

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	Feb 2021	Feb 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	6	4	+50%	13	9	+44.4%
New Listing Volume	\$1,350,300	\$988,000	+36.7%	\$2,777,300	\$2,148,900	+29.2%
Active Listing Count	23	48	-52.1%	N/A	N/A	
Active Listing Volume	\$6,882,999	\$11,850,799	-41.9%	N/A	N/A	
Average Listing Price	\$299,261	\$246,892	+21.2%	\$296,370	\$261,733	+13.2%
Median Listing Price	\$225,000	\$224,950	+0%	\$227,592	\$232,188	-2%
Median Days in RPR	116	227	-48.9%	114.2	227.43	-49.8%
Months of Inventory	2.6	8	-68.1%	3.6	9.9	-63.9%
Absorption Rate	39.13%	12.5%	+26.6%	28%	10.1%	+17.9%
Sales Activity Charts Metrics						
New Pending Sales Count	9	5	+80%	25	15	+66.7%
New Pending Sales Volume	\$2,099,800	\$1,195,599	+75.6%	\$5,679,200	\$3,179,299	+78.6%
Pending Sales Count	24	9	+166.7%	N/A	N/A	
Pending Sales Volume	\$6,853,200	\$2,008,899	+241.1%	N/A	N/A	
Closed Sales Count	1	8	-87.5%	10	14	-28.6%
Closed Sales Volume	\$179,000	\$1,267,500	-85.9%	\$2,303,000	\$3,366,000	-31.6%
Average Sales Price	\$179,000	\$158,438	+13%	\$230,300	\$240,429	-4.2%
Median Sales Price	\$179,000	\$159,300	+12.4%	\$240,650	\$215,314	+11.8%

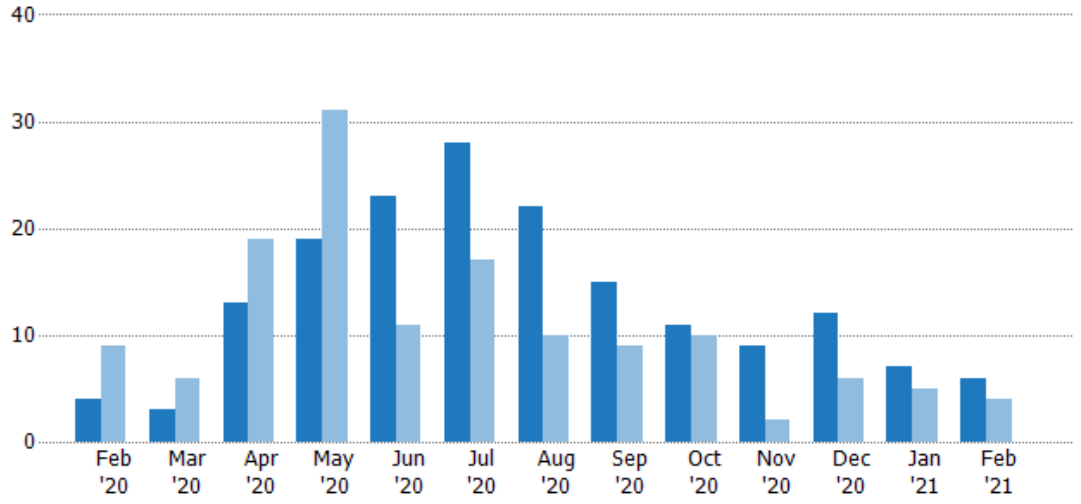
New Listings

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '21	6	50%
Feb '20	4	-55.6%
Feb '19	9	0%



Current Year	4	3	13	19	23	28	22	15	11	9	12	7	6
Prior Year	9	6	19	31	11	17	10	9	10	2	6	5	4
Percent Change from Prior Year	-56%	-50%	-32%	-39%	109%	65%	120%	67%	10%	350%	100%	40%	50%

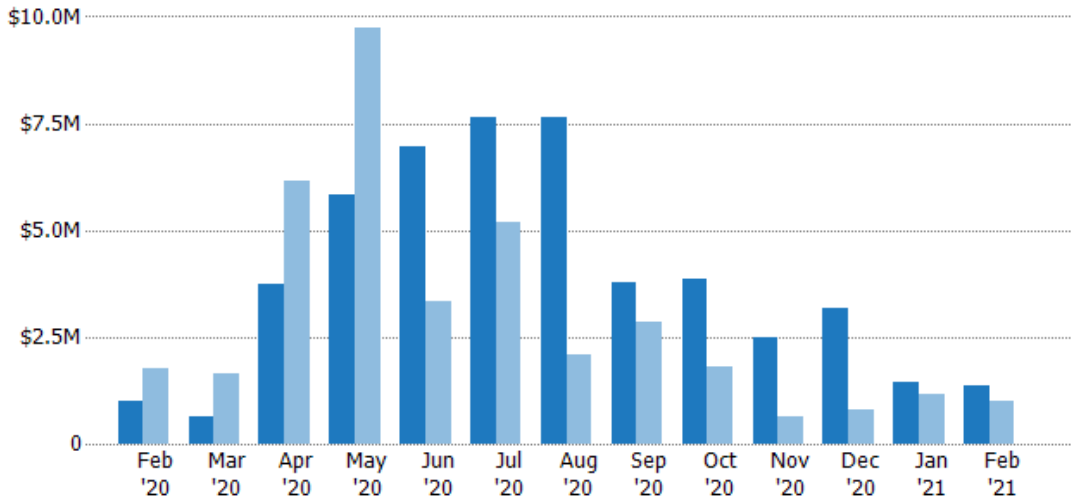
New Listing Volume

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '21	\$1.35M	36.7%
Feb '20	\$988K	-44.6%
Feb '19	\$1.78M	54.9%



Current Year	\$988K	\$632K	\$3.74M	\$5.84M	\$6.97M	\$7.62M	\$7.64M	\$3.76M	\$3.85M	\$2.48M	\$3.17M	\$1.43M	\$1.35M
Prior Year	\$1.78M	\$1.63M	\$6.17M	\$9.73M	\$3.32M	\$5.2M	\$2.09M	\$2.84M	\$1.81M	\$655K	\$806K	\$1.16M	\$988K
Percent Change from Prior Year	-45%	-61%	-39%	-40%	110%	47%	266%	32%	113%	278%	293%	23%	37%

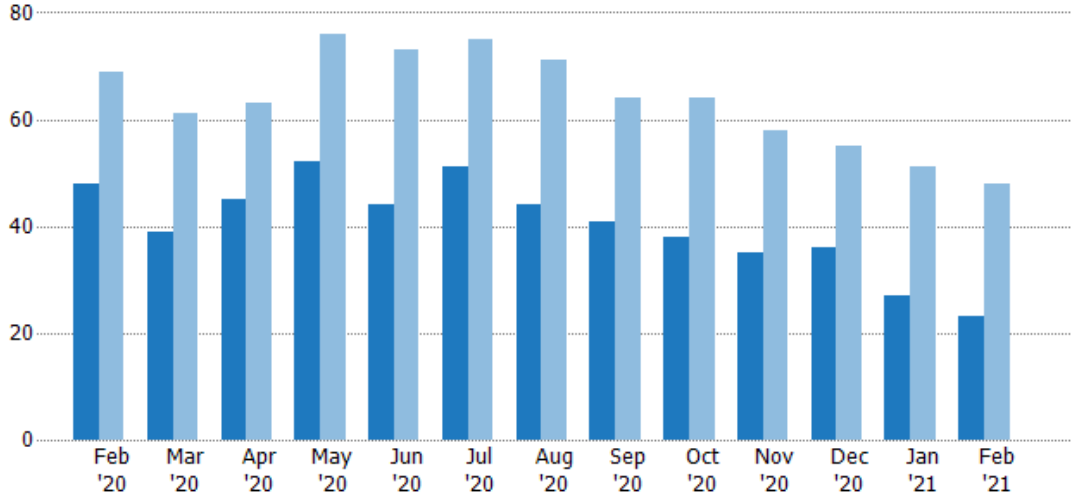
Active Listings

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Feb '21	23	-52.1%
Feb '20	48	-30.4%
Feb '19	69	-2.9%



Current Year	48	39	45	52	44	51	44	41	38	35	36	27	23
Prior Year	69	61	63	76	73	75	71	64	64	58	55	51	48
Percent Change from Prior Year	-30%	-36%	-29%	-32%	-40%	-32%	-38%	-36%	-41%	-40%	-35%	-47%	-52%

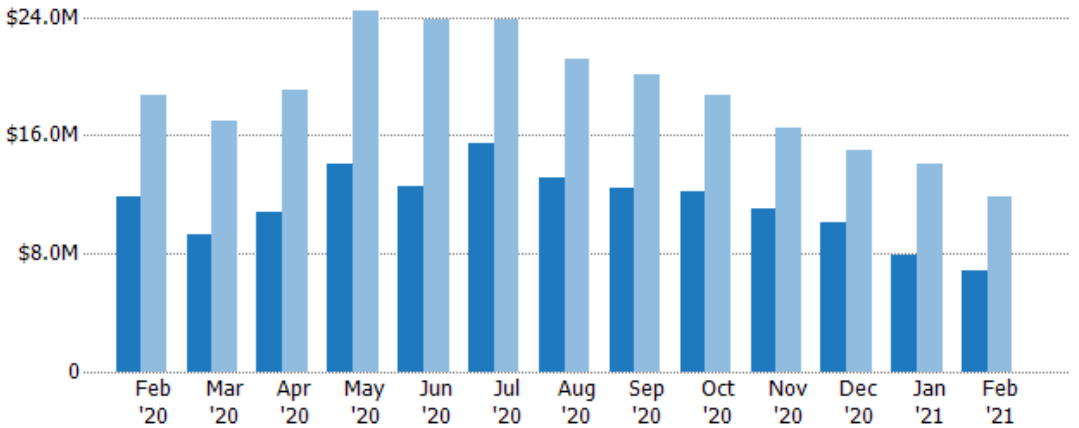
Active Listing Volume

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Feb '21	\$6.88M	-41.9%
Feb '20	\$11.9M	-36.8%
Feb '19	\$18.8M	4.7%



Current Year	\$11.9M	\$9.28M	\$10.8M	\$14.1M	\$12.5M	\$15.4M	\$13.2M	\$12.4M	\$12.2M	\$11M	\$10.1M	\$7.94M	\$6.88M
Prior Year	\$18.8M	\$17M	\$19.1M	\$24.5M	\$23.9M	\$23.8M	\$21.1M	\$20.1M	\$18.8M	\$16.5M	\$15M	\$14.1M	\$11.9M
Percent Change from Prior Year	-37%	-45%	-43%	-42%	-47%	-35%	-38%	-38%	-35%	-33%	-33%	-44%	-42%

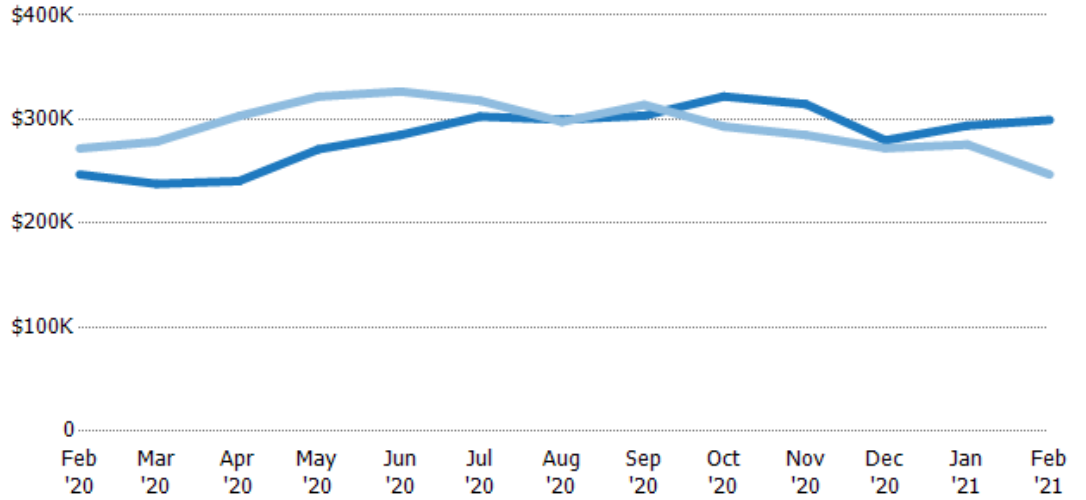
Average Listing Price

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Feb '21	\$299K	21.2%
Feb '20	\$247K	-9.2%
Feb '19	\$272K	7.8%



Current Year	\$247K	\$238K	\$240K	\$271K	\$285K	\$303K	\$300K	\$303K	\$322K	\$315K	\$280K	\$294K	\$299K
Prior Year	\$272K	\$278K	\$303K	\$322K	\$327K	\$318K	\$298K	\$314K	\$293K	\$285K	\$272K	\$276K	\$247K
Percent Change from Prior Year	-9%	-15%	-21%	-16%	-13%	-5%	1%	-3%	10%	10%	3%	7%	21%

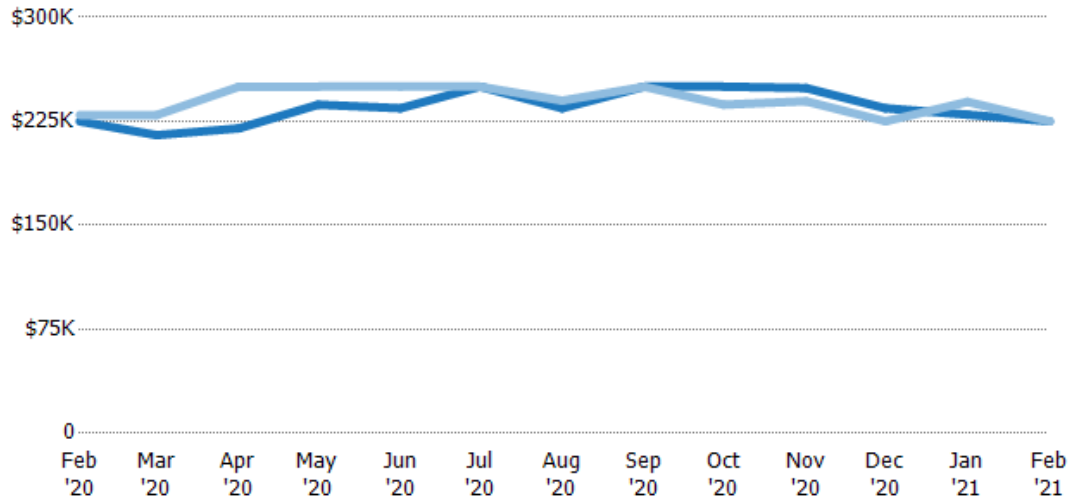
Median Listing Price

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Feb '21	\$225K	0%
Feb '20	\$225K	-2%
Feb '19	\$230K	2.4%



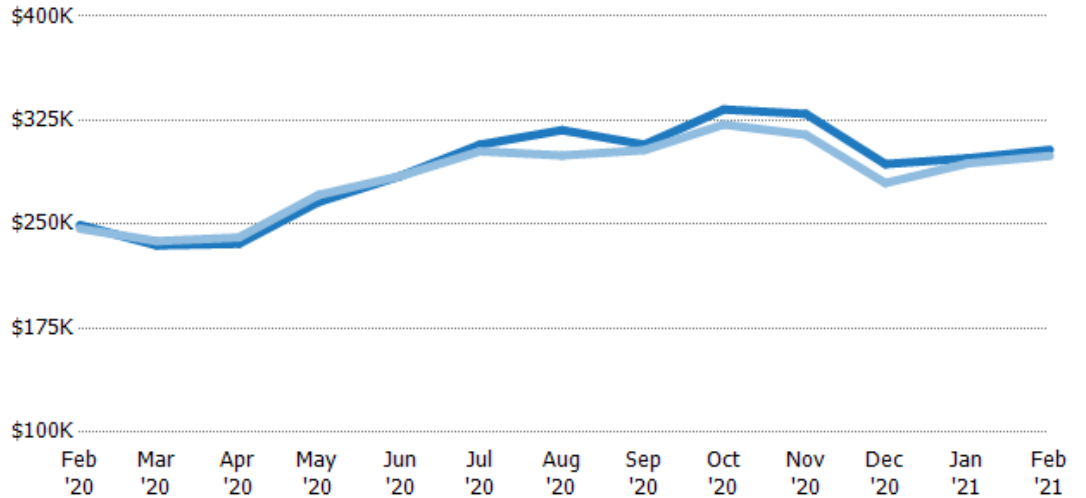
Current Year	\$225K	\$215K	\$220K	\$237K	\$234K	\$250K	\$234K	\$250K	\$250K	\$249K	\$234K	\$230K	\$225K
Prior Year	\$230K	\$230K	\$250K	\$250K	\$250K	\$250K	\$240K	\$250K	\$237K	\$239K	\$225K	\$239K	\$225K
Percent Change from Prior Year	-2%	-6%	-12%	-5%	-6%	0%	-2%	0%	5%	4%	4%	-4%	0%

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: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

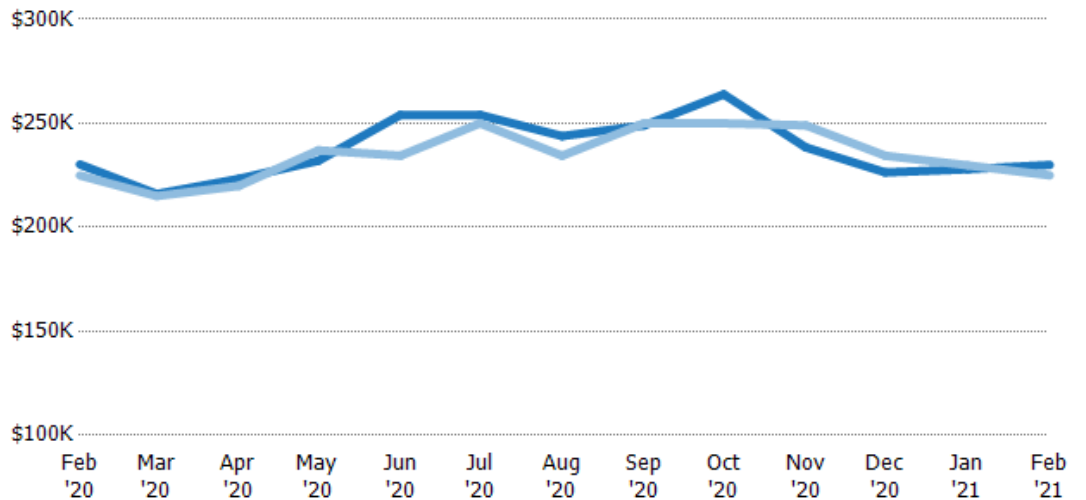


Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



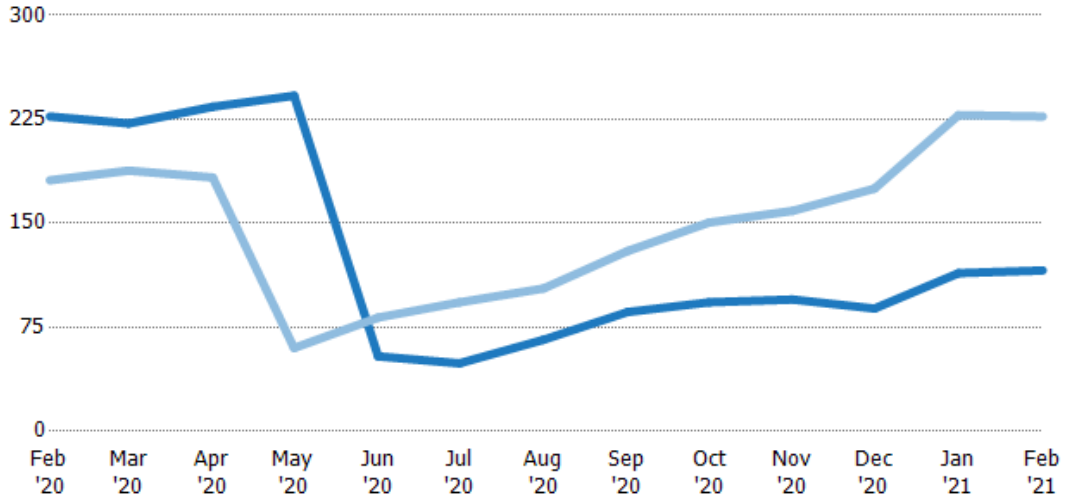
Median Days in RPR

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: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
Feb '21	116	-48.9%
Feb '20	227	25.4%
Feb '19	181	-3.9%



Current Year	227	222	234	242	54	49	66	86	93	95	88.5	114	116
Prior Year	181	188	183	60	82	93	103	130	151	159	175	228	227
Percent Change from Prior Year	25%	18%	28%	303%	-34%	-47%	-36%	-34%	-38%	-40%	-49%	-50%	-49%

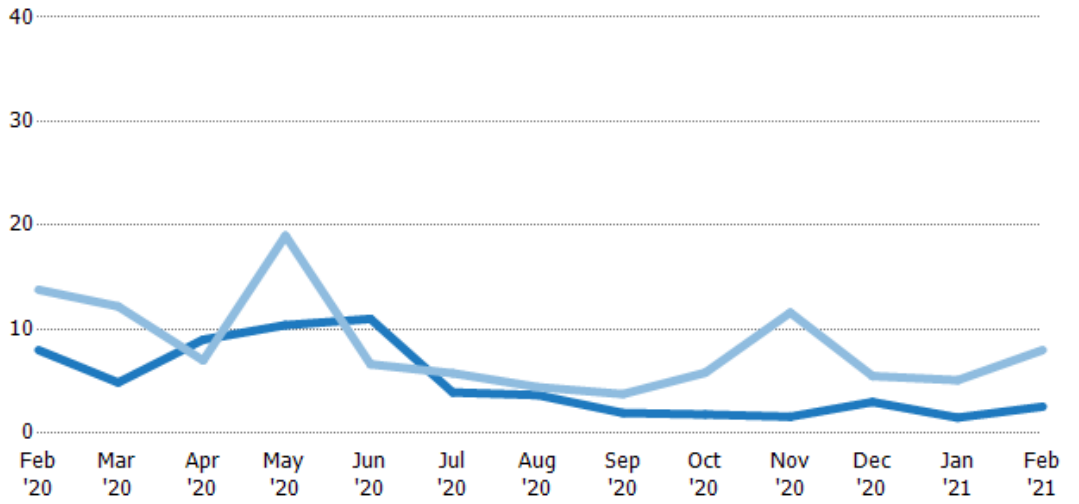
Months of Inventory

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Months	% Chg.
Feb '21	2.56	-68.1%
Feb '20	8	-42%
Feb '19	13.8	142.8%



Current Year	8	4.88	9	10.4	11	3.92	3.67	1.95	1.81	1.59	3	1.5	2.56
Prior Year	13.8	12.2	7	19	6.64	5.77	4.44	3.76	5.82	11.6	5.5	5.1	8
Percent Change from Prior Year	-42%	-60%	29%	-45%	66%	-32%	-17%	-48%	-69%	-86%	-45%	-71%	-68%

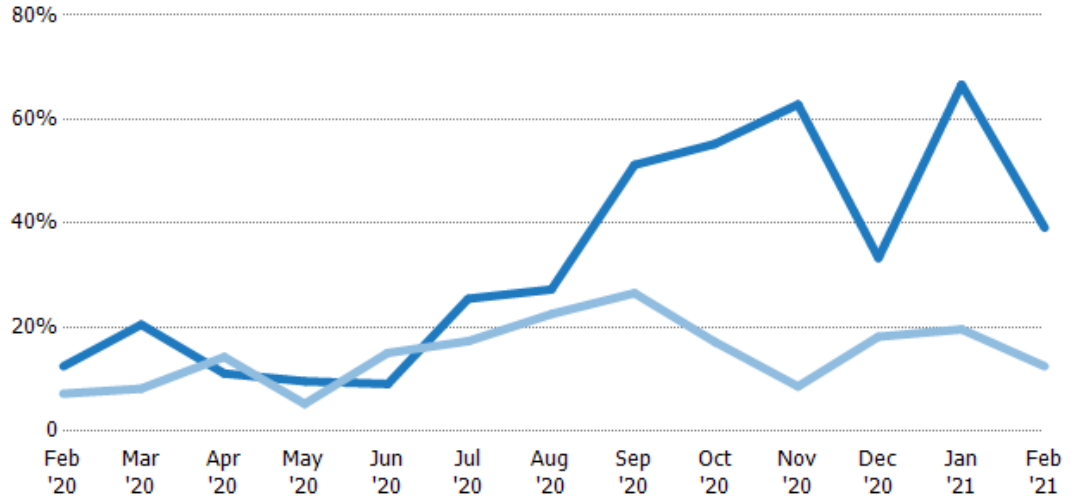
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Rate	Chg.
Feb '21	39%	-26.6%
Feb '20	13%	-5.3%
Feb '19	7%	-58.8%



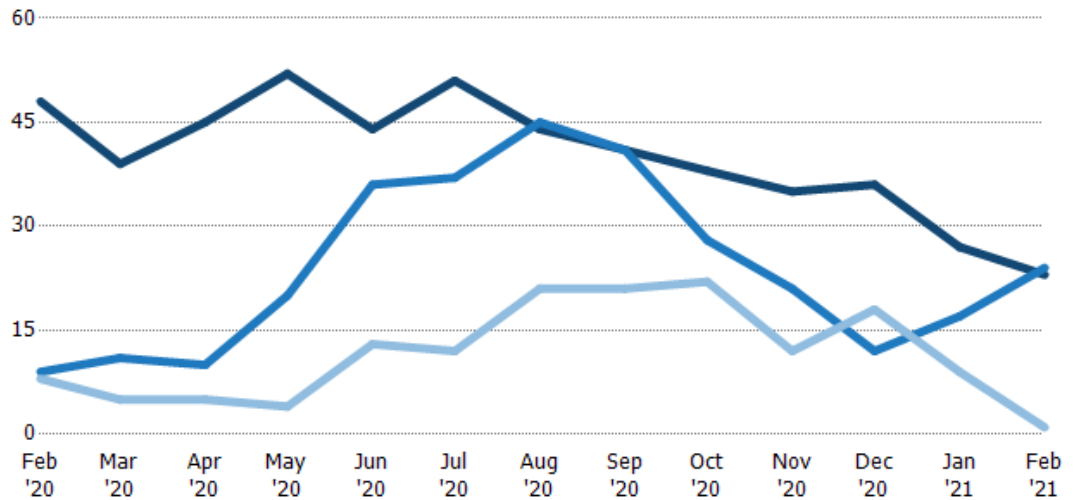
Current Year	13%	21%	11%	10%	9%	25%	27%	51%	55%	63%	33%	67%	39%
Prior Year	7%	8%	14%	5%	15%	17%	23%	27%	17%	9%	18%	20%	13%
Change from Prior Year	-5%	-12%	3%	-4%	6%	-8%	-5%	-25%	-38%	-54%	-15%	-47%	-27%

Active/Pending/Sold Units

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



Active	48	39	45	52	44	51	44	41	38	35	36	27	23
Pending	9	11	10	20	36	37	45	41	28	21	12	17	24
Sold	8	5	5	4	13	12	21	21	22	12	18	9	1

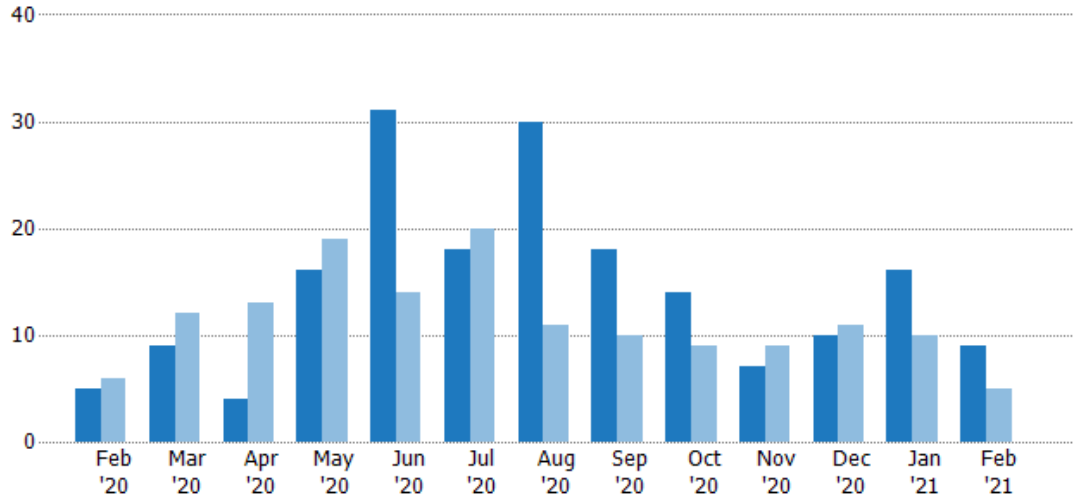
New Pending Sales

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '21	9	80%
Feb '20	5	-16.7%
Feb '19	6	33.3%



Current Year	5	9	4	16	31	18	30	18	14	7	10	16	9
Prior Year	6	12	13	19	14	20	11	10	9	9	11	10	5
Percent Change from Prior Year	-17%	-25%	-69%	-16%	121%	-10%	173%	80%	56%	-22%	-9%	60%	80%

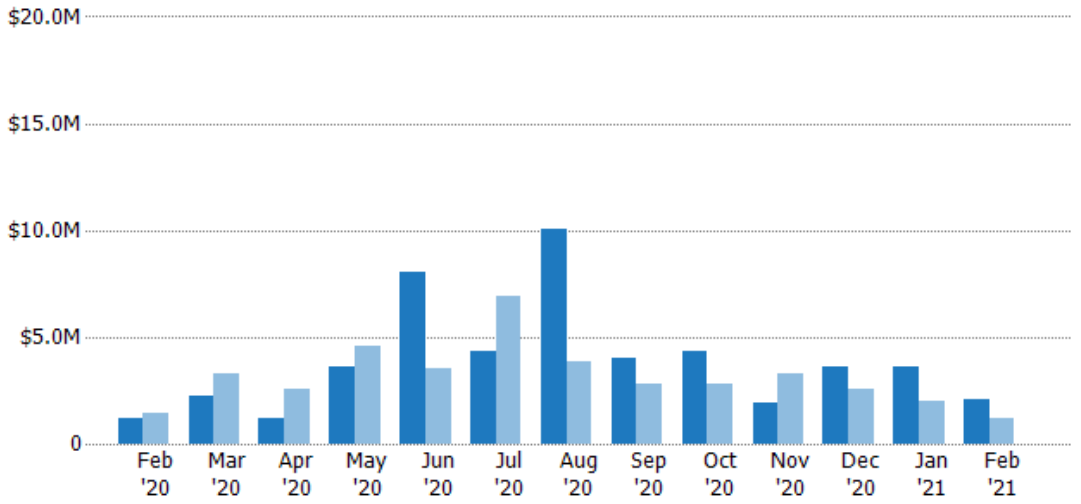
New Pending Sales Volume

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '21	\$2.1M	75.6%
Feb '20	\$1.2M	-18.5%
Feb '19	\$1.47M	22.2%



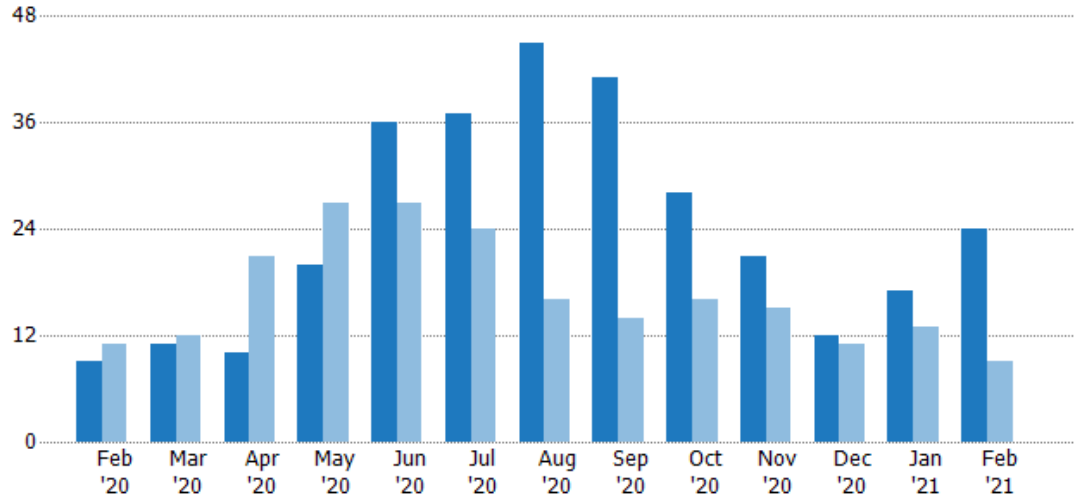
Current Year	\$1.2M	\$2.28M	\$1.18M	\$3.65M	\$8.07M	\$4.34M	\$10.1M	\$4.04M	\$4.32M	\$1.92M	\$3.65M	\$3.58M	\$2.1M
Prior Year	\$1.47M	\$3.3M	\$2.56M	\$4.56M	\$3.5M	\$6.91M	\$3.87M	\$2.78M	\$2.78M	\$3.25M	\$2.6M	\$1.98M	\$1.2M
Percent Change from Prior Year	-19%	-31%	-54%	-20%	131%	-37%	160%	45%	55%	-41%	41%	80%	76%

Pending Sales

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Feb '21	24	166.7%
Feb '20	9	-18.2%
Feb '19	11	-9.1%

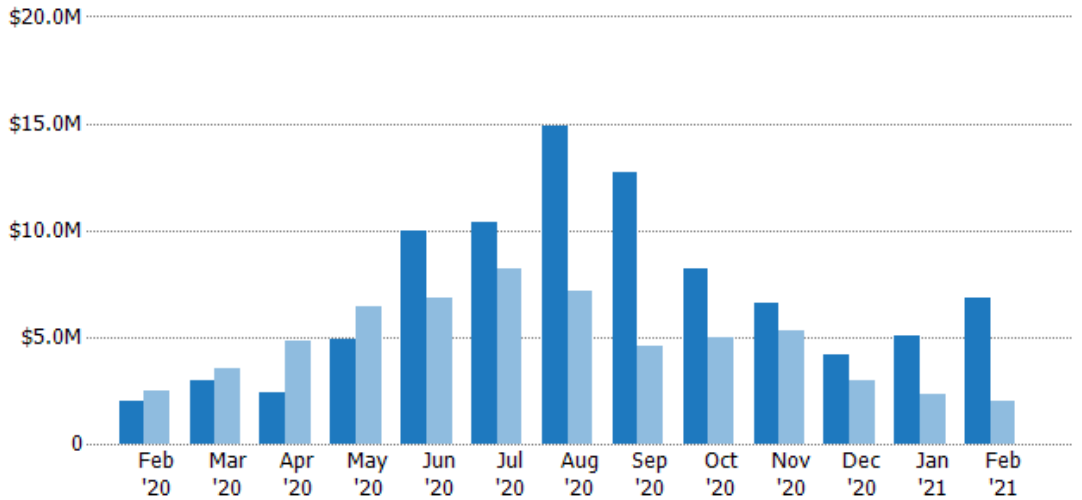
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	9	11	10	20	36	37	45	41	28	21	12	17	24
Prior Year	11	12	21	27	27	24	16	14	16	15	11	13	9
Percent Change from Prior Year	-18%	-8%	-52%	-26%	33%	54%	181%	193%	75%	40%	9%	31%	167%

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: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Feb '21	\$6.85M	241.1%
Feb '20	\$2.01M	-18.9%
Feb '19	\$2.48M	10.7%

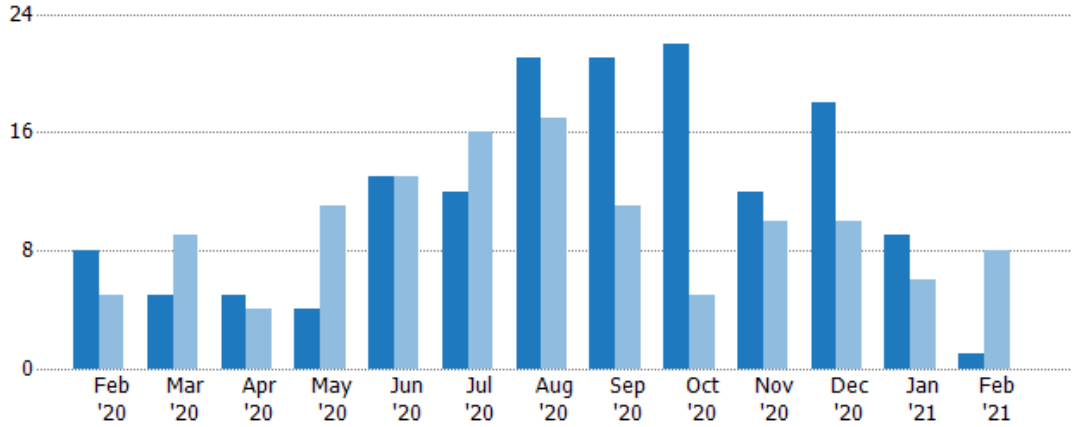
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$2.01M	\$2.96M	\$2.43M	\$4.88M	\$9.99M	\$10.3M	\$14.8M	\$12.7M	\$8.19M	\$6.6M	\$4.16M	\$5.07M	\$6.85M
Prior Year	\$2.48M	\$3.52M	\$4.8M	\$6.43M	\$6.87M	\$8.19M	\$7.14M	\$4.58M	\$4.97M	\$5.33M	\$2.99M	\$2.3M	\$2.01M
Percent Change from Prior Year	-19%	-16%	-49%	-24%	45%	26%	108%	177%	65%	24%	39%	120%	241%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



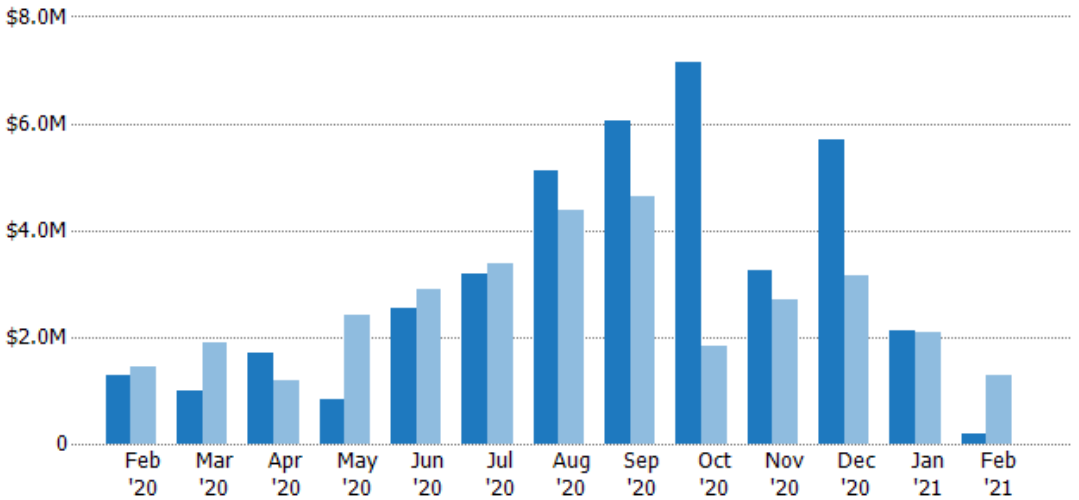
Month/Year	Count	% Chg.
Feb '21	1	-87.5%
Feb '20	8	60%
Feb '19	5	40%

Closed Sales Volume

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



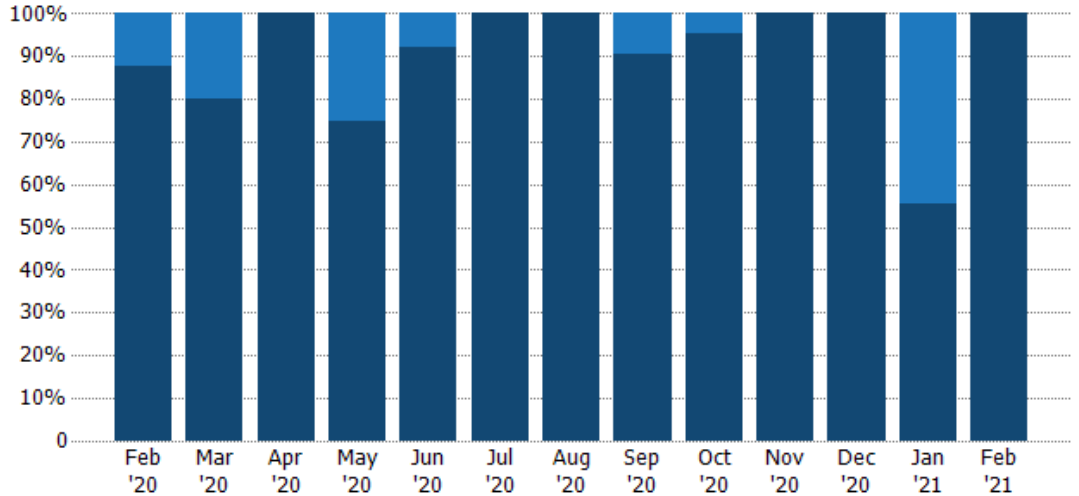
Month/Year	Volume	% Chg.
Feb '21	\$179K	-85.9%
Feb '20	\$1.27M	-12.9%
Feb '19	\$1.46M	6.5%

Closed Sales by Property Type

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



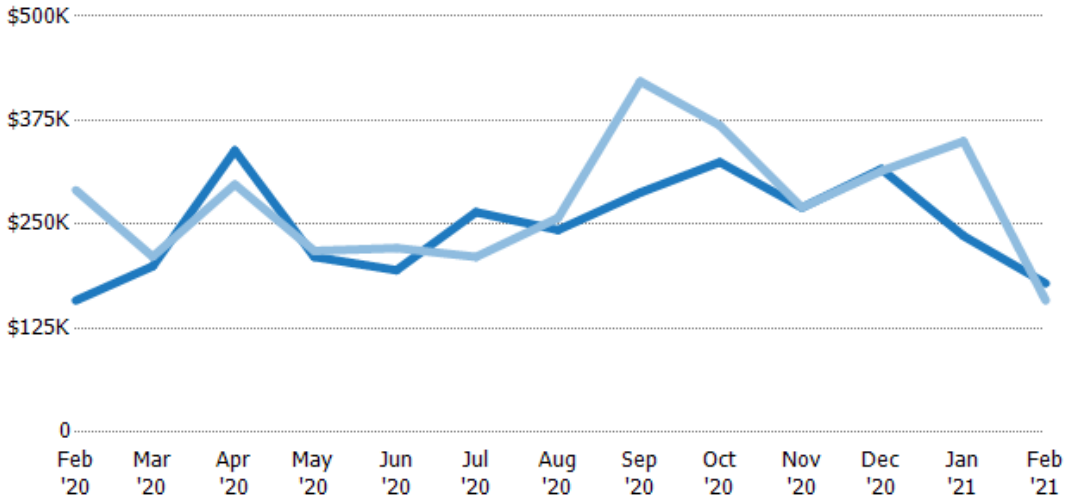
Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Condo/Townhouse	13%	20%	-	25%	8%	-	-	10%	5%	-	-	44%	-
Single Family Residence	88%	80%	100%	75%	92%	100%	100%	90%	95%	100%	100%	56%	100%

Average Sales Price

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



Month/Year	Price	% Chg.
Feb '21	\$179K	13%
Feb '20	\$158K	-45.6%
Feb '19	\$291K	-23.9%

Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$158K	\$200K	\$339K	\$211K	\$195K	\$265K	\$243K	\$288K	\$325K	\$270K	\$316K	\$236K	\$179K
Prior Year	\$291K	\$211K	\$298K	\$218K	\$221K	\$211K	\$258K	\$422K	\$369K	\$270K	\$314K	\$350K	\$158K
Percent Change from Prior Year	-46%	-5%	14%	-3%	-12%	26%	-6%	-32%	-12%	0%	1%	-33%	13%

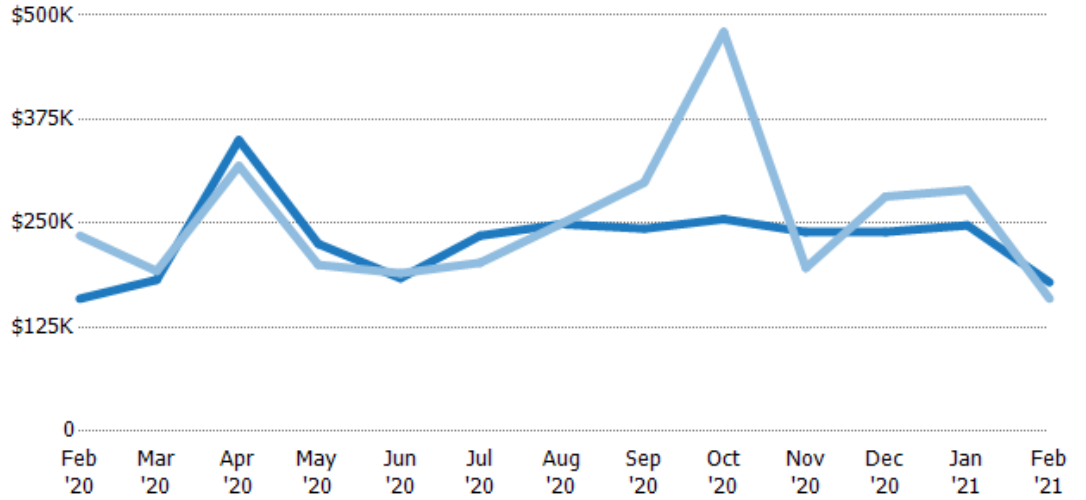
Median Sales Price

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '21	\$179K	12.4%
Feb '20	\$159K	-32.2%
Feb '19	\$235K	-27.9%



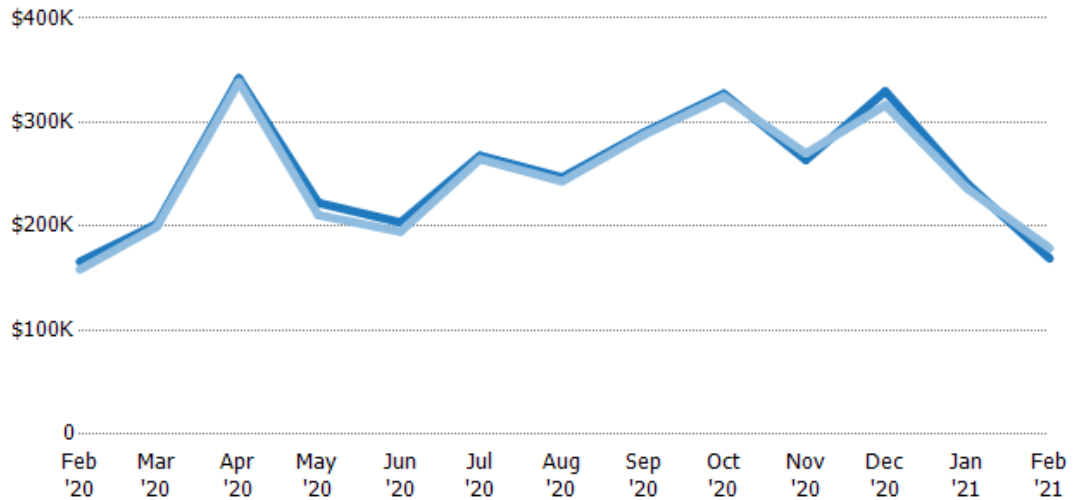
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$159K	\$182K	\$350K	\$225K	\$184K	\$235K	\$249K	\$244K	\$255K	\$240K	\$240K	\$248K	\$179K
Prior Year	\$235K	\$193K	\$319K	\$200K	\$190K	\$203K	\$250K	\$299K	\$480K	\$196K	\$282K	\$290K	\$159K
Percent Change from Prior Year	-32%	-5%	10%	13%	-3%	16%	0%	-19%	-47%	22%	-15%	-15%	12%

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: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



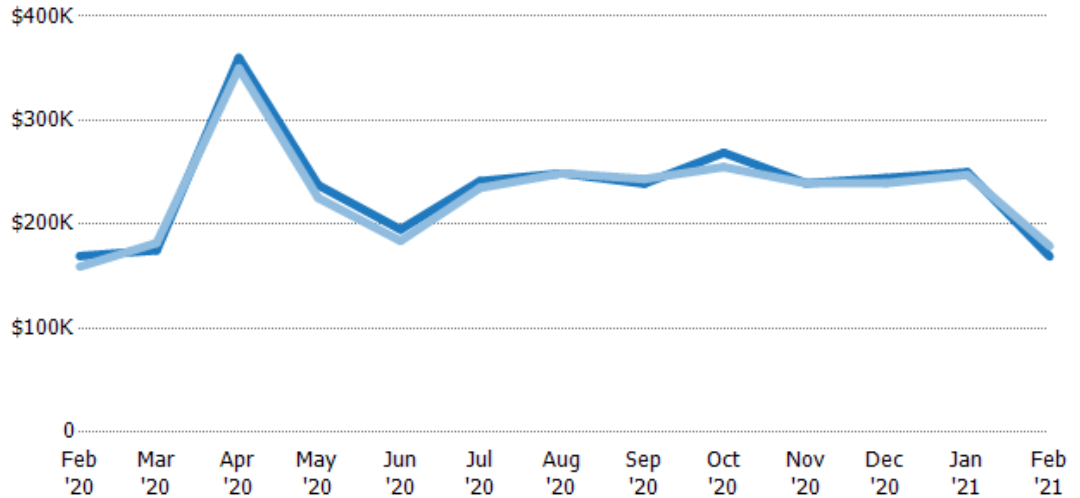
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg List Price	\$166K	\$202K	\$342K	\$222K	\$204K	\$268K	\$247K	\$290K	\$327K	\$264K	\$330K	\$241K	\$169K
Avg Sales Price	\$158K	\$200K	\$339K	\$211K	\$195K	\$265K	\$243K	\$288K	\$325K	\$270K	\$316K	\$236K	\$179K
Avg Sales Price as a % of Avg List Price	96%	99%	99%	95%	96%	99%	98%	99%	99%	102%	96%	98%	106%

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: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



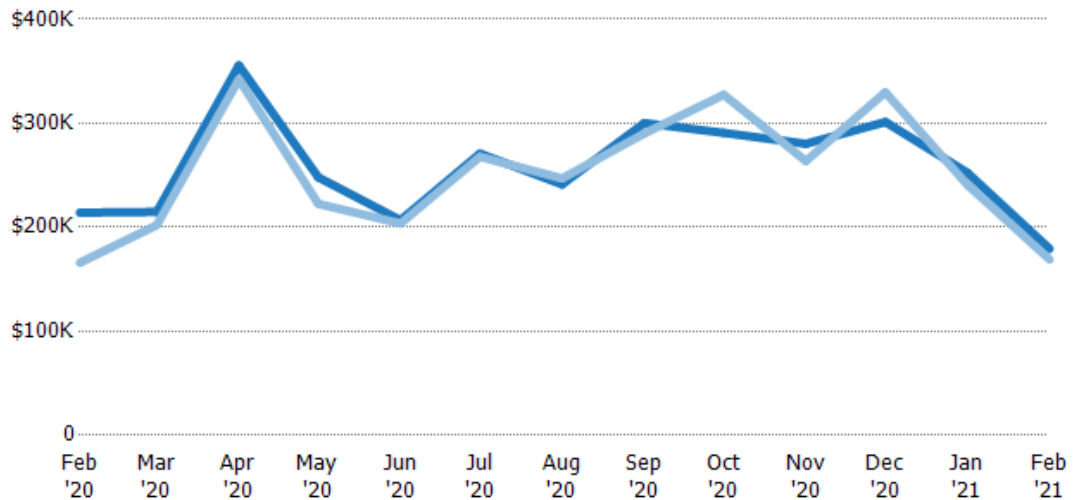
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$169K	\$175K	\$360K	\$238K	\$195K	\$242K	\$249K	\$239K	\$269K	\$240K	\$245K	\$250K	\$169K
Median Sales Price	\$159K	\$182K	\$350K	\$225K	\$184K	\$235K	\$249K	\$244K	\$255K	\$240K	\$240K	\$248K	\$179K
Med Sales Price as a % of Med List Price	94%	104%	97%	95%	94%	97%	100%	102%	95%	100%	98%	99%	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: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



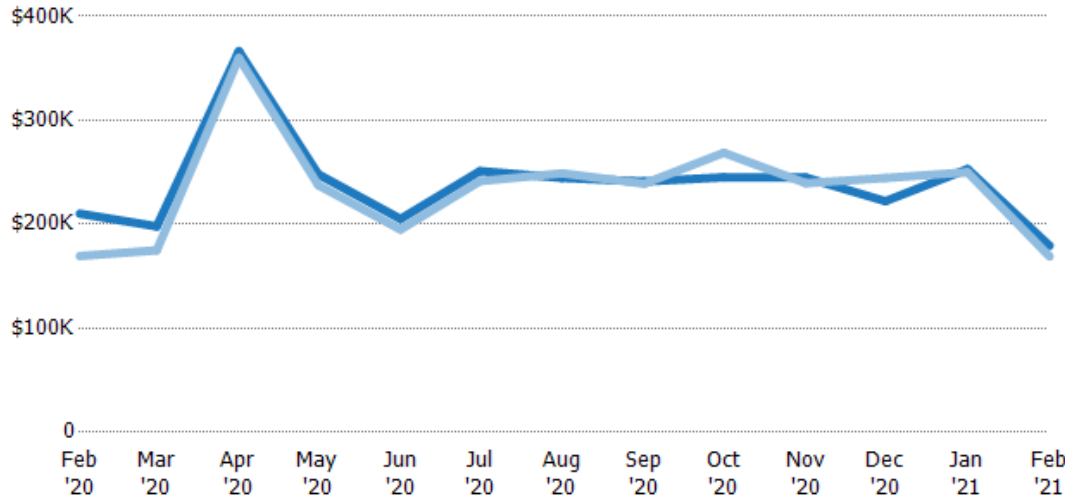
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$214K	\$215K	\$356K	\$248K	\$207K	\$271K	\$241K	\$300K	\$291K	\$280K	\$301K	\$252K	\$179K
Avg Sales Price	\$166K	\$202K	\$342K	\$222K	\$204K	\$268K	\$247K	\$290K	\$327K	\$264K	\$330K	\$241K	\$169K
Avg Sales Price as a % of Avg Est Value	77%	94%	96%	90%	98%	99%	102%	97%	113%	94%	109%	95%	94%

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: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$210K	\$198K	\$367K	\$248K	\$205K	\$251K	\$245K	\$241K	\$245K	\$245K	\$222K	\$253K	\$179K
Median Sales Price	\$169K	\$175K	\$360K	\$238K	\$195K	\$242K	\$249K	\$239K	\$269K	\$240K	\$245K	\$250K	\$169K
Med Sales Price as a % of Med Est Value	81%	88%	98%	96%	95%	96%	102%	99%	110%	98%	110%	99%	94%