

## Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

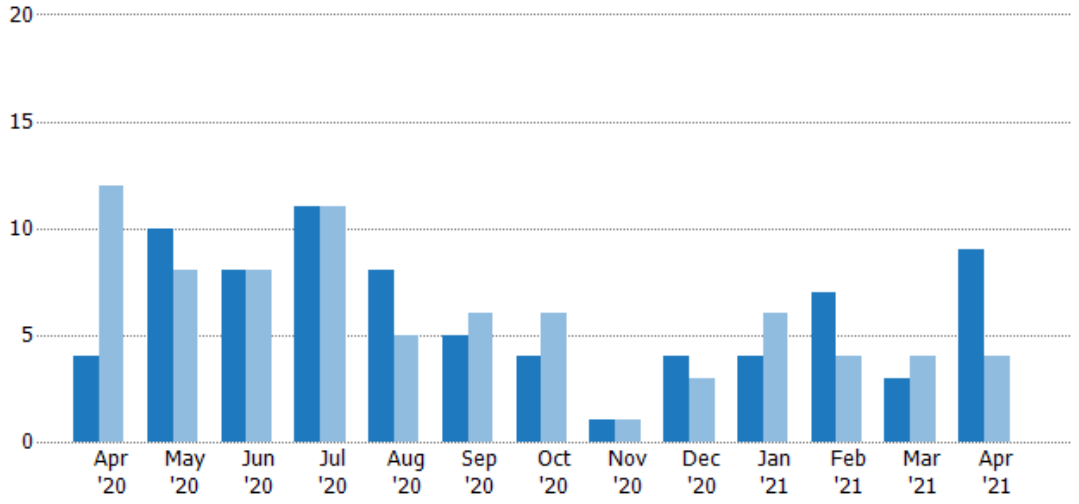
Key Metrics	Apr 2021	Apr 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	9	4	+125%	23	18	+27.8%
New Listing Volume	\$2,084,900	\$839,900	+148.2%	\$8,086,100	\$3,434,100	+135.5%
Active Listing Count	10	28	-64.3%	N/A	N/A	
Active Listing Volume	\$5,828,800	\$7,971,600	-26.9%	N/A	N/A	
Average Listing Price	\$582,880	\$284,700	+104.7%	\$618,703	\$268,996	+130%
Median Listing Price	\$322,000	\$192,400	+67.4%	\$411,506	\$188,456	+118.4%
Median Days in RPR	34.5	206	-83.3%	40.75	212.86	-80.9%
Months of Inventory	2	9.3	-78.6%	2.4	12.5	-81.1%
Absorption Rate	50%	10.71%	+39.3%	42.42%	8%	+34.4%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	5	1	+400%	16	18	-11.1%
New Pending Sales Volume	\$1,129,900	\$155,000	+629%	\$4,570,200	\$2,865,200	+59.5%
Pending Sales Count	9	5	+80%	N/A	N/A	
Pending Sales Volume	\$2,011,300	\$945,500	+112.7%	N/A	N/A	
Closed Sales Count	1	2	-50%	16	14	+14.3%
Closed Sales Volume	\$239,000	\$338,000	-29.3%	\$3,347,000	\$2,098,600	+59.5%
Average Sales Price	\$239,000	\$169,000	+41.4%	\$209,188	\$149,900	+39.6%
Median Sales Price	\$239,000	\$169,000	+41.4%	\$195,094	\$139,857	+39.5%

## New Listings

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Month/Year	Count	% Chg.
Apr '21	9	125%
Apr '20	4	-66.7%
Apr '19	12	-50%

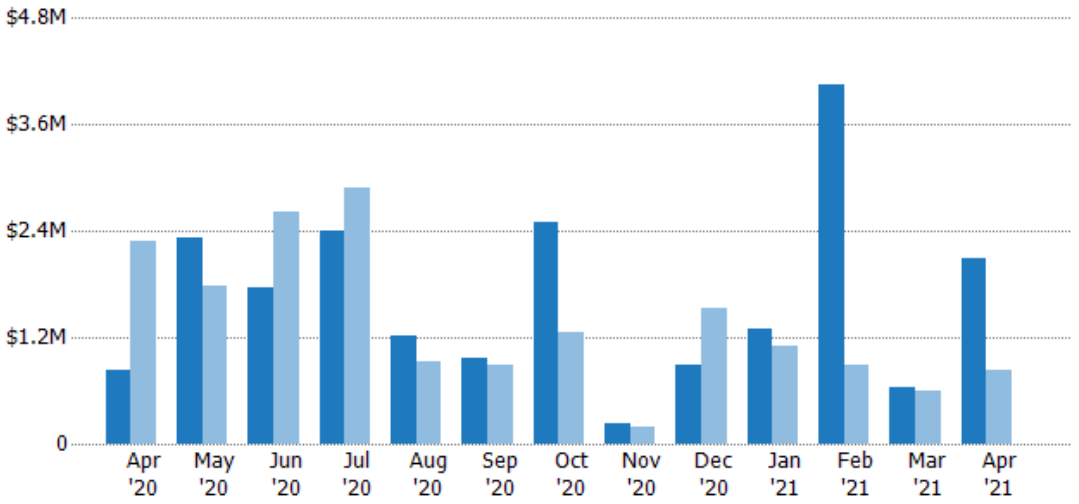
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	4	10	8	11	8	5	4	1	4	4	7	3	9
Prior Year	12	8	8	11	5	6	6	1	3	6	4	4	4
Percent Change from Prior Year	-67%	25%	0%	0%	60%	-17%	-33%	0%	33%	-33%	75%	-25%	125%

## New Listing Volume

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Month/Year	Volume	% Chg.
Apr '21	\$2.08M	148.2%
Apr '20	\$840K	-63.2%
Apr '19	\$2.28M	-18.8%

	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	\$840K	\$2.32M	\$1.76M	\$2.4M	\$1.21M	\$972K	\$2.5M	\$236K	\$886K	\$1.3M	\$4.06M	\$646K	\$2.08M
Prior Year	\$2.28M	\$1.78M	\$2.61M	\$2.89M	\$931K	\$895K	\$1.26M	\$190K	\$1.52M	\$1.11M	\$888K	\$594K	\$840K
Percent Change from Prior Year	-63%	30%	-33%	-17%	30%	9%	99%	24%	-42%	17%	357%	9%	148%

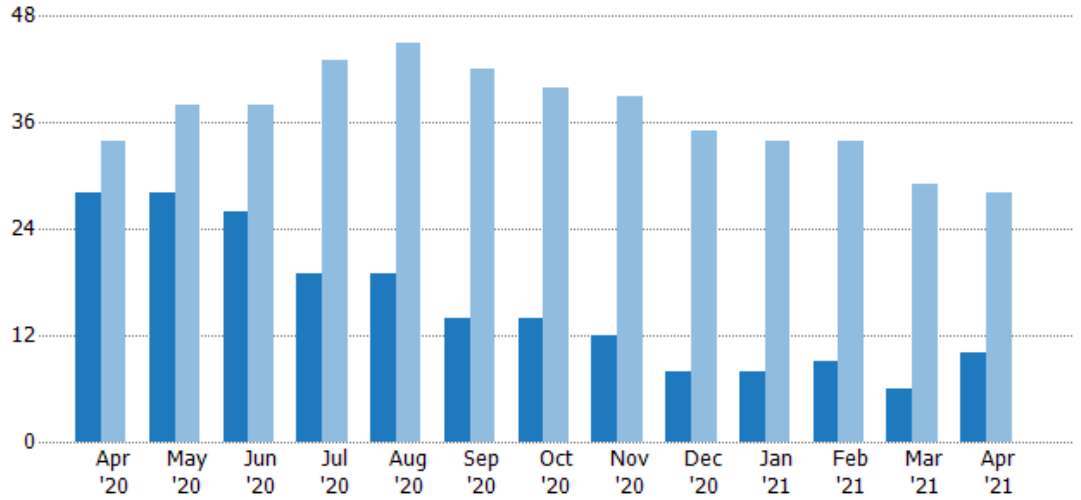
## Active Listings

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Count	% Chg.
Apr '21	10	-64.3%
Apr '20	28	-17.6%
Apr '19	34	23.5%



Current Year	28	28	26	19	19	14	14	12	8	8	9	6	10
Prior Year	34	38	38	43	45	42	40	39	35	34	34	29	28
Percent Change from Prior Year	-18%	-26%	-32%	-56%	-58%	-67%	-65%	-69%	-77%	-76%	-74%	-79%	-64%

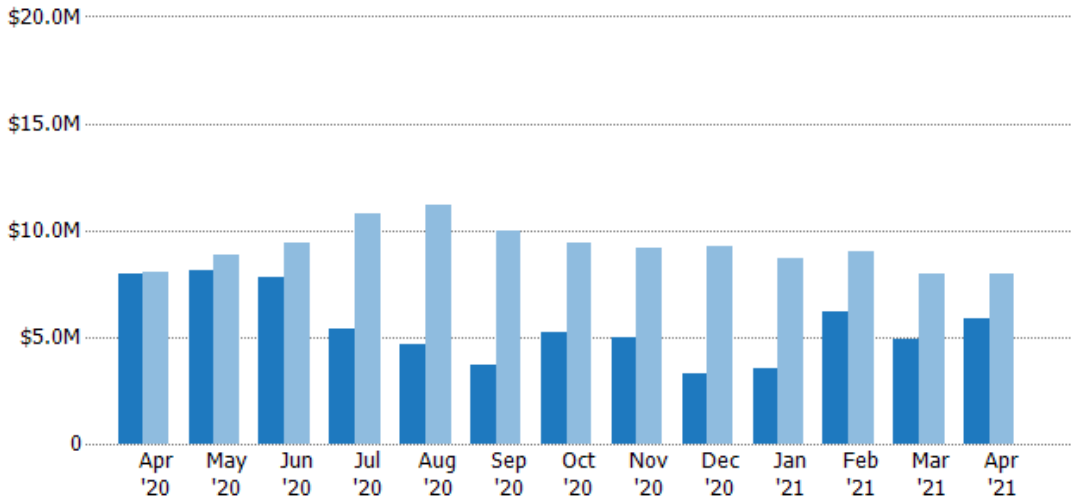
## Active Listing Volume

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Volume	% Chg.
Apr '21	\$5.83M	-26.9%
Apr '20	\$7.97M	-0.6%
Apr '19	\$8.02M	15.9%



Current Year	\$7.97M	\$8.14M	\$7.83M	\$5.36M	\$4.63M	\$3.7M	\$5.2M	\$5M	\$3.33M	\$3.51M	\$6.2M	\$4.87M	\$5.83M
Prior Year	\$8.02M	\$8.83M	\$9.38M	\$10.7M	\$11.2M	\$9.94M	\$9.38M	\$9.13M	\$9.28M	\$8.7M	\$8.97M	\$7.98M	\$7.97M
Percent Change from Prior Year	-1%	-8%	-17%	-50%	-59%	-63%	-45%	-45%	-64%	-60%	-31%	-39%	-27%

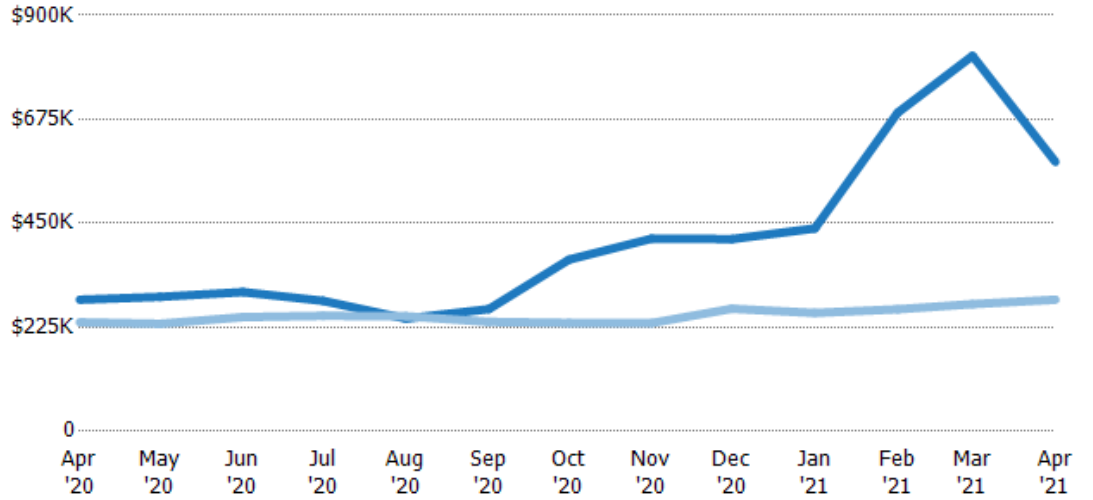
## Average Listing Price

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

### Filters Used

ZIP: East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061  
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '21	\$583K	104.7%
Apr '20	\$285K	20.7%
Apr '19	\$236K	-6.2%



Current Year	\$285K	\$291K	\$301K	\$282K	\$244K	\$264K	\$371K	\$417K	\$416K	\$439K	\$689K	\$812K	\$583K
Prior Year	\$236K	\$232K	\$247K	\$250K	\$249K	\$237K	\$234K	\$234K	\$265K	\$256K	\$264K	\$275K	\$285K
Percent Change from Prior Year	21%	25%	22%	13%	-2%	12%	58%	78%	57%	71%	161%	195%	105%

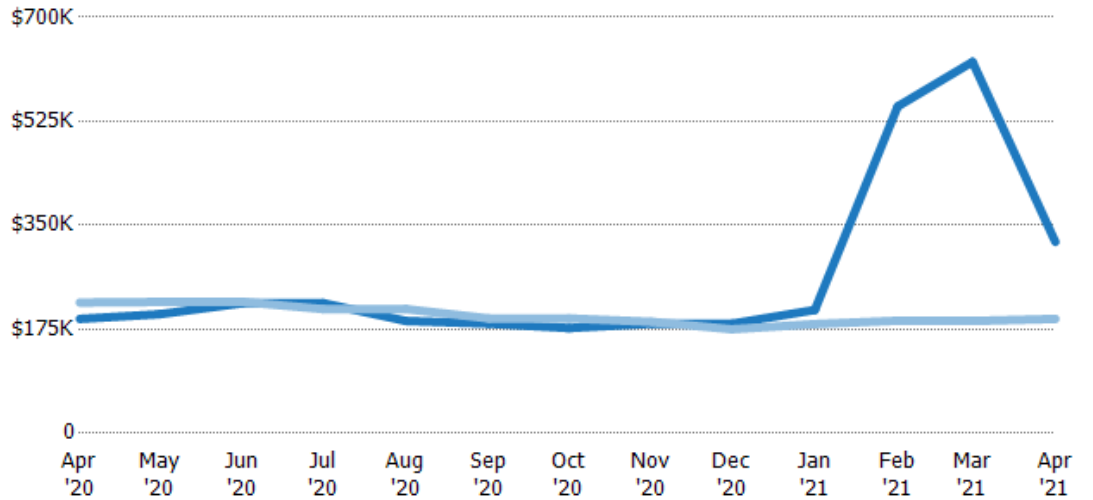
## Median Listing Price

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

### Filters Used

ZIP: East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061  
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '21	\$322K	67.4%
Apr '20	\$192K	-12.5%
Apr '19	\$220K	-6.6%



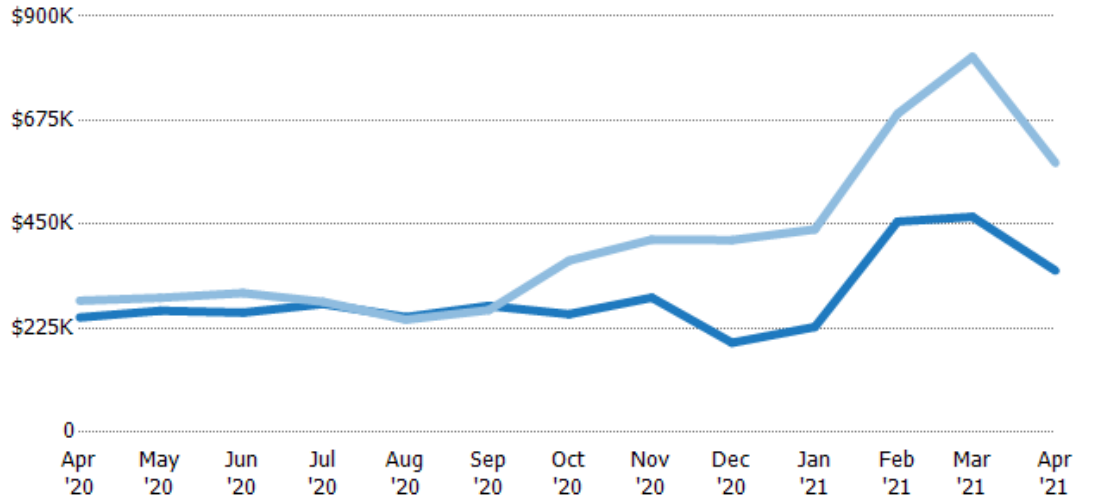
Current Year	\$192K	\$200K	\$219K	\$219K	\$189K	\$184K	\$177K	\$184K	\$184K	\$208K	\$550K	\$625K	\$322K
Prior Year	\$220K	\$221K	\$221K	\$209K	\$209K	\$193K	\$193K	\$188K	\$175K	\$184K	\$189K	\$189K	\$192K
Percent Change from Prior Year	-13%	-9%	-1%	5%	-10%	-5%	-8%	-2%	5%	13%	190%	231%	67%

## 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: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



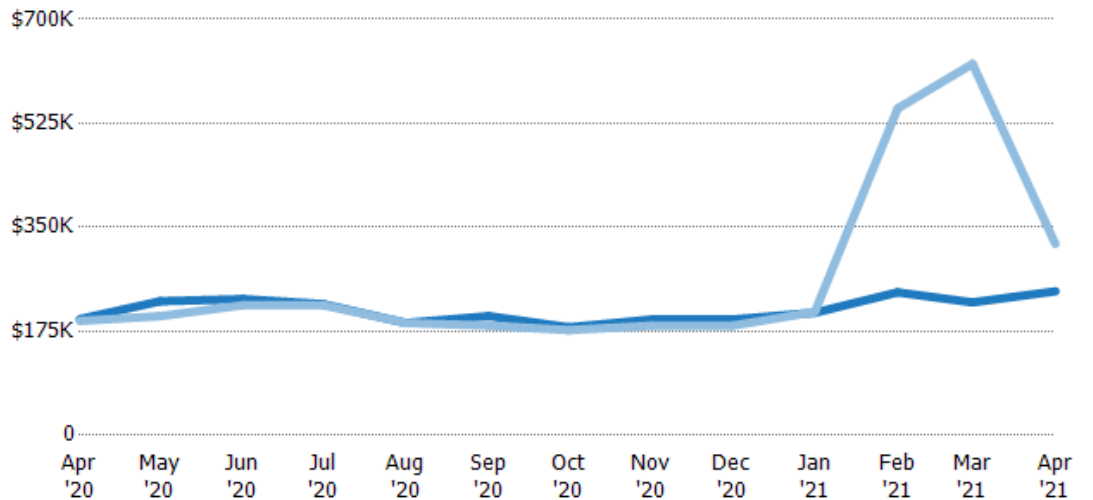
Avg Est Value	\$248K	\$263K	\$259K	\$278K	\$249K	\$273K	\$255K	\$291K	\$194K	\$228K	\$456K	\$466K	\$350K
Avg Listing Price	\$285K	\$291K	\$301K	\$282K	\$244K	\$264K	\$371K	\$417K	\$416K	\$439K	\$689K	\$812K	\$583K
Avg Listing Price as a % of Avg Est Value	115%	111%	116%	102%	98%	97%	145%	143%	215%	193%	151%	174%	167%

## 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: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Median Est Value	\$195K	\$226K	\$229K	\$221K	\$189K	\$200K	\$182K	\$195K	\$195K	\$206K	\$241K	\$224K	\$242K
Median Listing Price	\$192K	\$200K	\$219K	\$219K	\$189K	\$184K	\$177K	\$184K	\$184K	\$208K	\$550K	\$625K	\$322K
Med Listing Price as a % of Med Est Value	98%	89%	96%	99%	100%	92%	97%	95%	95%	101%	229%	279%	133%

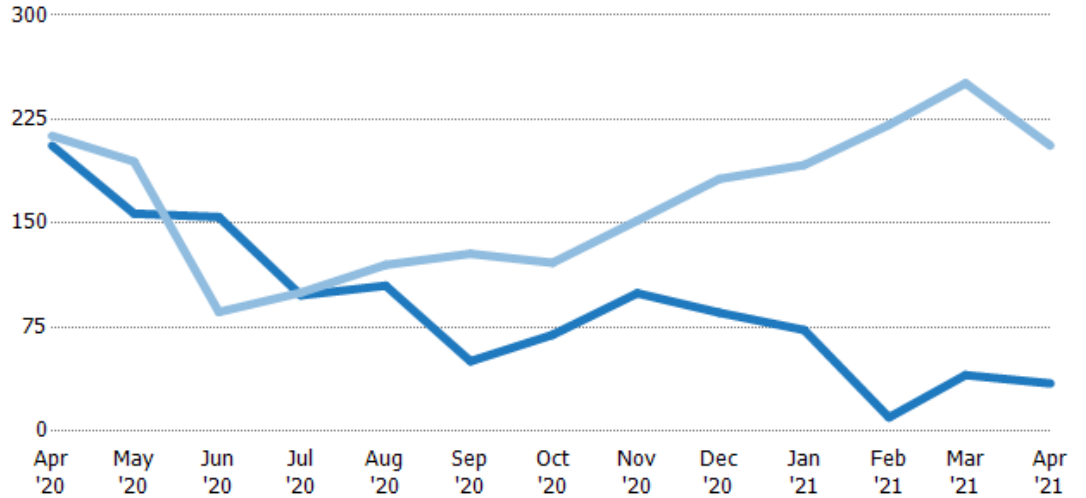
## Median Days in RPR

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: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Days	% Chg.
Apr '21	34.5	-83.3%
Apr '20	206	-3.3%
Apr '19	213	-38.3%



Current Year	206	157	155	98	105	50.5	69.5	100	85.5	73	10	40.5	34.5
Prior Year	213	195	86	100	120	128	122	152	182	192	221	251	206
Percent Change from Prior Year	-3%	-19%	80%	-2%	-13%	-61%	-43%	-35%	-53%	-62%	-95%	-84%	-83%

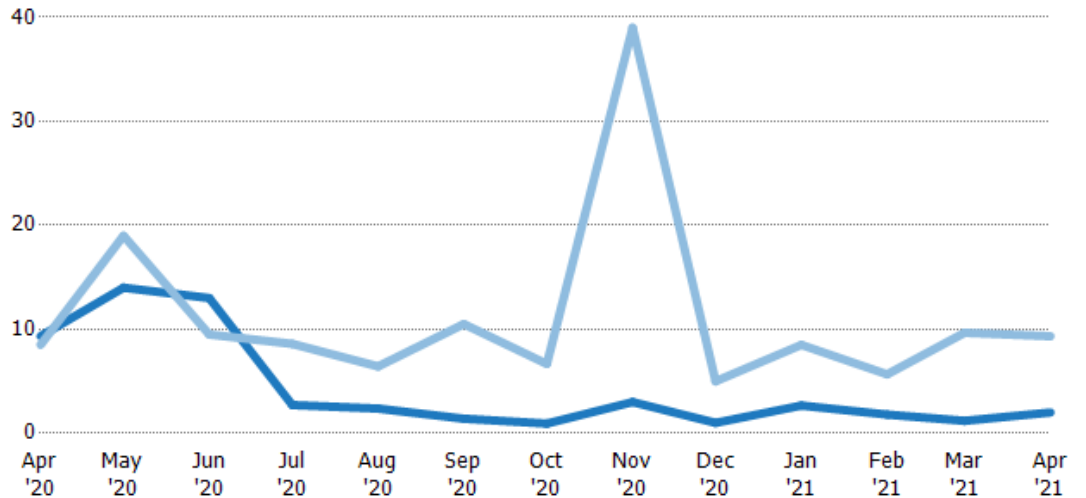
## Months of Inventory

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Months	% Chg.
Apr '21	2	-78.6%
Apr '20	9.33	9.8%
Apr '19	8.5	-17.6%



Current Year	9.33	14	13	2.71	2.38	1.4	0	3	1	2.67	1.8	1.2	2
Prior Year	8.5	19	9.5	8.6	6.43	10.5	6.67	39	5	8.5	5.67	9.67	9.33
Percent Change from Prior Year	10%	-26%	37%	-68%	-63%	-87%	-86%	-92%	-80%	-69%	-68%	-88%	-79%

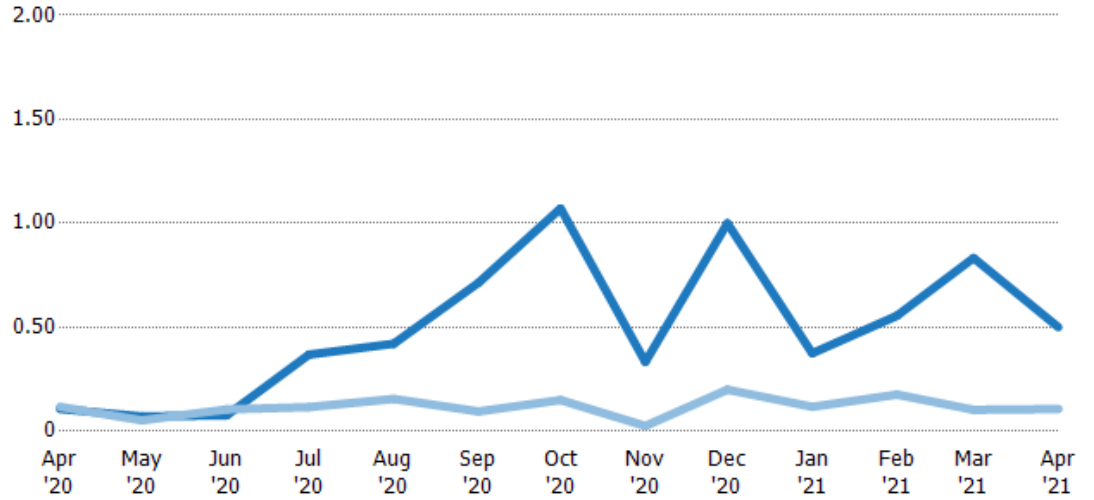
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Rate	Chg.
Apr '21	50%	-39.3%
Apr '20	11%	1.1%
Apr '19	12%	21.4%



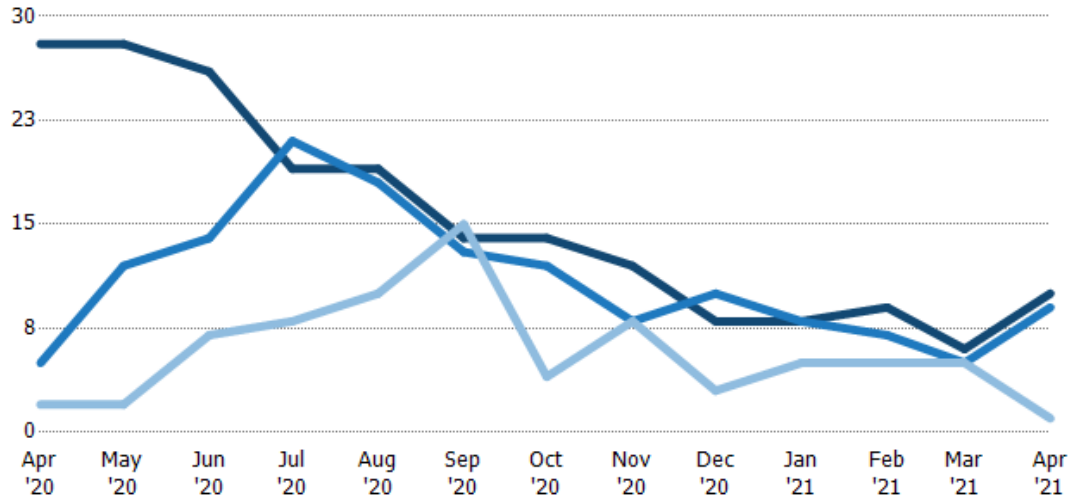
Current Year	11%	7%	8%	37%	42%	71%	107%	33%	100%	38%	56%	83%	50%
Prior Year	12%	5%	11%	12%	16%	10%	15%	3%	20%	12%	18%	10%	11%
Change from Prior Year	1%	-2%	3%	-25%	-27%	-62%	-92%	-31%	-80%	-26%	-38%	-73%	-39%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Active	28	28	26	19	19	14	14	12	8	8	9	6	10
Pending	5	12	14	21	18	13	12	8	10	8	7	5	9
Sold	2	2	7	8	10	15	4	8	3	5	5	5	1

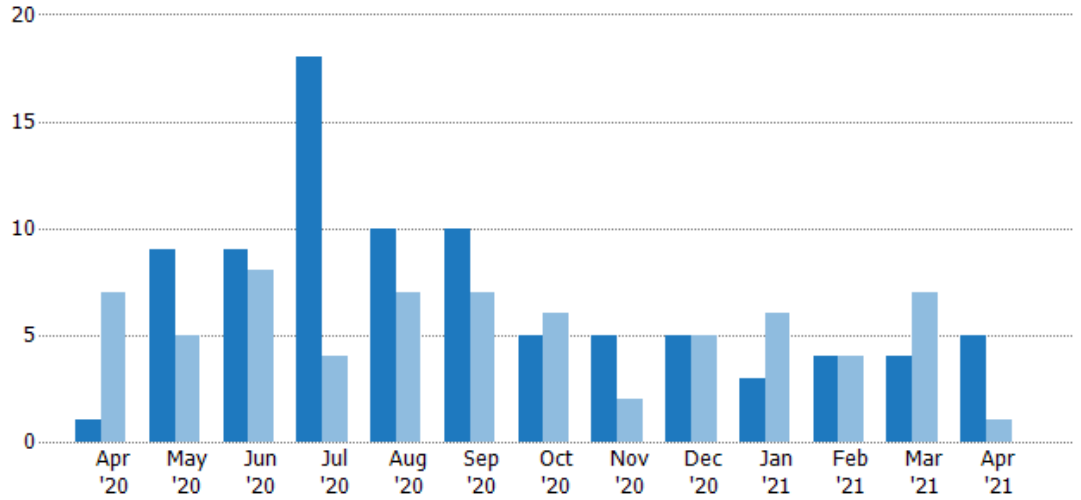
## New Pending Sales

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Count	% Chg.
Apr '21	5	400%
Apr '20	1	-85.7%
Apr '19	7	-42.9%



Current Year	1	9	9	18	10	10	5	5	5	3	4	4	5
Prior Year	7	5	8	4	7	7	6	2	5	6	4	7	1
Percent Change from Prior Year	-86%	80%	13%	350%	43%	43%	-17%	150%	0%	-50%	0%	-43%	400%

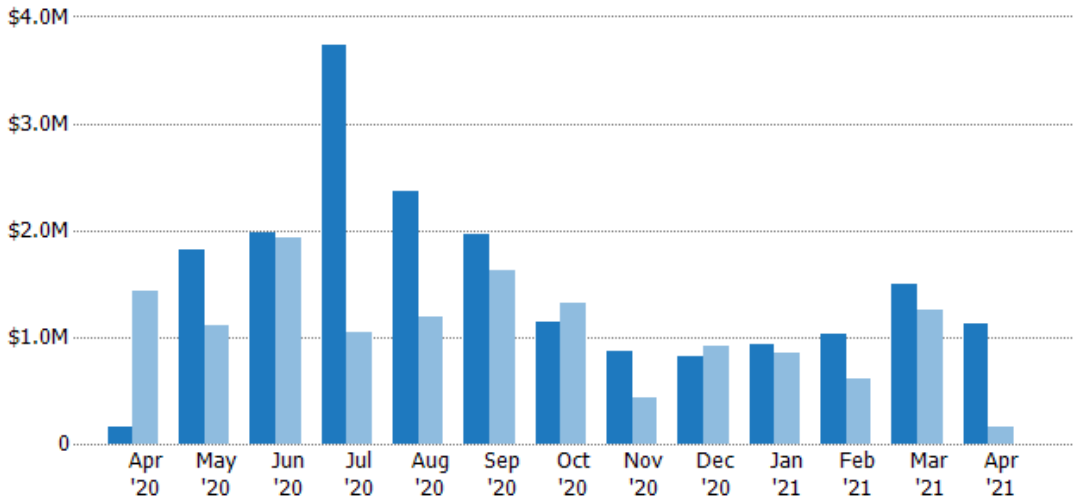
## New Pending Sales Volume

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Volume	% Chg.
Apr '21	\$1.13M	629%
Apr '20	\$155K	-89.1%
Apr '19	\$1.43M	-28.9%



Current Year	\$155K	\$1.81M	\$1.97M	\$3.74M	\$2.36M	\$1.96M	\$1.14M	\$873K	\$823K	\$925K	\$1.02M	\$1.49M	\$1.13M
Prior Year	\$1.43M	\$1.1M	\$1.93M	\$1.05M	\$1.19M	\$1.63M	\$1.31M	\$438K	\$917K	\$846K	\$614K	\$1.25M	\$155K
Percent Change from Prior Year	-89%	64%	2%	257%	98%	21%	-13%	99%	-10%	9%	67%	19%	629%



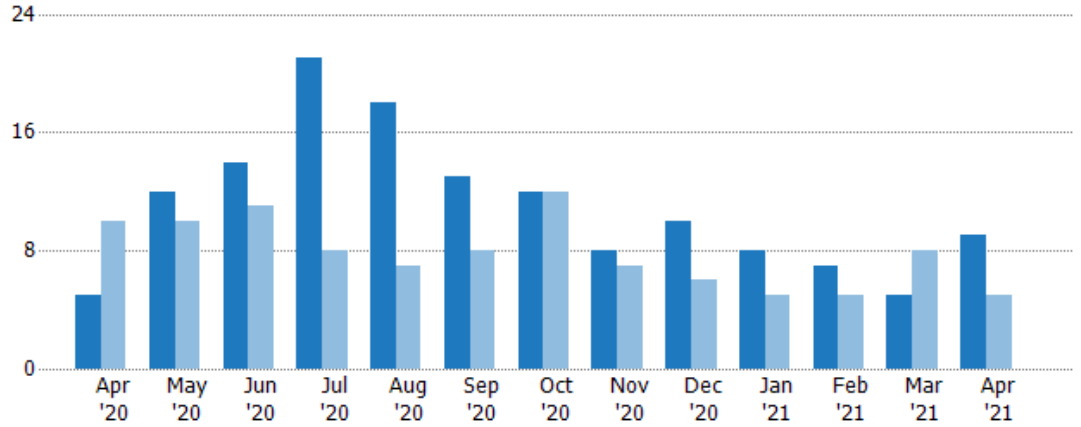
## Pending Sales

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Count	% Chg.
Apr '21	9	80%
Apr '20	5	-50%
Apr '19	10	-30%



Current Year	5	12	14	21	18	13	12	8	10	8	7	5	9
Prior Year	10	10	11	8	7	8	12	7	6	5	5	8	5
Percent Change from Prior Year	-50%	20%	27%	163%	157%	63%	0%	14%	67%	60%	40%	-38%	80%

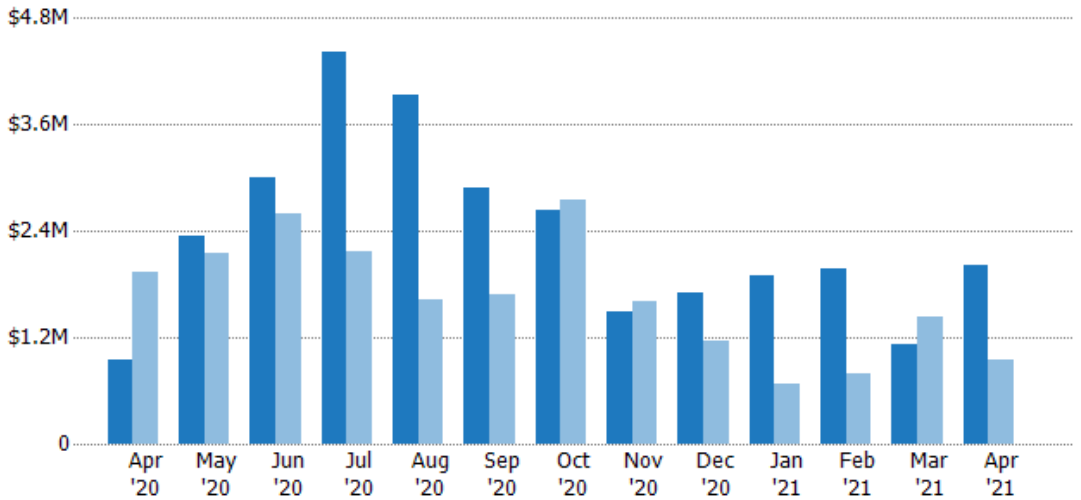
## Pending Sales Volume

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Volume	% Chg.
Apr '21	\$2.01M	112.7%
Apr '20	\$946K	-51%
Apr '19	\$1.93M	-11%



Current Year	\$946K	\$2.34M	\$3.01M	\$4.42M	\$3.93M	\$2.89M	\$2.63M	\$1.49M	\$1.7M	\$1.89M	\$1.97M	\$1.12M	\$2.01M
Prior Year	\$1.93M	\$2.16M	\$2.59M	\$2.17M	\$1.63M	\$1.69M	\$2.75M	\$1.62M	\$1.16M	\$670K	\$788K	\$1.42M	\$946K
Percent Change from Prior Year	-51%	8%	16%	104%	142%	71%	-4%	-8%	46%	182%	150%	-21%	113%

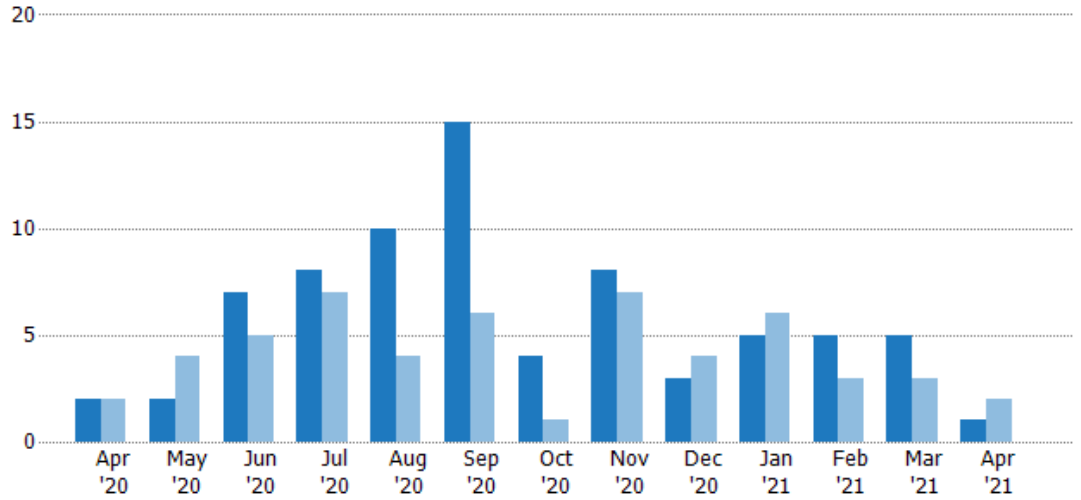
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Count	% Chg.
Apr '21	1	-50%
Apr '20	2	0%
Apr '19	2	50%



Current Year	2	2	7	8	10	15	4	8	3	5	5	5	1
Prior Year	2	4	5	7	4	6	1	7	4	6	3	3	2
Percent Change from Prior Year	0%	-50%	40%	14%	150%	150%	300%	14%	-25%	-17%	67%	67%	-50%

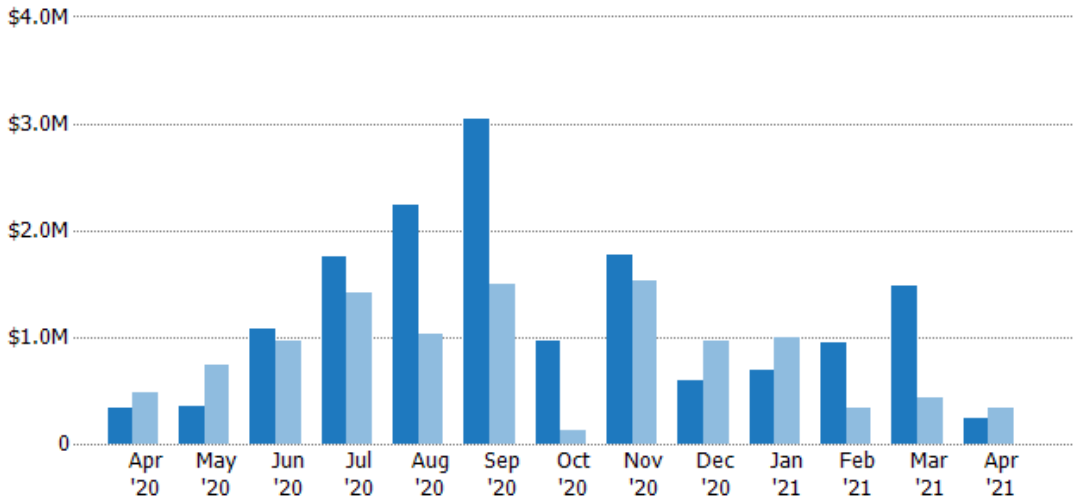
## Closed Sales Volume

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Volume	% Chg.
Apr '21	\$239K	-29.3%
Apr '20	\$338K	-28.8%
Apr '19	\$475K	32.2%



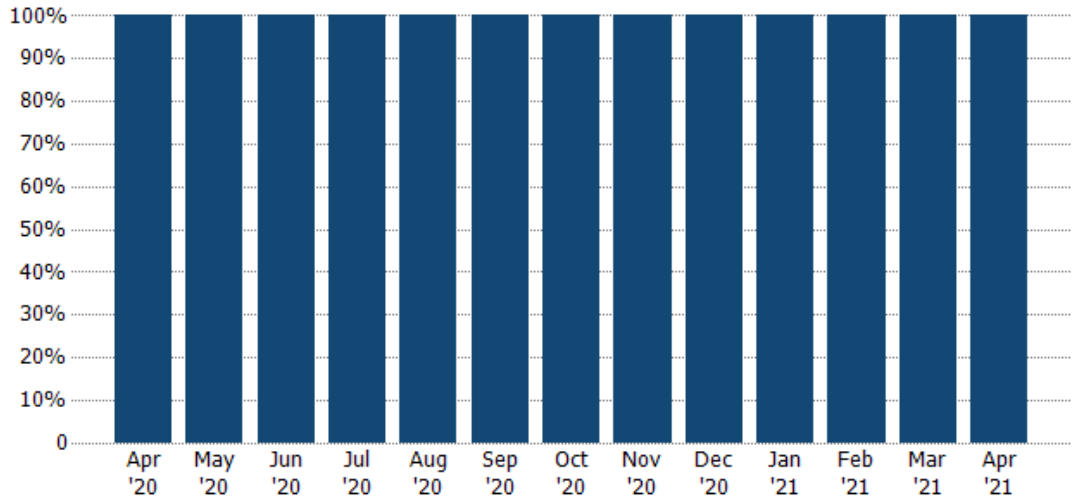
Current Year	\$338K	\$358K	\$1.07M	\$1.75M	\$2.24M	\$3.04M	\$958K	\$1.77M	\$591K	\$684K	\$940K	\$1.48M	\$239K
Prior Year	\$475K	\$736K	\$968K	\$1.42M	\$1.02M	\$1.5M	\$125K	\$1.52M	\$958K	\$998K	\$330K	\$433K	\$338K
Percent Change from Prior Year	-29%	-51%	11%	23%	119%	103%	666%	16%	-38%	-31%	185%	243%	-29%

## Closed Sales by Property Type

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



■ Single Family Residence

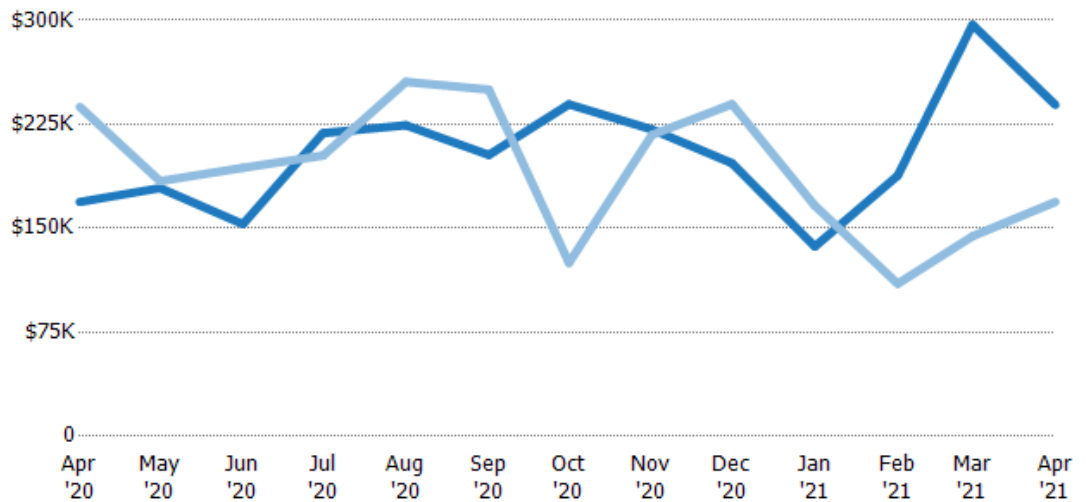
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

## Average Sales Price

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



■ Current Year

■ Prior Year

Percent Change from Prior Year

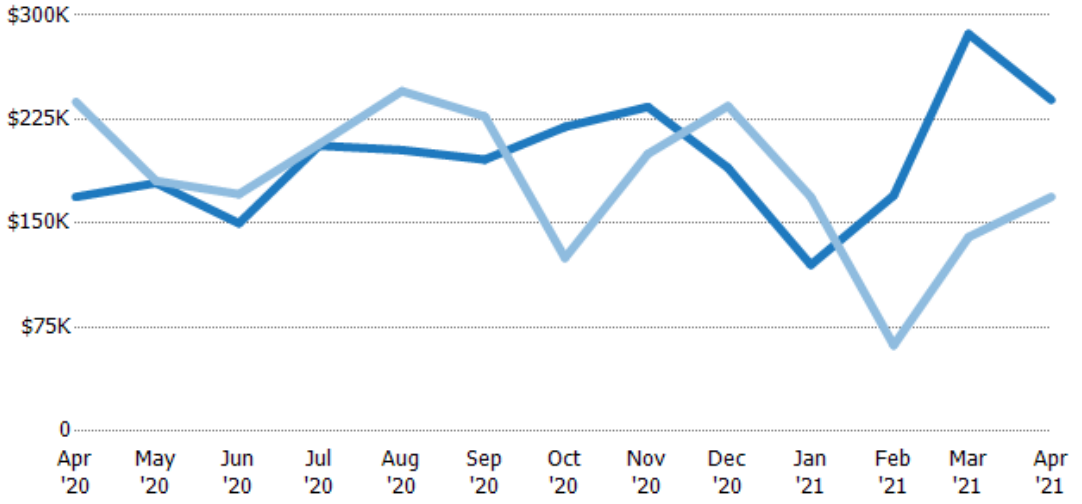
\$169K \$179K \$153K \$219K \$224K \$203K \$239K \$221K \$197K \$137K \$188K \$297K \$239K  
 \$238K \$184K \$194K \$202K \$256K \$250K \$125K \$217K \$240K \$166K \$110K \$144K \$169K  
 -29% -3% -21% 8% -12% -19% 92% 2% -18% -18% 71% 106% 41%

## Median Sales Price

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Month/Year	Price	% Chg.
Apr '21	\$239K	41.4%
Apr '20	\$169K	-28.8%
Apr '19	\$238K	-15.8%

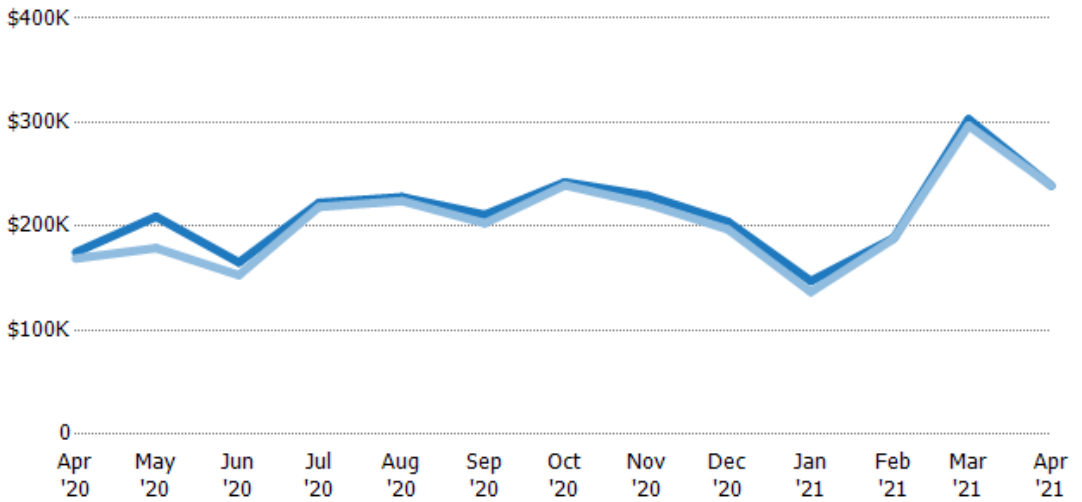
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K	\$239K
Prior Year	\$238K	\$181K	\$171K	\$207K	\$245K	\$227K	\$125K	\$200K	\$235K	\$169K	\$62K	\$140K	\$169K
Percent Change from Prior Year	-29%	-1%	-12%	0%	-17%	-14%	76%	17%	-19%	-29%	174%	105%	41%

## 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: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



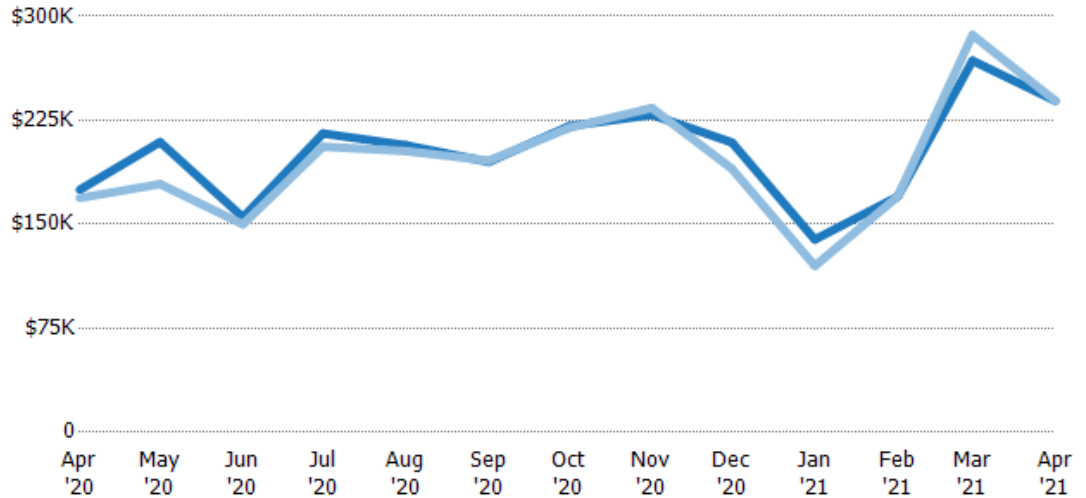
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Apr '20	\$175K	\$169K	97%
May '20	\$209K	\$179K	86%
Jun '20	\$165K	\$153K	93%
Jul '20	\$223K	\$219K	98%
Aug '20	\$228K	\$224K	98%
Sep '20	\$211K	\$203K	96%
Oct '20	\$242K	\$239K	99%
Nov '20	\$229K	\$221K	96%
Dec '20	\$204K	\$197K	96%
Jan '21	\$147K	\$137K	93%
Feb '21	\$189K	\$188K	100%
Mar '21	\$303K	\$297K	98%
Apr '21	\$239K	\$239K	100%

## 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: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



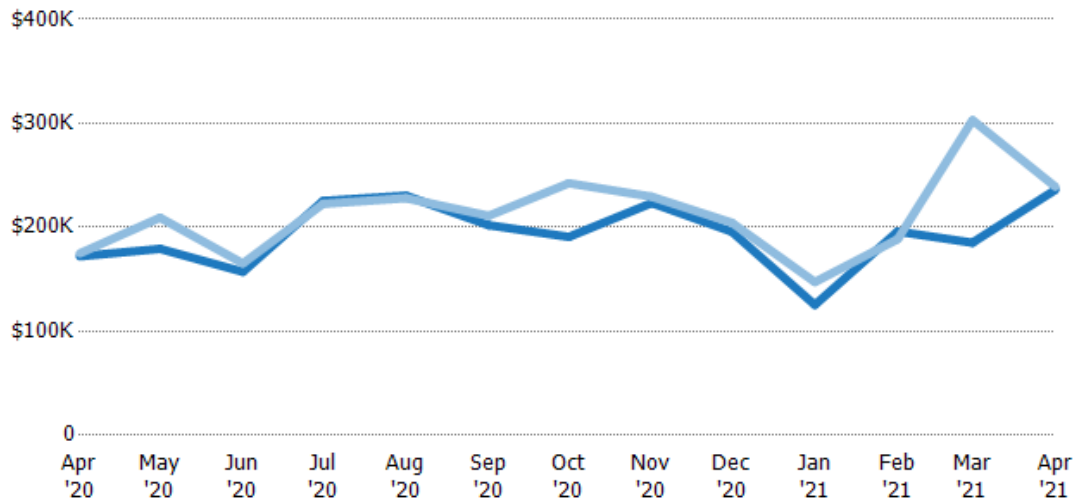
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median List Price	\$175K	\$209K	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K	\$239K
Median Sales Price	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K	\$239K
Med Sales Price as a % of Med List Price	97%	86%	97%	96%	98%	100%	99%	102%	91%	86%	100%	107%	100%

## 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: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



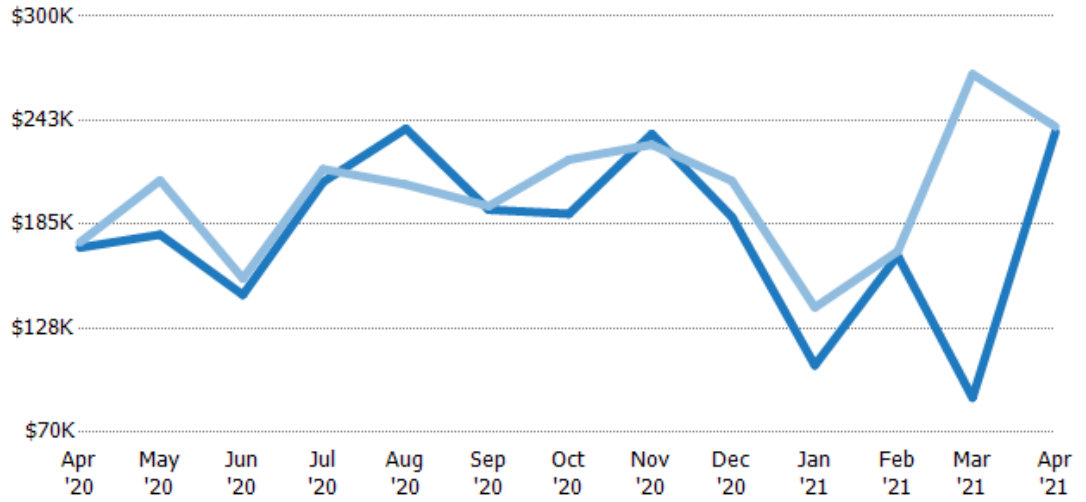
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$172K	\$179K	\$157K	\$225K	\$230K	\$202K	\$191K	\$223K	\$196K	\$125K	\$196K	\$185K	\$236K
Avg Sales Price	\$175K	\$209K	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K	\$303K	\$239K
Avg Sales Price as a % of Avg Est Value	102%	117%	105%	99%	99%	104%	127%	103%	104%	118%	96%	164%	101%

## Median Sales Price vs Median Est Value

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

### Filters Used

ZIP: East Randolph, VT 05041,  
Randolph, VT 05060, Randolph  
Center, VT 05061  
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	\$172K	\$179K	\$146K	\$208K	\$238K	\$193K	\$191K	\$235K	\$189K	\$107K	\$168K	\$89.1K	\$236K
Median Sales Price	\$175K	\$209K	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K	\$239K
Med Sales Price as a % of Med Est Value	102%	117%	106%	103%	87%	101%	116%	97%	111%	130%	101%	301%	101%