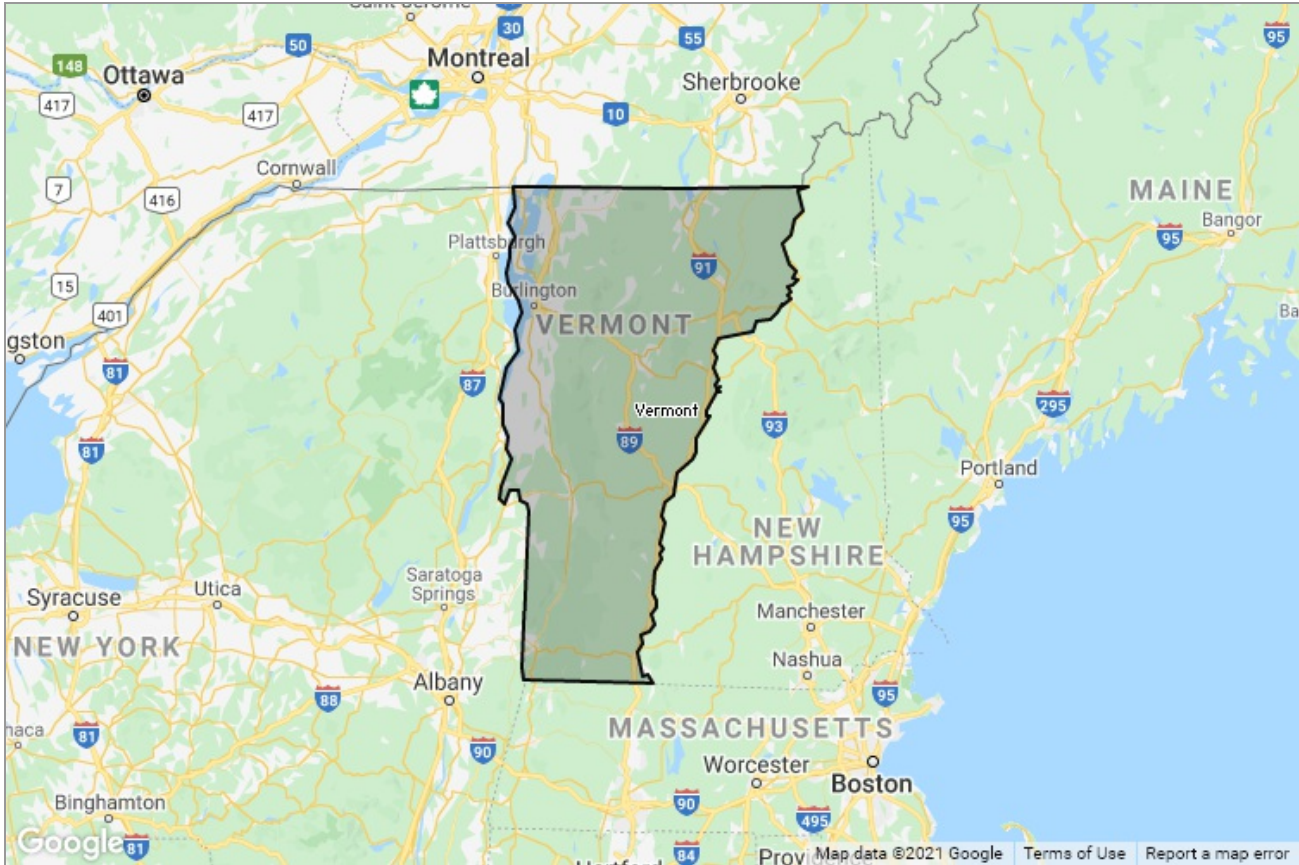




MARKET DATA REPORT

Vermont February Indicators Report



Report Characteristics

Report Name:

Vermont February Indicators Report

Report Date Range:

2/2020 – 2/2021

Filters Used:

Property Type, Location

Avg/Med: Both

Run Date: 04/14/2021

Scheduled: No

Presented by

Vermont Association of REALTORS®

Other: <http://www.vermontrealtors.com/>

148 State Street
Montpelier, VT 05602

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	583	594	-1.9%	1,102	1,157	-4.8%
New Listing Volume	\$242,322,469	\$203,792,972	+18.9%	\$449,262,808	\$387,558,642	+15.9%
Active Listing Count	1,374	3,815	-64%	N/A	N/A	
Active Listing Volume	\$763,699,330	\$1,521,002,587	-49.8%	N/A	N/A	
Average Listing Price	\$555,822	\$398,690	+39.4%	\$533,030	\$396,490	+34.4%
Median Listing Price	\$339,950	\$275,000	+23.6%	\$331,865	\$274,595	+20.9%
Median Days in RPR	126.5	191	-33.8%	125.41	185.82	-32.5%
Months of Inventory	2.5	8.4	-70.7%	3.6	11.4	-68.5%
Absorption Rate	40.47%	11.85%	+28.6%	27.71%	8.73%	+19%
Sales Activity Charts Metrics						
New Pending Sales Count	738	619	+19.2%	1,432	1,192	+20.1%
New Pending Sales Volume	\$259,969,610	\$183,272,446	+41.8%	\$513,462,246	\$341,421,431	+50.4%
Pending Sales Count	1,282	827	+55%	N/A	N/A	
Pending Sales Volume	\$482,128,778	\$255,748,107	+88.5%	N/A	N/A	
Closed Sales Count	461	377	+22.3%	1,017	829	+22.7%
Closed Sales Volume	\$152,537,616	\$98,141,268	+55.4%	\$327,823,848	\$222,300,433	+47.5%
Average Sales Price	\$330,884	\$260,322	+27.1%	\$322,344	\$268,155	+20.2%
Median Sales Price	\$270,000	\$210,000	+28.6%	\$267,266	\$218,451	+22.3%

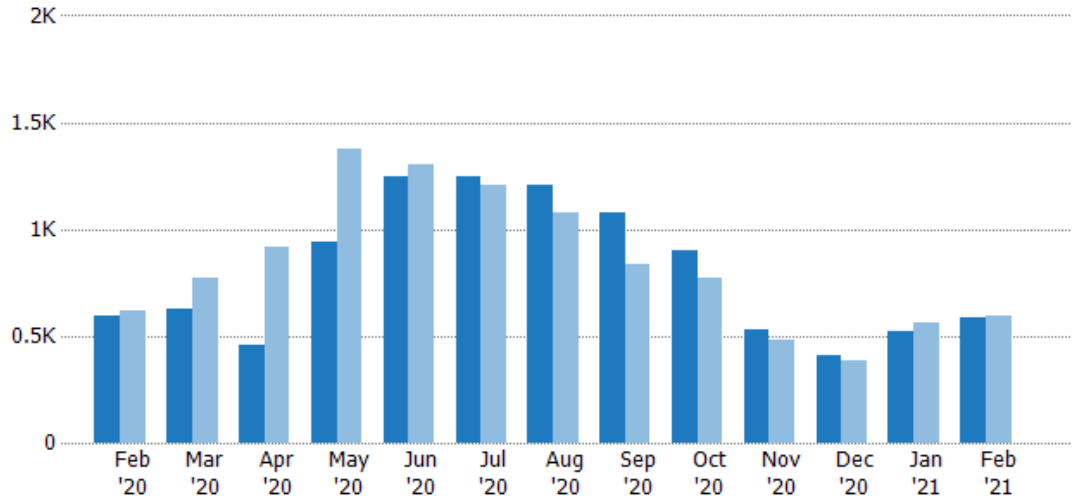
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '21	583	-1.9%
Feb '20	594	-4%
Feb '19	619	1.3%



Current Year	594	628	456	937	1.25K	1.24K	1.21K	1.08K	901	534	408	519	583
Prior Year	619	769	917	1.38K	1.3K	1.21K	1.08K	839	774	485	383	563	594
Percent Change from Prior Year	-4%	-18%	-50%	-32%	-4%	3%	12%	29%	16%	10%	7%	-8%	-2%

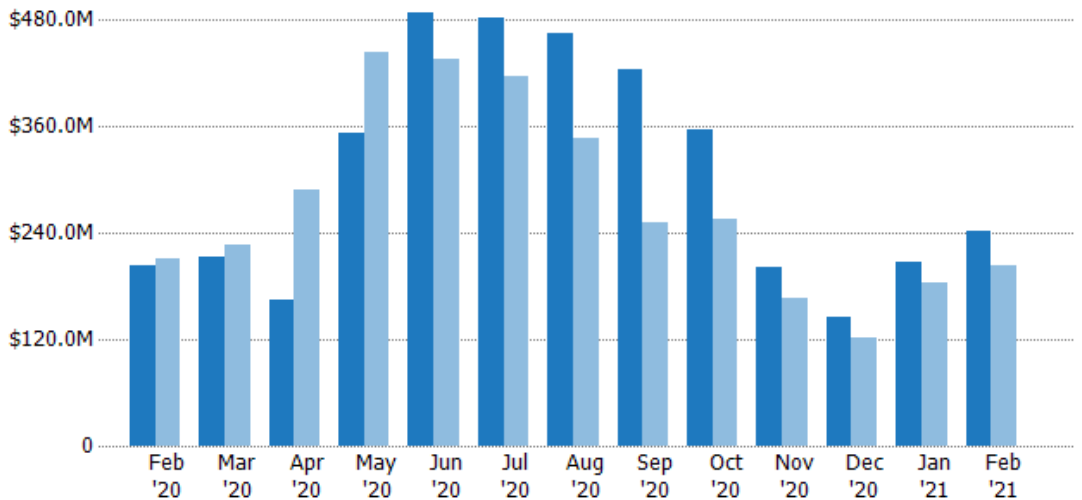
New Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '21	\$242M	18.9%
Feb '20	\$204M	-3.5%
Feb '19	\$211M	-10.8%



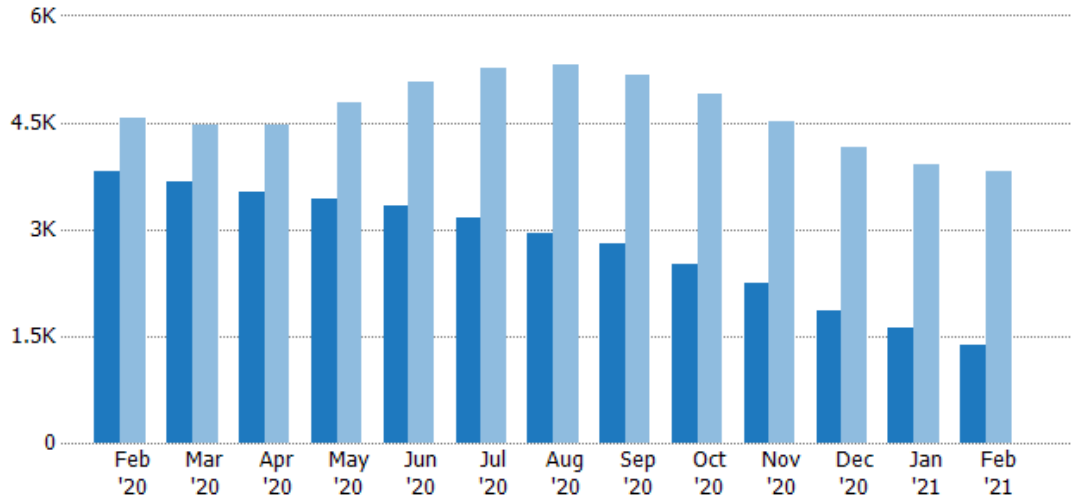
Current Year	\$204M	\$212M	\$164M	\$352M	\$489M	\$482M	\$465M	\$425M	\$356M	\$202M	\$145M	\$207M	\$242M
Prior Year	\$211M	\$227M	\$288M	\$444M	\$435M	\$417M	\$347M	\$252M	\$255M	\$166M	\$123M	\$184M	\$204M
Percent Change from Prior Year	-4%	-7%	-43%	-21%	12%	16%	34%	68%	40%	22%	18%	13%	19%

Active Listings

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

Filters Used

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



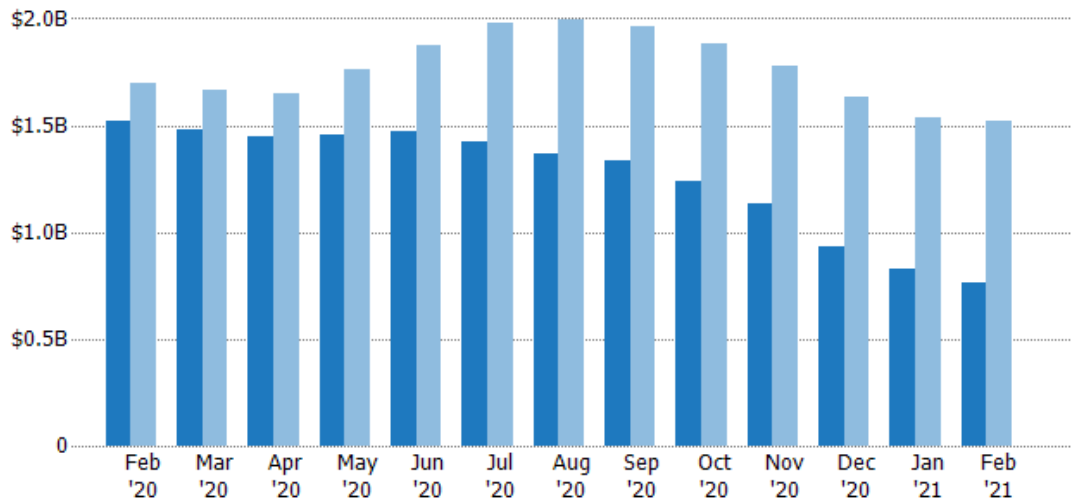
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	1.37K	3.82K	-64%
Feb '20	3.82K	4.57K	-16.5%
Feb '19	4.57K	4.78K	-3.4%

Active Listing Volume

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

Filters Used

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	\$764M	\$1.52B	-49.8%
Feb '20	\$1.52B	\$1.69B	-10.3%
Feb '19	\$1.69B	\$1.76B	-8.4%

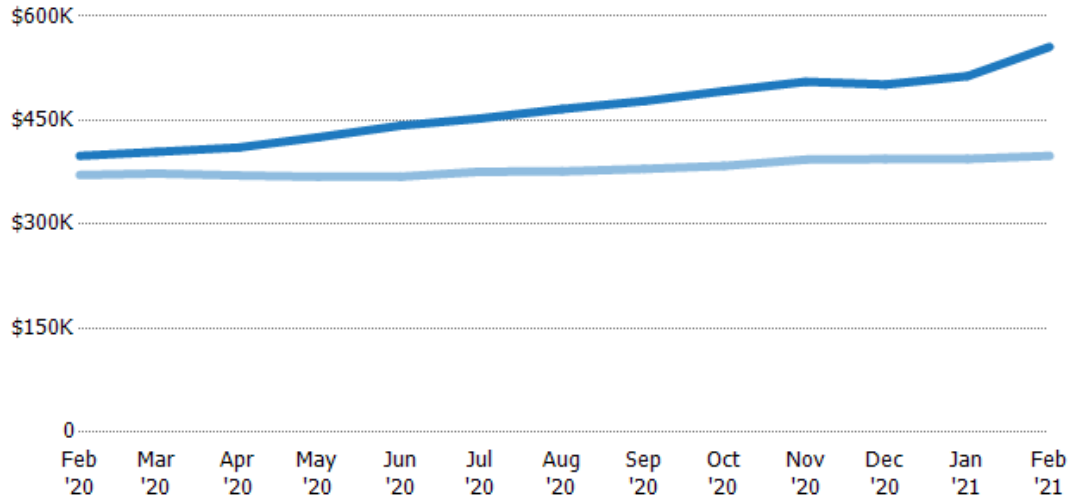
Average Listing Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '21	\$556K	39.4%
Feb '20	\$399K	7.4%
Feb '19	\$371K	-5.1%



Current Year	\$399K	\$404K	\$411K	\$426K	\$442K	\$453K	\$466K	\$478K	\$492K	\$506K	\$502K	\$514K	\$556K
Prior Year	\$371K	\$373K	\$370K	\$369K	\$376K	\$376K	\$380K	\$384K	\$393K	\$394K	\$394K	\$394K	\$399K
Percent Change from Prior Year	7%	8%	11%	15%	20%	20%	24%	26%	28%	29%	27%	30%	39%

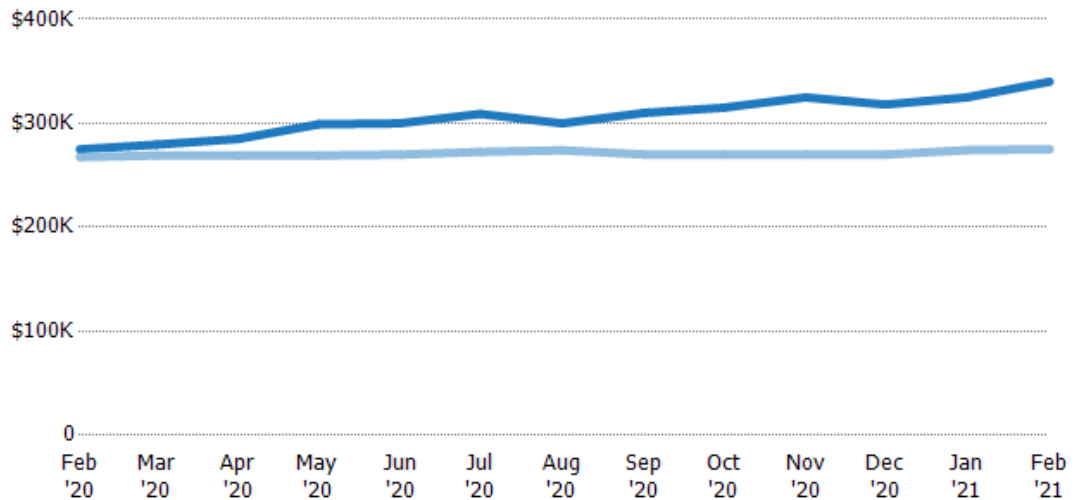
Median Listing Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '21	\$340K	23.6%
Feb '20	\$275K	2.8%
Feb '19	\$268K	-6.9%



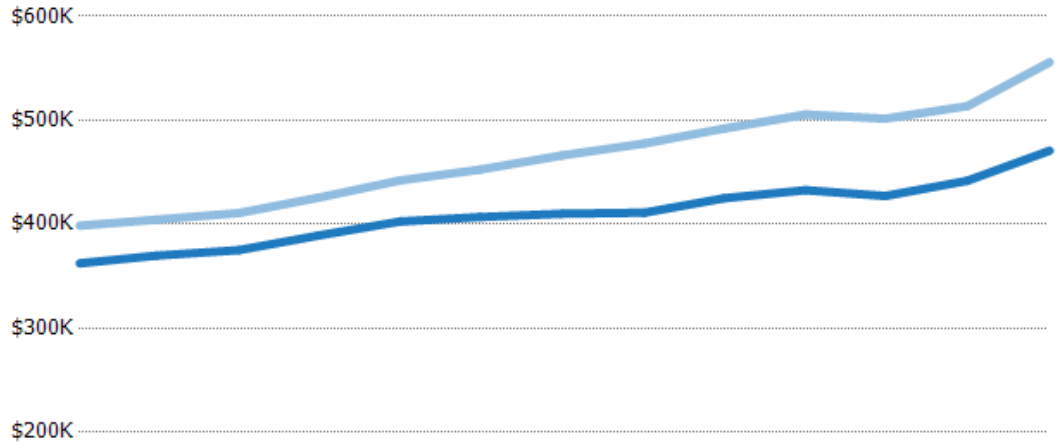
Current Year	\$275K	\$280K	\$285K	\$299K	\$300K	\$309K	\$300K	\$310K	\$315K	\$325K	\$318K	\$325K	\$340K
Prior Year	\$268K	\$269K	\$269K	\$269K	\$270K	\$273K	\$274K	\$270K	\$270K	\$270K	\$270K	\$274K	\$275K
Percent Change from Prior Year	3%	4%	6%	11%	11%	13%	9%	15%	17%	20%	18%	19%	24%

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

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



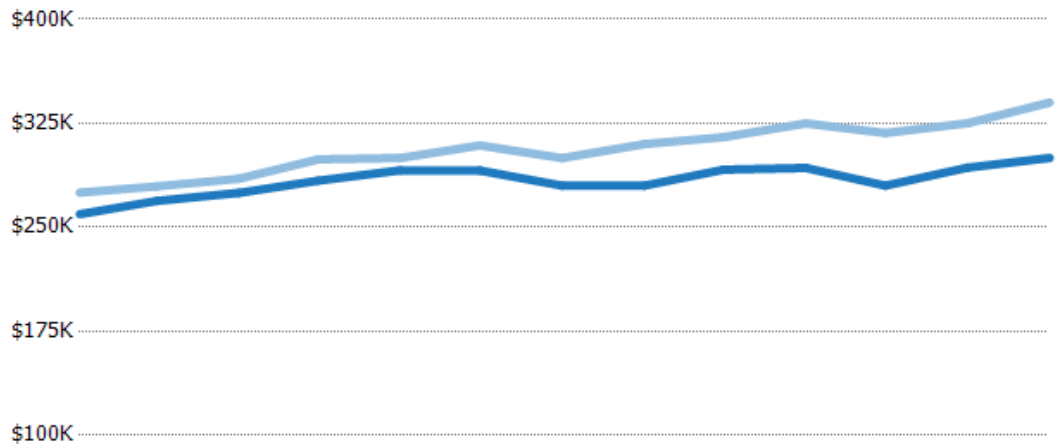
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$363K	\$370K	\$375K	\$389K	\$403K	\$407K	\$410K	\$411K	\$425K	\$433K	\$427K	\$442K	\$471K
Avg Listing Price	\$399K	\$404K	\$411K	\$426K	\$442K	\$453K	\$466K	\$478K	\$492K	\$506K	\$502K	\$514K	\$556K
Avg Listing Price as a % of Avg Est Value	110%	109%	110%	109%	110%	111%	114%	116%	116%	117%	117%	116%	118%

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

State: VT
 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	\$259K	\$269K	\$275K	\$284K	\$291K	\$291K	\$280K	\$280K	\$292K	\$293K	\$280K	\$293K	\$300K
Median Listing Price	\$275K	\$280K	\$285K	\$299K	\$300K	\$309K	\$300K	\$310K	\$315K	\$325K	\$318K	\$325K	\$340K
Med Listing Price as a % of Med Est Value	106%	104%	104%	105%	103%	106%	107%	111%	108%	111%	114%	111%	113%

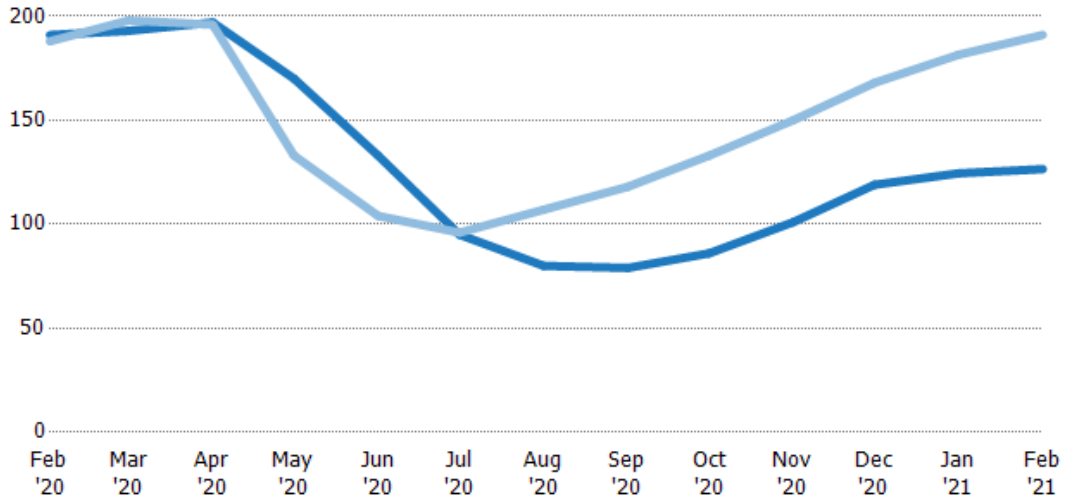
Median Days in RPR

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

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

Month/Year	Days	% Chg.
Feb '21	127	-33.8%
Feb '20	191	1.6%
Feb '19	188	-5.9%



	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	191	193	197	170	133	95	80	79	86	101	119	125	127
Prior Year	188	198	196	133	104	96	107	118	133	150	168	182	191
Percent Change from Prior Year	2%	-3%	1%	28%	28%	-1%	-25%	-33%	-35%	-33%	-29%	-31%	-34%

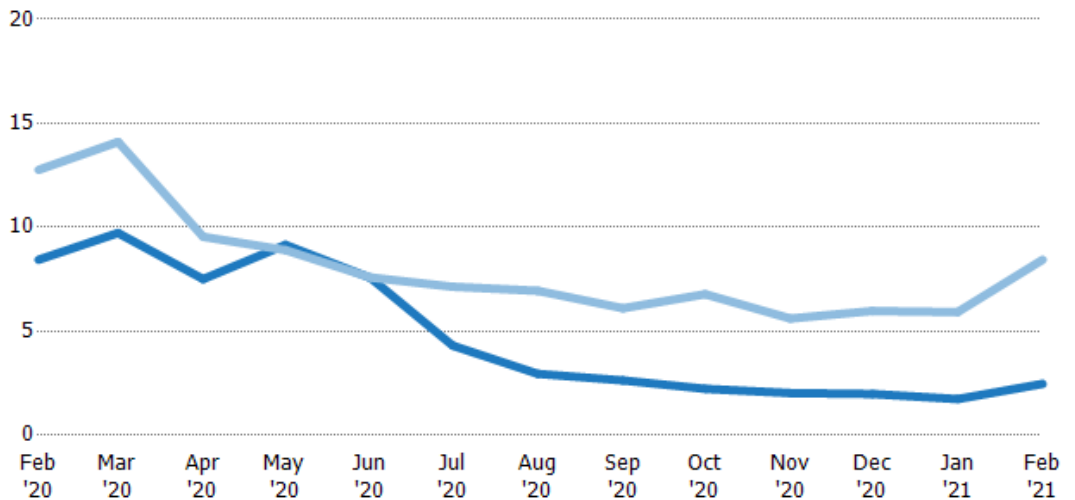
Months of Inventory

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

Filters Used

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

Month/Year	Months	% Chg.
Feb '21	2.47	-70.7%
Feb '20	8.44	-33.9%
Feb '19	12.8	-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	8.44	9.72	7.51	9.16	7.56	4.31	2.95	2.64	2.23	2.03	1.99	1.74	2.47
Prior Year	12.8	14.1	9.54	8.9	7.59	7.14	6.95	6.11	6.78	5.61	5.98	5.92	8.44
Percent Change from Prior Year	-34%	-31%	-21%	3%	0%	-40%	-57%	-57%	-67%	-64%	-67%	-71%	-71%

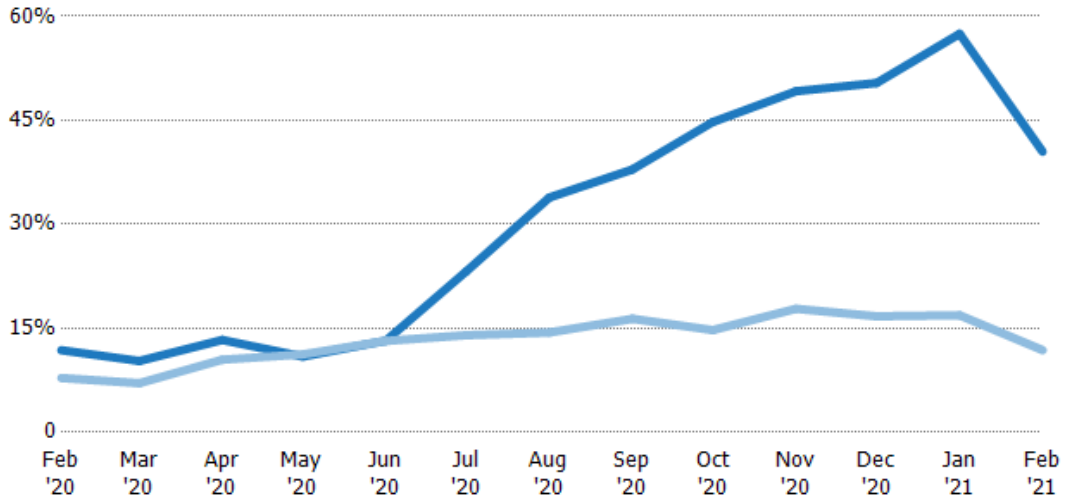
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Feb '21	40%	-28.6%
Feb '20	12%	-4%
Feb '19	8%	2%



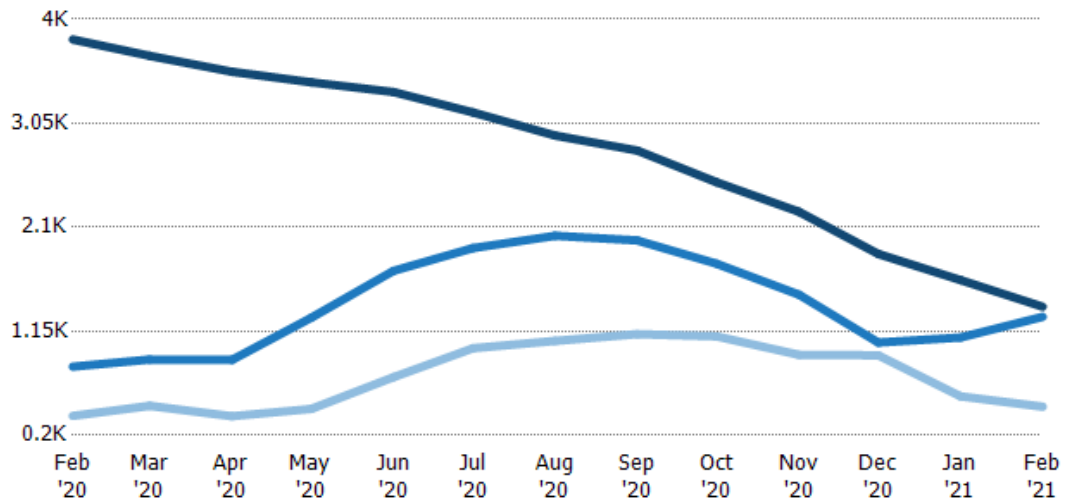
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	12%	10%	13%	11%	13%	23%	34%	38%	45%	49%	50%	57%	40%
Prior Year	8%	7%	10%	11%	13%	14%	14%	16%	15%	18%	17%	17%	12%
Change from Prior Year	-4%	-3%	-3%	0%	0%	-9%	-19%	-22%	-30%	-31%	-34%	-41%	-29%

Active/Pending/Sold Units

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

Filters Used

State: VT
 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	3.82K	3.67K	3.52K	3.42K	3.34K	3.15K	2.94K	2.8K	2.51K	2.24K	1.86K	1.62K	1.37K
Pending	827	892	888	1.27K	1.7K	1.91K	2.02K	1.98K	1.77K	1.49K	1.05K	1.09K	1.28K
Sold	377	469	374	441	731	995	1.06K	1.12K	1.1K	935	930	556	461

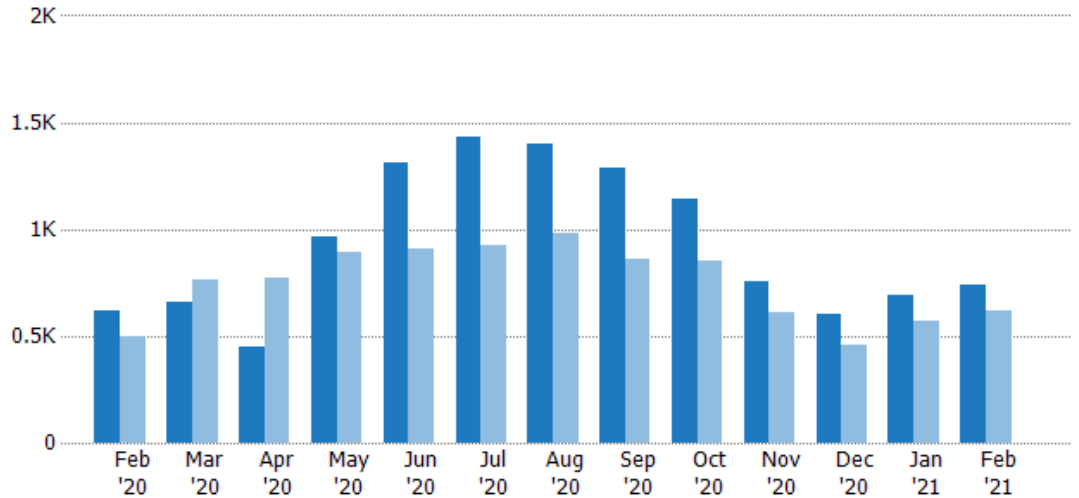
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '21	738	19.2%
Feb '20	619	24.8%
Feb '19	496	-13.9%



	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	619	662	448	966	1.31K	1.43K	1.4K	1.28K	1.14K	752	606	694	738
Prior Year	496	762	772	890	912	928	977	857	856	612	455	573	619
Percent Change from Prior Year	25%	-13%	-42%	9%	44%	54%	43%	50%	33%	23%	33%	21%	19%

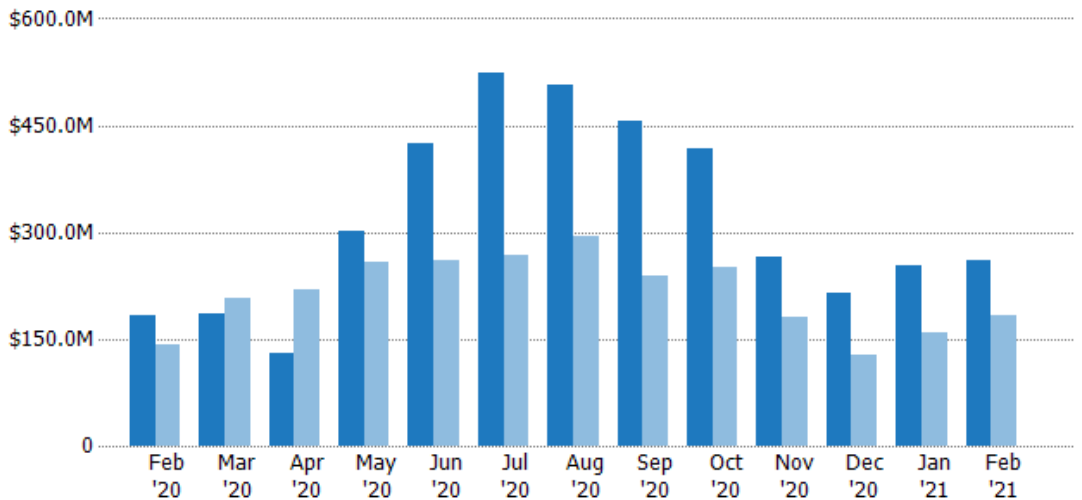
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '21	\$260M	41.8%
Feb '20	\$183M	29.6%
Feb '19	\$141M	-14.1%



	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	\$183M	\$186M	\$130M	\$302M	\$425M	\$524M	\$506M	\$456M	\$417M	\$265M	\$215M	\$253M	\$260M
Prior Year	\$141M	\$208M	\$219M	\$257M	\$261M	\$267M	\$294M	\$238M	\$251M	\$180M	\$127M	\$158M	\$183M
Percent Change from Prior Year	30%	-11%	-41%	17%	63%	96%	72%	91%	66%	47%	69%	60%	42%

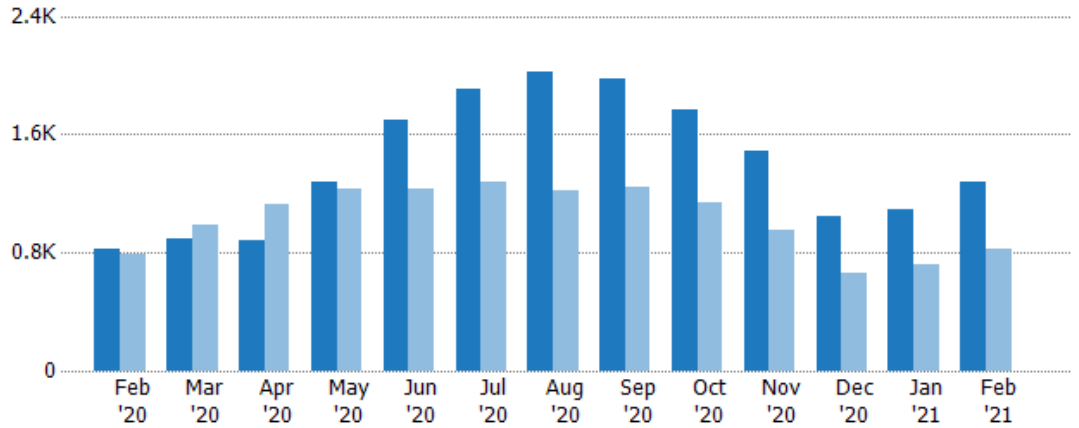
Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '21	1.28K	55%
Feb '20	827	4.3%
Feb '19	793	-6.4%



Current Year	827	892	888	1.27K	1.7K	1.91K	2.02K	1.98K	1.77K	1.49K	1.05K	1.09K	1.28K
Prior Year	793	989	1.12K	1.23K	1.24K	1.28K	1.22K	1.24K	1.14K	950	663	720	827
Percent Change from Prior Year	4%	-10%	-21%	4%	38%	49%	65%	59%	55%	56%	58%	52%	55%

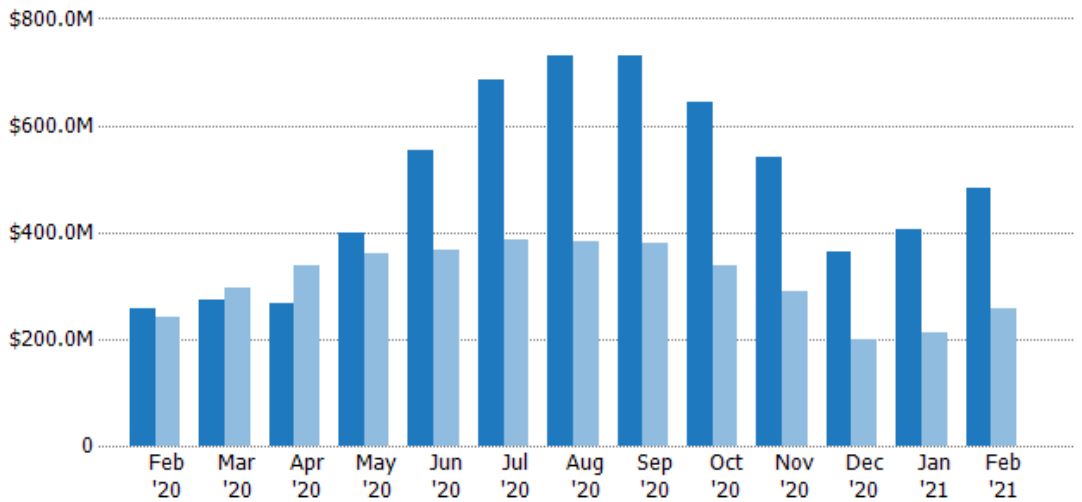
Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '21	\$482M	88.5%
Feb '20	\$256M	6.8%
Feb '19	\$239M	-10.7%



Current Year	\$256M	\$272M	\$267M	\$398M	\$552M	\$684M	\$731M	\$731M	\$643M	\$542M	\$363M	\$406M	\$482M
Prior Year	\$239M	\$295M	\$338M	\$361M	\$366M	\$386M	\$383M	\$379M	\$338M	\$289M	\$201M	\$211M	\$256M
Percent Change from Prior Year	7%	-8%	-21%	10%	51%	77%	91%	93%	90%	87%	81%	93%	89%

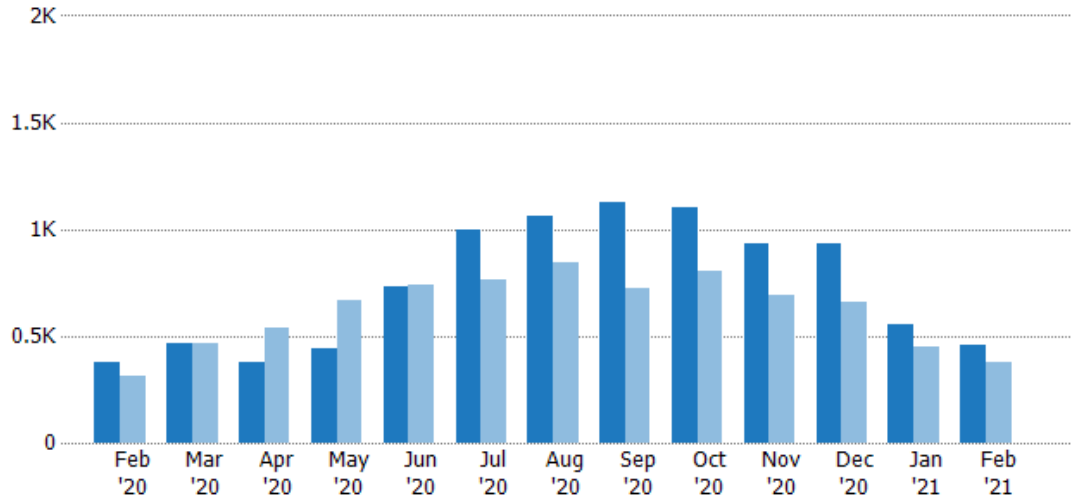
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '21	461	22.3%
Feb '20	377	19.3%
Feb '19	316	2.5%



Current Year	377	469	374	441	731	995	1.06K	1.12K	1.1K	935	930	556	461
Prior Year	316	467	537	669	738	764	845	722	804	695	659	452	377
Percent Change from Prior Year	19%	0%	-30%	-34%	-1%	30%	26%	56%	37%	35%	41%	23%	22%

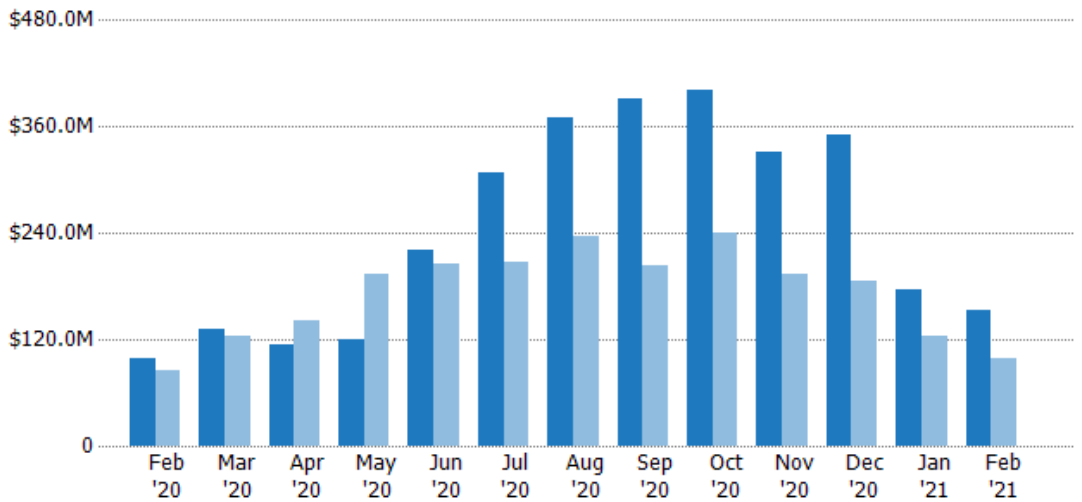
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Feb '21	\$153M	55.4%
Feb '20	\$98.1M	16.4%
Feb '19	\$84.3M	-3.1%



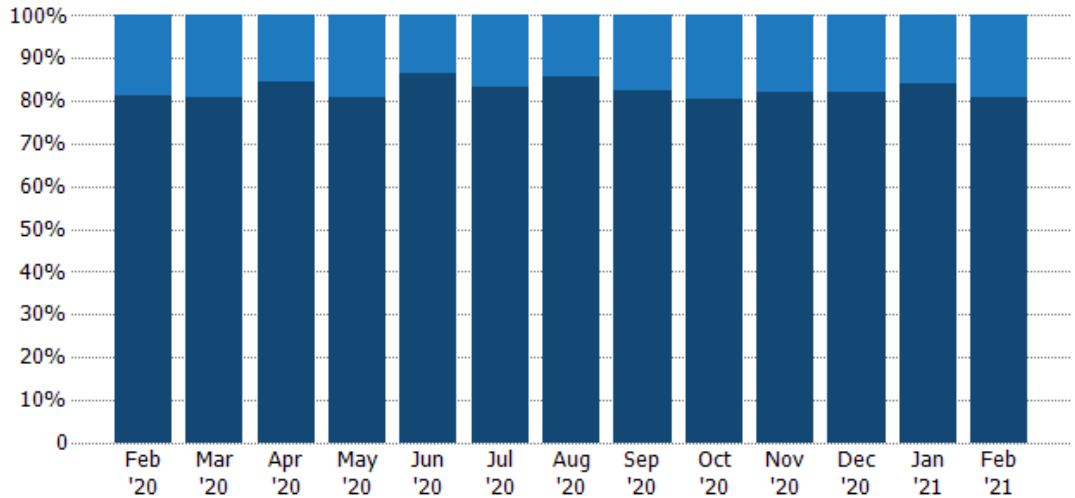
Current Year	\$98.1M	\$131M	\$114M	\$120M	\$220M	\$309M	\$371M	\$391M	\$401M	\$331M	\$350M	\$175M	\$153M
Prior Year	\$84.3M	\$124M	\$142M	\$194M	\$205M	\$208M	\$236M	\$204M	\$240M	\$194M	\$186M	\$124M	\$98.1M
Percent Change from Prior Year	16%	5%	-20%	-38%	7%	49%	57%	92%	67%	70%	88%	41%	55%

Closed Sales by Property Type

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

Filters Used

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



Condo/Townhouse	19%	19%	16%	19%	13%	17%	15%	18%	20%	18%	18%	16%	19%
Single Family Residence	81%	81%	84%	81%	87%	83%	85%	82%	80%	82%	82%	84%	81%

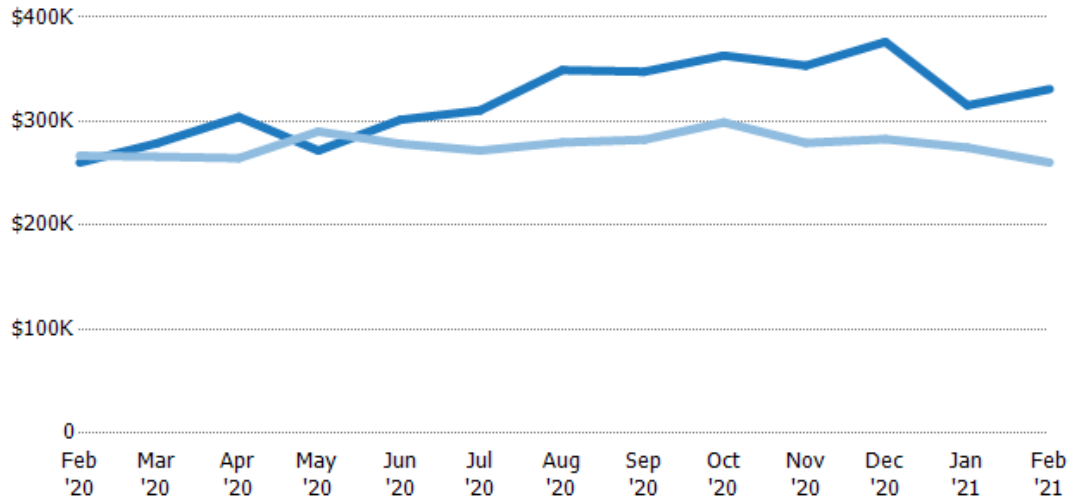
Average Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '21	\$331K	27.1%
Feb '20	\$260K	-2.5%
Feb '19	\$267K	-5.5%



Current Year	\$260K	\$279K	\$304K	\$272K	\$301K	\$310K	\$349K	\$348K	\$363K	\$353K	\$376K	\$315K	\$331K
Prior Year	\$267K	\$266K	\$265K	\$290K	\$278K	\$272K	\$280K	\$282K	\$299K	\$279K	\$283K	\$275K	\$260K
Percent Change from Prior Year	-2%	5%	15%	-6%	8%	14%	25%	23%	21%	27%	33%	15%	27%

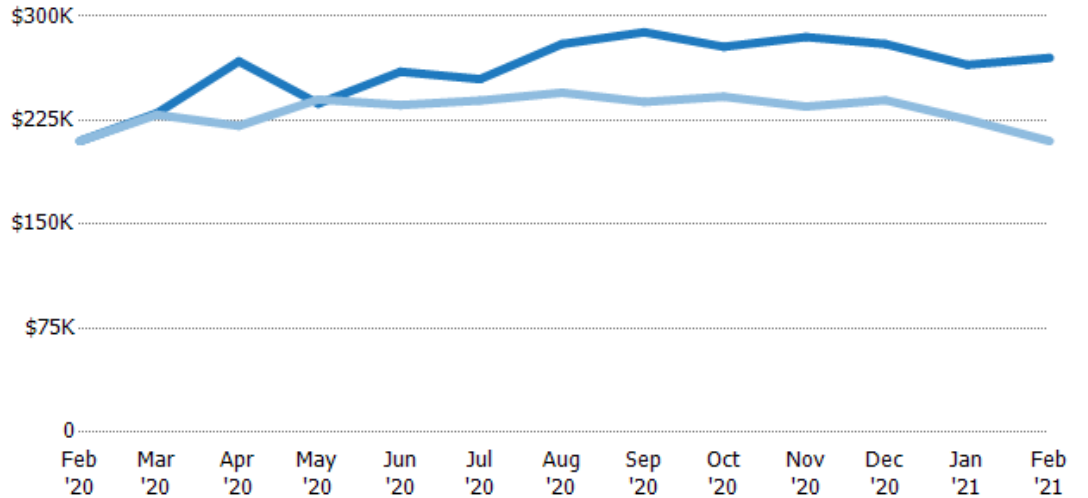
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Feb '21	\$270K	28.6%
Feb '20	\$210K	0%
Feb '19	\$210K	-4.3%



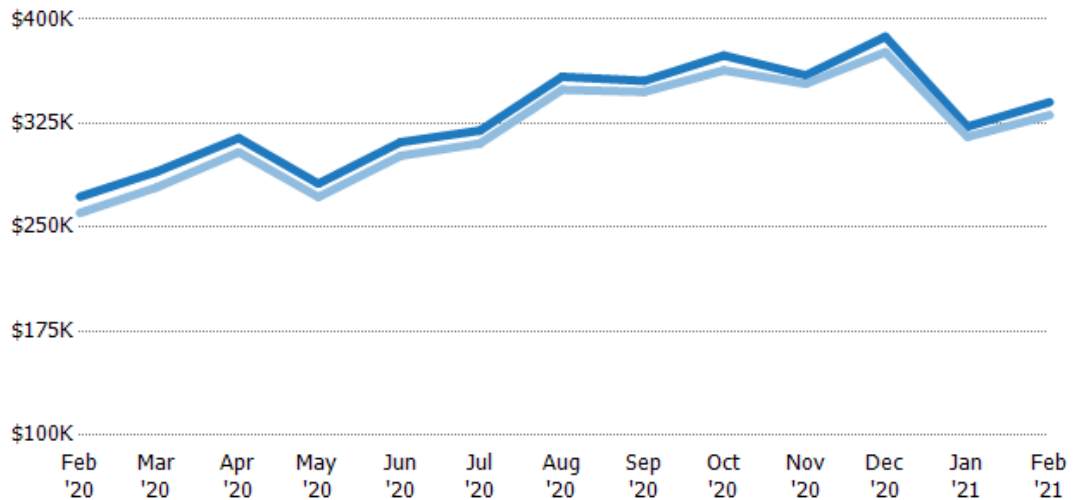
Current Year	\$210K	\$230K	\$268K	\$237K	\$260K	\$255K	\$280K	\$289K	\$278K	\$285K	\$280K	\$265K	\$270K
Prior Year	\$210K	\$229K	\$221K	\$240K	\$236K	\$239K	\$245K	\$238K	\$242K	\$235K	\$240K	\$226K	\$210K
Percent Change from Prior Year	0%	0%	21%	-1%	10%	6%	14%	21%	15%	21%	17%	18%	29%

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

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



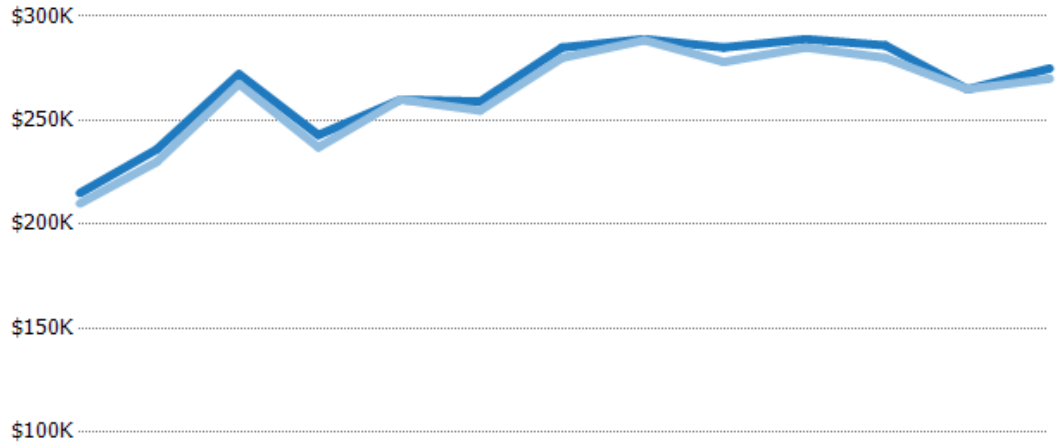
Avg List Price	\$272K	\$290K	\$314K	\$281K	\$311K	\$320K	\$359K	\$356K	\$374K	\$360K	\$387K	\$323K	\$340K
Avg Sales Price	\$260K	\$279K	\$304K	\$272K	\$301K	\$310K	\$349K	\$348K	\$363K	\$353K	\$376K	\$315K	\$331K
Avg Sales Price as a % of Avg List Price	96%	96%	97%	97%	97%	97%	97%	98%	97%	98%	97%	98%	97%

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

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



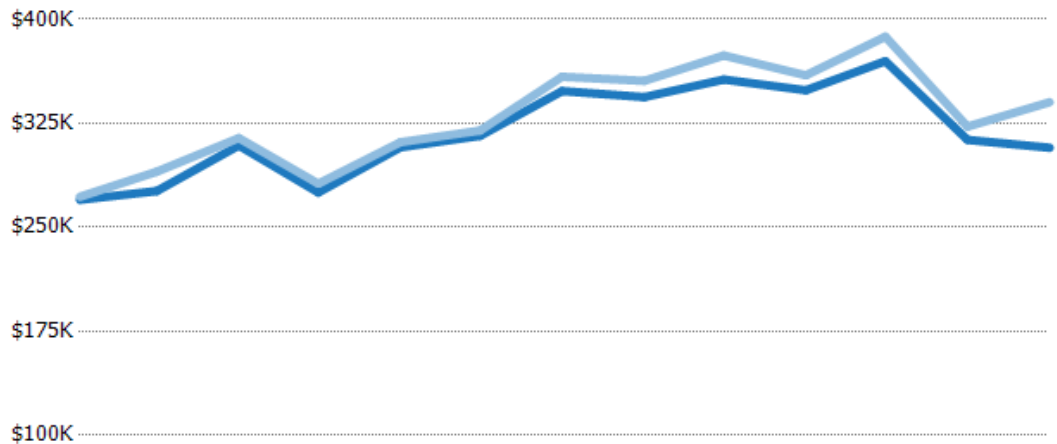
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$215K	\$236K	\$272K	\$243K	\$260K	\$259K	\$285K	\$289K	\$285K	\$289K	\$286K	\$265K	\$275K
Median Sales Price	\$210K	\$230K	\$268K	\$237K	\$260K	\$255K	\$280K	\$289K	\$278K	\$285K	\$280K	\$265K	\$270K
Med Sales Price as a % of Med List Price	98%	97%	98%	98%	100%	98%	98%	100%	98%	99%	98%	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

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



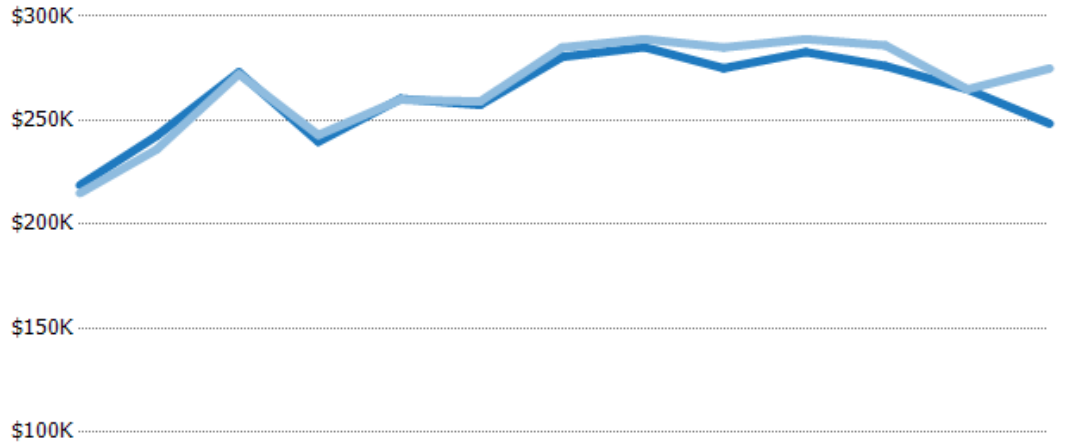
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$270K	\$276K	\$309K	\$275K	\$308K	\$316K	\$348K	\$344K	\$357K	\$349K	\$370K	\$313K	\$307K
Avg Sales Price	\$272K	\$290K	\$314K	\$281K	\$311K	\$320K	\$359K	\$356K	\$374K	\$360K	\$387K	\$323K	\$340K
Avg Sales Price as a % of Avg Est Value	101%	105%	102%	102%	101%	101%	103%	103%	105%	103%	105%	103%	111%

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

State: VT
 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	\$219K	\$242K	\$273K	\$240K	\$260K	\$257K	\$280K	\$285K	\$275K	\$283K	\$276K	\$265K	\$248K
Median Sales Price	\$215K	\$236K	\$272K	\$243K	\$260K	\$259K	\$285K	\$289K	\$285K	\$289K	\$286K	\$265K	\$275K
Med Sales Price as a % of Med Est Value	98%	97%	100%	101%	100%	101%	102%	101%	104%	102%	104%	100%	111%

Sales Activity by ZIP

Mar 2021

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05001	20	\$6,146,699	8	\$2,156,400	\$269,550	\$204,750	\$152	\$142	12
05032	7	\$1,568,000	3	\$734,650	\$244,883	\$280,000	\$128	\$138	13
05033	4	\$832,999	4	\$876,000	\$219,000	\$227,250	\$104	\$110	6
05034			1	\$289,000	\$289,000	\$289,000	\$304	\$304	43
05036	4	\$1,064,800	1	\$93,500	\$93,500	\$93,500	\$69	\$69	125
05038	3	\$2,979,000	1	\$213,750	\$213,750	\$213,750	\$59	\$59	240
05040			1	\$249,000	\$249,000	\$249,000	\$95	\$95	28
05041			1	\$286,500	\$286,500	\$286,500	\$182	\$182	5
05042	1	\$144,000	1	\$207,500	\$207,500	\$207,500	\$97	\$97	18
05043			2	\$394,500	\$197,250	\$197,250	\$193	\$193	337
05045			1	\$425,000	\$425,000	\$425,000	\$303	\$303	347
05048	6	\$3,949,000	1	\$252,000	\$252,000	\$252,000	\$238	\$238	132
05055	9	\$10,198,000	3	\$4,495,000	\$1,498,333	\$695,000	\$301	\$258	31
05056	3	\$3,144,000	2	\$985,000	\$492,500	\$492,500	\$139	\$139	165
05059	13	\$5,498,500	10	\$3,230,300	\$323,030	\$275,750	\$148	\$131	8
05060	5	\$1,120,400	3	\$650,000	\$216,667	\$155,000	\$98	\$106	66
05061			1	\$547,500	\$547,500	\$547,500	\$185	\$185	10
05062	1	\$199,000	2	\$428,500	\$214,250	\$214,250	\$140	\$140	153
05065	3	\$1,040,000	1	\$295,000	\$295,000	\$295,000	\$147	\$147	220
05068	7	\$2,229,000	1	\$125,000	\$125,000	\$125,000	\$105	\$105	6
05069	1	\$180,000	2	\$115,000	\$57,500	\$57,500	\$31	\$31	96
05070			1	\$214,000	\$214,000	\$214,000	\$137	\$137	10
05075			3	\$1,450,000	\$483,333	\$415,000	\$173	\$187	76
05081	1	\$79,900	1	\$160,000	\$160,000	\$160,000	\$69	\$69	1
05084	4	\$5,918,000	1	\$160,000	\$160,000	\$160,000	\$243	\$243	99
05086			1	\$329,000	\$329,000	\$329,000	\$165	\$165	105
05088	1	\$279,000	1	\$198,979	\$198,979	\$198,979	\$57	\$57	106
05089	9	\$3,697,000	5	\$814,250	\$162,850	\$110,000	\$87	\$75	14
05091	12	\$6,673,305	10	\$6,317,000	\$631,700	\$505,000	\$310	\$300	74
05101	5	\$1,271,900	2	\$433,000	\$216,500	\$216,500	\$124	\$124	111
05142	5	\$2,263,000	1	\$199,500	\$199,500	\$199,500	\$254	\$254	34
05143	12	\$3,795,800	5	\$1,835,000	\$367,000	\$270,000	\$166	\$148	117
05146	4	\$2,069,000	3	\$953,800	\$317,933	\$353,800	\$191	\$172	10
05148	9	\$5,710,499	4	\$2,182,000	\$545,500	\$560,000	\$153	\$152	141
05149	11	\$4,026,000	1	\$700,000	\$700,000	\$700,000	\$97	\$97	199
05151			1	\$125,000	\$125,000	\$125,000	\$80	\$80	57
05152	10	\$3,146,900	2	\$565,000	\$282,500	\$282,500	\$171	\$171	40
05153	3	\$443,000	1	\$164,000	\$164,000	\$164,000	\$49	\$49	527

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Sales Activity by ZIP

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05154	2	\$534,000	1	\$180,000	\$180,000	\$180,000	\$36	\$36	30
05156	12	\$3,034,700	7	\$1,211,740	\$173,106	\$165,000	\$97	\$90	17
05158	2	\$280,000	2	\$295,000	\$147,500	\$147,500	\$145	\$145	78
05201	41	\$11,614,400	8	\$1,795,549	\$224,444	\$155,025	\$143	\$139	59
05250	12	\$4,006,499	5	\$1,430,900	\$286,180	\$230,000	\$163	\$125	117
05251	4	\$2,509,000	1	\$1,100,000	\$1,100,000	\$1,100,000	\$207	\$207	86
05252			1	\$27,500	\$27,500	\$27,500	\$19	\$19	28
05254	1	\$1,395,000	3	\$1,592,500	\$530,833	\$450,000	\$181	\$169	111
05255	13	\$8,586,900	3	\$1,305,000	\$435,000	\$500,000	\$189	\$200	144
05257	5	\$1,390,700	1	\$150,000	\$150,000	\$150,000	\$192	\$192	28
05261	4	\$771,200	1	\$885,000	\$885,000	\$885,000	\$324	\$324	150
05262	11	\$3,391,700	4	\$1,135,925	\$283,981	\$289,950	\$180	\$170	7
05301	24	\$6,108,500	15	\$4,239,600	\$282,640	\$210,000	\$146	\$145	39
05340	22	\$11,583,400	8	\$5,295,450	\$661,931	\$515,000	\$199	\$204	67
05343	3	\$3,009,000	2	\$545,000	\$272,500	\$272,500	\$243	\$243	3
05345	8	\$2,379,400	2	\$474,000	\$237,000	\$237,000	\$140	\$140	91
05346	4	\$3,085,000	1	\$245,000	\$245,000	\$245,000	\$103	\$103	88
05350	4	\$1,118,900	3	\$755,000	\$251,667	\$250,000	\$151	\$128	8
05353	4	\$987,900	1	\$184,900	\$184,900	\$184,900	\$63	\$63	64
05354	1	\$210,000	1	\$216,000	\$216,000	\$216,000	\$160	\$160	3
05355	5	\$1,723,000	3	\$952,000	\$317,333	\$299,000	\$145	\$166	5
05356	41	\$16,152,795	19	\$5,888,800	\$309,937	\$245,000	\$151	\$144	23
05358	2	\$454,900	2	\$539,000	\$269,500	\$269,500	\$224	\$224	75
05359	2	\$639,000	2	\$1,105,000	\$552,500	\$552,500	\$200	\$200	104
05360	21	\$16,579,900	4	\$3,061,000	\$765,250	\$662,000	\$438	\$451	48
05361	3	\$933,000	2	\$1,247,000	\$623,500	\$623,500	\$210	\$210	78
05363	34	\$15,336,600	19	\$7,440,000	\$391,579	\$275,000	\$158	\$145	82
05401	19	\$9,268,700	7	\$3,499,000	\$499,857	\$465,000	\$351	\$297	3
05403	65	\$31,252,815	28	\$11,157,369	\$398,477	\$361,250	\$210	\$199	5
05404	7	\$2,071,355	5	\$1,431,480	\$286,296	\$245,000	\$184	\$159	6
05408	8	\$3,818,800	2	\$636,000	\$318,000	\$318,000	\$234	\$234	6
05440	4	\$1,772,900	6	\$2,214,200	\$369,033	\$241,500	\$202	\$201	43
05442			1	\$399,000	\$399,000	\$399,000	\$265	\$265	9
05443	9	\$3,011,800	2	\$1,027,000	\$513,500	\$513,500	\$169	\$169	130
05444	1	\$250,000	2	\$524,000	\$262,000	\$262,000	\$210	\$210	35
05445	9	\$7,104,800	4	\$2,257,000	\$564,250	\$559,500	\$238	\$230	22
05446	30	\$16,788,800	6	\$1,828,781	\$304,797	\$321,891	\$185	\$189	10

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Sales Activity by ZIP

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05447			1	\$150,000	\$150,000	\$150,000	\$50	\$50	172
05450	9	\$1,729,600	4	\$771,000	\$192,750	\$182,500	\$117	\$130	61
05452	36	\$11,401,610	15	\$5,150,150	\$343,343	\$335,000	\$210	\$196	15
05454	15	\$4,882,200	6	\$1,603,900	\$267,317	\$280,000	\$159	\$167	15
05456	4	\$1,442,900	2	\$590,500	\$295,250	\$295,250	\$154	\$154	9
05457	1	\$410,000	2	\$680,000	\$340,000	\$340,000	\$140	\$140	188
05458	10	\$3,762,700	3	\$1,554,500	\$518,167	\$575,000	\$244	\$243	156
05462			3	\$1,130,500	\$376,833	\$387,000	\$165	\$178	35
05463	1	\$269,900	1	\$350,000	\$350,000	\$350,000	\$324	\$324	9
05465	10	\$4,443,500	1	\$386,000	\$386,000	\$386,000	\$191	\$191	3
05468	18	\$5,581,400	8	\$2,475,400	\$309,425	\$323,000	\$205	\$210	4
05469	4	\$1,759,900	2	\$800,000	\$400,000	\$400,000	\$141	\$141	66
05471			1	\$187,500	\$187,500	\$187,500	\$111	\$111	135
05472	4	\$1,625,000	1	\$210,000	\$210,000	\$210,000	\$133	\$133	73
05474	2	\$664,000	6	\$2,767,500	\$461,250	\$455,750	\$296	\$296	70
05478	39	\$10,805,795	16	\$4,371,100	\$273,194	\$261,750	\$152	\$152	19
05482	14	\$9,274,240	8	\$4,428,000	\$553,500	\$503,750	\$223	\$215	6
05483	5	\$1,216,039	1	\$184,500	\$184,500	\$184,500	\$145	\$145	7
05487	1	\$154,000	1	\$321,000	\$321,000	\$321,000	\$150	\$150	4
05488	11	\$3,593,406	8	\$2,278,900	\$284,863	\$274,950	\$148	\$147	106
05489	1	\$230,000	1	\$275,000	\$275,000	\$275,000	\$146	\$146	5
05491	10	\$5,113,372	3	\$890,000	\$296,667	\$295,000	\$175	\$163	4
05494	3	\$1,336,900	1	\$322,500	\$322,500	\$322,500	\$220	\$220	2
05495	16	\$7,517,990	8	\$3,290,525	\$411,316	\$407,500	\$198	\$202	5
05602	21	\$6,615,900	12	\$3,159,500	\$263,292	\$259,000	\$213	\$183	25
05641	38	\$9,383,400	14	\$3,625,000	\$258,929	\$246,000	\$137	\$130	30
05647	2	\$430,000	2	\$662,500	\$331,250	\$331,250	\$225	\$225	102
05648	1	\$239,000	1	\$115,000	\$115,000	\$115,000	\$45	\$45	14
05650	1	\$259,500	2	\$413,000	\$206,500	\$206,500	\$114	\$114	209
05652	1	\$439,000	1	\$225,000	\$225,000	\$225,000	\$244	\$244	289
05654	1	\$159,000	1	\$171,000	\$171,000	\$171,000	\$116	\$116	101
05655	6	\$1,769,775	1	\$233,900	\$233,900	\$233,900	\$147	\$147	145
05656	5	\$1,468,500	1	\$300,000	\$300,000	\$300,000	\$129	\$129	170
05658	2	\$1,044,000	1	\$875,000	\$875,000	\$875,000	\$227	\$227	361
05660	3	\$1,004,000	4	\$1,102,000	\$275,500	\$277,250	\$192	\$191	15
05661	18	\$8,372,000	2	\$700,000	\$350,000	\$350,000	\$169	\$169	33
05663	10	\$2,728,700	2	\$490,000	\$245,000	\$245,000	\$98	\$98	27

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Sales Activity by ZIP

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05667	2	\$818,900	1	\$359,900	\$359,900	\$359,900	\$170	\$170	11
05672	41	\$33,474,400	18	\$16,753,500	\$930,750	\$612,500	\$368	\$323	70
05673	9	\$7,589,000	2	\$477,000	\$238,500	\$238,500	\$174	\$174	41
05674	13	\$5,364,900	9	\$2,608,750	\$289,861	\$176,000	\$187	\$164	89
05676	4	\$2,444,000	5	\$1,840,000	\$368,000	\$360,000	\$173	\$196	5
05679	7	\$2,247,000	3	\$583,000	\$194,333	\$180,000	\$160	\$187	7
05680	2	\$742,900	1	\$465,000	\$465,000	\$465,000	\$206	\$206	8
05701	35	\$8,911,300	20	\$4,017,610	\$200,881	\$186,500	\$111	\$109	39
05732	1	\$209,500	1	\$160,000	\$160,000	\$160,000	\$131	\$131	4
05733	15	\$3,910,400	9	\$2,284,000	\$253,778	\$264,000	\$129	\$125	8
05734	3	\$1,220,000	3	\$811,575	\$270,525	\$274,500	\$105	\$83	16
05735	11	\$4,178,700	2	\$524,000	\$262,000	\$262,000	\$76	\$76	56
05737	1	\$299,900	1	\$100,000	\$100,000	\$100,000	\$173	\$173	490
05738	1	\$199,900	1	\$162,500	\$162,500	\$162,500			52
05739	1	\$179,900	1	\$321,360	\$321,360	\$321,360	\$102	\$102	0
05743	8	\$1,837,600	8	\$2,261,514	\$282,689	\$197,100	\$105	\$109	219
05751	45	\$17,449,300	23	\$8,745,000	\$380,217	\$321,000	\$215	\$233	9
05753	16	\$6,918,399	12	\$4,676,950	\$389,746	\$342,250	\$197	\$198	27
05757	1	\$225,000	3	\$827,000	\$275,667	\$328,000	\$107	\$107	104
05760	2	\$948,900	2	\$978,500	\$489,250	\$489,250	\$218	\$218	525
05762	1	\$489,000	2	\$885,000	\$442,500	\$442,500	\$169	\$169	5
05763	3	\$627,400	3	\$621,000	\$207,000	\$184,000	\$128	\$118	70
05764	6	\$1,498,900	3	\$873,000	\$291,000	\$350,000	\$77	\$90	183
05765	5	\$1,136,650	2	\$564,900	\$282,450	\$282,450	\$119	\$119	124
05766	1	\$249,000	1	\$347,000	\$347,000	\$347,000	\$200	\$200	6
05767	2	\$399,000	5	\$1,404,000	\$280,800	\$265,000	\$151	\$123	16
05770	1	\$589,000	2	\$960,000	\$480,000	\$480,000	\$159	\$159	141
05773	3	\$1,374,900	2	\$512,500	\$256,250	\$256,250	\$192	\$192	148
05774	11	\$3,748,000	1	\$335,000	\$335,000	\$335,000	\$157	\$157	0
05775	2	\$120,000	1	\$193,000	\$193,000	\$193,000	\$87	\$87	126
05776			1	\$1,225,000	\$1,225,000	\$1,225,000	\$322	\$322	174
05777	3	\$870,000	2	\$253,000	\$126,500	\$126,500	\$92	\$92	148
05778			1	\$200,000	\$200,000	\$200,000	\$37	\$37	929
05819	20	\$4,058,600	6	\$1,170,400	\$195,067	\$212,500	\$94	\$104	19
05822	4	\$619,900	3	\$472,500	\$157,500	\$160,000	\$134	\$118	239
05824	3	\$202,400	1	\$54,750	\$54,750	\$54,750	\$45	\$45	60
05825	2	\$604,900	1	\$179,000	\$179,000	\$179,000	\$117	\$117	97

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Sales Activity by ZIP

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05828	8	\$2,097,900	4	\$1,284,000	\$321,000	\$315,500	\$141	\$129	55
05829	5	\$1,329,000	6	\$1,001,900	\$166,983	\$172,500	\$112	\$113	80
05830	10	\$1,912,500	3	\$722,000	\$240,667	\$275,000	\$114	\$80	29
05832	12	\$4,670,000	3	\$1,306,500	\$435,500	\$400,000	\$158	\$164	24
05836	2	\$314,000	2	\$436,300	\$218,150	\$218,150	\$88	\$88	190
05837	1	\$199,000	1	\$195,000	\$195,000	\$195,000	\$108	\$108	5
05843	2	\$279,000	4	\$705,000	\$176,250	\$132,500	\$85	\$80	142
05846	5	\$1,198,900	1	\$102,000	\$102,000	\$102,000	\$50	\$50	6
05851	10	\$3,096,950	5	\$910,000	\$182,000	\$185,000	\$82	\$73	17
05853	1	\$269,000	1	\$290,000	\$290,000	\$290,000	\$200	\$200	4
05855	15	\$3,606,800	1	\$156,000	\$156,000	\$156,000	\$61	\$61	26
05857	5	\$2,643,000	3	\$1,066,500	\$355,500	\$199,000	\$149	\$142	165
05859	12	\$3,478,800	1	\$230,000	\$230,000	\$230,000	\$62	\$62	86
05860	4	\$831,900	4	\$410,000	\$102,500	\$103,500	\$81	\$76	132
05871	6	\$1,383,300	2	\$418,900	\$209,450	\$209,450	\$228	\$228	60
05872	4	\$747,300	1	\$400,000	\$400,000	\$400,000	\$163	\$163	5
05873	3	\$711,000	1	\$285,000	\$285,000	\$285,000	\$129	\$129	158
05874	3	\$1,030,700	1	\$500,000	\$500,000	\$500,000	\$83	\$83	43
05875			1	\$65,000	\$65,000	\$65,000	\$36	\$36	14
05901			1	\$132,000	\$132,000	\$132,000	\$214	\$214	232
05905	2	\$503,900	2	\$715,000	\$357,500	\$357,500	\$206	\$206	117
05906			2	\$347,000	\$173,500	\$173,500	\$105	\$105	30
08226			1	\$525,000	\$525,000	\$525,000	\$133	\$133	4

Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details

Report Name: Vermont February Indicators Report

Run Date: 04/14/2021

Scheduled: No

Report Date Range: From 2/2020 To: 2/2021

Information Included

- Include Cover Sheet
- Include Key Metric Summary *
- Include Metrics By
- Averages
- Medians
- Include Appendix

* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

MLS Filter

MLS: All

Listing Filters

Property Types: Condo/Townhouse/Apt. Single Family

Sales Types: All

Price Range: None

Location Filters

State: Vermont

County: All

ZIP Code: All

Listing Activity Charts

- New Listings
- Active Listings
- Avg/Med Listing Price
- Avg/Med Listing Price per Sq Ft
- Avg/Med Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Avg/Med Sales Price
- Avg/Med Sales Price per Sq Ft
- Avg/Med Sales Price vs Listing Price
- Avg/Med Sales Price vs Est Value

Distressed Charts

- Distressed Listings
- Distressed Sales

Data Tables Using 3/2021 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area