

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	9	9	+/-	27	35	-22.9%
New Listing Volume	\$3,582,500	\$4,556,900	-21.4%	\$12,172,500	\$14,631,700	-16.8%
Active Listing Count	8	38	-78.9%	N/A	N/A	
Active Listing Volume	\$3,559,500	\$15,074,400	-76.4%	N/A	N/A	
Average Listing Price	\$444,938	\$396,695	+12.2%	\$477,542	\$378,651	+26.1%
Median Listing Price	\$404,500	\$320,000	+26.4%	\$459,605	\$316,198	+45.4%
Median Days in RPR	23	73	-68.5%	83.29	106.19	-21.6%
Months of Inventory	0.7	9.5	-93%	2.7	6.7	-60.1%
Absorption Rate	150%	10.53%	+139.5%	37.21%	14.84%	+22.4%
Sales Activity Charts Metrics						
New Pending Sales Count	8	7	+14.3%	36	33	+9.1%
New Pending Sales Volume	\$3,477,500	\$2,118,900	+64.1%	\$15,324,899	\$10,003,900	+53.2%
Pending Sales Count	10	14	-28.6%	N/A	N/A	
Pending Sales Volume	\$3,950,000	\$3,985,500	-0.9%	N/A	N/A	
Closed Sales Count	11	8	+37.5%	34	16	+112.5%
Closed Sales Volume	\$5,032,500	\$2,439,840	+106.3%	\$13,511,450	\$5,373,740	+151.4%
Average Sales Price	\$457,500	\$304,980	+50%	\$397,396	\$335,859	+18.3%
Median Sales Price	\$440,000	\$294,500	+49.4%	\$358,294	\$292,375	+22.5%

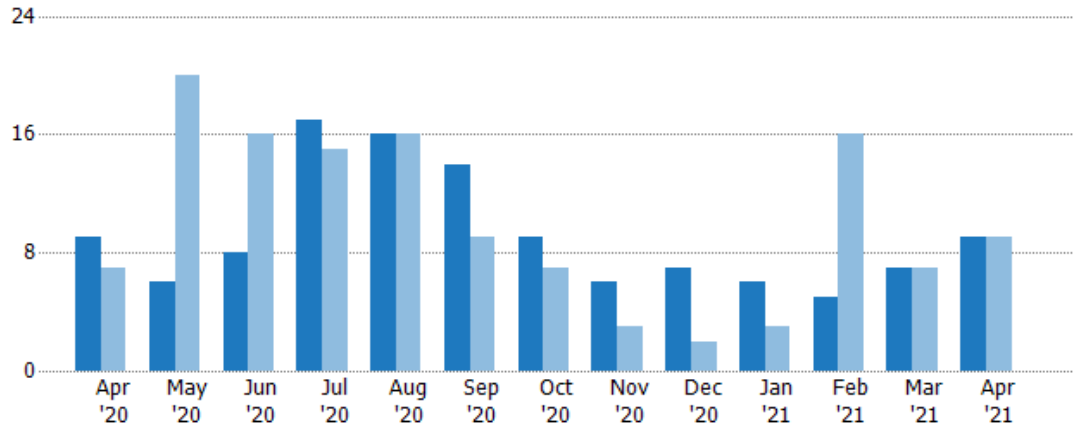
New Listings

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Apr '21	9	0%
Apr '20	9	28.6%
Apr '19	7	42.9%



Current Year	9	6	8	17	16	14	9	6	7	6	5	7	9
Prior Year	7	20	16	15	16	9	7	3	2	3	16	7	9
Percent Change from Prior Year	29%	-70%	-50%	13%	0%	56%	29%	100%	250%	100%	-69%	0%	0%

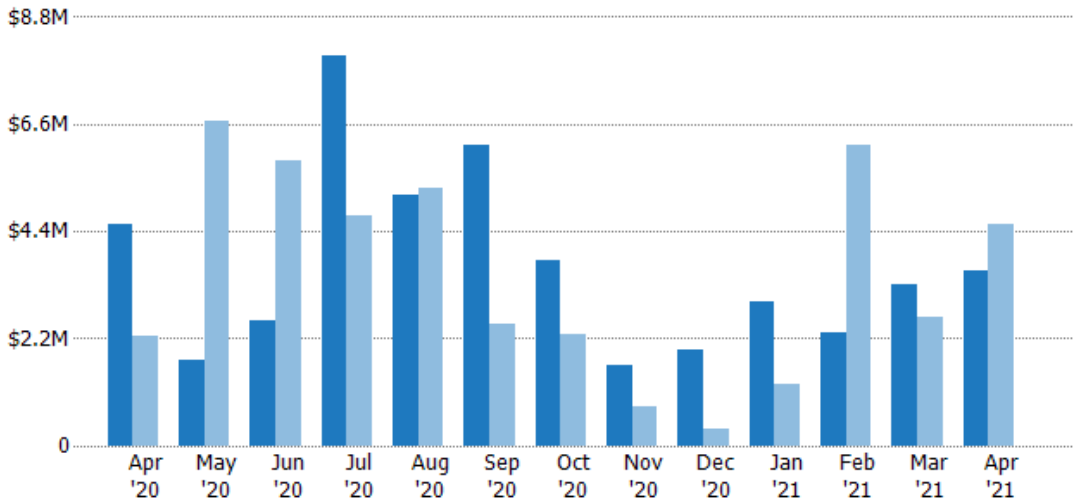
New Listing Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Apr '21	\$3.58M	-21.4%
Apr '20	\$4.56M	102.8%
Apr '19	\$2.25M	63%



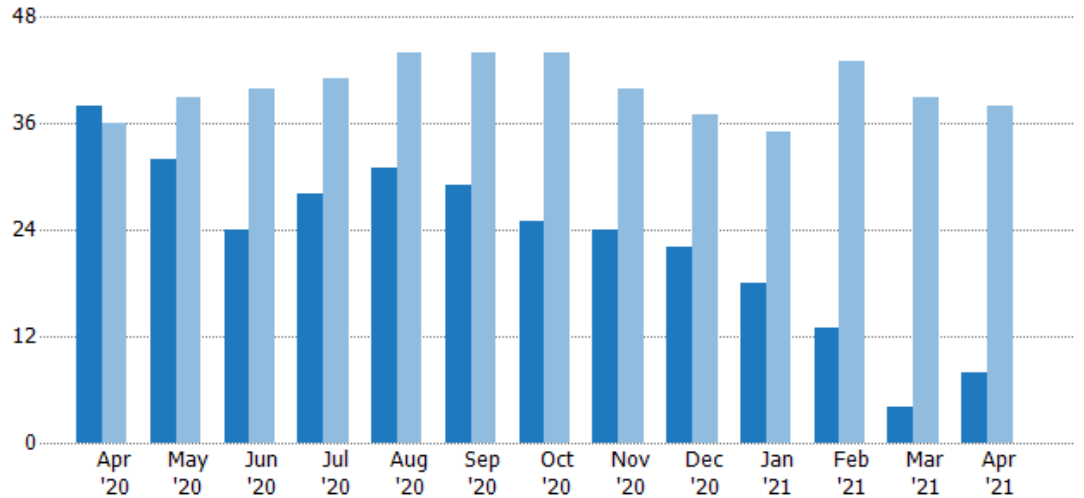
Current Year	\$4.56M	\$1.78M	\$2.58M	\$8M	\$5.14M	\$6.16M	\$3.79M	\$1.67M	\$1.96M	\$2.95M	\$2.34M	\$3.31M	\$3.58M
Prior Year	\$2.25M	\$6.67M	\$5.86M	\$4.71M	\$5.3M	\$2.51M	\$2.27M	\$823K	\$339K	\$1.27M	\$6.16M	\$2.64M	\$4.56M
Percent Change from Prior Year	103%	-73%	-56%	70%	-3%	145%	67%	103%	478%	131%	-62%	25%	-21%

Active Listings

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Apr '21	8	-78.9%
Apr '20	38	5.6%
Apr '19	36	-11.1%

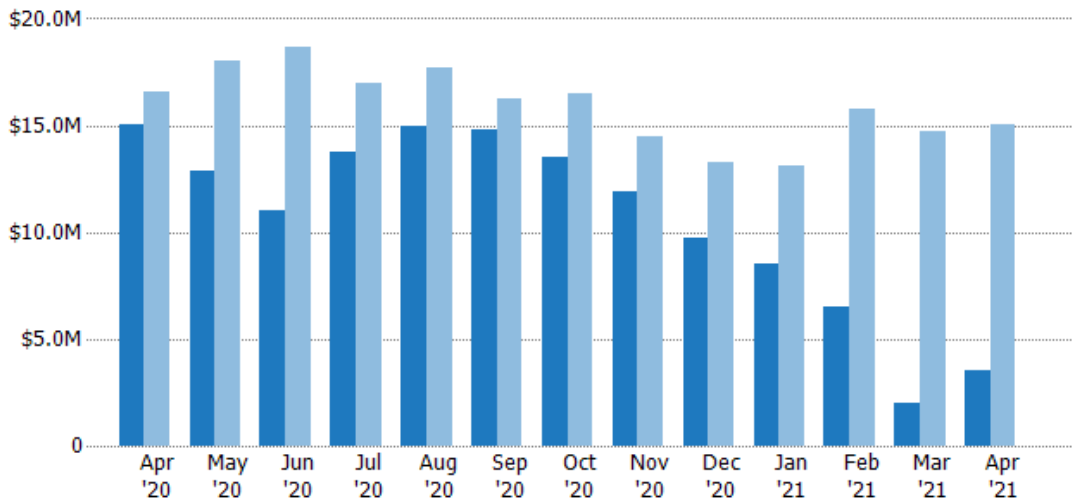
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	38	32	24	28	31	29	25	24	22	18	13	4	8
Prior Year	36	39	40	41	44	44	44	40	37	35	43	39	38
Percent Change from Prior Year	6%	-18%	-40%	-32%	-30%	-34%	-43%	-40%	-41%	-49%	-70%	-90%	-79%

Active Listing Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Apr '21	\$3.56M	-76.4%
Apr '20	\$15.1M	-9.1%
Apr '19	\$16.6M	-12%

	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	\$15.1M	\$12.9M	\$11M	\$13.7M	\$14.9M	\$14.8M	\$13.5M	\$11.9M	\$9.75M	\$8.48M	\$6.48M	\$2.02M	\$3.56M
Prior Year	\$16.6M	\$18M	\$18.7M	\$17M	\$17.7M	\$16.3M	\$16.5M	\$14.5M	\$13.3M	\$13.1M	\$15.8M	\$14.7M	\$15.1M
Percent Change from Prior Year	-9%	-28%	-41%	-19%	-16%	-9%	-18%	-18%	-26%	-35%	-59%	-86%	-76%

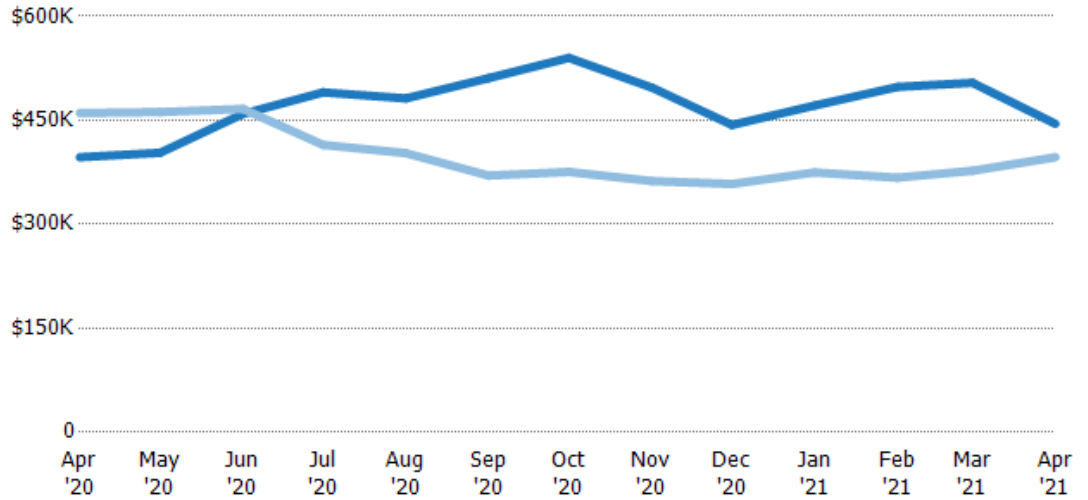
Average Listing Price

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

Filters Used

ZIP: Middlebury, VT 05753
Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '21	\$445K	12.2%
Apr '20	\$397K	-13.9%
Apr '19	\$461K	-1%



Current Year	\$397K	\$403K	\$459K	\$490K	\$482K	\$511K	\$540K	\$497K	\$443K	\$471K	\$498K	\$504K	\$445K
Prior Year	\$461K	\$462K	\$466K	\$414K	\$403K	\$370K	\$376K	\$362K	\$358K	\$375K	\$367K	\$377K	\$397K
Percent Change from Prior Year	-14%	-13%	-2%	18%	20%	38%	44%	37%	24%	26%	36%	34%	12%

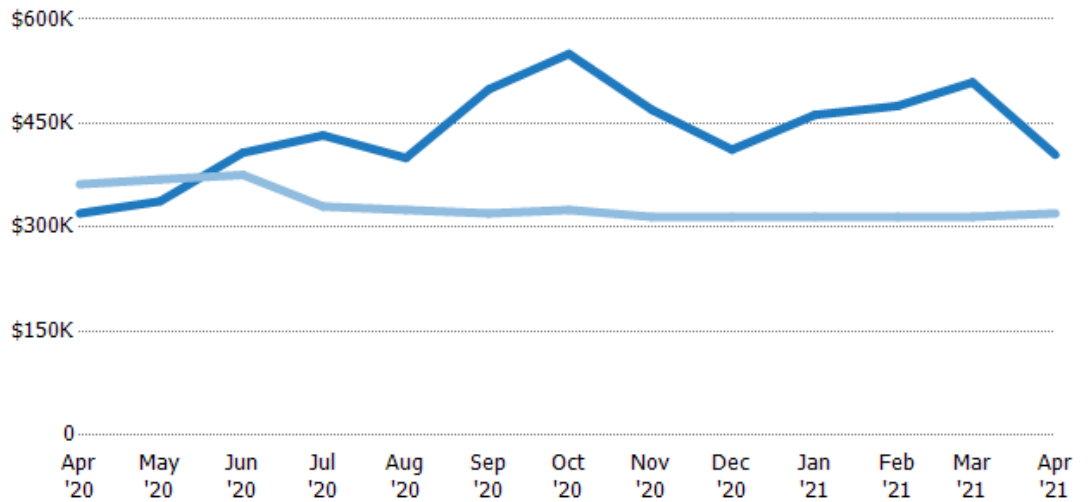
Median Listing Price

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

Filters Used

ZIP: Middlebury, VT 05753
Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '21	\$405K	26.4%
Apr '20	\$320K	-11.6%
Apr '19	\$362K	-6.1%



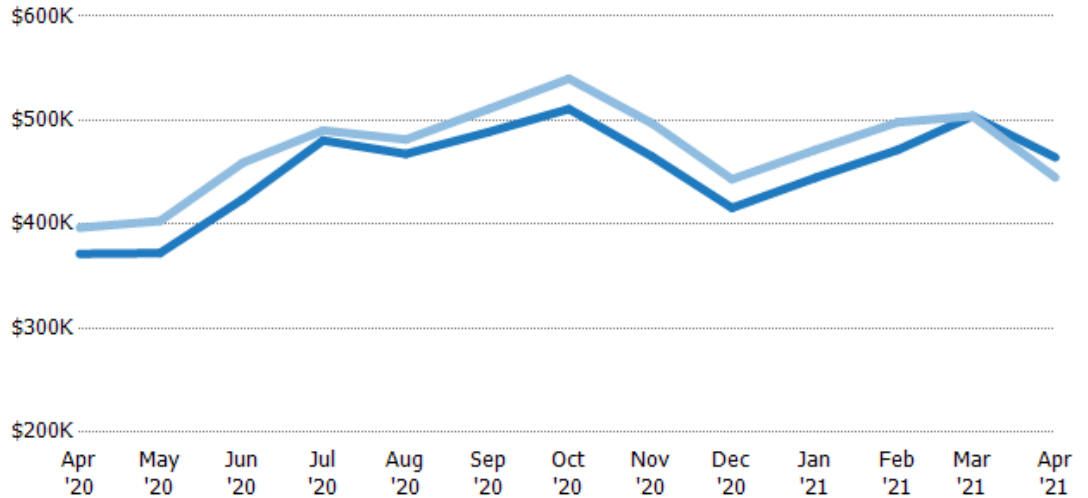
Current Year	\$320K	\$338K	\$408K	\$433K	\$400K	\$499K	\$550K	\$469K	\$412K	\$462K	\$475K	\$509K	\$405K
Prior Year	\$362K	\$369K	\$376K	\$330K	\$325K	\$320K	\$325K	\$315K	\$315K	\$315K	\$315K	\$315K	\$320K
Percent Change from Prior Year	-12%	-9%	9%	31%	23%	56%	69%	49%	31%	47%	51%	62%	26%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



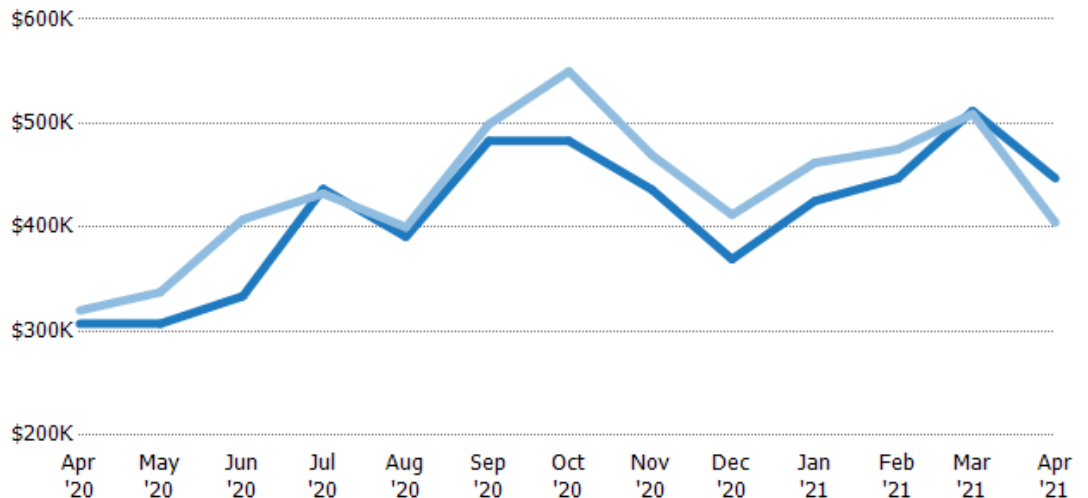
Avg Est Value	\$372K	\$372K	\$424K	\$481K	\$468K	\$489K	\$511K	\$465K	\$416K	\$445K	\$471K	\$504K	\$464K
Avg Listing Price	\$397K	\$403K	\$459K	\$490K	\$482K	\$511K	\$540K	\$497K	\$443K	\$471K	\$498K	\$504K	\$445K
Avg Listing Price as a % of Avg Est Value	107%	108%	108%	102%	103%	105%	106%	107%	107%	106%	106%	100%	96%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Median Est Value	\$307K	\$307K	\$334K	\$437K	\$391K	\$483K	\$483K	\$436K	\$369K	\$425K	\$447K	\$512K	\$447K
Median Listing Price	\$320K	\$338K	\$408K	\$433K	\$400K	\$499K	\$550K	\$469K	\$412K	\$462K	\$475K	\$509K	\$405K
Med Listing Price as a % of Med Est Value	104%	110%	122%	99%	102%	103%	114%	108%	112%	109%	106%	99%	90%

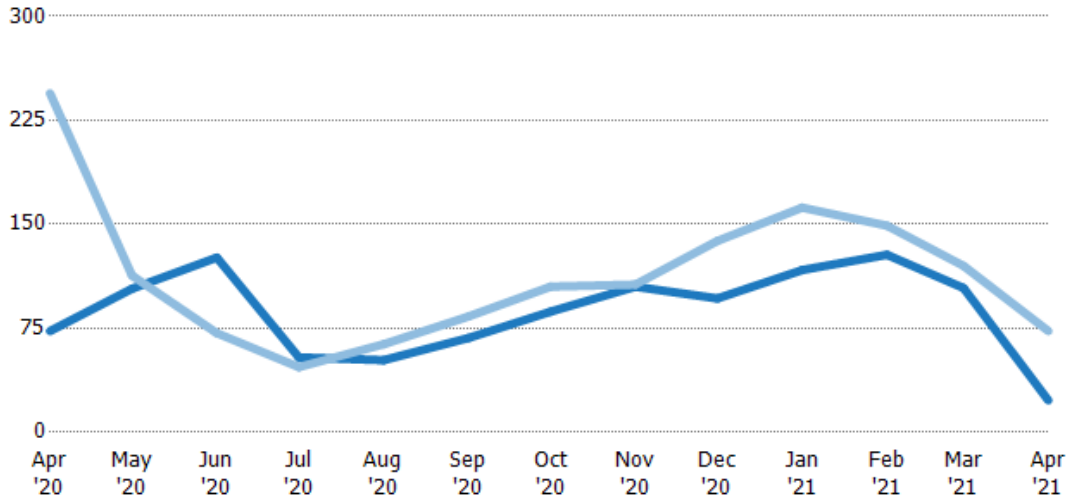
Median Days in RPR

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
Apr '21	23	-68.5%
Apr '20	73	-70.1%
Apr '19	245	10.2%



	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	73	104	126	54	52	68	87	105	96.5	117	128	104	23
Prior Year	245	113	71.5	47	63.5	83.5	105	107	138	162	149	120	73
Percent Change from Prior Year	-70%	-8%	76%	15%	-18%	-19%	-17%	-1%	-30%	-28%	-14%	-13%	-68%

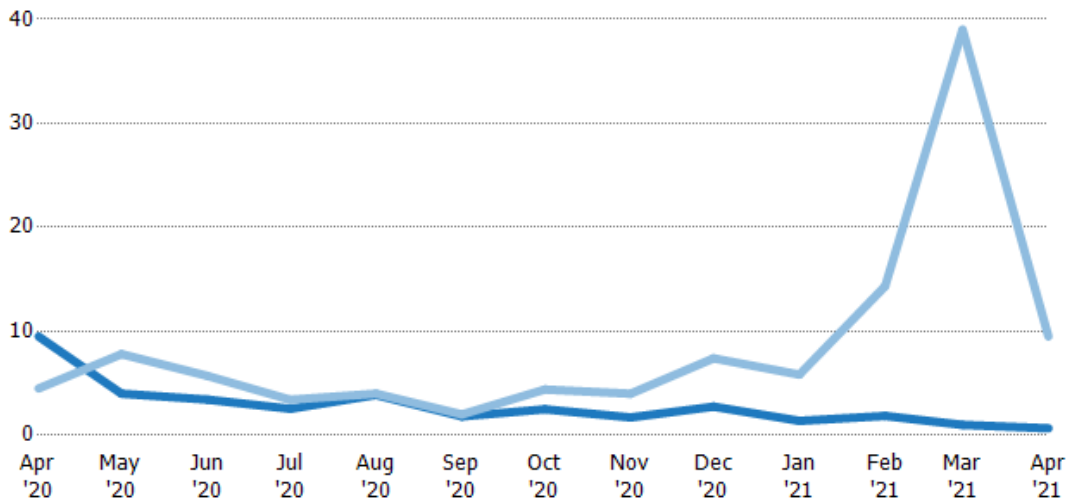
Months of Inventory

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Months	% Chg.
Apr '21	0	-93%
Apr '20	9.5	111.1%
Apr '19	4.5	137%



	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	9.5	4	3.43	2.55	3.88	1.81	2.5	1.71	2.75	1.38	1.86	1	0
Prior Year	4.5	7.8	5.71	3.42	4	2	4.4	4	7.4	5.83	14.3	39	9.5
Percent Change from Prior Year	111%	-49%	-40%	-25%	-3%	-9%	-43%	-57%	-63%	-76%	-87%	-97%	-93%

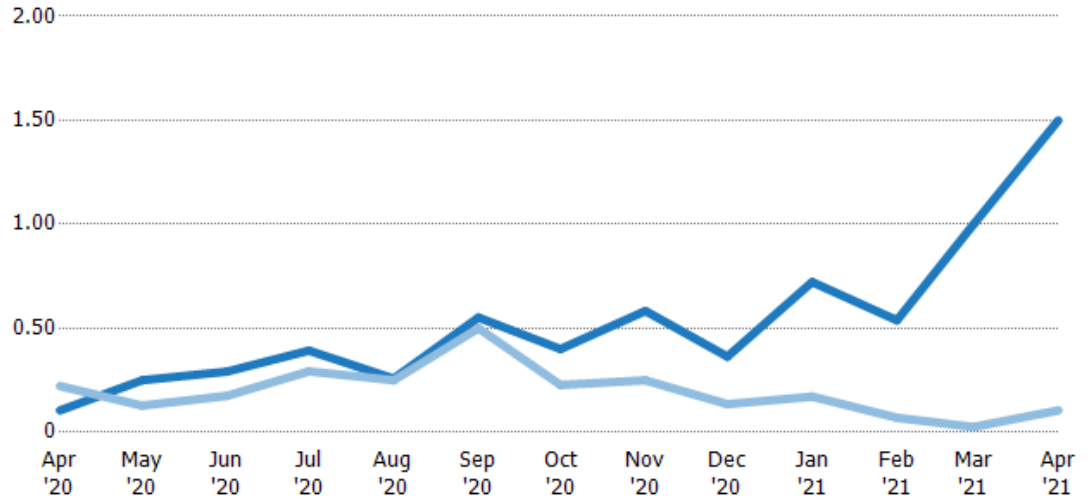
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Rate	Chg.
Apr '21	150%	-139.5%
Apr '20	11%	11.7%
Apr '19	22%	-57.8%



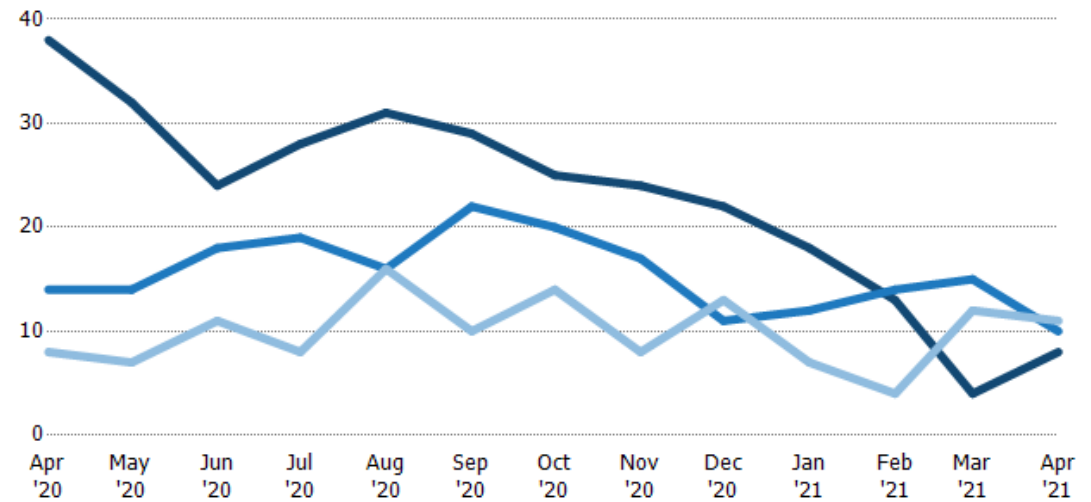
Current Year	11%	25%	29%	39%	26%	55%	40%	58%	36%	72%	54%	100%	150%
Prior Year	22%	13%	18%	29%	25%	50%	23%	25%	14%	17%	7%	3%	11%
Change from Prior Year	12%	-12%	-12%	-10%	-1%	-5%	-17%	-33%	-23%	-55%	-47%	-97%	-139%

Active/Pending/Sold Units

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



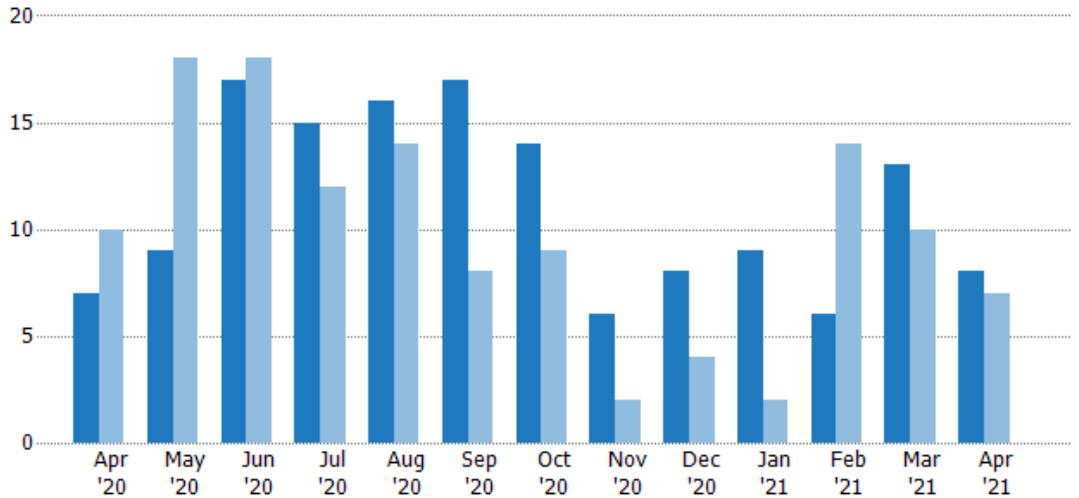
Active	38	32	24	28	31	29	25	24	22	18	13	4	8
Pending	14	14	18	19	16	22	20	17	11	12	14	15	10
Sold	8	7	11	8	16	10	14	8	13	7	4	12	11

New Pending Sales

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Month/Year	Count	% Chg.
Apr '21	8	14.3%
Apr '20	7	-30%
Apr '19	10	-10%

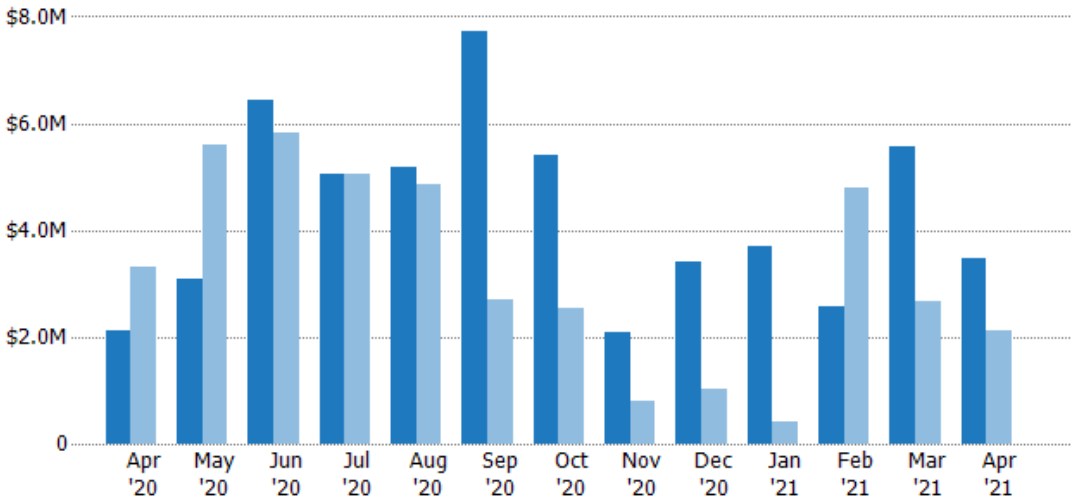
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	7	9	17	15	16	17	14	6	8	9	6	13	8
Prior Year	10	18	18	12	14	8	9	2	4	2	14	10	7
Percent Change from Prior Year	-30%	-50%	-6%	25%	14%	113%	56%	200%	100%	350%	-57%	30%	14%

New Pending Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Month/Year	Volume	% Chg.
Apr '21	\$3.48M	64.1%
Apr '20	\$2.12M	-36.1%
Apr '19	\$3.32M	-12.7%

	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	\$2.12M	\$3.09M	\$6.42M	\$5.05M	\$5.18M	\$7.73M	\$5.41M	\$2.1M	\$3.41M	\$3.69M	\$2.58M	\$5.57M	\$3.48M
Prior Year	\$3.32M	\$5.59M	\$5.82M	\$5.06M	\$4.86M	\$2.69M	\$2.52M	\$785K	\$1.02M	\$415K	\$4.79M	\$2.68M	\$2.12M
Percent Change from Prior Year	-36%	-45%	10%	0%	7%	188%	114%	167%	233%	791%	-46%	108%	64%

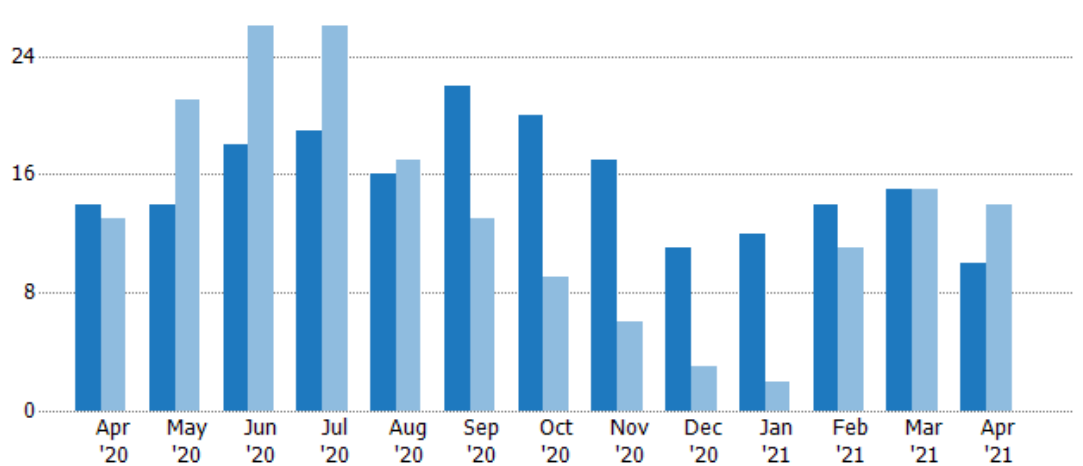
Pending Sales

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Count	% Chg.
Apr '21	10	-28.6%
Apr '20	14	7.7%
Apr '19	13	46.2%



Current Year	14	14	18	19	16	22	20	17	11	12	14	15	10
Prior Year	13	21	26	26	17	13	9	6	3	2	11	15	14
Percent Change from Prior Year	8%	-33%	-31%	-27%	-6%	69%	122%	183%	267%	500%	27%	0%	-29%

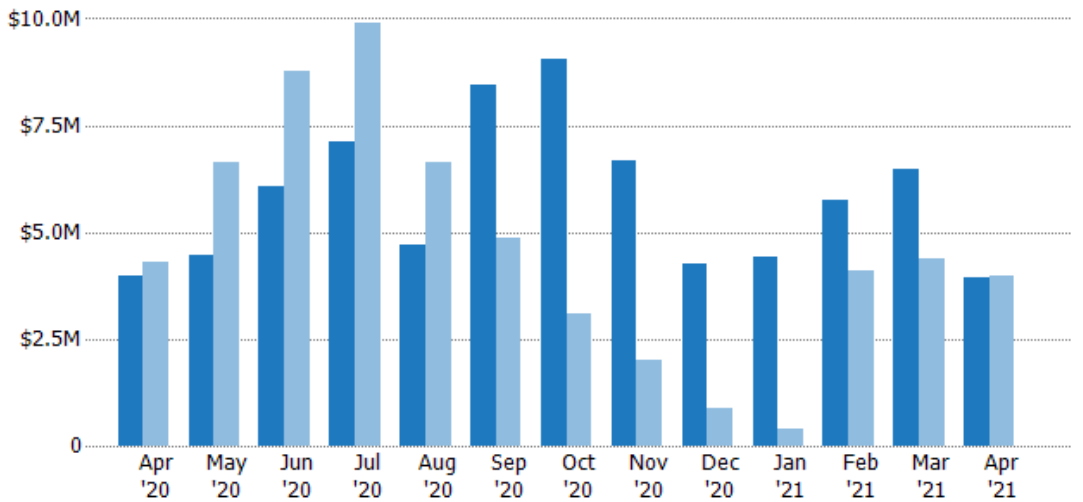
Pending Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Volume	% Chg.
Apr '21	\$3.95M	-0.9%
Apr '20	\$3.99M	-7.5%
Apr '19	\$4.31M	36.7%



Current Year	\$3.99M	\$4.46M	\$6.05M	\$7.11M	\$4.72M	\$8.45M	\$9.05M	\$6.67M	\$4.25M	\$4.4M	\$5.75M	\$6.47M	\$3.95M
Prior Year	\$4.31M	\$6.64M	\$8.79M	\$9.91M	\$6.63M	\$4.86M	\$3.09M	\$1.99M	\$899K	\$415K	\$4.08M	\$4.37M	\$3.99M
Percent Change from Prior Year	-7%	-33%	-31%	-28%	-29%	74%	193%	235%	373%	962%	41%	48%	-1%

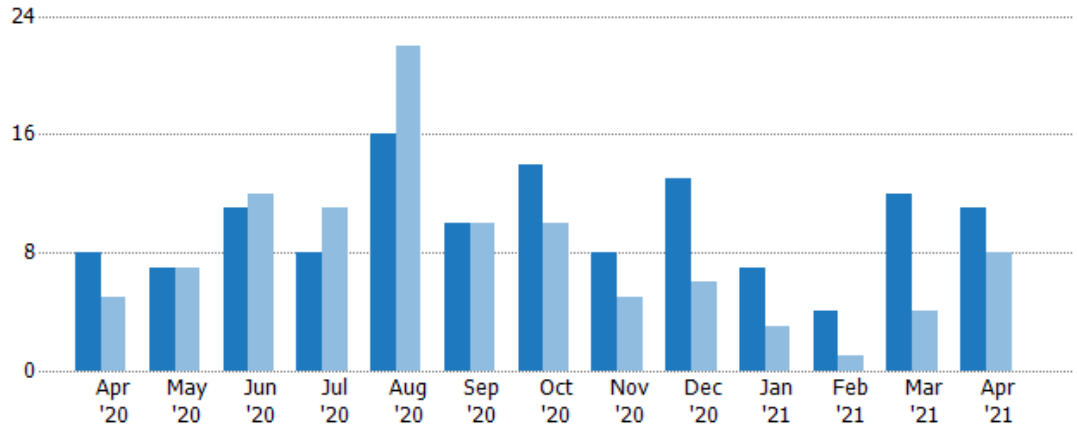
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Middlebury, VT 05753
Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Apr '21	11	37.5%
Apr '20	8	60%
Apr '19	5	-20%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	8	7	11	8	16	10	14	8	13	7	4	12	11
Prior Year	5	7	12	11	22	10	10	5	6	3	1	4	8
Percent Change from Prior Year	60%	0%	-8%	-27%	-27%	0%	40%	60%	117%	133%	300%	200%	38%

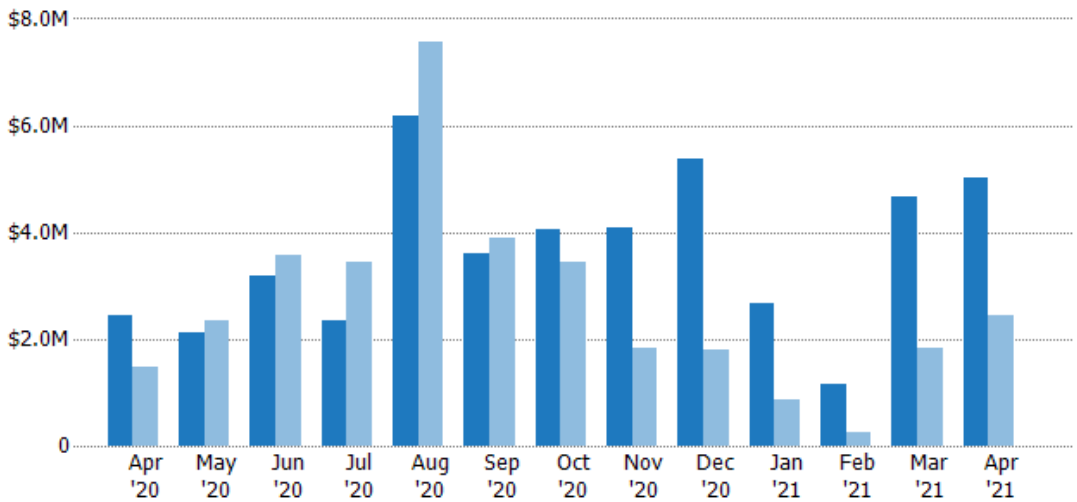
Closed Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Apr '21	\$5.03M	106.3%
Apr '20	\$2.44M	64.9%
Apr '19	\$1.48M	-6.8%



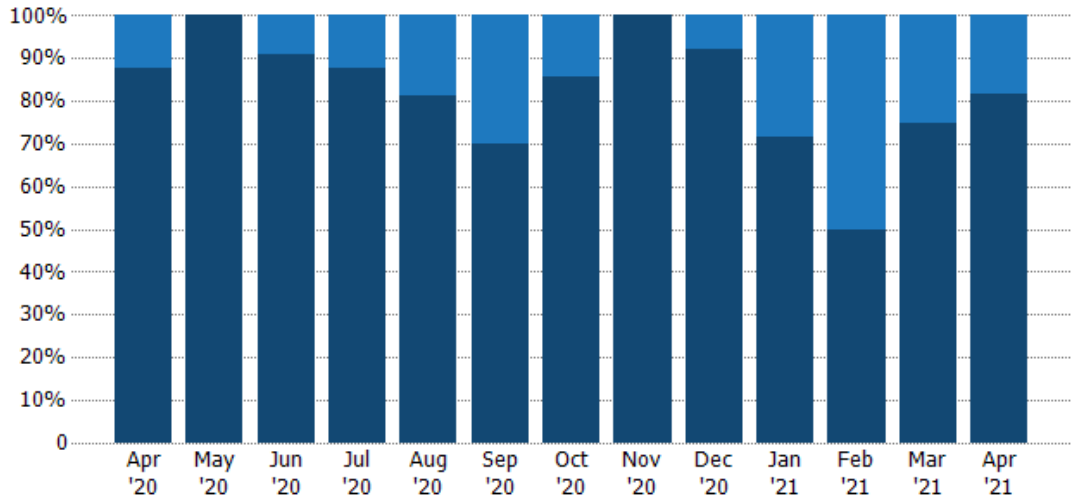
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$2.44M	\$2.11M	\$3.2M	\$2.35M	\$6.18M	\$3.59M	\$4.05M	\$4.08M	\$5.39M	\$2.65M	\$1.15M	\$4.68M	\$5.03M
Prior Year	\$1.48M	\$2.35M	\$3.58M	\$3.43M	\$7.57M	\$3.89M	\$3.44M	\$1.83M	\$1.8M	\$858K	\$240K	\$1.84M	\$2.44M
Percent Change from Prior Year	65%	-10%	-11%	-31%	-18%	-8%	18%	123%	199%	209%	379%	155%	106%

Closed Sales by Property Type

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



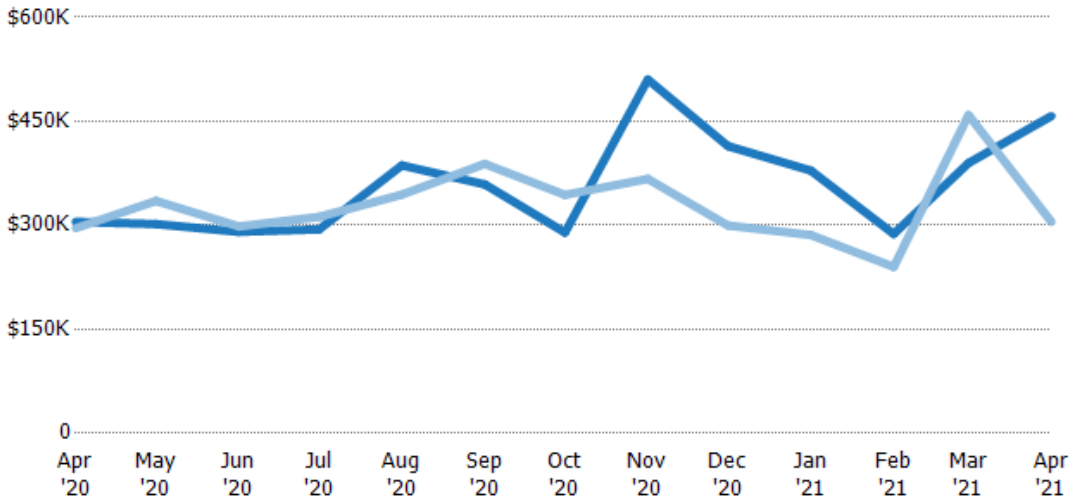
Condo/Townhouse	13%	-	9%	13%	19%	30%	14%	-	8%	29%	50%	25%	18%
Single Family Residence	88%	100%	91%	88%	81%	70%	86%	100%	92%	71%	50%	75%	82%

Average Sales Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Current Year	\$305K	\$302K	\$291K	\$294K	\$386K	\$359K	\$290K	\$510K	\$414K	\$379K	\$288K	\$390K	\$458K
Prior Year	\$296K	\$335K	\$298K	\$312K	\$344K	\$389K	\$344K	\$367K	\$300K	\$286K	\$240K	\$459K	\$305K
Percent Change from Prior Year	3%	-10%	-3%	-6%	12%	-8%	-16%	39%	38%	32%	20%	-15%	50%

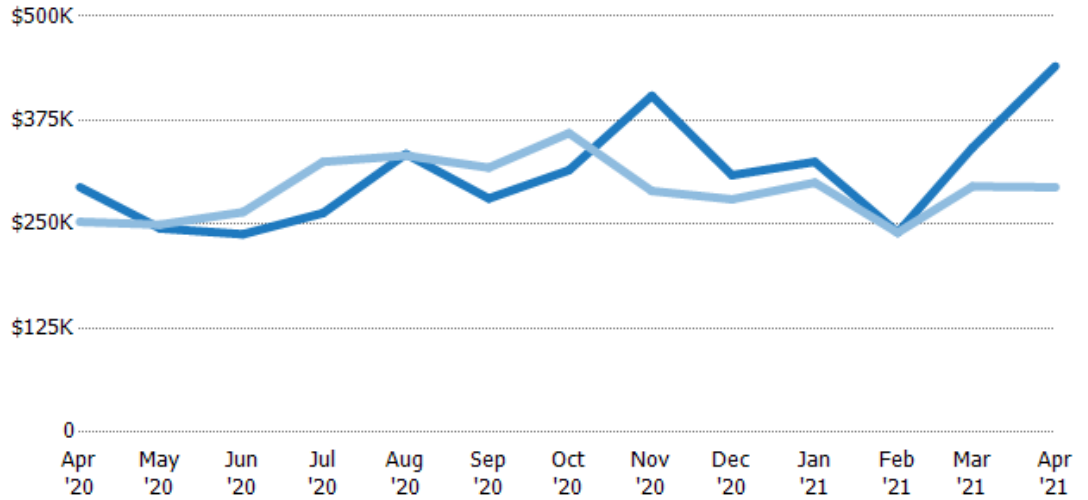
Median Sales Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '21	\$440K	49.4%
Apr '20	\$295K	16.4%
Apr '19	\$253K	1.8%



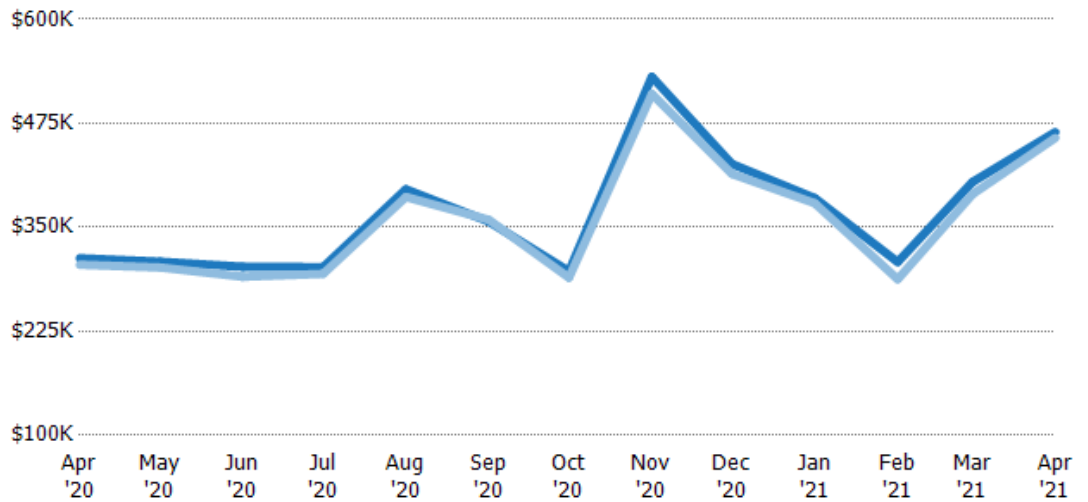
Current Year	\$295K	\$245K	\$238K	\$263K	\$335K	\$281K	\$315K	\$405K	\$309K	\$325K	\$240K	\$342K	\$440K
Prior Year	\$253K	\$250K	\$265K	\$325K	\$333K	\$318K	\$360K	\$290K	\$280K	\$300K	\$240K	\$296K	\$295K
Percent Change from Prior Year	16%	-2%	-10%	-19%	1%	-12%	-12%	39%	10%	8%	0%	16%	49%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



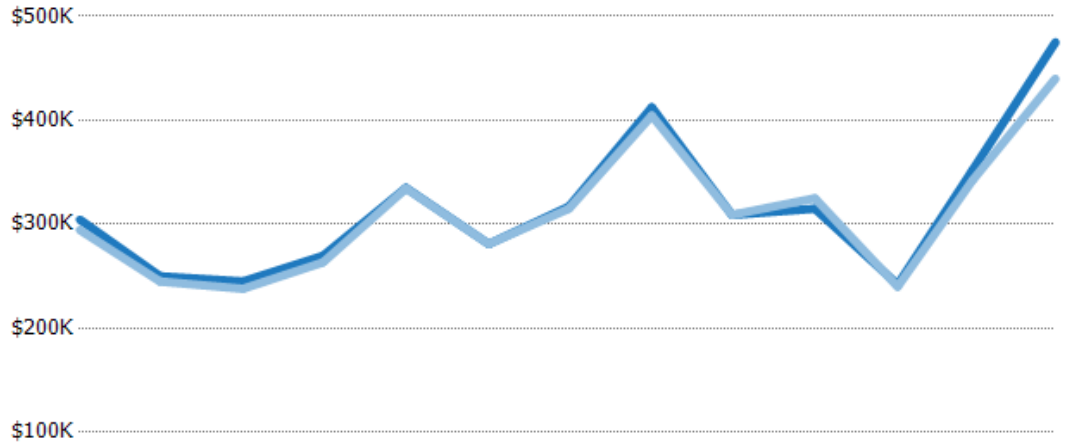
Avg List Price	\$313K	\$309K	\$303K	\$302K	\$396K	\$357K	\$297K	\$531K	\$426K	\$385K	\$308K	\$404K	\$464K
Avg Sales Price	\$305K	\$302K	\$291K	\$294K	\$386K	\$359K	\$290K	\$510K	\$414K	\$379K	\$288K	\$390K	\$458K
Avg Sales Price as a % of Avg List Price	97%	98%	96%	97%	98%	101%	97%	96%	97%	98%	93%	96%	99%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



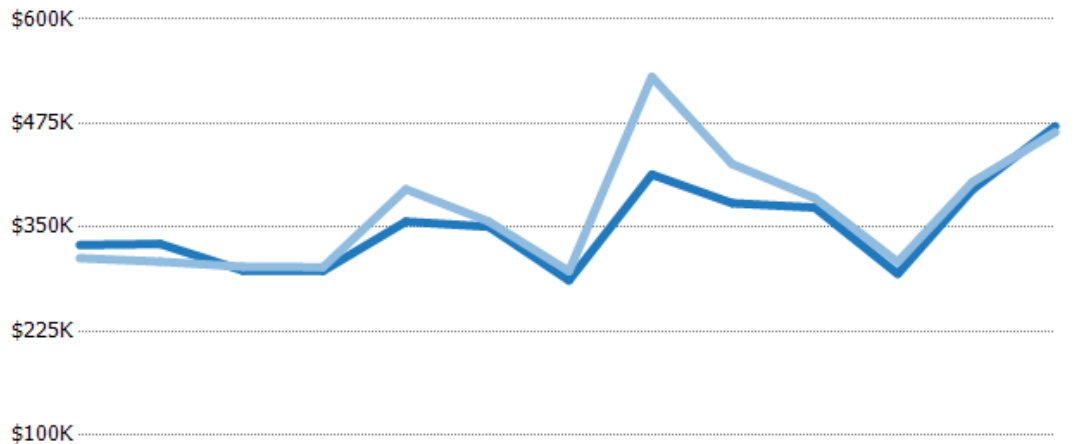
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median List Price	\$304K	\$250K	\$245K	\$270K	\$335K	\$281K	\$317K	\$413K	\$309K	\$315K	\$242K	\$352K	\$475K
Median Sales Price	\$295K	\$245K	\$238K	\$263K	\$335K	\$281K	\$315K	\$405K	\$309K	\$325K	\$240K	\$342K	\$440K
Med Sales Price as a % of Med List Price	97%	98%	97%	98%	100%	100%	99%	98%	100%	103%	99%	97%	93%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



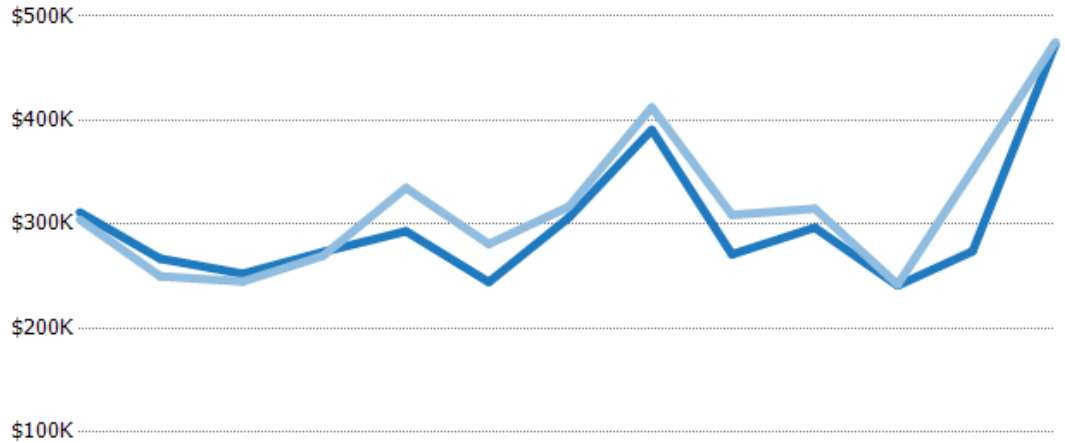
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$329K	\$330K	\$298K	\$298K	\$357K	\$351K	\$286K	\$413K	\$379K	\$374K	\$294K	\$395K	\$472K
Avg Sales Price	\$313K	\$309K	\$303K	\$302K	\$396K	\$357K	\$297K	\$531K	\$426K	\$385K	\$308K	\$404K	\$464K
Avg Sales Price as a % of Avg Est Value	95%	94%	102%	101%	111%	102%	104%	128%	112%	103%	105%	102%	98%

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: Middlebury, VT 05753
 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	\$311K	\$267K	\$252K	\$273K	\$293K	\$244K	\$307K	\$391K	\$271K	\$297K	\$241K	\$274K	\$473K
Median Sales Price	\$304K	\$250K	\$245K	\$270K	\$335K	\$281K	\$317K	\$413K	\$309K	\$315K	\$242K	\$352K	\$475K
Med Sales Price as a % of Med Est Value	98%	94%	97%	99%	114%	115%	103%	106%	114%	106%	100%	128%	100%