

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	10	9	+11.1%	111	100	+11%
New Listing Volume	\$5,583,900	\$6,181,900	-9.7%	\$89,050,299	\$63,137,600	+41%
Active Listing Count	42	75	-44%	N/A	N/A	
Active Listing Volume	\$35,184,468	\$56,555,069	-37.8%	N/A	N/A	
Average Listing Price	\$837,725	\$754,068	+11.1%	\$942,853	\$788,622	+19.6%
Median Listing Price	\$464,250	\$575,000	-19.3%	\$584,533	\$569,697	+2.6%
Median Days in RPR	78.5	138	-43.1%	160.33	212.78	-24.6%
Months of Inventory	4.7	18.8	-75.1%	7.9	14.6	-45.5%
Absorption Rate	21.43%	5.33%	+16.1%	12.58%	6.85%	+5.7%
Sales Activity Charts Metrics						
New Pending Sales Count	15	10	+50%	119	74	+60.8%
New Pending Sales Volume	\$11,727,800	\$3,155,400	+271.7%	\$76,608,500	\$38,949,099	+96.7%
Pending Sales Count	30	13	+130.8%	N/A	N/A	
Pending Sales Volume	\$22,913,700	\$4,532,900	+405.5%	N/A	N/A	
Closed Sales Count	11	6	+83.3%	77	59	+30.5%
Closed Sales Volume	\$6,877,500	\$7,750,000	-11.3%	\$44,091,400	\$33,744,150	+30.7%
Average Sales Price	\$625,227	\$1,291,667	-51.6%	\$572,616	\$571,935	+0.1%
Median Sales Price	\$525,000	\$1,135,000	-53.7%	\$476,506	\$479,856	-0.7%

New Listings

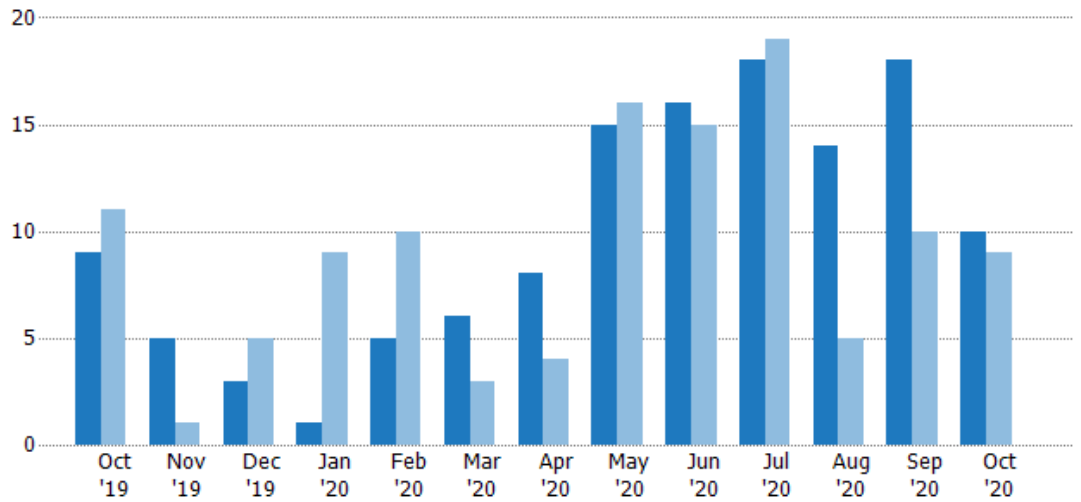
The number of new residential listings that were added each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Count	% Chg.
Oct '20	10	11.1%
Oct '19	9	-18.2%
Oct '18	11	-9.1%



Current Year	9	5	3	1	5	6	8	15	16	18	14	18	10
Prior Year	11	1	5	9	10	3	4	16	15	19	5	10	9
Percent Change from Prior Year	-18%	400%	-40%	-89%	-50%	100%	100%	-6%	7%	-5%	180%	80%	11%

New Listing Volume

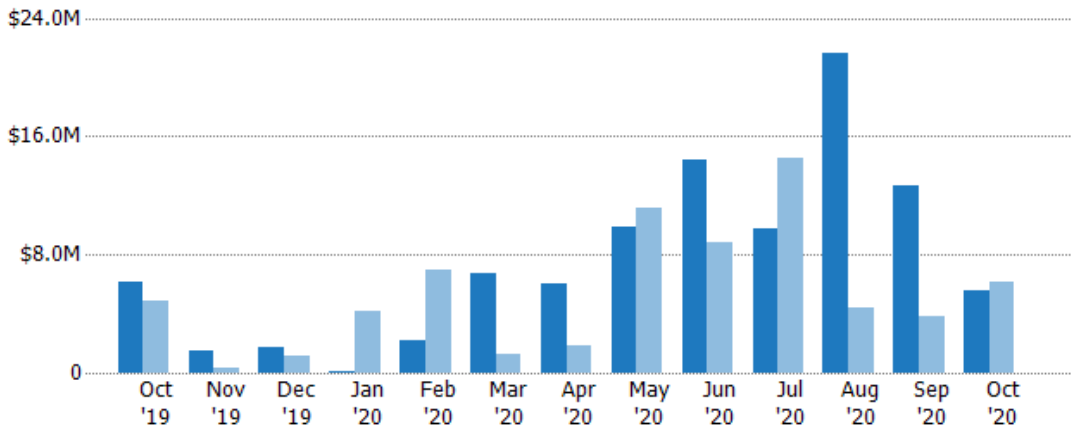
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Volume	% Chg.
Oct '20	\$5.58M	-9.7%
Oct '19	\$6.18M	26.7%
Oct '18	\$4.88M	60%



Current Year	\$6.18M	\$1.51M	\$1.7M	\$137K	\$2.22M	\$6.7M	\$6.04M	\$9.91M	\$14.4M	\$9.78M	\$21.7M	\$12.7M	\$5.58M
Prior Year	\$4.88M	\$349K	\$1.13M	\$4.17M	\$6.97M	\$1.3M	\$1.85M	\$11.2M	\$8.81M	\$14.5M	\$4.4M	\$3.79M	\$6.18M
Percent Change from Prior Year	27%	333%	50%	-97%	-68%	414%	227%	-11%	63%	-32%	392%	234%	-10%

Active Listings

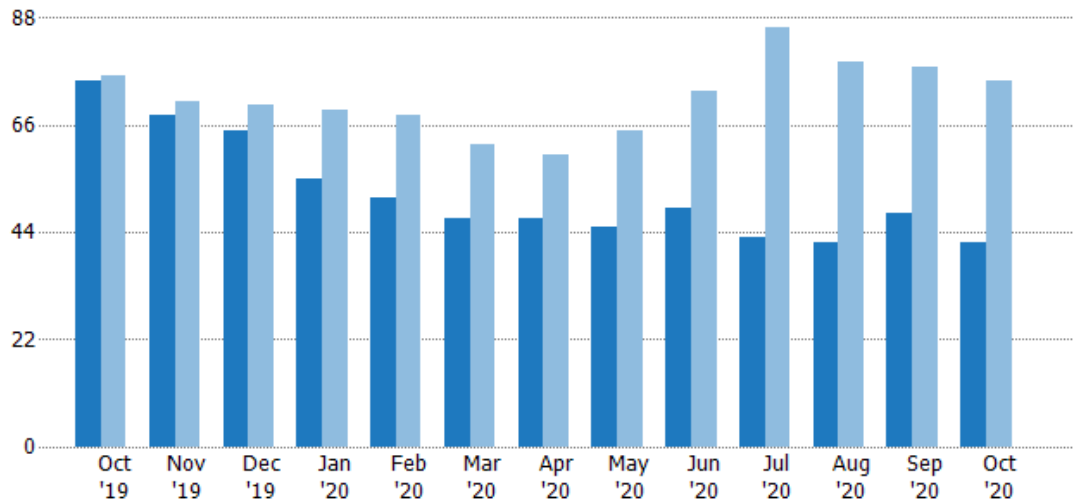
The number of active residential listings at the end of each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Count	% Chg.
Oct '20	42	-44%
Oct '19	75	-1.3%
Oct '18	76	-5.3%



Current Year	75	68	65	55	51	47	47	45	49	43	42	48	42
Prior Year	76	71	70	69	68	62	60	65	73	86	79	78	75
Percent Change from Prior Year	-1%	-4%	-7%	-20%	-25%	-24%	-22%	-31%	-33%	-50%	-47%	-38%	-44%

Active Listing Volume

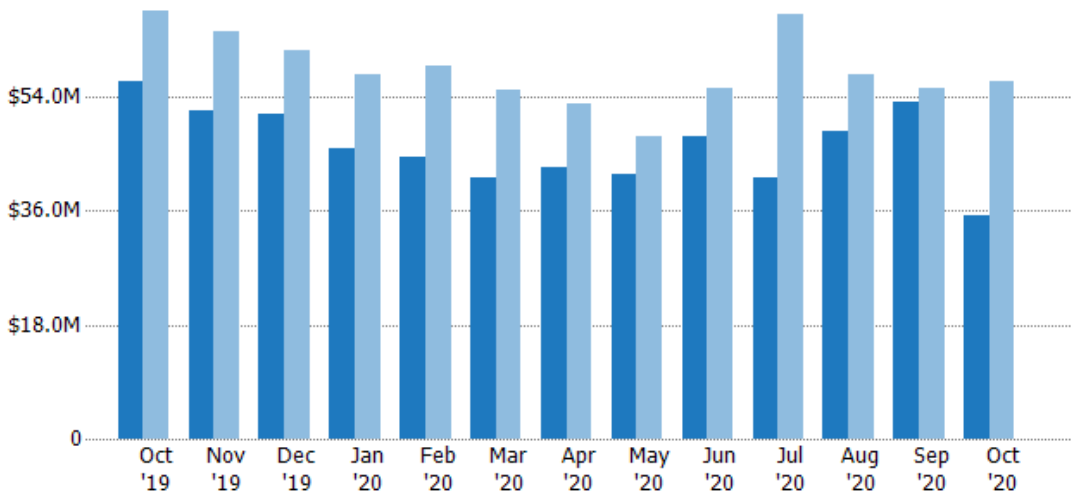
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Volume	% Chg.
Oct '20	\$35.2M	-37.8%
Oct '19	\$56.6M	-16.2%
Oct '18	\$67.5M	-1%



Current Year	\$56.6M	\$51.7M	\$51.1M	\$45.9M	\$44.5M	\$41.1M	\$42.8M	\$41.9M	\$47.9M	\$41.2M	\$48.6M	\$53.2M	\$35.2M
Prior Year	\$67.5M	\$64.3M	\$61.2M	\$57.6M	\$58.8M	\$55M	\$53M	\$47.8M	\$55.4M	\$67M	\$57.4M	\$55.2M	\$56.6M
Percent Change from Prior Year	-16%	-20%	-16%	-20%	-24%	-25%	-19%	-12%	-14%	-39%	-15%	-4%	-38%

Average Listing Price

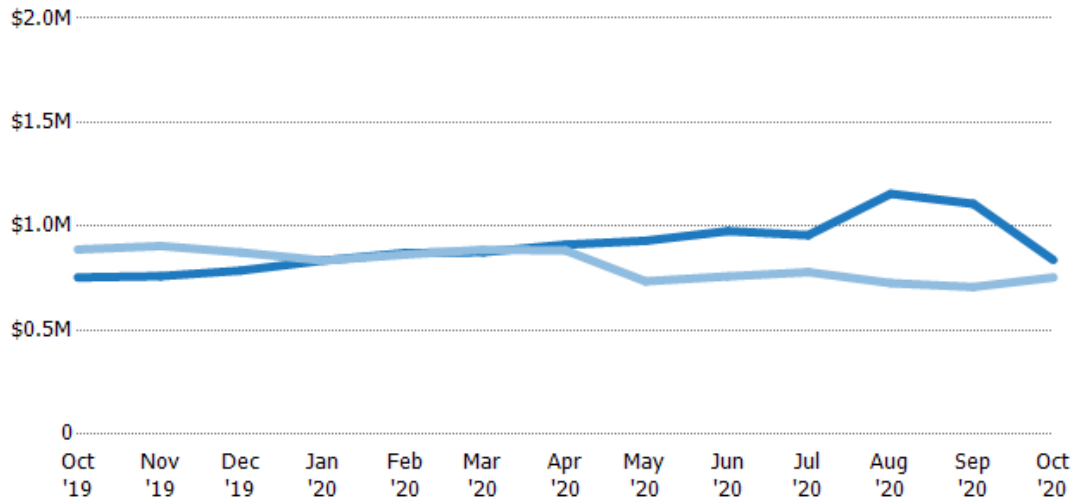
The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Price	% Chg.
Oct '20	\$838K	11.1%
Oct '19	\$754K	-15.1%
Oct '18	\$888K	4.5%



Current Year	\$754K	\$760K	\$787K	\$835K	\$872K	\$876K	\$912K	\$930K	\$977K	\$957K	\$1.16M	\$1.11M	\$838K
Prior Year	\$888K	\$905K	\$874K	\$835K	\$864K	\$888K	\$884K	\$735K	\$759K	\$780K	\$727K	\$708K	\$754K
Percent Change from Prior Year	-15%	-16%	-10%	0%	1%	-1%	3%	27%	29%	23%	59%	56%	11%

Median Listing Price

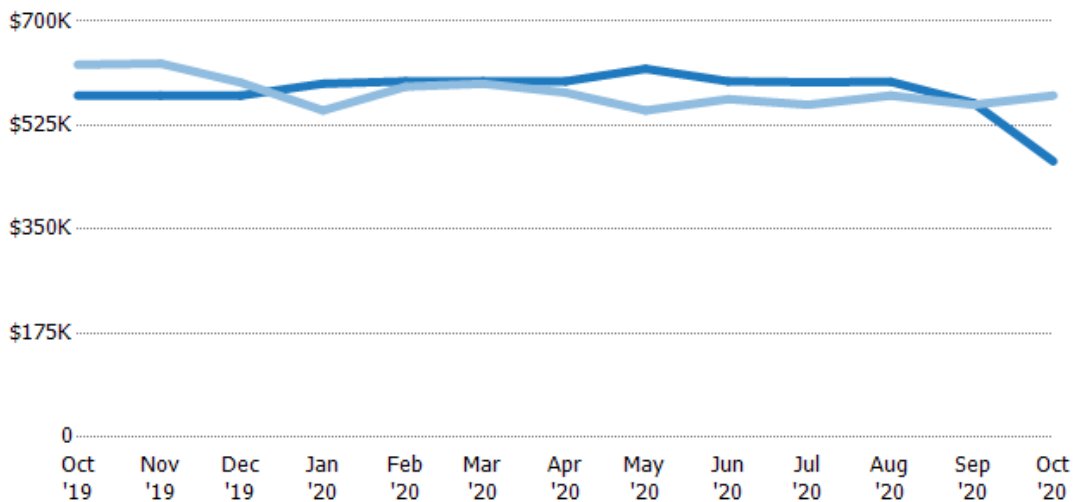
The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Price	% Chg.
Oct '20	\$464K	-19.3%
Oct '19	\$575K	-8.3%
Oct '18	\$627K	-5.1%



Current Year	\$575K	\$575K	\$575K	\$595K	\$599K	\$599K	\$599K	\$620K	\$599K	\$598K	\$598K	\$562K	\$464K
Prior Year	\$627K	\$629K	\$597K	\$550K	\$590K	\$595K	\$580K	\$550K	\$569K	\$559K	\$575K	\$559K	\$575K
Percent Change from Prior Year	-8%	-9%	-4%	8%	2%	1%	3%	13%	5%	7%	4%	1%	-19%

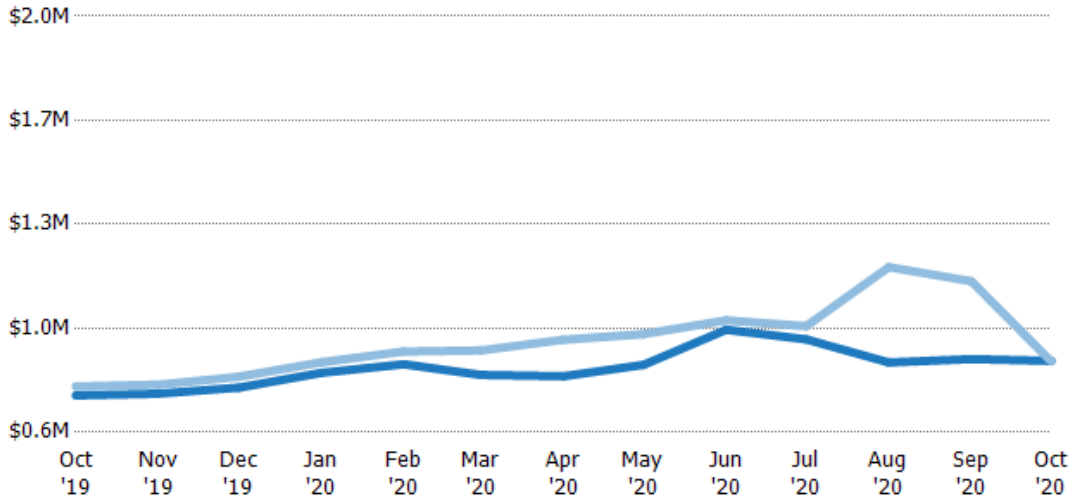
Average Listing Price vs Average Est Value

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Avg Est Value	\$724K	\$730K	\$750K	\$800K	\$829K	\$793K	\$789K	\$827K	\$945K	\$913K	\$835K	\$846K	\$840K
Avg Listing Price	\$754K	\$760K	\$787K	\$835K	\$872K	\$876K	\$912K	\$930K	\$977K	\$957K	\$1.16M	\$1.11M	\$838K
Avg Listing Price as a % of Avg Est Value	104%	104%	105%	104%	105%	110%	116%	112%	103%	105%	138%	131%	100%

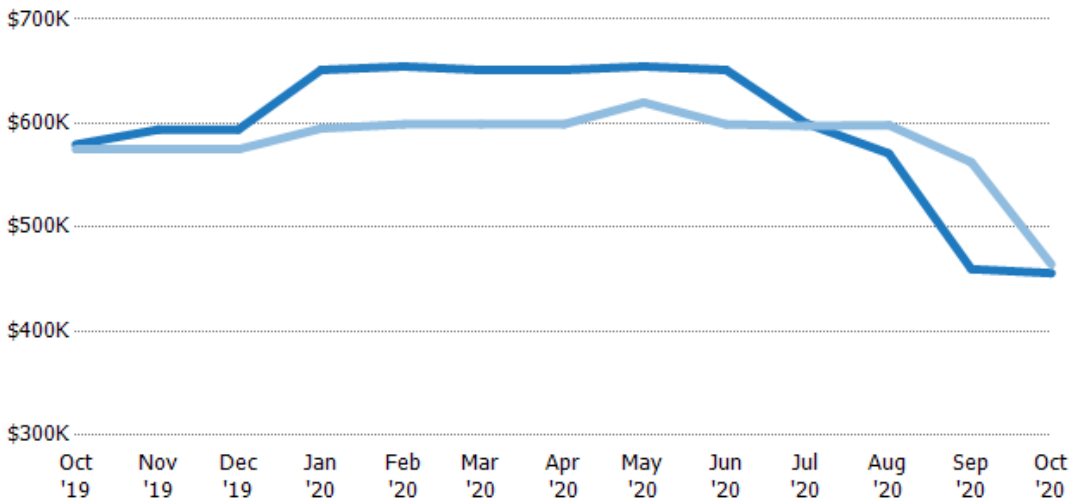
Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



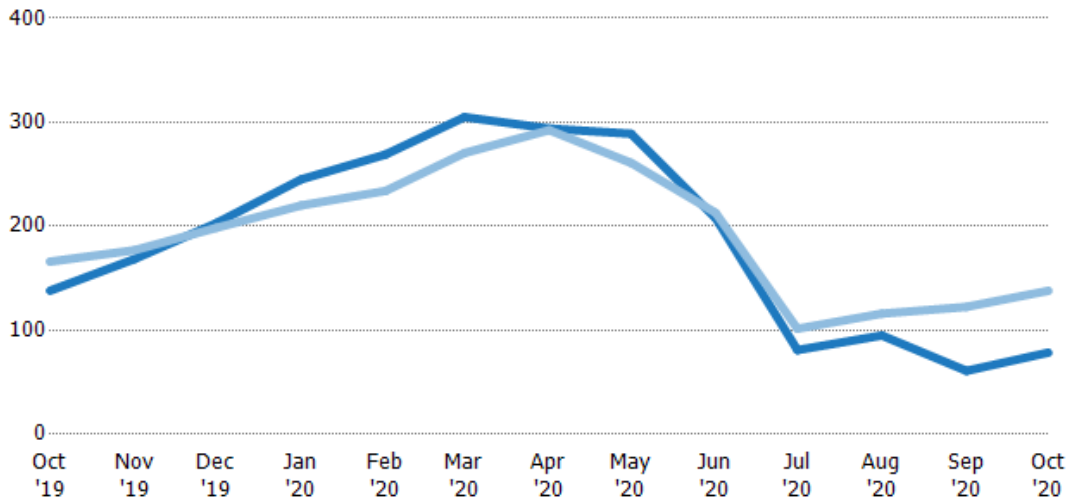
Median Est Value	\$580K	\$594K	\$594K	\$651K	\$655K	\$651K	\$651K	\$655K	\$651K	\$600K	\$571K	\$460K	\$456K
Median Listing Price	\$575K	\$575K	\$575K	\$595K	\$599K	\$599K	\$599K	\$620K	\$599K	\$598K	\$598K	\$562K	\$464K
Med Listing Price as a % of Med Est Value	99%	97%	97%	91%	92%	92%	92%	95%	92%	100%	105%	122%	102%

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: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091
 Property Type: Condo/Townhouse/Apt, Single Family Residence



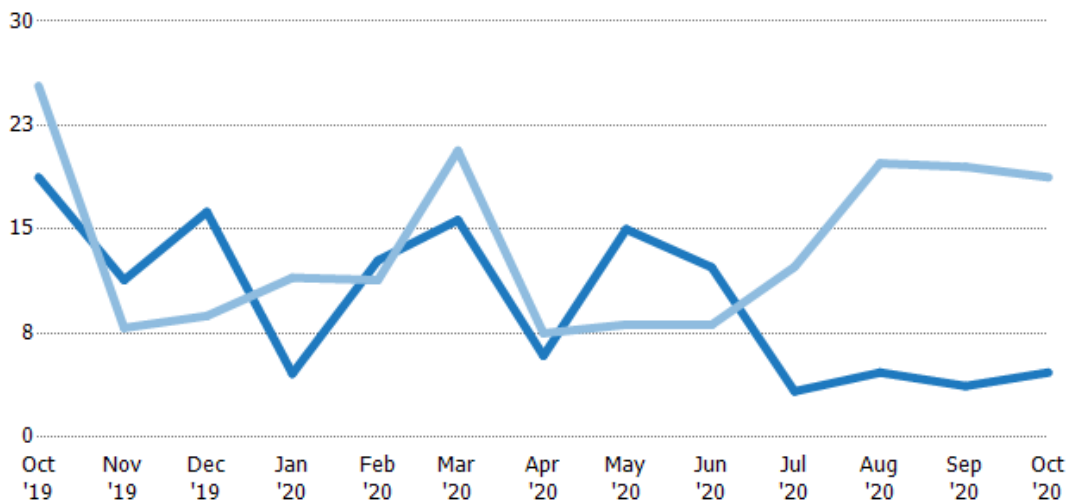
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	138	169	203	245	269	305	294	289	208	81	95	61	78.5
Prior Year	166	177	199	220	234	271	293	261	213	102	116	123	138
Percent Change from Prior Year	-17%	-5%	2%	11%	15%	13%	1%	11%	-2%	-20%	-18%	-50%	-43%

Months of Inventory

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091
 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	18.8	11.3	16.3	4.58	12.8	15.7	5.88	15	12.3	3.31	4.67	3.69	4.67
Prior Year	25.3	7.89	8.75	11.5	11.3	20.7	7.5	8.13	8.11	12.3	19.8	19.5	18.8
Percent Change from Prior Year	-26%	44%	86%	-60%	13%	-24%	-22%	85%	51%	-73%	-76%	-81%	-75%

Absorption Rate

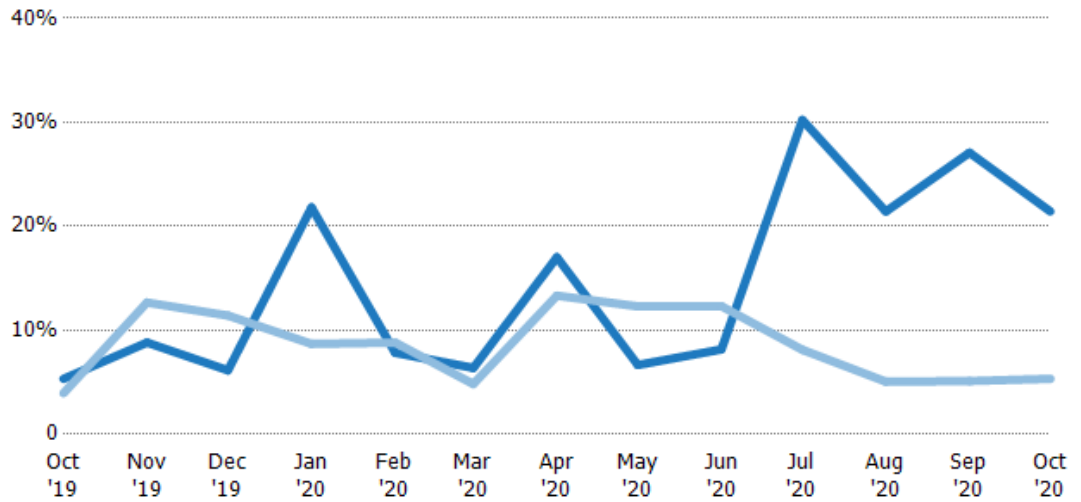
The percentage of inventory sold per month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Rate	Chg.
Oct '20	21%	-16.1%
Oct '19	5%	-1.4%
Oct '18	4%	111.4%



	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	5%	9%	6%	22%	8%	6%	17%	7%	8%	30%	21%	27%	21%
Prior Year	4%	13%	11%	9%	9%	5%	13%	12%	12%	8%	5%	5%	5%
Change from Prior Year	-1%	4%	5%	-13%	1%	-2%	-4%	6%	4%	-22%	-16%	-22%	-16%

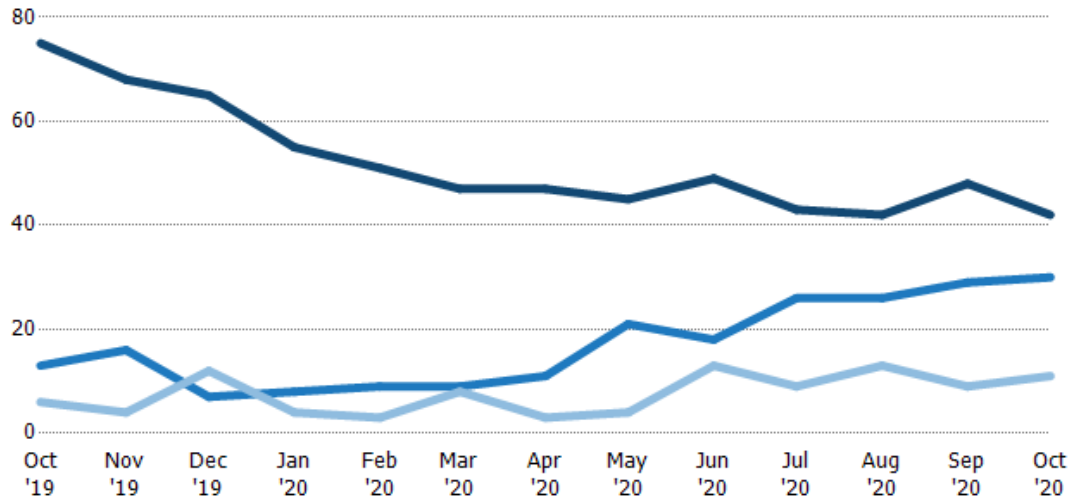
Active/Pending/Sold Units

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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	75	68	65	55	51	47	47	45	49	43	42	48	42
Pending	13	16	7	8	9	9	11	21	18	26	26	29	30
Sold	6	4	12	4	3	8	3	4	13	9	13	9	11

New Pending Sales

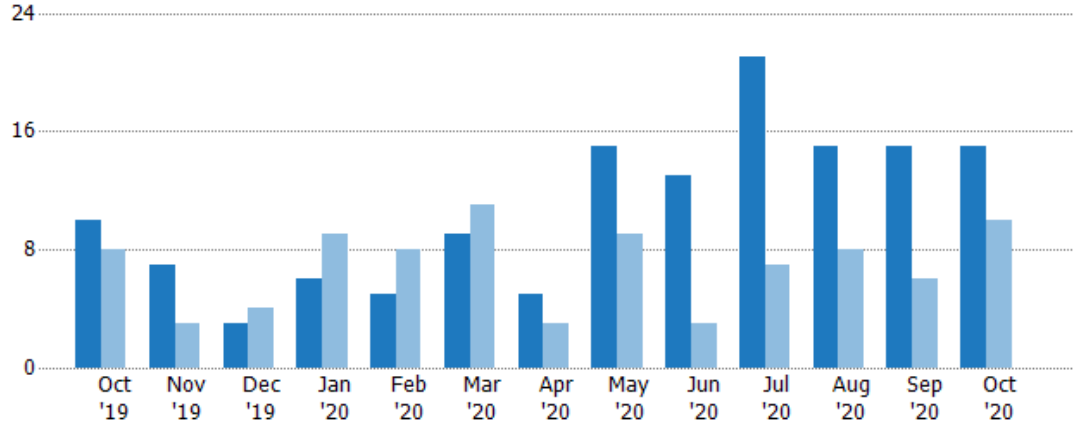
The number of residential properties with accepted offers that were added each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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

Month/ Year	Count	% Chg.
Oct '20	15	50%
Oct '19	10	25%
Oct '18	8	0%



	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	10	7	3	6	5	9	5	15	13	21	15	15	15
Prior Year	8	3	4	9	8	11	3	9	3	7	8	6	10
Percent Change from Prior Year	25%	133%	-25%	-33%	-38%	-18%	67%	67%	333%	200%	88%	150%	50%

New Pending Sales Volume

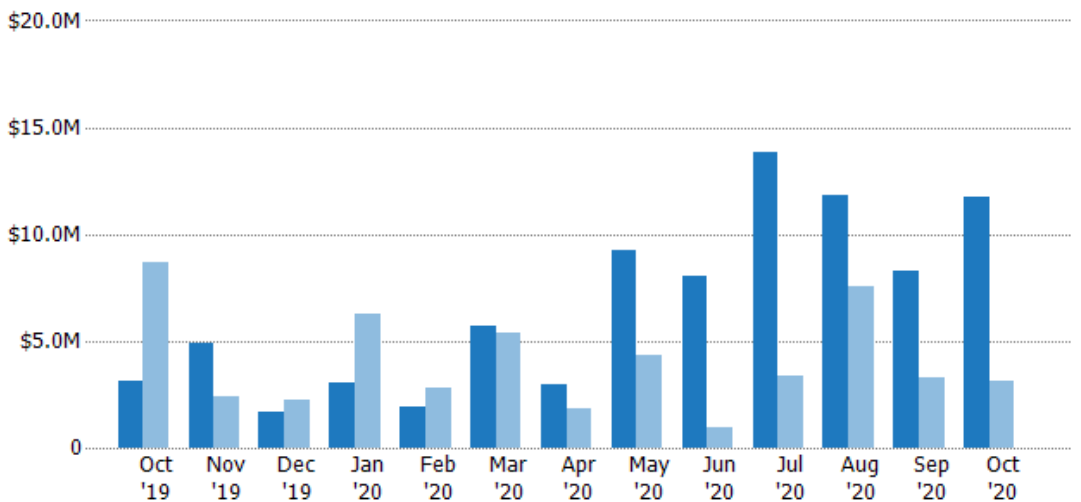
The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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

Month/ Year	Volume	% Chg.
Oct '20	\$11.7M	271.7%
Oct '19	\$3.16M	-63.8%
Oct '18	\$8.71M	-26.2%



	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	\$3.16M	\$4.94M	\$1.68M	\$3.01M	\$1.91M	\$5.74M	\$2.99M	\$9.26M	\$8.07M	\$13.8M	\$11.8M	\$8.25M	\$11.7M
Prior Year	\$8.71M	\$2.42M	\$2.21M	\$6.26M	\$2.79M	\$5.37M	\$1.87M	\$4.35M	\$992K	\$3.35M	\$7.55M	\$3.26M	\$3.16M
Percent Change from Prior Year	-64%	104%	-24%	-52%	-32%	7%	60%	113%	714%	313%	56%	153%	272%

Pending Sales

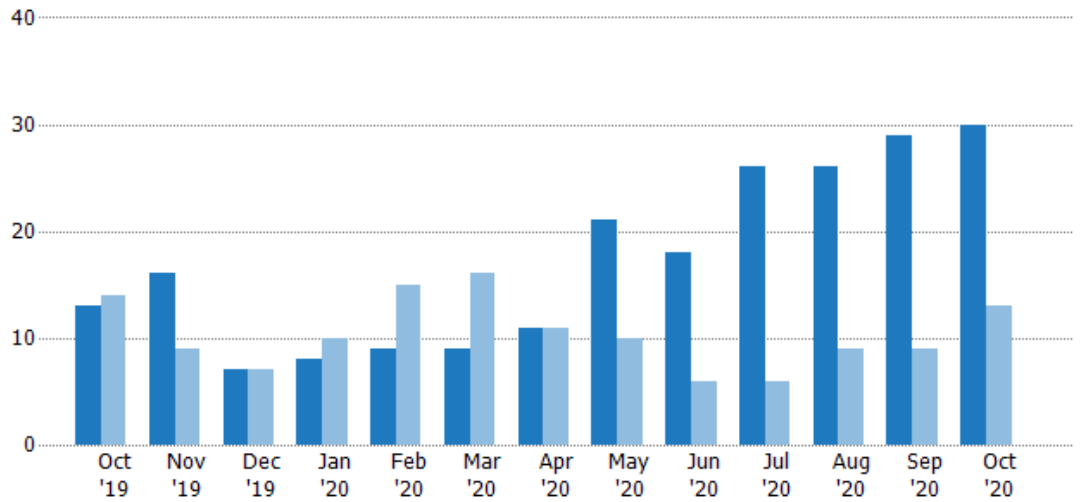
The number of residential properties with accepted offers that were available at the end each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Count	% Chg.
Oct '20	30	130.8%
Oct '19	13	-7.1%
Oct '18	14	-42.9%



Current Year	13	16	7	8	9	9	11	21	18	26	26	29	30
Prior Year	14	9	7	10	15	16	11	10	6	6	9	9	13
Percent Change from Prior Year	-7%	78%	0%	-20%	-40%	-44%	0%	110%	200%	333%	189%	222%	131%

Pending Sales Volume

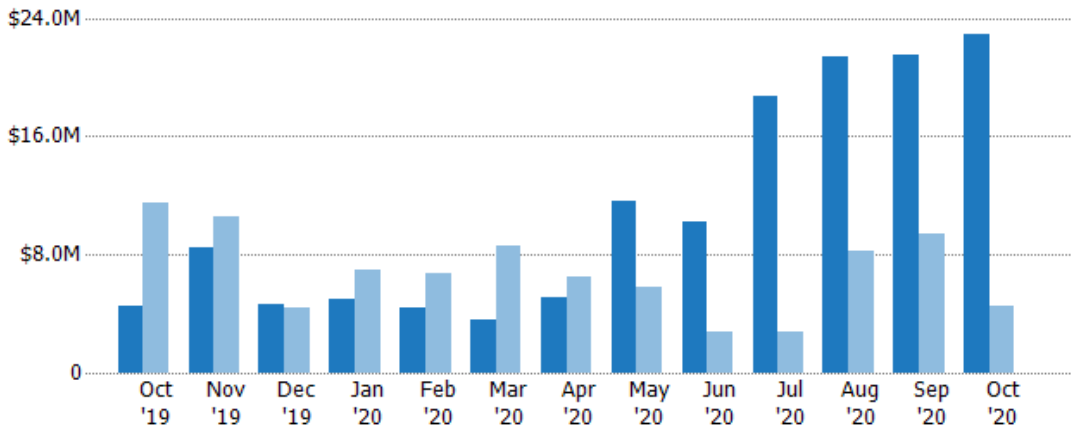
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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

Month/Year	Volume	% Chg.
Oct '20	\$22.9M	405.5%
Oct '19	\$4.53M	-60.7%
Oct '18	\$11.5M	-49.7%



Current Year	\$4.53M	\$8.52M	\$4.62M	\$5M	\$4.41M	\$3.54M	\$5.05M	\$11.7M	\$10.3M	\$18.7M	\$21.4M	\$21.5M	\$22.9M
Prior Year	\$11.5M	\$10.6M	\$4.36M	\$6.96M	\$6.78M	\$8.58M	\$6.45M	\$5.85M	\$2.78M	\$2.74M	\$8.23M	\$9.39M	\$4.53M
Percent Change from Prior Year	-61%	-20%	6%	-28%	-35%	-59%	-22%	100%	269%	582%	160%	129%	405%

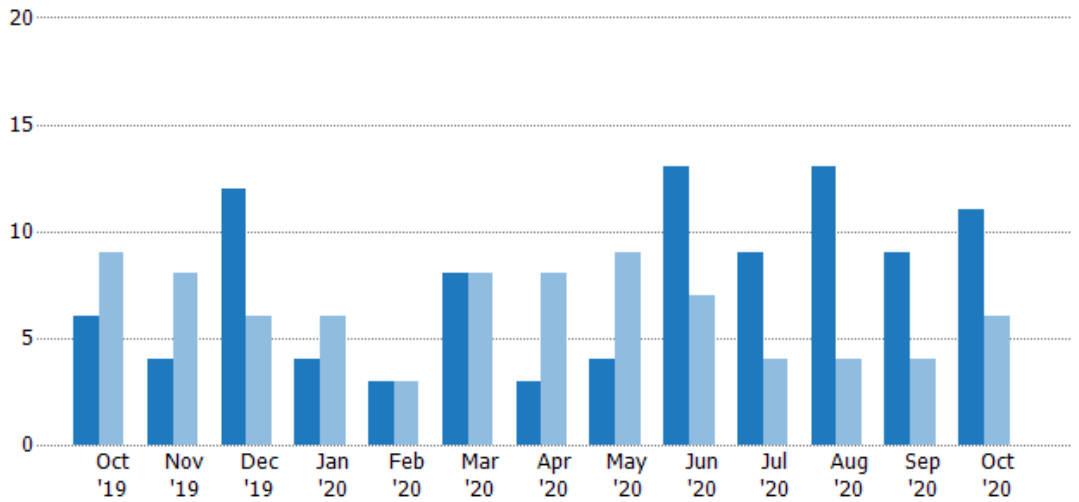
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Month/Year	Count	% Chg.
Oct '20	11	83.3%
Oct '19	6	-33.3%
Oct '18	9	-44.4%

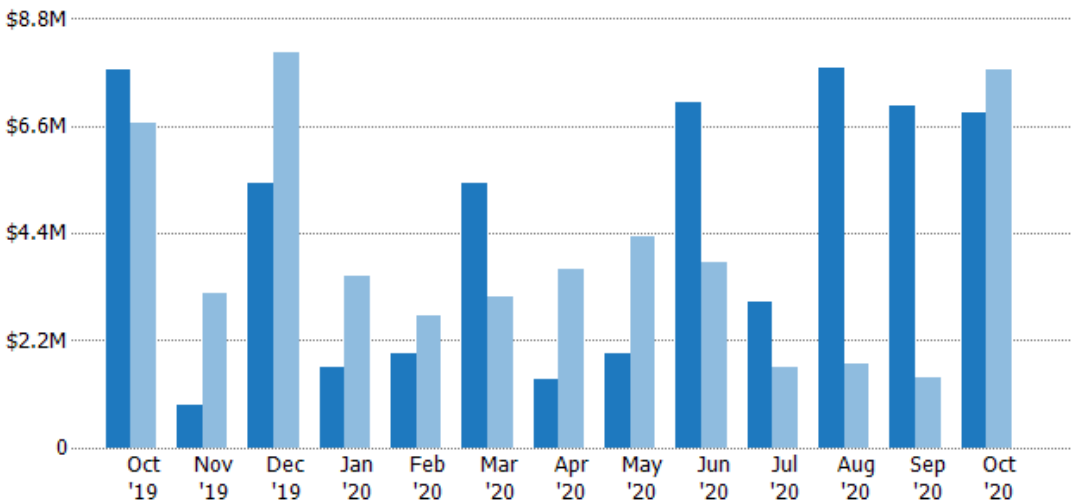
Closed Sales Volume

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Month/Year	Volume	% Chg.
Oct '20	\$6.88M	-11.3%
Oct '19	\$7.75M	16.1%
Oct '18	\$6.68M	-41%

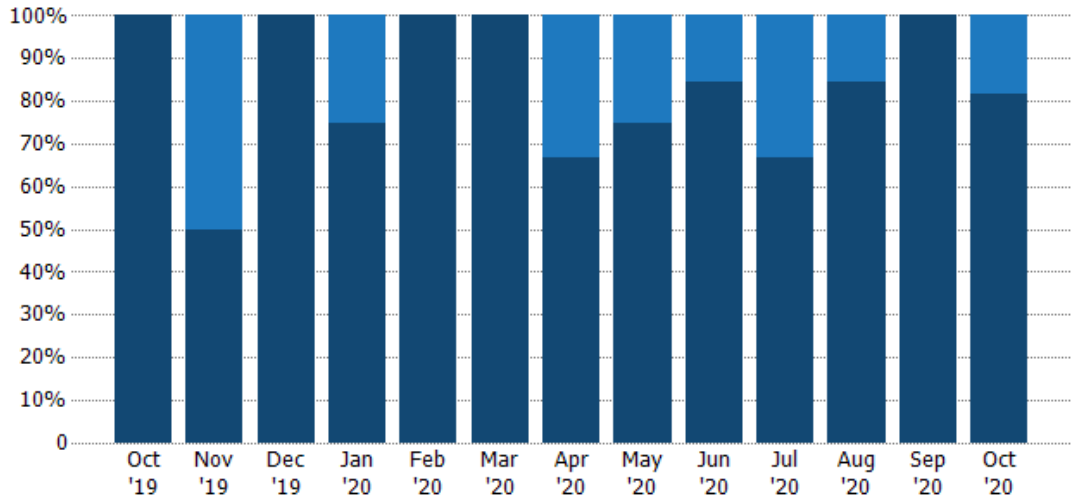
Closed Sales by Property Type

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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



Property Type	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
Condo/Townhouse	-	50%	-	25%	-	-	33%	25%	15%	33%	15%	-	18%
Single Family Residence	100%	50%	100%	75%	100%	100%	67%	75%	85%	67%	85%	100%	82%

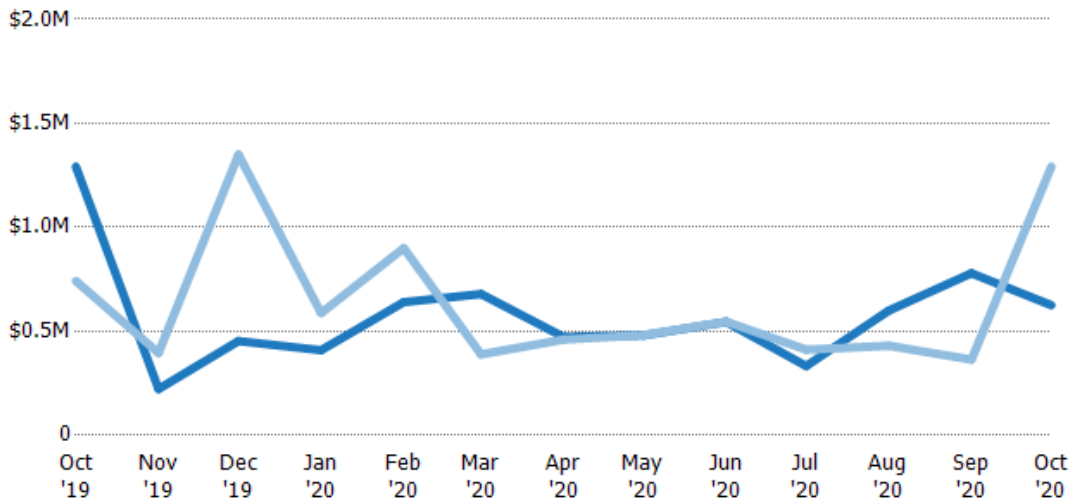
Average Sales Price

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091

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



Month/Year	Price	% Chg.
Oct '20	\$625K	-51.6%
Oct '19	\$1.29M	74.1%
Oct '18	\$742K	6.2%

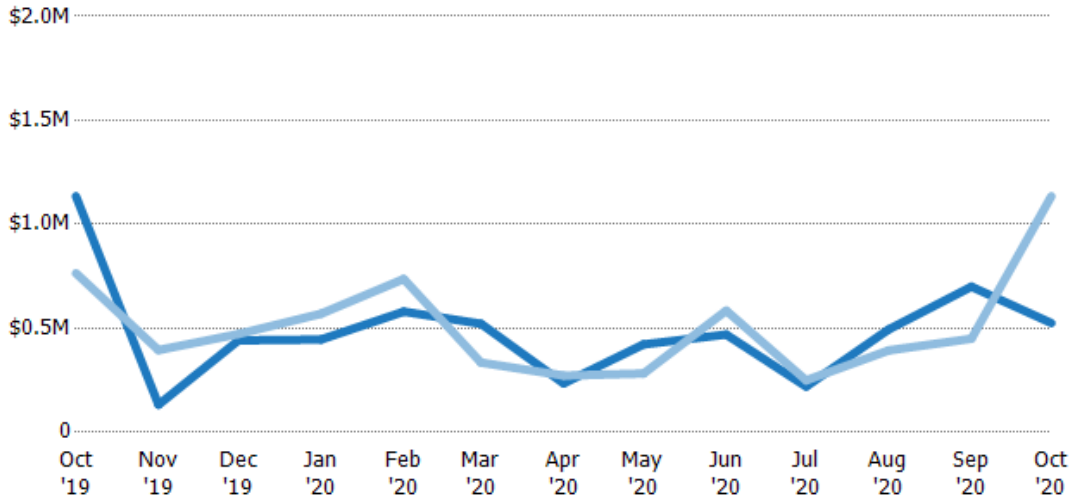
Property Type	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$1.29M	\$222K	\$453K	\$409K	\$640K	\$679K	\$473K	\$480K	\$545K	\$333K	\$600K	\$779K	\$625K
Prior Year	\$742K	\$396K	\$1.35M	\$588K	\$900K	\$389K	\$460K	\$481K	\$546K	\$412K	\$431K	\$364K	\$1.29M
Percent Change from Prior Year	74%	-44%	-66%	-30%	-29%	75%	3%	0%	0%	-19%	39%	114%	-52%

Median Sales Price

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

Filters Used

ZIP: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091
 Property Type: Condo/Townhouse/Apt, Single Family Residence



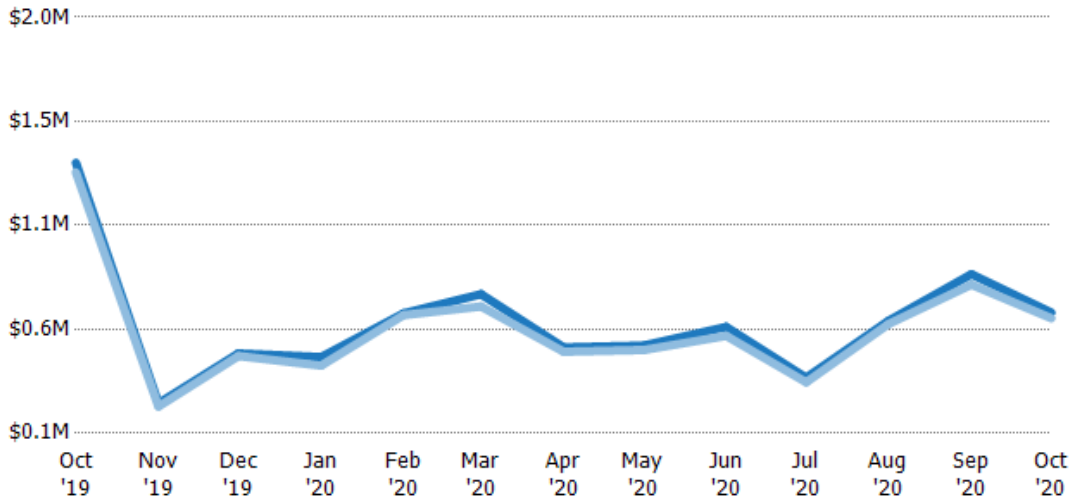
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$1.14M	\$133K	\$442K	\$446K	\$580K	\$522K	\$235K	\$423K	\$470K	\$220K	\$495K	\$700K	\$525K
Prior Year	\$765K	\$395K	\$472K	\$570K	\$737K	\$335K	\$273K	\$283K	\$585K	\$250K	\$394K	\$450K	\$1.14M
Percent Change from Prior Year	48%	-66%	-6%	-22%	-21%	56%	-14%	50%	-20%	-12%	26%	56%	-54%

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: Bridgewater Corners, VT 05035, South Woodstock, VT 05071, Taftsville, VT 05073, Woodstock, VT 05091
 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 List Price	\$1.34M	\$237K	\$465K	\$448K	\$648K	\$735K	\$492K	\$501K	\$586K	\$354K	\$614K	\$827K	\$651K
Avg Sales Price	\$1.29M	\$222K	\$453K	\$409K	\$640K	\$679K	\$473K	\$480K	\$545K	\$333K	\$600K	\$779K	\$625K
Avg Sales Price as a % of Avg List Price	97%	94%	97%	91%	99%	92%	96%	96%	93%	94%	98%	94%	96%

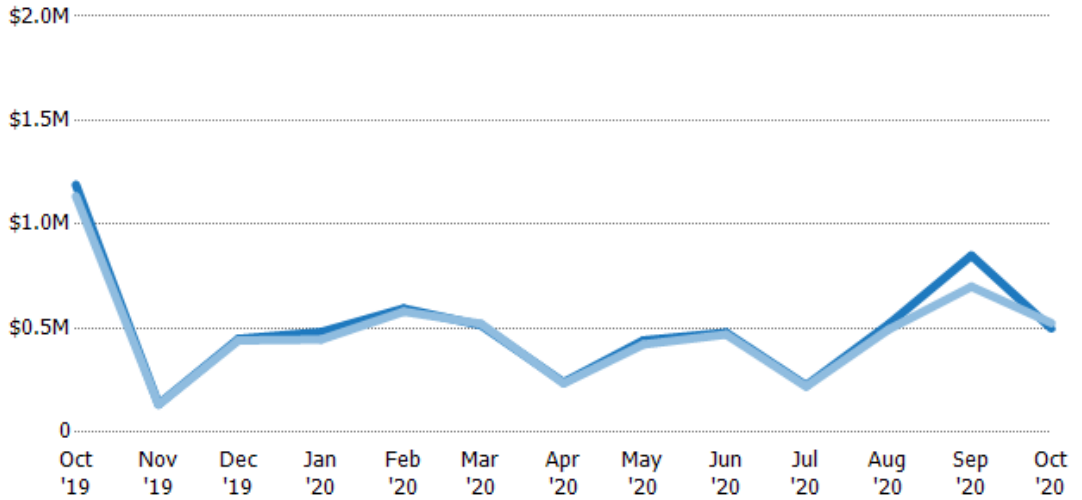
Median Sales Price vs Median Listing Price

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Median List Price	\$1.19M	\$135K	\$449K	\$482K	\$595K	\$515K	\$240K	\$442K	\$479K	\$225K	\$520K	\$850K	\$499K
Median Sales Price	\$1.14M	\$133K	\$442K	\$446K	\$580K	\$522K	\$235K	\$423K	\$470K	\$220K	\$495K	\$700K	\$525K
Med Sales Price as a % of Med List Price	95%	98%	98%	93%	97%	101%	98%	96%	98%	98%	95%	82%	105%

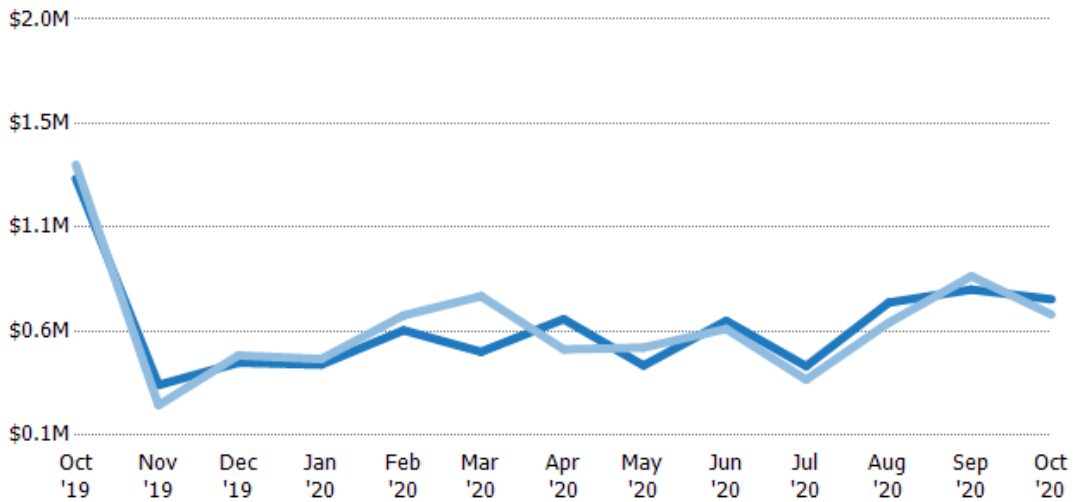
Average Sales Price vs Average Est Value

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Avg Est Value	\$1.27M	\$330K	\$432K	\$422K	\$580K	\$481K	\$631K	\$418K	\$623K	\$415K	\$706K	\$766K	\$721K
Avg Sales Price	\$1.34M	\$237K	\$465K	\$448K	\$648K	\$735K	\$492K	\$501K	\$586K	\$354K	\$614K	\$827K	\$651K
Avg Sales Price as a % of Avg Est Value	105%	72%	108%	106%	112%	153%	78%	120%	94%	85%	87%	108%	90%

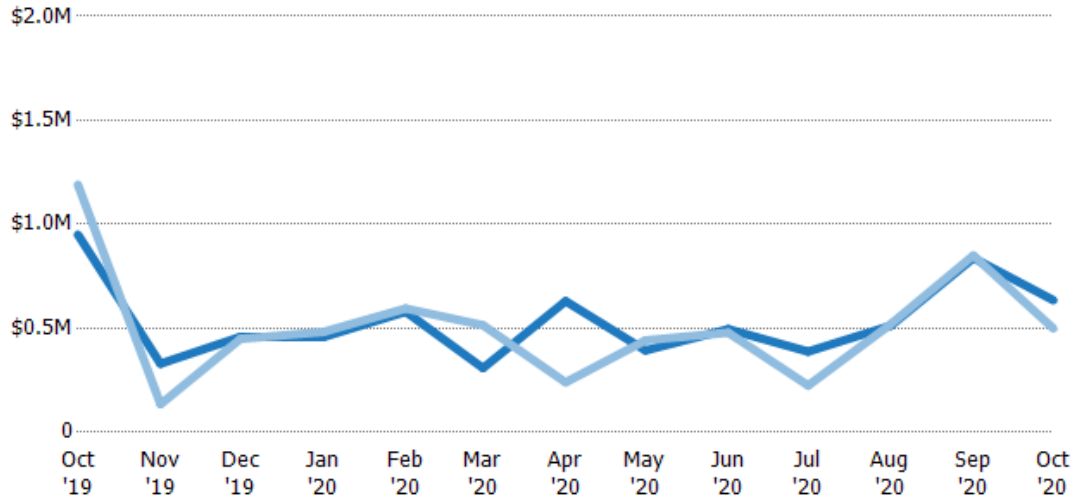
Median Sales Price vs Median Est Value

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

Filters Used

ZIP: Bridgewater Corners, VT 05035,
South Woodstock, VT 05071,
Taftsville, VT 05073, Woodstock, VT
05091

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



Median Est Value	\$950K	\$330K	\$459K	\$457K	\$580K	\$309K	\$631K	\$393K	\$496K	\$388K	\$513K	\$838K	\$635K
Median Sales Price	\$1.19M	\$135K	\$449K	\$482K	\$595K	\$515K	\$240K	\$442K	\$479K	\$225K	\$520K	\$850K	\$499K
Med Sales Price as a % of Med Est Value	125%	41%	98%	105%	103%	167%	38%	112%	97%	58%	101%	101%	79%