

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	Mar 2021	Mar 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	6	3	+100%	15	14	+7.1%
New Listing Volume	\$2,094,000	\$703,000	+197.9%	\$6,816,000	\$4,074,000	+67.3%
Active Listing Count	10	36	-72.2%	N/A	N/A	
Active Listing Volume	\$10,806,900	\$14,726,300	-26.6%	N/A	N/A	
Average Listing Price	\$1,080,690	\$409,064	+164.2%	\$953,334	\$397,336	+139.9%
Median Listing Price	\$774,500	\$274,950	+181.7%	\$560,816	\$286,126	+96%
Median Days in RPR	153	189.5	-19.3%	123.13	184.64	-33.3%
Months of Inventory	10	12	-16.7%	3.5	15.1	-77.2%
Absorption Rate	10%	8.33%	+1.7%	28.95%	6.61%	+22.3%
Sales Activity Charts Metrics						
New Pending Sales Count	6	4	+50%	19	25	-24%
New Pending Sales Volume	\$2,205,000	\$1,168,000	+88.8%	\$8,840,000	\$7,284,000	+21.4%
Pending Sales Count	18	8	+125%	N/A	N/A	
Pending Sales Volume	\$8,372,000	\$2,543,000	+229.2%	N/A	N/A	
Closed Sales Count	2	7	-71.4%	8	11	-27.3%
Closed Sales Volume	\$700,000	\$1,532,500	-54.3%	\$4,113,000	\$2,307,500	+78.2%
Average Sales Price	\$350,000	\$218,929	+59.9%	\$514,125	\$209,773	+145.1%
Median Sales Price	\$350,000	\$192,000	+82.3%	\$473,000	\$188,091	+151.5%

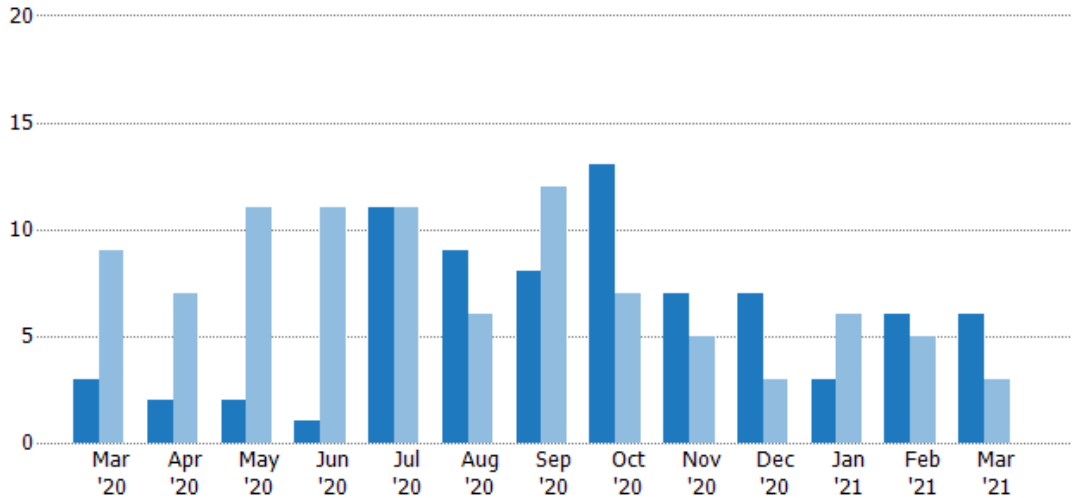
New Listings

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Mar '21	6	100%
Mar '20	3	-66.7%
Mar '19	9	22.2%



	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	3	2	2	1	11	9	8	13	7	7	3	6	6
Prior Year	9	7	11	11	11	6	12	7	5	3	6	5	3
Percent Change from Prior Year	-67%	-71%	-82%	-91%	0%	50%	-33%	86%	40%	133%	-50%	20%	100%

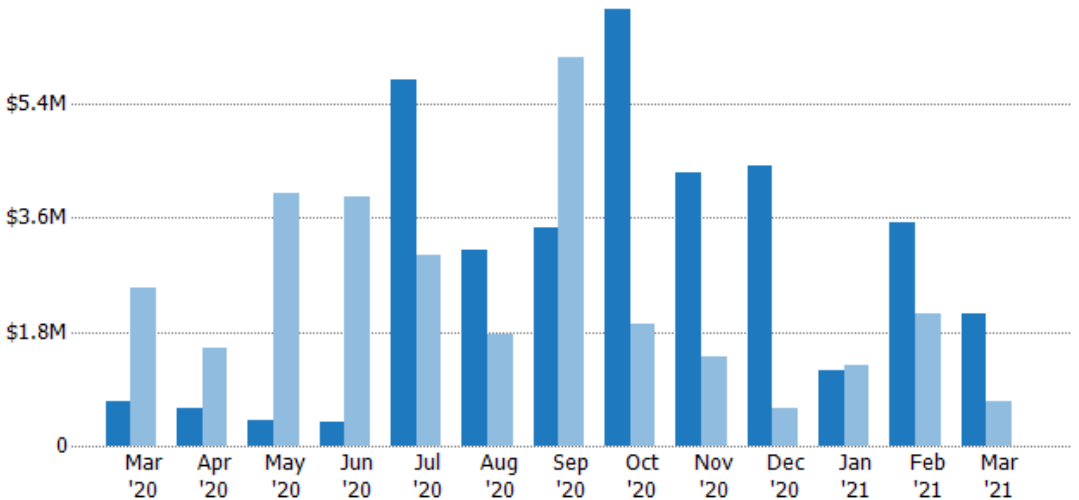
New Listing Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Mar '21	\$2.09M	197.9%
Mar '20	\$703K	-71.9%
Mar '19	\$2.5M	14.7%



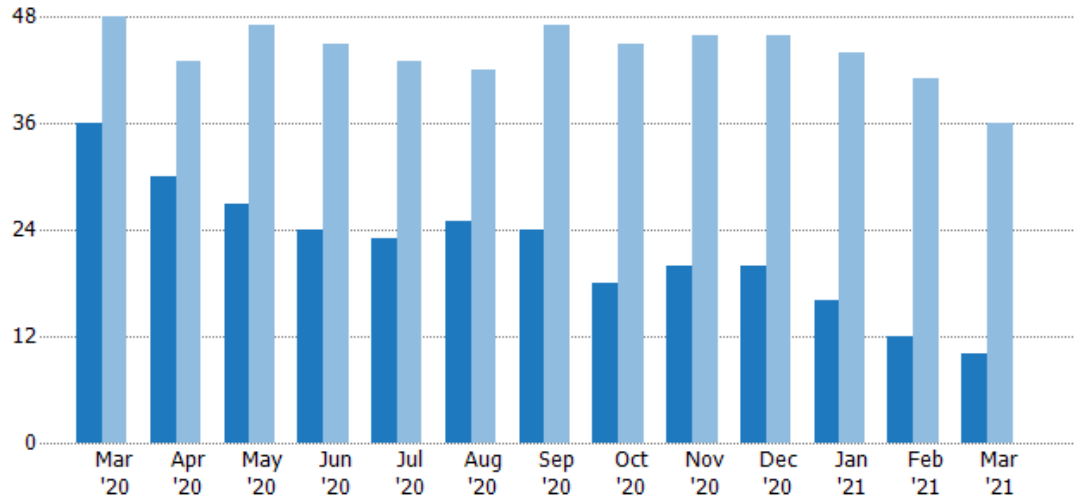
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$703K	\$589K	\$400K	\$375K	\$5.77M	\$3.08M	\$3.44M	\$6.9M	\$4.3M	\$4.41M	\$1.19M	\$3.54M	\$2.09M
Prior Year	\$2.5M	\$1.53M	\$3.99M	\$3.92M	\$3.02M	\$1.75M	\$6.12M	\$1.92M	\$1.41M	\$585K	\$1.28M	\$2.09M	\$703K
Percent Change from Prior Year	-72%	-62%	-90%	-90%	91%	76%	-44%	260%	204%	654%	-7%	69%	198%

Active Listings

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Mar '21	10	-72.2%
Mar '20	36	-25%
Mar '19	48	-25%

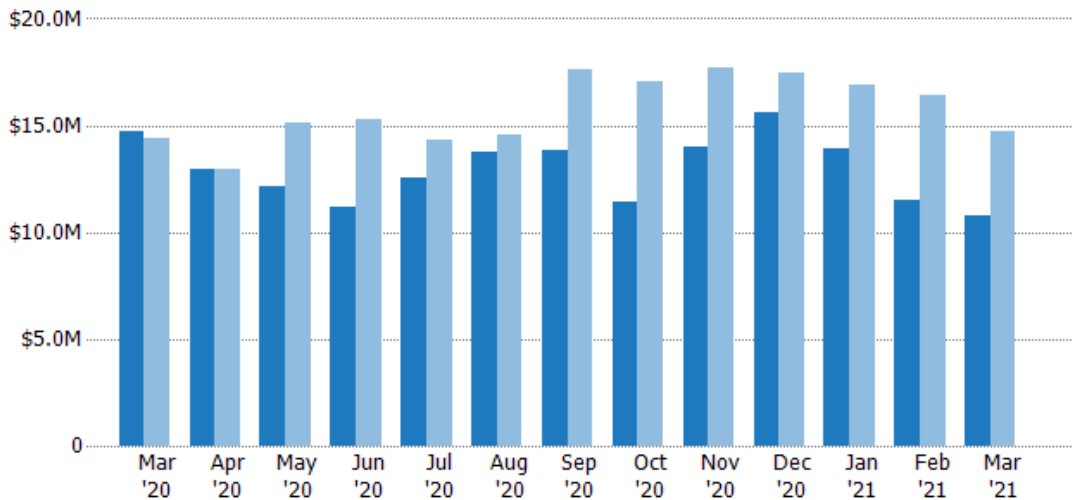
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	36	30	27	24	23	25	24	18	20	20	16	12	10
Prior Year	48	43	47	45	43	42	47	45	46	46	44	41	36
Percent Change from Prior Year	-25%	-30%	-43%	-47%	-47%	-40%	-49%	-60%	-57%	-57%	-64%	-71%	-72%

Active Listing Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Mar '21	\$10.8M	-26.6%
Mar '20	\$14.7M	2.5%
Mar '19	\$14.4M	-9.4%

	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$14.7M	\$12.9M	\$12.1M	\$11.2M	\$12.5M	\$13.8M	\$13.9M	\$11.4M	\$14M	\$15.6M	\$13.9M	\$11.5M	\$10.8M
Prior Year	\$14.4M	\$12.9M	\$15.1M	\$15.3M	\$14.3M	\$14.6M	\$17.6M	\$17.1M	\$17.7M	\$17.5M	\$16.9M	\$16.4M	\$14.7M
Percent Change from Prior Year	3%	0%	-20%	-27%	-12%	-5%	-21%	-33%	-21%	-11%	-18%	-30%	-27%

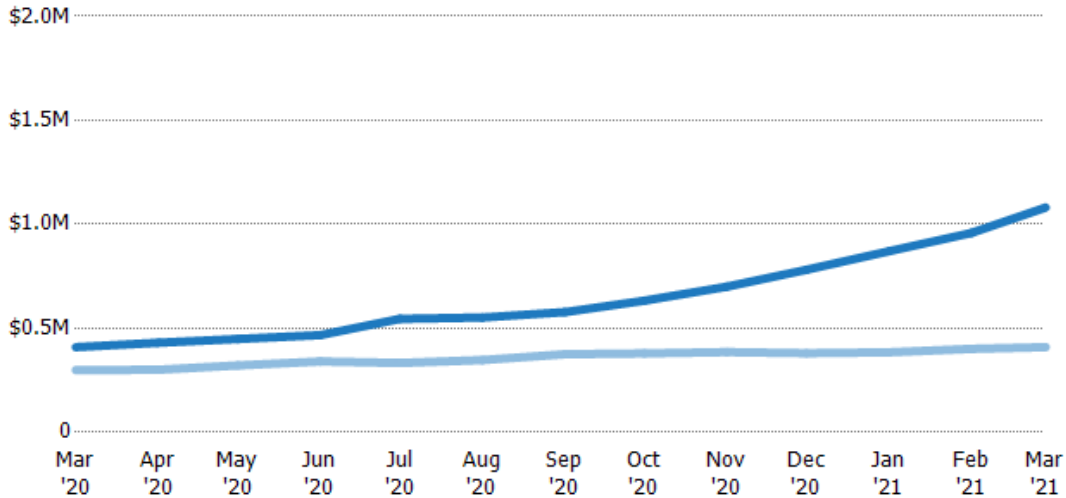
Average Listing Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Mar '21	\$1.08M	164.2%
Mar '20	\$409K	36.7%
Mar '19	\$299K	20.8%



Current Year	\$409K	\$431K	\$448K	\$467K	\$545K	\$552K	\$578K	\$633K	\$700K	\$781K	\$870K	\$958K	\$1.08M
Prior Year	\$299K	\$301K	\$321K	\$340K	\$333K	\$347K	\$375K	\$379K	\$385K	\$380K	\$384K	\$401K	\$409K
Percent Change from Prior Year	37%	43%	40%	37%	64%	59%	54%	67%	82%	106%	126%	139%	164%

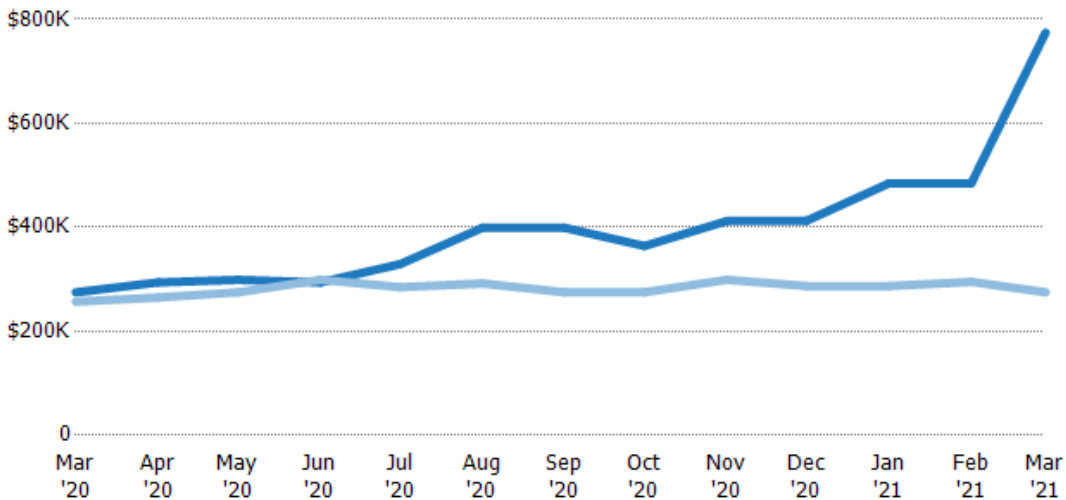
Median Listing Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Mar '21	\$775K	181.7%
Mar '20	\$275K	7%
Mar '19	\$257K	27.2%



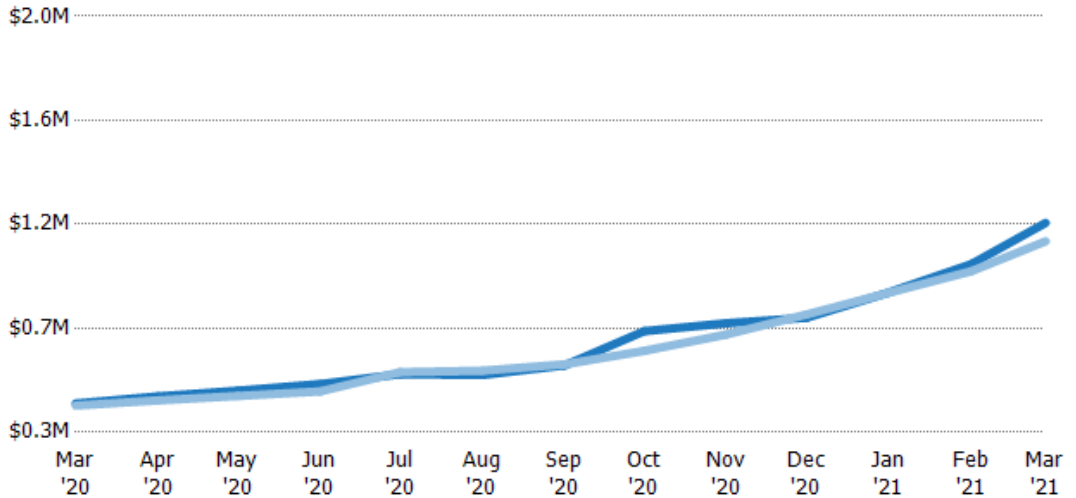
Current Year	\$275K	\$294K	\$299K	\$294K	\$329K	\$399K	\$399K	\$364K	\$412K	\$413K	\$485K	\$485K	\$775K
Prior Year	\$257K	\$265K	\$275K	\$299K	\$285K	\$292K	\$275K	\$275K	\$299K	\$287K	\$287K	\$295K	\$275K
Percent Change from Prior Year	7%	11%	9%	-2%	15%	37%	45%	32%	38%	44%	69%	64%	182%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



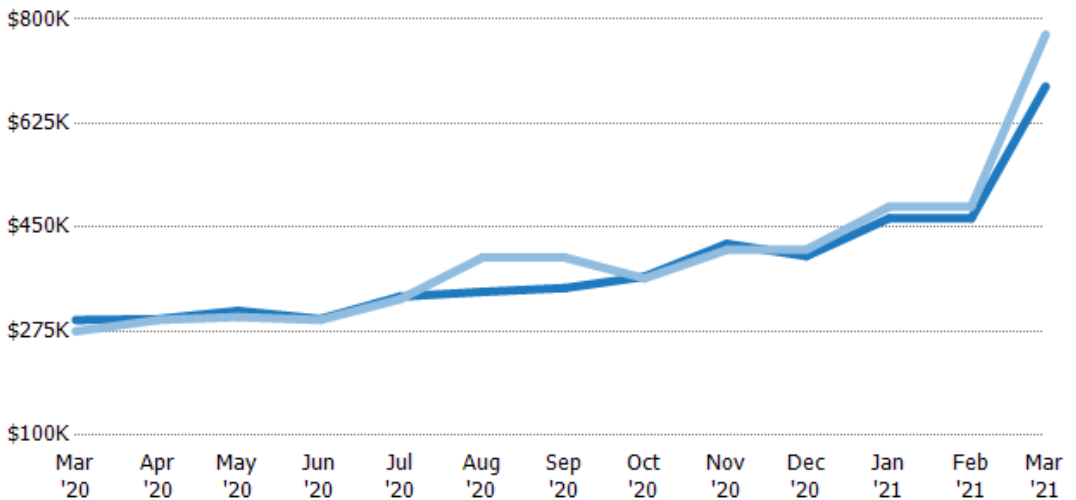
Avg Est Value	\$418K	\$447K	\$470K	\$497K	\$538K	\$534K	\$573K	\$713K	\$746K	\$768K	\$871K	\$987K	\$1.16M
Avg Listing Price	\$409K	\$431K	\$448K	\$467K	\$545K	\$552K	\$578K	\$633K	\$700K	\$781K	\$870K	\$958K	\$1.08M
Avg Listing Price as a % of Avg Est Value	98%	96%	95%	94%	101%	103%	101%	89%	94%	102%	100%	97%	94%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Median Est Value	\$294K	\$296K	\$309K	\$296K	\$333K	\$341K	\$348K	\$367K	\$422K	\$402K	\$465K	\$465K	\$687K
Median Listing Price	\$275K	\$294K	\$299K	\$294K	\$329K	\$399K	\$399K	\$364K	\$412K	\$413K	\$485K	\$485K	\$775K
Med Listing Price as a % of Med Est Value	94%	99%	97%	99%	99%	117%	115%	99%	98%	103%	104%	104%	113%

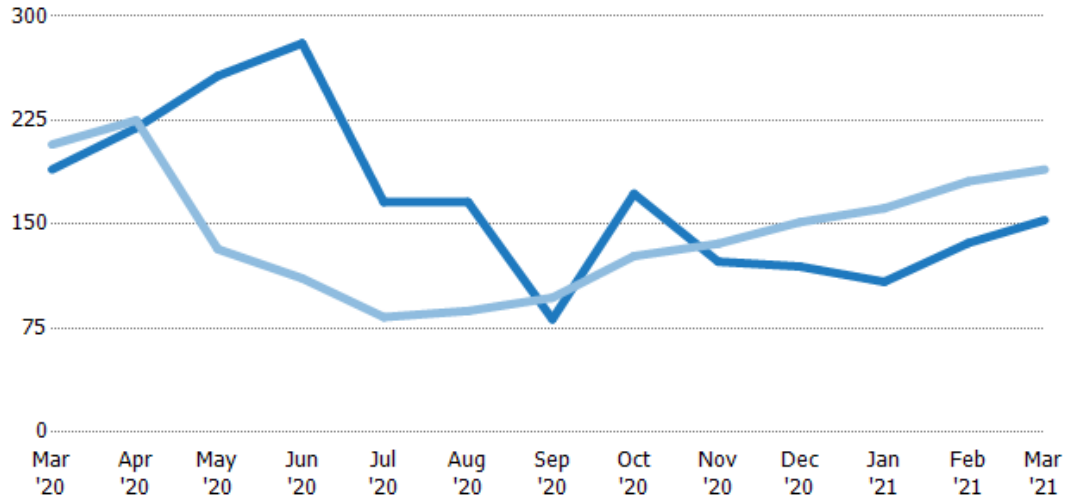
Median Days in RPR

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Days	% Chg.
Mar '21	153	-19.3%
Mar '20	190	-8.7%
Mar '19	208	-4.6%



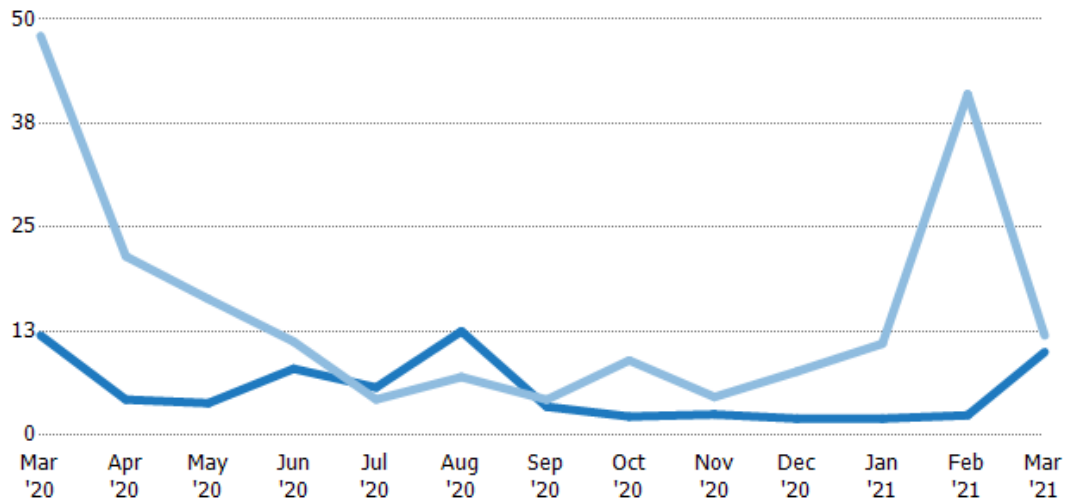
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	190	220	257	281	166	166	81.5	172	123	120	109	137	153
Prior Year	208	225	132	111	83	87.5	97	127	136	152	162	181	190
Percent Change from Prior Year	-9%	-2%	95%	153%	100%	90%	-16%	35%	-10%	-21%	-33%	-25%	-19%

Months of Inventory

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



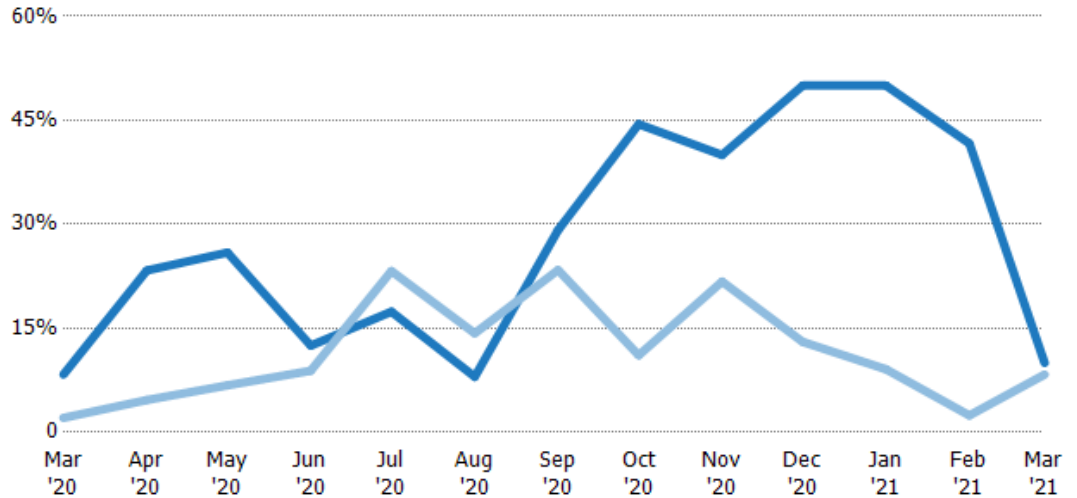
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	12	4.29	3.86	8	5.75	12.5	3.43	2.25	2.5	2	2	2.4	10
Prior Year	48	21.5	16.4	11.3	4.3	7	4.27	9	4.6	7.67	11	41	12
Percent Change from Prior Year	-75%	-80%	100%	-29%	34%	79%	-20%	-75%	-46%	-74%	-82%	-94%	-17%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



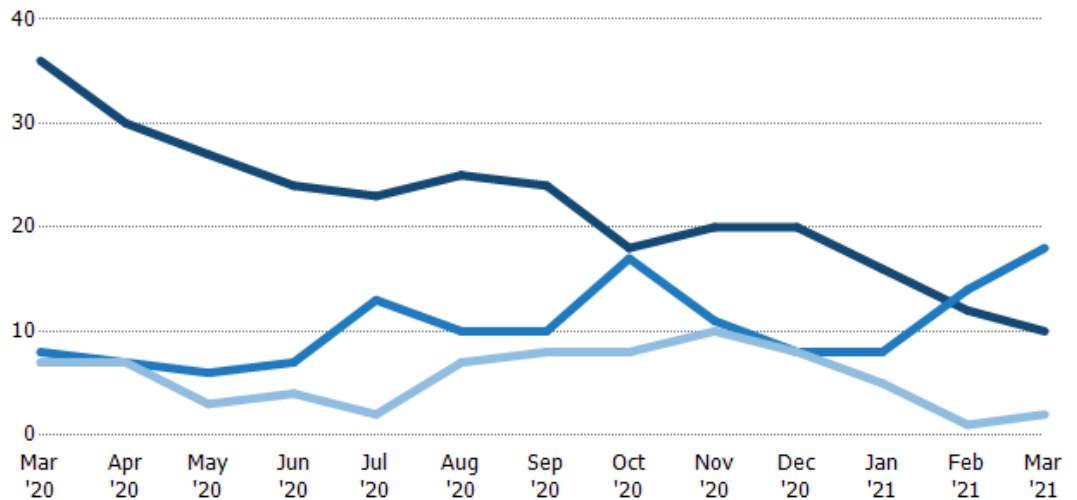
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	8%	23%	26%	13%	17%	8%	29%	44%	40%	50%	50%	42%	10%
Prior Year	2%	5%	7%	9%	23%	14%	23%	11%	22%	13%	9%	2%	8%
Change from Prior Year	-6%	-19%	-26%	-4%	6%	6%	-6%	-33%	-18%	-37%	-41%	-39%	-2%

Active/Pending/Sold Units

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Active	36	30	27	24	23	25	24	18	20	20	16	12	10
Pending	8	7	6	7	13	10	10	17	11	8	8	14	18
Sold	7	7	3	4	2	7	8	8	10	8	5	1	2

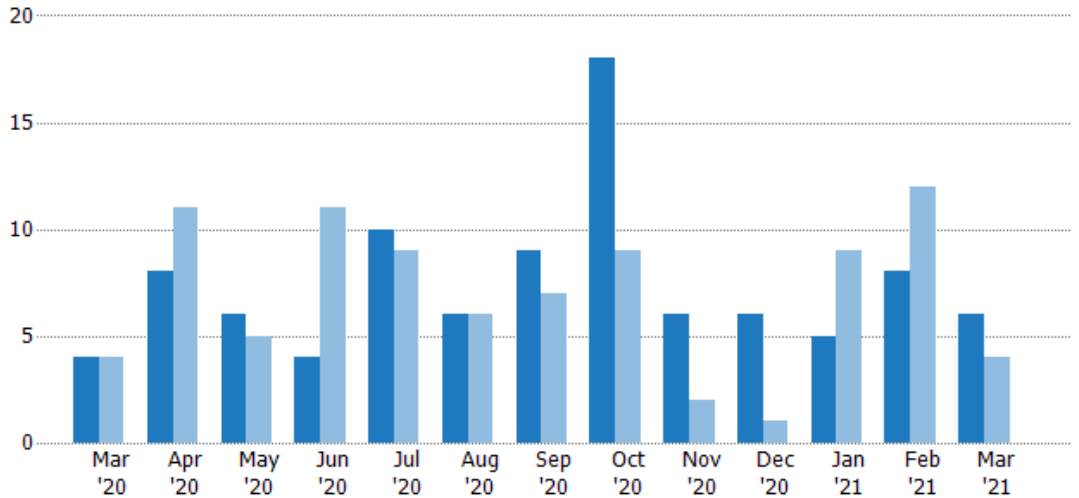
New Pending Sales

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Mar '21	6	50%
Mar '20	4	0%
Mar '19	4	75%



Current Year	4	8	6	4	10	6	9	18	6	6	5	8	6
Prior Year	4	11	5	11	9	6	7	9	2	1	9	12	4
Percent Change from Prior Year	0%	-27%	20%	-64%	11%	0%	29%	100%	200%	500%	-44%	-33%	50%

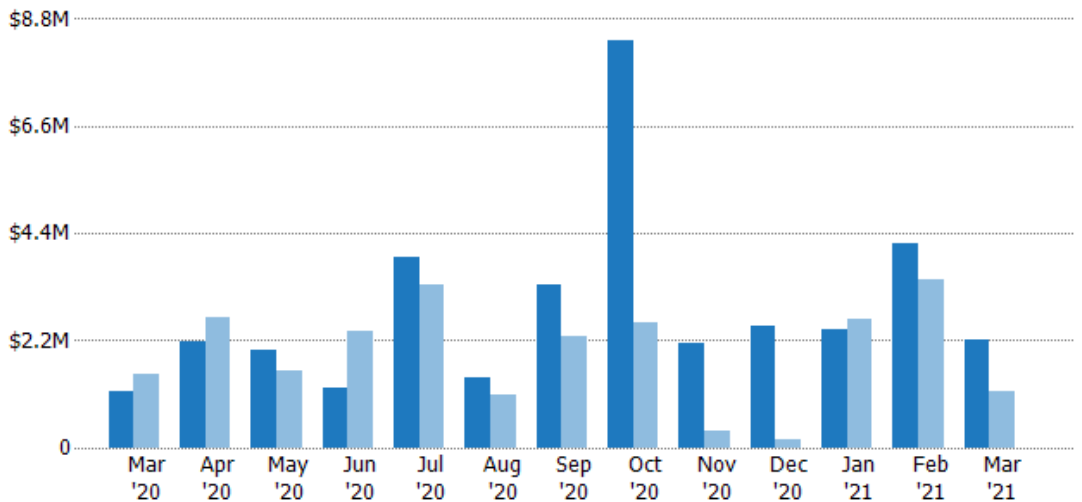
New Pending Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Mar '21	\$2.21M	88.8%
Mar '20	\$1.17M	-22.6%
Mar '19	\$1.51M	14.5%



Current Year	\$1.17M	\$2.2M	\$1.99M	\$1.23M	\$3.91M	\$1.43M	\$3.35M	\$8.37M	\$2.15M	\$2.48M	\$2.44M	\$4.2M	\$2.21M
Prior Year	\$1.51M	\$2.69M	\$1.57M	\$2.41M	\$3.35M	\$1.09M	\$2.29M	\$2.59M	\$344K	\$178K	\$2.65M	\$3.46M	\$1.17M
Percent Change from Prior Year	-23%	-18%	27%	-49%	17%	31%	46%	224%	524%	1,295%	-8%	21%	89%

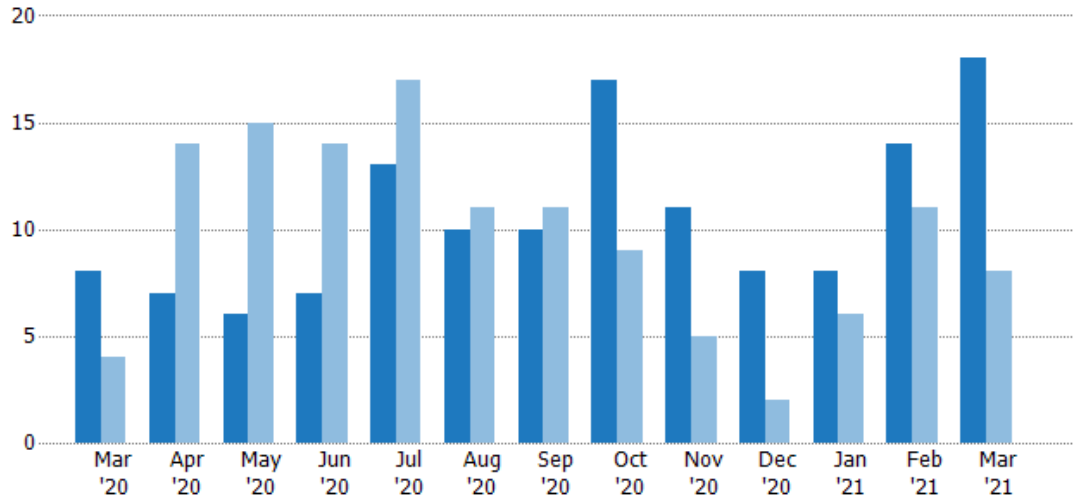
Pending Sales

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Mar '21	18	125%
Mar '20	8	100%
Mar '19	4	150%



	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	8	7	6	7	13	10	10	17	11	8	8	14	18
Prior Year	4	14	15	14	17	11	11	9	5	2	6	11	8
Percent Change from Prior Year	100%	-50%	-60%	-50%	-24%	-9%	-9%	89%	120%	300%	33%	27%	125%

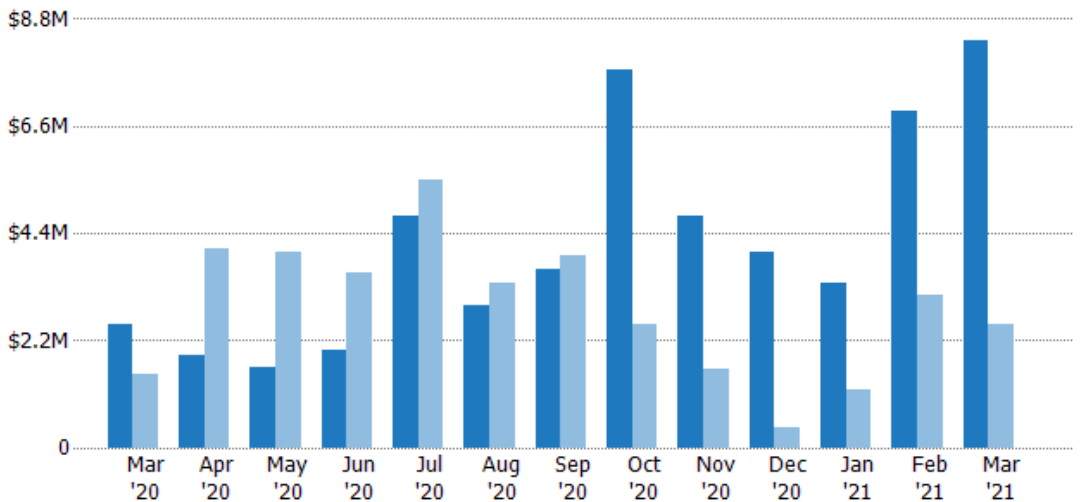
Pending Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Mar '21	\$8.37M	229.2%
Mar '20	\$2.54M	68.5%
Mar '19	\$1.51M	67.5%



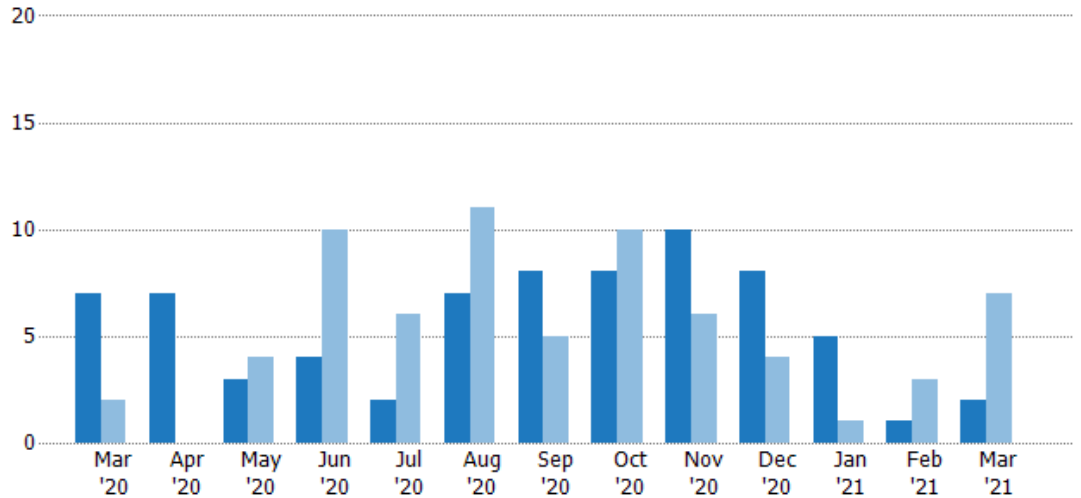
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$2.54M	\$1.91M	\$1.65M	\$2M	\$4.77M	\$2.92M	\$3.65M	\$7.77M	\$4.76M	\$4.03M	\$3.37M	\$6.92M	\$8.37M
Prior Year	\$1.51M	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.54M	\$1.61M	\$417K	\$1.18M	\$3.14M	\$2.54M
Percent Change from Prior Year	69%	-53%	-59%	-44%	-13%	-14%	-7%	206%	195%	866%	185%	120%	229%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



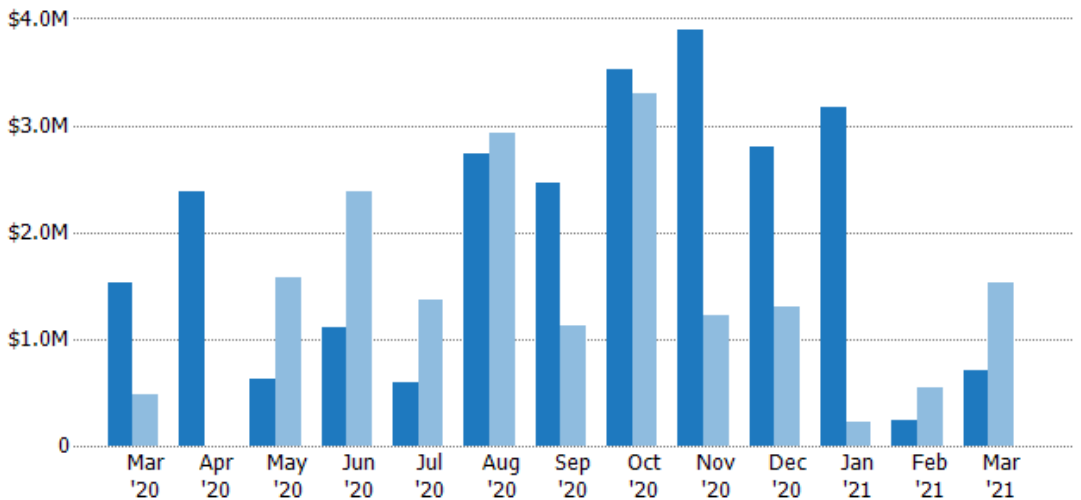
Current Year	7	7	3	4	2	7	8	8	10	8	5	1	2
Prior Year	2	-	4	10	6	11	5	10	6	4	1	3	7
Percent Change from Prior Year	250%	100%	-25%	-60%	-67%	-36%	60%	-20%	67%	100%	400%	-67%	-71%

Closed Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



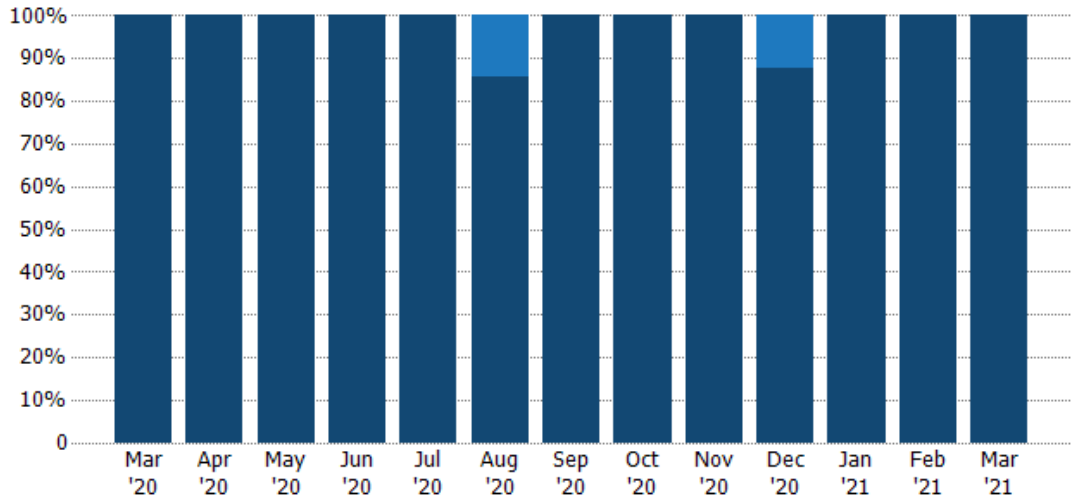
Current Year	\$1.53M	\$2.39M	\$619K	\$1.12M	\$590K	\$2.73M	\$2.47M	\$3.52M	\$3.9M	\$2.8M	\$3.17M	\$244K	\$700K
Prior Year	\$486K	-	\$1.57M	\$2.38M	\$1.36M	\$2.93M	\$1.12M	\$3.3M	\$1.21M	\$1.3M	\$230K	\$545K	\$1.53M
Percent Change from Prior Year	215%	100%	-61%	-53%	-57%	-7%	121%	7%	221%	115%	1,278%	-55%	-54%

Closed Sales by Property Type

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



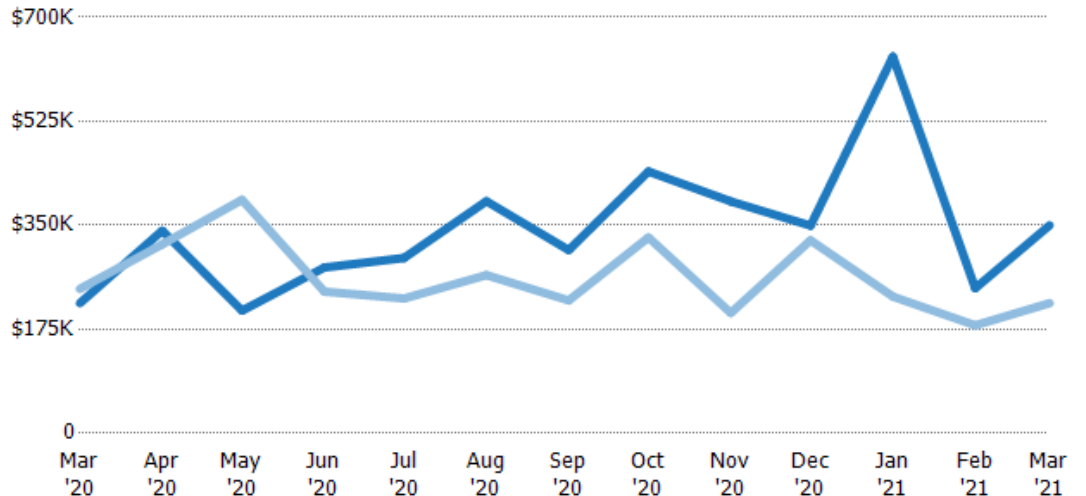
Property Type	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Condo/Townhouse	-	-	-	-	-	14%	-	-	-	13%	-	-	-
Single Family Residence	100%	100%	100%	100%	100%	86%	100%	100%	100%	88%	100%	100%	100%

Average Sales Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



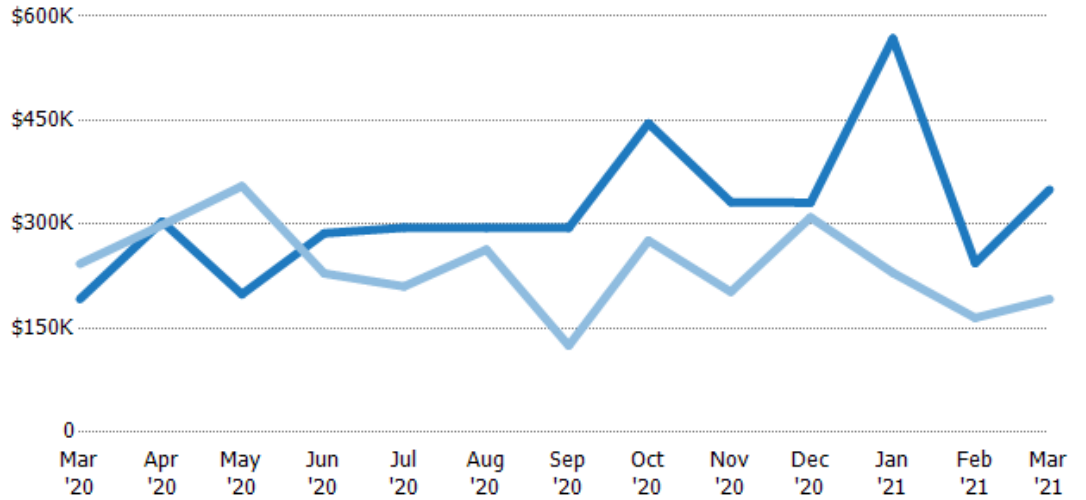
Property Type	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$441K	\$390K	\$349K	\$634K	\$244K	\$350K
Prior Year	\$243K	\$318K	\$393K	\$238K	\$227K	\$266K	\$224K	\$330K	\$202K	\$325K	\$230K	\$182K	\$219K
Percent Change from Prior Year	-10%	100%	-47%	17%	30%	47%	38%	34%	93%	8%	176%	34%	60%

Median Sales Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



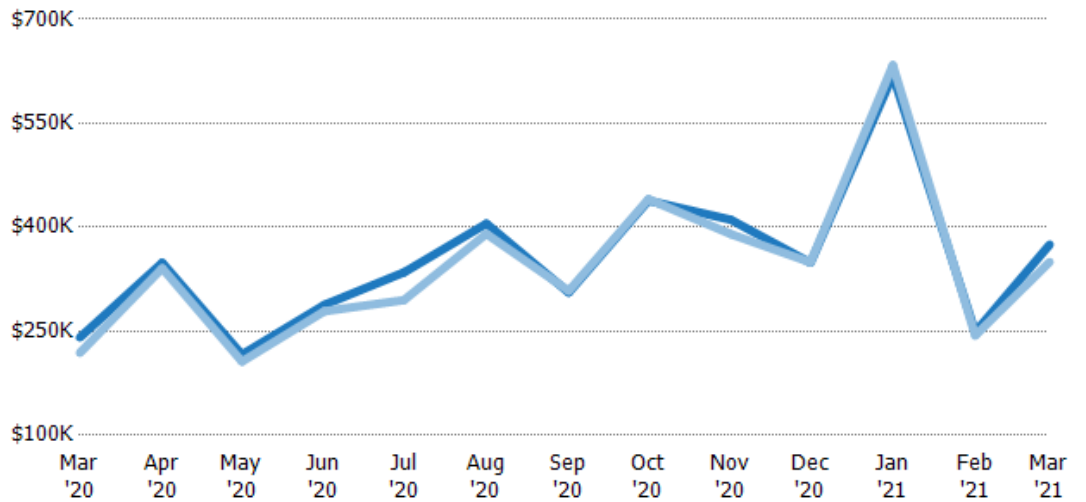
Current Year	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$446K	\$332K	\$331K	\$568K	\$244K	\$350K
Prior Year	\$243K	\$299K	\$355K	\$229K	\$210K	\$264K	\$125K	\$277K	\$203K	\$310K	\$230K	\$165K	\$192K
Percent Change from Prior Year	-21%	100%	-44%	25%	40%	12%	136%	61%	64%	7%	147%	48%	82%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



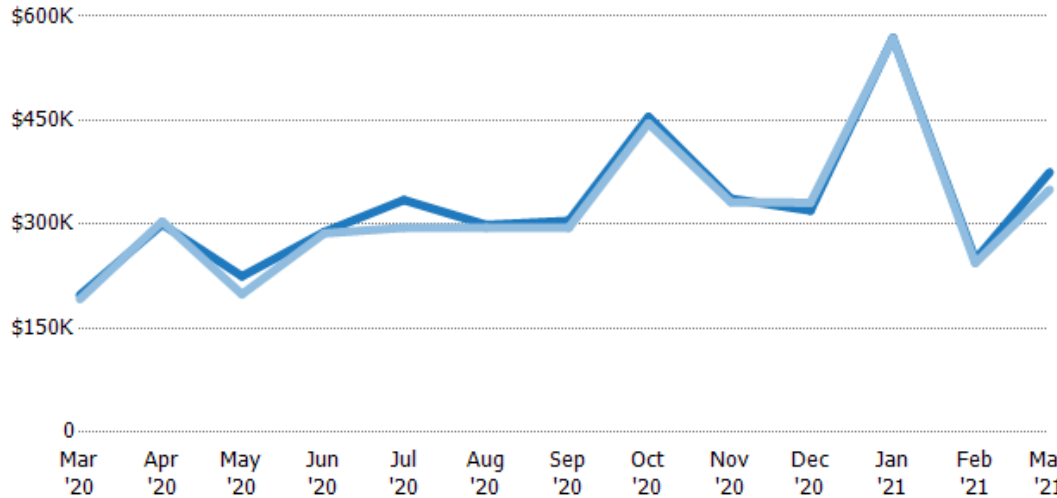
Avg List Price	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$438K	\$411K	\$349K	\$619K	\$249K	\$375K
Avg Sales Price	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$441K	\$390K	\$349K	\$634K	\$244K	\$350K
Avg Sales Price as a % of Avg List Price	91%	98%	95%	97%	88%	96%	101%	100%	95%	100%	102%	98%	93%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



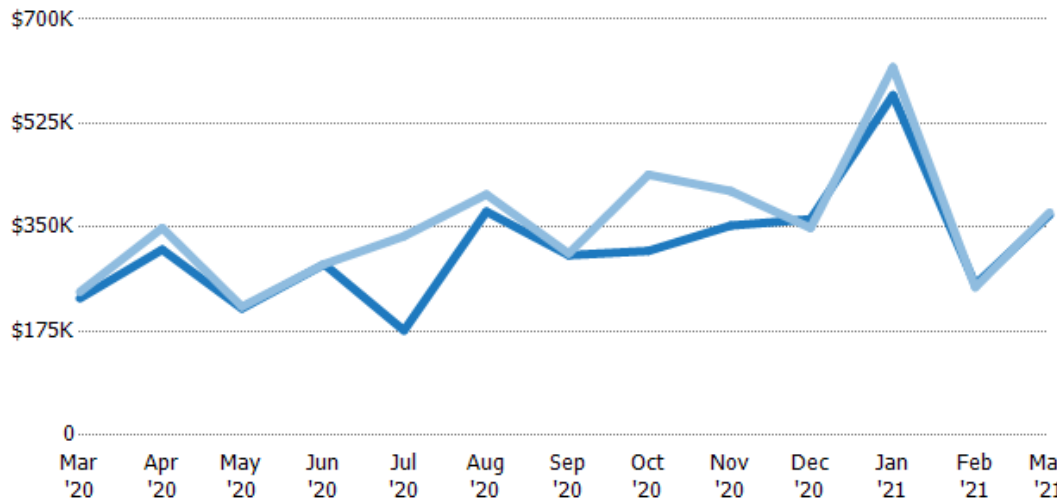
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Median List Price	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$455K	\$337K	\$320K	\$569K	\$249K	\$375K
Median Sales Price	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$446K	\$332K	\$331K	\$568K	\$244K	\$350K
Med Sales Price as a % of Med List Price	97%	101%	88%	99%	88%	99%	97%	98%	99%	104%	100%	98%	93%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



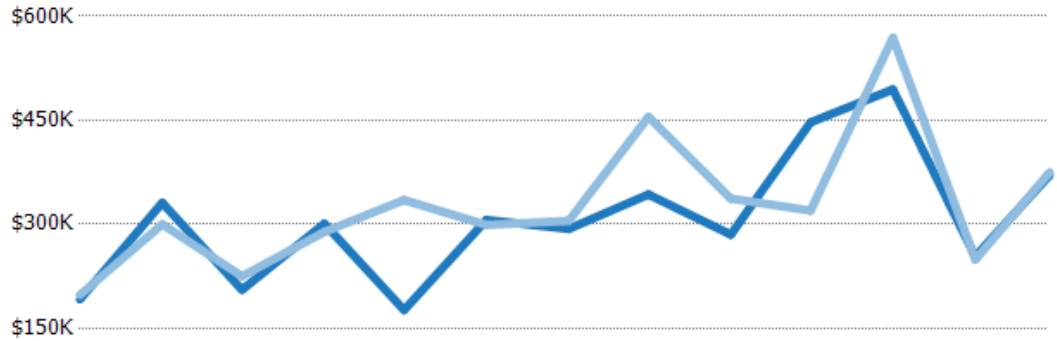
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Avg Est Value	\$230K	\$312K	\$214K	\$288K	\$176K	\$376K	\$303K	\$310K	\$353K	\$364K	\$572K	\$254K	\$371K
Avg Sales Price	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$438K	\$411K	\$349K	\$619K	\$249K	\$375K
Avg Sales Price as a % of Avg Est Value	105%	112%	101%	100%	190%	108%	101%	141%	116%	96%	108%	98%	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

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Median Est Value	\$192K	\$331K	\$206K	\$301K	\$176K	\$306K	\$293K	\$343K	\$285K	\$447K	\$494K	\$254K	\$371K
Median Sales Price	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$455K	\$337K	\$320K	\$569K	\$249K	\$375K
Med Sales Price as a % of Med Est Value	103%	91%	109%	96%	190%	98%	104%	133%	118%	72%	115%	98%	101%