

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	Dec 2020	Dec 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	7	3	+133.3%	72	88	-18.2%
New Listing Volume	\$4,410,000	\$585,000	+653.8%	\$32,602,621	\$27,789,200	+17.3%
Active Listing Count	17	39	-56.4%	N/A	N/A	
Active Listing Volume	\$14,418,800	\$15,398,300	-6.4%	N/A	N/A	
Average Listing Price	\$848,165	\$394,828	+114.8%	\$522,553	\$345,662	+51.2%
Median Listing Price	\$425,000	\$309,000	+37.5%	\$343,762	\$289,182	+18.9%
Median Days in RPR	92	134	-31.3%	132.97	128.85	+3.2%
Months of Inventory	1.7	6.5	-73.8%	4.6	6.9	-33.3%
Absorption Rate	58.82%	15.38%	+43.4%	21.68%	14.47%	+7.2%
Sales Activity Charts Metrics						
New Pending Sales Count	6	1	+500%	97	67	+44.8%
New Pending Sales Volume	\$2,483,500	\$178,000	+1,295.2%	\$33,877,021	\$18,505,300	+83.1%
Pending Sales Count	8	2	+300%	N/A	N/A	
Pending Sales Volume	\$4,026,500	\$417,000	+865.6%	N/A	N/A	
Closed Sales Count	8	4	+100%	66	62	+6.5%
Closed Sales Volume	\$2,795,500	\$1,299,000	+115.2%	\$21,464,521	\$15,861,725	+35.3%
Average Sales Price	\$349,438	\$324,750	+7.6%	\$325,220	\$255,834	+27.1%
Median Sales Price	\$331,125	\$310,000	+6.8%	\$290,821	\$234,547	+24%

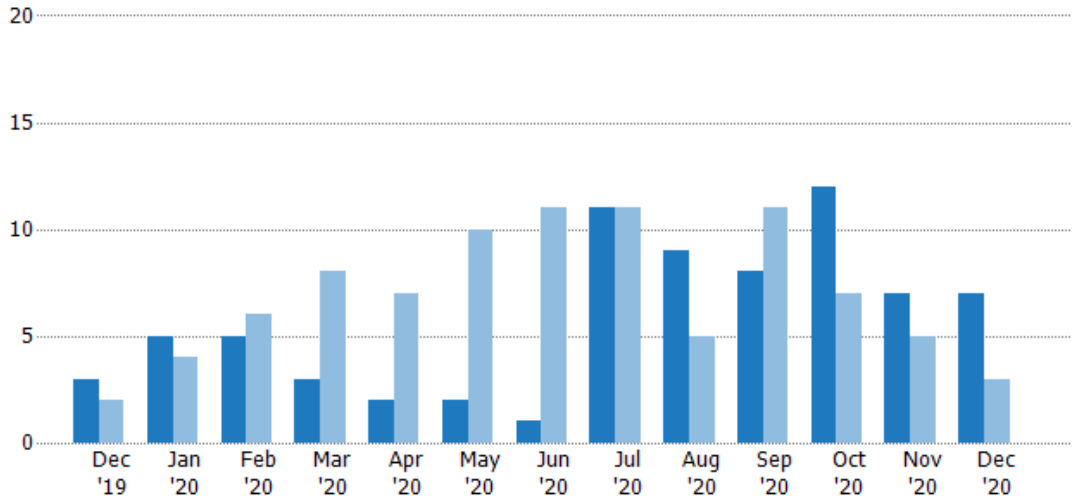
New Listings

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.
Dec '20	7	133.3%
Dec '19	3	50%
Dec '18	2	-50%



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	3	5	5	3	2	2	1	11	9	8	12	7	7
Prior Year	2	4	6	8	7	10	11	11	5	11	7	5	3
Percent Change from Prior Year	50%	25%	-17%	-63%	-71%	-80%	-91%	0%	80%	-27%	71%	40%	133%

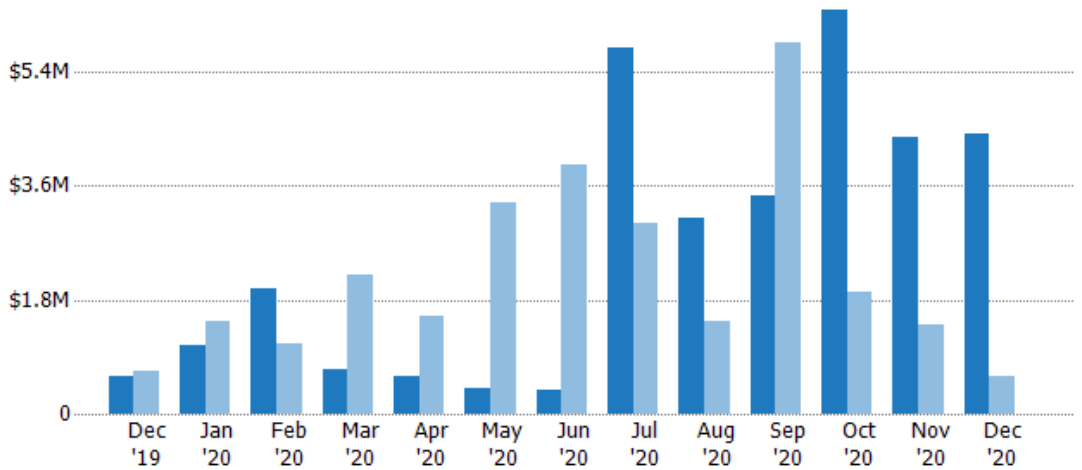
New Listing Volume

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.
Dec '20	\$4.41M	653.8%
Dec '19	\$585K	-13.6%
Dec '18	\$677K	-95.3%



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$585K	\$1.08M	\$1.99M	\$703K	\$589K	\$400K	\$375K	\$5.77M	\$3.08M	\$3.44M	\$6.39M	\$4.38M	\$4.41M
Prior Year	\$677K	\$1.46M	\$1.11M	\$2.2M	\$1.53M	\$3.32M	\$3.92M	\$3.02M	\$1.45M	\$5.85M	\$1.92M	\$1.41M	\$585K
Percent Change from Prior Year	-14%	-26%	80%	-68%	-62%	-88%	-90%	91%	112%	-41%	233%	210%	654%

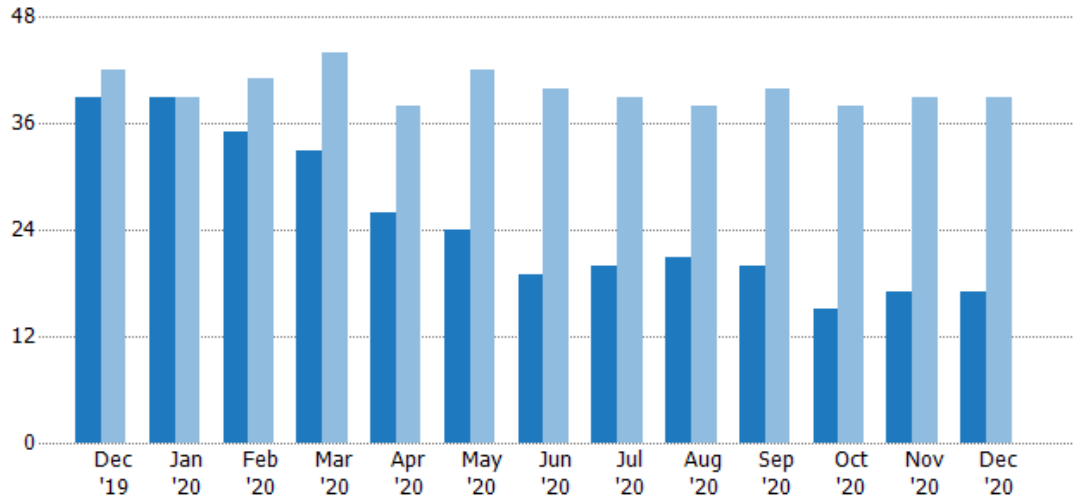
Active Listings

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.
Dec '20	17	-56.4%
Dec '19	39	-7.1%
Dec '18	42	-19%



Current Year	39	39	35	33	26	24	19	20	21	20	15	17	17
Prior Year	42	39	41	44	38	42	40	39	38	40	38	39	39
Percent Change from Prior Year	-7%	0%	-15%	-25%	-32%	-43%	-53%	-49%	-45%	-50%	-61%	-56%	-56%

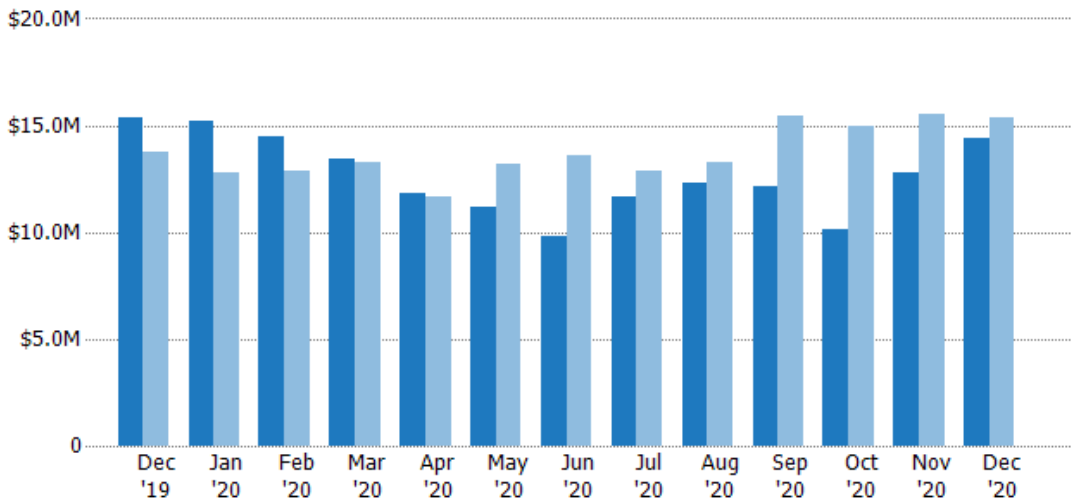
Active Listing Volume

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.
Dec '20	\$14.4M	-6.4%
Dec '19	\$15.4M	12.1%
Dec '18	\$13.7M	0.4%



Current Year	\$15.4M	\$15.2M	\$14.5M	\$13.5M	\$11.8M	\$11.2M	\$9.79M	\$11.7M	\$12.3M	\$12.2M	\$10.1M	\$12.8M	\$14.4M
Prior Year	\$13.7M	\$12.8M	\$12.9M	\$13.3M	\$11.7M	\$13.2M	\$13.6M	\$12.9M	\$13.3M	\$15.5M	\$15M	\$15.5M	\$15.4M
Percent Change from Prior Year	12%	19%	12%	1%	2%	-15%	-28%	-9%	-7%	-21%	-32%	-18%	-6%

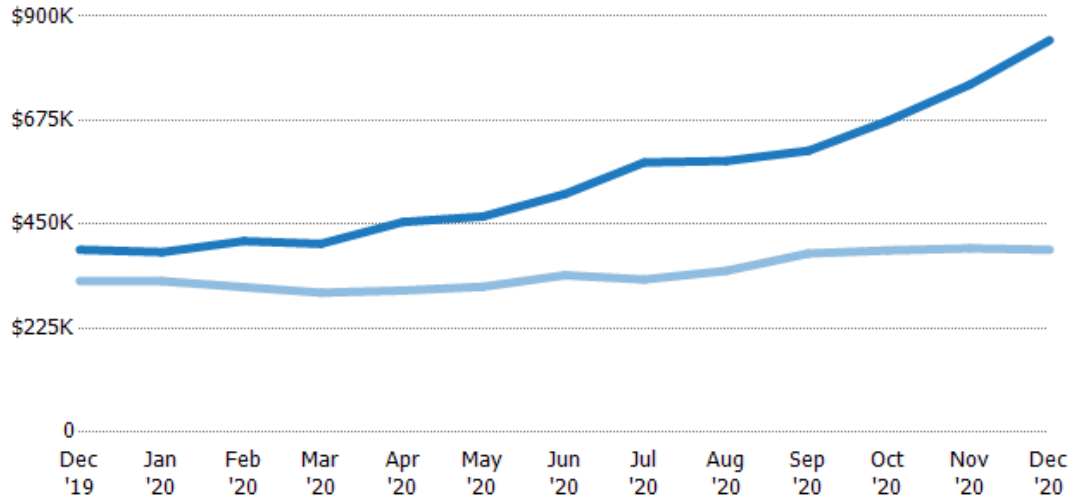
Average Listing Price

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.
Dec '20	\$848K	114.8%
Dec '19	\$395K	20.7%
Dec '18	\$327K	24%



Current Year	\$395K	\$390K	\$414K	\$408K	\$455K	\$467K	\$515K	\$584K	\$587K	\$609K	\$674K	\$752K	\$848K
Prior Year	\$327K	\$327K	\$314K	\$302K	\$307K	\$315K	\$340K	\$331K	\$349K	\$387K	\$393K	\$398K	\$395K
Percent Change from Prior Year	21%	19%	32%	35%	48%	48%	52%	77%	68%	57%	71%	89%	115%

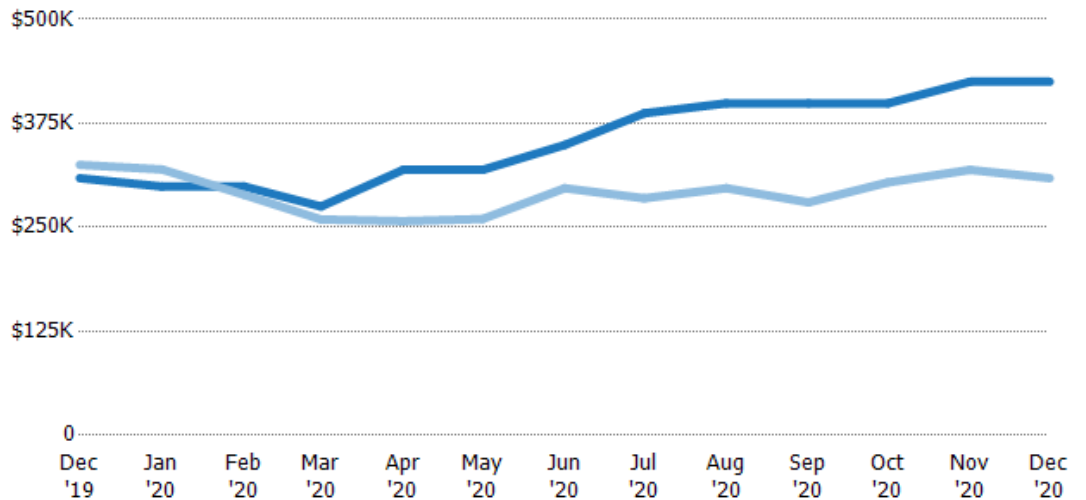
Median Listing Price

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.
Dec '20	\$425K	37.5%
Dec '19	\$309K	-4.9%
Dec '18	\$325K	-2.3%



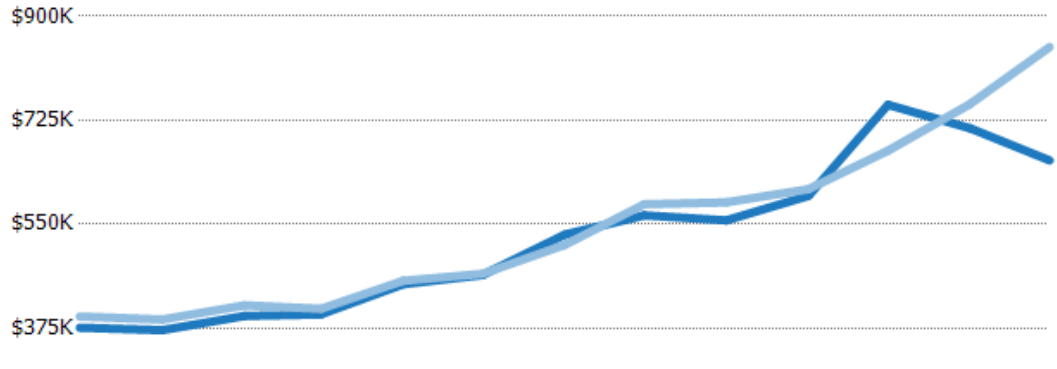
Current Year	\$309K	\$299K	\$299K	\$275K	\$319K	\$319K	\$349K	\$387K	\$399K	\$399K	\$399K	\$425K	\$425K
Prior Year	\$325K	\$320K	\$289K	\$259K	\$257K	\$260K	\$297K	\$285K	\$297K	\$280K	\$304K	\$319K	\$309K
Percent Change from Prior Year	-5%	-6%	3%	6%	24%	23%	18%	36%	34%	43%	31%	33%	38%

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



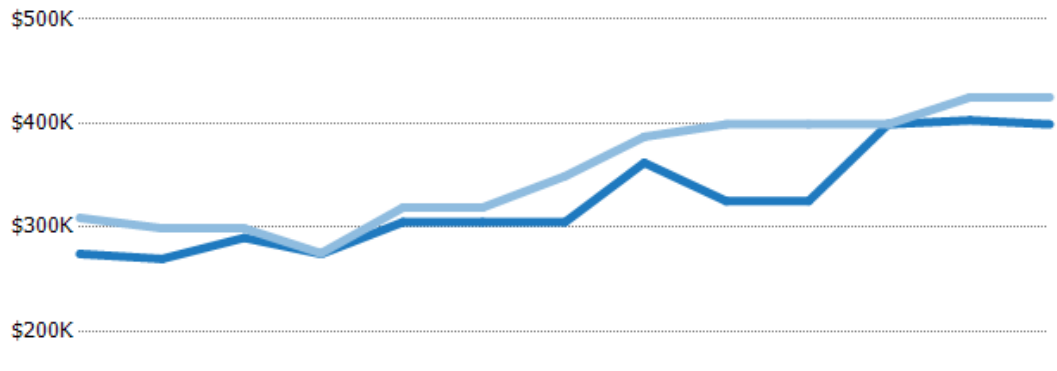
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg Est Value	\$376K	\$372K	\$396K	\$398K	\$449K	\$465K	\$533K	\$565K	\$557K	\$598K	\$751K	\$711K	\$657K
Avg Listing Price	\$395K	\$390K	\$414K	\$408K	\$455K	\$467K	\$515K	\$584K	\$587K	\$609K	\$674K	\$752K	\$848K
Avg Listing Price as a % of Avg Est Value	105%	105%	105%	102%	101%	100%	97%	103%	105%	102%	90%	106%	129%

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



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median Est Value	\$274K	\$270K	\$290K	\$274K	\$305K	\$305K	\$305K	\$362K	\$325K	\$325K	\$399K	\$403K	\$399K
Median Listing Price	\$309K	\$299K	\$299K	\$275K	\$319K	\$319K	\$349K	\$387K	\$399K	\$399K	\$399K	\$425K	\$425K
Med Listing Price as a % of Med Est Value	113%	111%	103%	100%	105%	105%	115%	107%	123%	123%	100%	105%	107%

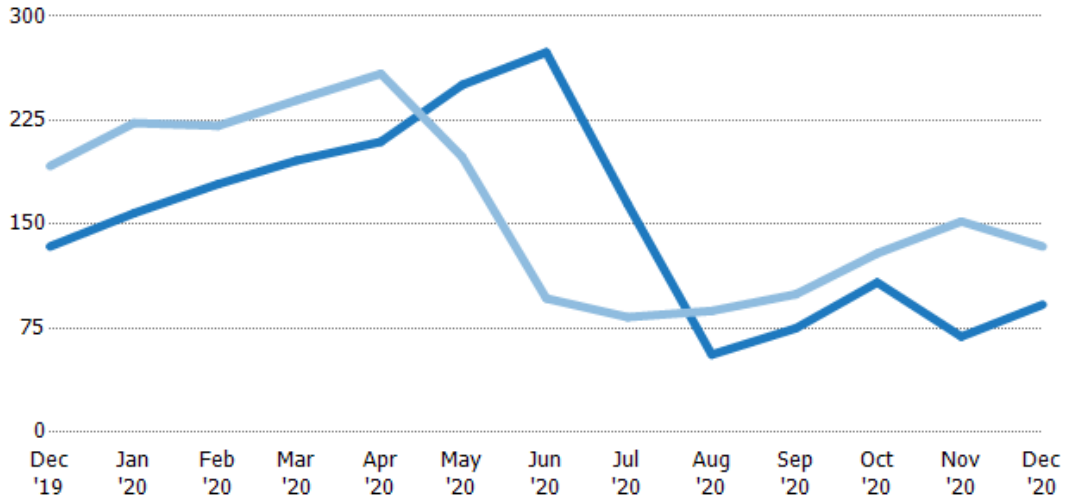
Median Days in RPR

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.
Dec '20	92	-31.3%
Dec '19	134	-30.2%
Dec '18	192	-5.5%



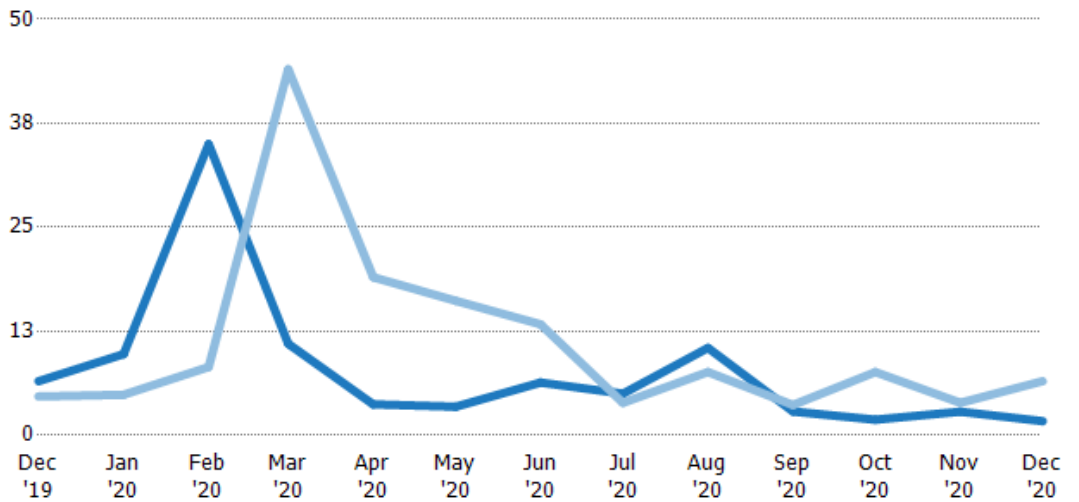
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	134	158	179	196	210	251	274	165	56	75	108	69	92
Prior Year	192	223	221	240	259	199	96.5	83	87.5	100	129	152	134
Percent Change from Prior Year	-30%	-29%	-19%	-18%	-19%	26%	184%	98%	-36%	-25%	-16%	-55%	-31%

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



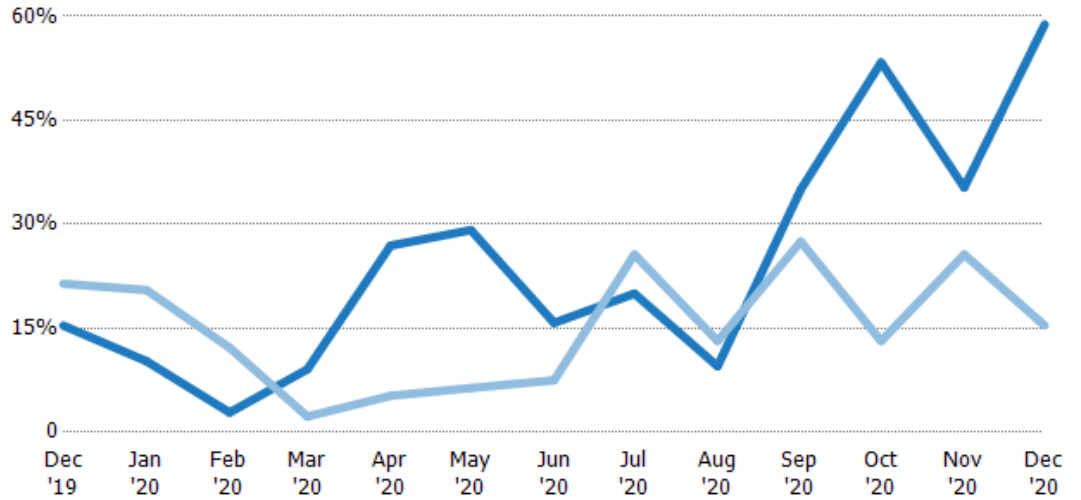
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	6.5	9.75	35	11	3.71	3.43	6.33	5	10.5	2.86	1.88	2.83	1.7
Prior Year	4.67	4.88	8.2	44	19	16.2	13.3	3.9	7.6	3.64	7.6	3.9	6.5
Percent Change from Prior Year	39%	100%	327%	-75%	-80%	100%	-53%	28%	38%	-21%	-75%	-27%	-74%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



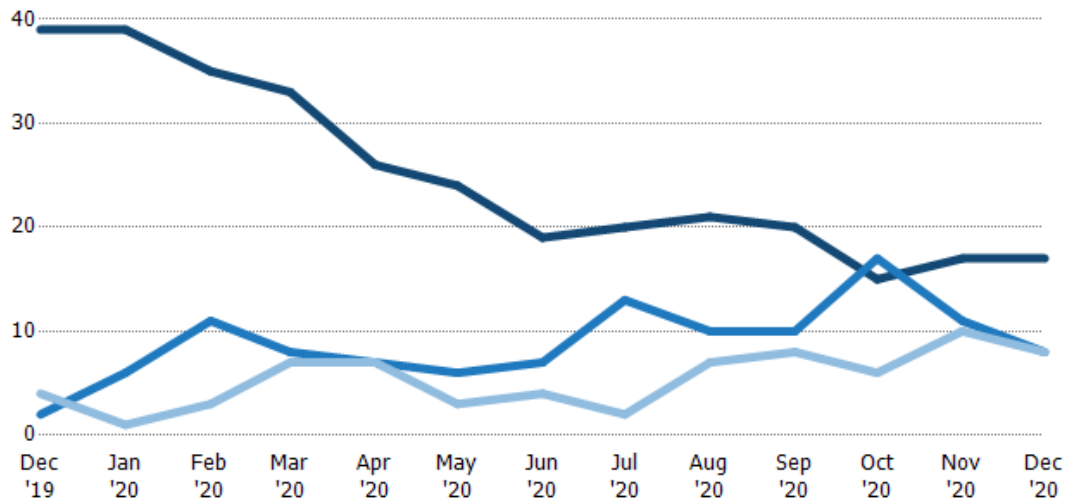
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	15%	10%	3%	9%	27%	29%	16%	20%	10%	35%	53%	35%	59%
Prior Year	21%	21%	12%	2%	5%	6%	8%	26%	13%	28%	13%	26%	15%
Change from Prior Year	6%	10%	9%	-7%	-22%	-29%	-8%	6%	4%	-8%	-40%	-10%	-43%

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



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Active	39	39	35	33	26	24	19	20	21	20	15	17	17
Pending	2	6	11	8	7	6	7	13	10	10	17	11	8
Sold	4	1	3	7	7	3	4	2	7	8	6	10	8

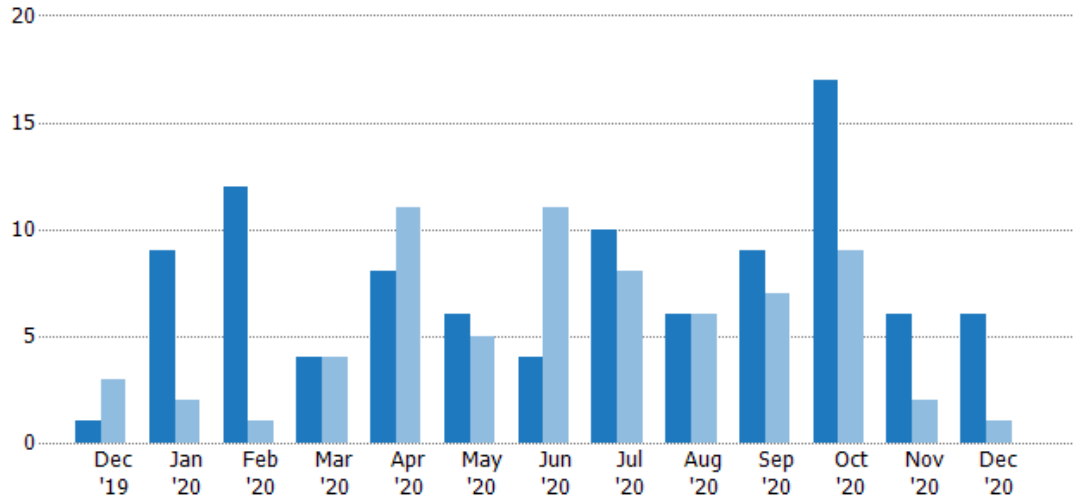
New Pending Sales

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.
Dec '20	6	500%
Dec '19	1	-66.7%
Dec '18	3	-33.3%



Current Year	1	9	12	4	8	6	4	10	6	9	17	6	6
Prior Year	3	2	1	4	11	5	11	8	6	7	9	2	1
Percent Change from Prior Year	-67%	350%	1,100%	0%	-27%	20%	-64%	25%	0%	29%	89%	200%	500%

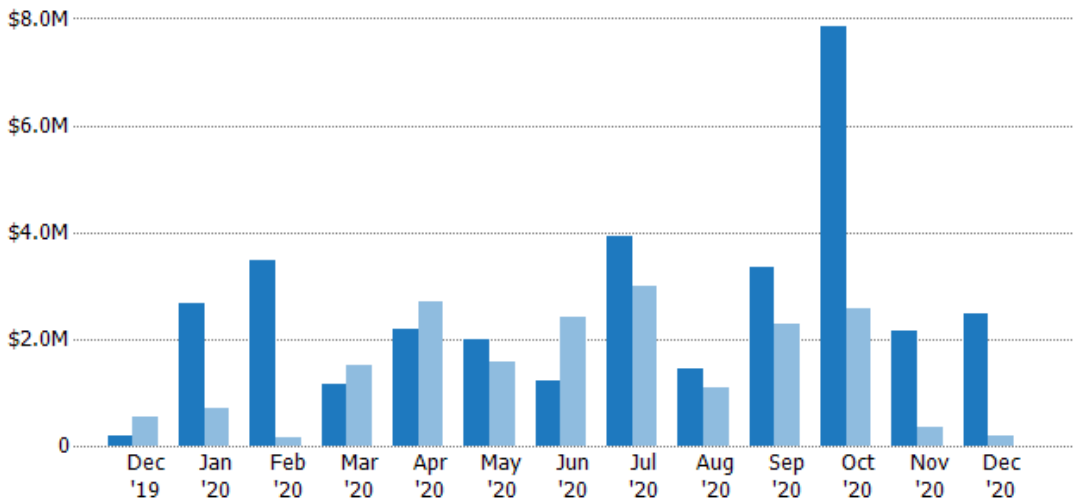
New Pending Sales Volume

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.
Dec '20	\$2.48M	1,295.2%
Dec '19	\$178K	-67.9%
Dec '18	\$554K	-55.4%



Current Year	\$178K	\$2.65M	\$3.46M	\$1.17M	\$2.2M	\$1.99M	\$1.23M	\$3.91M	\$1.43M	\$3.35M	\$7.85M	\$2.15M	\$2.48M
Prior Year	\$554K	\$707K	\$149K	\$1.51M	\$2.69M	\$1.57M	\$2.41M	\$2.99M	\$1.09M	\$2.29M	\$2.59M	\$344K	\$178K
Percent Change from Prior Year	-68%	275%	2,223%	-23%	-18%	27%	-49%	31%	31%	46%	204%	524%	1,295%

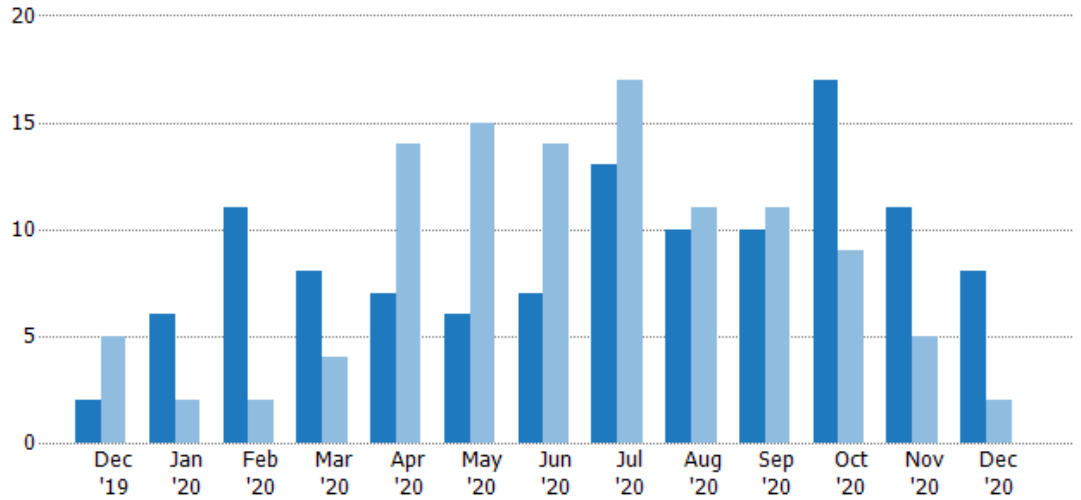
Pending Sales

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.
Dec '20	8	300%
Dec '19	2	-60%
Dec '18	5	-20%



Current Year	2	6	11	8	7	6	7	13	10	10	17	11	8
Prior Year	5	2	2	4	14	15	14	17	11	11	9	5	2
Percent Change from Prior Year	-60%	200%	450%	100%	-50%	-60%	-50%	-24%	-9%	-9%	89%	120%	300%

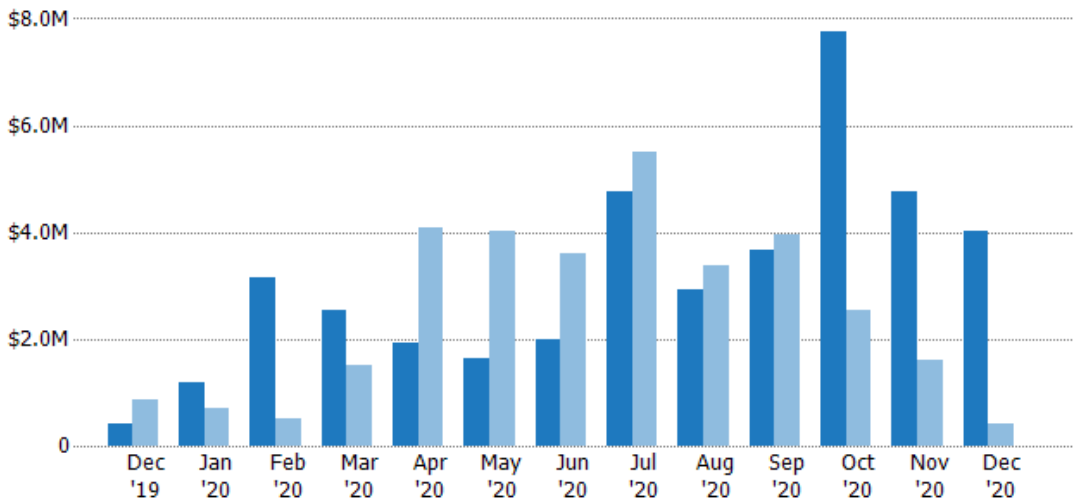
Pending Sales Volume

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.
Dec '20	\$4.03M	865.6%
Dec '19	\$417K	-52.2%
Dec '18	\$873K	-37.2%



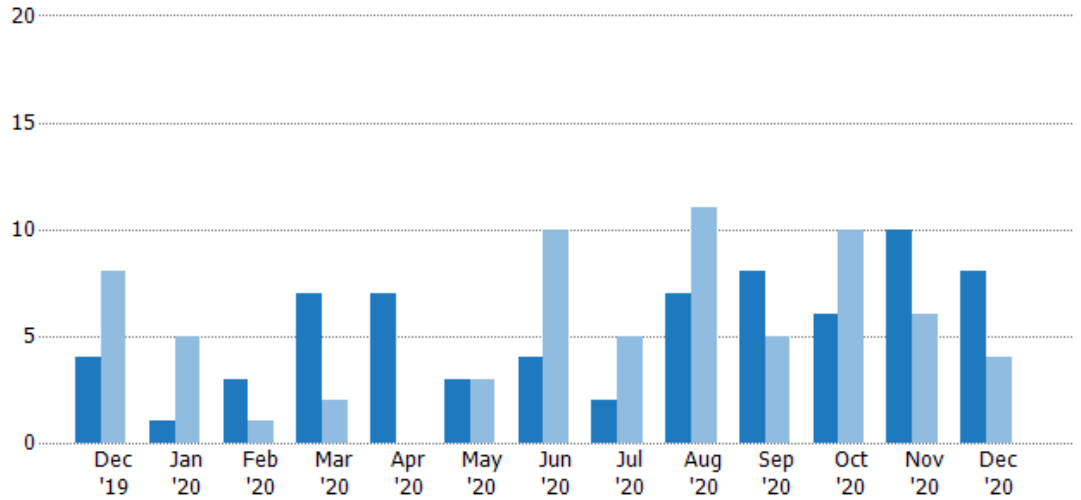
Current Year	\$417K	\$1.18M	\$3.14M	\$2.54M	\$1.91M	\$1.65M	\$2M	\$4.77M	\$2.92M	\$3.65M	\$7.77M	\$4.76M	\$4.03M
Prior Year	\$873K	\$707K	\$517K	\$1.51M	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.54M	\$1.61M	\$417K
Percent Change from Prior Year	-52%	67%	508%	69%	-53%	-59%	-44%	-13%	-14%	-7%	206%	195%	866%

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



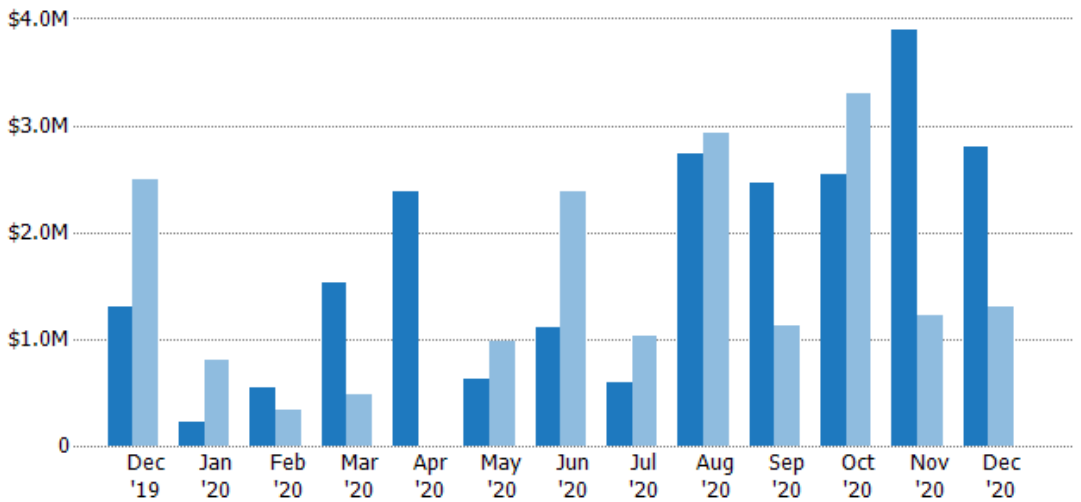
Current Year	4	1	3	7	7	3	4	2	7	8	6	10	8
Prior Year	8	5	1	2	-	3	10	5	11	5	10	6	4
Percent Change from Prior Year	-50%	-80%	200%	250%	100%	0%	-60%	-60%	-36%	60%	-40%	67%	100%

Closed Sales Volume

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

Filters Used

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



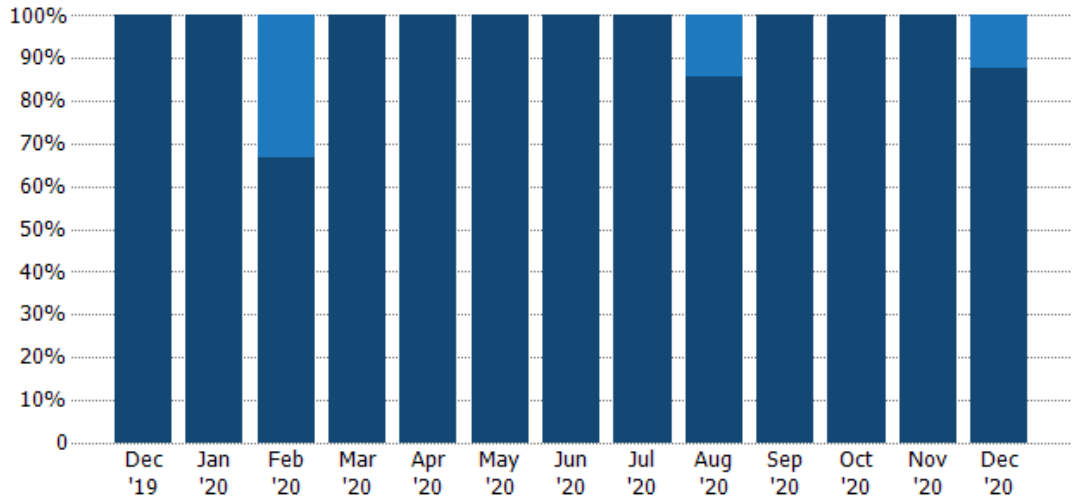
Current Year	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M	\$619K	\$1.12M	\$590K	\$2.73M	\$2.47M	\$2.55M	\$3.9M	\$2.8M
Prior Year	\$2.5M	\$802K	\$340K	\$486K	-	\$975K	\$2.38M	\$1.02M	\$2.93M	\$1.12M	\$3.3M	\$1.21M	\$1.3M
Percent Change from Prior Year	-48%	-71%	60%	215%	100%	-37%	-53%	-42%	-7%	121%	-23%	221%	115%

Closed Sales by Property Type

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

Filters Used

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



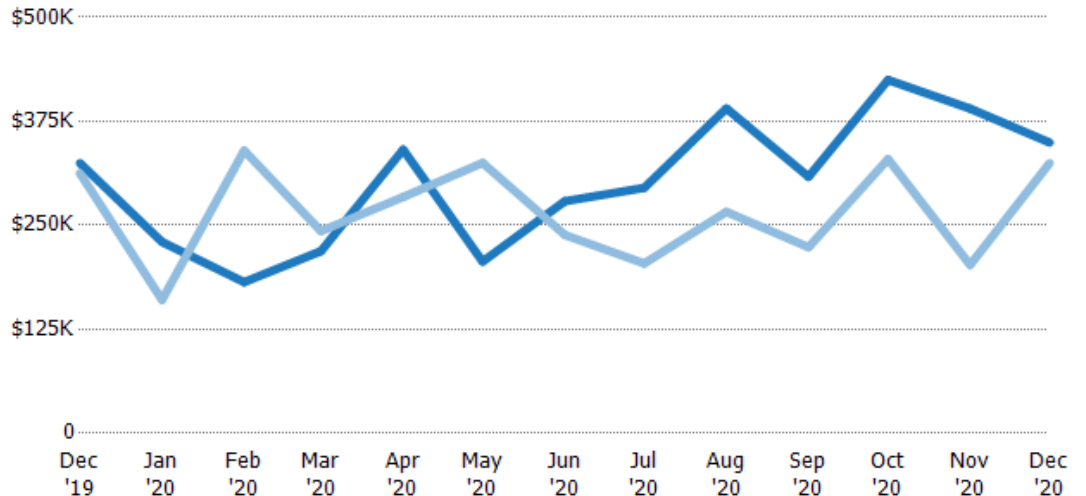
Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Condo/Townhouse	-	-	33%	-	-	-	-	-	14%	-	-	-	13%
Single Family Residence	100%	100%	67%	100%	100%	100%	100%	100%	86%	100%	100%	100%	88%

Average Sales Price

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

Filters Used

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



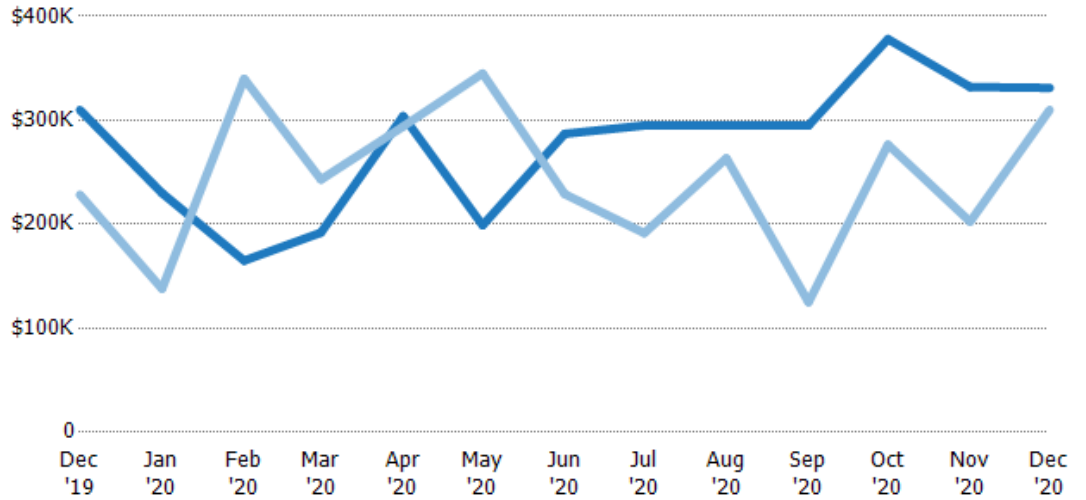
Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$425K	\$390K	\$349K
Prior Year	\$313K	\$160K	\$340K	\$243K	\$284K	\$325K	\$238K	\$204K	\$266K	\$224K	\$330K	\$202K	\$325K
Percent Change from Prior Year	4%	43%	-47%	-10%	100%	-37%	17%	45%	47%	38%	29%	93%	8%

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



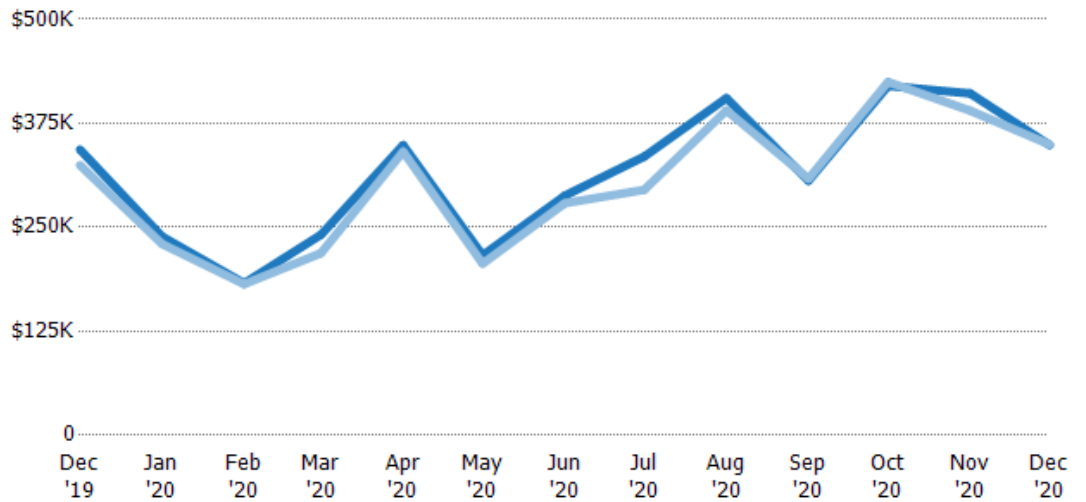
Current Year	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$378K	\$332K	\$331K
Prior Year	\$229K	\$138K	\$340K	\$243K	\$294K	\$345K	\$229K	\$192K	\$264K	\$125K	\$277K	\$203K	\$310K
Percent Change from Prior Year	36%	67%	-51%	-21%	100%	-42%	25%	54%	12%	136%	37%	64%	7%

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



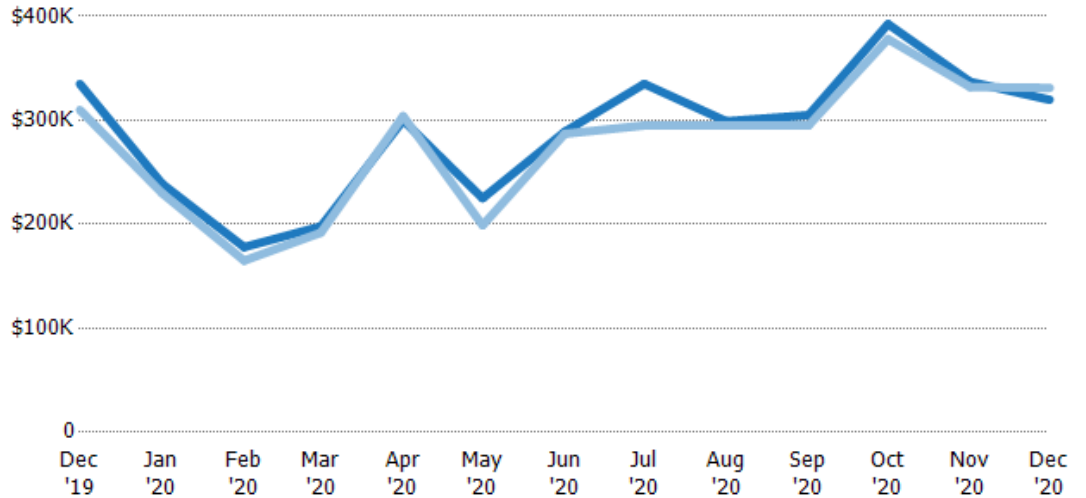
Avg List Price	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$420K	\$411K	\$349K
Avg Sales Price	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$425K	\$390K	\$349K
Avg Sales Price as a % of Avg List Price	95%	96%	99%	91%	98%	95%	97%	88%	96%	101%	101%	95%	100%

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
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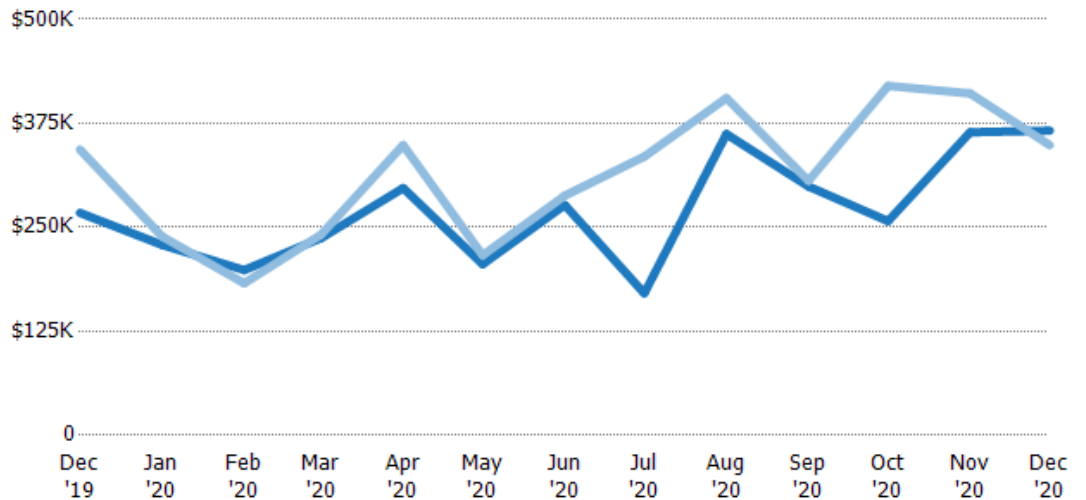
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median List Price	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$393K	\$337K	\$320K
Median Sales Price	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$378K	\$332K	\$331K
Med Sales Price as a % of Med List Price	93%	96%	93%	97%	101%	88%	99%	88%	99%	97%	96%	99%	104%

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
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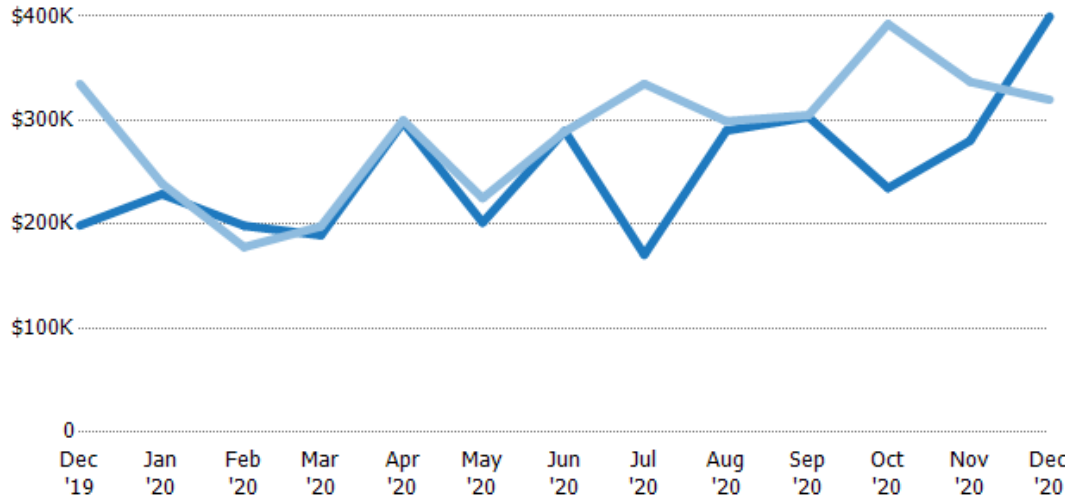
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg Est Value	\$267K	\$229K	\$199K	\$237K	\$297K	\$206K	\$277K	\$171K	\$362K	\$299K	\$257K	\$364K	\$366K
Avg Sales Price	\$343K	\$239K	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$420K	\$411K	\$349K
Avg Sales Price as a % of Avg Est Value	128%	104%	92%	102%	117%	105%	104%	196%	112%	102%	163%	113%	95%

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

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	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median Est Value	\$199K	\$229K	\$199K	\$189K	\$298K	\$202K	\$290K	\$171K	\$290K	\$303K	\$235K	\$280K	\$400K
Median Sales Price	\$335K	\$239K	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$393K	\$337K	\$320K
Med Sales Price as a % of Med Est Value	168%	104%	90%	105%	101%	112%	100%	196%	103%	101%	167%	120%	80%

Sales Activity by ZIP

Dec 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
05661	8	\$4,026,500	8	\$2,795,500	\$349,438	\$331,125	\$198	\$214	11

Sales Activity by Metro Area

Dec 2020

Metro	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
Other	8	\$4,026,500	8	\$2,795,500	\$349,438	\$331,125	\$198	\$214	11