

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	21	28	-25%	111	86	+29.1%
New Listing Volume	\$6,718,300	\$6,569,990	+2.3%	\$31,191,600	\$22,661,679	+37.6%
Active Listing Count	12	61	-80.3%	N/A	N/A	
Active Listing Volume	\$3,690,100	\$17,562,460	-79%	N/A	N/A	
Average Listing Price	\$307,508	\$287,909	+6.8%	\$308,997	\$272,983	+13.2%
Median Listing Price	\$332,450	\$275,000	+20.9%	\$295,417	\$257,144	+14.9%
Median Days in RPR	29.5	91	-67.6%	70.35	114.26	-38.4%
Months of Inventory	0.6	3.6	-84.1%	2.3	5	-53.5%
Absorption Rate	175%	27.87%	+147.1%	42.86%	19.94%	+22.9%
Sales Activity Charts Metrics						
New Pending Sales Count	18	32	-43.8%	105	99	+6.1%
New Pending Sales Volume	\$4,990,700	\$7,355,427	-32.1%	\$29,798,440	\$22,945,594	+29.9%
Pending Sales Count	9	35	-74.3%	N/A	N/A	
Pending Sales Volume	\$2,453,800	\$8,667,502	-71.7%	N/A	N/A	
Closed Sales Count	15	9	+66.7%	75	57	+31.6%
Closed Sales Volume	\$4,197,700	\$1,875,200	+123.9%	\$20,635,699	\$13,100,467	+57.5%
Average Sales Price	\$279,847	\$208,356	+34.3%	\$275,143	\$229,833	+19.7%
Median Sales Price	\$265,000	\$234,900	+12.8%	\$257,448	\$225,177	+14.3%

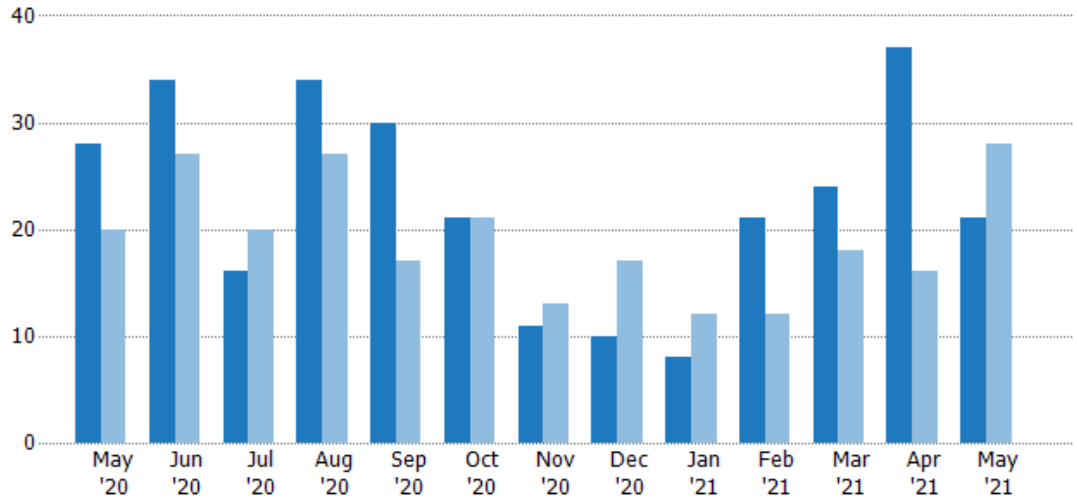
New Listings

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
May '21	21	-25%
May '20	28	40%
May '19	20	40%



	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	28	34	16	34	30	21	11	10	8	21	24	37	21
Prior Year	20	27	20	27	17	21	13	17	12	12	18	16	28
Percent Change from Prior Year	40%	26%	-20%	26%	76%	0%	-15%	-41%	-33%	75%	33%	131%	-25%

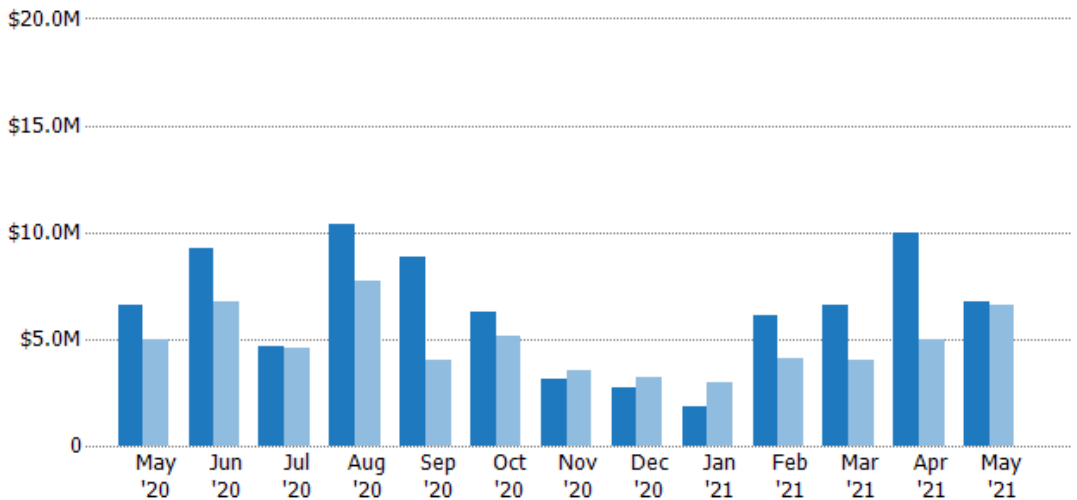
New Listing Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
May '21	\$6.72M	2.3%
May '20	\$6.57M	32.2%
May '19	\$4.97M	66.8%



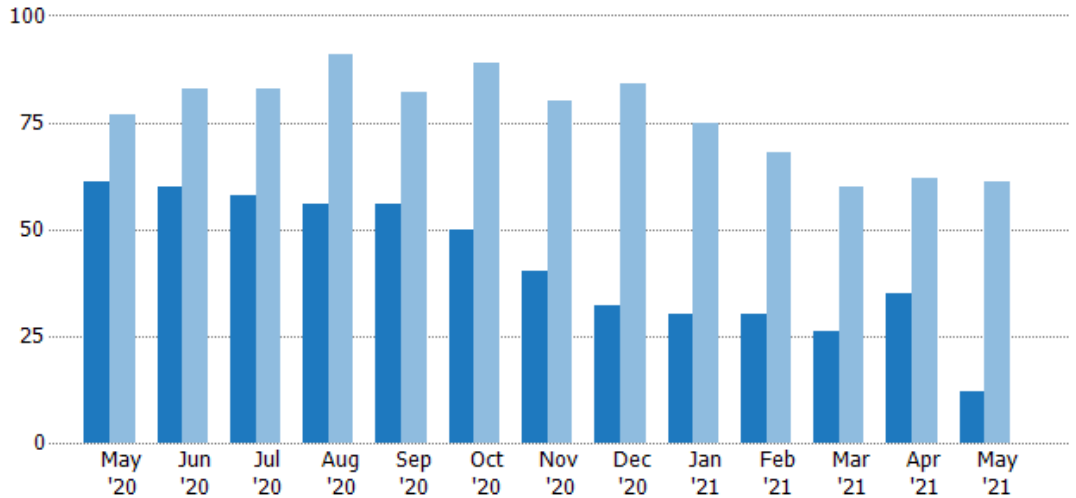
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$6.57M	\$9.24M	\$4.66M	\$10.3M	\$8.81M	\$6.25M	\$3.16M	\$2.72M	\$1.8M	\$6.12M	\$6.59M	\$9.96M	\$6.72M
Prior Year	\$4.97M	\$6.71M	\$4.57M	\$7.71M	\$4.04M	\$5.11M	\$3.56M	\$3.23M	\$2.95M	\$4.13M	\$4.05M	\$4.97M	\$6.57M
Percent Change from Prior Year	32%	38%	2%	34%	118%	22%	-11%	-16%	-39%	48%	63%	100%	2%

Active Listings

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



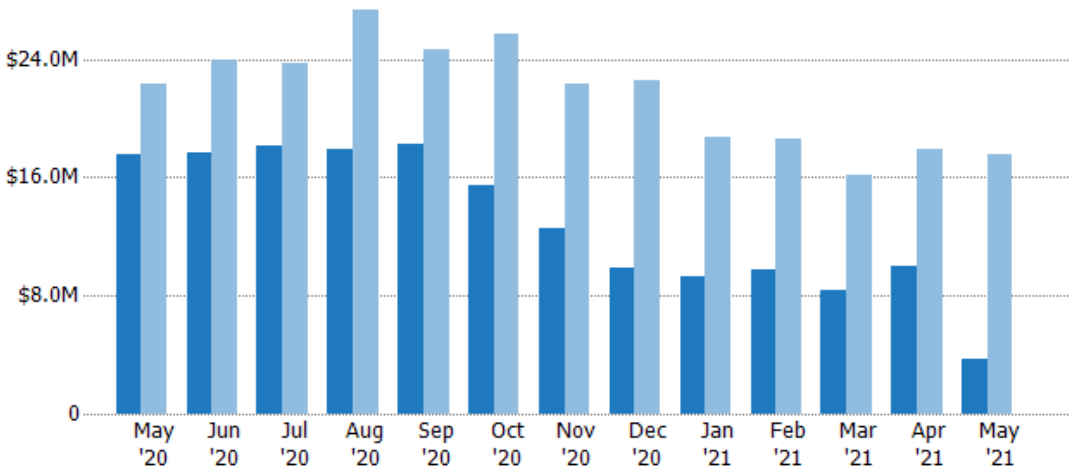
Month/Year	Count	% Chg.
May '21	12	-80.3%
May '20	61	-20.8%
May '19	77	16.9%

Active Listing Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
May '21	\$3.69M	-79%
May '20	\$17.6M	-21.3%
May '19	\$22.3M	16%

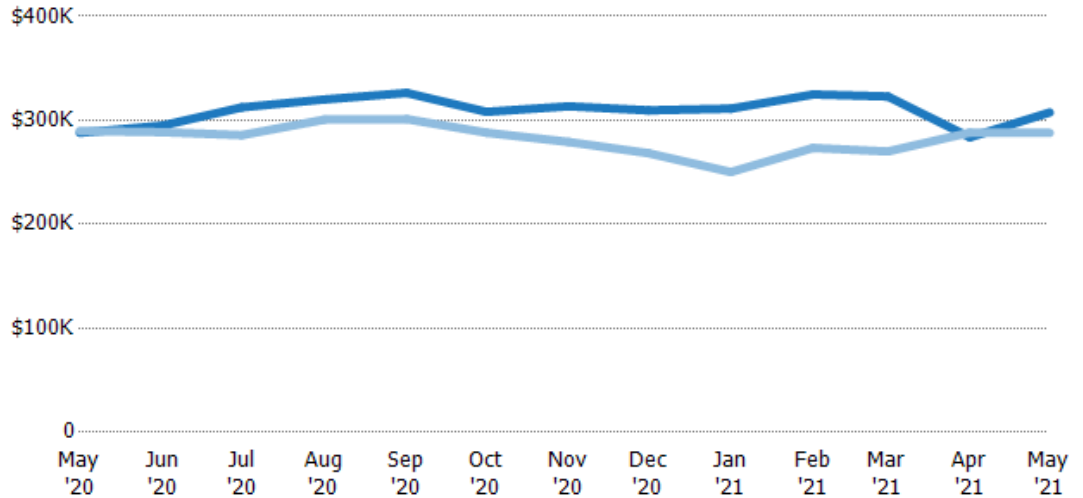
Average Listing Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
May '21	\$308K	6.8%
May '20	\$288K	-0.6%
May '19	\$290K	-0.8%



Current Year	\$288K	\$295K	\$312K	\$320K	\$326K	\$308K	\$313K	\$310K	\$311K	\$325K	\$323K	\$284K	\$308K
Prior Year	\$290K	\$289K	\$286K	\$301K	\$301K	\$288K	\$279K	\$268K	\$250K	\$273K	\$270K	\$288K	\$288K
Percent Change from Prior Year	-1%	2%	9%	6%	8%	7%	12%	15%	24%	19%	20%	-2%	7%

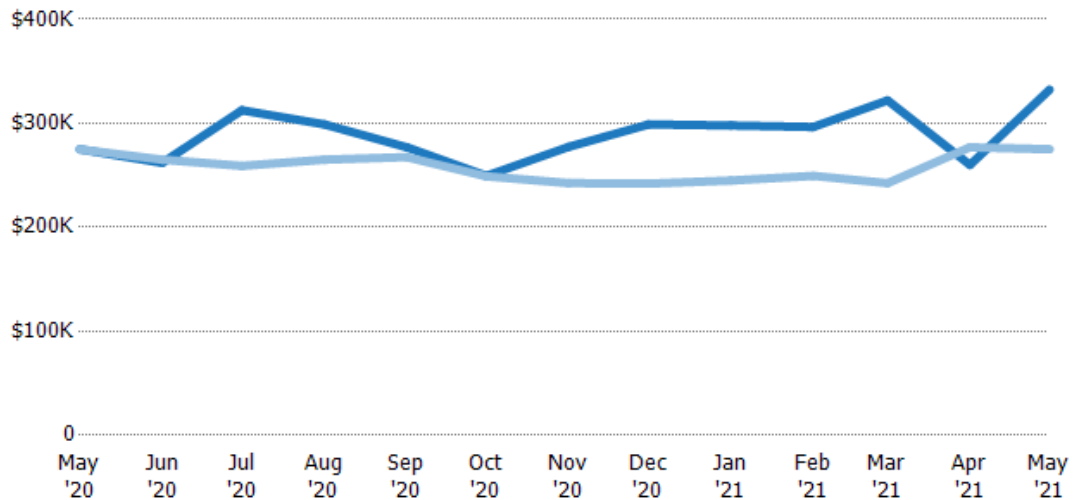
Median Listing Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
May '21	\$332K	20.9%
May '20	\$275K	0%
May '19	\$275K	-2.2%



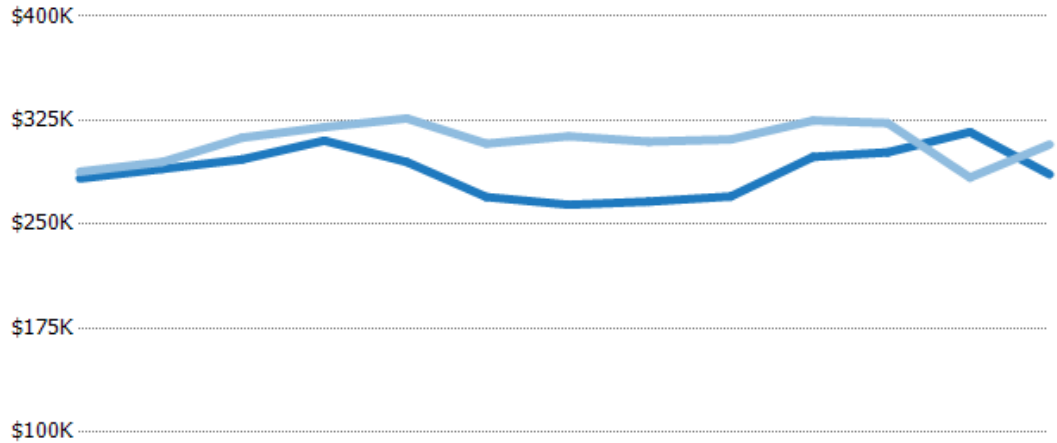
Current Year	\$275K	\$262K	\$313K	\$299K	\$277K	\$249K	\$277K	\$299K	\$298K	\$296K	\$322K	\$260K	\$332K
Prior Year	\$275K	\$265K	\$259K	\$265K	\$267K	\$249K	\$242K	\$242K	\$245K	\$249K	\$242K	\$277K	\$275K
Percent Change from Prior Year	0%	-1%	21%	13%	4%	0%	14%	24%	22%	19%	33%	-6%	21%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type:
 Condo/Townhouse/Apt., Single Family



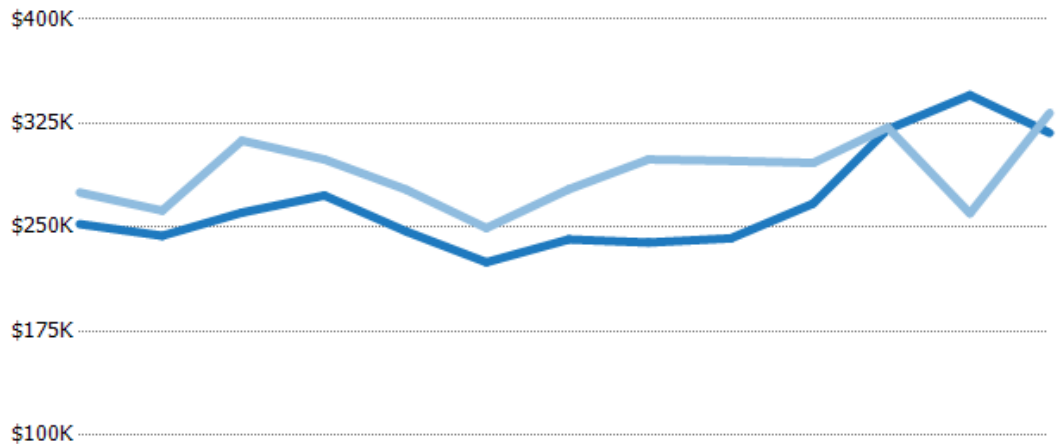
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$283K	\$290K	\$297K	\$310K	\$295K	\$270K	\$264K	\$266K	\$270K	\$299K	\$302K	\$316K	\$286K
Avg Listing Price	\$288K	\$295K	\$312K	\$320K	\$326K	\$308K	\$313K	\$310K	\$311K	\$325K	\$323K	\$284K	\$308K
Avg Listing Price as a % of Avg Est Value	102%	102%	105%	103%	111%	114%	119%	116%	115%	109%	107%	90%	108%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type:
 Condo/Townhouse/Apt., Single Family



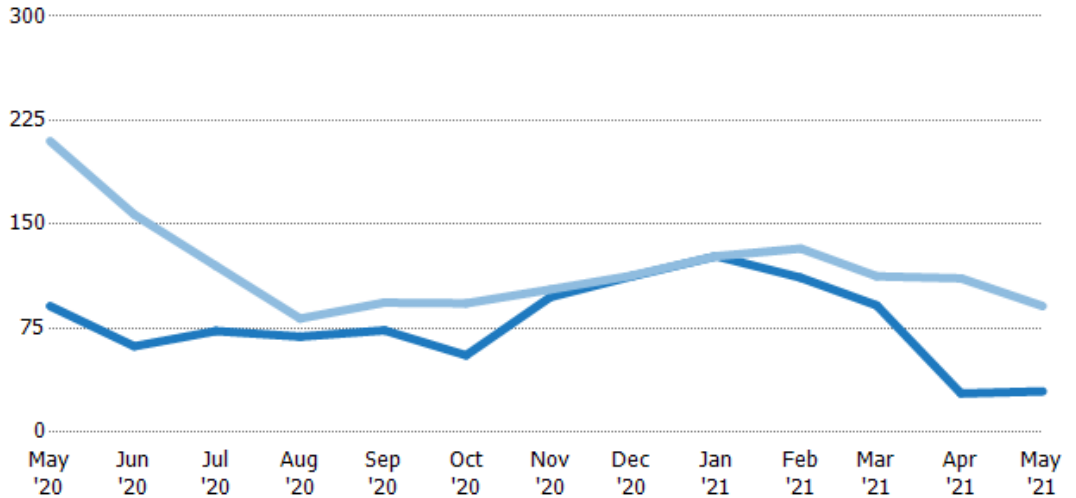
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$252K	\$244K	\$261K	\$273K	\$247K	\$225K	\$241K	\$239K	\$242K	\$267K	\$321K	\$345K	\$318K
Median Listing Price	\$275K	\$262K	\$313K	\$299K	\$277K	\$249K	\$277K	\$299K	\$298K	\$296K	\$322K	\$260K	\$332K
Med Listing Price as a % of Med Est Value	109%	107%	120%	110%	112%	111%	115%	125%	123%	111%	100%	75%	105%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



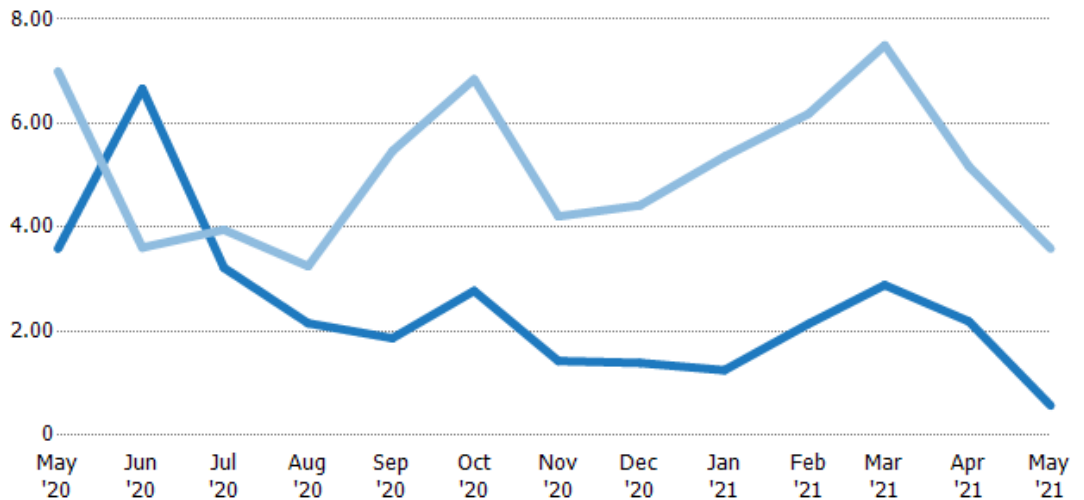
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	91	62	73	69	73.5	55.5	97.5	113	127	112	91.5	28	29.5
Prior Year	210	157	120	82	93.5	93	103	113	127	133	113	111	91
Percent Change from Prior Year	-57%	-61%	-39%	-16%	-21%	-40%	-5%	0%	0%	-16%	-19%	-75%	-68%

Months of Inventory

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
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	3.59	6.67	3.22	2.15	1.87	2.78	1.43	1.39	1.25	2.14	2.89	2.19	0
Prior Year	7	3.61	3.95	3.25	5.47	6.85	4.21	4.42	5.36	6.18	7.5	5.17	3.59
Percent Change from Prior Year	-49%	85%	-18%	-34%	-66%	-59%	-66%	-69%	-77%	-65%	-61%	-58%	-84%

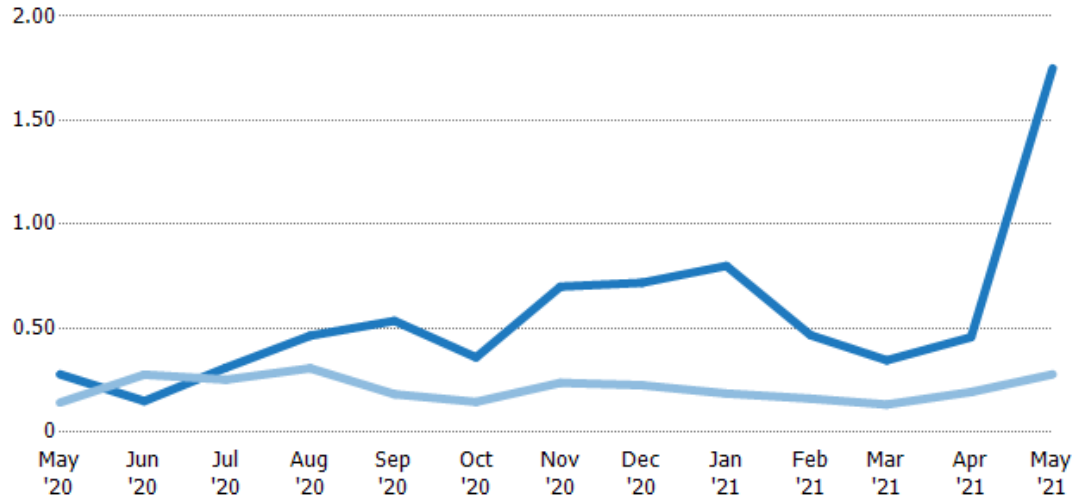
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Rate	Chg.
May '21	175%	-147.1%
May '20	28%	-13.6%
May '19	14%	16.7%



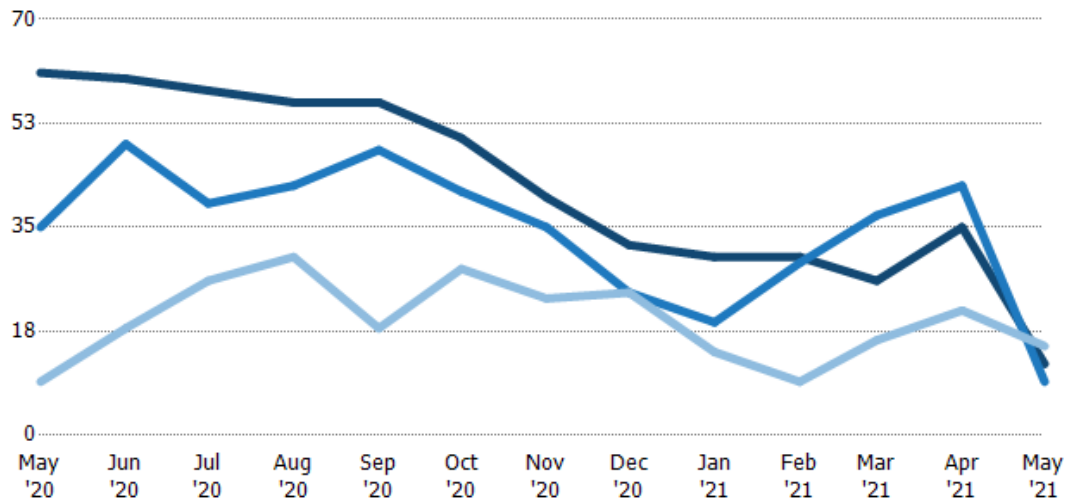
Current Year	28%	15%	31%	46%	54%	36%	70%	72%	80%	47%	35%	46%	175%
Prior Year	14%	28%	25%	31%	18%	15%	24%	23%	19%	16%	13%	19%	28%
Change from Prior Year	-14%	13%	-6%	-16%	-35%	-21%	-46%	-49%	-61%	-30%	-21%	-26%	-147%

Active/Pending/Sold Units

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



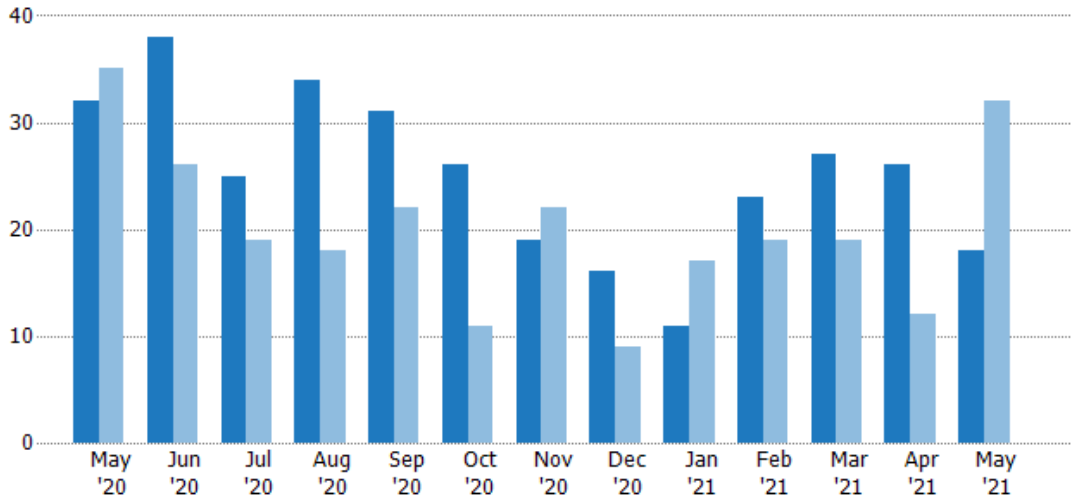
Active	61	60	58	56	56	50	40	32	30	30	26	35	12
Pending	35	49	39	42	48	41	35	24	19	29	37	42	9
Sold	9	18	26	30	18	28	23	24	14	9	16	21	15

New Pending Sales

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



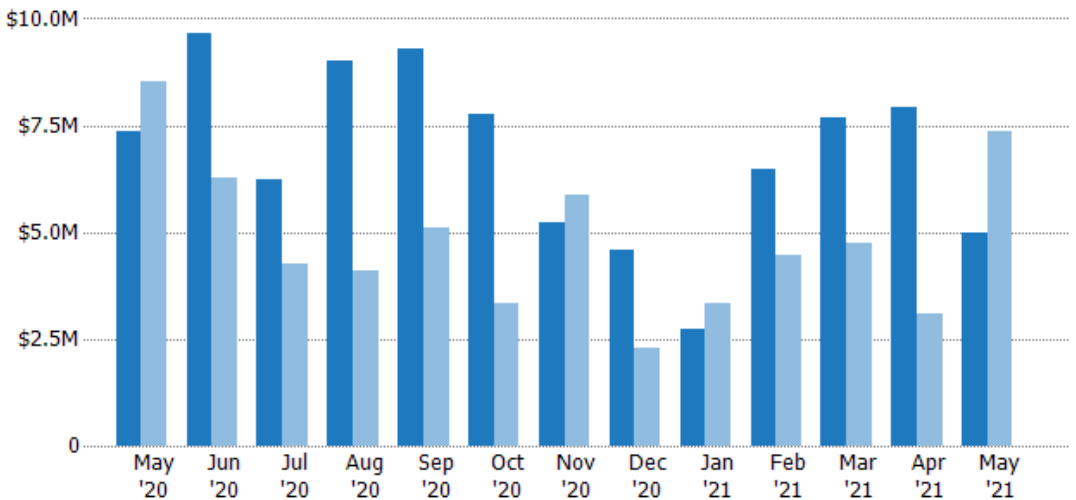
Month/Year	Count	% Chg.
May '21	18	-43.8%
May '20	32	-8.6%
May '19	35	-45.7%

New Pending Sales Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
May '21	\$4.99M	-32.1%
May '20	\$7.36M	-13.6%
May '19	\$8.51M	-45.4%

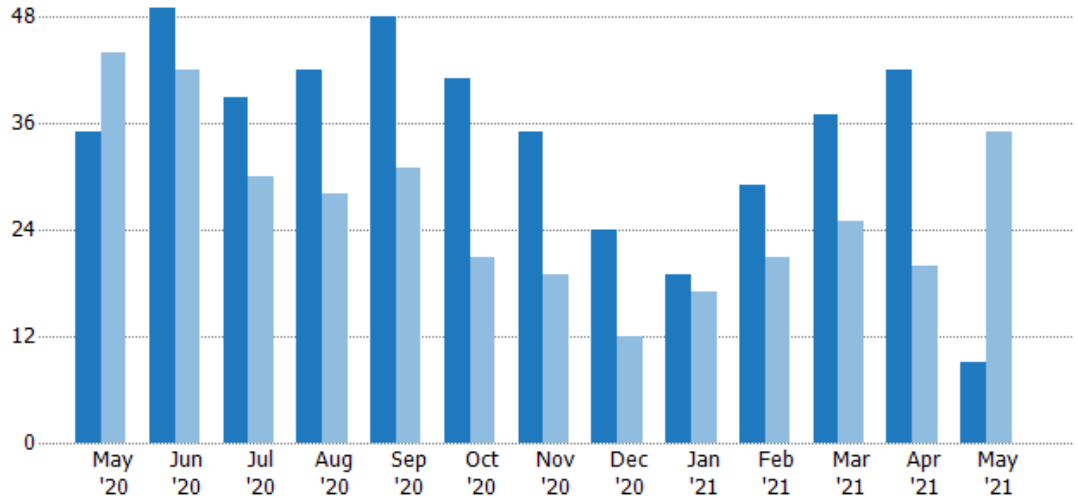
Pending Sales

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
May '21	9	-74.3%
May '20	35	-20.5%
May '19	44	-29.5%



Current Year	35	49	39	42	48	41	35	24	19	29	37	42	9
Prior Year	44	42	30	28	31	21	19	12	17	21	25	20	35
Percent Change from Prior Year	-20%	17%	30%	50%	55%	95%	84%	100%	12%	38%	48%	110%	-74%

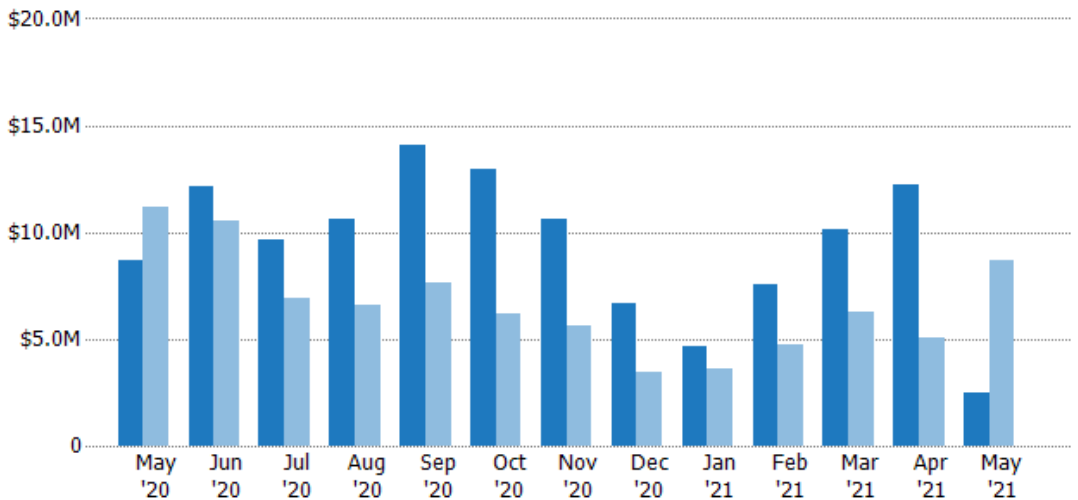
Pending Sales Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
May '21	\$2.45M	-71.7%
May '20	\$8.67M	-22.4%
May '19	\$11.2M	-35%



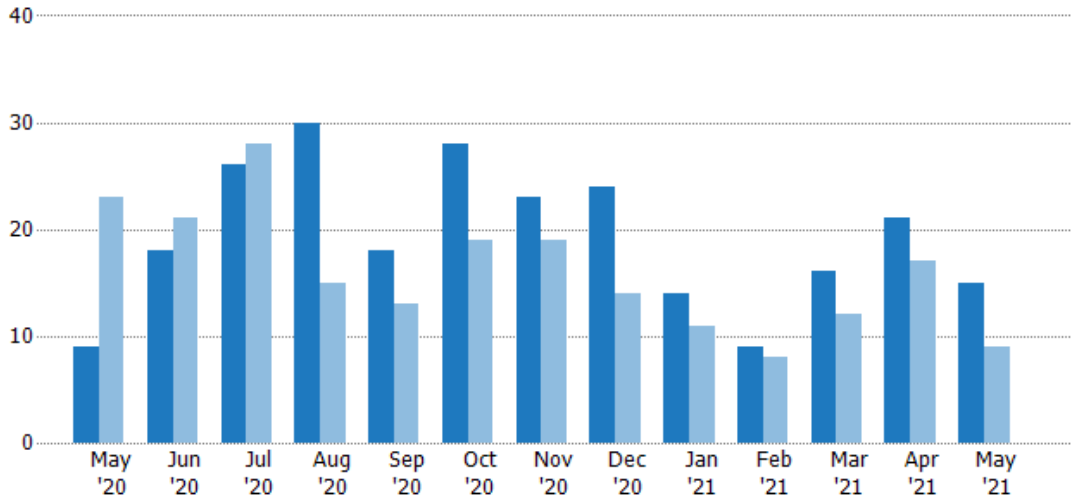
Current Year	\$8.67M	\$12.1M	\$9.62M	\$10.6M	\$14.1M	\$13M	\$10.6M	\$6.7M	\$4.64M	\$7.55M	\$10.1M	\$12.2M	\$2.45M
Prior Year	\$11.2M	\$10.5M	\$6.93M	\$6.58M	\$7.65M	\$6.16M	\$5.59M	\$3.47M	\$3.63M	\$4.77M	\$6.29M	\$5.03M	\$8.67M
Percent Change from Prior Year	-22%	15%	39%	62%	84%	111%	90%	93%	28%	58%	61%	143%	-72%

Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



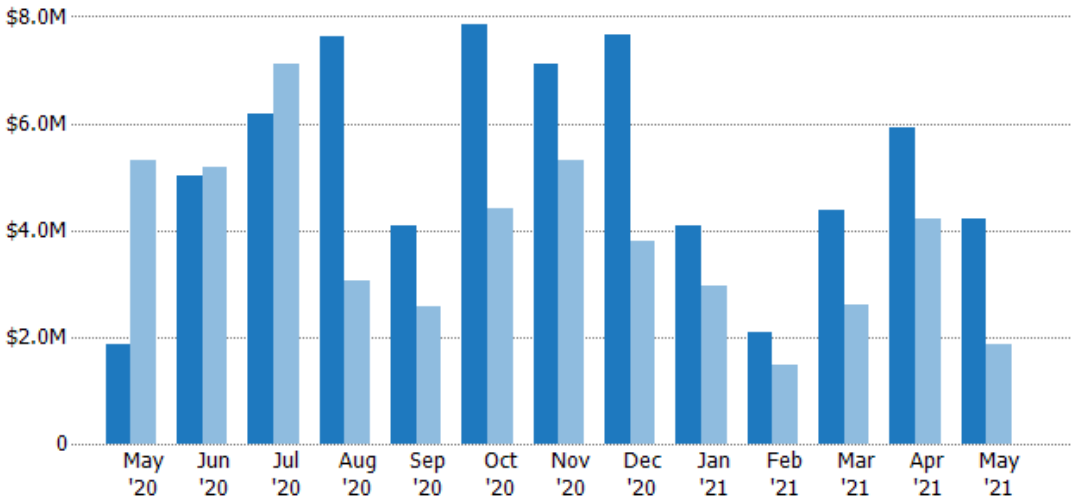
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	9	18	26	30	18	28	23	24	14	9	16	21	15
Prior Year	23	21	28	15	13	19	19	14	11	8	12	17	9
Percent Change from Prior Year	-61%	-14%	-7%	100%	38%	47%	21%	71%	27%	13%	33%	24%	67%

Closed Sales Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



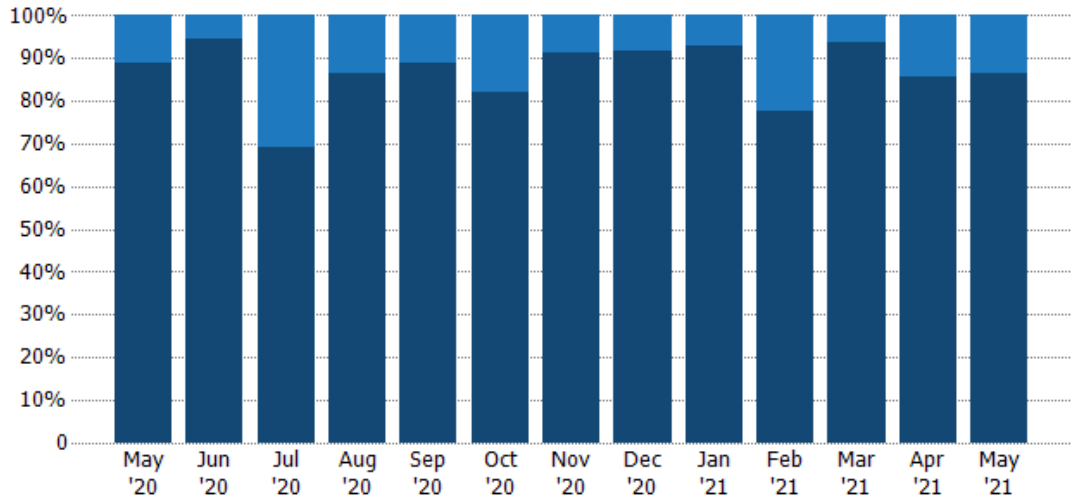
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$1.88M	\$5.01M	\$6.19M	\$7.61M	\$4.1M	\$7.85M	\$7.11M	\$7.65M	\$4.08M	\$2.08M	\$4.37M	\$5.91M	\$4.2M
Prior Year	\$5.32M	\$5.19M	\$7.1M	\$3.06M	\$2.58M	\$4.39M	\$5.31M	\$3.8M	\$2.96M	\$1.47M	\$2.59M	\$4.2M	\$1.88M
Percent Change from Prior Year	-65%	-3%	-13%	149%	59%	79%	34%	101%	38%	41%	69%	41%	124%

Closed Sales by Property Type

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



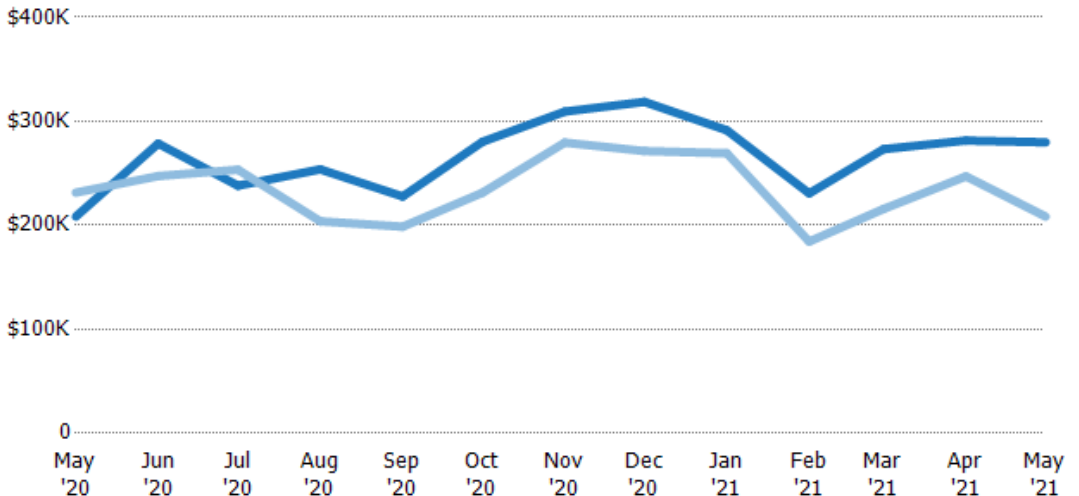
Condo/Townhouse	11%	6%	31%	13%	11%	18%	9%	8%	7%	22%	6%	14%	13%
Single Family Residence	89%	94%	69%	87%	89%	82%	91%	92%	93%	78%	94%	86%	87%

Average Sales Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



Current Year	\$208K	\$279K	\$238K	\$254K	\$228K	\$280K	\$309K	\$319K	\$291K	\$231K	\$273K	\$282K	\$280K
Prior Year	\$231K	\$247K	\$253K	\$204K	\$199K	\$231K	\$280K	\$271K	\$269K	\$184K	\$216K	\$247K	\$208K
Percent Change from Prior Year	-10%	13%	-6%	25%	15%	21%	11%	17%	8%	25%	27%	14%	34%

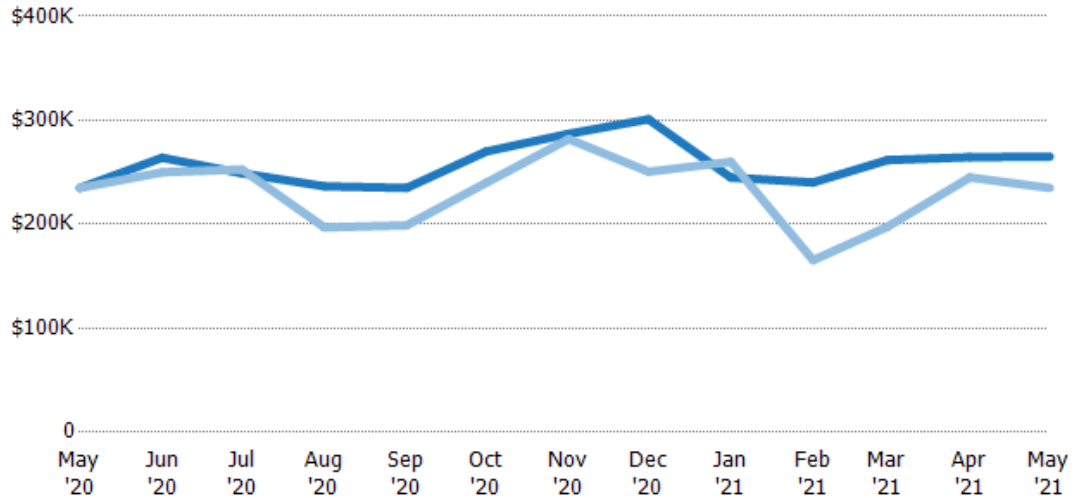
Median Sales Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
May '21	\$265K	12.8%
May '20	\$235K	0%
May '19	\$235K	-11.9%



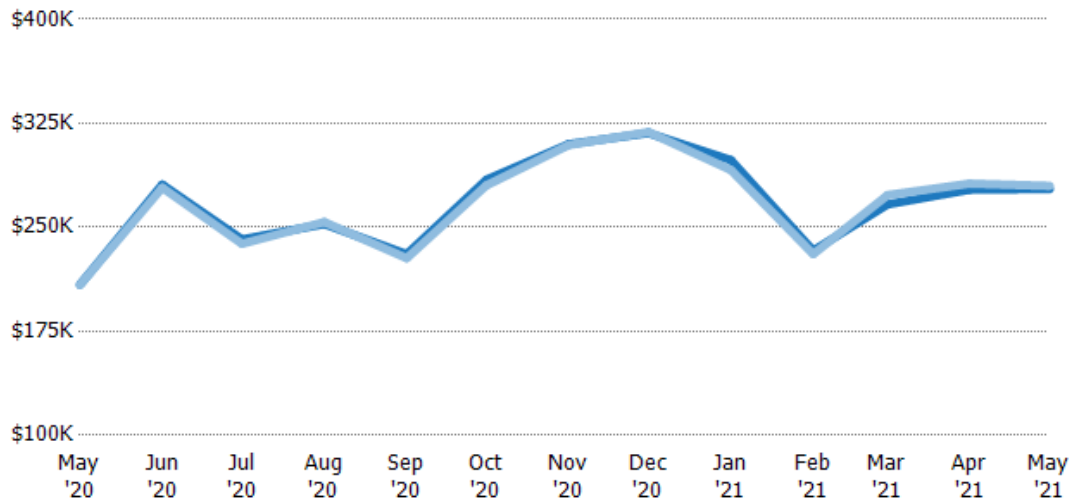
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$235K	\$264K	\$249K	\$237K	\$235K	\$270K	\$287K	\$301K	\$245K	\$240K	\$262K	\$265K	\$265K
Prior Year	\$235K	\$250K	\$253K	\$197K	\$199K	\$240K	\$282K	\$251K	\$260K	\$165K	\$198K	\$245K	\$235K
Percent Change from Prior Year	0%	6%	-1%	20%	18%	13%	2%	20%	-6%	45%	32%	8%	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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



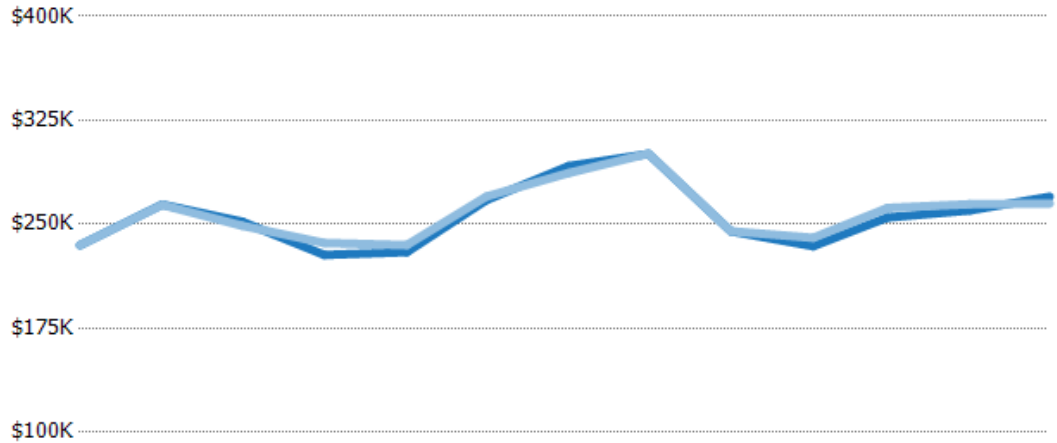
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg List Price	\$209K	\$281K	\$241K	\$252K	\$231K	\$284K	\$310K	\$318K	\$298K	\$233K	\$267K	\$277K	\$278K
Avg Sales Price	\$208K	\$279K	\$238K	\$254K	\$228K	\$280K	\$309K	\$319K	\$291K	\$231K	\$273K	\$282K	\$280K
Avg Sales Price as a % of Avg List Price	100%	99%	99%	101%	99%	99%	100%	100%	98%	99%	103%	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

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



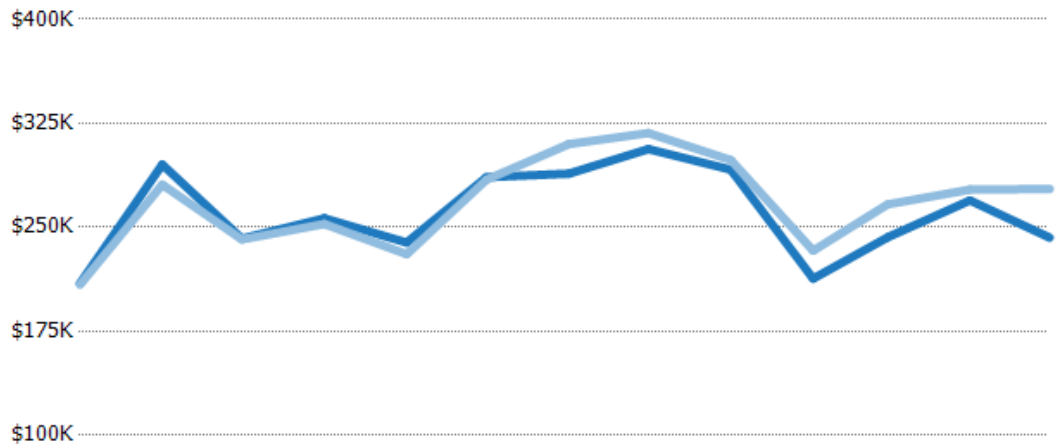
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$235K	\$264K	\$252K	\$228K	\$230K	\$267K	\$292K	\$301K	\$245K	\$234K	\$255K	\$260K	\$270K
Median Sales Price	\$235K	\$264K	\$249K	\$237K	\$235K	\$270K	\$287K	\$301K	\$245K	\$240K	\$262K	\$265K	\$265K
Med Sales Price as a % of Med List Price	100%	100%	99%	104%	102%	101%	98%	100%	100%	103%	103%	102%	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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



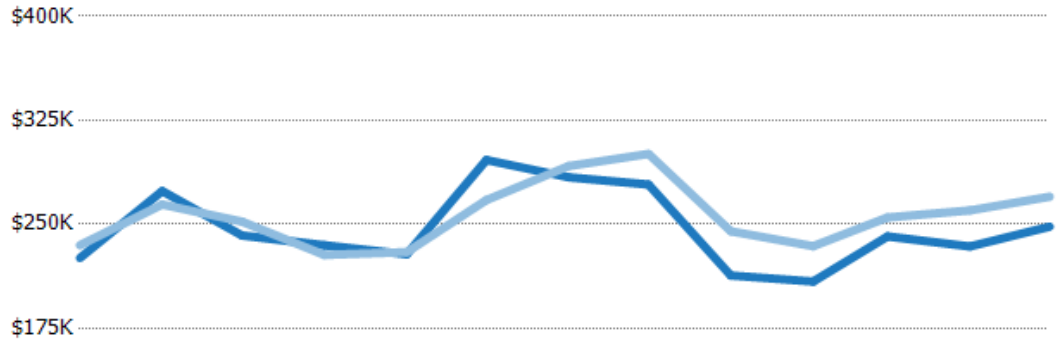
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$209K	\$295K	\$242K	\$256K	\$239K	\$286K	\$289K	\$306K	\$292K	\$213K	\$243K	\$269K	\$243K
Avg Sales Price	\$209K	\$281K	\$241K	\$252K	\$231K	\$284K	\$310K	\$318K	\$298K	\$233K	\$267K	\$277K	\$278K
Avg Sales Price as a % of Avg Est Value	100%	95%	100%	98%	96%	99%	107%	104%	102%	109%	110%	103%	114%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 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	\$226K	\$274K	\$242K	\$235K	\$228K	\$296K	\$284K	\$279K	\$213K	\$209K	\$241K	\$234K	\$248K
Median Sales Price	\$235K	\$264K	\$252K	\$228K	\$230K	\$267K	\$292K	\$301K	\$245K	\$234K	\$255K	\$260K	\$270K
Med Sales Price as a % of Med Est Value	104%	96%	104%	97%	101%	90%	103%	108%	115%	112%	106%	111%	109%