

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

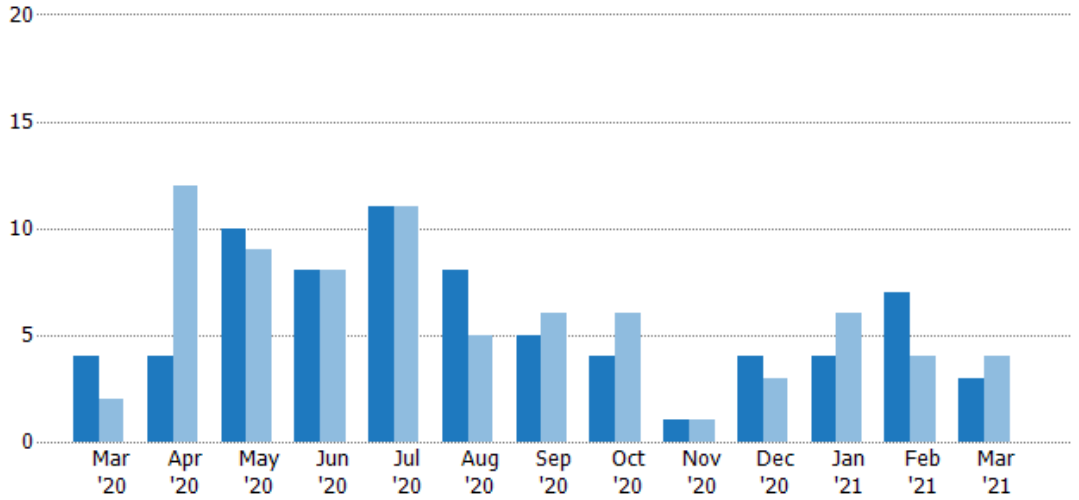
Key Metrics	Mar 2021	Mar 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	3	4	-25%	14	14	+/-
New Listing Volume	\$646,400	\$594,000	+8.8%	\$6,001,200	\$2,594,200	+131.3%
Active Listing Count	6	29	-79.3%	N/A	N/A	
Active Listing Volume	\$4,873,800	\$7,978,200	-38.9%	N/A	N/A	
Average Listing Price	\$812,300	\$275,110	+195.3%	\$654,973	\$264,462	+147.7%
Median Listing Price	\$624,950	\$189,000	+230.7%	\$470,532	\$187,318	+151.2%
Median Days in RPR	40.5	251	-83.9%	35.17	214	-83.6%
Months of Inventory	1.2	9.7	-87.6%	1.8	12.1	-84.9%
Absorption Rate	83.33%	10.34%	+73%	54.55%	8.25%	+46.3%
Sales Activity Charts Metrics						
New Pending Sales Count	4	7	-42.9%	11	17	-35.3%
New Pending Sales Volume	\$1,491,400	\$1,250,500	+19.3%	\$3,440,300	\$2,710,200	+26.9%
Pending Sales Count	5	8	-37.5%	N/A	N/A	
Pending Sales Volume	\$1,120,400	\$1,424,400	-21.3%	N/A	N/A	
Closed Sales Count	5	3	+66.7%	15	12	+25%
Closed Sales Volume	\$1,484,000	\$432,700	+243%	\$3,108,000	\$1,760,600	+76.5%
Average Sales Price	\$296,800	\$144,233	+105.8%	\$207,200	\$146,717	+41.2%
Median Sales Price	\$286,500	\$140,000	+104.6%	\$192,167	\$135,000	+42.3%

New Listings

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



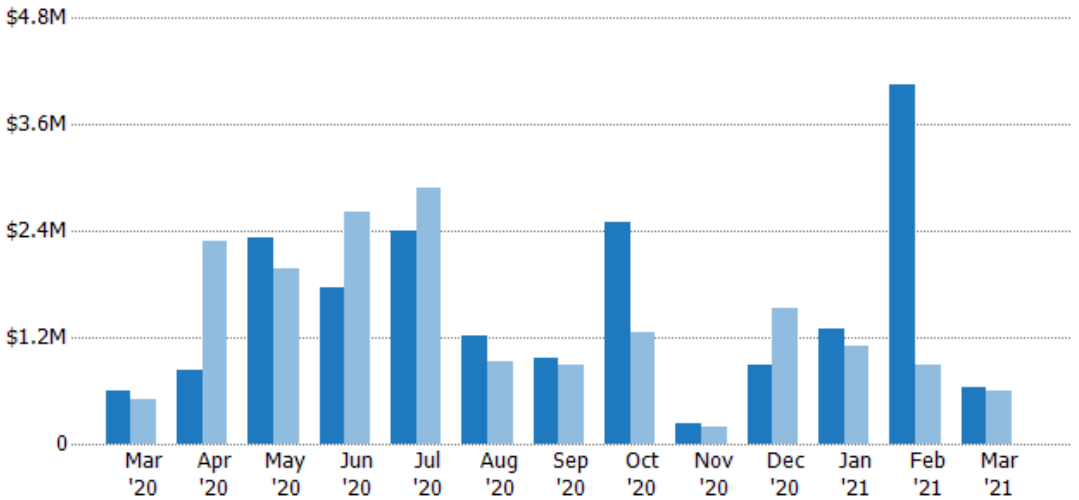
Month/Year	Count	% Chg.
Mar '21	3	-25%
Mar '20	4	100%
Mar '19	2	350%

New Listing Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



Month/Year	Volume	% Chg.
Mar '21	\$646K	8.8%
Mar '20	\$594K	18.4%
Mar '19	\$502K	302.3%

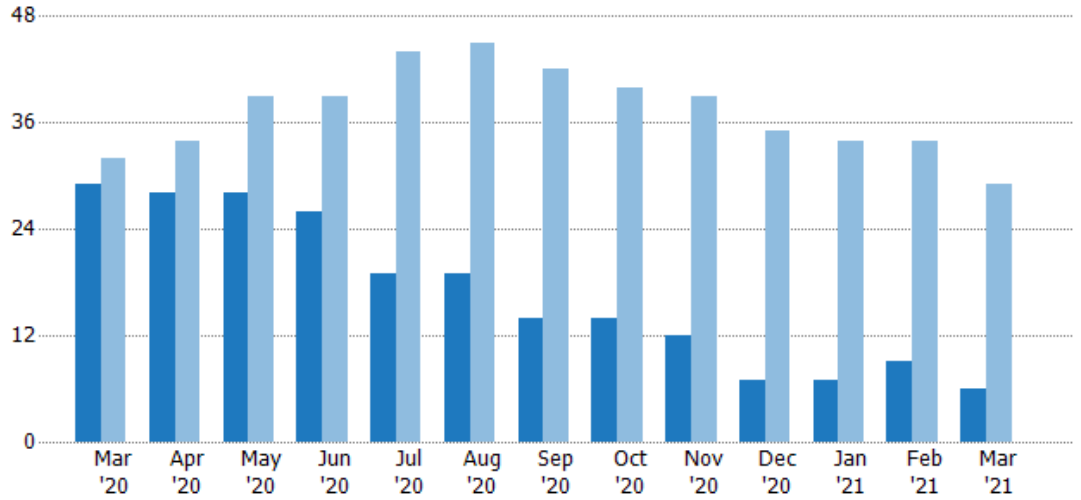
Active Listings

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Mar '21	6	-79.3%
Mar '20	29	-9.4%
Mar '19	32	37.5%



Current Year	29	28	28	26	19	19	14	14	12	7	7	9	6
Prior Year	32	34	39	39	44	45	42	40	39	35	34	34	29
Percent Change from Prior Year	-9%	-18%	-28%	-33%	-57%	-58%	-67%	-65%	-69%	-80%	-79%	-74%	-79%

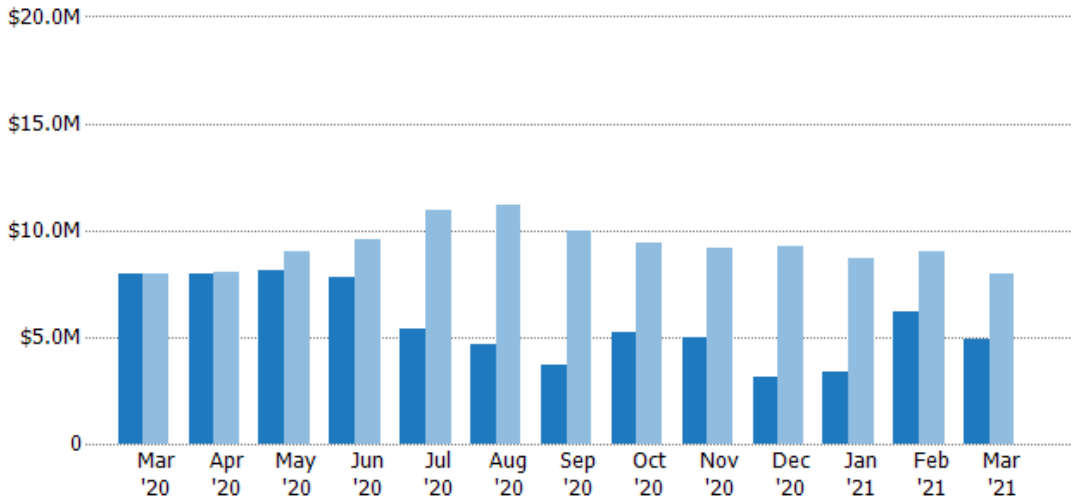
Active Listing Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Mar '21	\$4.87M	-38.9%
Mar '20	\$7.98M	0.3%
Mar '19	\$7.95M	19.9%



Current Year	\$7.98M	\$7.97M	\$8.14M	\$7.83M	\$5.36M	\$4.63M	\$3.7M	\$5.2M	\$5M	\$3.15M	\$3.33M	\$6.2M	\$4.87M
Prior Year	\$7.95M	\$8.02M	\$9.02M	\$9.57M	\$10.9M	\$11.2M	\$9.94M	\$9.38M	\$9.13M	\$9.28M	\$8.7M	\$8.97M	\$7.98M
Percent Change from Prior Year	0%	-1%	-10%	-18%	-51%	-59%	-63%	-45%	-45%	-66%	-62%	-31%	-39%

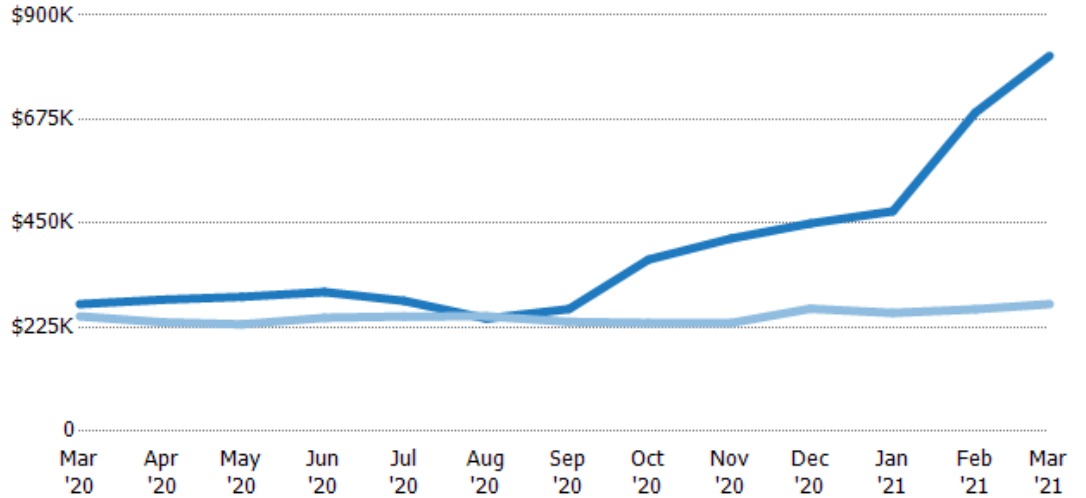
Average Listing Price

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

Filters Used

ZIP: East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Mar '21	\$812K	195.3%
Mar '20	\$275K	10.7%
Mar '19	\$249K	-12.8%



Current Year	\$275K	\$285K	\$291K	\$301K	\$282K	\$244K	\$264K	\$371K	\$417K	\$450K	\$476K	\$689K	\$812K
Prior Year	\$249K	\$236K	\$231K	\$245K	\$248K	\$249K	\$237K	\$234K	\$234K	\$265K	\$256K	\$264K	\$275K
Percent Change from Prior Year	11%	21%	26%	23%	14%	-2%	12%	58%	78%	70%	86%	161%	195%

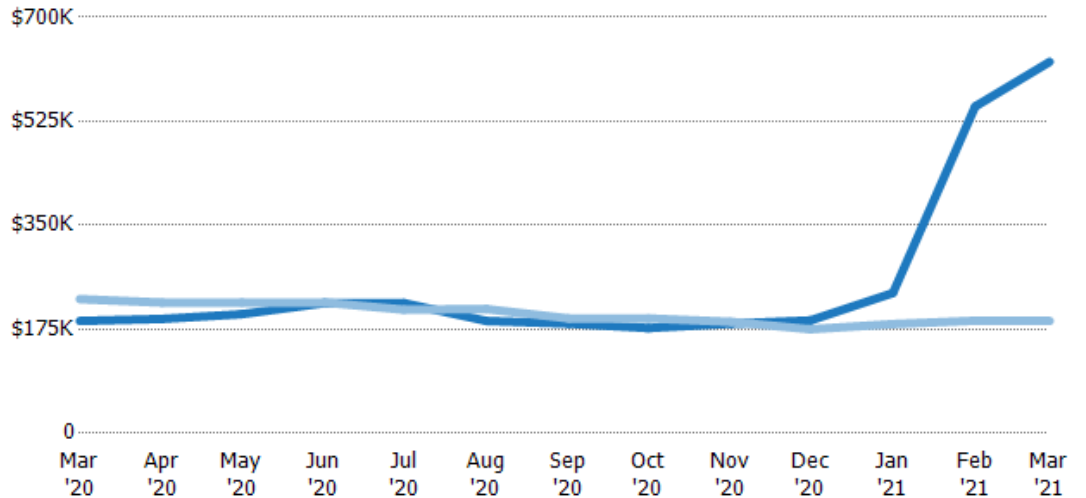
Median Listing Price

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

Filters Used

ZIP: East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Mar '21	\$625K	230.7%
Mar '20	\$189K	-16.3%
Mar '19	\$226K	-12.5%



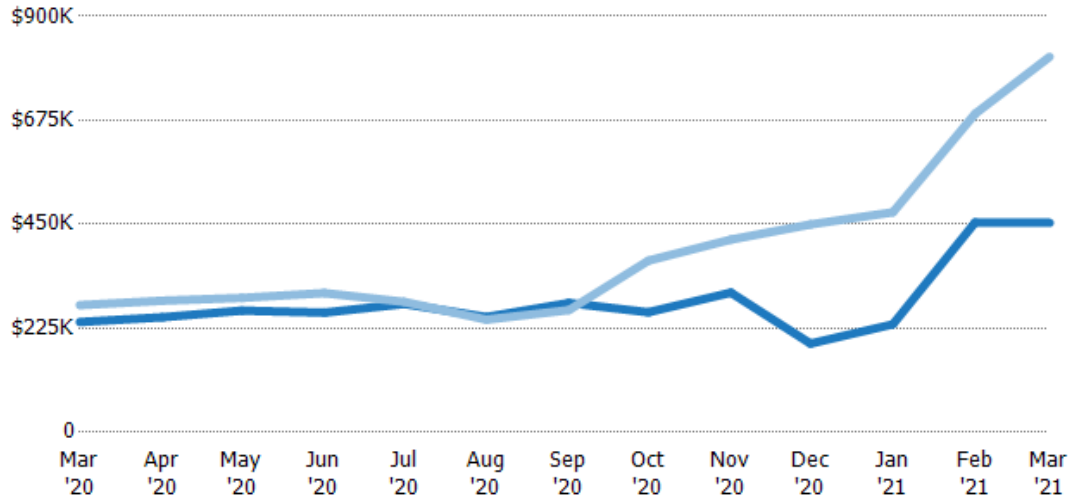
Current Year	\$189K	\$192K	\$200K	\$219K	\$219K	\$189K	\$184K	\$177K	\$184K	\$190K	\$236K	\$550K	\$625K
Prior Year	\$226K	\$220K	\$220K	\$220K	\$208K	\$209K	\$193K	\$193K	\$188K	\$175K	\$184K	\$189K	\$189K
Percent Change from Prior Year	-16%	-13%	-9%	0%	5%	-10%	-5%	-8%	-2%	9%	28%	190%	231%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



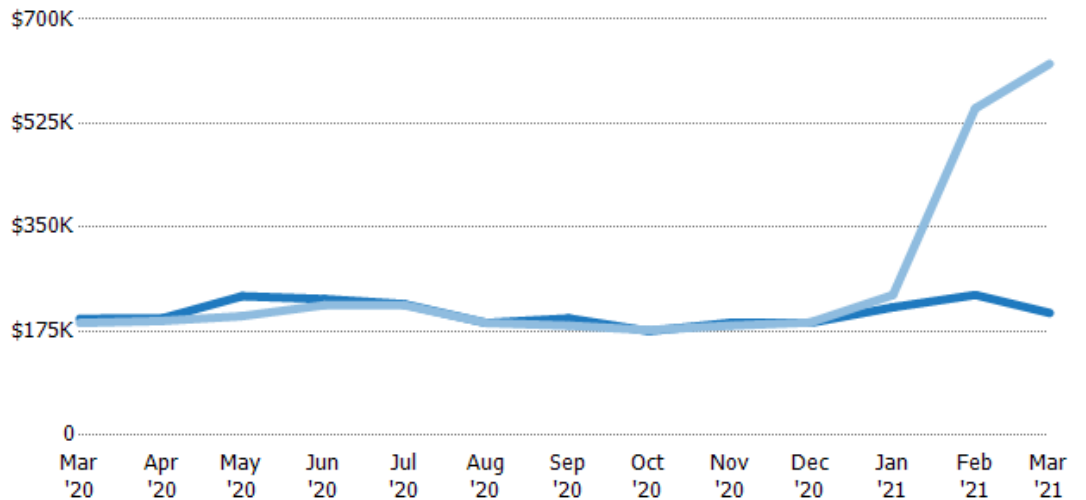
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Avg Est Value	\$239K	\$249K	\$263K	\$259K	\$278K	\$249K	\$280K	\$260K	\$302K	\$192K	\$234K	\$454K	\$453K
Avg Listing Price	\$275K	\$285K	\$291K	\$301K	\$282K	\$244K	\$264K	\$371K	\$417K	\$450K	\$476K	\$689K	\$812K
Avg Listing Price as a % of Avg Est Value	115%	114%	110%	116%	102%	98%	94%	143%	138%	234%	204%	152%	179%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
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	\$196K	\$197K	\$234K	\$229K	\$221K	\$189K	\$197K	\$175K	\$189K	\$189K	\$215K	\$236K	\$206K
Median Listing Price	\$189K	\$192K	\$200K	\$219K	\$219K	\$189K	\$184K	\$177K	\$184K	\$190K	\$236K	\$550K	\$625K
Med Listing Price as a % of Med Est Value	96%	98%	86%	96%	99%	100%	94%	101%	97%	100%	110%	233%	304%

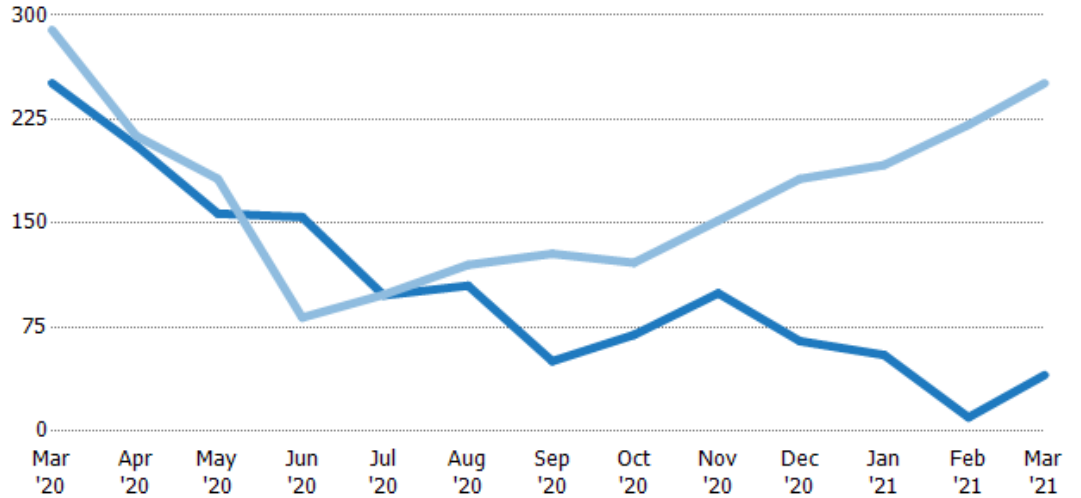
Median Days in RPR

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Days	% Chg.
Mar '21	40.5	-83.9%
Mar '20	251	-13.3%
Mar '19	290	-43.5%



Current Year	251	206	157	155	98	105	50.5	69.5	100	65	55	10	40.5
Prior Year	290	213	182	82	98.5	120	128	122	152	182	192	221	251
Percent Change from Prior Year	-13%	-3%	-14%	88%	-1%	-13%	-61%	-43%	-35%	-64%	-71%	-95%	-84%

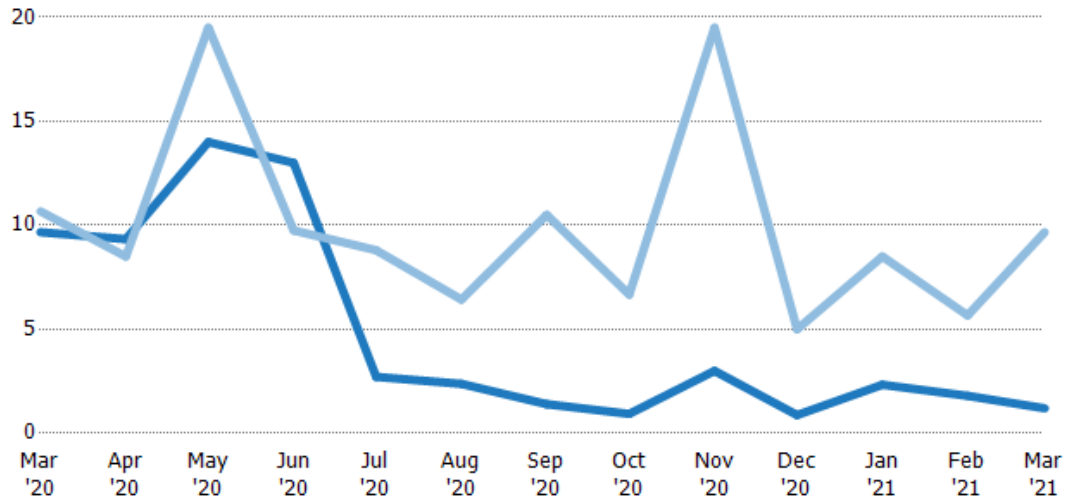
Months of Inventory

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Months	% Chg.
Mar '21	1.2	-87.6%
Mar '20	9.67	-9.4%
Mar '19	10.7	-17.5%



Current Year	9.67	9.33	14	13	2.71	2.38	1.4	0.93	3	0.88	2.33	1.8	1.2
Prior Year	10.7	8.5	19.5	9.75	8.8	6.43	10.5	6.67	19.5	5	8.5	5.67	9.67
Percent Change from Prior Year	-9%	10%	-28%	33%	-69%	-63%	-87%	-86%	-85%	-83%	-73%	-68%	-88%

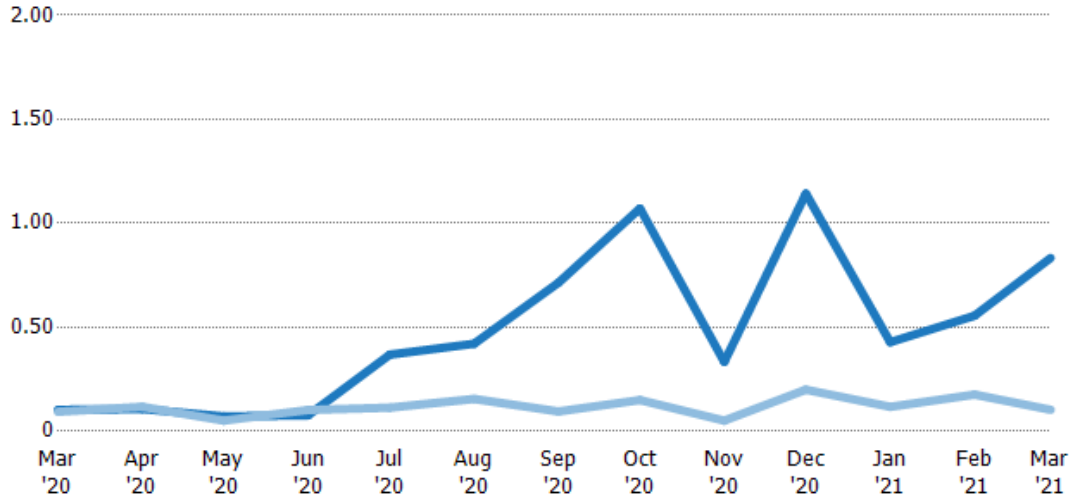
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Rate	Chg.
Mar '21	83%	-73%
Mar '20	10%	-1%
Mar '19	9%	21.2%



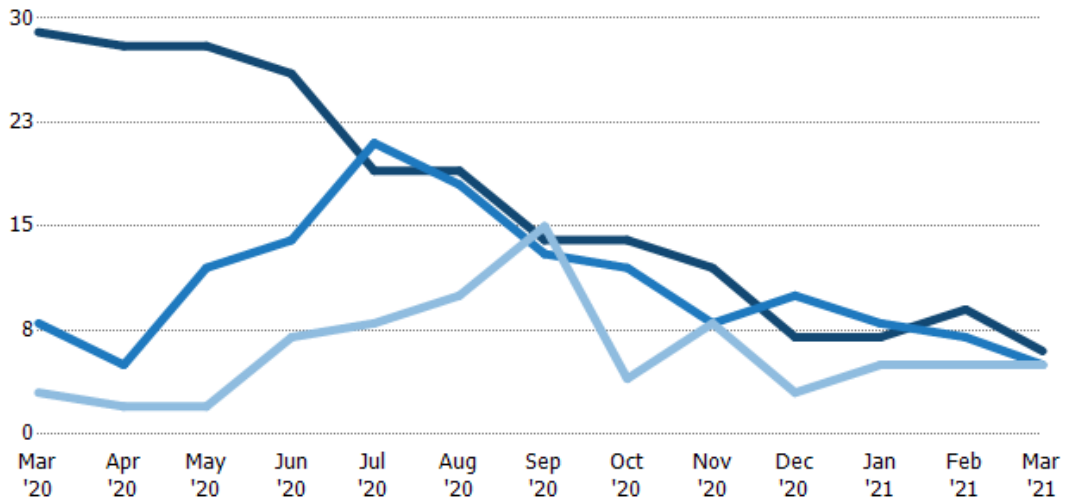
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	10%	11%	7%	8%	37%	42%	71%	107%	33%	114%	43%	56%	83%
Prior Year	9%	12%	5%	10%	11%	16%	10%	15%	5%	20%	12%	18%	10%
Change from Prior Year	-1%	1%	-2%	3%	-25%	-27%	-62%	-92%	-28%	-94%	-31%	-38%	-73%

Active/Pending/Sold Units

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
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	29	28	28	26	19	19	14	14	12	7	7	9	6
Pending	8	5	12	14	21	18	13	12	8	10	8	7	5
Sold	3	2	2	7	8	10	15	4	8	3	5	5	5

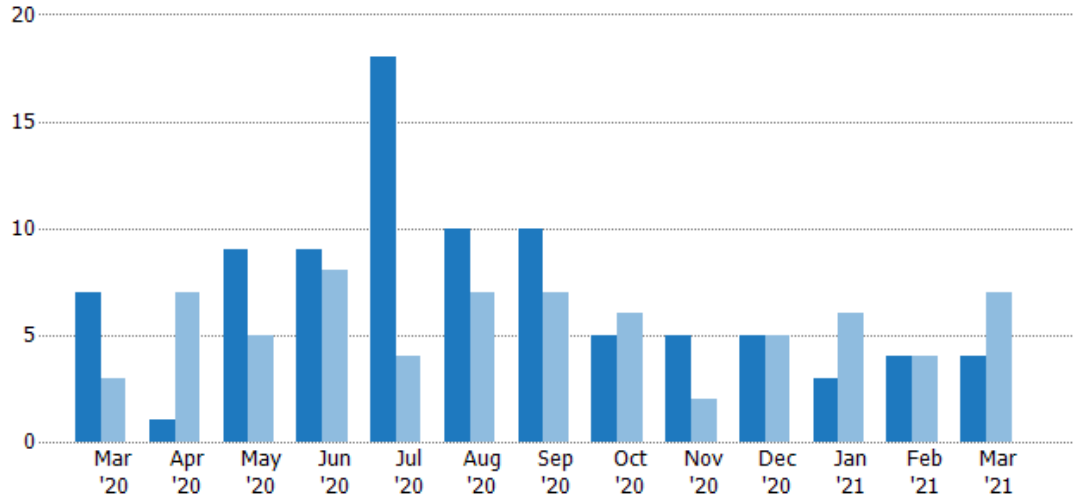
New Pending Sales

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Mar '21	4	-42.9%
Mar '20	7	133.3%
Mar '19	3	66.7%



Current Year	7	1	9	9	18	10	10	5	5	5	3	4	4
Prior Year	3	7	5	8	4	7	7	6	2	5	6	4	7
Percent Change from Prior Year	133%	-86%	80%	13%	350%	43%	43%	-17%	150%	0%	-50%	0%	-43%

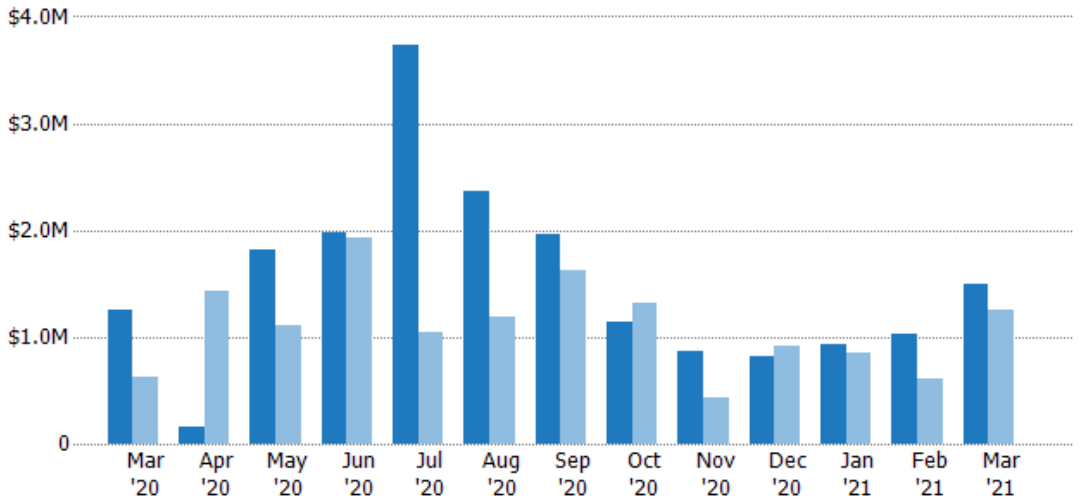
New Pending Sales Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Mar '21	\$1.49M	19.3%
Mar '20	\$1.25M	101.9%
Mar '19	\$620K	95%



Current Year	\$1.25M	\$155K	\$1.81M	\$1.97M	\$3.74M	\$2.36M	\$1.96M	\$1.14M	\$873K	\$823K	\$925K	\$1.02M	\$1.49M
Prior Year	\$620K	\$1.43M	\$1.1M	\$1.93M	\$1.05M	\$1.19M	\$1.63M	\$1.31M	\$438K	\$917K	\$846K	\$614K	\$1.25M
Percent Change from Prior Year	102%	-89%	64%	2%	257%	98%	21%	-13%	99%	-10%	9%	67%	19%

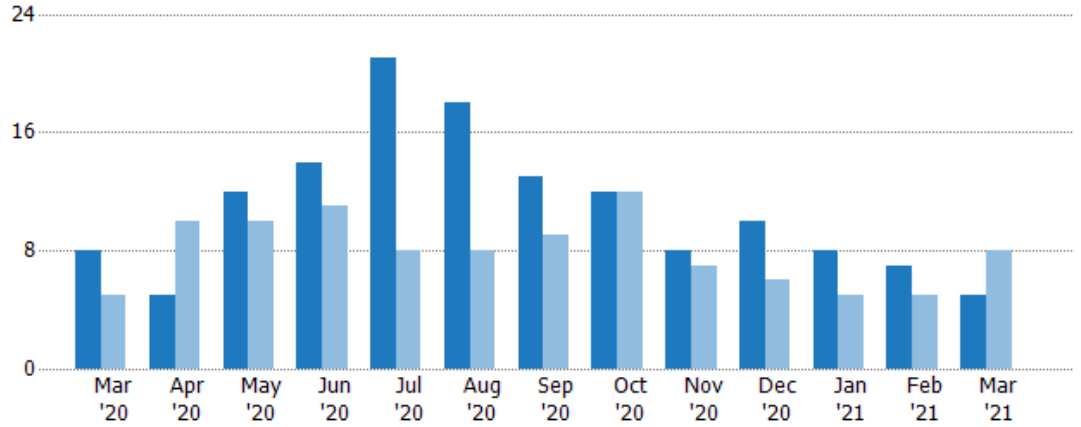
Pending Sales

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Mar '21	5	-37.5%
Mar '20	8	60%
Mar '19	5	20%



Current Year	8	5	12	14	21	18	13	12	8	10	8	7	5
Prior Year	5	10	10	11	8	8	9	12	7	6	5	5	8
Percent Change from Prior Year	60%	-50%	20%	27%	163%	125%	44%	0%	14%	67%	60%	40%	-38%

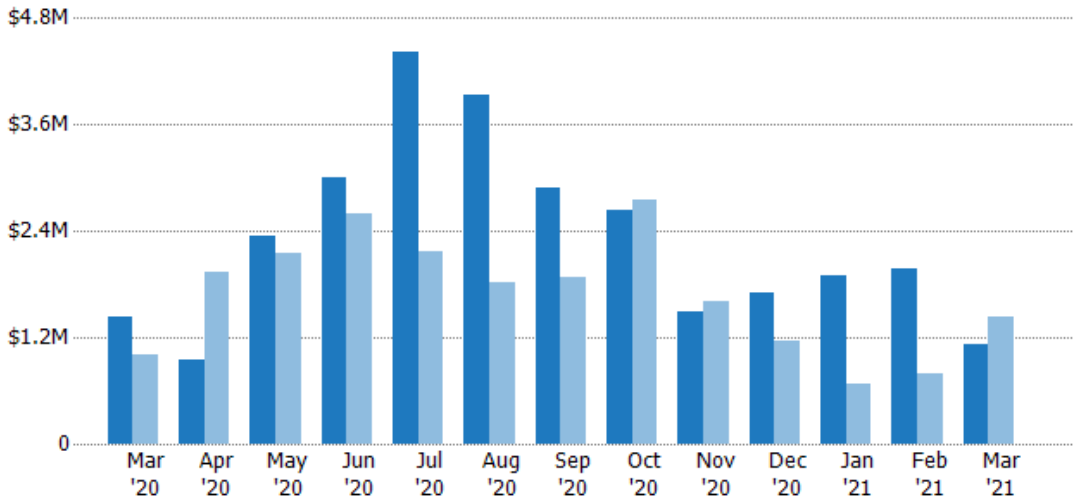
Pending Sales Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Mar '21	\$1.12M	-21.3%
Mar '20	\$1.42M	41.4%
Mar '19	\$1.01M	32.3%



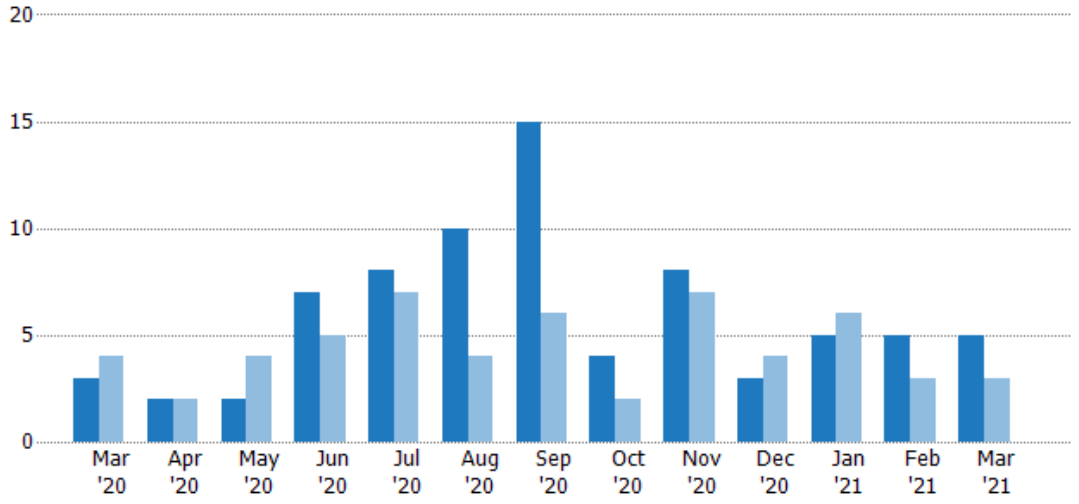
Current Year	\$1.42M	\$946K	\$2.34M	\$3.01M	\$4.42M	\$3.93M	\$2.89M	\$2.63M	\$1.49M	\$1.7M	\$1.89M	\$1.97M	\$1.12M
Prior Year	\$1.01M	\$1.93M	\$2.16M	\$2.59M	\$2.17M	\$1.82M	\$1.88M	\$2.75M	\$1.62M	\$1.16M	\$670K	\$788K	\$1.42M
Percent Change from Prior Year	41%	-51%	8%	16%	104%	117%	54%	-4%	-8%	46%	182%	150%	-21%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



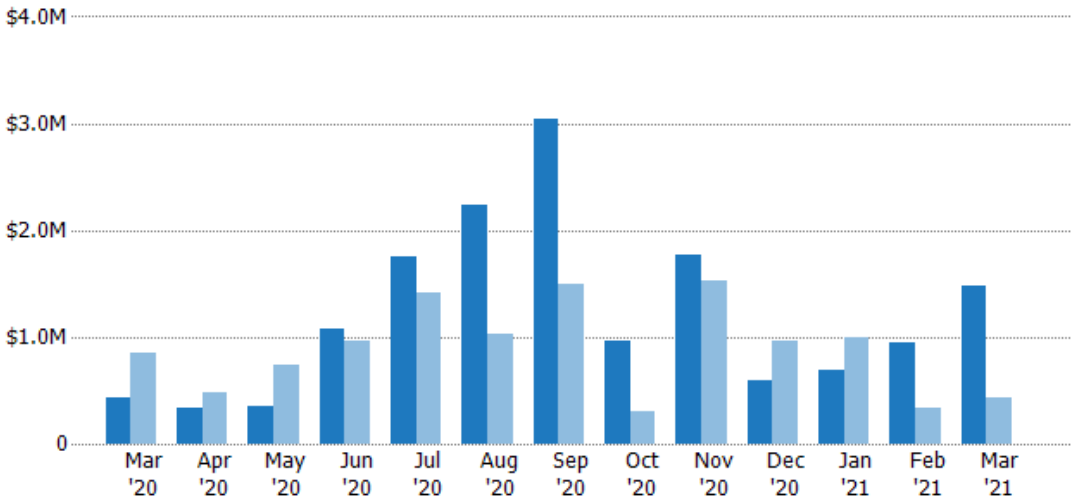
Month/Year	Count	% Chg.
Mar '21	5	66.7%
Mar '20	3	-25%
Mar '19	4	50%

Closed Sales Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



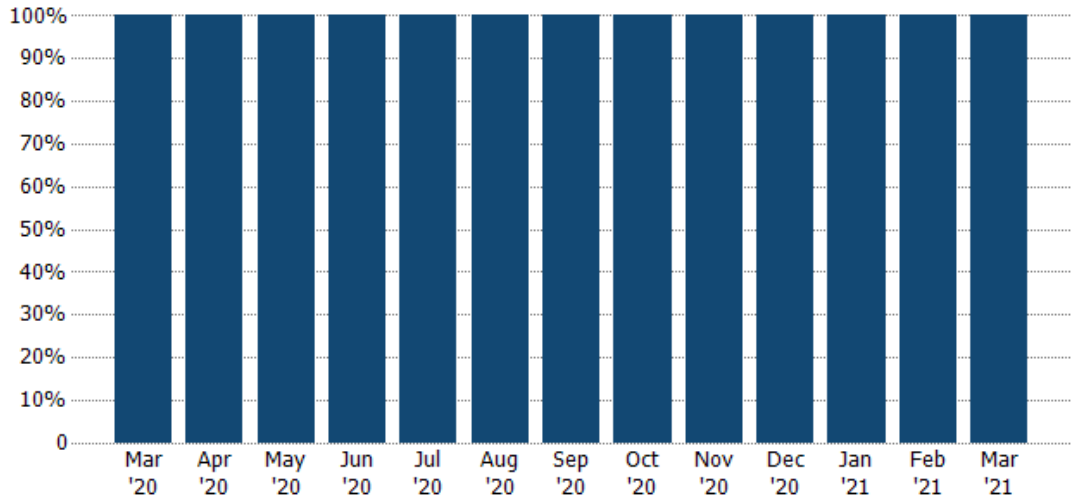
Month/Year	Volume	% Chg.
Mar '21	\$1.48M	243%
Mar '20	\$433K	-49.6%
Mar '19	\$858K	82%

Closed Sales by Property Type

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



■ Single Family Residence

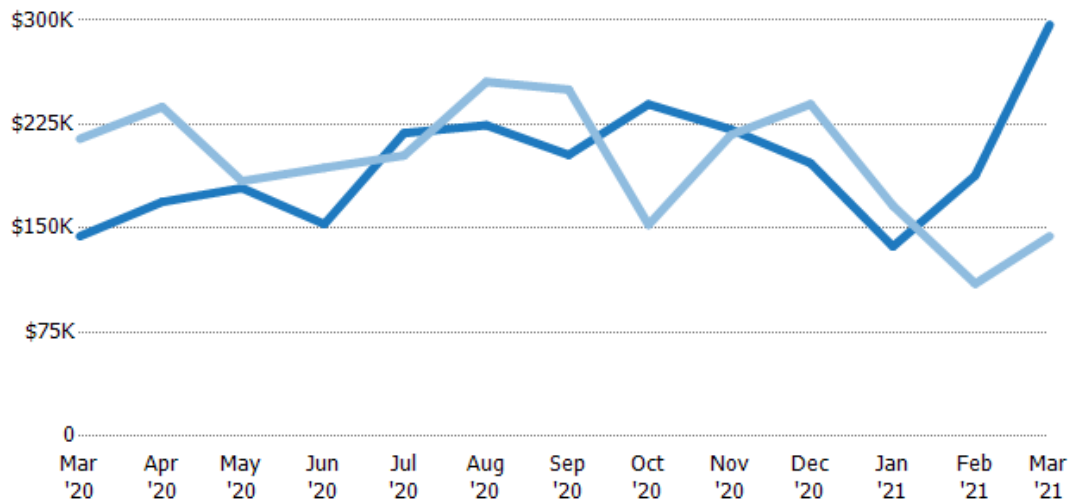
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

Average Sales Price

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



■ Current Year

■ Prior Year

Percent Change from Prior Year

\$144K	\$169K	\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$137K	\$188K	\$297K
\$215K	\$238K	\$184K	\$194K	\$202K	\$256K	\$250K	\$153K	\$217K	\$240K	\$166K	\$110K	\$144K
-33%	-29%	-3%	-21%	8%	-12%	-19%	57%	2%	-18%	-18%	71%	106%

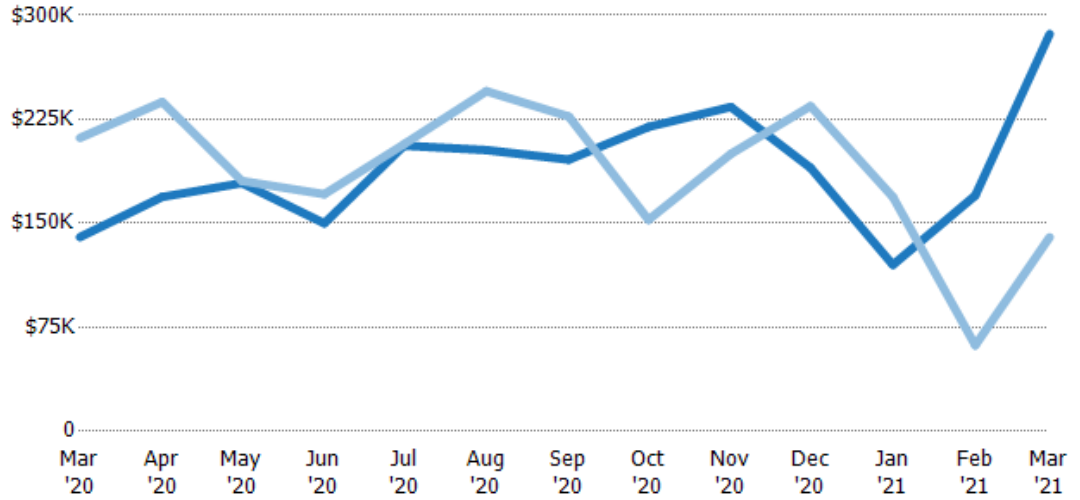
Median Sales Price

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Mar '21	\$287K	104.6%
Mar '20	\$140K	-33.8%
Mar '19	\$212K	8.7%



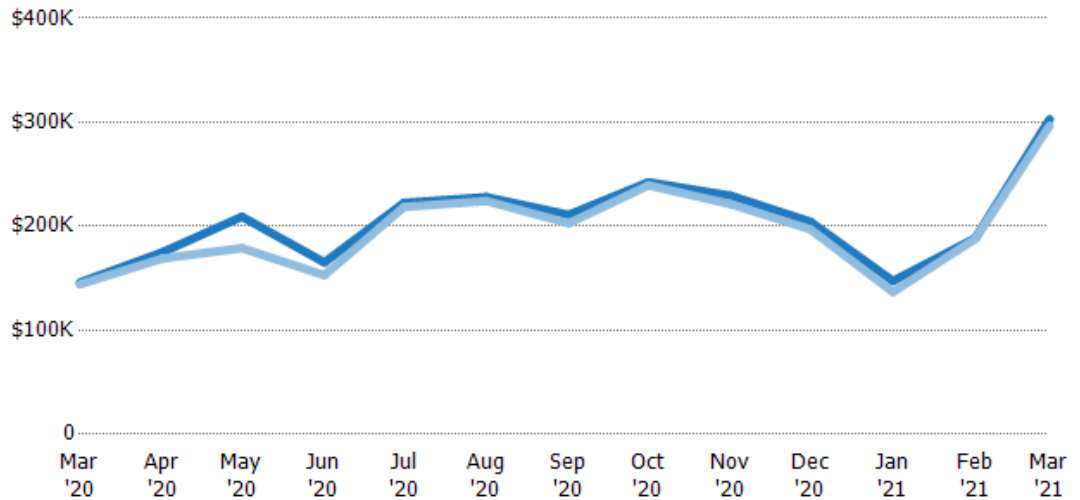
Current Year	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K
Prior Year	\$212K	\$238K	\$181K	\$171K	\$207K	\$245K	\$227K	\$153K	\$200K	\$235K	\$169K	\$62K	\$140K
Percent Change from Prior Year	-34%	-29%	-1%	-12%	0%	-17%	-14%	44%	17%	-19%	-29%	174%	105%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



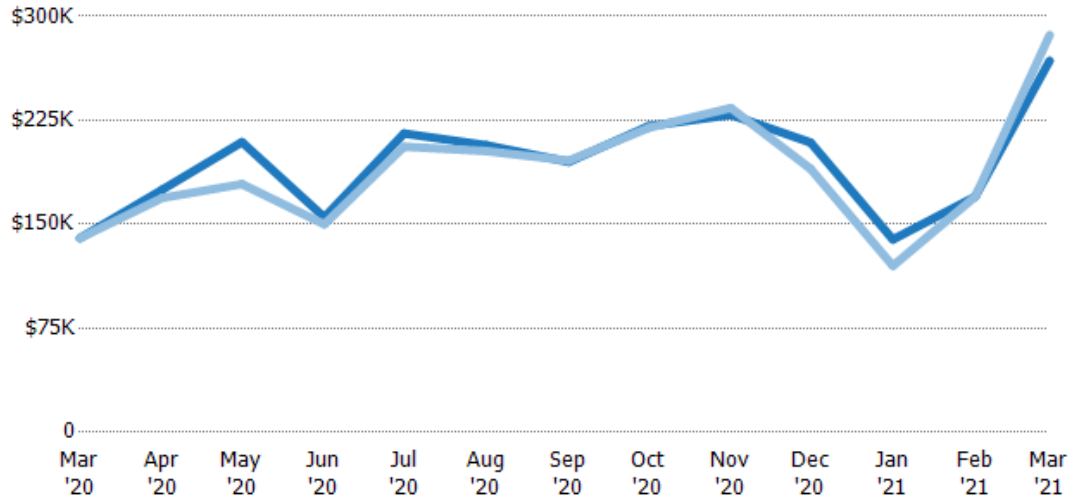
Avg List Price	\$146K	\$175K	\$209K	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K	\$303K
Avg Sales Price	\$144K	\$169K	\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$137K	\$188K	\$297K
Avg Sales Price as a % of Avg List Price	99%	97%	86%	93%	98%	98%	96%	99%	96%	96%	93%	100%	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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



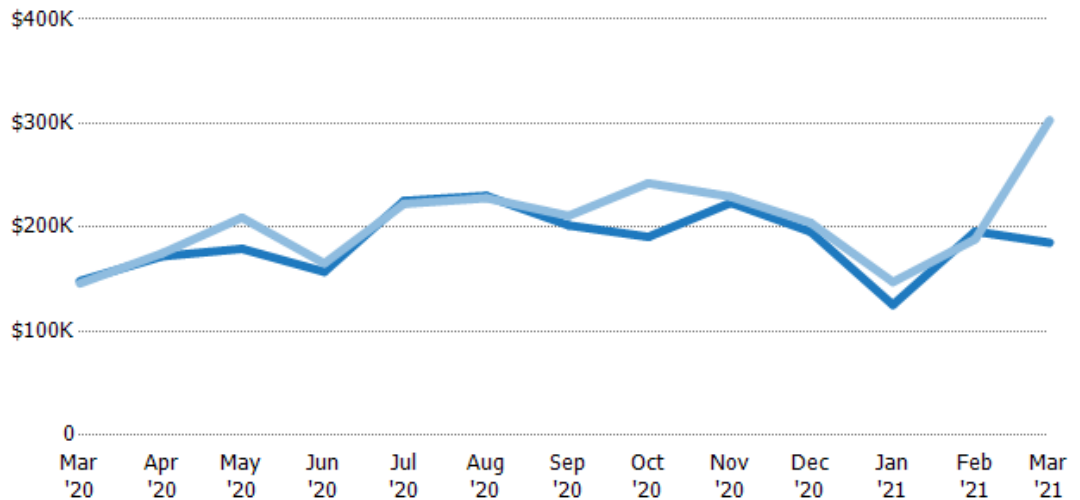
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Median List Price	\$140K	\$175K	\$209K	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K
Median Sales Price	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K
Med Sales Price as a % of Med List Price	100%	97%	86%	97%	96%	98%	100%	99%	102%	91%	86%	100%	107%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



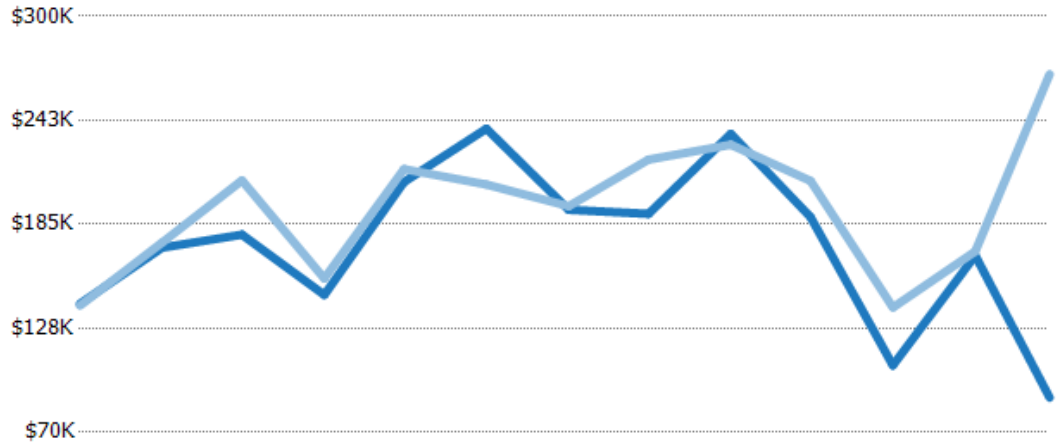
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Avg Est Value	\$148K	\$172K	\$179K	\$157K	\$225K	\$230K	\$202K	\$191K	\$224K	\$196K	\$125K	\$196K	\$185K
Avg Sales Price	\$146K	\$175K	\$209K	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K	\$303K
Avg Sales Price as a % of Avg Est Value	98%	102%	117%	105%	99%	99%	105%	127%	103%	104%	118%	96%	164%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
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	\$141K	\$172K	\$179K	\$146K	\$208K	\$238K	\$193K	\$191K	\$235K	\$189K	\$107K	\$168K	\$89.1K
Median Sales Price	\$140K	\$175K	\$209K	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K
Med Sales Price as a % of Med Est Value	99%	102%	117%	106%	103%	87%	101%	116%	97%	111%	130%	101%	301%