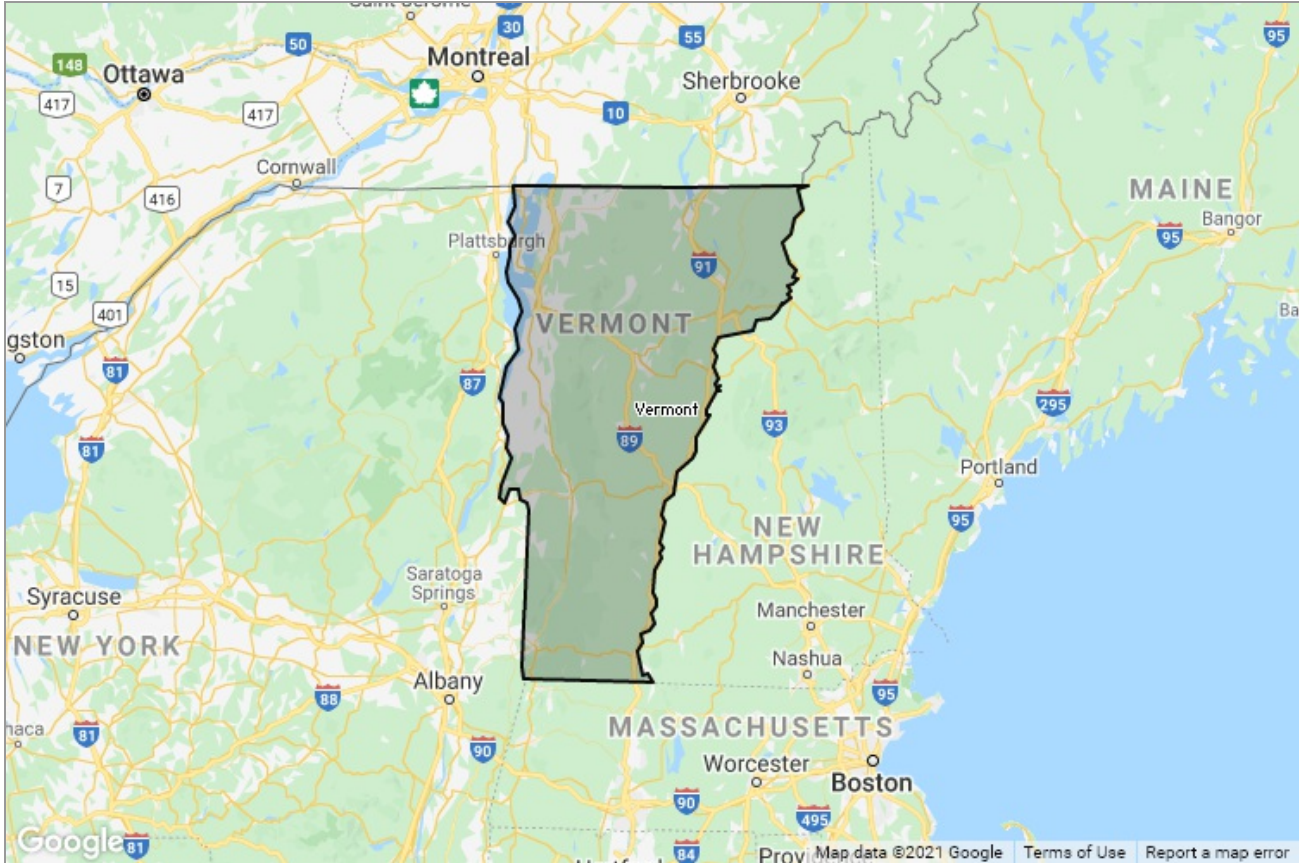




MARKET DATA REPORT

Vermont Indicators Report – January 2021



Report Characteristics

Report Name:

Vermont Indicators Report – January 2021

Report Date Range:

1/2020 – 1/2021

Filters Used:

Property Type, Location

Avg/Med: Both

Run Date: 02/18/2021

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	Jan 2021	Jan 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	518	561	-7.7%	10,280	10,729	-4.2%
New Listing Volume	\$209,444,739	\$183,078,626	+14.4%	\$3,877,347,724	\$3,478,667,484	+11.5%
Active Listing Count	1,388	3,728	-62.8%	N/A	N/A	
Active Listing Volume	\$742,455,582	\$1,481,740,692	-49.9%	N/A	N/A	
Average Listing Price	\$534,910	\$397,463	+34.6%	\$446,303	\$379,403	+17.6%
Median Listing Price	\$329,000	\$274,900	+19.7%	\$297,873	\$271,715	+9.6%
Median Days in RPR	114	179	-36.3%	111.86	141.84	-21.1%
Months of Inventory	1.5	5.7	-73.6%	3.1	10.5	-70.4%
Absorption Rate	66.79%	17.65%	+49.1%	32.13%	9.52%	+22.6%
Sales Activity Charts Metrics						
New Pending Sales Count	679	574	+18.3%	11,871	9,541	+24.4%
New Pending Sales Volume	\$246,219,036	\$158,092,385	+55.7%	\$4,015,713,820	\$2,726,887,218	+47.3%
Pending Sales Count	1,170	716	+63.4%	N/A	N/A	
Pending Sales Volume	\$429,411,230	\$206,483,477	+108%	N/A	N/A	
Closed Sales Count	557	446	+24.9%	9,430	7,972	+18.3%
Closed Sales Volume	\$175,426,732	\$123,017,265	+42.6%	\$3,094,100,615	\$2,215,462,431	+39.7%
Average Sales Price	\$314,949	\$275,823	+14.2%	\$328,112	\$277,905	+18.1%
Median Sales Price	\$265,000	\$225,500	+17.5%	\$265,746	\$234,255	+13.4%

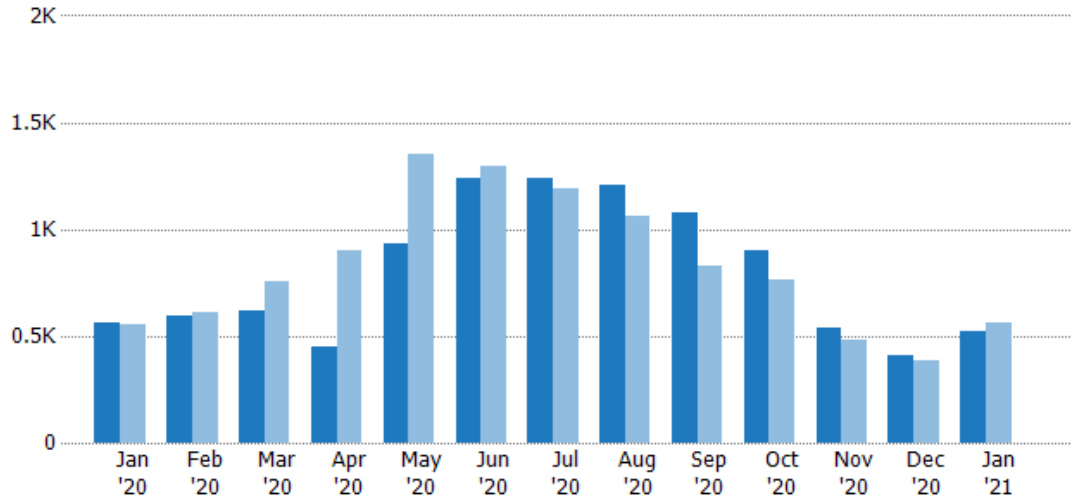
New Listings

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.
Jan '21	518	-7.7%
Jan '20	561	0.5%
Jan '19	558	-8.8%



Current Year	561	591	621	453	931	1.24K	1.24K	1.21K	1.08K	901	535	409	518
Prior Year	558	609	752	901	1.35K	1.29K	1.19K	1.06K	826	763	485	383	561
Percent Change from Prior Year	1%	-3%	-17%	-50%	-31%	-4%	4%	13%	30%	18%	10%	7%	-8%

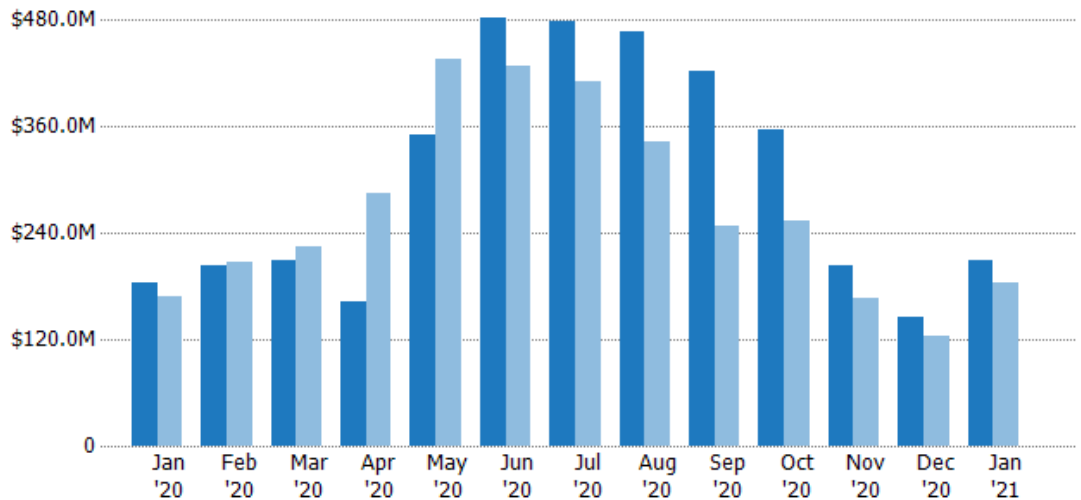
New Listing Volume

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.
Jan '21	\$209M	14.4%
Jan '20	\$183M	8.6%
Jan '19	\$169M	-5.5%



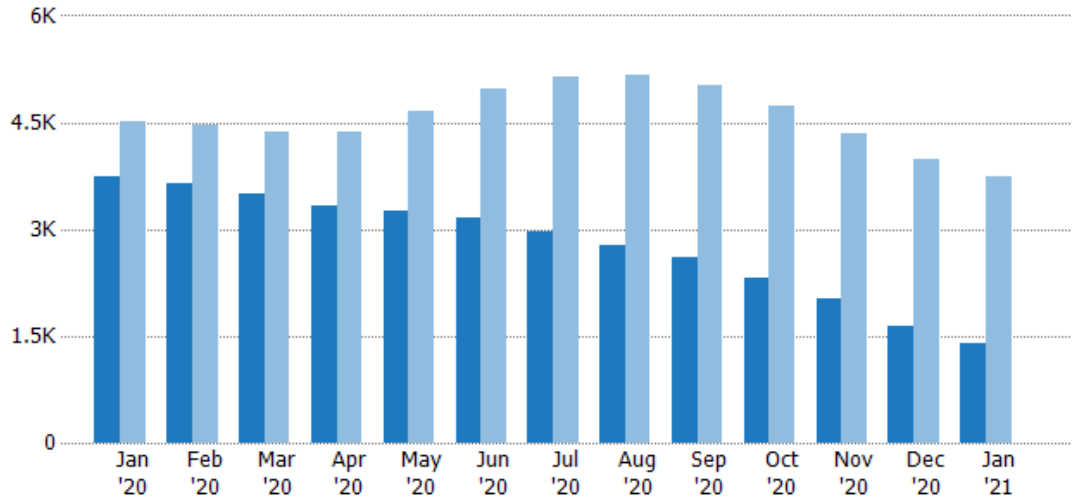
Current Year	\$183M	\$203M	\$209M	\$162M	\$351M	\$483M	\$480M	\$467M	\$423M	\$356M	\$204M	\$146M	\$209M
Prior Year	\$169M	\$208M	\$224M	\$284M	\$436M	\$429M	\$412M	\$343M	\$249M	\$253M	\$166M	\$124M	\$183M
Percent Change from Prior Year	9%	-2%	-7%	-43%	-19%	13%	16%	36%	70%	41%	23%	18%	14%

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



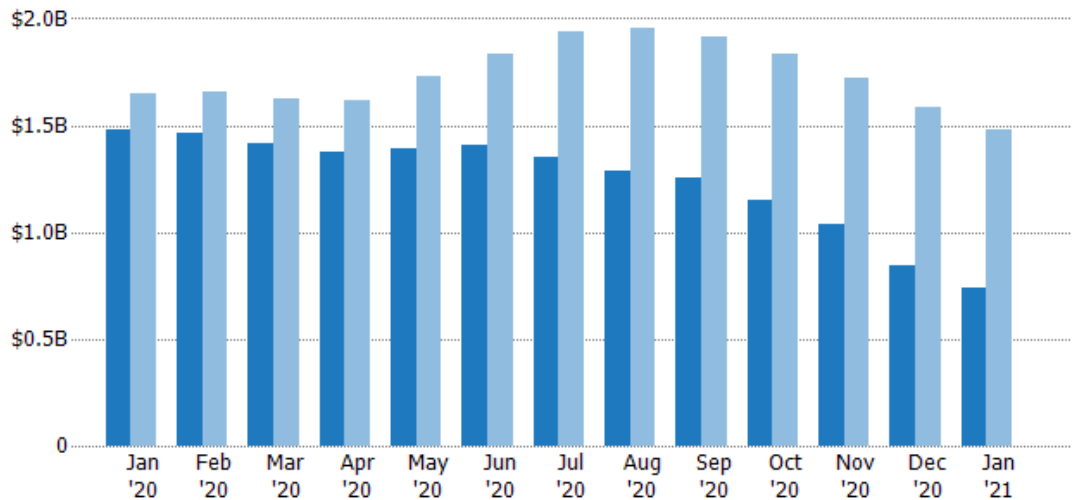
Month/Year	Count	% Chg.
Jan '21	1.39K	-62.8%
Jan '20	3.73K	-17.5%
Jan '19	4.52K	-2.8%

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.
Jan '21	\$742M	-49.9%
Jan '20	\$1.48B	-10.1%
Jan '19	\$1.65B	-5.5%

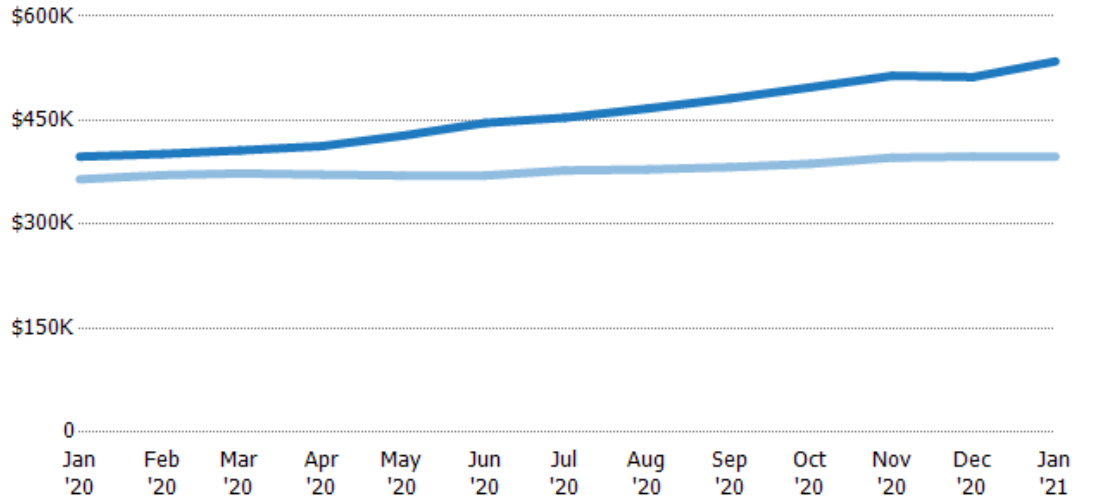
Average Listing Price

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.
Jan '21	\$535K	34.6%
Jan '20	\$397K	8.9%
Jan '19	\$365K	-2.8%



Current Year	\$397K	\$401K	\$407K	\$413K	\$428K	\$446K	\$454K	\$467K	\$481K	\$497K	\$514K	\$512K	\$535K
Prior Year	\$365K	\$371K	\$373K	\$372K	\$370K	\$370K	\$378K	\$379K	\$382K	\$387K	\$396K	\$397K	\$397K
Percent Change from Prior Year	9%	8%	9%	11%	16%	20%	20%	23%	26%	28%	30%	29%	35%

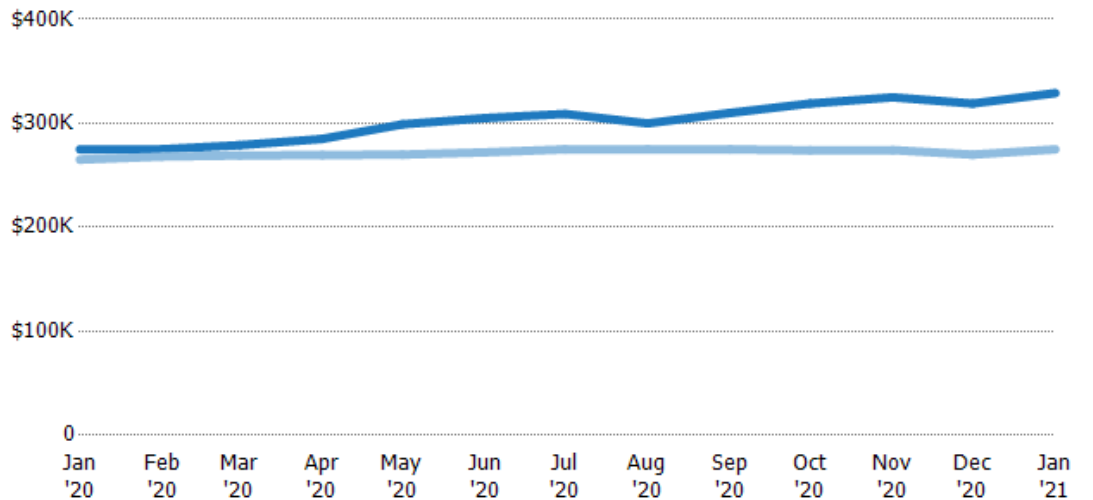
Median Listing Price

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.
Jan '21	\$329K	19.7%
Jan '20	\$275K	3.7%
Jan '19	\$265K	-5.8%



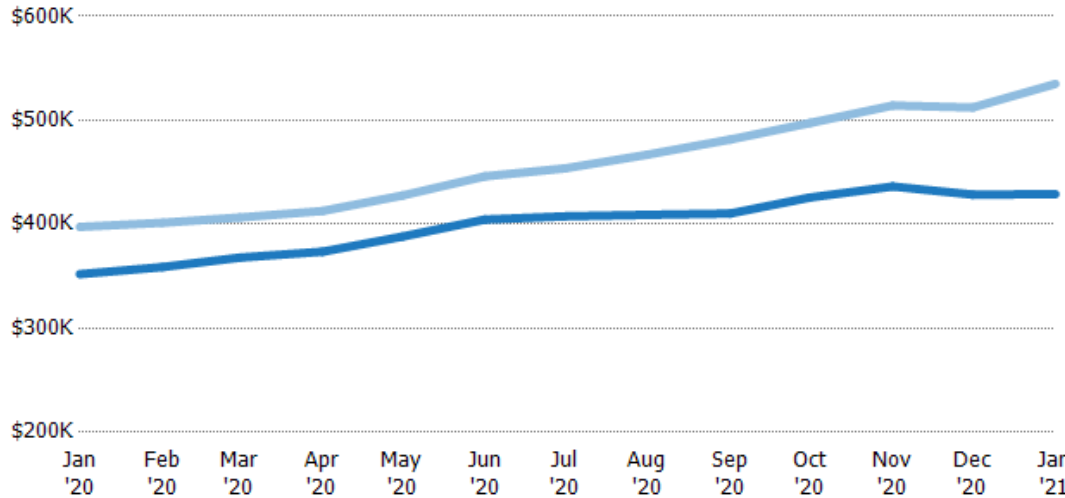
Current Year	\$275K	\$275K	\$279K	\$285K	\$299K	\$305K	\$309K	\$300K	\$310K	\$319K	\$325K	\$319K	\$329K
Prior Year	\$265K	\$268K	\$269K	\$270K	\$270K	\$272K	\$275K	\$275K	\$275K	\$274K	\$274K	\$270K	\$275K
Percent Change from Prior Year	4%	3%	4%	6%	11%	12%	12%	9%	13%	16%	19%	18%	20%

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



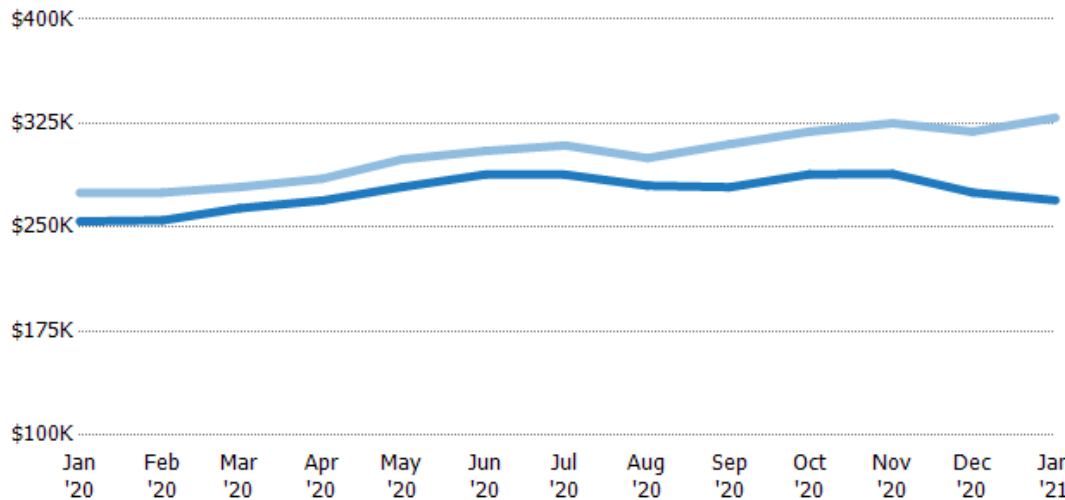
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg Est Value	\$352K	\$359K	\$368K	\$374K	\$388K	\$405K	\$408K	\$409K	\$410K	\$426K	\$436K	\$429K	\$429K
Avg Listing Price	\$397K	\$401K	\$407K	\$413K	\$428K	\$446K	\$454K	\$467K	\$481K	\$497K	\$514K	\$512K	\$535K
Avg Listing Price as a % of Avg Est Value	113%	112%	110%	110%	110%	110%	111%	114%	117%	117%	118%	120%	125%

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median Est Value	\$254K	\$255K	\$264K	\$269K	\$279K	\$288K	\$288K	\$280K	\$279K	\$288K	\$288K	\$275K	\$269K
Median Listing Price	\$275K	\$275K	\$279K	\$285K	\$299K	\$305K	\$309K	\$300K	\$310K	\$319K	\$325K	\$319K	\$329K
Med Listing Price as a % of Med Est Value	108%	108%	106%	106%	107%	106%	107%	107%	111%	111%	113%	116%	122%

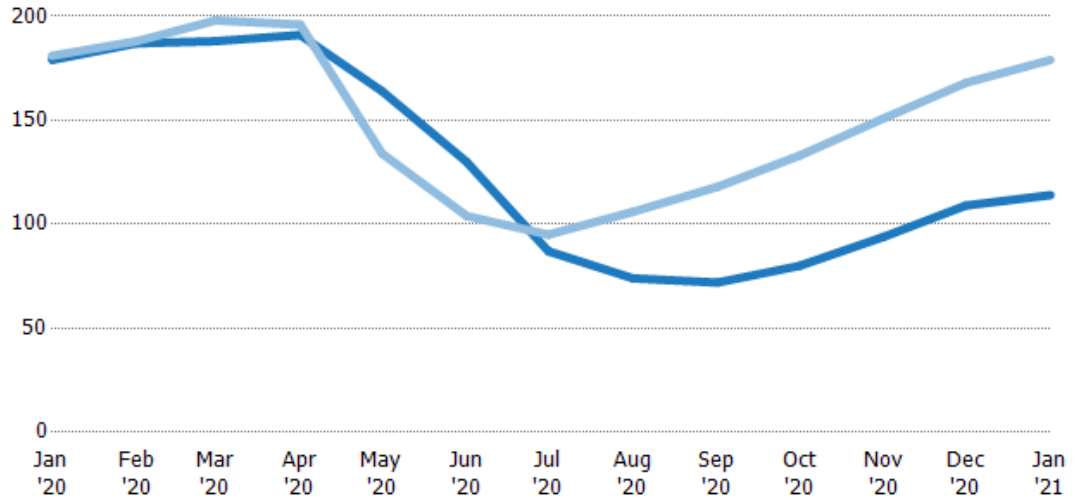
Median Days in RPR

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.
Jan '21	114	-36.3%
Jan '20	179	-1.1%
Jan '19	181	-5%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	179	187	188	191	164	130	87	74	72	80	94	109	114
Prior Year	181	188	198	196	134	104	95	106	118	133	151	168	179
Percent Change from Prior Year	-1%	-1%	-5%	-3%	22%	25%	-8%	-30%	-39%	-40%	-38%	-35%	-36%

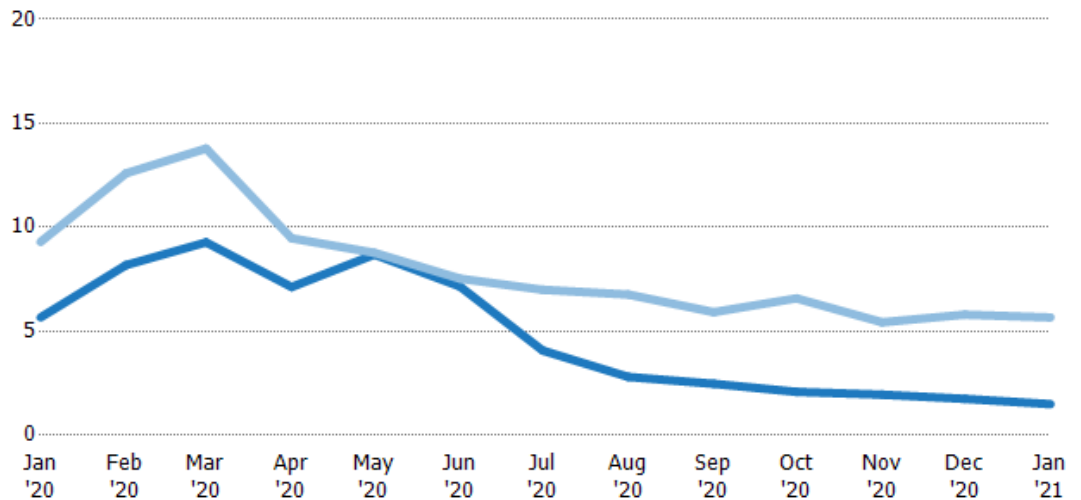
Months of Inventory

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.
Jan '21	1.5	-73.6%
Jan '20	5.67	-39.1%
Jan '19	9.3	-12%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	5.67	8.18	9.28	7.13	8.69	7.15	4.07	2.81	2.48	2.09	1.95	1.75	1.5
Prior Year	9.3	12.6	13.8	9.47	8.77	7.53	7	6.77	5.92	6.58	5.43	5.8	5.67
Percent Change from Prior Year	-39%	-35%	-33%	-25%	-1%	-5%	-42%	-59%	-58%	-68%	-64%	-70%	-74%

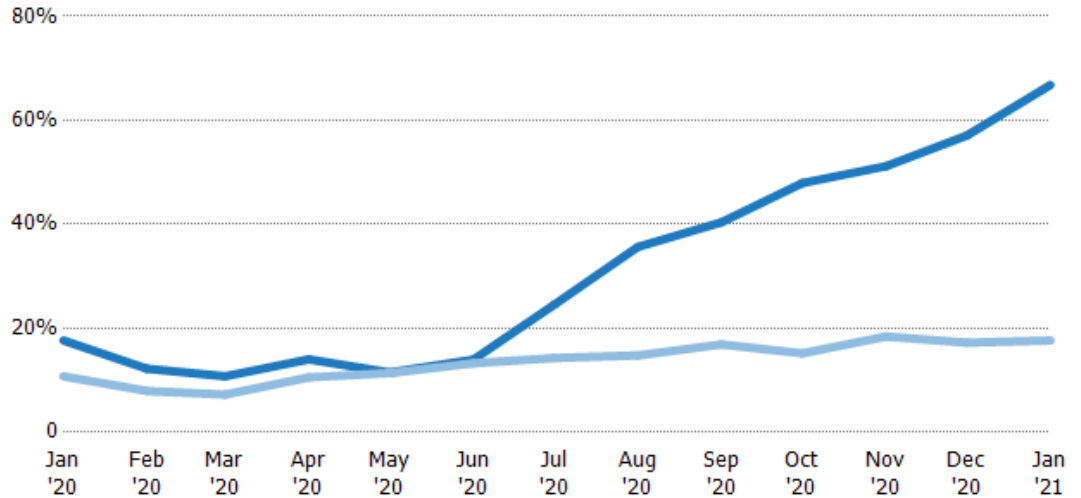
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Jan '21	67%	-49.1%
Jan '20	18%	-6.9%
Jan '19	11%	13.7%



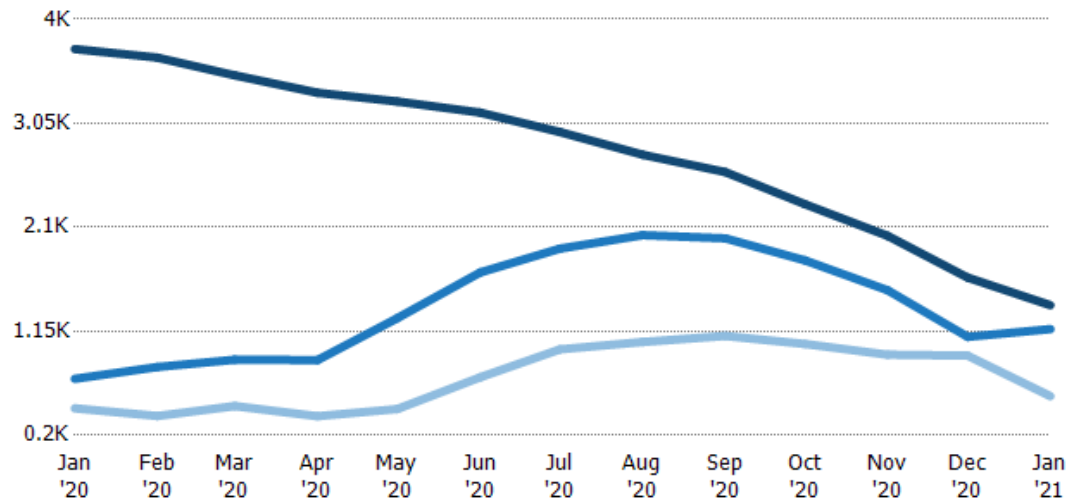
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	18%	12%	11%	14%	12%	14%	25%	36%	40%	48%	51%	57%	67%
Prior Year	11%	8%	7%	11%	11%	13%	14%	15%	17%	15%	18%	17%	18%
Change from Prior Year	-7%	-4%	-4%	-3%	0%	-1%	-10%	-21%	-23%	-33%	-33%	-40%	-49%

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Active	3.73K	3.65K	3.49K	3.33K	3.25K	3.15K	2.97K	2.76K	2.61K	2.31K	2.02K	1.64K	1.39K
Pending	716	824	890	887	1.27K	1.69K	1.91K	2.03K	2K	1.8K	1.52K	1.1K	1.17K
Sold	446	376	467	374	440	729	985	1.05K	1.11K	1.03K	936	927	557

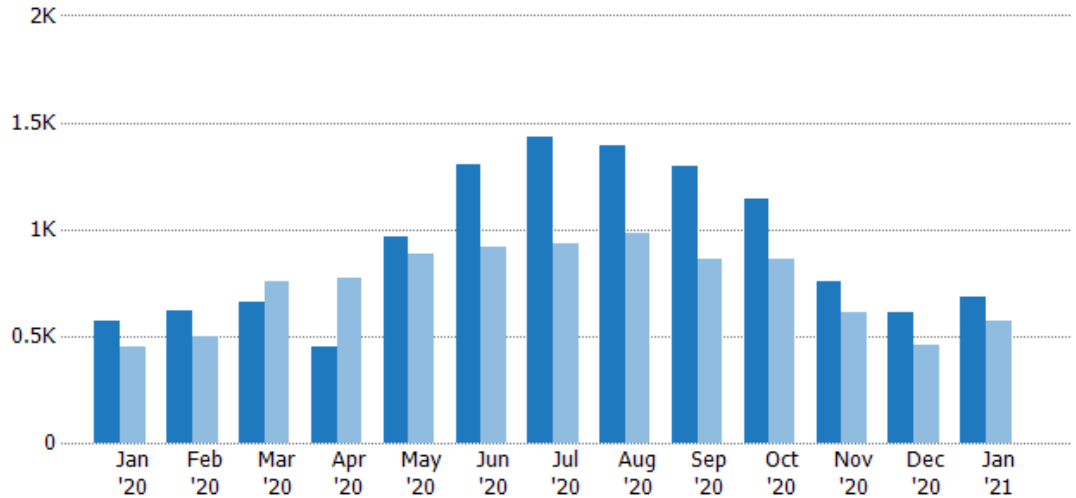
New Pending Sales

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.
Jan '21	679	18.3%
Jan '20	574	27.3%
Jan '19	451	-6%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	574	621	662	448	961	1.31K	1.43K	1.39K	1.29K	1.14K	755	607	679
Prior Year	451	495	757	773	886	915	929	978	858	857	612	456	574
Percent Change from Prior Year	27%	25%	-13%	-42%	8%	43%	54%	43%	50%	33%	23%	33%	18%

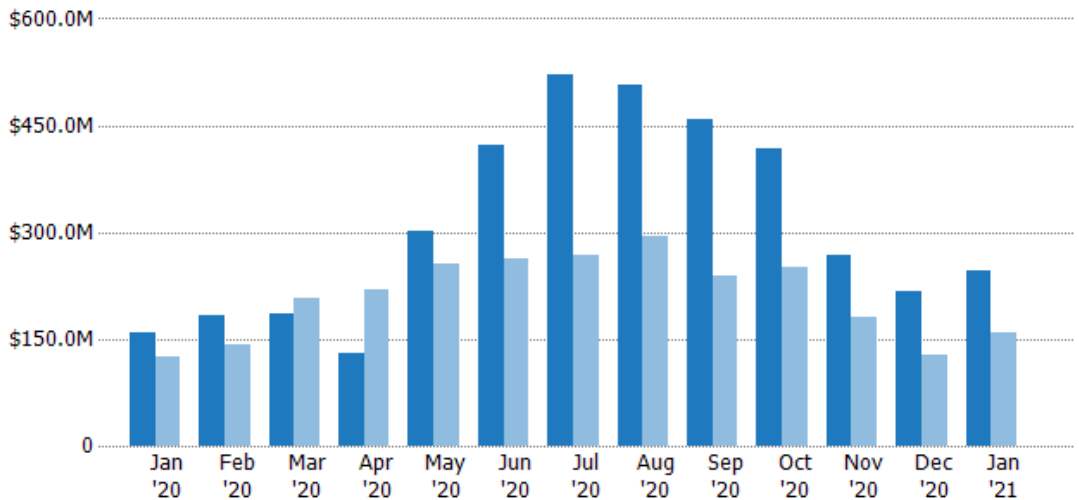
New Pending Sales Volume

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.
Jan '21	\$246M	55.7%
Jan '20	\$158M	26.5%
Jan '19	\$125M	-10.3%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$158M	\$183M	\$186M	\$130M	\$300M	\$423M	\$522M	\$506M	\$459M	\$416M	\$268M	\$217M	\$246M
Prior Year	\$125M	\$141M	\$207M	\$220M	\$255M	\$262M	\$267M	\$294M	\$238M	\$251M	\$180M	\$127M	\$158M
Percent Change from Prior Year	27%	30%	-10%	-41%	18%	62%	95%	72%	93%	66%	48%	70%	56%

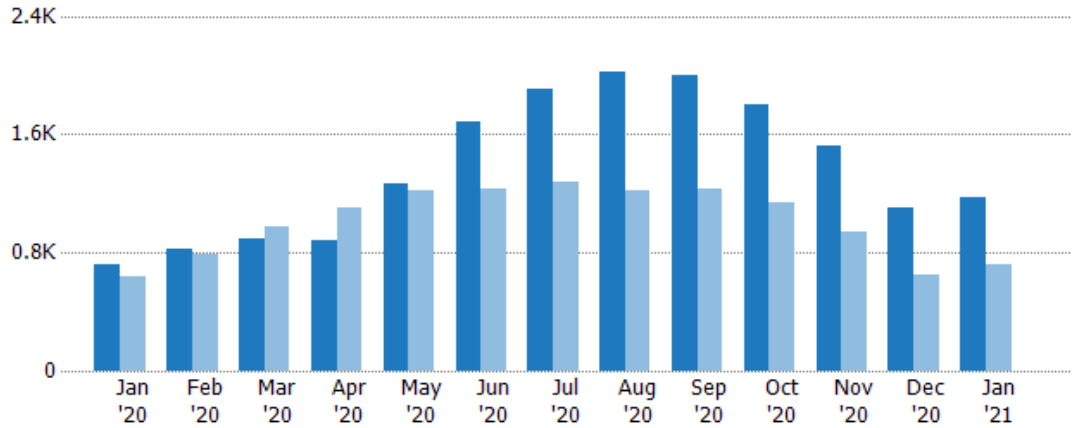
Pending Sales

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.
Jan '21	1.17K	63.4%
Jan '20	716	12.6%
Jan '19	636	-0.2%



Current Year	716	824	890	887	1.27K	1.69K	1.91K	2.03K	2K	1.8K	1.52K	1.1K	1.17K
Prior Year	636	785	976	1.11K	1.22K	1.23K	1.28K	1.21K	1.23K	1.13K	945	655	716
Percent Change from Prior Year	13%	5%	-9%	-20%	4%	37%	49%	67%	62%	58%	61%	68%	63%

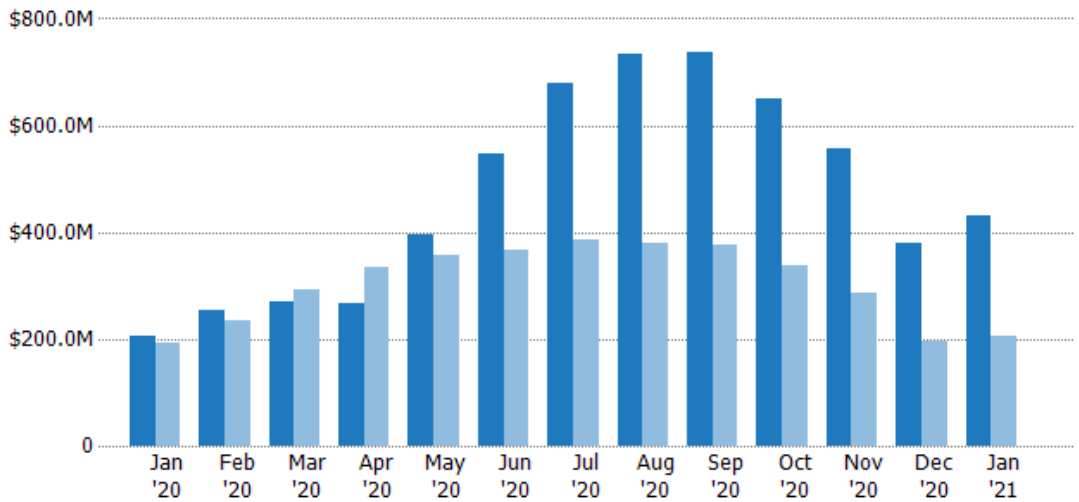
Pending Sales Volume

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.
Jan '21	\$429M	108%
Jan '20	\$206M	7.5%
Jan '19	\$192M	-8.3%



Current Year	\$206M	\$255M	\$271M	\$266M	\$397M	\$546M	\$679M	\$733M	\$737M	\$651M	\$555M	\$380M	\$429M
Prior Year	\$192M	\$236M	\$291M	\$335M	\$358M	\$365M	\$385M	\$381M	\$377M	\$337M	\$285M	\$196M	\$206M
Percent Change from Prior Year	8%	8%	-7%	-21%	11%	49%	76%	92%	95%	94%	95%	94%	108%

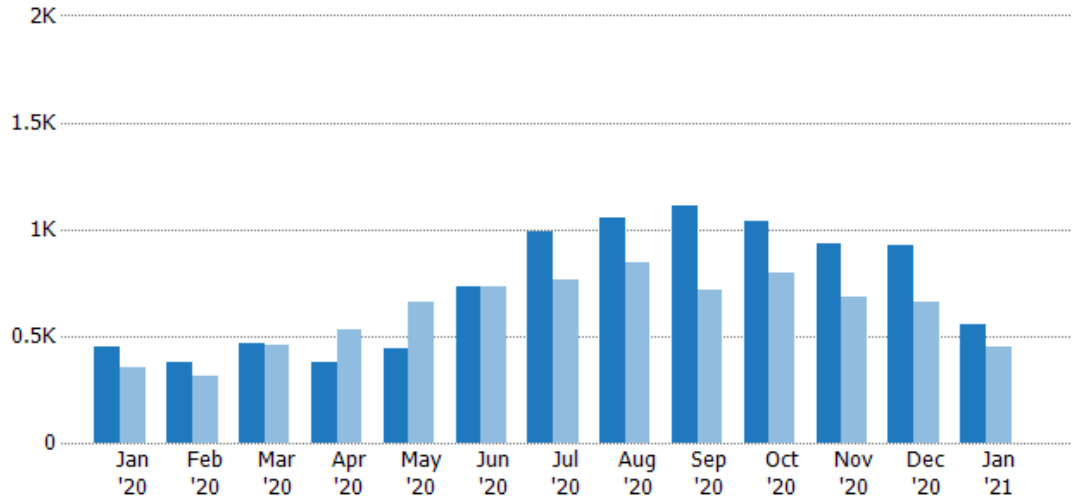
Closed Sales

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.
Jan '21	557	24.9%
Jan '20	446	25.6%
Jan '19	355	1.7%



Current Year	446	376	467	374	440	729	985	1.05K	1.1K	1.03K	936	927	557
Prior Year	355	316	460	532	659	734	763	846	718	799	686	658	446
Percent Change from Prior Year	26%	19%	2%	-30%	-33%	-1%	29%	24%	54%	29%	36%	41%	25%

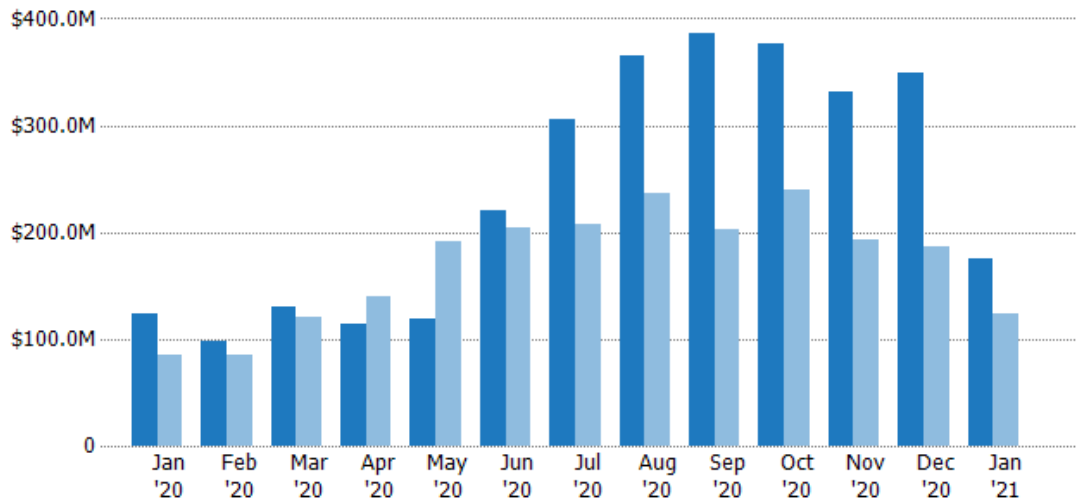
Closed Sales Volume

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.
Jan '21	\$175M	42.6%
Jan '20	\$123M	43.7%
Jan '19	\$85.6M	0.3%



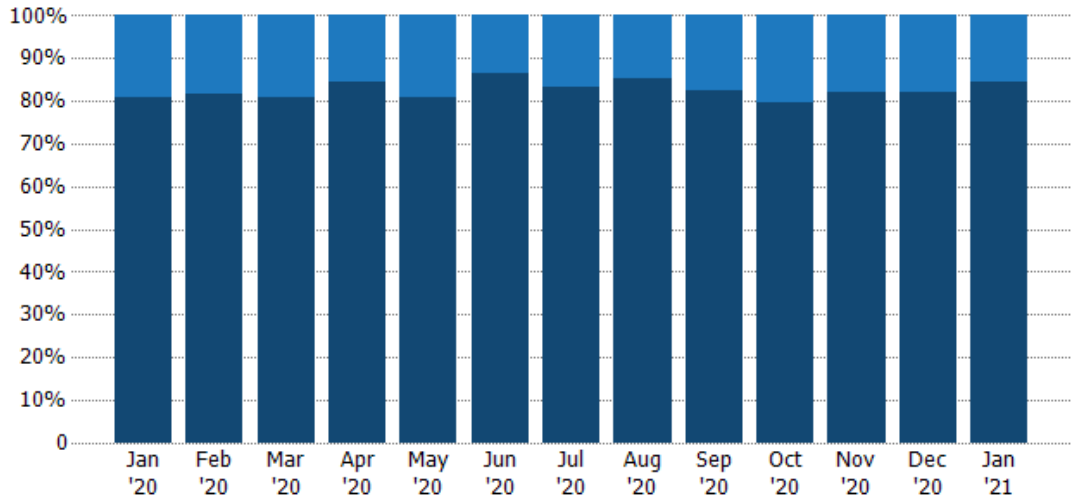
Current Year	\$123M	\$98.1M	\$130M	\$114M	\$120M	\$220M	\$306M	\$366M	\$385M	\$377M	\$331M	\$350M	\$175M
Prior Year	\$85.6M	\$84.6M	\$121M	\$140M	\$192M	\$204M	\$208M	\$236M	\$203M	\$239M	\$192M	\$186M	\$123M
Percent Change from Prior Year	44%	16%	7%	-19%	-38%	8%	47%	55%	90%	58%	72%	88%	43%

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



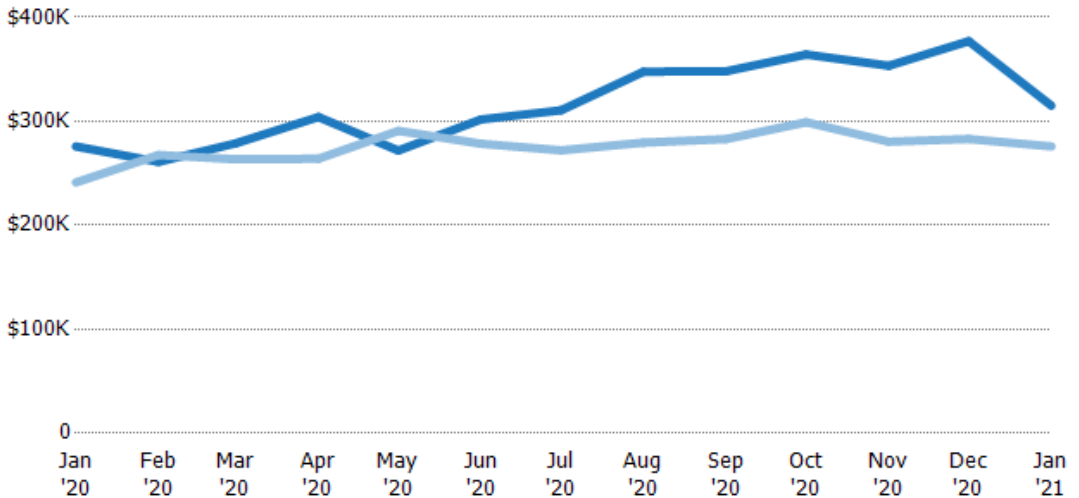
Condo/Townhouse	19%	18%	19%	16%	19%	13%	17%	15%	17%	20%	18%	18%	16%
Single Family Residence	81%	82%	81%	84%	81%	87%	83%	85%	83%	80%	82%	82%	84%

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



Current Year	\$276K	\$261K	\$279K	\$304K	\$272K	\$302K	\$311K	\$348K	\$348K	\$364K	\$353K	\$377K	\$315K
Prior Year	\$241K	\$268K	\$263K	\$264K	\$291K	\$278K	\$272K	\$280K	\$283K	\$299K	\$280K	\$283K	\$276K
Percent Change from Prior Year	14%	-2%	6%	15%	-7%	8%	14%	24%	23%	22%	26%	33%	14%

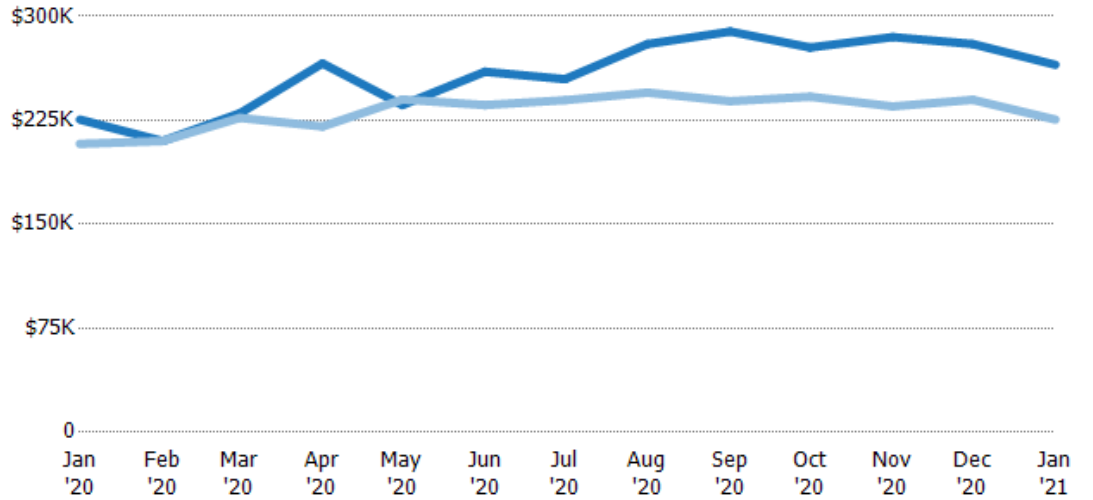
Median Sales Price

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.
Jan '21	\$265K	17.5%
Jan '20	\$226K	8.4%
Jan '19	\$208K	-6.3%



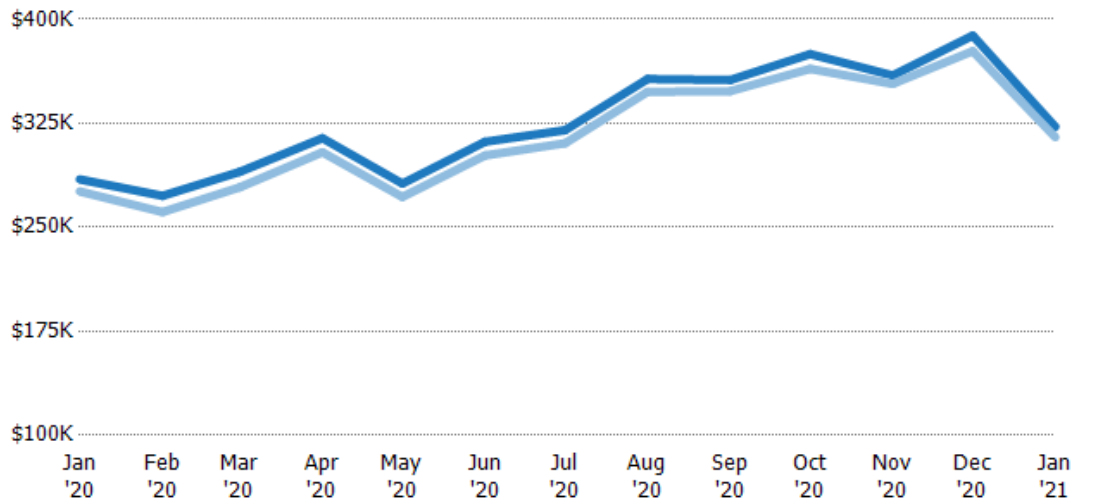
Current Year	\$226K	\$210K	\$230K	\$266K	\$236K	\$260K	\$255K	\$280K	\$289K	\$278K	\$285K	\$280K	\$265K
Prior Year	\$208K	\$210K	\$227K	\$221K	\$240K	\$236K	\$240K	\$245K	\$239K	\$242K	\$235K	\$240K	\$226K
Percent Change from Prior Year	8%	0%	1%	21%	-2%	10%	6%	14%	21%	15%	21%	17%	18%

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



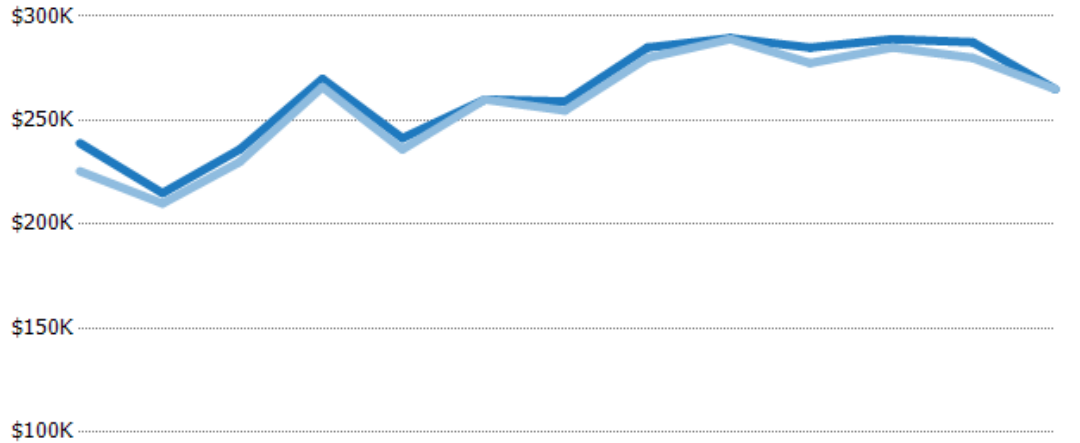
Avg List Price	\$285K	\$273K	\$290K	\$314K	\$282K	\$312K	\$320K	\$357K	\$356K	\$375K	\$359K	\$388K	\$322K
Avg Sales Price	\$276K	\$261K	\$279K	\$304K	\$272K	\$302K	\$311K	\$348K	\$348K	\$364K	\$353K	\$377K	\$315K
Avg Sales Price as a % of Avg List Price	97%	96%	96%	97%	97%	97%	97%	97%	98%	97%	98%	97%	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

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



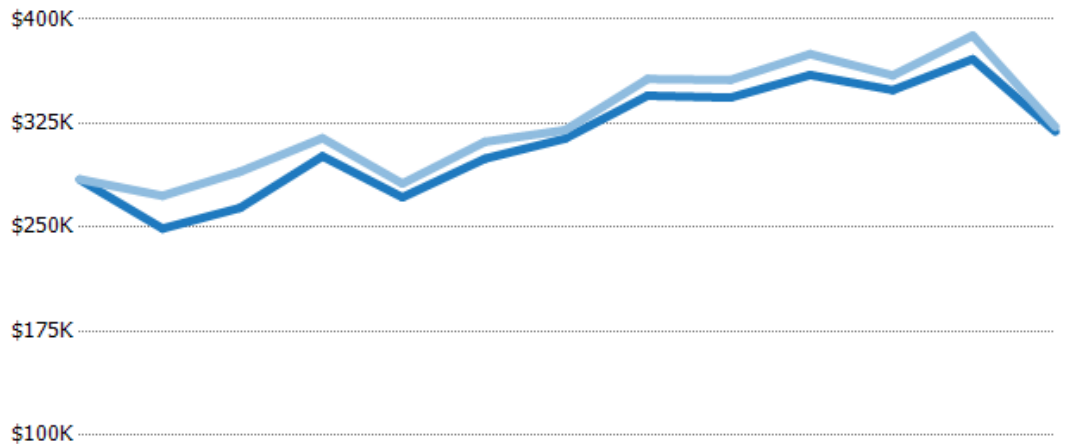
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median List Price	\$239K	\$215K	\$236K	\$270K	\$241K	\$260K	\$259K	\$285K	\$290K	\$285K	\$289K	\$288K	\$265K
Median Sales Price	\$226K	\$210K	\$230K	\$266K	\$236K	\$260K	\$255K	\$280K	\$289K	\$278K	\$285K	\$280K	\$265K
Med Sales Price as a % of Med List Price	94%	98%	97%	99%	98%	100%	98%	98%	100%	97%	99%	97%	100%

Average Sales Price vs Average Est Value

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

Filters Used

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



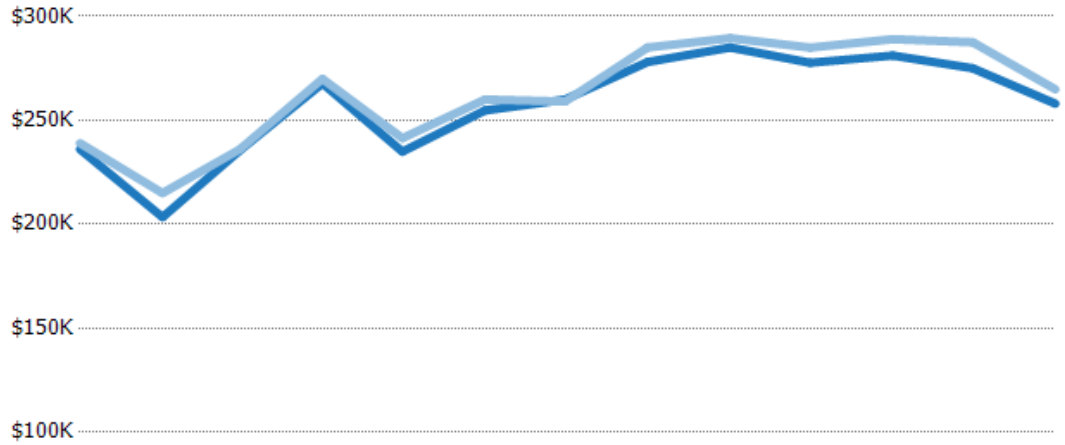
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg Est Value	\$284K	\$249K	\$264K	\$301K	\$272K	\$299K	\$314K	\$345K	\$343K	\$360K	\$349K	\$371K	\$319K
Avg Sales Price	\$285K	\$273K	\$290K	\$314K	\$282K	\$312K	\$320K	\$357K	\$356K	\$375K	\$359K	\$388K	\$322K
Avg Sales Price as a % of Avg Est Value	100%	109%	110%	104%	104%	104%	102%	103%	104%	104%	103%	105%	101%

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median Est Value	\$236K	\$203K	\$236K	\$268K	\$235K	\$255K	\$260K	\$278K	\$285K	\$278K	\$281K	\$275K	\$258K
Median Sales Price	\$239K	\$215K	\$236K	\$270K	\$241K	\$260K	\$259K	\$285K	\$290K	\$285K	\$289K	\$288K	\$265K
Med Sales Price as a % of Med Est Value	101%	106%	100%	101%	103%	102%	100%	103%	102%	103%	103%	105%	103%

Sales Activity by ZIP

Jan 2021

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	8	\$2,217,700	7	\$1,531,900	\$218,843	\$232,000	\$158	\$148	27
05032	6	\$1,378,400	2	\$328,000	\$164,000	\$164,000	\$163	\$163	16
05033	6	\$1,200,400	2	\$270,000	\$135,000	\$135,000	\$78	\$78	33
05034	1	\$298,000	1	\$170,000	\$170,000	\$170,000	\$295	\$295	20
05035			1	\$399,000	\$399,000	\$399,000	\$134	\$134	93
05036	2	\$544,900	1	\$295,000	\$295,000	\$295,000	\$199	\$199	7
05037			2	\$467,500	\$233,750	\$233,750	\$138	\$138	206
05038	3	\$839,000	1	\$140,000	\$140,000	\$140,000	\$71	\$71	150
05039	2	\$297,000	1	\$43,000	\$43,000	\$43,000	\$107	\$107	559
05041			1	\$179,000	\$179,000	\$179,000	\$97	\$97	37
05046	1	\$185,000	1	\$235,000	\$235,000	\$235,000	\$57	\$57	29
05048	4	\$2,942,900	5	\$1,769,250	\$353,850	\$365,000	\$133	\$131	29
05051	1	\$55,000	4	\$832,000	\$208,000	\$226,250	\$89	\$87	112
05053			1	\$467,500	\$467,500	\$467,500	\$146	\$146	26
05055	5	\$2,438,000	1	\$198,000	\$198,000	\$198,000	\$229	\$229	41
05056	5	\$2,163,500	2	\$675,000	\$337,500	\$337,500	\$183	\$183	54
05059	13	\$4,192,899	2	\$490,300	\$245,150	\$245,150	\$112	\$112	8
05060	7	\$1,332,900	4	\$505,000	\$126,250	\$107,000	\$58	\$51	105
05062	5	\$1,093,900	2	\$700,000	\$350,000	\$350,000	\$162	\$162	192
05065	2	\$725,000	4	\$1,331,000	\$332,750	\$295,000	\$149	\$152	66
05068	3	\$1,122,500	1	\$320,000	\$320,000	\$320,000	\$112	\$112	61
05070	1	\$220,000	1	\$265,000	\$265,000	\$265,000	\$160	\$160	51
05075	3	\$854,000	1	\$628,500	\$628,500	\$628,500	\$202	\$202	253
05076	1	\$160,000	2	\$554,500	\$277,250	\$277,250	\$131	\$131	21
05077	2	\$549,000	2	\$775,000	\$387,500	\$387,500	\$192	\$192	76
05081	2	\$408,000	1	\$270,000	\$270,000	\$270,000	\$131	\$131	30
05089	8	\$1,998,700	8	\$3,484,900	\$435,613	\$199,950	\$159	\$145	48
05091	16	\$9,784,899	12	\$11,336,500	\$944,708	\$513,750	\$287	\$265	74
05101	1	\$189,900	3	\$554,400	\$184,800	\$175,000	\$94	\$95	19
05142	2	\$1,040,000	1	\$112,000	\$112,000	\$112,000	\$111	\$111	42
05143	10	\$4,373,800	7	\$1,698,000	\$242,571	\$245,000	\$141	\$134	18
05146	3	\$953,500	2	\$874,000	\$437,000	\$437,000	\$166	\$166	142
05148	3	\$2,282,000	3	\$1,130,500	\$376,833	\$276,000	\$172	\$134	17
05149	10	\$3,909,000	3	\$782,000	\$260,667	\$230,000	\$314	\$319	97
05151			2	\$460,600	\$230,300	\$230,300	\$118	\$118	47
05152	5	\$1,673,900	1	\$415,000	\$415,000	\$415,000	\$205	\$205	19
05155	2	\$1,059,000	4	\$1,246,250	\$311,563	\$328,750	\$185	\$153	103
05156	11	\$2,379,595	5	\$737,000	\$147,400	\$95,000	\$102	\$98	27

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Sales Activity by ZIP

Jan 2021

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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
05158	5	\$726,900	4	\$749,000	\$187,250	\$181,500	\$137	\$146	93
05201	29	\$9,147,099	14	\$2,688,300	\$192,021	\$148,250	\$103	\$104	29
05250	8	\$2,240,300	2	\$325,000	\$162,500	\$162,500	\$99	\$99	133
05251	4	\$3,003,000	1	\$280,000	\$280,000	\$280,000	\$212	\$212	54
05253	1	\$169,000	2	\$690,000	\$345,000	\$345,000	\$156	\$156	25
05254	2	\$685,000	1	\$500,000	\$500,000	\$500,000	\$201	\$201	0
05255	8	\$6,557,900	4	\$1,312,500	\$328,125	\$345,000	\$178	\$174	15
05257	3	\$637,700	2	\$614,000	\$307,000	\$307,000	\$150	\$150	35
05260			1	\$120,000	\$120,000	\$120,000	\$87	\$87	8
05261	4	\$1,854,900	1	\$150,000	\$150,000	\$150,000	\$122	\$122	100
05262	7	\$2,643,700	4	\$862,000	\$215,500	\$219,000	\$122	\$131	19
05301	17	\$5,068,300	8	\$2,009,000	\$251,125	\$249,250	\$136	\$121	67
05340	13	\$7,719,900	4	\$2,110,000	\$527,500	\$455,000	\$206	\$213	8
05342			1	\$125,000	\$125,000	\$125,000	\$162	\$162	23
05343	8	\$2,435,000	2	\$303,000	\$151,500	\$151,500	\$143	\$143	111
05345	5	\$1,105,900	2	\$445,000	\$222,500	\$222,500	\$151	\$151	4
05346	5	\$1,168,000	2	\$445,000	\$222,500	\$222,500	\$152	\$152	10
05350	3	\$699,900	4	\$925,900	\$231,475	\$227,950	\$153	\$171	61
05353	1	\$184,900	1	\$172,000	\$172,000	\$172,000	\$79	\$79	32
05354	4	\$951,500	1	\$327,500	\$327,500	\$327,500	\$116	\$116	94
05355	9	\$2,187,800	3	\$586,000	\$195,333	\$199,000	\$86	\$119	37
05356	34	\$11,726,200	6	\$1,666,000	\$277,667	\$285,000	\$171	\$187	57
05359	2	\$915,000	2	\$971,000	\$485,500	\$485,500	\$114	\$114	39
05360	13	\$7,050,500	3	\$1,066,500	\$355,500	\$355,000	\$143	\$150	30
05361	5	\$1,915,000	1	\$38,000	\$38,000	\$38,000	\$86	\$86	42
05363	25	\$11,365,300	15	\$4,706,840	\$313,789	\$265,000	\$145	\$133	28
05401	10	\$4,647,699	9	\$3,858,500	\$428,722	\$412,500	\$296	\$298	16
05403	36	\$17,536,175	13	\$4,709,300	\$362,254	\$339,900	\$214	\$203	4
05404	6	\$1,749,000	1	\$324,900	\$324,900	\$324,900	\$128	\$128	21
05408	8	\$2,821,900	9	\$2,991,750	\$332,417	\$340,000	\$256	\$248	32
05440	6	\$1,876,800	7	\$2,317,800	\$331,114	\$259,900	\$189	\$168	9
05441			2	\$549,000	\$274,500	\$274,500	\$153	\$153	57
05443	12	\$4,302,600	2	\$500,750	\$250,375	\$250,375	\$132	\$132	129
05444	2	\$759,900	1	\$597,000	\$597,000	\$597,000	\$157	\$157	10
05445	8	\$6,625,800	2	\$1,069,000	\$534,500	\$534,500	\$294	\$294	95
05446	20	\$8,364,090	10	\$3,299,615	\$329,962	\$366,250	\$198	\$206	8
05452	38	\$12,968,500	14	\$4,394,936	\$313,924	\$273,500	\$180	\$169	57

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Sales Activity by ZIP

Jan 2021

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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
05454	8	\$2,341,800	2	\$552,000	\$276,000	\$276,000	\$163	\$163	33
05456	1	\$525,000	3	\$1,039,900	\$346,633	\$335,000	\$136	\$141	15
05457	4	\$1,442,900	1	\$305,000	\$305,000	\$305,000	\$190	\$190	0
05458	2	\$1,284,000	1	\$214,000	\$214,000	\$214,000	\$238	\$238	1
05459			1	\$87,000	\$87,000	\$87,000	\$47	\$47	14
05461	5	\$1,695,890	3	\$1,316,000	\$438,667	\$382,000	\$164	\$169	97
05462	2	\$981,500	1	\$295,000	\$295,000	\$295,000	\$145	\$145	3
05464	4	\$906,900	3	\$708,000	\$236,000	\$205,000	\$130	\$125	103
05465	6	\$2,556,600	7	\$3,411,772	\$487,396	\$525,397	\$243	\$235	5
05468	12	\$3,388,600	7	\$2,149,800	\$307,114	\$300,000	\$164	\$173	6
05469	1	\$315,000	1	\$280,000	\$280,000	\$280,000	\$109	\$109	22
05470	3	\$727,000	1	\$725,000	\$725,000	\$725,000	\$451	\$451	81
05471	4	\$933,800	3	\$648,000	\$216,000	\$130,000	\$143	\$140	18
05474	3	\$1,208,900	2	\$755,000	\$377,500	\$377,500	\$434	\$434	280
05476	11	\$1,524,410	2	\$198,400	\$99,200	\$99,200	\$66	\$66	503
05477	2	\$299,900	3	\$852,100	\$284,033	\$297,000	\$208	\$194	57
05478	22	\$5,438,599	14	\$4,079,275	\$291,377	\$244,950	\$131	\$133	25
05482	15	\$11,580,650	6	\$3,320,950	\$553,492	\$497,000	\$193	\$188	54
05486	1	\$879,000	1	\$362,500	\$362,500	\$362,500	\$439	\$439	33
05488	8	\$2,146,695	5	\$2,025,000	\$405,000	\$256,000	\$157	\$135	9
05491	9	\$3,237,000	6	\$1,927,500	\$321,250	\$302,500	\$152	\$159	8
05492			1	\$155,000	\$155,000	\$155,000	\$112	\$112	34
05495	12	\$5,678,600	6	\$3,440,620	\$573,437	\$482,860	\$213	\$214	8
05602	20	\$5,992,100	6	\$1,552,400	\$258,733	\$274,950	\$171	\$151	25
05641	19	\$5,132,900	9	\$2,123,400	\$235,933	\$214,500	\$145	\$144	26
05647	4	\$1,064,000	2	\$611,000	\$305,500	\$305,500	\$128	\$128	264
05649	1	\$225,000	1	\$175,000	\$175,000	\$175,000	\$164	\$164	21
05650	2	\$432,000	2	\$350,000	\$175,000	\$175,000	\$147	\$147	45
05651	2	\$619,890	3	\$479,000	\$159,667	\$142,000	\$123	\$135	53
05652	2	\$418,000	2	\$1,560,000	\$780,000	\$780,000	\$223	\$223	88
05655	1	\$147,900	4	\$863,000	\$215,750	\$208,000	\$115	\$97	191
05656	2	\$531,900	1	\$210,000	\$210,000	\$210,000	\$208	\$208	127
05657			2	\$660,000	\$330,000	\$330,000	\$184	\$184	7
05660	4	\$1,275,000	2	\$680,000	\$340,000	\$340,000	\$163	\$163	19
05661	8	\$3,368,000	5	\$3,169,000	\$633,800	\$568,000	\$261	\$280	6
05663	8	\$2,509,300	4	\$892,000	\$223,000	\$214,500	\$125	\$130	66
05667	2	\$828,900	1	\$300,000	\$300,000	\$300,000	\$176	\$176	63

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Sales Activity by ZIP

Jan 2021

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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
05672	38	\$41,946,500	11	\$6,378,700	\$579,882	\$445,000	\$320	\$220	22
05673	8	\$3,828,500	2	\$1,372,000	\$686,000	\$686,000	\$236	\$236	78
05674	8	\$4,256,900	5	\$1,047,500	\$209,500	\$225,000	\$161	\$138	24
05676	3	\$1,102,000	2	\$525,000	\$262,500	\$262,500	\$103	\$103	7
05677	1	\$335,000	1	\$210,000	\$210,000	\$210,000	\$120	\$120	66
05679	4	\$924,000	2	\$475,000	\$237,500	\$237,500	\$138	\$138	16
05680	2	\$194,900	4	\$1,200,000	\$300,000	\$314,000	\$167	\$178	117
05701	40	\$8,536,700	23	\$5,236,400	\$227,670	\$170,000	\$104	\$112	24
05732			1	\$230,000	\$230,000	\$230,000	\$164	\$164	140
05733	12	\$2,725,300	7	\$1,655,000	\$236,429	\$225,000	\$143	\$132	21
05734	2	\$508,500	1	\$189,000	\$189,000	\$189,000	\$87	\$87	186
05735	9	\$2,448,600	4	\$1,428,050	\$357,013	\$379,000	\$231	\$209	34
05737	1	\$675,000	1	\$370,000	\$370,000	\$370,000	\$222	\$222	65
05743	8	\$1,836,214	1	\$65,000	\$65,000	\$65,000	\$54	\$54	10
05744			1	\$310,000	\$310,000	\$310,000	\$188	\$188	30
05748			1	\$140,500	\$140,500	\$140,500	\$97	\$97	400
05751	28	\$10,554,350	13	\$4,686,400	\$360,492	\$149,000	\$157	\$172	41
05753	13	\$4,692,900	7	\$2,652,000	\$378,857	\$325,000	\$197	\$203	4
05759			1	\$180,000	\$180,000	\$180,000	\$114	\$114	40
05762	2	\$478,900	4	\$955,500	\$238,875	\$265,000	\$128	\$125	18
05763	6	\$1,603,900	2	\$560,000	\$280,000	\$280,000	\$146	\$146	17
05767	6	\$1,545,900	1	\$275,275	\$275,275	\$275,275	\$107	\$107	9
05769	3	\$553,900	1	\$249,500	\$249,500	\$249,500	\$126	\$126	10
05772	3	\$1,068,000	1	\$315,000	\$315,000	\$315,000	\$183	\$183	4
05773	2	\$485,000	2	\$403,900	\$201,950	\$201,950	\$106	\$106	4
05774	3	\$604,900	3	\$850,000	\$283,333	\$290,000	\$114	\$101	39
05777	6	\$1,076,300	3	\$615,000	\$205,000	\$240,000	\$137	\$115	14
05819	6	\$1,183,700	5	\$1,288,000	\$257,600	\$306,000	\$124	\$139	32
05820	2	\$228,500	2	\$266,000	\$133,000	\$133,000	\$174	\$174	50
05822	5	\$907,000	1	\$549,000	\$549,000	\$549,000	\$122	\$122	546
05824	3	\$238,400	1	\$150,000	\$150,000	\$150,000	\$85	\$85	93
05825	3	\$927,900	1	\$459,000	\$459,000	\$459,000	\$142	\$142	63
05828	5	\$1,428,400	1	\$440,000	\$440,000	\$440,000	\$109	\$109	29
05829	9	\$1,686,700	3	\$762,000	\$254,000	\$248,000	\$142	\$133	3
05830	4	\$864,800	2	\$496,000	\$248,000	\$248,000	\$93	\$93	363
05832	6	\$3,160,000	1	\$135,000	\$135,000	\$135,000	\$200	\$200	34
05839			3	\$468,000	\$156,000	\$145,000	\$114	\$105	33

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Sales Activity by ZIP

Jan 2021

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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
05843	5	\$998,900	1	\$235,000	\$235,000	\$235,000	\$102	\$102	476
05845	4	\$442,900	1	\$160,000	\$160,000	\$160,000	\$142	\$142	9
05846	2	\$398,999	4	\$807,000	\$201,750	\$217,500	\$115	\$126	60
05847	2	\$376,000	1	\$220,000	\$220,000	\$220,000	\$126	\$126	82
05850			1	\$20,000	\$20,000	\$20,000	\$9	\$9	11
05851	10	\$3,437,400	4	\$800,499	\$200,125	\$229,250	\$104	\$117	9
05853	2	\$445,000	1	\$370,000	\$370,000	\$370,000	\$153	\$153	16
05855	6	\$1,293,400	6	\$1,660,500	\$276,750	\$168,000	\$119	\$96	51
05857	6	\$2,132,000	3	\$762,900	\$254,300	\$265,000	\$121	\$120	36
05859	6	\$1,455,800	3	\$649,400	\$216,467	\$220,000	\$175	\$137	116
05860	10	\$1,437,200	2	\$399,500	\$199,750	\$199,750	\$124	\$124	13
05862			2	\$680,000	\$340,000	\$340,000	\$125	\$125	135
05866	1	\$225,000	1	\$71,000	\$71,000	\$71,000	\$52	\$52	35
05871	4	\$1,032,900	3	\$925,000	\$308,333	\$168,000	\$153	\$107	98
05872	1	\$265,000	1	\$300,000	\$300,000	\$300,000	\$113	\$113	63
05901			1	\$150,000	\$150,000	\$150,000	\$140	\$140	6
05902	1	\$89,000	1	\$79,900	\$79,900	\$79,900	\$72	\$72	105
05903	2	\$113,800	4	\$1,041,000	\$260,250	\$173,500	\$150	\$147	133
05905	4	\$1,524,500	2	\$499,000	\$249,500	\$249,500	\$175	\$175	22
05906	2	\$357,500	1	\$65,000	\$65,000	\$65,000	\$74	\$74	5

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 – January 2021

Run Date: 02/18/2021

Scheduled: No

Report Date Range: From 1/2020 To: 1/2021

Information Included

- | | |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet | <input checked="" type="checkbox"/> Averages |
| <input checked="" type="checkbox"/> Include Key Metric Summary * | <input checked="" type="checkbox"/> Medians |
| <input type="checkbox"/> Include Metrics By | <input checked="" type="checkbox"/> Include Appendix |

* 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 1/2021 data

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