

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	6	2	+200%	21	16	+31.3%
New Listing Volume	\$2,608,000	\$589,000	+342.8%	\$9,510,000	\$4,663,000	+103.9%
Active Listing Count	13	30	-56.7%	N/A	N/A	
Active Listing Volume	\$8,296,900	\$12,917,300	-35.8%	N/A	N/A	
Average Listing Price	\$638,223	\$430,577	+48.2%	\$871,484	\$404,338	+115.5%
Median Listing Price	\$450,000	\$294,000	+53.1%	\$582,618	\$287,690	+102.5%
Median Days in RPR	100	219.5	-54.4%	107.84	198.19	-45.6%
Months of Inventory	6.5	4.3	+51.7%	3.1	18.9	-83.8%
Absorption Rate	15.38%	23.33%	-7.9%	32.73%	5.3%	+27.4%
Sales Activity Charts Metrics						
New Pending Sales Count	4	8	-50%	23	33	-30.3%
New Pending Sales Volume	\$5,322,000	\$2,197,000	+142.2%	\$14,162,000	\$9,481,000	+49.4%
Pending Sales Count	13	7	+85.7%	N/A	N/A	
Pending Sales Volume	\$9,421,000	\$1,911,000	+393%	N/A	N/A	
Closed Sales Count	8	7	+14.3%	16	18	-11.1%
Closed Sales Volume	\$3,597,250	\$2,387,000	+50.7%	\$7,710,250	\$4,694,500	+64.2%
Average Sales Price	\$449,656	\$341,000	+31.9%	\$481,891	\$260,806	+84.8%
Median Sales Price	\$338,625	\$304,000	+11.4%	\$405,813	\$233,167	+74%

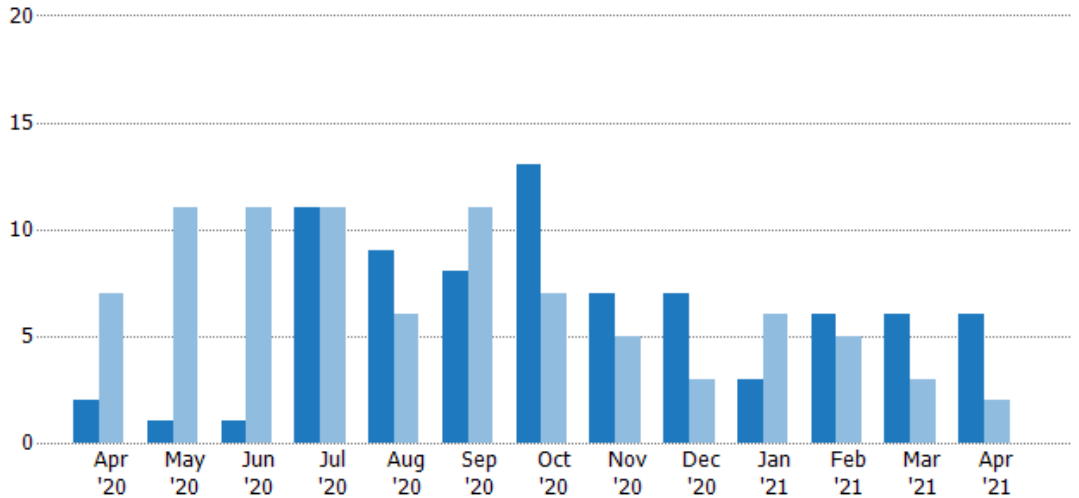
New Listings

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Apr '21	6	200%
Apr '20	2	-71.4%
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	2	1	1	11	9	8	13	7	7	3	6	6	6
Prior Year	7	11	11	11	6	11	7	5	3	6	5	3	2
Percent Change from Prior Year	-71%	-91%	-91%	0%	50%	-27%	86%	40%	133%	-50%	20%	100%	200%

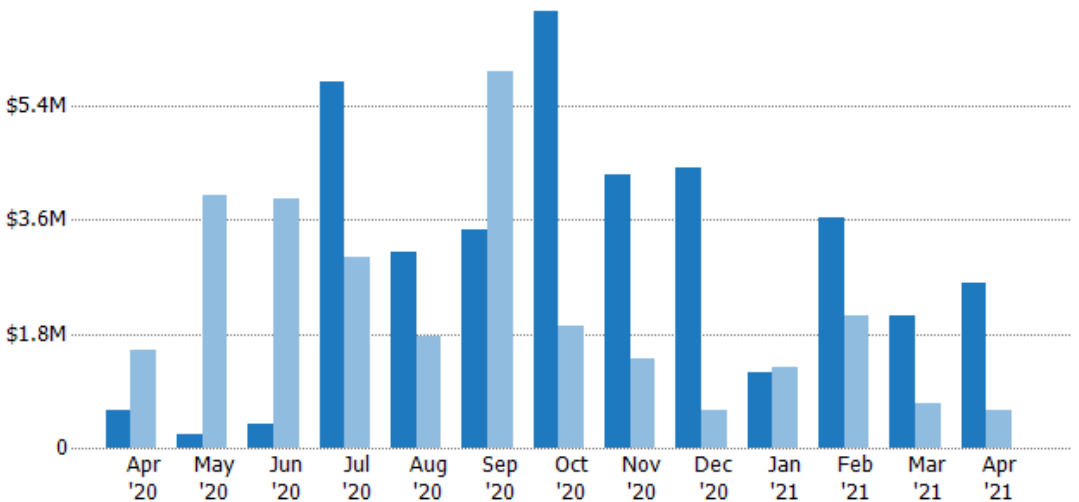
New Listing Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Apr '21	\$2.61M	342.8%
Apr '20	\$589K	-61.6%
Apr '19	\$1.53M	-20.3%



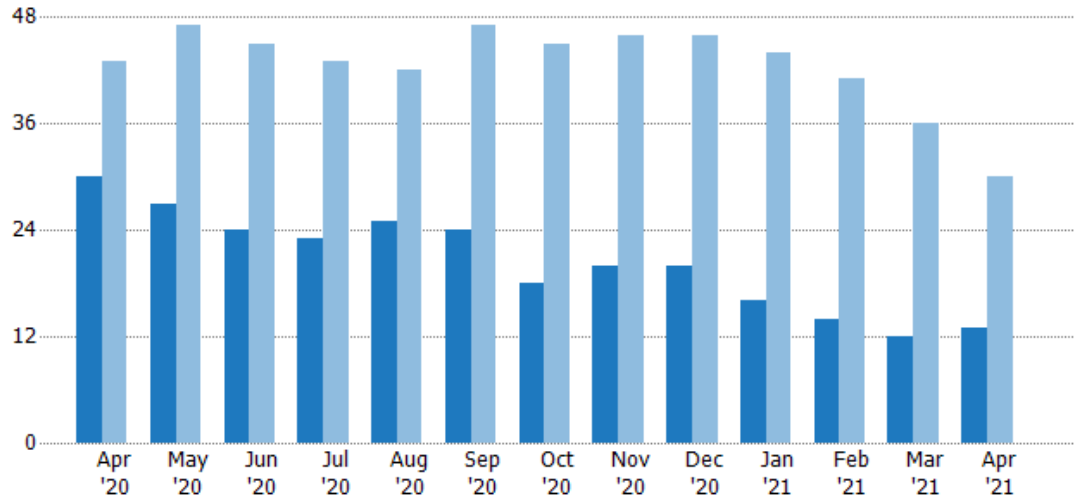
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$589K	\$225K	\$375K	\$5.77M	\$3.08M	\$3.44M	\$6.9M	\$4.3M	\$4.41M	\$1.19M	\$3.62M	\$2.09M	\$2.61M
Prior Year	\$1.53M	\$3.99M	\$3.92M	\$3.02M	\$1.75M	\$5.94M	\$1.92M	\$1.41M	\$585K	\$1.28M	\$2.09M	\$703K	\$589K
Percent Change from Prior Year	-62%	-94%	-90%	91%	76%	-42%	260%	204%	654%	-7%	73%	198%	343%

Active Listings

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Apr '21	13	-56.7%
Apr '20	30	-30.2%
Apr '19	43	-7%

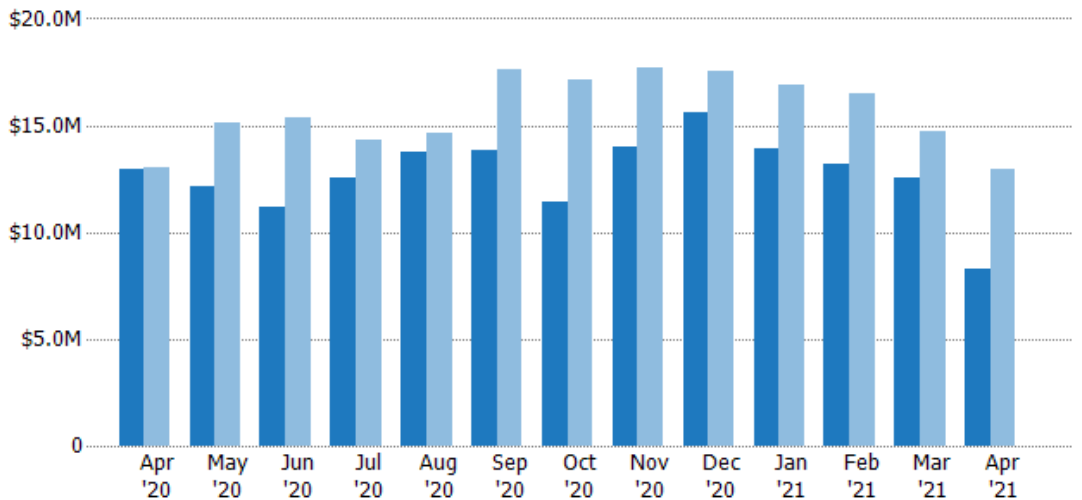
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	30	27	24	23	25	24	18	20	20	16	14	12	13
Prior Year	43	47	45	43	42	47	45	46	46	44	41	36	30
Percent Change from Prior Year	-30%	-43%	-47%	-47%	-40%	-49%	-60%	-57%	-57%	-64%	-66%	-67%	-57%

Active Listing Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Apr '21	\$8.3M	-35.8%
Apr '20	\$12.9M	-0.6%
Apr '19	\$13M	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	\$12.9M	\$12.1M	\$11.2M	\$12.5M	\$13.8M	\$13.9M	\$11.4M	\$14M	\$15.6M	\$13.9M	\$13.2M	\$12.5M	\$8.3M
Prior Year	\$13M	\$15.1M	\$15.4M	\$14.3M	\$14.6M	\$17.6M	\$17.1M	\$17.7M	\$17.5M	\$16.9M	\$16.5M	\$14.7M	\$12.9M
Percent Change from Prior Year	-1%	-20%	-27%	-12%	-6%	-21%	-33%	-21%	-11%	-18%	-20%	-15%	-36%

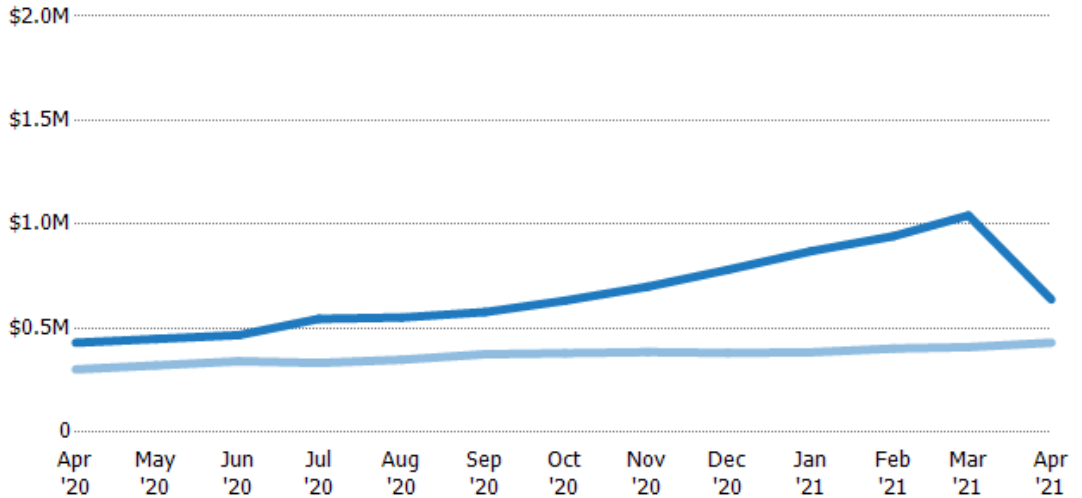
Average Listing Price

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

Filters Used

ZIP: Morrisville, VT 05661
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '21	\$638K	48.2%
Apr '20	\$431K	42.4%
Apr '19	\$302K	9.7%



Current Year	\$431K	\$449K	\$467K	\$545K	\$552K	\$578K	\$633K	\$700K	\$781K	\$870K	\$943K	\$1.04M	\$638K
Prior Year	\$302K	\$321K	\$342K	\$333K	\$349K	\$375K	\$380K	\$385K	\$381K	\$384K	\$402K	\$409K	\$431K
Percent Change from Prior Year	42%	40%	37%	64%	58%	54%	66%	82%	105%	126%	134%	155%	48%

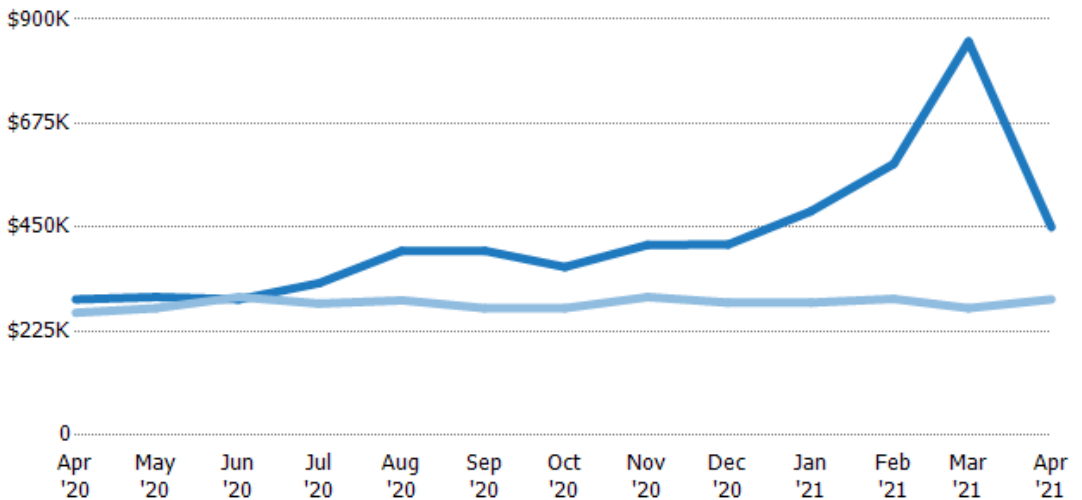
Median Listing Price

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

Filters Used

ZIP: Morrisville, VT 05661
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '21	\$450K	53.1%
Apr '20	\$294K	10.9%
Apr '19	\$265K	15.1%



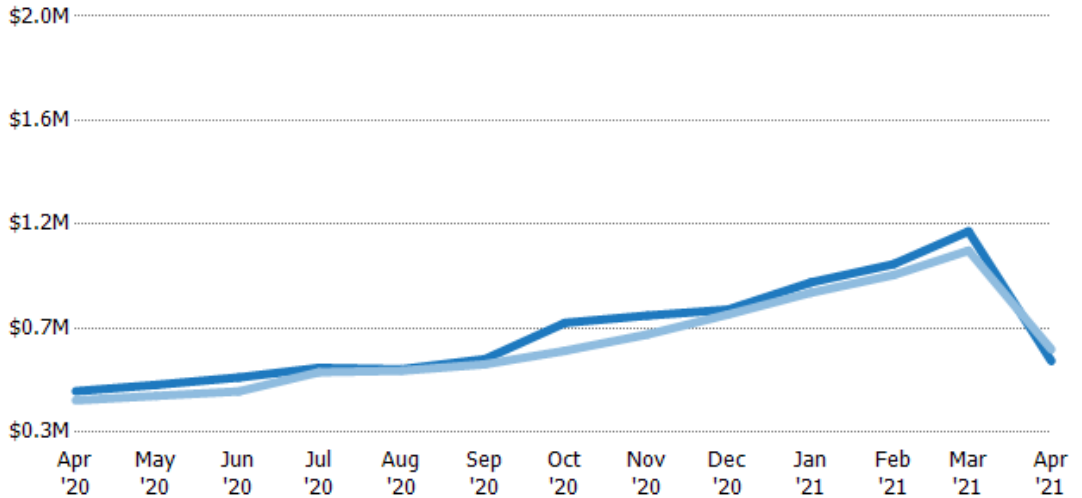
Current Year	\$294K	\$299K	\$294K	\$329K	\$399K	\$399K	\$364K	\$412K	\$413K	\$485K	\$587K	\$852K	\$450K
Prior Year	\$265K	\$275K	\$299K	\$285K	\$292K	\$275K	\$275K	\$299K	\$287K	\$287K	\$295K	\$275K	\$294K
Percent Change from Prior Year	11%	9%	-2%	15%	37%	45%	32%	38%	44%	69%	99%	210%	53%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



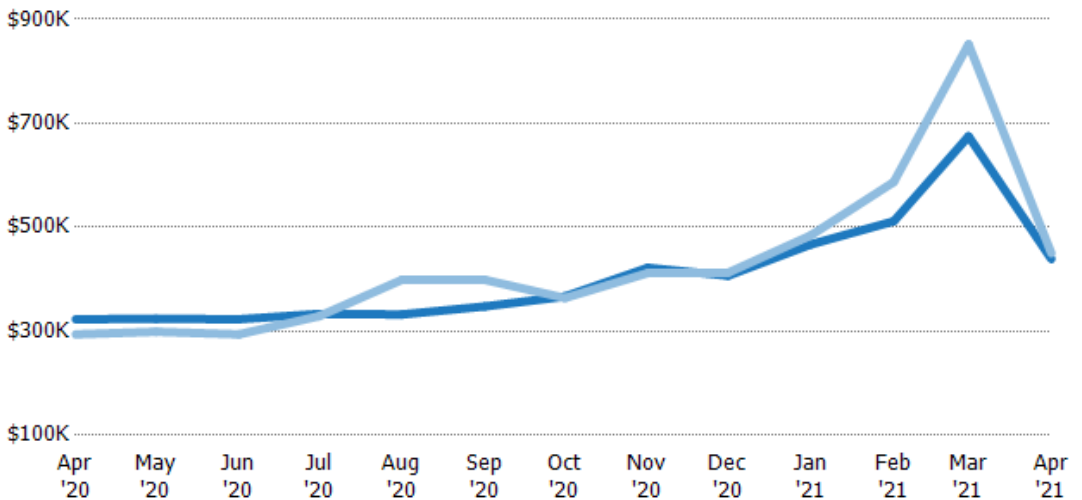
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$468K	\$494K	\$524K	\$563K	\$557K	\$599K	\$747K	\$777K	\$801K	\$912K	\$987K	\$1.12M	\$591K
Avg Listing Price	\$431K	\$449K	\$467K	\$545K	\$552K	\$578K	\$633K	\$700K	\$781K	\$870K	\$943K	\$1.04M	\$638K
Avg Listing Price as a % of Avg Est Value	92%	91%	89%	97%	99%	96%	85%	90%	98%	95%	96%	93%	108%

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: Morrisville, VT 05661
 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	\$323K	\$324K	\$323K	\$333K	\$332K	\$348K	\$367K	\$422K	\$407K	\$467K	\$512K	\$675K	\$439K
Median Listing Price	\$294K	\$299K	\$294K	\$329K	\$399K	\$399K	\$364K	\$412K	\$413K	\$485K	\$587K	\$852K	\$450K
Med Listing Price as a % of Med Est Value	91%	92%	91%	99%	120%	115%	99%	98%	101%	104%	115%	126%	103%

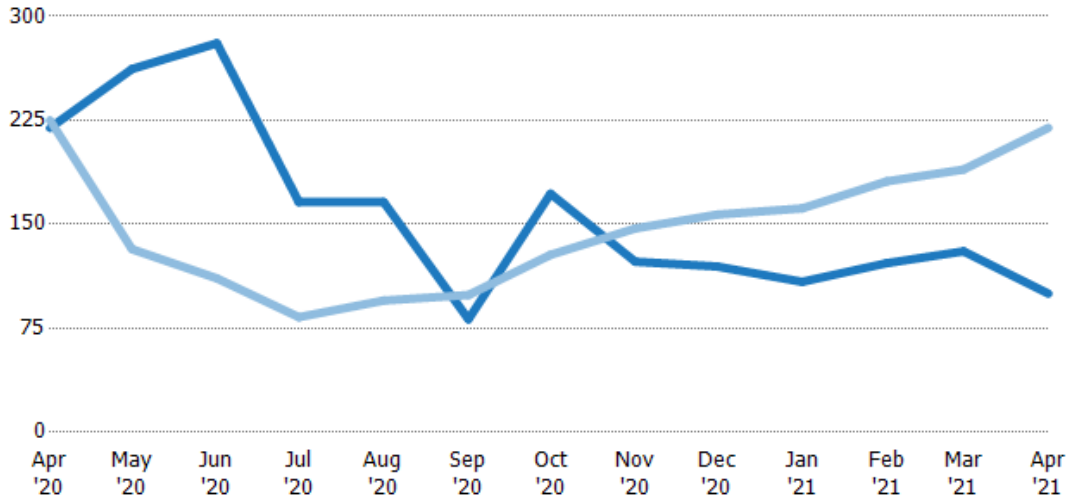
Median Days in RPR

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
Apr '21	100	-54.4%
Apr '20	220	-2.4%
Apr '19	225	-42%



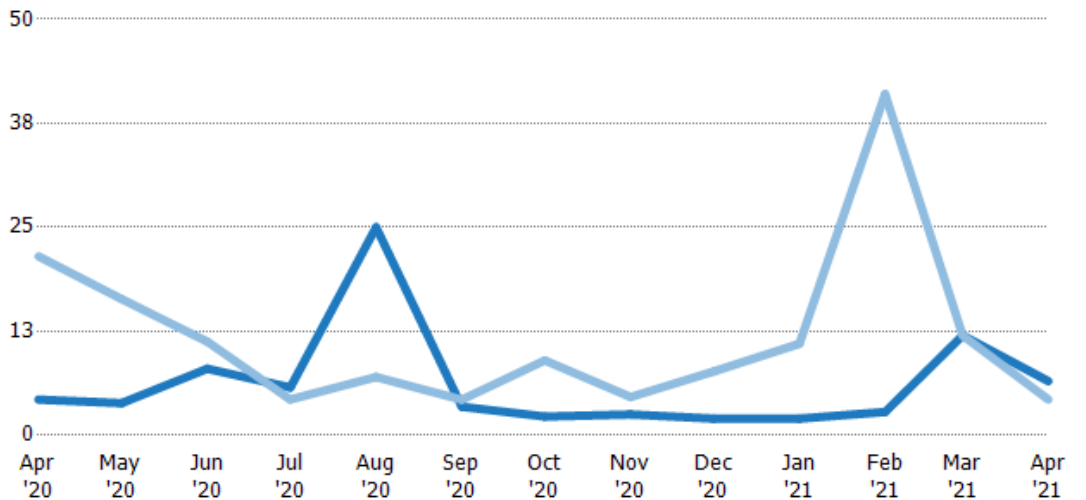
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	220	262	281	166	166	81.5	172	123	120	109	122	131	100
Prior Year	225	132	111	83	95	99	128	147	157	162	181	190	220
Percent Change from Prior Year	-2%	98%	153%	100%	75%	-18%	34%	-16%	-24%	-33%	-33%	-31%	-54%

Months of Inventory

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family



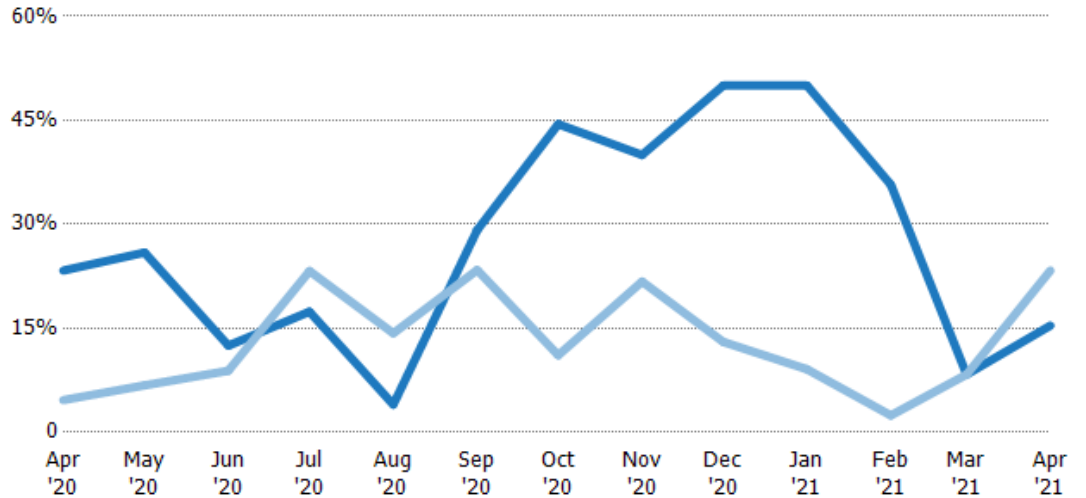
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	4.29	3.86	8	5.75	25	3.43	2.25	2.5	2	2	2.8	12	6.5
Prior Year	21.5	16.4	11.3	4.3	7	4.27	9	4.6	7.67	11	41	12	4.29
Percent Change from Prior Year	-80%	100%	-29%	34%	257%	-20%	-75%	-46%	-74%	-82%	-93%	0%	52%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



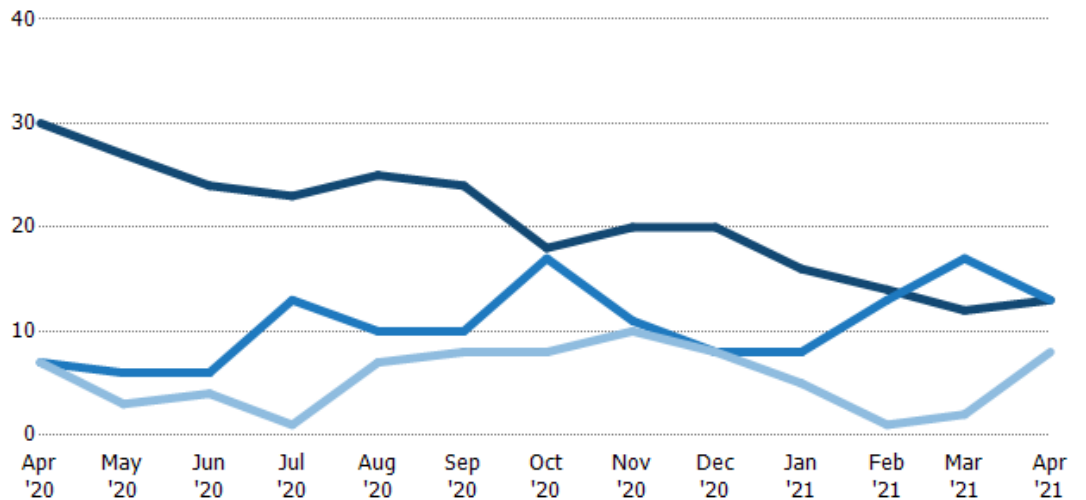
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	23%	26%	13%	17%	4%	29%	44%	40%	50%	50%	36%	8%	15%
Prior Year	5%	7%	9%	23%	14%	23%	11%	22%	13%	9%	2%	8%	23%
Change from Prior Year	-19%	-26%	-4%	6%	10%	-6%	-33%	-18%	-37%	-41%	-33%	0%	8%

Active/Pending/Sold Units

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

Filters Used

ZIP: Morrisville, VT 05661
 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
Active	30	27	24	23	25	24	18	20	20	16	14	12	13
Pending	7	6	6	13	10	10	17	11	8	8	13	17	13
Sold	7	3	4	1	7	8	8	10	8	5	1	2	8

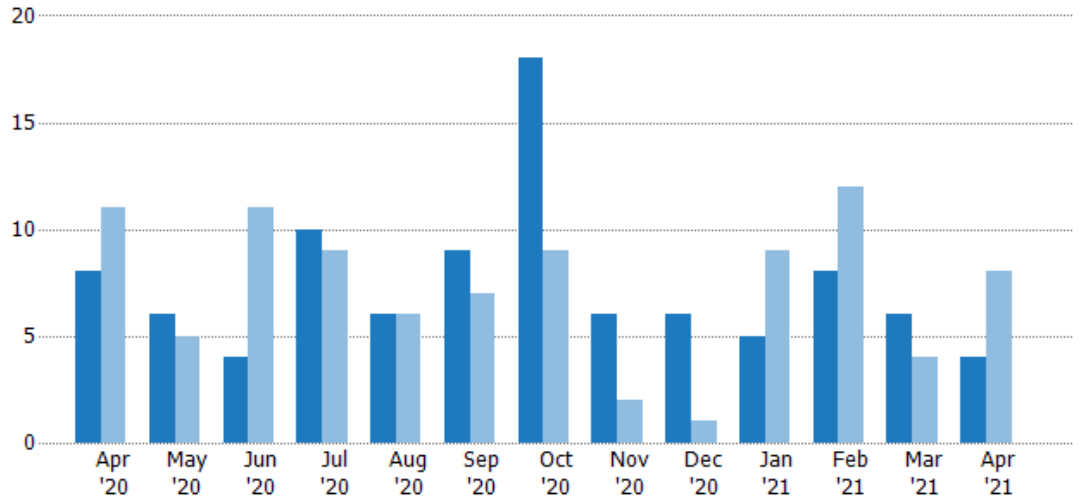
New Pending Sales

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Apr '21	4	-50%
Apr '20	8	-27.3%
Apr '19	11	-81.8%



Current Year	8	6	4	10	6	9	18	6	6	5	8	6	4
Prior Year	11	5	11	9	6	7	9	2	1	9	12	4	8
Percent Change from Prior Year	-27%	20%	-64%	11%	0%	29%	100%	200%	500%	-44%	-33%	50%	-50%

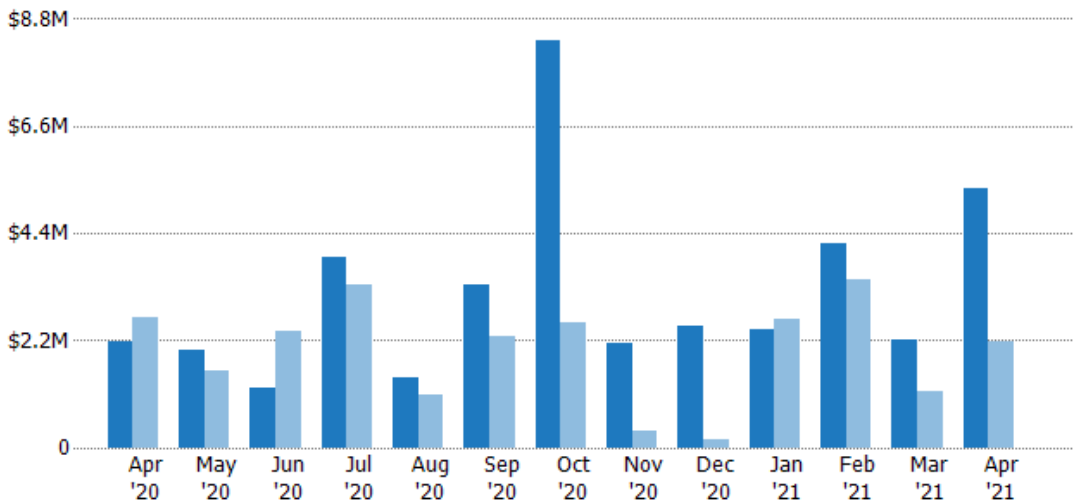
New Pending Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Apr '21	\$5.32M	142.2%
Apr '20	\$2.2M	-18.3%
Apr '19	\$2.69M	-78.6%



Current Year	\$2.2M	\$1.99M	\$1.23M	\$3.91M	\$1.43M	\$3.35M	\$8.37M	\$2.15M	\$2.48M	\$2.44M	\$4.2M	\$2.21M	\$5.32M
Prior Year	\$2.69M	\$1.57M	\$2.41M	\$3.35M	\$1.09M	\$2.29M	\$2.59M	\$344K	\$178K	\$2.65M	\$3.46M	\$1.17M	\$2.2M
Percent Change from Prior Year	-18%	27%	-49%	17%	31%	46%	224%	524%	1,295%	-8%	21%	89%	142%

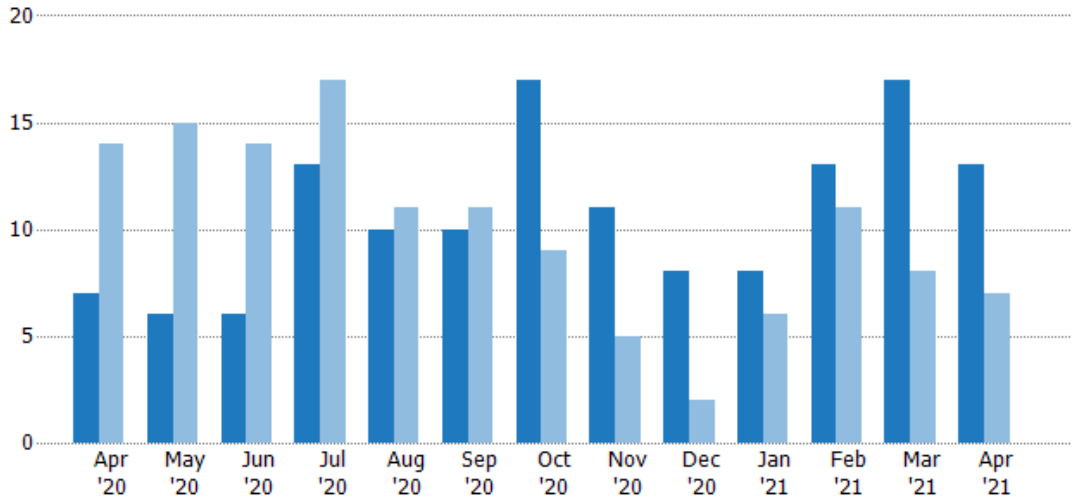
Pending Sales

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Apr '21	13	85.7%
Apr '20	7	-50%
Apr '19	14	-50%



	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	6	6	13	10	10	17	11	8	8	13	17	13
Prior Year	14	15	14	17	11	11	9	5	2	6	11	8	7
Percent Change from Prior Year	-50%	-60%	-57%	-24%	-9%	-9%	89%	120%	300%	33%	18%	113%	86%

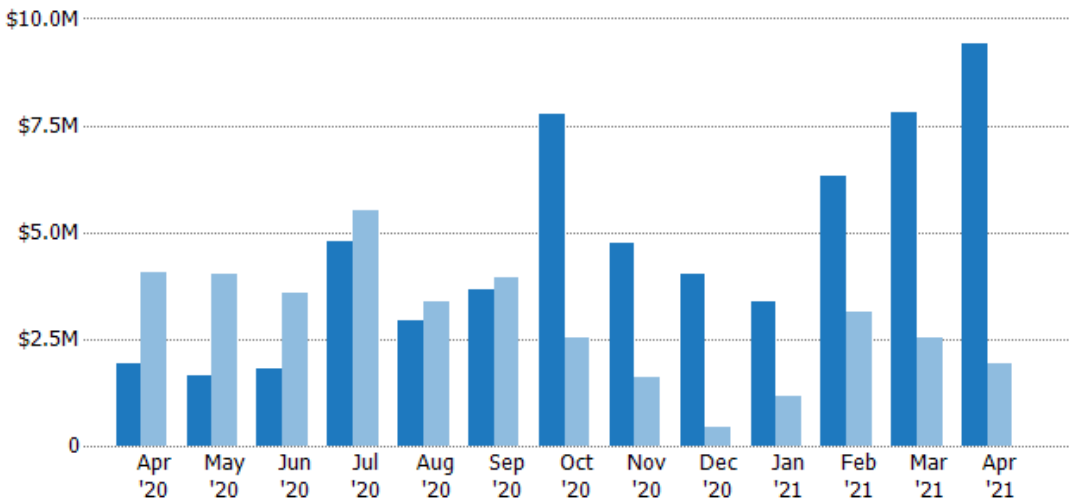
Pending Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Apr '21	\$9.42M	393%
Apr '20	\$1.91M	-53.1%
Apr '19	\$4.07M	-51.2%



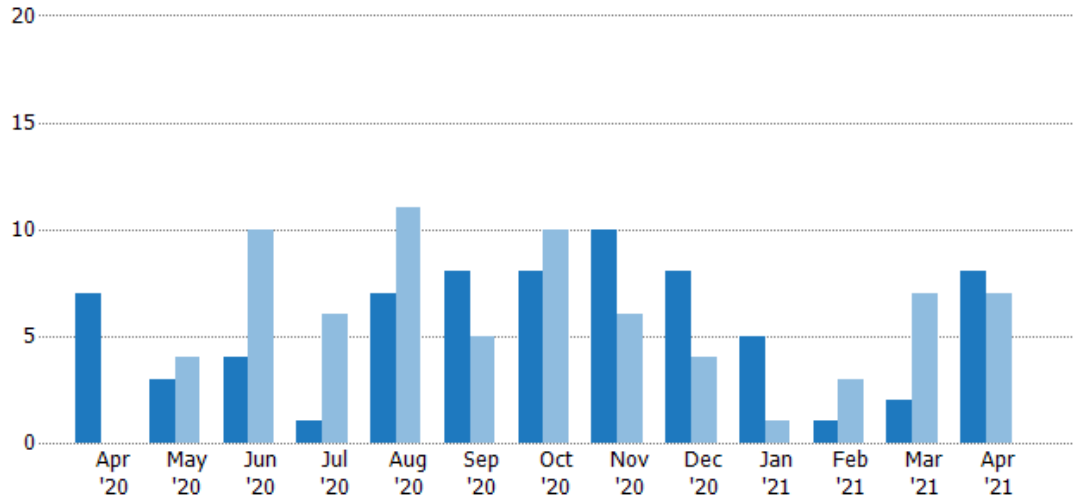
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$1.91M	\$1.65M	\$1.82M	\$4.77M	\$2.92M	\$3.65M	\$7.77M	\$4.76M	\$4.03M	\$3.37M	\$6.33M	\$7.78M	\$9.42M
Prior Year	\$4.07M	\$4.02M	\$3.59M	\$5.51M	\$3.37M	\$3.94M	\$2.54M	\$1.61M	\$417K	\$1.18M	\$3.14M	\$2.54M	\$1.91M
Percent Change from Prior Year	-53%	-59%	-49%	-13%	-14%	-7%	206%	195%	866%	185%	102%	206%	393%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



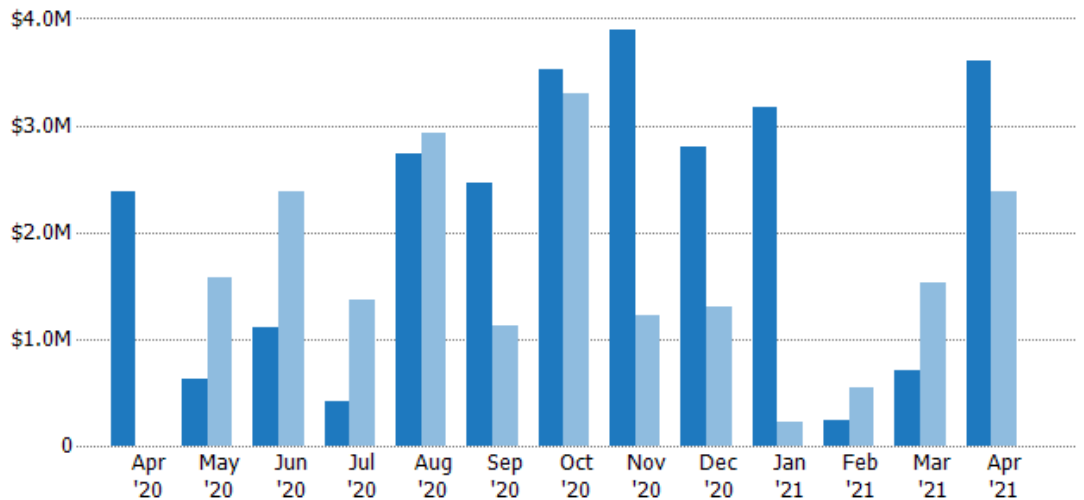
Current Year	7	3	4	1	7	8	8	10	8	5	1	2	8
Prior Year	-	4	10	6	11	5	10	6	4	1	3	7	7
Percent Change from Prior Year	100%	-25%	-60%	-83%	-36%	60%	-20%	67%	100%	400%	-67%	-71%	14%

Closed Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



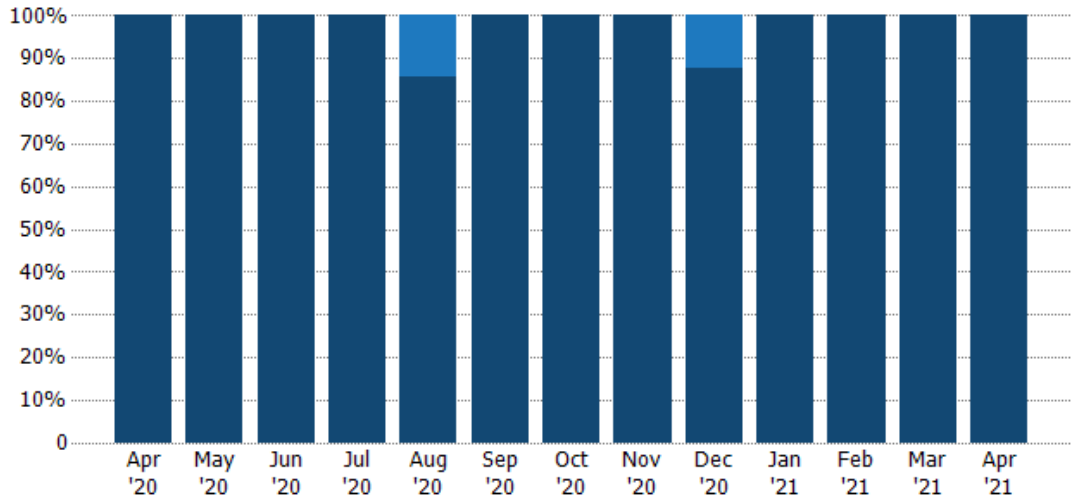
Current Year	\$2.39M	\$619K	\$1.12M	\$410K	\$2.73M	\$2.47M	\$3.52M	\$3.9M	\$2.8M	\$3.17M	\$244K	\$700K	\$3.6M
Prior Year	-	\$1.57M	\$2.38M	\$1.36M	\$2.93M	\$1.12M	\$3.3M	\$1.21M	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M
Percent Change from Prior Year	100%	-61%	-53%	-70%	-7%	121%	7%	221%	115%	1,278%	-55%	-54%	51%

Closed Sales by Property Type

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



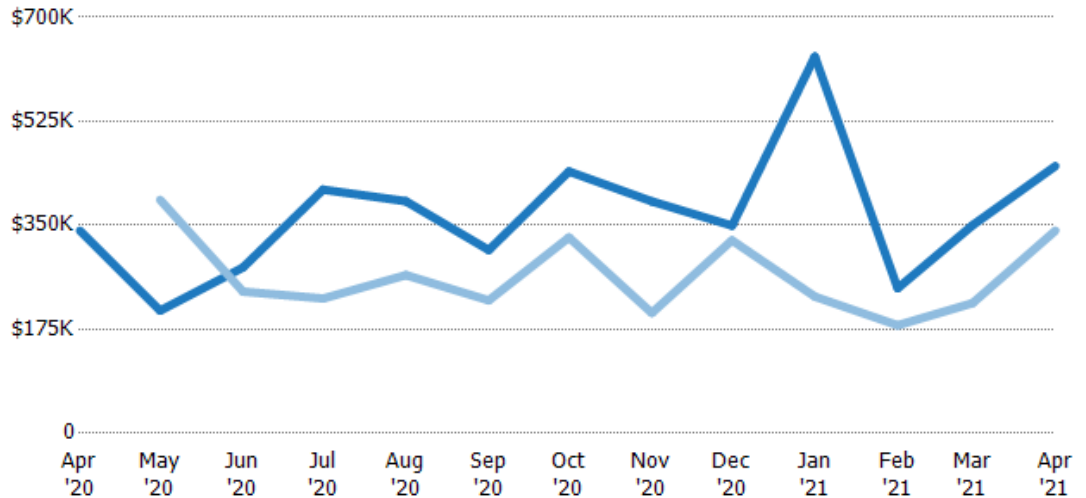
Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Condo/Townhouse	-	-	-	-	14%	-	-	-	13%	-	-	-	-
Single Family Residence	100%	100%	100%	100%	86%	100%	100%	100%	88%	100%	100%	100%	100%

Average Sales Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



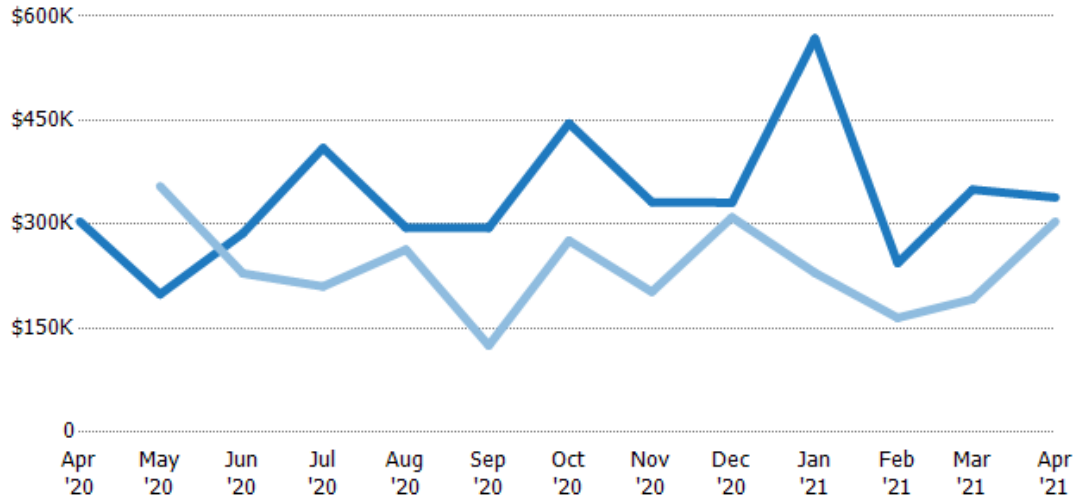
Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$341K	\$206K	\$279K	\$410K	\$391K	\$308K	\$441K	\$390K	\$349K	\$634K	\$244K	\$350K	\$450K
Prior Year	-	\$393K	\$238K	\$227K	\$266K	\$224K	\$330K	\$202K	\$325K	\$230K	\$182K	\$219K	\$341K
Percent Change from Prior Year	100%	-47%	17%	81%	47%	38%	34%	93%	8%	176%	34%	60%	32%

Median Sales Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



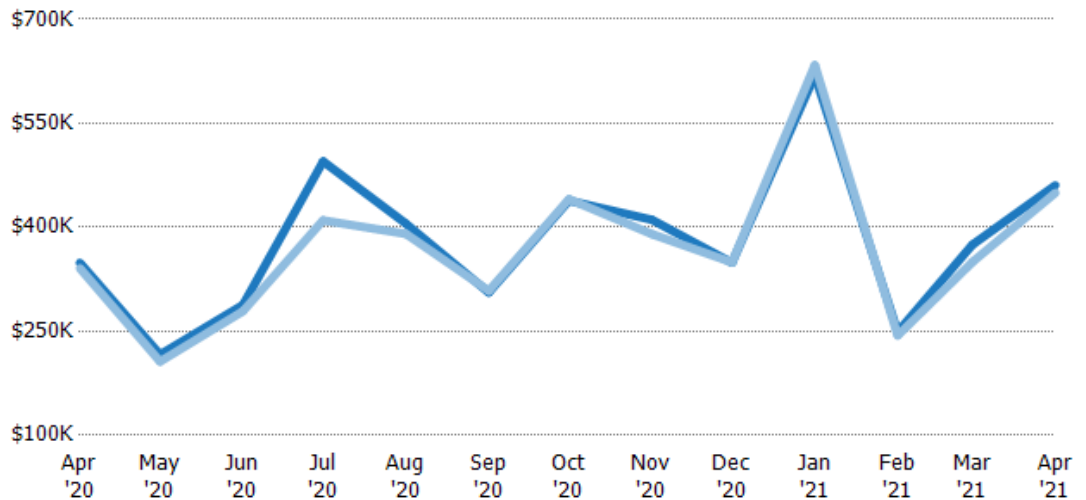
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$304K	\$199K	\$287K	\$410K	\$295K	\$295K	\$446K	\$332K	\$331K	\$568K	\$244K	\$350K	\$339K
Prior Year	-	\$355K	\$229K	\$210K	\$264K	\$125K	\$277K	\$203K	\$310K	\$230K	\$165K	\$192K	\$304K
Percent Change from Prior Year	100%	-44%	25%	95%	12%	136%	61%	64%	7%	147%	48%	82%	11%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



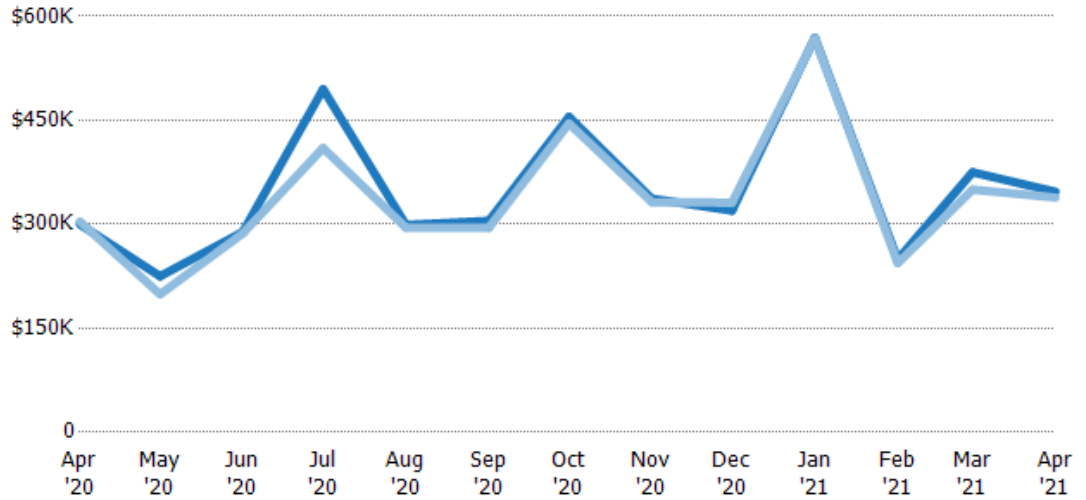
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg List Price	\$349K	\$216K	\$288K	\$495K	\$405K	\$306K	\$438K	\$411K	\$349K	\$619K	\$249K	\$375K	\$461K
Avg Sales Price	\$341K	\$206K	\$279K	\$410K	\$391K	\$308K	\$441K	\$390K	\$349K	\$634K	\$244K	\$350K	\$450K
Avg Sales Price as a % of Avg List Price	98%	95%	97%	83%	96%	101%	100%	95%	100%	102%	98%	93%	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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



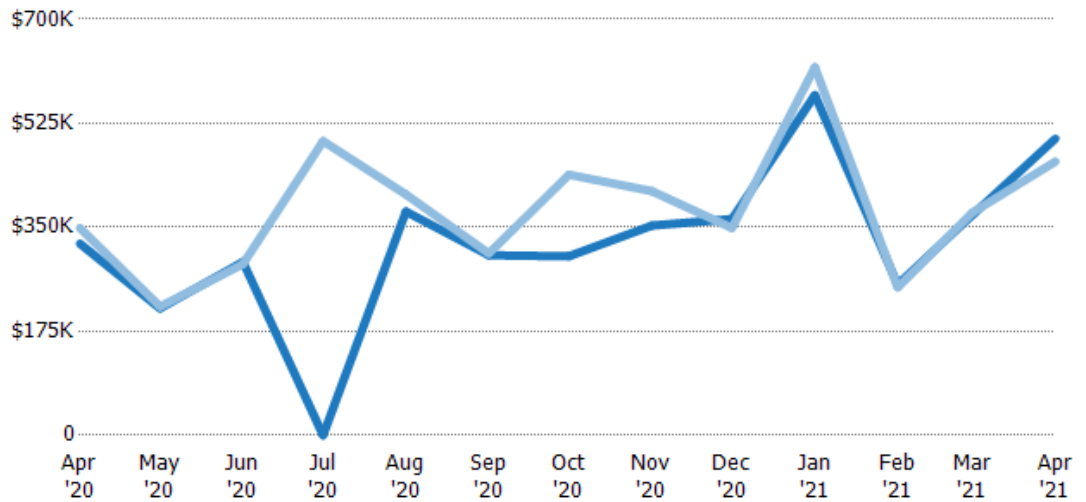
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median List Price	\$300K	\$225K	\$289K	\$495K	\$299K	\$305K	\$455K	\$337K	\$320K	\$569K	\$249K	\$375K	\$347K
Median Sales Price	\$304K	\$199K	\$287K	\$410K	\$295K	\$295K	\$446K	\$332K	\$331K	\$568K	\$244K	\$350K	\$339K
Med Sales Price as a % of Med List Price	101%	88%	99%	83%	99%	97%	98%	99%	104%	100%	98%	93%	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

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



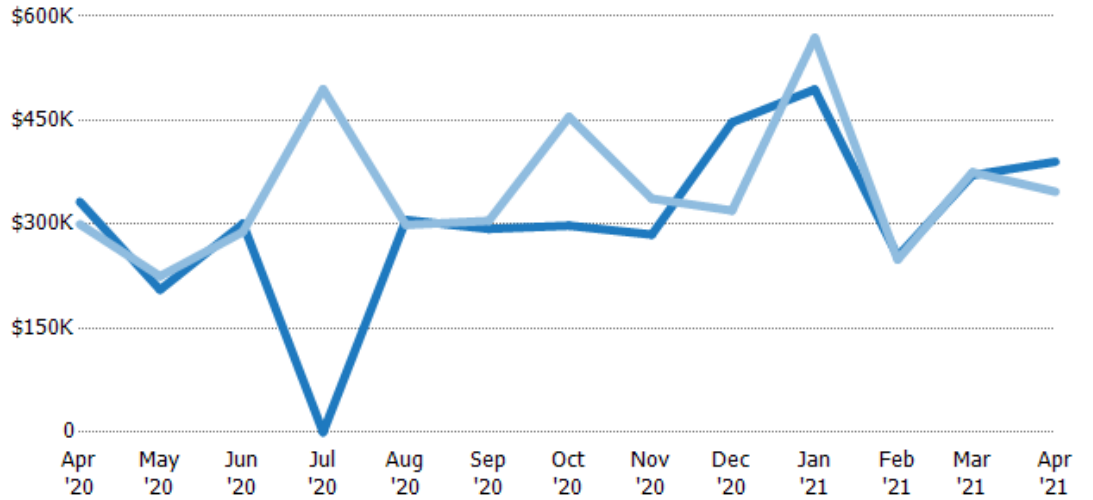
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$323K	\$214K	\$292K	\$0	\$376K	\$303K	\$301K	\$353K	\$364K	\$572K	\$254K	\$371K	\$499K
Avg Sales Price	\$349K	\$216K	\$288K	\$495K	\$405K	\$306K	\$438K	\$411K	\$349K	\$619K	\$249K	\$375K	\$461K
Avg Sales Price as a % of Avg Est Value	108%	101%	99%	100%	108%	101%	146%	116%	96%	108%	98%	101%	92%

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: Morrisville, VT 05661
 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	\$332K	\$206K	\$301K	\$0	\$306K	\$293K	\$298K	\$285K	\$447K	\$494K	\$254K	\$371K	\$390K
Median Sales Price	\$300K	\$225K	\$289K	\$495K	\$299K	\$305K	\$455K	\$337K	\$320K	\$569K	\$249K	\$375K	\$347K
Med Sales Price as a % of Med Est Value	90%	109%	96%	100%	98%	104%	153%	118%	72%	115%	98%	101%	89%