

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	Jul 2021	Jul 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	188	238	-21%	1,215	1,185	+2.5%
New Listing Volume	\$88,735,472	\$98,427,861	-9.8%	\$570,731,143	\$493,371,516	+15.7%
Active Listing Count	6	369	-98.4%	N/A	N/A	
Active Listing Volume	\$2,664,500	\$193,530,611	-98.6%	N/A	N/A	
Average Listing Price	\$444,083	\$524,473	-15.3%	\$581,653	\$503,806	+15.5%
Median Listing Price	\$415,000	\$425,000	-2.4%	\$478,367	\$419,192	+14.1%
Median Days in RPR	360	66	+445.5%	119.93	98.4	+21.9%
Months of Inventory	0	2.1	-98.6%	1.2	2.9	-58.3%
Absorption Rate	3,350%	48.24%	+3,301.8%	81.58%	34.04%	+47.5%
Sales Activity Charts Metrics						
New Pending Sales Count	186	251	-25.9%	1,167	1,175	-0.7%
New Pending Sales Volume	\$85,631,644	\$104,978,728	-18.4%	\$516,221,145	\$457,915,526	+12.7%
Pending Sales Count	—	353	—	N/A	N/A	
Pending Sales Volume	—	\$151,416,487	—	N/A	N/A	
Closed Sales Count	148	218	-32.1%	858	877	-2.2%
Closed Sales Volume	\$69,457,755	\$86,201,928	-19.4%	\$380,240,622	\$329,804,306	+15.3%
Average Sales Price	\$469,309	\$395,422	+18.7%	\$443,171	\$376,060	+17.8%
Median Sales Price	\$400,000	\$355,000	+12.7%	\$382,669	\$335,530	+14%

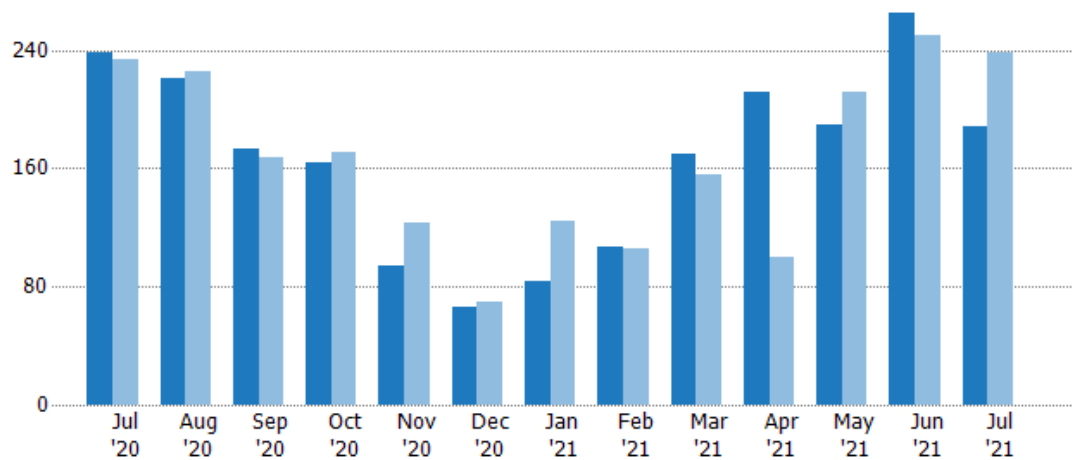
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	188	-21%
Jul '20	238	1.7%
Jul '19	234	-18.8%



Current Year	238	221	173	164	94	66	84	107	170	211	190	265	188
Prior Year	234	225	167	171	123	70	124	106	156	100	211	250	238
Percent Change from Prior Year	2%	-2%	4%	-4%	-24%	-6%	-32%	1%	9%	111%	-10%	6%	-21%

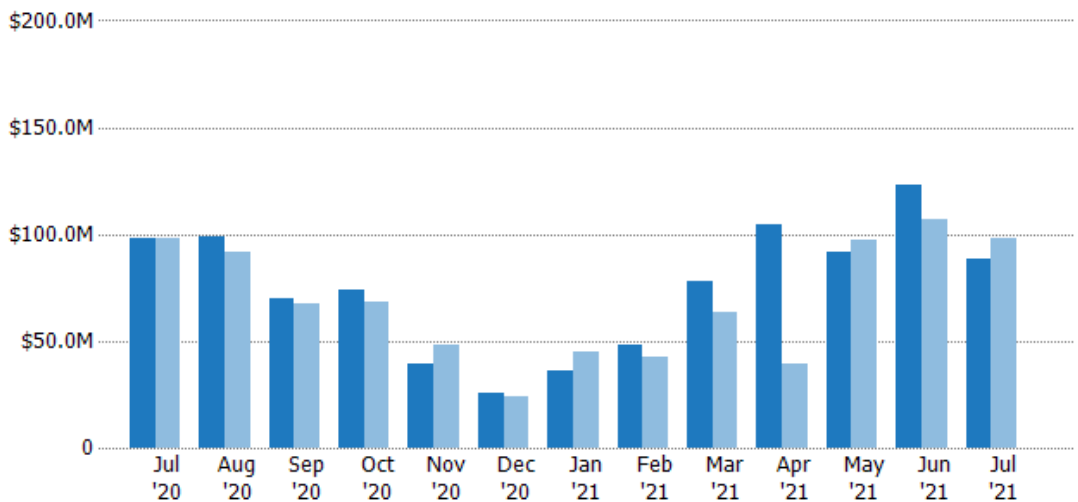
New Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$88.7M	-9.8%
Jul '20	\$98.4M	0%
Jul '19	\$98.4M	-29.4%



Current Year	\$98.4M	\$98.9M	\$69.9M	\$74.1M	\$39.5M	\$25.5M	\$36.1M	\$47.9M	\$77.7M	\$105M	\$92M	\$123M	\$88.7M
Prior Year	\$98.4M	\$91.8M	\$67.3M	\$68.4M	\$48M	\$23.7M	\$45.3M	\$42.5M	\$63.3M	\$39.6M	\$97.1M	\$107M	\$98.4M
Percent Change from Prior Year	0%	8%	4%	8%	-18%	8%	-20%	13%	23%	165%	-5%	15%	-10%

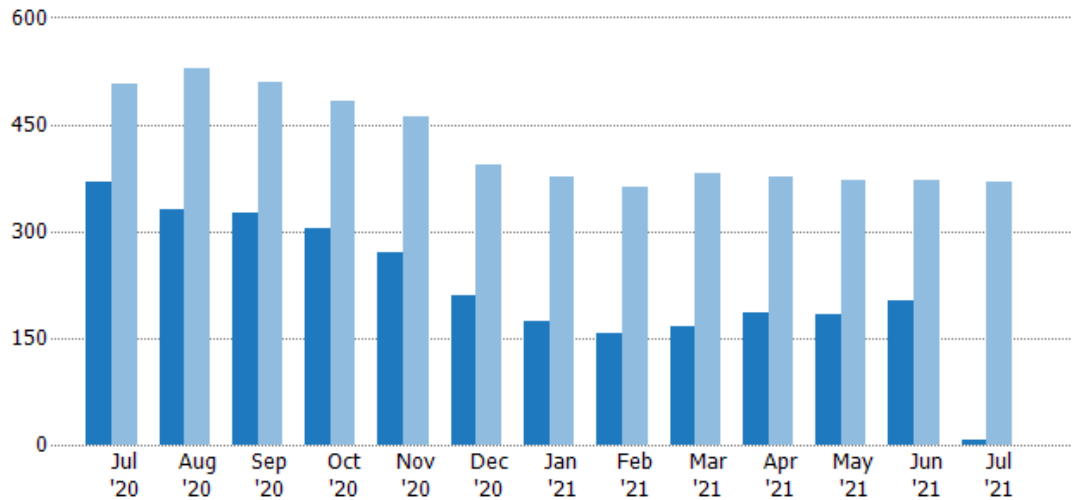
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	6	-98.4%
Jul '20	369	-27.2%
Jul '19	507	7.3%



Current Year	369	330	325	304	270	209	174	156	167	186	184	202	6
Prior Year	507	529	509	483	460	394	377	362	381	377	372	371	369
Percent Change from Prior Year	-27%	-38%	-36%	-37%	-41%	-47%	-54%	-57%	-56%	-51%	-51%	-46%	-98%

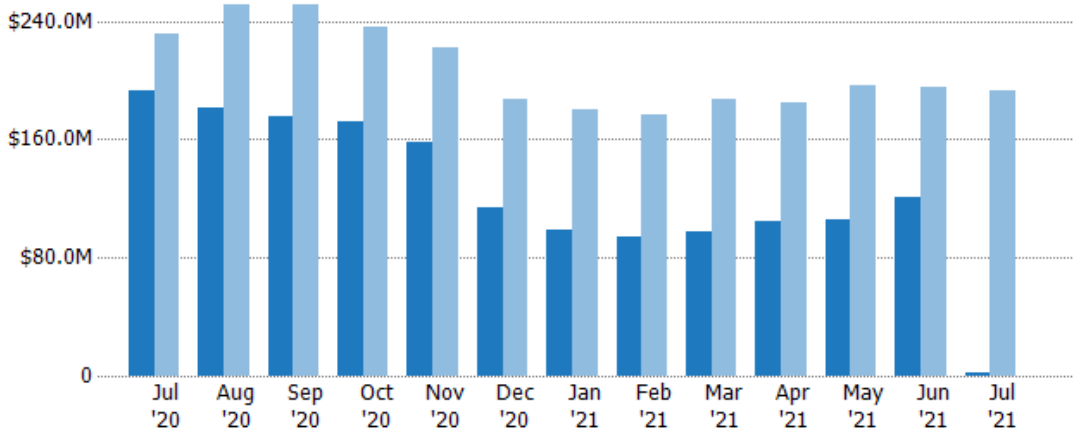
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$2.66M	-98.6%
Jul '20	\$194M	-16.5%
Jul '19	\$232M	6%



Current Year	\$194M	\$181M	\$175M	\$172M	\$158M	\$114M	\$99.2M	\$94.3M	\$97.7M	\$105M	\$106M	\$121M	\$2.66M
Prior Year	\$232M	\$251M	\$251M	\$236M	\$222M	\$187M	\$181M	\$176M	\$187M	\$185M	\$196M	\$196M	\$194M
Percent Change from Prior Year	-17%	-28%	-30%	-27%	-29%	-39%	-45%	-46%	-48%	-43%	-46%	-38%	-99%

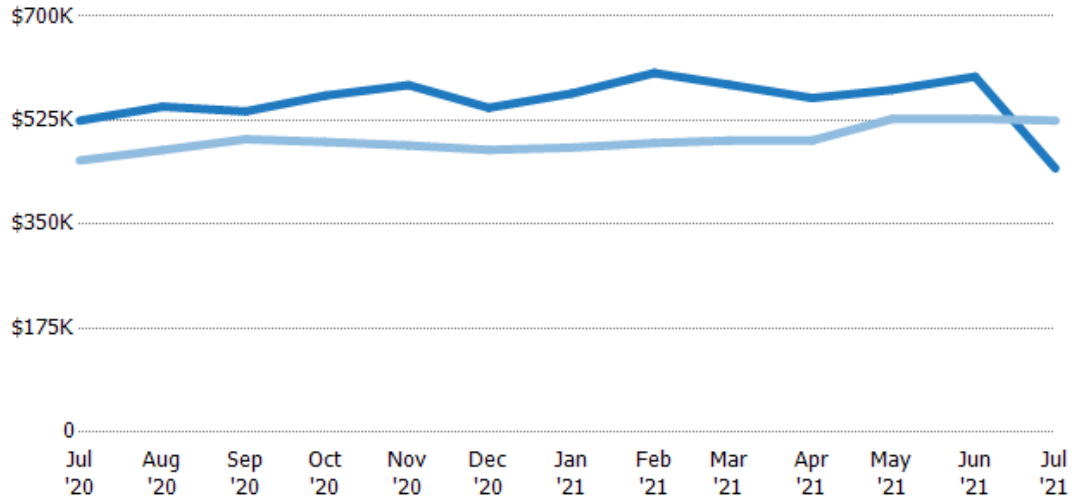
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$444K	-15.3%
Jul '20	\$524K	14.7%
Jul '19	\$457K	-1.2%



Current Year	\$524K	\$548K	\$540K	\$567K	\$584K	\$546K	\$570K	\$605K	\$585K	\$562K	\$576K	\$598K	\$444K
Prior Year	\$457K	\$475K	\$493K	\$489K	\$483K	\$475K	\$479K	\$487K	\$491K	\$491K	\$527K	\$528K	\$524K
Percent Change from Prior Year	15%	15%	10%	16%	21%	15%	19%	24%	19%	15%	9%	13%	-15%

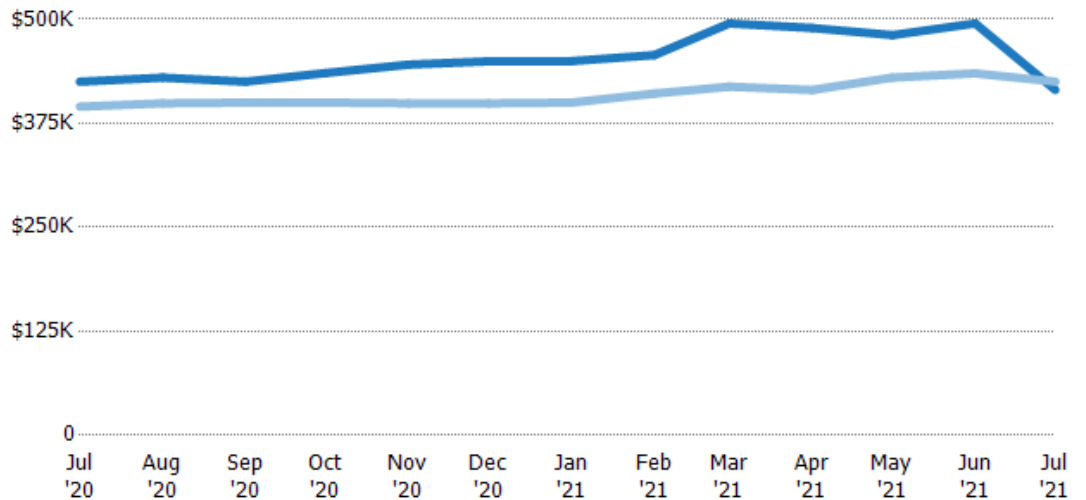
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$415K	-2.4%
Jul '20	\$425K	7.6%
Jul '19	\$395K	-3.8%



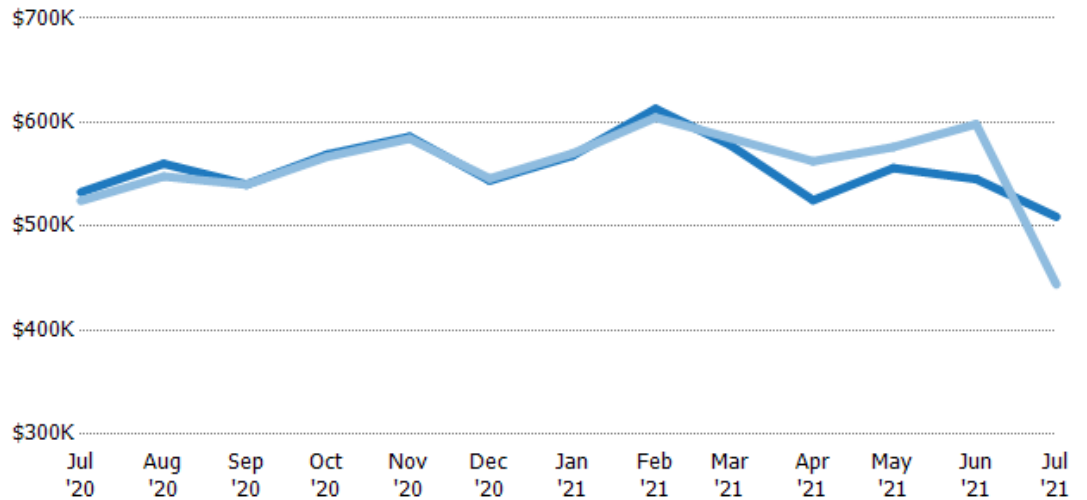
Current Year	\$425K	\$430K	\$425K	\$435K	\$445K	\$450K	\$450K	\$457K	\$495K	\$490K	\$481K	\$495K	\$415K
Prior Year	\$395K	\$399K	\$400K	\$400K	\$399K	\$399K	\$400K	\$411K	\$419K	\$415K	\$430K	\$435K	\$425K
Percent Change from Prior Year	8%	8%	6%	9%	12%	13%	12%	11%	18%	18%	12%	14%	-2%

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
County: Chittenden County, Vermont
Property Type:
Condo/Townhouse/Apt., Single
Family

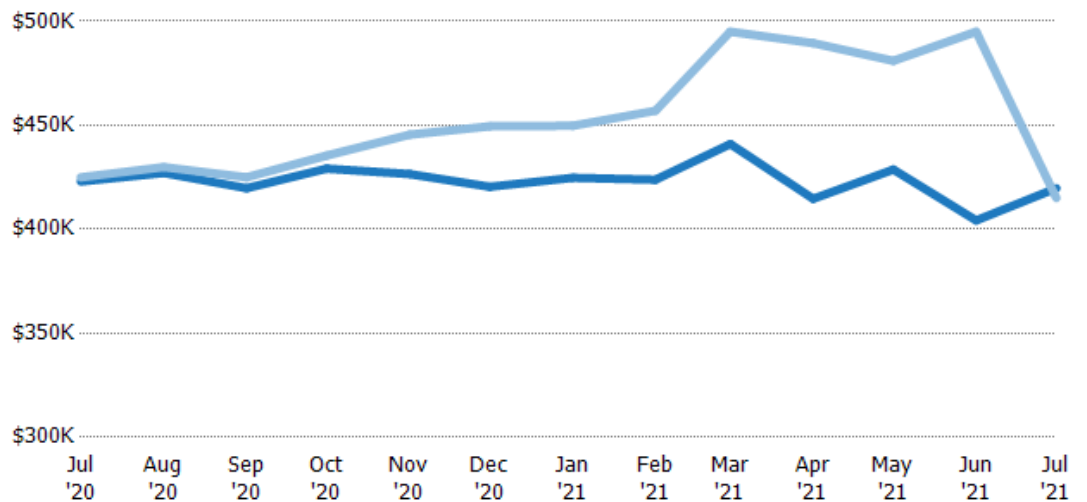


Median Listing Price vs Median Est Value

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

Filters Used

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



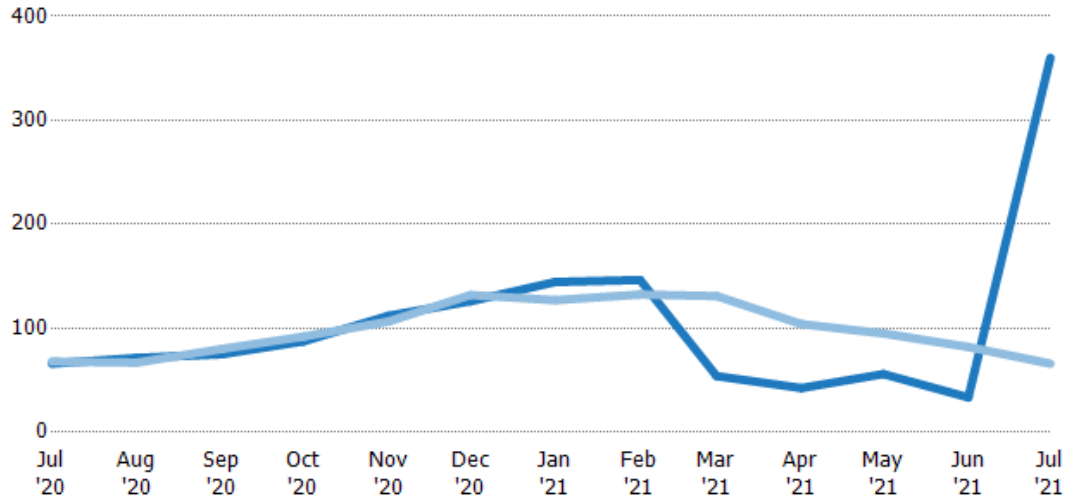
Median Days in RPR

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
County: Chittenden County, Vermont
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
Jul '21	360	445.5%
Jul '20	66	-2.9%
Jul '19	68	1.5%



Current Year	66	71.5	75	87.5	112	126	145	147	54	42.5	56	33.5	360
Prior Year	68	67	80	92	107	132	127	133	131	104	95	82	66
Percent Change from Prior Year	-3%	7%	-6%	-5%	5%	-5%	14%	11%	-59%	-59%	-41%	-59%	445%

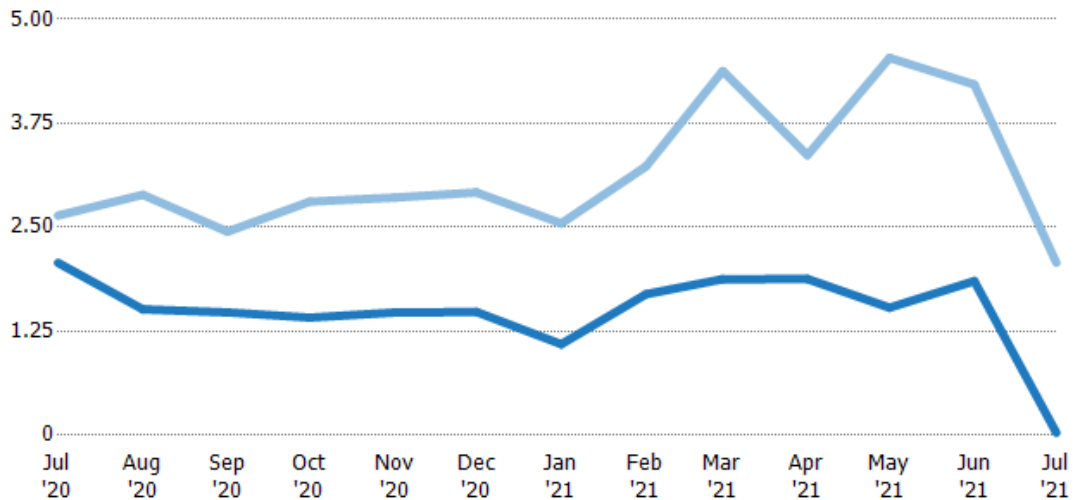
Months of Inventory

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

Filters Used

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

Month/Year	Months	% Chg.
Jul '21	0	-98.6%
Jul '20	2.07	-21.5%
Jul '19	2.64	10.2%



Current Year	2.07	1.51	1.48	1.41	1.48	1.48	1.09	1.7	1.88	1.88	1.53	1.85	0
Prior Year	2.64	2.89	2.45	2.81	2.86	2.92	2.55	3.23	4.38	3.37	4.54	4.22	2.07
Percent Change from Prior Year	-21%	-48%	-40%	-50%	-48%	-49%	-57%	-48%	-57%	-44%	-66%	-56%	-99%

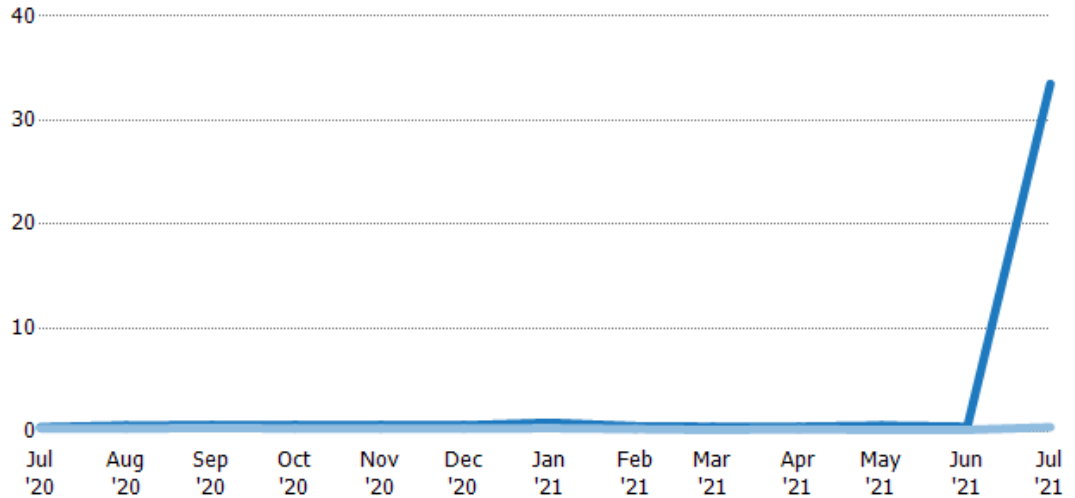
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Jul '21	3,350%	-3,301.8%
Jul '20	48%	-10.4%
Jul '19	38%	-9.2%



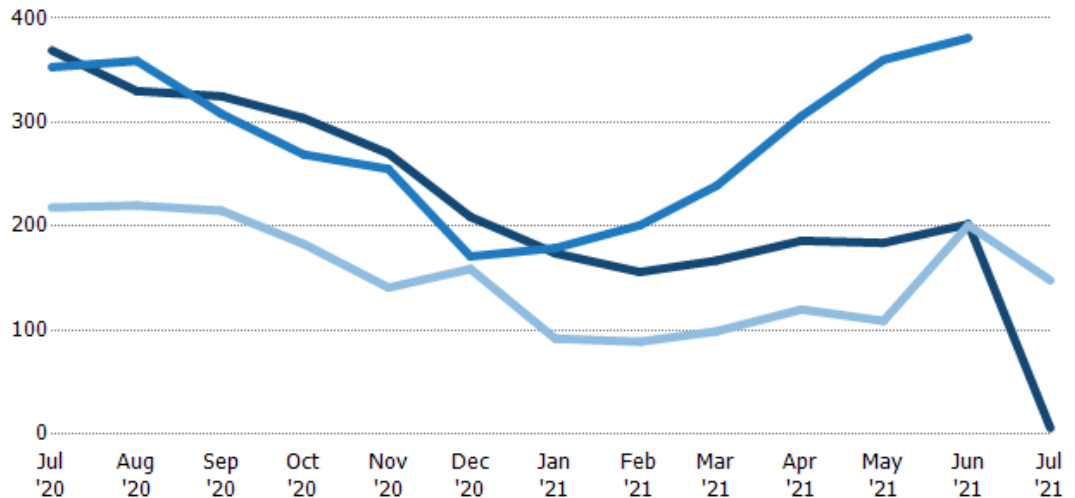
Current Year	48%	66%	68%	71%	68%	67%	91%	59%	53%	53%	65%	54%	3,350%
Prior Year	38%	35%	41%	36%	35%	34%	39%	31%	23%	30%	22%	24%	48%
Change from Prior Year	-10%	-31%	-27%	-35%	-33%	-33%	-52%	-28%	-30%	-24%	-43%	-30%	-3,302%

Active/Pending/Sold Units

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

Filters Used

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



Active	369	330	325	304	270	209	174	156	167	186	184	202	6
Pending	353	359	308	269	255	171	179	201	239	306	360	381	-
Sold	218	220	215	183	141	159	92	89	99	120	109	201	148

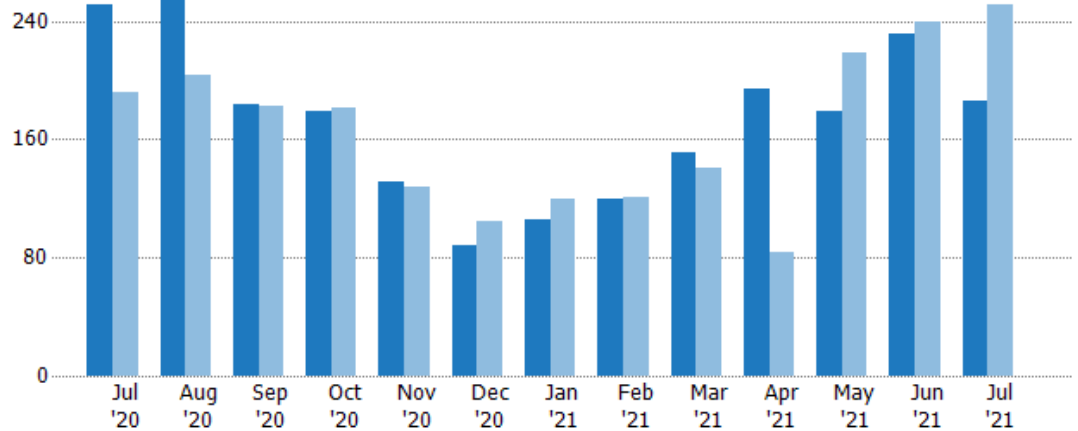
New Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	186	-25.9%
Jul '20	251	30.7%
Jul '19	192	-25.5%



Current Year	251	255	184	179	131	88	106	120	151	194	179	231	186
Prior Year	192	203	182	181	128	105	120	121	141	84	218	240	251
Percent Change from Prior Year	31%	26%	1%	-1%	2%	-16%	-12%	-1%	7%	131%	-18%	-4%	-26%

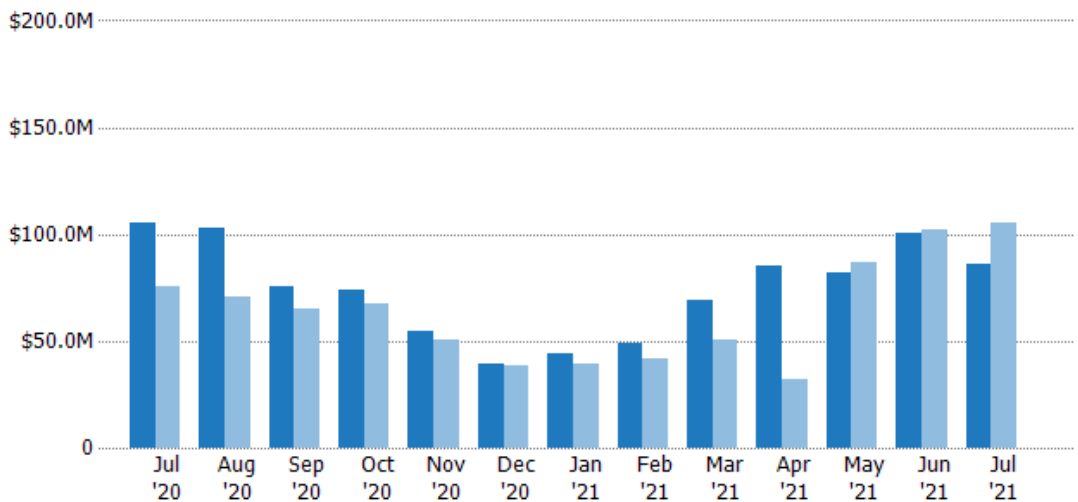
New Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$85.6M	-18.4%
Jul '20	\$105M	39.2%
Jul '19	\$75.4M	-39.6%



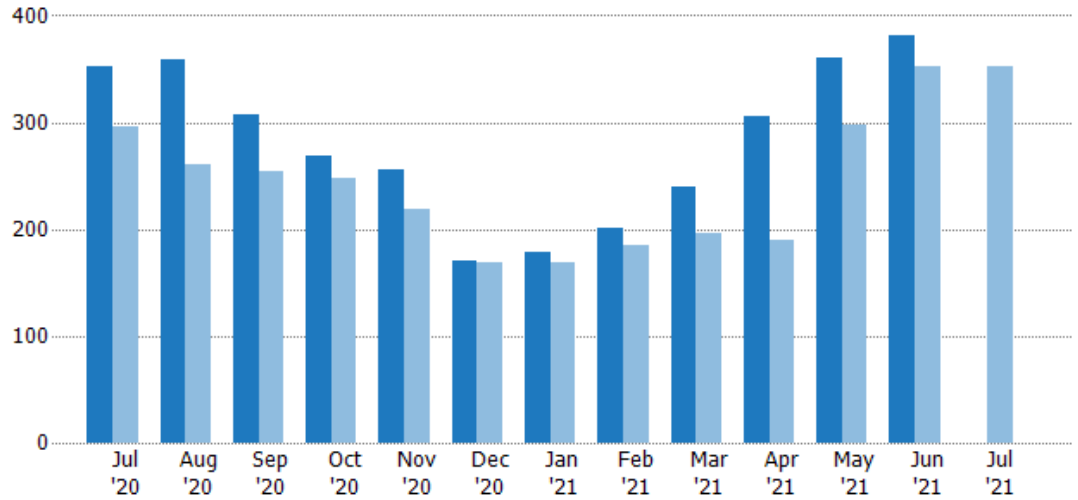
Current Year	\$105M	\$103M	\$75.7M	\$74.3M	\$54.3M	\$39.4M	\$44.3M	\$49.3M	\$69.2M	\$85.5M	\$81.8M	\$101M	\$85.6M
Prior Year	\$75.4M	\$70.8M	\$65.4M	\$67.6M	\$50.9M	\$38.8M	\$39.3M	\$42.1M	\$50.4M	\$32.2M	\$87M	\$102M	\$105M
Percent Change from Prior Year	39%	45%	16%	10%	7%	1%	13%	17%	37%	165%	-6%	-1%	-18%

Pending Sales

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

Filters Used

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



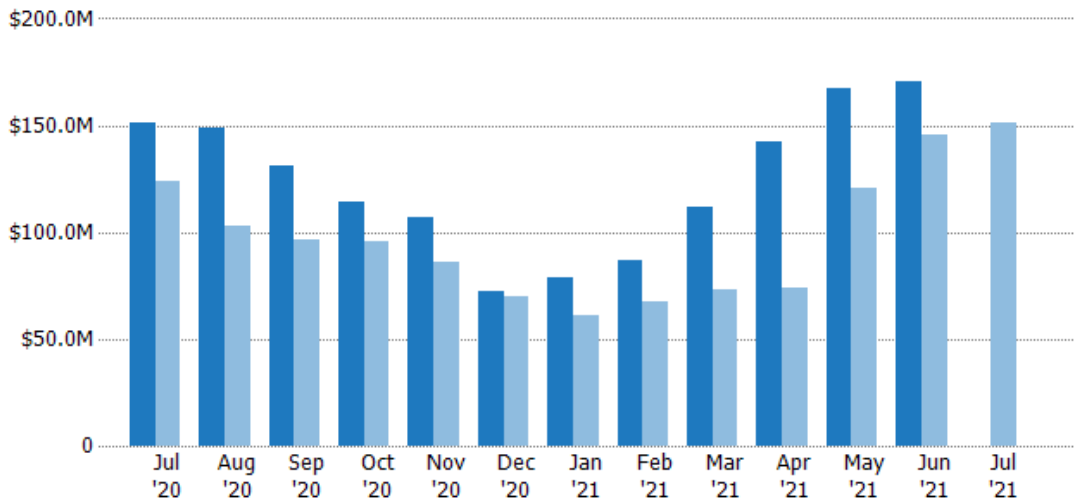
Current Year	353	359	308	269	255	171	179	201	239	306	360	381	-
Prior Year	296	261	254	248	219	169	169	185	196	190	297	353	353
Percent Change from Prior Year	19%	38%	21%	8%	16%	1%	6%	9%	22%	61%	21%	8%	-100%

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
County: Chittenden County, Vermont
Property Type:
Condo/Townhouse/Apt., Single
Family



Current Year	\$151M	\$149M	\$131M	\$114M	\$107M	\$72.6M	\$78.6M	\$87.1M	\$112M	\$142M	\$167M	\$171M	-
Prior Year	\$124M	\$103M	\$96.2M	\$95.4M	\$86.3M	\$69.6M	\$61.1M	\$67.3M	\$73M	\$73.7M	\$120M	\$146M	\$151M
Percent Change from Prior Year	22%	45%	36%	19%	23%	4%	29%	29%	53%	93%	39%	17%	-100%

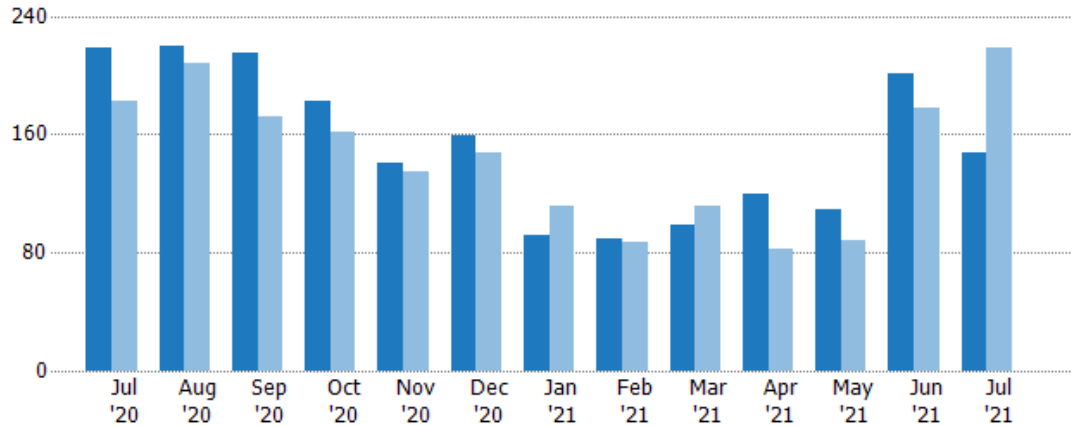
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	148	-32.1%
Jul '20	218	19.1%
Jul '19	183	-9.3%



Current Year	218	220	215	183	141	159	92	89	99	120	109	201	148
Prior Year	183	208	172	161	135	148	112	87	112	82	88	178	218
Percent Change from Prior Year	19%	6%	25%	14%	4%	7%	-18%	2%	-12%	46%	24%	13%	-32%

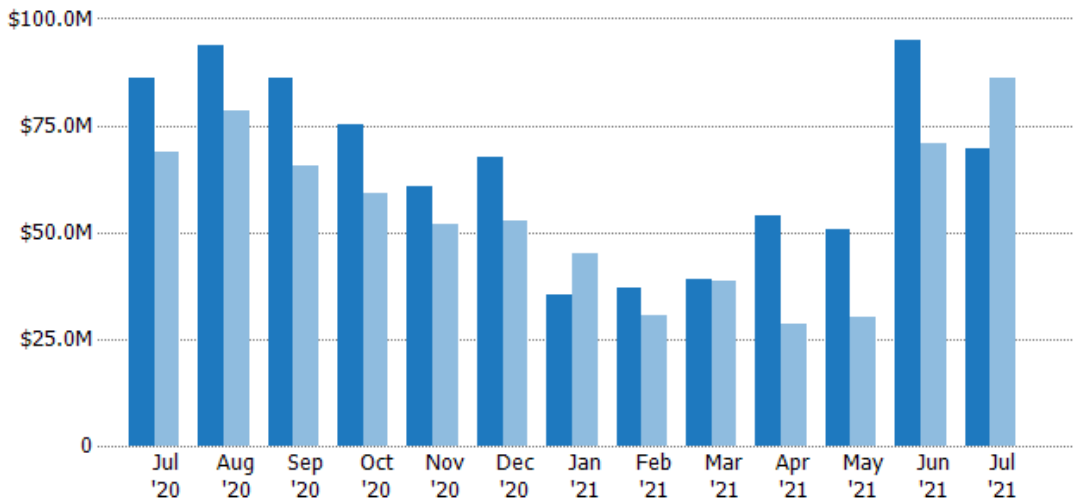
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$69.5M	-19.4%
Jul '20	\$86.2M	25.4%
Jul '19	\$68.7M	-18.2%



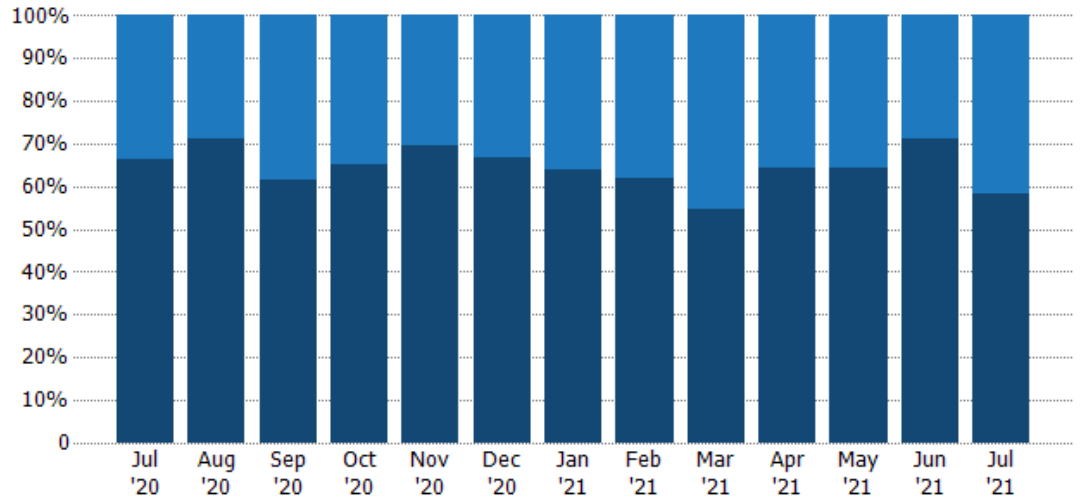
Current Year	\$86.2M	\$93.9M	\$86M	\$75.3M	\$60.7M	\$67.5M	\$35.4M	\$37M	\$39M	\$53.8M	\$50.5M	\$95M	\$69.5M
Prior Year	\$68.7M	\$78.4M	\$65.6M	\$59M	\$51.8M	\$52.8M	\$44.9M	\$30.3M	\$38.6M	\$28.7M	\$30.2M	\$70.9M	\$86.2M
Percent Change from Prior Year	25%	20%	31%	28%	17%	28%	-21%	22%	1%	88%	67%	34%	-19%

Closed Sales by Property Type

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

Filters Used

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



Condo/Townhouse	33%	29%	39%	35%	30%	33%	36%	38%	45%	36%	36%	29%	42%
Single Family Residence	67%	71%	61%	65%	70%	67%	64%	62%	55%	64%	64%	71%	58%

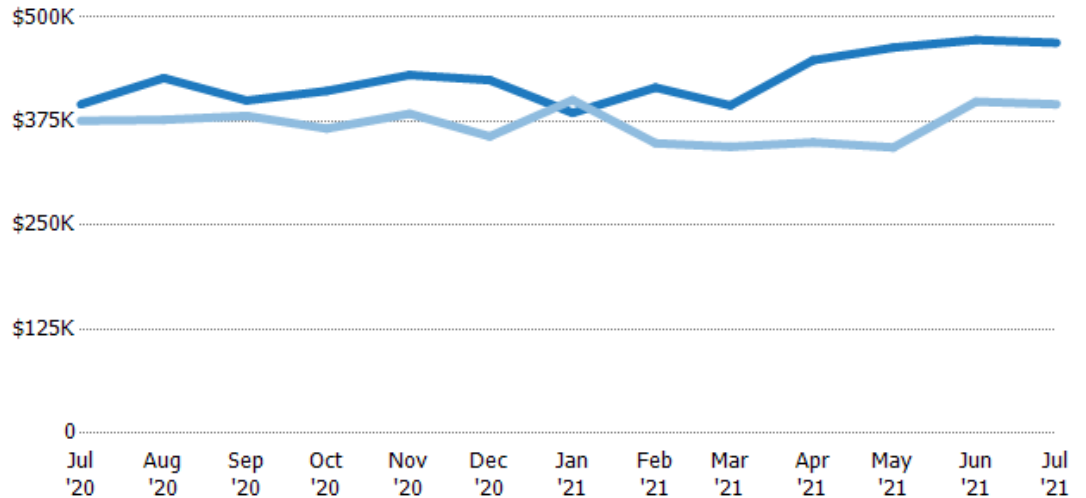
Average Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$469K	18.7%
Jul '20	\$395K	5.3%
Jul '19	\$376K	-9.9%



Current Year	\$395K	\$427K	\$400K	\$411K	\$431K	\$424K	\$385K	\$415K	\$394K	\$448K	\$464K	\$473K	\$469K
Prior Year	\$376K	\$377K	\$381K	\$366K	\$384K	\$357K	\$401K	\$349K	\$344K	\$350K	\$344K	\$399K	\$395K
Percent Change from Prior Year	5%	13%	5%	12%	12%	19%	-4%	19%	14%	28%	35%	19%	19%

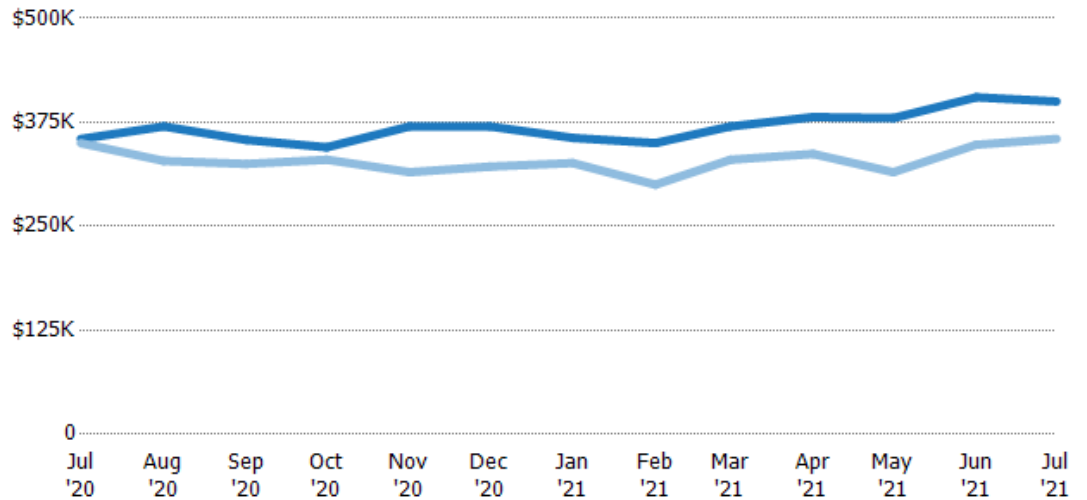
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$400K	12.7%
Jul '20	\$355K	1.5%
Jul '19	\$350K	-11.8%



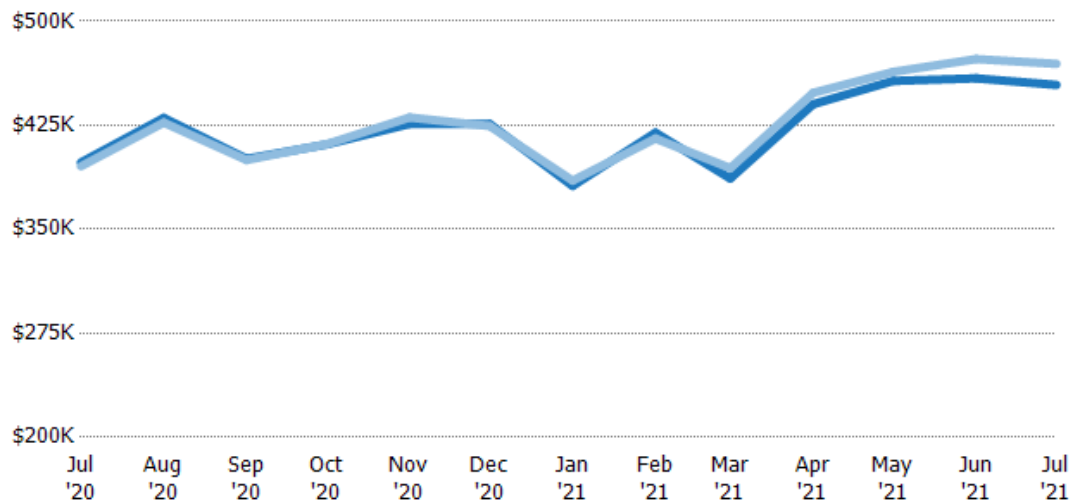
Current Year	\$355K	\$370K	\$354K	\$345K	\$370K	\$370K	\$356K	\$350K	\$370K	\$381K	\$380K	\$405K	\$400K
Prior Year	\$350K	\$329K	\$325K	\$330K	\$315K	\$322K	\$326K	\$300K	\$330K	\$337K	\$315K	\$348K	\$355K
Percent Change from Prior Year	1%	13%	9%	5%	17%	15%	9%	17%	12%	13%	21%	16%	13%

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

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



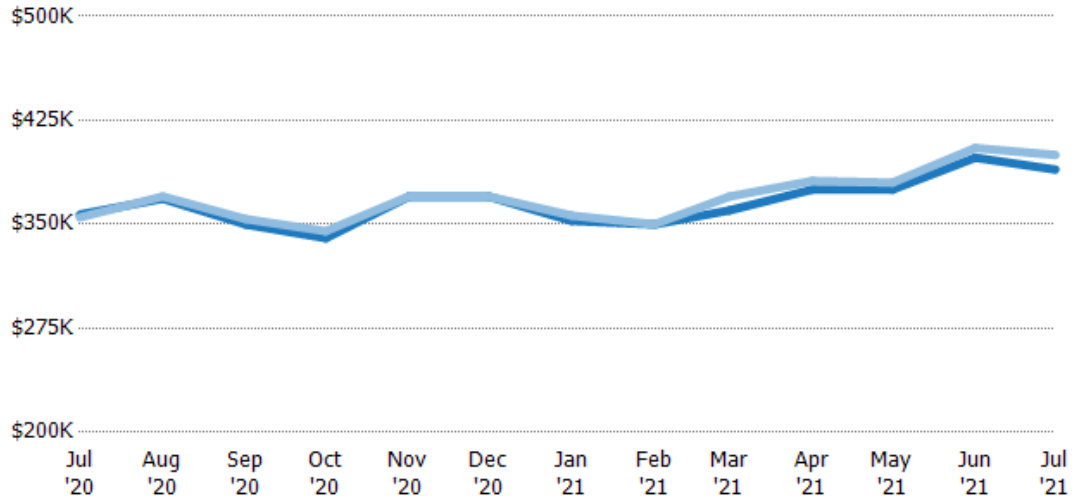
Avg List Price	\$398K	\$430K	\$401K	\$411K	\$426K	\$426K	\$381K	\$420K	\$387K	\$440K	\$457K	\$459K	\$454K
Avg Sales Price	\$395K	\$427K	\$400K	\$411K	\$431K	\$424K	\$385K	\$415K	\$394K	\$448K	\$464K	\$473K	\$469K
Avg Sales Price as a % of Avg List Price	99%	99%	100%	100%	101%	100%	101%	99%	102%	102%	101%	103%	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

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

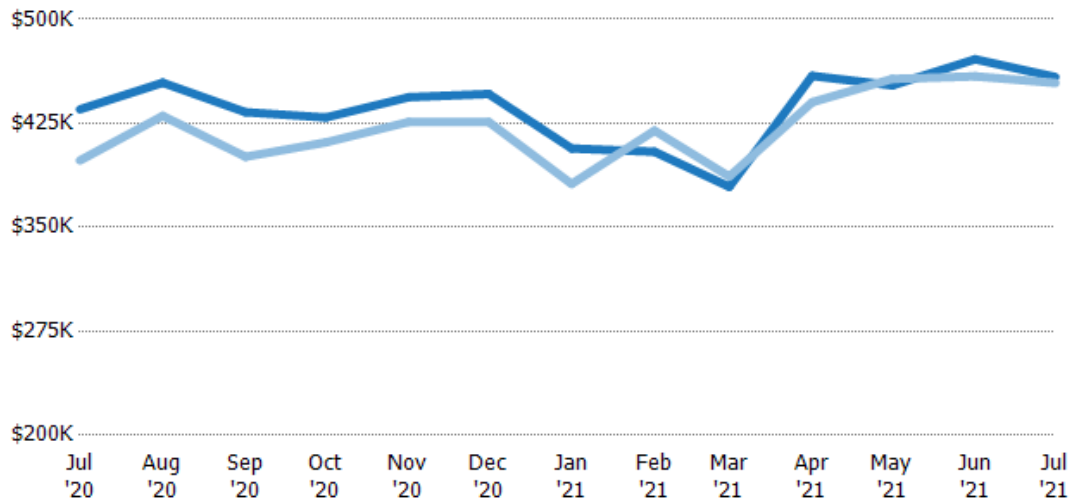


Average Sales Price vs Average Est Value

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

Filters Used

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

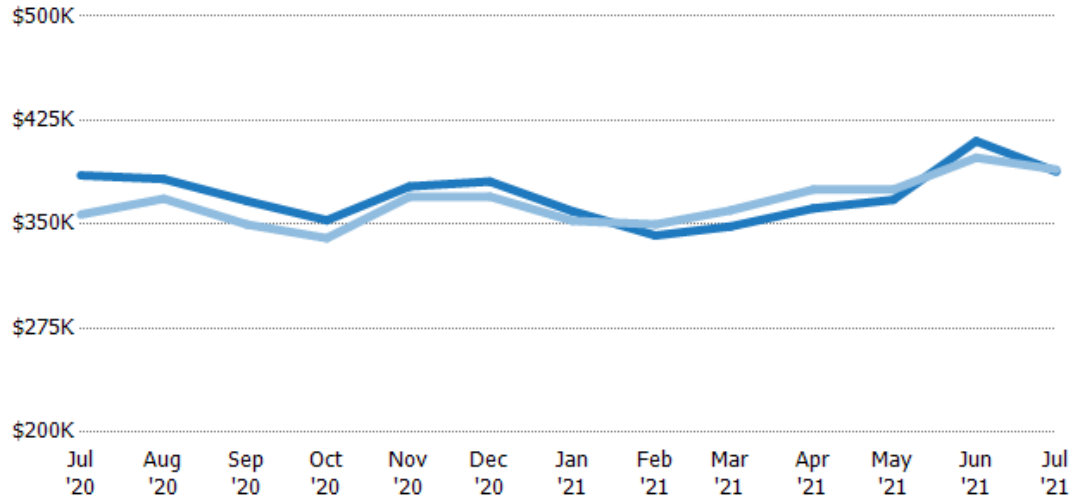


Median Sales Price vs Median Est Value

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

Filters Used

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



Median Est Value	\$385K	\$383K	\$367K	\$353K	\$377K	\$381K	\$359K	\$342K	\$348K	\$361K	\$368K	\$410K	\$388K
Median Sales Price	\$357K	\$368K	\$350K	\$340K	\$370K	\$370K	\$352K	\$350K	\$360K	\$375K	\$375K	\$398K	\$389K
Med Sales Price as a % of Med Est Value	93%	96%	95%	96%	98%	97%	98%	102%	103%	104%	102%	97%	100%