071	2	\$1,394,000	2	\$1,235,000	\$617,500	\$617,500	\$188	\$188	236
05076	2	\$538,900	1	\$332,500	\$332,500	\$332,500	\$120	\$120	188
05077	4	\$1,189,000	2	\$1,225,000	\$612,500	\$612,500	\$192	\$192	515
05079	2	\$434,000	1	\$269,000	\$269,000	\$269,000	\$153	\$153	14
05084	2	\$685,000	1	\$509,000	\$509,000	\$509,000	\$122	\$122	118
05086			1	\$80,000	\$80,000	\$80,000	\$60	\$60	41
05089	13	\$5,768,400	4	\$447,900	\$111,975	\$79,450	\$69	\$59	24
05091	30	\$25,104,199	8	\$6,387,000	\$798,375	\$574,500	\$290	\$287	38
05101	4	\$659,000	5	\$1,167,500	\$233,500	\$212,500	\$102	\$76	61
05142	2	\$565,000	2	\$298,000	\$149,000	\$149,000	\$79	\$79	38
05143	19	\$6,551,800	14	\$4,705,500	\$336,107	\$245,200	\$148	\$143	30
05146	7	\$2,893,500	1	\$300,000	\$300,000	\$300,000	\$88	\$88	179
05148	8	\$2,841,500	5	\$1,632,500	\$326,500	\$335,000	\$143	\$146	62
05149	21	\$8,858,200	8	\$3,282,500	\$410,313	\$387,250	\$149	\$148	67
05150	1	\$189,900	3	\$505,700	\$168,567	\$105,000	\$89	\$87	87
05151	4	\$979,000	1	\$495,000	\$495,000	\$495,000	\$170	\$170	7
05152	9	\$3,206,800	4	\$2,838,200	\$709,550	\$496,600	\$199	\$186	51
05153	1	\$169,000	1	\$90,000	\$90,000	\$90,000	\$123	\$123	443

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Sales Activity by ZIP

Nov 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
05154	2	\$378,000	3	\$1,279,000	\$426,333	\$390,000	\$222	\$211	41
05155	6	\$4,317,000	3	\$1,071,300	\$357,100	\$360,000	\$284	\$300	38
05156	16	\$5,099,200	9	\$1,934,800	\$214,978	\$209,000	\$115	\$122	25
05158	11	\$2,297,600	3	\$921,500	\$307,167	\$245,000	\$172	\$149	26
05161	1	\$275,000	3	\$2,284,000	\$761,333	\$544,000	\$233	\$155	9
05201	33	\$7,200,200	20	\$5,506,103	\$275,305	\$244,500	\$131	\$132	23
05250	12	\$3,106,400	6	\$1,431,500	\$238,583	\$234,500	\$149	\$146	7
05251	9	\$5,224,900	5	\$2,329,000	\$465,800	\$375,000	\$183	\$190	52
05253	2	\$675,000	2	\$355,500	\$177,750	\$177,750	\$100	\$100	107
05254	2	\$735,000	3	\$1,592,500	\$530,833	\$500,000	\$204	\$201	5
05255	12	\$6,585,000	8	\$4,093,000	\$511,625	\$422,500	\$171	\$148	143
05257	3	\$949,000	2	\$514,200	\$257,100	\$257,100	\$144	\$144	25
05261	7	\$3,033,800	3	\$321,000	\$107,000	\$112,000	\$81	\$73	121
05262	8	\$3,352,900	4	\$974,500	\$243,625	\$247,250	\$131	\$133	44
05301	26	\$7,932,500	12	\$3,240,000	\$270,000	\$239,500	\$168	\$169	11
05340	15	\$7,436,000	14	\$4,767,800	\$340,557	\$287,450	\$154	\$151	94
05342	2	\$270,000	1	\$130,000	\$130,000	\$130,000	\$82	\$82	68
05343	9	\$4,918,000	3	\$1,154,000	\$384,667	\$270,000	\$199	\$181	15
05345	11	\$2,233,200	6	\$1,262,599	\$210,433	\$222,000	\$160	\$155	23
05346	7	\$2,592,000	6	\$1,913,000	\$318,833	\$298,000	\$184	\$163	5
05350	8	\$1,493,700	4	\$989,300	\$247,325	\$259,650	\$171	\$174	91
05352	1	\$179,000	2	\$733,900	\$366,950	\$366,950	\$70	\$70	160
05353	3	\$624,900	5	\$900,500	\$180,100	\$192,500	\$119	\$118	8
05355	3	\$738,000	6	\$1,543,900	\$257,317	\$194,500	\$121	\$133	58
05356	30	\$13,219,000	27	\$7,563,499	\$280,130	\$289,000	\$146	\$150	21
05358	1	\$129,900	1	\$199,000	\$199,000	\$199,000	\$197	\$197	24
05359	5	\$1,895,000	4	\$906,000	\$226,500	\$208,500	\$114	\$108	150
05360	11	\$4,749,000	13	\$5,252,000	\$404,000	\$297,500	\$199	\$201	83
05361	10	\$2,908,000	6	\$1,767,500	\$294,583	\$290,000	\$164	\$149	298
05363	35	\$12,548,197	24	\$10,833,250	\$451,385	\$309,500	\$152	\$139	23
05401	18	\$9,535,800	8	\$6,704,400	\$838,050	\$507,450	\$322	\$248	16
05403	44	\$17,482,950	18	\$7,892,323	\$438,462	\$412,223	\$194	\$191	19
05404	11	\$3,547,699	7	\$1,929,200	\$275,600	\$282,500	\$183	\$193	4
05408	20	\$7,969,200	13	\$5,239,795	\$403,061	\$315,000	\$246	\$257	9
05440	11	\$3,359,500	4	\$1,348,700	\$337,175	\$291,250	\$197	\$180	71
05441	4	\$982,900	1	\$208,500	\$208,500	\$208,500	\$124	\$124	7
05442			1	\$129,900	\$129,900	\$129,900	\$142	\$142	24

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Sales Activity by ZIP

Nov 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
05445	7	\$4,648,299	4	\$2,451,000	\$612,750	\$612,000	\$172	\$166	9
05446	40	\$17,359,541	16	\$7,213,613	\$450,851	\$396,385	\$206	\$193	12
05448			1	\$274,000	\$274,000	\$274,000	\$146	\$146	2
05450	5	\$1,164,900	3	\$594,000	\$198,000	\$235,000	\$157	\$173	46
05452	49	\$16,422,850	33	\$12,453,523	\$377,379	\$386,500	\$193	\$178	9
05454	8	\$2,339,300	9	\$3,069,345	\$341,038	\$339,325	\$167	\$185	4
05455			1	\$385,458	\$385,458	\$385,458	\$202	\$202	419
05456	4	\$1,398,700	2	\$910,000	\$455,000	\$455,000	\$182	\$182	75
05457	5	\$1,742,800	2	\$479,000	\$239,500	\$239,500	\$130	\$130	184
05458	7	\$5,296,000	7	\$3,227,400	\$461,057	\$339,400	\$180	\$170	23
05459	2	\$332,550	1	\$171,500	\$171,500	\$171,500	\$116	\$116	8
05460			1	\$327,500	\$327,500	\$327,500	\$131	\$131	98
05461	10	\$4,736,340	4	\$1,413,165	\$353,291	\$361,083	\$162	\$175	10
05462	2	\$492,900	1	\$236,750	\$236,750	\$236,750	\$159	\$159	40
05463	1	\$645,000	2	\$910,000	\$455,000	\$455,000	\$189	\$189	108
05464	9	\$2,631,300	1	\$208,000	\$208,000	\$208,000	\$127	\$127	201
05465	15	\$5,894,400	4	\$1,414,500	\$353,625	\$315,250	\$190	\$185	7
05468	20	\$6,266,000	7	\$1,964,900	\$280,700	\$260,000	\$149	\$136	25
05469	1	\$600,000	4	\$1,533,000	\$383,250	\$380,000	\$210	\$211	55
05470	2	\$1,154,000	1	\$400,000	\$400,000	\$400,000	\$154	\$154	108
05471	4	\$715,900	2	\$597,000	\$298,500	\$298,500	\$148	\$148	28
05472	2	\$1,274,900	1	\$217,000	\$217,000	\$217,000	\$215	\$215	381
05474	1	\$165,000	7	\$3,028,900	\$432,700	\$400,000	\$189	\$152	36
05476	12	\$1,765,500	2	\$221,900	\$110,950	\$110,950	\$99	\$99	79
05477	8	\$2,173,800	2	\$345,000	\$172,500	\$172,500	\$177	\$177	4
05478	34	\$10,284,800	22	\$6,791,800	\$308,718	\$286,750	\$161	\$167	9
05482	11	\$7,425,900	8	\$4,911,935	\$613,992	\$542,500	\$214	\$212	14
05483	1	\$229,900	2	\$411,000	\$205,500	\$205,500	\$142	\$142	3
05486	3	\$1,924,900	4	\$4,989,000	\$1,247,250	\$1,070,000	\$277	\$257	84
05487			1	\$83,000	\$83,000	\$83,000	\$115	\$115	390
05488	10	\$3,289,094	3	\$789,000	\$263,000	\$235,000	\$132	\$132	10
05489	3	\$1,694,800	1	\$295,000	\$295,000	\$295,000	\$210	\$210	5
05491	8	\$3,672,000	5	\$1,755,000	\$351,000	\$335,000	\$180	\$154	6
05492	1	\$160,000	2	\$498,856	\$249,428	\$249,428	\$129	\$129	328
05494	3	\$1,093,900	3	\$1,145,900	\$381,967	\$370,000	\$173	\$179	7
05495	23	\$10,922,099	11	\$4,875,238	\$443,203	\$425,000	\$215	\$207	3
05602	24	\$6,310,000	13	\$4,507,400	\$346,723	\$352,000	\$181	\$166	41

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Sales Activity by ZIP

Nov 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
05641	25	\$6,003,300	14	\$3,713,150	\$265,225	\$220,000	\$142	\$137	10
05647	4	\$1,155,300	1	\$185,000	\$185,000	\$185,000	\$195	\$195	428
05648			1	\$230,000	\$230,000	\$230,000	\$209	\$209	3
05649			2	\$284,000	\$142,000	\$142,000	\$122	\$122	96
05651	5	\$1,678,900	1	\$340,000	\$340,000	\$340,000	\$236	\$236	12
05655	5	\$1,621,900	5	\$1,279,500	\$255,900	\$225,000	\$129	\$133	12
05656	2	\$544,900	2	\$622,000	\$311,000	\$311,000	\$101	\$101	51
05657	2	\$700,000	2	\$585,000	\$292,500	\$292,500	\$180	\$180	17
05660	5	\$1,530,900	4	\$1,081,500	\$270,375	\$290,500	\$219	\$203	17
05661	11	\$4,758,500	10	\$3,902,000	\$390,200	\$332,000	\$176	\$176	16
05663	6	\$1,574,900	4	\$884,000	\$221,000	\$209,000	\$134	\$145	41
05667	1	\$300,000	2	\$663,900	\$331,950	\$331,950	\$160	\$160	74
05672	52	\$40,317,300	25	\$17,664,901	\$706,596	\$645,000	\$266	\$241	30
05673	8	\$4,452,500	5	\$1,826,500	\$365,300	\$225,000	\$211	\$227	45
05674	14	\$4,828,200	18	\$7,273,518	\$404,084	\$308,000	\$230	\$195	19
05676	8	\$2,521,400	5	\$1,873,000	\$374,600	\$298,900	\$187	\$185	6
05677	2	\$354,900	1	\$552,000	\$552,000	\$552,000	\$288	\$288	2
05679	5	\$978,800	1	\$213,500	\$213,500	\$213,500	\$125	\$125	7
05680	4	\$1,266,000	1	\$335,000	\$335,000	\$335,000	\$258	\$258	431
05681			1	\$700,000	\$700,000	\$700,000	\$187	\$187	153
05682	2	\$1,859,900	3	\$2,098,000	\$699,333	\$350,000	\$213	\$237	13
05701	52	\$11,922,900	35	\$7,761,500	\$221,757	\$209,500	\$121	\$118	23
05732	1	\$245,000	2	\$1,274,900	\$637,450	\$637,450	\$236	\$236	651
05733	15	\$3,984,200	4	\$1,294,000	\$323,500	\$331,000	\$166	\$139	9
05734	4	\$948,500	2	\$480,000	\$240,000	\$240,000	\$108	\$108	45
05735	16	\$6,206,199	5	\$1,500,000	\$300,000	\$340,000	\$146	\$117	35
05738	3	\$1,589,000	3	\$1,148,000	\$382,667	\$380,000	\$138	\$145	5
05739	6	\$2,096,900	2	\$562,500	\$281,250	\$281,250	\$164	\$164	30
05743	11	\$1,871,100	3	\$369,400	\$123,133	\$180,000	\$61	\$83	85
05751	31	\$11,464,400	22	\$5,817,435	\$264,429	\$248,347	\$191	\$203	33
05753	17	\$6,119,800	8	\$4,082,000	\$510,250	\$404,500	\$168	\$176	30
05757	2	\$495,000	4	\$1,079,900	\$269,975	\$220,000	\$114	\$109	34
05758	1	\$230,000	1	\$461,000	\$461,000	\$461,000	\$177	\$177	3
05759	2	\$454,900	1	\$421,750	\$421,750	\$421,750	\$132	\$132	31
05761	4	\$1,152,000	2	\$251,000	\$125,500	\$125,500	\$59	\$59	31
05762	4	\$1,276,900	2	\$1,109,900	\$554,950	\$554,950	\$164	\$164	11
05764	9	\$1,383,200	2	\$884,100	\$442,050	\$442,050	\$157	\$157	263

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Sales Activity by ZIP

Nov 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
05765	2	\$436,900	3	\$575,900	\$191,967	\$169,000	\$103	\$105	11
05766	1	\$89,000	1	\$325,000	\$325,000	\$325,000	\$93	\$93	255
05767	6	\$1,676,800	6	\$1,045,000	\$174,167	\$218,500	\$156	\$180	20
05768			1	\$850,000	\$850,000	\$850,000	\$608	\$608	1
05769	2	\$314,800	2	\$484,000	\$242,000	\$242,000	\$164	\$164	235
05770	4	\$1,674,000	1	\$212,500	\$212,500	\$212,500	\$153	\$153	714
05772	2	\$354,000	4	\$837,000	\$209,250	\$209,500	\$139	\$136	8
05773	4	\$1,779,895	3	\$2,465,000	\$821,667	\$270,000	\$295	\$191	245
05774	3	\$574,900	3	\$667,500	\$222,500	\$245,000	\$111	\$81	25
05775	2	\$375,000	1	\$475,000	\$475,000	\$475,000	\$152	\$152	54
05776	1	\$279,900	1	\$135,000	\$135,000	\$135,000	\$138	\$138	362
05819	14	\$3,221,250	12	\$2,268,840	\$189,070	\$165,500	\$102	\$96	47
05821	2	\$297,000	1	\$196,500	\$196,500	\$196,500	\$151	\$151	3
05822	6	\$1,745,400	7	\$1,485,200	\$212,171	\$165,000	\$94	\$69	97
05824	2	\$299,900	2	\$451,000	\$225,500	\$225,500	\$147	\$147	9
05825	1	\$459,000	1	\$165,000	\$165,000	\$165,000	\$177	\$177	10
05828	3	\$723,000	4	\$852,250	\$213,063	\$157,625	\$151	\$118	116
05829	10	\$2,894,200	4	\$944,500	\$236,125	\$234,750	\$117	\$104	54
05830	5	\$1,236,400	2	\$454,000	\$227,000	\$227,000	\$128	\$128	55
05832	3	\$649,000	4	\$1,304,000	\$326,000	\$329,500	\$225	\$213	38
05837			1	\$164,900	\$164,900	\$164,900	\$149	\$149	54
05839	6	\$1,081,900	3	\$336,000	\$112,000	\$121,000	\$65	\$60	30
05843	3	\$768,000	2	\$464,000	\$232,000	\$232,000	\$131	\$131	112
05845	5	\$648,400	1	\$435,000	\$435,000	\$435,000	\$119	\$119	8
05846	8	\$1,841,000	5	\$341,900	\$68,380	\$58,000	\$63	\$65	20
05851	16	\$4,380,599	8	\$1,856,900	\$232,113	\$182,900	\$94	\$93	76
05853	4	\$950,000	4	\$1,414,000	\$353,500	\$272,000	\$179	\$168	6
05855	17	\$4,920,900	7	\$1,517,900	\$216,843	\$147,900	\$98	\$107	29
05857	10	\$3,134,200	2	\$400,000	\$200,000	\$200,000	\$136	\$136	146
05858	1	\$199,000	1	\$230,000	\$230,000	\$230,000	\$111	\$111	434
05859	9	\$2,393,000	2	\$353,500	\$176,750	\$176,750	\$143	\$143	182
05860	6	\$975,700	3	\$494,000	\$164,667	\$175,000	\$93	\$134	164
05862	3	\$829,000	1	\$265,000	\$265,000	\$265,000	\$155	\$155	181
05866	2	\$299,500	1	\$110,000	\$110,000	\$110,000	\$100	\$100	199
05868			1	\$270,000	\$270,000	\$270,000	\$165	\$165	40
05871	8	\$2,297,900	5	\$1,320,000	\$264,000	\$216,000	\$156	\$145	110
05872	2	\$784,000	1	\$339,500	\$339,500	\$339,500	\$162	\$162	26

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Sales Activity by ZIP

Nov 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
05874	4	\$1,059,900	2	\$515,000	\$257,500	\$257,500	\$117	\$117	10
05875	1	\$189,900	2	\$479,000	\$239,500	\$239,500	\$122	\$122	109
05903	5	\$1,072,800	2	\$142,500	\$71,250	\$71,250	\$64	\$64	304
05904			1	\$61,856	\$61,856	\$61,856	\$53	\$53	66
05905	7	\$2,741,000	1	\$240,000	\$240,000	\$240,000	\$150	\$150	37
05906	4	\$694,900	3	\$153,000	\$51,000	\$50,000	\$88	\$88	103
Other	1	\$399,000	2	\$647,500	\$323,750	\$323,750	\$191	\$191	13

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 Indicators Report October 2020

Run Date: 12/11/2020

Scheduled: No

Report Date Range: From 10/2019 To: 10/2020

Information Included

- Include Cover Sheet
- Include Key Metric Summary *
- Include Metrics By
- Averages
- Include Appendix
- Medians

* 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 11/2020 data

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