

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	12	14	-14.3%	298	298	+/-
New Listing Volume	\$3,264,500	\$1,946,500	+67.7%	\$72,550,598	\$54,137,054	+34%
Active Listing Count	48	109	-56%	N/A	N/A	
Active Listing Volume	\$18,144,300	\$22,826,965	-20.5%	N/A	N/A	
Average Listing Price	\$378,006	\$209,422	+80.5%	\$238,361	\$210,777	+13.1%
Median Listing Price	\$194,900	\$167,500	+16.4%	\$168,777	\$172,006	-1.9%
Median Days in RPR	87	134	-35.1%	94.71	118.71	-20.2%
Months of Inventory	1.4	5	-71.5%	4.9	8.7	-42.9%
Absorption Rate	70.83%	20.18%	+50.6%	20.21%	11.55%	+8.7%
Sales Activity Charts Metrics						
New Pending Sales Count	24	17	+41.2%	353	268	+31.7%
New Pending Sales Volume	\$5,479,400	\$2,861,900	+91.5%	\$71,734,569	\$51,281,689	+39.9%
Pending Sales Count	42	27	+55.6%	N/A	N/A	
Pending Sales Volume	\$10,144,000	\$5,705,000	+77.8%	N/A	N/A	
Closed Sales Count	27	16	+68.8%	270	211	+28%
Closed Sales Volume	\$6,096,400	\$2,462,050	+147.6%	\$52,632,586	\$36,433,057	+44.5%
Average Sales Price	\$225,793	\$153,878	+46.7%	\$194,936	\$172,669	+12.9%
Median Sales Price	\$210,000	\$146,700	+43.1%	\$177,249	\$156,608	+13.2%

New Listings

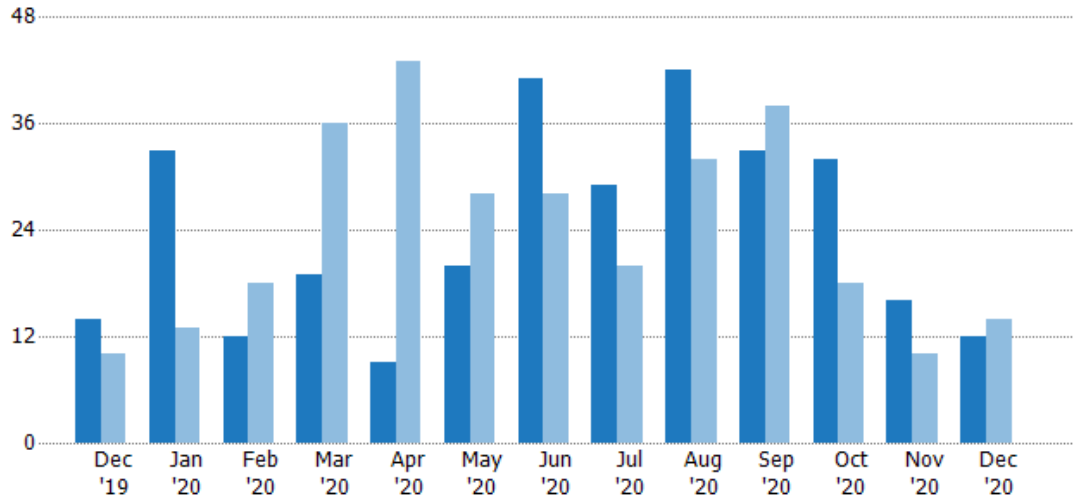
The number of new residential listings that were added each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Count	% Chg.
Dec '20	12	-14.3%
Dec '19	14	40%
Dec '18	10	-40%



	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	14	33	12	19	9	20	41	29	42	33	32	16	12
Prior Year	10	13	18	36	43	28	28	20	32	38	18	10	14
Percent Change from Prior Year	40%	154%	-33%	-47%	-79%	-29%	46%	45%	31%	-13%	78%	60%	-14%

New Listing Volume

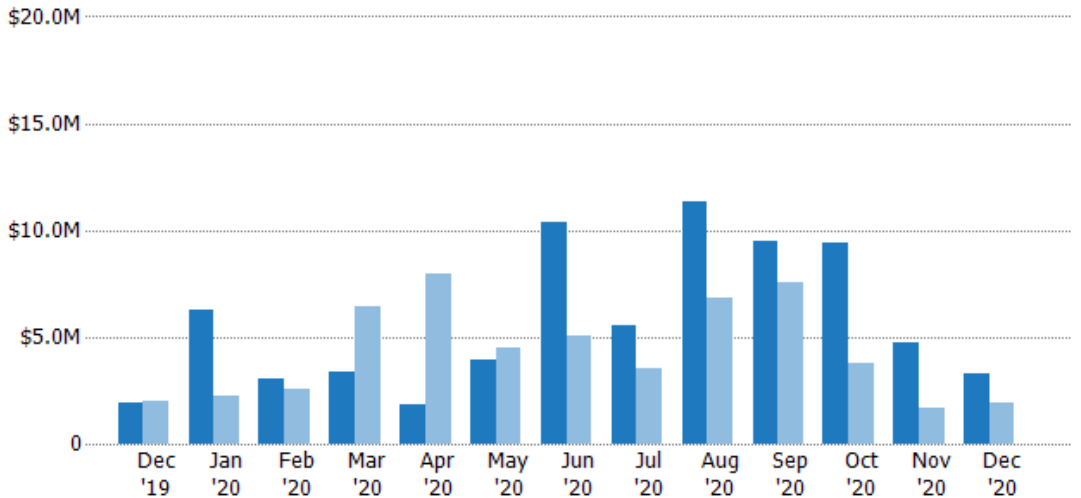
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Volume	% Chg.
Dec '20	\$3.26M	67.7%
Dec '19	\$1.95M	-1%
Dec '18	\$1.97M	-68.5%



	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	\$1.95M	\$6.27M	\$3.06M	\$3.33M	\$1.87M	\$3.93M	\$10.3M	\$5.54M	\$11.3M	\$9.48M	\$9.44M	\$4.71M	\$3.26M
Prior Year	\$1.97M	\$2.27M	\$2.57M	\$6.42M	\$7.95M	\$4.53M	\$5.07M	\$3.56M	\$6.85M	\$7.57M	\$3.74M	\$1.66M	\$1.95M
Percent Change from Prior Year	-1%	176%	19%	-48%	-77%	-13%	104%	56%	65%	25%	152%	184%	68%

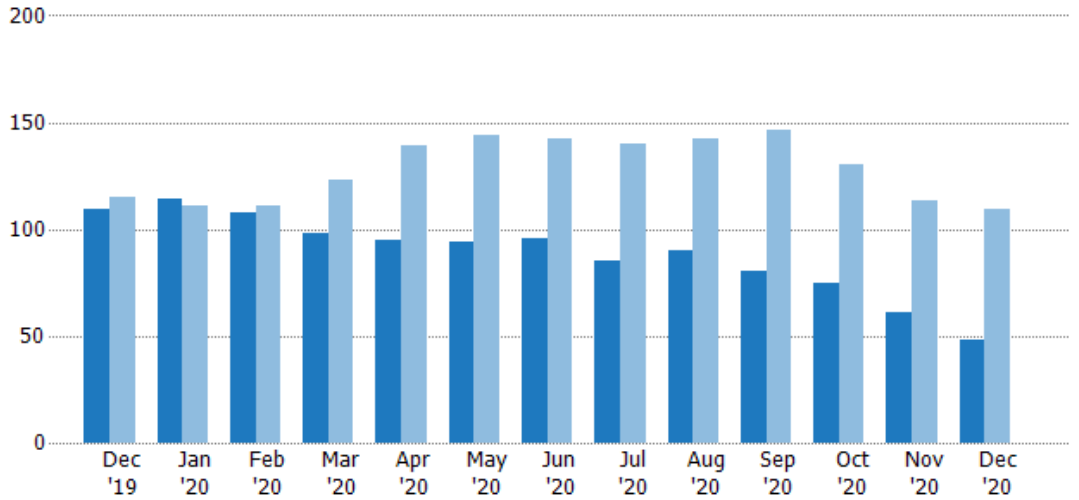
Active Listings

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Count	% Chg.
Dec '20	48	-56%
Dec '19	109	-5.2%
Dec '18	115	-11.3%

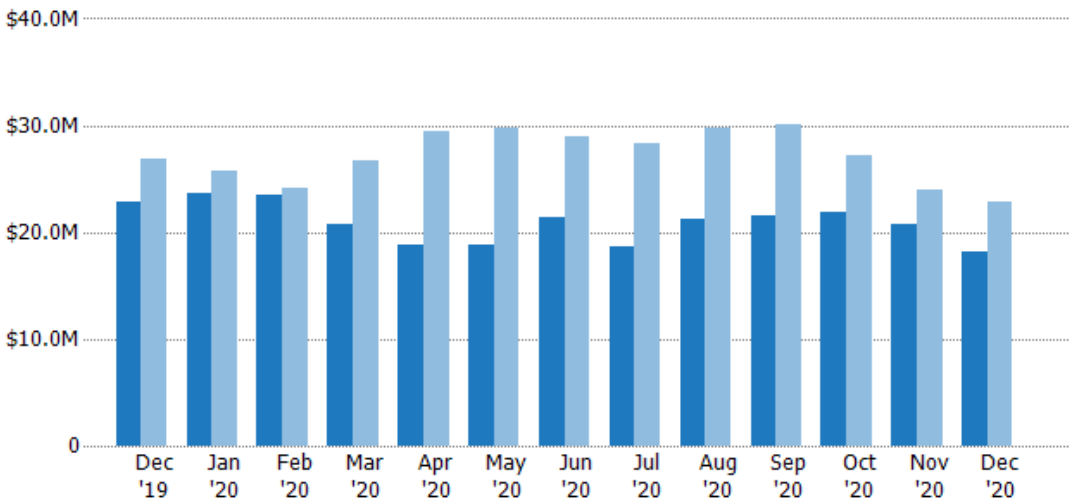
Active Listing Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Volume	% Chg.
Dec '20	\$18.1M	-20.5%
Dec '19	\$22.8M	-14.8%
Dec '18	\$26.8M	-26.9%

Average Listing Price

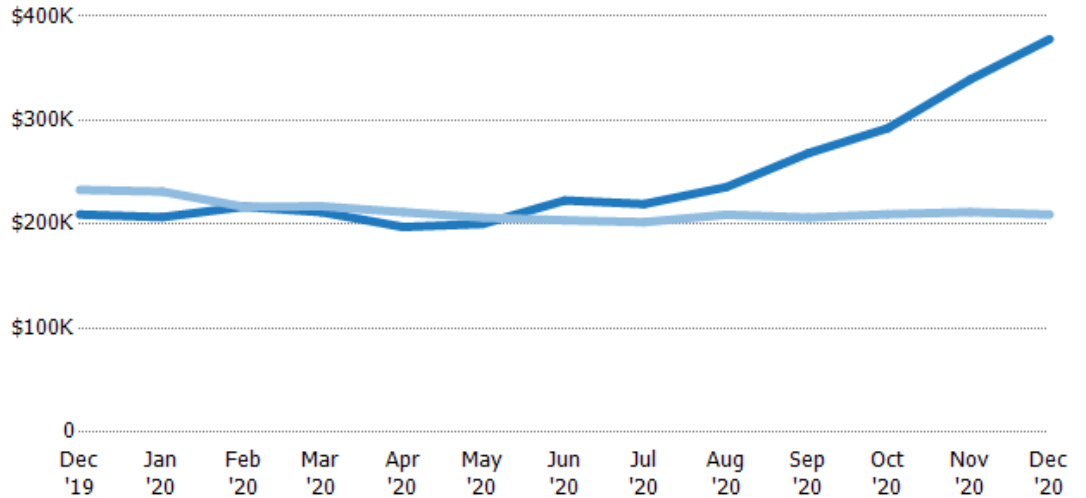
The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
Dec '20	\$378K	80.5%
Dec '19	\$209K	-10.1%
Dec '18	\$233K	-17.6%



Current Year	\$209K	\$207K	\$217K	\$212K	\$197K	\$200K	\$223K	\$219K	\$236K	\$268K	\$292K	\$339K	\$378K
Prior Year	\$233K	\$231K	\$217K	\$217K	\$212K	\$206K	\$204K	\$202K	\$209K	\$206K	\$210K	\$212K	\$209K
Percent Change from Prior Year	-10%	-11%	0%	-3%	-7%	-3%	9%	9%	13%	30%	39%	60%	81%

Median Listing Price

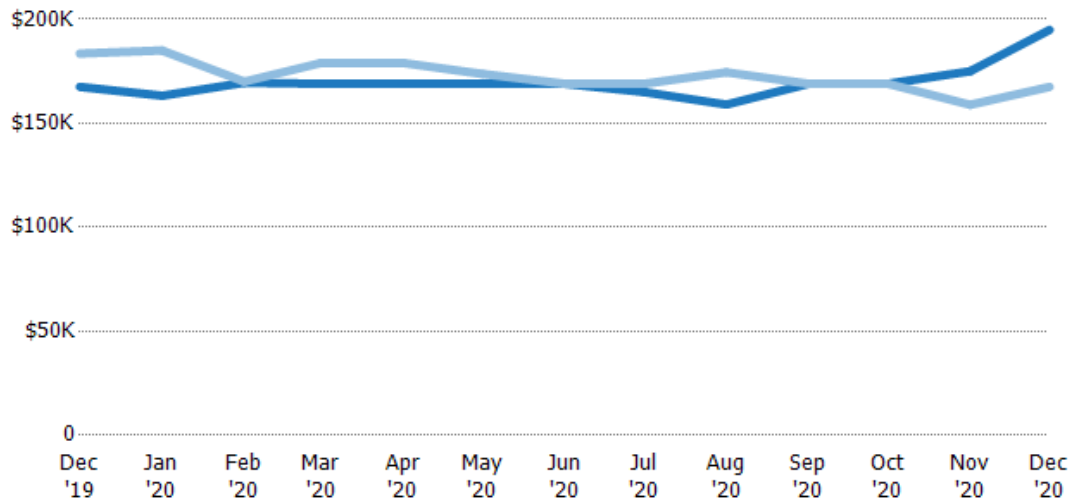
The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
Dec '20	\$195K	16.4%
Dec '19	\$168K	-8.7%
Dec '18	\$184K	-21%



Current Year	\$168K	\$163K	\$170K	\$169K	\$169K	\$169K	\$169K	\$165K	\$159K	\$169K	\$169K	\$175K	\$195K
Prior Year	\$184K	\$185K	\$170K	\$179K	\$179K	\$174K	\$169K	\$169K	\$175K	\$169K	\$169K	\$159K	\$168K
Percent Change from Prior Year	-9%	-12%	0%	-6%	-6%	-3%	0%	-2%	-9%	0%	0%	10%	16%

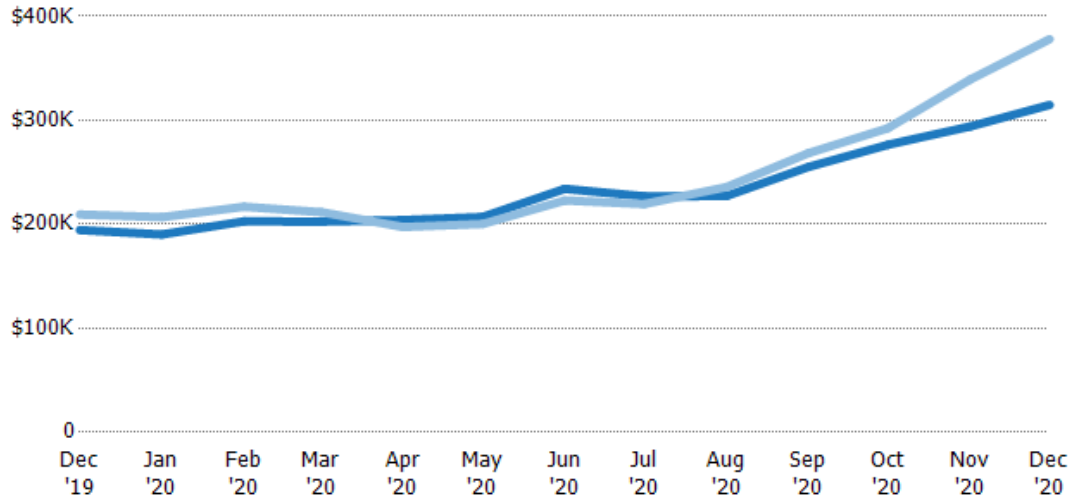
Average Listing Price vs Average Est Value

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$194K	\$190K	\$203K	\$203K	\$204K	\$207K	\$234K	\$227K	\$227K	\$255K	\$276K	\$294K	\$315K
Avg Listing Price	\$209K	\$207K	\$217K	\$212K	\$197K	\$200K	\$223K	\$219K	\$236K	\$268K	\$292K	\$339K	\$378K
Avg Listing Price as a % of Avg Est Value	108%	109%	107%	105%	97%	97%	95%	97%	104%	105%	106%	115%	120%

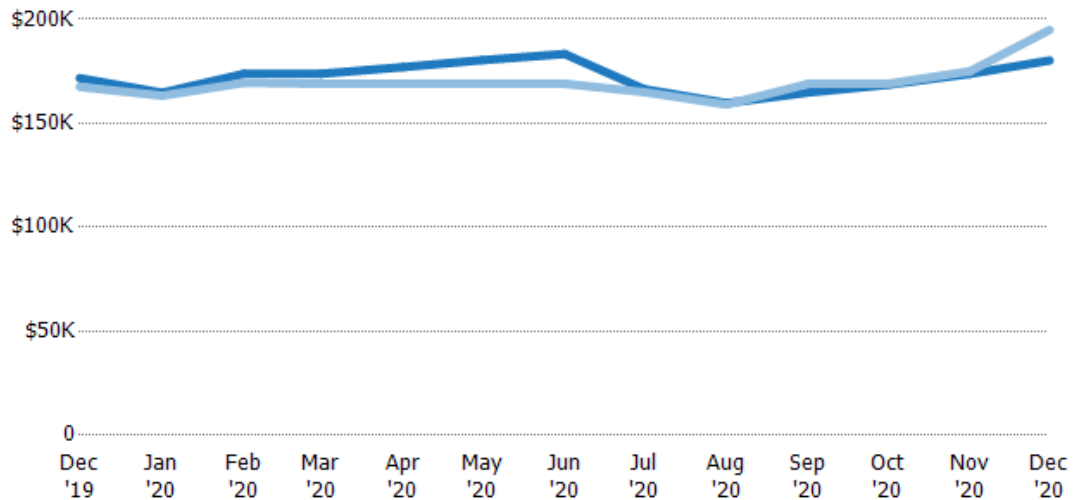
Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$172K	\$165K	\$174K	\$174K	\$177K	\$180K	\$183K	\$166K	\$160K	\$165K	\$169K	\$174K	\$180K
Median Listing Price	\$168K	\$163K	\$170K	\$169K	\$169K	\$169K	\$169K	\$165K	\$159K	\$169K	\$169K	\$175K	\$195K
Med Listing Price as a % of Med Est Value	98%	99%	98%	97%	95%	94%	92%	99%	100%	103%	100%	101%	108%

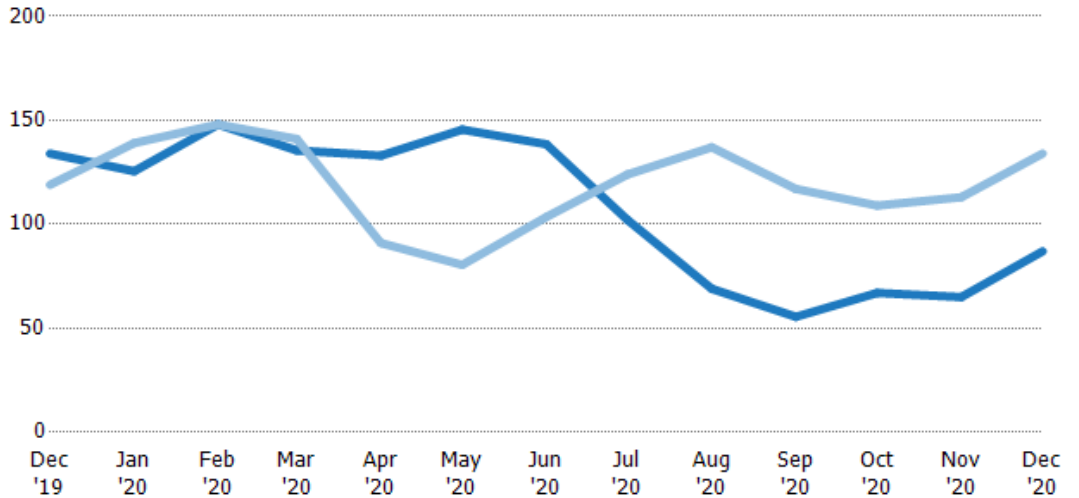
Median Days in RPR

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: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Days	% Chg.
Dec '20	87	-35.1%
Dec '19	134	12.6%
Dec '18	119	28.6%

	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	126	148	136	133	146	139	102	69	55.5	67	65	87
Prior Year	119	139	148	141	91	80.5	104	124	137	117	109	113	134
Percent Change from Prior Year	13%	-10%	0%	-4%	46%	81%	34%	-18%	-50%	-53%	-39%	-42%	-35%

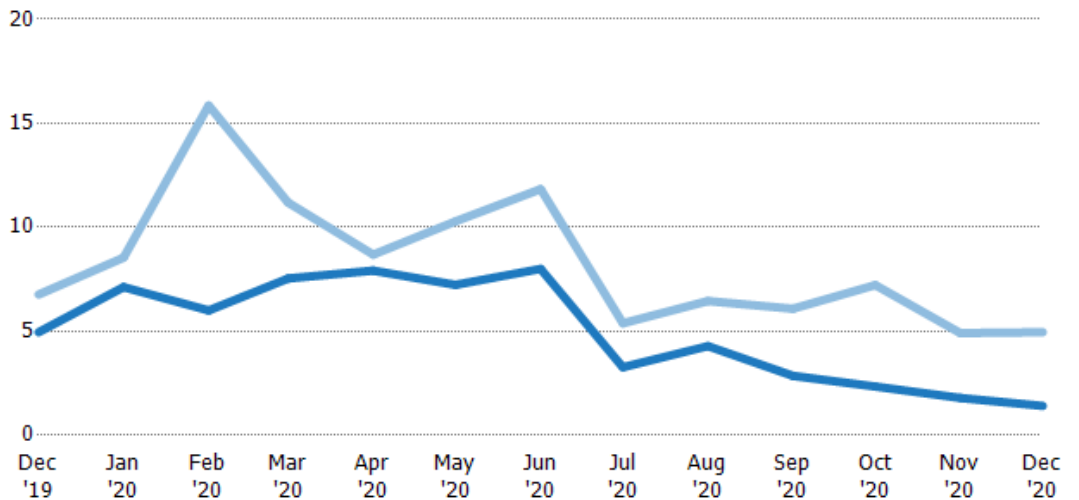
Months of Inventory

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Months	% Chg.
Dec '20	1.41	-71.5%
Dec '19	4.95	-26.8%
Dec '18	6.76	-42%

	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	4.95	7.13	6	7.54	7.92	7.23	8	3.27	4.29	2.86	2.34	1.79	1.41
Prior Year	6.76	8.54	15.9	11.2	8.69	10.3	11.8	5.38	6.45	6.08	7.22	4.91	4.95
Percent Change from Prior Year	-27%	-17%	-62%	-33%	-9%	-30%	-32%	-39%	-34%	-53%	-68%	-63%	-72%

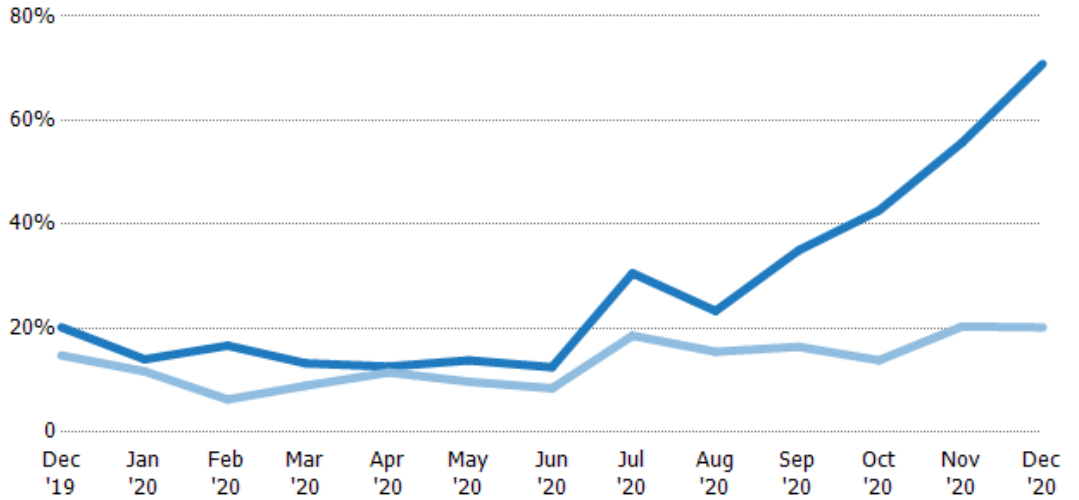
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	20%	14%	17%	13%	13%	14%	13%	31%	23%	35%	43%	56%	71%
Prior Year	15%	12%	6%	9%	12%	10%	8%	19%	15%	16%	14%	20%	20%
Change from Prior Year	-5%	-2%	-10%	-4%	-1%	-4%	-4%	-12%	-8%	-19%	-29%	-35%	-51%

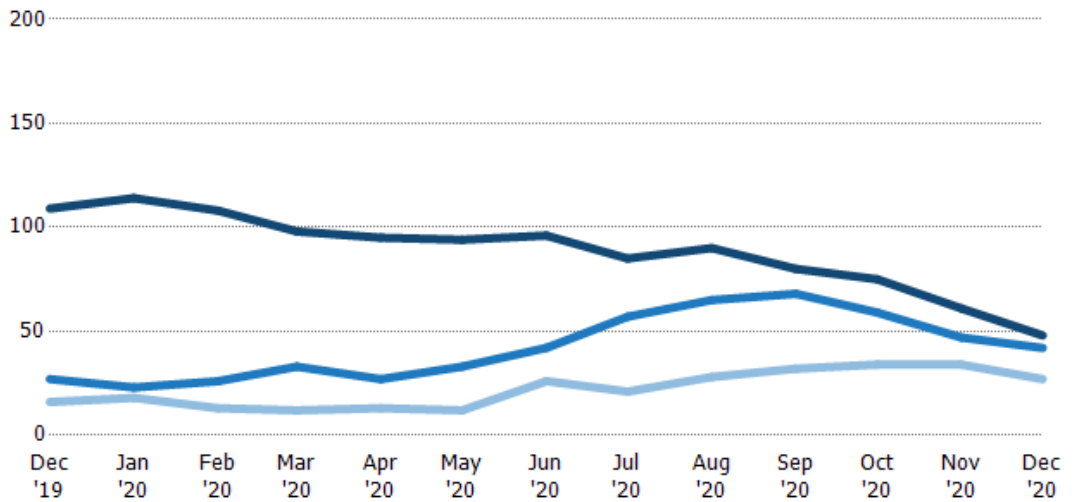
Active/Pending/Sold Units

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	109	114	108	98	95	94	96	85	90	80	75	61	48
Pending	27	23	26	33	27	33	42	57	65	68	59	47	42
Sold	16	18	13	12	13	12	26	21	28	32	34	34	27

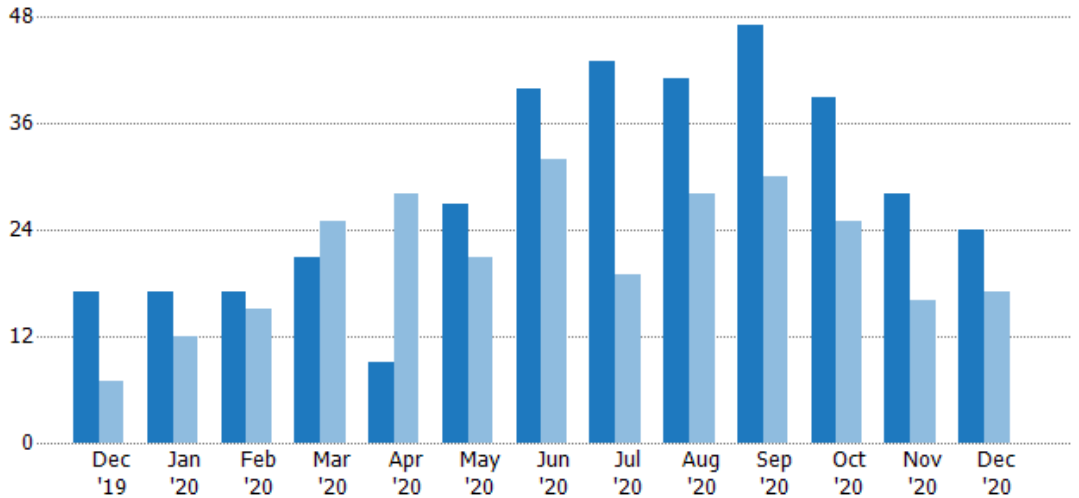
New Pending Sales

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	17	17	17	21	9	27	40	43	41	47	39	28	24
Prior Year	7	12	15	25	28	21	32	19	28	30	25	16	17
Percent Change from Prior Year	143%	42%	13%	-16%	-68%	29%	25%	126%	46%	57%	56%	75%	41%

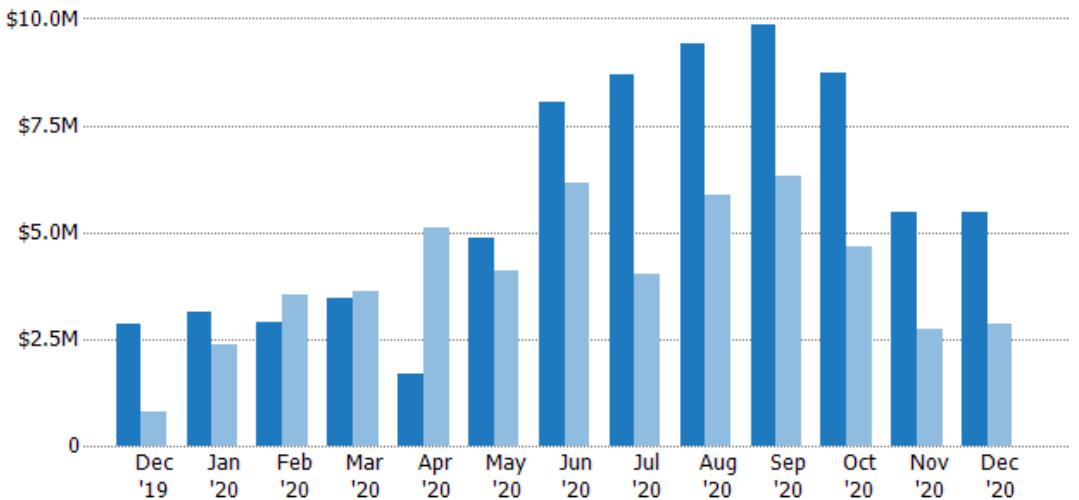
New Pending Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$2.86M	\$3.13M	\$2.89M	\$3.46M	\$1.68M	\$4.87M	\$8.06M	\$8.67M	\$9.43M	\$9.87M	\$8.71M	\$5.49M	\$5.48M
Prior Year	\$816K	\$2.37M	\$3.52M	\$3.63M	\$5.09M	\$4.1M	\$6.17M	\$4.01M	\$5.85M	\$6.32M	\$4.65M	\$2.73M	\$2.86M
Percent Change from Prior Year	251%	32%	-18%	-5%	-67%	19%	31%	116%	61%	56%	88%	101%	91%

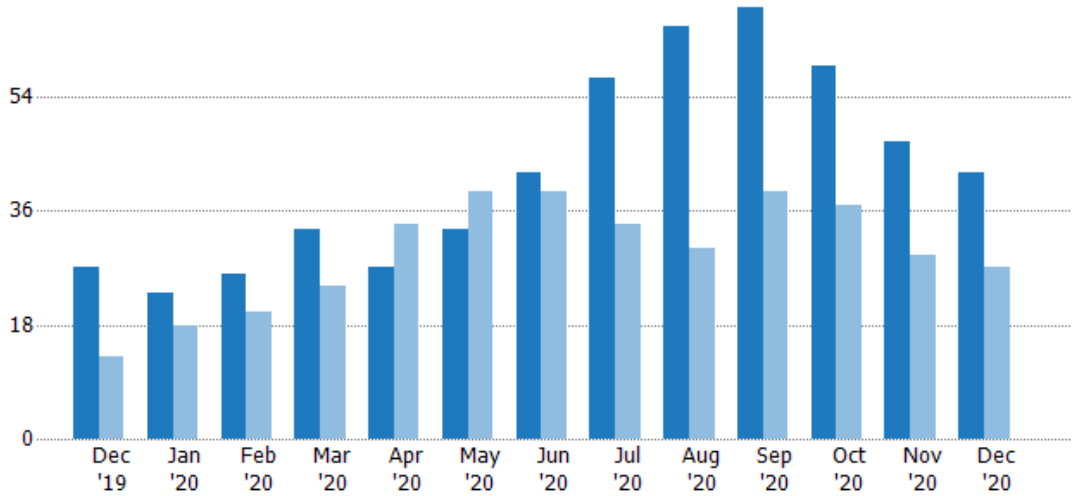
Pending Sales

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	27	23	26	33	27	33	42	57	65	68	59	47	42
Prior Year	13	18	20	24	34	39	39	34	30	39	37	29	27
Percent Change from Prior Year	108%	28%	30%	38%	-21%	-15%	8%	68%	117%	74%	59%	62%	56%

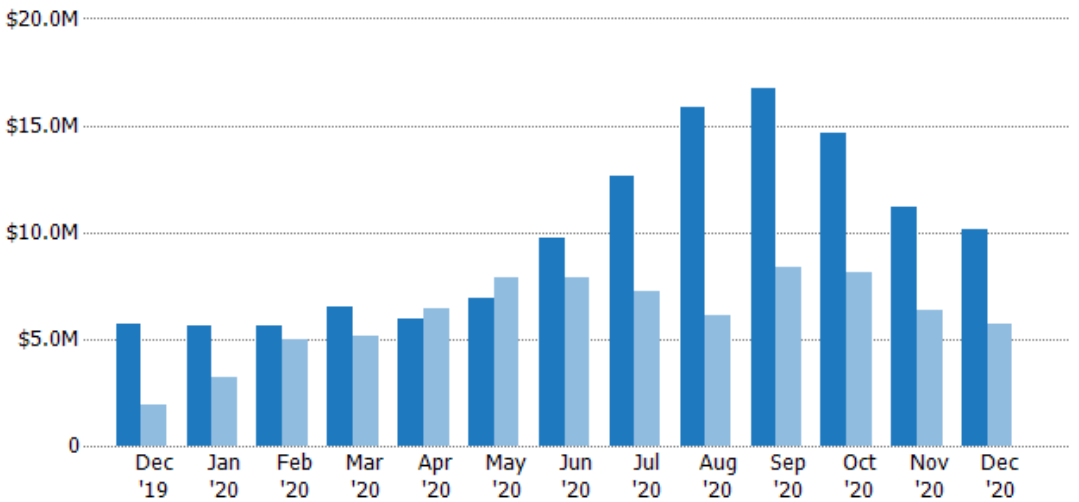
Pending Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$5.71M	\$5.59M	\$5.65M	\$6.5M	\$5.91M	\$6.94M	\$9.76M	\$12.6M	\$15.9M	\$16.7M	\$14.6M	\$11.2M	\$10.1M
Prior Year	\$1.96M	\$3.22M	\$4.95M	\$5.15M	\$6.47M	\$7.87M	\$7.87M	\$7.22M	\$6.08M	\$8.38M	\$8.15M	\$6.31M	\$5.71M
Percent Change from Prior Year	192%	73%	14%	26%	-9%	-12%	24%	74%	161%	99%	80%	77%	78%

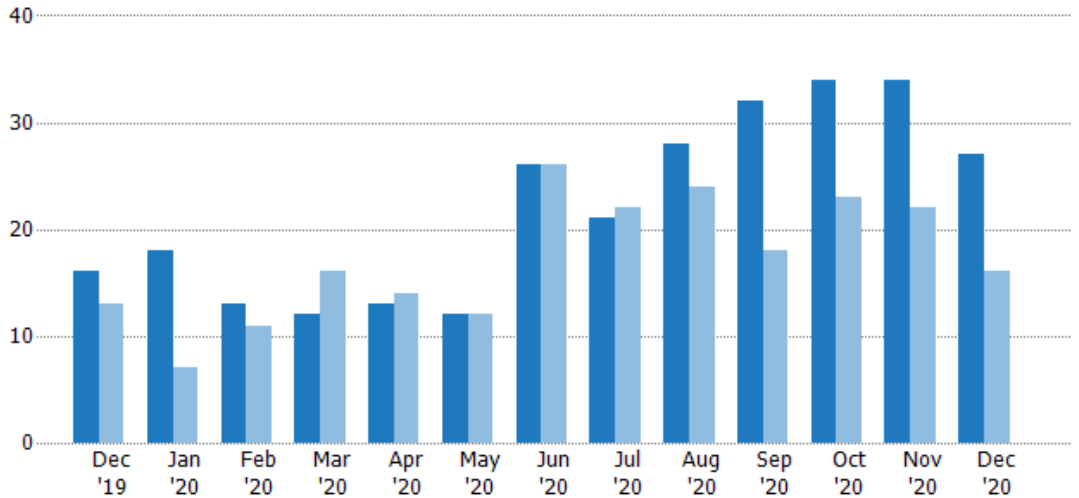
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	16	18	13	12	13	12	26	21	28	32	34	34	27
Prior Year	13	7	11	16	14	12	26	22	24	18	23	22	16
Percent Change from Prior Year	23%	157%	18%	-25%	-7%	0%	0%	-5%	17%	78%	48%	55%	69%

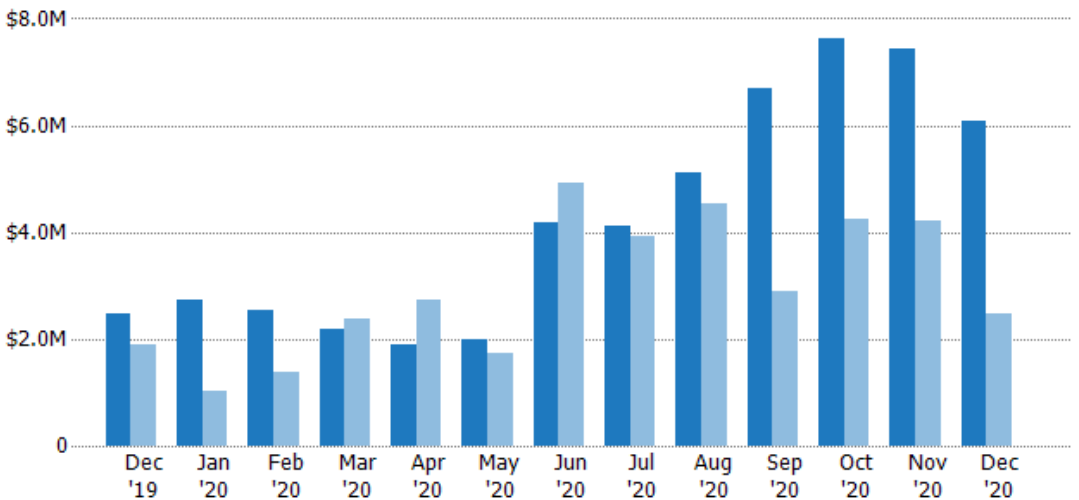
Closed Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$2.46M	\$2.73M	\$2.54M	\$2.19M	\$1.89M	\$2M	\$4.18M	\$4.11M	\$5.11M	\$6.71M	\$7.63M	\$7.43M	\$6.1M
Prior Year	\$1.89M	\$1.03M	\$1.39M	\$2.37M	\$2.73M	\$1.73M	\$4.93M	\$3.93M	\$4.53M	\$2.89M	\$4.23M	\$4.21M	\$2.46M
Percent Change from Prior Year	30%	166%	83%	-8%	-31%	16%	-15%	5%	13%	132%	80%	76%	148%

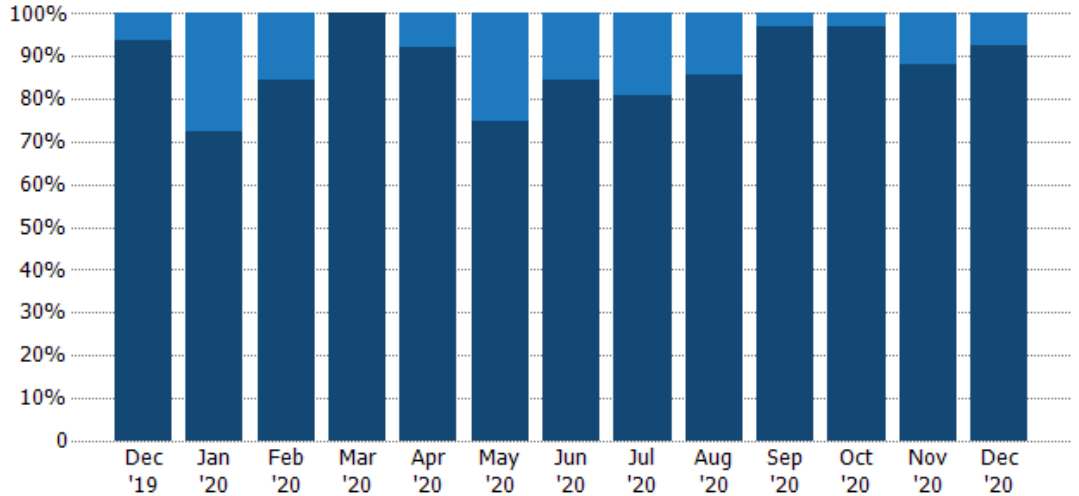
Closed Sales by Property Type

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Condo/Townhouse	6%	28%	15%	-	8%	25%	15%	19%	14%	3%	3%	12%	7%
Single Family Residence	94%	72%	85%	100%	92%	75%	85%	81%	86%	97%	97%	88%	93%

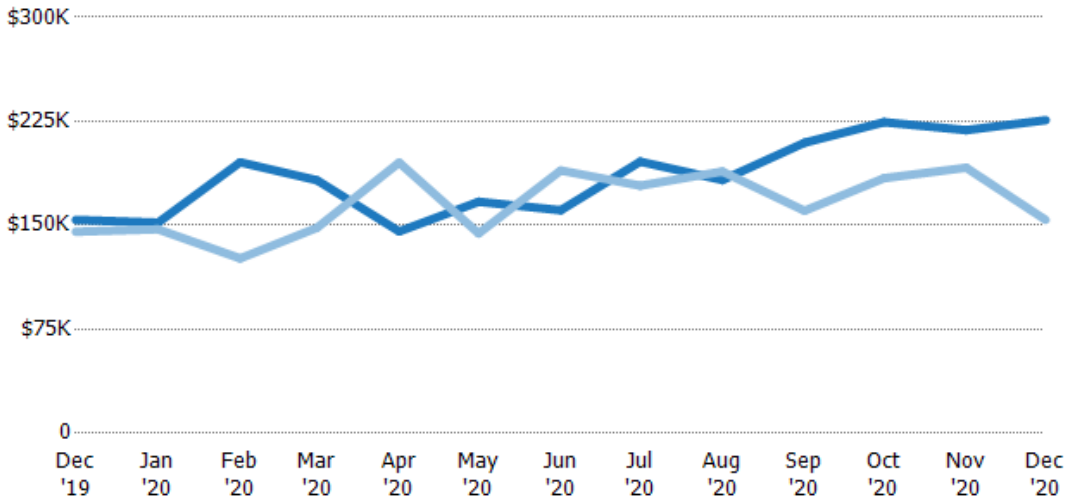
Average Sales Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Current Year	\$154K	\$152K	\$195K	\$182K	\$146K	\$167K	\$161K	\$196K	\$183K	\$210K	\$224K	\$219K	\$226K
Prior Year	\$145K	\$147K	\$126K	\$148K	\$195K	\$144K	\$190K	\$179K	\$189K	\$160K	\$184K	\$191K	\$154K
Percent Change from Prior Year	6%	3%	55%	23%	-25%	16%	-15%	10%	-3%	31%	22%	14%	47%

Median Sales Price

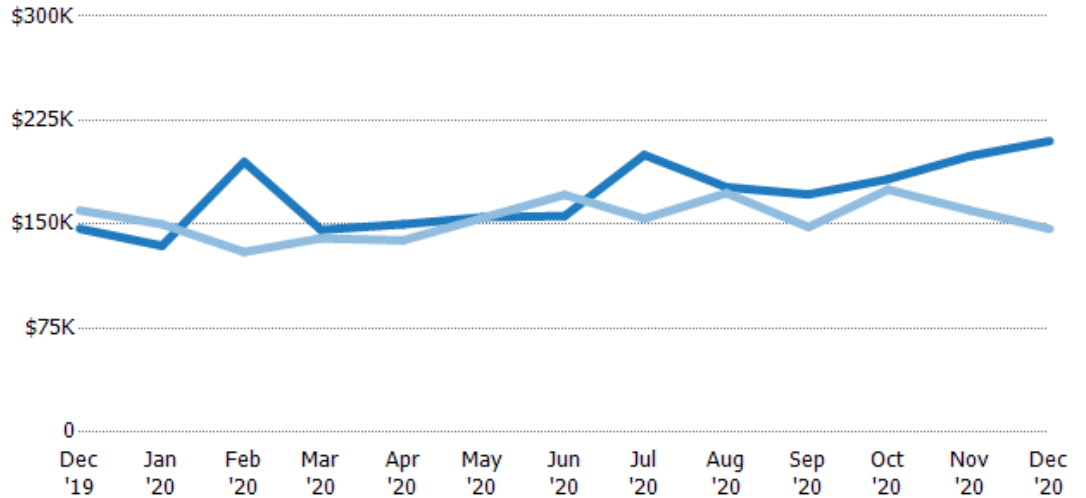
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
Dec '20	\$210K	43.1%
Dec '19	\$147K	-8.3%
Dec '18	\$160K	-11.4%



	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	\$147K	\$134K	\$195K	\$146K	\$150K	\$155K	\$156K	\$200K	\$177K	\$172K	\$183K	\$199K	\$210K
Prior Year	\$160K	\$150K	\$130K	\$140K	\$138K	\$155K	\$171K	\$154K	\$172K	\$148K	\$175K	\$160K	\$147K
Percent Change from Prior Year	-8%	-10%	50%	4%	8%	0%	-9%	30%	2%	16%	4%	25%	43%

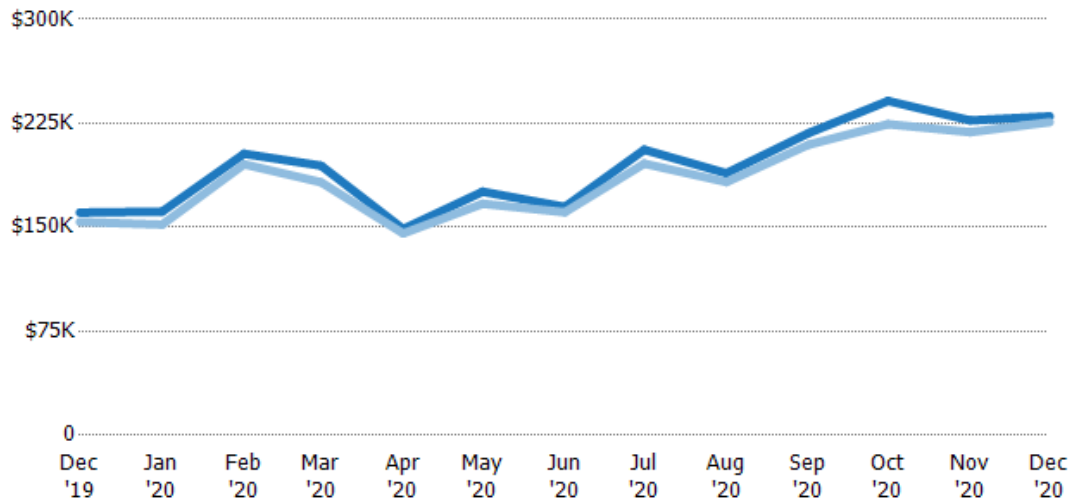
Average Sales Price vs Average Listing Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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 List Price	\$161K	\$161K	\$203K	\$194K	\$149K	\$176K	\$165K	\$206K	\$189K	\$218K	\$241K	\$227K	\$230K
Avg Sales Price	\$154K	\$152K	\$195K	\$182K	\$146K	\$167K	\$161K	\$196K	\$183K	\$210K	\$224K	\$219K	\$226K
Avg Sales Price as a % of Avg List Price	96%	94%	96%	94%	98%	95%	98%	95%	97%	96%	93%	96%	98%

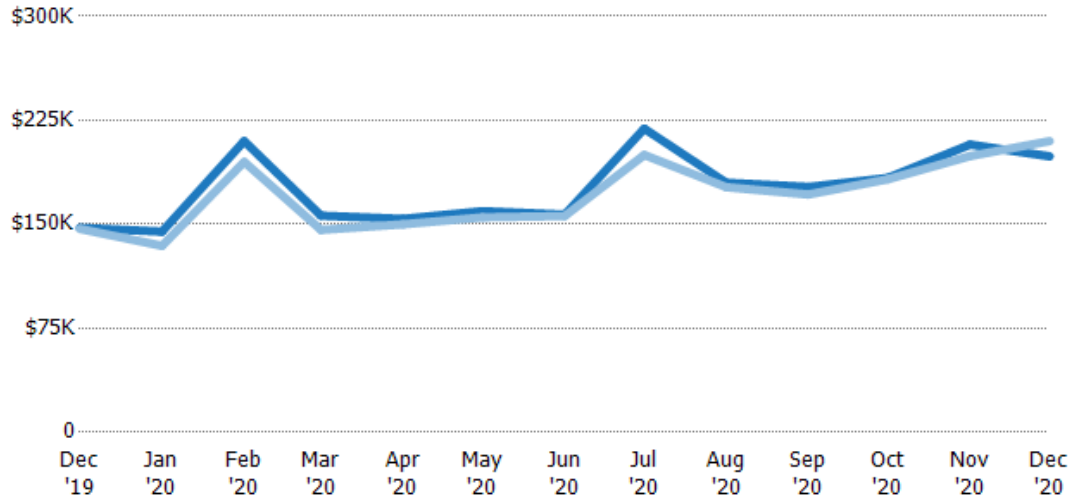
Median Sales Price vs Median Listing Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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 List Price	\$147K	\$145K	\$210K	\$156K	\$154K	\$159K	\$157K	\$219K	\$180K	\$177K	\$183K	\$208K	\$199K
Median Sales Price	\$147K	\$134K	\$195K	\$146K	\$150K	\$155K	\$156K	\$200K	\$177K	\$172K	\$183K	\$199K	\$210K
Med Sales Price as a % of Med List Price	99%	93%	93%	93%	97%	97%	99%	91%	98%	97%	99%	96%	106%

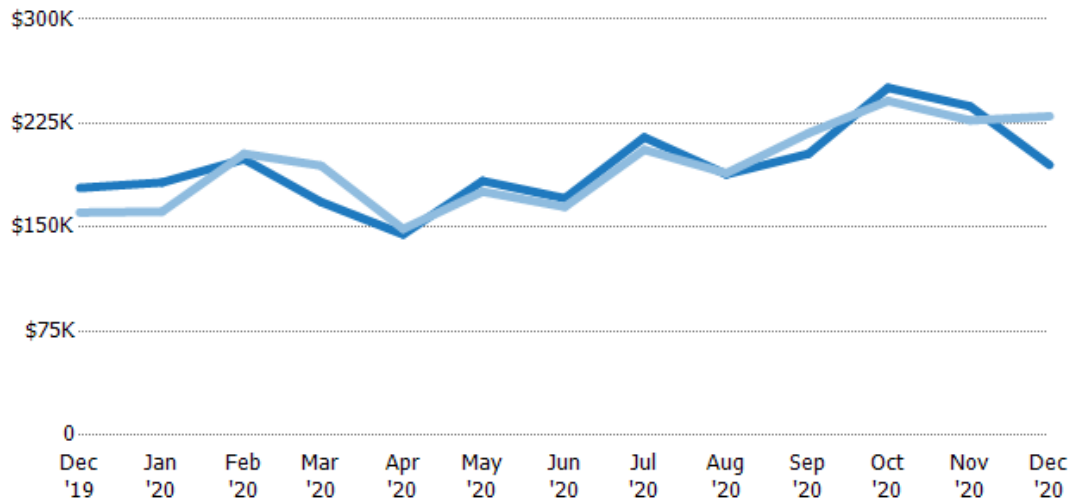
Average Sales Price vs Average Est Value

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$178K	\$182K	\$199K	\$168K	\$145K	\$183K	\$171K	\$215K	\$188K	\$203K	\$251K	\$237K	\$195K
Avg Sales Price	\$161K	\$161K	\$203K	\$194K	\$149K	\$176K	\$165K	\$206K	\$189K	\$218K	\$241K	\$227K	\$230K
Avg Sales Price as a % of Avg Est Value	90%	88%	102%	116%	103%	96%	96%	96%	100%	107%	96%	96%	118%

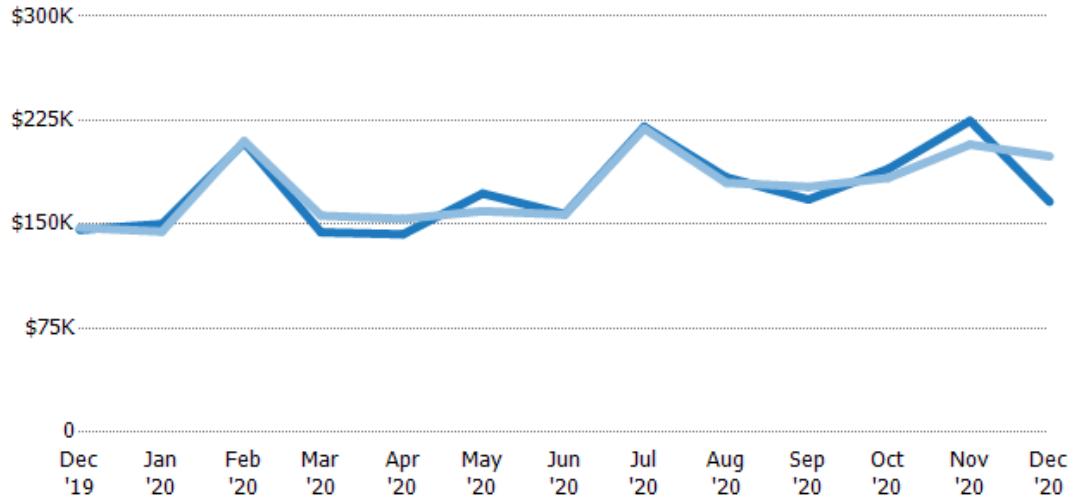
Median Sales Price vs Median Est Value

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$146K	\$150K	\$209K	\$144K	\$143K	\$172K	\$157K	\$220K	\$184K	\$168K	\$190K	\$225K	\$166K
Median Sales Price	\$147K	\$145K	\$210K	\$156K	\$154K	\$159K	\$157K	\$219K	\$180K	\$177K	\$183K	\$208K	\$199K
Med Sales Price as a % of Med Est Value	101%	96%	100%	108%	108%	93%	100%	99%	98%	105%	97%	92%	120%

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
05701	42	\$10,144,000	27	\$6,096,400	\$225,793	\$210,000	\$105	\$103	49

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
Rutland, VT	42	\$10,144,000	27	\$6,096,400	\$225,793	\$210,000	\$105	\$103	49