

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	Apr 2021	Apr 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	21	13	+61.5%	48	25	+92%
New Listing Volume	\$5,096,593	\$3,736,800	+36.4%	\$12,345,193	\$6,518,100	+89.4%
Active Listing Count	19	45	-57.8%	N/A	N/A	
Active Listing Volume	\$5,878,595	\$10,821,999	-45.7%	N/A	N/A	
Average Listing Price	\$309,400	\$240,489	+28.7%	\$308,563	\$251,422	+22.7%
Median Listing Price	\$280,000	\$219,900	+27.3%	\$239,534	\$225,503	+6.2%
Median Days in RPR	46	234	-80.3%	96.88	227.67	-57.4%
Months of Inventory	1.3	9	-85.9%	3.9	8	-50.8%
Absorption Rate	78.95%	11.11%	+67.8%	25.53%	12.57%	+13%
Sales Activity Charts Metrics						
New Pending Sales Count	25	4	+525%	67	28	+139.3%
New Pending Sales Volume	\$7,125,798	\$1,183,000	+502.3%	\$17,109,598	\$6,640,199	+157.7%
Pending Sales Count	34	10	+240%	N/A	N/A	
Pending Sales Volume	\$9,585,598	\$2,427,800	+294.8%	N/A	N/A	
Closed Sales Count	9	5	+80%	34	24	+41.7%
Closed Sales Volume	\$2,166,250	\$1,693,500	+27.9%	\$8,708,850	\$6,057,150	+43.8%
Average Sales Price	\$240,694	\$338,700	-28.9%	\$256,143	\$252,381	+1.5%
Median Sales Price	\$240,000	\$350,000	-31.4%	\$226,956	\$236,433	-4%

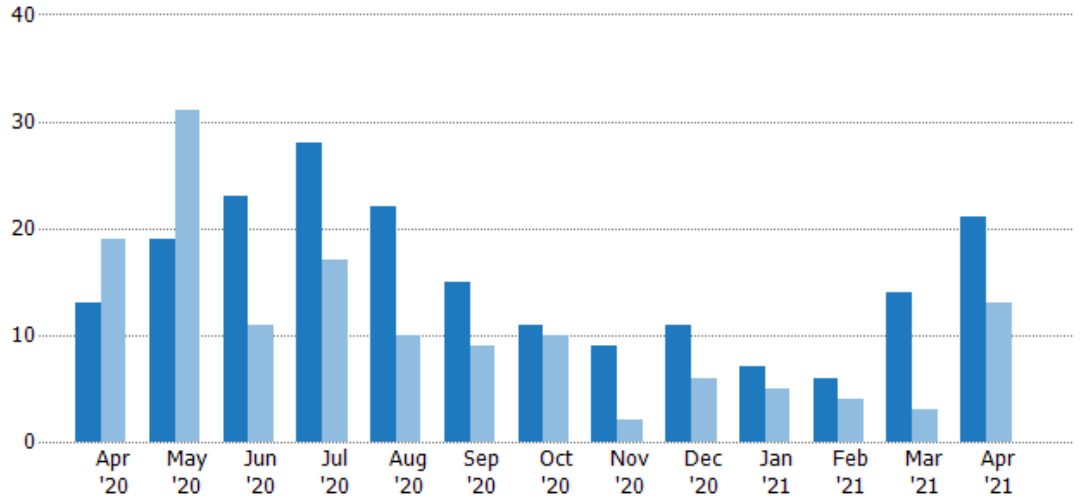
New Listings

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Apr '21	21	61.5%
Apr '20	13	-31.6%
Apr '19	19	-10.5%



Current Year	13	19	23	28	22	15	11	9	11	7	6	14	21
Prior Year	19	31	11	17	10	9	10	2	6	5	4	3	13
Percent Change from Prior Year	-32%	-39%	109%	65%	120%	67%	10%	350%	83%	40%	50%	367%	62%

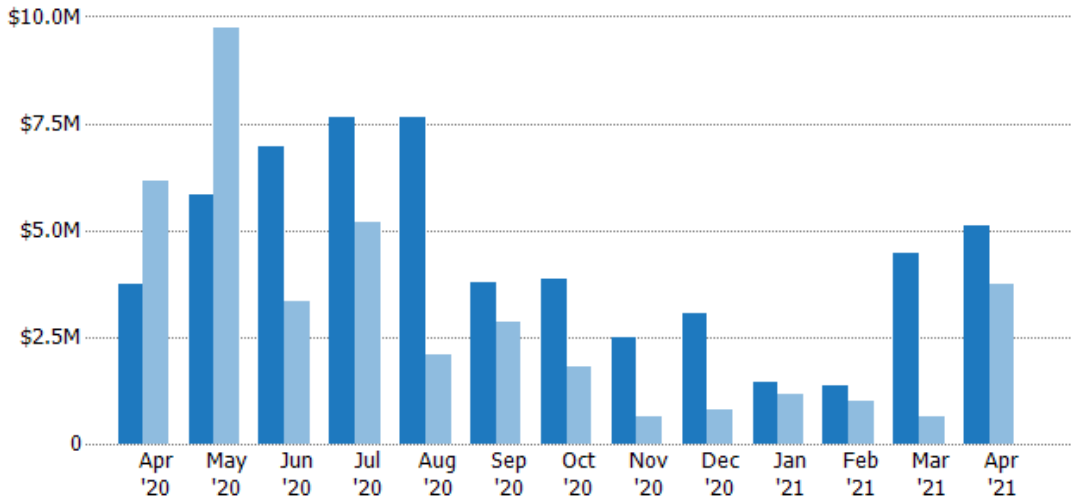
New Listing Volume

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Apr '21	\$5.1M	36.4%
Apr '20	\$3.74M	-39.4%
Apr '19	\$6.17M	-28.3%



Current Year	\$3.74M	\$5.84M	\$6.97M	\$7.64M	\$7.64M	\$3.77M	\$3.85M	\$2.48M	\$3.05M	\$1.43M	\$1.35M	\$4.47M	\$5.1M
Prior Year	\$6.17M	\$9.73M	\$3.32M	\$5.2M	\$2.09M	\$2.84M	\$1.81M	\$655K	\$806K	\$1.16M	\$988K	\$632K	\$3.74M
Percent Change from Prior Year	-39%	-40%	110%	47%	266%	32%	113%	278%	278%	23%	37%	607%	36%

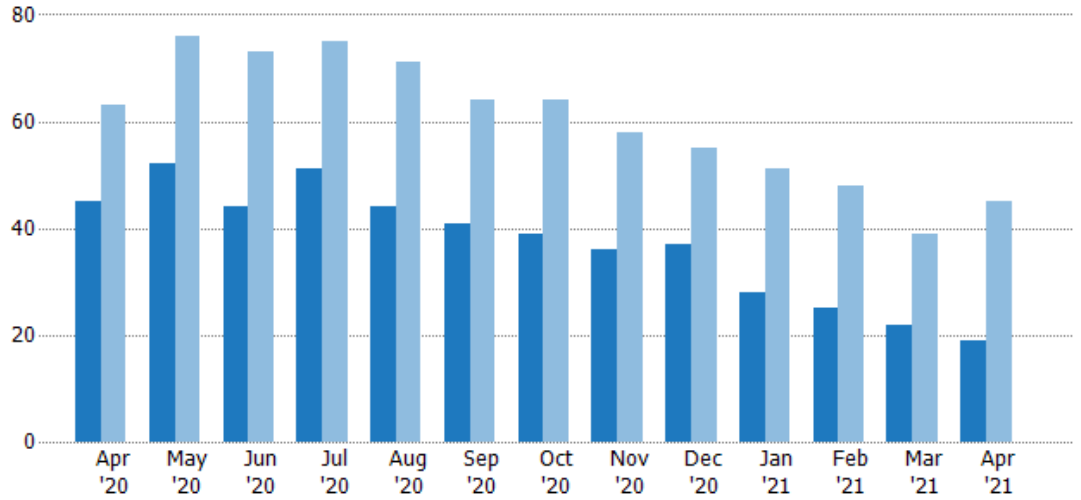
Active Listings

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Apr '21	19	-57.8%
Apr '20	45	-28.6%
Apr '19	63	0%



Current Year	45	52	44	51	44	41	39	36	37	28	25	22	19
Prior Year	63	76	73	75	71	64	64	58	55	51	48	39	45
Percent Change from Prior Year	-29%	-32%	-40%	-32%	-38%	-36%	-39%	-38%	-33%	-45%	-48%	-44%	-58%

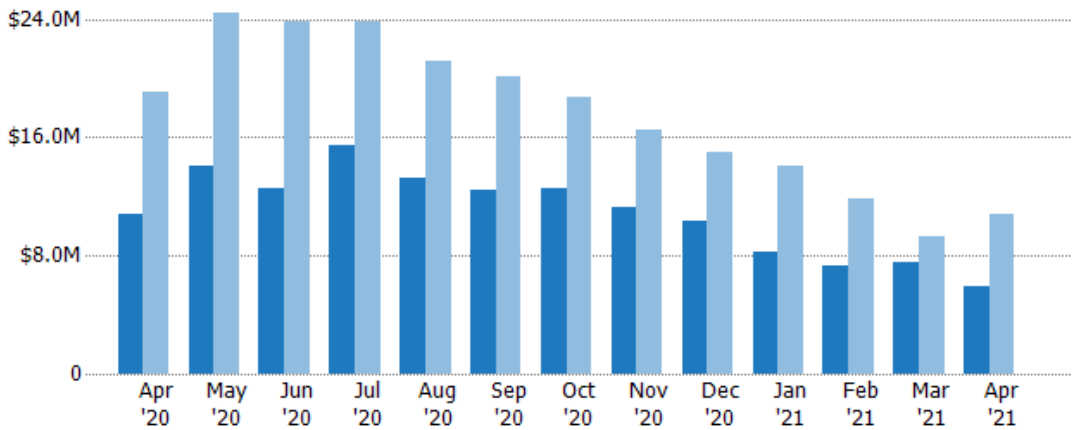
Active Listing Volume

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Apr '21	\$5.88M	-45.7%
Apr '20	\$10.8M	-43.3%
Apr '19	\$19.1M	-2.7%



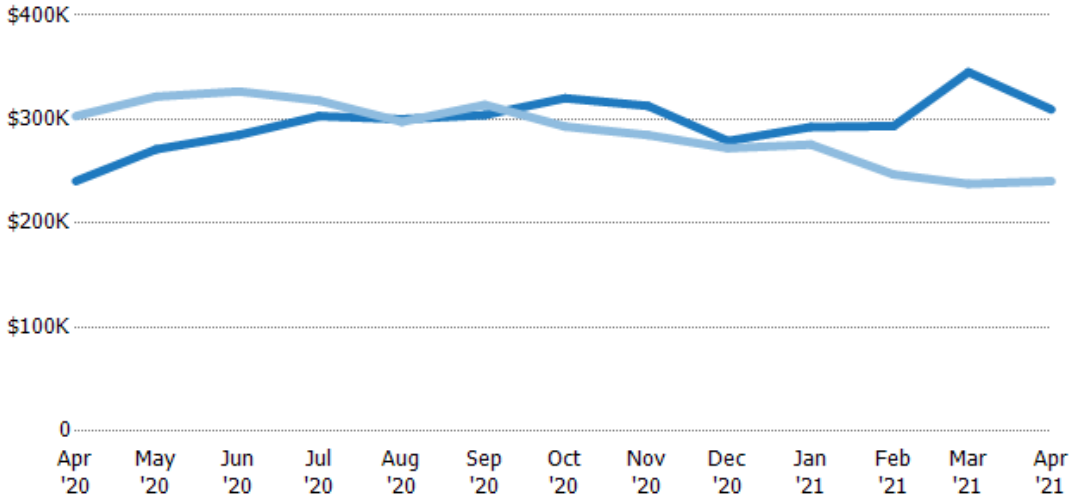
Current Year	\$10.8M	\$14.1M	\$12.5M	\$15.5M	\$13.2M	\$12.5M	\$12.5M	\$11.3M	\$10.3M	\$8.19M	\$7.34M	\$7.6M	\$5.88M
Prior Year	\$19.1M	\$24.5M	\$23.9M	\$23.8M	\$21.1M	\$20.1M	\$18.8M	\$16.5M	\$15M	\$14.1M	\$11.9M	\$9.28M	\$10.8M
Percent Change from Prior Year	-43%	-42%	-47%	-35%	-38%	-38%	-33%	-32%	-31%	-42%	-38%	-18%	-46%

Average Listing Price

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Price	% Chg.
Apr '21	\$309K	28.7%
Apr '20	\$240K	-20.6%
Apr '19	\$303K	-2.7%

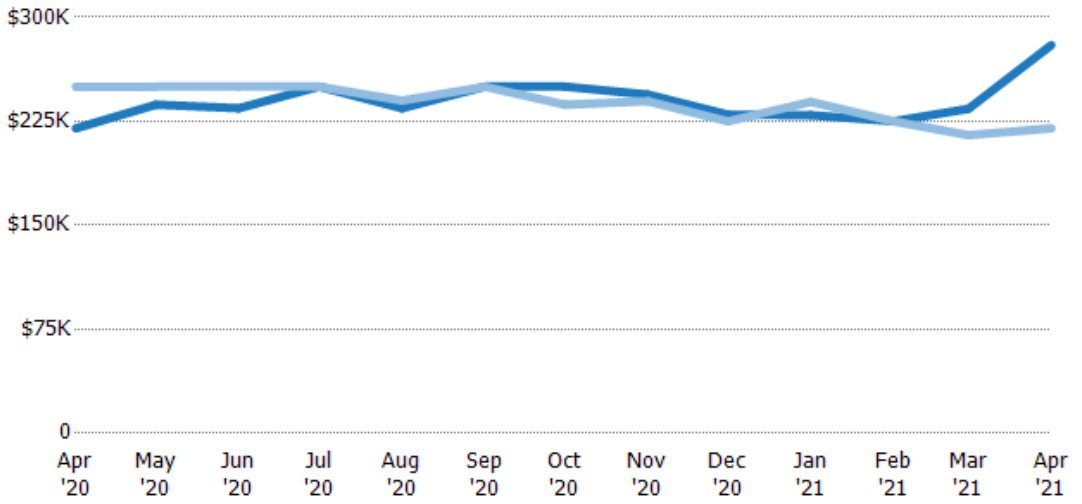
Current Year	\$240K	\$271K	\$285K	\$303K	\$300K	\$304K	\$320K	\$313K	\$279K	\$293K	\$294K	\$345K	\$309K
Prior Year	\$303K	\$322K	\$327K	\$318K	\$298K	\$314K	\$293K	\$285K	\$272K	\$276K	\$247K	\$238K	\$240K
Percent Change from Prior Year	-21%	-16%	-13%	-5%	1%	-3%	9%	10%	3%	6%	19%	45%	29%

Median Listing Price

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Price	% Chg.
Apr '21	\$280K	27.3%
Apr '20	\$220K	-12%
Apr '19	\$250K	-12%

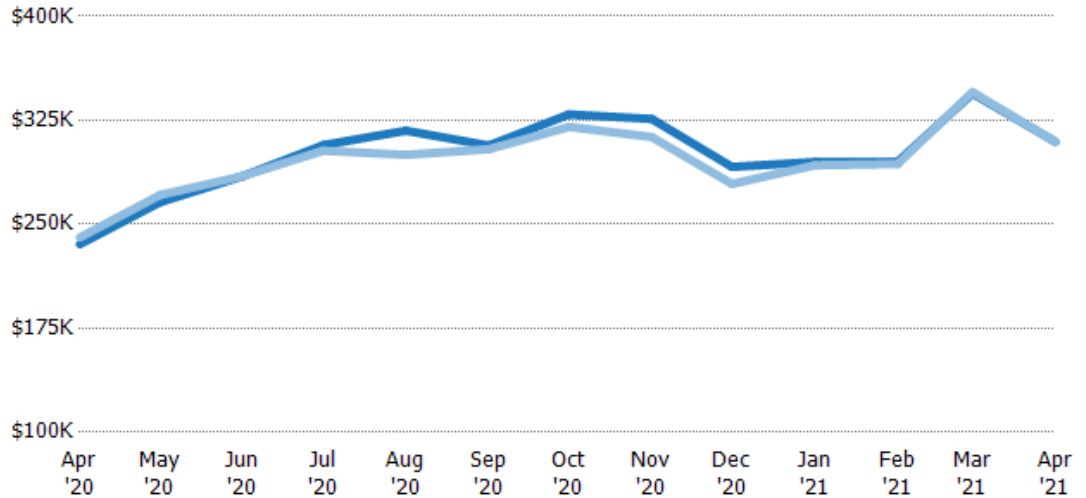
Current Year	\$220K	\$237K	\$234K	\$250K	\$234K	\$250K	\$250K	\$244K	\$230K	\$229K	\$225K	\$234K	\$280K
Prior Year	\$250K	\$250K	\$250K	\$250K	\$240K	\$250K	\$237K	\$239K	\$225K	\$239K	\$225K	\$215K	\$220K
Percent Change from Prior Year	-12%	-5%	-6%	0%	-2%	0%	5%	2%	2%	-4%	0%	9%	27%

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: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

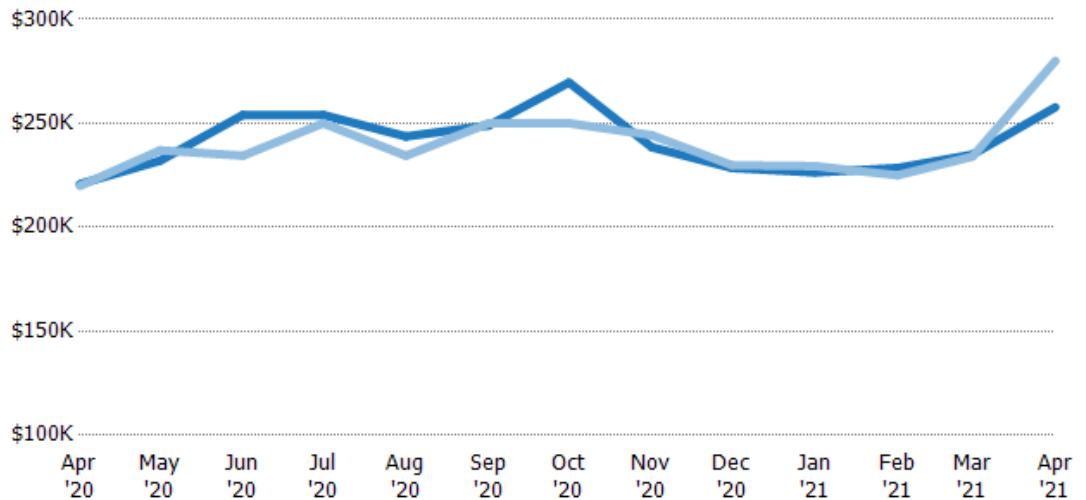


Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



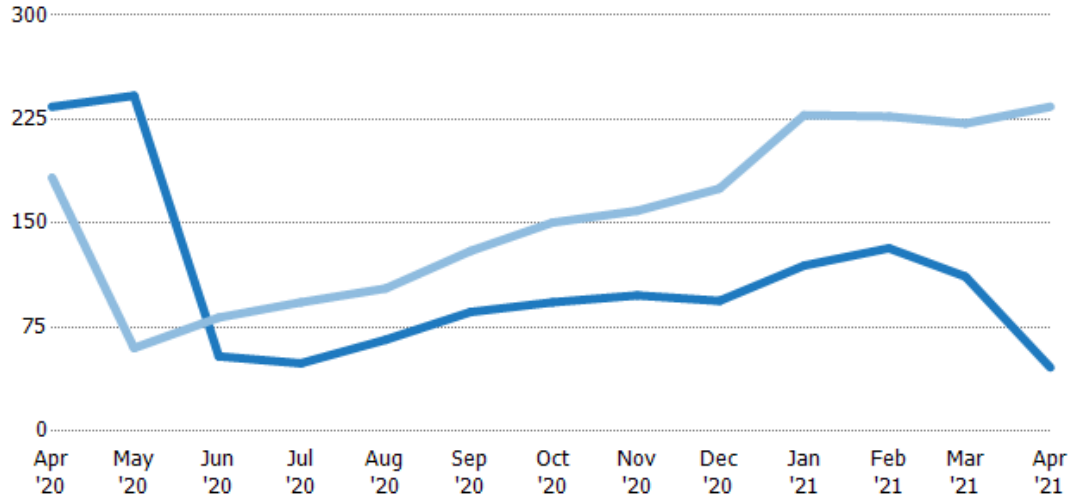
Median Days in RPR

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: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
Apr '21	46	-80.3%
Apr '20	234	27.9%
Apr '19	183	2.2%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	234	242	54	49	66	86	93	98	94	120	132	112	46
Prior Year	183	60	82	93	103	130	151	159	175	228	227	222	234
Percent Change from Prior Year	28%	303%	-34%	-47%	-36%	-34%	-38%	-38%	-46%	-48%	-42%	-50%	-80%

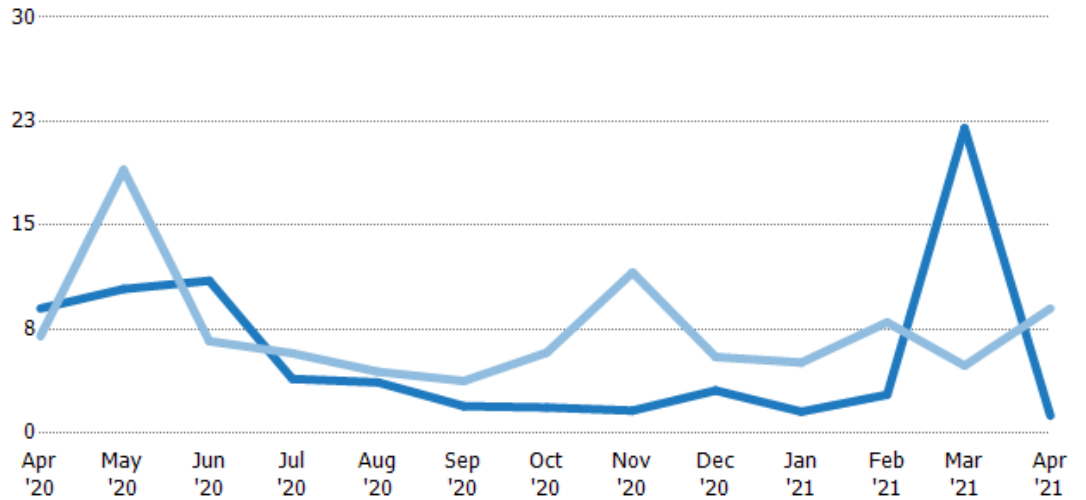
Months of Inventory

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Months	% Chg.
Apr '21	1.27	-85.9%
Apr '20	9	28.6%
Apr '19	7	0%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	9	10.4	11	3.92	3.67	1.95	1.86	1.64	3.08	1.56	2.78	22	1.27
Prior Year	7	19	6.64	5.77	4.44	3.76	5.82	11.6	5.5	5.1	8	4.88	9
Percent Change from Prior Year	29%	-45%	66%	-32%	-17%	-48%	-68%	-86%	-44%	-70%	-65%	351%	-86%

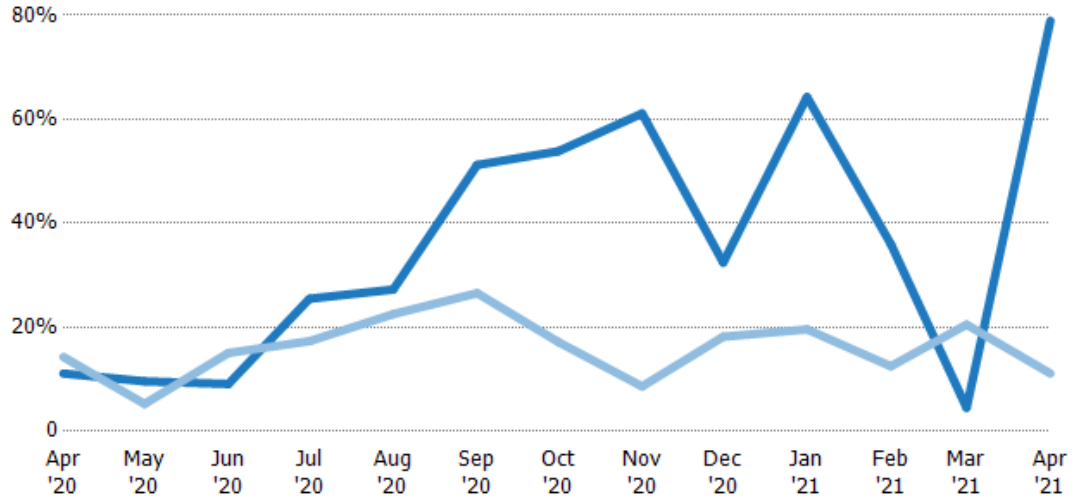
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Rate	Chg.
Apr '21	79%	-67.8%
Apr '20	11%	3.2%
Apr '19	14%	0%



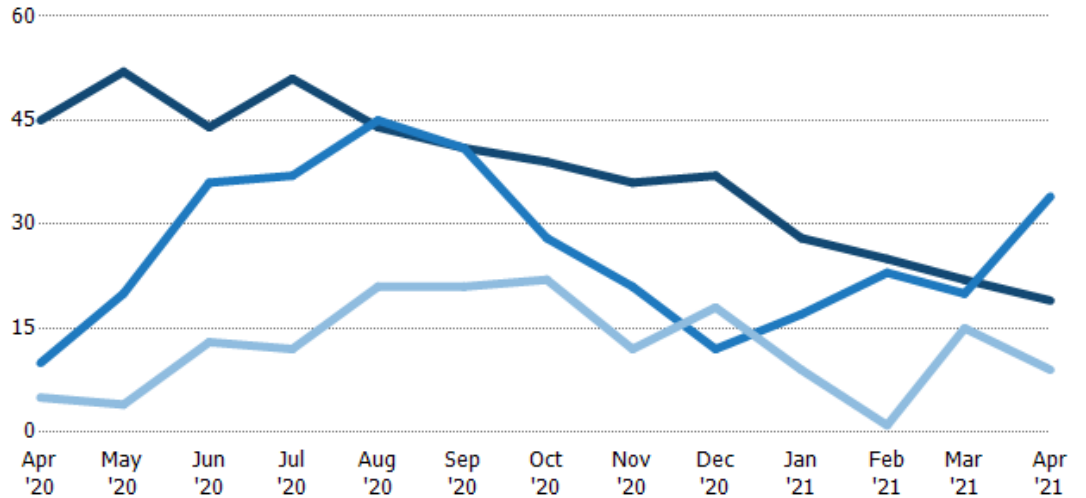
Current Year	11%	10%	9%	25%	27%	51%	54%	61%	32%	64%	36%	5%	79%
Prior Year	14%	5%	15%	17%	23%	27%	17%	9%	18%	20%	13%	21%	11%
Change from Prior Year	3%	-4%	6%	-8%	-5%	-25%	-37%	-52%	-14%	-45%	-24%	16%	-68%

Active/Pending/Sold Units

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



Active	45	52	44	51	44	41	39	36	37	28	25	22	19
Pending	10	20	36	37	45	41	28	21	12	17	23	20	34
Sold	5	4	13	12	21	21	22	12	18	9	1	15	9

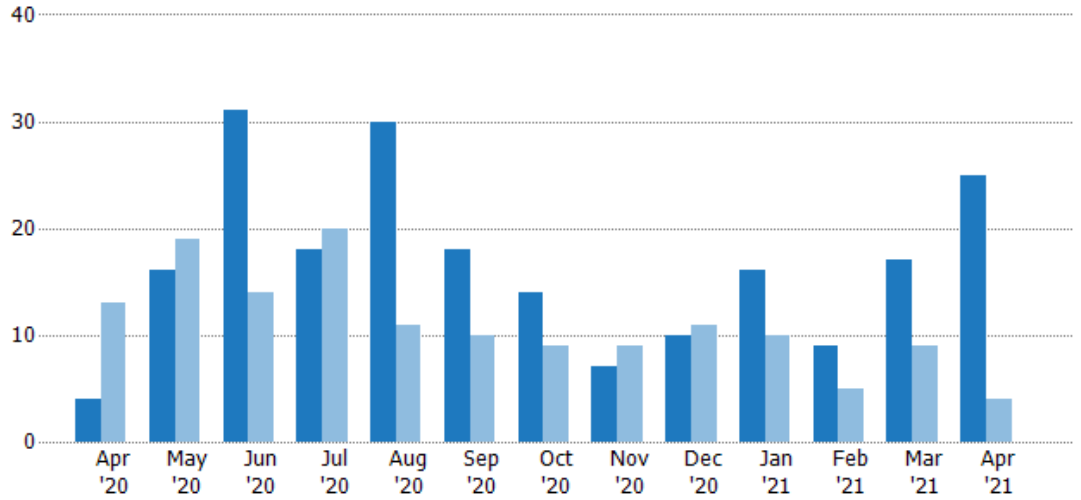
New Pending Sales

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Apr '21	25	525%
Apr '20	4	-69.2%
Apr '19	13	38.5%



Current Year	4	16	31	18	30	18	14	7	10	16	9	17	25
Prior Year	13	19	14	20	11	10	9	9	11	10	5	9	4
Percent Change from Prior Year	-69%	-16%	121%	-10%	173%	80%	56%	-22%	-9%	60%	80%	89%	525%

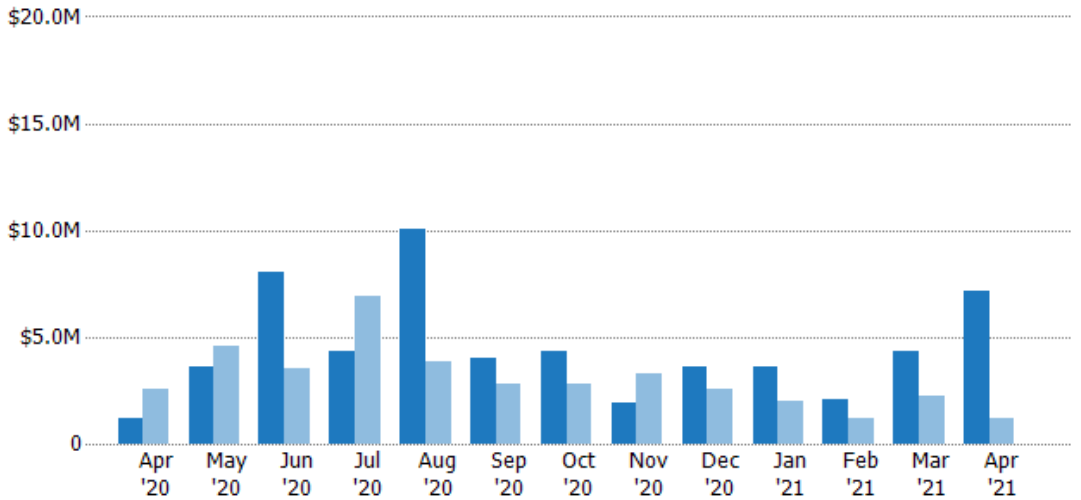
New Pending Sales Volume

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Apr '21	\$7.13M	502.3%
Apr '20	\$1.18M	-53.9%
Apr '19	\$2.56M	68.6%



Current Year	\$1.18M	\$3.65M	\$8.07M	\$4.34M	\$10.1M	\$4.04M	\$4.32M	\$1.92M	\$3.65M	\$3.58M	\$2.1M	\$4.3M	\$7.13M
Prior Year	\$2.56M	\$4.56M	\$3.5M	\$6.91M	\$3.87M	\$2.78M	\$2.78M	\$3.25M	\$2.6M	\$1.98M	\$1.2M	\$2.28M	\$1.18M
Percent Change from Prior Year	-54%	-20%	131%	-37%	160%	45%	55%	-41%	41%	80%	76%	89%	502%

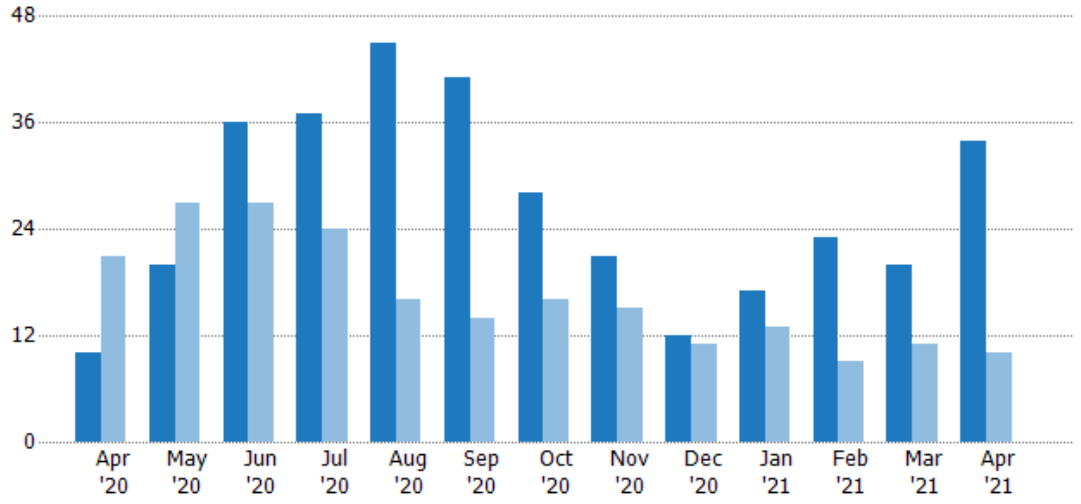
Pending Sales

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Apr '21	34	240%
Apr '20	10	-52.4%
Apr '19	21	4.8%



Month	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	10	21	-52%
May '20	20	27	-26%
Jun '20	36	27	33%
Jul '20	37	24	54%
Aug '20	45	16	181%
Sep '20	41	14	193%
Oct '20	28	16	75%
Nov '20	21	15	40%
Dec '20	12	11	9%
Jan '21	17	13	31%
Feb '21	23	9	156%
Mar '21	20	11	82%
Apr '21	34	10	240%

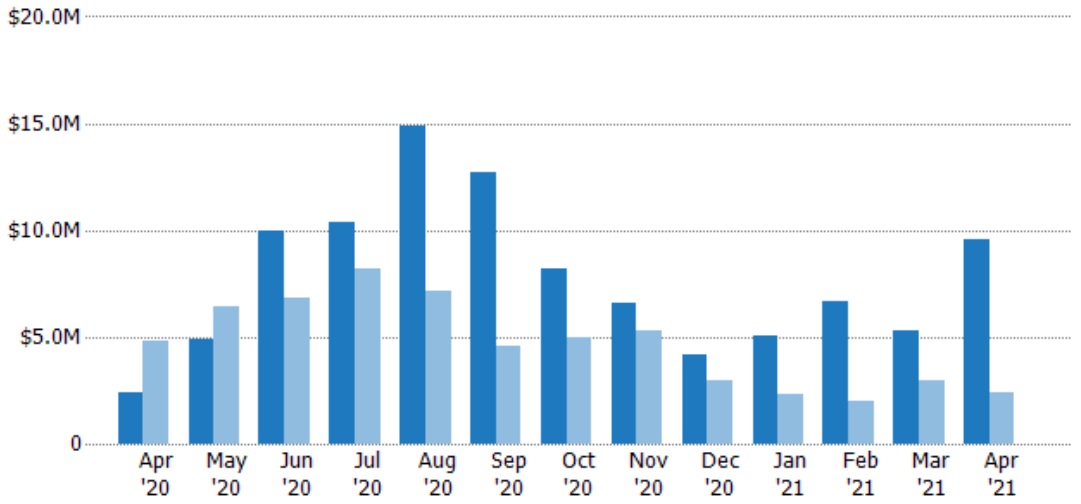
Pending Sales Volume

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Apr '21	\$9.59M	294.8%
Apr '20	\$2.43M	-49.4%
Apr '19	\$4.8M	10.9%



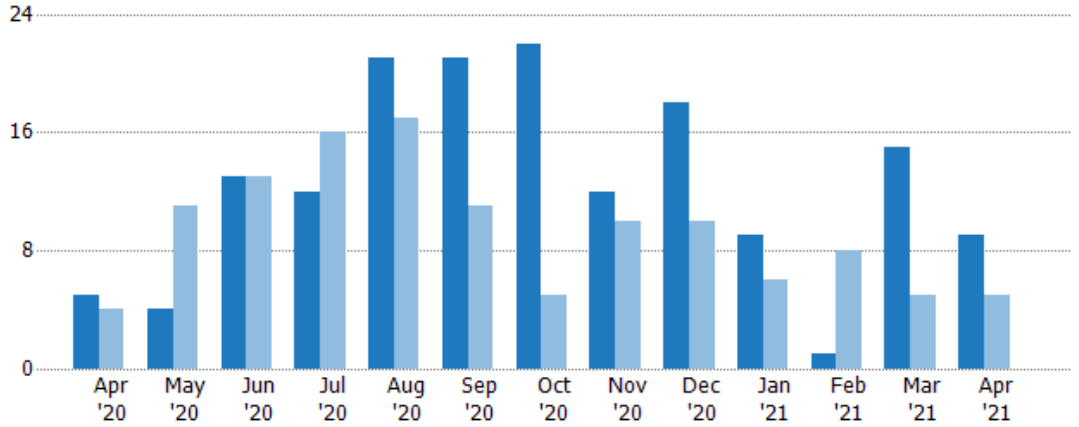
Month	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	\$2.43M	\$4.8M	-49%
May '20	\$4.88M	\$6.43M	-24%
Jun '20	\$9.99M	\$6.87M	45%
Jul '20	\$10.3M	\$8.19M	26%
Aug '20	\$14.8M	\$7.14M	108%
Sep '20	\$12.7M	\$4.58M	177%
Oct '20	\$8.19M	\$4.97M	65%
Nov '20	\$6.6M	\$5.33M	24%
Dec '20	\$4.16M	\$2.99M	39%
Jan '21	\$5.07M	\$2.3M	120%
Feb '21	\$6.65M	\$2.01M	231%
Mar '21	\$5.34M	\$2.96M	80%
Apr '21	\$9.59M	\$2.43M	295%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Apr '21	9	80%
Apr '20	5	25%
Apr '19	4	50%

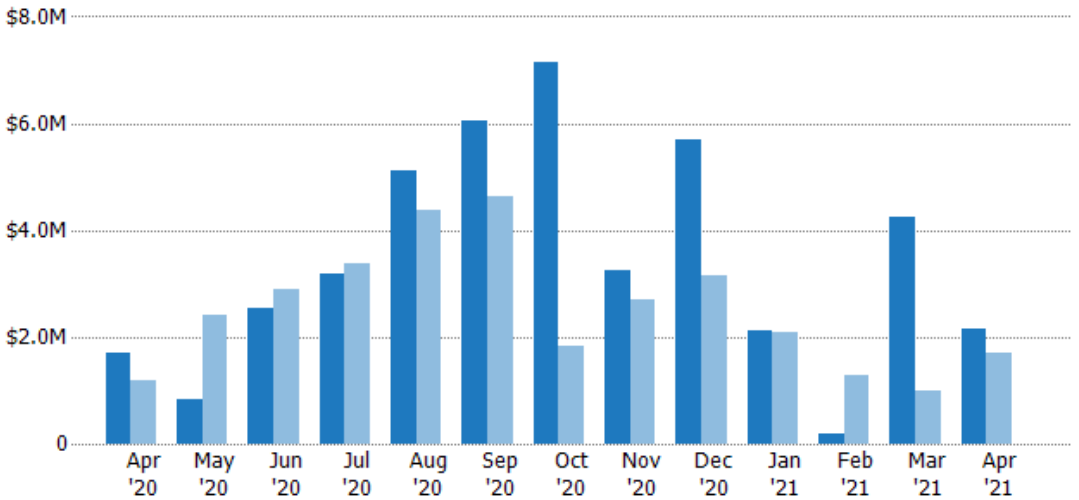
Current Year	5	4	13	12	21	21	22	12	18	9	1	15	9
Prior Year	4	11	13	16	17	11	5	10	10	6	8	5	5
Percent Change from Prior Year	25%	-64%	0%	-25%	24%	91%	340%	20%	80%	50%	-88%	200%	80%

Closed Sales Volume

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Apr '21	\$2.17M	27.9%
Apr '20	\$1.69M	42.1%
Apr '19	\$1.19M	-24.6%

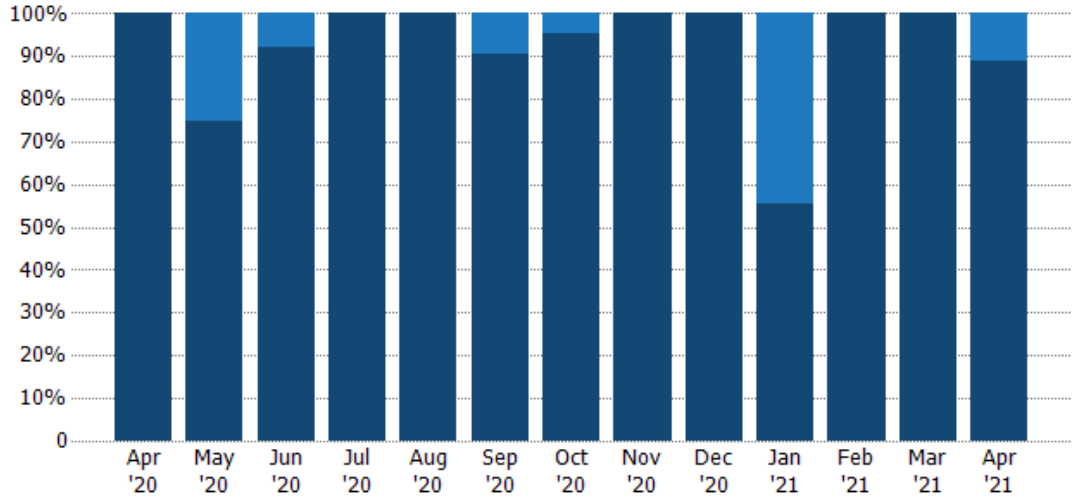
Current Year	\$1.69M	\$843K	\$2.53M	\$3.17M	\$5.11M	\$6.05M	\$7.14M	\$3.24M	\$5.69M	\$2.12M	\$179K	\$4.24M	\$2.17M
Prior Year	\$1.19M	\$2.4M	\$2.88M	\$3.37M	\$4.38M	\$4.64M	\$1.84M	\$2.7M	\$3.14M	\$2.1M	\$1.27M	\$998K	\$1.69M
Percent Change from Prior Year	42%	-65%	-12%	-6%	17%	30%	287%	20%	81%	1%	-86%	325%	28%

Closed Sales by Property Type

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



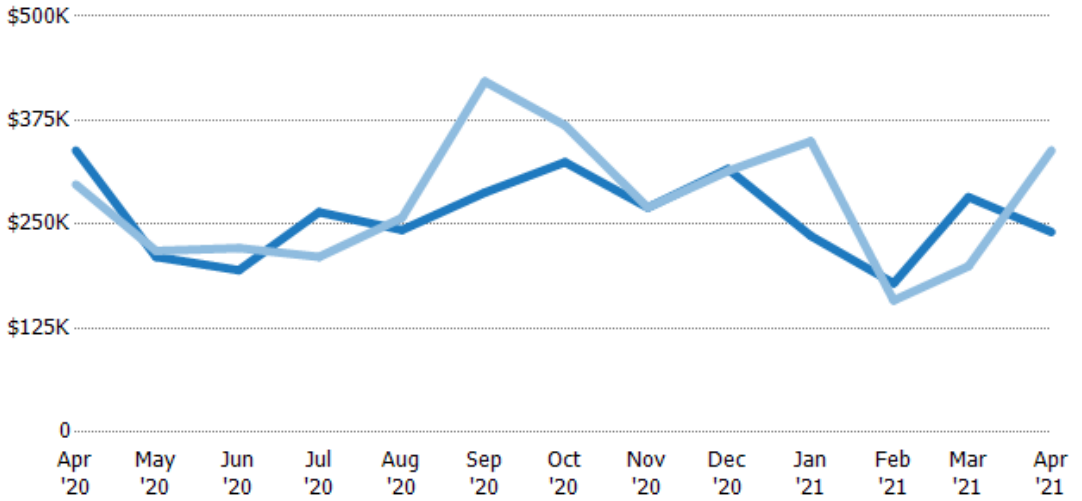
Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Condo/Townhouse	-	25%	8%	-	-	10%	5%	-	-	44%	-	-	11%
Single Family Residence	100%	75%	92%	100%	100%	90%	95%	100%	100%	56%	100%	100%	89%

Average Sales Price

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

Filters Used

ZIP: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



Month/Year	Price	% Chg.
Apr '21	\$241K	-28.9%
Apr '20	\$339K	13.7%
Apr '19	\$298K	-49.8%

Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$339K	\$211K	\$195K	\$265K	\$243K	\$288K	\$325K	\$270K	\$316K	\$236K	\$179K	\$283K	\$241K
Prior Year	\$298K	\$218K	\$221K	\$211K	\$258K	\$422K	\$369K	\$270K	\$314K	\$350K	\$158K	\$200K	\$339K
Percent Change from Prior Year	14%	-3%	-12%	26%	-6%	-32%	-12%	0%	1%	-33%	13%	42%	-29%

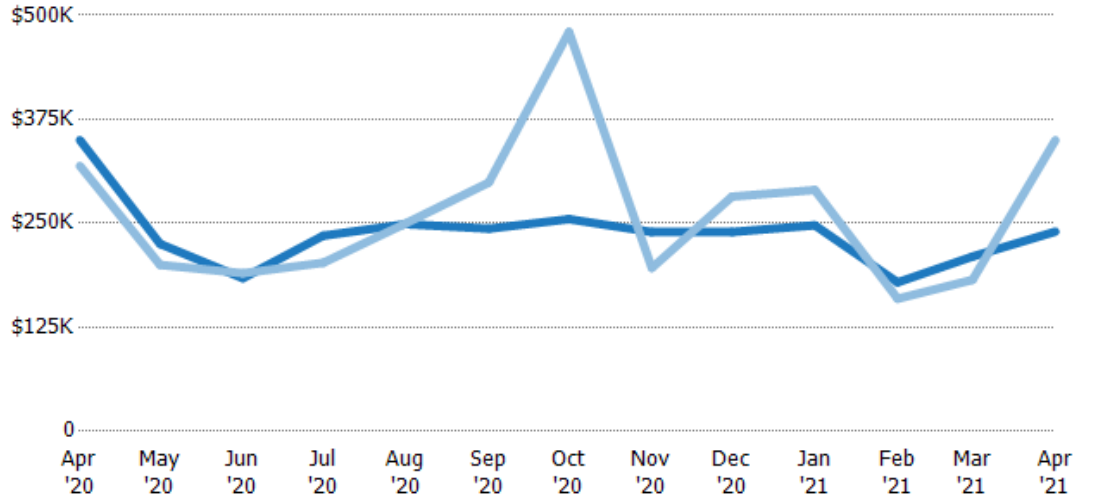
Median Sales Price

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

Filters Used

ZIP: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '21	\$240K	-31.4%
Apr '20	\$350K	9.7%
Apr '19	\$319K	-53%



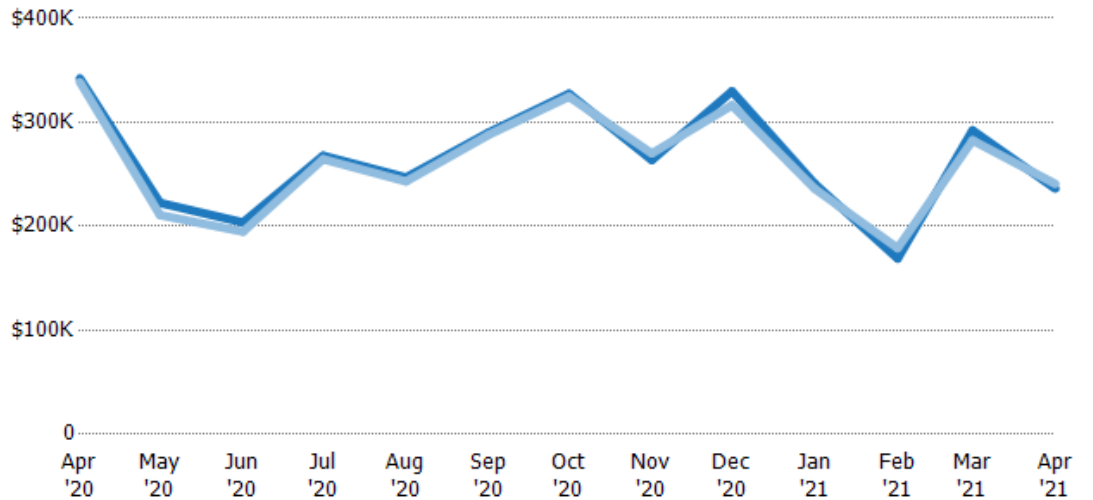
Current Year	\$350K	\$225K	\$184K	\$235K	\$249K	\$244K	\$255K	\$240K	\$240K	\$248K	\$179K	\$210K	\$240K
Prior Year	\$319K	\$200K	\$190K	\$203K	\$250K	\$299K	\$480K	\$196K	\$282K	\$290K	\$159K	\$182K	\$350K
Percent Change from Prior Year	10%	13%	-3%	16%	0%	-19%	-47%	22%	-15%	-15%	12%	15%	-31%

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: Brattleboro, VT 05301, Brattleboro, VT 05302, Brattleboro, VT 05303, Brattleboro, VT 05304
Property Type: Condo/Townhouse/Apt., Single Family



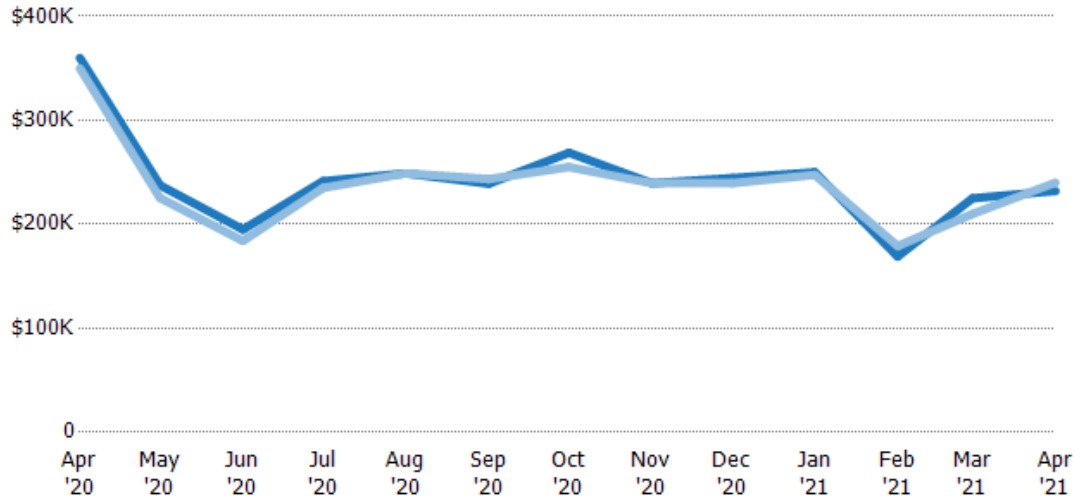
Avg List Price	\$342K	\$222K	\$204K	\$268K	\$247K	\$290K	\$327K	\$264K	\$330K	\$241K	\$169K	\$292K	\$236K
Avg Sales Price	\$339K	\$211K	\$195K	\$265K	\$243K	\$288K	\$325K	\$270K	\$316K	\$236K	\$179K	\$283K	\$241K
Avg Sales Price as a % of Avg List Price	99%	95%	96%	99%	98%	99%	99%	102%	96%	98%	106%	97%	102%

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: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



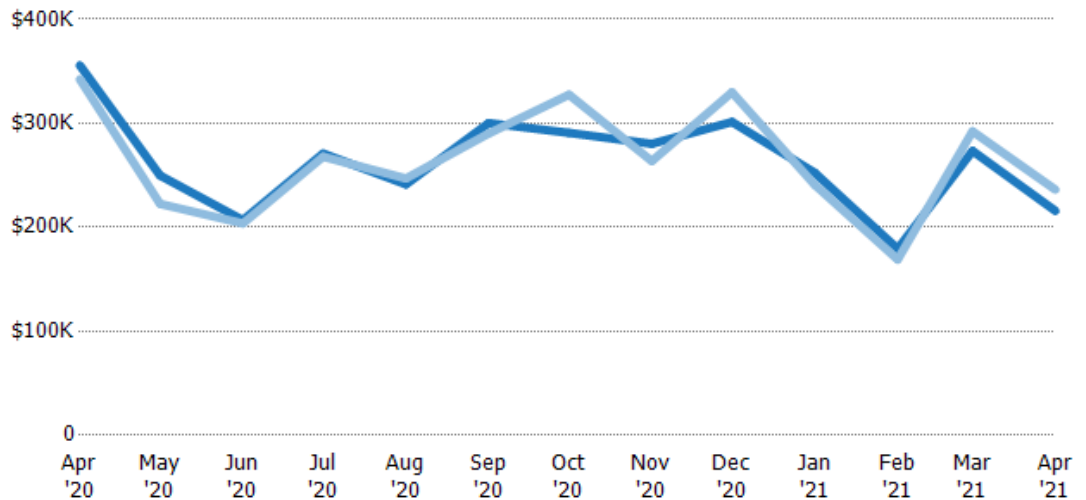
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median List Price	\$360K	\$238K	\$195K	\$242K	\$249K	\$239K	\$269K	\$240K	\$245K	\$250K	\$169K	\$225K	\$232K
Median Sales Price	\$350K	\$225K	\$184K	\$235K	\$249K	\$244K	\$255K	\$240K	\$240K	\$248K	\$179K	\$210K	\$240K
Med Sales Price as a % of Med List Price	97%	95%	94%	97%	100%	102%	95%	100%	98%	99%	106%	93%	103%

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: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



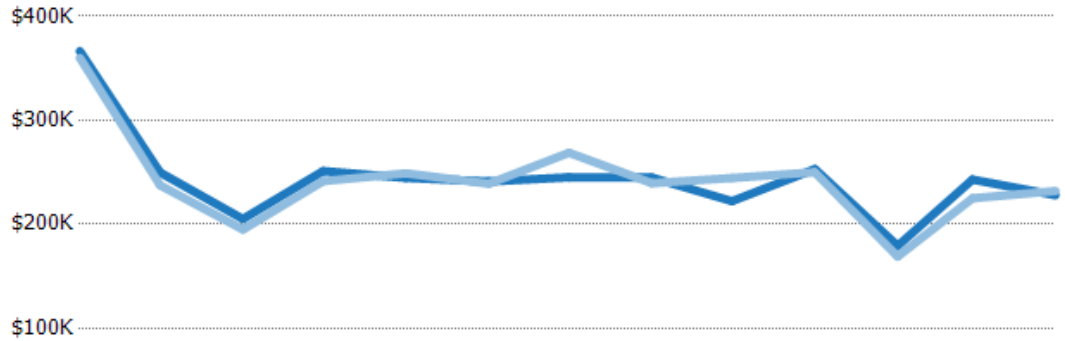
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$356K	\$250K	\$207K	\$271K	\$241K	\$300K	\$291K	\$280K	\$301K	\$252K	\$179K	\$273K	\$216K
Avg Sales Price	\$342K	\$222K	\$204K	\$268K	\$247K	\$290K	\$327K	\$264K	\$330K	\$241K	\$169K	\$292K	\$236K
Avg Sales Price as a % of Avg Est Value	96%	89%	98%	99%	102%	97%	113%	94%	109%	95%	94%	107%	109%

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: Brattleboro, VT 05301,
Brattleboro, VT 05302, Brattleboro,
VT 05303, Brattleboro, VT 05304
Property Type:
Condo/Townhouse/Apt., Single
Family



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median Est Value	\$367K	\$250K	\$205K	\$251K	\$245K	\$241K	\$245K	\$245K	\$222K	\$253K	\$179K	\$243K	\$228K
Median Sales Price	\$360K	\$238K	\$195K	\$242K	\$249K	\$239K	\$269K	\$240K	\$245K	\$250K	\$169K	\$225K	\$232K
Med Sales Price as a % of Med Est Value	98%	95%	95%	96%	102%	99%	110%	98%	110%	99%	94%	93%	102%