

Summary of Key Listing and Sales Metrics

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

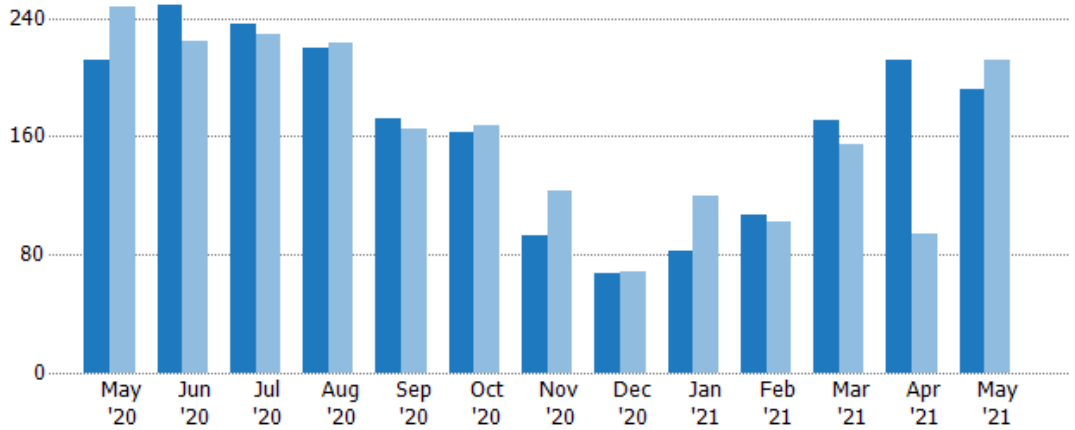
Key Metrics	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	192	211	-9%	763	681	+12%
New Listing Volume	\$95,030,912	\$97,086,725	-2.1%	\$360,891,585	\$281,021,466	+28.4%
Active Listing Count	103	361	-71.5%	N/A	N/A	
Active Listing Volume	\$64,057,558	\$191,396,805	-66.5%	N/A	N/A	
Average Listing Price	\$621,918	\$530,185	+17.3%	\$595,488	\$495,313	+20.2%
Median Listing Price	\$489,900	\$423,750	+15.6%	\$485,892	\$412,045	+17.9%
Median Days in RPR	14	97	-85.6%	64.63	120.55	-46.4%
Months of Inventory	0.9	4.5	-79.5%	1.5	3.5	-58.8%
Absorption Rate	109.71%	22.44%	+87.3%	68.45%	28.18%	+40.3%
Sales Activity Charts Metrics						
New Pending Sales Count	180	216	-16.7%	749	677	+10.6%
New Pending Sales Volume	\$82,206,087	\$85,665,792	-4%	\$329,142,620	\$247,603,507	+32.9%
Pending Sales Count	88	286	-69.2%	N/A	N/A	
Pending Sales Volume	\$40,873,088	\$115,770,808	-64.7%	N/A	N/A	
Closed Sales Count	105	85	+23.5%	495	473	+4.7%
Closed Sales Volume	\$49,282,604	\$29,169,994	+68.9%	\$209,392,189	\$169,312,626	+23.7%
Average Sales Price	\$469,358	\$343,176	+36.8%	\$423,015	\$357,955	+18.2%
Median Sales Price	\$381,500	\$315,000	+21.1%	\$364,426	\$322,281	+13.1%

New Listings

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

Filters Used

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



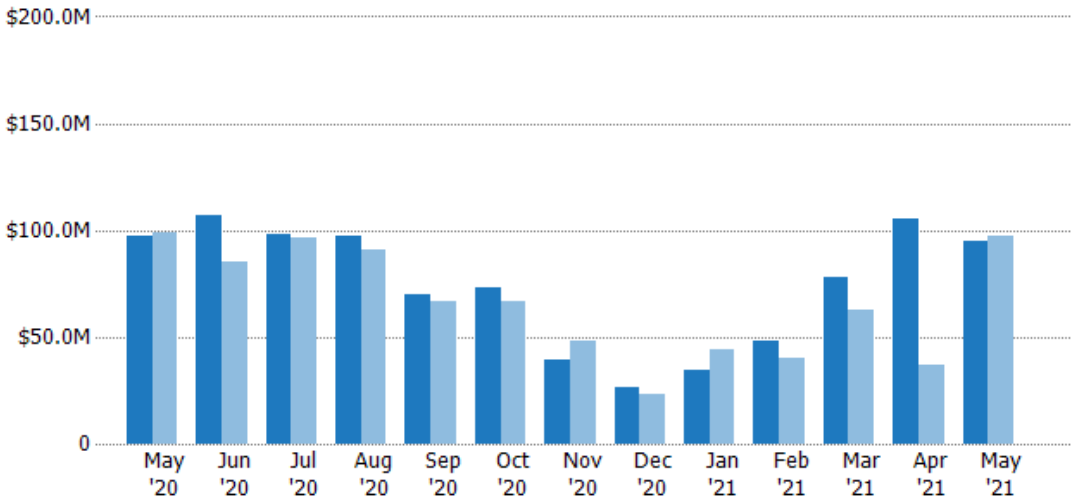
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	211	249	236	220	172	163	93	67	82	107	171	211	192
Prior Year	248	224	229	223	165	167	123	69	120	102	154	94	211
Percent Change from Prior Year	-15%	11%	3%	-1%	4%	-2%	-24%	-3%	-32%	5%	11%	124%	-9%

New Listing Volume

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

Filters Used

State: VT
 County: Chittenden County, Vermont
 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	\$97.1M	\$107M	\$98.1M	\$97.4M	\$69.6M	\$73.2M	\$39M	\$26.2M	\$34.8M	\$48M	\$78.1M	\$105M	\$95M
Prior Year	\$98.8M	\$85.1M	\$96.6M	\$91.1M	\$66.7M	\$66.8M	\$48.3M	\$23.3M	\$44.1M	\$40.2M	\$62.6M	\$37M	\$97.1M
Percent Change from Prior Year	-2%	26%	2%	7%	4%	10%	-19%	12%	-21%	19%	25%	184%	-2%

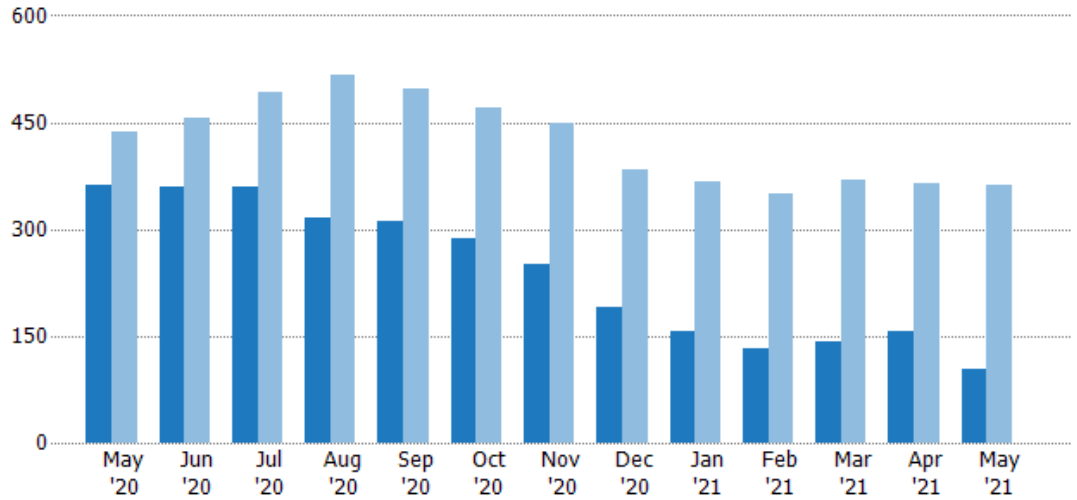
Active Listings

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

Filters Used

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

Month/Year	Count	% Chg.
May '21	103	-71.5%
May '20	361	-17.2%
May '19	436	4.1%



Current Year	361	360	359	317	310	286	251	190	156	132	143	157	103
Prior Year	436	455	493	516	498	471	449	384	366	349	370	364	361
Percent Change from Prior Year	-17%	-21%	-27%	-39%	-38%	-39%	-44%	-51%	-57%	-62%	-61%	-57%	-71%

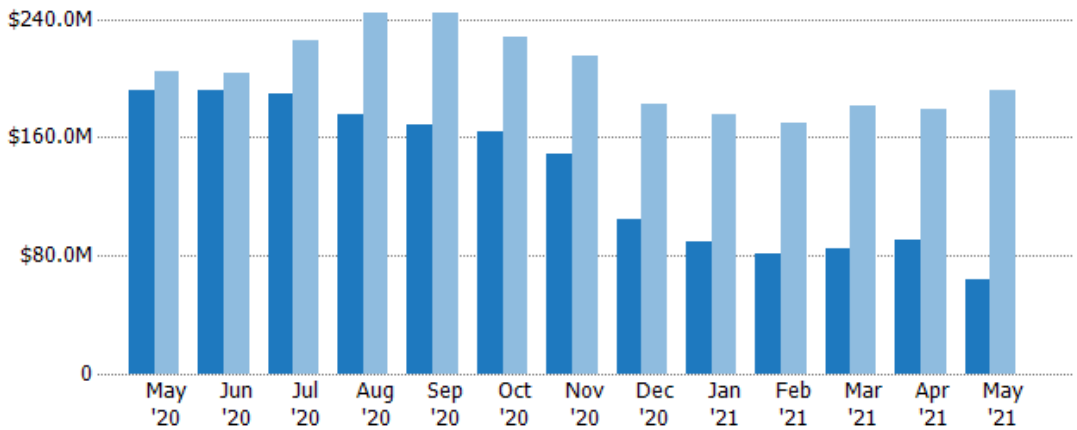
Active Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$64.1M	-66.5%
May '20	\$191M	-6.2%
May '19	\$204M	3.6%



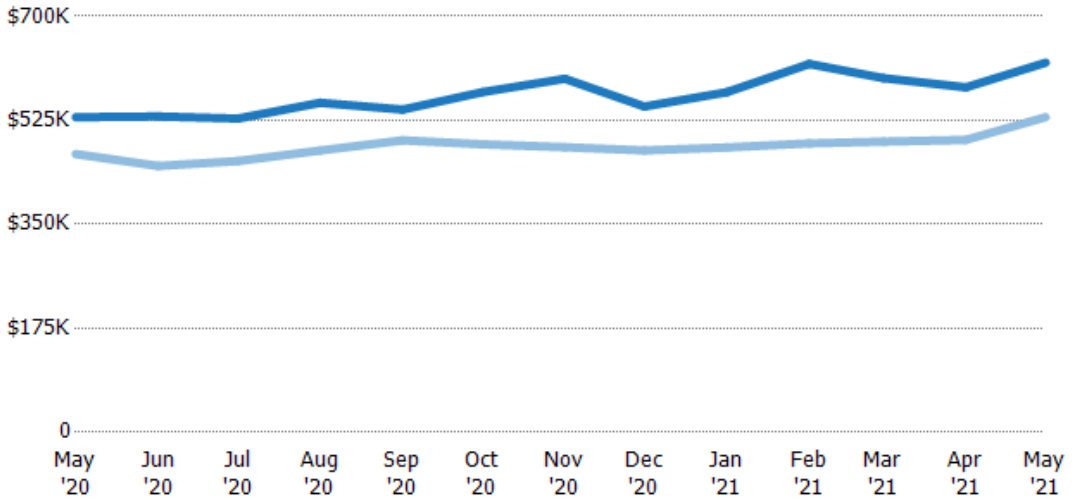
Current Year	\$191M	\$191M	\$190M	\$176M	\$168M	\$164M	\$149M	\$104M	\$89.3M	\$81.8M	\$85.2M	\$91.1M	\$64.1M
Prior Year	\$204M	\$204M	\$225M	\$245M	\$245M	\$228M	\$215M	\$182M	\$175M	\$170M	\$181M	\$179M	\$191M
Percent Change from Prior Year	-6%	-6%	-16%	-28%	-31%	-28%	-31%	-43%	-49%	-52%	-53%	-49%	-67%

Average Listing Price

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

Filters Used

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



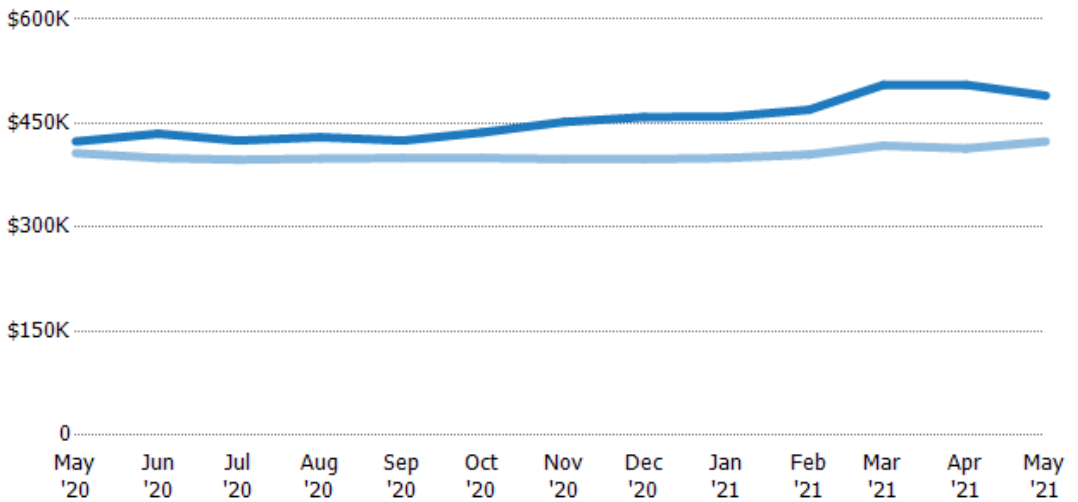
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$530K	\$531K	\$528K	\$554K	\$543K	\$572K	\$595K	\$548K	\$572K	\$620K	\$596K	\$580K	\$622K
Prior Year	\$468K	\$448K	\$456K	\$474K	\$491K	\$485K	\$480K	\$474K	\$479K	\$486K	\$489K	\$492K	\$530K
Percent Change from Prior Year	13%	19%	16%	17%	11%	18%	24%	16%	19%	27%	22%	18%	17%

Median Listing Price

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

Filters Used

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



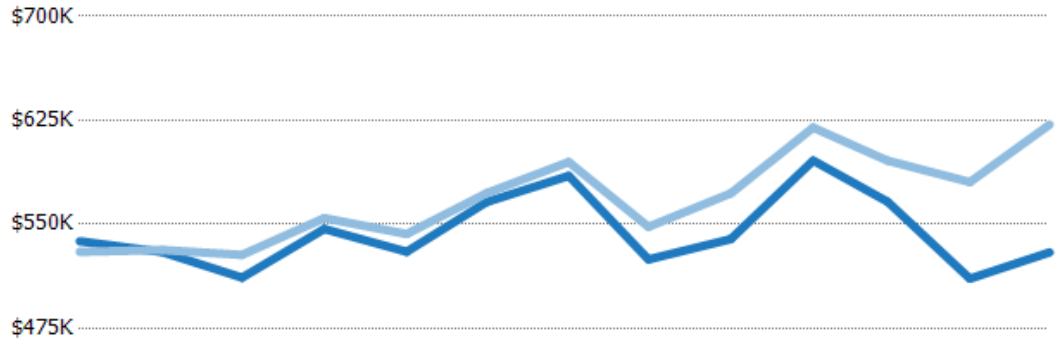
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$424K	\$435K	\$425K	\$430K	\$425K	\$437K	\$452K	\$459K	\$459K	\$469K	\$506K	\$506K	\$490K
Prior Year	\$407K	\$400K	\$398K	\$399K	\$400K	\$400K	\$399K	\$398K	\$400K	\$405K	\$418K	\$414K	\$424K
Percent Change from Prior Year	4%	9%	7%	8%	6%	9%	13%	15%	15%	16%	21%	22%	16%

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

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



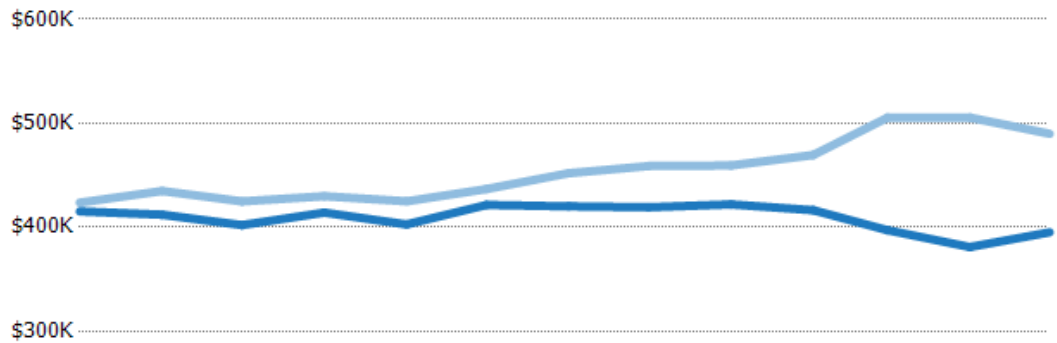
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$538K	\$530K	\$512K	\$547K	\$530K	\$566K	\$585K	\$525K	\$539K	\$596K	\$566K	\$511K	\$530K
Avg Listing Price	\$530K	\$531K	\$528K	\$554K	\$543K	\$572K	\$595K	\$548K	\$572K	\$620K	\$596K	\$580K	\$622K
Avg Listing Price as a % of Avg Est Value	99%	100%	103%	101%	102%	101%	102%	104%	106%	104%	105%	114%	117%

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
 County: Chittenden County, Vermont
 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	\$415K	\$412K	\$402K	\$414K	\$403K	\$421K	\$420K	\$419K	\$422K	\$416K	\$397K	\$381K	\$395K
Median Listing Price	\$424K	\$435K	\$425K	\$430K	\$425K	\$437K	\$452K	\$459K	\$459K	\$469K	\$506K	\$506K	\$490K
Med Listing Price as a % of Med Est Value	102%	106%	106%	104%	106%	104%	108%	109%	109%	113%	127%	133%	124%

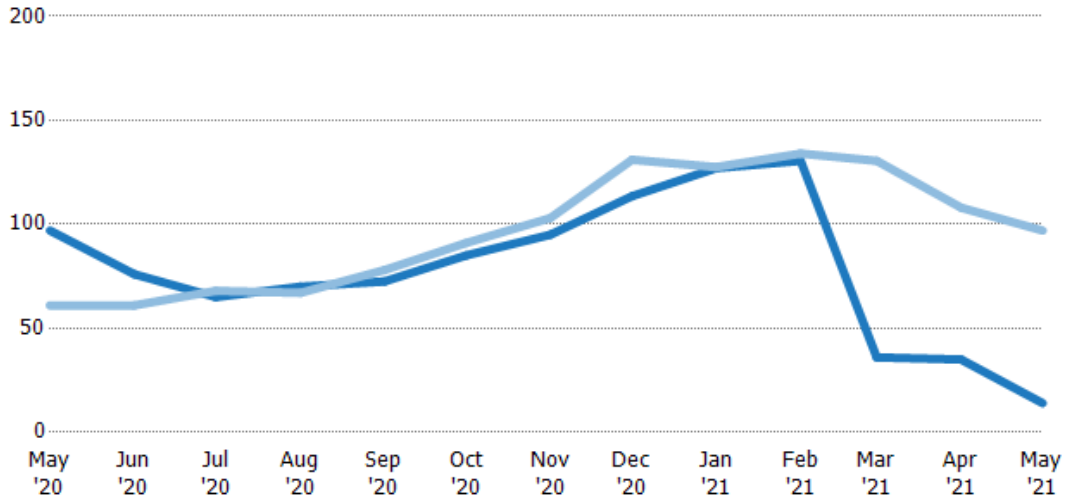
Median Days in RPR

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
May '21	14	-85.6%
May '20	97	59%
May '19	61	-9.8%



Current Year	97	76	65	70	72.5	85	95	114	127	131	36	35	14
Prior Year	61	61	68	67	78	91	103	131	128	134	131	108	97
Percent Change from Prior Year	59%	25%	-4%	4%	-7%	-7%	-8%	-13%	0%	-3%	-72%	-68%	-86%

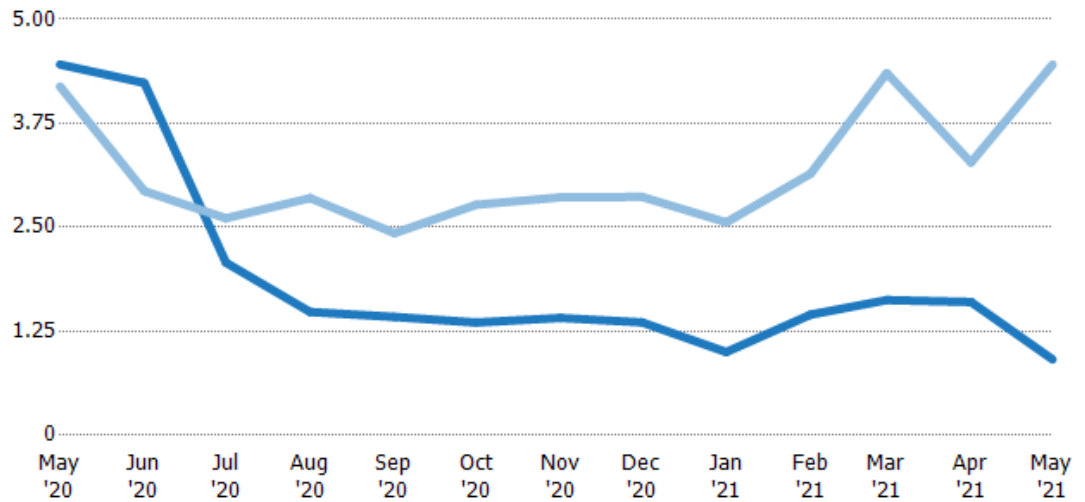
Months of Inventory

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

Filters Used

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

Month/Year	Months	% Chg.
May '21	0	-79.5%
May '20	4.46	6.3%
May '19	4.19	10.5%



Current Year	4.46	4.24	2.08	1.48	1.42	1.36	1.41	1.36	1	1.45	1.63	1.6	0
Prior Year	4.19	2.94	2.61	2.85	2.43	2.77	2.86	2.87	2.56	3.14	4.35	3.28	4.46
Percent Change from Prior Year	6%	44%	-20%	-48%	-41%	-51%	-51%	-53%	-61%	-54%	-63%	-51%	-80%

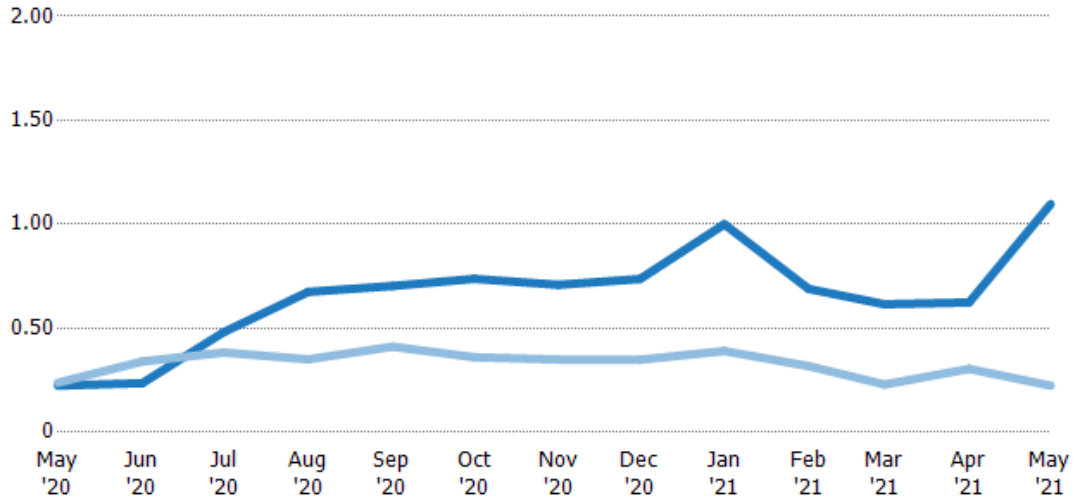
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/Year	Rate	Chg.
May '21	110%	-87.3%
May '20	22%	1.4%
May '19	24%	-9.5%



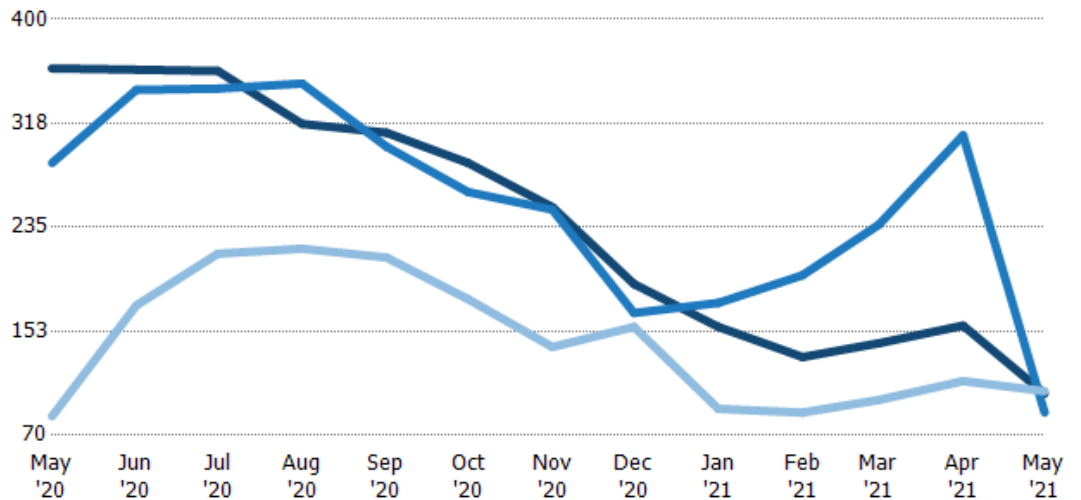
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	22%	24%	48%	68%	70%	74%	71%	74%	100%	69%	62%	62%	110%
Prior Year	24%	34%	38%	35%	41%	36%	35%	35%	39%	32%	23%	30%	22%
Change from Prior Year	1%	10%	-10%	-32%	-29%	-38%	-36%	-39%	-61%	-37%	-39%	-32%	-87%

Active/Pending/Sold Units

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

Filters Used

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



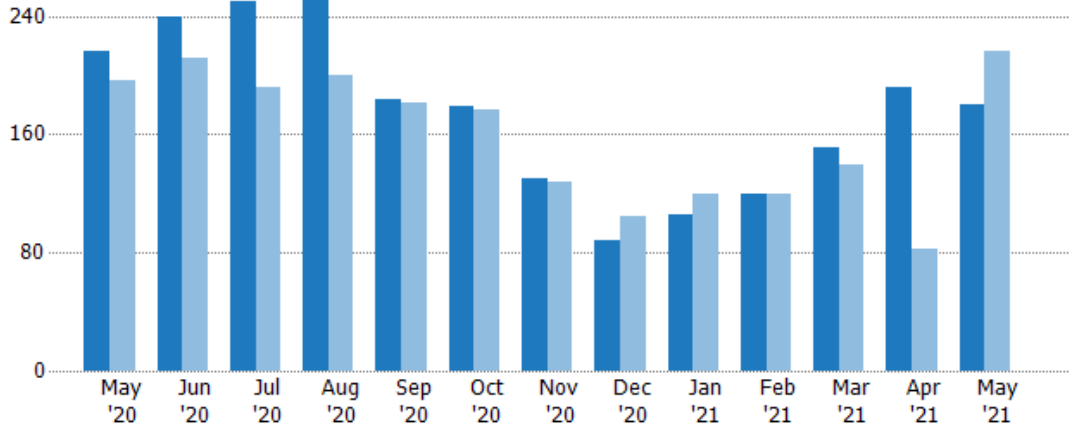
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Active	361	360	359	317	310	286	251	190	156	132	143	157	103
Pending	286	344	345	349	299	263	249	167	175	197	237	308	88
Sold	85	173	214	218	211	178	140	156	91	88	98	113	105

New Pending Sales

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

Filters Used

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



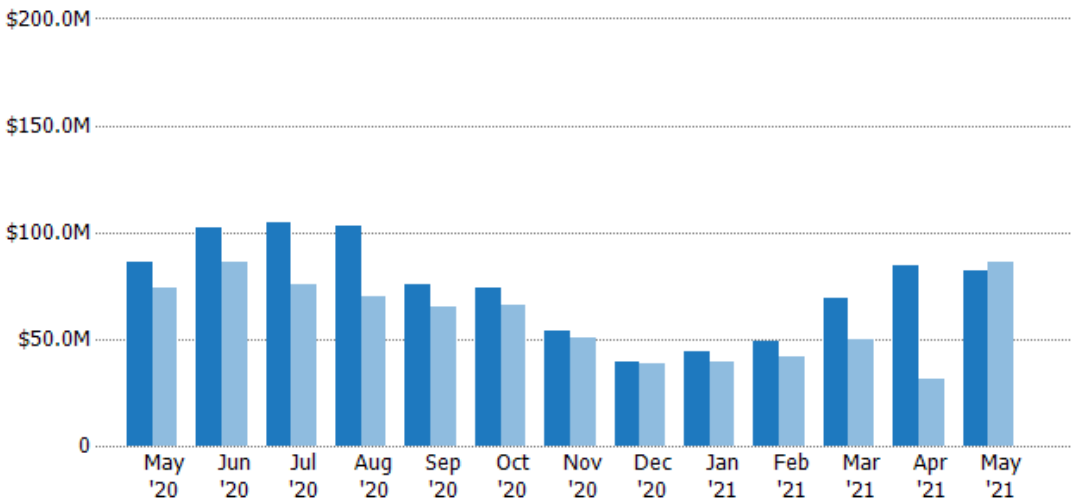
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	216	240	250	255	184	179	130	88	106	120	151	192	180
Prior Year	196	212	192	200	181	177	128	104	120	120	139	82	216
Percent Change from Prior Year	10%	13%	30%	28%	2%	1%	2%	-15%	-12%	0%	9%	134%	-17%

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
 County: Chittenden County, Vermont
 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	\$85.7M	\$102M	\$105M	\$103M	\$75.7M	\$74.3M	\$53.6M	\$39.4M	\$44.3M	\$49.3M	\$69.2M	\$84.2M	\$82.2M
Prior Year	\$73.8M	\$85.6M	\$75.4M	\$70.1M	\$64.9M	\$66.2M	\$50.9M	\$38.4M	\$39.3M	\$41.7M	\$49.6M	\$31.4M	\$85.7M
Percent Change from Prior Year	16%	19%	39%	46%	17%	12%	5%	3%	13%	18%	40%	168%	-4%

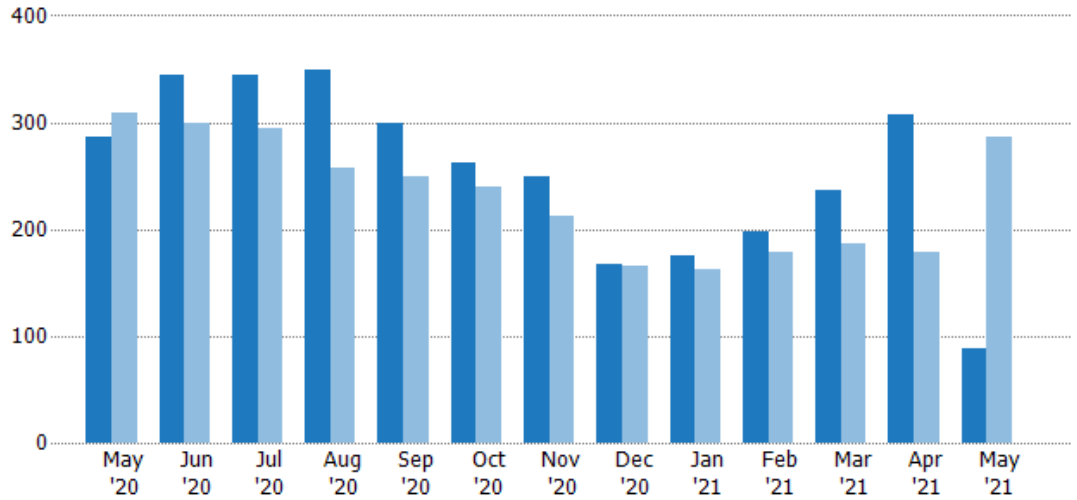
Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
May '21	88	-69.2%
May '20	286	-7.4%
May '19	309	1.6%



	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	286	344	345	349	299	263	249	167	175	197	237	308	88
Prior Year	309	299	294	258	249	240	212	165	163	179	187	179	286
Percent Change from Prior Year	-7%	15%	17%	35%	20%	10%	17%	1%	7%	10%	27%	72%	-69%

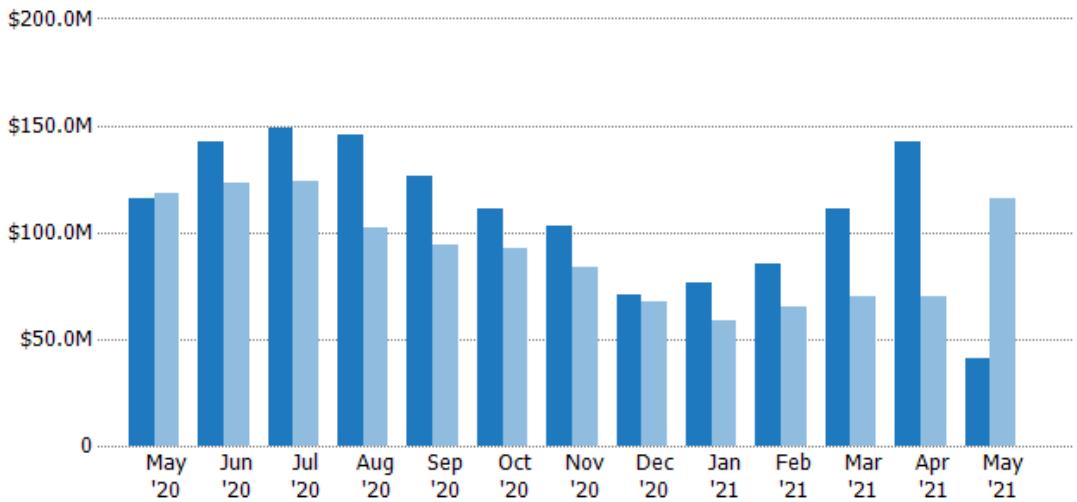
Pending Sales Volume

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
May '21	\$40.9M	-64.7%
May '20	\$116M	-2.4%
May '19	\$119M	-5.9%



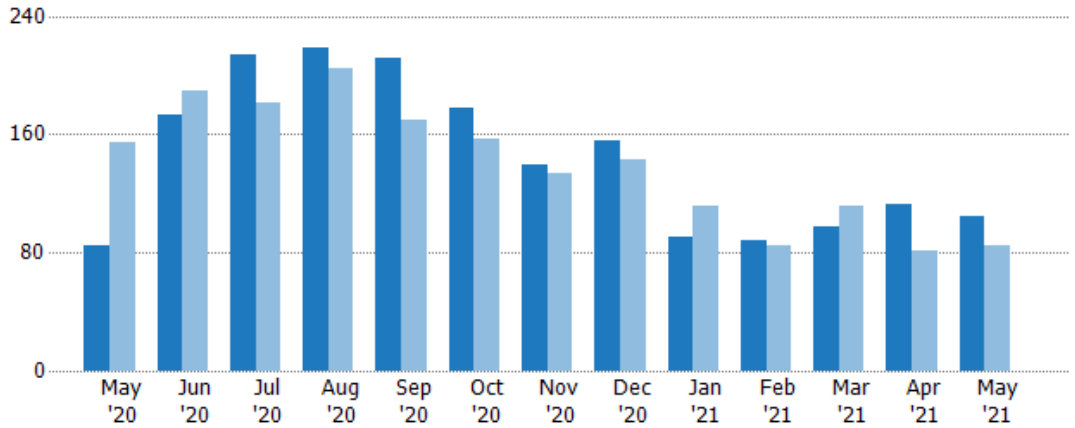
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$116M	\$142M	\$149M	\$145M	\$127M	\$111M	\$103M	\$70.8M	\$76.3M	\$85.2M	\$111M	\$142M	\$40.9M
Prior Year	\$119M	\$123M	\$124M	\$102M	\$94M	\$92.2M	\$83.4M	\$67.5M	\$58.5M	\$65.1M	\$69.7M	\$69.5M	\$116M
Percent Change from Prior Year	-2%	15%	21%	42%	35%	21%	24%	5%	30%	31%	59%	105%	-65%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



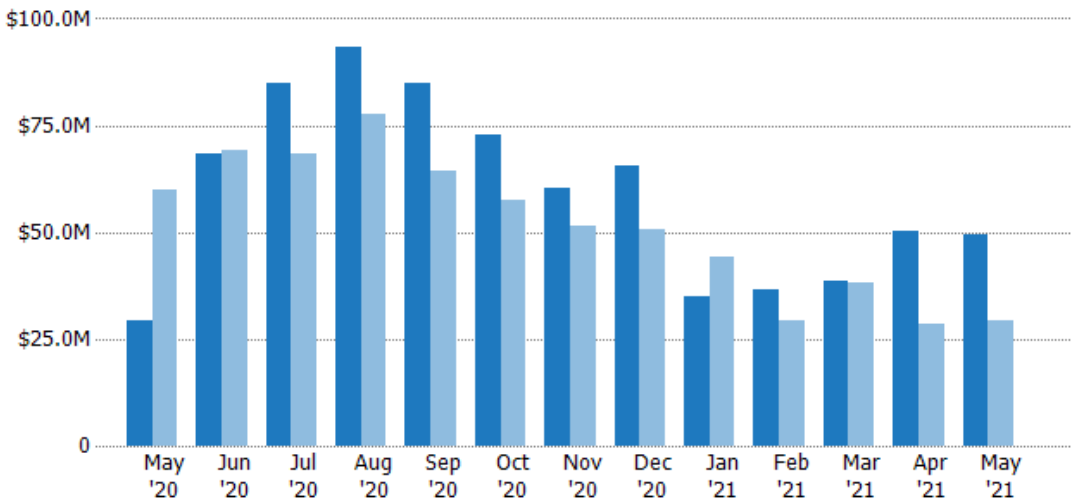
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	85	173	214	218	211	178	140	156	91	88	98	113	105
Prior Year	155	189	181	205	170	157	134	143	111	85	111	81	85
Percent Change from Prior Year	-45%	-8%	18%	6%	24%	13%	4%	9%	-18%	4%	-12%	40%	24%

Closed Sales Volume

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

Filters Used

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



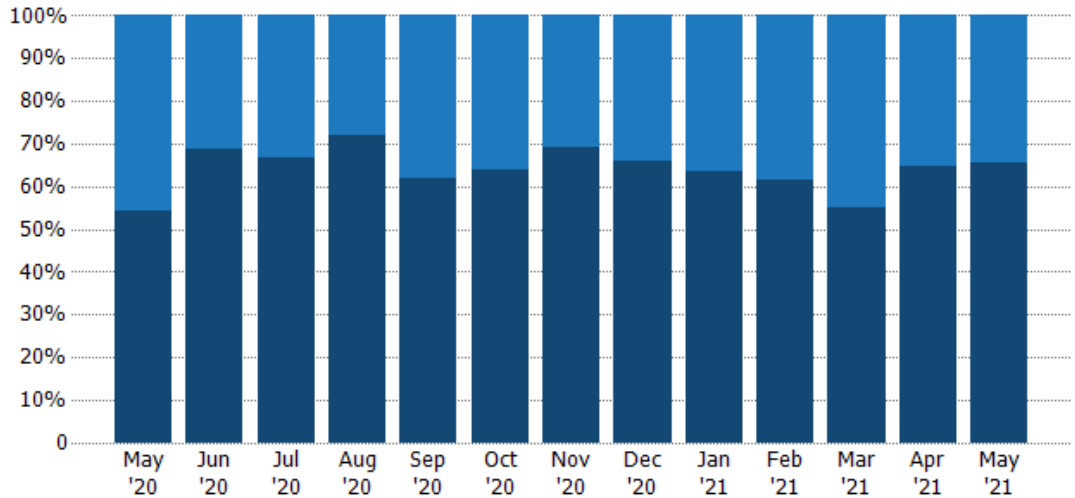
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$29.2M	\$68.4M	\$84.7M	\$93.4M	\$84.8M	\$72.7M	\$60.3M	\$65.7M	\$34.8M	\$36.5M	\$38.6M	\$50.2M	\$49.3M
Prior Year	\$60M	\$69.2M	\$68.2M	\$77.7M	\$64.5M	\$57.7M	\$51.6M	\$50.7M	\$44.1M	\$29.4M	\$38.1M	\$28.5M	\$29.2M
Percent Change from Prior Year	-51%	-1%	24%	20%	31%	26%	17%	30%	-21%	24%	1%	76%	69%

Closed Sales by Property Type

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

Filters Used

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



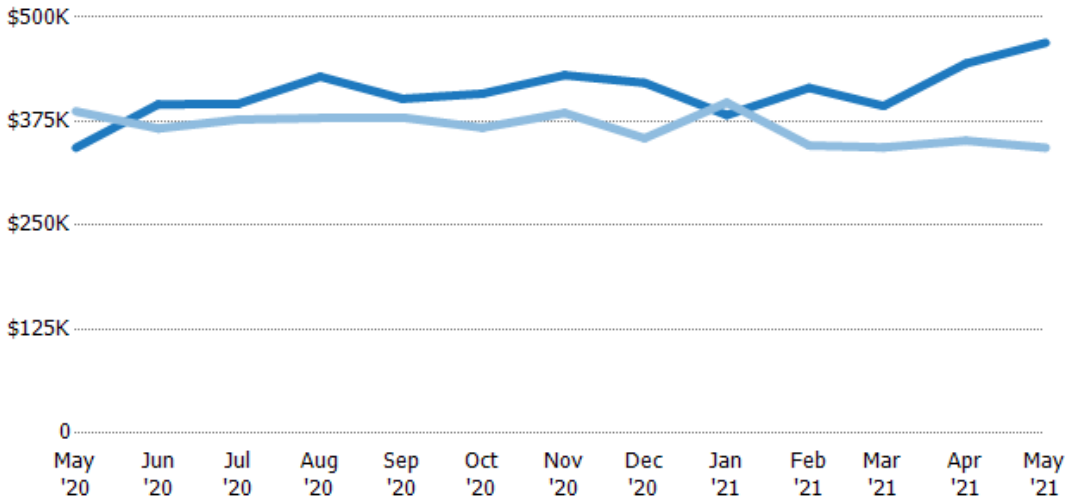
Condo/Townhouse	46%	31%	33%	28%	38%	36%	31%	34%	36%	39%	45%	35%	34%
Single Family Residence	54%	69%	67%	72%	62%	64%	69%	66%	64%	61%	55%	65%	66%

Average Sales Price

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

Filters Used

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



Current Year	\$343K	\$395K	\$396K	\$429K	\$402K	\$408K	\$430K	\$421K	\$382K	\$415K	\$393K	\$444K	\$469K
Prior Year	\$387K	\$366K	\$377K	\$379K	\$379K	\$367K	\$385K	\$355K	\$397K	\$346K	\$344K	\$352K	\$343K
Percent Change from Prior Year	-11%	8%	5%	13%	6%	11%	12%	19%	-4%	20%	15%	26%	37%

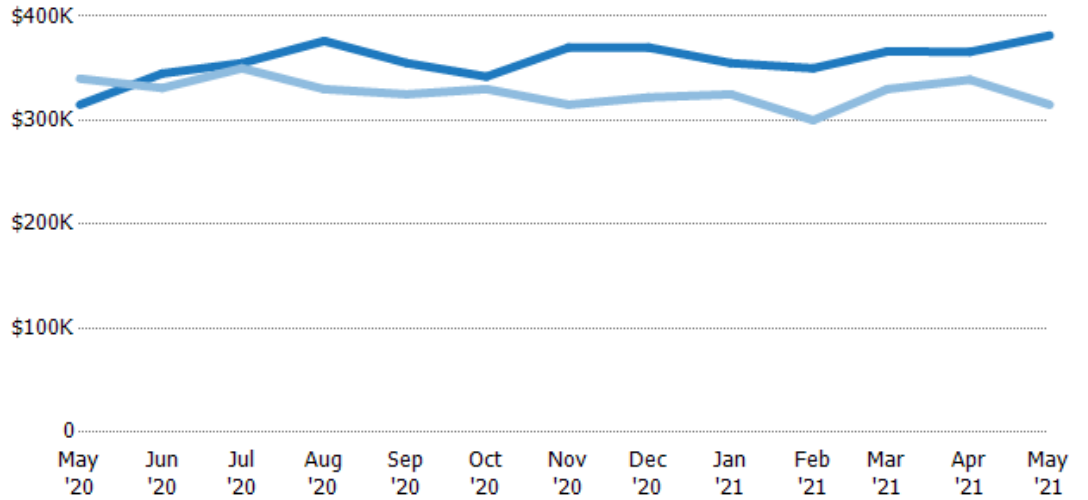
Median Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
May '21	\$382K	21.1%
May '20	\$315K	-7.4%
May '19	\$340K	-8.7%



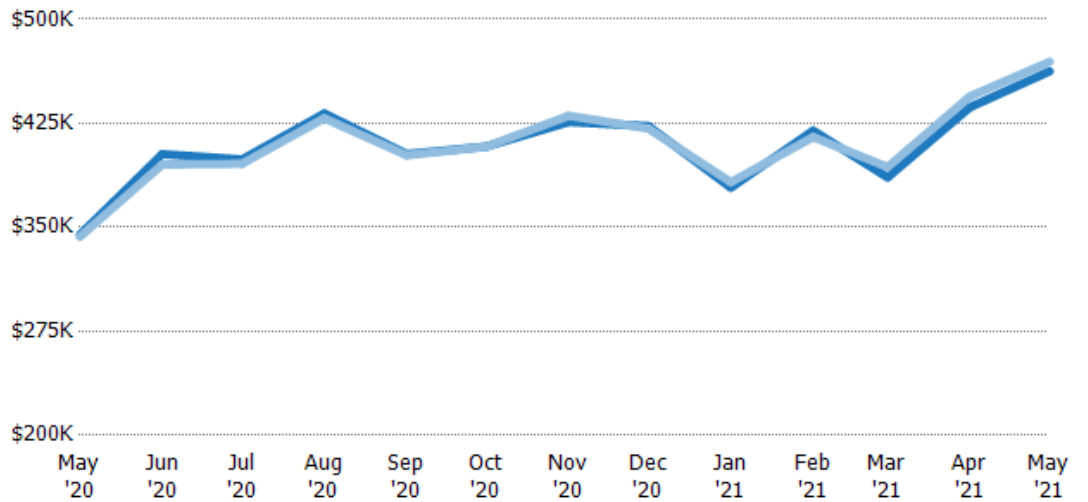
Current Year	\$315K	\$345K	\$355K	\$376K	\$355K	\$342K	\$370K	\$370K	\$355K	\$350K	\$366K	\$366K	\$382K
Prior Year	\$340K	\$331K	\$350K	\$330K	\$325K	\$330K	\$315K	\$322K	\$325K	\$300K	\$330K	\$339K	\$315K
Percent Change from Prior Year	-7%	4%	1%	14%	9%	4%	17%	15%	9%	17%	11%	8%	21%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



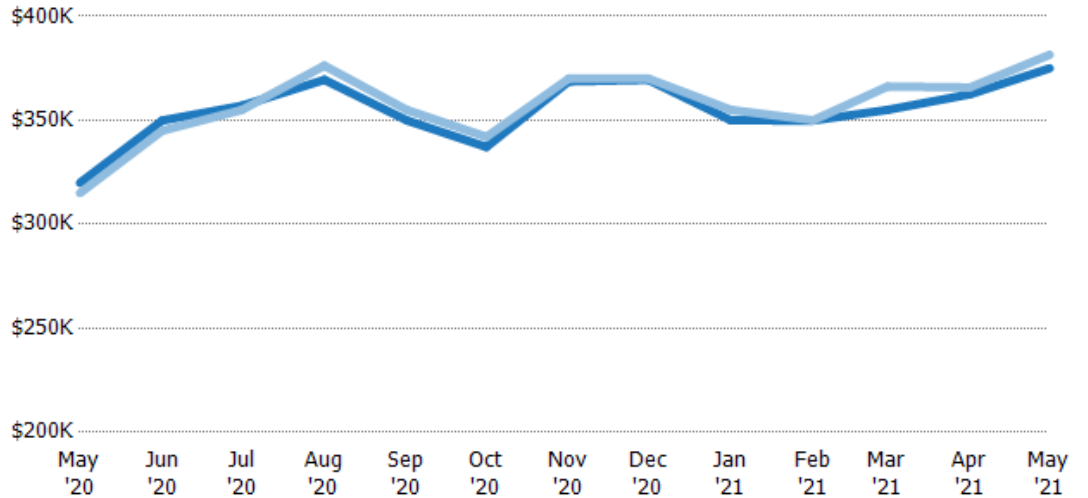
Avg List Price	\$345K	\$403K	\$399K	\$432K	\$403K	\$408K	\$426K	\$423K	\$379K	\$420K	\$386K	\$437K	\$463K
Avg Sales Price	\$343K	\$395K	\$396K	\$429K	\$402K	\$408K	\$430K	\$421K	\$382K	\$415K	\$393K	\$444K	\$469K
Avg Sales Price as a % of Avg List Price	100%	98%	99%	99%	100%	100%	101%	100%	101%	99%	102%	102%	101%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



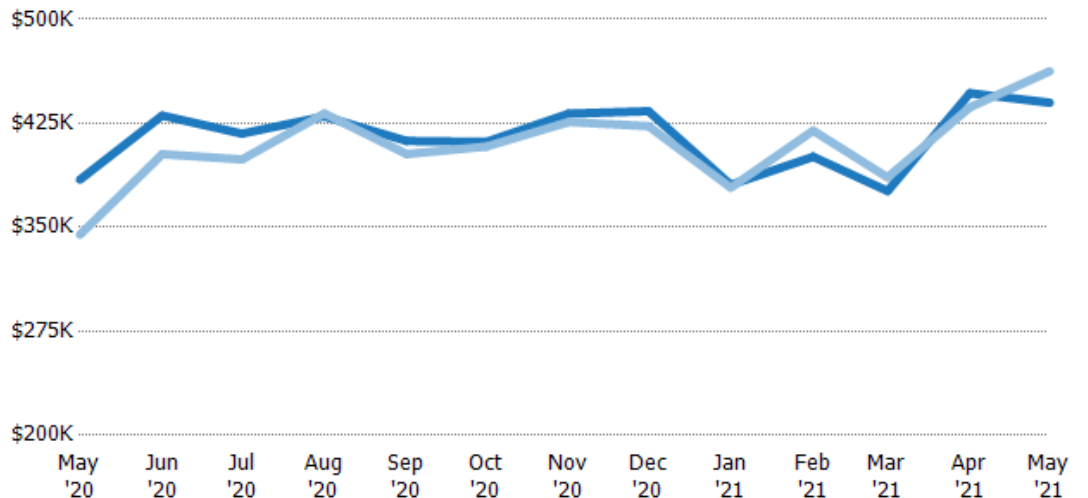
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$320K	\$350K	\$357K	\$369K	\$350K	\$337K	\$369K	\$369K	\$350K	\$350K	\$355K	\$363K	\$375K
Median Sales Price	\$315K	\$345K	\$355K	\$376K	\$355K	\$342K	\$370K	\$370K	\$355K	\$350K	\$366K	\$366K	\$382K
Med Sales Price as a % of Med List Price	98%	99%	99%	102%	101%	101%	100%	100%	101%	100%	103%	101%	102%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



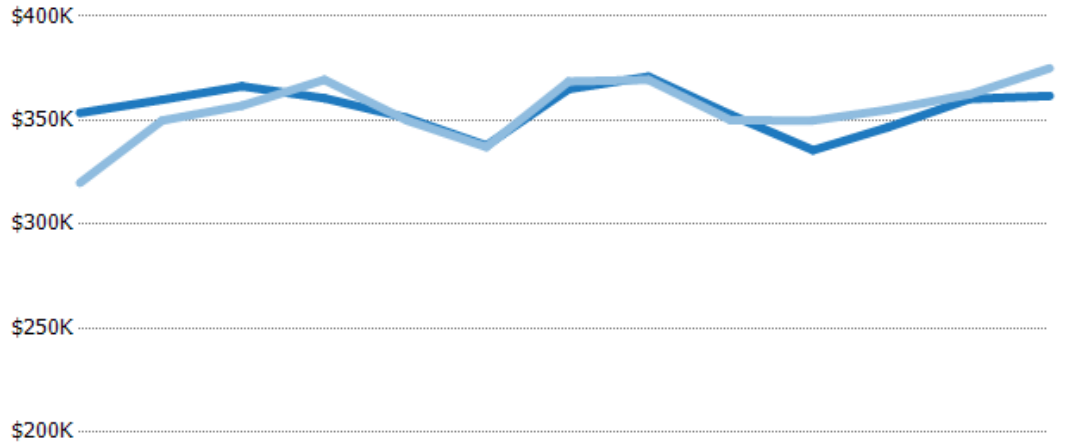
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$384K	\$431K	\$418K	\$430K	\$412K	\$412K	\$432K	\$434K	\$381K	\$401K	\$376K	\$447K	\$440K
Avg Sales Price	\$345K	\$403K	\$399K	\$432K	\$403K	\$408K	\$426K	\$423K	\$379K	\$420K	\$386K	\$437K	\$463K
Avg Sales Price as a % of Avg Est Value	90%	94%	96%	100%	98%	99%	99%	98%	99%	105%	103%	98%	105%

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
 County: Chittenden County, Vermont
 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	\$354K	\$360K	\$366K	\$361K	\$351K	\$338K	\$365K	\$371K	\$353K	\$336K	\$347K	\$360K	\$362K
Median Sales Price	\$320K	\$350K	\$357K	\$369K	\$350K	\$337K	\$369K	\$369K	\$350K	\$350K	\$355K	\$363K	\$375K
Med Sales Price as a % of Med Est Value	90%	97%	97%	102%	100%	100%	101%	100%	99%	104%	102%	101%	104%