

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	9	2	+350%	29	18	+61.1%
New Listing Volume	\$4,750,900	\$400,000	+1,087.7%	\$13,955,900	\$5,063,000	+175.6%
Active Listing Count	6	26	-76.9%	N/A	N/A	
Active Listing Volume	\$4,492,000	\$11,860,800	-62.1%	N/A	N/A	
Average Listing Price	\$748,667	\$456,185	+64.1%	\$781,873	\$415,814	+88%
Median Listing Price	\$674,000	\$304,000	+121.7%	\$512,257	\$294,434	+74%
Median Days in RPR	13	268	-95.1%	91.45	213.1	-57.1%
Months of Inventory	0.9	3.7	-76.9%	3.5	14.4	-75.6%
Absorption Rate	116.67%	26.92%	+89.7%	28.38%	6.94%	+21.4%
Sales Activity Charts Metrics						
New Pending Sales Count	7	6	+16.7%	29	37	-21.6%
New Pending Sales Volume	\$2,342,900	\$1,991,000	+17.7%	\$16,199,900	\$10,532,000	+53.8%
Pending Sales Count	5	6	-16.7%	N/A	N/A	
Pending Sales Volume	\$2,553,000	\$1,646,000	+55.1%	N/A	N/A	
Closed Sales Count	5	3	+66.7%	20	21	-4.8%
Closed Sales Volume	\$4,610,000	\$619,000	+644.7%	\$11,998,000	\$5,313,500	+125.8%
Average Sales Price	\$922,000	\$206,333	+346.8%	\$599,900	\$253,024	+137.1%
Median Sales Price	\$440,000	\$199,000	+121.1%	\$423,450	\$228,286	+85.5%

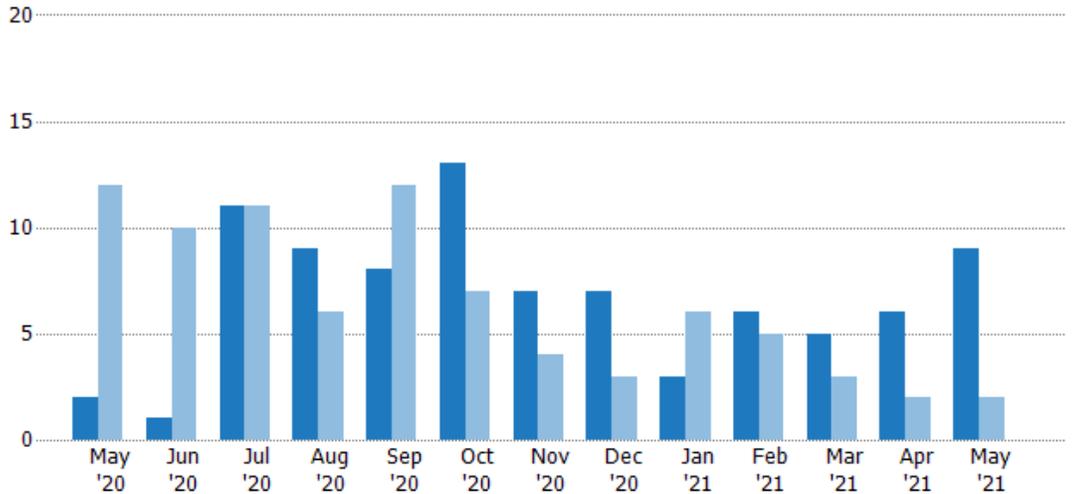
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
May '21	9	350%
May '20	2	-83.3%
May '19	12	33.3%



	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	2	1	11	9	8	13	7	7	3	6	5	6	9
Prior Year	12	10	11	6	12	7	4	3	6	5	3	2	2
Percent Change from Prior Year	-83%	-90%	0%	50%	-33%	86%	75%	133%	-50%	20%	67%	200%	350%

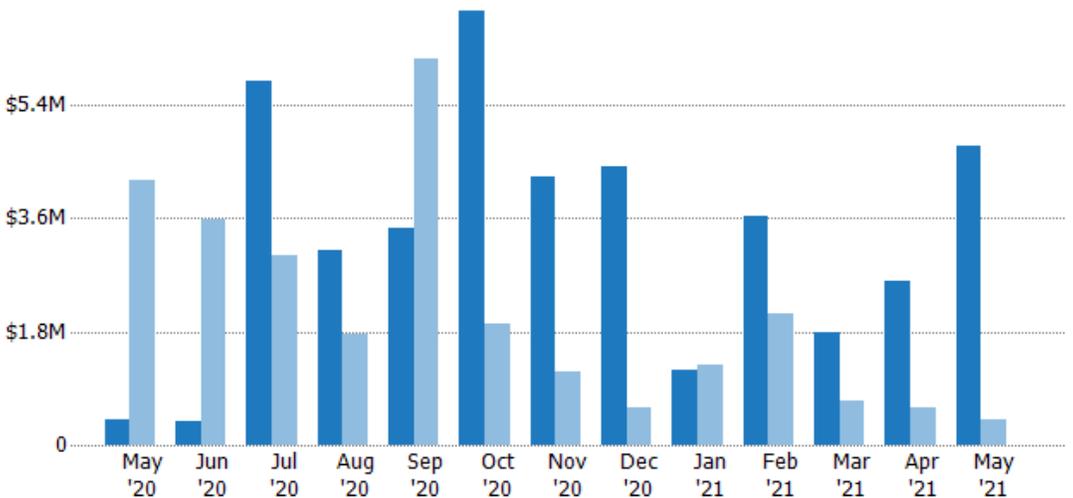
New Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$4.75M	1,087.7%
May '20	\$400K	-90.5%
May '19	\$4.21M	25.3%



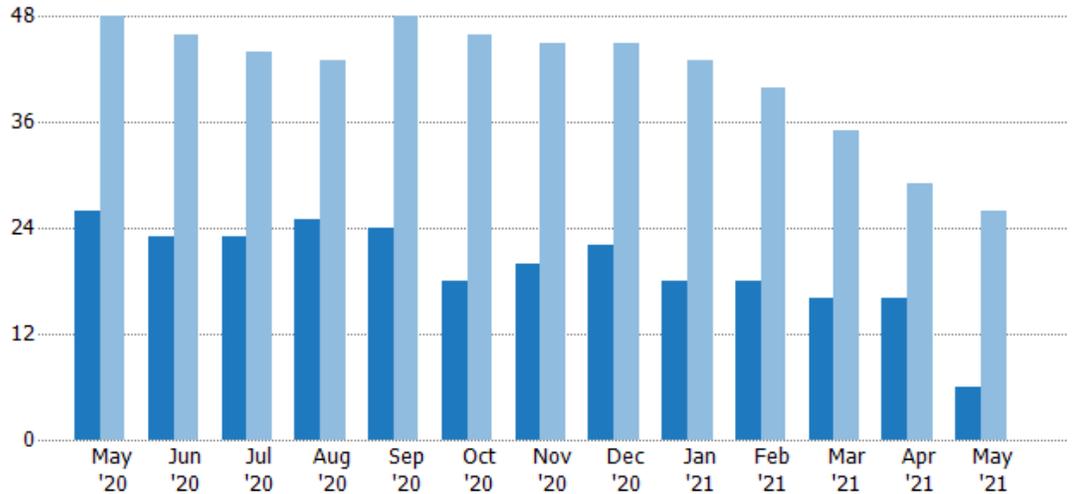
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$400K	\$375K	\$5.77M	\$3.08M	\$3.44M	\$6.9M	\$4.27M	\$4.41M	\$1.19M	\$3.62M	\$1.79M	\$2.61M	\$4.75M
Prior Year	\$4.21M	\$3.59M	\$3.02M	\$1.75M	\$6.12M	\$1.92M	\$1.17M	\$585K	\$1.28M	\$2.09M	\$703K	\$589K	\$400K
Percent Change from Prior Year	-90%	-90%	91%	76%	-44%	260%	265%	654%	-7%	73%	154%	343%	1,088%

Active Listings

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

Filters Used

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



Month/Year	Count	% Chg.
May '21	6	-76.9%
May '20	26	-45.8%
May '19	48	-4.2%

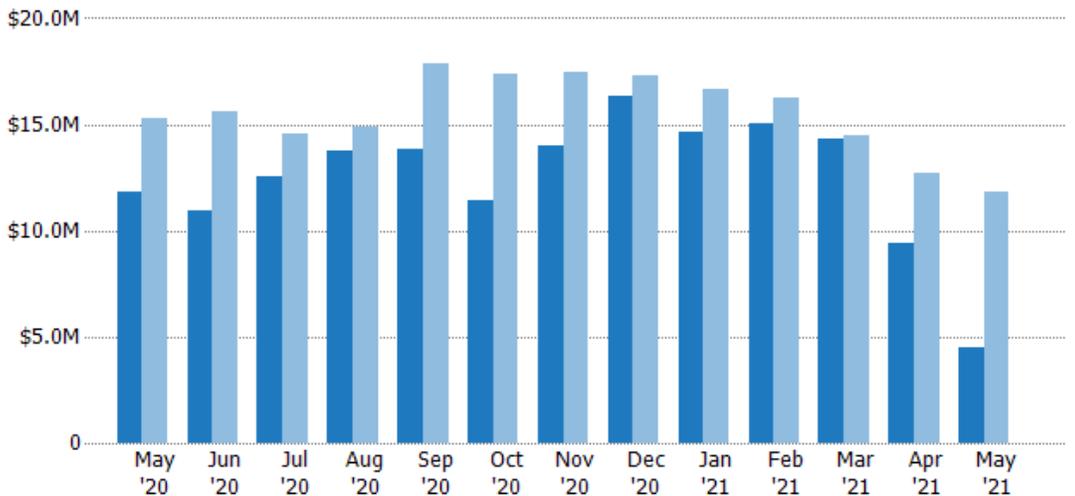
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	26	23	23	25	24	18	20	22	18	18	16	16	6
Prior Year	48	46	44	43	48	46	45	45	43	40	35	29	26
Percent Change from Prior Year	-46%	-50%	-48%	-42%	-50%	-61%	-56%	-51%	-58%	-55%	-54%	-45%	-77%

Active Listing Volume

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

Filters Used

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



Month/Year	Volume	% Chg.
May '21	\$4.49M	-62.1%
May '20	\$11.9M	-22.6%
May '19	\$15.3M	0.2%

	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	\$11.9M	\$11M	\$12.5M	\$13.8M	\$13.9M	\$11.4M	\$14M	\$16.3M	\$14.6M	\$15M	\$14.3M	\$9.39M	\$4.49M
Prior Year	\$15.3M	\$15.6M	\$14.5M	\$14.9M	\$17.8M	\$17.3M	\$17.5M	\$17.3M	\$16.7M	\$16.3M	\$14.5M	\$12.7M	\$11.9M
Percent Change from Prior Year	-23%	-30%	-14%	-7%	-22%	-34%	-20%	-6%	-12%	-8%	-1%	-26%	-62%

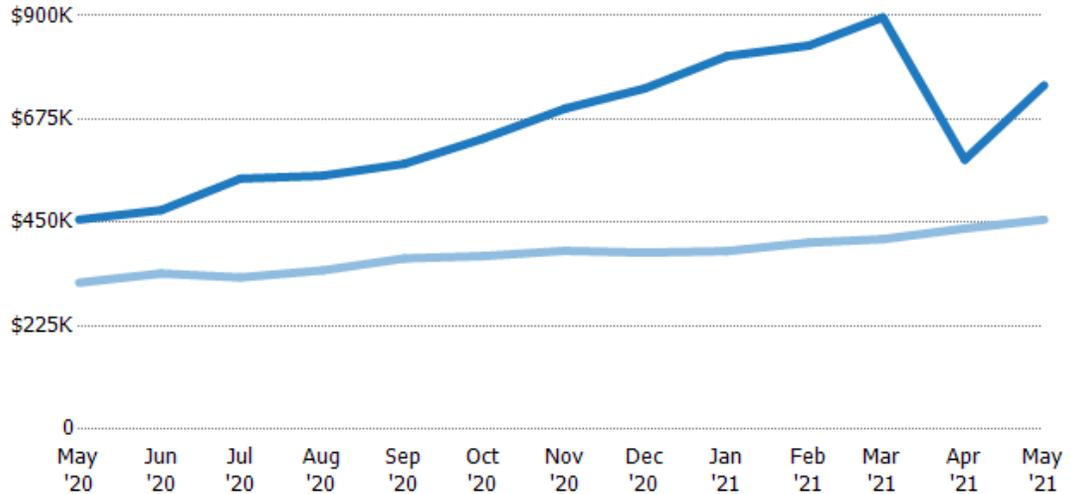
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$749K	64.1%
May '20	\$456K	43%
May '19	\$319K	4.6%



Current Year	\$456K	\$477K	\$545K	\$552K	\$578K	\$633K	\$698K	\$742K	\$812K	\$835K	\$896K	\$587K	\$749K
Prior Year	\$319K	\$339K	\$331K	\$346K	\$372K	\$377K	\$388K	\$384K	\$388K	\$406K	\$414K	\$437K	\$456K
Percent Change from Prior Year	43%	41%	65%	60%	55%	68%	80%	93%	109%	105%	117%	34%	64%

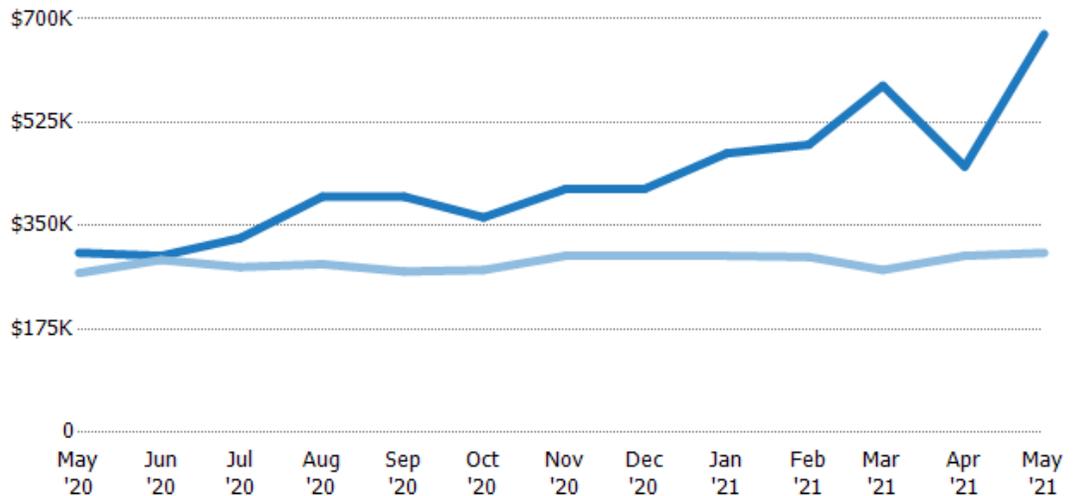
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$674K	121.7%
May '20	\$304K	12.6%
May '19	\$270K	13.9%



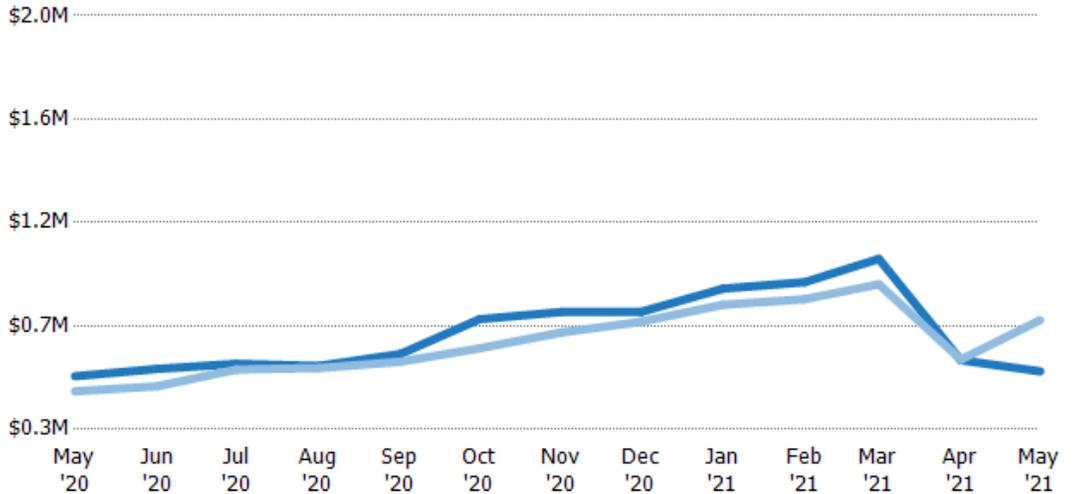
Current Year	\$304K	\$299K	\$329K	\$399K	\$399K	\$364K	\$412K	\$413K	\$473K	\$487K	\$587K	\$450K	\$674K
Prior Year	\$270K	\$292K	\$280K	\$285K	\$272K	\$275K	\$299K	\$299K	\$299K	\$297K	\$275K	\$299K	\$304K
Percent Change from Prior Year	13%	2%	18%	40%	46%	32%	38%	38%	58%	64%	113%	51%	122%

Average Listing Price vs Average Est Value

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

Filters Used

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



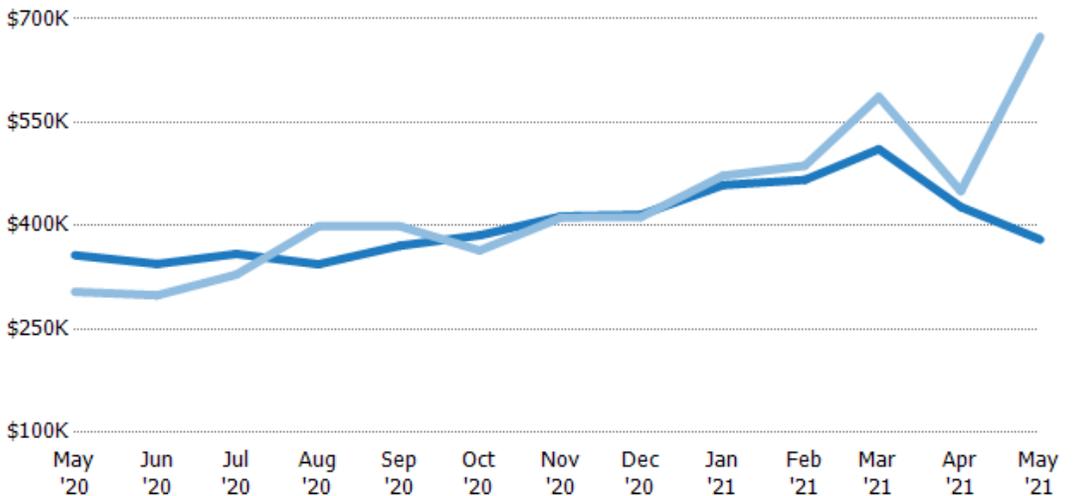
Avg Est Value	\$518K	\$548K	\$569K	\$560K	\$609K	\$753K	\$782K	\$782K	\$878K	\$905K	\$1M	\$584K	\$538K
Avg Listing Price	\$456K	\$477K	\$545K	\$552K	\$578K	\$633K	\$698K	\$742K	\$812K	\$835K	\$896K	\$587K	\$749K
Avg Listing Price as a % of Avg Est Value	88%	87%	96%	98%	95%	84%	89%	95%	92%	92%	90%	100%	139%

Median Listing Price vs Median Est Value

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

Filters Used

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



Median Est Value	\$357K	\$344K	\$359K	\$344K	\$371K	\$386K	\$414K	\$416K	\$459K	\$466K	\$511K	\$427K	\$380K
Median Listing Price	\$304K	\$299K	\$329K	\$399K	\$399K	\$364K	\$412K	\$413K	\$473K	\$487K	\$587K	\$450K	\$674K
Med Listing Price as a % of Med Est Value	85%	87%	92%	116%	108%	94%	100%	99%	103%	104%	115%	105%	177%

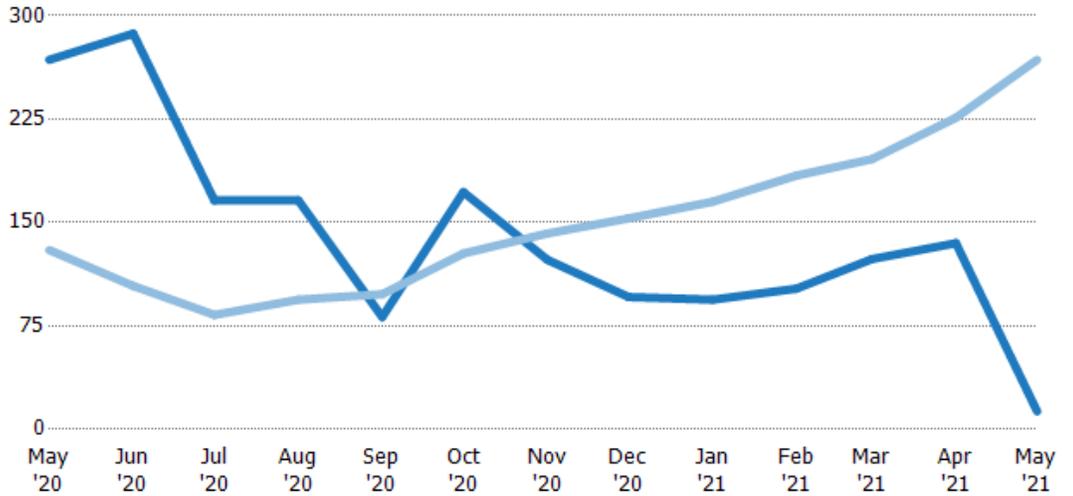
Median Days in RPR

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

Filters Used

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

Month/Year	Days	% Chg.
May '21	13	-95.1%
May '20	268	106.2%
May '19	130	-45%



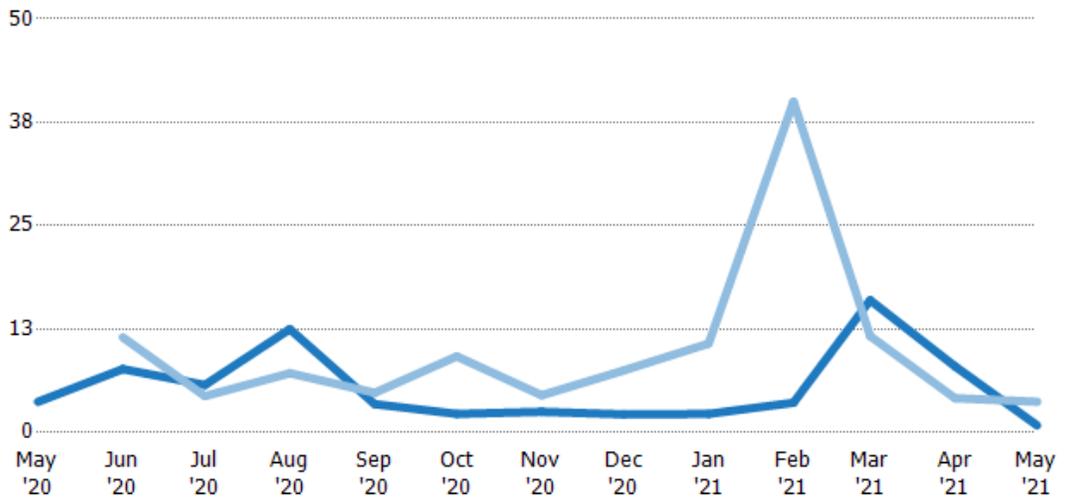
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	268	287	166	166	81.5	172	123	96	94	102	124	135	13
Prior Year	130	104	83	94	98	128	142	153	165	184	196	226	268
Percent Change from Prior Year	106%	176%	100%	77%	-17%	35%	-13%	-37%	-43%	-45%	-37%	-40%	-95%

Months of Inventory

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

Filters Used

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



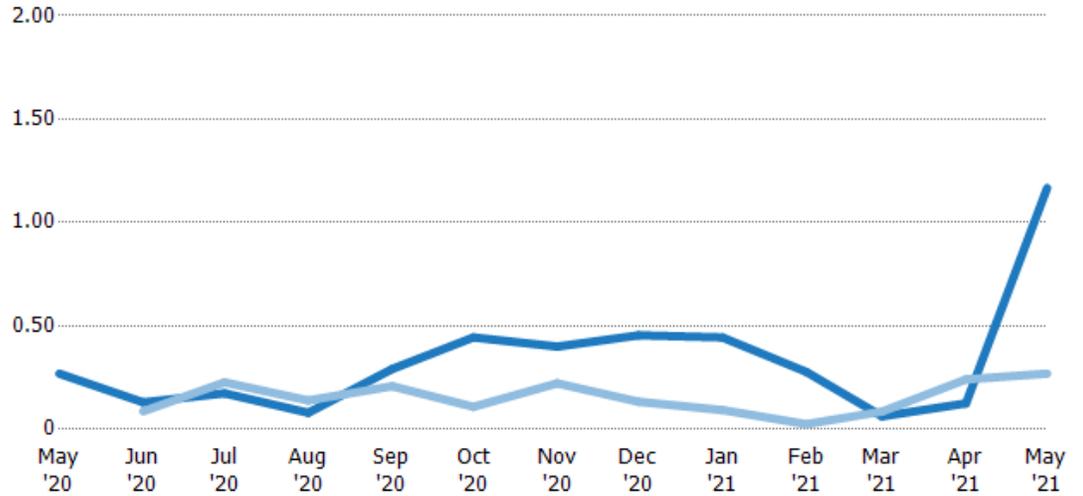
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	3.71	7.67	5.75	12.5	3.43	2.25	2.5	2.2	2.25	3.6	16	8	0
Prior Year	-	11.5	4.4	7.17	4.8	9.2	4.5	7.5	10.8	40	11.7	4.14	3.71
Percent Change from Prior Year	100%	-33%	31%	74%	-29%	-76%	-44%	-71%	-79%	-91%	37%	93%	-77%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



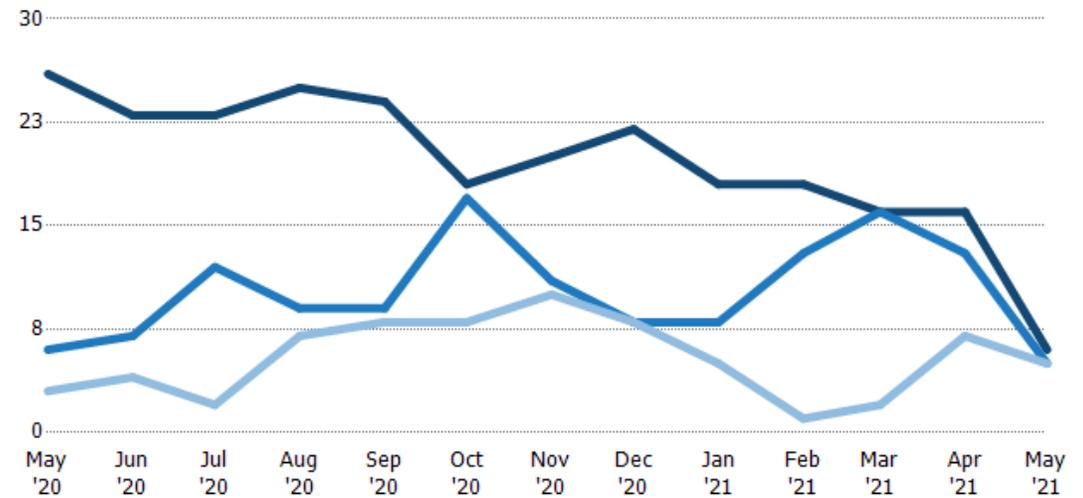
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	27%	13%	17%	8%	29%	44%	40%	45%	44%	28%	6%	13%	117%
Prior Year	-	9%	23%	14%	21%	11%	22%	13%	9%	3%	9%	24%	27%
Change from Prior Year	-27%	-4%	5%	6%	-8%	-34%	-18%	-32%	-35%	-25%	2%	12%	-90%

Active/Pending/Sold Units

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

Filters Used

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



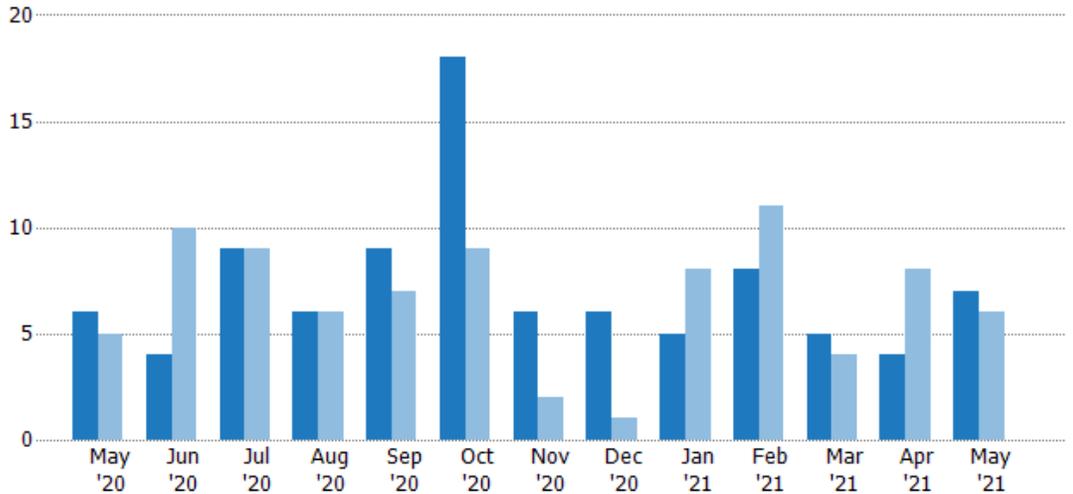
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Active	26	23	23	25	24	18	20	22	18	18	16	16	6
Pending	6	7	12	9	9	17	11	8	8	13	16	13	5
Sold	3	4	2	7	8	8	10	8	5	1	2	7	5

New Pending Sales

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

Filters Used

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



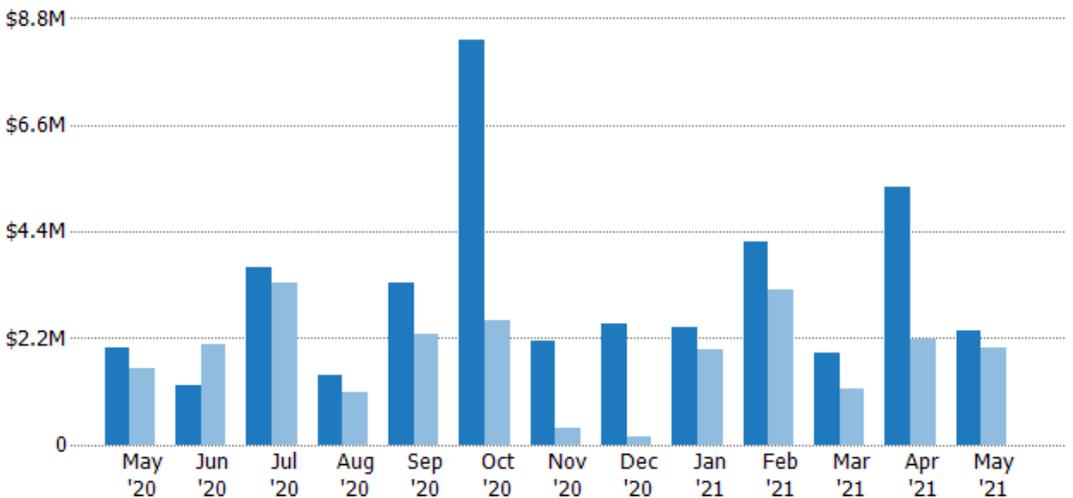
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	6	4	9	6	9	18	6	6	5	8	5	4	7
Prior Year	5	10	9	6	7	9	2	1	8	11	4	8	6
Percent Change from Prior Year	20%	-60%	0%	0%	29%	100%	200%	500%	-38%	-27%	25%	-50%	17%

New Pending Sales Volume

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

Filters Used

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



	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	\$1.99M	\$1.23M	\$3.67M	\$1.43M	\$3.35M	\$8.37M	\$2.15M	\$2.48M	\$2.44M	\$4.2M	\$1.9M	\$5.32M	\$2.34M
Prior Year	\$1.57M	\$2.07M	\$3.35M	\$1.09M	\$2.29M	\$2.59M	\$344K	\$178K	\$1.96M	\$3.22M	\$1.17M	\$2.2M	\$1.99M
Percent Change from Prior Year	27%	-40%	9%	31%	46%	224%	524%	1,295%	24%	30%	63%	142%	18%

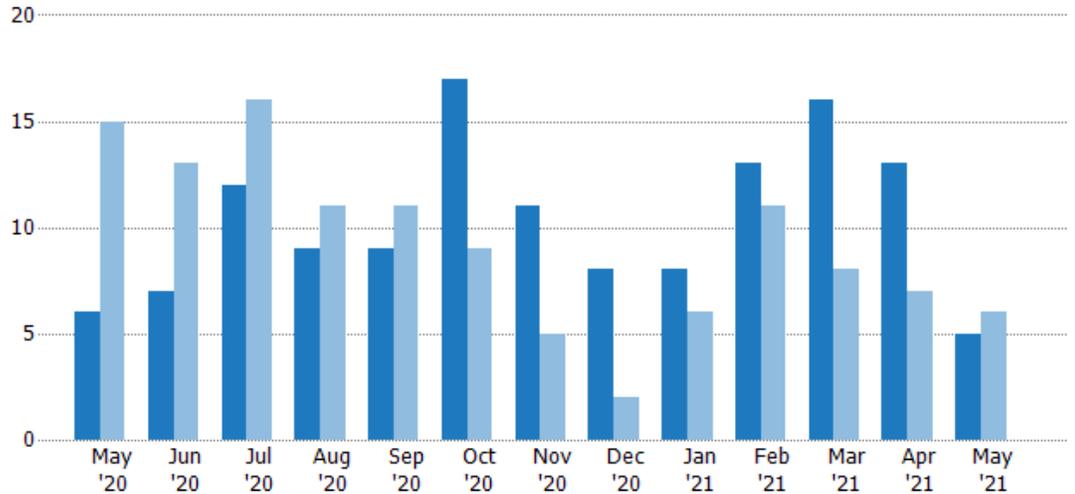
Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
May '21	5	-16.7%
May '20	6	-60%
May '19	15	-46.7%



	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	6	7	12	9	9	17	11	8	8	13	16	13	5
Prior Year	15	13	16	11	11	9	5	2	6	11	8	7	6
Percent Change from Prior Year	-60%	-46%	-25%	-18%	-18%	89%	120%	300%	33%	18%	100%	86%	-17%

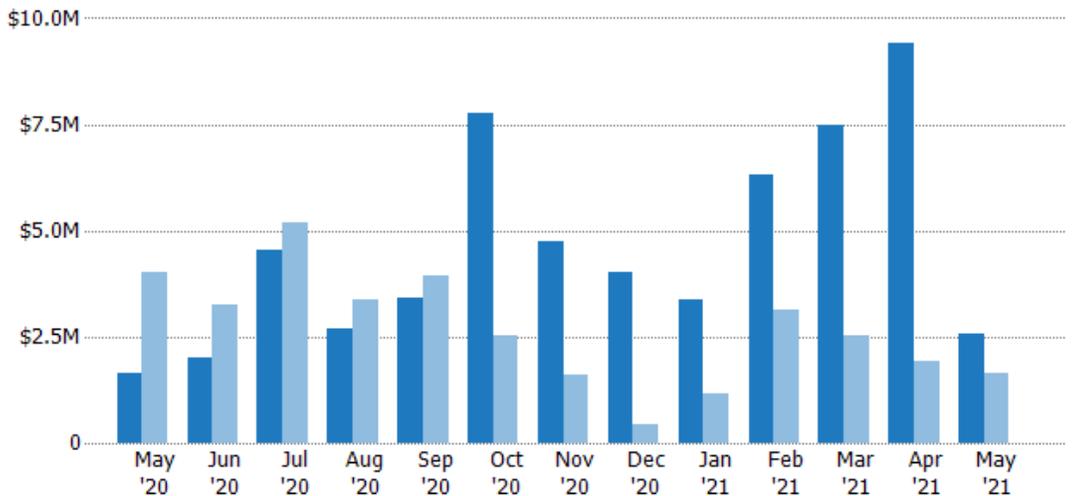
Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$2.55M	55.1%
May '20	\$1.65M	-59%
May '19	\$4.02M	-40.4%



	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	\$1.65M	\$2M	\$4.53M	\$2.67M	\$3.41M	\$7.77M	\$4.76M	\$4.03M	\$3.37M	\$6.33M	\$7.48M	\$9.42M	\$2.55M
Prior Year	\$4.02M	\$3.25M	\$5.17M	\$3.37M	\$3.94M	\$2.54M	\$1.61M	\$417K	\$1.18M	\$3.14M	\$2.54M	\$1.91M	\$1.65M
Percent Change from Prior Year	-59%	-39%	-13%	-21%	-14%	206%	195%	866%	185%	102%	194%	393%	55%

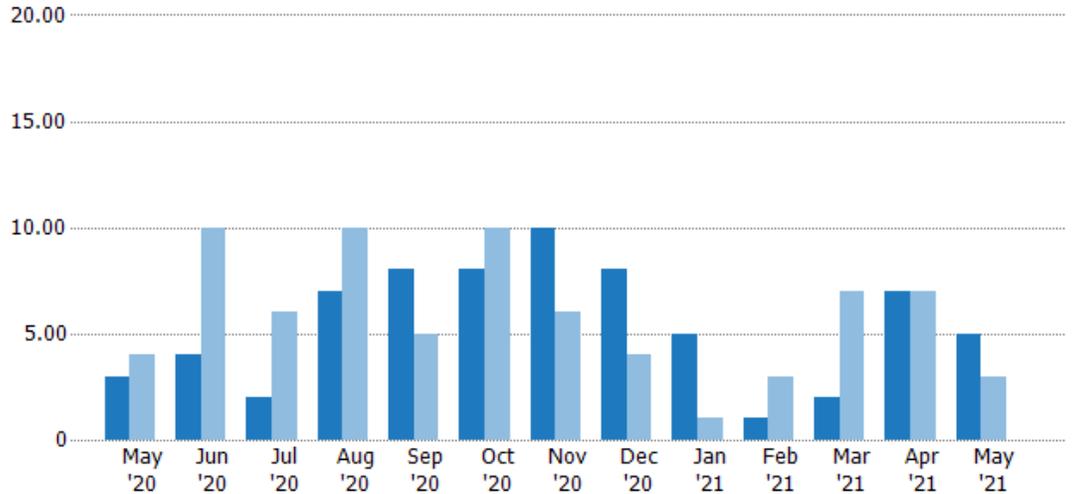
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/Year	Count	% Chg.
May '21	5	66.7%
May '20	3	-25%
May '19	4	25%



	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	3	4	2	7	8	8	10	8	5	1	2	7	5
Prior Year	4	10	6	10	5	10	6	4	1	3	7	7	3
Percent Change from Prior Year	-25%	-60%	-67%	-30%	60%	-20%	67%	100%	400%	-67%	-71%	0%	67%

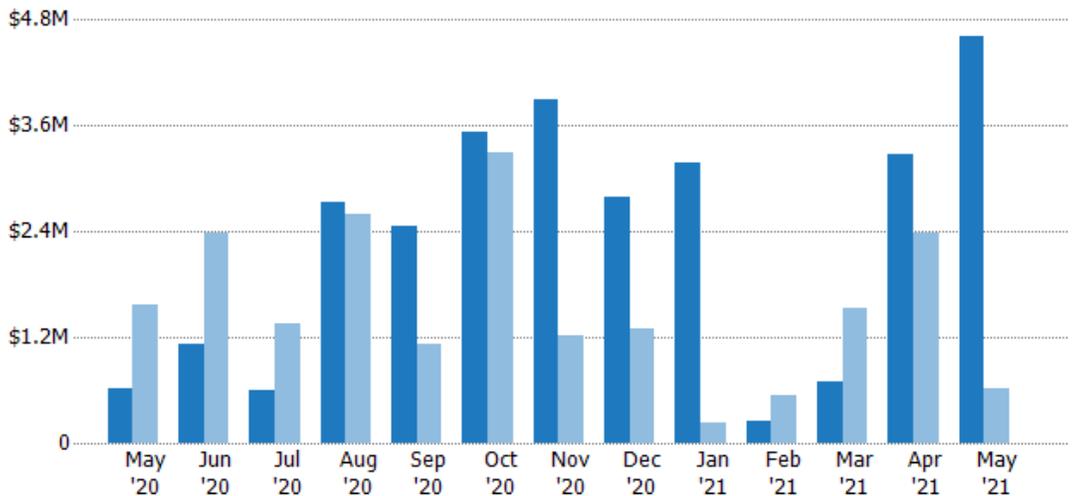
Closed Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$4.61M	644.7%
May '20	\$619K	-60.6%
May '19	\$1.57M	-10.3%



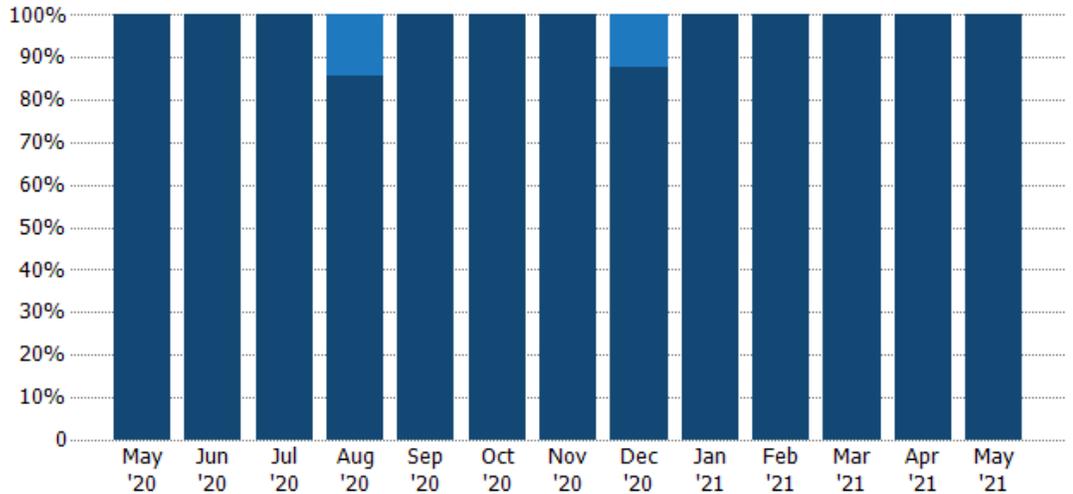
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$619K	\$1.12M	\$590K	\$2.73M	\$2.47M	\$3.52M	\$3.9M	\$2.8M	\$3.17M	\$244K	\$700K	\$3.28M	\$4.61M
Prior Year	\$1.57M	\$2.38M	\$1.36M	\$2.59M	\$1.12M	\$3.3M	\$1.21M	\$1.3M	\$230K	\$545K	\$1.53M	\$2.39M	\$619K
Percent Change from Prior Year	-61%	-53%	-57%	5%	121%	7%	221%	115%	1,278%	-55%	-54%	37%	645%

Closed Sales by Property Type

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

Filters Used

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



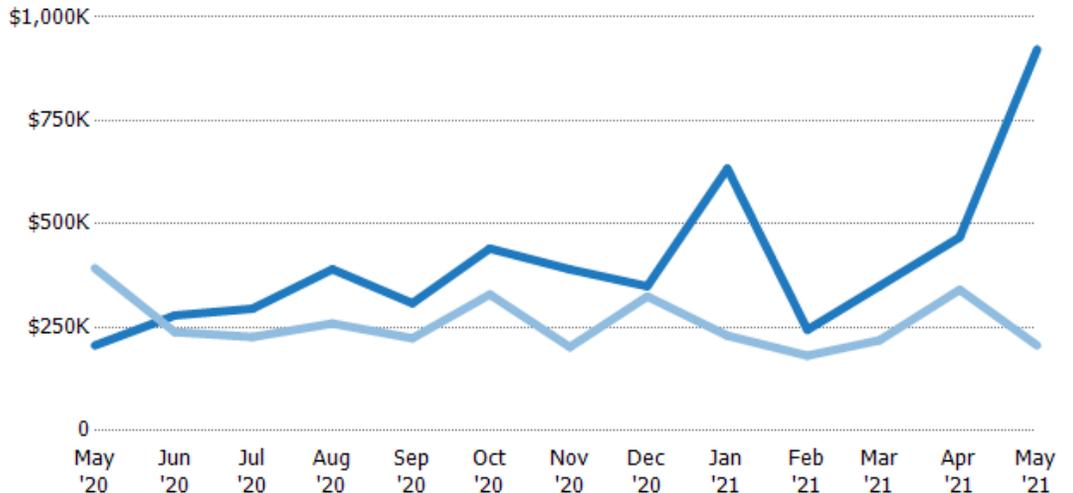
Property Type	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Condo/Townhouse	-	-	-	14%	-	-	-	13%	-	-	-	-	-
Single Family Residence	100%	100%	100%	86%	100%	100%	100%	88%	100%	100%	100%	100%	100%

Average Sales Price

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

Filters Used

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



Month/Year	Price	% Chg.
May '21	\$922K	346.8%
May '20	\$206K	-47.5%
May '19	\$393K	-28.2%

Property Type	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	\$206K	\$279K	\$295K	\$391K	\$308K	\$441K	\$390K	\$349K	\$634K	\$244K	\$350K	\$468K	\$922K
Prior Year	\$393K	\$238K	\$227K	\$259K	\$224K	\$330K	\$202K	\$325K	\$230K	\$182K	\$219K	\$341K	\$206K
Percent Change from Prior Year	-47%	17%	30%	51%	38%	34%	93%	8%	176%	34%	60%	37%	347%

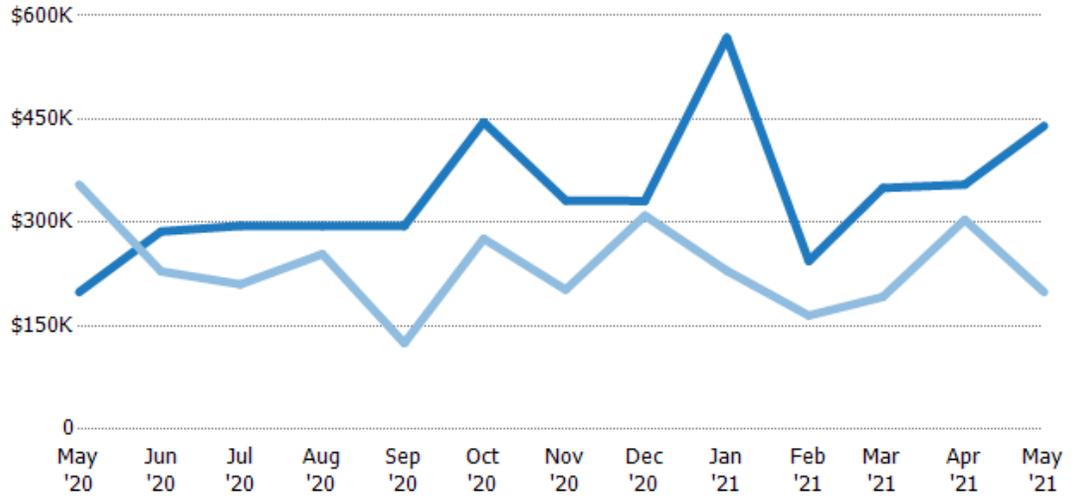
Median Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
May '21	\$440K	121.1%
May '20	\$199K	-43.9%
May '19	\$355K	-21.1%



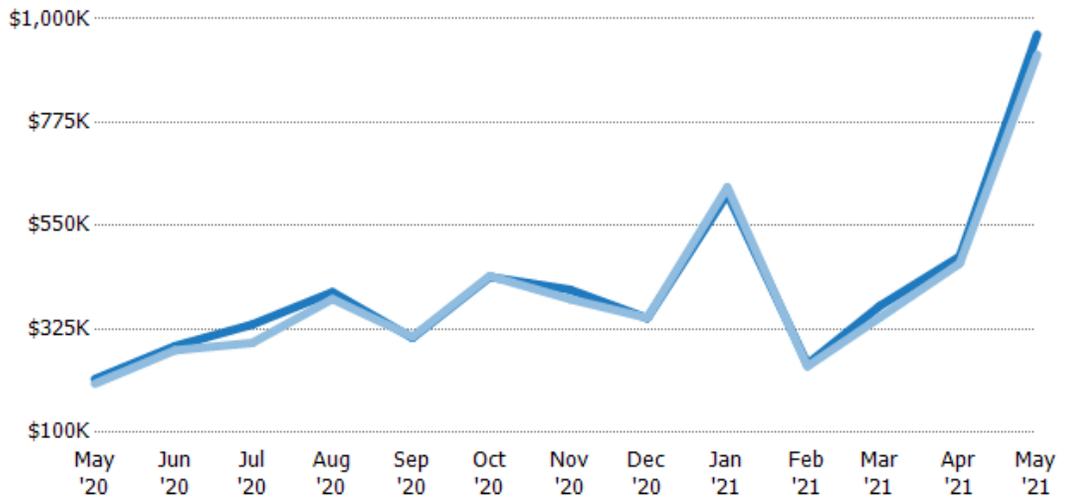
Current Year	\$199K	\$287K	\$295K	\$295K	\$295K	\$446K	\$332K	\$331K	\$568K	\$244K	\$350K	\$355K	\$440K
Prior Year	\$355K	\$229K	\$210K	\$254K	\$125K	\$277K	\$203K	\$310K	\$230K	\$165K	\$192K	\$304K	\$199K
Percent Change from Prior Year	-44%	25%	40%	16%	136%	61%	64%	7%	147%	48%	82%	17%	121%

Average Sales Price vs Average Listing Price

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

Filters Used

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



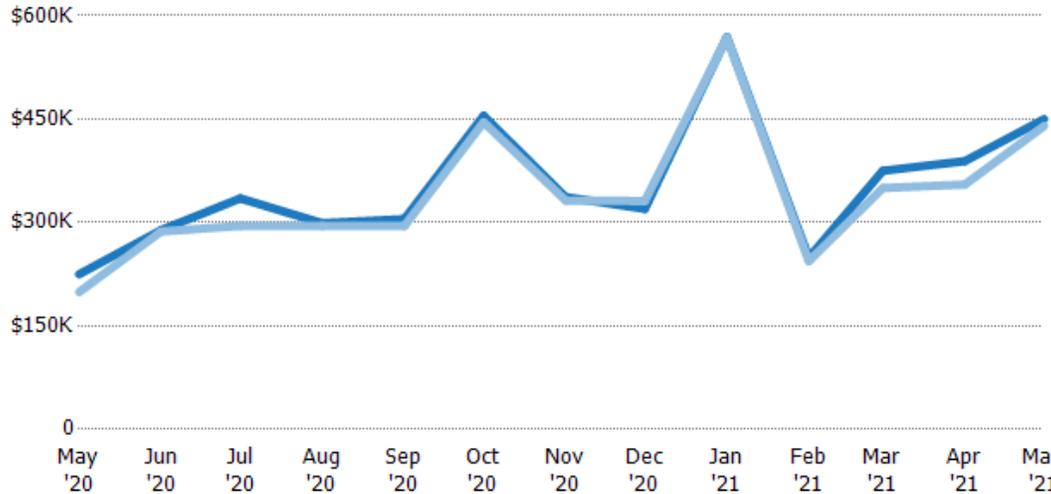
Avg List Price	\$216K	\$288K	\$335K	\$405K	\$306K	\$438K	\$411K	\$349K	\$619K	\$249K	\$375K	\$483K	\$966K
Avg Sales Price	\$206K	\$279K	\$295K	\$391K	\$308K	\$441K	\$390K	\$349K	\$634K	\$244K	\$350K	\$468K	\$922K
Avg Sales Price as a % of Avg List Price	95%	97%	88%	96%	101%	100%	95%	100%	102%	98%	93%	97%	95%

Median Sales Price vs Median Listing Price

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

Filters Used

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



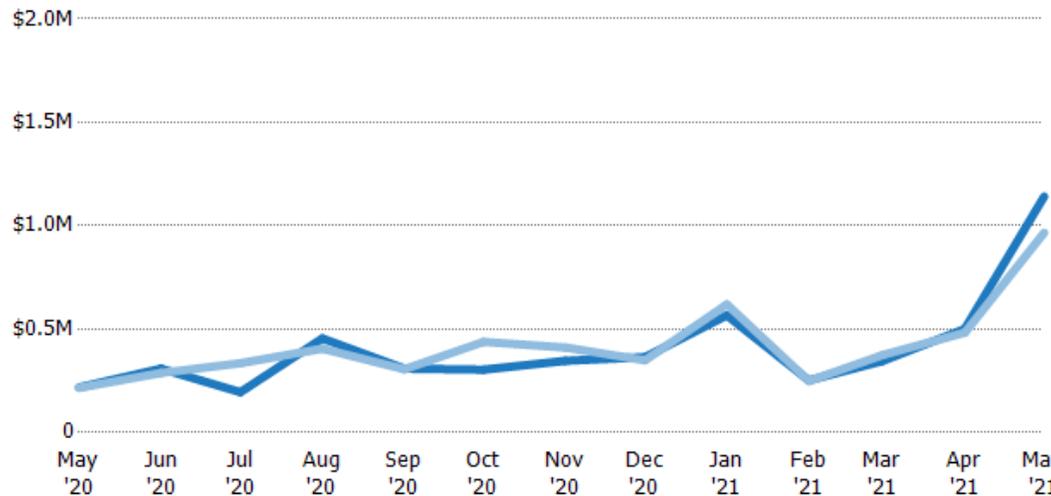
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$225K	\$289K	\$335K	\$299K	\$305K	\$455K	\$337K	\$320K	\$569K	\$249K	\$375K	\$389K	\$450K
Median Sales Price	\$199K	\$287K	\$295K	\$295K	\$295K	\$446K	\$332K	\$331K	\$568K	\$244K	\$350K	\$355K	\$440K
Med Sales Price as a % of Med List Price	88%	99%	88%	99%	97%	98%	99%	104%	100%	98%	93%	91%	98%

Average Sales Price vs Average Est Value

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

Filters Used

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



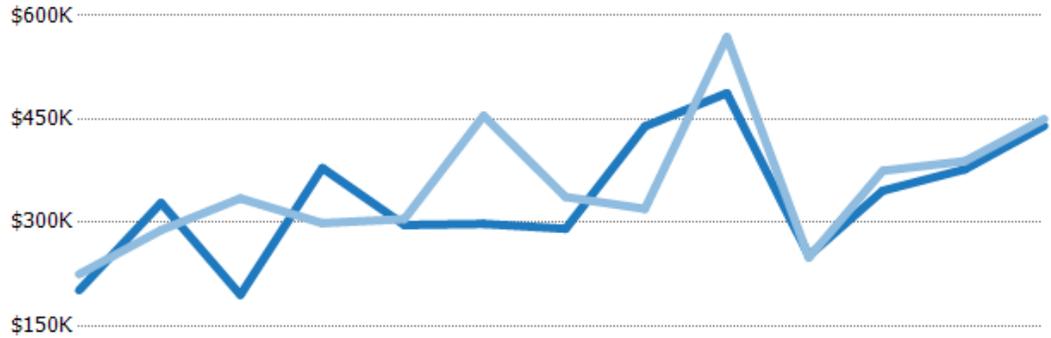
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$218K	\$309K	\$195K	\$455K	\$309K	\$304K	\$347K	\$364K	\$567K	\$252K	\$346K	\$501K	\$1.14M
Avg Sales Price	\$216K	\$288K	\$335K	\$405K	\$306K	\$438K	\$411K	\$349K	\$619K	\$249K	\$375K	\$483K	\$966K
Avg Sales Price as a % of Avg Est Value	99%	93%	172%	89%	99%	144%	119%	96%	109%	99%	108%	96%	85%

Median Sales Price vs Median Est Value

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

Filters Used

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



	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	\$202K	\$328K	\$195K	\$379K	\$296K	\$298K	\$291K	\$439K	\$488K	\$252K	\$346K	\$377K	\$440K
Median Sales Price	\$225K	\$289K	\$335K	\$299K	\$305K	\$455K	\$337K	\$320K	\$569K	\$249K	\$375K	\$389K	\$450K
Med Sales Price as a % of Med Est Value	112%	88%	172%	79%	103%	153%	116%	73%	117%	99%	108%	103%	102%