

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	5	15	-66.7%	11	18	-38.9%
New Listing Volume	\$2,354,000	\$5,957,900	-60.5%	\$5,301,000	\$7,231,900	-26.7%
Active Listing Count	13	42	-69%	N/A	N/A	
Active Listing Volume	\$6,660,500	\$15,590,100	-57.3%	N/A	N/A	
Average Listing Price	\$512,346	\$371,193	+38%	\$493,961	\$371,053	+33.1%
Median Listing Price	\$549,000	\$314,950	+74.3%	\$510,358	\$314,950	+62%
Median Days in RPR	128	149	-14.1%	121	159.13	-24%
Months of Inventory	1.9	14	-86.7%	7.8	8.7	-10.6%
Absorption Rate	53.85%	7.14%	+46.7%	12.9%	11.54%	+1.4%
Sales Activity Charts Metrics						
New Pending Sales Count	6	14	-57.1%	15	16	-6.3%
New Pending Sales Volume	\$2,581,900	\$4,793,400	-46.1%	\$6,275,900	\$5,208,200	+20.5%
Pending Sales Count	14	11	+27.3%	N/A	N/A	
Pending Sales Volume	\$5,752,800	\$4,084,400	+40.8%	N/A	N/A	
Closed Sales Count	4	1	+300%	11	4	+175%
Closed Sales Volume	\$1,150,000	\$240,000	+379.2%	\$3,802,000	\$1,097,900	+246.3%
Average Sales Price	\$287,500	\$240,000	+19.8%	\$345,636	\$274,475	+25.9%
Median Sales Price	\$240,000	\$240,000	+—	\$294,091	\$285,000	+3.2%

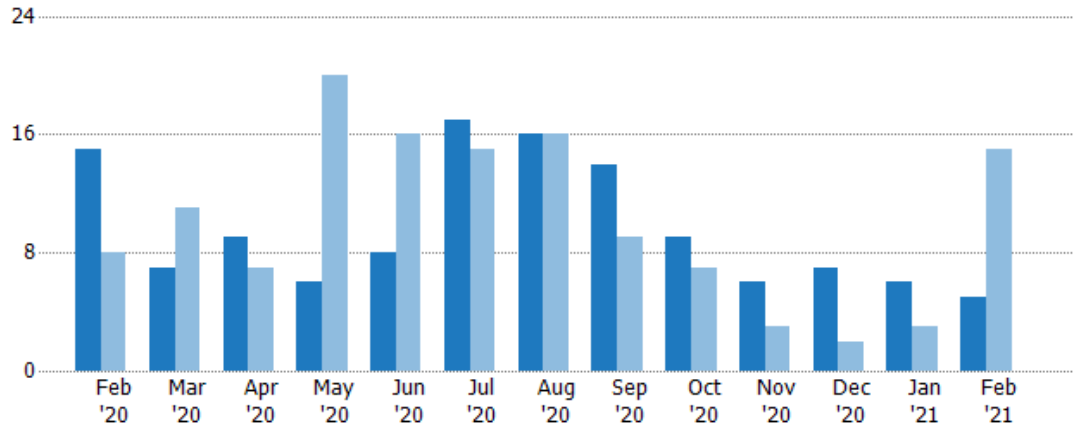
New Listings

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '21	5	-66.7%
Feb '20	15	87.5%
Feb '19	8	-12.5%



	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	15	7	9	6	8	17	16	14	9	6	7	6	5
Prior Year	8	11	7	20	16	15	16	9	7	3	2	3	15
Percent Change from Prior Year	88%	-36%	29%	-70%	-50%	13%	0%	56%	29%	100%	250%	100%	-67%

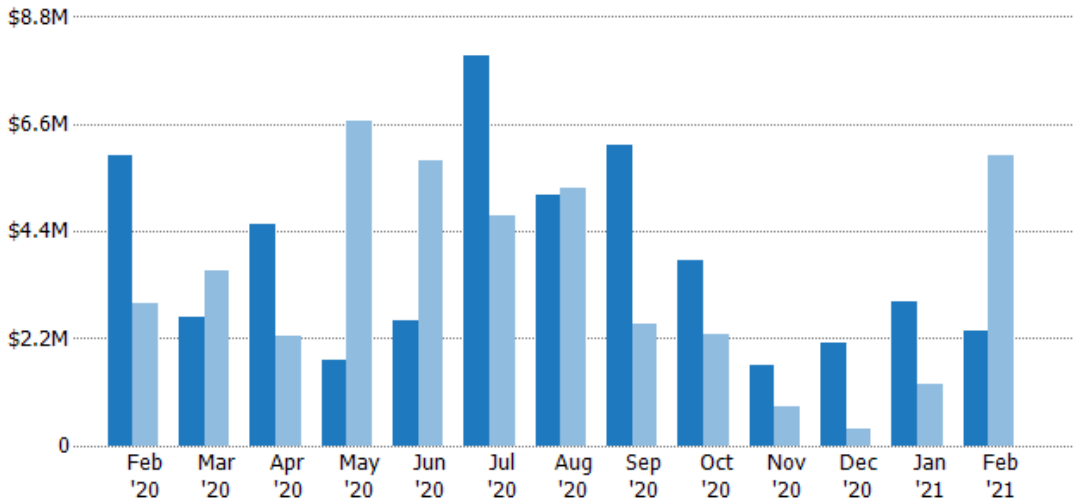
New Listing Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '21	\$2.35M	-60.5%
Feb '20	\$5.96M	105%
Feb '19	\$2.91M	3.5%



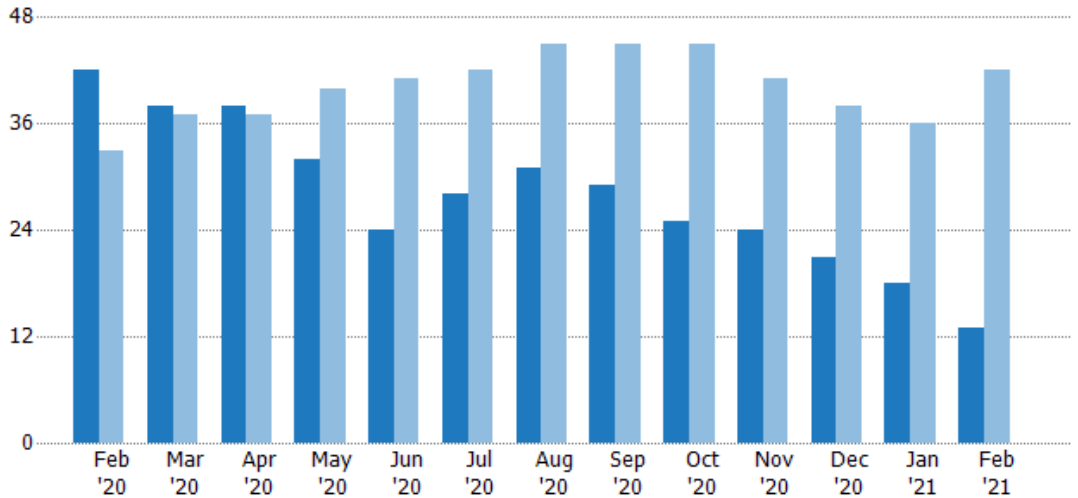
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$5.96M	\$2.64M	\$4.56M	\$1.78M	\$2.58M	\$8M	\$5.14M	\$6.16M	\$3.79M	\$1.67M	\$2.13M	\$2.95M	\$2.35M
Prior Year	\$2.91M	\$3.61M	\$2.25M	\$6.67M	\$5.86M	\$4.71M	\$5.3M	\$2.51M	\$2.27M	\$823K	\$339K	\$1.27M	\$5.96M
Percent Change from Prior Year	105%	-27%	103%	-73%	-56%	70%	-3%	145%	67%	103%	528%	131%	-60%

Active Listings

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



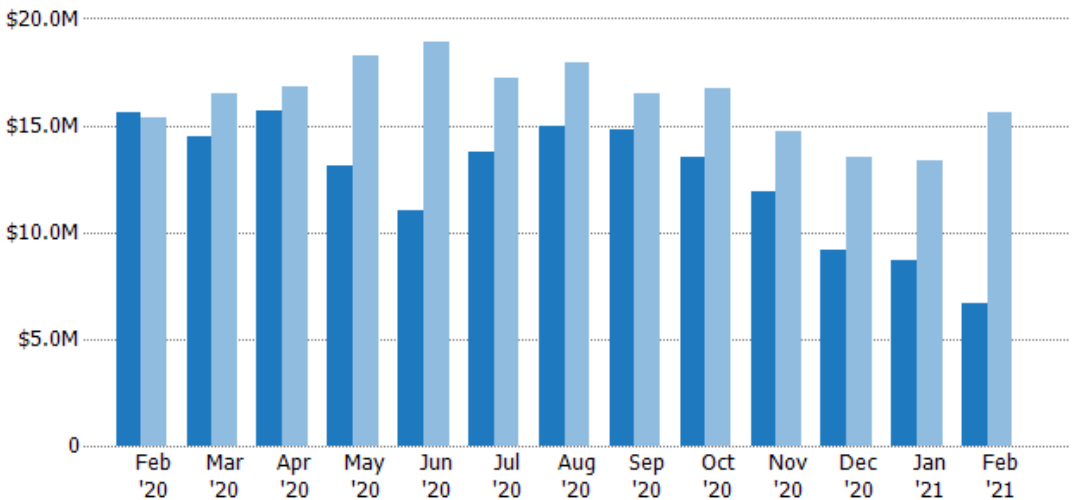
Month/Year	Count	% Chg.
Feb '21	13	-69%
Feb '20	42	27.3%
Feb '19	33	-12.1%

Active Listing Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Feb '21	\$6.66M	-57.3%
Feb '20	\$15.6M	1.3%
Feb '19	\$15.4M	-16.3%

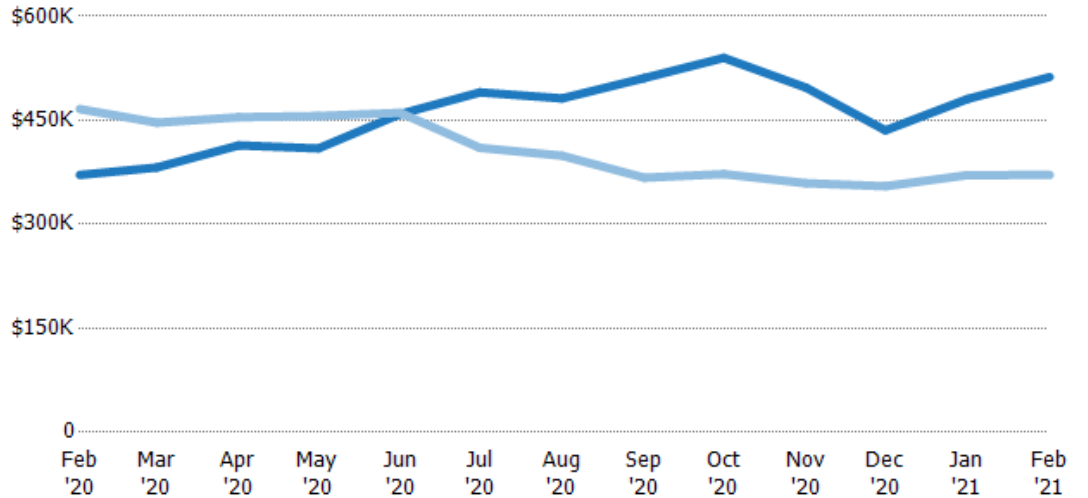
Average Listing Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Price	% Chg.
Feb '21	\$512K	38%
Feb '20	\$371K	-20.4%
Feb '19	\$466K	-4.8%



Current Year	\$371K	\$382K	\$414K	\$409K	\$459K	\$490K	\$482K	\$511K	\$540K	\$497K	\$435K	\$481K	\$512K
Prior Year	\$466K	\$447K	\$454K	\$456K	\$461K	\$410K	\$399K	\$367K	\$372K	\$359K	\$355K	\$371K	\$371K
Percent Change from Prior Year	-20%	-14%	-9%	-10%	0%	20%	21%	39%	45%	38%	23%	30%	38%

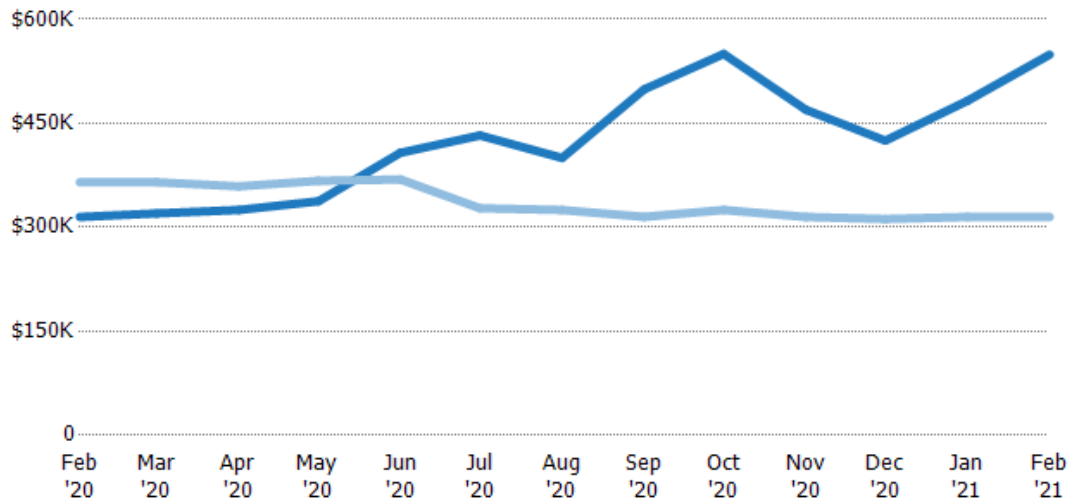
Median Listing Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Price	% Chg.
Feb '21	\$549K	74.3%
Feb '20	\$315K	-13.7%
Feb '19	\$365K	-17.9%



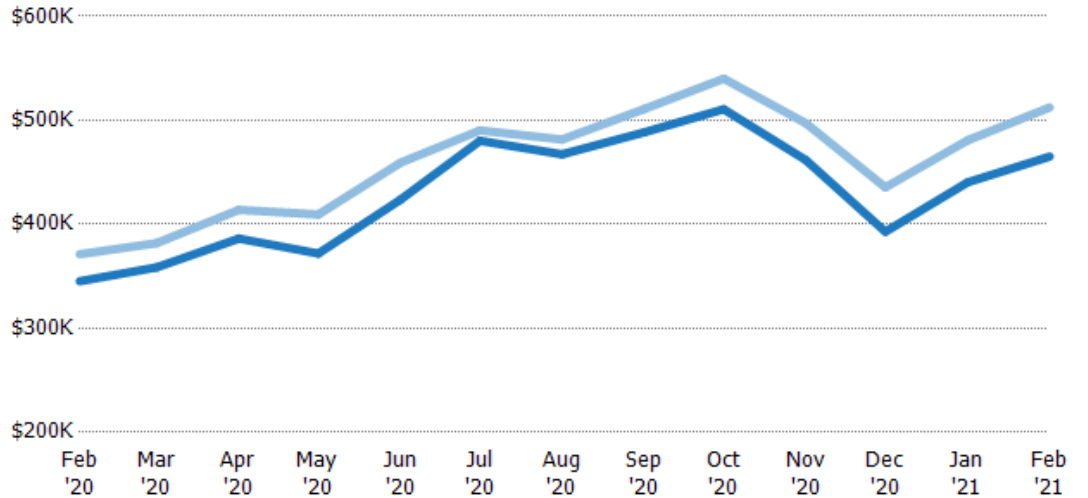
Current Year	\$315K	\$320K	\$325K	\$338K	\$408K	\$433K	\$400K	\$499K	\$550K	\$469K	\$425K	\$482K	\$549K
Prior Year	\$365K	\$365K	\$359K	\$367K	\$369K	\$327K	\$325K	\$315K	\$325K	\$315K	\$312K	\$315K	\$315K
Percent Change from Prior Year	-14%	-12%	-9%	-8%	10%	32%	23%	58%	69%	49%	36%	53%	74%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



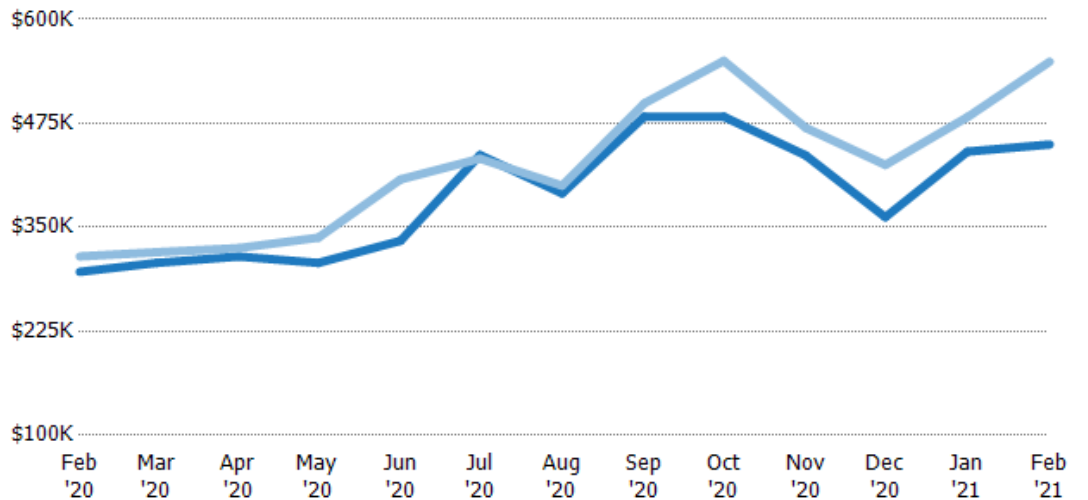
Avg Est Value	\$345K	\$359K	\$386K	\$372K	\$424K	\$480K	\$467K	\$488K	\$511K	\$462K	\$393K	\$440K	\$465K
Avg Listing Price	\$371K	\$382K	\$414K	\$409K	\$459K	\$490K	\$482K	\$511K	\$540K	\$497K	\$435K	\$481K	\$512K
Avg Listing Price as a % of Avg Est Value	108%	106%	107%	110%	108%	102%	103%	105%	106%	108%	111%	109%	110%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Median Est Value	\$296K	\$307K	\$315K	\$307K	\$334K	\$437K	\$391K	\$483K	\$483K	\$436K	\$362K	\$441K	\$450K
Median Listing Price	\$315K	\$320K	\$325K	\$338K	\$408K	\$433K	\$400K	\$499K	\$550K	\$469K	\$425K	\$482K	\$549K
Med Listing Price as a % of Med Est Value	106%	104%	103%	110%	122%	99%	102%	103%	114%	108%	117%	109%	122%

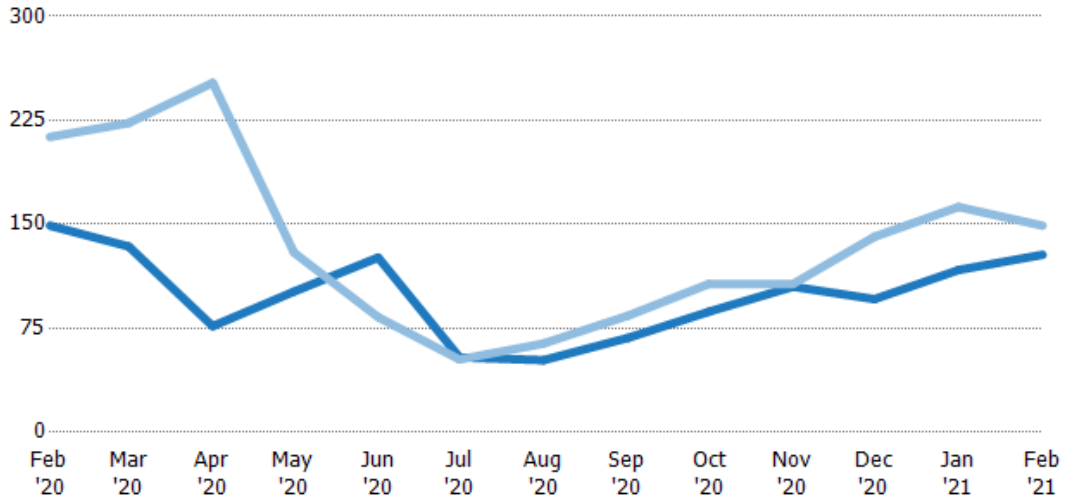
Median Days in RPR

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

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
Feb '21	128	-14.1%
Feb '20	149	-30%
Feb '19	213	9.4%



	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	149	134	76.5	102	126	54	52	68	87	105	96	117	128
Prior Year	213	223	252	130	83	52.5	64	84	107	107	141	163	149
Percent Change from Prior Year	-30%	-40%	-70%	-22%	52%	3%	-19%	-19%	-19%	-2%	-32%	-28%	-14%

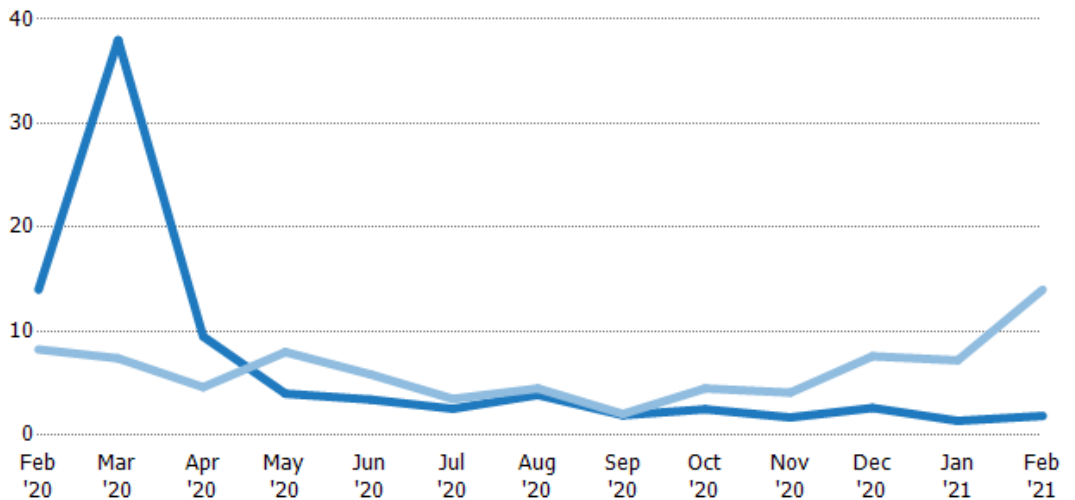
Months of Inventory

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Months	% Chg.
Feb '21	1.86	-86.7%
Feb '20	14	69.7%
Feb '19	8.25	-29.7%



	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	14	38	9.5	4	3.43	2.55	3.88	1.93	2.5	1.71	2.63	1.38	1.86
Prior Year	8.25	7.4	4.63	8	5.86	3.5	4.5	2.05	4.5	4.1	7.6	7.2	14
Percent Change from Prior Year	70%	414%	105%	-50%	-41%	-27%	-14%	-5%	-44%	-58%	-65%	-81%	-87%

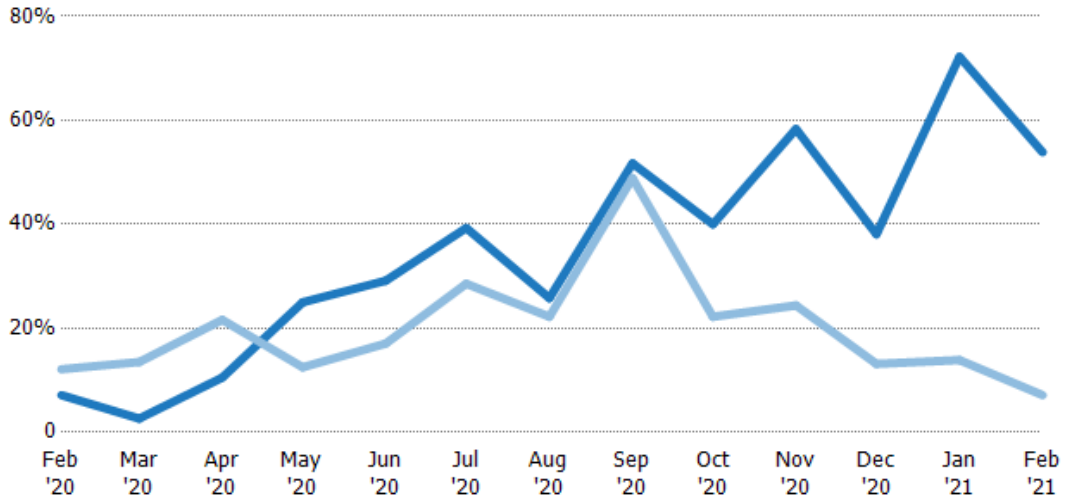
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Rate	Chg.
Feb '21	54%	-46.7%
Feb '20	7%	5%
Feb '19	12%	42.2%



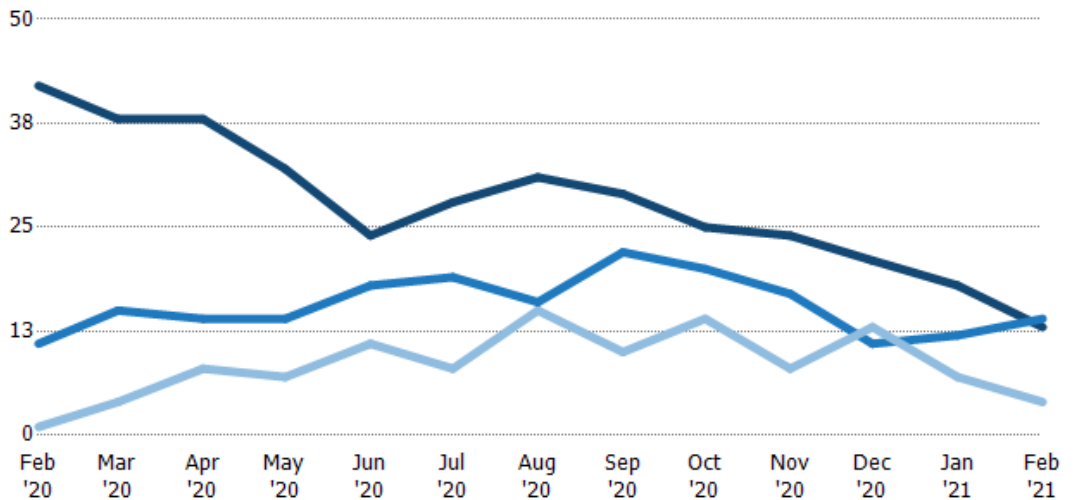
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	7%	3%	11%	25%	29%	39%	26%	52%	40%	58%	38%	72%	54%
Prior Year	12%	14%	22%	13%	17%	29%	22%	49%	22%	24%	13%	14%	7%
Change from Prior Year	5%	11%	11%	-13%	-12%	-11%	-4%	-3%	-18%	-34%	-25%	-58%	-47%

Active/Pending/Sold Units

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



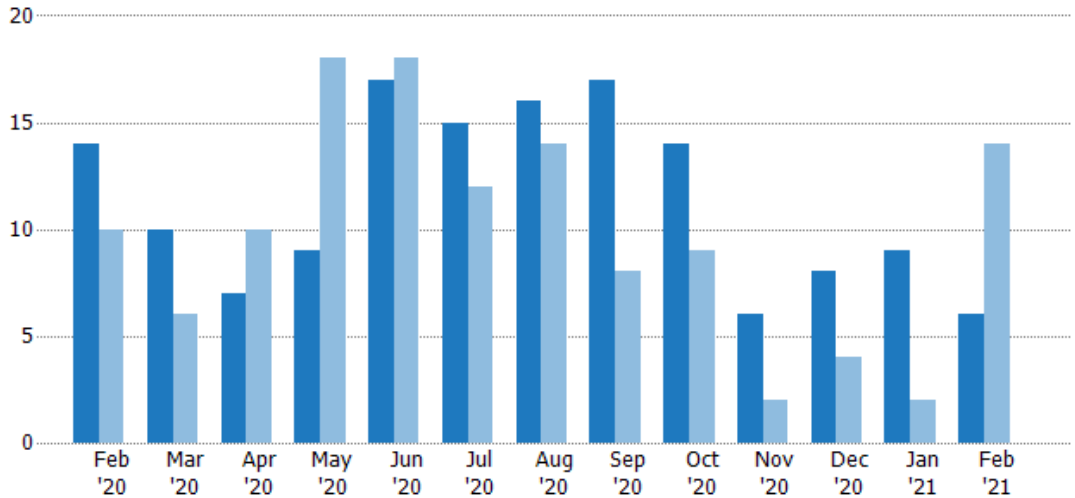
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Active	42	38	38	32	24	28	31	29	25	24	21	18	13
Pending	11	15	14	14	18	19	16	22	20	17	11	12	14
Sold	1	4	8	7	11	8	15	10	14	8	13	7	4

New Pending Sales

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Month/Year	Count	% Chg.
Feb '21	6	-57.1%
Feb '20	14	40%
Feb '19	10	-60%

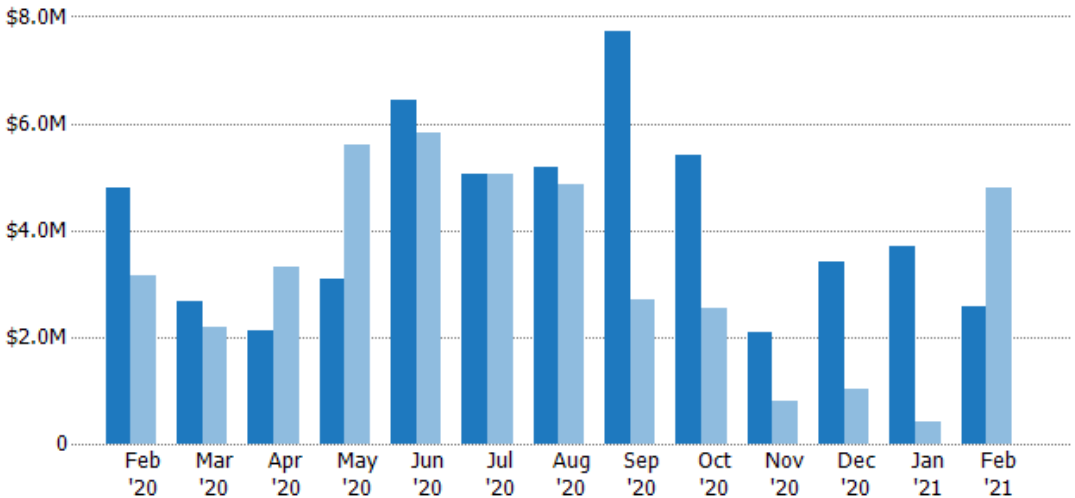
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	14	10	7	9	17	15	16	17	14	6	8	9	6
Prior Year	10	6	10	18	18	12	14	8	9	2	4	2	14
Percent Change from Prior Year	40%	67%	-30%	-50%	-6%	25%	14%	113%	56%	200%	100%	350%	-57%

New Pending Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Month/Year	Volume	% Chg.
Feb '21	\$2.58M	-46.1%
Feb '20	\$4.79M	52.4%
Feb '19	\$3.15M	-61.8%

	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	\$4.79M	\$2.68M	\$2.12M	\$3.09M	\$6.42M	\$5.05M	\$5.18M	\$7.73M	\$5.41M	\$2.1M	\$3.41M	\$3.69M	\$2.58M
Prior Year	\$3.15M	\$2.2M	\$3.32M	\$5.59M	\$5.82M	\$5.06M	\$4.86M	\$2.69M	\$2.52M	\$785K	\$1.02M	\$415K	\$4.79M
Percent Change from Prior Year	52%	22%	-36%	-45%	10%	0%	7%	188%	114%	167%	233%	791%	-46%

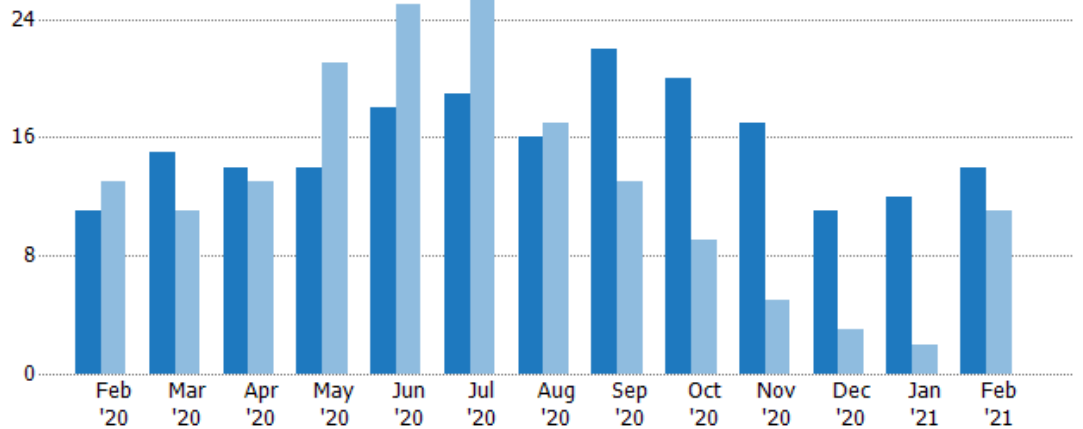
Pending Sales

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '21	14	27.3%
Feb '20	11	-15.4%
Feb '19	13	-30.8%



	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	11	15	14	14	18	19	16	22	20	17	11	12	14
Prior Year	13	11	13	21	25	26	17	13	9	5	3	2	11
Percent Change from Prior Year	-15%	36%	8%	-33%	-28%	-27%	-6%	69%	122%	240%	267%	500%	27%

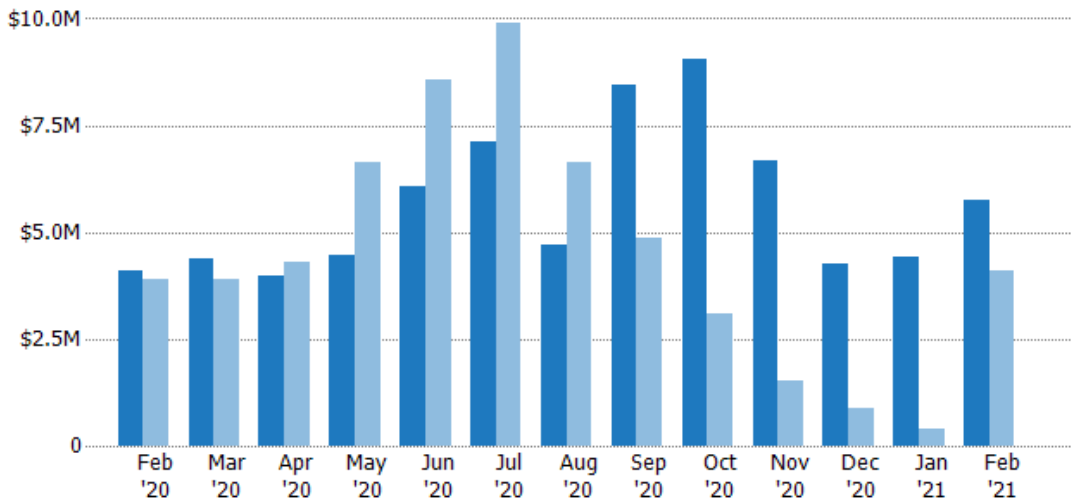
Pending Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '21	\$5.75M	40.8%
Feb '20	\$4.08M	4.6%
Feb '19	\$3.9M	-18.2%



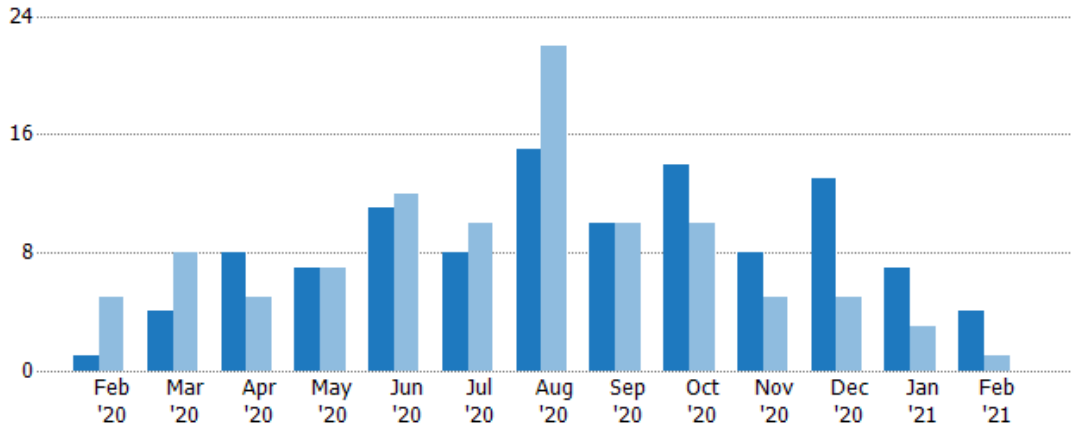
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$4.08M	\$4.37M	\$3.99M	\$4.46M	\$6.05M	\$7.11M	\$4.72M	\$8.45M	\$9.05M	\$6.67M	\$4.25M	\$4.4M	\$5.75M
Prior Year	\$3.9M	\$3.89M	\$4.31M	\$6.64M	\$8.56M	\$9.91M	\$6.63M	\$4.86M	\$3.09M	\$1.54M	\$899K	\$415K	\$4.08M
Percent Change from Prior Year	5%	12%	-7%	-33%	-29%	-28%	-29%	74%	193%	332%	373%	962%	41%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



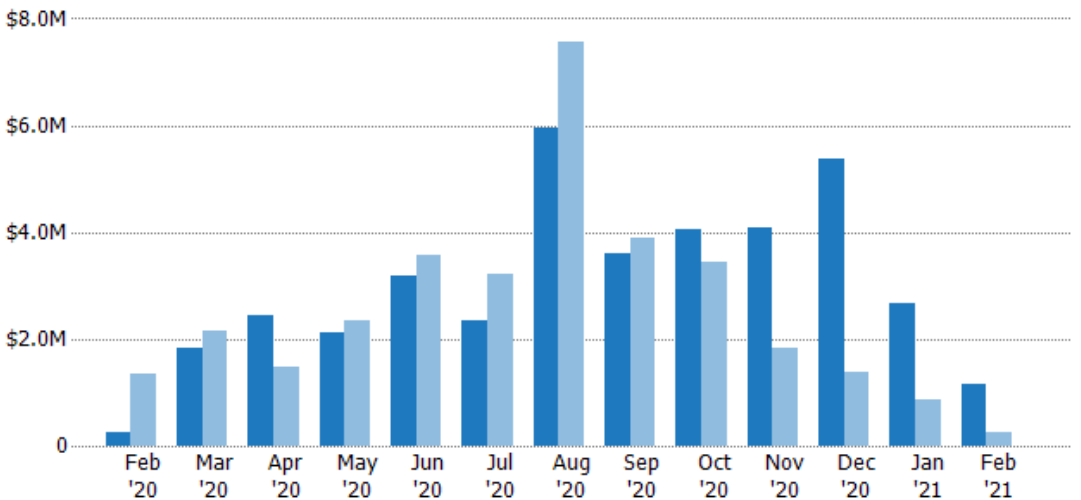
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	1	4	8	7	11	8	15	10	14	8	13	7	4
Prior Year	5	8	5	7	12	10	22	10	10	5	5	3	1
Percent Change from Prior Year	-80%	-50%	60%	0%	-8%	-20%	-32%	0%	40%	60%	160%	133%	300%

Closed Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



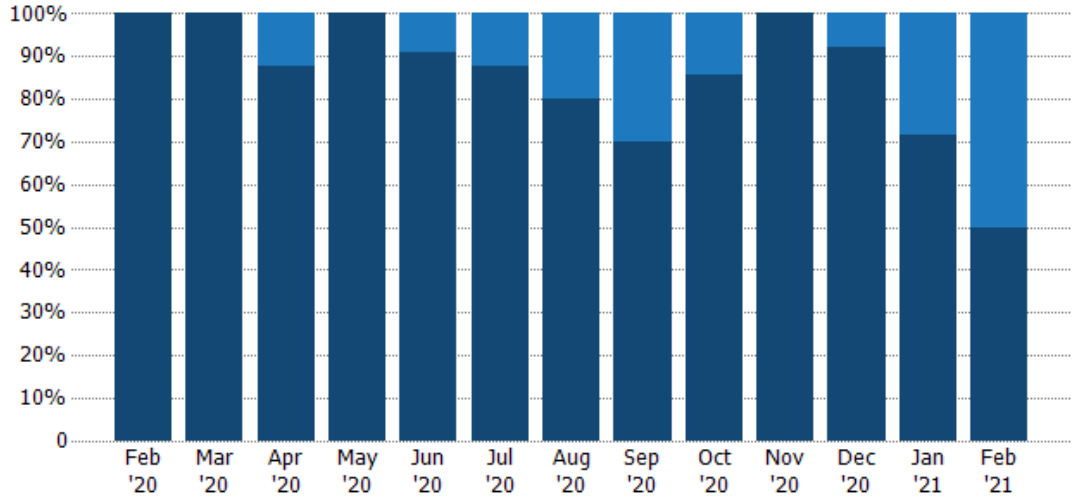
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$240K	\$1.84M	\$2.44M	\$2.11M	\$3.2M	\$2.35M	\$5.96M	\$3.59M	\$4.05M	\$4.08M	\$5.39M	\$2.65M	\$1.15M
Prior Year	\$1.34M	\$2.15M	\$1.48M	\$2.35M	\$3.58M	\$3.21M	\$7.57M	\$3.89M	\$3.44M	\$1.83M	\$1.38M	\$858K	\$240K
Percent Change from Prior Year	-82%	-15%	65%	-10%	-11%	-27%	-21%	-8%	18%	123%	291%	209%	379%

Closed Sales by Property Type

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



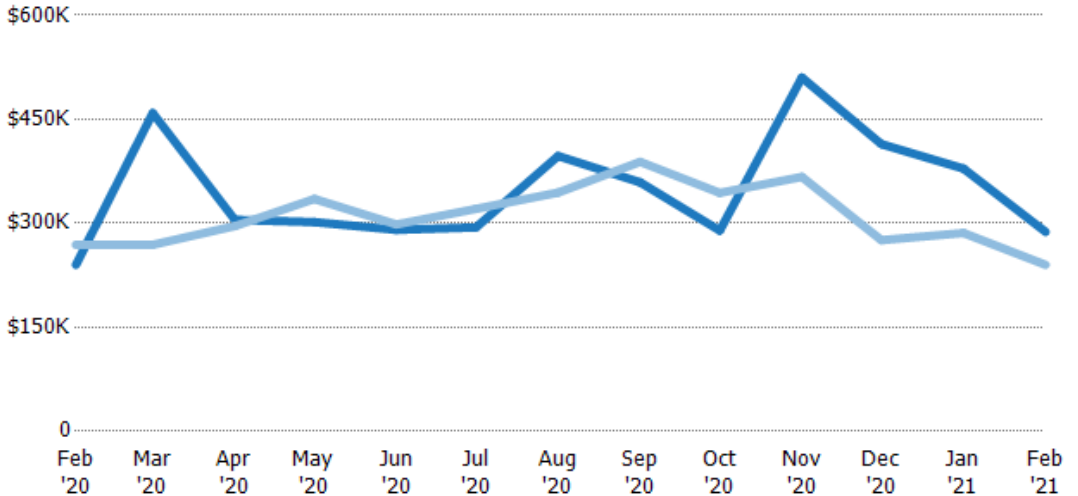
Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Condo/Townhouse	-	-	13%	-	9%	13%	20%	30%	14%	-	8%	29%	50%
Single Family Residence	100%	100%	88%	100%	91%	88%	80%	70%	86%	100%	92%	71%	50%

Average Sales Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Month/Year	Price	% Chg.
Feb '21	\$288K	19.8%
Feb '20	\$240K	-10.8%
Feb '19	\$269K	-12.1%

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	\$240K	\$459K	\$305K	\$302K	\$291K	\$294K	\$397K	\$359K	\$290K	\$510K	\$414K	\$379K	\$288K
Prior Year	\$269K	\$269K	\$296K	\$335K	\$298K	\$321K	\$344K	\$389K	\$344K	\$367K	\$276K	\$286K	\$240K
Percent Change from Prior Year	-11%	71%	3%	-10%	-3%	-8%	15%	-8%	-16%	39%	50%	32%	20%

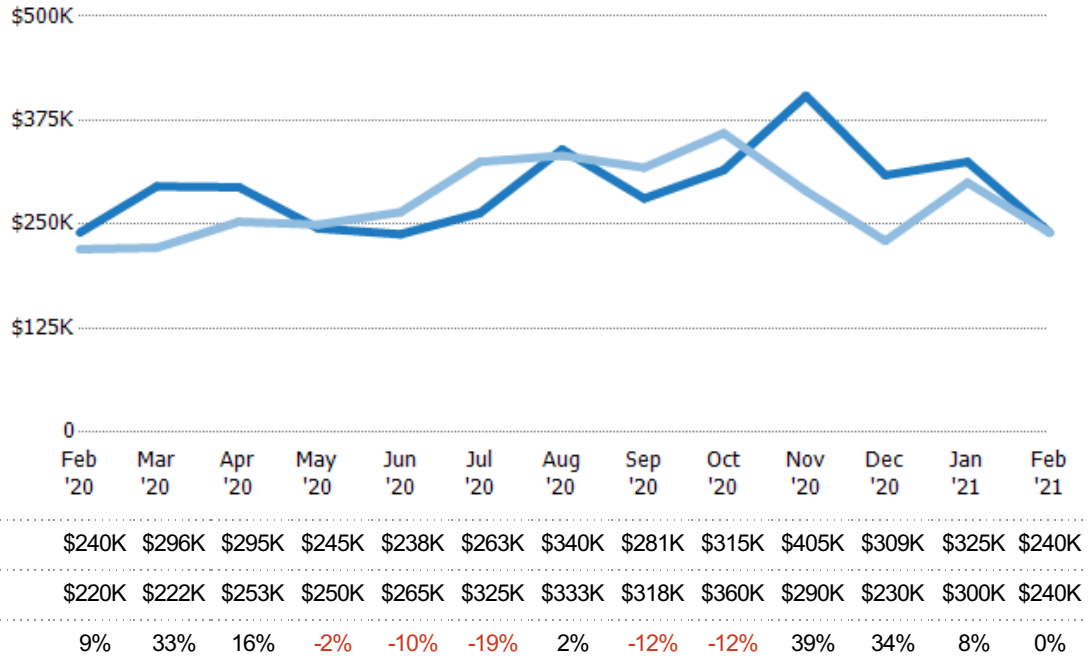
Median Sales Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '21	\$240K	0%
Feb '20	\$240K	9.1%
Feb '19	\$220K	15.9%

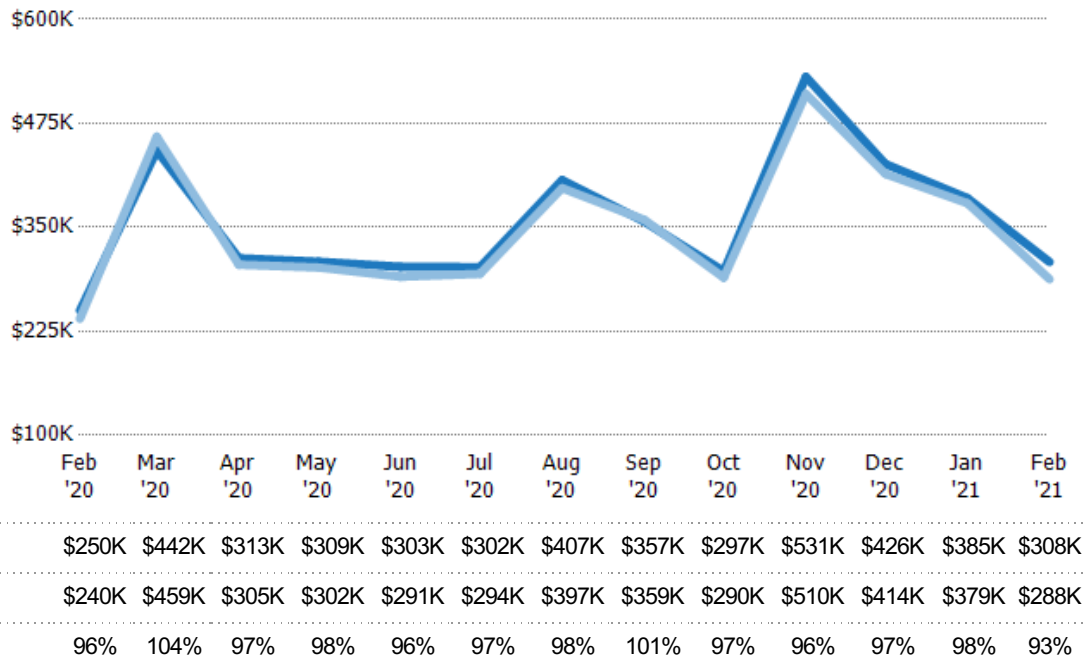


Average Sales Price vs Average Listing Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

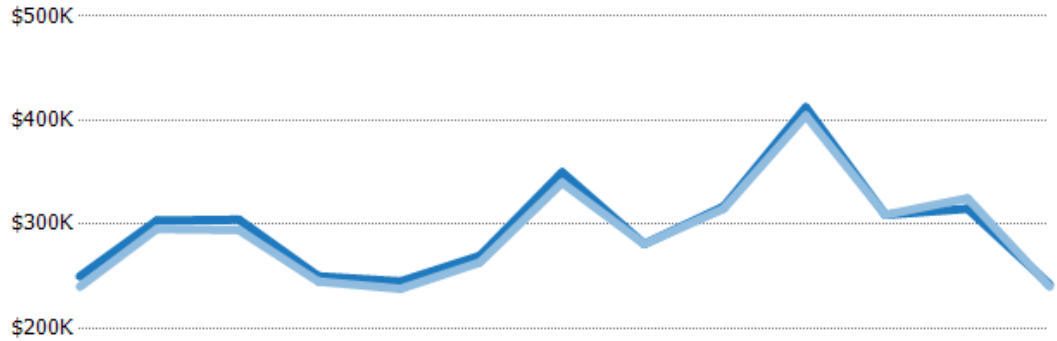


Median Sales Price vs Median Listing Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



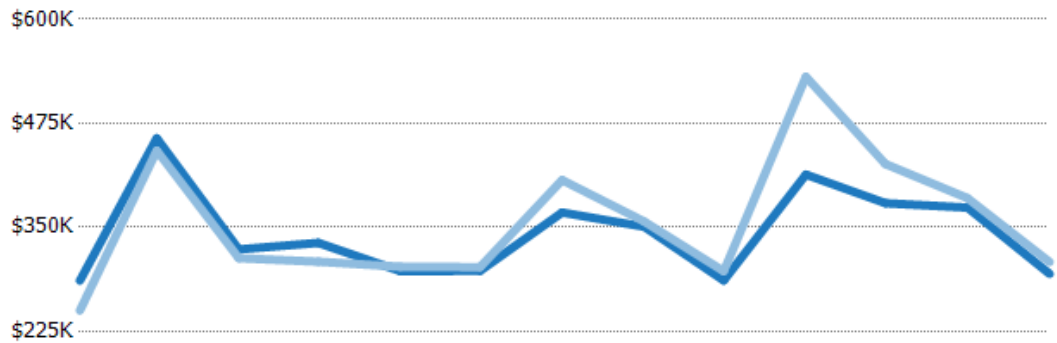
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$250K	\$304K	\$304K	\$250K	\$245K	\$270K	\$350K	\$281K	\$317K	\$413K	\$309K	\$315K	\$242K
Median Sales Price	\$240K	\$296K	\$295K	\$245K	\$238K	\$263K	\$340K	\$281K	\$315K	\$405K	\$309K	\$325K	\$240K
Med Sales Price as a % of Med List Price	96%	97%	97%	98%	97%	98%	97%	100%	99%	98%	100%	103%	99%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



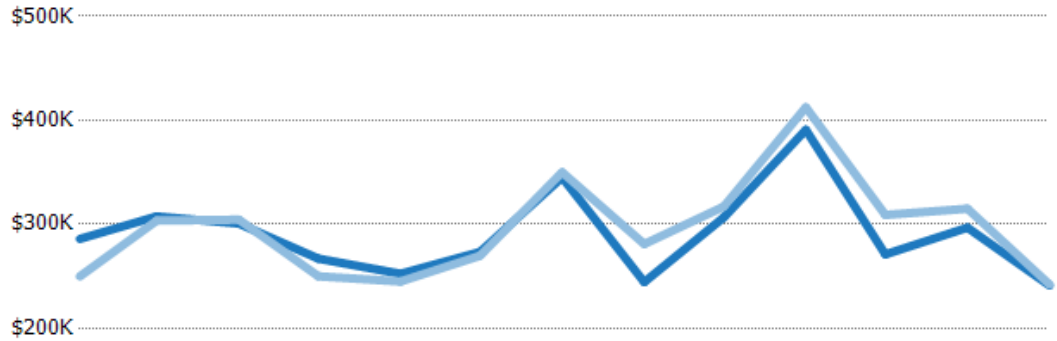
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$286K	\$457K	\$323K	\$331K	\$297K	\$298K	\$368K	\$351K	\$286K	\$413K	\$379K	\$374K	\$294K
Avg Sales Price	\$250K	\$442K	\$313K	\$309K	\$303K	\$302K	\$407K	\$357K	\$297K	\$531K	\$426K	\$385K	\$308K
Avg Sales Price as a % of Avg Est Value	87%	97%	97%	93%	102%	101%	111%	102%	104%	128%	112%	103%	105%

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: Middlebury, VT 05753
 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	\$286K	\$308K	\$301K	\$267K	\$252K	\$273K	\$345K	\$244K	\$307K	\$391K	\$271K	\$297K	\$241K
Median Sales Price	\$250K	\$304K	\$304K	\$250K	\$245K	\$270K	\$350K	\$281K	\$317K	\$413K	\$309K	\$315K	\$242K
Med Sales Price as a % of Med Est Value	87%	99%	101%	94%	97%	99%	101%	115%	103%	106%	114%	106%	100%