

Summary of Key Listing and Sales Metrics

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

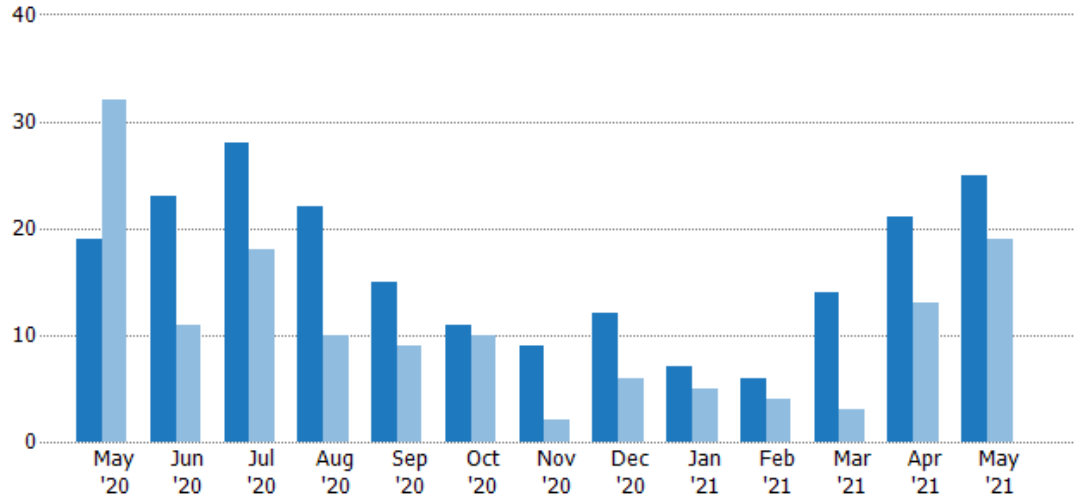
Key Metrics	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	25	19	+31.6%	73	44	+65.9%
New Listing Volume	\$9,815,800	\$5,837,500	+68.2%	\$22,134,993	\$12,355,600	+79.1%
Active Listing Count	13	52	-75%	N/A	N/A	
Active Listing Volume	\$5,017,000	\$14,097,599	-64.4%	N/A	N/A	
Average Listing Price	\$385,923	\$271,108	+42.4%	\$310,660	\$255,838	+21.4%
Median Listing Price	\$279,000	\$237,000	+17.7%	\$243,626	\$228,047	+6.8%
Median Days in RPR	19	242	-92.1%	82.82	226.71	-63.5%
Months of Inventory	1.4	10.4	-86.1%	4.1	6.9	-40.6%
Absorption Rate	69.23%	9.62%	+59.6%	24.35%	14.47%	+9.9%
Sales Activity Charts Metrics						
New Pending Sales Count	21	16	+31.3%	88	44	+100%
New Pending Sales Volume	\$7,633,695	\$3,648,800	+109.2%	\$24,743,293	\$10,288,999	+140.5%
Pending Sales Count	8	20	-60%	N/A	N/A	
Pending Sales Volume	\$2,323,000	\$4,878,700	-52.4%	N/A	N/A	
Closed Sales Count	12	4	+200%	46	28	+64.3%
Closed Sales Volume	\$3,473,953	\$843,000	+312.1%	\$12,182,803	\$6,900,150	+76.6%
Average Sales Price	\$289,496	\$210,750	+37.4%	\$264,844	\$246,434	+7.5%
Median Sales Price	\$254,500	\$225,250	+13%	\$234,141	\$234,836	-0.3%

New Listings

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

Filters Used

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



Month/Year	Count	% Chg.
May '21	25	31.6%
May '20	19	-40.6%
May '19	32	-34.4%

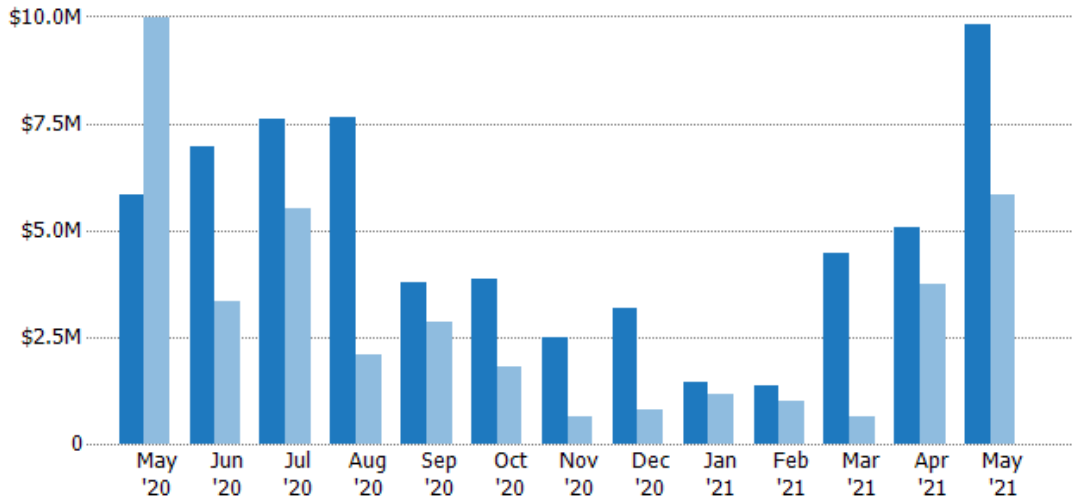
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	19	23	28	22	15	11	9	12	7	6	14	21	25
Prior Year	32	11	18	10	9	10	2	6	5	4	3	13	19
Percent Change from Prior Year	-41%	109%	56%	120%	67%	10%	350%	100%	40%	50%	367%	62%	32%

New Listing Volume

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

Filters Used

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



Month/Year	Volume	% Chg.
May '21	\$9.82M	68.2%
May '20	\$5.84M	-41.4%
May '19	\$9.97M	-44.9%

	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$5.84M	\$6.97M	\$7.62M	\$7.64M	\$3.77M	\$3.85M	\$2.48M	\$3.17M	\$1.43M	\$1.35M	\$4.47M	\$5.07M	\$9.82M
Prior Year	\$9.97M	\$3.32M	\$5.5M	\$2.09M	\$2.84M	\$1.81M	\$655K	\$806K	\$1.16M	\$988K	\$632K	\$3.74M	\$5.84M
Percent Change from Prior Year	-41%	110%	38%	266%	32%	113%	278%	293%	23%	37%	607%	36%	68%

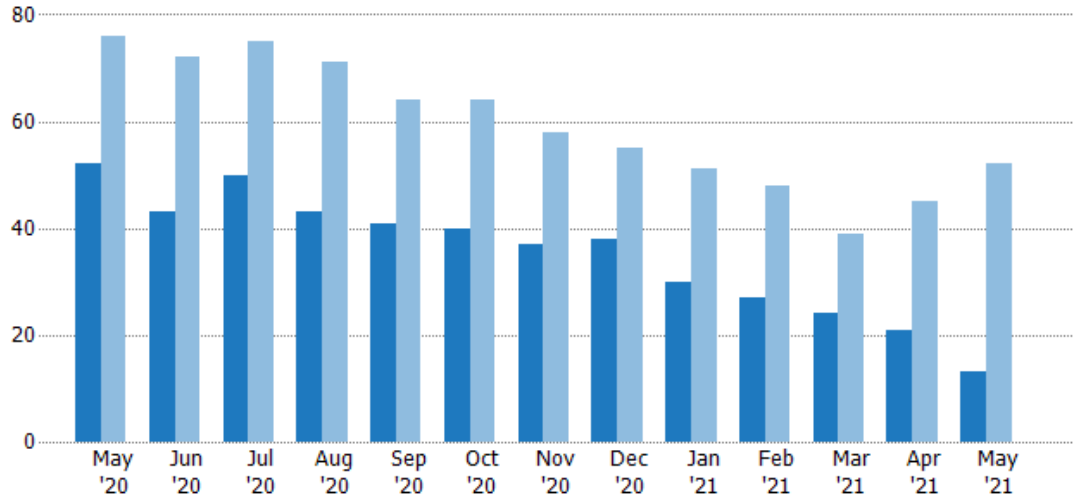
Active Listings

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

Filters Used

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

Month/Year	Count	% Chg.
May '21	13	-75%
May '20	52	-31.6%
May '19	76	-15.8%



Current Year	52	43	50	43	41	40	37	38	30	27	24	21	13
Prior Year	76	72	75	71	64	64	58	55	51	48	39	45	52
Percent Change from Prior Year	-32%	-40%	-33%	-39%	-36%	-38%	-36%	-31%	-41%	-44%	-38%	-53%	-75%

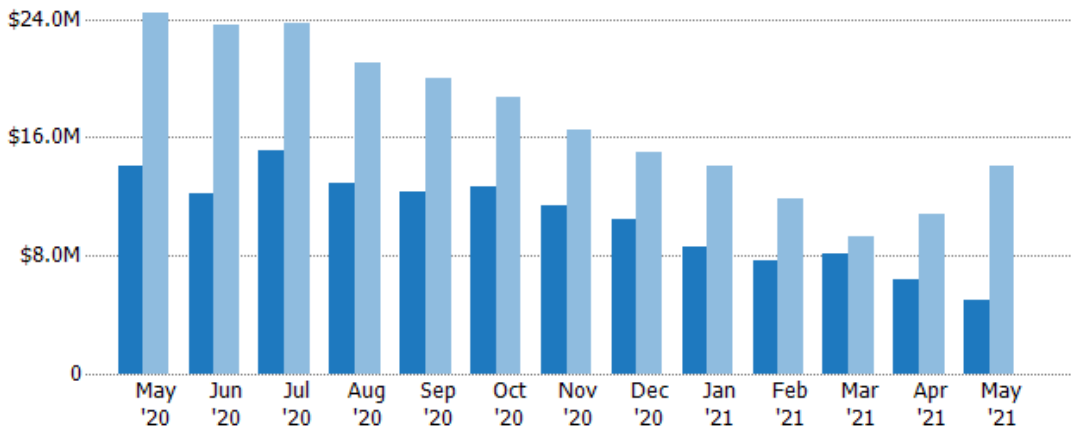
Active Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$5.02M	-64.4%
May '20	\$14.1M	-42.2%
May '19	\$24.4M	-22%



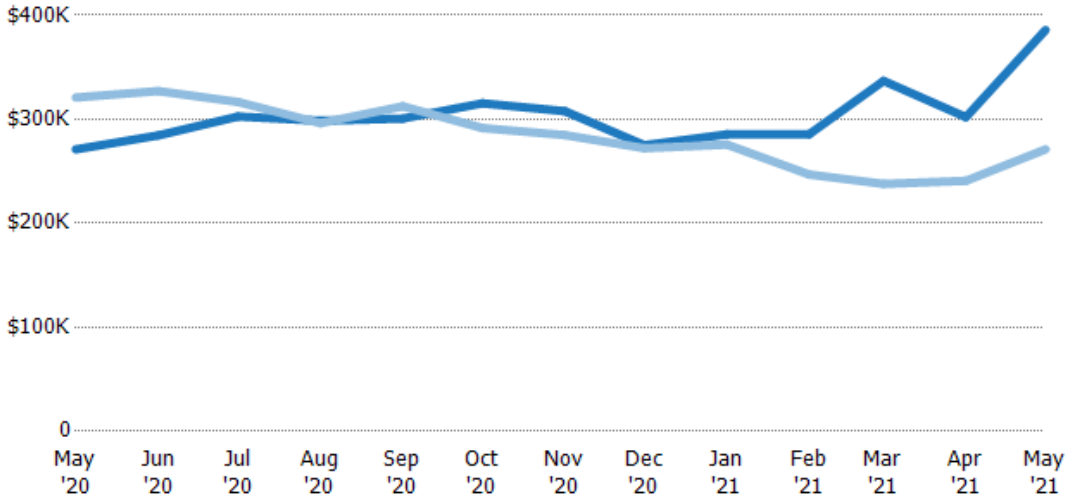
Current Year	\$14.1M	\$12.2M	\$15.1M	\$12.8M	\$12.3M	\$12.6M	\$11.4M	\$10.5M	\$8.57M	\$7.71M	\$8.09M	\$6.34M	\$5.02M
Prior Year	\$24.4M	\$23.6M	\$23.7M	\$21M	\$20M	\$18.7M	\$16.5M	\$15M	\$14.1M	\$11.9M	\$9.28M	\$10.8M	\$14.1M
Percent Change from Prior Year	-42%	-48%	-36%	-39%	-38%	-32%	-31%	-30%	-39%	-35%	-13%	-41%	-64%

Average Listing Price

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

Filters Used

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



Month/Year	Price	% Chg.
May '21	\$386K	42.4%
May '20	\$271K	-15.5%
May '19	\$321K	-7.4%

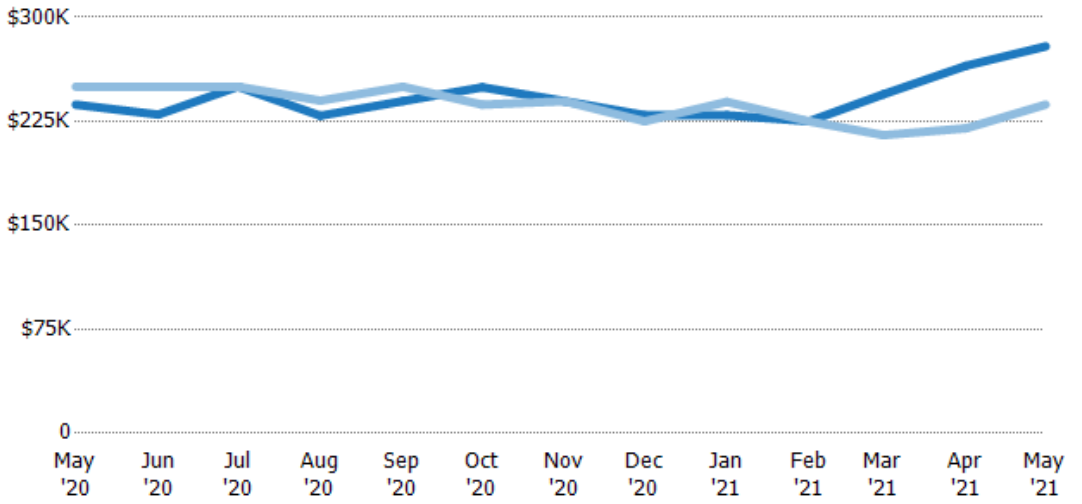
Current Year	\$271K	\$284K	\$303K	\$299K	\$301K	\$315K	\$308K	\$275K	\$286K	\$286K	\$337K	\$302K	\$386K
Prior Year	\$321K	\$327K	\$317K	\$296K	\$312K	\$292K	\$285K	\$272K	\$276K	\$247K	\$238K	\$241K	\$271K
Percent Change from Prior Year	-16%	-13%	-4%	1%	-4%	8%	8%	1%	4%	16%	42%	25%	42%

Median Listing Price

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

Filters Used

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



Month/Year	Price	% Chg.
May '21	\$279K	17.7%
May '20	\$237K	-5.2%
May '19	\$250K	-8.2%

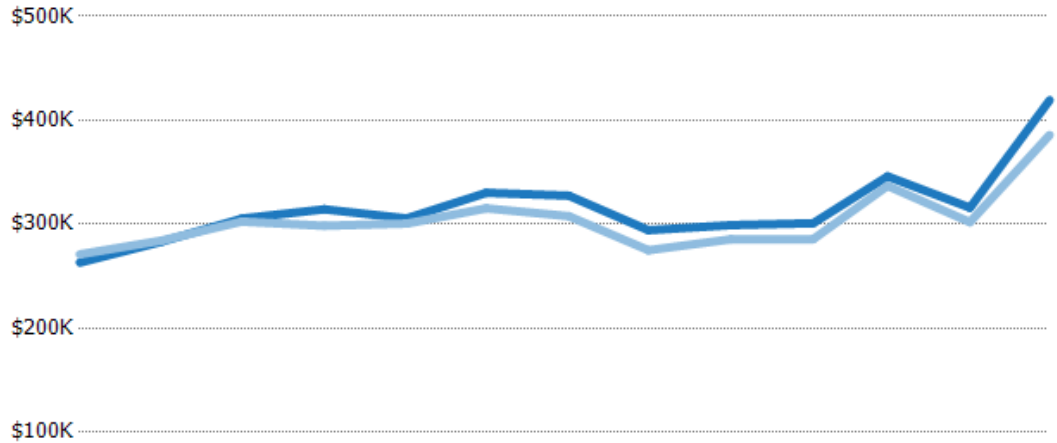
Current Year	\$237K	\$230K	\$250K	\$229K	\$240K	\$250K	\$240K	\$229K	\$229K	\$225K	\$245K	\$265K	\$279K
Prior Year	\$250K	\$250K	\$250K	\$240K	\$250K	\$237K	\$239K	\$225K	\$239K	\$225K	\$215K	\$220K	\$237K
Percent Change from Prior Year	-5%	-8%	0%	-5%	-4%	5%	0%	2%	-4%	0%	14%	21%	18%

Average Listing Price vs Average Est Value

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

Filters Used

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



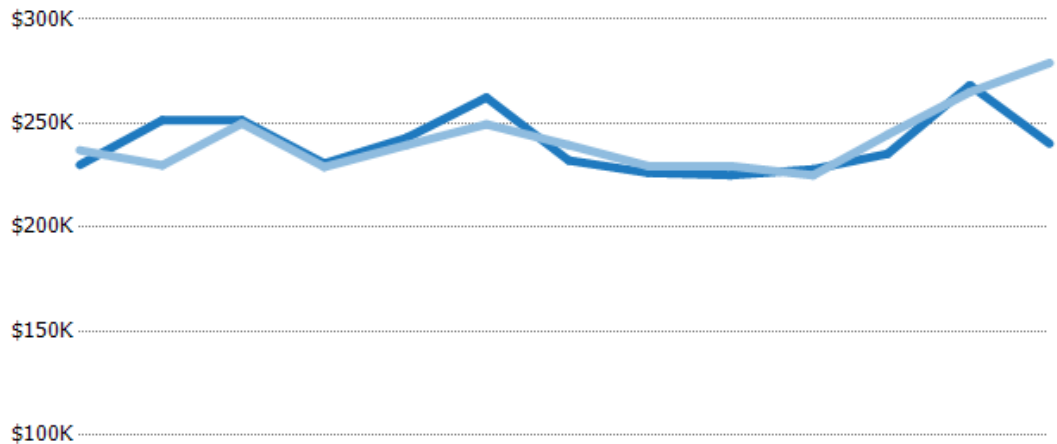
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$263K	\$283K	\$305K	\$314K	\$306K	\$330K	\$328K	\$294K	\$299K	\$301K	\$346K	\$316K	\$419K
Avg Listing Price	\$271K	\$284K	\$303K	\$299K	\$301K	\$315K	\$308K	\$275K	\$286K	\$286K	\$337K	\$302K	\$386K
Avg Listing Price as a % of Avg Est Value	103%	100%	99%	95%	98%	95%	94%	93%	95%	95%	97%	96%	92%

Median Listing Price vs Median Est Value

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

Filters Used

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



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$230K	\$251K	\$251K	\$231K	\$243K	\$262K	\$232K	\$226K	\$225K	\$228K	\$235K	\$268K	\$240K
Median Listing Price	\$237K	\$230K	\$250K	\$229K	\$240K	\$250K	\$240K	\$229K	\$229K	\$225K	\$245K	\$265K	\$279K
Med Listing Price as a % of Med Est Value	103%	91%	99%	99%	99%	95%	103%	101%	102%	99%	104%	99%	116%

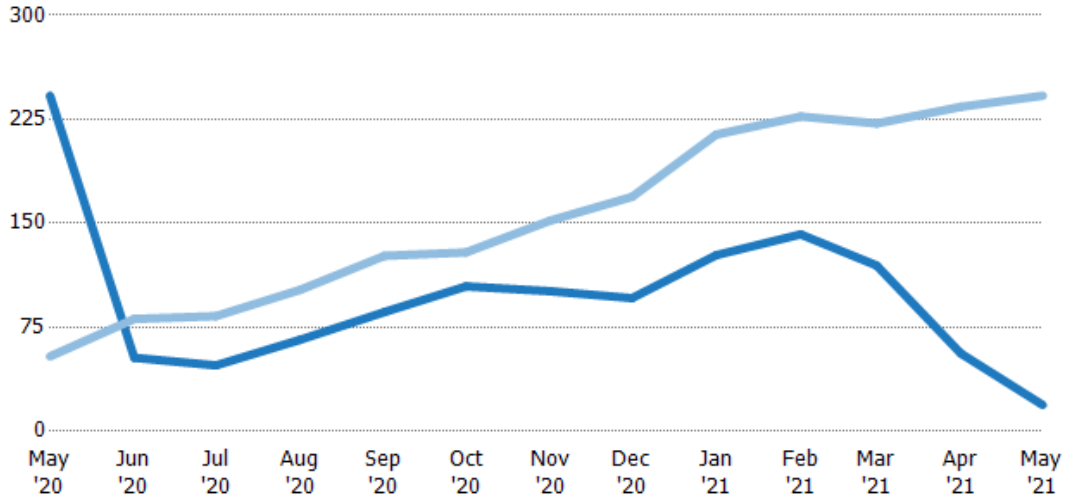
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

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

Month/Year	Days	% Chg.
May '21	19	-92.1%
May '20	242	348.1%
May '19	54	86.1%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	242	53	47.5	66	86	105	101	96	127	142	120	56	19
Prior Year	54	81	83	102	127	129	152	169	214	227	222	234	242
Percent Change from Prior Year	348%	-35%	-43%	-35%	-32%	-19%	-34%	-43%	-41%	-37%	-46%	-76%	-92%

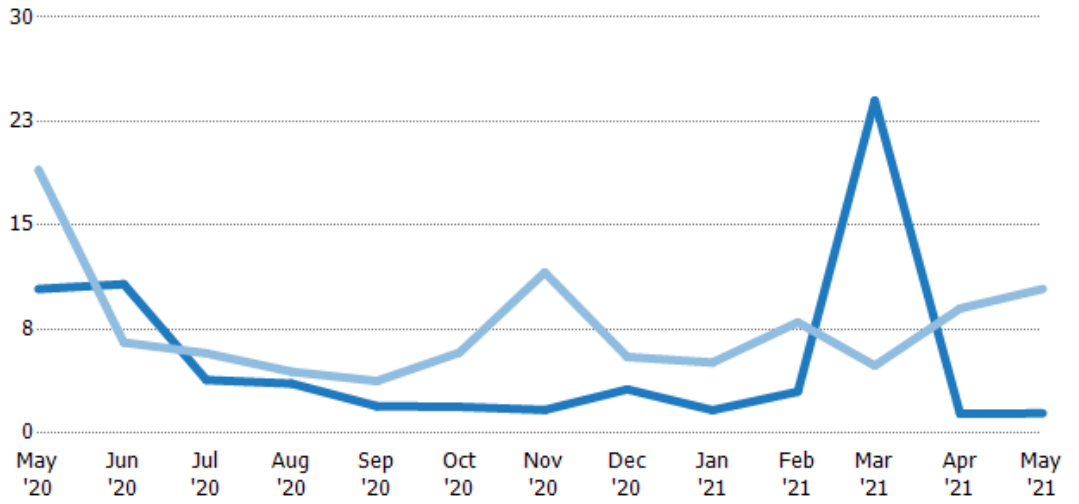
Months of Inventory

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

Filters Used

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

Month/Year	Months	% Chg.
May '21	1.44	-86.1%
May '20	10.4	-45.3%
May '19	19	-43.9%



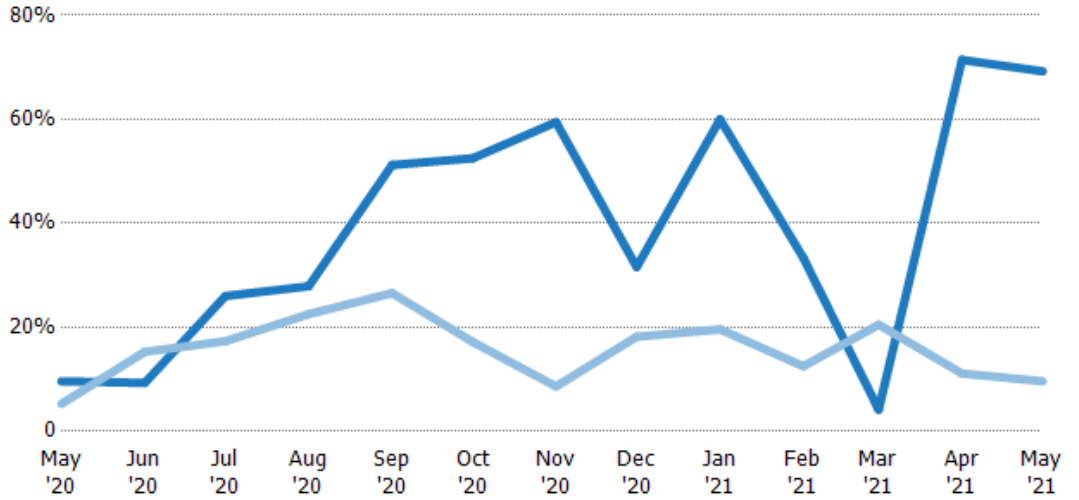
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	10.4	10.8	3.85	3.58	1.95	1.9	1.68	3.17	1.67	3	24	1.4	1.44
Prior Year	19	6.55	5.77	4.44	3.76	5.82	11.6	5.5	5.1	8	4.88	9	10.4
Percent Change from Prior Year	-45%	64%	-33%	-19%	-48%	-67%	-86%	-42%	-67%	-63%	392%	-84%	-86%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



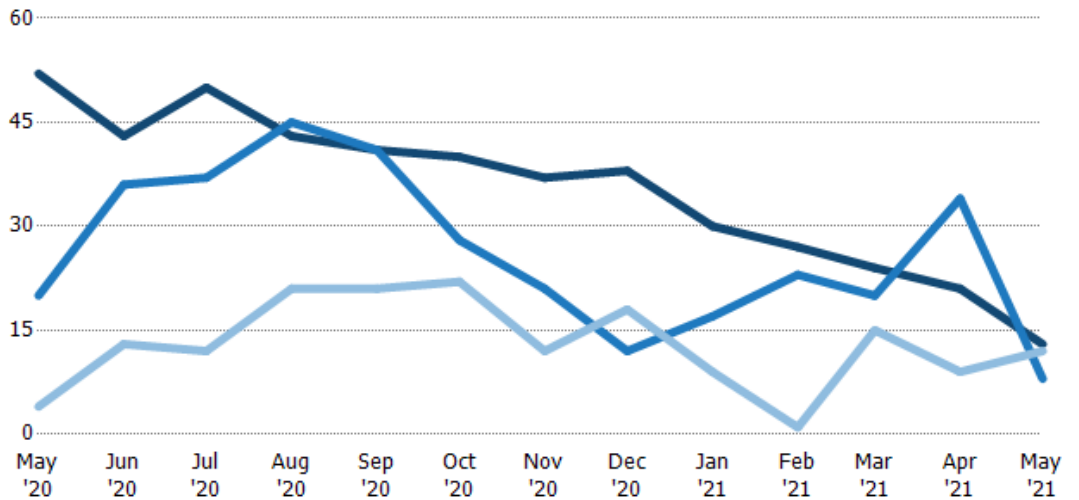
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	10%	9%	26%	28%	51%	53%	59%	32%	60%	33%	4%	71%	69%
Prior Year	5%	15%	17%	23%	27%	17%	9%	18%	20%	13%	21%	11%	10%
Change from Prior Year	-4%	6%	-9%	-5%	-25%	-35%	-51%	-13%	-40%	-21%	16%	-60%	-60%

Active/Pending/Sold Units

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

Filters Used

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



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Active	52	43	50	43	41	40	37	38	30	27	24	21	13
Pending	20	36	37	45	41	28	21	12	17	23	20	34	8
Sold	4	13	12	21	21	22	12	18	9	1	15	9	12

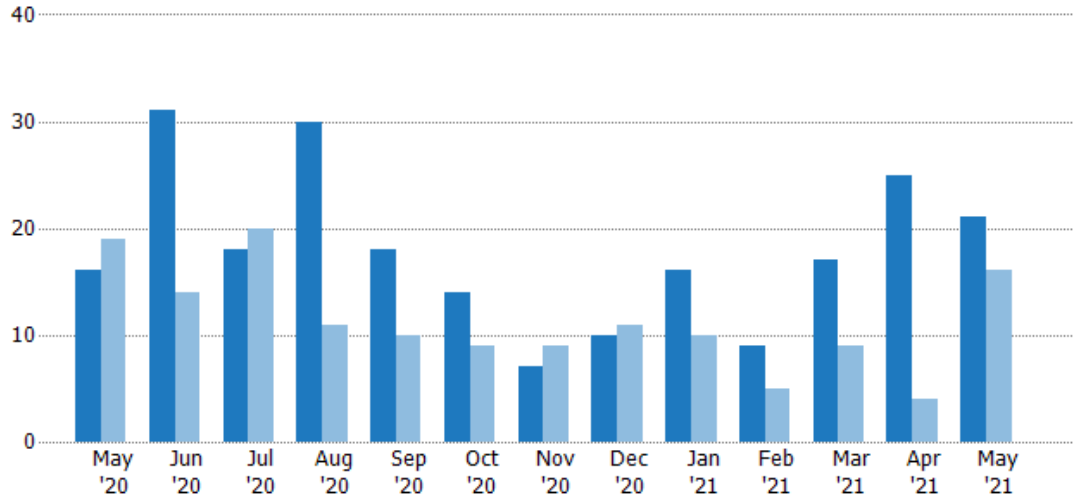
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
May '21	21	31.3%
May '20	16	-15.8%
May '19	19	-15.8%



Current Year	16	31	18	30	18	14	7	10	16	9	17	25	21
Prior Year	19	14	20	11	10	9	9	11	10	5	9	4	16
Percent Change from Prior Year	-16%	121%	-10%	173%	80%	56%	-22%	-9%	60%	80%	89%	525%	31%

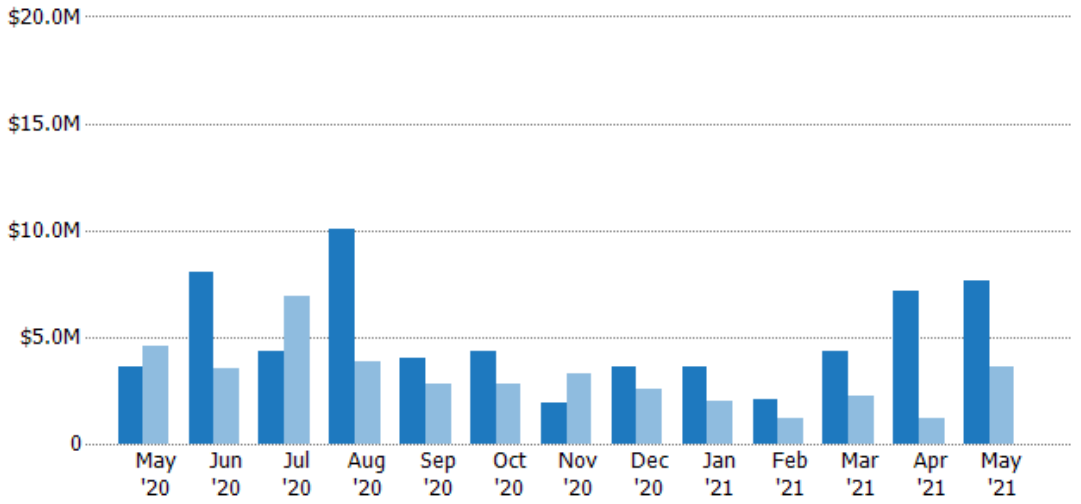
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$7.63M	109.2%
May '20	\$3.65M	-20%
May '19	\$4.56M	-16.3%



Current Year	\$3.65M	\$8.07M	\$4.34M	\$10.1M	\$4.04M	\$4.32M	\$1.92M	\$3.65M	\$3.58M	\$2.1M	\$4.3M	\$7.13M	\$7.63M
Prior Year	\$4.56M	\$3.5M	\$6.91M	\$3.87M	\$2.78M	\$2.78M	\$3.25M	\$2.6M	\$1.98M	\$1.2M	\$2.28M	\$1.18M	\$3.65M
Percent Change from Prior Year	-20%	131%	-37%	160%	45%	55%	-41%	41%	80%	76%	89%	502%	109%

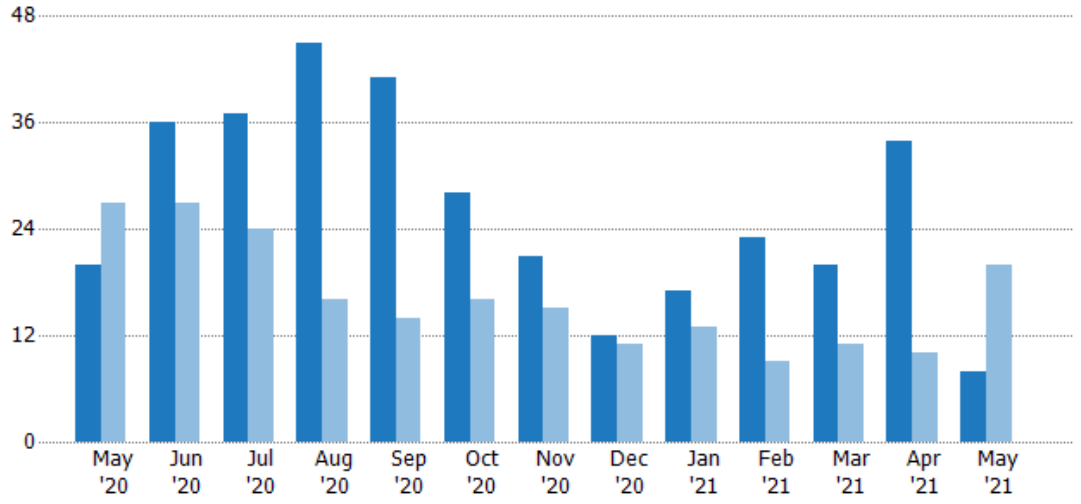
Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
May '21	8	-60%
May '20	20	-25.9%
May '19	27	0%



Current Year	20	36	37	45	41	28	21	12	17	23	20	34	8
Prior Year	27	27	24	16	14	16	15	11	13	9	11	10	20
Percent Change from Prior Year	-26%	33%	54%	181%	193%	75%	40%	9%	31%	156%	82%	240%	-60%

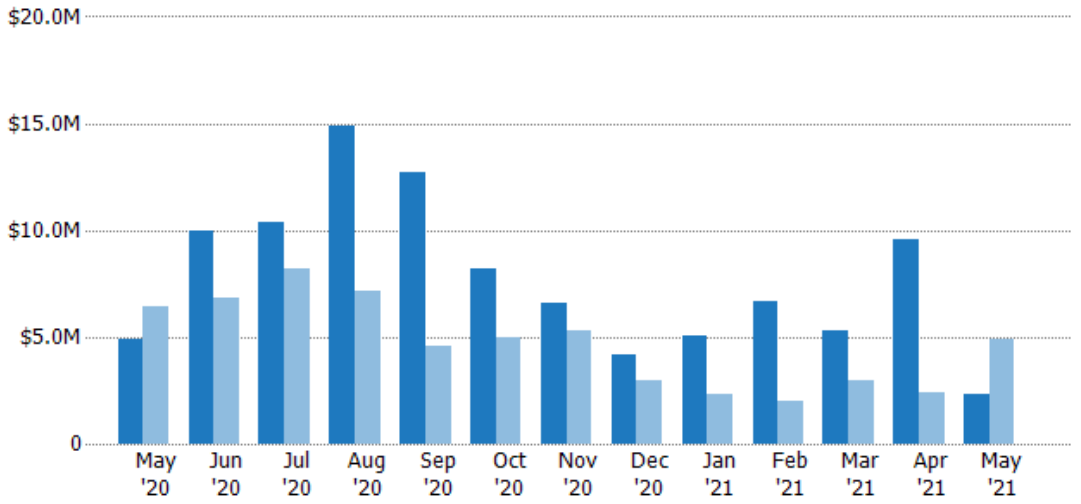
Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$2.32M	-52.4%
May '20	\$4.88M	-24.2%
May '19	\$6.43M	6.8%



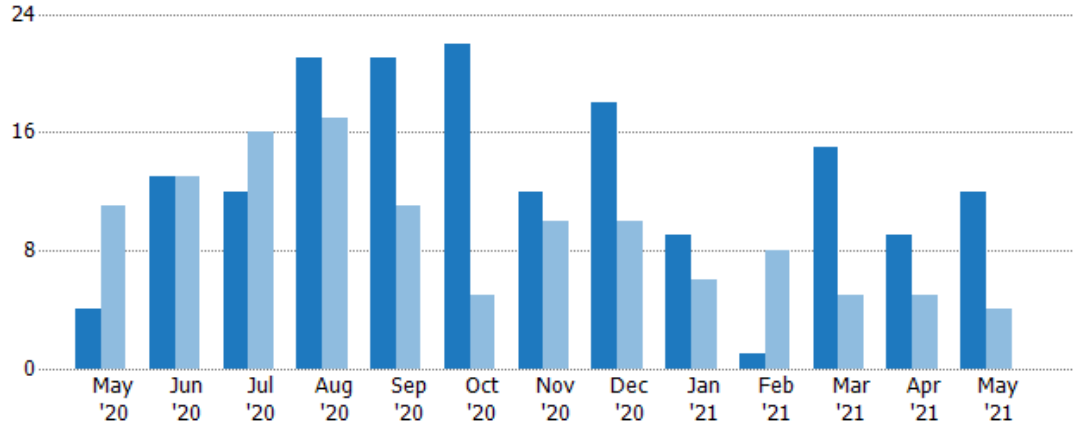
Current Year	\$4.88M	\$9.99M	\$10.3M	\$14.8M	\$12.7M	\$8.19M	\$6.6M	\$4.16M	\$5.07M	\$6.65M	\$5.34M	\$9.59M	\$2.32M
Prior Year	\$6.43M	\$6.87M	\$8.19M	\$7.14M	\$4.58M	\$4.97M	\$5.33M	\$2.99M	\$2.3M	\$2.01M	\$2.96M	\$2.43M	\$4.88M
Percent Change from Prior Year	-24%	45%	26%	108%	177%	65%	24%	39%	120%	231%	80%	295%	-52%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



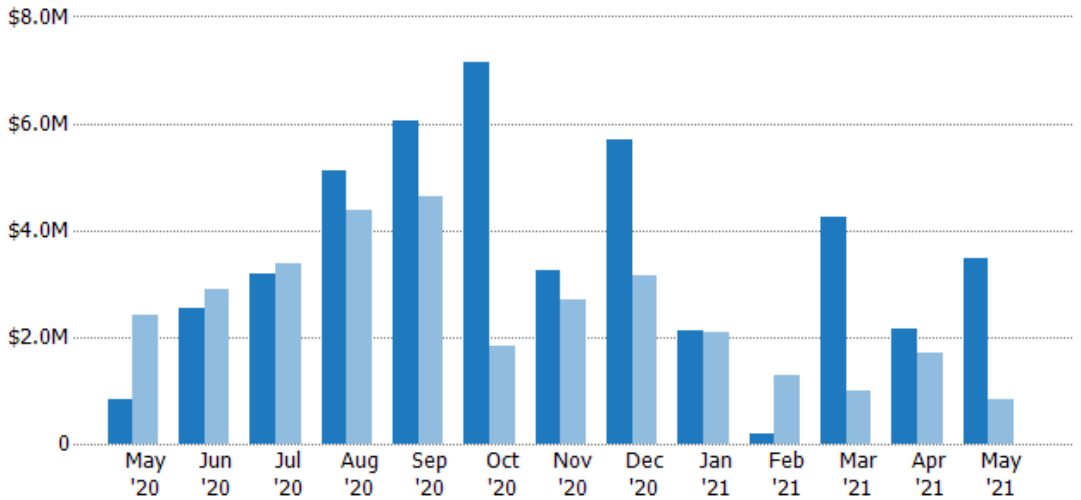
Month/Year	Count	% Chg.
May '21	12	200%
May '20	4	-63.6%
May '19	11	0%

Closed Sales Volume

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

Filters Used

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



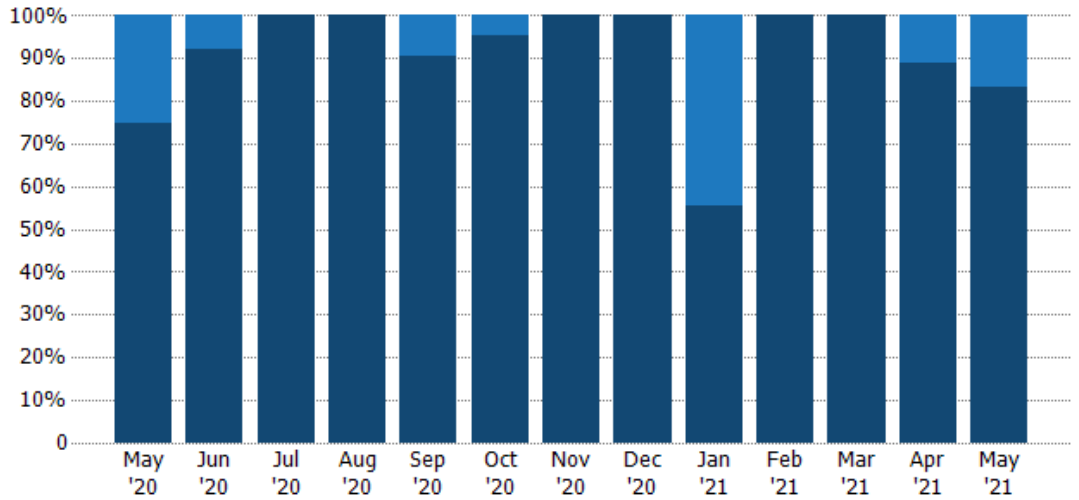
Month/Year	Volume	% Chg.
May '21	\$3.47M	312.1%
May '20	\$843K	-64.8%
May '19	\$2.4M	-11.3%

Closed Sales by Property Type

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

Filters Used

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



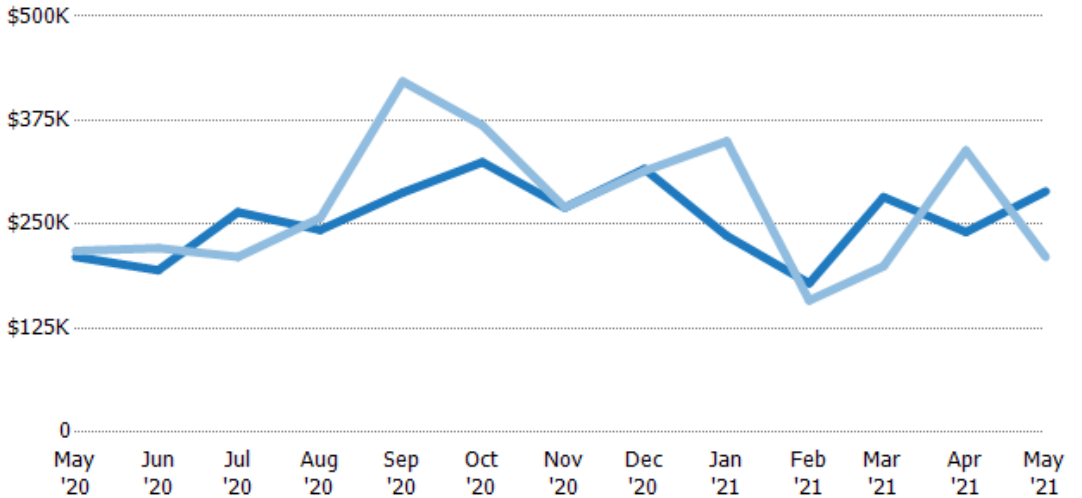
Condo/Townhouse	25%	8%	-	-	10%	5%	-	-	44%	-	-	11%	17%
Single Family Residence	75%	92%	100%	100%	90%	95%	100%	100%	56%	100%	100%	89%	83%

Average Sales Price

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

Filters Used

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



Current Year	\$211K	\$195K	\$265K	\$243K	\$288K	\$325K	\$270K	\$316K	\$236K	\$179K	\$283K	\$241K	\$289K
Prior Year	\$218K	\$221K	\$211K	\$258K	\$422K	\$369K	\$270K	\$314K	\$350K	\$158K	\$200K	\$339K	\$211K
Percent Change from Prior Year	-3%	-12%	26%	-6%	-32%	-12%	0%	1%	-33%	13%	42%	-29%	37%

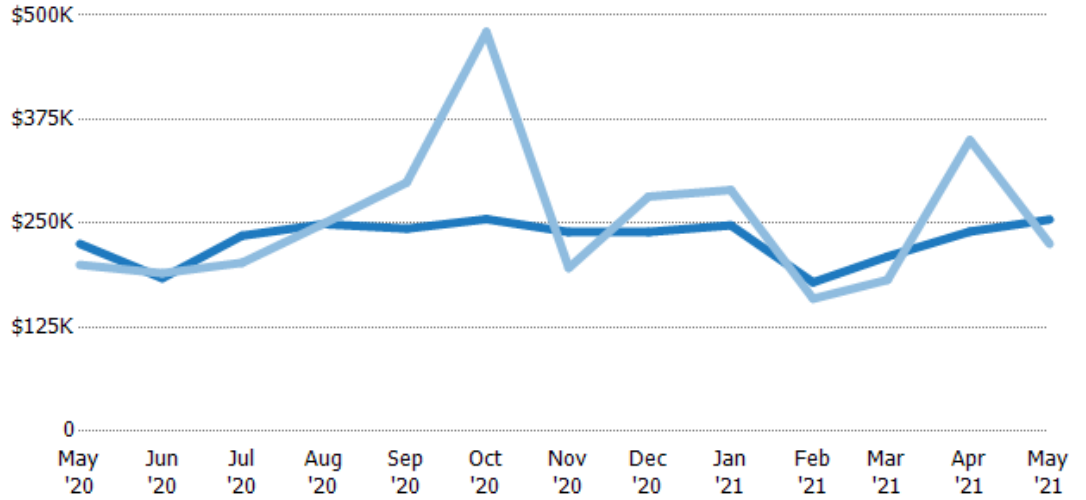
Median Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
May '21	\$255K	13%
May '20	\$225K	12.6%
May '19	\$200K	-22.5%



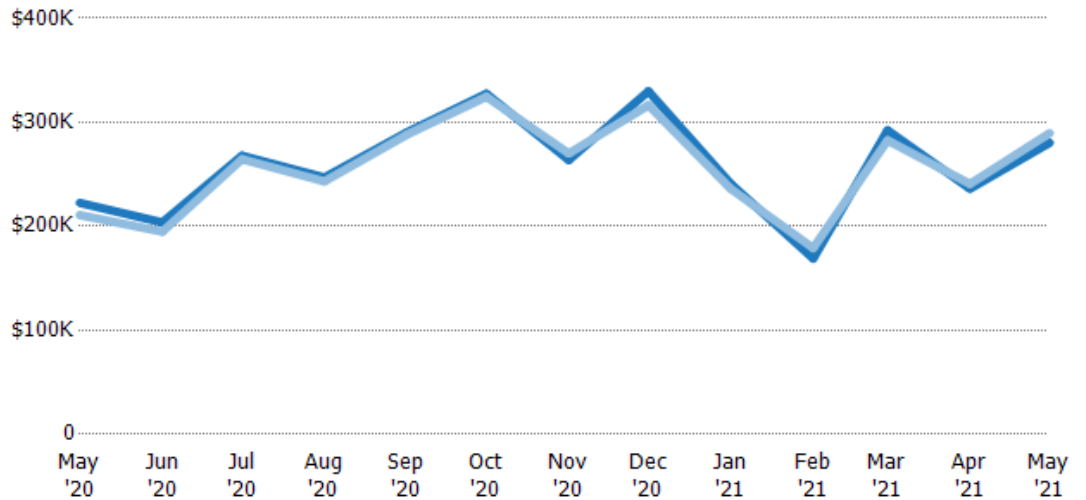
Current Year	\$225K	\$184K	\$235K	\$249K	\$244K	\$255K	\$240K	\$240K	\$248K	\$179K	\$210K	\$240K	\$255K
Prior Year	\$200K	\$190K	\$203K	\$250K	\$299K	\$480K	\$196K	\$282K	\$290K	\$159K	\$182K	\$350K	\$225K
Percent Change from Prior Year	13%	-3%	16%	0%	-19%	-47%	22%	-15%	-15%	12%	15%	-31%	13%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

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



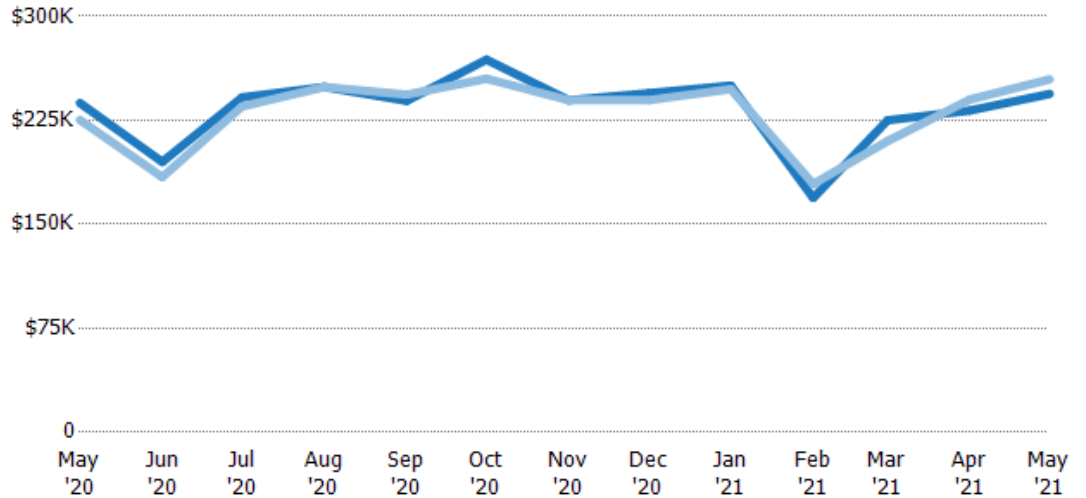
Avg List Price	\$222K	\$204K	\$268K	\$247K	\$290K	\$327K	\$264K	\$330K	\$241K	\$169K	\$292K	\$236K	\$280K
Avg Sales Price	\$211K	\$195K	\$265K	\$243K	\$288K	\$325K	\$270K	\$316K	\$236K	\$179K	\$283K	\$241K	\$289K
Avg Sales Price as a % of Avg List Price	95%	96%	99%	98%	99%	99%	102%	96%	98%	106%	97%	102%	103%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

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



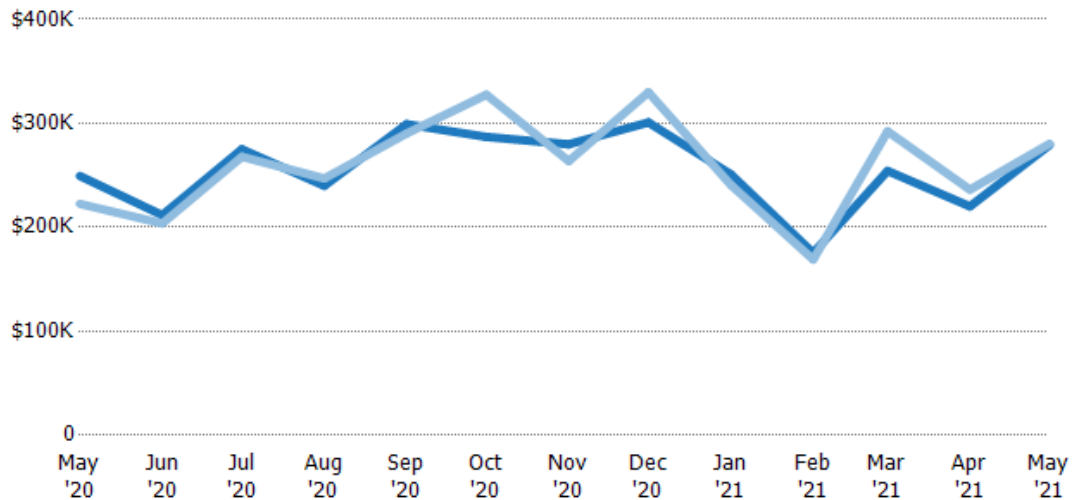
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$238K	\$195K	\$242K	\$249K	\$239K	\$269K	\$240K	\$245K	\$250K	\$169K	\$225K	\$232K	\$244K
Median Sales Price	\$225K	\$184K	\$235K	\$249K	\$244K	\$255K	\$240K	\$240K	\$248K	\$179K	\$210K	\$240K	\$255K
Med Sales Price as a % of Med List Price	95%	94%	97%	100%	102%	95%	100%	98%	99%	106%	93%	103%	104%

Average Sales Price vs Average Est Value

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

Filters Used

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



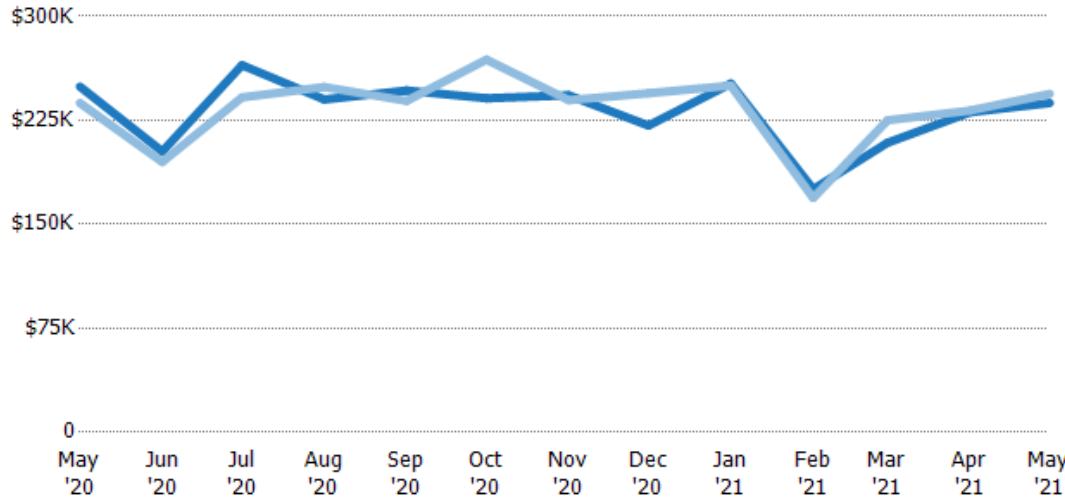
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$249K	\$212K	\$275K	\$240K	\$299K	\$287K	\$280K	\$301K	\$251K	\$175K	\$254K	\$220K	\$279K
Avg Sales Price	\$222K	\$204K	\$268K	\$247K	\$290K	\$327K	\$264K	\$330K	\$241K	\$169K	\$292K	\$236K	\$280K
Avg Sales Price as a % of Avg Est Value	89%	96%	97%	103%	97%	114%	94%	110%	96%	96%	115%	107%	100%

Median Sales Price vs Median Est Value

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

Filters Used

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



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$249K	\$203K	\$265K	\$240K	\$246K	\$241K	\$243K	\$221K	\$251K	\$175K	\$209K	\$231K	\$237K
Median Sales Price	\$238K	\$195K	\$242K	\$249K	\$239K	\$269K	\$240K	\$245K	\$250K	\$169K	\$225K	\$232K	\$244K
Med Sales Price as a % of Med Est Value	95%	96%	91%	104%	97%	112%	99%	111%	99%	96%	108%	101%	103%