

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	16	13	+23.1%	37	46	-19.6%
New Listing Volume	\$4,839,300	\$3,212,300	+50.6%	\$9,441,800	\$9,480,699	-0.4%
Active Listing Count	45	110	-59.1%	N/A	N/A	
Active Listing Volume	\$17,171,800	\$23,728,365	-27.6%	N/A	N/A	
Average Listing Price	\$381,596	\$215,712	+76.9%	\$367,618	\$211,040	+74.2%
Median Listing Price	\$260,000	\$169,000	+53.8%	\$228,072	\$166,049	+37.4%
Median Days in RPR	133	148	-10.1%	119.54	136.68	-12.5%
Months of Inventory	2	6.1	-68%	3.1	12.6	-75.3%
Absorption Rate	51.11%	16.36%	+34.7%	32.29%	7.96%	+24.3%
Sales Activity Charts Metrics						
New Pending Sales Count	21	17	+23.5%	46	34	+35.3%
New Pending Sales Volume	\$4,504,400	\$2,885,800	+56.1%	\$9,164,900	\$6,011,999	+52.4%
Pending Sales Count	33	26	+26.9%	N/A	N/A	
Pending Sales Volume	\$7,577,000	\$5,645,400	+34.2%	N/A	N/A	
Closed Sales Count	18	13	+38.5%	41	31	+32.3%
Closed Sales Volume	\$3,490,500	\$2,540,850	+37.4%	\$8,726,900	\$5,275,100	+65.4%
Average Sales Price	\$193,917	\$195,450	-0.8%	\$212,851	\$170,165	+25.1%
Median Sales Price	\$153,750	\$195,000	-21.2%	\$162,866	\$159,842	+1.9%

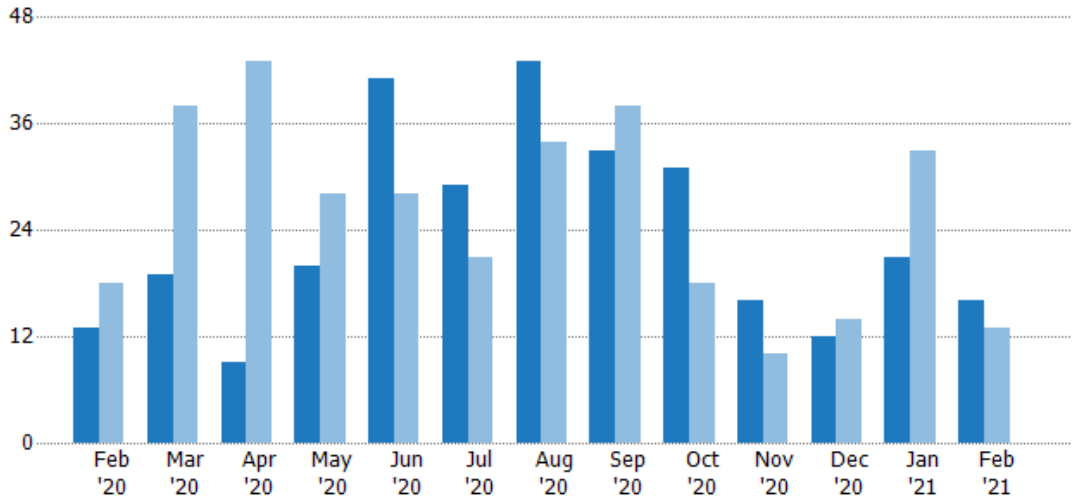
New Listings

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Feb '21	16	23.1%
Feb '20	13	-27.8%
Feb '19	18	-33.3%

Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '20	13	18	-28%
Mar '20	19	38	-50%
Apr '20	9	43	-79%
May '20	20	28	-29%
Jun '20	41	28	46%
Jul '20	29	21	38%
Aug '20	43	34	26%
Sep '20	33	38	-13%
Oct '20	31	18	72%
Nov '20	16	10	60%
Dec '20	12	14	-14%
Jan '21	21	33	-36%
Feb '21	16	13	23%

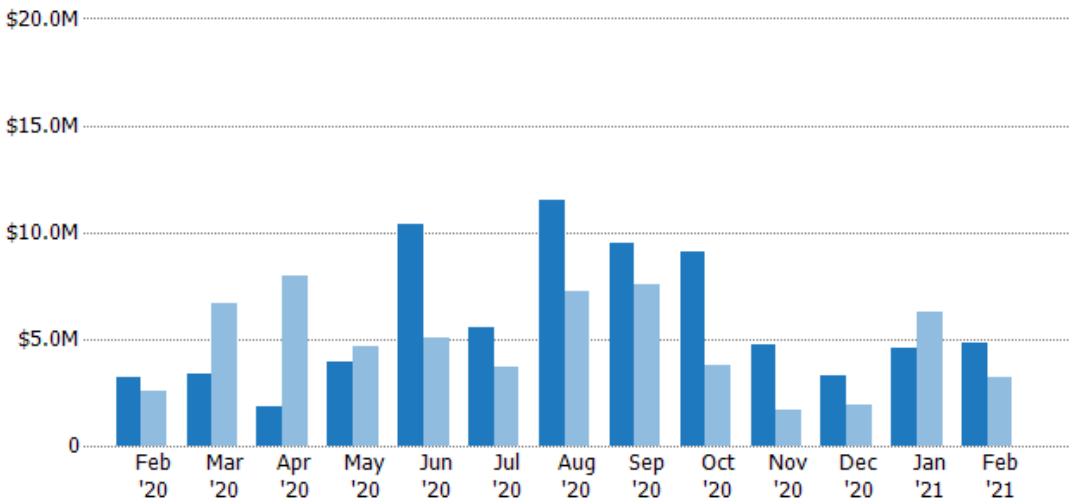
New Listing Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Feb '21	\$4.84M	50.6%
Feb '20	\$3.21M	25%
Feb '19	\$2.57M	-21.3%

Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '20	\$3.21M	\$2.57M	25%
Mar '20	\$3.33M	\$6.64M	-50%
Apr '20	\$1.87M	\$7.95M	-77%
May '20	\$3.93M	\$4.62M	-15%
Jun '20	\$10.3M	\$5.07M	104%
Jul '20	\$5.54M	\$3.71M	49%
Aug '20	\$11.5M	\$7.23M	59%
Sep '20	\$9.48M	\$7.57M	25%
Oct '20	\$9.12M	\$3.74M	144%
Nov '20	\$4.71M	\$1.66M	184%
Dec '20	\$3.26M	\$1.95M	68%
Jan '21	\$4.6M	\$6.27M	-27%
Feb '21	\$4.84M	\$3.21M	51%

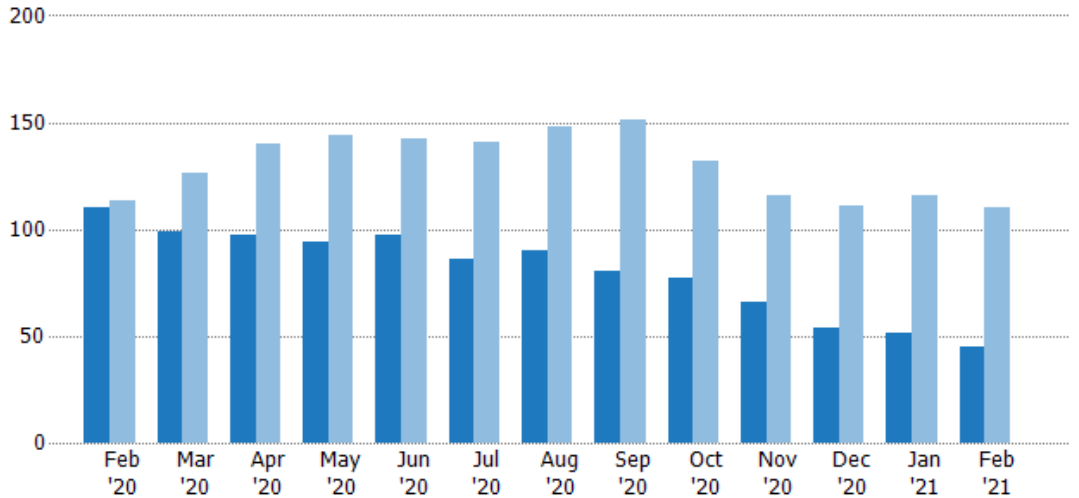
Active Listings

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Feb '21	45	-59.1%
Feb '20	110	-2.7%
Feb '19	113	-12.4%

Month/Year	Count	% Chg.
Feb '21	45	-59.1%
Feb '20	110	-2.7%
Feb '19	113	-12.4%

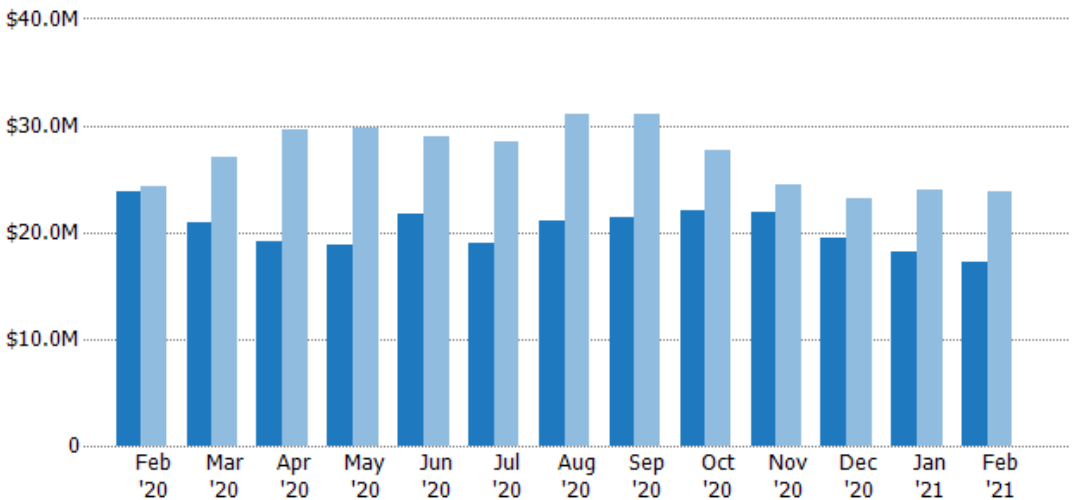
Active Listing Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Feb '21	\$17.2M	-27.6%
Feb '20	\$23.7M	-2.3%
Feb '19	\$24.3M	-22.1%

Month/Year	Volume	% Chg.
Feb '21	\$17.2M	-27.6%
Feb '20	\$23.7M	-2.3%
Feb '19	\$24.3M	-22.1%

Average Listing Price

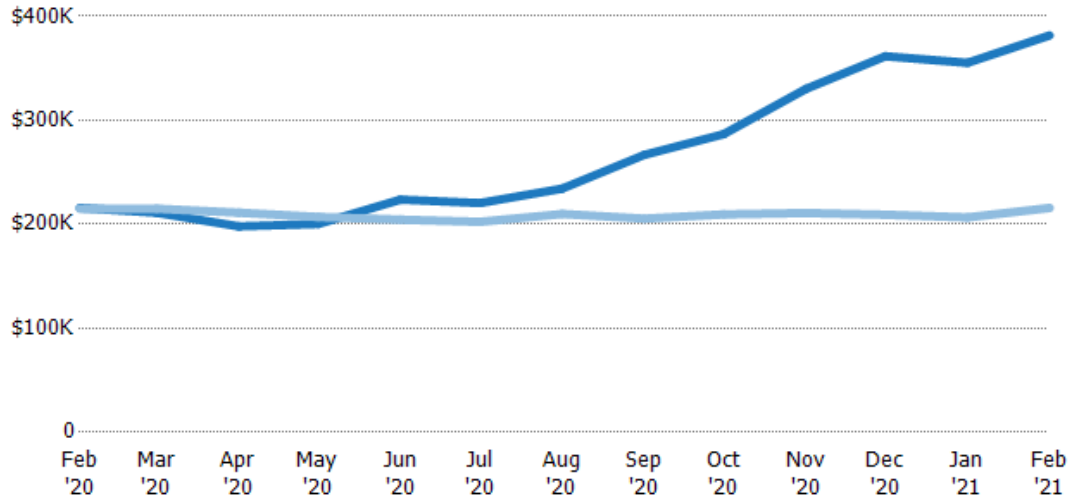
The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '21	\$382K	76.9%
Feb '20	\$216K	0.4%
Feb '19	\$215K	-11.1%



Current Year	\$216K	\$211K	\$198K	\$200K	\$224K	\$220K	\$234K	\$267K	\$287K	\$330K	\$362K	\$355K	\$382K
Prior Year	\$215K	\$215K	\$211K	\$207K	\$204K	\$202K	\$210K	\$205K	\$209K	\$211K	\$209K	\$207K	\$216K
Percent Change from Prior Year	0%	-2%	-6%	-3%	9%	9%	12%	30%	37%	57%	73%	72%	77%

Median Listing Price

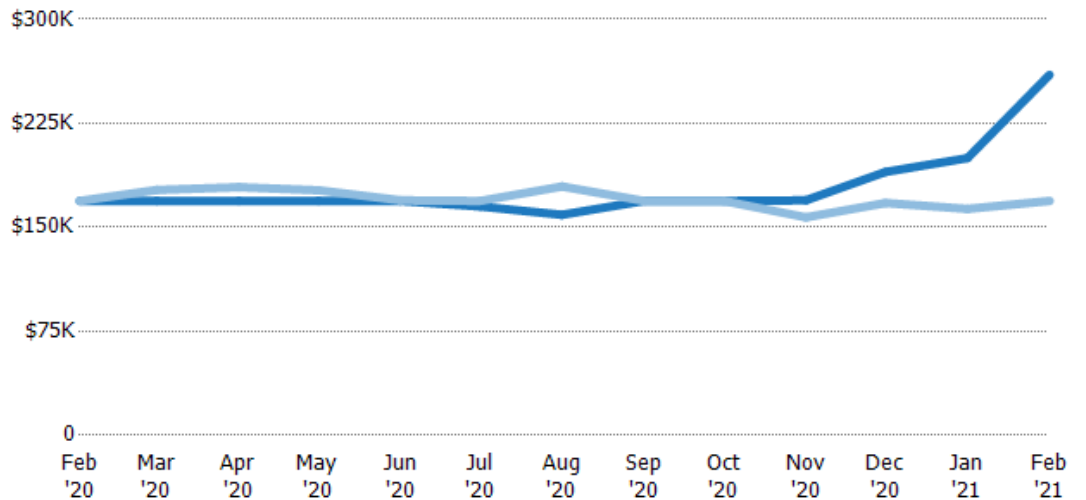
The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '21	\$260K	53.8%
Feb '20	\$169K	0%
Feb '19	\$169K	-11.3%



Current Year	\$169K	\$169K	\$169K	\$169K	\$169K	\$165K	\$159K	\$169K	\$169K	\$169K	\$190K	\$200K	\$260K
Prior Year	\$169K	\$177K	\$179K	\$177K	\$169K	\$169K	\$179K	\$169K	\$169K	\$157K	\$168K	\$163K	\$169K
Percent Change from Prior Year	0%	-4%	-6%	-4%	0%	-2%	-11%	0%	0%	8%	13%	22%	54%

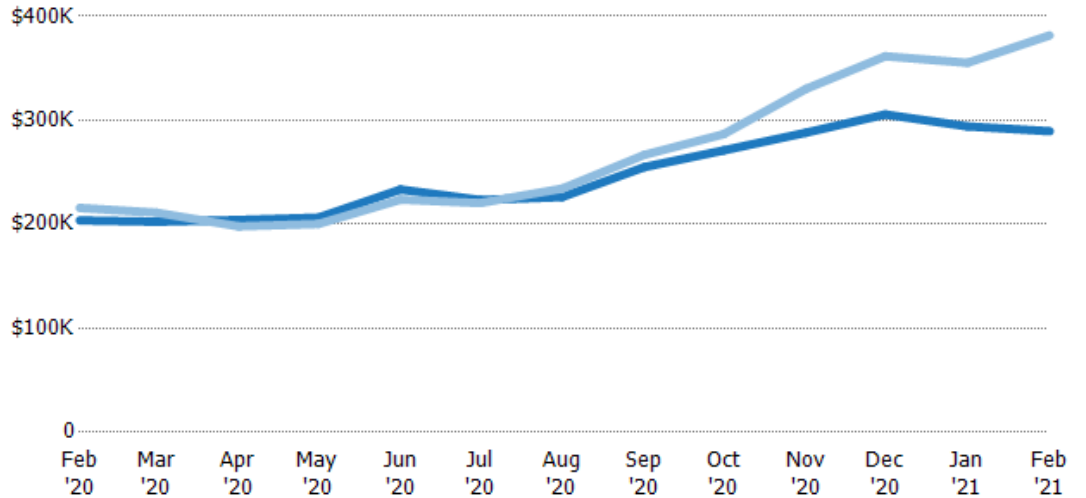
Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$204K	\$202K	\$204K	\$206K	\$233K	\$223K	\$226K	\$255K	\$271K	\$288K	\$306K	\$294K	\$289K
Avg Listing Price	\$216K	\$211K	\$198K	\$200K	\$224K	\$220K	\$234K	\$267K	\$287K	\$330K	\$362K	\$355K	\$382K
Avg Listing Price as a % of Avg Est Value	106%	104%	97%	97%	96%	99%	104%	105%	106%	115%	118%	121%	132%

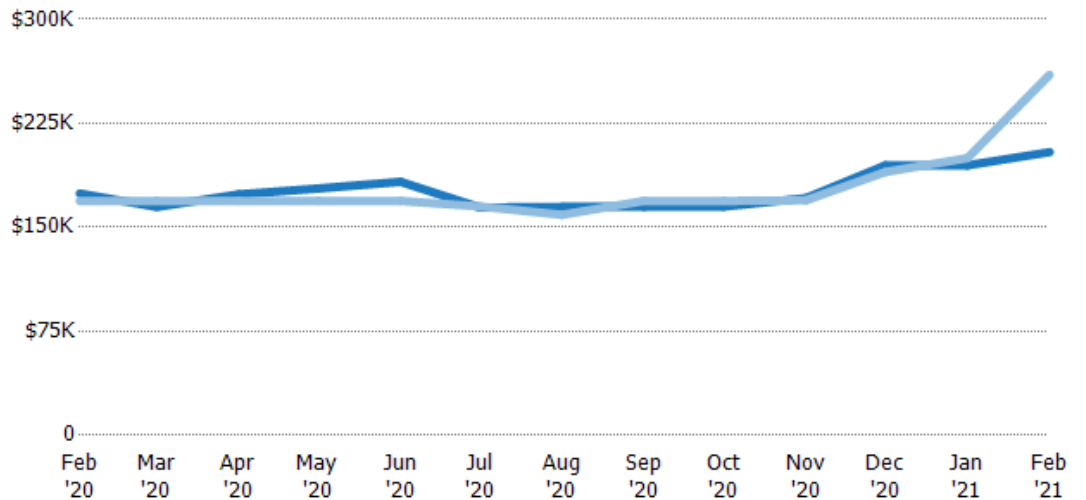
Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$174K	\$165K	\$174K	\$178K	\$183K	\$164K	\$165K	\$165K	\$165K	\$171K	\$195K	\$195K	\$204K
Median Listing Price	\$169K	\$169K	\$169K	\$169K	\$169K	\$165K	\$159K	\$169K	\$169K	\$169K	\$190K	\$200K	\$260K
Med Listing Price as a % of Med Est Value	97%	103%	97%	95%	92%	100%	97%	103%	102%	99%	98%	103%	127%

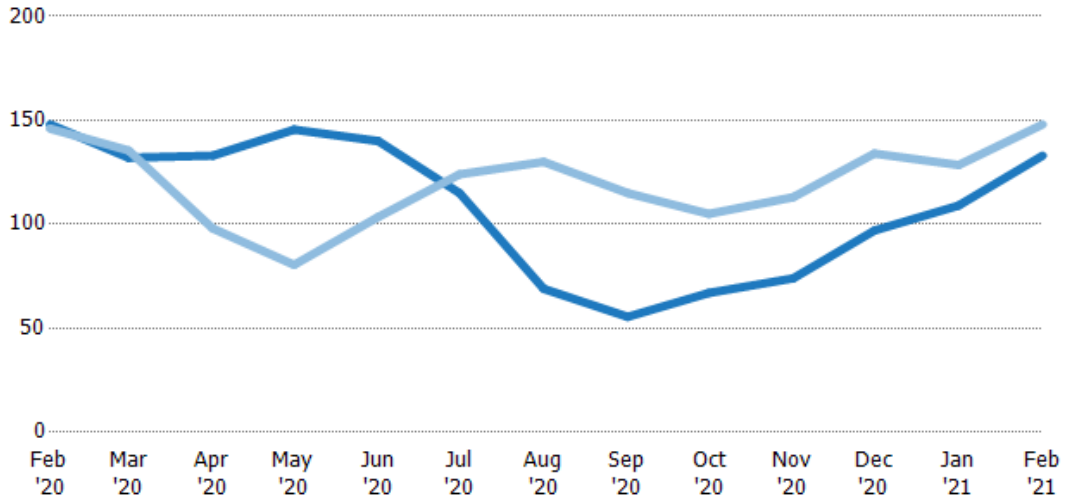
Median Days in RPR

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: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Days	% Chg.
Feb '21	133	-10.1%
Feb '20	148	1.4%
Feb '19	146	15.1%

	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	148	132	133	146	140	115	69	55.5	67	74	97	109	133
Prior Year	146	136	98	80.5	104	124	130	115	105	113	134	129	148
Percent Change from Prior Year	1%	-3%	36%	81%	35%	-7%	-47%	-52%	-36%	-35%	-28%	-15%	-10%

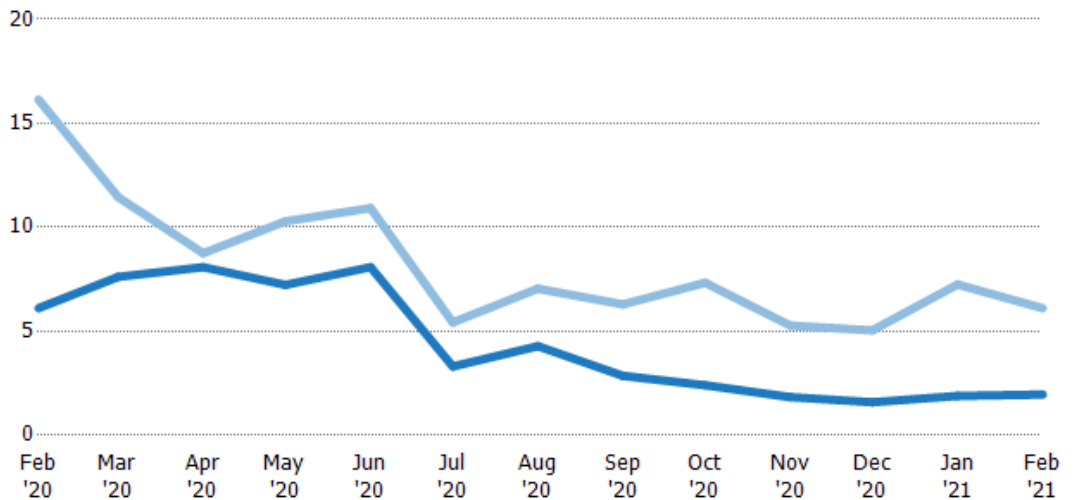
Months of Inventory

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Months	% Chg.
Feb '21	1.96	-68%
Feb '20	6.11	-62.1%
Feb '19	16.1	-31.9%

	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	6.11	7.62	8.08	7.23	8.08	3.31	4.29	2.86	2.41	1.83	1.59	1.89	1.96
Prior Year	16.1	11.5	8.75	10.3	10.9	5.42	7.05	6.29	7.33	5.27	5.05	7.25	6.11
Percent Change from Prior Year	-62%	-34%	-8%	-30%	-26%	-39%	-39%	-55%	-67%	-65%	-69%	-74%	-68%

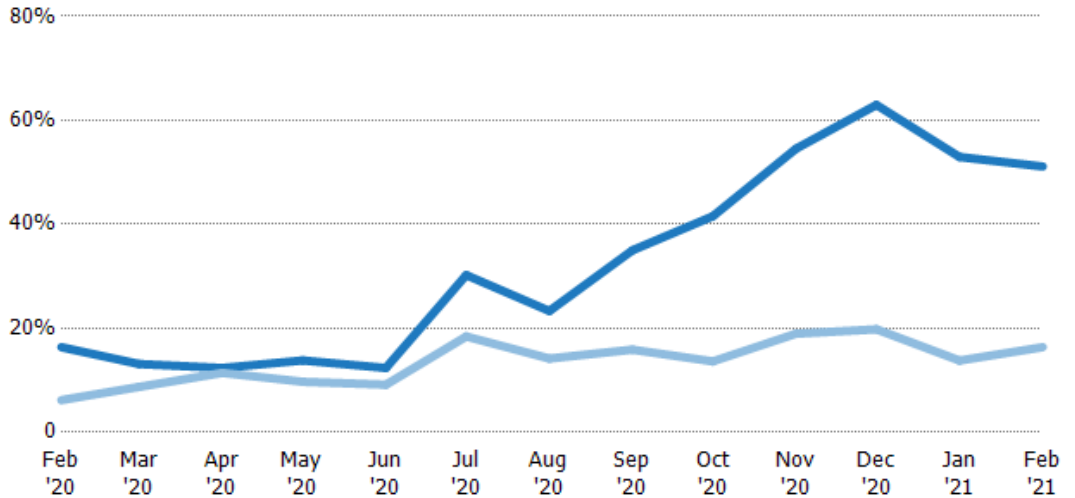
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	16%	13%	12%	14%	12%	30%	23%	35%	42%	55%	63%	53%	51%
Prior Year	6%	9%	11%	10%	9%	18%	14%	16%	14%	19%	20%	14%	16%
Change from Prior Year	-10%	-4%	-1%	-4%	-3%	-12%	-9%	-19%	-28%	-36%	-43%	-39%	-35%

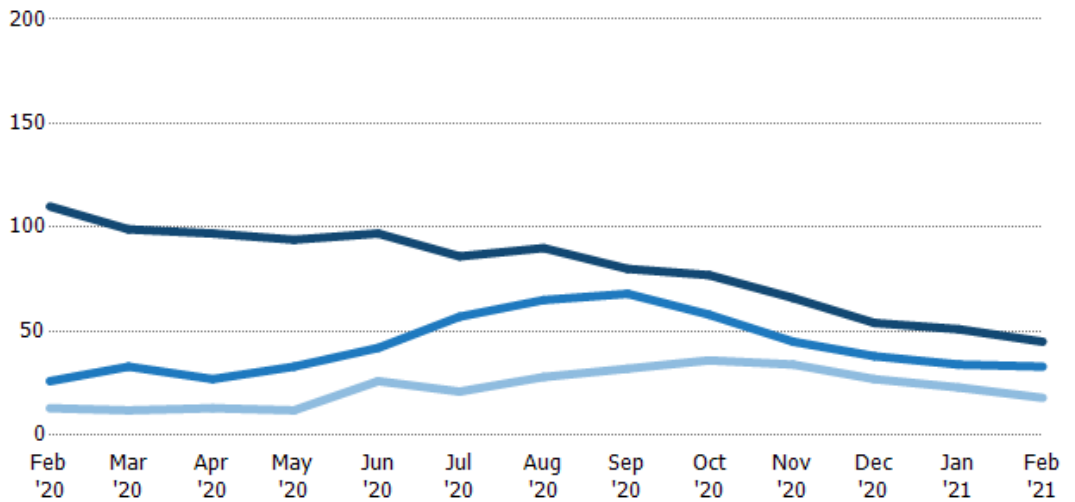
Active/Pending/Sold Units

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	110	99	97	94	97	86	90	80	77	66	54	51	45
Pending	26	33	27	33	42	57	65	68	58	45	38	34	33
Sold	13	12	13	12	26	21	28	32	36	34	27	23	18

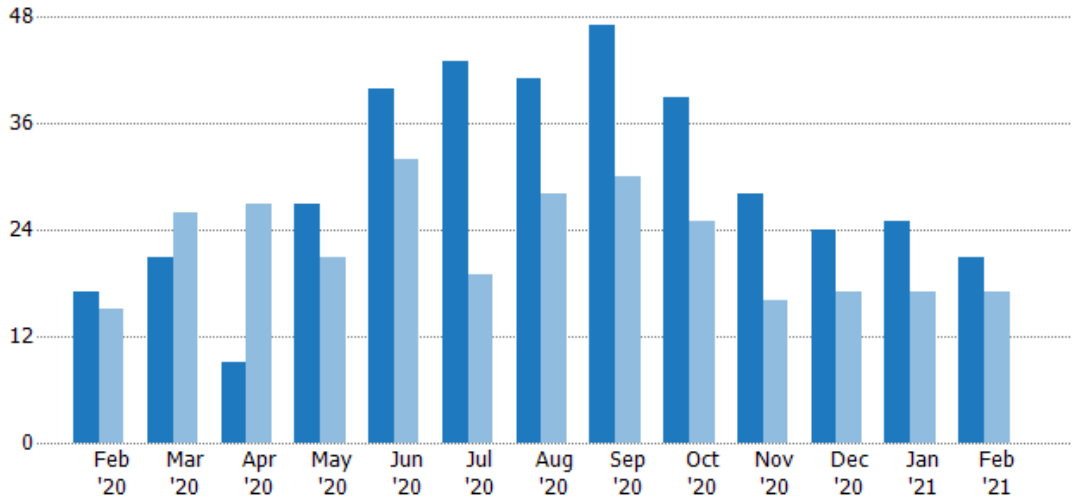
New Pending Sales

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Feb '21	21	23.5%
Feb '20	17	13.3%
Feb '19	15	-53.3%

	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	17	21	9	27	40	43	41	47	39	28	24	25	21
Prior Year	15	26	27	21	32	19	28	30	25	16	17	17	17
Percent Change from Prior Year	13%	-19%	-67%	29%	25%	126%	46%	57%	56%	75%	41%	47%	24%

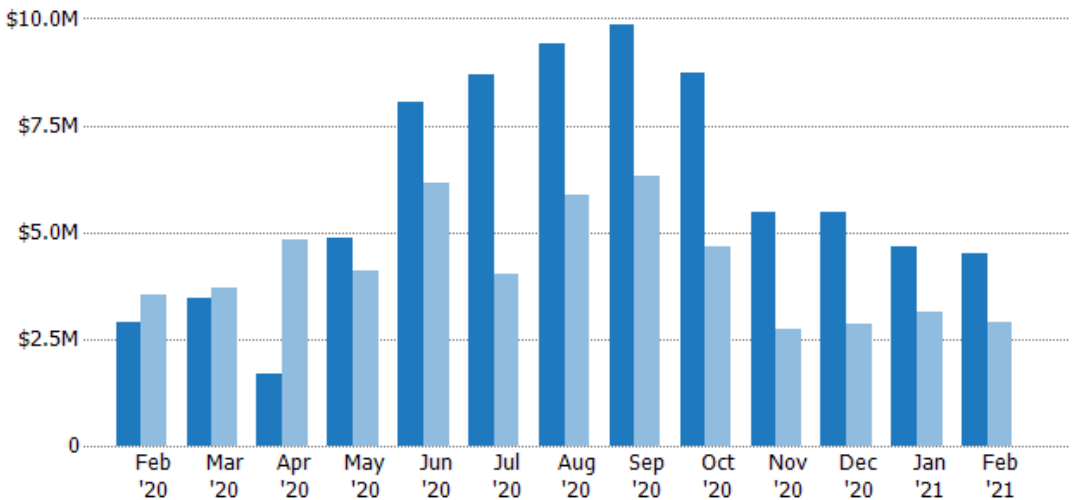
New Pending Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Feb '21	\$4.5M	56.1%
Feb '20	\$2.89M	-18.1%
Feb '19	\$3.52M	-73.5%

	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	\$2.89M	\$3.46M	\$1.68M	\$4.87M	\$8.06M	\$8.67M	\$9.43M	\$9.87M	\$8.71M	\$5.49M	\$5.48M	\$4.66M	\$4.5M
Prior Year	\$3.52M	\$3.71M	\$4.82M	\$4.1M	\$6.17M	\$4.01M	\$5.85M	\$6.32M	\$4.65M	\$2.73M	\$2.86M	\$3.13M	\$2.89M
Percent Change from Prior Year	-18%	-7%	-65%	19%	31%	116%	61%	56%	88%	101%	91%	49%	56%

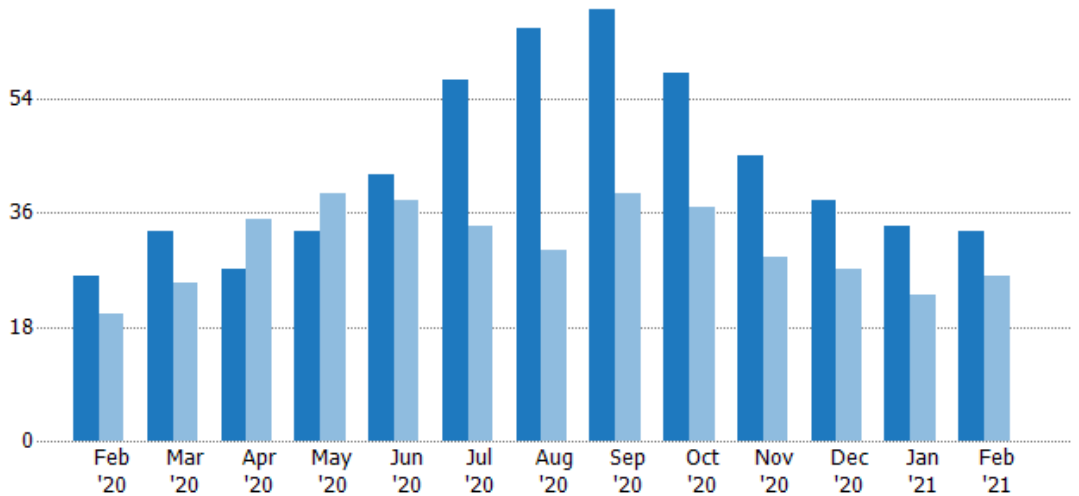
Pending Sales

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	33	26	26.9%
Feb '20	26	20	30%
Feb '19	20	-	-40%

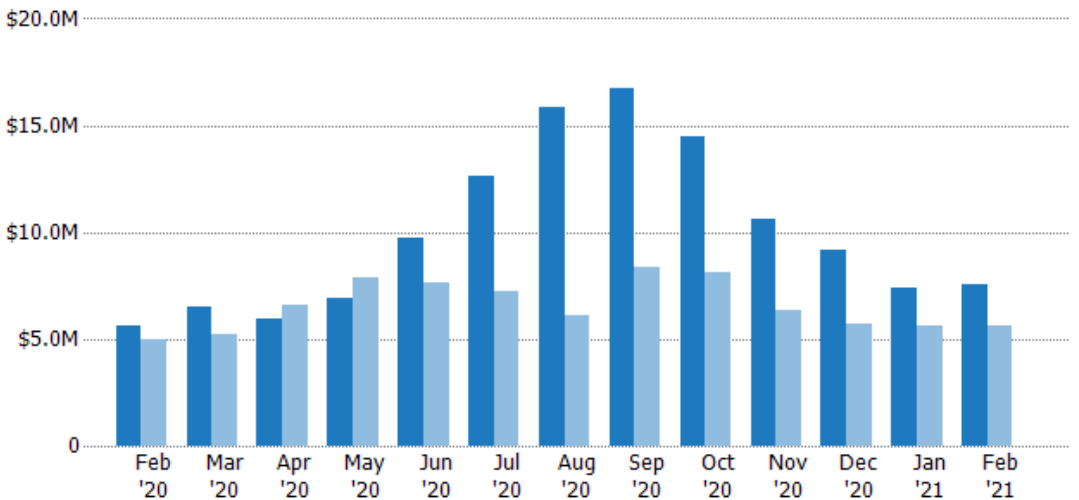
Pending Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	\$7.58M	\$5.65M	34.2%
Feb '20	\$5.65M	\$4.95M	14.1%
Feb '19	\$4.95M	-	-58.7%

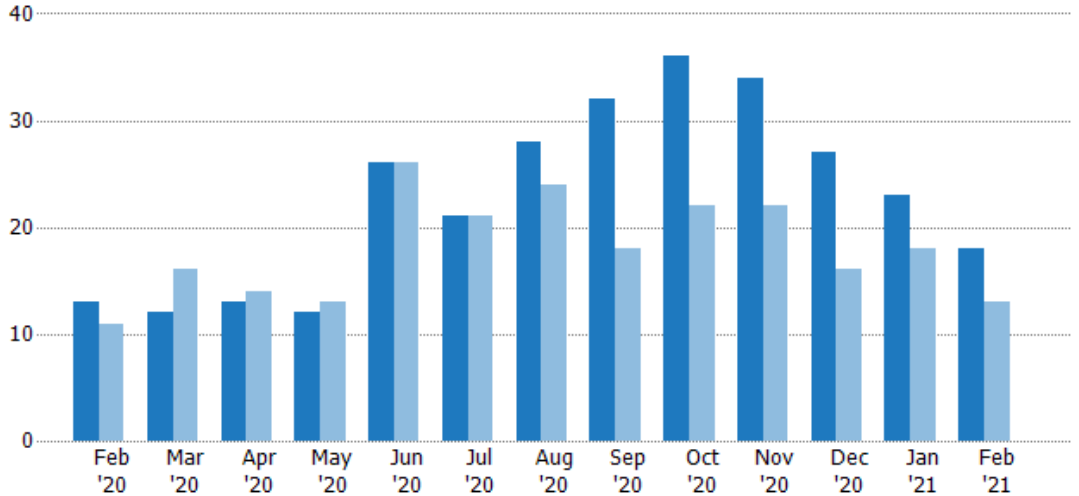
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	18	13	38.5%
Feb '20	13	11	18.2%
Feb '19	11	11	-9.1%

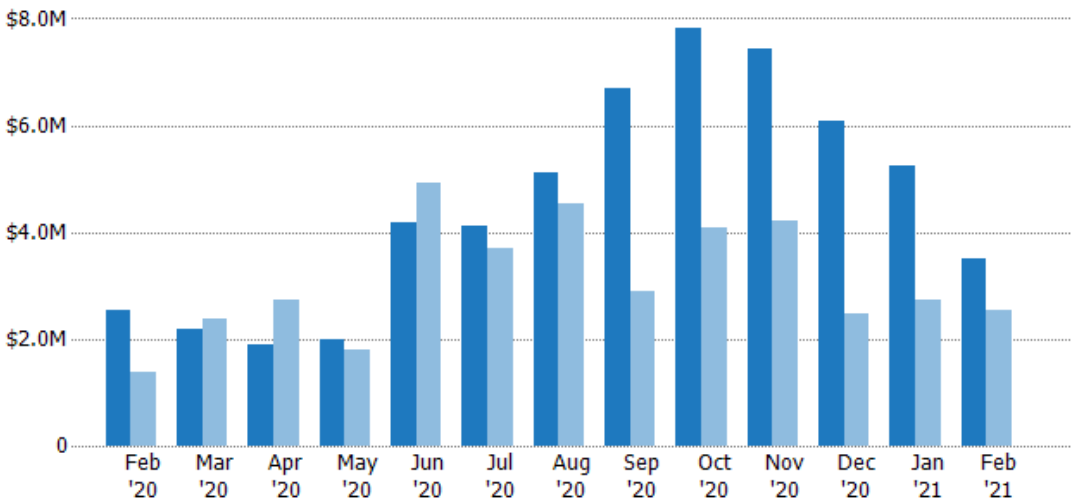
Closed Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	\$3.49M	\$2.54M	37.4%
Feb '20	\$2.54M	\$1.39M	83.1%
Feb '19	\$1.39M	\$1.39M	42.1%

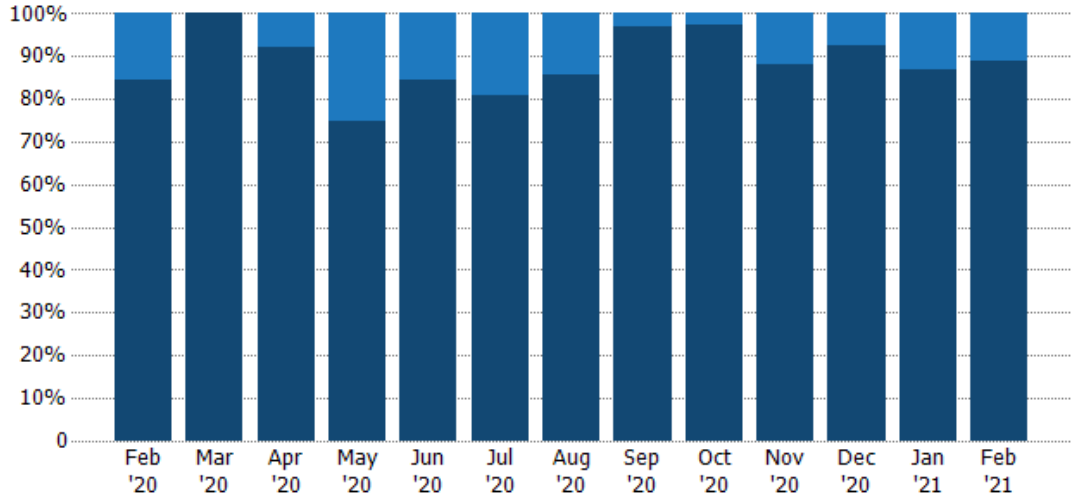
Closed Sales by Property Type

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	15%	-	8%	25%	15%	19%	14%	3%	3%	12%	7%	13%	11%
Single Family Residence	85%	100%	92%	75%	85%	81%	86%	97%	97%	88%	93%	87%	89%

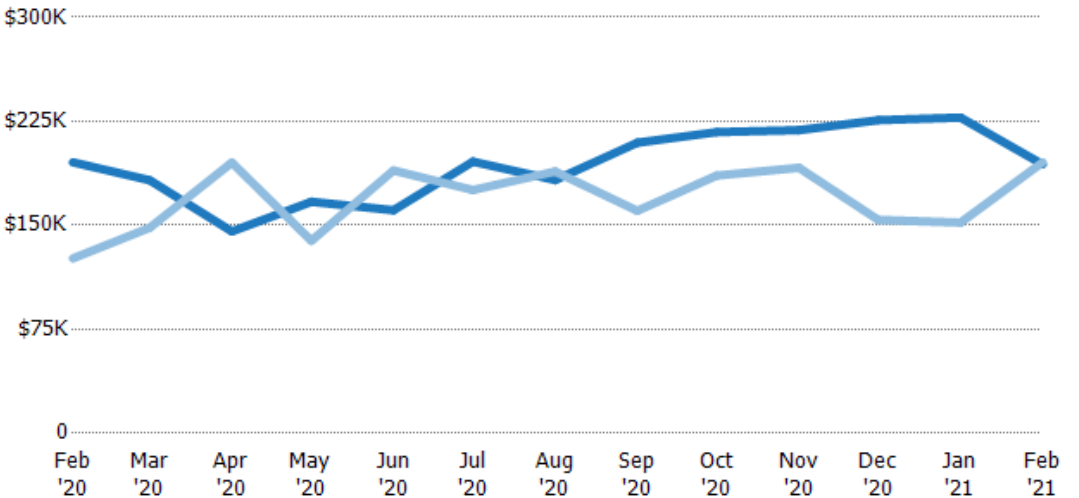
Average Sales Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Price	% Chg.
Feb '21	\$194K	-0.8%
Feb '20	\$195K	55%
Feb '19	\$126K	56.3%

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	\$195K	\$182K	\$146K	\$167K	\$161K	\$196K	\$183K	\$210K	\$217K	\$219K	\$226K	\$228K	\$194K
Prior Year	\$126K	\$148K	\$195K	\$139K	\$190K	\$175K	\$189K	\$160K	\$186K	\$191K	\$154K	\$152K	\$195K
Percent Change from Prior Year	55%	23%	-25%	20%	-15%	12%	-3%	31%	17%	14%	47%	50%	-1%

Median Sales Price

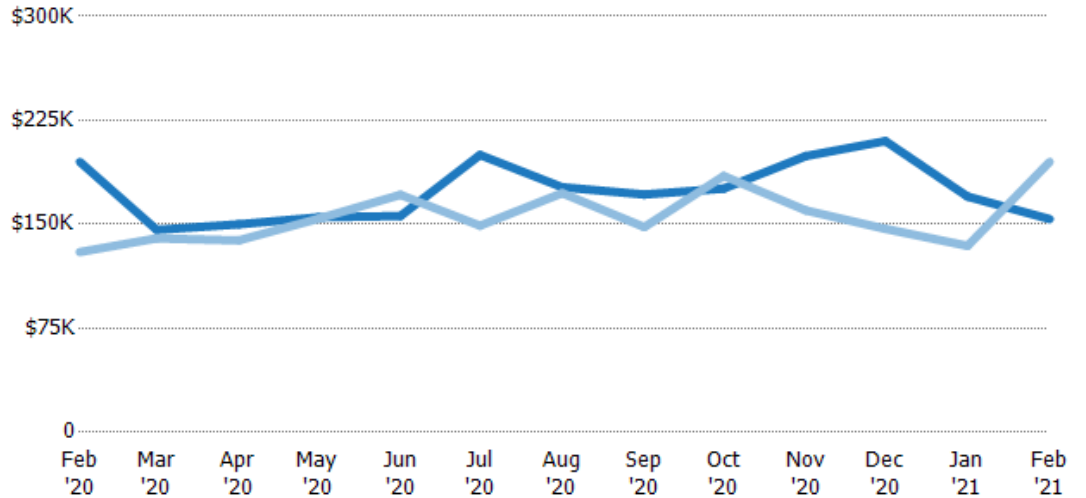
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '21	\$154K	-21.2%
Feb '20	\$195K	50%
Feb '19	\$130K	7.7%



	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	\$195K	\$146K	\$150K	\$155K	\$156K	\$200K	\$177K	\$172K	\$176K	\$199K	\$210K	\$170K	\$154K
Prior Year	\$130K	\$140K	\$138K	\$154K	\$171K	\$149K	\$172K	\$148K	\$185K	\$160K	\$147K	\$134K	\$195K
Percent Change from Prior Year	50%	4%	8%	1%	-9%	34%	2%	16%	-5%	25%	43%	26%	-21%

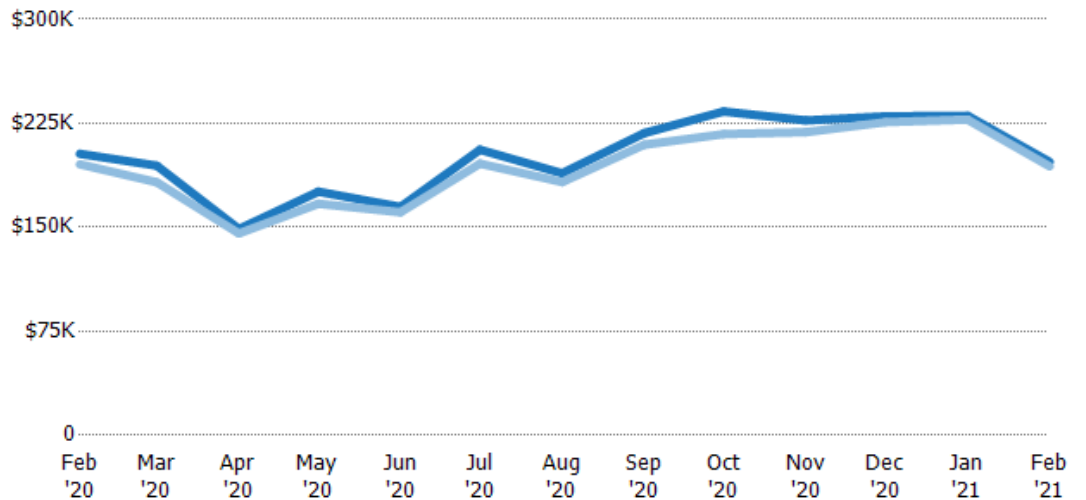
Average Sales Price vs Average Listing Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

Property Type:
Condo/Townhouse/Apt., Single Family



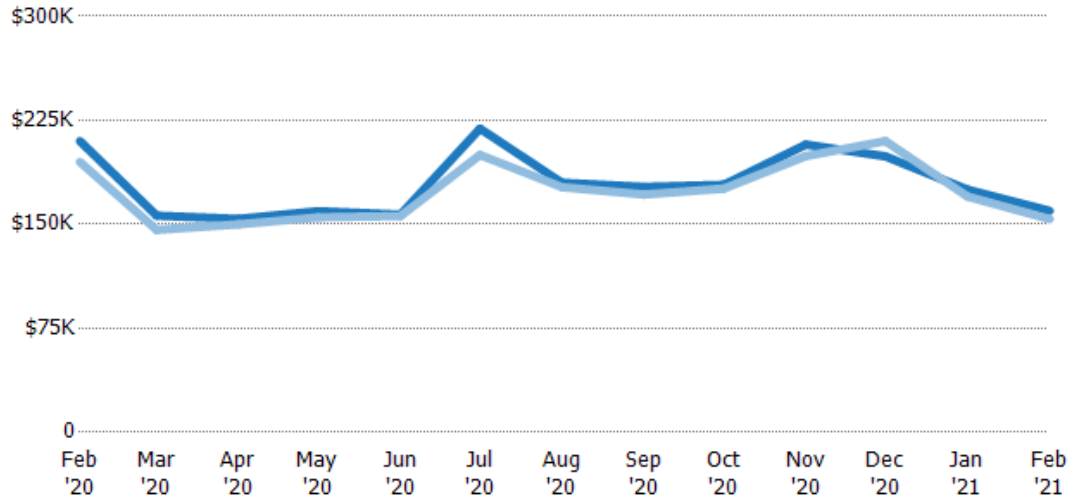
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg List Price	\$203K	\$194K	\$149K	\$176K	\$165K	\$206K	\$189K	\$218K	\$234K	\$227K	\$230K	\$230K	\$197K
Avg Sales Price	\$195K	\$182K	\$146K	\$167K	\$161K	\$196K	\$183K	\$210K	\$217K	\$219K	\$226K	\$228K	\$194K
Avg Sales Price as a % of Avg List Price	96%	94%	98%	95%	98%	95%	97%	96%	93%	96%	98%	99%	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: Rutland, VT 05701, Rutland, VT 05702
Property Type: Condo/Townhouse/Apt., Single Family



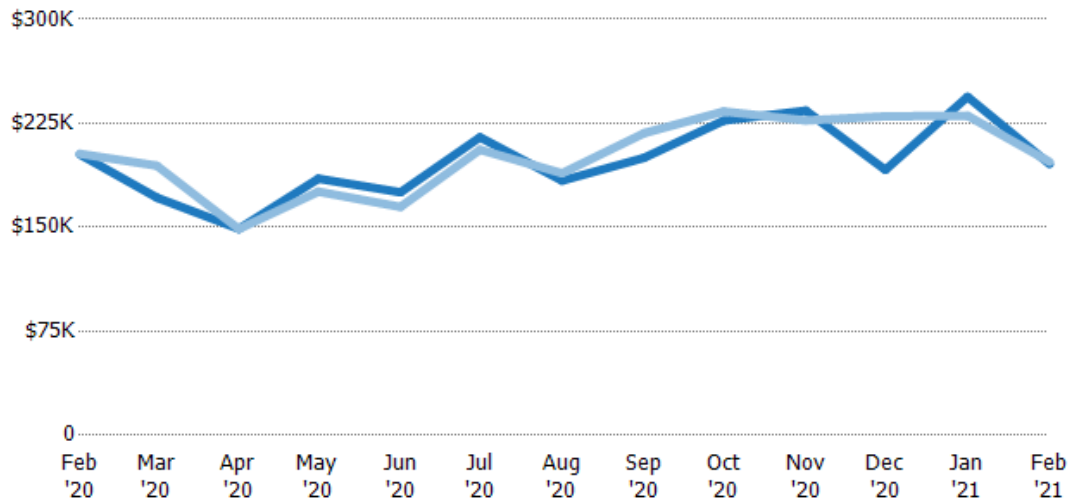
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$210K	\$156K	\$154K	\$159K	\$157K	\$219K	\$180K	\$177K	\$178K	\$208K	\$199K	\$175K	\$160K
Median Sales Price	\$195K	\$146K	\$150K	\$155K	\$156K	\$200K	\$177K	\$172K	\$176K	\$199K	\$210K	\$170K	\$154K
Med Sales Price as a % of Med List Price	93%	93%	97%	97%	99%	91%	98%	97%	98%	96%	106%	97%	96%

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: Rutland, VT 05701, Rutland, VT 05702
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	\$203K	\$171K	\$149K	\$185K	\$175K	\$215K	\$184K	\$200K	\$227K	\$234K	\$191K	\$244K	\$196K
Avg Sales Price	\$203K	\$194K	\$149K	\$176K	\$165K	\$206K	\$189K	\$218K	\$234K	\$227K	\$230K	\$230K	\$197K
Avg Sales Price as a % of Avg Est Value	100%	113%	100%	95%	94%	96%	103%	109%	103%	97%	120%	94%	101%

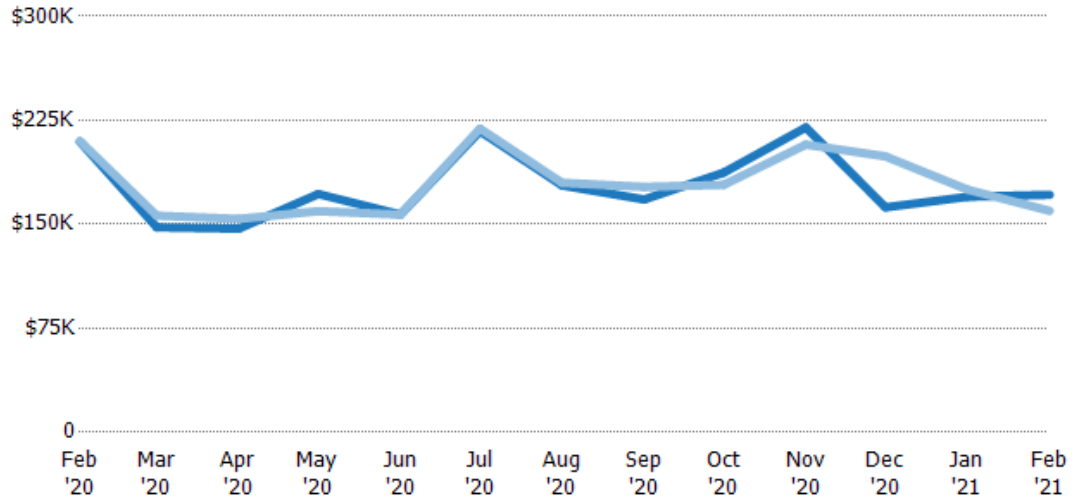
Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$210K	\$148K	\$147K	\$172K	\$157K	\$217K	\$178K	\$168K	\$187K	\$220K	\$162K	\$170K	\$171K
Median Sales Price	\$210K	\$156K	\$154K	\$159K	\$157K	\$219K	\$180K	\$177K	\$178K	\$208K	\$199K	\$175K	\$160K
Med Sales Price as a % of Med Est Value	100%	106%	105%	93%	100%	101%	101%	105%	95%	94%	123%	103%	93%