

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	7	4	+75%	11	10	+10%
New Listing Volume	\$4,055,900	\$888,400	+356.5%	\$5,354,800	\$2,000,200	+167.7%
Active Listing Count	9	34	-73.5%	N/A	N/A	
Active Listing Volume	\$6,203,800	\$8,972,575	-30.9%	N/A	N/A	
Average Listing Price	\$689,311	\$263,899	+161.2%	\$595,975	\$259,921	+129.3%
Median Listing Price	\$550,000	\$189,450	+190.3%	\$412,625	\$186,600	+121.1%
Median Days in RPR	10	221	-95.5%	32.5	201.67	-83.9%
Months of Inventory	1.8	5.7	-68.2%	1.8	17	-89.5%
Absorption Rate	55.56%	17.65%	+37.9%	56.25%	5.88%	+50.4%
Sales Activity Charts Metrics						
New Pending Sales Count	4	4	±	7	10	-30%
New Pending Sales Volume	\$1,024,000	\$613,800	+66.8%	\$1,948,900	\$1,459,700	+33.5%
Pending Sales Count	7	5	+40%	N/A	N/A	
Pending Sales Volume	\$1,969,000	\$787,900	+149.9%	N/A	N/A	
Closed Sales Count	5	3	+66.7%	10	9	+11.1%
Closed Sales Volume	\$940,000	\$330,000	+184.8%	\$1,624,000	\$1,327,900	+22.3%
Average Sales Price	\$188,000	\$110,000	+70.9%	\$162,400	\$147,544	+10.1%
Median Sales Price	\$170,000	\$62,000	+174.2%	\$145,000	\$133,333	+8.8%

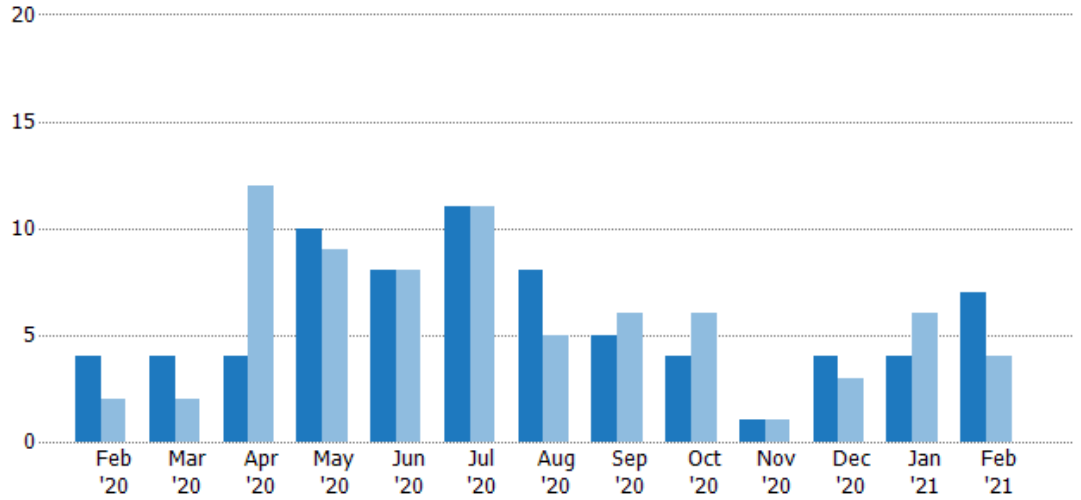
New Listings

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.
Feb '21	7	75%
Feb '20	4	100%
Feb '19	2	250%



Current Year	4	4	4	10	8	11	8	5	4	1	4	4	7
Prior Year	2	2	12	9	8	11	5	6	6	1	3	6	4
Percent Change from Prior Year	100%	100%	-67%	11%	0%	0%	60%	-17%	-33%	0%	33%	-33%	75%

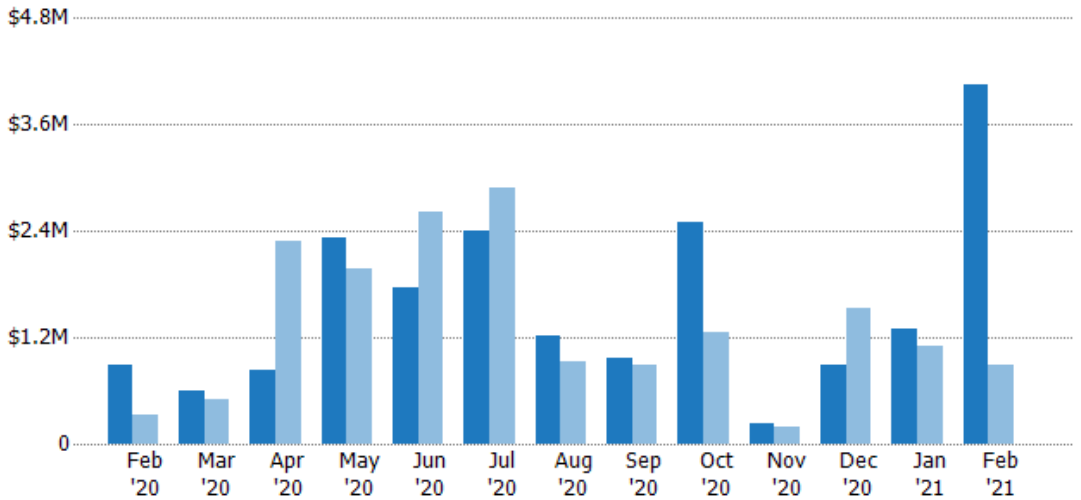
New Listing Volume

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.
Feb '21	\$4.06M	356.5%
Feb '20	\$888K	175%
Feb '19	\$323K	345.9%



Current Year	\$888K	\$594K	\$840K	\$2.32M	\$1.76M	\$2.4M	\$1.21M	\$972K	\$2.5M	\$236K	\$886K	\$1.3M	\$4.06M
Prior Year	\$323K	\$502K	\$2.28M	\$1.97M	\$2.61M	\$2.89M	\$931K	\$895K	\$1.26M	\$190K	\$1.52M	\$1.11M	\$888K
Percent Change from Prior Year	175%	18%	-63%	17%	-33%	-17%	30%	9%	99%	24%	-42%	17%	357%

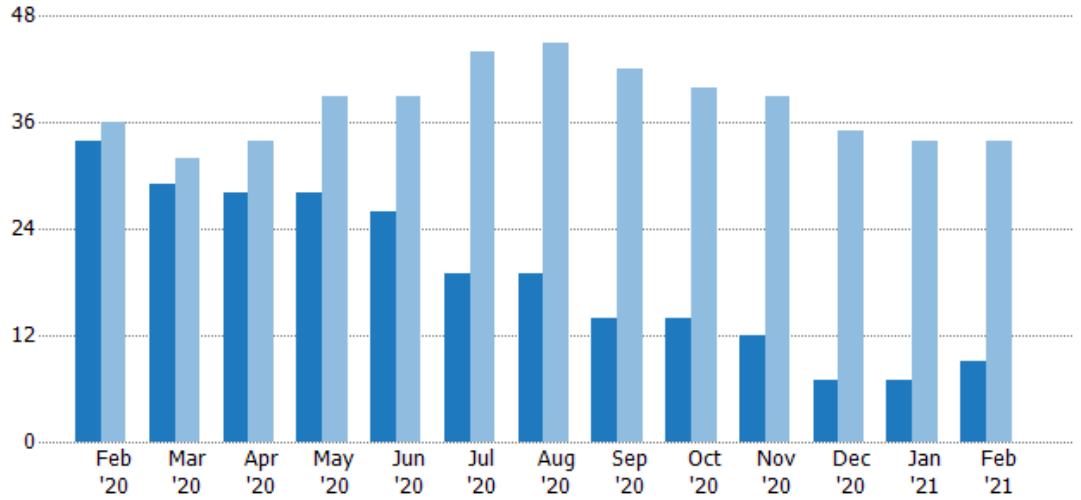
Active Listings

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.
Feb '21	9	-73.5%
Feb '20	34	-5.6%
Feb '19	36	22.2%



	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	34	29	28	28	26	19	19	14	14	12	7	7	9
Prior Year	36	32	34	39	39	44	45	42	40	39	35	34	34
Percent Change from Prior Year	-6%	-9%	-18%	-28%	-33%	-57%	-58%	-67%	-65%	-69%	-80%	-79%	-74%

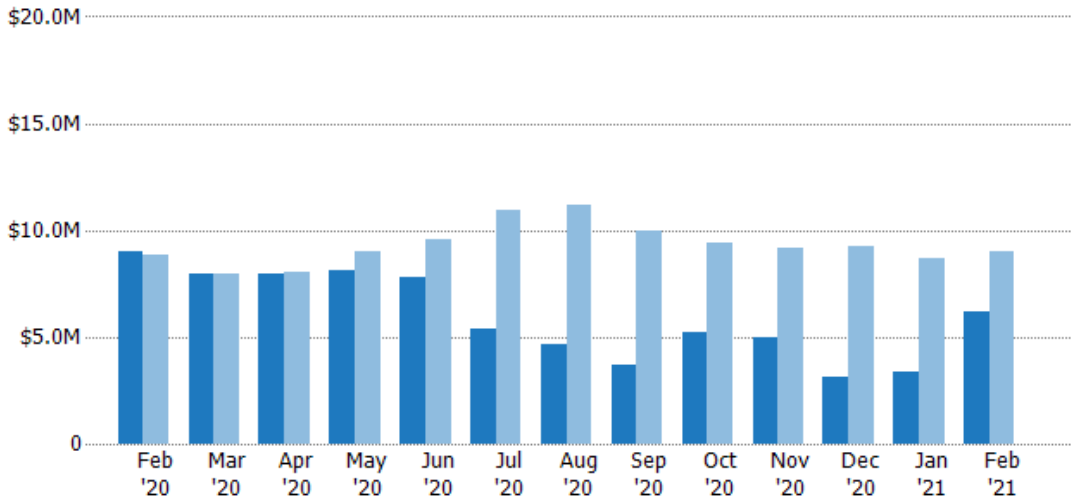
Active Listing Volume

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.
Feb '21	\$6.2M	-30.9%
Feb '20	\$8.97M	1.5%
Feb '19	\$8.84M	6.6%



	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	\$8.97M	\$7.98M	\$7.97M	\$8.14M	\$7.83M	\$5.36M	\$4.63M	\$3.7M	\$5.2M	\$5M	\$3.15M	\$3.33M	\$6.2M
Prior Year	\$8.84M	\$7.95M	\$8.02M	\$9.02M	\$9.57M	\$10.9M	\$11.2M	\$9.94M	\$9.38M	\$9.13M	\$9.28M	\$8.7M	\$8.97M
Percent Change from Prior Year	2%	0%	-1%	-10%	-18%	-51%	-59%	-63%	-45%	-45%	-66%	-62%	-31%

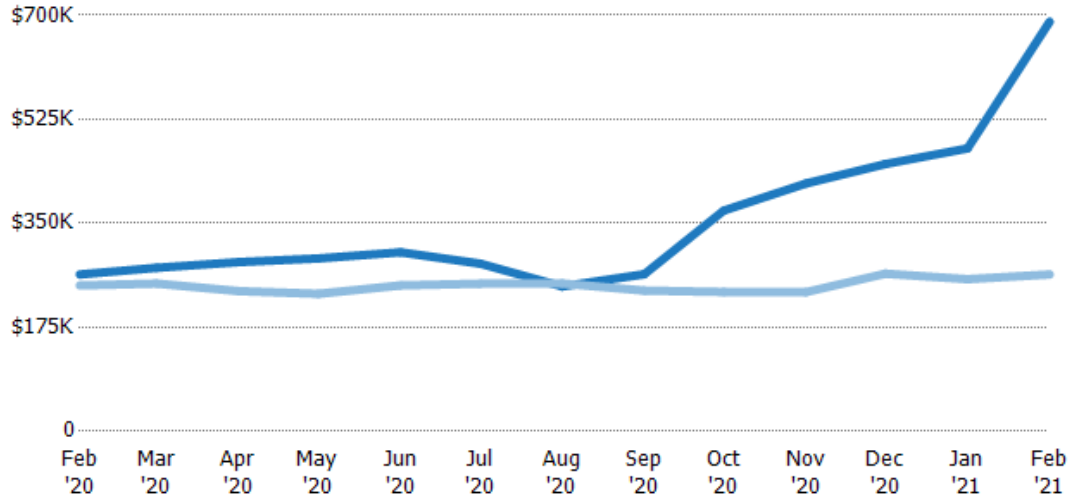
Average Listing Price

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.
Feb '21	\$689K	161.2%
Feb '20	\$264K	7.5%
Feb '19	\$245K	-12.8%



	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	\$264K	\$275K	\$285K	\$291K	\$301K	\$282K	\$244K	\$264K	\$371K	\$417K	\$450K	\$476K	\$689K
Prior Year	\$245K	\$249K	\$236K	\$231K	\$245K	\$248K	\$249K	\$237K	\$234K	\$234K	\$265K	\$256K	\$264K
Percent Change from Prior Year	8%	11%	21%	26%	23%	14%	-2%	12%	58%	78%	70%	86%	161%

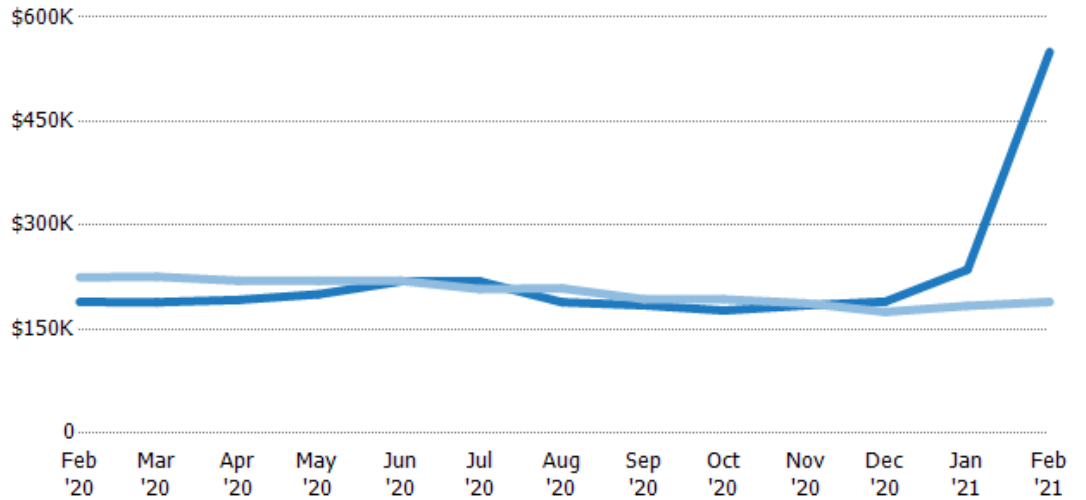
Median Listing Price

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.
Feb '21	\$550K	190.3%
Feb '20	\$189K	-15.8%
Feb '19	\$225K	-10.9%



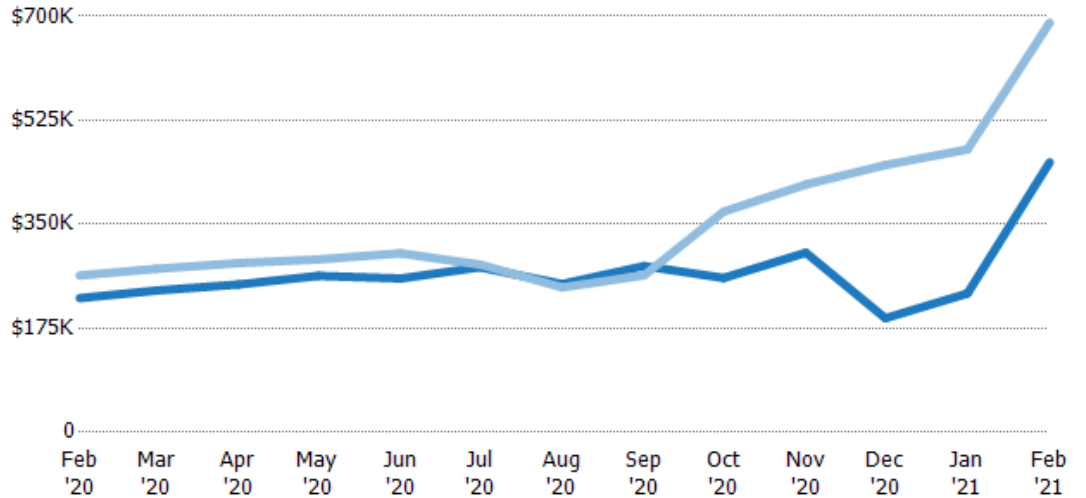
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$189K	\$189K	\$192K	\$200K	\$219K	\$219K	\$189K	\$184K	\$177K	\$184K	\$190K	\$236K	\$550K
Prior Year	\$225K	\$226K	\$220K	\$220K	\$220K	\$208K	\$209K	\$193K	\$193K	\$188K	\$175K	\$184K	\$189K
Percent Change from Prior Year	-16%	-16%	-13%	-9%	0%	5%	-10%	-5%	-8%	-2%	9%	28%	190%

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



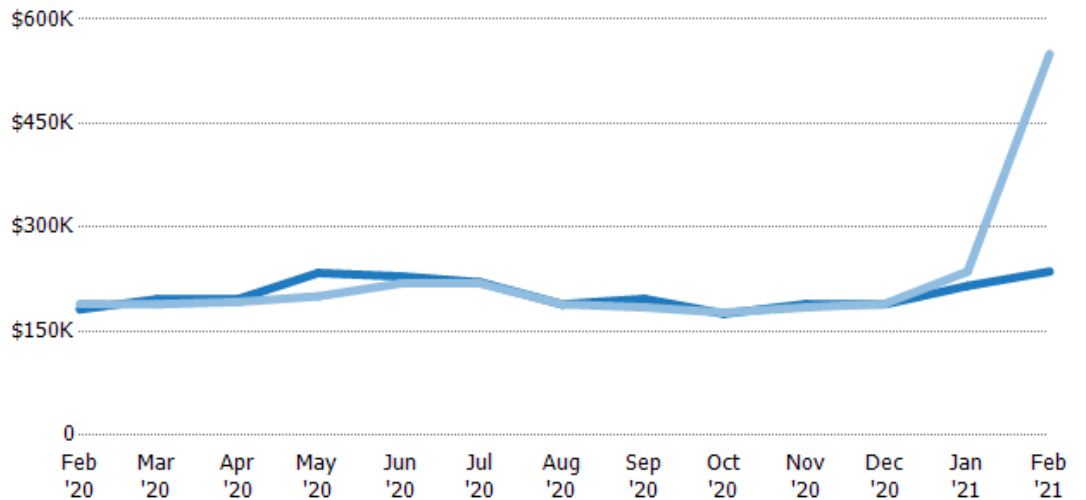
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$226K	\$239K	\$249K	\$263K	\$259K	\$278K	\$249K	\$280K	\$260K	\$302K	\$192K	\$234K	\$454K
Avg Listing Price	\$264K	\$275K	\$285K	\$291K	\$301K	\$282K	\$244K	\$264K	\$371K	\$417K	\$450K	\$476K	\$689K
Avg Listing Price as a % of Avg Est Value	117%	115%	114%	110%	116%	102%	98%	94%	143%	138%	234%	204%	152%

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



	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	\$182K	\$196K	\$197K	\$234K	\$229K	\$221K	\$189K	\$197K	\$175K	\$189K	\$189K	\$215K	\$236K
Median Listing Price	\$189K	\$189K	\$192K	\$200K	\$219K	\$219K	\$189K	\$184K	\$177K	\$184K	\$190K	\$236K	\$550K
Med Listing Price as a % of Med Est Value	104%	96%	98%	86%	96%	99%	100%	94%	101%	97%	100%	110%	233%

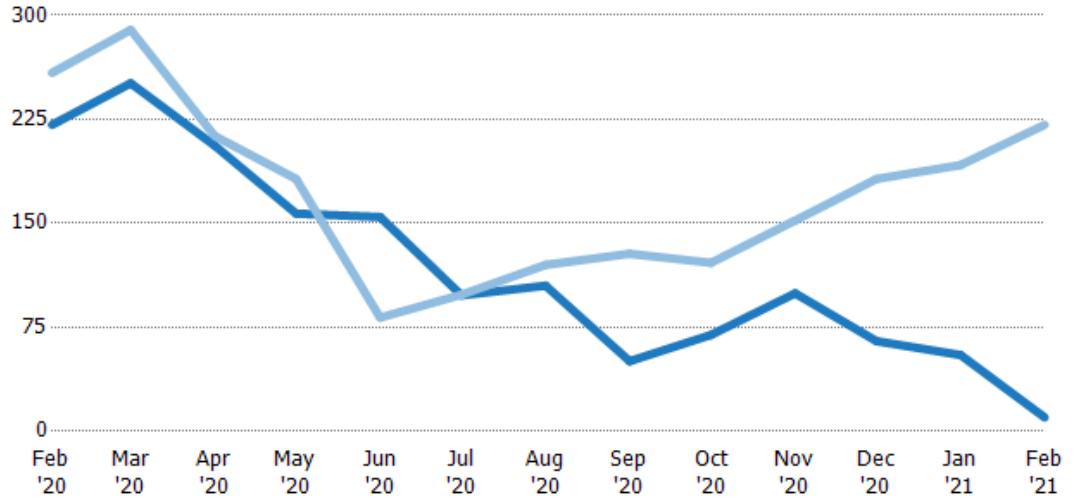
Median Days in RPR

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.
Feb '21	10	-95.5%
Feb '20	221	-14.5%
Feb '19	259	-30.8%



Current Year	221	251	206	157	155	98	105	50.5	69.5	100	65	55	10
Prior Year	259	290	213	182	82	98.5	120	128	122	152	182	192	221
Percent Change from Prior Year	-15%	-13%	-3%	-14%	88%	-1%	-13%	-61%	-43%	-35%	-64%	-71%	-95%

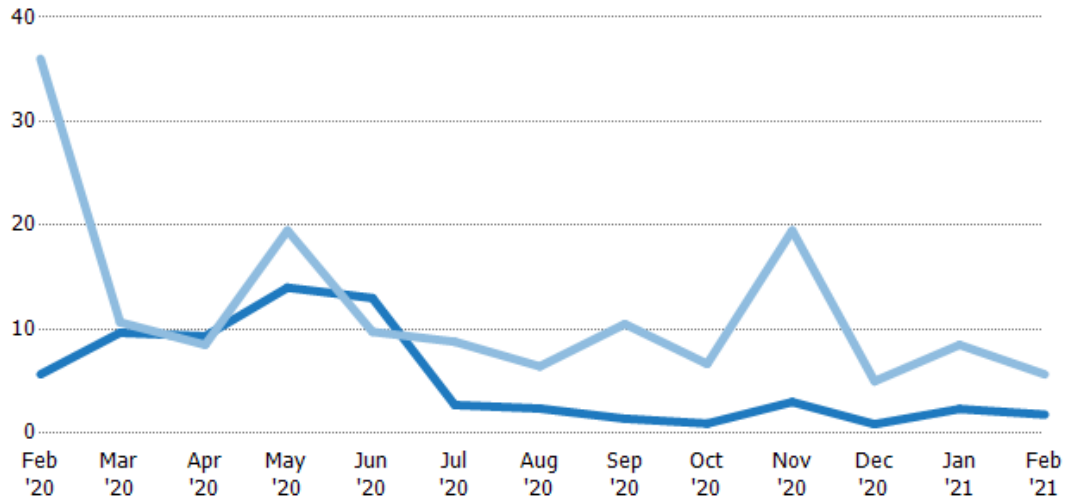
Months of Inventory

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.
Feb '21	1.8	-68.2%
Feb '20	5.67	-84.3%
Feb '19	36	-59.3%



Current Year	5.67	9.67	9.33	14	13	2.71	2.38	1.4	0.93	3	0.88	2.33	1.8
Prior Year	36	10.7	8.5	19.5	9.75	8.8	6.43	10.5	6.67	19.5	5	8.5	5.67
Percent Change from Prior Year	-84%	-9%	10%	-28%	33%	-69%	-63%	-87%	-86%	-85%	-83%	-73%	-68%

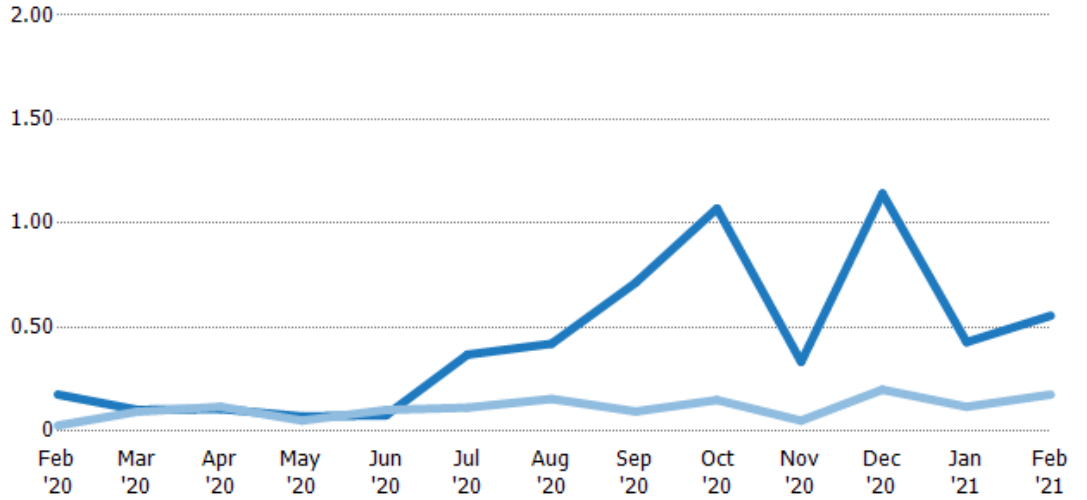
Absorption Rate

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.
Feb '21	56%	-37.9%
Feb '20	18%	-14.9%
Feb '19	3%	145.8%



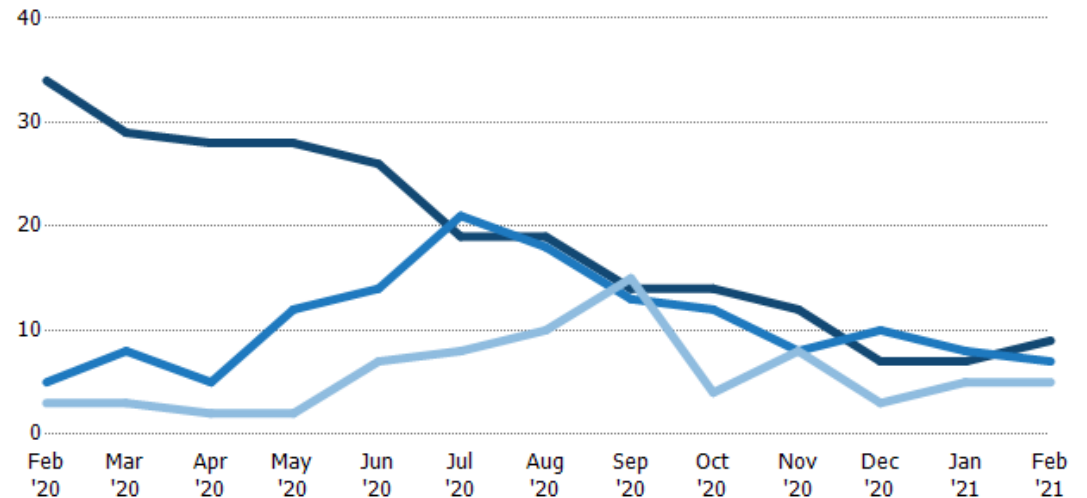
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	18%	10%	11%	7%	8%	37%	42%	71%	107%	33%	114%	43%	56%
Prior Year	3%	9%	12%	5%	10%	11%	16%	10%	15%	5%	20%	12%	18%
Change from Prior Year	-15%	-1%	1%	-2%	3%	-25%	-27%	-62%	-92%	-28%	-94%	-31%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

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



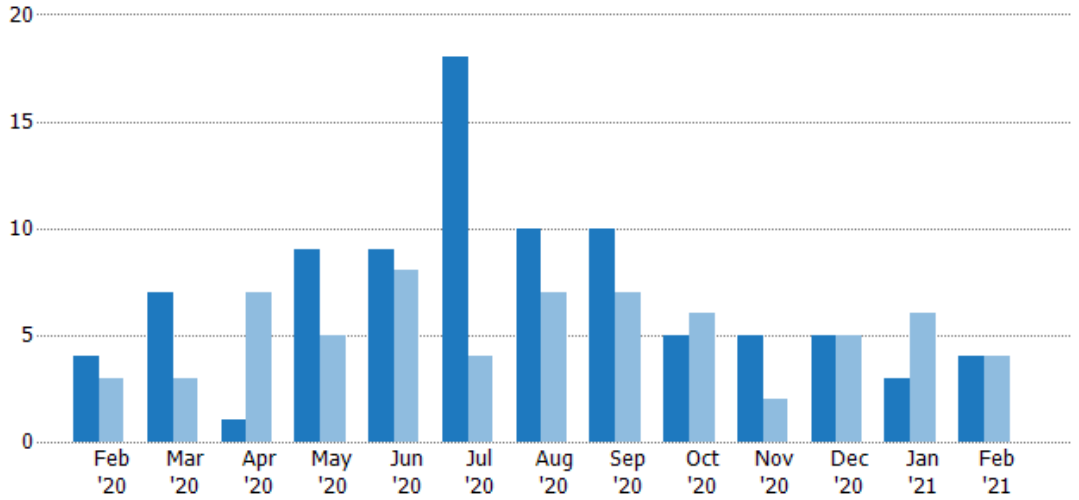
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Active	34	29	28	28	26	19	19	14	14	12	7	7	9
Pending	5	8	5	12	14	21	18	13	12	8	10	8	7
Sold	3	3	2	2	7	8	10	15	4	8	3	5	5

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



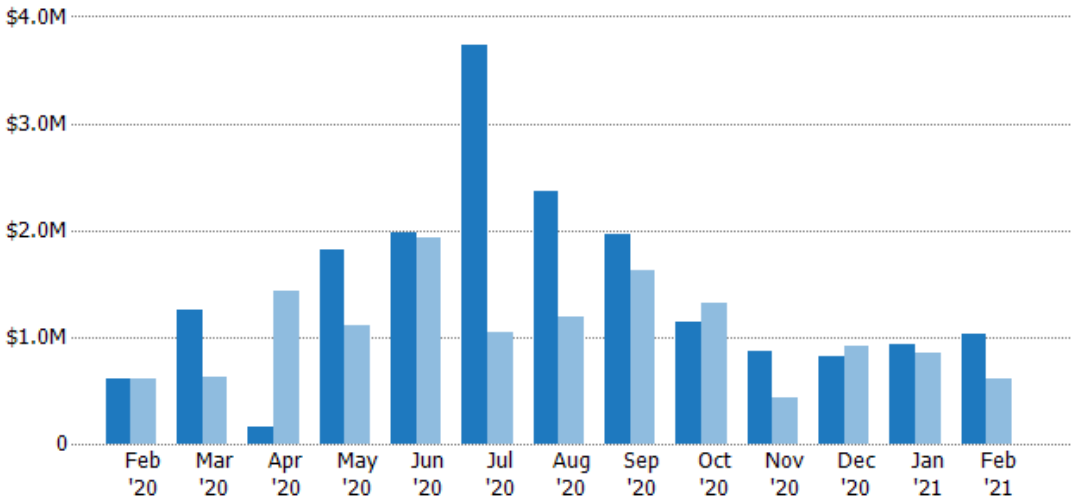
Month/Year	Count	% Chg.
Feb '21	4	0%
Mar '21	7	
Apr '21	1	
May '21	9	
Jun '21	9	
Jul '21	18	
Aug '21	10	
Sep '21	10	
Oct '21	5	
Nov '21	5	
Dec '21	5	
Jan '21	3	
Feb '21	4	
Feb '20	4	33.3%
Mar '20	3	
Apr '20	7	
May '20	5	
Jun '20	8	
Jul '20	4	
Aug '20	7	
Sep '20	7	
Oct '20	6	
Nov '20	2	
Dec '20	5	
Jan '20	6	
Feb '20	4	
Feb '19	3	-66.7%

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.
Feb '21	\$1.02M	66.8%
Mar '21	\$1.25M	
Apr '21	\$155K	
May '21	\$1.81M	
Jun '21	\$1.97M	
Jul '21	\$3.74M	
Aug '21	\$2.36M	
Sep '21	\$1.96M	
Oct '21	\$1.14M	
Nov '21	\$873K	
Dec '21	\$823K	
Jan '21	\$925K	
Feb '21	\$1.02M	
Feb '20	\$614K	-0.5%
Mar '20	\$620K	
Apr '20	\$1.43M	
May '20	\$1.1M	
Jun '20	\$1.93M	
Jul '20	\$1.05M	
Aug '20	\$1.19M	
Sep '20	\$1.63M	
Oct '20	\$1.31M	
Nov '20	\$438K	
Dec '20	\$917K	
Jan '20	\$846K	
Feb '20	\$614K	
Feb '19	\$617K	-53.8%

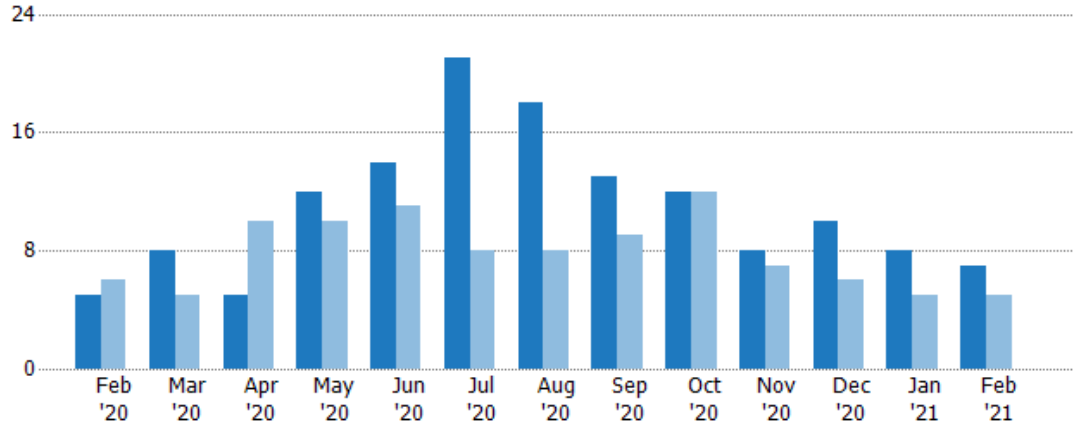
Pending Sales

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.
Feb '21	7	40%
Feb '20	5	-16.7%
Feb '19	6	16.7%



Current Year	5	8	5	12	14	21	18	13	12	8	10	8	7
Prior Year	6	5	10	10	11	8	8	9	12	7	6	5	5
Percent Change from Prior Year	-17%	60%	-50%	20%	27%	163%	125%	44%	0%	14%	67%	60%	40%

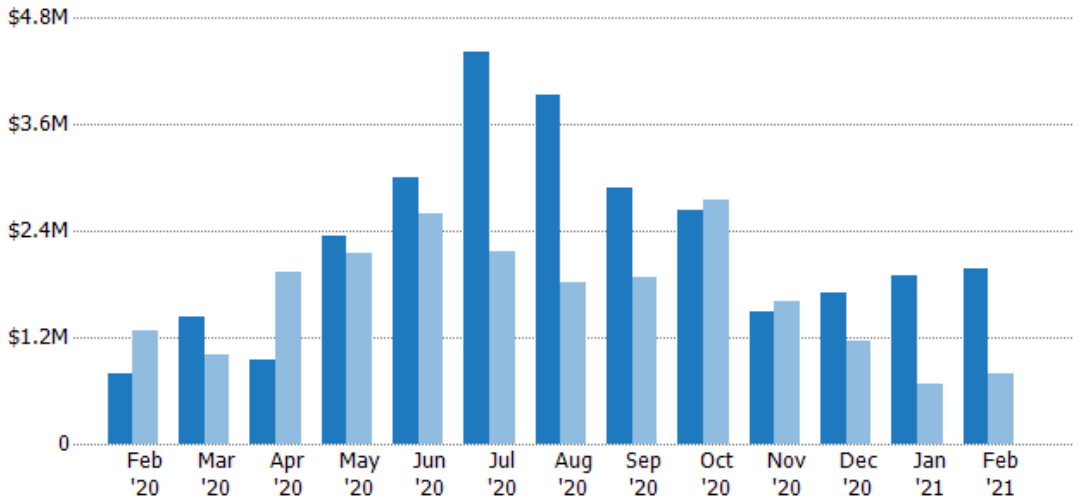
Pending Sales Volume

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.
Feb '21	\$1.97M	149.9%
Feb '20	\$788K	-38.5%
Feb '19	\$1.28M	36.4%



Current Year	\$788K	\$1.42M	\$946K	\$2.34M	\$3.01M	\$4.42M	\$3.93M	\$2.89M	\$2.63M	\$1.49M	\$1.7M	\$1.89M	\$1.97M
Prior Year	\$1.28M	\$1.01M	\$1.93M	\$2.16M	\$2.59M	\$2.17M	\$1.82M	\$1.88M	\$2.75M	\$1.62M	\$1.16M	\$670K	\$788K
Percent Change from Prior Year	-39%	41%	-51%	8%	16%	104%	117%	54%	-4%	-8%	46%	182%	150%

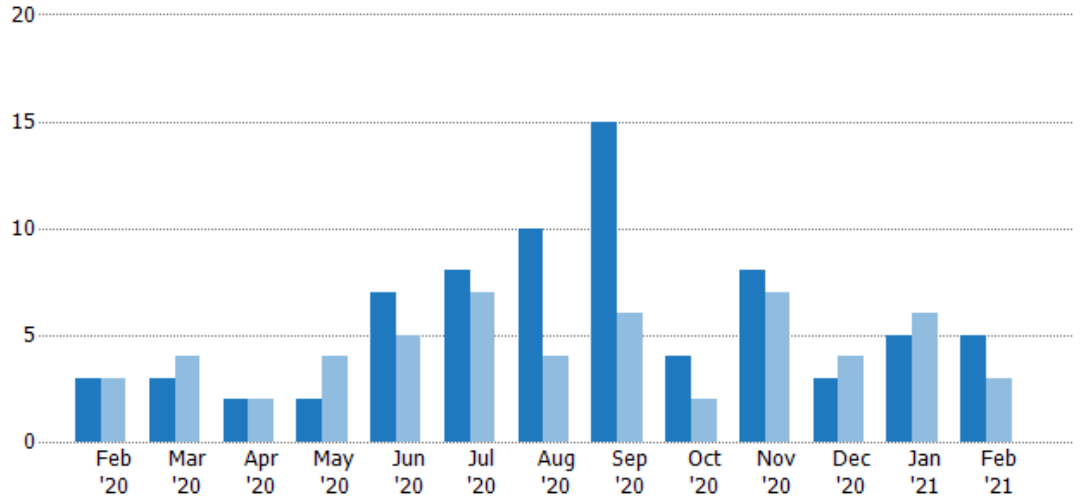
Closed Sales

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.
Feb '21	5	66.7%
Feb '20	3	0%
Feb '19	3	66.7%



Current Year	3	3	2	2	7	8	10	15	4	8	3	5	5
Prior Year	3	4	2	4	5	7	4	6	2	7	4	6	3
Percent Change from Prior Year	0%	-25%	0%	-50%	40%	14%	150%	150%	100%	14%	-25%	-17%	67%

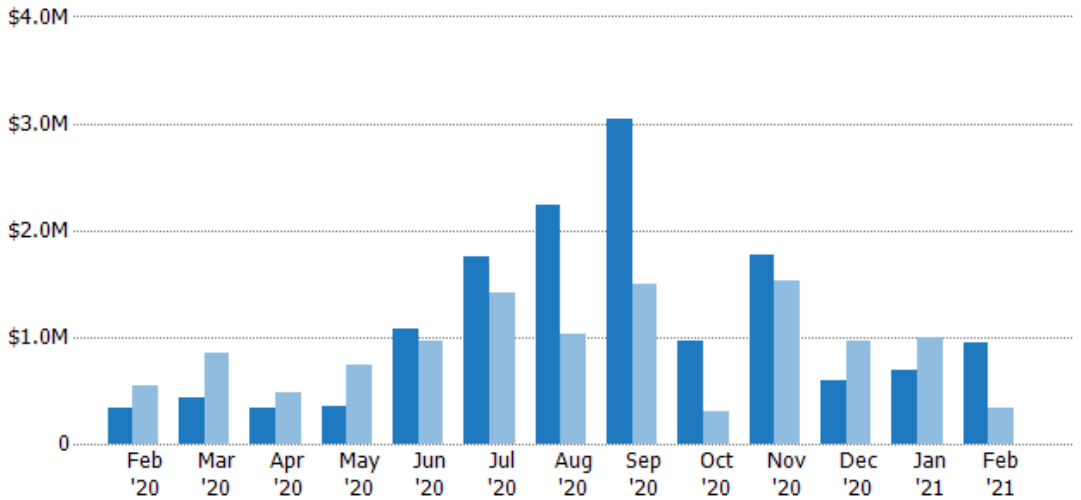
Closed Sales Volume

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.
Feb '21	\$940K	184.8%
Feb '20	\$330K	-39.5%
Feb '19	\$545K	96.4%



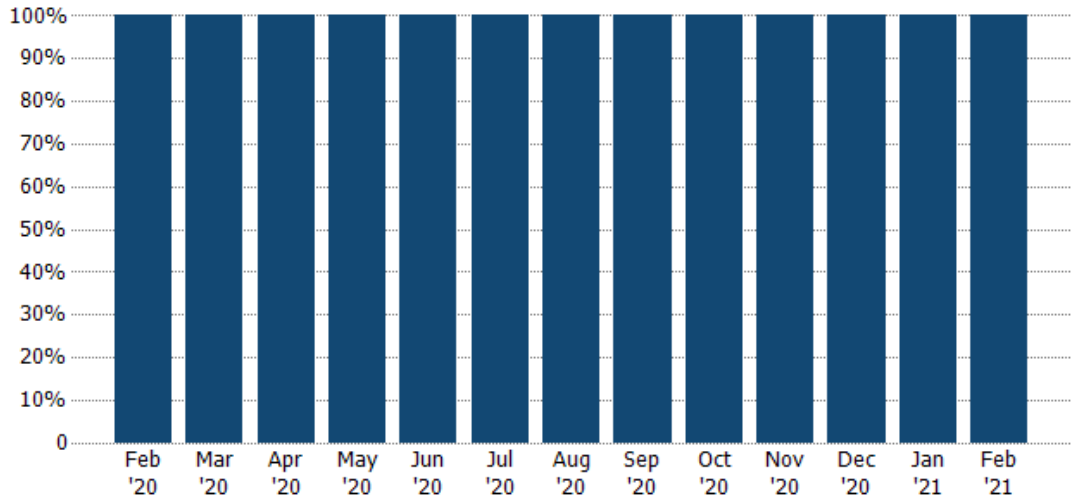
Current Year	\$330K	\$433K	\$338K	\$358K	\$1.07M	\$1.75M	\$2.24M	\$3.04M	\$958K	\$1.77M	\$591K	\$684K	\$940K
Prior Year	\$545K	\$858K	\$475K	\$736K	\$968K	\$1.42M	\$1.02M	\$1.5M	\$305K	\$1.52M	\$958K	\$998K	\$330K
Percent Change from Prior Year	-39%	-50%	-29%	-51%	11%	23%	119%	103%	214%	16%	-38%	-31%	185%

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

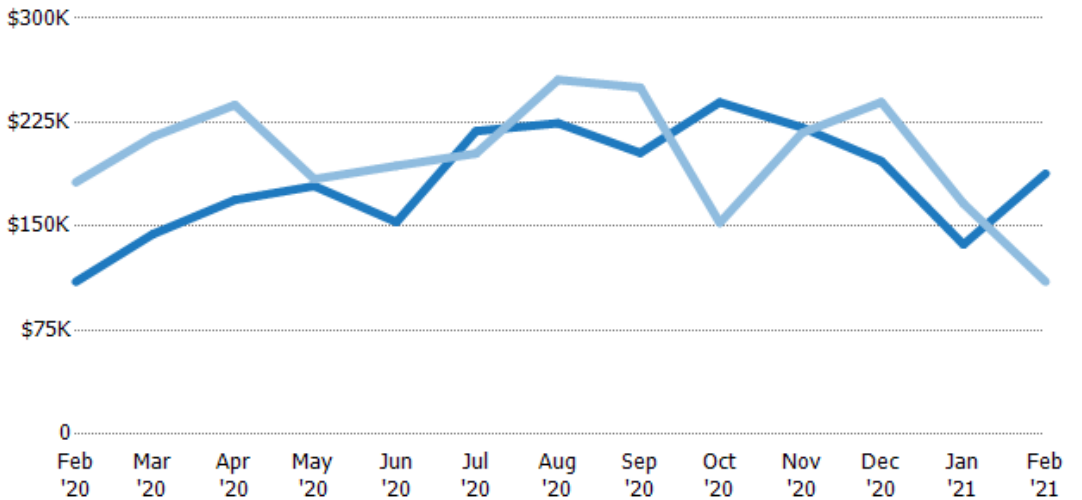
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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

\$110K \$144K \$169K \$179K \$153K \$219K \$224K \$203K \$239K \$221K \$197K \$137K \$188K
 \$182K \$215K \$238K \$184K \$194K \$202K \$256K \$250K \$153K \$217K \$240K \$166K \$110K
 -39% -33% -29% -3% -21% 8% -12% -19% 57% 2% -18% -18% 71%

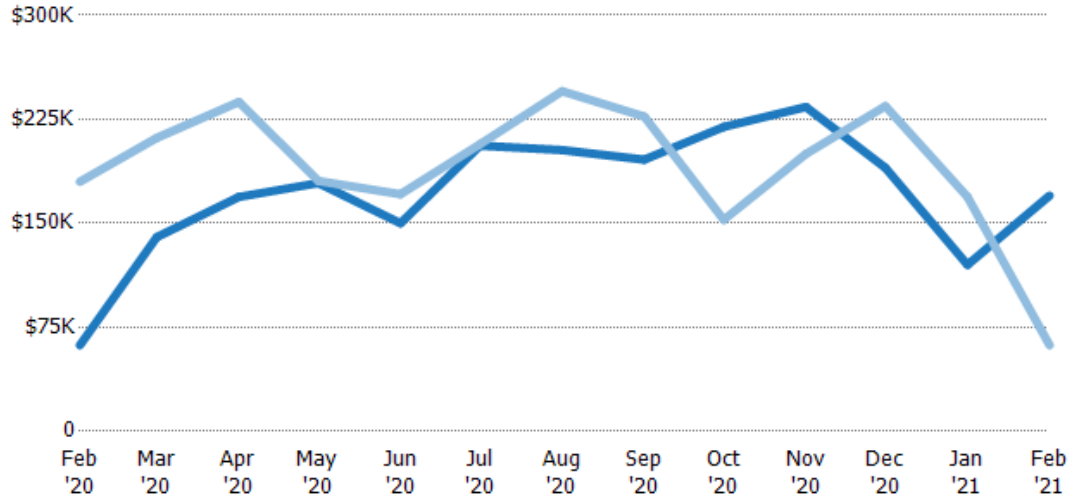
Median Sales Price

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.
Feb '21	\$170K	174.2%
Feb '20	\$62K	-65.6%
Feb '19	\$180K	13.9%



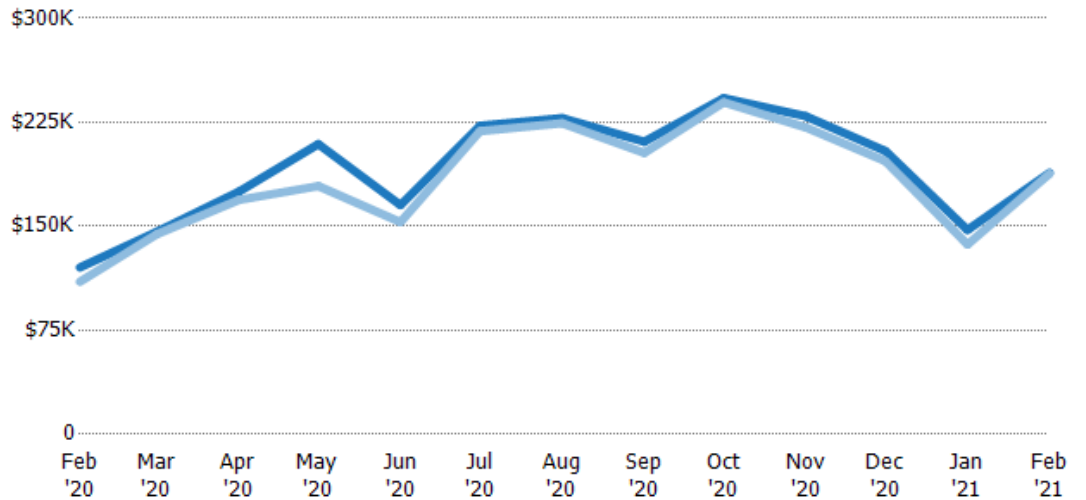
Current Year	\$62K	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K
Prior Year	\$180K	\$212K	\$238K	\$181K	\$171K	\$207K	\$245K	\$227K	\$153K	\$200K	\$235K	\$169K	\$62K
Percent Change from Prior Year	-66%	-34%	-29%	-1%	-12%	0%	-17%	-14%	44%	17%	-19%	-29%	174%

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



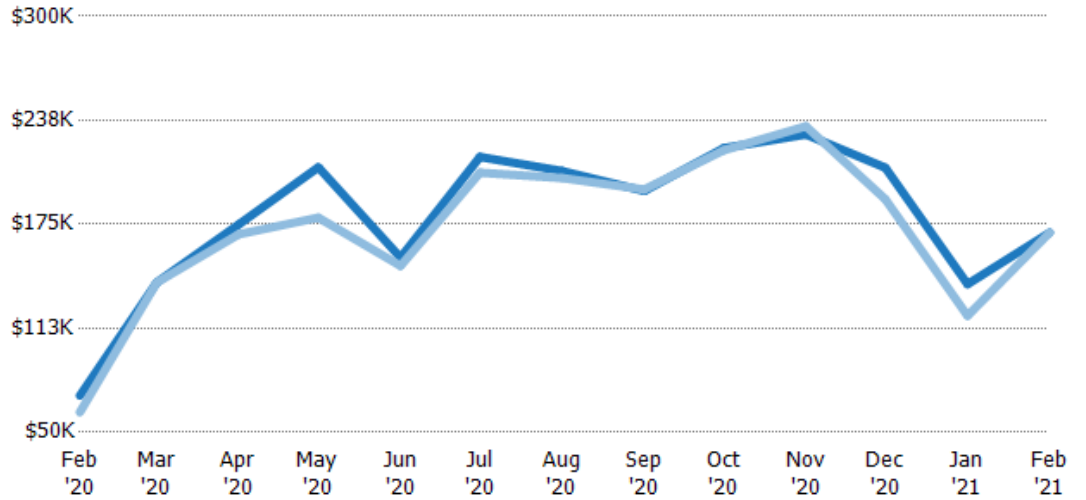
Avg List Price	\$120K	\$146K	\$175K	\$209K	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K
Avg Sales Price	\$110K	\$144K	\$169K	\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$137K	\$188K
Avg Sales Price as a % of Avg List Price	91%	99%	97%	86%	93%	98%	98%	96%	99%	96%	96%	93%	100%

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



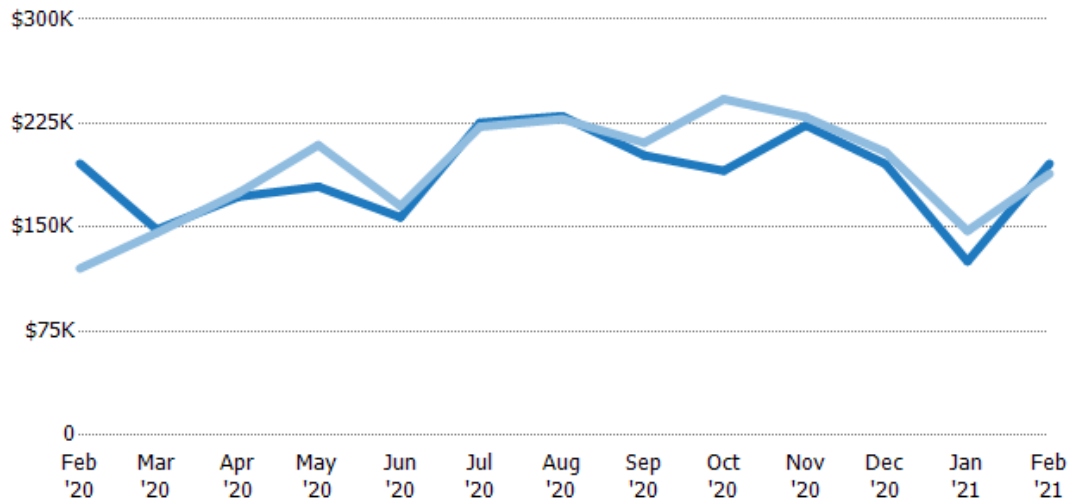
Median List Price	\$72K	\$140K	\$175K	\$209K	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K
Median Sales Price	\$62K	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K
Med Sales Price as a % of Med List Price	86%	100%	97%	86%	97%	96%	98%	100%	99%	102%	91%	86%	100%

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



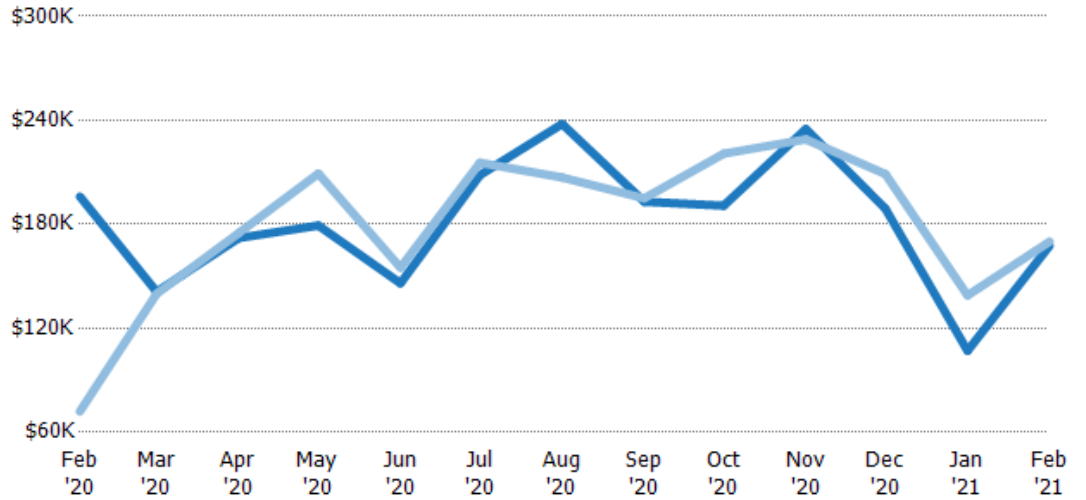
Avg Est Value	\$196K	\$148K	\$172K	\$179K	\$157K	\$225K	\$230K	\$202K	\$191K	\$224K	\$196K	\$125K	\$196K
Avg Sales Price	\$120K	\$146K	\$175K	\$209K	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K
Avg Sales Price as a % of Avg Est Value	61%	98%	102%	117%	105%	99%	99%	105%	127%	103%	104%	118%	96%

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



Median Est Value	\$196K	\$141K	\$172K	\$179K	\$146K	\$208K	\$238K	\$193K	\$191K	\$235K	\$189K	\$107K	\$168K
Median Sales Price	\$72K	\$140K	\$175K	\$209K	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K
Med Sales Price as a % of Med Est Value	37%	99%	102%	117%	106%	103%	87%	101%	116%	97%	111%	130%	101%