

Summary of Key Listing and Sales Metrics

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

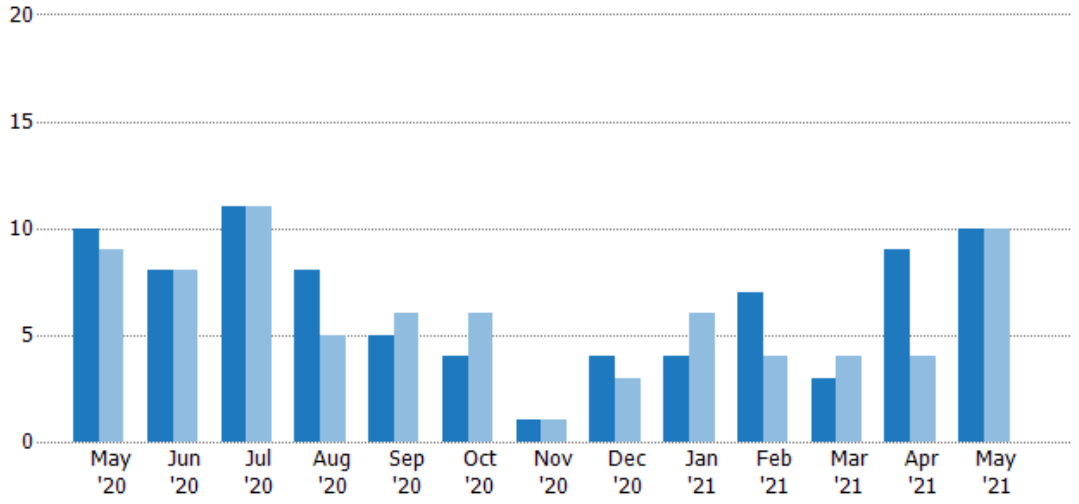
Key Metrics	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	10	10	+/-	33	28	+17.9%
New Listing Volume	\$3,543,900	\$2,315,500	+53.1%	\$11,622,000	\$5,749,600	+102.1%
Active Listing Count	4	28	-85.7%	N/A	N/A	
Active Listing Volume	\$1,621,000	\$8,142,200	-80.1%	N/A	N/A	
Average Listing Price	\$405,250	\$290,793	+39.4%	\$583,950	\$274,945	+112.4%
Median Listing Price	\$322,000	\$200,450	+60.6%	\$365,071	\$191,623	+90.5%
Median Days in RPR	7	157	-95.5%	40.95	205.31	-80.1%
Months of Inventory	4	14	-71.4%	2.4	10.8	-78%
Absorption Rate	25%	7.14%	+17.9%	42.11%	9.27%	+32.8%
Sales Activity Charts Metrics						
New Pending Sales Count	11	9	+22.2%	27	27	+/-
New Pending Sales Volume	\$3,098,900	\$1,809,900	+71.2%	\$7,669,100	\$4,675,100	+64%
Pending Sales Count	8	12	-33.3%	N/A	N/A	
Pending Sales Volume	\$1,839,900	\$2,336,900	-21.3%	N/A	N/A	
Closed Sales Count	3	2	+50%	19	16	+18.8%
Closed Sales Volume	\$648,900	\$358,000	+81.3%	\$3,995,900	\$2,456,600	+62.7%
Average Sales Price	\$216,300	\$179,000	+20.8%	\$210,311	\$153,537	+37%
Median Sales Price	\$230,000	\$179,000	+28.5%	\$200,605	\$144,750	+38.6%

New Listings

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

Filters Used

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



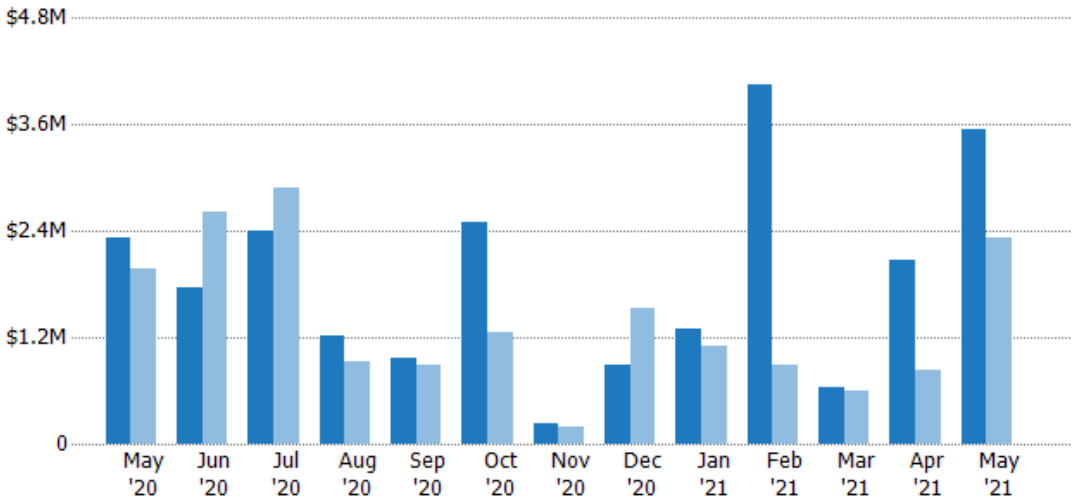
Month/Year	Count	% Chg.
May '21	10	0%
May '20	10	11.1%
May '19	9	44.4%

New Listing Volume

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

Filters Used

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



Month/Year	Volume	% Chg.
May '21	\$3.54M	53.1%
May '20	\$2.32M	17.4%
May '19	\$1.97M	51.5%

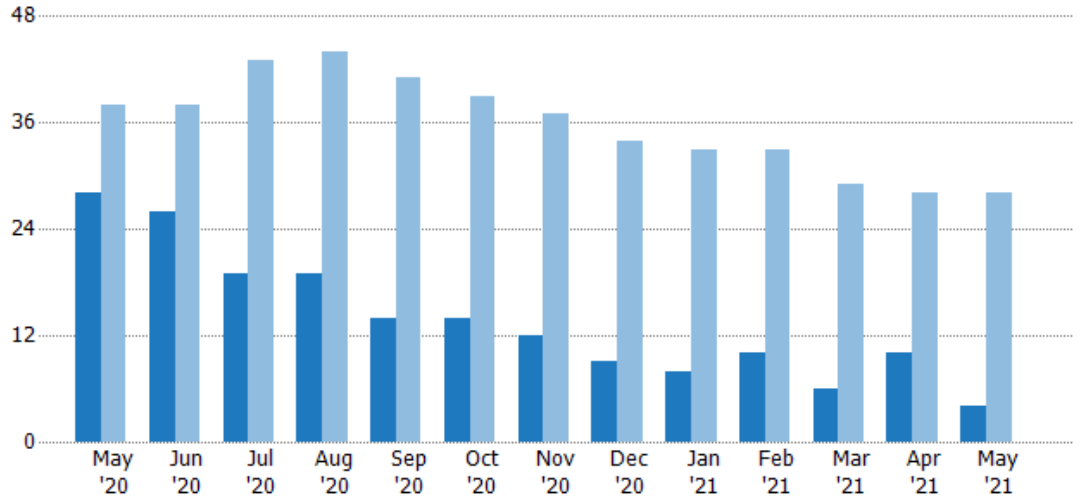
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
May '21	4	-85.7%
May '20	28	-26.3%
May '19	38	23.7%



Current Year	28	26	19	19	14	14	12	9	8	10	6	10	4
Prior Year	38	38	43	44	41	39	37	34	33	33	29	28	28
Percent Change from Prior Year	-26%	-32%	-56%	-57%	-66%	-64%	-68%	-74%	-76%	-70%	-79%	-64%	-86%

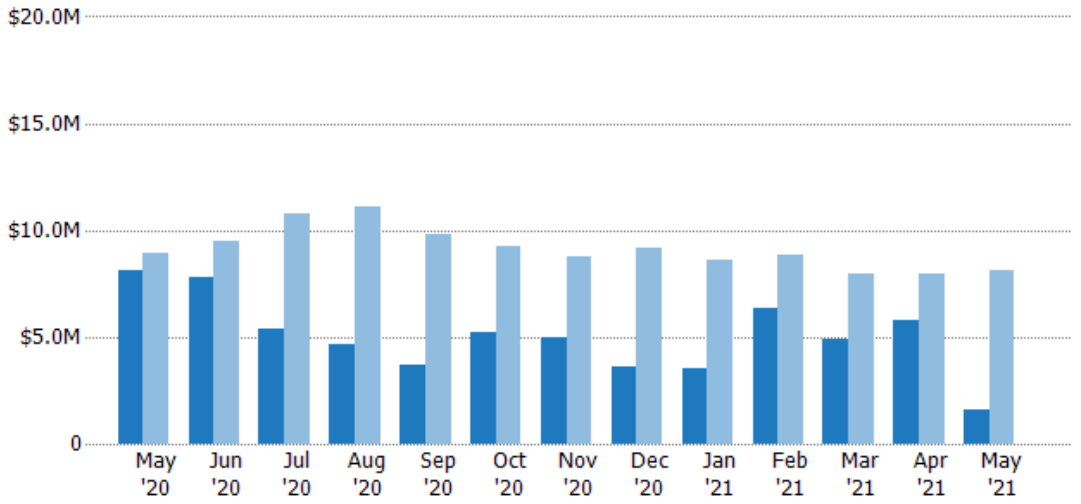
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$1.62M	-80.1%
May '20	\$8.14M	-8.5%
May '19	\$8.9M	21.8%



Current Year	\$8.14M	\$7.83M	\$5.36M	\$4.63M	\$3.7M	\$5.2M	\$5M	\$3.58M	\$3.51M	\$6.36M	\$4.87M	\$5.82M	\$1.62M
Prior Year	\$8.9M	\$9.45M	\$10.8M	\$11.1M	\$9.82M	\$9.25M	\$8.73M	\$9.16M	\$8.58M	\$8.85M	\$7.98M	\$7.97M	\$8.14M
Percent Change from Prior Year	-8%	-17%	-50%	-58%	-62%	-44%	-43%	-61%	-59%	-28%	-39%	-27%	-80%

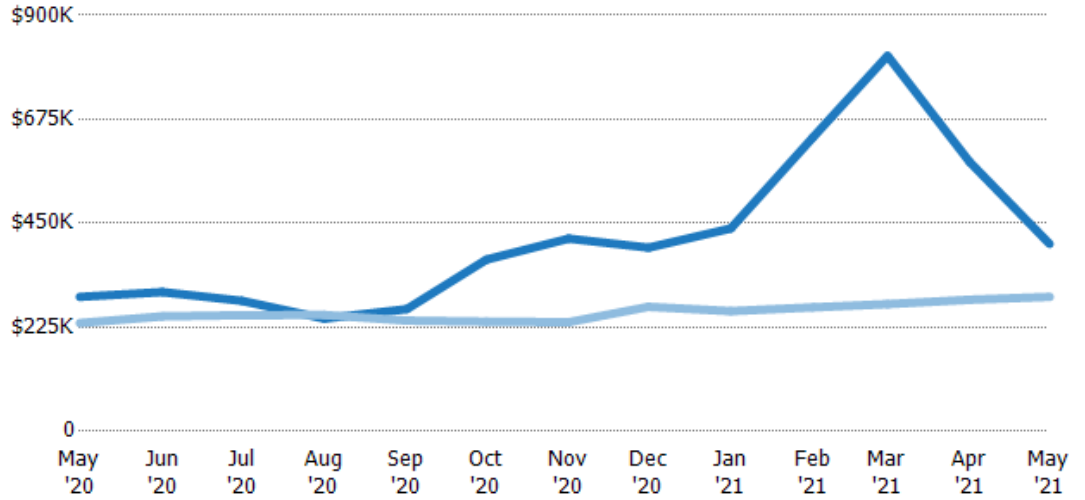
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$405K	39.4%
May '20	\$291K	24.2%
May '19	\$234K	-1.5%



Current Year	\$291K	\$301K	\$282K	\$244K	\$264K	\$371K	\$417K	\$397K	\$439K	\$636K	\$812K	\$582K	\$405K
Prior Year	\$234K	\$249K	\$251K	\$252K	\$239K	\$237K	\$236K	\$269K	\$260K	\$268K	\$275K	\$285K	\$291K
Percent Change from Prior Year	24%	21%	12%	-3%	10%	57%	77%	48%	69%	137%	195%	104%	39%

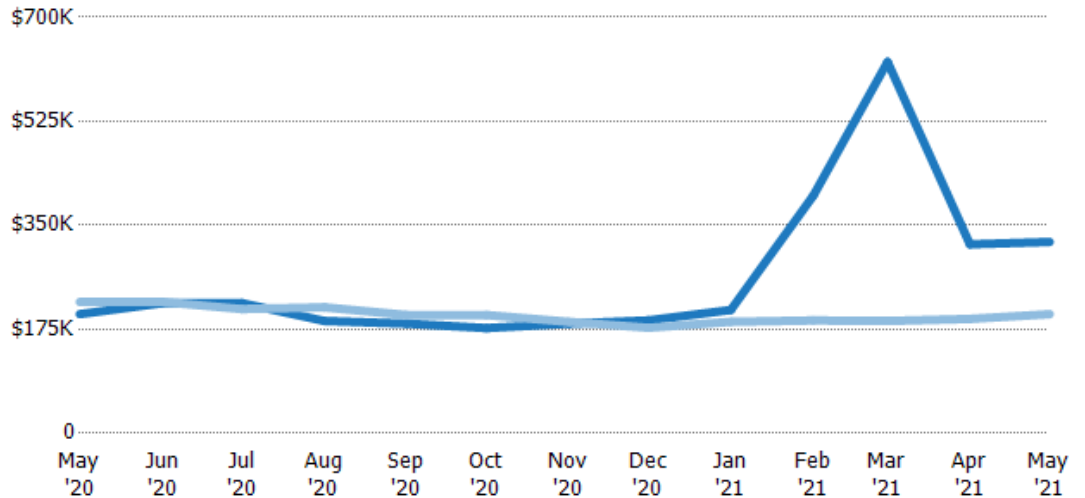
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$322K	60.6%
May '20	\$200K	-9.3%
May '19	\$221K	-0.9%



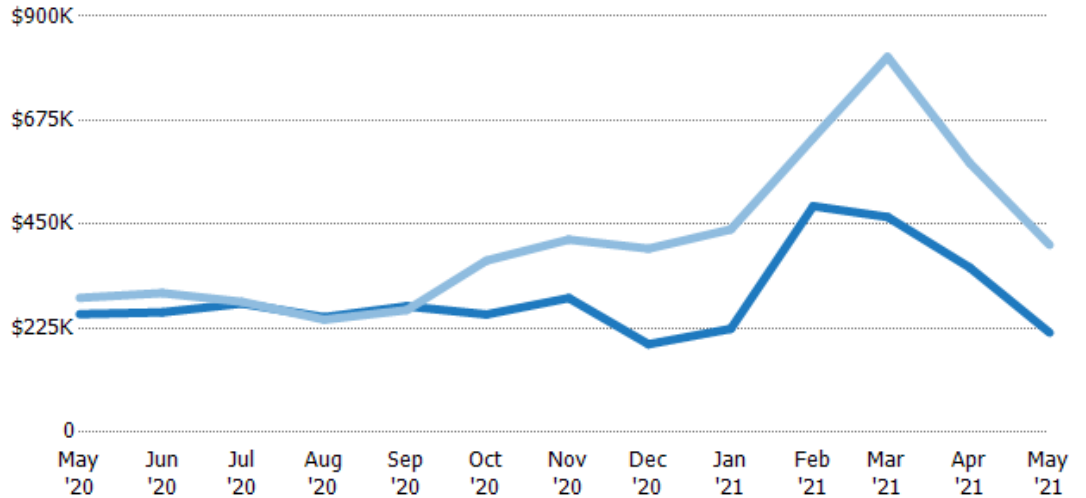
Current Year	\$200K	\$219K	\$219K	\$189K	\$184K	\$177K	\$184K	\$190K	\$208K	\$400K	\$625K	\$318K	\$322K
Prior Year	\$221K	\$221K	\$209K	\$212K	\$199K	\$199K	\$188K	\$178K	\$188K	\$190K	\$189K	\$192K	\$200K
Percent Change from Prior Year	-9%	-1%	5%	-11%	-7%	-11%	-2%	7%	11%	110%	231%	65%	61%

Average Listing Price vs Average Est Value

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

Filters Used

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



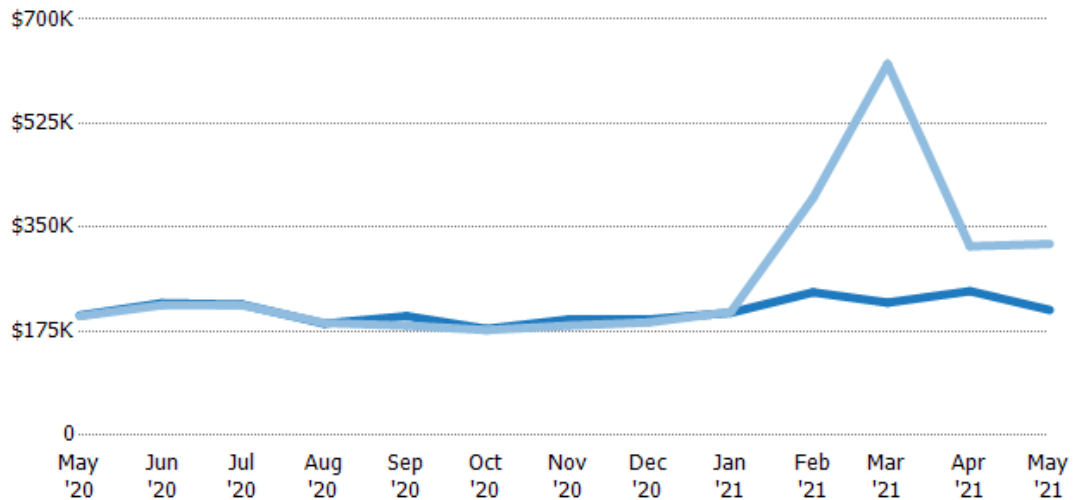
Avg Est Value	\$255K	\$260K	\$278K	\$249K	\$273K	\$255K	\$290K	\$190K	\$224K	\$489K	\$466K	\$356K	\$215K
Avg Listing Price	\$291K	\$301K	\$282K	\$244K	\$264K	\$371K	\$417K	\$397K	\$439K	\$636K	\$812K	\$582K	\$405K
Avg Listing Price as a % of Avg Est Value	114%	116%	101%	98%	97%	146%	144%	209%	196%	130%	174%	164%	188%

Median Listing Price vs Median Est Value

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

Filters Used

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



Median Est Value	\$202K	\$222K	\$220K	\$188K	\$200K	\$179K	\$195K	\$195K	\$206K	\$241K	\$223K	\$243K	\$211K
Median Listing Price	\$200K	\$219K	\$219K	\$189K	\$184K	\$177K	\$184K	\$190K	\$208K	\$400K	\$625K	\$318K	\$322K
Med Listing Price as a % of Med Est Value	99%	99%	99%	101%	92%	99%	95%	97%	101%	166%	280%	131%	153%

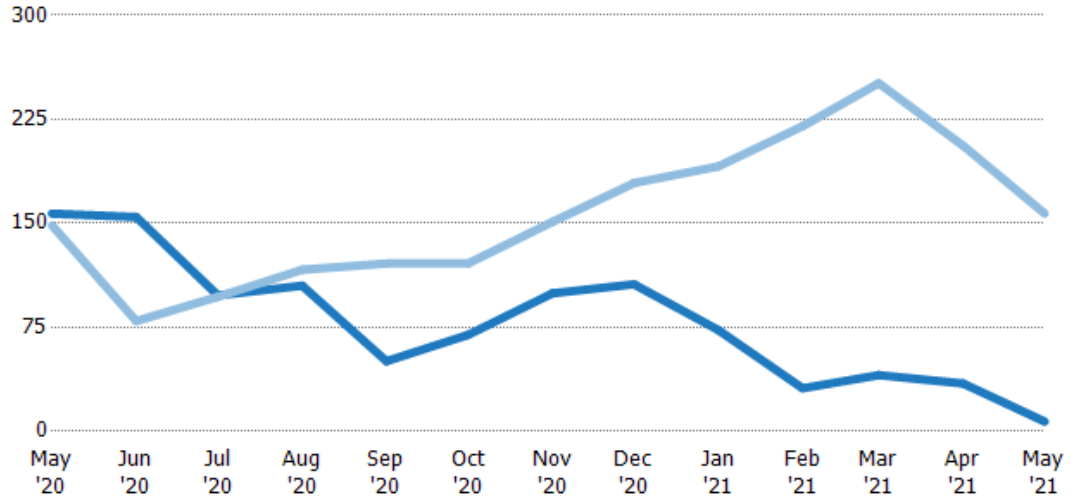
Median Days in RPR

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

Filters Used

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

Month/ Year	Days	% Chg.
May '21	7	-95.5%
May '20	157	5.7%
May '19	149	-27.3%



Current Year	157	155	98	105	50.5	69.5	100	106	73	31	40.5	34.5	7
Prior Year	149	79.5	97	117	121	121	151	179	191	220	251	206	157
Percent Change from Prior Year	6%	94%	1%	-10%	-58%	-43%	-34%	-41%	-62%	-86%	-84%	-83%	-96%

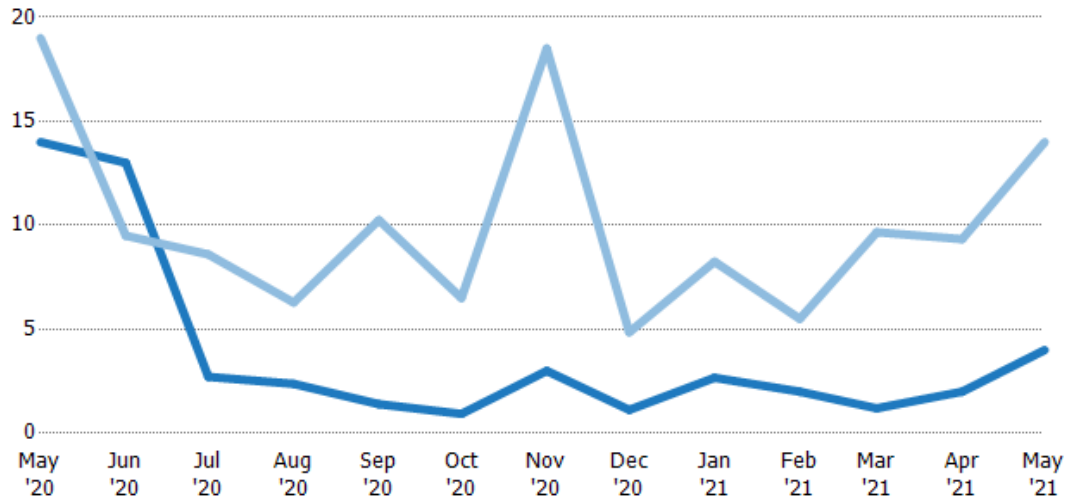
Months of Inventory

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

Filters Used

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

Month/ Year	Months	% Chg.
May '21	4	-71.4%
May '20	14	-26.3%
May '19	19	-17.5%



Current Year	14	13	2.71	2.38	1.4	0	3	1.13	2.67	2	1.2	2	4
Prior Year	19	9.5	8.6	6.29	10.3	6.5	18.5	4.86	8.25	5.5	9.67	9.33	14
Percent Change from Prior Year	-26%	37%	-68%	-62%	-86%	-86%	-84%	-77%	-68%	-64%	-88%	-79%	-71%

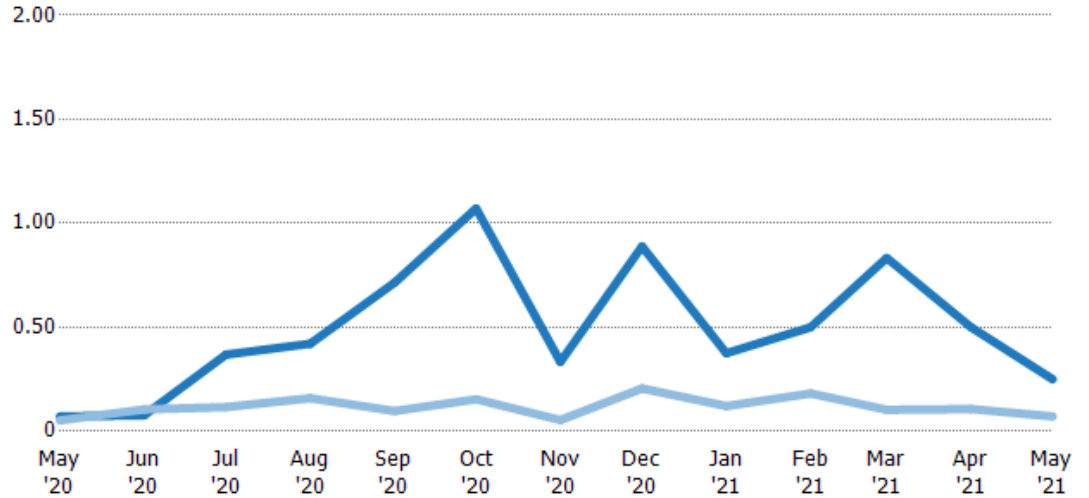
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
May '21	25%	-17.9%
May '20	7%	-1.9%
May '19	5%	21.3%



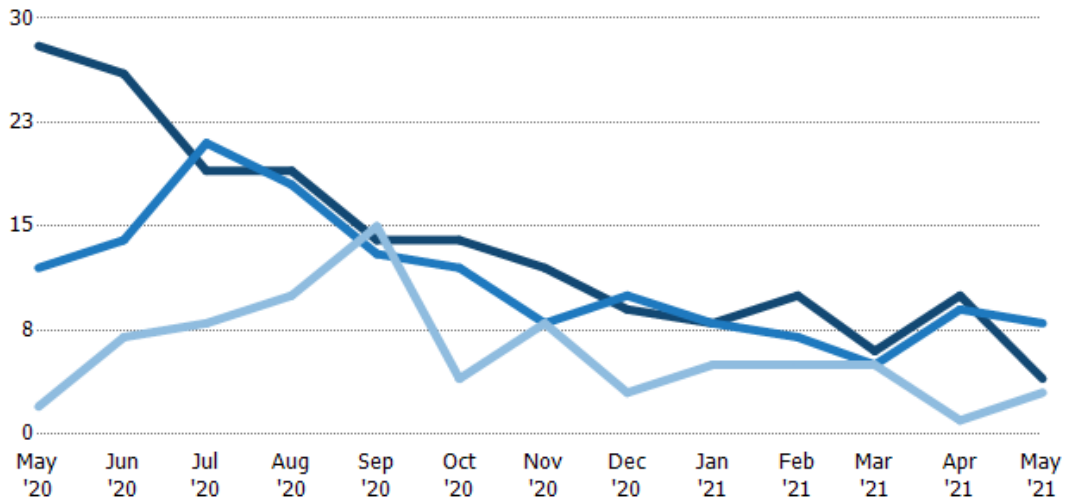
Current Year	7%	8%	37%	42%	71%	107%	33%	89%	38%	50%	83%	50%	25%
Prior Year	5%	11%	12%	16%	10%	15%	5%	21%	12%	18%	10%	11%	7%
Change from Prior Year	-2%	3%	-25%	-26%	-62%	-92%	-28%	-68%	-25%	-32%	-73%	-39%	-18%

Active/Pending/Sold Units

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

Filters Used

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



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

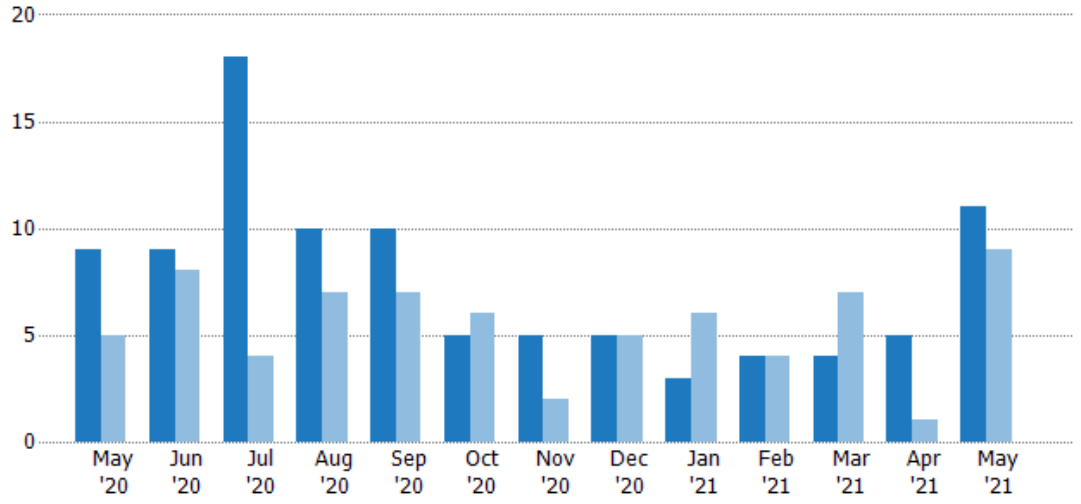
New Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
May '21	11	22.2%
May '20	9	80%
May '19	5	-40%



Current Year	9	9	18	10	10	5	5	5	3	4	4	5	11
Prior Year	5	8	4	7	7	6	2	5	6	4	7	1	9
Percent Change from Prior Year	80%	13%	350%	43%	43%	-17%	150%	0%	-50%	0%	-43%	400%	22%

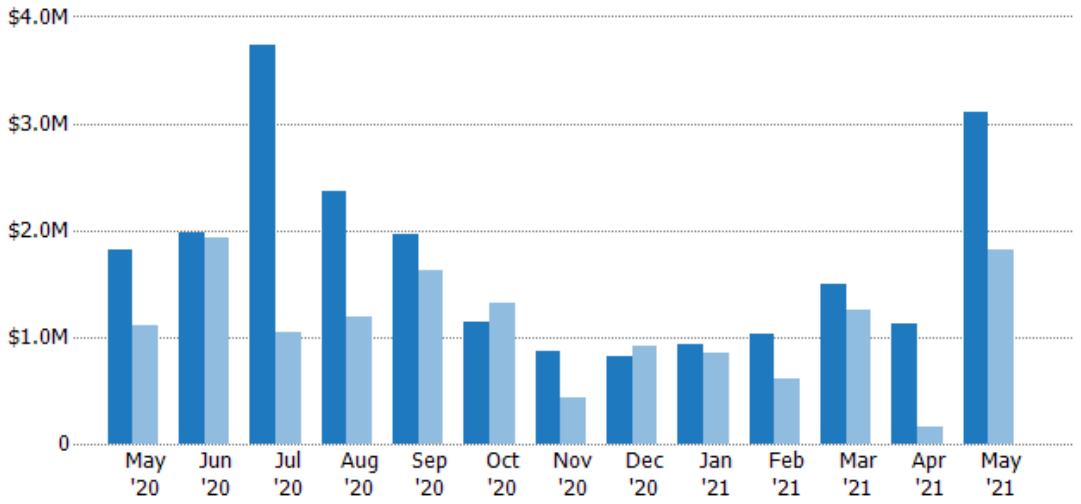
New Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$3.1M	71.2%
May '20	\$1.81M	64.1%
May '19	\$1.1M	-43.9%



Current Year	\$1.81M	\$1.97M	\$3.74M	\$2.36M	\$1.96M	\$1.14M	\$873K	\$823K	\$925K	\$1.02M	\$1.49M	\$1.13M	\$3.1M
Prior Year	\$1.1M	\$1.93M	\$1.05M	\$1.19M	\$1.63M	\$1.31M	\$438K	\$917K	\$846K	\$614K	\$1.25M	\$155K	\$1.81M
Percent Change from Prior Year	64%	2%	257%	98%	21%	-13%	99%	-10%	9%	67%	19%	629%	71%

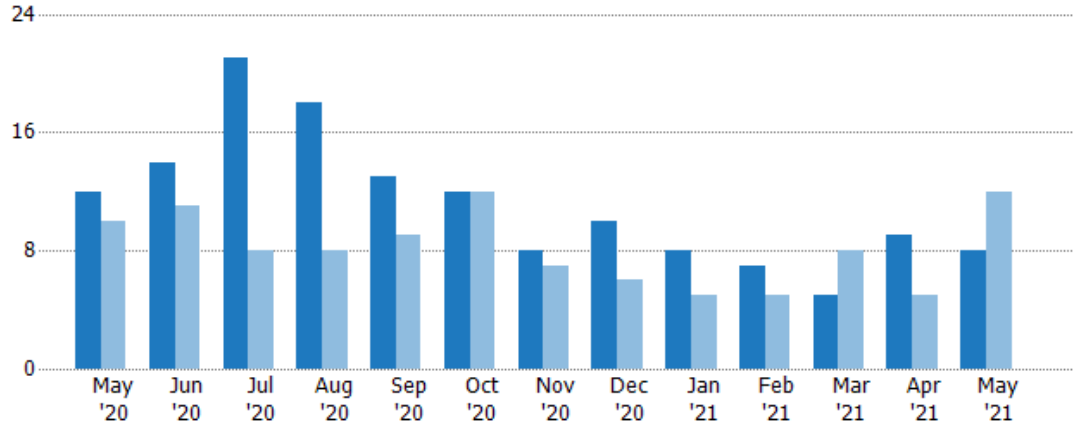
Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
May '21	8	-33.3%
May '20	12	20%
May '19	10	-20%



Current Year	12	14	21	18	13	12	8	10	8	7	5	9	8
Prior Year	10	11	8	8	9	12	7	6	5	5	8	5	12
Percent Change from Prior Year	20%	27%	163%	125%	44%	0%	14%	67%	60%	40%	-38%	80%	-33%

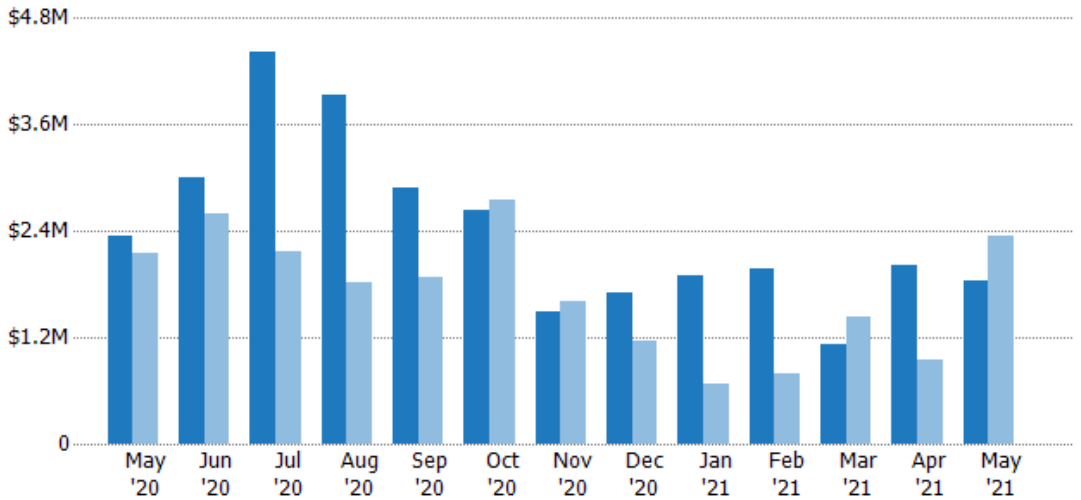
Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$1.84M	-21.3%
May '20	\$2.34M	8.4%
May '19	\$2.16M	-14%



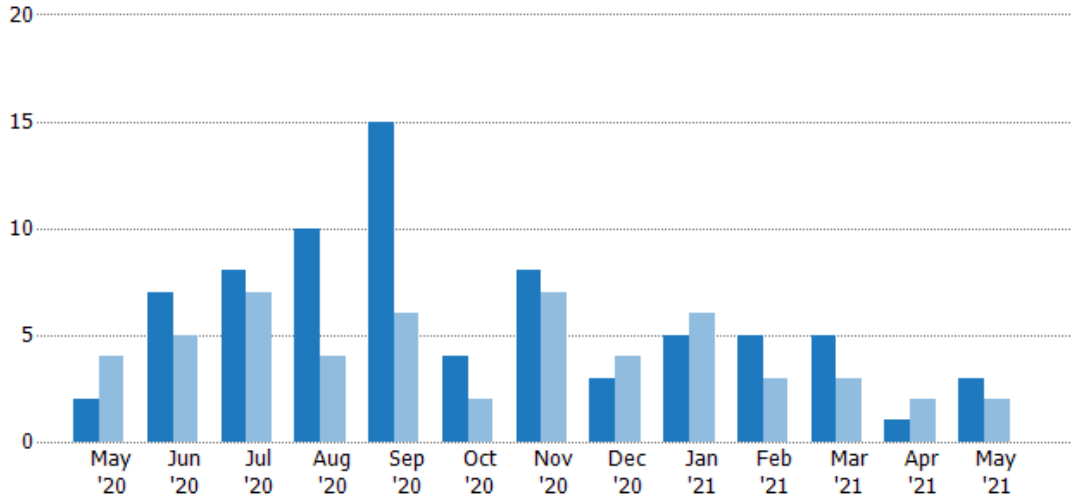
Current Year	\$2.34M	\$3.01M	\$4.42M	\$3.93M	\$2.89M	\$2.63M	\$1.49M	\$1.7M	\$1.89M	\$1.97M	\$1.12M	\$2.01M	\$1.84M
Prior Year	\$2.16M	\$2.59M	\$2.17M	\$1.82M	\$1.88M	\$2.75M	\$1.62M	\$1.16M	\$670K	\$788K	\$1.42M	\$946K	\$2.34M
Percent Change from Prior Year	8%	16%	104%	117%	54%	-4%	-8%	46%	182%	150%	-21%	113%	-21%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



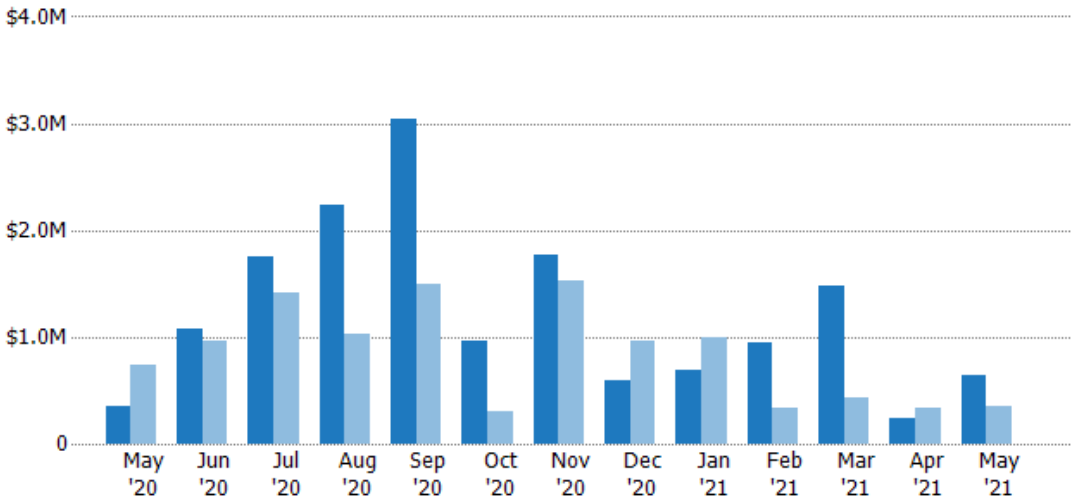
Month/Year	Count	% Chg.
May '21	3	50%
May '20	2	-50%
May '19	4	-50%

Closed Sales Volume

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

Filters Used

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



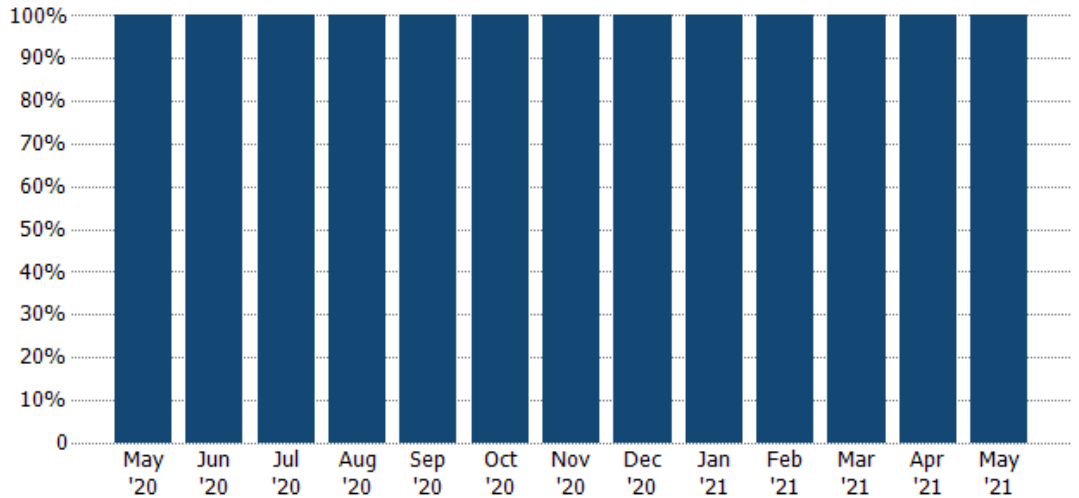
Month/Year	Volume	% Chg.
May '21	\$649K	81.3%
May '20	\$358K	-51.4%
May '19	\$736K	-36.3%

Closed Sales by Property Type

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

Filters Used

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



■ Single Family Residence

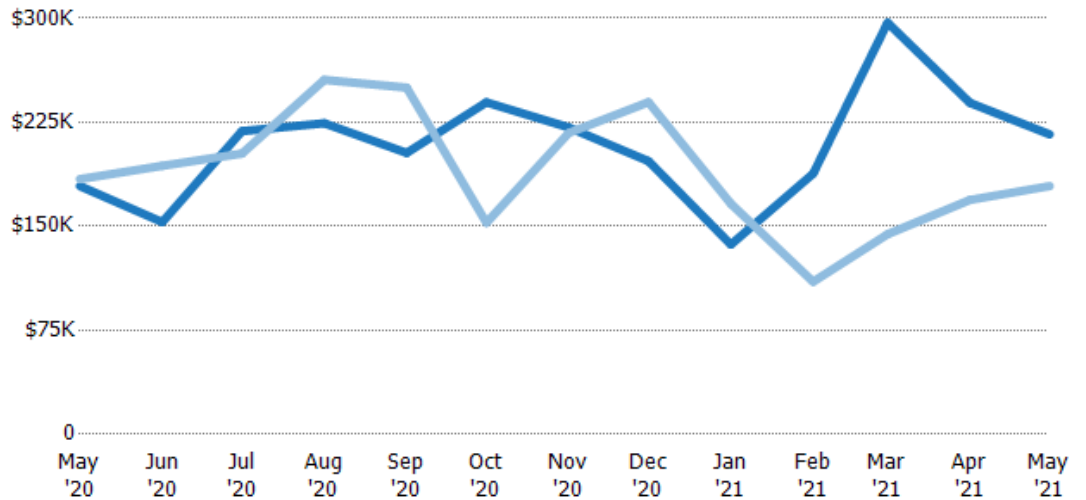
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

Average Sales Price

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

Filters Used

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



■ Current Year

■ Prior Year

Percent Change from Prior Year

\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$137K	\$188K	\$297K	\$239K	\$216K
\$184K	\$194K	\$202K	\$256K	\$250K	\$153K	\$217K	\$240K	\$166K	\$110K	\$144K	\$169K	\$179K
-3%	-21%	8%	-12%	-19%	57%	2%	-18%	-18%	71%	106%	41%	21%

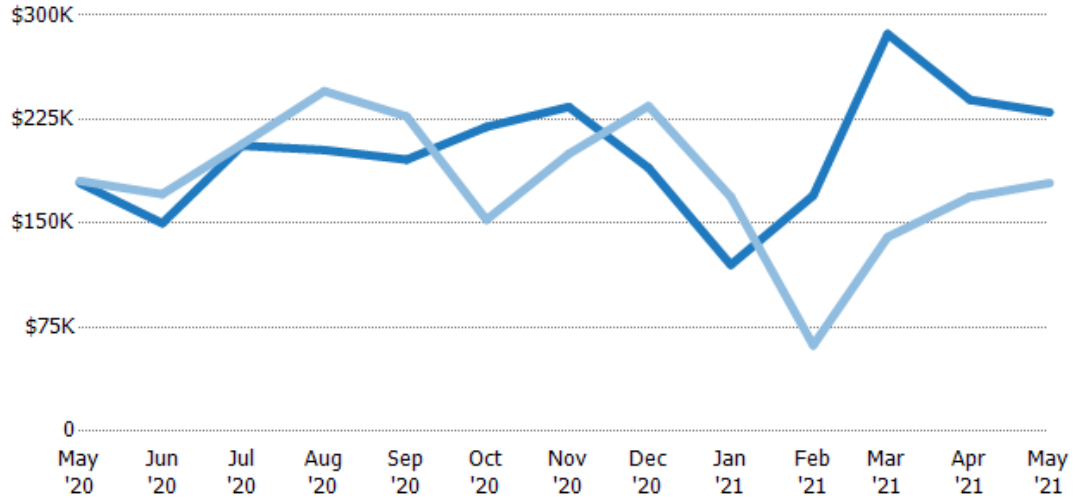
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$230K	28.5%
May '20	\$179K	-0.8%
May '19	\$181K	29.9%



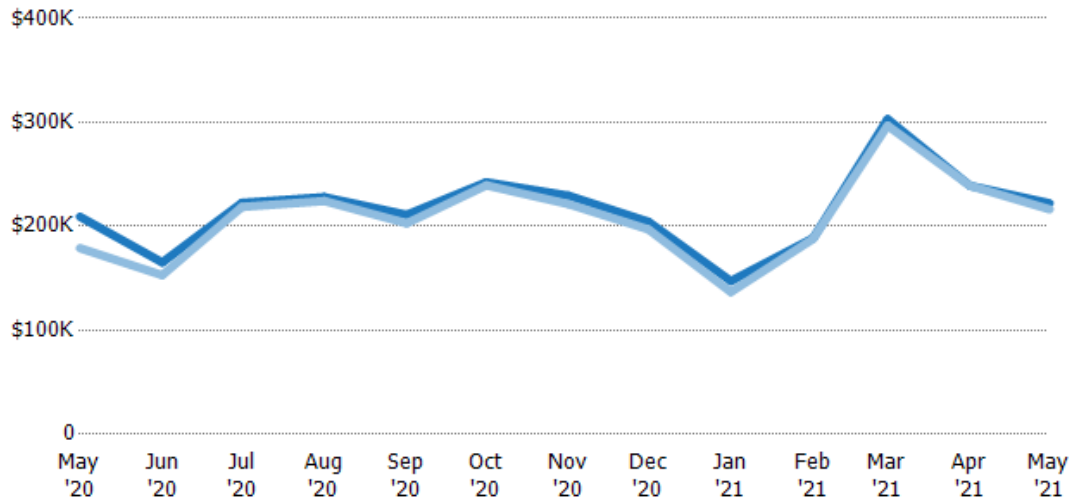
Current Year	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K	\$239K	\$230K
Prior Year	\$181K	\$171K	\$207K	\$245K	\$227K	\$153K	\$200K	\$235K	\$169K	\$62K	\$140K	\$169K	\$179K
Percent Change from Prior Year	-1%	-12%	0%	-17%	-14%	44%	17%	-19%	-29%	174%	105%	41%	28%

Average Sales Price vs Average Listing Price

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

Filters Used

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



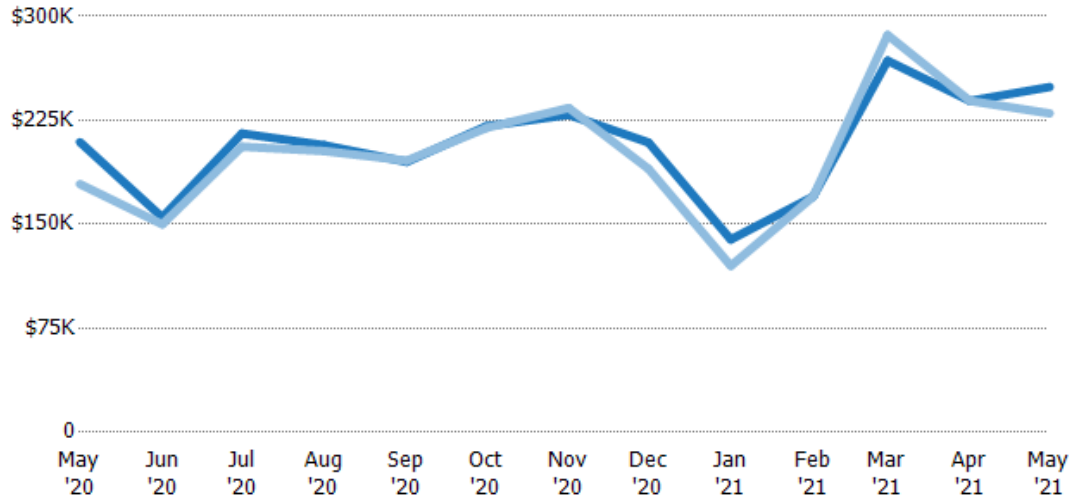
Avg List Price	\$209K	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K	\$303K	\$239K	\$222K
Avg Sales Price	\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$137K	\$188K	\$297K	\$239K	\$216K
Avg Sales Price as a % of Avg List Price	86%	93%	98%	98%	96%	99%	96%	96%	93%	100%	98%	100%	97%

Median Sales Price vs Median Listing Price

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

Filters Used

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



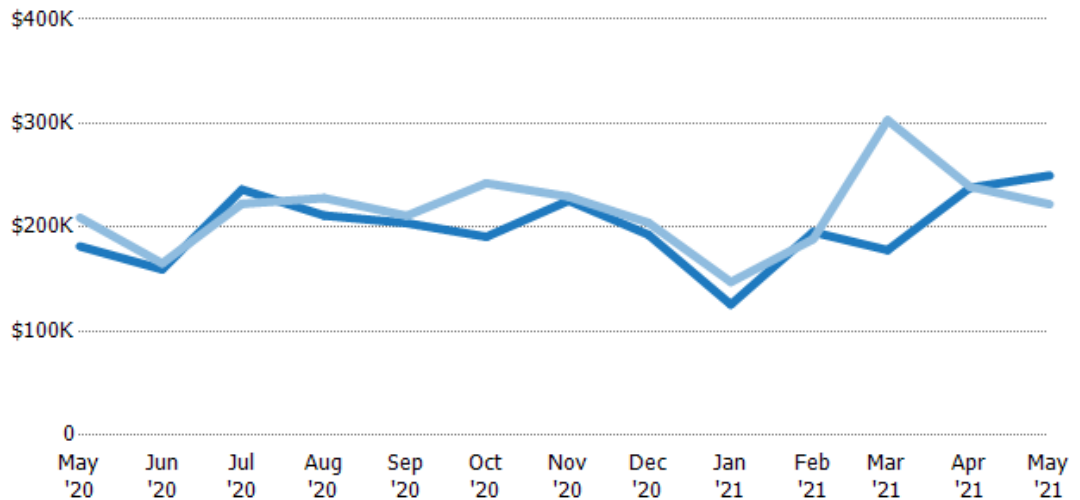
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$209K	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K	\$239K	\$249K
Median Sales Price	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K	\$239K	\$230K
Med Sales Price as a % of Med List Price	86%	97%	96%	98%	100%	99%	102%	91%	86%	100%	107%	100%	92%

Average Sales Price vs Average Est Value

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

Filters Used

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



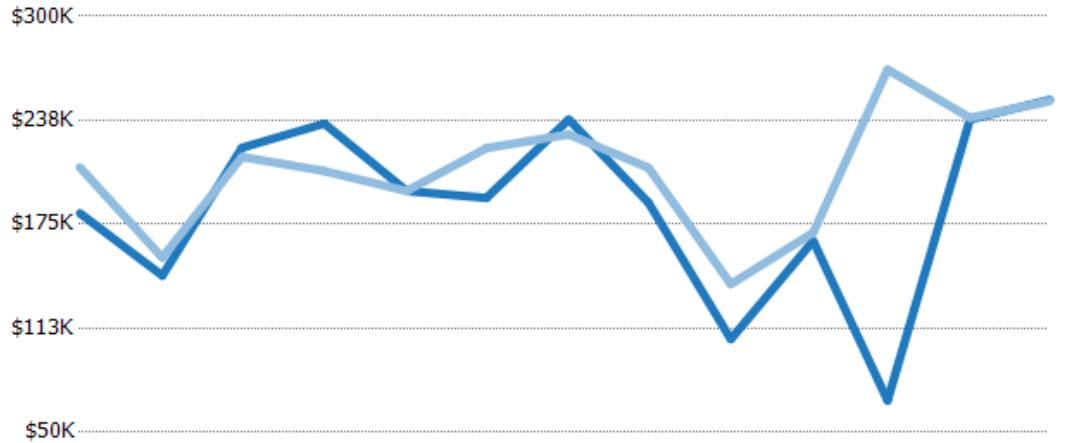
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$182K	\$159K	\$236K	\$211K	\$204K	\$191K	\$226K	\$193K	\$126K	\$195K	\$178K	\$238K	\$250K
Avg Sales Price	\$209K	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K	\$303K	\$239K	\$222K
Avg Sales Price as a % of Avg Est Value	115%	104%	94%	108%	103%	127%	102%	106%	117%	97%	170%	100%	89%

Median Sales Price vs Median Est Value

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

Filters Used

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



	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	\$182K	\$144K	\$221K	\$236K	\$195K	\$191K	\$238K	\$188K	\$106K	\$165K	\$69.1K	\$238K	\$250K
Median Sales Price	\$209K	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K	\$239K	\$249K
Med Sales Price as a % of Med Est Value	115%	108%	98%	88%	100%	116%	96%	111%	131%	103%	388%	100%	100%