

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	27	20	+35%	108	95	+13.7%
New Listing Volume	\$6,824,500	\$3,932,400	+73.5%	\$32,602,400	\$18,829,899	+73.1%
Active Listing Count	22	95	-76.8%	N/A	N/A	
Active Listing Volume	\$7,667,200	\$19,227,494	-60.1%	N/A	N/A	
Average Listing Price	\$348,509	\$202,395	+72.2%	\$402,562	\$202,853	+98.5%
Median Listing Price	\$166,500	\$169,000	-1.5%	\$231,038	\$165,777	+39.4%
Median Days in RPR	17	146	-88.4%	83.52	137.78	-39.4%
Months of Inventory	1.4	7.3	-81.2%	3.1	8.6	-63.9%
Absorption Rate	72.73%	13.68%	+59%	32.39%	11.69%	+20.7%
Sales Activity Charts Metrics						
New Pending Sales Count	24	27	-11.1%	128	92	+39.1%
New Pending Sales Volume	\$12,465,000	\$4,871,971	+155.9%	\$35,062,400	\$16,123,170	+117.5%
Pending Sales Count	13	33	-60.6%	N/A	N/A	
Pending Sales Volume	\$9,101,200	\$6,940,771	+31.1%	N/A	N/A	
Closed Sales Count	19	13	+46.2%	96	69	+39.1%
Closed Sales Volume	\$4,536,732	\$2,101,500	+115.9%	\$20,642,042	\$11,458,300	+80.1%
Average Sales Price	\$238,775	\$161,654	+47.7%	\$215,021	\$166,062	+29.5%
Median Sales Price	\$175,000	\$135,000	+29.6%	\$174,297	\$150,891	+15.5%

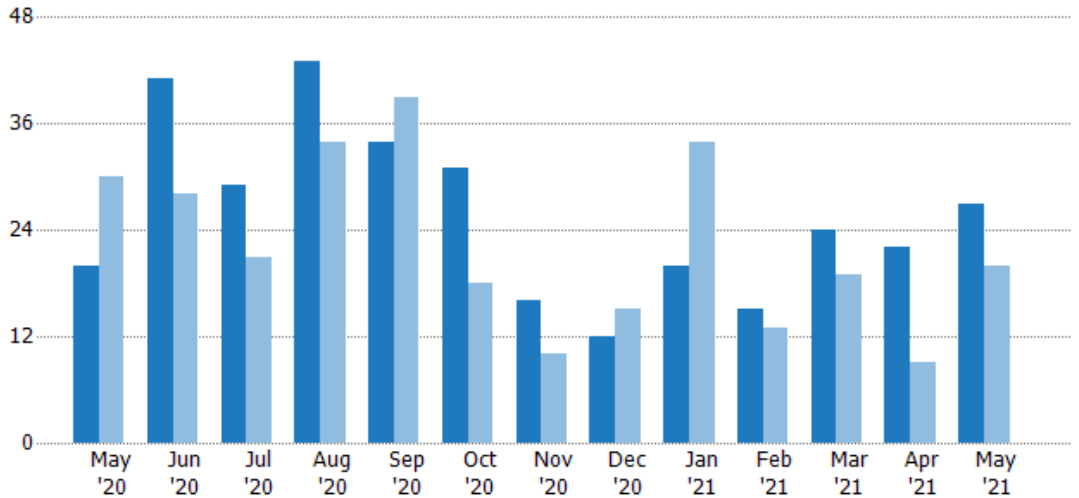
New Listings

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	20	41	29	43	34	31	16	12	20	15	24	22	27
Prior Year	30	28	21	34	39	18	10	15	34	13	19	9	20
Percent Change from Prior Year	-33%	46%	38%	26%	-13%	72%	60%	-20%	-41%	15%	26%	144%	35%

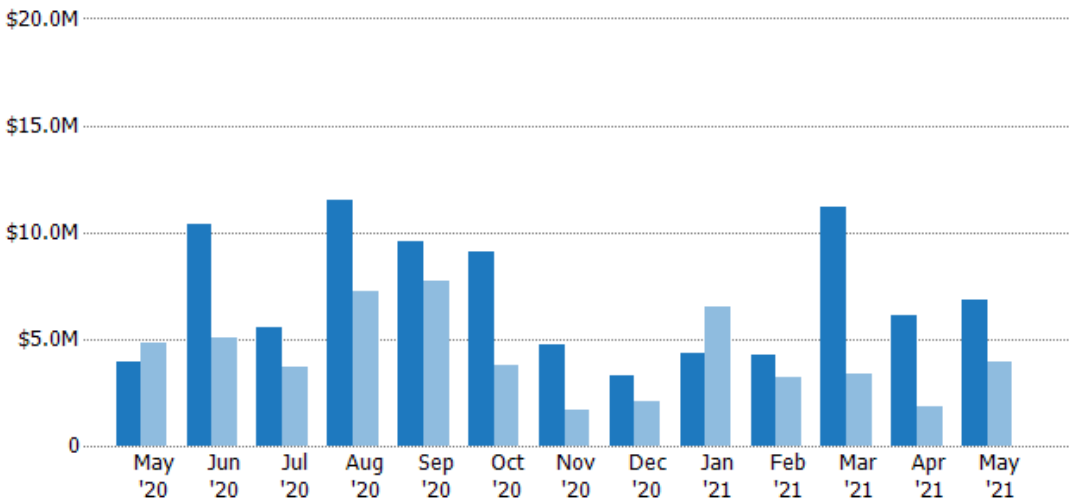
New Listing Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$3.93M	\$10.3M	\$5.54M	\$11.5M	\$9.56M	\$9.1M	\$4.71M	\$3.27M	\$4.32M	\$4.21M	\$11.1M	\$6.11M	\$6.82M
Prior Year	\$4.84M	\$5.07M	\$3.71M	\$7.23M	\$7.72M	\$3.74M	\$1.66M	\$2.05M	\$6.48M	\$3.21M	\$3.33M	\$1.87M	\$3.93M
Percent Change from Prior Year	-19%	104%	49%	59%	24%	143%	184%	60%	-33%	31%	234%	227%	74%

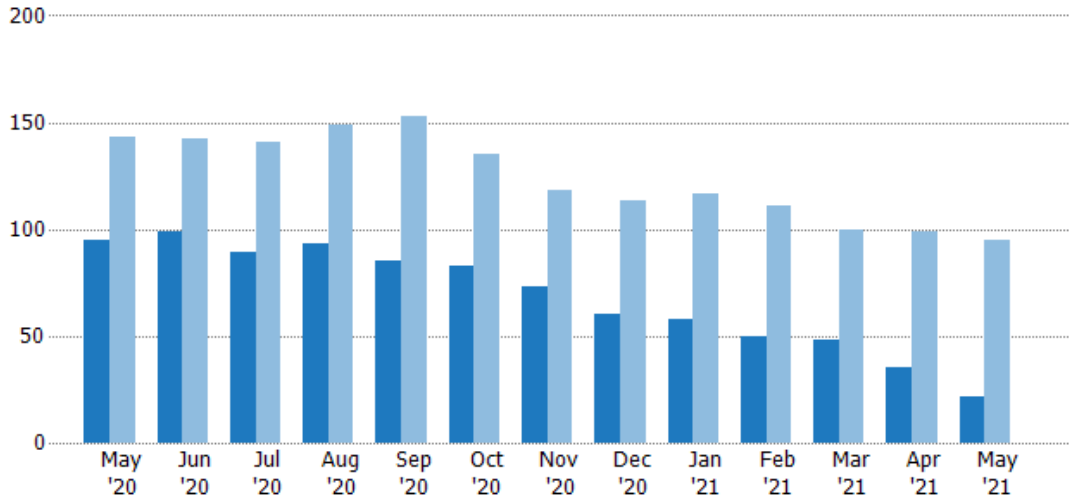
Active Listings

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Count	% Chg.
May '21	22	-76.8%
May '20	95	-33.6%
May '19	143	-18.2%

Month/Year	Count	% Chg.
May '21	22	-76.8%
May '20	95	-33.6%
May '19	143	-18.2%

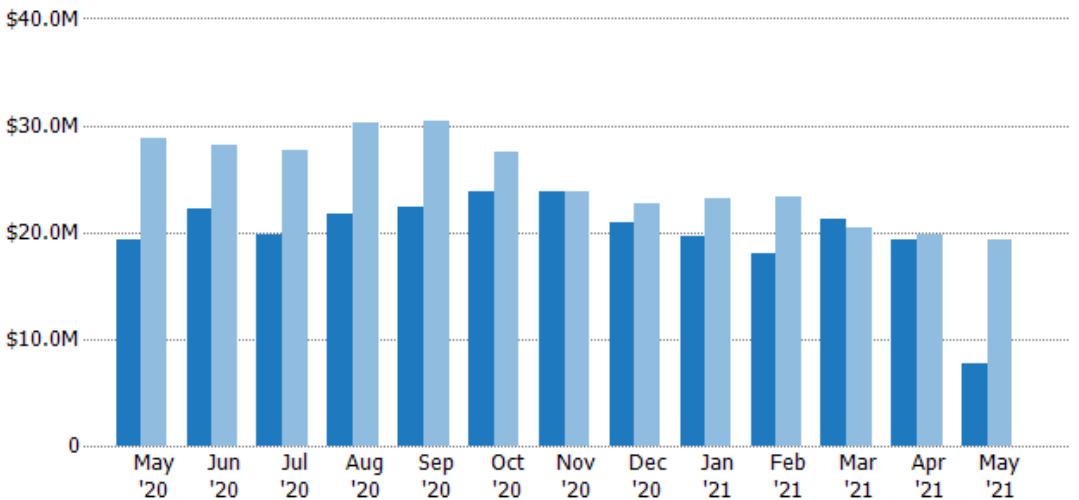
Active Listing Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Volume	% Chg.
May '21	\$7.67M	-60.1%
May '20	\$19.2M	-33.2%
May '19	\$28.8M	-13.8%

Month/Year	Volume	% Chg.
May '21	\$7.67M	-60.1%
May '20	\$19.2M	-33.2%
May '19	\$28.8M	-13.8%

Average Listing Price

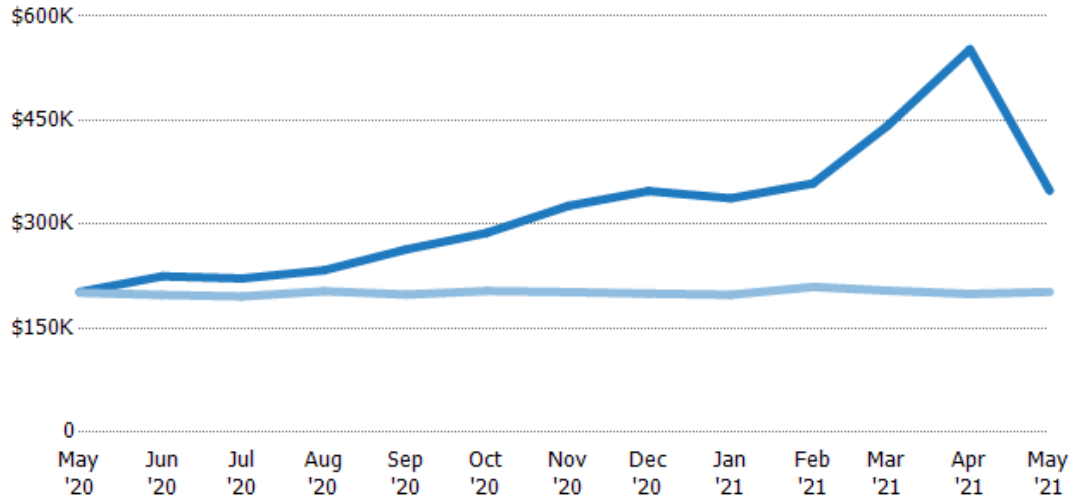
The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
May '21	\$349K	72.2%
May '20	\$202K	0.6%
May '19	\$201K	5.3%



Current Year	\$202K	\$225K	\$222K	\$234K	\$264K	\$287K	\$327K	\$348K	\$337K	\$359K	\$442K	\$552K	\$349K
Prior Year	\$201K	\$198K	\$196K	\$203K	\$199K	\$204K	\$202K	\$200K	\$198K	\$210K	\$204K	\$200K	\$202K
Percent Change from Prior Year	1%	14%	13%	15%	33%	41%	62%	74%	70%	71%	116%	177%	72%

Median Listing Price

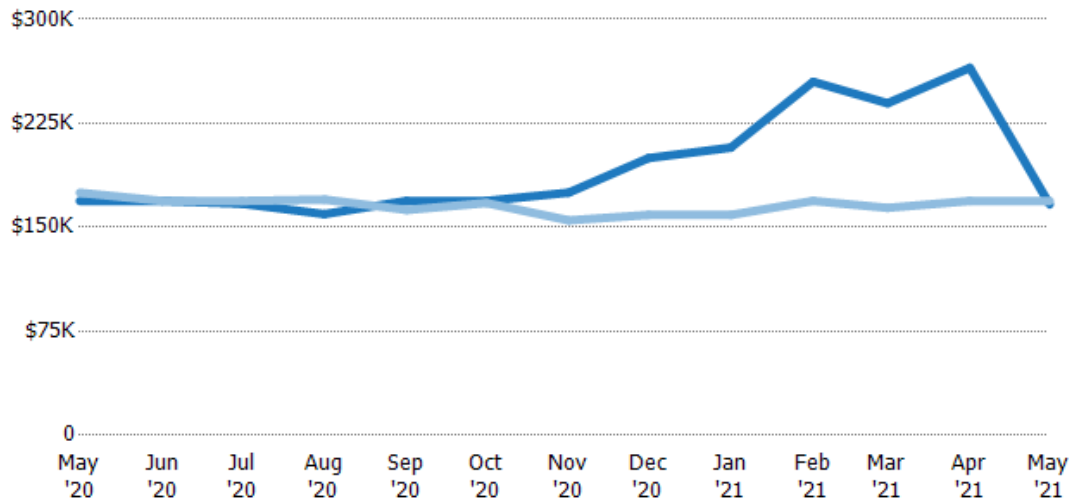
The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
May '21	\$167K	-1.5%
May '20	\$169K	-3.4%
May '19	\$175K	2.9%



Current Year	\$169K	\$169K	\$167K	\$160K	\$169K	\$169K	\$175K	\$200K	\$207K	\$255K	\$239K	\$265K	\$167K
Prior Year	\$175K	\$169K	\$169K	\$170K	\$163K	\$168K	\$155K	\$159K	\$159K	\$169K	\$164K	\$169K	\$169K
Percent Change from Prior Year	-3%	0%	-1%	-6%	4%	1%	13%	26%	31%	51%	46%	57%	-1%

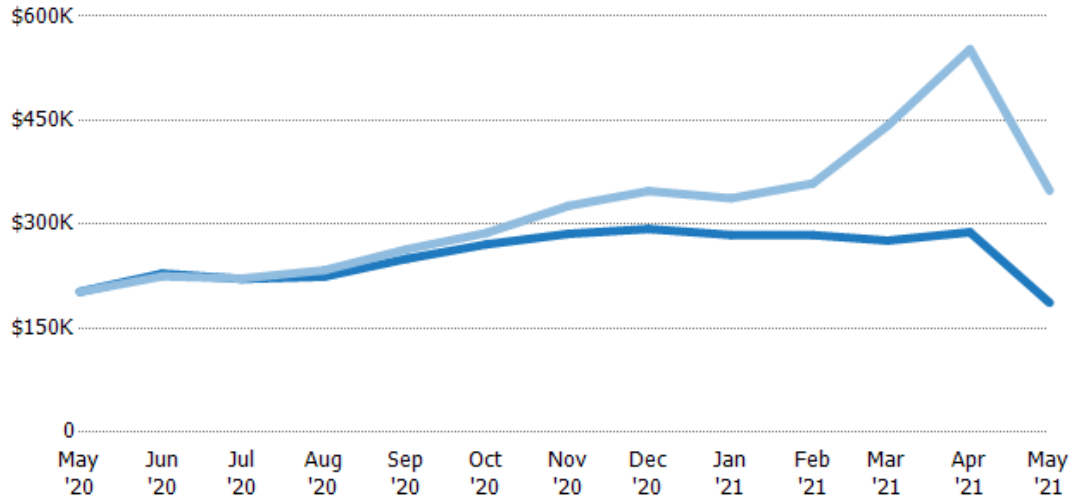
Average Listing Price vs Average Est Value

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$203K	\$229K	\$221K	\$224K	\$250K	\$271K	\$286K	\$293K	\$285K	\$284K	\$276K	\$289K	\$187K
Avg Listing Price	\$202K	\$225K	\$222K	\$234K	\$264K	\$287K	\$327K	\$348K	\$337K	\$359K	\$442K	\$552K	\$349K
Avg Listing Price as a % of Avg Est Value	100%	98%	100%	104%	105%	106%	114%	119%	119%	126%	160%	191%	187%

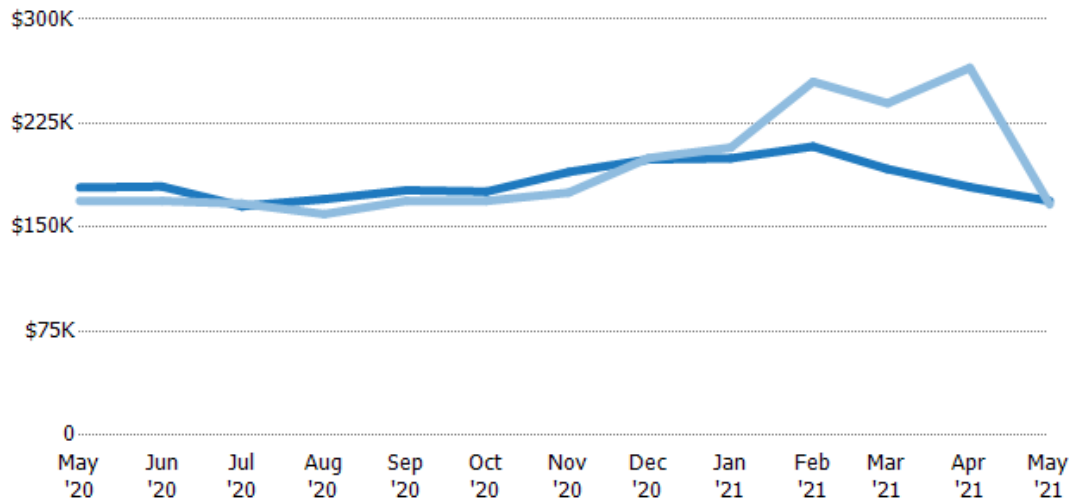
Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$179K	\$179K	\$165K	\$170K	\$177K	\$176K	\$190K	\$199K	\$200K	\$208K	\$192K	\$179K	\$169K
Median Listing Price	\$169K	\$169K	\$167K	\$160K	\$169K	\$169K	\$175K	\$200K	\$207K	\$255K	\$239K	\$265K	\$167K
Med Listing Price as a % of Med Est Value	95%	94%	101%	94%	96%	96%	92%	100%	104%	122%	125%	148%	99%

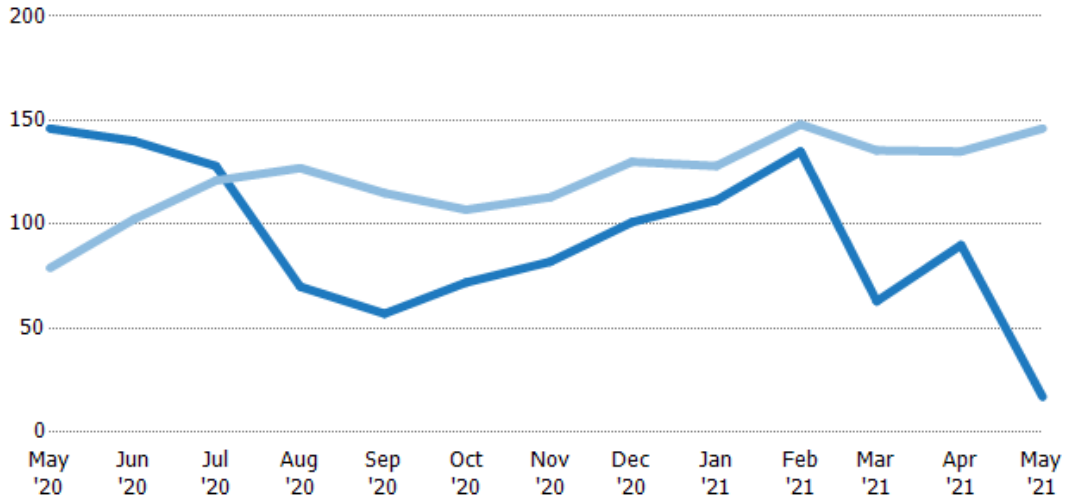
Median Days in RPR

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: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Days	% Chg.
May '21	17	-88.4%
May '20	146	84.8%
May '19	79	-7.6%

	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	146	140	128	70	57	72	82	101	112	135	63	90	17
Prior Year	79	103	121	127	115	107	113	130	128	148	136	135	146
Percent Change from Prior Year	85%	37%	6%	-45%	-50%	-33%	-27%	-22%	-13%	-9%	-54%	-33%	-88%

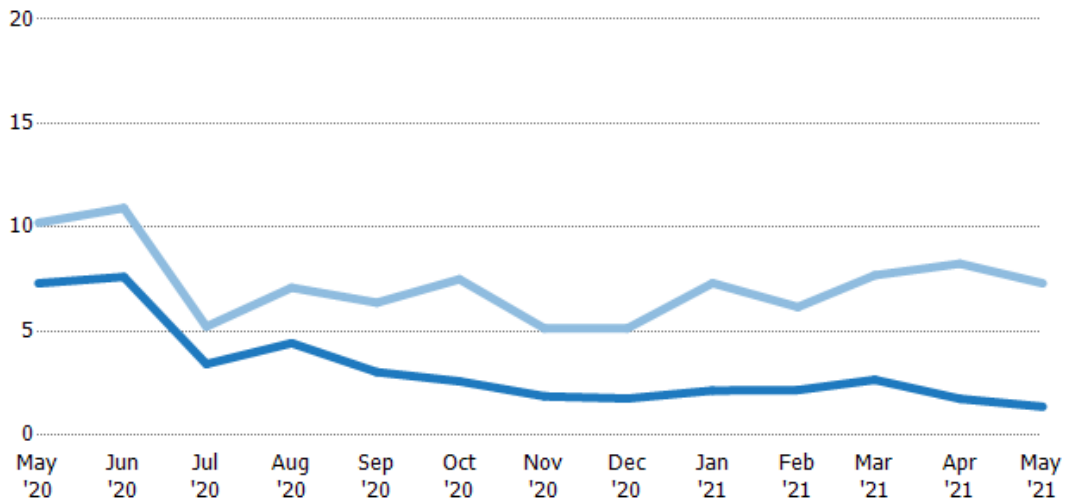
Months of Inventory

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Months	% Chg.
May '21	1.38	-81.2%
May '20	7.31	-28.5%
May '19	10.2	27.3%

	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	7.31	7.62	3.42	4.43	3.04	2.59	1.87	1.76	2.15	2.17	2.67	1.75	1.38
Prior Year	10.2	10.9	5.22	7.1	6.38	7.5	5.13	5.14	7.31	6.17	7.69	8.25	7.31
Percent Change from Prior Year	-28%	-30%	-34%	-38%	-52%	-65%	-64%	-66%	-71%	-65%	-65%	-79%	-81%

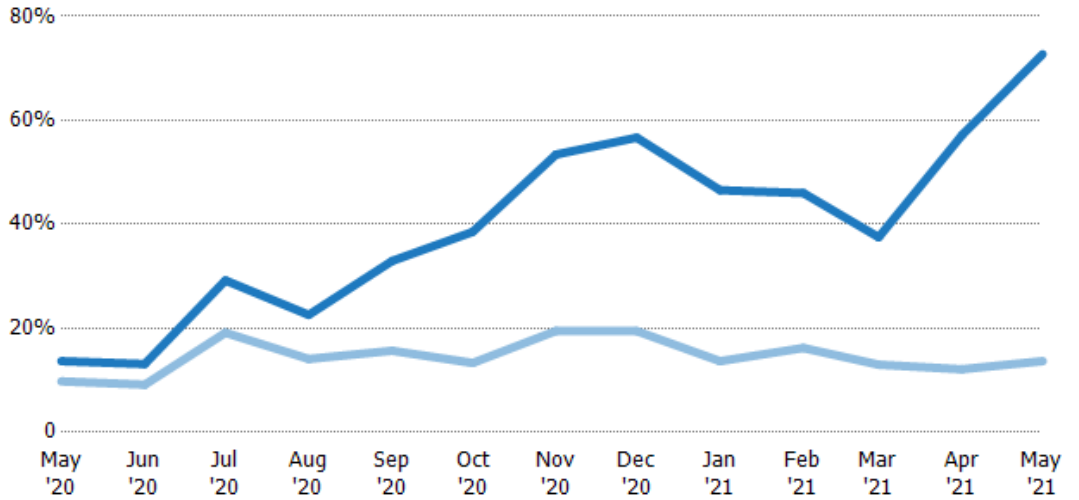
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	14%	13%	29%	23%	33%	39%	53%	57%	47%	46%	38%	57%	73%
Prior Year	10%	9%	19%	14%	16%	13%	19%	19%	14%	16%	13%	12%	14%
Change from Prior Year	-4%	-4%	-10%	-8%	-17%	-25%	-34%	-37%	-33%	-30%	-25%	-45%	-59%

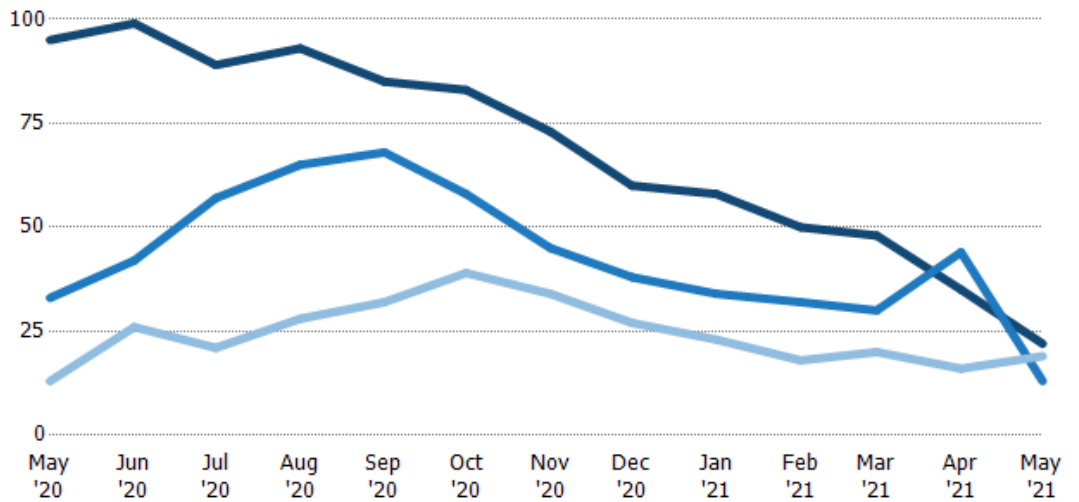
Active/Pending/Sold Units

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	95	99	89	93	85	83	73	60	58	50	48	35	22
Pending	33	42	57	65	68	58	45	38	34	32	30	44	13
Sold	13	26	21	28	32	39	34	27	23	18	20	16	19

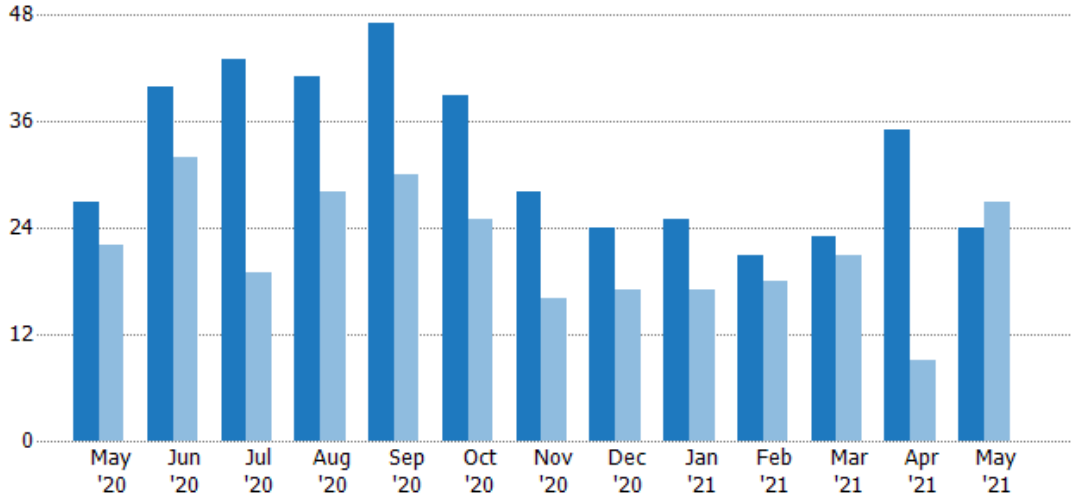
New Pending Sales

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	40	43	41	47	39	28	24	25	21	23	35	24
Prior Year	22	32	19	28	30	25	16	17	17	18	21	9	27
Percent Change from Prior Year	23%	25%	126%	46%	57%	56%	75%	41%	47%	17%	10%	289%	-11%

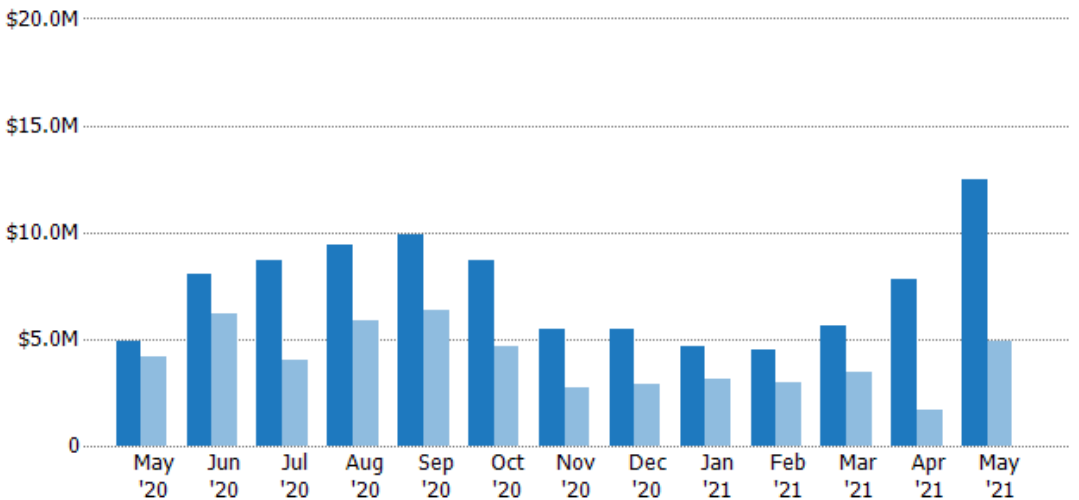
New Pending Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$4.87M	\$8.06M	\$8.67M	\$9.43M	\$9.87M	\$8.71M	\$5.49M	\$5.48M	\$4.66M	\$4.5M	\$5.64M	\$7.79M	\$12.5M
Prior Year	\$4.17M	\$6.17M	\$4.01M	\$5.85M	\$6.32M	\$4.65M	\$2.73M	\$2.86M	\$3.13M	\$2.99M	\$3.46M	\$1.68M	\$4.87M
Percent Change from Prior Year	17%	31%	116%	61%	56%	88%	101%	91%	49%	51%	63%	363%	156%

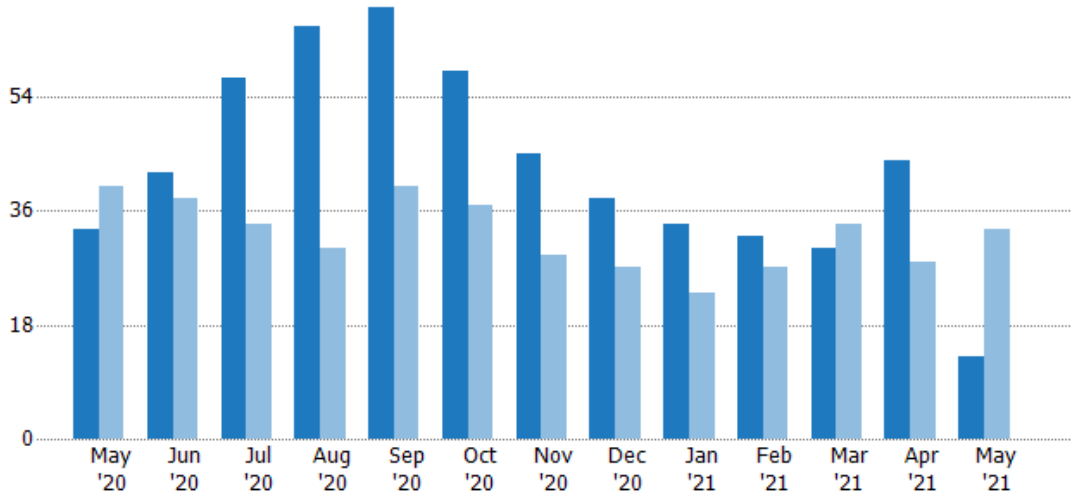
Pending Sales

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Count	% Chg.
May '21	13	-60.6%
May '20	33	-17.5%
May '19	40	-27.5%

	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	33	42	57	65	68	58	45	38	34	32	30	44	13
Prior Year	40	38	34	30	40	37	29	27	23	27	34	28	33
Percent Change from Prior Year	-18%	11%	68%	117%	70%	57%	55%	41%	48%	19%	-12%	57%	-61%

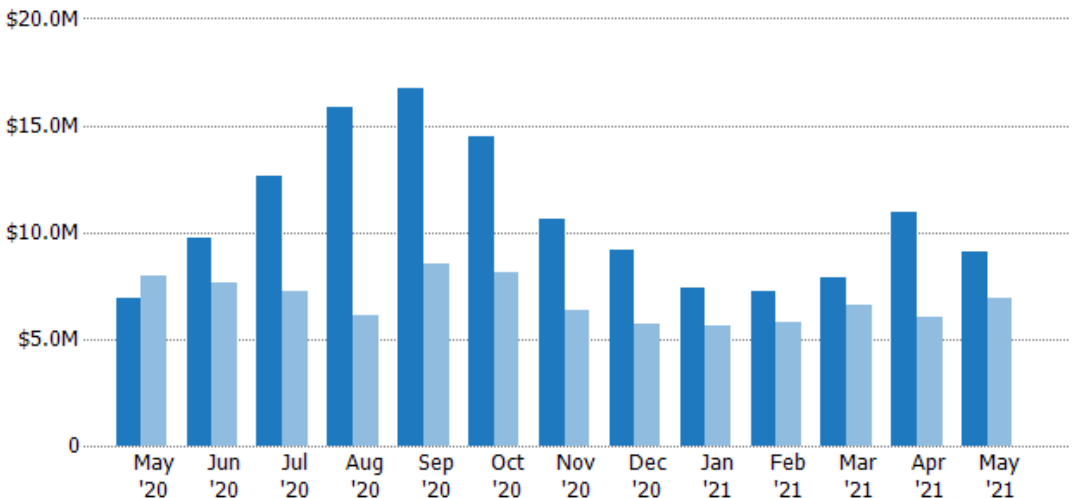
Pending Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Volume	% Chg.
May '21	\$9.1M	31.1%
May '20	\$6.94M	-12.6%
May '19	\$7.94M	-32.8%

	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	\$6.94M	\$9.76M	\$12.6M	\$15.9M	\$16.7M	\$14.5M	\$10.6M	\$9.2M	\$7.4M	\$7.23M	\$7.86M	\$11M	\$9.1M
Prior Year	\$7.94M	\$7.6M	\$7.22M	\$6.08M	\$8.54M	\$8.15M	\$6.31M	\$5.71M	\$5.59M	\$5.74M	\$6.6M	\$6.01M	\$6.94M
Percent Change from Prior Year	-13%	28%	74%	161%	96%	78%	68%	61%	32%	26%	19%	83%	31%

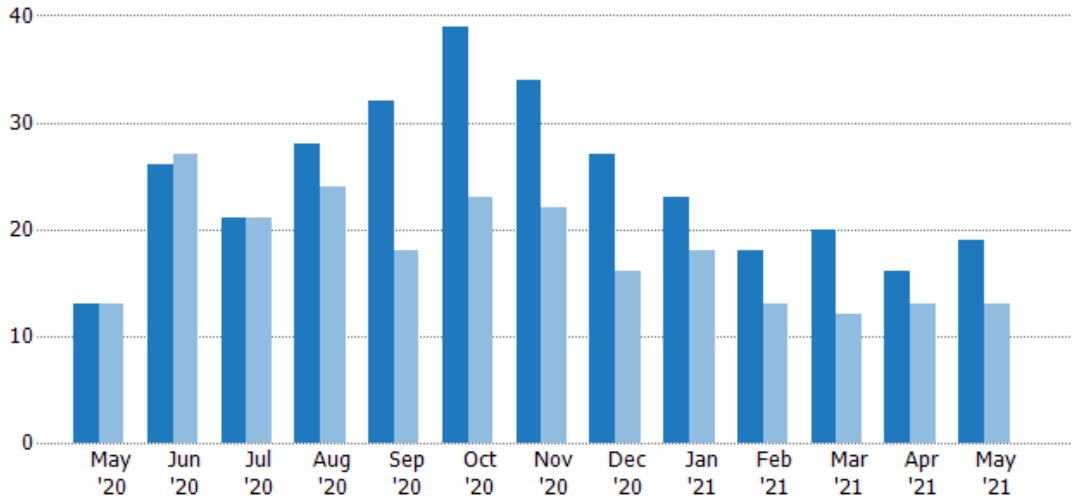
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	13	26	21	28	32	39	34	27	23	18	20	16	19
Prior Year	13	27	21	24	18	23	22	16	18	13	12	13	13
Percent Change from Prior Year	0%	-4%	0%	17%	78%	70%	55%	69%	28%	38%	67%	23%	46%

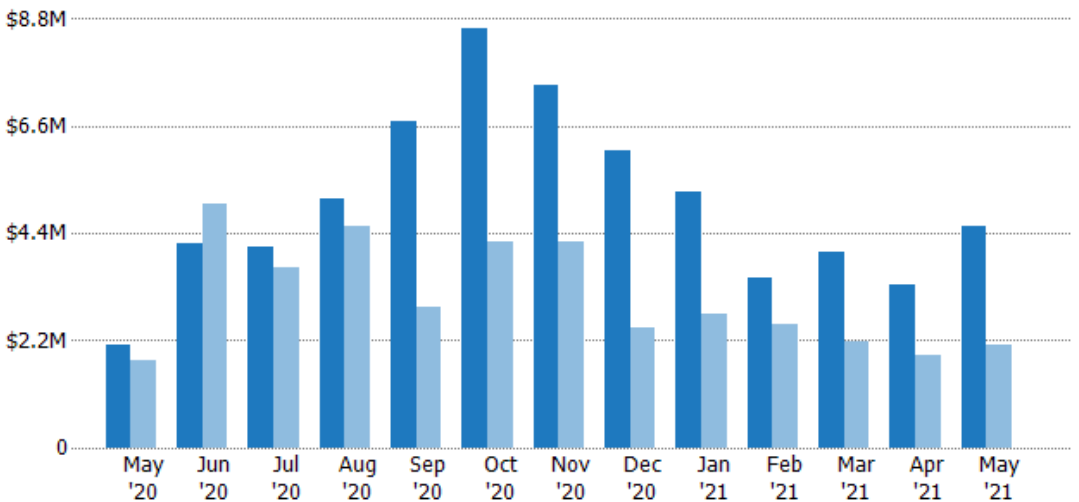
Closed Sales Volume

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$2.1M	\$4.18M	\$4.11M	\$5.11M	\$6.71M	\$8.59M	\$7.43M	\$6.1M	\$5.24M	\$3.49M	\$4.02M	\$3.36M	\$4.54M
Prior Year	\$1.8M	\$5M	\$3.68M	\$4.53M	\$2.89M	\$4.23M	\$4.21M	\$2.46M	\$2.73M	\$2.54M	\$2.19M	\$1.89M	\$2.1M
Percent Change from Prior Year	16%	-16%	12%	13%	132%	103%	76%	148%	92%	37%	84%	78%	116%

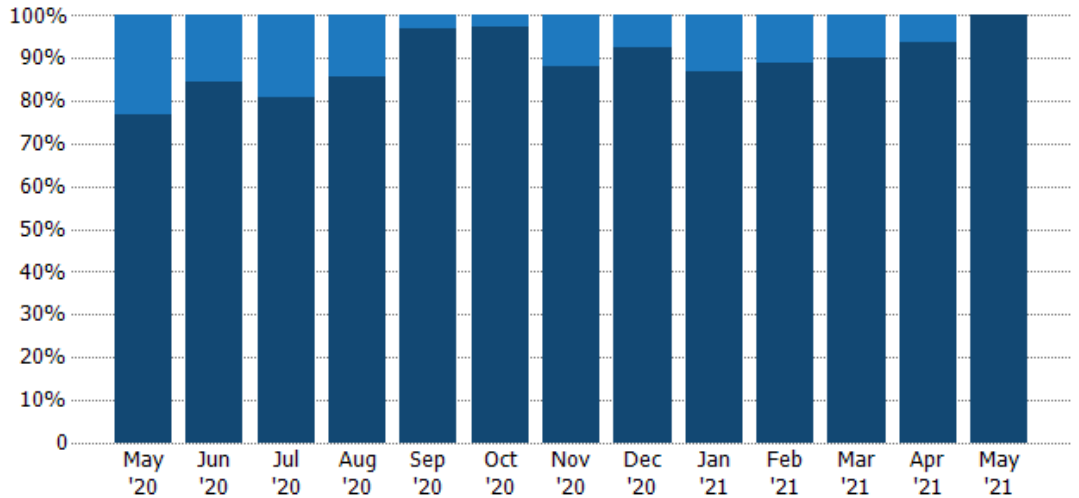
Closed Sales by Property Type

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	23%	15%	19%	14%	3%	3%	12%	7%	13%	11%	10%	6%	-
Single Family Residence	77%	85%	81%	86%	97%	97%	88%	93%	87%	89%	90%	94%	100%

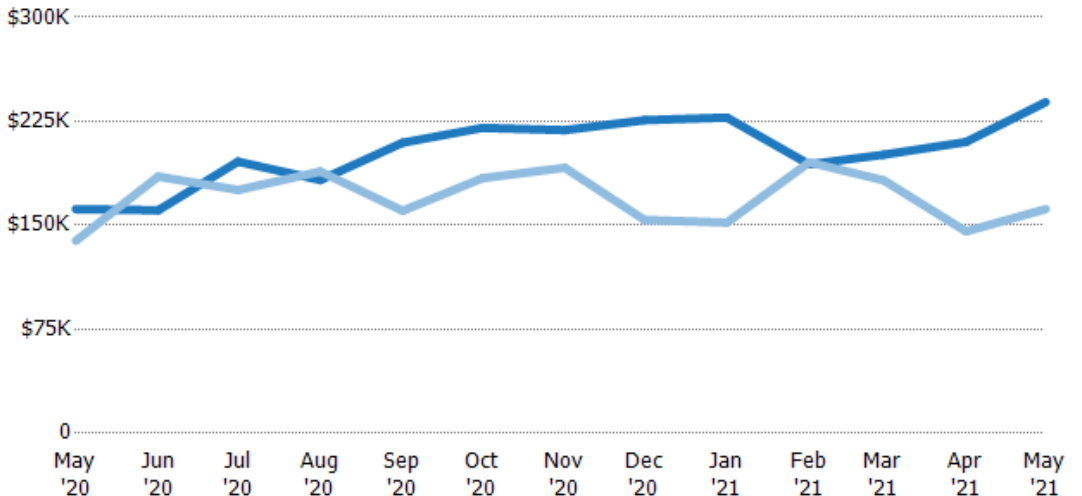
Average Sales Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



Month/Year	Price	% Chg.
May '21	\$239K	47.7%
May '20	\$162K	16.4%
May '19	\$139K	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	\$162K	\$161K	\$196K	\$183K	\$210K	\$220K	\$219K	\$226K	\$228K	\$194K	\$201K	\$210K	\$239K
Prior Year	\$139K	\$185K	\$175K	\$189K	\$160K	\$184K	\$191K	\$154K	\$152K	\$195K	\$182K	\$146K	\$162K
Percent Change from Prior Year	16%	-13%	12%	-3%	31%	20%	14%	47%	50%	-1%	10%	44%	48%

Median Sales Price

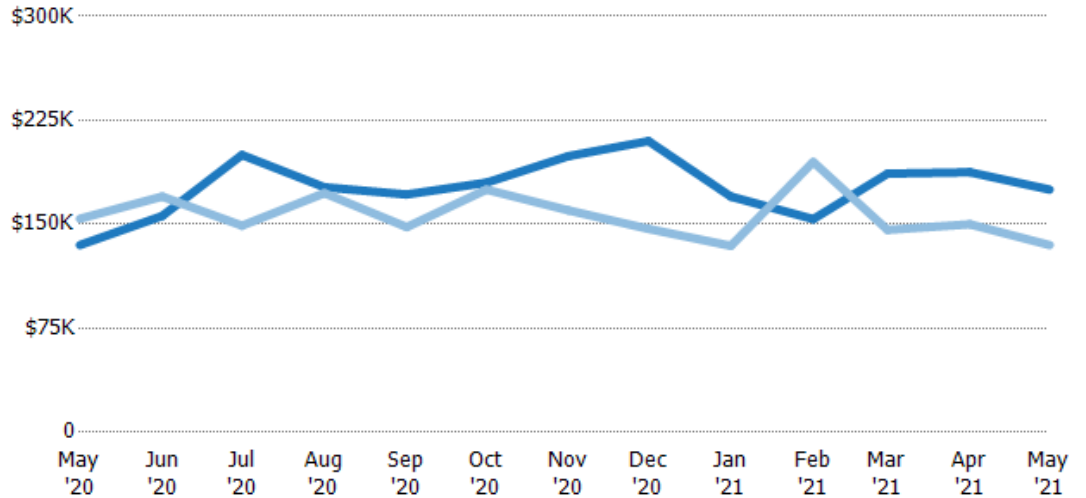
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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

Month/Year	Price	% Chg.
May '21	\$175K	29.6%
May '20	\$135K	-12.3%
May '19	\$154K	-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	\$135K	\$156K	\$200K	\$177K	\$172K	\$180K	\$199K	\$210K	\$170K	\$154K	\$187K	\$188K	\$175K
Prior Year	\$154K	\$170K	\$149K	\$172K	\$148K	\$175K	\$160K	\$147K	\$134K	\$195K	\$146K	\$150K	\$135K
Percent Change from Prior Year	-12%	-8%	34%	2%	16%	3%	25%	43%	26%	-21%	28%	25%	30%

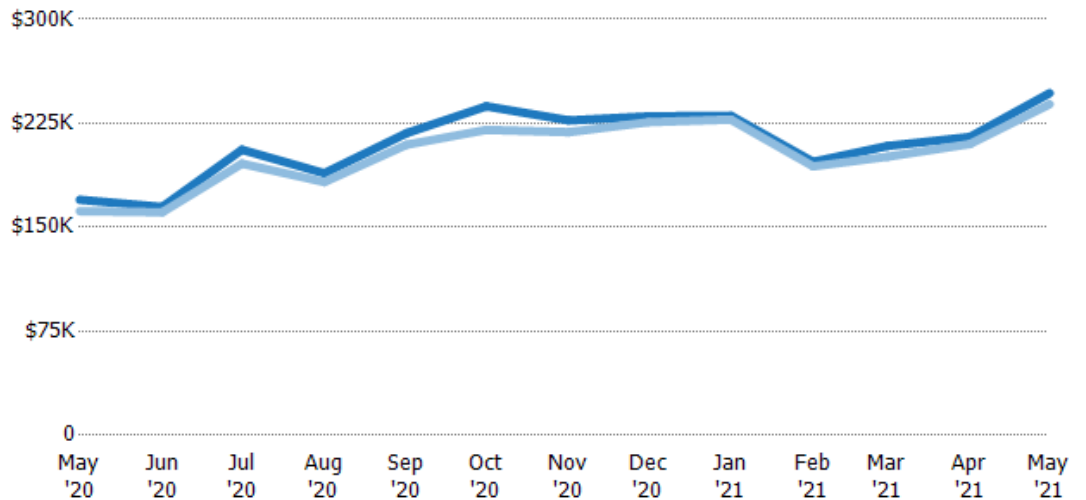
Average Sales Price vs Average Listing Price

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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



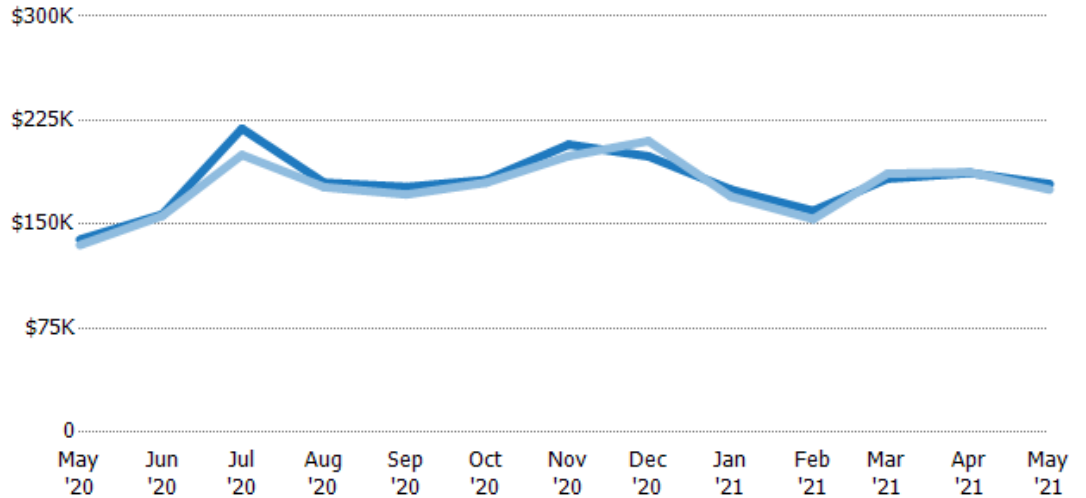
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg List Price	\$170K	\$165K	\$206K	\$189K	\$218K	\$237K	\$227K	\$230K	\$230K	\$197K	\$209K	\$215K	\$247K
Avg Sales Price	\$162K	\$161K	\$196K	\$183K	\$210K	\$220K	\$219K	\$226K	\$228K	\$194K	\$201K	\$210K	\$239K
Avg Sales Price as a % of Avg List Price	95%	98%	95%	97%	96%	93%	96%	98%	99%	98%	96%	98%	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: Rutland, VT 05701, Rutland, VT 05702
Property Type: Condo/Townhouse/Apt., Single Family



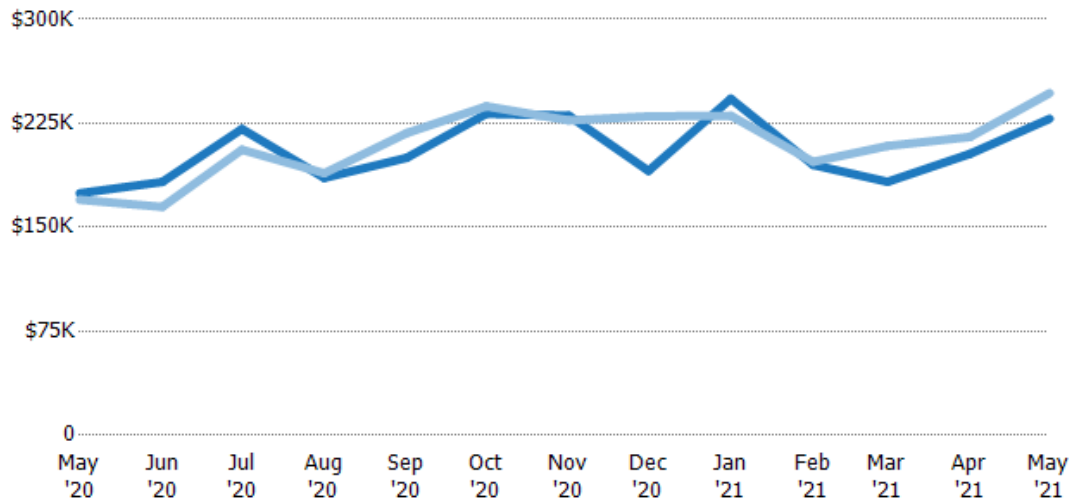
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$139K	\$157K	\$219K	\$180K	\$177K	\$182K	\$208K	\$199K	\$175K	\$160K	\$183K	\$187K	\$179K
Median Sales Price	\$135K	\$156K	\$200K	\$177K	\$172K	\$180K	\$199K	\$210K	\$170K	\$154K	\$187K	\$188K	\$175K
Med Sales Price as a % of Med List Price	97%	99%	91%	98%	97%	99%	96%	106%	97%	96%	102%	100%	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: Rutland, VT 05701, Rutland, VT 05702
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	\$175K	\$183K	\$221K	\$186K	\$200K	\$232K	\$231K	\$191K	\$243K	\$195K	\$183K	\$203K	\$228K
Avg Sales Price	\$170K	\$165K	\$206K	\$189K	\$218K	\$237K	\$227K	\$230K	\$230K	\$197K	\$209K	\$215K	\$247K
Avg Sales Price as a % of Avg Est Value	97%	90%	93%	102%	109%	102%	98%	121%	95%	101%	114%	106%	108%

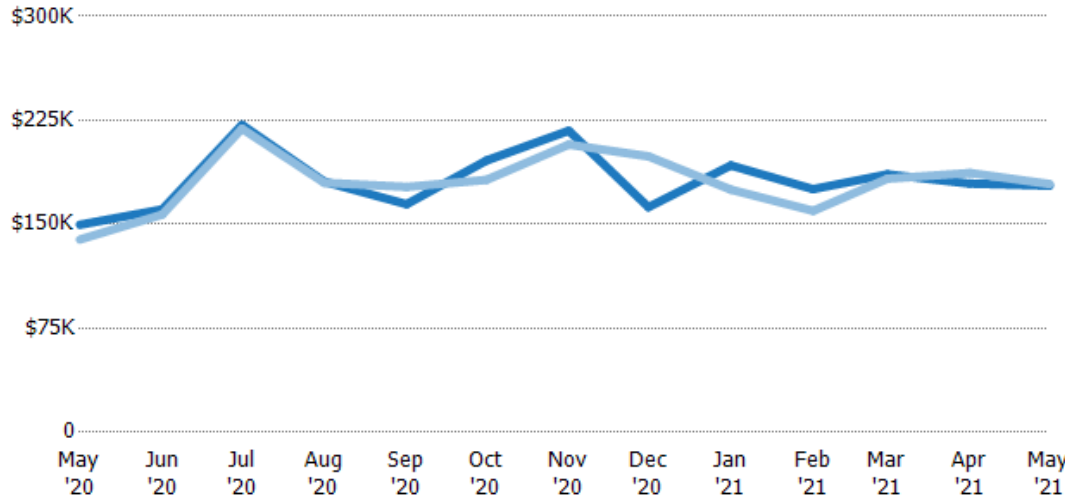
Median Sales Price vs Median Est Value

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

Filters Used

ZIP: Rutland, VT 05701, Rutland, VT 05702

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	\$150K	\$161K	\$222K	\$181K	\$164K	\$196K	\$217K	\$162K	\$192K	\$175K	\$186K	\$179K	\$178K
Median Sales Price	\$139K	\$157K	\$219K	\$180K	\$177K	\$182K	\$208K	\$199K	\$175K	\$160K	\$183K	\$187K	\$179K
Med Sales Price as a % of Med Est Value	93%	98%	99%	100%	108%	93%	95%	123%	91%	91%	98%	104%	101%