

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	Jun 2021	Jun 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	9	8	+12.5%	43	36	+19.4%
New Listing Volume	\$2,725,900	\$1,759,400	+54.9%	\$14,200,900	\$7,509,000	+89.1%
Active Listing Count	18	27	-33.3%	N/A	N/A	
Active Listing Volume	\$6,744,600	\$8,162,200	-17.4%	N/A	N/A	
Average Listing Price	\$374,700	\$302,304	+23.9%	\$478,699	\$278,872	+71.7%
Median Listing Price	\$267,450	\$229,000	+16.8%	\$291,735	\$198,387	+47.1%
Median Days in RPR	60	157	-61.8%	62.71	193.7	-67.6%
Months of Inventory	6	13.5	-55.6%	3.3	9.7	-66.5%
Absorption Rate	16.67%	7.41%	+9.3%	30.67%	10.27%	+20.4%
Sales Activity Charts Metrics						
New Pending Sales Count	8	9	-11.1%	35	36	-2.8%
New Pending Sales Volume	\$2,494,000	\$1,970,900	+26.5%	\$10,163,100	\$6,646,000	+52.9%
Pending Sales Count	15	14	+7.1%	N/A	N/A	
Pending Sales Volume	\$4,486,500	\$3,006,900	+49.2%	N/A	N/A	
Closed Sales Count	5	7	-28.6%	24	23	+4.3%
Closed Sales Volume	\$1,325,000	\$1,071,000	+23.7%	\$5,320,900	\$3,527,600	+50.8%
Average Sales Price	\$265,000	\$153,000	+73.2%	\$221,704	\$153,374	+44.6%
Median Sales Price	\$229,000	\$150,000	+52.7%	\$206,521	\$146,348	+41.1%

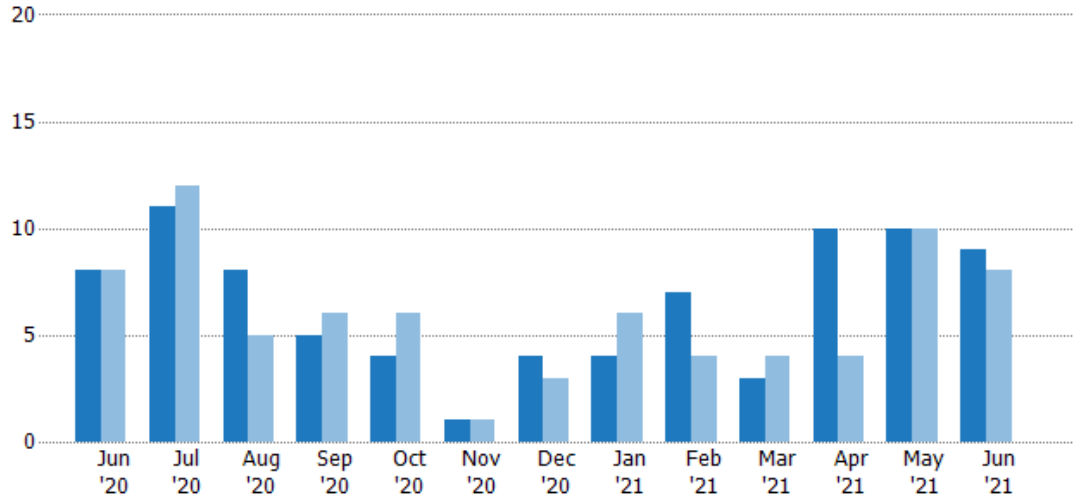
New Listings

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.
Jun '21	9	12.5%
Jun '20	8	0%
Jun '19	8	50%



Current Year	8	11	8	5	4	1	4	4	7	3	10	10	9
Prior Year	8	12	5	6	6	1	3	6	4	4	4	10	8
Percent Change from Prior Year	0%	-8%	60%	-17%	-33%	0%	33%	-33%	75%	-25%	150%	0%	13%

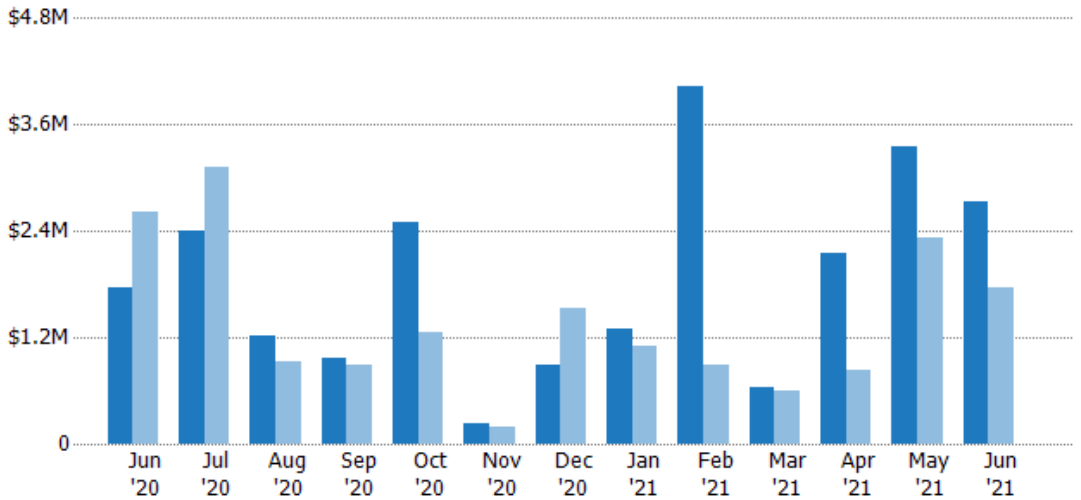
New Listing Volume

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.
Jun '21	\$2.73M	54.9%
Jun '20	\$1.76M	-32.7%
Jun '19	\$2.61M	23.8%



Current Year	\$1.76M	\$2.4M	\$1.21M	\$972K	\$2.5M	\$236K	\$886K	\$1.3M	\$4.04M	\$646K	\$2.15M	\$3.34M	\$2.73M
Prior Year	\$2.61M	\$3.11M	\$931K	\$895K	\$1.26M	\$190K	\$1.52M	\$1.11M	\$888K	\$594K	\$840K	\$2.32M	\$1.76M
Percent Change from Prior Year	-33%	-23%	30%	9%	99%	24%	-42%	17%	354%	9%	156%	44%	55%

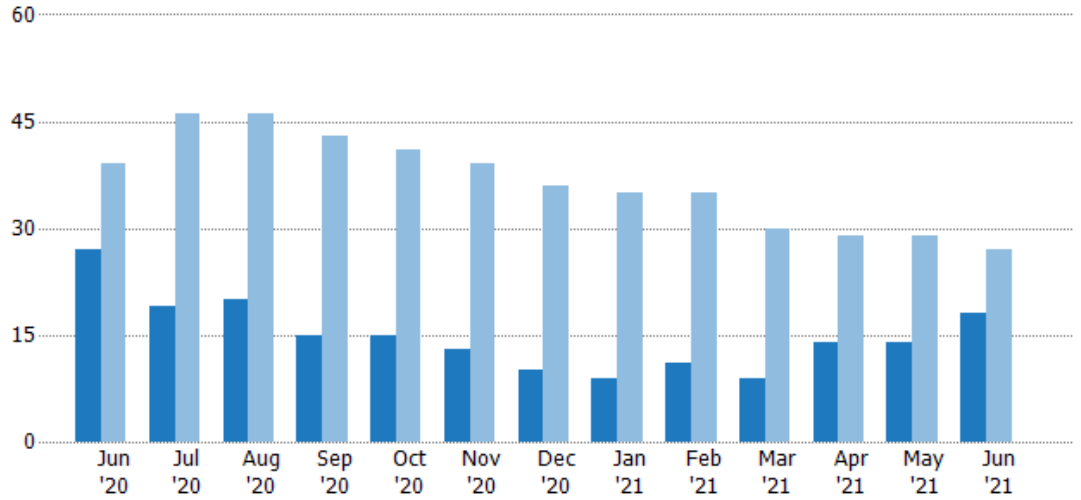
Active Listings

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.
Jun '21	18	-33.3%
Jun '20	27	-30.8%
Jun '19	39	38.5%



Current Year	27	19	20	15	15	13	10	9	11	9	14	14	18
Prior Year	39	46	46	43	41	39	36	35	35	30	29	29	27
Percent Change from Prior Year	-31%	-59%	-57%	-65%	-63%	-67%	-72%	-74%	-69%	-70%	-52%	-52%	-33%

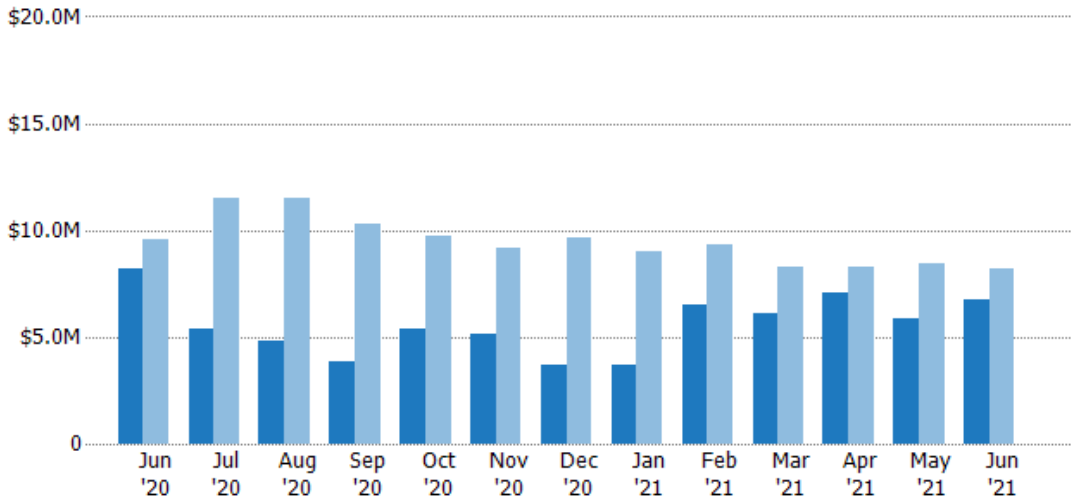
Active Listing Volume

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.
Jun '21	\$6.74M	-17.4%
Jun '20	\$8.16M	-14.7%
Jun '19	\$9.57M	35.8%



Current Year	\$8.16M	\$5.36M	\$4.78M	\$3.85M	\$5.35M	\$5.15M	\$3.73M	\$3.66M	\$6.49M	\$6.08M	\$7.1M	\$5.83M	\$6.74M
Prior Year	\$9.57M	\$11.5M	\$11.5M	\$10.3M	\$9.71M	\$9.19M	\$9.61M	\$9.03M	\$9.31M	\$8.31M	\$8.3M	\$8.47M	\$8.16M
Percent Change from Prior Year	-15%	-53%	-59%	-63%	-45%	-44%	-61%	-59%	-30%	-27%	-15%	-31%	-17%

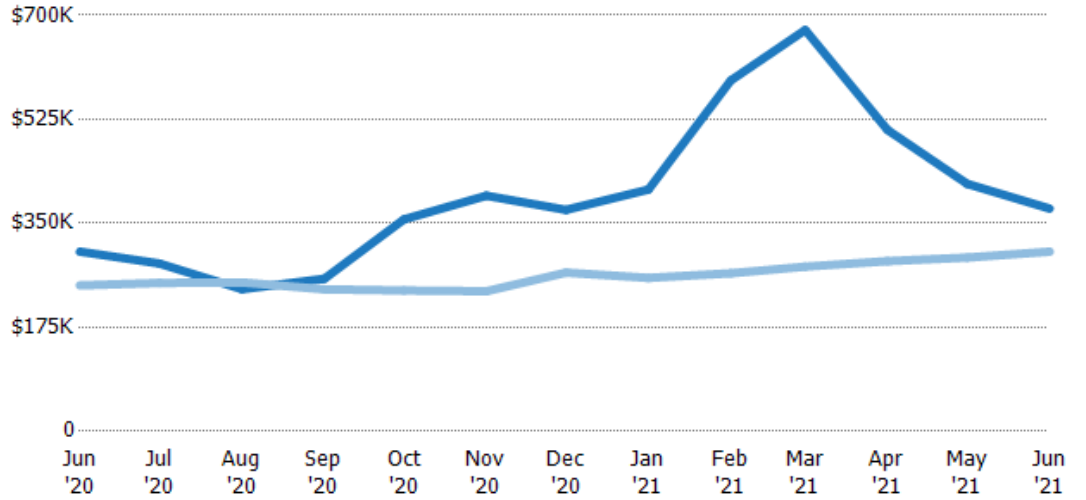
Average Listing Price

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.
Jun '21	\$375K	23.9%
Jun '20	\$302K	23.2%
Jun '19	\$245K	-1.9%



Current Year	\$302K	\$282K	\$239K	\$257K	\$357K	\$396K	\$373K	\$407K	\$590K	\$675K	\$507K	\$416K	\$375K
Prior Year	\$245K	\$250K	\$251K	\$239K	\$237K	\$236K	\$267K	\$258K	\$266K	\$277K	\$286K	\$292K	\$302K
Percent Change from Prior Year	23%	13%	-5%	7%	51%	68%	40%	58%	122%	144%	77%	42%	24%

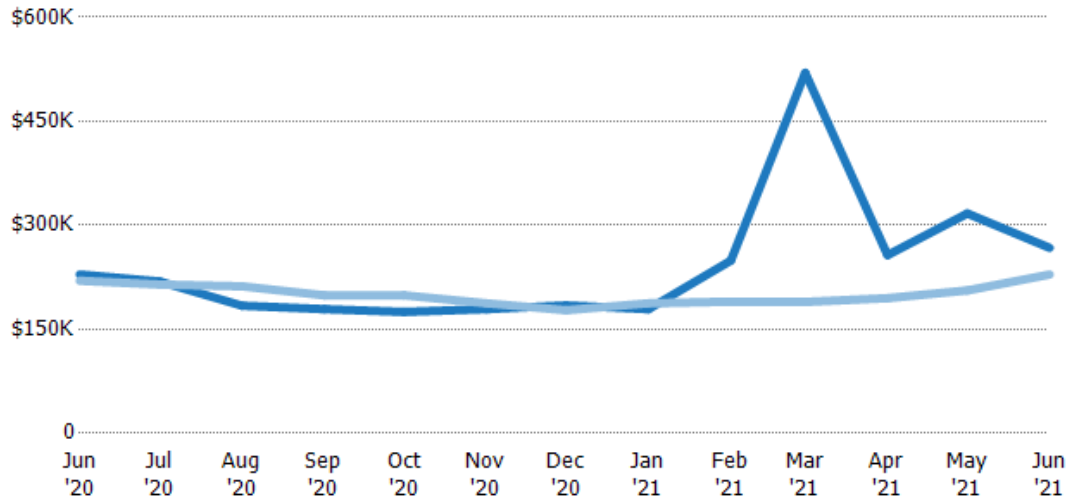
Median Listing Price

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.
Jun '21	\$267K	16.8%
Jun '20	\$229K	4.1%
Jun '19	\$220K	0%



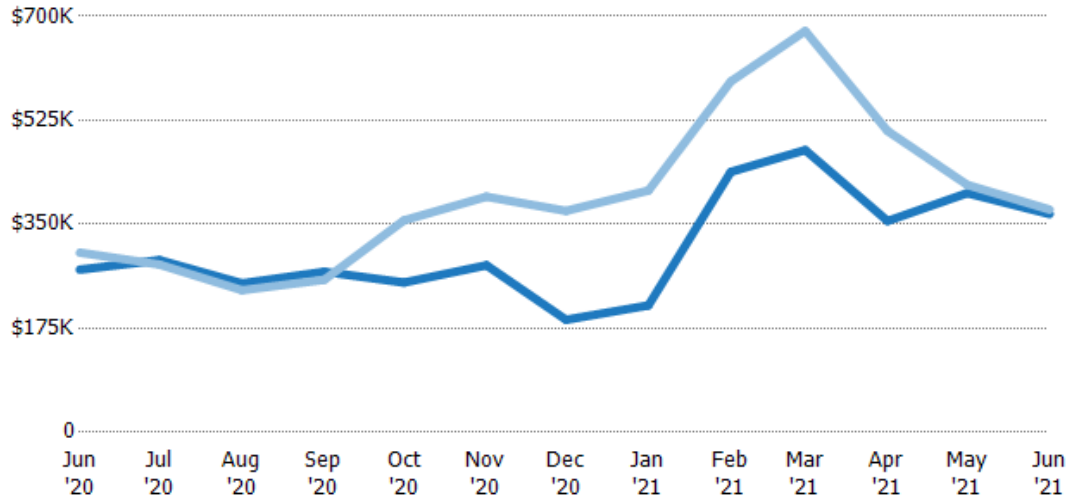
Current Year	\$229K	\$219K	\$184K	\$179K	\$175K	\$179K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$267K
Prior Year	\$220K	\$215K	\$212K	\$199K	\$199K	\$188K	\$178K	\$188K	\$190K	\$189K	\$195K	\$206K	\$229K
Percent Change from Prior Year	4%	2%	-13%	-10%	-12%	-5%	4%	-5%	31%	174%	32%	54%	17%

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

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



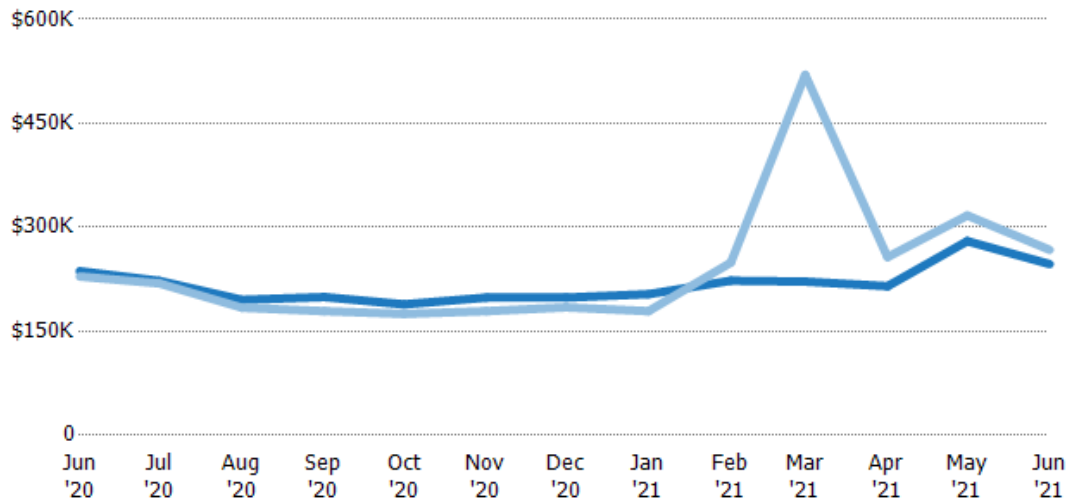
Avg Est Value	\$274K	\$290K	\$251K	\$270K	\$252K	\$281K	\$189K	\$214K	\$438K	\$475K	\$355K	\$402K	\$367K
Avg Listing Price	\$302K	\$282K	\$239K	\$257K	\$357K	\$396K	\$373K	\$407K	\$590K	\$675K	\$507K	\$416K	\$375K
Avg Listing Price as a % of Avg Est Value	110%	97%	95%	95%	142%	141%	197%	191%	135%	142%	143%	103%	102%

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	\$237K	\$223K	\$195K	\$199K	\$189K	\$199K	\$199K	\$204K	\$223K	\$222K	\$215K	\$280K	\$247K
Median Listing Price	\$229K	\$219K	\$184K	\$179K	\$175K	\$179K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$267K
Med Listing Price as a % of Med Est Value	97%	98%	94%	90%	93%	90%	93%	88%	112%	235%	120%	113%	108%

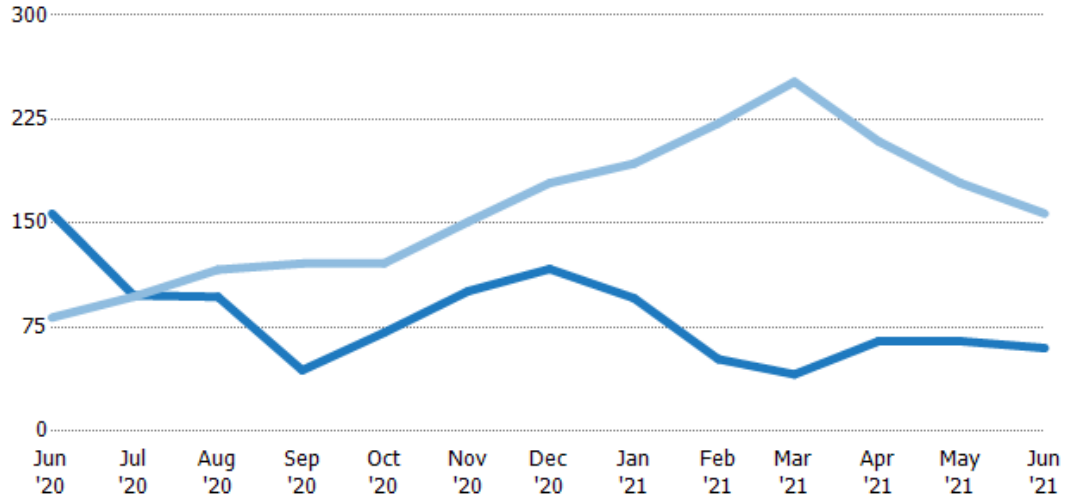
Median Days in RPR

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.
Jun '21	60	-61.8%
Jun '20	157	91.5%
Jun '19	82	15.2%



Current Year	157	98	97	44	71	101	117	96	52	41	65	65	60
Prior Year	82	97	117	121	121	151	179	193	222	252	209	179	157
Percent Change from Prior Year	91%	1%	-17%	-64%	-41%	-33%	-35%	-50%	-77%	-84%	-69%	-64%	-62%

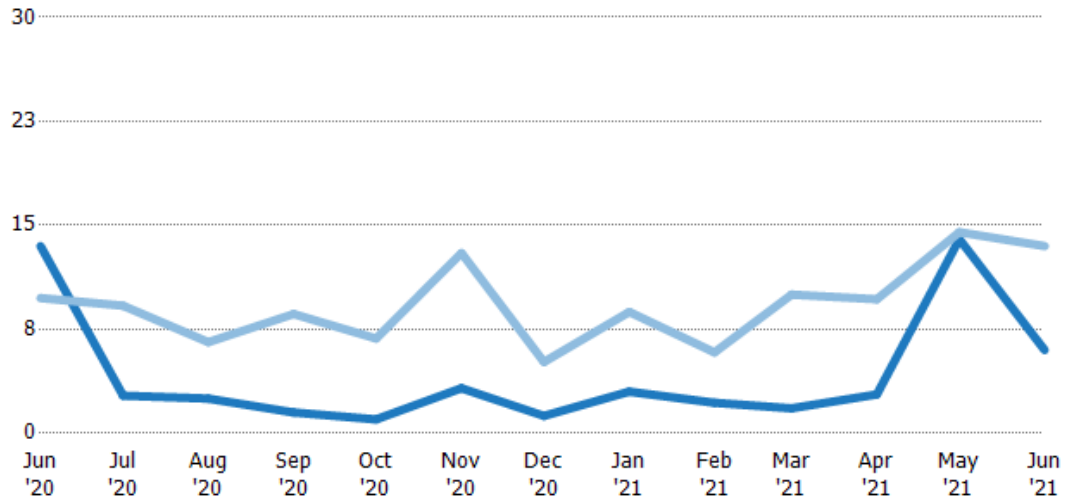
Months of Inventory

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.
Jun '21	6	-55.6%
Jun '20	13.5	38.5%
Jun '19	9.75	176.9%



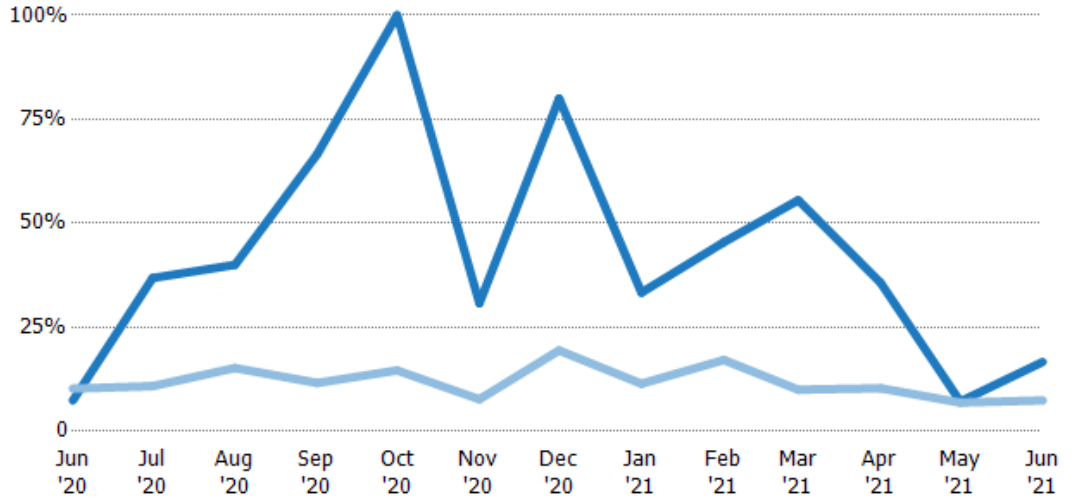
Current Year	13.5	2.71	2.5	1.5	1	3.25	1.25	3	2.2	1.8	2.8	14	6
Prior Year	9.75	9.2	6.57	8.6	6.83	13	5.14	8.75	5.83	10	9.67	14.5	13.5
Percent Change from Prior Year	38%	-70%	-62%	-83%	-85%	-75%	-76%	-66%	-62%	-82%	-71%	-3%	-56%

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



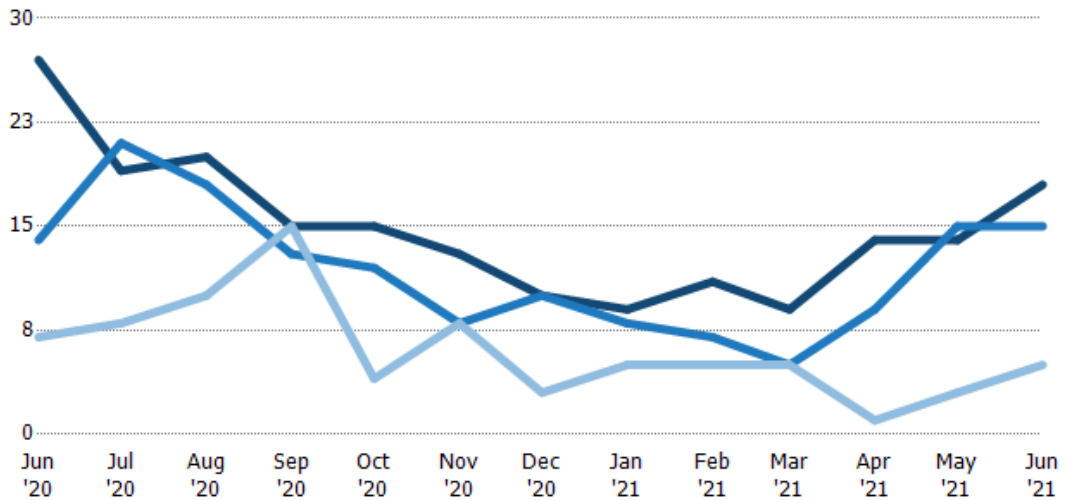
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	7%	37%	40%	67%	100%	31%	80%	33%	45%	56%	36%	7%	17%
Prior Year	10%	11%	15%	12%	15%	8%	19%	11%	17%	10%	10%	7%	7%
Change from Prior Year	3%	-26%	-25%	-55%	-85%	-23%	-61%	-22%	-28%	-46%	-25%	0%	-9%

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



	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Active	27	19	20	15	15	13	10	9	11	9	14	14	18
Pending	14	21	18	13	12	8	10	8	7	5	9	15	15
Sold	7	8	10	15	4	8	3	5	5	5	1	3	5

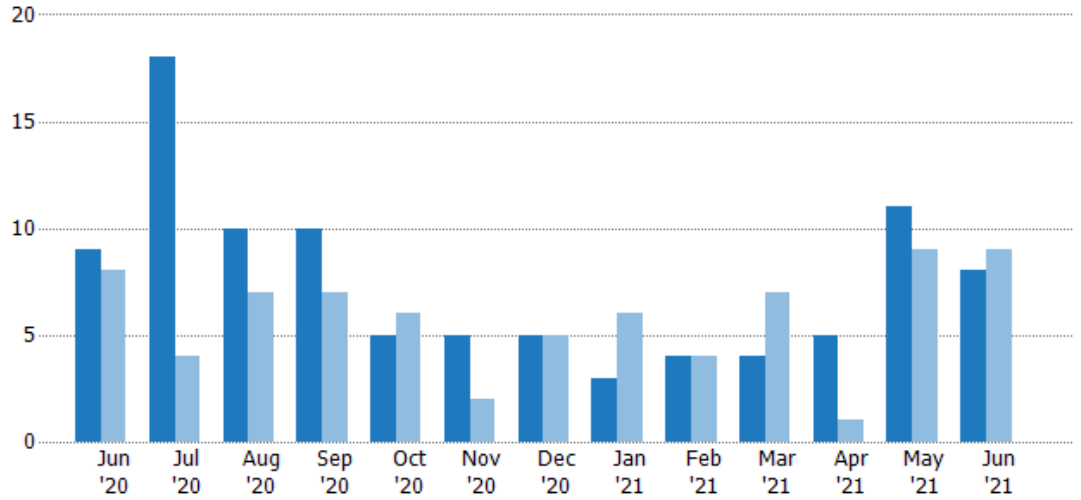
New Pending Sales

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.
Jun '21	8	-11.1%
Jun '20	9	12.5%
Jun '19	8	-25%



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

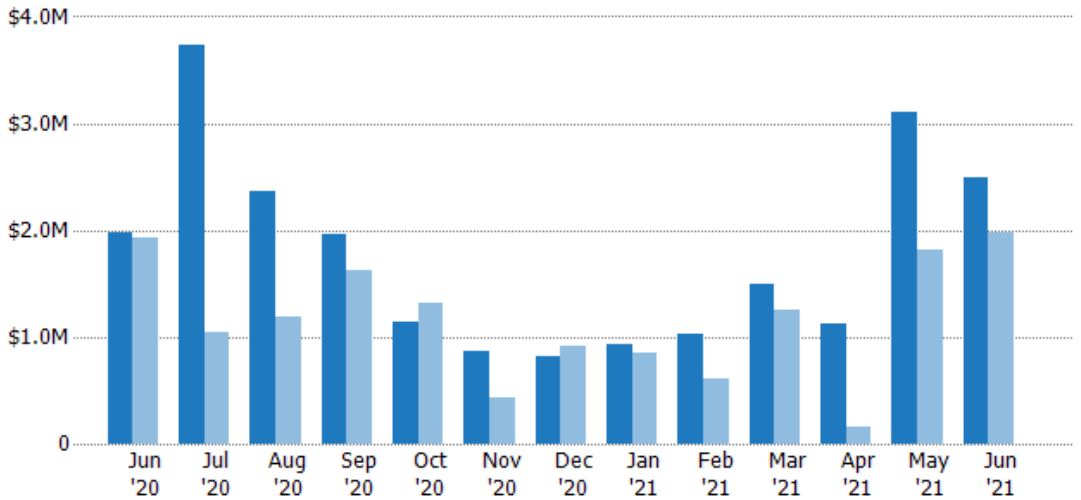
New Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jun '21	\$2.49M	26.5%
Jun '20	\$1.97M	2.2%
Jun '19	\$1.93M	-50.2%



Current Year	\$1.97M	\$3.74M	\$2.36M	\$1.96M	\$1.14M	\$873K	\$823K	\$925K	\$1.02M	\$1.49M	\$1.13M	\$3.1M	\$2.49M
Prior Year	\$1.93M	\$1.05M	\$1.19M	\$1.63M	\$1.31M	\$438K	\$917K	\$846K	\$614K	\$1.25M	\$155K	\$1.81M	\$1.97M
Percent Change from Prior Year	2%	257%	98%	21%	-13%	99%	-10%	9%	67%	19%	629%	71%	27%

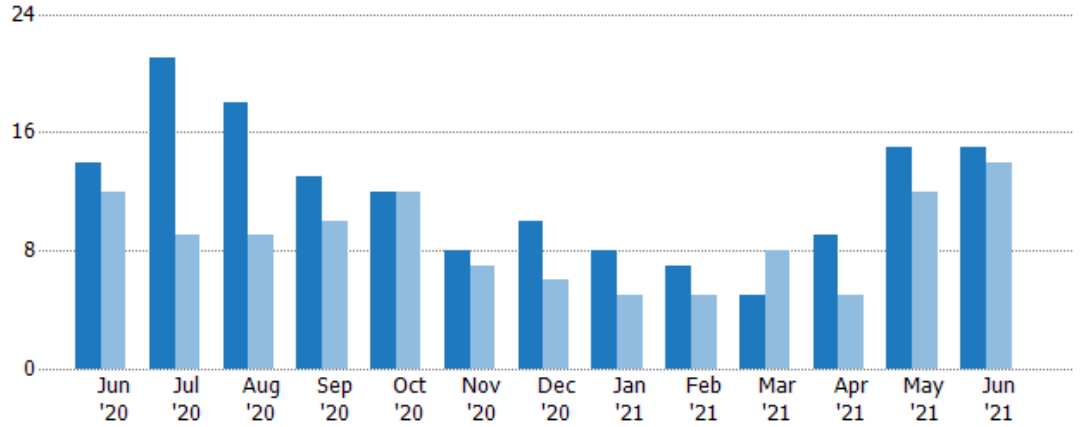
Pending Sales

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.
Jun '21	15	7.1%
Jun '20	14	16.7%
Jun '19	12	-41.7%



Current Year	14	21	18	13	12	8	10	8	7	5	9	15	15
Prior Year	12	9	9	10	12	7	6	5	5	8	5	12	14
Percent Change from Prior Year	17%	133%	100%	30%	0%	14%	67%	60%	40%	-38%	80%	25%	7%

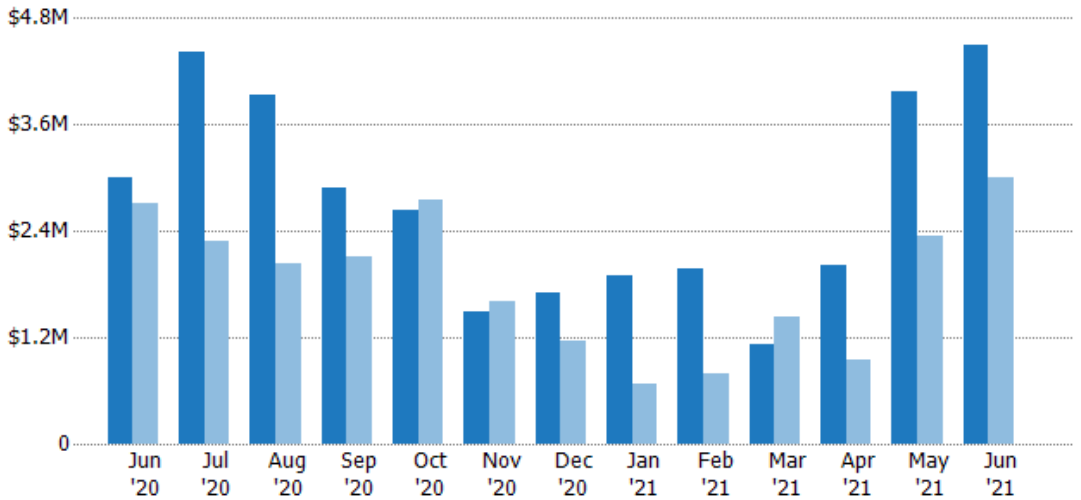
Pending Sales Volume

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.
Jun '21	\$4.49M	49.2%
Jun '20	\$3.01M	11.1%
Jun '19	\$2.71M	-57.6%



Current Year	\$3.01M	\$4.42M	\$3.93M	\$2.89M	\$2.63M	\$1.49M	\$1.7M	\$1.89M	\$1.97M	\$1.12M	\$2.01M	\$3.96M	\$4.49M
Prior Year	\$2.71M	\$2.28M	\$2.04M	\$2.11M	\$2.75M	\$1.62M	\$1.16M	\$670K	\$788K	\$1.42M	\$946K	\$2.34M	\$3.01M
Percent Change from Prior Year	11%	93%	93%	37%	-4%	-8%	46%	182%	150%	-21%	113%	70%	49%

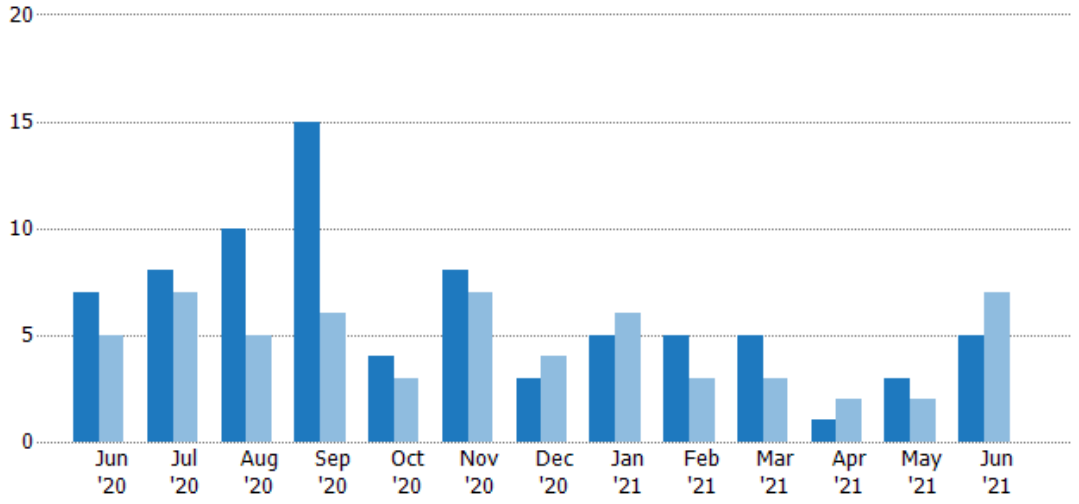
Closed Sales

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.
Jun '21	5	-28.6%
Jun '20	7	40%
Jun '19	5	40%



Current Year	7	8	10	15	4	8	3	5	5	5	1	3	5
Prior Year	5	7	5	6	3	7	4	6	3	3	2	2	7
Percent Change from Prior Year	40%	14%	100%	150%	33%	14%	-25%	-17%	67%	67%	-50%	50%	-29%

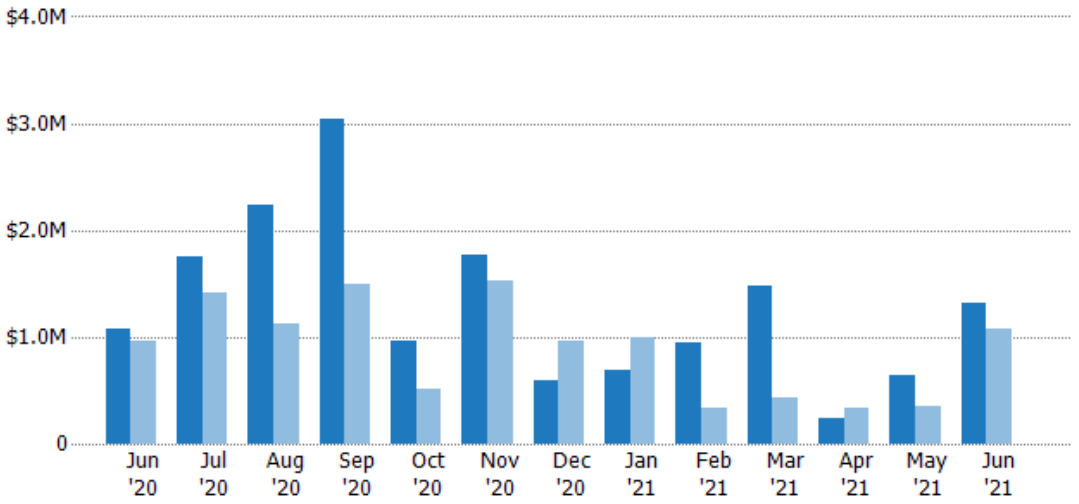
Closed Sales Volume

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.
Jun '21	\$1.33M	23.7%
Jun '20	\$1.07M	10.6%
Jun '19	\$968K	68.8%



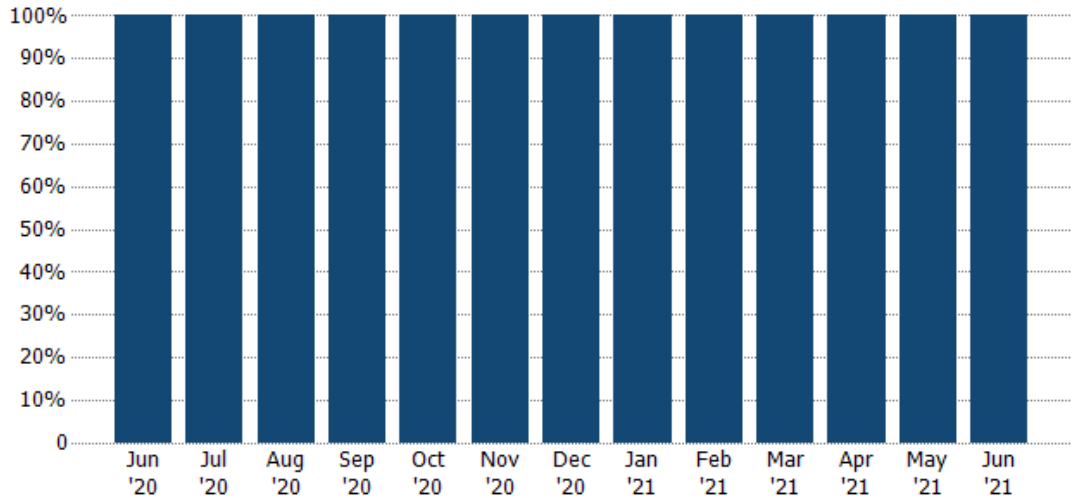
Current Year	\$1.07M	\$1.75M	\$2.24M	\$3.04M	\$958K	\$1.77M	\$591K	\$684K	\$940K	\$1.48M	\$239K	\$649K	\$1.33M
Prior Year	\$968K	\$1.42M	\$1.13M	\$1.5M	\$520K	\$1.52M	\$958K	\$998K	\$330K	\$433K	\$338K	\$358K	\$1.07M
Percent Change from Prior Year	11%	23%	99%	103%	84%	16%	-38%	-31%	185%	243%	-29%	81%	24%

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

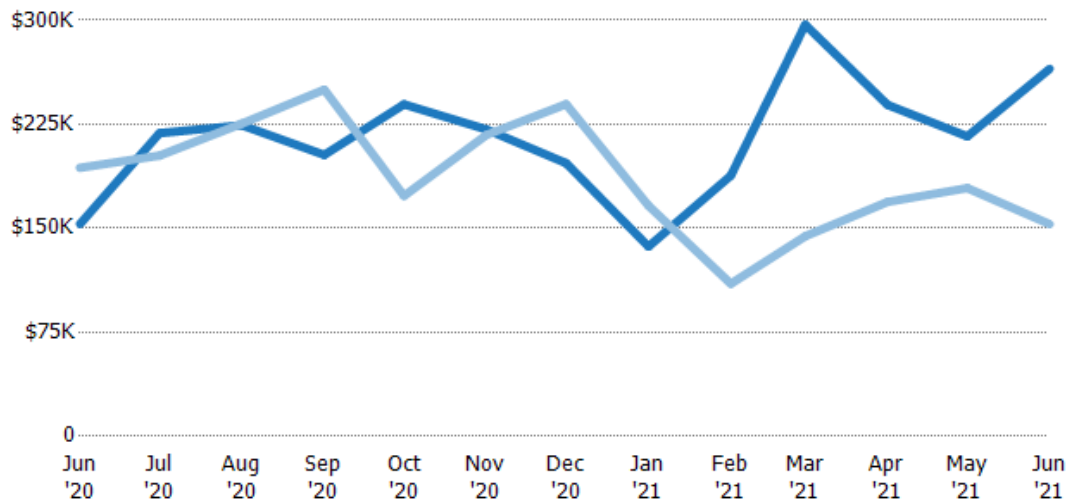
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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

\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$137K	\$188K	\$297K	\$239K	\$216K	\$265K
\$194K	\$202K	\$226K	\$250K	\$173K	\$217K	\$240K	\$166K	\$110K	\$144K	\$169K	\$179K	\$153K
-21%	8%	-1%	-19%	38%	2%	-18%	-18%	71%	106%	41%	21%	73%

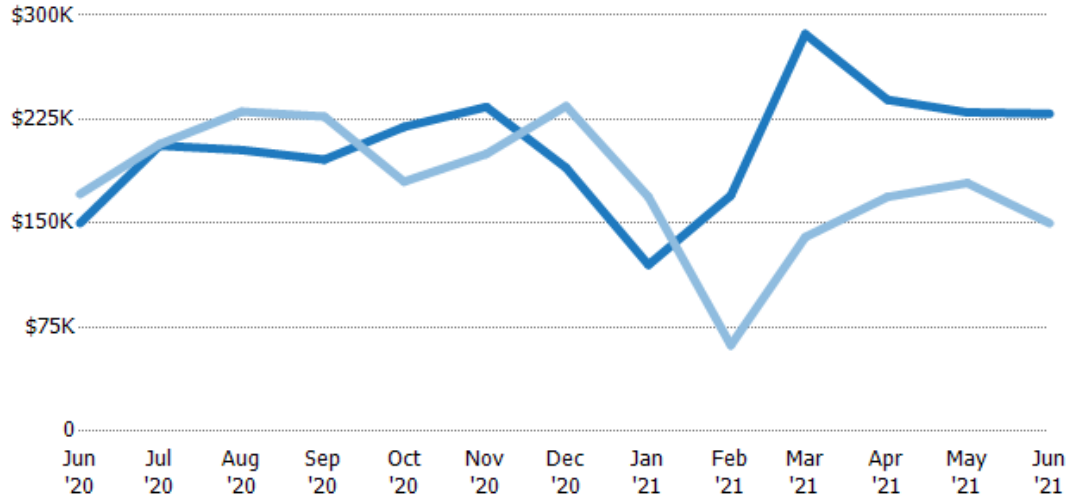
Median Sales Price

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.
Jun '21	\$229K	52.7%
Jun '20	\$150K	-12.3%
Jun '19	\$171K	22.2%



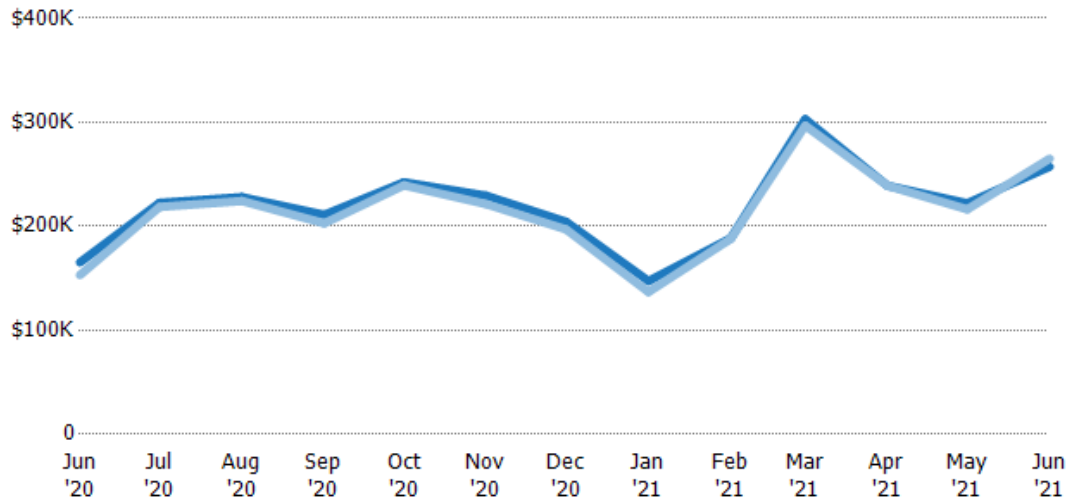
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K	\$239K	\$230K	\$229K
Prior Year	\$171K	\$207K	\$231K	\$227K	\$180K	\$200K	\$235K	\$169K	\$62K	\$140K	\$169K	\$179K	\$150K
Percent Change from Prior Year	-12%	0%	-12%	-14%	22%	17%	-19%	-29%	174%	105%	41%	28%	53%

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



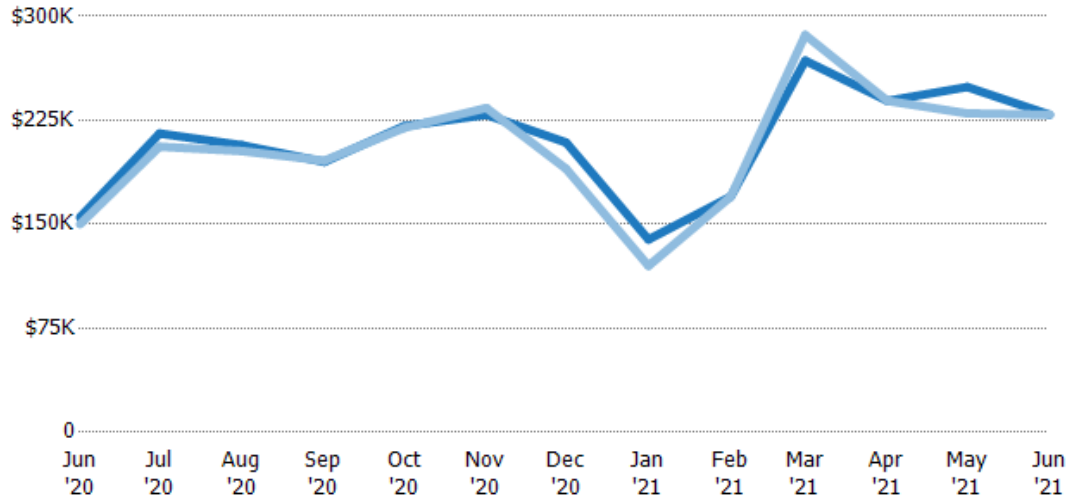
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Avg List Price	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K	\$303K	\$239K	\$222K	\$257K
Avg Sales Price	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$137K	\$188K	\$297K	\$239K	\$216K	\$265K
Avg Sales Price as a % of Avg List Price	93%	98%	98%	96%	99%	96%	96%	93%	100%	98%	100%	97%	103%

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



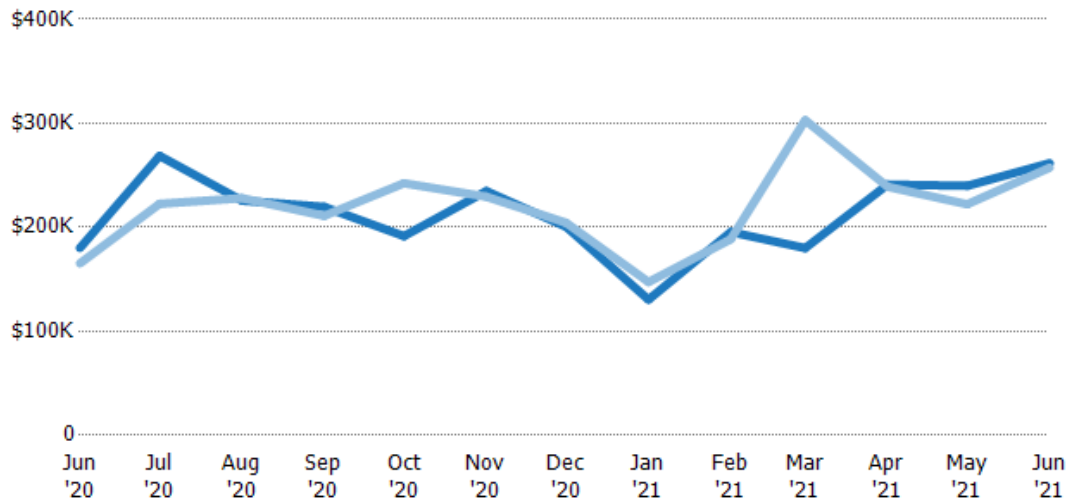
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Median List Price	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K	\$239K	\$249K	\$229K
Median Sales Price	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K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

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



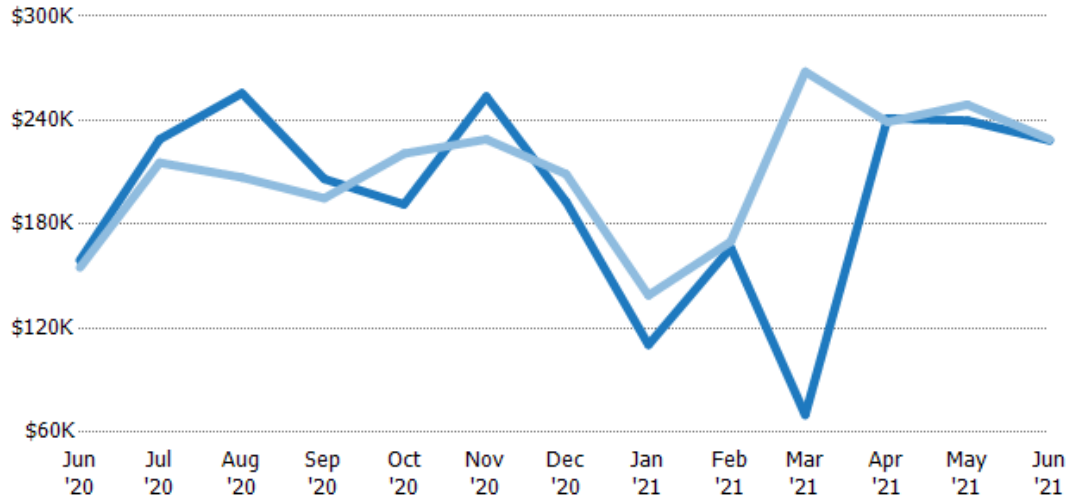
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Avg Est Value	\$180K	\$269K	\$226K	\$220K	\$191K	\$235K	\$200K	\$130K	\$195K	\$180K	\$241K	\$240K	\$262K
Avg Sales Price	\$165K	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K	\$303K	\$239K	\$222K	\$257K
Avg Sales Price as a % of Avg Est Value	92%	83%	101%	96%	127%	98%	102%	113%	96%	168%	99%	93%	98%

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



	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Median Est Value	\$159K	\$229K	\$256K	\$206K	\$191K	\$254K	\$193K	\$110K	\$166K	\$70K	\$241K	\$240K	\$228K
Median Sales Price	\$155K	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K	\$239K	\$249K	\$229K
Med Sales Price as a % of Med Est Value	97%	94%	81%	95%	115%	90%	108%	126%	102%	383%	99%	104%	100%