

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	105	104	+1%	188	223	-15.7%
New Listing Volume	\$47,009,935	\$41,509,188	+13.3%	\$82,736,630	\$85,098,766	-2.8%
Active Listing Count	116	325	-64.3%	N/A	N/A	
Active Listing Volume	\$72,614,216	\$159,396,380	-54.4%	N/A	N/A	
Average Listing Price	\$625,985	\$490,450	+27.6%	\$596,019	\$486,289	+22.6%
Median Listing Price	\$448,950	\$405,000	+10.9%	\$449,252	\$402,381	+11.6%
Median Days in RPR	126.5	122	+3.7%	125.73	120.86	+4%
Months of Inventory	1.3	2.9	-56.5%	1.3	4.9	-73.5%
Absorption Rate	79.31%	34.46%	+44.8%	76.26%	20.21%	+56.1%
Sales Activity Charts Metrics						
New Pending Sales Count	119	121	-1.7%	225	241	-6.6%
New Pending Sales Volume	\$48,818,430	\$42,044,548	+16.1%	\$93,086,119	\$81,339,477	+14.4%
Pending Sales Count	201	182	+10.4%	N/A	N/A	
Pending Sales Volume	\$87,096,020	\$66,324,999	+31.3%	N/A	N/A	
Closed Sales Count	87	84	+3.6%	179	196	-8.7%
Closed Sales Volume	\$36,315,495	\$29,047,630	+25%	\$71,742,338	\$73,910,501	-2.9%
Average Sales Price	\$417,419	\$345,805	+20.7%	\$400,795	\$377,094	+6.3%
Median Sales Price	\$350,000	\$298,000	+17.4%	\$353,212	\$314,000	+12.5%

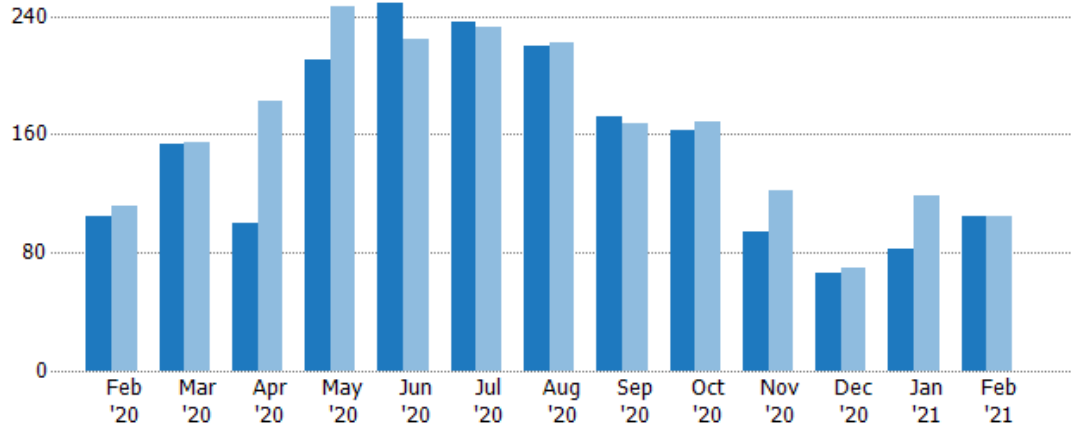
New Listings

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '21	105	1%
Feb '20	104	-7.1%
Feb '19	112	7.1%



Current Year	104	153	100	210	249	236	220	172	163	94	66	83	105
Prior Year	112	154	183	246	224	232	222	167	168	122	70	119	104
Percent Change from Prior Year	-7%	-1%	-45%	-15%	11%	2%	-1%	3%	-3%	-23%	-6%	-30%	1%

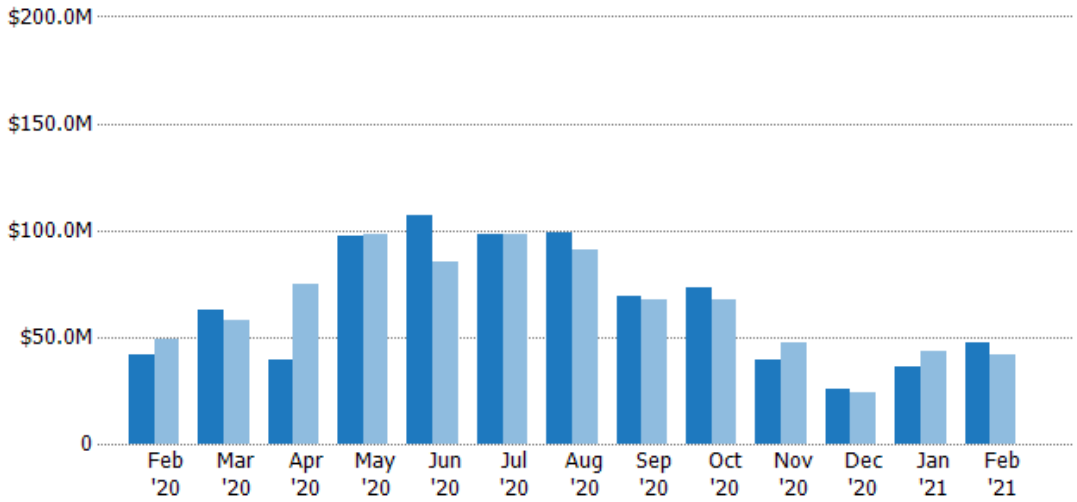
New Listing Volume

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '21	\$47M	13.3%
Feb '20	\$41.5M	-15.7%
Feb '19	\$49.2M	-15.5%



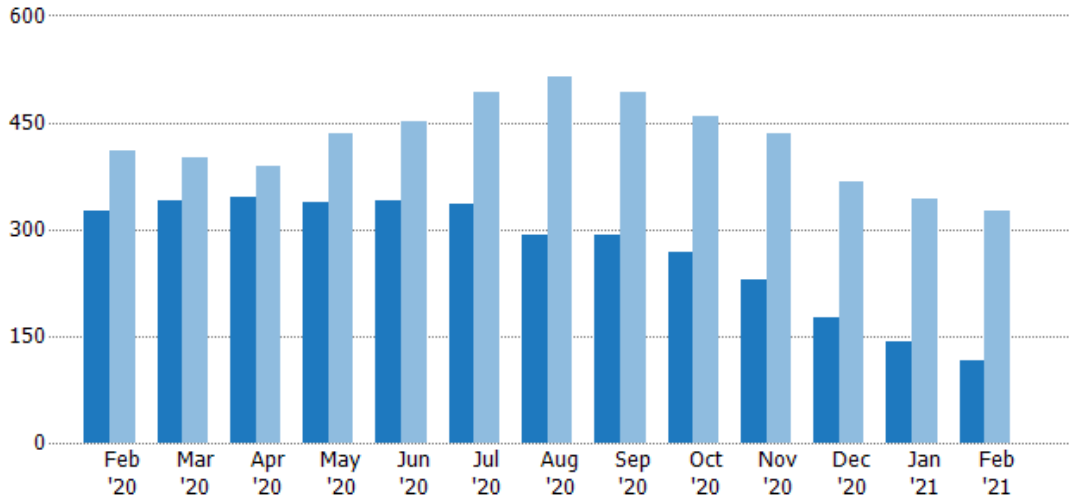
Current Year	\$41.5M	\$62.3M	\$39.6M	\$96.9M	\$107M	\$97.9M	\$98.7M	\$69M	\$73.3M	\$39.6M	\$25.5M	\$35.7M	\$47M
Prior Year	\$49.2M	\$57.4M	\$75.1M	\$98.4M	\$85.2M	\$98.1M	\$90.7M	\$67.3M	\$67.3M	\$47.7M	\$23.7M	\$43.6M	\$41.5M
Percent Change from Prior Year	-16%	8%	-47%	-2%	25%	0%	9%	3%	9%	-17%	8%	-18%	13%

Active Listings

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



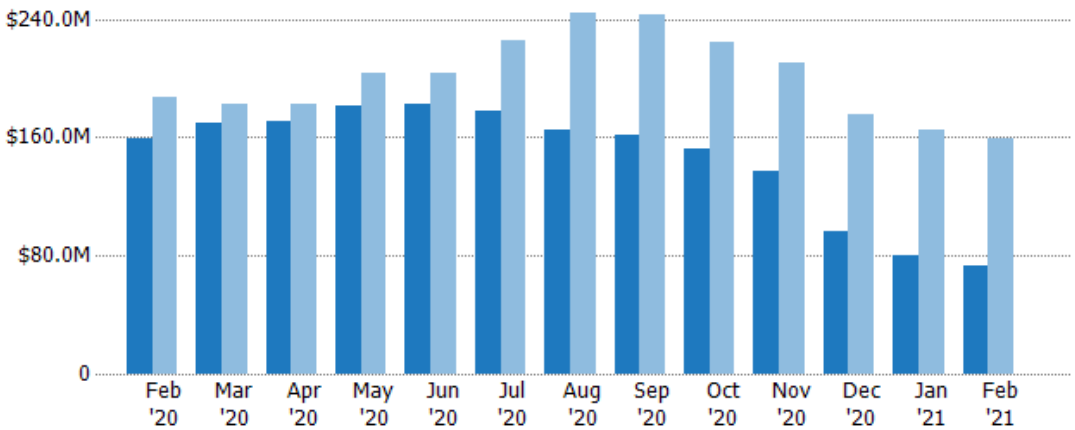
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	325	341	344	337	340	335	292	291	267	230	176	141	116
Prior Year	409	401	389	435	452	493	514	492	458	434	366	343	325
Percent Change from Prior Year	-21%	-15%	-12%	-23%	-25%	-32%	-43%	-41%	-42%	-47%	-52%	-59%	-64%

Active Listing Volume

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 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
Current Year	\$159M	\$170M	\$171M	\$181M	\$182M	\$178M	\$165M	\$162M	\$153M	\$137M	\$96.3M	\$80.6M	\$72.6M
Prior Year	\$187M	\$182M	\$183M	\$204M	\$203M	\$225M	\$244M	\$243M	\$224M	\$210M	\$176M	\$165M	\$159M
Percent Change from Prior Year	-15%	-7%	-6%	-11%	-10%	-21%	-33%	-33%	-32%	-35%	-45%	-51%	-54%

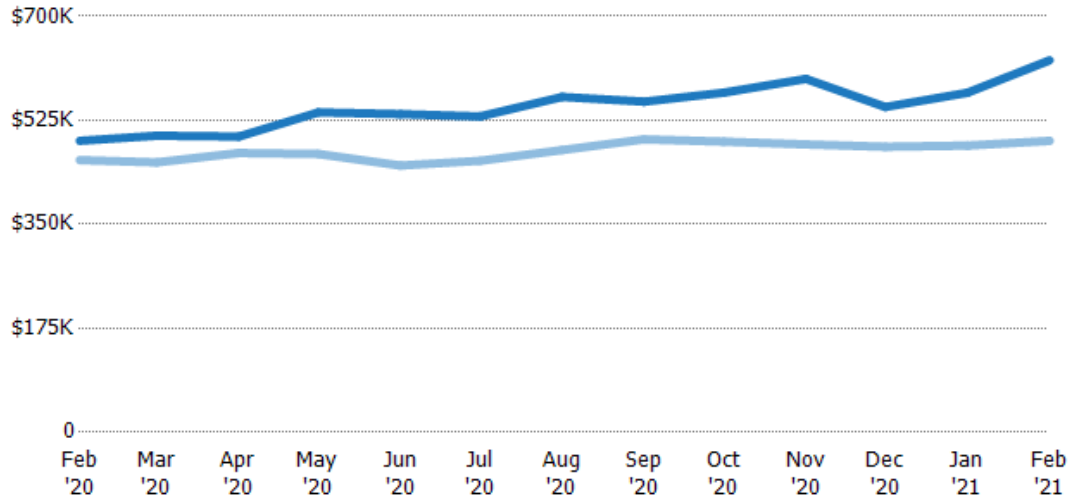
Average Listing Price

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '21	\$626K	27.6%
Feb '20	\$490K	7.1%
Feb '19	\$458K	4.4%



Current Year	\$490K	\$499K	\$498K	\$538K	\$535K	\$531K	\$564K	\$556K	\$572K	\$595K	\$547K	\$571K	\$626K
Prior Year	\$458K	\$454K	\$470K	\$468K	\$449K	\$457K	\$475K	\$493K	\$489K	\$484K	\$480K	\$482K	\$490K
Percent Change from Prior Year	7%	10%	6%	15%	19%	16%	19%	13%	17%	23%	14%	18%	28%

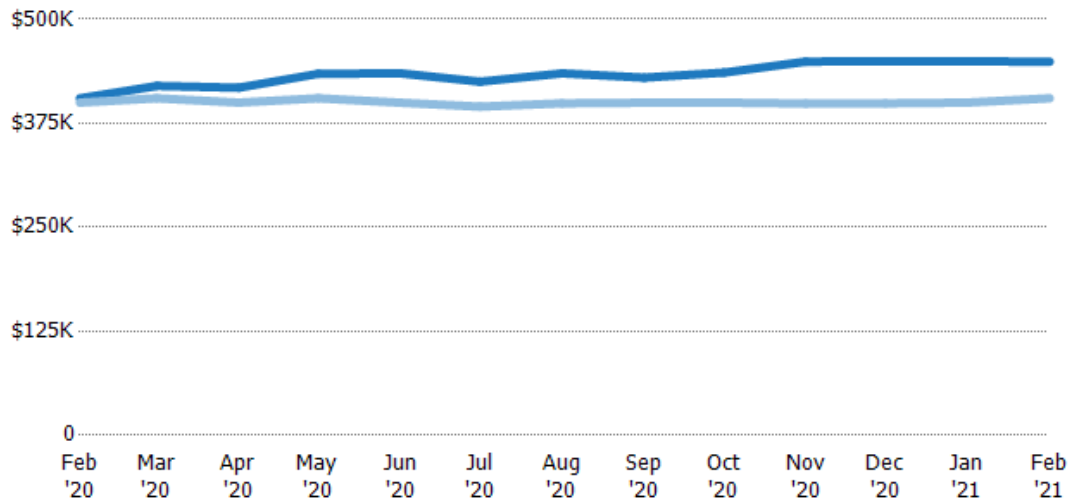
Median Listing Price

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '21	\$449K	10.9%
Feb '20	\$405K	1.3%
Feb '19	\$400K	-0.2%



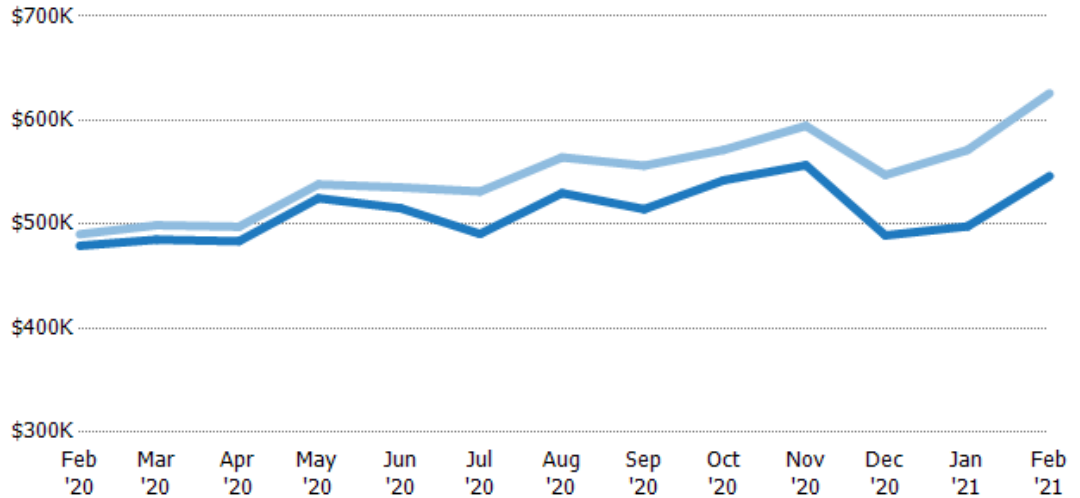
Current Year	\$405K	\$420K	\$418K	\$435K	\$435K	\$425K	\$435K	\$430K	\$436K	\$449K	\$450K	\$450K	\$449K
Prior Year	\$400K	\$405K	\$400K	\$405K	\$400K	\$395K	\$399K	\$400K	\$400K	\$399K	\$399K	\$400K	\$405K
Percent Change from Prior Year	1%	4%	4%	7%	9%	8%	9%	8%	9%	13%	13%	12%	11%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



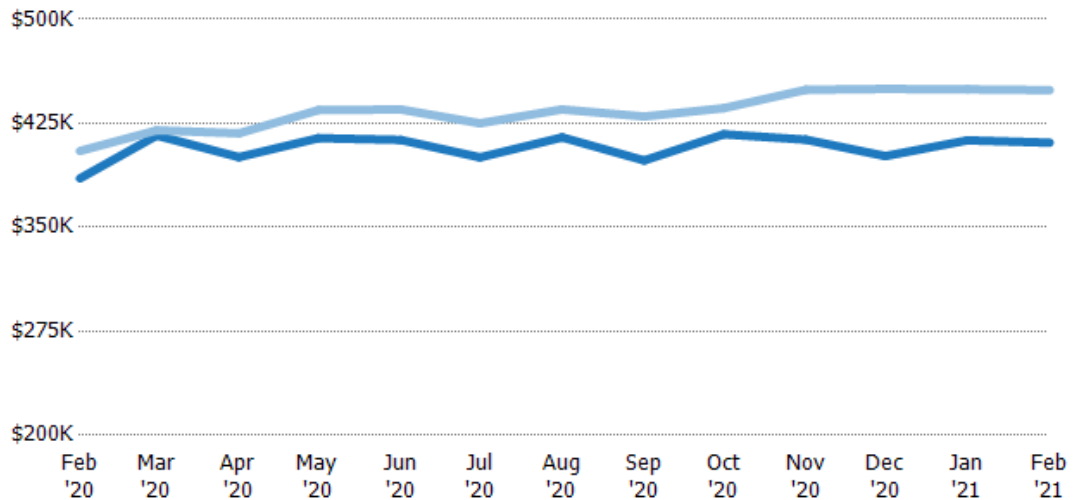
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$479K	\$485K	\$484K	\$525K	\$515K	\$491K	\$530K	\$514K	\$542K	\$557K	\$489K	\$498K	\$546K
Avg Listing Price	\$490K	\$499K	\$498K	\$538K	\$535K	\$531K	\$564K	\$556K	\$572K	\$595K	\$547K	\$571K	\$626K
Avg Listing Price as a % of Avg Est Value	102%	103%	103%	103%	104%	108%	106%	108%	105%	107%	112%	115%	115%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



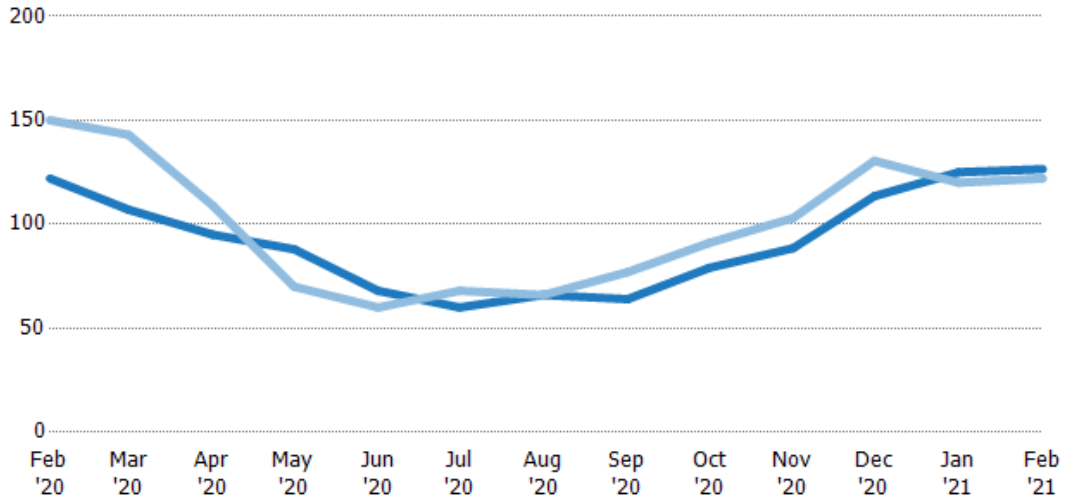
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$385K	\$416K	\$401K	\$414K	\$413K	\$400K	\$415K	\$398K	\$417K	\$413K	\$401K	\$413K	\$411K
Median Listing Price	\$405K	\$420K	\$418K	\$435K	\$435K	\$425K	\$435K	\$430K	\$436K	\$449K	\$450K	\$450K	\$449K
Med Listing Price as a % of Med Est Value	105%	101%	104%	105%	105%	106%	105%	108%	105%	109%	112%	109%	109%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



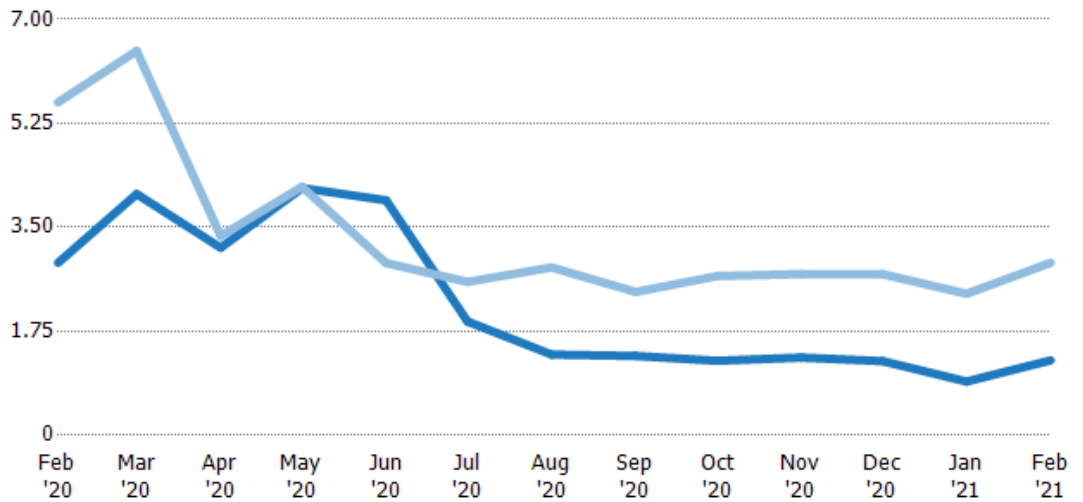
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	122	107	95	88	68	60	66	64	79	88.5	114	125	127
Prior Year	150	143	109	70	60	68	66	77	91	103	131	120	122
Percent Change from Prior Year	-19%	-25%	-13%	26%	13%	-12%	0%	-17%	-13%	-14%	-13%	4%	4%

Months of Inventory

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 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
Current Year	2.9	4.06	3.16	4.16	3.95	1.91	1.36	1.33	1.25	1.31	1.25	0.9	1.26
Prior Year	5.6	6.47	3.35	4.18	2.9	2.58	2.82	2.41	2.68	2.71	2.71	2.38	2.9
Percent Change from Prior Year	-48%	-37%	-6%	-1%	36%	-26%	-52%	-45%	-53%	-52%	-54%	-62%	-57%

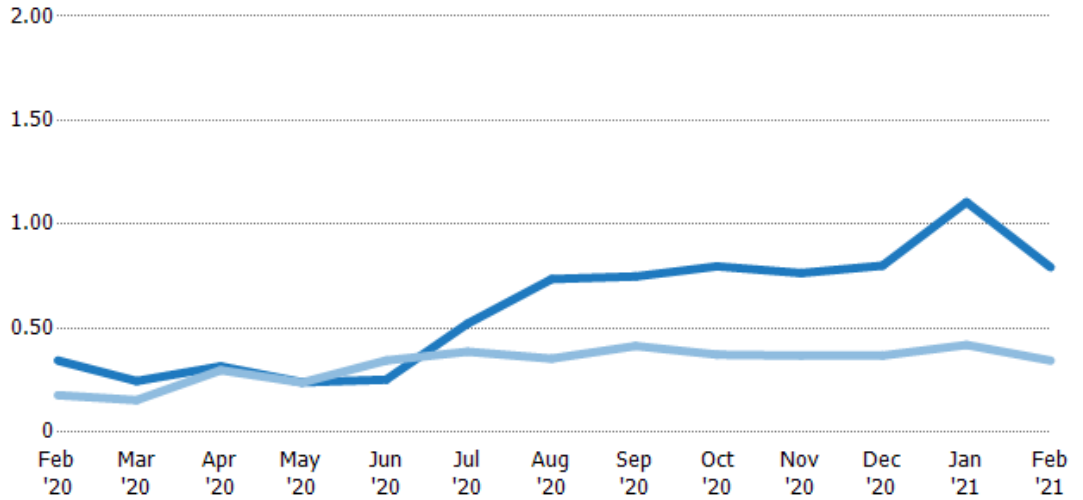
Absorption Rate

The percentage of inventory sold per month.

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Rate	Chg.
Feb '21	79%	-44.9%
Feb '20	34%	-16.6%
Feb '19	18%	-1.6%



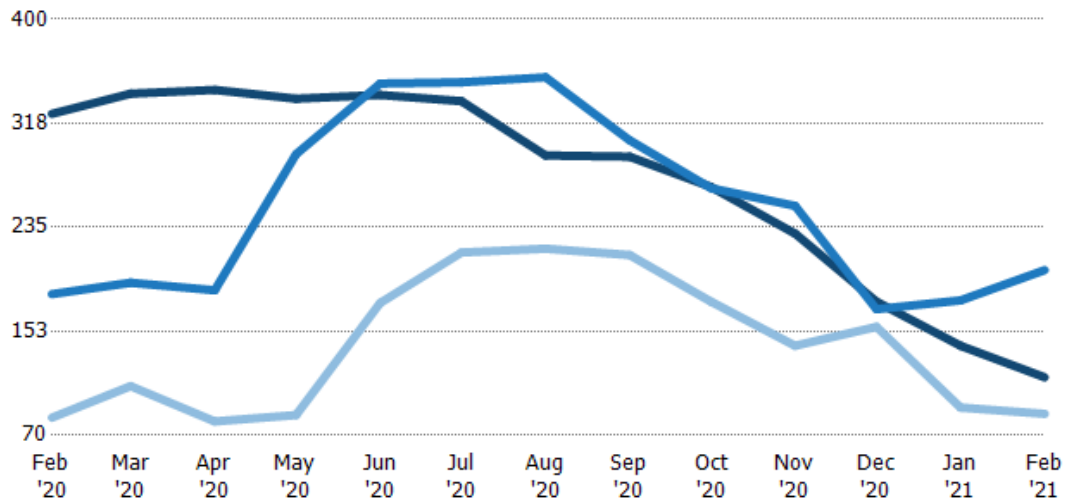
Current Year	34%	25%	32%	24%	25%	52%	74%	75%	80%	77%	80%	111%	79%
Prior Year	18%	15%	30%	24%	35%	39%	35%	41%	37%	37%	37%	42%	34%
Change from Prior Year	-17%	-9%	-2%	0%	9%	-13%	-38%	-33%	-42%	-40%	-43%	-69%	-45%

Active/Pending/Sold Units

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type: Condo/Townhouse/Apt., Single Family



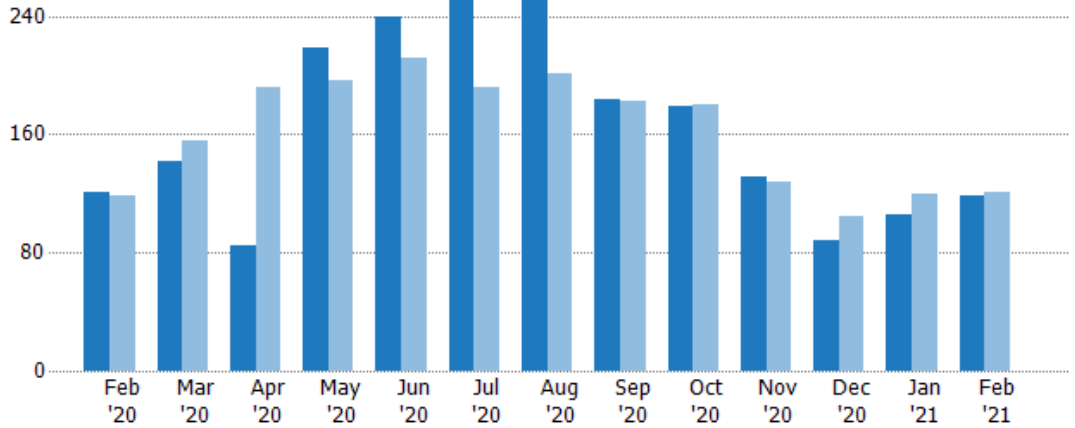
Active	325	341	344	337	340	335	292	291	267	230	176	141	116
Pending	182	191	185	293	349	350	354	304	266	252	170	177	201
Sold	84	109	81	86	175	215	218	213	176	141	156	92	87

New Pending Sales

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



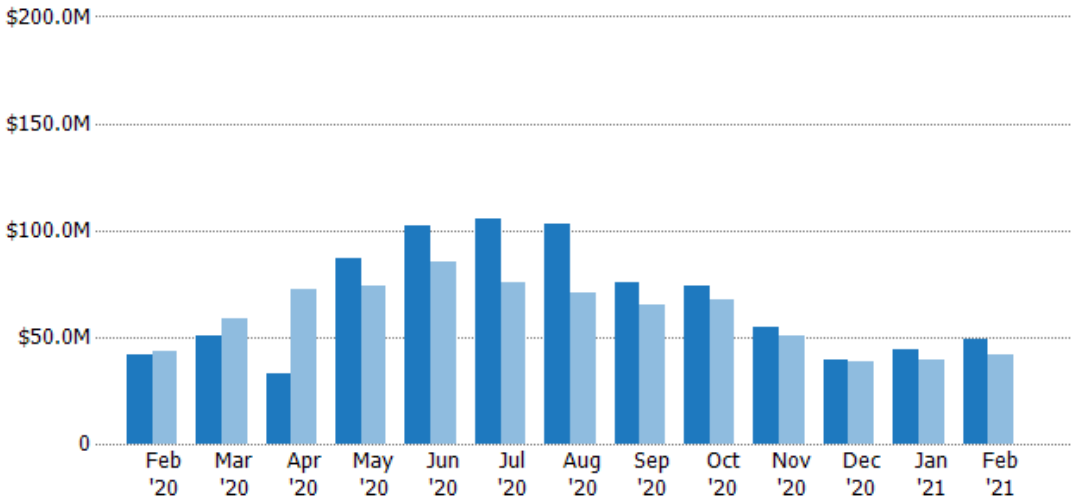
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	121	142	85	218	240	251	255	184	179	131	88	106	119
Prior Year	118	156	192	197	211	192	201	182	180	128	105	120	121
Percent Change from Prior Year	3%	-9%	-56%	11%	14%	31%	27%	1%	-1%	2%	-16%	-12%	-2%

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
 County: Chittenden County, Vermont
 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
Current Year	\$42M	\$50.8M	\$32.6M	\$87M	\$102M	\$105M	\$103M	\$75.7M	\$74.3M	\$54.3M	\$39.4M	\$44.3M	\$48.8M
Prior Year	\$43.4M	\$58.7M	\$72M	\$74.1M	\$85.6M	\$75.4M	\$70.5M	\$65.4M	\$67.1M	\$50.9M	\$38.8M	\$39.3M	\$42M
Percent Change from Prior Year	-3%	-13%	-55%	17%	19%	39%	46%	16%	11%	7%	1%	13%	16%

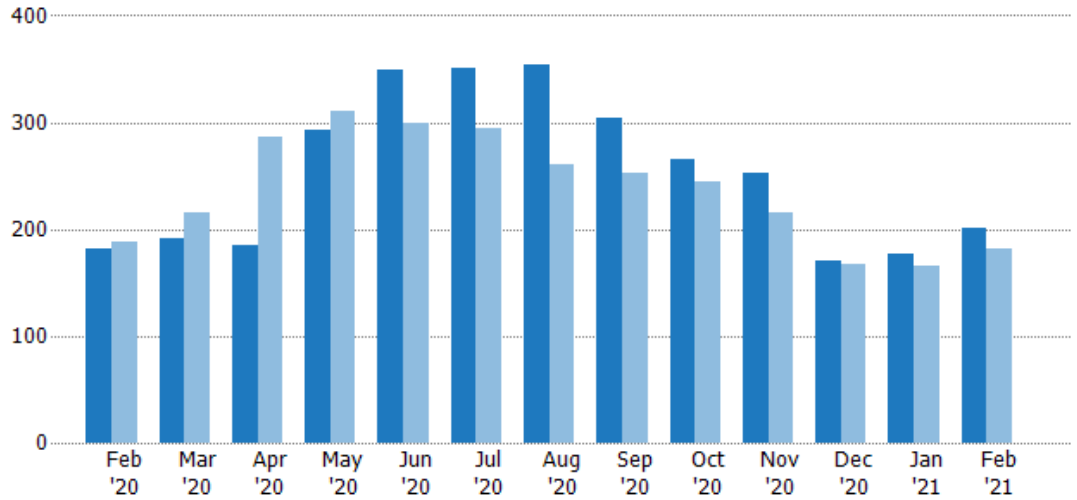
Pending Sales

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '21	201	10.4%
Feb '20	182	-3.2%
Feb '19	188	-13.8%



	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	182	191	185	293	349	350	354	304	266	252	170	177	201
Prior Year	188	215	286	310	300	294	260	252	245	215	167	165	182
Percent Change from Prior Year	-3%	-11%	-35%	-5%	16%	19%	36%	21%	9%	17%	2%	7%	10%

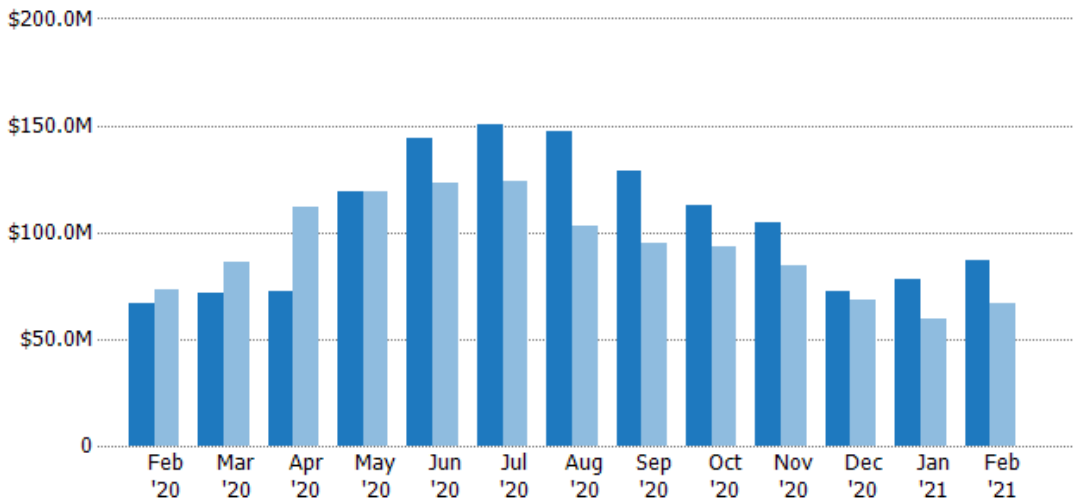
Pending Sales Volume

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '21	\$87.1M	31.3%
Feb '20	\$66.3M	-9%
Feb '19	\$72.9M	-21.8%



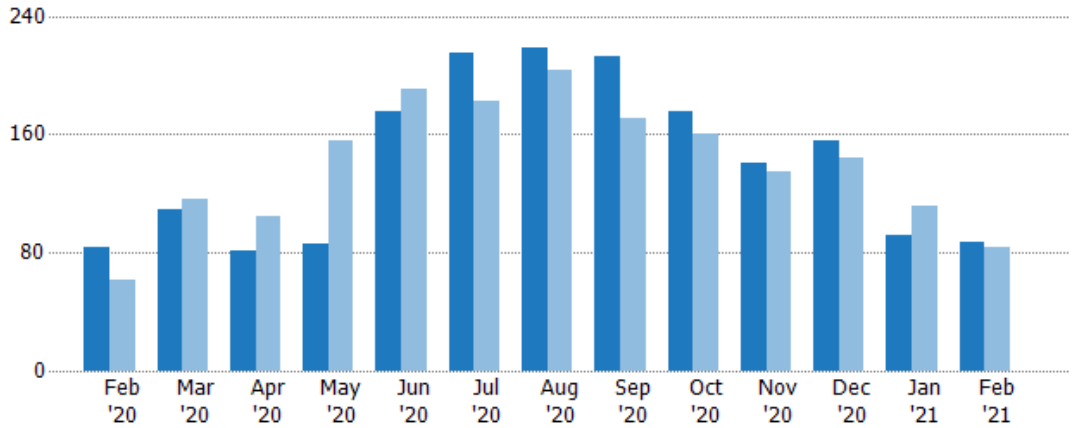
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$66.3M	\$71.5M	\$72.1M	\$119M	\$144M	\$151M	\$147M	\$129M	\$112M	\$105M	\$72.2M	\$77.6M	\$87.1M
Prior Year	\$72.9M	\$86M	\$112M	\$119M	\$123M	\$124M	\$103M	\$95.1M	\$93.5M	\$84.3M	\$68.4M	\$59.4M	\$66.3M
Percent Change from Prior Year	-9%	-17%	-36%	0%	17%	22%	43%	35%	20%	24%	6%	31%	31%

Closed Sales

The total number of residential properties sold each month.

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



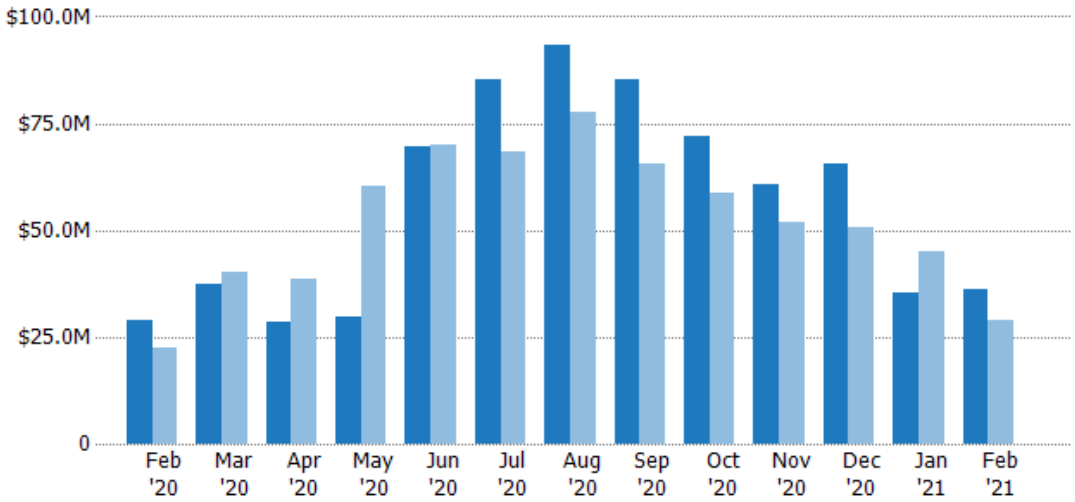
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	84	109	81	86	175	215	218	213	176	141	156	92	87
Prior Year	62	116	104	156	191	182	204	171	160	135	144	112	84
Percent Change from Prior Year	35%	-6%	-22%	-45%	-8%	18%	7%	25%	10%	4%	8%	-18%	4%

Closed Sales Volume

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



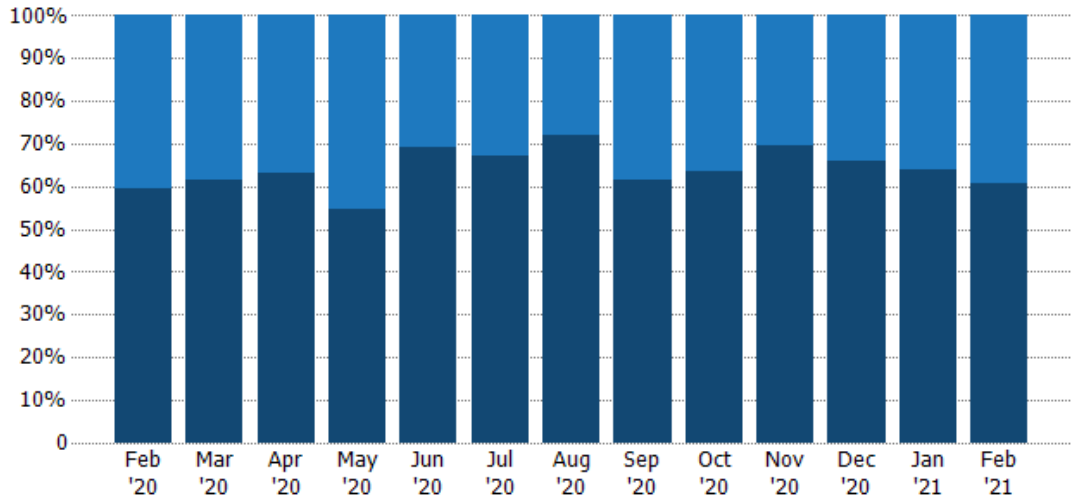
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$29M	\$37.3M	\$28.5M	\$29.6M	\$69.8M	\$85.2M	\$93.4M	\$85.2M	\$72M	\$60.7M	\$65.7M	\$35.4M	\$36.3M
Prior Year	\$22.6M	\$40.2M	\$38.4M	\$60.3M	\$69.9M	\$68.3M	\$77.5M	\$65.5M	\$58.7M	\$51.8M	\$50.8M	\$44.9M	\$29M
Percent Change from Prior Year	29%	-7%	-26%	-51%	0%	25%	21%	30%	23%	17%	29%	-21%	25%

Closed Sales by Property Type

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



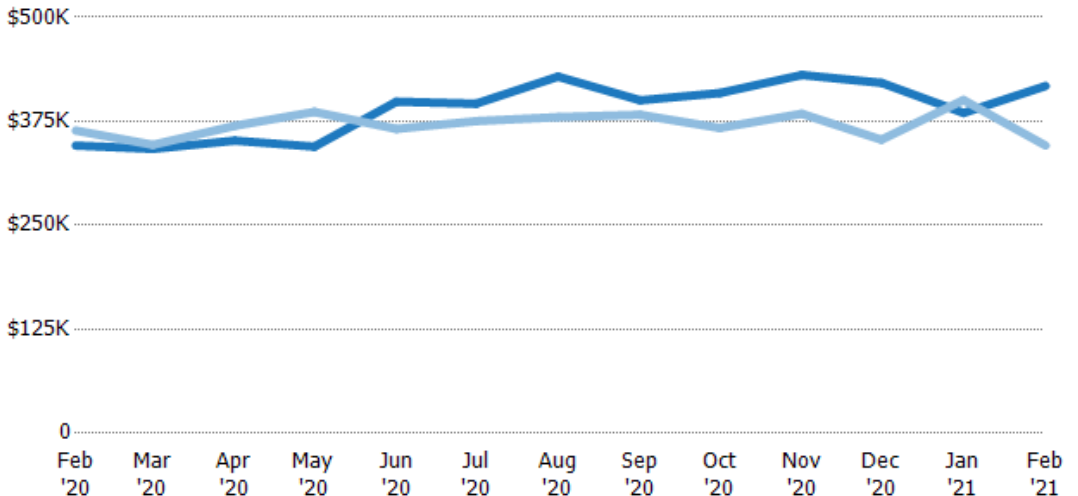
Condo/Townhouse	40%	39%	37%	45%	31%	33%	28%	38%	36%	30%	34%	36%	39%
Single Family Residence	60%	61%	63%	55%	69%	67%	72%	62%	64%	70%	66%	64%	61%

Average Sales Price

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Current Year	\$346K	\$342K	\$352K	\$345K	\$399K	\$396K	\$429K	\$400K	\$409K	\$431K	\$421K	\$385K	\$417K
Prior Year	\$364K	\$347K	\$370K	\$386K	\$366K	\$375K	\$380K	\$383K	\$367K	\$384K	\$353K	\$401K	\$346K
Percent Change from Prior Year	-5%	-1%	-5%	-11%	9%	6%	13%	5%	11%	12%	19%	-4%	21%

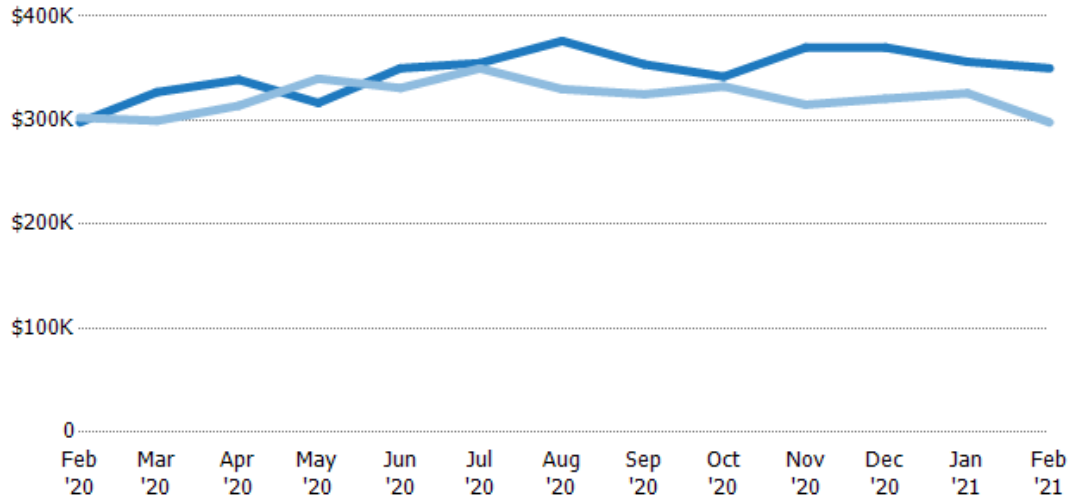
Median Sales Price

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '21	\$350K	17.4%
Feb '20	\$298K	-1.5%
Feb '19	\$303K	-4.1%



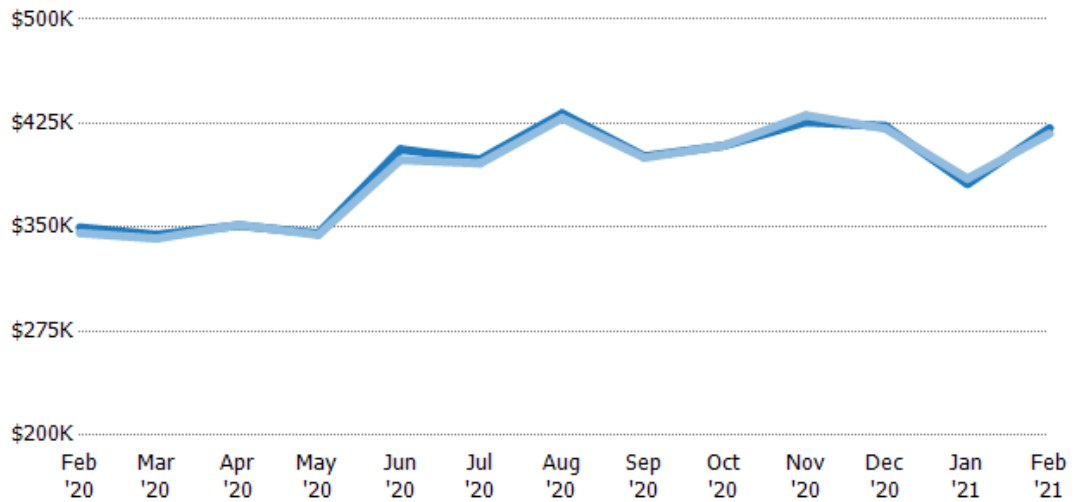
Current Year	\$298K	\$327K	\$339K	\$317K	\$350K	\$355K	\$376K	\$354K	\$342K	\$370K	\$370K	\$356K	\$350K
Prior Year	\$303K	\$300K	\$314K	\$340K	\$331K	\$350K	\$330K	\$325K	\$333K	\$315K	\$321K	\$326K	\$298K
Percent Change from Prior Year	-1%	9%	8%	-7%	6%	1%	14%	9%	3%	17%	15%	9%	17%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



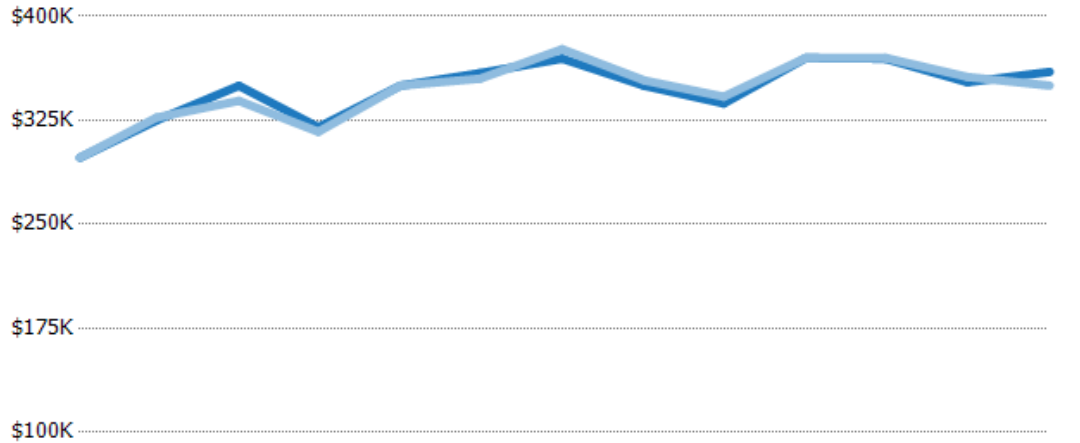
Avg List Price	\$350K	\$345K	\$351K	\$346K	\$406K	\$399K	\$432K	\$401K	\$409K	\$426K	\$423K	\$381K	\$421K
Avg Sales Price	\$346K	\$342K	\$352K	\$345K	\$399K	\$396K	\$429K	\$400K	\$409K	\$431K	\$421K	\$385K	\$417K
Avg Sales Price as a % of Avg List Price	99%	99%	100%	100%	98%	99%	99%	100%	100%	101%	100%	101%	99%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



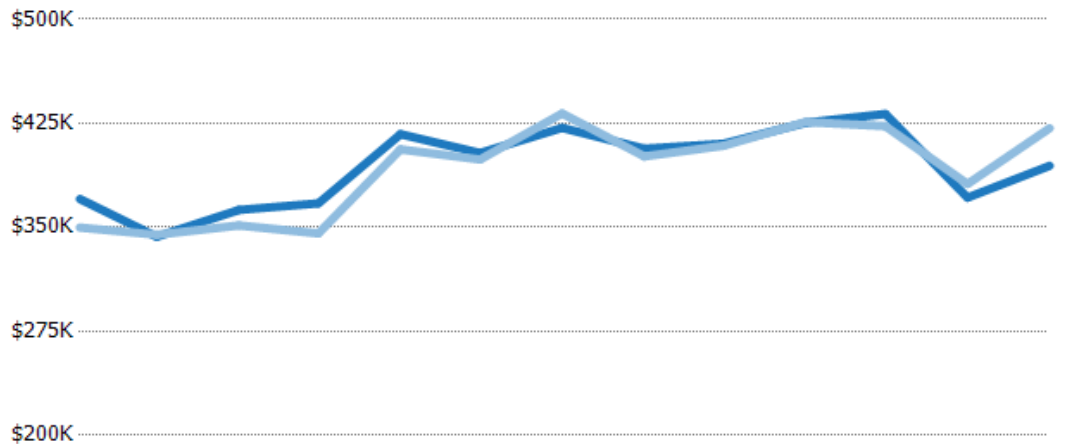
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$298K	\$325K	\$350K	\$320K	\$350K	\$359K	\$369K	\$350K	\$337K	\$370K	\$369K	\$352K	\$360K
Median Sales Price	\$298K	\$327K	\$339K	\$317K	\$350K	\$355K	\$376K	\$354K	\$342K	\$370K	\$370K	\$356K	\$350K
Med Sales Price as a % of Med List Price	100%	101%	97%	99%	100%	99%	102%	101%	101%	100%	100%	101%	97%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



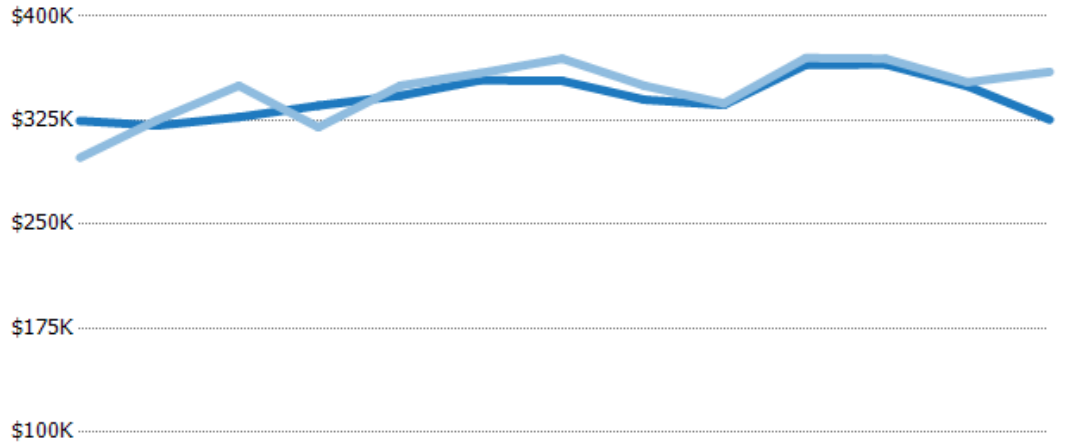
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$370K	\$343K	\$363K	\$367K	\$417K	\$404K	\$422K	\$407K	\$410K	\$425K	\$432K	\$371K	\$394K
Avg Sales Price	\$350K	\$345K	\$351K	\$346K	\$406K	\$399K	\$432K	\$401K	\$409K	\$426K	\$423K	\$381K	\$421K
Avg Sales Price as a % of Avg Est Value	94%	100%	97%	94%	97%	99%	102%	99%	100%	100%	98%	103%	107%

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
 County: Chittenden County, Vermont
 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	\$325K	\$321K	\$327K	\$336K	\$343K	\$354K	\$353K	\$340K	\$336K	\$365K	\$365K	\$350K	\$325K
Median Sales Price	\$298K	\$325K	\$350K	\$320K	\$350K	\$359K	\$369K	\$350K	\$337K	\$370K	\$369K	\$352K	\$360K
Med Sales Price as a % of Med Est Value	92%	101%	107%	95%	102%	101%	105%	103%	100%	101%	101%	101%	111%