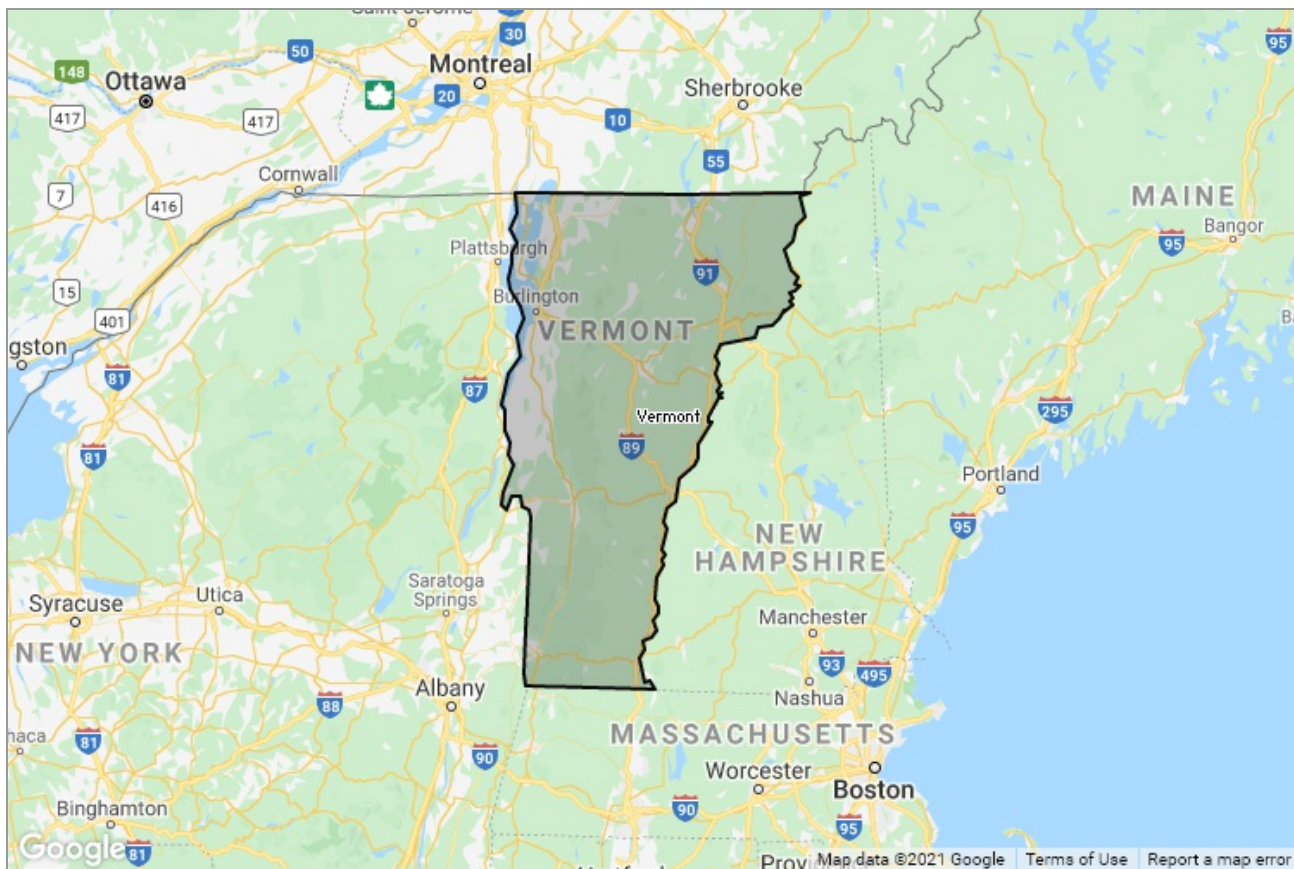




MARKET DATA REPORT

# Vermont Indicators Report April 2021



## Report Characteristics

**Report Name:**

Vermont Indicators Report April 2021

**Report Date Range:**

4/2020 – 4/2021

**Filters Used:**

Property Type, Location

**Avg/Med:** Both

**Run Date:** 05/20/2021

**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	Apr 2021	Apr 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	938	457	+105.3%	2,854	2,243	+27.2%
New Listing Volume	\$399,029,252	\$164,486,763	+142.6%	\$1,178,762,500	\$764,883,515	+54.1%
Active Listing Count	1,271	3,516	-63.9%	N/A	N/A	
Active Listing Volume	\$736,364,541	\$1,443,836,850	-49%	N/A	N/A	
Average Listing Price	\$579,358	\$410,648	+41.1%	\$547,247	\$401,909	+36.2%
Median Listing Price	\$350,000	\$285,000	+22.8%	\$340,279	\$278,206	+22.3%
Median Days in RPR	58	197	-70.6%	96.83	190.33	-49.1%
Months of Inventory	2	7.5	-73.3%	3.4	8.8	-61.6%
Absorption Rate	50.04%	13.34%	+36.7%	29.48%	11.32%	+18.2%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	949	448	+111.8%	3,280	2,304	+42.4%
New Pending Sales Volume	\$350,584,476	\$129,985,488	+169.7%	\$1,216,036,958	\$658,322,583	+84.7%
Pending Sales Count	1,596	895	+78.3%	N/A	N/A	
Pending Sales Volume	\$624,233,006	\$268,949,311	+132.1%	N/A	N/A	
Closed Sales Count	699	376	+85.9%	2,354	1,680	+40.1%
Closed Sales Volume	\$258,076,019	\$114,005,416	+126.4%	\$807,350,782	\$469,486,013	+72%
Average Sales Price	\$369,207	\$303,206	+21.8%	\$342,970	\$279,456	+22.7%
Median Sales Price	\$294,400	\$266,000	+10.7%	\$277,215	\$232,585	+19.2%

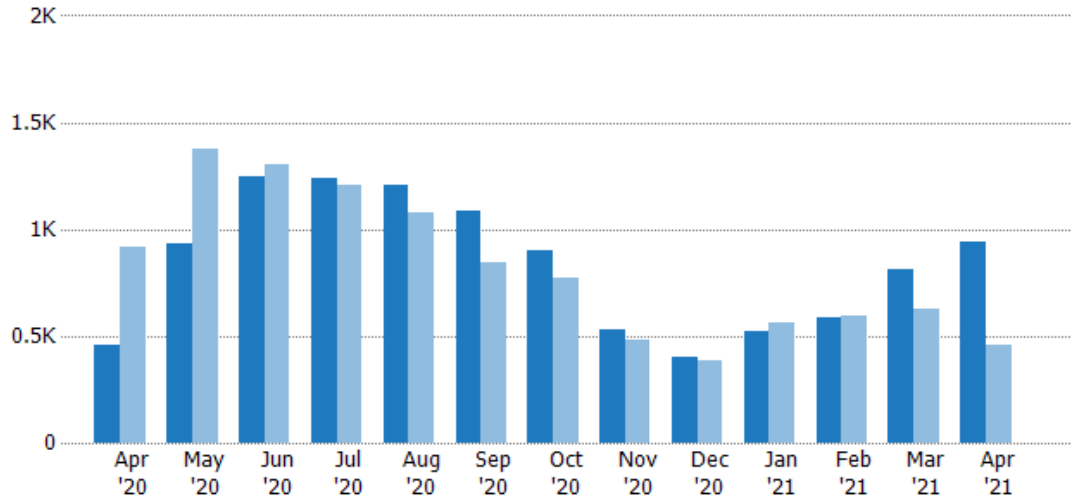
## New Listings

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.
Apr '21	938	105.3%
Apr '20	457	-50.2%
Apr '19	918	2.9%



	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	457	934	1,250	1,240	1,210	1,080	902	534	404	518	584	814	938
Prior Year	918	1,380	1,310	1,210	1,080	841	775	485	386	562	596	628	457
Percent Change from Prior Year	-50%	-32%	-4%	2%	12%	29%	16%	10%	5%	-8%	-2%	30%	105%

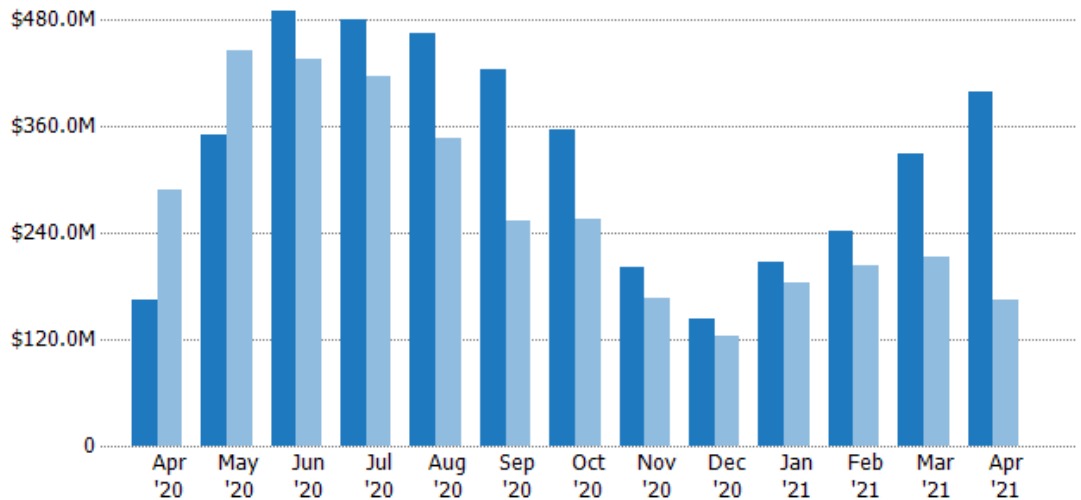
## New Listing Volume

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.
Apr '21	\$399M	142.6%
Apr '20	\$164M	-42.9%
Apr '19	\$288M	-1.3%



	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	\$164M	\$350M	\$490M	\$480M	\$465M	\$425M	\$357M	\$202M	\$144M	\$207M	\$243M	\$330M	\$399M
Prior Year	\$288M	\$445M	\$436M	\$417M	\$347M	\$253M	\$256M	\$166M	\$123M	\$184M	\$204M	\$213M	\$164M
Percent Change from Prior Year	-43%	-21%	12%	15%	34%	68%	39%	22%	17%	13%	19%	55%	143%

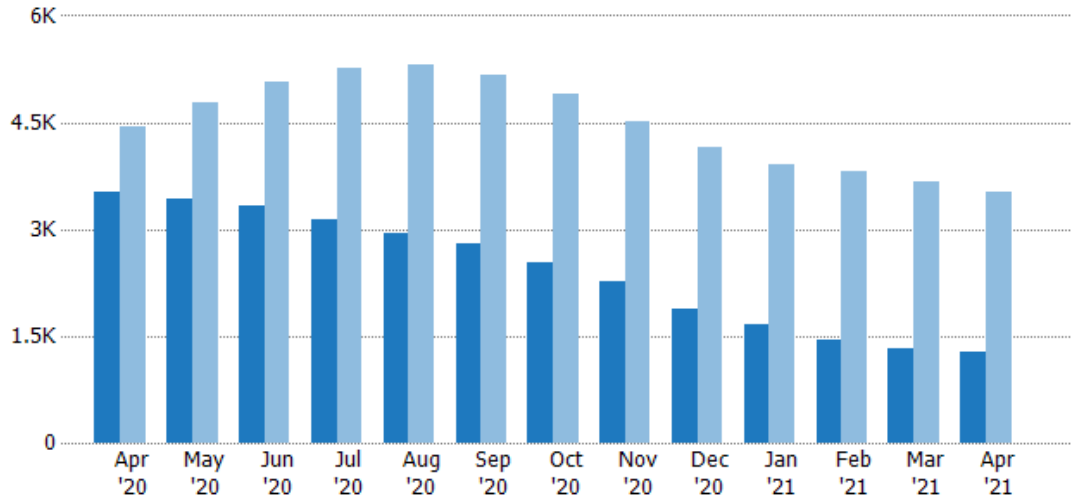
## Active Listings

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	Count	% Chg.
Apr '21	1.27K	-63.9%
Apr '20	3.52K	-21%
Apr '19	4.45K	1.1%



Current Year	3.52K	3.42K	3.33K	3.15K	2.94K	2.81K	2.52K	2.26K	1.89K	1.66K	1.45K	1.32K	1.27K
Prior Year	4.45K	4.77K	5.07K	5.26K	5.3K	5.16K	4.9K	4.51K	4.15K	3.9K	3.82K	3.66K	3.52K
Percent Change from Prior Year	-21%	-28%	-34%	-40%	-44%	-46%	-48%	-50%	-55%	-57%	-62%	-64%	-64%

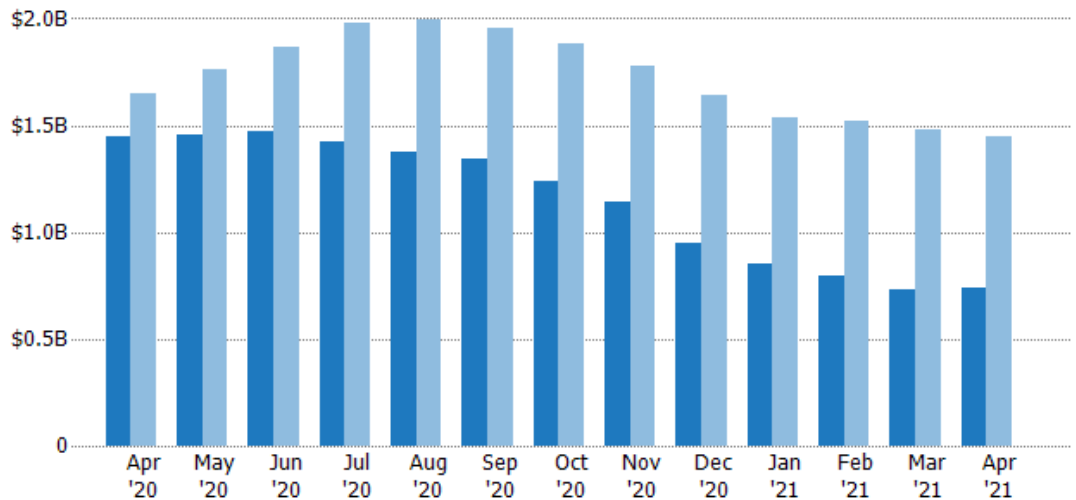
## Active Listing Volume

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	Volume	% Chg.
Apr '21	\$736M	-49%
Apr '20	\$1.44B	-12.4%
Apr '19	\$1.65B	-4.1%



Current Year	\$1.44B	\$1.45B	\$1.47B	\$1.42B	\$1.37B	\$1.34B	\$1.24B	\$1.14B	\$946M	\$854M	\$799M	\$730M	\$736M
Prior Year	\$1.65B	\$1.76B	\$1.87B	\$1.98B	\$1.99B	\$1.96B	\$1.88B	\$1.77B	\$1.64B	\$1.54B	\$1.52B	\$1.48B	\$1.44B
Percent Change from Prior Year	-12%	-17%	-21%	-28%	-31%	-32%	-34%	-36%	-42%	-45%	-47%	-51%	-49%

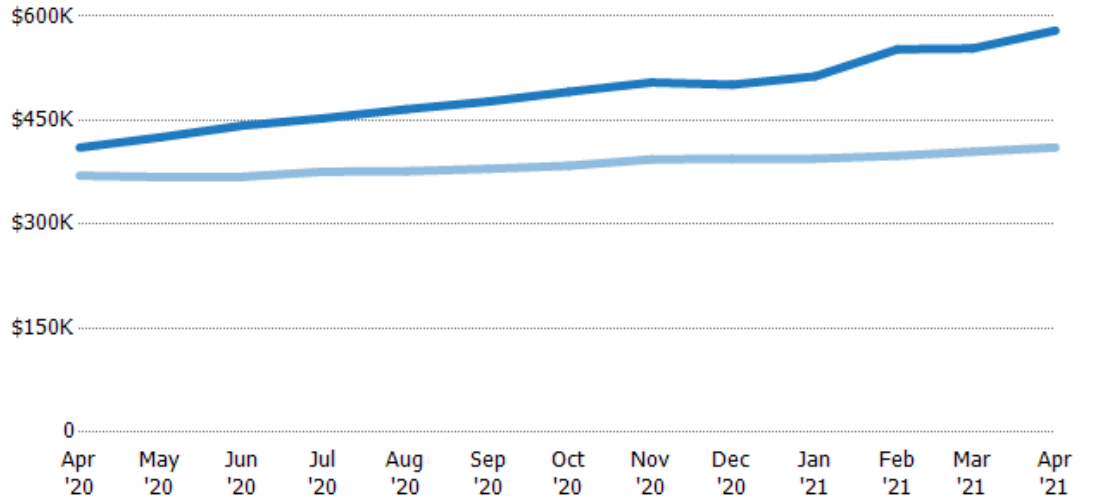
## Average Listing Price

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.
Apr '21	\$579K	41.1%
Apr '20	\$411K	11%
Apr '19	\$370K	-5.2%



Current Year	\$411K	\$425K	\$442K	\$453K	\$466K	\$477K	\$491K	\$504K	\$501K	\$513K	\$552K	\$554K	\$579K
Prior Year	\$370K	\$368K	\$369K	\$376K	\$376K	\$380K	\$384K	\$394K	\$394K	\$395K	\$399K	\$405K	\$411K
Percent Change from Prior Year	11%	16%	20%	20%	24%	26%	28%	28%	27%	30%	39%	37%	41%

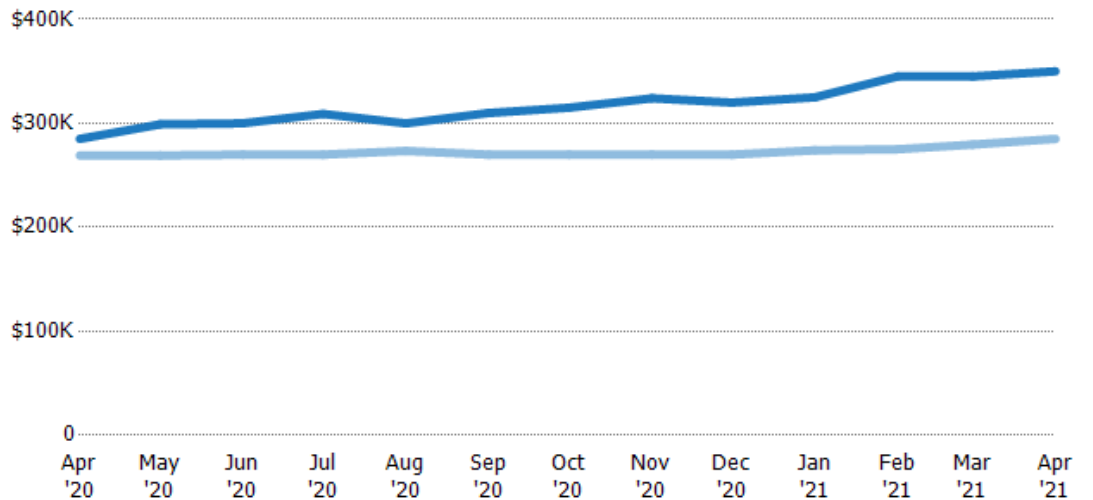
## Median Listing Price

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.
Apr '21	\$350K	22.8%
Apr '20	\$285K	5.9%
Apr '19	\$269K	-7.1%



Current Year	\$285K	\$299K	\$300K	\$309K	\$300K	\$310K	\$315K	\$324K	\$320K	\$325K	\$345K	\$345K	\$350K
Prior Year	\$269K	\$269K	\$270K	\$270K	\$273K	\$270K	\$270K	\$270K	\$270K	\$274K	\$275K	\$280K	\$285K
Percent Change from Prior Year	6%	11%	11%	14%	10%	15%	17%	20%	19%	19%	25%	23%	23%

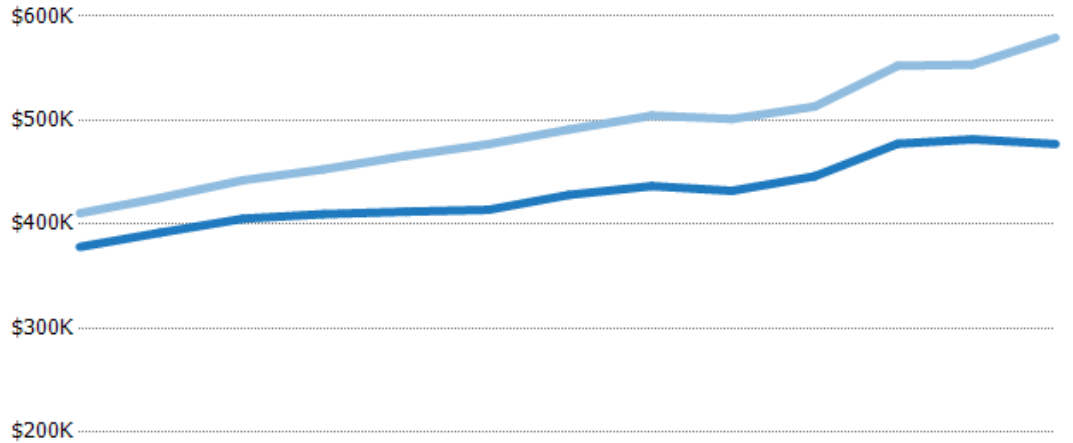
## Average Listing Price vs Average Est Value

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

**Filters Used**

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State: VT  
 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	\$378K	\$392K	\$405K	\$410K	\$412K	\$414K	\$428K	\$437K	\$432K	\$446K	\$477K	\$482K	\$477K
Avg Listing Price	\$411K	\$425K	\$442K	\$453K	\$466K	\$477K	\$491K	\$504K	\$501K	\$513K	\$552K	\$554K	\$579K
Avg Listing Price as a % of Avg Est Value	109%	109%	109%	111%	113%	115%	115%	116%	116%	115%	116%	115%	121%

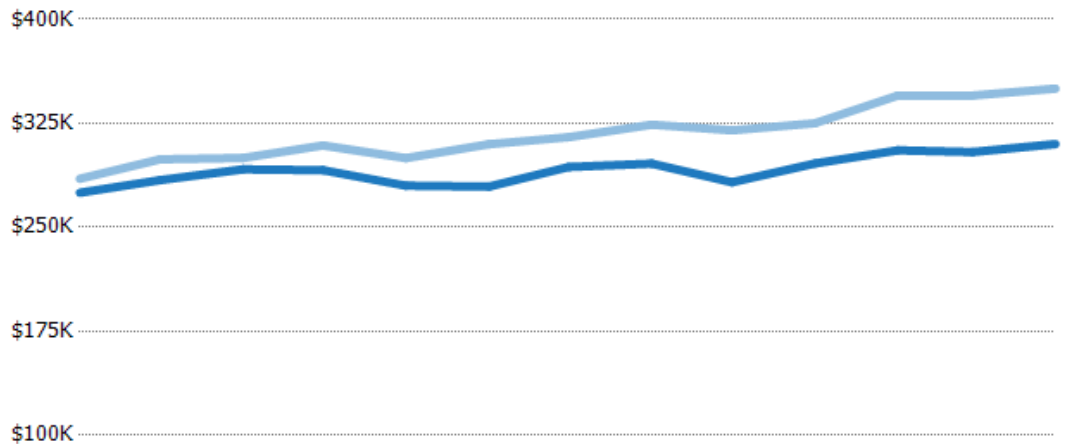
## Median Listing Price vs Median Est Value

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



	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	\$275K	\$284K	\$292K	\$291K	\$280K	\$279K	\$294K	\$296K	\$283K	\$296K	\$306K	\$304K	\$310K
Median Listing Price	\$285K	\$299K	\$300K	\$309K	\$300K	\$310K	\$315K	\$324K	\$320K	\$325K	\$345K	\$345K	\$350K
Med Listing Price as a % of Med Est Value	104%	105%	103%	106%	107%	111%	107%	109%	113%	110%	113%	113%	113%

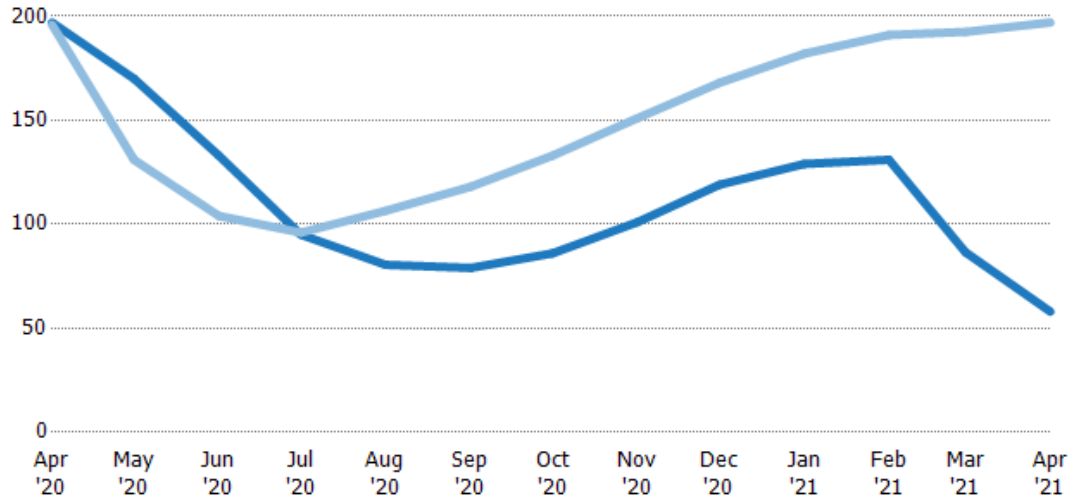
## Median Days in RPR

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.
Apr '21	58	-70.6%
Apr '20	197	0.5%
Apr '19	196	-15.6%



	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	197	170	133	95	80.5	79	86	101	119	129	131	86.5	58
Prior Year	196	131	104	96	107	118	133	151	168	182	191	193	197
Percent Change from Prior Year	1%	30%	28%	-1%	-24%	-33%	-35%	-33%	-29%	-29%	-31%	-55%	-71%

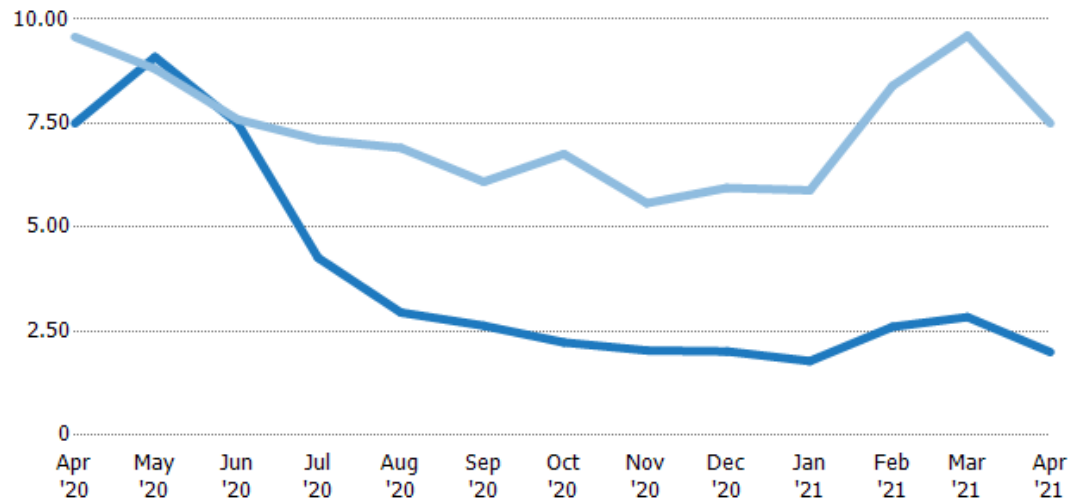
## Months of Inventory

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.
Apr '21	2	-73.3%
Apr '20	7.5	-21.7%
Apr '19	9.57	4.2%



	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	7.5	9.09	7.49	4.26	2.95	2.63	2.23	2.04	2.02	1.78	2.61	2.84	2
Prior Year	9.57	8.81	7.59	7.1	6.91	6.09	6.76	5.58	5.95	5.89	8.4	9.61	7.5
Percent Change from Prior Year	-22%	3%	-1%	-40%	-57%	-57%	-67%	-63%	-66%	-70%	-69%	-70%	-73%

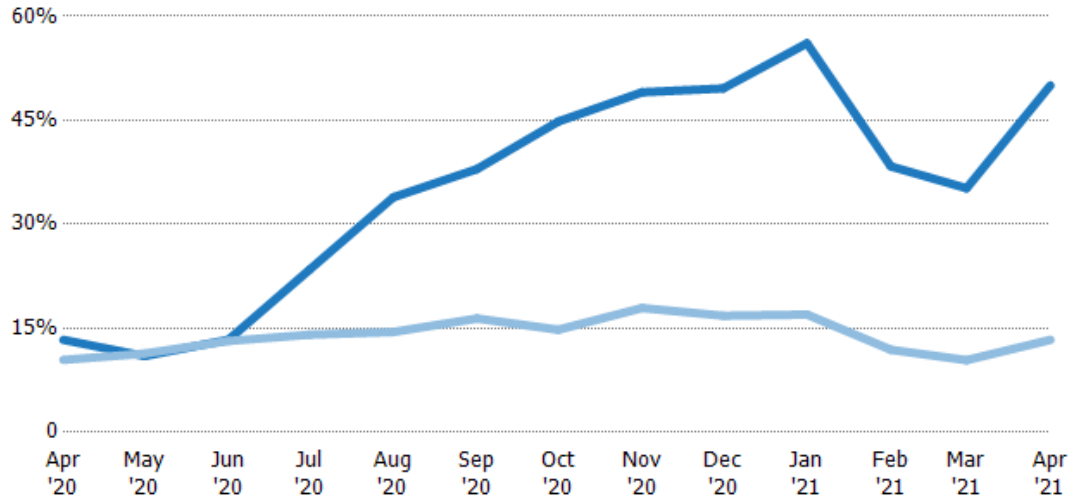
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Apr '21	50%	-36.7%
Apr '20	13%	-2.9%
Apr '19	10%	-4%



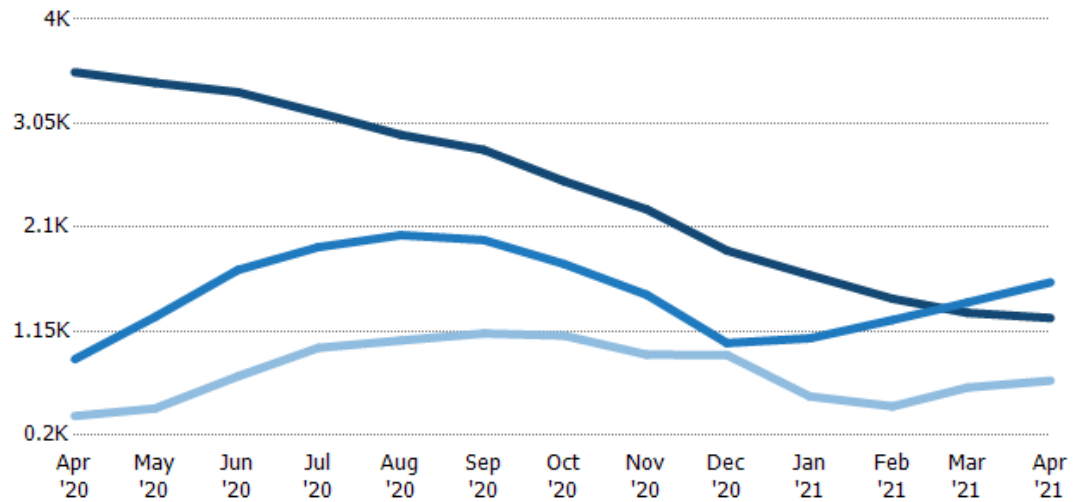
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	13%	11%	13%	23%	34%	38%	45%	49%	50%	56%	38%	35%	50%
Prior Year	10%	11%	13%	14%	14%	16%	15%	18%	17%	17%	12%	10%	13%
Change from Prior Year	-3%	0%	0%	-9%	-19%	-22%	-30%	-31%	-33%	-39%	-26%	-25%	-37%

## 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



	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	3.52K	3.42K	3.33K	3.15K	2.94K	2.81K	2.52K	2.26K	1.89K	1.66K	1.45K	1.32K	1.27K
Pending	895	1.28K	1.71K	1.92K	2.03K	1.98K	1.77K	1.48K	1.04K	1.09K	1.25K	1.41K	1.6K
Sold	376	445	738	998	1.07K	1.13K	1.11K	936	933	555	464	636	699



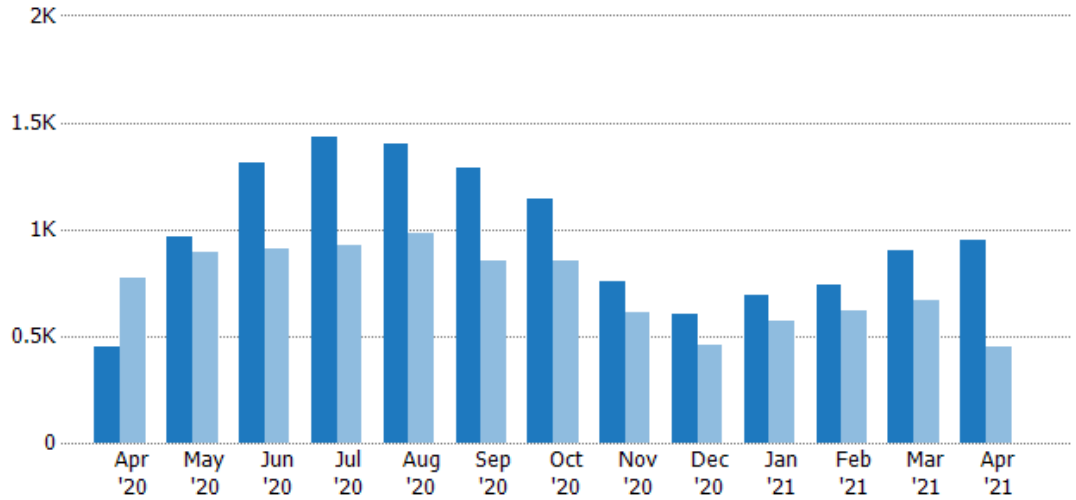
## New Pending Sales

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.
Apr '21	949	111.8%
Apr '20	448	-41.8%
Apr '19	770	-16.1%



	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	448	966	1.31K	1.44K	1.4K	1.28K	1.14K	753	606	691	737	903	949
Prior Year	770	890	912	928	977	856	856	612	455	574	619	663	448
Percent Change from Prior Year	-42%	9%	44%	55%	43%	50%	33%	23%	33%	20%	19%	36%	112%

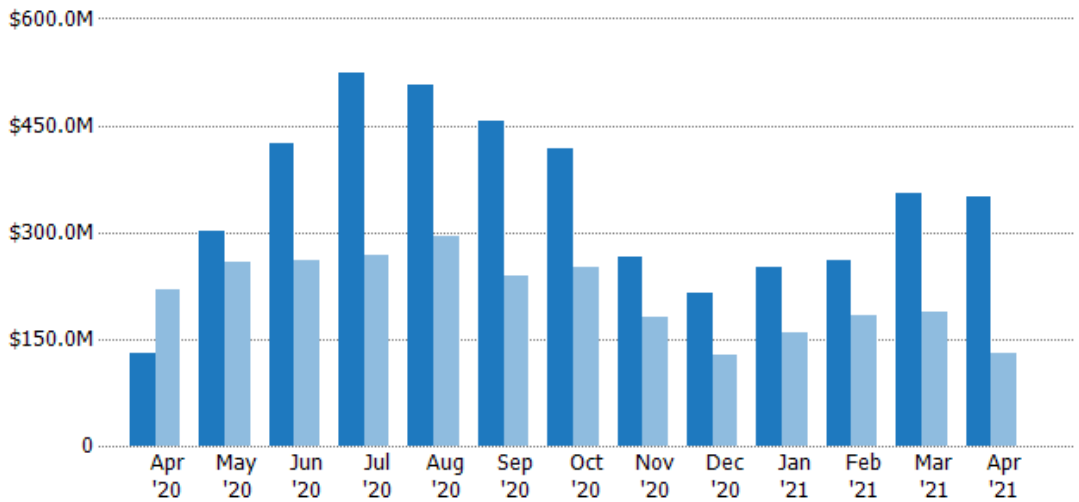
## New Pending Sales Volume

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.
Apr '21	\$351M	169.7%
Apr '20	\$130M	-40.5%
Apr '19	\$218M	-20.9%



	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	\$130M	\$302M	\$425M	\$525M	\$507M	\$455M	\$417M	\$265M	\$215M	\$252M	\$260M	\$354M	\$351M
Prior Year	\$218M	\$257M	\$261M	\$267M	\$294M	\$238M	\$251M	\$180M	\$127M	\$158M	\$183M	\$187M	\$130M
Percent Change from Prior Year	-40%	17%	63%	96%	72%	91%	66%	47%	69%	59%	42%	90%	170%

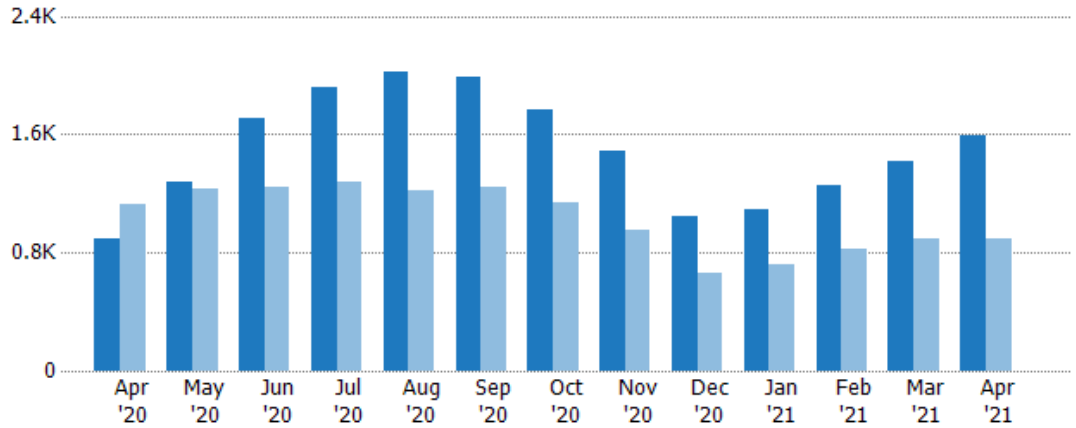
## Pending Sales

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.
Apr '21	1.6K	78.3%
Apr '20	895	-20.4%
Apr '19	1.13K	-5.2%



Current Year	895	1.28K	1.71K	1.92K	2.03K	1.98K	1.77K	1.48K	1.04K	1.09K	1.25K	1.41K	1.6K
Prior Year	1.13K	1.23K	1.24K	1.28K	1.23K	1.25K	1.14K	953	666	724	826	898	895
Percent Change from Prior Year	-20%	4%	38%	49%	66%	59%	54%	56%	56%	50%	52%	57%	78%

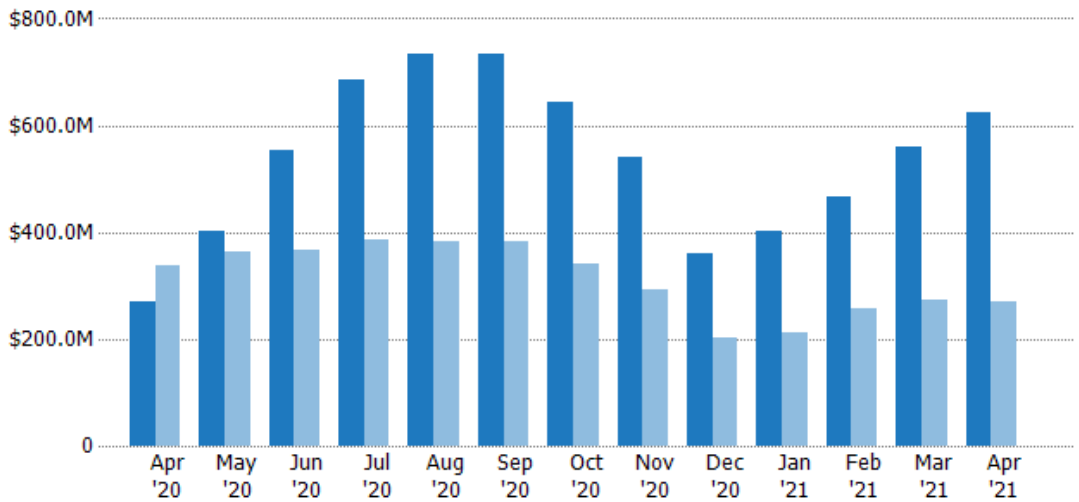
## Pending Sales Volume

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.
Apr '21	\$624M	132.1%
Apr '20	\$269M	-20.6%
Apr '19	\$339M	-11.5%



Current Year	\$269M	\$400M	\$554M	\$685M	\$732M	\$733M	\$643M	\$542M	\$360M	\$404M	\$467M	\$558M	\$624M
Prior Year	\$339M	\$362M	\$367M	\$387M	\$383M	\$382M	\$340M	\$291M	\$202M	\$212M	\$256M	\$274M	\$269M
Percent Change from Prior Year	-21%	11%	51%	77%	91%	92%	89%	86%	78%	90%	83%	104%	132%

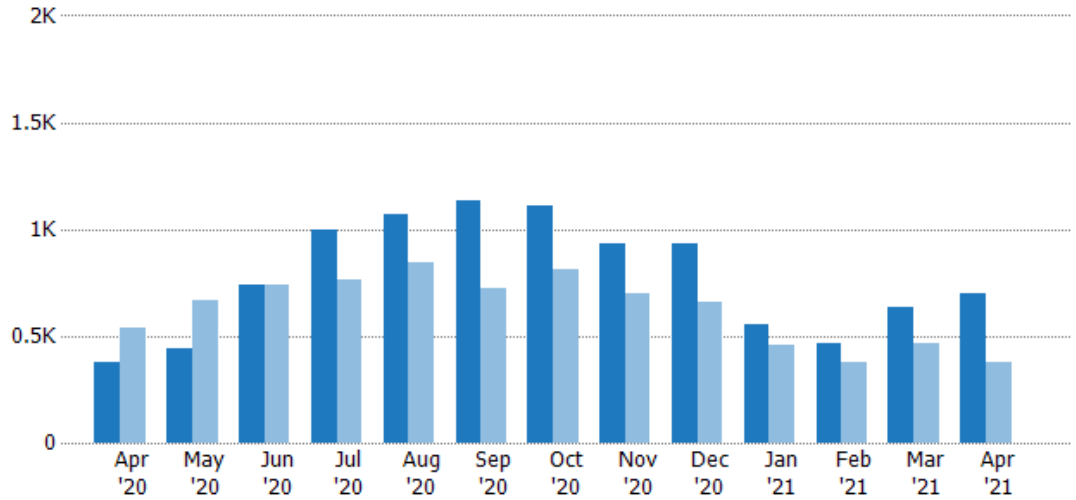
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/Year	Count	% Chg.
Apr '21	699	85.9%
Apr '20	376	-30.6%
Apr '19	542	-11.8%



Current Year	376	445	738	998	1.07K	1.13K	1.11K	936	933	555	464	636	699
Prior Year	542	668	741	767	846	724	808	698	662	454	381	469	376
Percent Change from Prior Year	-31%	-33%	0%	30%	26%	56%	37%	34%	41%	22%	22%	36%	86%

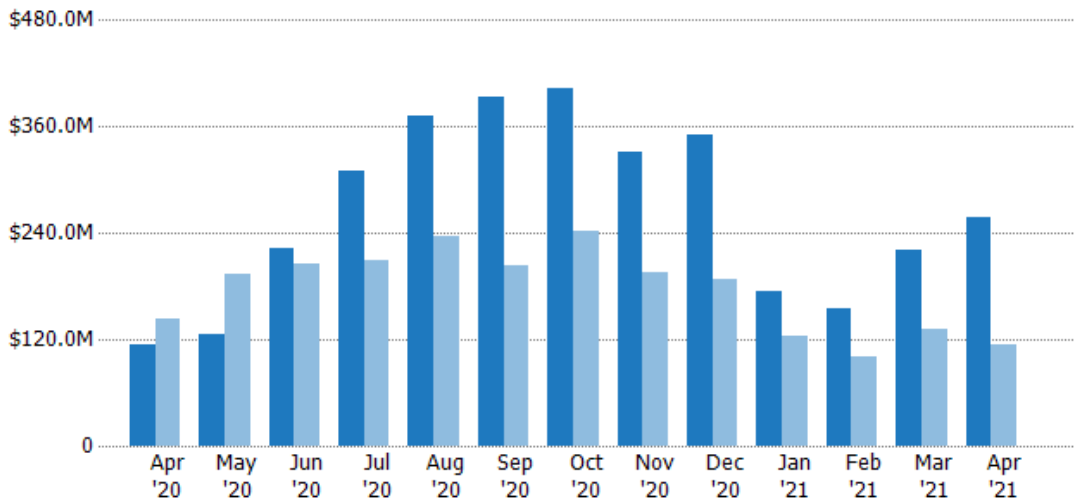
## Closed Sales Volume

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.
Apr '21	\$258M	126.4%
Apr '20	\$114M	-20.7%
Apr '19	\$144M	-13.4%



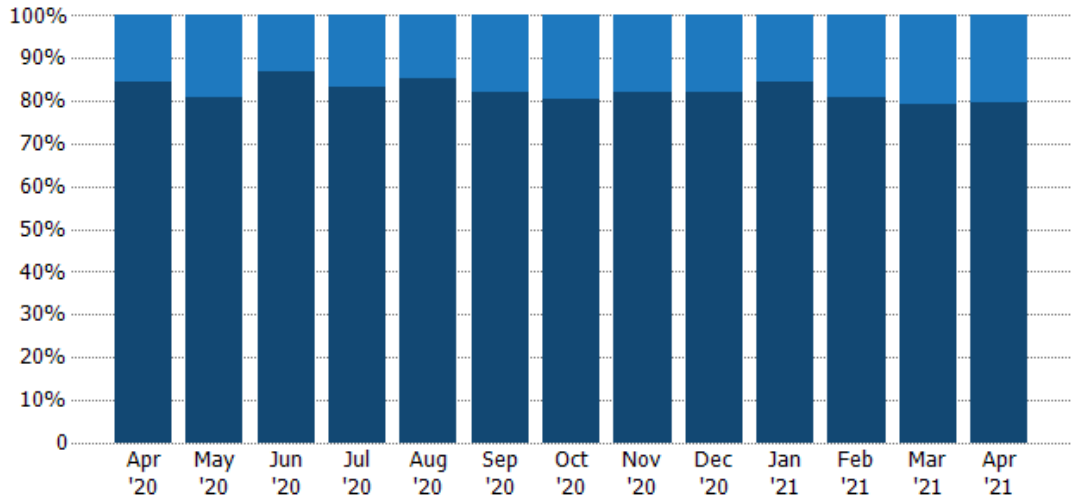
Current Year	\$114M	\$126M	\$223M	\$310M	\$372M	\$392M	\$403M	\$331M	\$351M	\$175M	\$154M	\$220M	\$258M
Prior Year	\$144M	\$193M	\$206M	\$208M	\$237M	\$204M	\$242M	\$195M	\$188M	\$125M	\$100M	\$131M	\$114M
Percent Change from Prior Year	-21%	-35%	8%	49%	57%	92%	67%	70%	87%	40%	54%	68%	126%

## 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	16%	19%	13%	17%	15%	18%	20%	18%	18%	16%	19%	21%	20%
Single Family Residence	84%	81%	87%	83%	85%	82%	80%	82%	82%	84%	81%	79%	80%

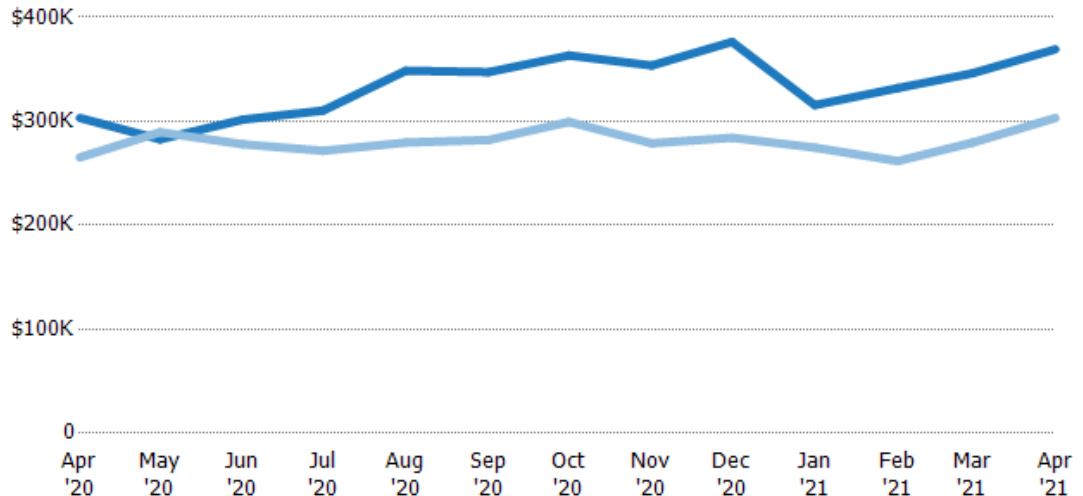
## Average Sales Price

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.
Apr '21	\$369K	21.8%
Apr '20	\$303K	14.3%
Apr '19	\$265K	-1.8%



Current Year	\$303K	\$283K	\$302K	\$310K	\$349K	\$347K	\$363K	\$354K	\$376K	\$316K	\$332K	\$346K	\$369K
Prior Year	\$265K	\$289K	\$278K	\$272K	\$280K	\$282K	\$299K	\$279K	\$284K	\$275K	\$262K	\$279K	\$303K
Percent Change from Prior Year	14%	-2%	9%	14%	25%	23%	21%	27%	32%	15%	27%	24%	22%

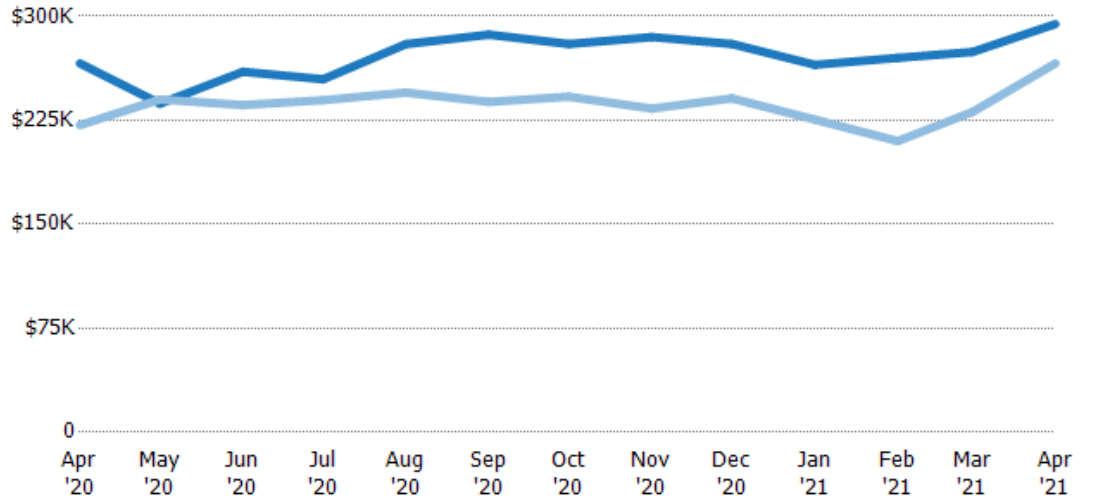
## Median Sales Price

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.
Apr '21	\$294K	10.7%
Apr '20	\$266K	20.1%
Apr '19	\$222K	-6%



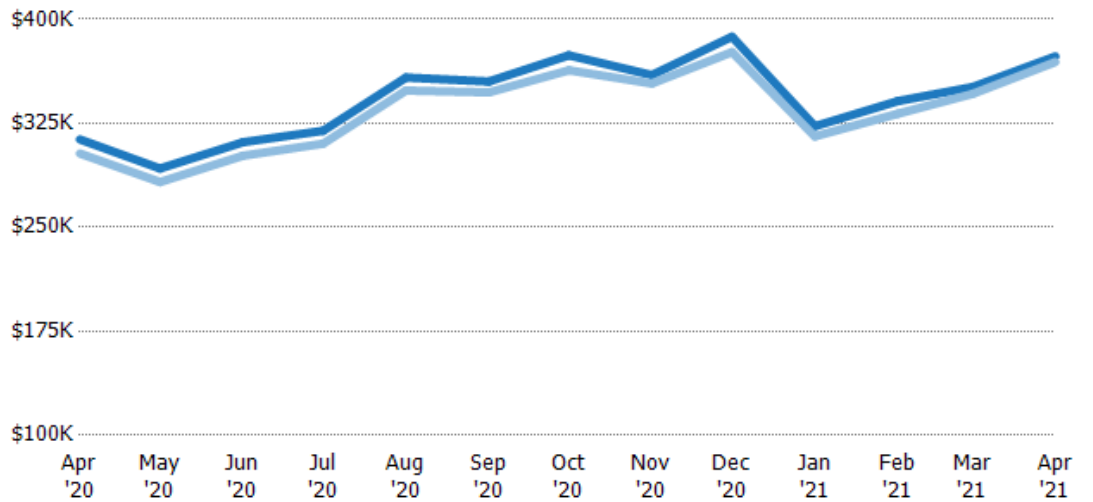
Current Year	\$266K	\$237K	\$260K	\$255K	\$280K	\$287K	\$280K	\$285K	\$280K	\$265K	\$270K	\$274K	\$294K
Prior Year	\$222K	\$240K	\$236K	\$240K	\$245K	\$238K	\$242K	\$233K	\$241K	\$226K	\$210K	\$231K	\$266K
Percent Change from Prior Year	20%	-1%	10%	6%	14%	20%	16%	22%	16%	18%	29%	19%	11%

## 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

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



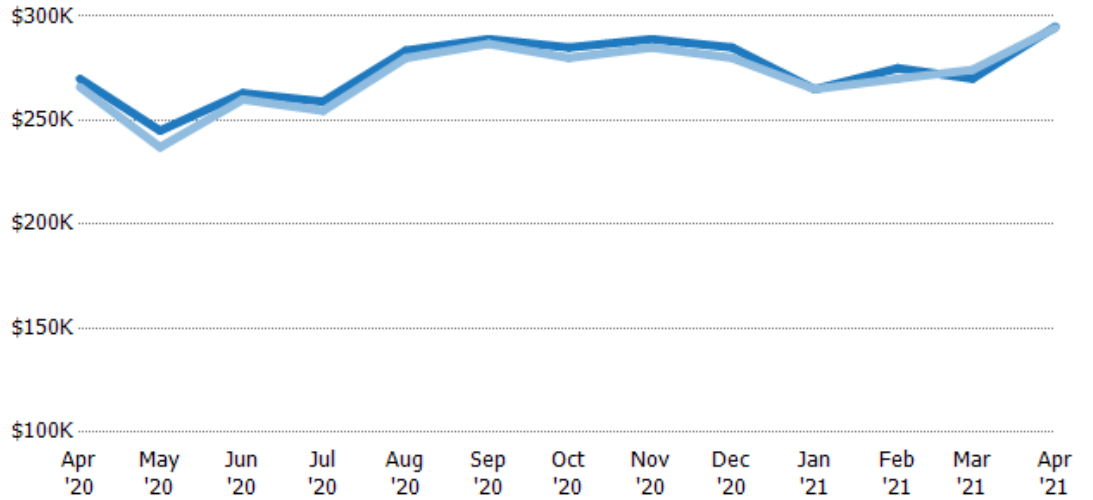
Avg List Price	\$313K	\$292K	\$311K	\$320K	\$358K	\$355K	\$374K	\$360K	\$387K	\$323K	\$341K	\$351K	\$373K
Avg Sales Price	\$303K	\$283K	\$302K	\$310K	\$349K	\$347K	\$363K	\$354K	\$376K	\$316K	\$332K	\$346K	\$369K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	97%	98%	97%	98%	97%	98%	97%	99%	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

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



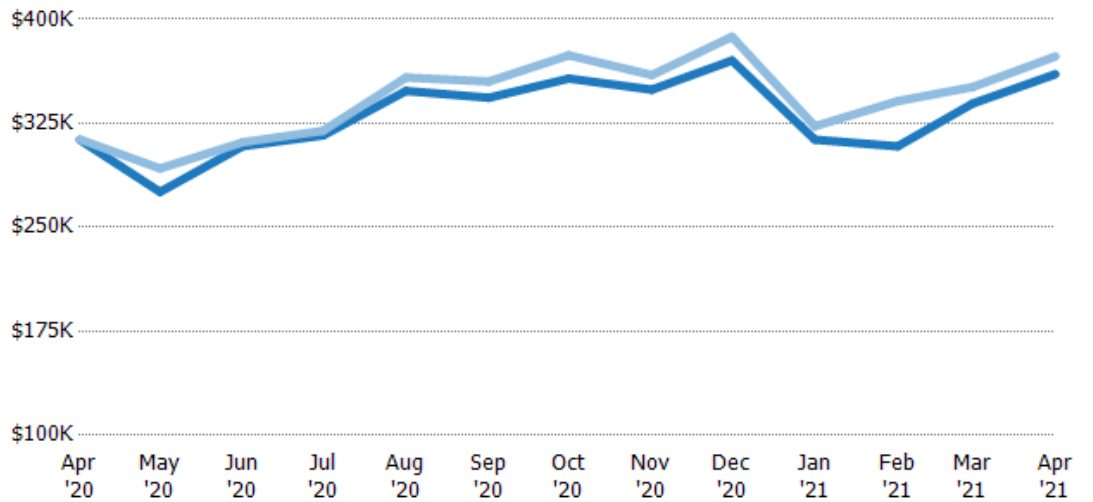
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median List Price	\$270K	\$245K	\$263K	\$259K	\$284K	\$289K	\$285K	\$289K	\$285K	\$265K	\$275K	\$270K	\$295K
Median Sales Price	\$266K	\$237K	\$260K	\$255K	\$280K	\$287K	\$280K	\$285K	\$280K	\$265K	\$270K	\$274K	\$294K
Med Sales Price as a % of Med List Price	99%	97%	99%	98%	99%	99%	98%	99%	98%	100%	98%	102%	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

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



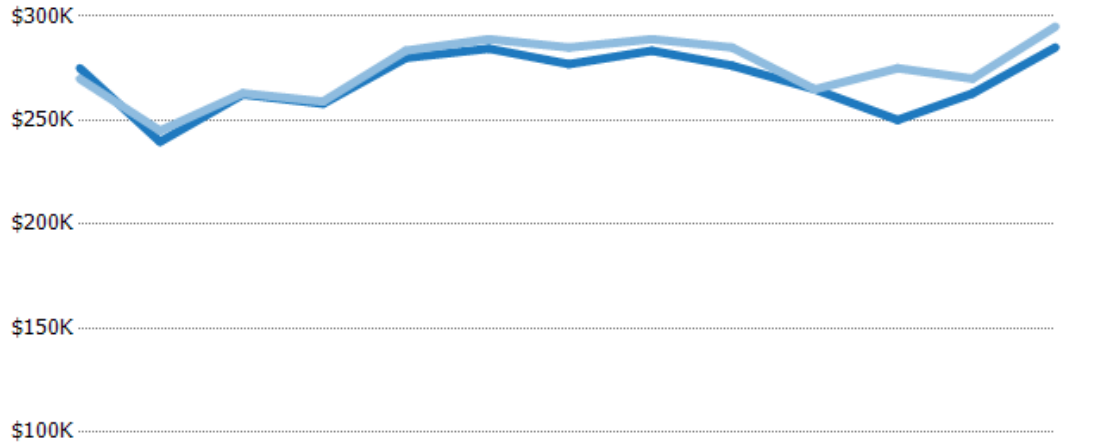
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$313K	\$276K	\$309K	\$316K	\$348K	\$343K	\$357K	\$349K	\$370K	\$313K	\$308K	\$339K	\$360K
Avg Sales Price	\$313K	\$292K	\$311K	\$320K	\$358K	\$355K	\$374K	\$360K	\$387K	\$323K	\$341K	\$351K	\$373K
Avg Sales Price as a % of Avg Est Value	100%	106%	101%	101%	103%	103%	105%	103%	105%	103%	111%	104%	104%

## 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



	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	\$275K	\$240K	\$262K	\$258K	\$280K	\$284K	\$277K	\$283K	\$276K	\$265K	\$250K	\$263K	\$285K
Median Sales Price	\$270K	\$245K	\$263K	\$259K	\$284K	\$289K	\$285K	\$289K	\$285K	\$265K	\$275K	\$270K	\$295K
Med Sales Price as a % of Med Est Value	98%	102%	100%	100%	101%	102%	103%	102%	103%	100%	110%	103%	104%

## Sales Activity by ZIP

Apr 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	25	\$9,206,599	6	\$2,024,505	\$337,418	\$345,753	\$195	\$181	72
05031	7	\$3,852,000	1	\$450,000	\$450,000	\$450,000	\$198	\$198	51
05032	11	\$2,625,200	1	\$77,500	\$77,500	\$77,500	\$61	\$61	157
05033	3	\$503,000	3	\$645,000	\$215,000	\$185,000	\$121	\$118	13
05035	2	\$1,244,000	1	\$145,000	\$145,000	\$145,000	\$161	\$161	2
05036	4	\$973,900	2	\$528,000	\$264,000	\$264,000	\$226	\$226	210
05037	3	\$1,124,000	2	\$537,500	\$268,750	\$268,750	\$138	\$138	62
05038	3	\$1,770,000	2	\$1,765,000	\$882,500	\$882,500	\$290	\$290	143
05039	1	\$105,000	2	\$385,000	\$192,500	\$192,500	\$99	\$99	88
05046	3	\$877,500	1	\$195,000	\$195,000	\$195,000	\$118	\$118	18
05048	6	\$2,447,800	5	\$3,257,000	\$651,400	\$450,000	\$181	\$195	10
05051	4	\$720,000	2	\$498,000	\$249,000	\$249,000	\$118	\$118	20
05052			1	\$230,000	\$230,000	\$230,000	\$139	\$139	5
05054			1	\$86,000	\$86,000	\$86,000	\$95	\$95	9
05055	15	\$15,464,000	3	\$2,772,000	\$924,000	\$625,000	\$247	\$240	8
05056	1	\$199,000	1	\$910,000	\$910,000	\$910,000	\$174	\$174	184
05059	11	\$4,604,900	6	\$2,394,000	\$399,000	\$277,500	\$173	\$165	6
05060	9	\$2,011,300	1	\$239,000	\$239,000	\$239,000	\$114	\$114	14
05062	2	\$704,000	1	\$195,000	\$195,000	\$195,000	\$95	\$95	937
05065	2	\$755,000	1	\$250,000	\$250,000	\$250,000	\$81	\$81	133
05067	2	\$4,150,000	2	\$720,000	\$360,000	\$360,000	\$310	\$310	2
05068	8	\$2,353,000	2	\$811,000	\$405,500	\$405,500	\$208	\$208	8
05079	1	\$348,200	1	\$325,000	\$325,000	\$325,000	\$106	\$106	219
05084	2	\$3,194,000	2	\$2,330,000	\$1,165,000	\$1,165,000	\$494	\$494	97
05089	12	\$3,382,700	4	\$1,919,805	\$479,951	\$440,000	\$132	\$131	18
05091	14	\$7,462,305	6	\$2,959,000	\$493,167	\$467,500	\$218	\$227	35
05101	5	\$1,171,900	1	\$299,000	\$299,000	\$299,000	\$150	\$150	20
05142	7	\$2,311,899	1	\$735,000	\$735,000	\$735,000	\$204	\$204	15
05143	5	\$1,412,900	6	\$1,785,000	\$297,500	\$305,000	\$152	\$167	39
05146	3	\$1,624,000	1	\$435,000	\$435,000	\$435,000	\$178	\$178	9
05148	8	\$4,550,999	2	\$1,375,000	\$687,500	\$687,500	\$230	\$230	311
05149	14	\$6,048,500	5	\$1,688,200	\$337,640	\$347,200	\$225	\$233	20
05152	10	\$2,756,000	5	\$1,610,000	\$322,000	\$339,000	\$207	\$226	6
05153	3	\$443,000	1	\$140,000	\$140,000	\$140,000	\$114	\$114	44
05154			1	\$285,000	\$285,000	\$285,000	\$171	\$171	133
05155	7	\$2,782,000	2	\$1,935,000	\$967,500	\$967,500	\$225	\$225	54
05156	13	\$3,536,599	6	\$1,708,800	\$284,800	\$225,000	\$137	\$142	11
05161	2	\$1,220,000	2	\$525,000	\$262,500	\$262,500	\$132	\$132	101

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## Sales Activity by ZIP

Apr 2021

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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
05201	35	\$8,209,000	20	\$6,529,450	\$326,473	\$193,125	\$131	\$121	51
05250	10	\$3,339,400	6	\$1,404,700	\$234,117	\$262,500	\$122	\$136	9
05251	4	\$2,344,000	2	\$1,322,000	\$661,000	\$661,000	\$196	\$196	138
05255	8	\$5,338,000	5	\$3,239,000	\$647,800	\$405,000	\$214	\$233	53
05257	6	\$1,685,400	2	\$445,680	\$222,840	\$222,840	\$171	\$171	458
05261	4	\$634,800	2	\$414,242	\$207,121	\$207,121	\$164	\$164	26
05262	7	\$1,322,700	5	\$2,081,400	\$416,280	\$244,900	\$196	\$164	9
05301	34	\$9,585,598	9	\$2,166,250	\$240,694	\$240,000	\$145	\$142	38
05340	13	\$8,223,500	12	\$5,418,000	\$451,500	\$493,000	\$188	\$193	9
05341	3	\$938,900	1	\$668,000	\$668,000	\$668,000	\$215	\$215	98
05343	1	\$2,450,000	2	\$540,000	\$270,000	\$270,000	\$145	\$145	142
05345	6	\$1,546,250	3	\$914,500	\$304,833	\$225,000	\$195	\$170	94
05346	2	\$2,685,000	2	\$398,000	\$199,000	\$199,000	\$186	\$186	333
05350	2	\$519,900	1	\$150,000	\$150,000	\$150,000	\$81	\$81	55
05352	1	\$750,000	1	\$135,000	\$135,000	\$135,000	\$120	\$120	189
05353	5	\$1,427,900	1	\$299,000	\$299,000	\$299,000	\$134	\$134	4
05355	7	\$1,893,000	2	\$725,000	\$362,500	\$362,500	\$114	\$114	109
05356	38	\$15,046,295	18	\$6,193,500	\$344,083	\$314,500	\$185	\$173	14
05358	3	\$532,000	1	\$390,000	\$390,000	\$390,000	\$174	\$174	343
05360	18	\$18,179,000	7	\$4,445,000	\$635,000	\$540,000	\$290	\$275	174
05361	1	\$249,000	3	\$1,185,000	\$395,000	\$385,000	\$125	\$126	47
05363	30	\$11,096,400	17	\$6,815,000	\$400,882	\$309,000	\$163	\$141	7
05401	27	\$14,971,900	11	\$6,028,306	\$548,028	\$407,000	\$328	\$304	5
05403	85	\$41,172,050	23	\$10,557,253	\$459,011	\$420,000	\$239	\$224	5
05404	9	\$2,605,700	5	\$1,634,555	\$326,911	\$341,000	\$226	\$216	4
05408	17	\$7,055,600	5	\$1,958,000	\$391,600	\$348,000	\$246	\$224	32
05440	8	\$4,167,842	3	\$850,000	\$283,333	\$330,000	\$240	\$305	91
05441	2	\$569,000	1	\$635,000	\$635,000	\$635,000	\$231	\$231	514
05443	10	\$3,201,700	3	\$750,000	\$250,000	\$328,000	\$184	\$206	253
05444	4	\$1,548,900	1	\$272,000	\$272,000	\$272,000	\$140	\$140	3
05445	10	\$5,302,900	5	\$4,945,000	\$989,000	\$570,000	\$356	\$297	86
05446	26	\$14,640,700	17	\$7,286,004	\$428,588	\$412,000	\$234	\$204	94
05448	1	\$259,900	1	\$220,000	\$220,000	\$220,000	\$164	\$164	6
05450	7	\$1,605,600	5	\$751,900	\$150,380	\$165,000	\$125	\$147	5
05452	46	\$16,702,709	19	\$5,868,538	\$308,870	\$342,000	\$202	\$186	5
05454	21	\$8,018,400	7	\$1,805,501	\$257,929	\$270,000	\$169	\$186	15
05456	3	\$1,097,800	2	\$645,000	\$322,500	\$322,500	\$165	\$165	127

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## Sales Activity by ZIP

Apr 2021

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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
05458	11	\$4,442,800	2	\$654,400	\$327,200	\$327,200	\$224	\$224	6
05461	10	\$4,291,390	2	\$779,949	\$389,975	\$389,975	\$203	\$203	3
05463	1	\$469,000	1	\$260,000	\$260,000	\$260,000	\$124	\$124	31
05464	4	\$1,478,800	3	\$1,082,150	\$360,717	\$382,500	\$199	\$172	4
05465	17	\$7,772,400	3	\$834,000	\$278,000	\$300,000	\$202	\$201	4
05468	34	\$11,380,400	11	\$3,659,200	\$332,655	\$304,000	\$183	\$197	5
05469	6	\$2,007,700	1	\$630,000	\$630,000	\$630,000	\$186	\$186	18
05472	7	\$4,017,500	1	\$475,000	\$475,000	\$475,000	\$166	\$166	51
05473	2	\$1,023,500	1	\$321,900	\$321,900	\$321,900	\$211	\$211	3
05474	7	\$4,193,400	1	\$237,000	\$237,000	\$237,000	\$246	\$246	2
05476	7	\$1,023,900	5	\$644,000	\$128,800	\$139,000	\$73	\$81	48
05477	5	\$2,193,500	2	\$642,100	\$321,050	\$321,050	\$268	\$268	3
05478	45	\$13,378,745	22	\$6,158,520	\$279,933	\$263,750	\$158	\$147	8
05482	11	\$7,148,750	9	\$5,667,556	\$629,728	\$510,000	\$208	\$196	4
05483	3	\$783,800	3	\$795,500	\$265,167	\$286,500	\$184	\$184	5
05486	3	\$1,955,000	3	\$2,205,000	\$735,000	\$680,000	\$240	\$219	92
05488	10	\$3,203,176	4	\$1,018,500	\$254,625	\$253,000	\$161	\$164	3
05491	12	\$5,668,472	2	\$1,094,570	\$547,285	\$547,285	\$341	\$341	87
05492			1	\$288,500	\$288,500	\$288,500	\$138	\$138	6
05494	3	\$1,193,900	2	\$802,951	\$401,476	\$401,476	\$223	\$223	116
05495	17	\$8,685,500	9	\$4,330,600	\$481,178	\$410,000	\$217	\$205	6
05602	14	\$5,506,300	15	\$4,105,300	\$273,687	\$270,000	\$175	\$176	9
05641	52	\$12,889,000	18	\$4,490,050	\$249,447	\$232,375	\$127	\$125	37
05647	3	\$364,800	1	\$125,000	\$125,000	\$125,000	\$189	\$189	22
05648	1	\$395,000	1	\$239,000	\$239,000	\$239,000	\$112	\$112	213
05651	1	\$875,000	2	\$754,900	\$377,450	\$377,450	\$151	\$151	71
05652			1	\$432,500	\$432,500	\$432,500	\$174	\$174	81
05653	2	\$348,900	2	\$737,500	\$368,750	\$368,750	\$150	\$150	65
05655	2	\$828,000	3	\$829,900	\$276,633	\$265,000	\$190	\$178	8
05656	5	\$2,138,900	4	\$1,306,000	\$326,500	\$323,000	\$147	\$154	12
05657	2	\$940,000	1	\$415,000	\$415,000	\$415,000	\$390	\$390	1
05658	2	\$614,000	1	\$590,000	\$590,000	\$590,000	\$228	\$228	5
05660	3	\$2,969,000	2	\$680,000	\$340,000	\$340,000	\$203	\$203	71
05661	13	\$9,421,000	8	\$3,597,250	\$449,656	\$338,625	\$169	\$175	6
05663	8	\$2,813,900	4	\$775,900	\$193,975	\$187,500	\$166	\$112	12
05667	4	\$1,322,900	1	\$350,000	\$350,000	\$350,000	\$303	\$303	16
05669	1	\$279,000	1	\$337,000	\$337,000	\$337,000	\$113	\$113	416

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## Sales Activity by ZIP

Apr 2021

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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
05672	37	\$25,267,500	17	\$14,493,500	\$852,559	\$712,000	\$382	\$316	51
05673	9	\$10,859,000	6	\$3,654,824	\$609,137	\$582,412	\$187	\$187	7
05674	15	\$4,516,200	8	\$3,727,000	\$465,875	\$368,000	\$233	\$244	10
05675	1	\$249,900	2	\$780,000	\$390,000	\$390,000	\$197	\$197	238
05676	7	\$3,016,400	1	\$755,000	\$755,000	\$755,000	\$166	\$166	122
05677	4	\$3,020,000	1	\$550,000	\$550,000	\$550,000	\$195	\$195	17
05679	7	\$2,194,000	1	\$243,000	\$243,000	\$243,000	\$143	\$143	4
05680	3	\$852,900	1	\$345,900	\$345,900	\$345,900	\$96	\$96	135
05681			1	\$129,000	\$129,000	\$129,000	\$77	\$77	23
05682	1	\$125,000	1	\$139,000	\$139,000	\$139,000	\$113	\$113	2
05701	46	\$11,256,800	16	\$3,360,800	\$210,050	\$187,500	\$129	\$131	31
05732	2	\$958,500	1	\$209,000	\$209,000	\$209,000	\$88	\$88	156
05733	15	\$4,153,800	8	\$1,884,000	\$235,500	\$229,000	\$120	\$119	33
05734	5	\$2,623,500	3	\$495,000	\$165,000	\$155,000	\$125	\$119	47
05735	8	\$2,007,800	5	\$2,498,000	\$499,600	\$390,000	\$251	\$124	20
05737			1	\$270,000	\$270,000	\$270,000	\$188	\$188	136
05743	8	\$1,792,700	4	\$659,800	\$164,950	\$162,900	\$129	\$124	70
05748	2	\$342,500	1	\$99,500	\$99,500	\$99,500	\$125	\$125	8
05751	30	\$10,432,800	31	\$11,345,600	\$365,987	\$285,000	\$209	\$217	8
05753	10	\$3,950,000	11	\$5,032,500	\$457,500	\$440,000	\$172	\$174	39
05757			1	\$180,000	\$180,000	\$180,000	\$111	\$111	225
05758	2	\$672,500	1	\$110,000	\$110,000	\$110,000	\$89	\$89	55
05759	4	\$825,900	1	\$204,000	\$204,000	\$204,000	\$115	\$115	6
05761	3	\$1,148,000	1	\$325,000	\$325,000	\$325,000	\$140	\$140	0
05762			1	\$480,000	\$480,000	\$480,000	\$168	\$168	23
05763	3	\$1,151,400	1	\$353,000	\$353,000	\$353,000	\$122	\$122	4
05764	8	\$1,467,000	2	\$887,950	\$443,975	\$443,975	\$182	\$182	96
05765	5	\$1,146,300	1	\$157,500	\$157,500	\$157,500	\$93	\$93	76
05766	2	\$654,000	1	\$255,000	\$255,000	\$255,000	\$199	\$199	170
05767	1	\$129,900	1	\$100,000	\$100,000	\$100,000	\$84	\$84	216
05769	2	\$684,000	3	\$950,000	\$316,667	\$335,000	\$234	\$168	4
05770	1	\$380,000	1	\$587,000	\$587,000	\$587,000	\$240	\$240	9
05774	8	\$2,999,000	5	\$1,289,000	\$257,800	\$270,000	\$134	\$120	58
05775	1	\$187,300	2	\$113,000	\$56,500	\$56,500	\$25	\$25	31
05819	22	\$4,743,100	9	\$1,810,500	\$201,167	\$179,000	\$116	\$110	49
05820			1	\$119,000	\$119,000	\$119,000	\$97	\$97	2
05822	4	\$717,900	2	\$275,000	\$137,500	\$137,500	\$70	\$70	110

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## Sales Activity by ZIP

Apr 2021

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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
05824	5	\$614,400	2	\$135,500	\$67,750	\$67,750	\$73	\$73	55
05825	2	\$604,900	1	\$279,000	\$279,000	\$279,000	\$130	\$130	0
05827	1	\$495,000	2	\$565,000	\$282,500	\$282,500	\$141	\$141	122
05828	6	\$1,637,900	4	\$904,500	\$226,125	\$235,250	\$110	\$96	67
05829	9	\$2,232,700	3	\$844,000	\$281,333	\$245,000	\$173	\$121	3
05830	11	\$2,118,800	4	\$528,700	\$132,175	\$138,850	\$96	\$103	36
05832	8	\$3,216,500	6	\$2,516,900	\$419,483	\$300,000	\$213	\$214	121
05836	1	\$275,000	2	\$325,000	\$162,500	\$162,500	\$101	\$101	26
05837	1	\$199,000	1	\$210,000	\$210,000	\$210,000	\$149	\$149	187
05841	1	\$349,000	2	\$916,000	\$458,000	\$458,000	\$348	\$348	93
05842			1	\$59,000	\$59,000	\$59,000	\$41	\$41	88
05845	6	\$1,001,900	2	\$466,150	\$233,075	\$233,075	\$86	\$86	283
05846	7	\$1,475,400	2	\$324,000	\$162,000	\$162,000	\$101	\$101	47
05847	1	\$291,000	1	\$425,000	\$425,000	\$425,000	\$213	\$213	6
05849			1	\$169,000	\$169,000	\$169,000	\$60	\$60	178
05851	11	\$2,486,850	6	\$1,910,900	\$318,483	\$315,000	\$184	\$203	10
05853	4	\$1,326,800	1	\$265,000	\$265,000	\$265,000	\$155	\$155	10
05855	11	\$1,912,200	8	\$2,243,350	\$280,419	\$206,500	\$111	\$109	107
05857	4	\$2,071,900	1	\$105,000	\$105,000	\$105,000	\$84	\$84	3
05859	10	\$2,191,700	5	\$1,731,500	\$346,300	\$272,000	\$200	\$206	38
05860	2	\$399,000	4	\$550,000	\$137,500	\$112,500	\$66	\$55	72
05867	2	\$454,000	1	\$129,000	\$129,000	\$129,000	\$104	\$104	158
05871	5	\$1,277,900	2	\$403,500	\$201,750	\$201,750	\$135	\$135	115
05873	2	\$495,000	1	\$190,000	\$190,000	\$190,000	\$60	\$60	246
05874	5	\$1,529,000	1	\$260,000	\$260,000	\$260,000	\$107	\$107	4
05903	1	\$135,000	2	\$511,860	\$255,930	\$255,930	\$86	\$86	21
05905	1	\$289,900	2	\$469,000	\$234,500	\$234,500	\$130	\$130	18
05906	3	\$756,000	1	\$170,000	\$170,000	\$170,000	\$67	\$67	235

## 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 Indicators Report April 2021

**Run Date:** 05/20/2021

**Scheduled:** No

**Report Date Range:** From 4/2020 To: 4/2021

### 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 4/2021 data

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