

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	5	+20%	9	11	-18.2%
New Listing Volume	\$3,537,000	\$2,091,000	+69.2%	\$4,722,000	\$3,371,000	+40.1%
Active Listing Count	12	41	-70.7%	N/A	N/A	
Active Listing Volume	\$11,495,900	\$16,437,200	-30.1%	N/A	N/A	
Average Listing Price	\$957,992	\$400,907	+139%	\$907,850	\$392,369	+131.4%
Median Listing Price	\$484,500	\$295,000	+64.2%	\$484,500	\$290,859	+66.6%
Median Days in RPR	136.5	181	-24.6%	113.17	176.13	-35.7%
Months of Inventory	2.4	41	-94.1%	7	14.2	-50.6%
Absorption Rate	41.67%	2.44%	+39.2%	14.29%	7.06%	+7.2%
Sales Activity Charts Metrics						
New Pending Sales Count	8	12	-33.3%	13	21	-38.1%
New Pending Sales Volume	\$4,197,000	\$3,462,000	+21.2%	\$6,635,000	\$6,116,000	+8.5%
Pending Sales Count	14	11	+27.3%	N/A	N/A	
Pending Sales Volume	\$6,917,000	\$3,140,000	+120.3%	N/A	N/A	
Closed Sales Count	1	3	-66.7%	6	4	+50%
Closed Sales Volume	\$244,000	\$545,000	-55.2%	\$3,413,000	\$775,000	+340.4%
Average Sales Price	\$244,000	\$181,667	+34.3%	\$568,833	\$193,750	+193.6%
Median Sales Price	\$244,000	\$165,000	+47.9%	\$514,000	\$181,250	+183.6%

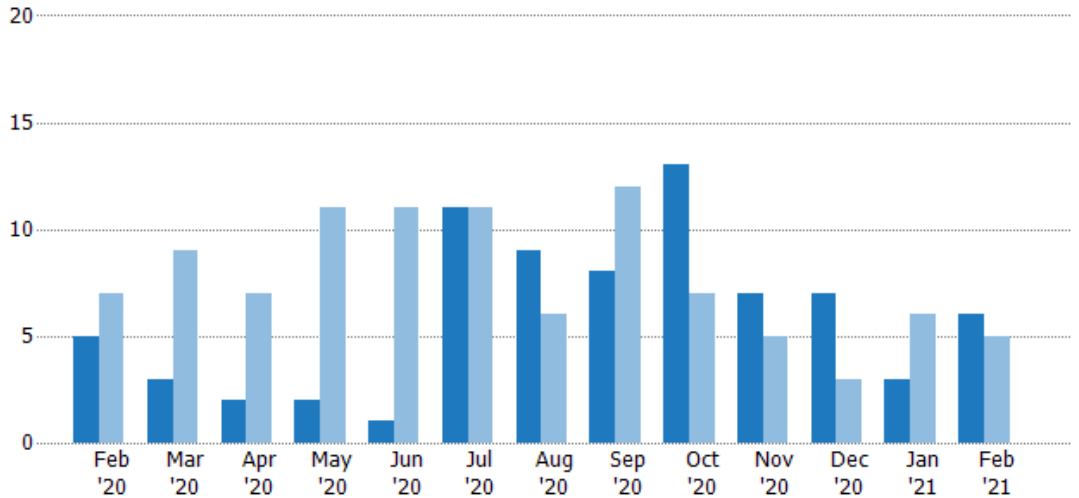
New Listings

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.
Feb '21	6	20%
Feb '20	5	-28.6%
Feb '19	7	14.3%



	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	3	2	2	1	11	9	8	13	7	7	3	6
Prior Year	7	9	7	11	11	11	6	12	7	5	3	6	5
Percent Change from Prior Year	-29%	-67%	-71%	-82%	-91%	0%	50%	-33%	86%	40%	133%	-50%	20%

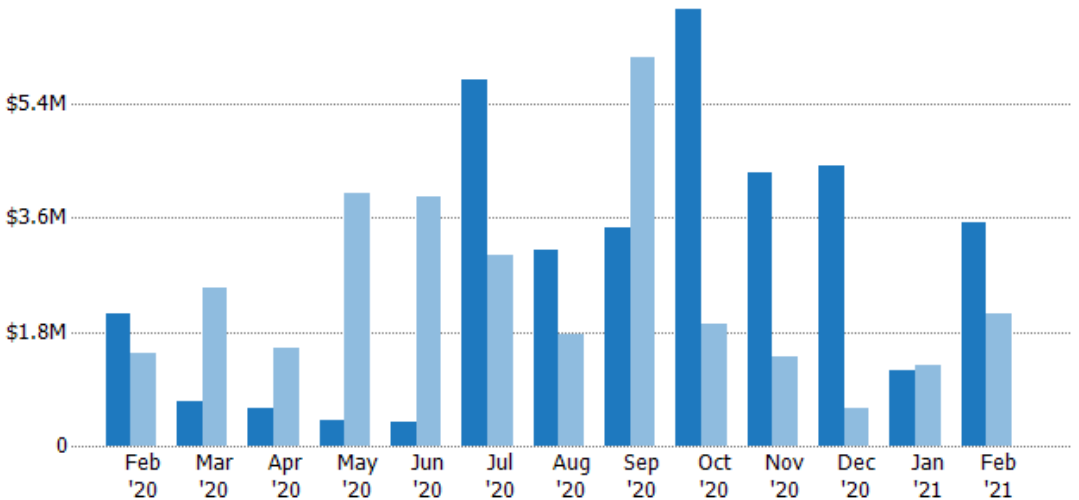
New Listing Volume

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.
Feb '21	\$3.54M	69.2%
Feb '20	\$2.09M	41.9%
Feb '19	\$1.47M	36.3%



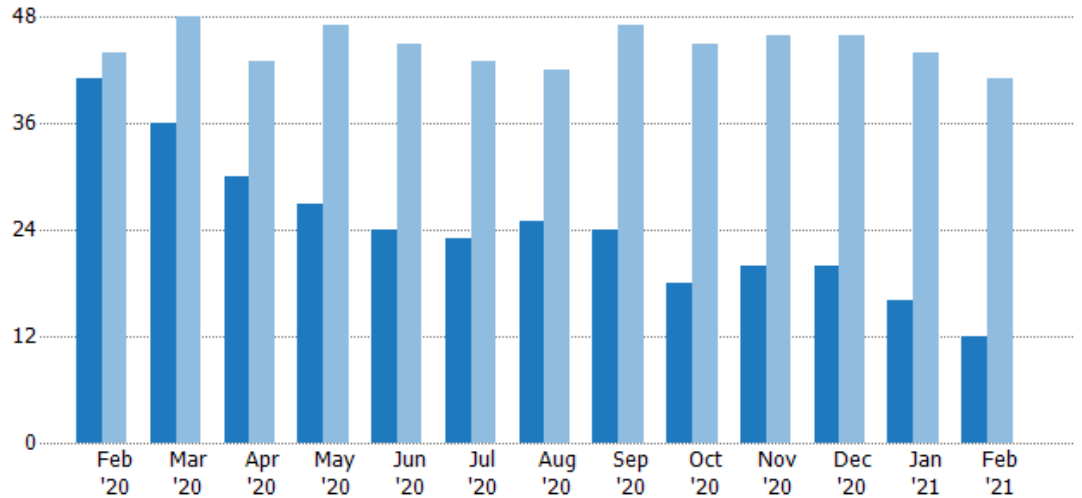
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$2.09M	\$703K	\$589K	\$400K	\$375K	\$5.77M	\$3.08M	\$3.44M	\$6.9M	\$4.3M	\$4.41M	\$1.19M	\$3.54M
Prior Year	\$1.47M	\$2.5M	\$1.53M	\$3.99M	\$3.92M	\$3.02M	\$1.75M	\$6.12M	\$1.92M	\$1.41M	\$585K	\$1.28M	\$2.09M
Percent Change from Prior Year	42%	-72%	-62%	-90%	-90%	91%	76%	-44%	260%	204%	654%	-7%	69%

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.
Feb '21	12	-70.7%
Feb '20	41	-6.8%
Feb '19	44	-25%

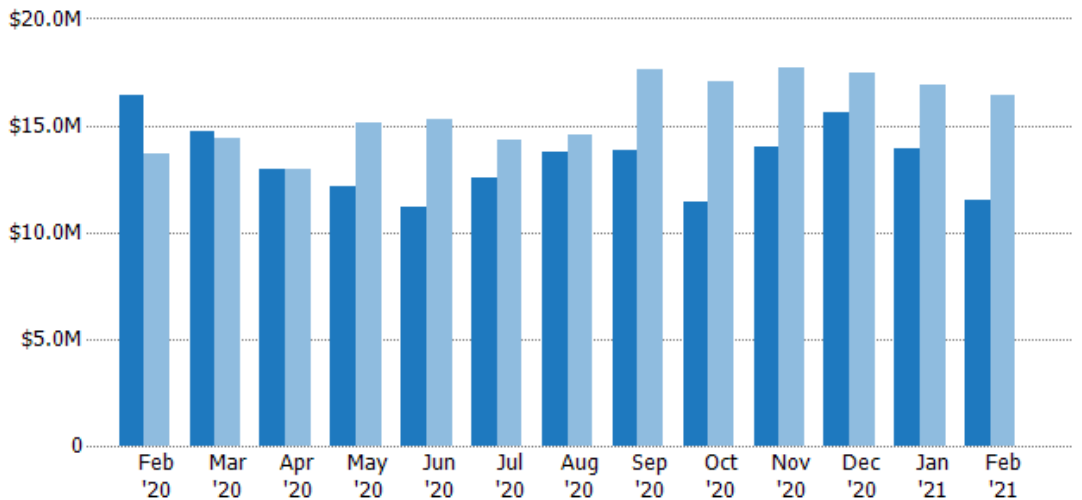
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	41	36	30	27	24	23	25	24	18	20	20	16	12
Prior Year	44	48	43	47	45	43	42	47	45	46	46	44	41
Percent Change from Prior Year	-7%	-25%	-30%	-43%	-47%	-47%	-40%	-49%	-60%	-57%	-57%	-64%	-71%

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.
Feb '21	\$11.5M	-30.1%
Feb '20	\$16.4M	20.5%
Feb '19	\$13.6M	-10%

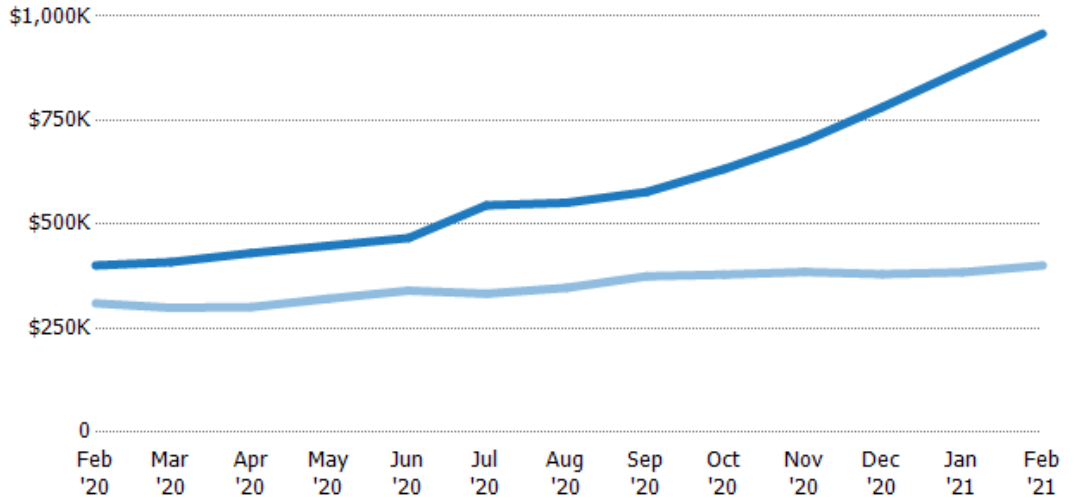
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$16.4M	\$14.7M	\$12.9M	\$12.1M	\$11.2M	\$12.5M	\$13.8M	\$13.9M	\$11.4M	\$14M	\$15.6M	\$13.9M	\$11.5M
Prior Year	\$13.6M	\$14.4M	\$12.9M	\$15.1M	\$15.3M	\$14.3M	\$14.6M	\$17.6M	\$17.1M	\$17.7M	\$17.5M	\$16.9M	\$16.4M
Percent Change from Prior Year	21%	3%	0%	-20%	-27%	-12%	-5%	-21%	-33%	-21%	-11%	-18%	-30%

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



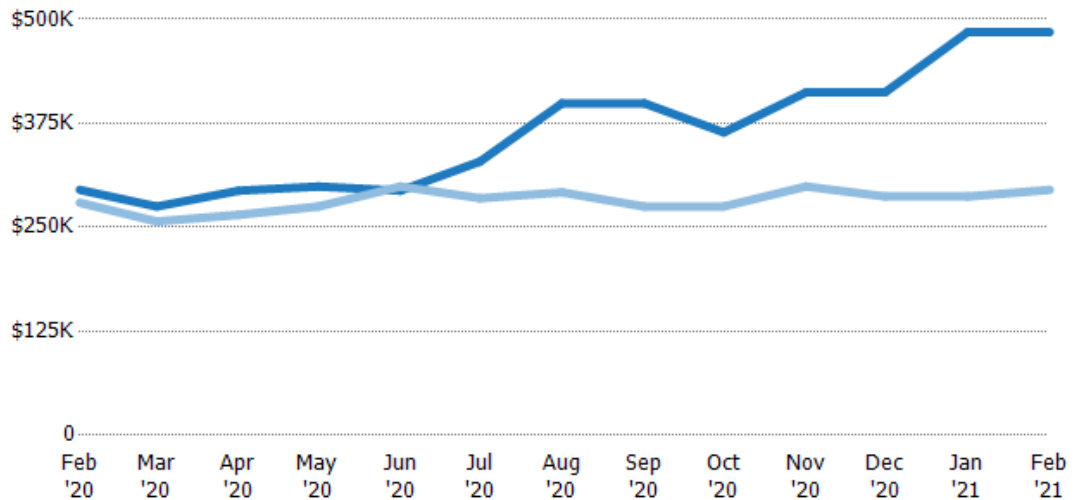
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '20	\$401K	\$310K	29%
Mar '20	\$409K	\$299K	37%
Apr '20	\$431K	\$301K	43%
May '20	\$448K	\$321K	40%
Jun '20	\$467K	\$340K	37%
Jul '20	\$545K	\$333K	64%
Aug '20	\$552K	\$347K	59%
Sep '20	\$578K	\$375K	54%
Oct '20	\$633K	\$379K	67%
Nov '20	\$700K	\$385K	82%
Dec '20	\$781K	\$380K	106%
Jan '21	\$870K	\$384K	126%
Feb '21	\$958K	\$401K	139%

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



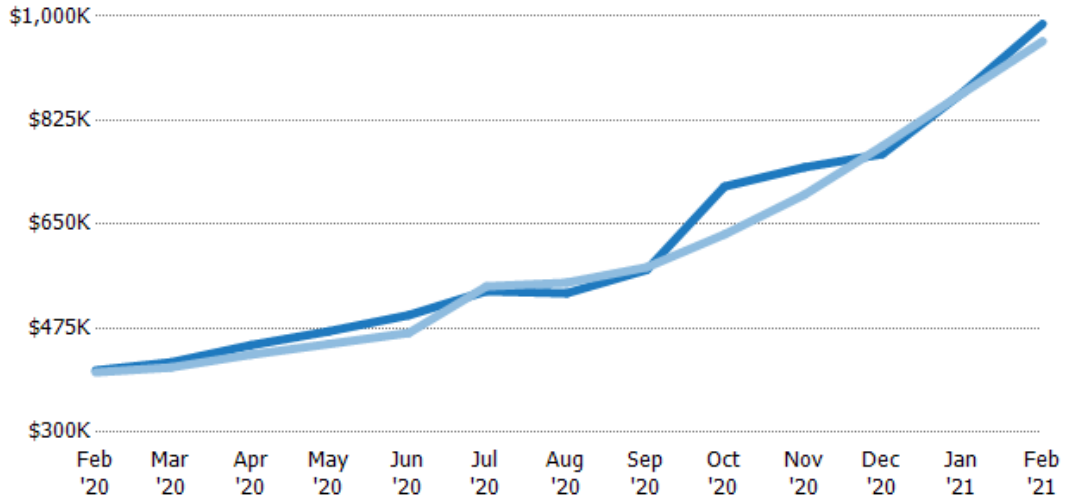
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '20	\$295K	\$279K	6%
Mar '20	\$275K	\$257K	7%
Apr '20	\$294K	\$265K	11%
May '20	\$299K	\$275K	9%
Jun '20	\$294K	\$299K	-2%
Jul '20	\$329K	\$285K	15%
Aug '20	\$399K	\$292K	37%
Sep '20	\$399K	\$275K	45%
Oct '20	\$364K	\$275K	32%
Nov '20	\$412K	\$299K	38%
Dec '20	\$413K	\$287K	44%
Jan '21	\$485K	\$287K	69%
Feb '21	\$485K	\$295K	64%

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



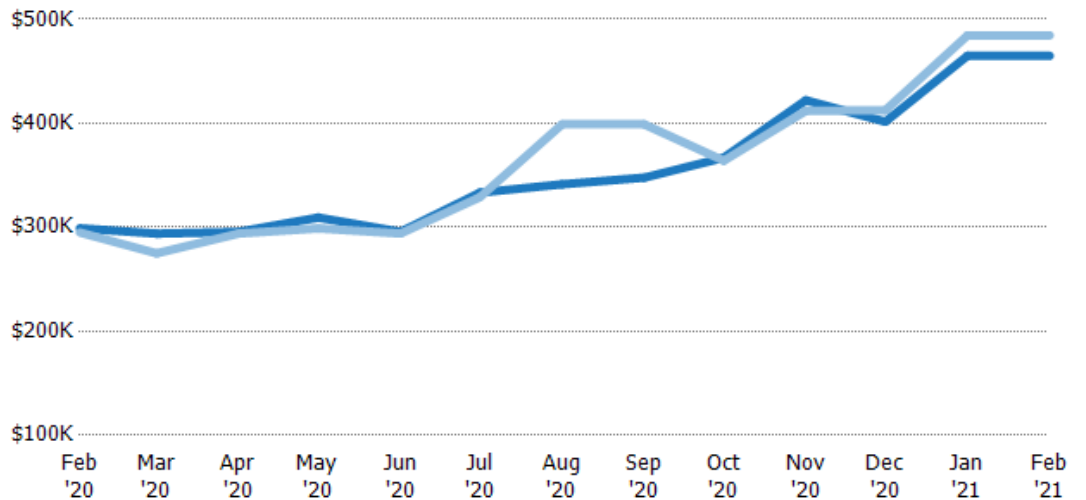
Avg Est Value	\$404K	\$418K	\$447K	\$470K	\$497K	\$538K	\$534K	\$573K	\$713K	\$746K	\$768K	\$871K	\$987K
Avg Listing Price	\$401K	\$409K	\$431K	\$448K	\$467K	\$545K	\$552K	\$578K	\$633K	\$700K	\$781K	\$870K	\$958K
Avg Listing Price as a % of Avg Est Value	99%	98%	96%	95%	94%	101%	103%	101%	89%	94%	102%	100%	97%

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	\$299K	\$294K	\$296K	\$309K	\$296K	\$333K	\$341K	\$348K	\$367K	\$422K	\$402K	\$465K	\$465K
Median Listing Price	\$295K	\$275K	\$294K	\$299K	\$294K	\$329K	\$399K	\$399K	\$364K	\$412K	\$413K	\$485K	\$485K
Med Listing Price as a % of Med Est Value	99%	94%	99%	97%	99%	99%	117%	115%	99%	98%	103%	104%	104%

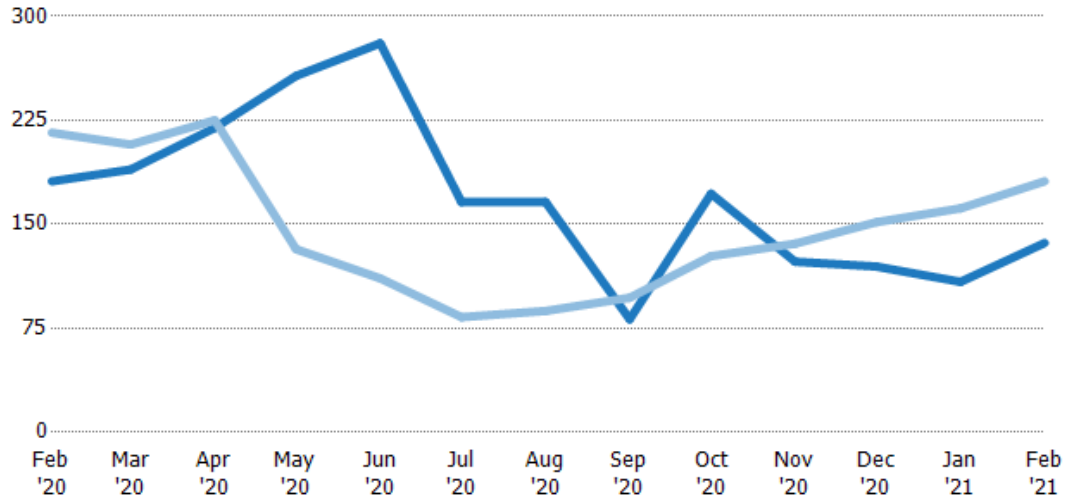
Median Days in RPR

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.
Feb '21	137	-24.6%
Feb '20	181	-16.2%
Feb '19	216	-2.8%



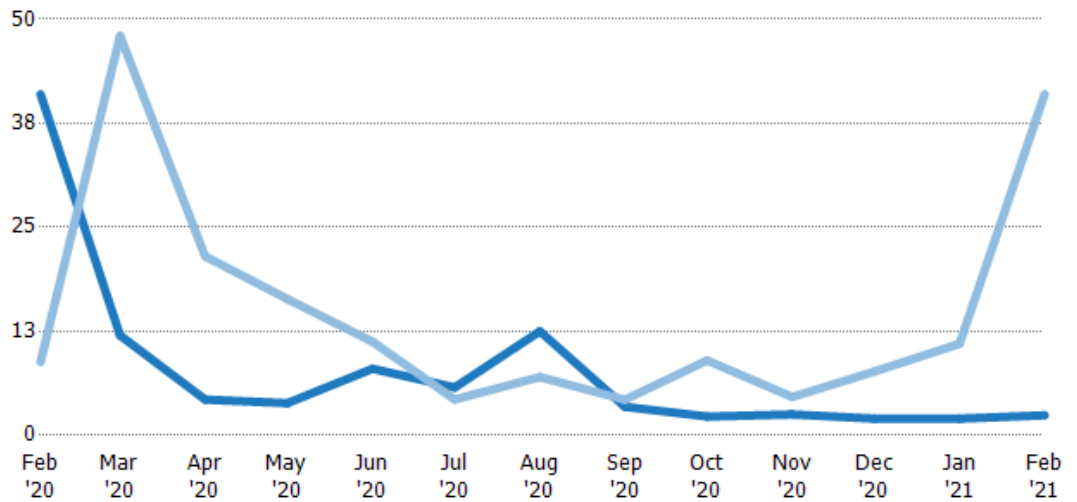
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	181	190	220	257	281	166	166	81.5	172	123	120	109	137
Prior Year	216	208	225	132	111	83	87.5	97	127	136	152	162	181
Percent Change from Prior Year	-16%	-9%	-2%	95%	153%	100%	90%	-16%	35%	-10%	-21%	-33%	-25%

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



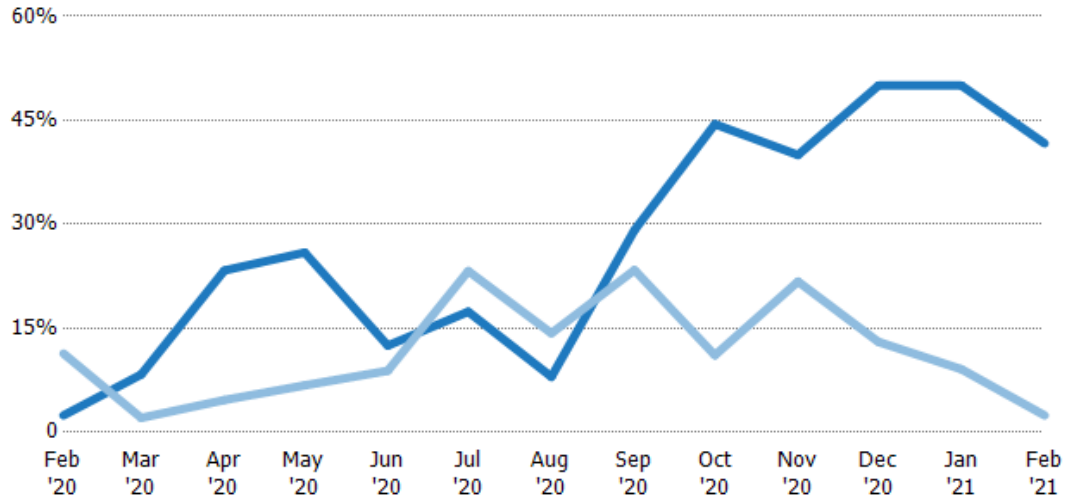
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	41	12	4.29	3.86	8	5.75	12.5	3.43	2.25	2.5	2	2	2.4
Prior Year	8.8	48	21.5	16.4	11.3	4.3	7	4.27	9	4.6	7.67	11	41
Percent Change from Prior Year	366%	-75%	-80%	100%	-29%	34%	79%	-20%	-75%	-46%	-74%	-82%	-94%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



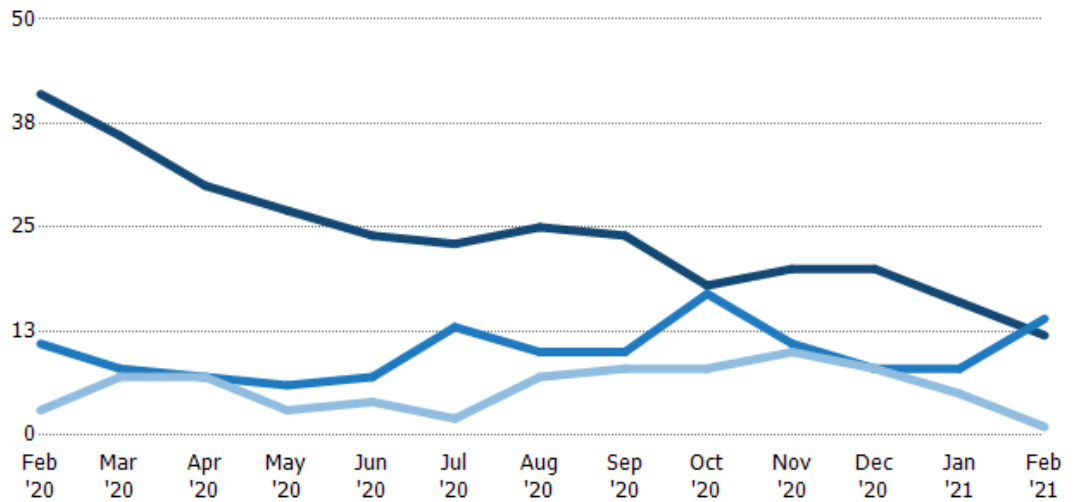
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	2%	8%	23%	26%	13%	17%	8%	29%	44%	40%	50%	50%	42%
Prior Year	11%	2%	5%	7%	9%	23%	14%	23%	11%	22%	13%	9%	2%
Change from Prior Year	9%	-6%	-19%	-26%	-4%	6%	6%	-6%	-33%	-18%	-37%	-41%	-39%

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



	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	41	36	30	27	24	23	25	24	18	20	20	16	12
Pending	11	8	7	6	7	13	10	10	17	11	8	8	14
Sold	3	7	7	3	4	2	7	8	8	10	8	5	1

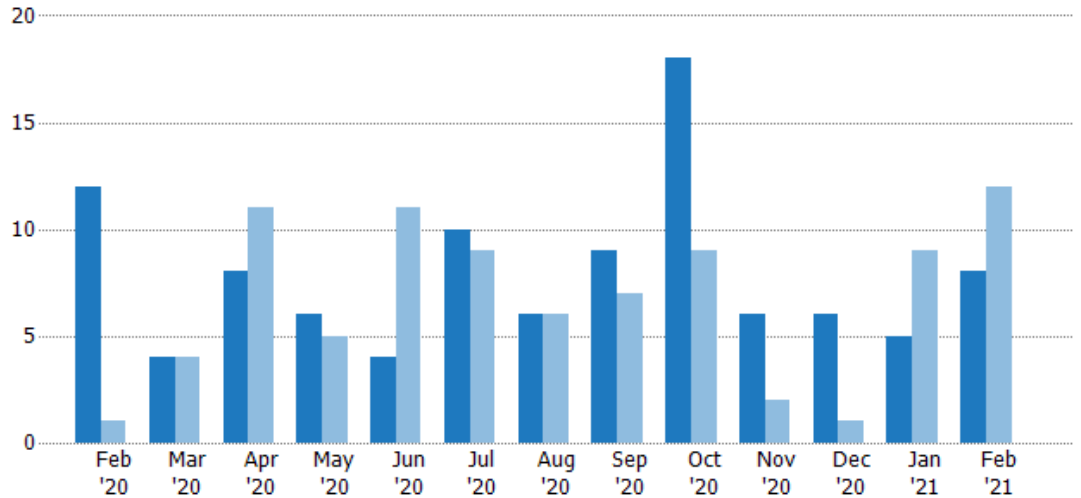
New Pending Sales

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.
Feb '21	8	-33.3%
Feb '20	12	1,100%
Feb '19	1	400%



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

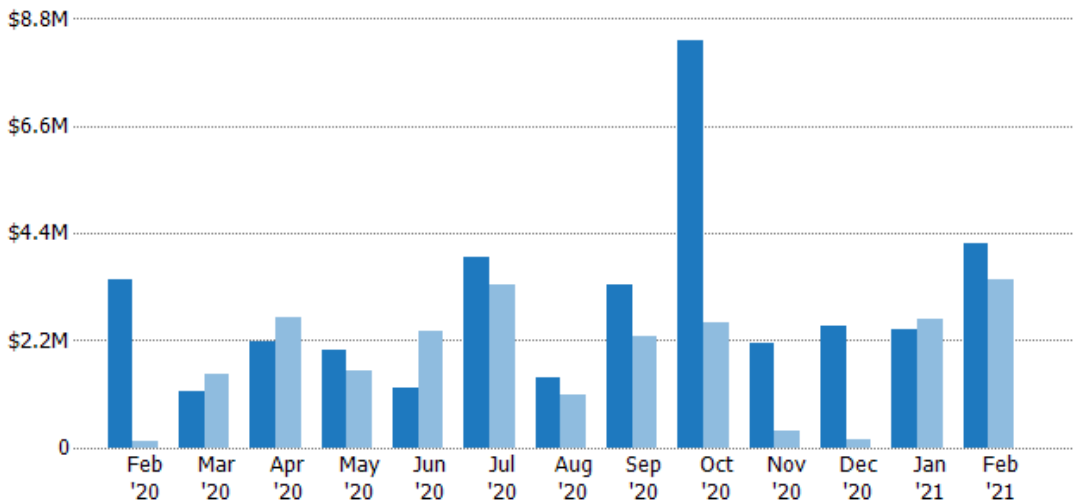
New Pending Sales Volume

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.
Feb '21	\$4.2M	21.2%
Feb '20	\$3.46M	2,223.5%
Feb '19	\$149K	1,432.8%



Current Year	\$3.46M	\$1.17M	\$2.2M	\$1.99M	\$1.23M	\$3.91M	\$1.43M	\$3.35M	\$8.37M	\$2.15M	\$2.48M	\$2.44M	\$4.2M
Prior Year	\$149K	\$1.51M	\$2.69M	\$1.57M	\$2.41M	\$3.35M	\$1.09M	\$2.29M	\$2.59M	\$344K	\$178K	\$2.65M	\$3.46M
Percent Change from Prior Year	2,223%	-23%	-18%	27%	-49%	17%	31%	46%	224%	524%	1,295%	-8%	21%

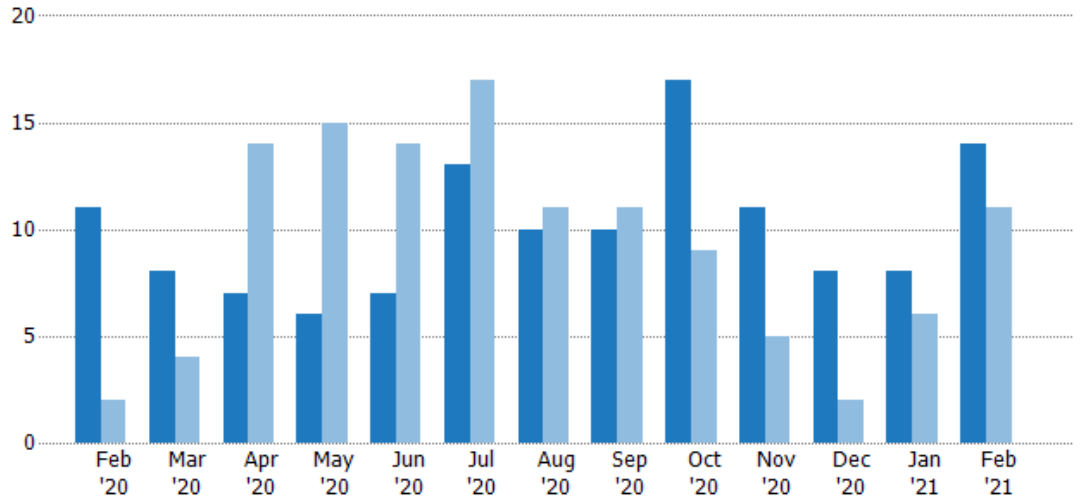
Pending Sales

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.
Feb '21	14	27.3%
Feb '20	11	450%
Feb '19	2	350%



	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	8	7	6	7	13	10	10	17	11	8	8	14
Prior Year	2	4	14	15	14	17	11	11	9	5	2	6	11
Percent Change from Prior Year	450%	100%	-50%	-60%	-50%	-24%	-9%	-9%	89%	120%	300%	33%	27%

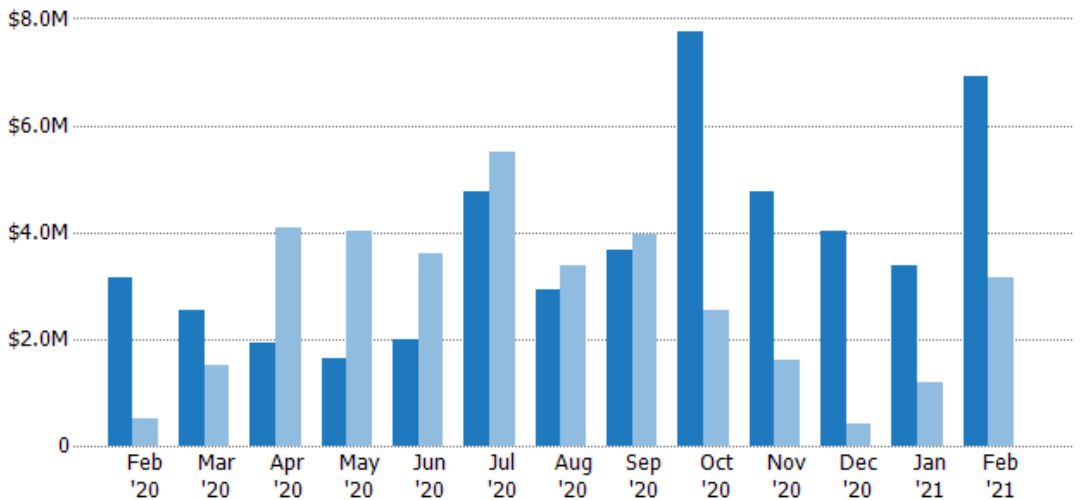
Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '21	\$6.92M	120.3%
Feb '20	\$3.14M	507.9%
Feb '19	\$517K	654.7%



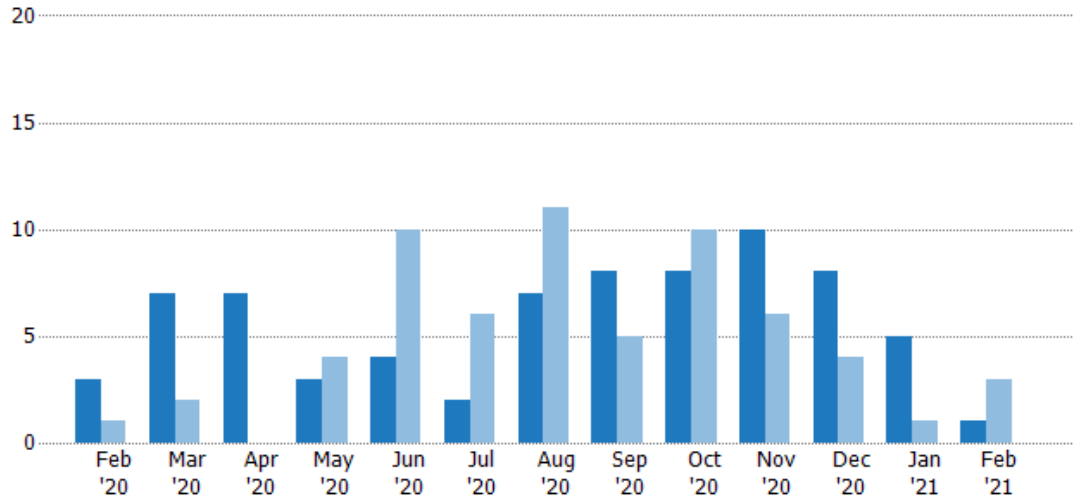
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$3.14M	\$2.54M	\$1.91M	\$1.65M	\$2M	\$4.77M	\$2.92M	\$3.65M	\$7.77M	\$4.76M	\$4.03M	\$3.37M	\$6.92M
Prior Year	\$517K	\$1.51M	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.54M	\$1.61M	\$417K	\$1.18M	\$3.14M
Percent Change from Prior Year	508%	69%	-53%	-59%	-44%	-13%	-14%	-7%	206%	195%	866%	185%	120%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



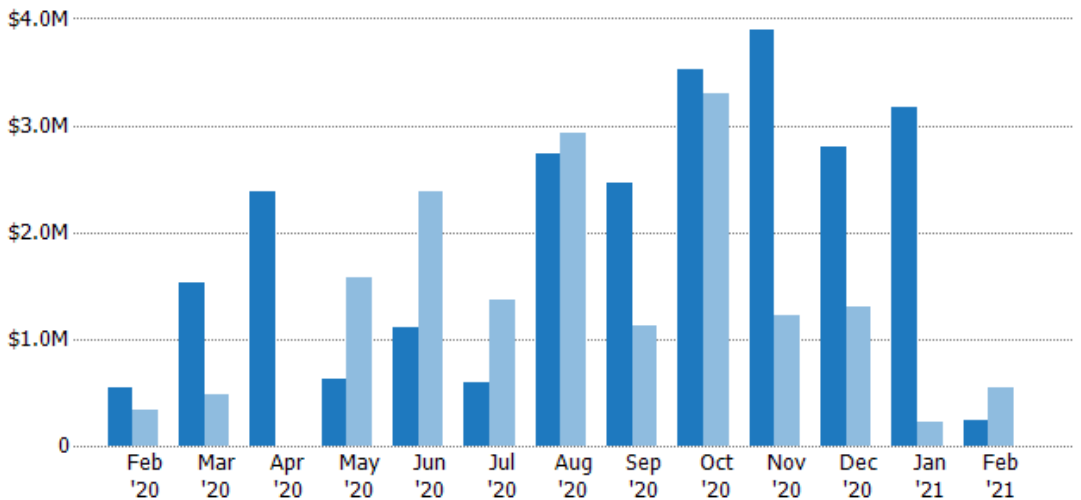
Current Year	3	7	7	3	4	2	7	8	8	10	8	5	1
Prior Year	1	2	-	4	10	6	11	5	10	6	4	1	3
Percent Change from Prior Year	200%	250%	100%	-25%	-60%	-67%	-36%	60%	-20%	67%	100%	400%	-67%

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



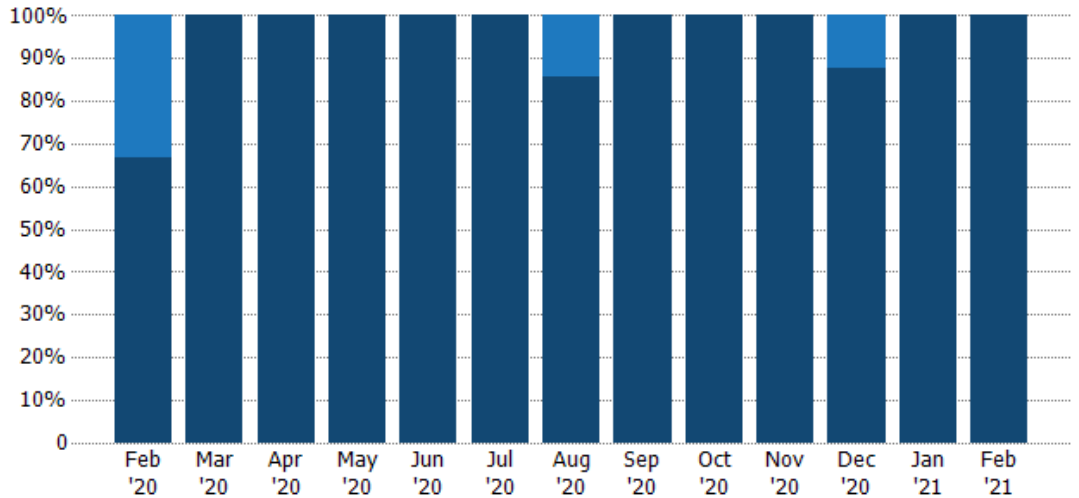
Current Year	\$545K	\$1.53M	\$2.39M	\$619K	\$1.12M	\$590K	\$2.73M	\$2.47M	\$3.52M	\$3.9M	\$2.8M	\$3.17M	\$244K
Prior Year	\$340K	\$486K	-	\$1.57M	\$2.38M	\$1.36M	\$2.93M	\$1.12M	\$3.3M	\$1.21M	\$1.3M	\$230K	\$545K
Percent Change from Prior Year	60%	215%	100%	-61%	-53%	-57%	-7%	121%	7%	221%	115%	1,278%	-55%

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



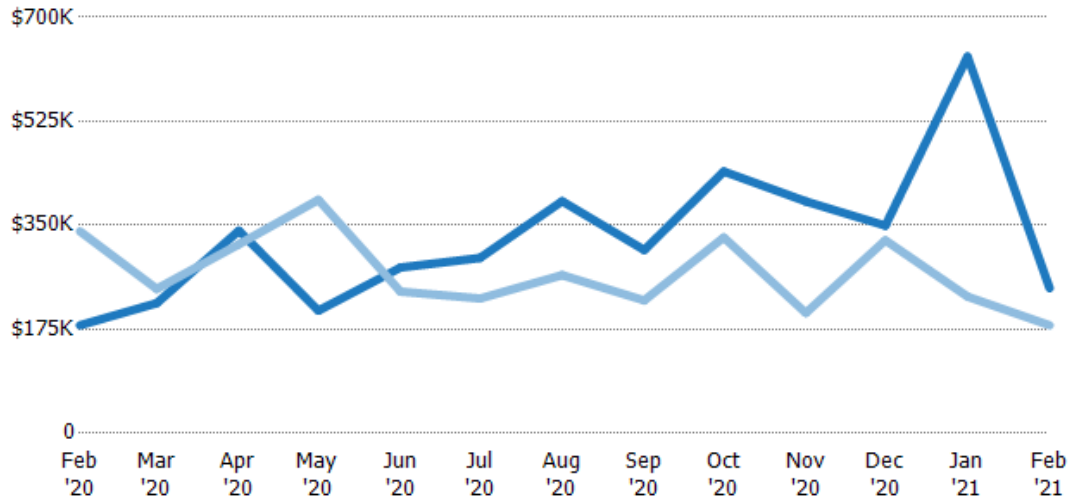
Condo/Townhouse	33%	-	-	-	-	-	14%	-	-	-	13%	-	-
Single Family Residence	67%	100%	100%	100%	100%	100%	86%	100%	100%	100%	88%	100%	100%

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



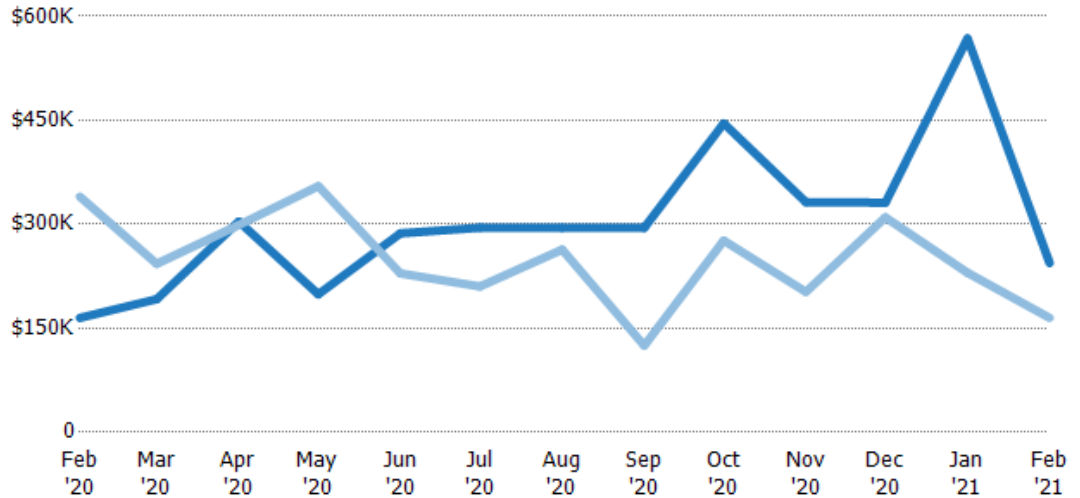
Current Year	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$441K	\$390K	\$349K	\$634K	\$244K
Prior Year	\$340K	\$243K	\$318K	\$393K	\$238K	\$227K	\$266K	\$224K	\$330K	\$202K	\$325K	\$230K	\$182K
Percent Change from Prior Year	-47%	-10%	100%	-47%	17%	30%	47%	38%	34%	93%	8%	176%	34%

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



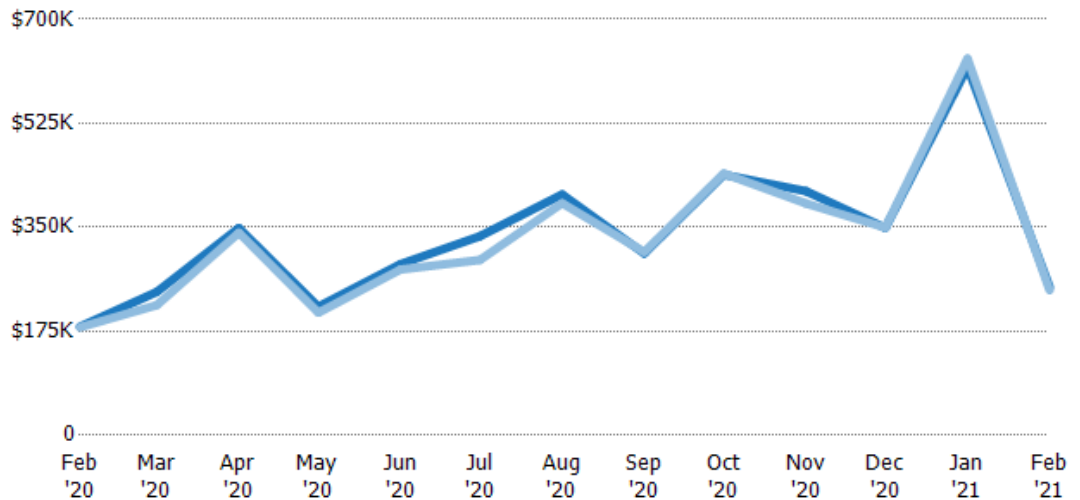
Current Year	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$446K	\$332K	\$331K	\$568K	\$244K
Prior Year	\$340K	\$243K	\$299K	\$355K	\$229K	\$210K	\$264K	\$125K	\$277K	\$203K	\$310K	\$230K	\$165K
Percent Change from Prior Year	-51%	-21%	100%	-44%	25%	40%	12%	136%	61%	64%	7%	147%	48%

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



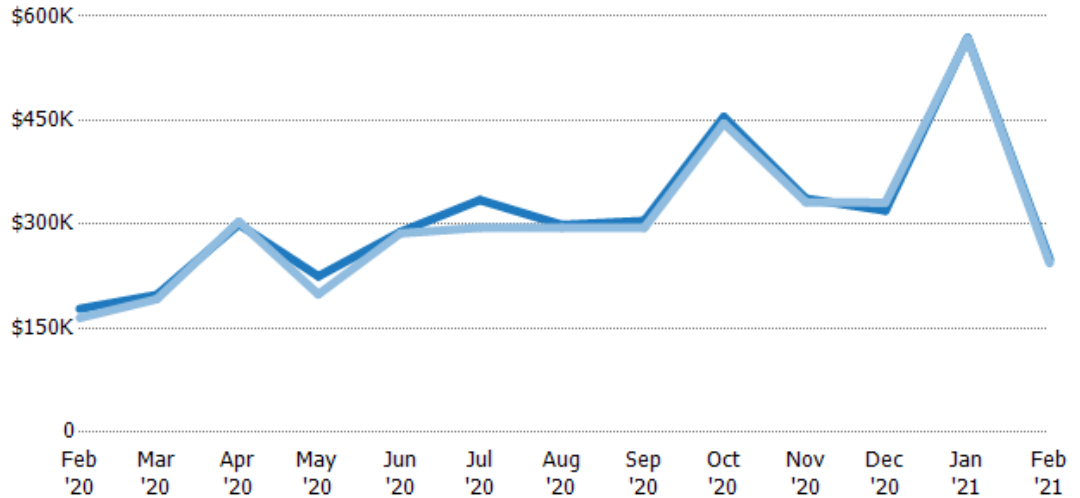
Avg List Price	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$438K	\$411K	\$349K	\$619K	\$249K
Avg Sales Price	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$441K	\$390K	\$349K	\$634K	\$244K
Avg Sales Price as a % of Avg List Price	99%	91%	98%	95%	97%	88%	96%	101%	100%	95%	100%	102%	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

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



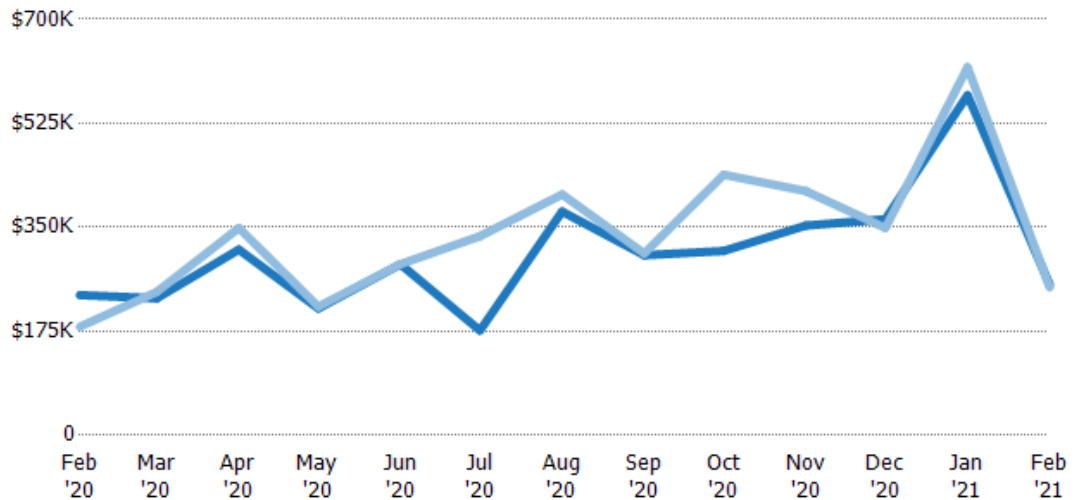
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$455K	\$337K	\$320K	\$569K	\$249K
Median Sales Price	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$446K	\$332K	\$331K	\$568K	\$244K
Med Sales Price as a % of Med List Price	93%	97%	101%	88%	99%	88%	99%	97%	98%	99%	104%	100%	98%

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



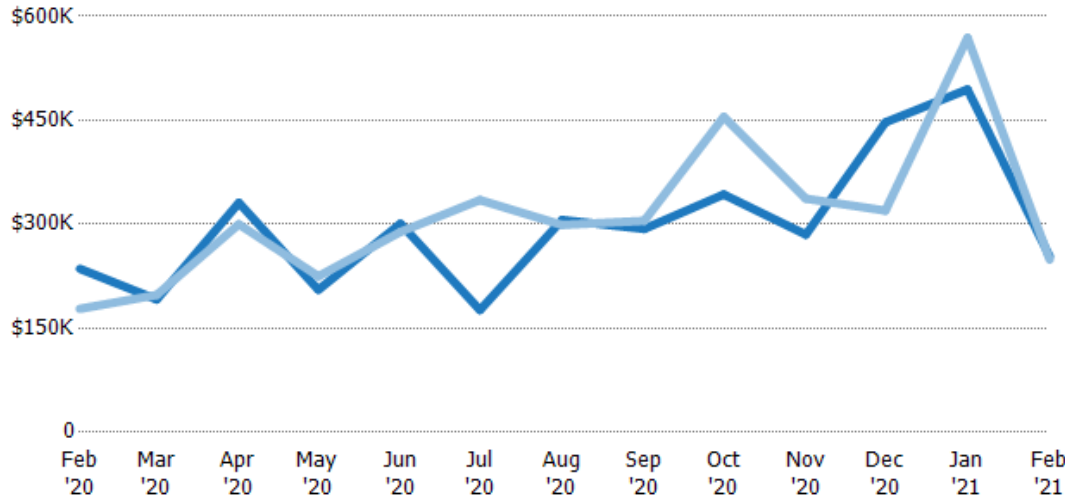
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$236K	\$230K	\$312K	\$214K	\$288K	\$176K	\$376K	\$303K	\$310K	\$353K	\$364K	\$572K	\$254K
Avg Sales Price	\$183K	\$241K	\$349K	\$216K	\$288K	\$335K	\$405K	\$306K	\$438K	\$411K	\$349K	\$619K	\$249K
Avg Sales Price as a % of Avg Est Value	77%	105%	112%	101%	100%	190%	108%	101%	141%	116%	96%	108%	98%

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



	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	\$236K	\$192K	\$331K	\$206K	\$301K	\$176K	\$306K	\$293K	\$343K	\$285K	\$447K	\$494K	\$254K
Median Sales Price	\$178K	\$198K	\$300K	\$225K	\$289K	\$335K	\$299K	\$305K	\$455K	\$337K	\$320K	\$569K	\$249K
Med Sales Price as a % of Med Est Value	75%	103%	91%	109%	96%	190%	98%	104%	133%	118%	72%	115%	98%