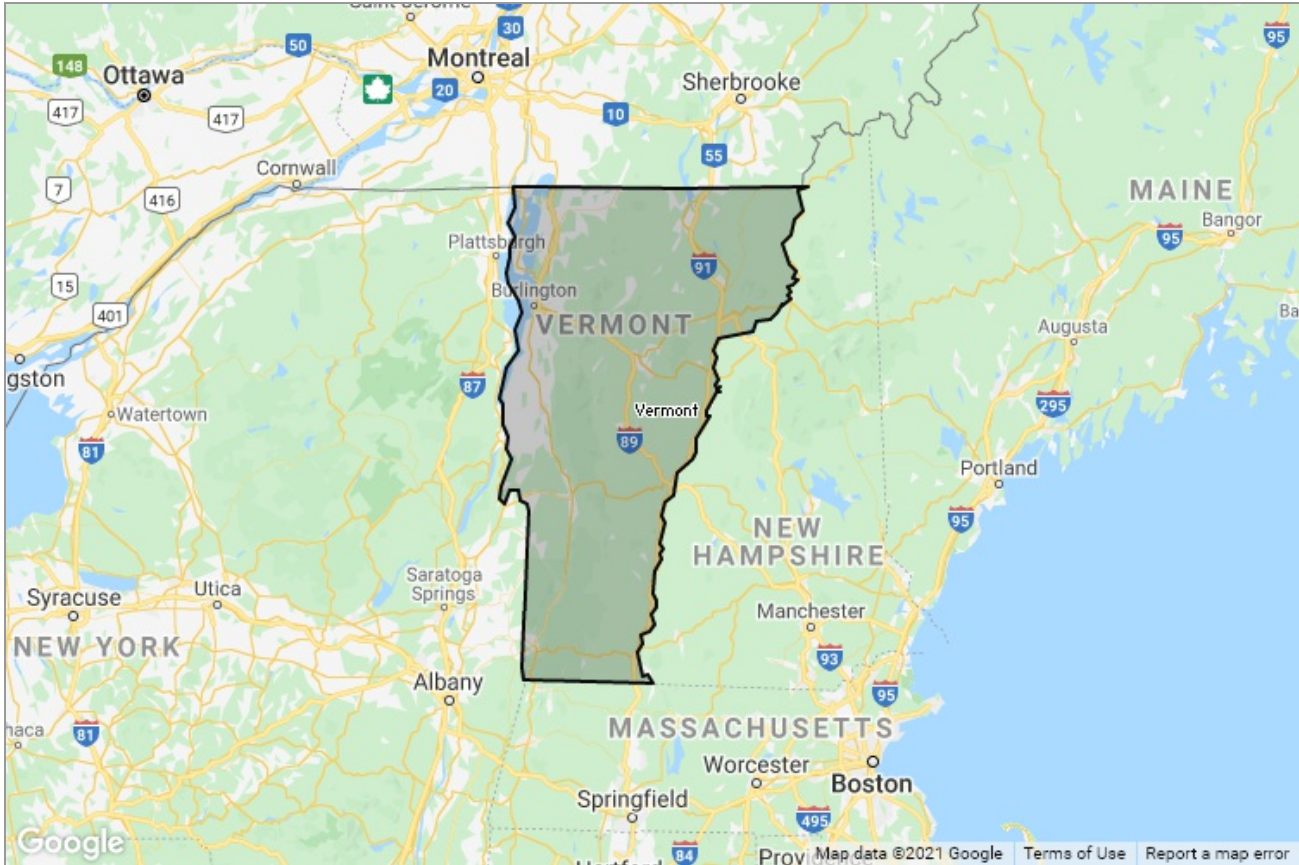




MARKET DATA REPORT

Vermont May Indicators Report



Report Characteristics

Report Name:

Vermont May Indicators Report

Report Date Range:

5/2020 – 5/2021

Filters Used:

Property Type, Location

Avg/Med: Both

Run Date: 06/09/2021

Scheduled: No

Presented by

Vermont Association of REALTORS®

Other: <http://www.vermontrealtors.com/>

148 State Street
Montpelier, VT 05602

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	1,059	936	+13.1%	3,906	3,171	+23.2%
New Listing Volume	\$425,737,940	\$350,793,118	+21.4%	\$1,598,203,416	\$1,113,249,879	+43.6%
Active Listing Count	733	3,531	-79.2%	N/A	N/A	
Active Listing Volume	\$376,521,257	\$1,496,924,070	-74.8%	N/A	N/A	
Average Listing Price	\$513,672	\$423,938	+21.2%	\$537,143	\$404,689	+32.7%
Median Listing Price	\$350,000	\$299,000	+17.1%	\$335,350	\$282,379	+18.8%
Median Days in RPR	20	176	-88.6%	92	188.28	-51.1%
Months of Inventory	1.1	9.5	-88.8%	3.3	8.1	-59.3%
Absorption Rate	94.27%	10.56%	+83.7%	30.34%	12.34%	+18%
Sales Activity Charts Metrics						
New Pending Sales Count	1,039	962	+8%	4,317	3,250	+32.8%
New Pending Sales Volume	\$396,130,888	\$298,970,378	+32.5%	\$1,611,039,907	\$951,310,142	+69.3%
Pending Sales Count	519	1,272	-59.2%	N/A	N/A	
Pending Sales Volume	\$210,195,010	\$396,429,779	-47%	N/A	N/A	
Closed Sales Count	630	441	+42.9%	2,977	2,115	+40.8%
Closed Sales Volume	\$247,918,250	\$119,614,957	+107.3%	\$1,050,922,204	\$587,008,852	+79%
Average Sales Price	\$393,521	\$271,236	+45.1%	\$353,014	\$277,546	+27.2%
Median Sales Price	\$310,500	\$235,000	+32.1%	\$283,192	\$233,133	+21.5%

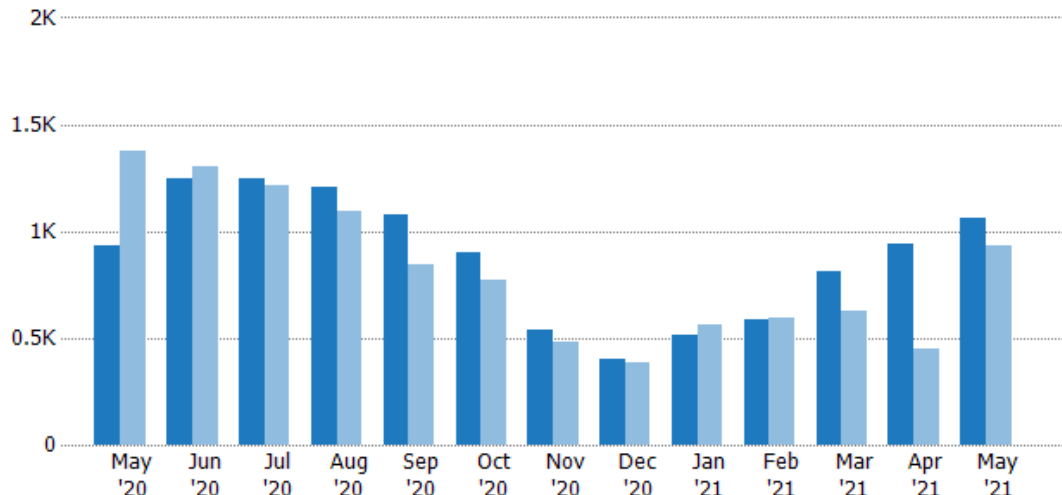
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
May '21	1.06K	13.1%
May '20	936	-32%
May '19	1.38K	5.5%



Current Year	936	1.25K	1.25K	1.21K	1.08K	900	536	403	514	583	812	938	1.06K
Prior Year	1.38K	1.31K	1.21K	1.09K	848	772	484	384	563	593	629	450	936
Percent Change from Prior Year	-32%	-4%	3%	11%	27%	17%	11%	5%	-9%	-2%	29%	108%	13%

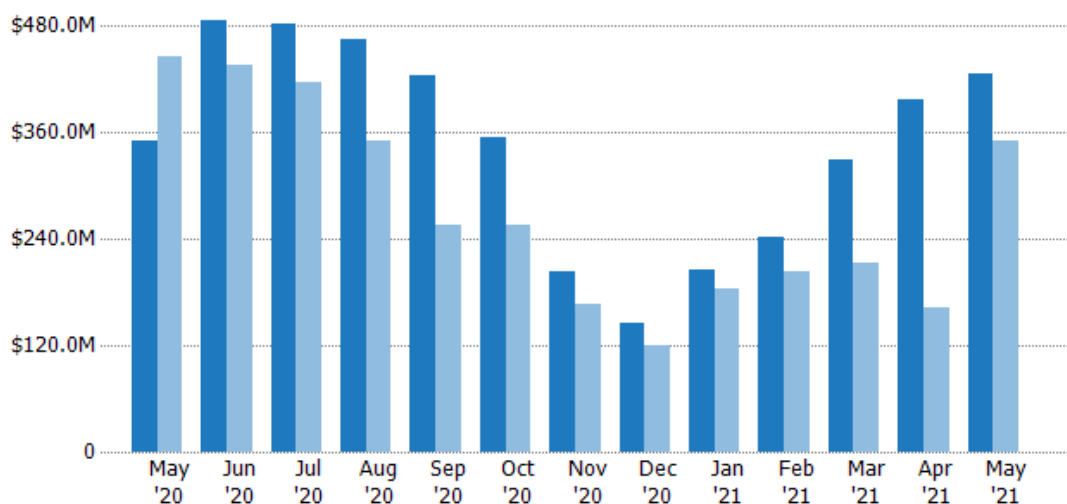
New Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$426M	21.4%
May '20	\$351M	-21.1%
May '19	\$445M	1.5%



Current Year	\$351M	\$487M	\$483M	\$464M	\$425M	\$354M	\$203M	\$144M	\$205M	\$242M	\$329M	\$397M	\$426M
Prior Year	\$445M	\$436M	\$416M	\$351M	\$256M	\$255M	\$166M	\$120M	\$185M	\$203M	\$213M	\$162M	\$351M
Percent Change from Prior Year	-21%	12%	16%	32%	66%	39%	22%	21%	11%	19%	54%	146%	21%

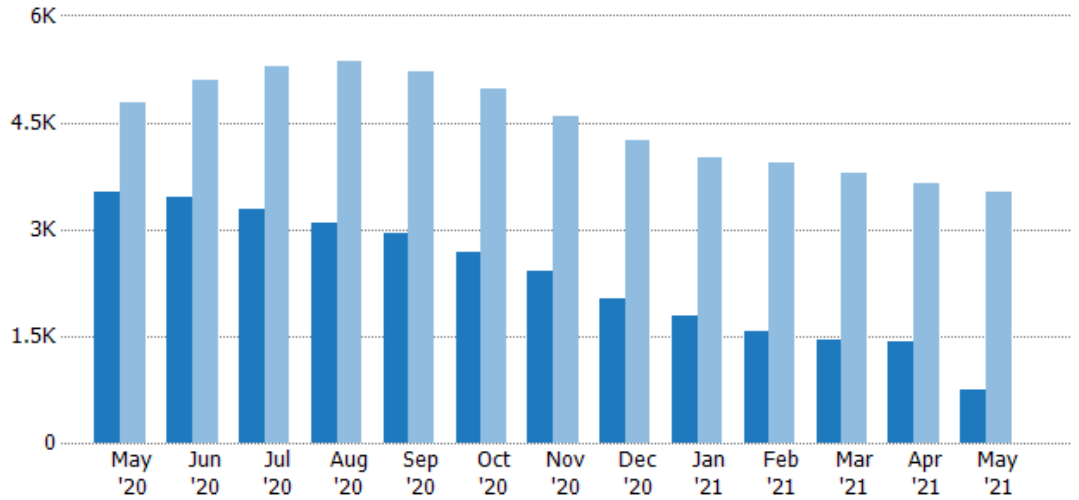
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
May '21	733	-79.2%
May '20	3.53K	-26.2%
May '19	4.78K	2.5%



Current Year	3.53K	3.44K	3.27K	3.09K	2.95K	2.67K	2.41K	2.03K	1.79K	1.57K	1.45K	1.42K	733
Prior Year	4.78K	5.09K	5.3K	5.35K	5.22K	4.97K	4.59K	4.24K	4K	3.93K	3.79K	3.64K	3.53K
Percent Change from Prior Year	-26%	-32%	-38%	-42%	-44%	-46%	-47%	-52%	-55%	-60%	-62%	-61%	-79%

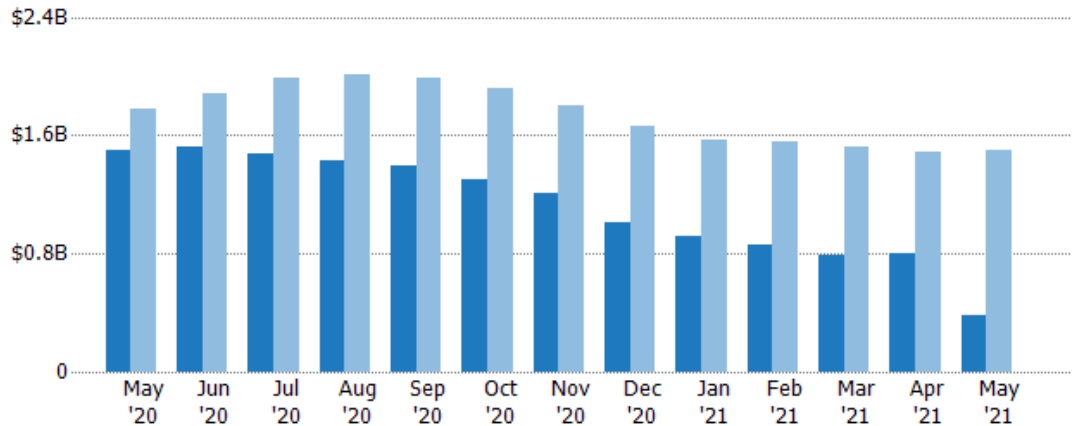
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$377M	-74.8%
May '20	\$1.5B	-15.6%
May '19	\$1.77B	-1.8%



Current Year	\$1.5B	\$1.52B	\$1.48B	\$1.43B	\$1.4B	\$1.3B	\$1.21B	\$1.01B	\$912M	\$857M	\$794M	\$806M	\$377M
Prior Year	\$1.77B	\$1.88B	\$1.99B	\$2.01B	\$1.99B	\$1.92B	\$1.81B	\$1.67B	\$1.57B	\$1.56B	\$1.53B	\$1.49B	\$1.5B
Percent Change from Prior Year	-16%	-19%	-26%	-29%	-30%	-32%	-33%	-39%	-42%	-45%	-48%	-46%	-75%

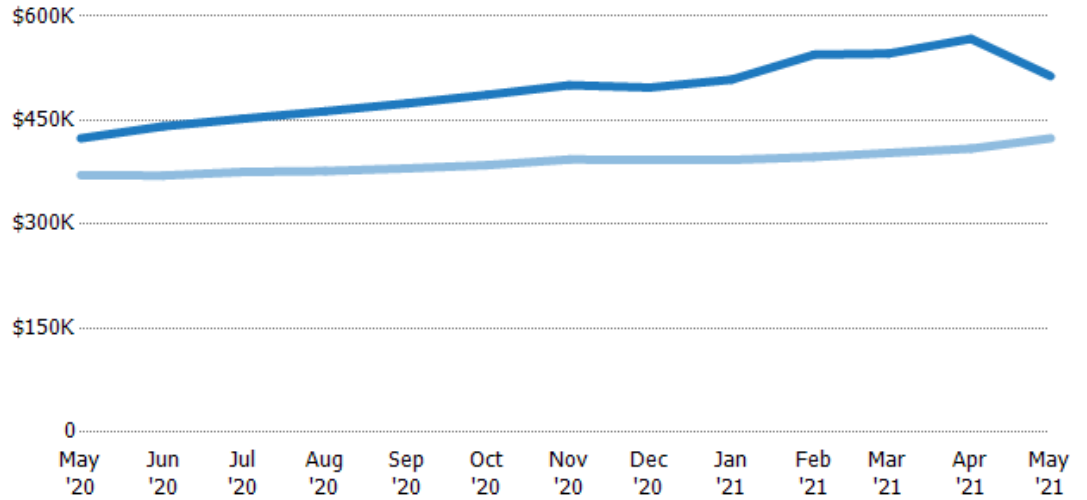
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$514K	21.2%
May '20	\$424K	14.3%
May '19	\$371K	-4.2%



Current Year	\$424K	\$441K	\$452K	\$463K	\$474K	\$487K	\$501K	\$497K	\$509K	\$545K	\$546K	\$568K	\$514K
Prior Year	\$371K	\$370K	\$376K	\$377K	\$381K	\$385K	\$394K	\$393K	\$393K	\$397K	\$403K	\$409K	\$424K
Percent Change from Prior Year	14%	19%	20%	23%	25%	26%	27%	27%	29%	37%	36%	39%	21%

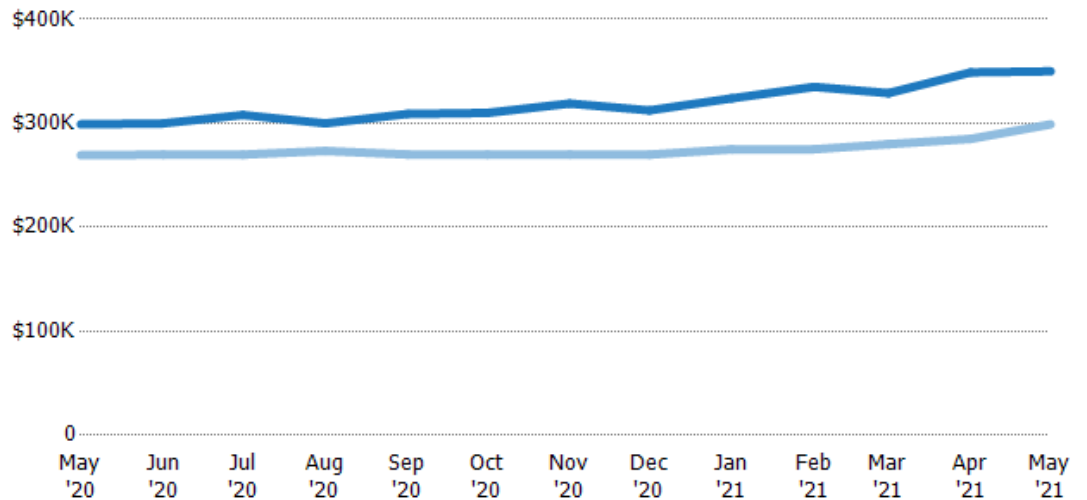
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$350K	17.1%
May '20	\$299K	11%
May '19	\$269K	-5.7%



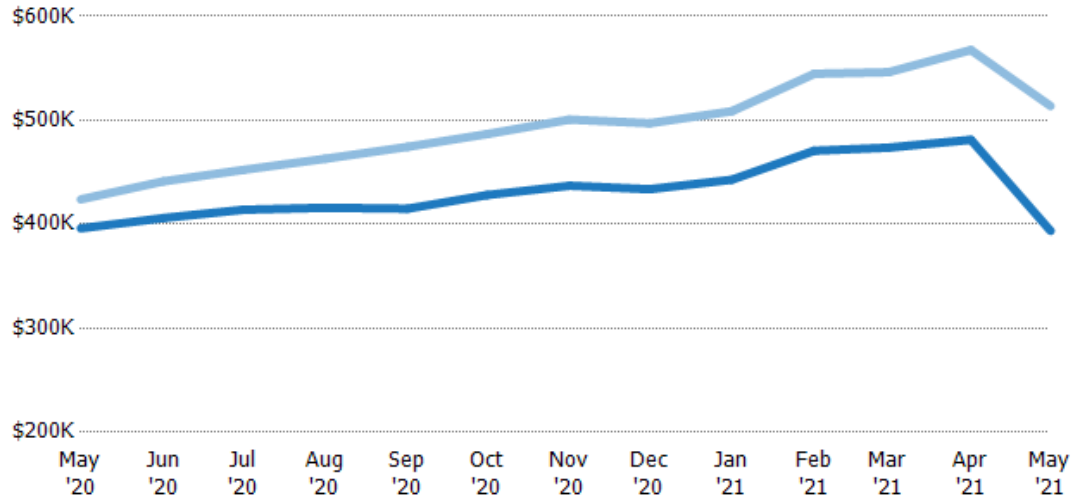
Current Year	\$299K	\$300K	\$308K	\$300K	\$309K	\$310K	\$319K	\$312K	\$324K	\$335K	\$329K	\$349K	\$350K
Prior Year	\$269K	\$270K	\$270K	\$273K	\$270K	\$270K	\$270K	\$270K	\$275K	\$275K	\$280K	\$285K	\$299K
Percent Change from Prior Year	11%	11%	14%	10%	14%	15%	18%	16%	18%	22%	18%	22%	17%

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

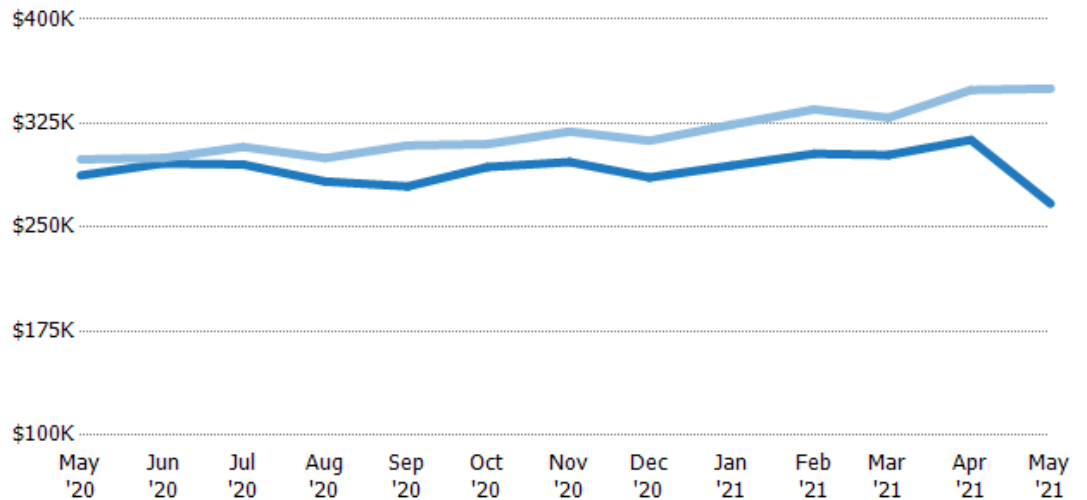


Median Listing Price vs Median Est Value

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

Filters Used

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



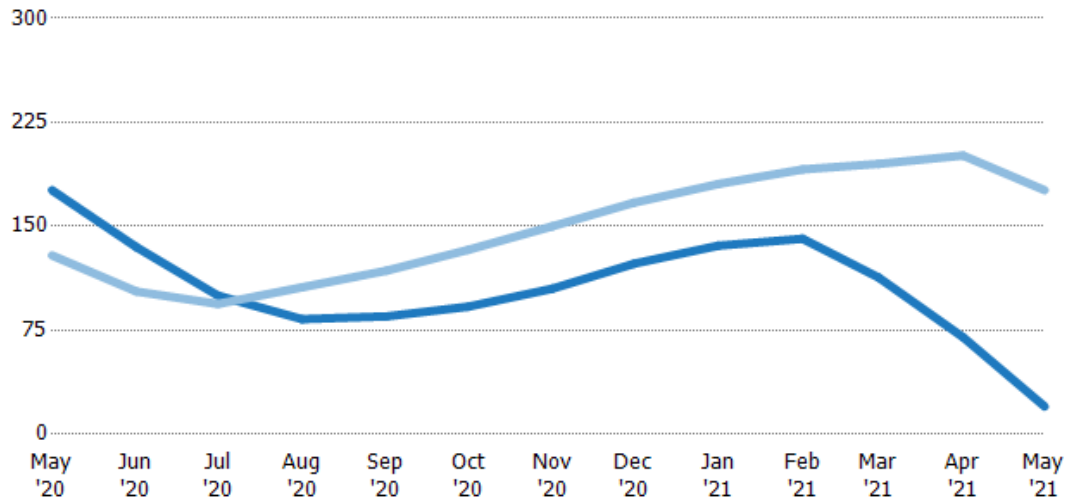
Median Days in RPR

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

Month/ Year	Days	% Chg.
May '21	20	-88.6%
May '20	176	36.4%
May '19	129	-16.3%



Current Year	176	135	100	83	85	92	105	123	136	141	113	70	20
Prior Year	129	103	94	106	118	133	150	167	181	191	195	201	176
Percent Change from Prior Year	36%	31%	6%	-22%	-28%	-31%	-30%	-26%	-25%	-26%	-42%	-65%	-89%

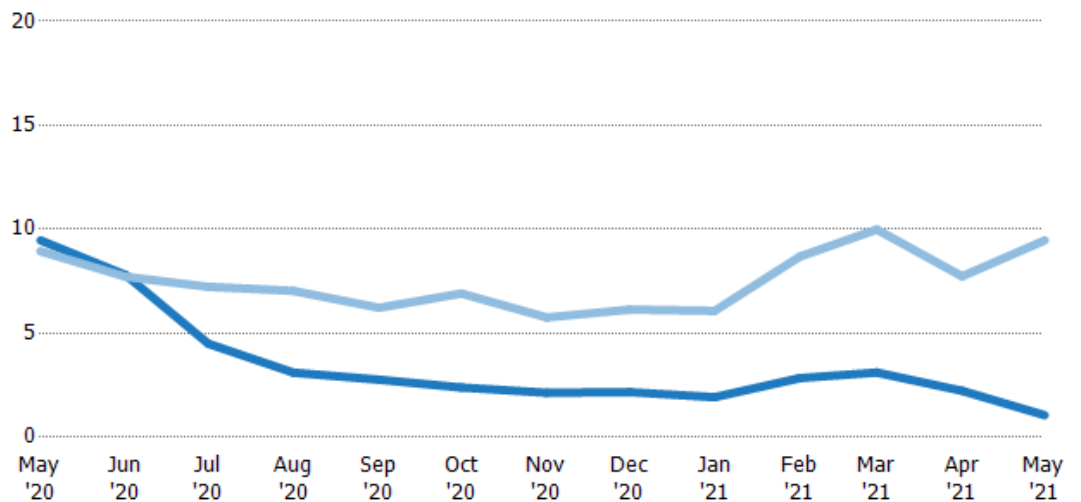
Months of Inventory

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

Filters Used

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

Month/ Year	Months	% Chg.
May '21	1.06	-88.8%
May '20	9.47	5.9%
May '19	8.94	16.5%



Current Year	9.47	7.8	4.5	3.11	2.77	2.39	2.14	2.17	1.92	2.84	3.11	2.23	1.06
Prior Year	8.94	7.72	7.23	7.04	6.23	6.91	5.76	6.14	6.08	8.69	9.99	7.74	9.47
Percent Change from Prior Year	6%	1%	-38%	-56%	-56%	-65%	-63%	-65%	-68%	-67%	-69%	-71%	-89%

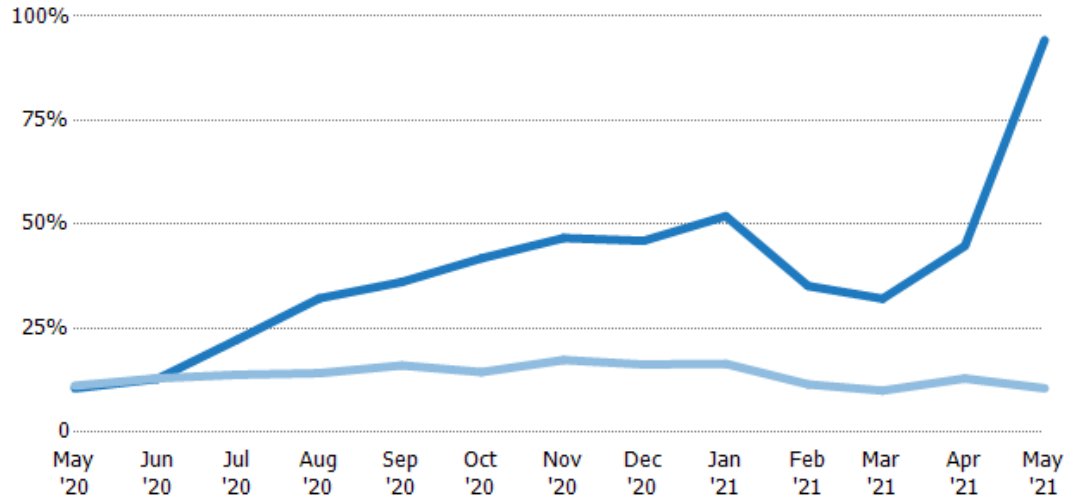
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
May '21	94%	-83.7%
May '20	11%	0.6%
May '19	11%	-14.1%



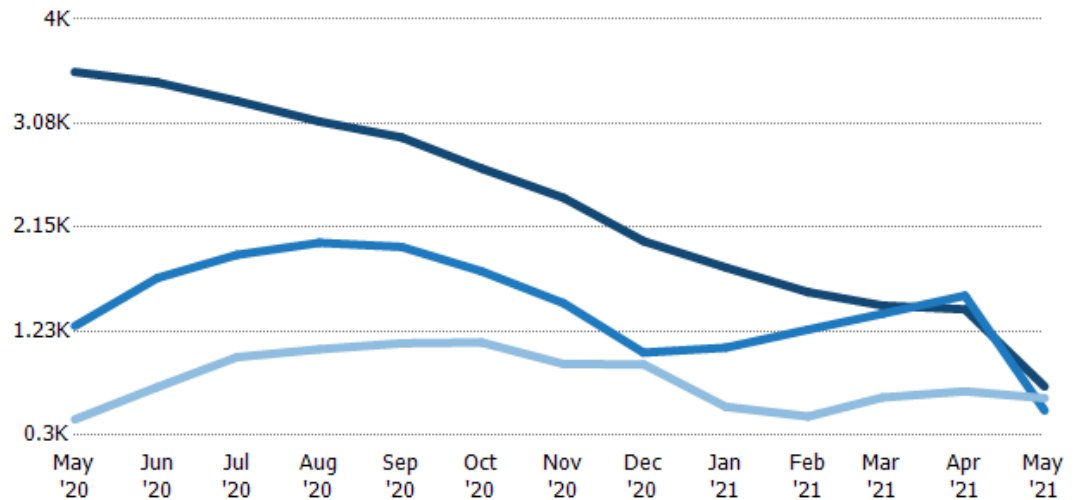
Current Year	11%	13%	22%	32%	36%	42%	47%	46%	52%	35%	32%	45%	94%
Prior Year	11%	13%	14%	14%	16%	14%	17%	16%	16%	12%	10%	13%	11%
Change from Prior Year	1%	0%	-8%	-18%	-20%	-27%	-29%	-30%	-36%	-24%	-22%	-32%	-84%

Active/Pending/Sold Units

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

Filters Used

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



Active	3.53K	3.44K	3.27K	3.09K	2.95K	2.67K	2.41K	2.03K	1.79K	1.57K	1.45K	1.42K	733
Pending	1.27K	1.7K	1.91K	2.01K	1.98K	1.76K	1.47K	1.04K	1.08K	1.24K	1.38K	1.54K	519
Sold	441	728	995	1.07K	1.12K	1.13K	933	931	553	467	636	691	630

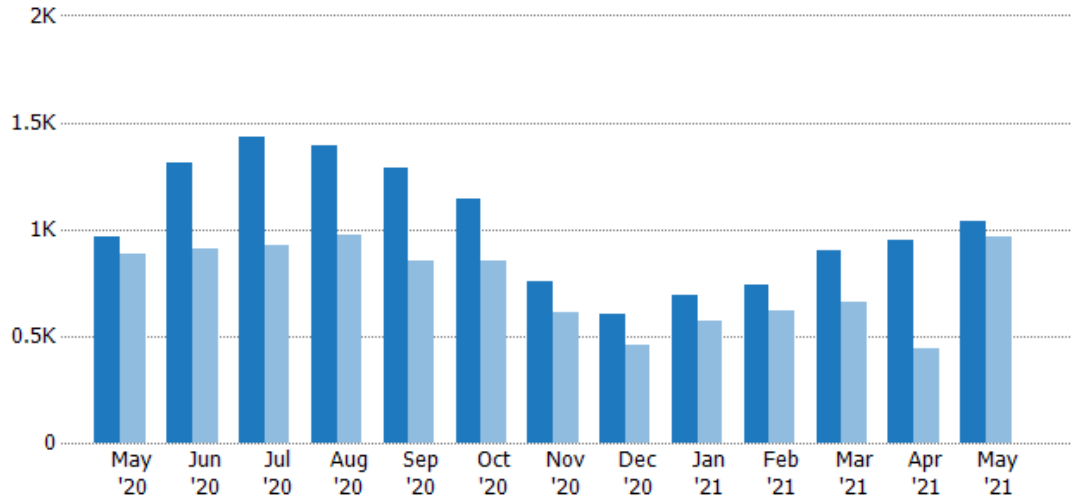
New Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
May '21	1.04K	8%
May '20	962	8.9%
May '19	883	-12.2%



Current Year	962	1.31K	1.43K	1.39K	1.29K	1.14K	752	606	693	737	901	947	1.04K
Prior Year	883	912	923	974	852	851	611	454	571	616	657	444	962
Percent Change from Prior Year	9%	44%	55%	43%	51%	34%	23%	33%	21%	20%	37%	113%	8%

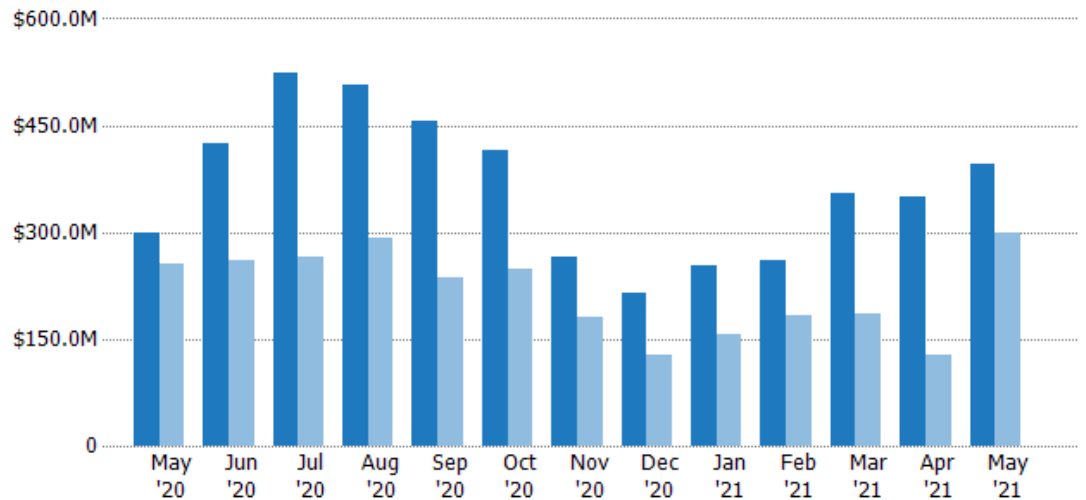
New Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$396M	32.5%
May '20	\$299M	17%
May '19	\$255M	-16.9%



Current Year	\$299M	\$424M	\$523M	\$506M	\$455M	\$416M	\$265M	\$215M	\$253M	\$259M	\$354M	\$349M	\$396M
Prior Year	\$255M	\$261M	\$266M	\$293M	\$236M	\$249M	\$180M	\$127M	\$157M	\$182M	\$185M	\$128M	\$299M
Percent Change from Prior Year	17%	63%	97%	73%	93%	67%	47%	70%	61%	42%	91%	172%	32%

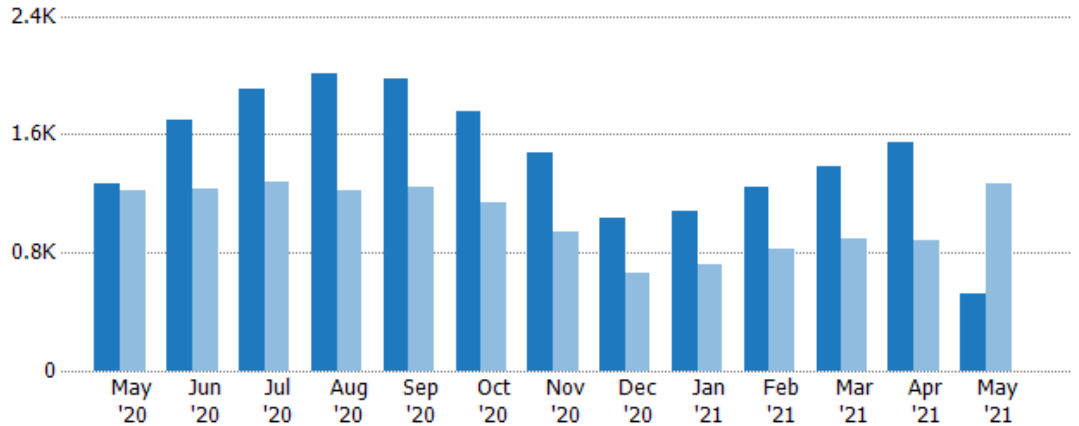
Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
May '21	519	-59.2%
May '20	1.27K	4.1%
May '19	1.22K	-2%



Current Year	1.27K	1.7K	1.91K	2.01K	1.98K	1.76K	1.47K	1.04K	1.08K	1.24K	1.38K	1.54K	519
Prior Year	1.22K	1.23K	1.27K	1.22K	1.24K	1.14K	946	662	718	824	891	884	1.27K
Percent Change from Prior Year	4%	38%	50%	65%	60%	55%	56%	56%	50%	50%	55%	74%	-59%

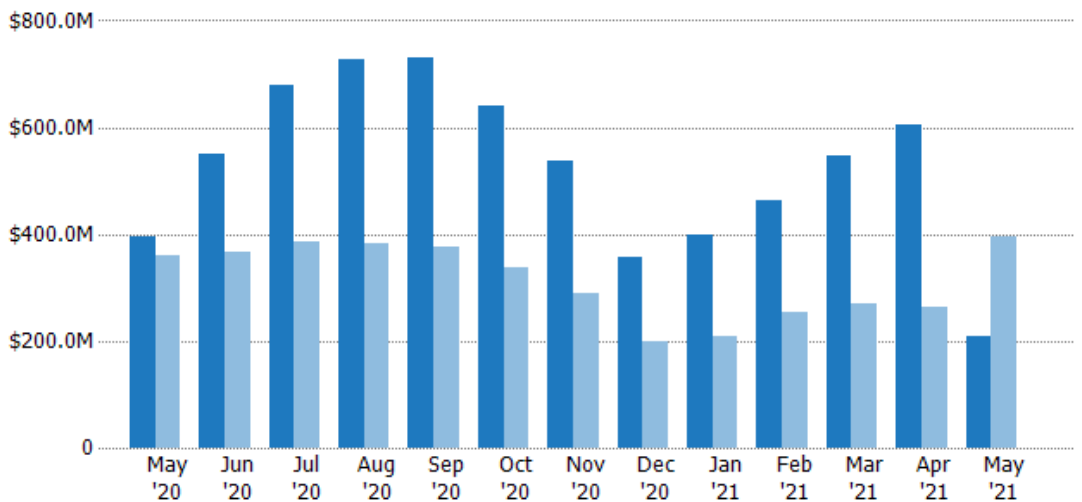
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
May '21	\$210M	-47%
May '20	\$396M	10.2%
May '19	\$360M	-5.1%



Current Year	\$396M	\$549M	\$680M	\$728M	\$730M	\$640M	\$539M	\$358M	\$400M	\$463M	\$548M	\$605M	\$210M
Prior Year	\$360M	\$365M	\$385M	\$381M	\$377M	\$337M	\$288M	\$200M	\$210M	\$254M	\$271M	\$265M	\$396M
Percent Change from Prior Year	10%	50%	77%	91%	93%	90%	87%	79%	90%	82%	102%	129%	-47%

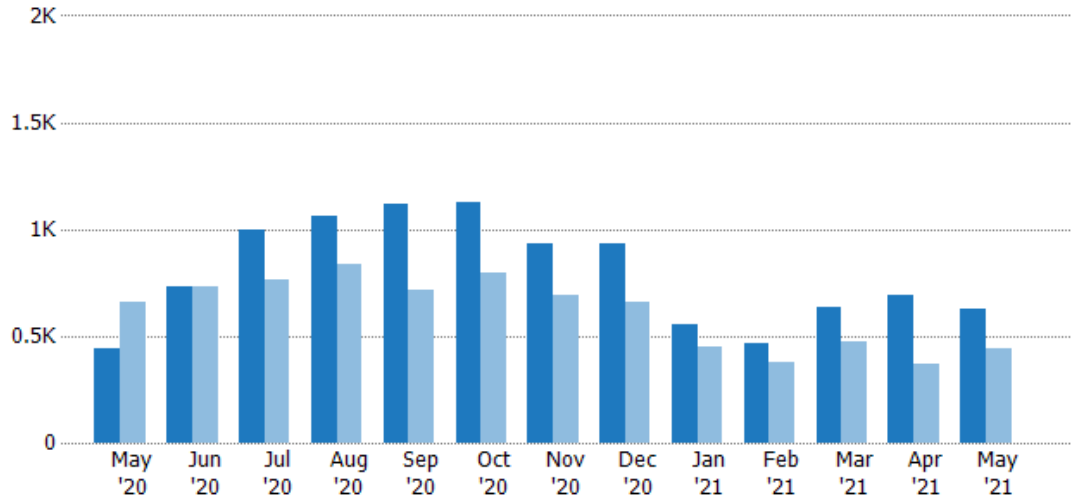
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
May '21	630	42.9%
May '20	441	-33.2%
May '19	660	-7.9%



Current Year	441	728	995	1,070	1,120	1,130	933	931	553	467	636	691	630
Prior Year	660	732	760	839	719	797	691	659	452	379	470	373	441
Percent Change from Prior Year	-33%	-1%	31%	27%	55%	41%	35%	41%	22%	23%	35%	85%	43%

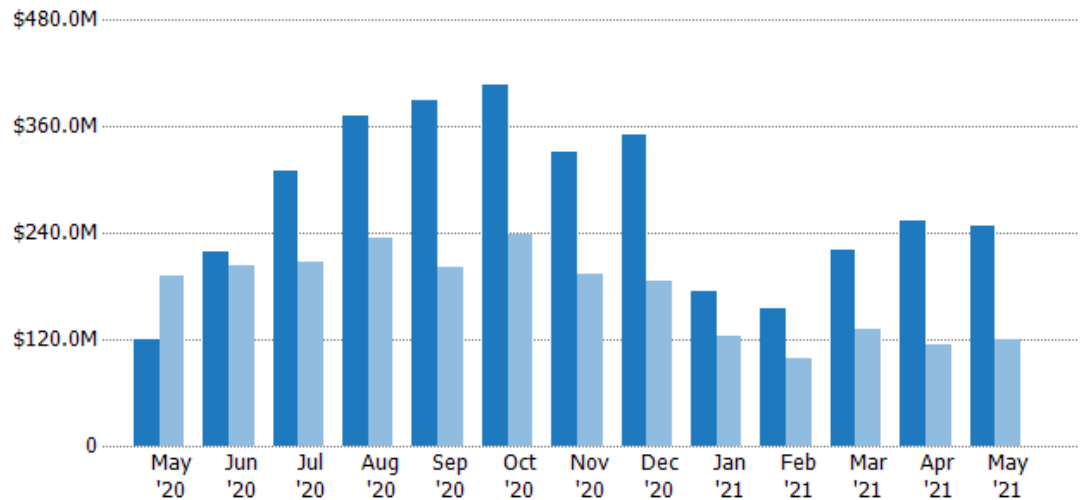
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$248M	107.3%
May '20	\$120M	-37.6%
May '19	\$192M	-19.2%



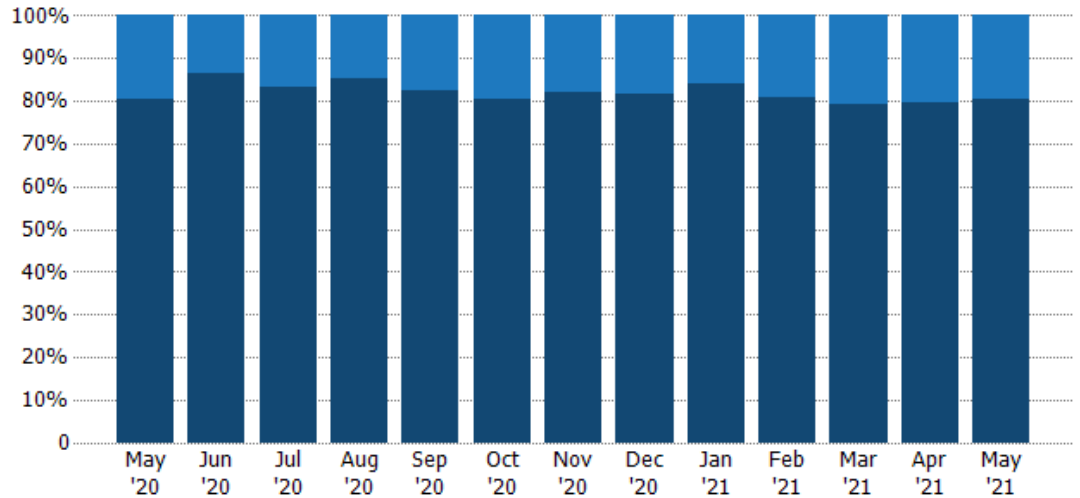
Current Year	\$120M	\$219M	\$310M	\$371M	\$389M	\$407M	\$330M	\$350M	\$174M	\$154M	\$220M	\$254M	\$248M
Prior Year	\$192M	\$204M	\$207M	\$235M	\$202M	\$238M	\$193M	\$186M	\$124M	\$98.9M	\$131M	\$113M	\$120M
Percent Change from Prior Year	-38%	7%	50%	58%	93%	71%	71%	88%	41%	56%	68%	124%	107%

Closed Sales by Property Type

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

Filters Used

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



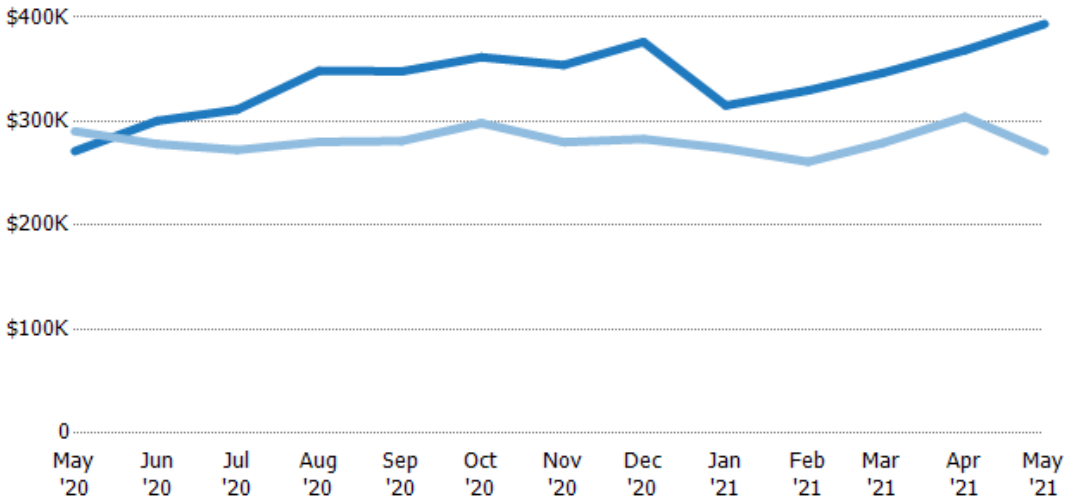
Condo/Townhouse	20%	13%	17%	15%	18%	19%	18%	18%	16%	19%	21%	21%	20%
Single Family Residence	80%	87%	83%	85%	82%	81%	82%	82%	84%	81%	79%	79%	80%

Average Sales Price

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

Filters Used

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



Current Year	\$271K	\$300K	\$311K	\$349K	\$348K	\$362K	\$354K	\$376K	\$315K	\$330K	\$346K	\$368K	\$394K
Prior Year	\$290K	\$278K	\$272K	\$280K	\$281K	\$298K	\$280K	\$283K	\$274K	\$261K	\$279K	\$304K	\$271K
Percent Change from Prior Year	-7%	8%	14%	24%	24%	21%	26%	33%	15%	26%	24%	21%	45%

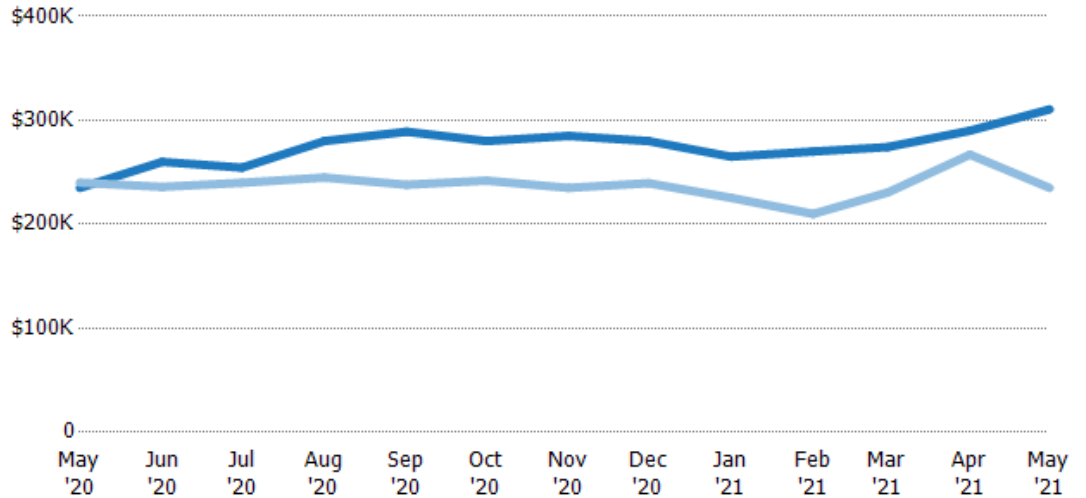
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
May '21	\$311K	32.1%
May '20	\$235K	-2.1%
May '19	\$240K	-8.3%



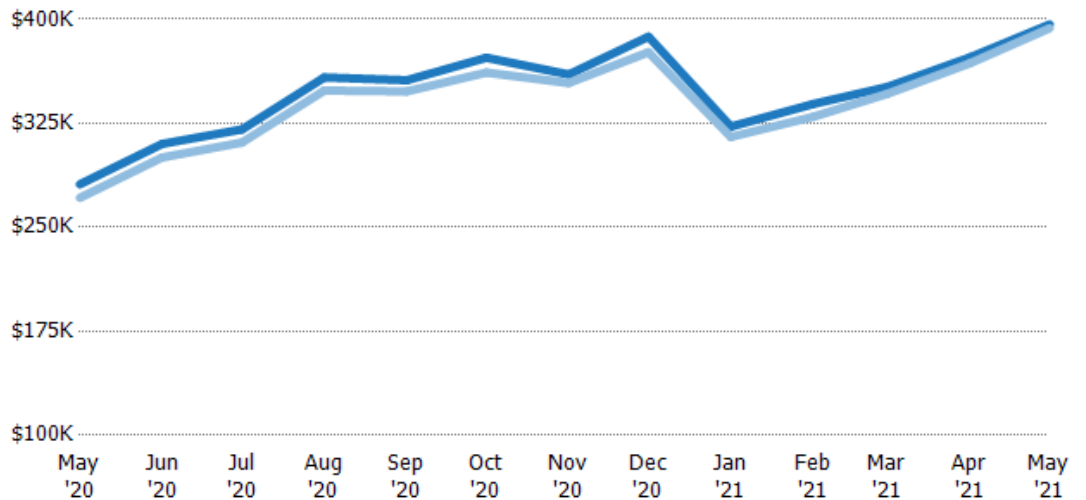
Current Year	\$235K	\$260K	\$255K	\$280K	\$289K	\$280K	\$285K	\$280K	\$265K	\$270K	\$274K	\$290K	\$311K
Prior Year	\$240K	\$236K	\$240K	\$245K	\$238K	\$242K	\$235K	\$240K	\$226K	\$210K	\$231K	\$267K	\$235K
Percent Change from Prior Year	-2%	10%	6%	14%	21%	16%	21%	17%	18%	29%	19%	9%	32%

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



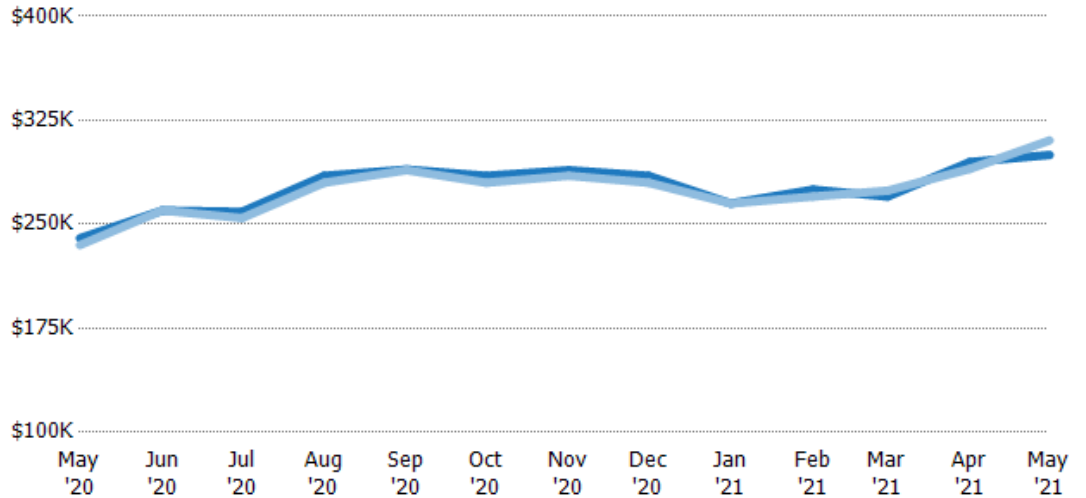
Avg List Price	\$281K	\$310K	\$321K	\$358K	\$356K	\$372K	\$360K	\$387K	\$323K	\$339K	\$351K	\$372K	\$396K
Avg Sales Price	\$271K	\$300K	\$311K	\$349K	\$348K	\$362K	\$354K	\$376K	\$315K	\$330K	\$346K	\$368K	\$394K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	98%	97%	98%	97%	98%	97%	99%	99%	99%

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



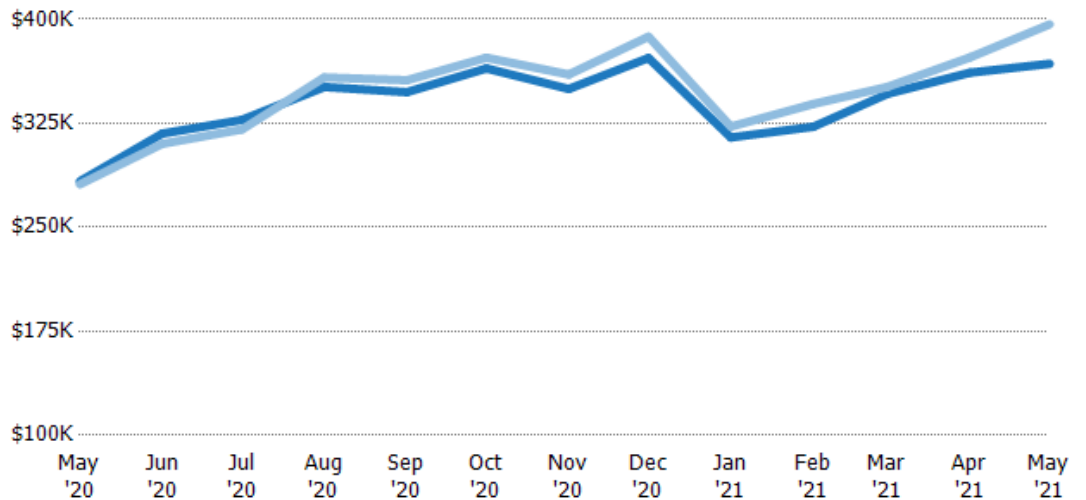
Median List Price	\$240K	\$260K	\$259K	\$285K	\$290K	\$285K	\$289K	\$285K	\$265K	\$275K	\$270K	\$295K	\$300K
Median Sales Price	\$235K	\$260K	\$255K	\$280K	\$289K	\$280K	\$285K	\$280K	\$265K	\$270K	\$274K	\$290K	\$311K
Med Sales Price as a % of Med List Price	98%	100%	98%	98%	100%	98%	99%	98%	100%	98%	102%	98%	104%

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



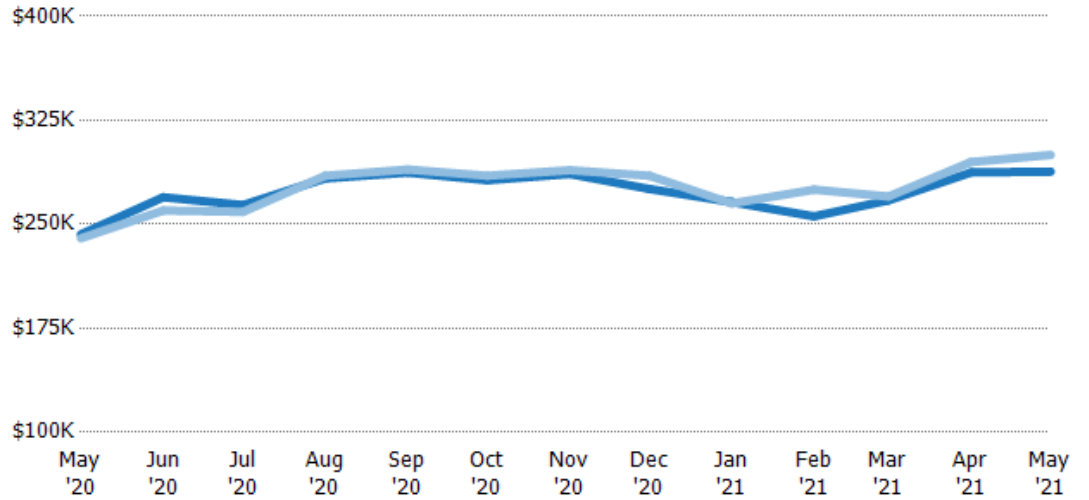
Avg Est Value	\$283K	\$318K	\$327K	\$351K	\$347K	\$365K	\$350K	\$372K	\$315K	\$322K	\$346K	\$361K	\$368K
Avg Sales Price	\$281K	\$310K	\$321K	\$358K	\$356K	\$372K	\$360K	\$387K	\$323K	\$339K	\$351K	\$372K	\$396K
Avg Sales Price as a % of Avg Est Value	99%	98%	98%	102%	102%	102%	103%	104%	102%	105%	101%	103%	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

State: VT
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	\$243K	\$269K	\$264K	\$283K	\$287K	\$282K	\$286K	\$275K	\$266K	\$256K	\$267K	\$287K	\$288K
Median Sales Price	\$240K	\$260K	\$259K	\$285K	\$290K	\$285K	\$289K	\$285K	\$265K	\$275K	\$270K	\$295K	\$300K
Med Sales Price as a % of Med Est Value	99%	96%	98%	101%	101%	101%	101%	103%	100%	108%	101%	103%	104%

Sales Activity by ZIP

May 2021

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05001	10	\$3,215,999	9	\$2,939,243	\$326,583	\$320,000	\$167	\$147	5
05031	1	\$1,200,000	3	\$1,375,000	\$458,333	\$320,000	\$159	\$152	40
05032	7	\$1,397,000	4	\$913,900	\$228,475	\$242,000	\$131	\$144	56
05033	2	\$290,000	1	\$155,000	\$155,000	\$155,000	\$106	\$106	8
05035	1	\$835,000	1	\$401,000	\$401,000	\$401,000	\$364	\$364	6
05048			3	\$1,380,000	\$460,000	\$385,000	\$322	\$249	6
05051	3	\$507,500	2	\$335,000	\$167,500	\$167,500	\$205	\$205	4
05053			1	\$1,555,000	\$1,555,000	\$1,555,000	\$273	\$273	225
05055	1	\$1,195,000	6	\$6,020,000	\$1,003,333	\$1,085,000	\$289	\$354	35
05056	1	\$275,000	1	\$195,000	\$195,000	\$195,000	\$58	\$58	22
05058			1	\$247,000	\$247,000	\$247,000	\$110	\$110	173
05059	5	\$2,023,000	3	\$1,274,900	\$424,967	\$474,900	\$204	\$200	6
05060	7	\$1,714,900	3	\$648,900	\$216,300	\$230,000	\$180	\$152	4
05062	1	\$1,250,000	1	\$175,000	\$175,000	\$175,000	\$202	\$202	9
05065			2	\$4,130,000	\$2,065,000	\$2,065,000	\$273	\$273	84
05067			1	\$3,300,000	\$3,300,000	\$3,300,000	\$1,015	\$1,015	31
05068	4	\$1,716,000	2	\$469,000	\$234,500	\$234,500	\$121	\$121	7
05069			1	\$210,000	\$210,000	\$210,000	\$104	\$104	5
05071	1	\$459,000	1	\$500,000	\$500,000	\$500,000	\$229	\$229	439
05072			1	\$599,000	\$599,000	\$599,000	\$226	\$226	56
05076			1	\$194,000	\$194,000	\$194,000	\$171	\$171	20
05077	1	\$285,000	1	\$650,000	\$650,000	\$650,000	\$112	\$112	169
05083	1	\$399,900	1	\$120,750	\$120,750	\$120,750	\$100	\$100	7
05084			1	\$1,867,235	\$1,867,235	\$1,867,235	\$373	\$373	212
05088			2	\$495,000	\$247,500	\$247,500	\$176	\$176	3
05089	3	\$923,900	3	\$930,000	\$310,000	\$167,000	\$109	\$128	3
05091	3	\$2,534,500	3	\$1,345,000	\$448,333	\$480,000	\$311	\$308	106
05142	2	\$719,000	2	\$660,000	\$330,000	\$330,000	\$150	\$150	7
05143	4	\$2,366,000	5	\$1,611,500	\$322,300	\$300,000	\$125	\$93	3
05146			2	\$990,000	\$495,000	\$495,000	\$191	\$191	969
05148	3	\$1,279,000	3	\$2,400,677	\$800,226	\$765,000	\$150	\$157	106
05149	4	\$4,313,000	5	\$2,084,000	\$416,800	\$450,000	\$140	\$154	5
05152	1	\$258,000	3	\$1,106,000	\$368,667	\$400,000	\$224	\$219	6
05153	1	\$359,000	3	\$397,000	\$132,333	\$122,000	\$101	\$87	55
05155	2	\$754,000	4	\$1,287,000	\$321,750	\$338,500	\$226	\$228	54
05156	5	\$1,647,699	6	\$1,220,000	\$203,333	\$192,500	\$89	\$87	14
05161	1	\$1,250,000	2	\$1,151,500	\$575,750	\$575,750	\$120	\$120	263
05201	10	\$2,031,200	12	\$2,392,800	\$199,400	\$187,950	\$122	\$130	7

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Sales Activity by ZIP

May 2021

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05250	2	\$1,273,900	4	\$1,647,000	\$411,750	\$453,500	\$196	\$186	15
05251	3	\$3,739,000	4	\$2,223,000	\$555,750	\$639,500	\$179	\$189	11
05255	2	\$768,000	5	\$3,639,000	\$727,800	\$699,000	\$236	\$262	39
05257	1	\$398,100	2	\$505,000	\$252,500	\$252,500	\$96	\$96	109
05261	2	\$279,900	1	\$165,000	\$165,000	\$165,000	\$229	\$229	146
05262	3	\$1,214,000	3	\$814,850	\$271,617	\$192,850	\$133	\$137	52
05301	8	\$2,323,000	12	\$3,473,953	\$289,496	\$254,500	\$150	\$142	10
05340	2	\$718,000	7	\$4,859,500	\$694,214	\$468,000	\$208	\$214	19
05341			2	\$763,000	\$381,500	\$381,500	\$179	\$179	8
05342	1	\$249,000	1	\$149,000	\$149,000	\$149,000	\$340	\$340	25
05345	3	\$1,094,000	3	\$435,851	\$145,284	\$135,000	\$123	\$94	113
05350	1	\$269,900	1	\$320,000	\$320,000	\$320,000	\$151	\$151	34
05352			1	\$665,000	\$665,000	\$665,000	\$164	\$164	278
05353	2	\$548,000	1	\$65,000	\$65,000	\$65,000	\$232	\$232	614
05354			1	\$340,000	\$340,000	\$340,000	\$107	\$107	0
05355	1	\$225,000	5	\$1,372,000	\$274,400	\$325,000	\$133	\$145	23
05356	6	\$2,184,900	20	\$8,422,000	\$421,100	\$315,500	\$171	\$164	5
05360	5	\$3,523,000	13	\$10,761,500	\$827,808	\$535,000	\$270	\$283	48
05363	6	\$2,555,000	10	\$3,022,400	\$302,240	\$260,750	\$137	\$137	107
05401	11	\$5,697,900	11	\$5,239,640	\$476,331	\$472,000	\$308	\$282	6
05403	23	\$10,062,400	18	\$9,194,646	\$510,814	\$411,250	\$249	\$229	8
05404	4	\$1,137,900	2	\$427,000	\$213,500	\$213,500	\$190	\$190	6
05408	3	\$4,714,800	4	\$2,226,500	\$556,625	\$378,250	\$346	\$282	7
05440	2	\$395,000	1	\$70,000	\$70,000	\$70,000	\$48	\$48	0
05443	6	\$2,048,900	5	\$1,369,000	\$273,800	\$270,000	\$160	\$168	50
05444	1	\$275,000	2	\$820,000	\$410,000	\$410,000	\$151	\$151	32
05445			1	\$360,000	\$360,000	\$360,000	\$200	\$200	4
05446	8	\$3,644,800	8	\$4,873,111	\$609,139	\$332,500	\$216	\$201	6
05450	3	\$1,077,900	4	\$854,500	\$213,625	\$215,750	\$126	\$135	55
05452	14	\$5,668,500	13	\$3,743,050	\$287,927	\$329,000	\$189	\$184	5
05454	7	\$2,334,800	7	\$2,829,000	\$404,143	\$380,000	\$190	\$203	5
05457	1	\$152,900	2	\$462,000	\$231,000	\$231,000	\$83	\$83	153
05458	2	\$1,704,000	8	\$2,983,000	\$372,875	\$287,000	\$164	\$163	18
05459	4	\$1,132,900	3	\$595,500	\$198,500	\$229,000	\$151	\$150	5
05461	7	\$2,994,888	2	\$800,400	\$400,200	\$400,200	\$231	\$231	3
05463			2	\$898,000	\$449,000	\$449,000	\$240	\$240	10
05464	3	\$1,143,900	1	\$465,000	\$465,000	\$465,000	\$263	\$263	127

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Sales Activity by ZIP

May 2021

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05465	1	\$349,900	9	\$4,647,756	\$516,417	\$512,788	\$222	\$202	4
05468	6	\$2,098,800	10	\$3,099,000	\$309,900	\$295,500	\$200	\$211	5
05469	1	\$199,000	3	\$1,108,000	\$369,333	\$365,000	\$225	\$228	4
05472			2	\$855,000	\$427,500	\$427,500	\$229	\$229	6
05473	4	\$2,142,900	1	\$519,014	\$519,014	\$519,014	\$257	\$257	320
05474	3	\$1,604,000	3	\$1,506,157	\$502,052	\$455,000	\$344	\$297	11
05476	3	\$387,900	1	\$73,000	\$73,000	\$73,000	\$55	\$55	17
05477	2	\$499,000	2	\$641,000	\$320,500	\$320,500	\$155	\$155	5
05478	9	\$2,453,800	14	\$4,060,700	\$290,050	\$273,500	\$174	\$170	6
05481			1	\$137,000	\$137,000	\$137,000	\$139	\$139	41
05482	3	\$1,674,900	7	\$4,869,500	\$695,643	\$679,750	\$286	\$240	5
05483	1	\$106,000	1	\$334,900	\$334,900	\$334,900	\$184	\$184	7
05485			1	\$231,500	\$231,500	\$231,500	\$88	\$88	3
05486	1	\$274,900	2	\$980,000	\$490,000	\$490,000	\$292	\$292	60
05487			3	\$851,500	\$283,833	\$150,000	\$169	\$141	57
05488	3	\$669,000	5	\$1,620,400	\$324,080	\$359,900	\$202	\$154	29
05489	1	\$485,000	1	\$230,000	\$230,000	\$230,000	\$260	\$260	6
05491	3	\$950,000	6	\$3,214,000	\$535,667	\$291,000	\$205	\$189	10
05494	1	\$289,900	4	\$1,582,500	\$395,625	\$352,250	\$189	\$190	6
05495	3	\$1,239,900	14	\$7,580,501	\$541,464	\$500,000	\$215	\$216	4
05602	5	\$1,522,300	9	\$3,484,000	\$387,111	\$389,000	\$189	\$194	5
05641	19	\$4,771,300	18	\$4,369,700	\$242,761	\$234,000	\$130	\$131	9
05647			1	\$160,000	\$160,000	\$160,000	\$256	\$256	120
05648			1	\$115,000	\$115,000	\$115,000	\$185	\$185	0
05650			2	\$884,500	\$442,250	\$442,250	\$169	\$169	79
05653			1	\$145,000	\$145,000	\$145,000	\$251	\$251	658
05655	3	\$651,875	3	\$968,700	\$322,900	\$377,500	\$150	\$137	20
05656			2	\$628,000	\$314,000	\$314,000	\$130	\$130	110
05657			2	\$953,000	\$476,500	\$476,500	\$212	\$212	9
05658	1	\$210,000	2	\$607,000	\$303,500	\$303,500	\$132	\$132	207
05660	2	\$770,000	2	\$789,000	\$394,500	\$394,500	\$181	\$181	15
05661	5	\$2,553,000	5	\$4,610,000	\$922,000	\$440,000	\$275	\$174	44
05663	6	\$2,074,300	2	\$471,000	\$235,500	\$235,500	\$109	\$109	9
05669	1	\$199,000	1	\$313,000	\$313,000	\$313,000	\$210	\$210	5
05672	13	\$13,416,000	20	\$12,912,606	\$645,630	\$675,500	\$381	\$301	13
05673	4	\$4,433,000	3	\$1,041,000	\$347,000	\$225,000	\$217	\$206	11
05674	5	\$1,634,000	14	\$3,585,400	\$256,100	\$199,500	\$212	\$207	8

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Sales Activity by ZIP

May 2021

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05675	1	\$195,500	1	\$250,000	\$250,000	\$250,000	\$114	\$114	9
05676	5	\$2,965,000	2	\$999,000	\$499,500	\$499,500	\$179	\$179	4
05677	2	\$2,085,000	3	\$1,985,000	\$661,667	\$660,000	\$274	\$288	7
05679	3	\$954,000	4	\$1,333,500	\$333,375	\$351,750	\$158	\$144	7
05680			2	\$463,700	\$231,850	\$231,850	\$124	\$124	271
05682			1	\$125,000	\$125,000	\$125,000	\$113	\$113	164
05701	13	\$9,101,200	19	\$4,536,732	\$238,775	\$175,000	\$121	\$118	15
05732	1	\$125,000	1	\$755,000	\$755,000	\$755,000	\$469	\$469	2
05733	4	\$1,378,000	6	\$1,720,500	\$286,750	\$187,500	\$172	\$127	65
05734	2	\$1,244,900	2	\$545,000	\$272,500	\$272,500	\$225	\$225	7
05735	1	\$349,900	1	\$499,900	\$499,900	\$499,900	\$199	\$199	340
05736			1	\$376,000	\$376,000	\$376,000	\$262	\$262	45
05739	1	\$269,900	1	\$160,000	\$160,000	\$160,000	\$56	\$56	375
05743	2	\$948,000	1	\$105,000	\$105,000	\$105,000	\$102	\$102	7
05746			1	\$210,000	\$210,000	\$210,000	\$162	\$162	91
05751	7	\$1,763,000	20	\$7,604,000	\$380,200	\$293,500	\$250	\$258	10
05753	11	\$4,662,500	2	\$1,035,500	\$517,750	\$517,750	\$216	\$216	50
05758	1	\$225,000	1	\$187,550	\$187,550	\$187,550	\$104	\$104	101
05760	3	\$1,114,000	1	\$725,000	\$725,000	\$725,000	\$109	\$109	73
05761			1	\$397,000	\$397,000	\$397,000	\$141	\$141	129
05762			1	\$300,000	\$300,000	\$300,000	\$177	\$177	0
05763			1	\$107,500	\$107,500	\$107,500	\$135	\$135	3
05764	2	\$269,500	1	\$216,000	\$216,000	\$216,000	\$216	\$216	49
05765	1	\$183,000	4	\$957,900	\$239,475	\$204,950	\$107	\$103	9
05767	1	\$275,000	1	\$125,000	\$125,000	\$125,000	\$30	\$30	201
05769	2	\$928,000	1	\$240,000	\$240,000	\$240,000	\$131	\$131	5
05773	2	\$814,000	3	\$902,900	\$300,967	\$155,000	\$204	\$53	8
05774	5	\$1,207,900	3	\$1,205,000	\$401,667	\$500,000	\$168	\$139	204
05775			1	\$200,000	\$200,000	\$200,000	\$81	\$81	5
05777	1	\$139,900	2	\$715,000	\$357,500	\$357,500	\$92	\$92	41
05819	8	\$1,953,800	6	\$1,243,000	\$207,167	\$192,000	\$96	\$97	6
05821	1	\$149,000	1	\$155,000	\$155,000	\$155,000	\$129	\$129	101
05822	1	\$159,000	3	\$590,000	\$196,667	\$219,500	\$105	\$114	4
05824			3	\$459,000	\$153,000	\$129,000	\$133	\$123	3
05826			1	\$237,000	\$237,000	\$237,000	\$213	\$213	5
05828			4	\$800,000	\$200,000	\$187,500	\$163	\$162	7
05829	5	\$1,677,900	3	\$490,500	\$163,500	\$156,000	\$128	\$141	118

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Sales Activity by ZIP

May 2021

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05830	1	\$349,900	4	\$727,900	\$181,975	\$185,450	\$151	\$156	10
05832	4	\$1,113,500	6	\$2,254,000	\$375,667	\$360,500	\$247	\$232	3
05839	3	\$1,192,800	1	\$144,000	\$144,000	\$144,000	\$126	\$126	209
05841	1	\$575,000	1	\$340,000	\$340,000	\$340,000	\$290	\$290	32
05843	3	\$545,000	1	\$365,000	\$365,000	\$365,000	\$131	\$131	7
05846			3	\$832,400	\$277,467	\$317,500	\$238	\$125	34
05851	4	\$740,000	5	\$973,778	\$194,756	\$145,000	\$153	\$160	119
05853			1	\$160,000	\$160,000	\$160,000	\$190	\$190	8
05855	4	\$702,300	4	\$549,750	\$137,438	\$146,000	\$107	\$113	99
05857	1	\$969,000	2	\$430,900	\$215,450	\$215,450	\$97	\$97	29
05859	7	\$1,530,900	3	\$694,900	\$231,633	\$179,900	\$140	\$138	2
05860	1	\$225,000	1	\$310,000	\$310,000	\$310,000	\$138	\$138	4
05866			1	\$195,000	\$195,000	\$195,000	\$162	\$162	1,372
05871			5	\$1,161,000	\$232,200	\$210,000	\$113	\$101	35
05872			3	\$532,400	\$177,467	\$189,900	\$143	\$97	2
05874	3	\$730,000	1	\$500,000	\$500,000	\$500,000	\$134	\$134	4
05901			1	\$375,000	\$375,000	\$375,000	\$126	\$126	289
05903	1	\$185,000	1	\$135,000	\$135,000	\$135,000	\$74	\$74	35
05907			1	\$223,000	\$223,000	\$223,000	\$221	\$221	239
Other			1	\$299,900	\$299,900	\$299,900	\$219	\$219	11

Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details

Report Name: Vermont May Indicators Report

Run Date: 06/09/2021

Scheduled: No

Report Date Range: From 5/2020 To: 5/2021

Information Included

☒ Include Cover Sheet

☒ Include Key Metric Summary *

☐ Include Metrics By

☒ Averages

☒ Include Appendix

☒ Medians

* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

MLS Filter

MLS: All

Listing Filters

Property Types: Condo/Townhouse/Apt. Single Family

Sales Types: All

Price Range: None

Location Filters

State: Vermont

County: All

ZIP Code: All

Listing Activity Charts

☒ New Listings

☒ Active Listings

☒ Avg/Med Listing Price

☐ Avg/Med Listing Price per Sq Ft

☒ Avg/Med Listing Price vs Est Value

☒ Median Days in RPR

☒ Months of Inventory

☒ Absorption Rate

Sales Activity Charts

☒ Active/Pending/Sold

☒ New Pending Sales

☒ Pending Sales

☒ Closed Sales

☒ Avg/Med Sales Price

☐ Avg/Med Sales Price per Sq Ft

☒ Avg/Med Sales Price vs Listing Price

☒ Avg/Med Sales Price vs Est Value

Distressed Charts

☐ Distressed Listings

☐ Distressed Sales

Data Tables Using 5/2021 data

☐ Listing Activity by ZIP

☐ Listing Activity by Metro Area

☒ Sales Activity by ZIP

☐ Sales Activity by Metro Area