

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

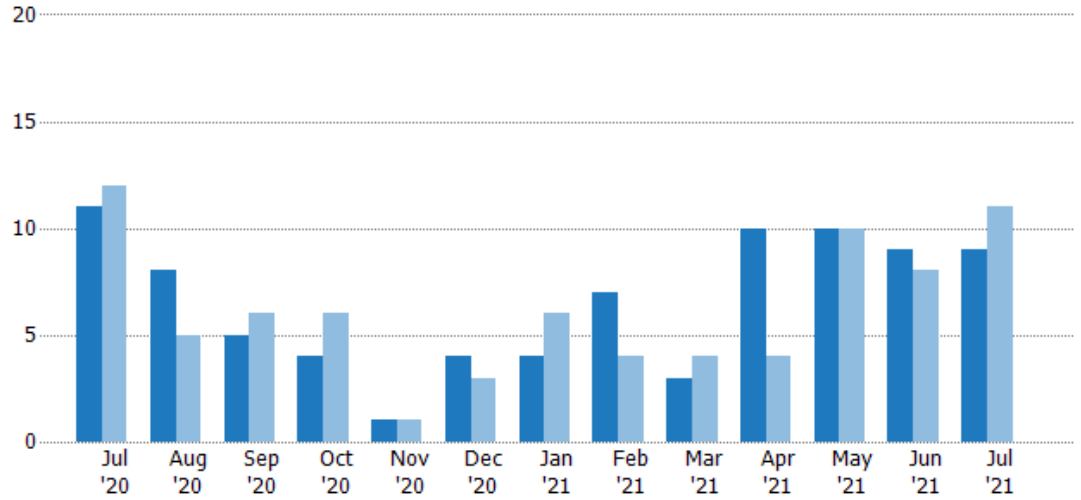
Key Metrics	Jul 2021	Jul 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	9	11	-18.2%	52	47	+10.6%
New Listing Volume	\$7,069,000	\$2,396,900	+194.9%	\$21,269,900	\$9,905,900	+114.7%
Active Listing Count	1	19	-94.7%	N/A	N/A	
Active Listing Volume	\$150,000	\$5,361,300	-97.2%	N/A	N/A	
Average Listing Price	\$150,000	\$282,174	-46.8%	\$474,374	\$280,706	+69%
Median Listing Price	\$150,000	\$219,000	-31.5%	\$289,870	\$202,155	+43.4%
Median Days in RPR	344	98	+251%	102.89	168.71	-39%
Months of Inventory	0.2	2.7	-92.6%	2.5	8.1	-69.7%
Absorption Rate	500%	36.84%	+463.2%	40.79%	12.38%	+28.4%
Sales Activity Charts Metrics						
New Pending Sales Count	9	18	-50%	44	54	-18.5%
New Pending Sales Volume	\$3,536,400	\$3,739,300	-5.4%	\$13,699,500	\$10,385,300	+31.9%
Pending Sales Count	—	21	—	N/A	N/A	
Pending Sales Volume	—	\$4,417,200	—	N/A	N/A	
Closed Sales Count	4	8	-50%	28	31	-9.7%
Closed Sales Volume	\$1,243,000	\$1,749,000	-28.9%	\$6,563,900	\$5,276,600	+24.4%
Average Sales Price	\$310,750	\$218,625	+42.1%	\$234,425	\$170,213	+37.7%
Median Sales Price	\$195,250	\$206,000	-5.2%	\$204,911	\$161,742	+26.7%

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



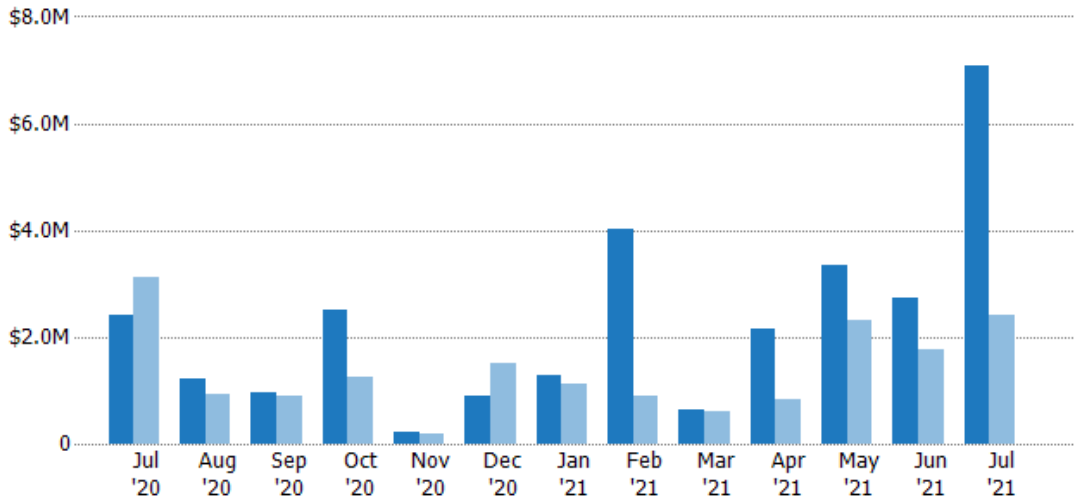
Current Year	11	8	5	4	1	4	4	7	3	10	10	9	9
Prior Year	12	5	6	6	1	3	6	4	4	4	10	8	11
Percent Change from Prior Year	-8%	60%	-17%	-33%	0%	33%	-33%	75%	-25%	150%	0%	13%	-18%

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



Current Year	\$2.4M	\$1.21M	\$972K	\$2.5M	\$236K	\$886K	\$1.3M	\$4.04M	\$646K	\$2.15M	\$3.34M	\$2.73M	\$7.07M
Prior Year	\$3.11M	\$931K	\$895K	\$1.26M	\$190K	\$1.52M	\$1.11M	\$888K	\$594K	\$840K	\$2.32M	\$1.76M	\$2.4M
Percent Change from Prior Year	-23%	30%	9%	99%	24%	-42%	17%	354%	9%	156%	44%	55%	195%

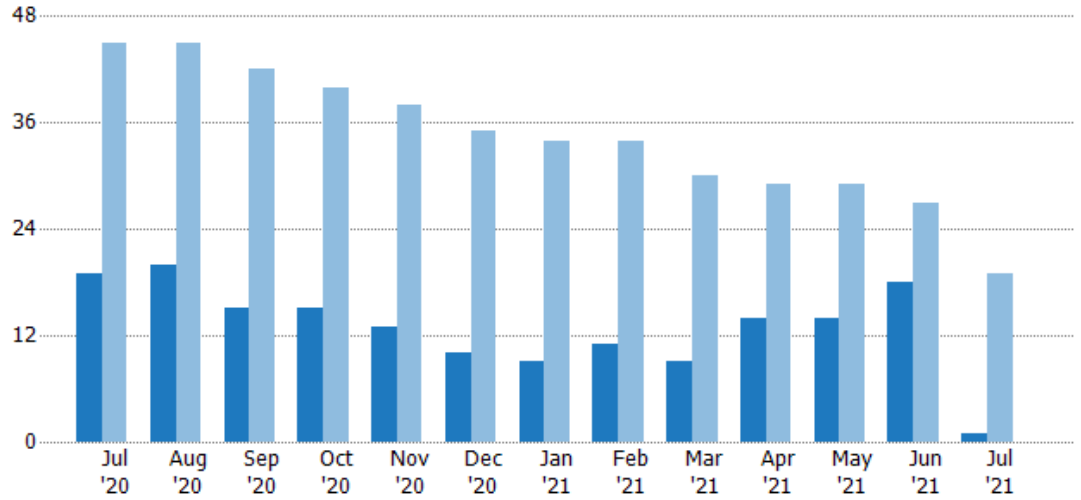
Active Listings

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.
Jul '21	1	-94.7%
Jul '20	19	-57.8%
Jul '19	45	8.9%



Current Year	19	20	15	15	13	10	9	11	9	14	14	18	1
Prior Year	45	45	42	40	38	35	34	34	30	29	29	27	19
Percent Change from Prior Year	-58%	-56%	-64%	-63%	-66%	-71%	-74%	-68%	-70%	-52%	-52%	-33%	-95%

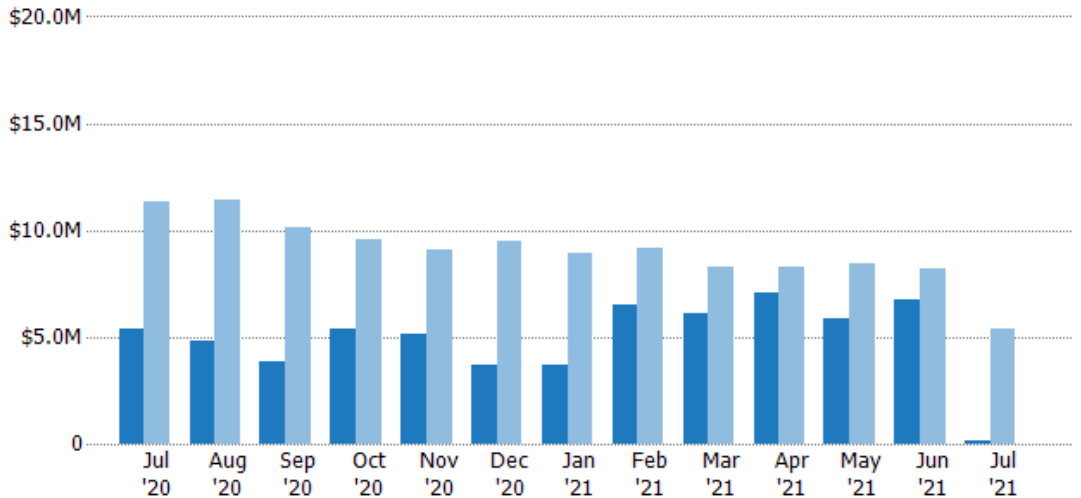
Active Listing Volume

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.
Jul '21	\$150K	-97.2%
Jul '20	\$5.36M	-52.8%
Jul '19	\$11.4M	4.4%



Current Year	\$5.36M	\$4.78M	\$3.85M	\$5.35M	\$5.15M	\$3.73M	\$3.66M	\$6.49M	\$6.08M	\$7.1M	\$5.83M	\$6.74M	\$150K
Prior Year	\$11.4M	\$11.4M	\$10.1M	\$9.59M	\$9.06M	\$9.49M	\$8.91M	\$9.18M	\$8.31M	\$8.3M	\$8.47M	\$8.16M	\$5.36M
Percent Change from Prior Year	-53%	-58%	-62%	-44%	-43%	-61%	-59%	-29%	-27%	-15%	-31%	-17%	-97%

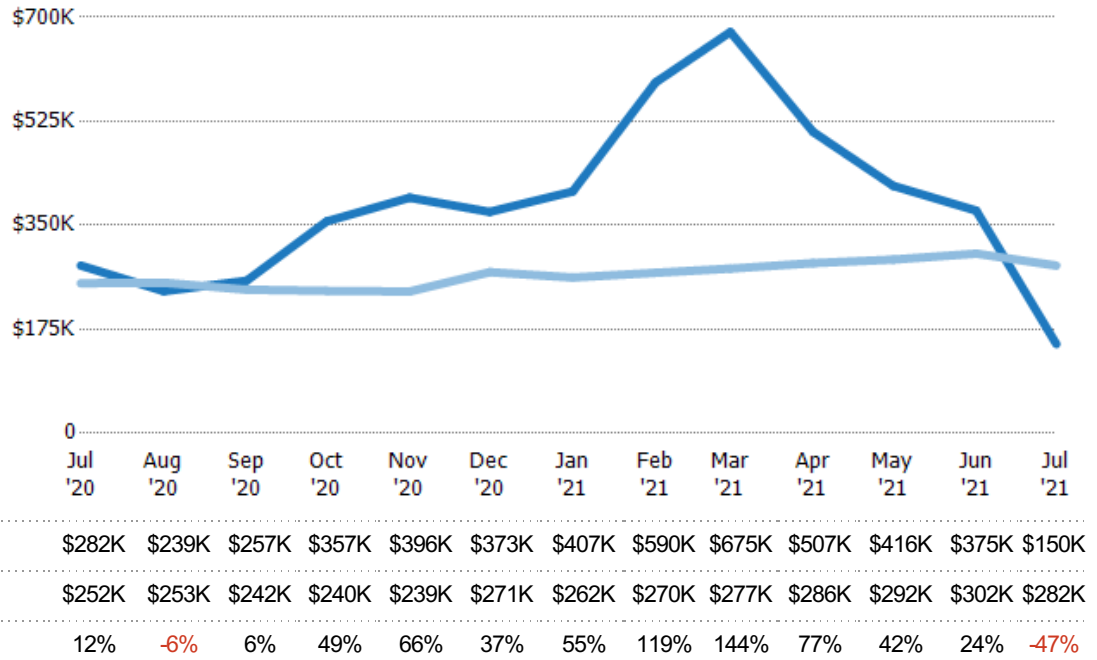
Average Listing Price

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.
Jul '21	\$150K	-46.8%
Jul '20	\$282K	11.8%
Jul '19	\$252K	-4.1%



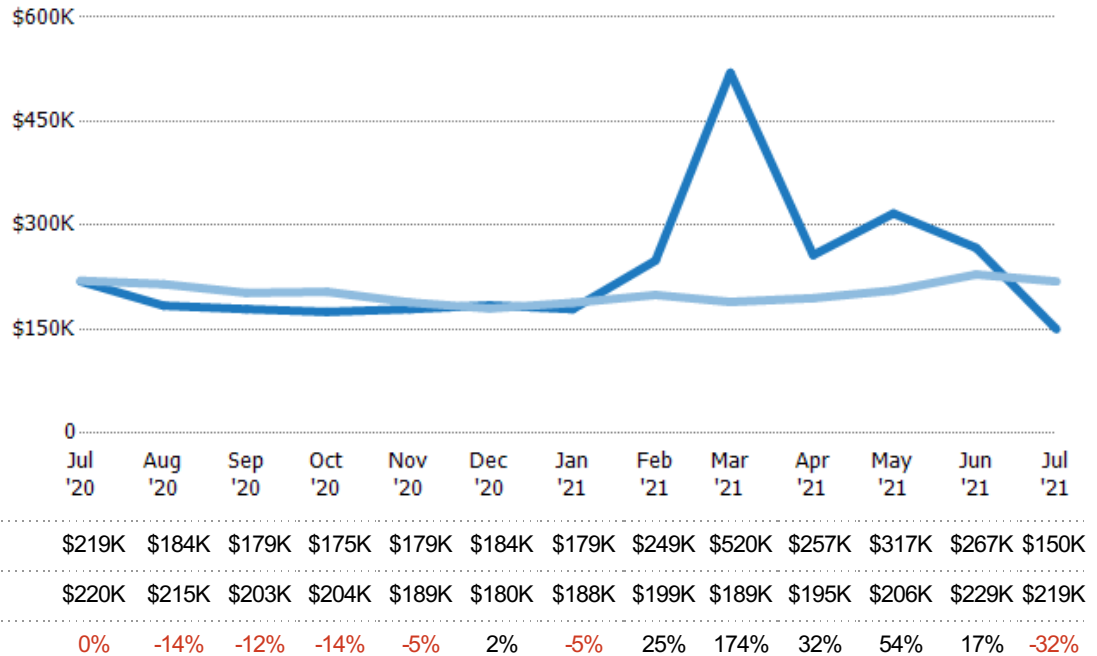
Median Listing Price

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.
Jul '21	\$150K	-31.5%
Jul '20	\$219K	-0.5%
Jul '19	\$220K	0%

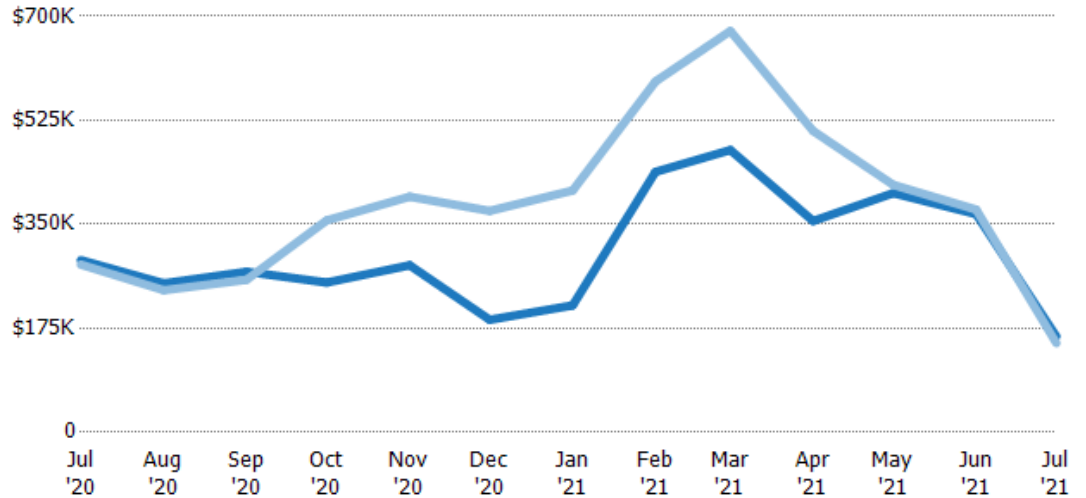


Average Listing Price vs Average Est Value

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



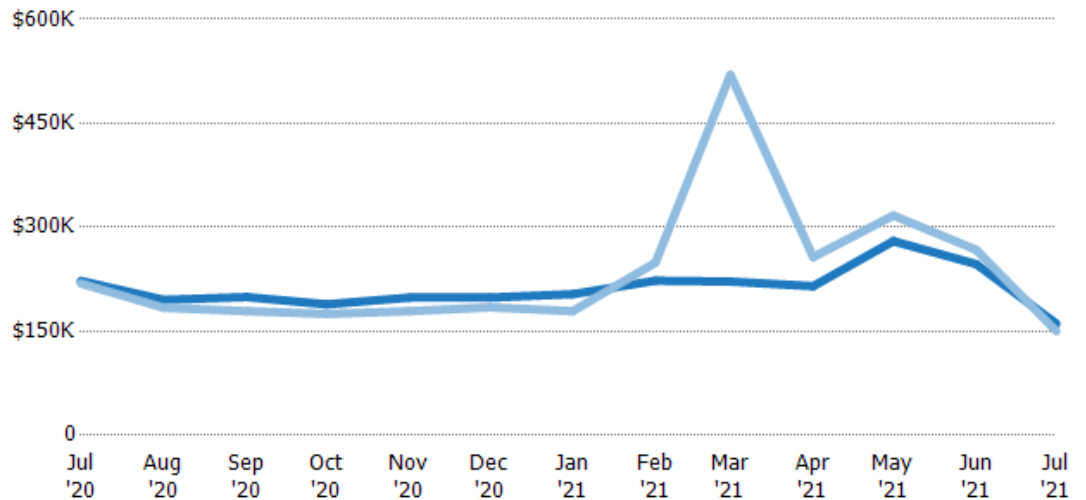
Avg Est Value	\$290K	\$251K	\$270K	\$252K	\$281K	\$189K	\$214K	\$438K	\$475K	\$355K	\$402K	\$367K	\$161K
Avg Listing Price	\$282K	\$239K	\$257K	\$357K	\$396K	\$373K	\$407K	\$590K	\$675K	\$507K	\$416K	\$375K	\$150K
Avg Listing Price as a % of Avg Est Value	97%	95%	95%	142%	141%	197%	191%	135%	142%	143%	103%	102%	93%

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	\$223K	\$195K	\$199K	\$189K	\$199K	\$199K	\$204K	\$223K	\$222K	\$215K	\$280K	\$247K	\$161K
Median Listing Price	\$219K	\$184K	\$179K	\$175K	\$179K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$267K	\$150K
Med Listing Price as a % of Med Est Value	98%	94%	90%	93%	90%	93%	88%	112%	235%	120%	113%	108%	93%

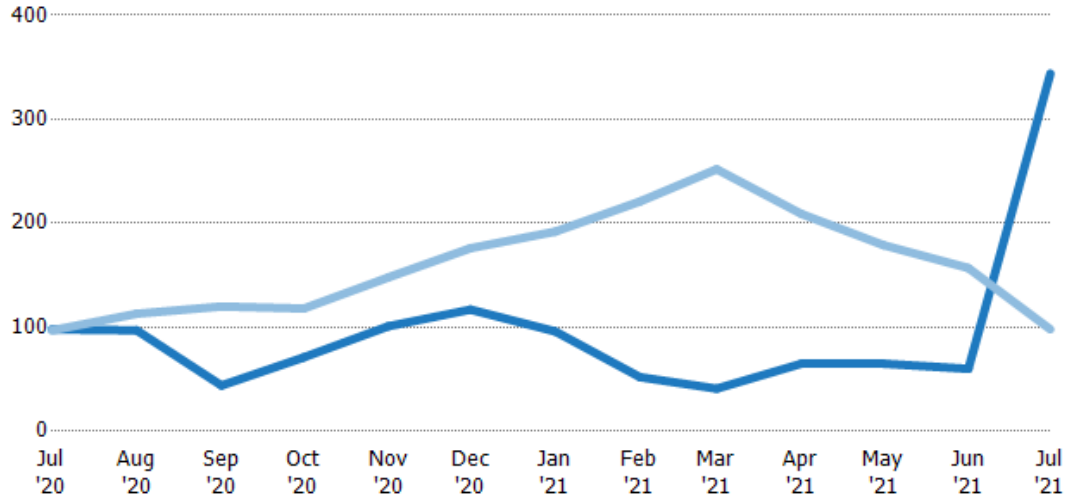
Median Days in RPR

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.
Jul '21	344	251%
Jul '20	98	1%
Jul '19	97	-14.4%



Current Year	98	97	44	71	101	117	96	52	41	65	65	60	344
Prior Year	97	113	120	118	148	176	192	221	252	209	179	157	98
Percent Change from Prior Year	1%	-14%	-63%	-40%	-32%	-34%	-50%	-76%	-84%	-69%	-64%	-62%	251%

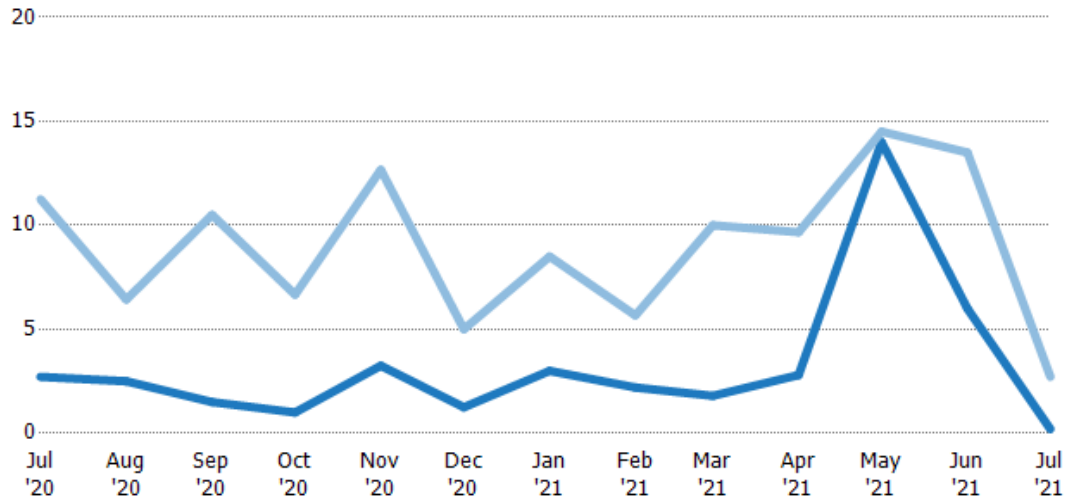
Months of Inventory

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.
Jul '21	0	-92.6%
Jul '20	2.71	-75.9%
Jul '19	11.3	-37.8%



Current Year	2.71	2.5	1.5	1	3.25	1.25	3	2.2	1.8	2.8	14	6	0
Prior Year	11.3	6.43	10.5	6.67	12.7	5	8.5	5.67	10	9.67	14.5	13.5	2.71
Percent Change from Prior Year	-76%	-61%	-86%	-85%	-74%	-75%	-65%	-61%	-82%	-71%	-3%	-56%	-93%

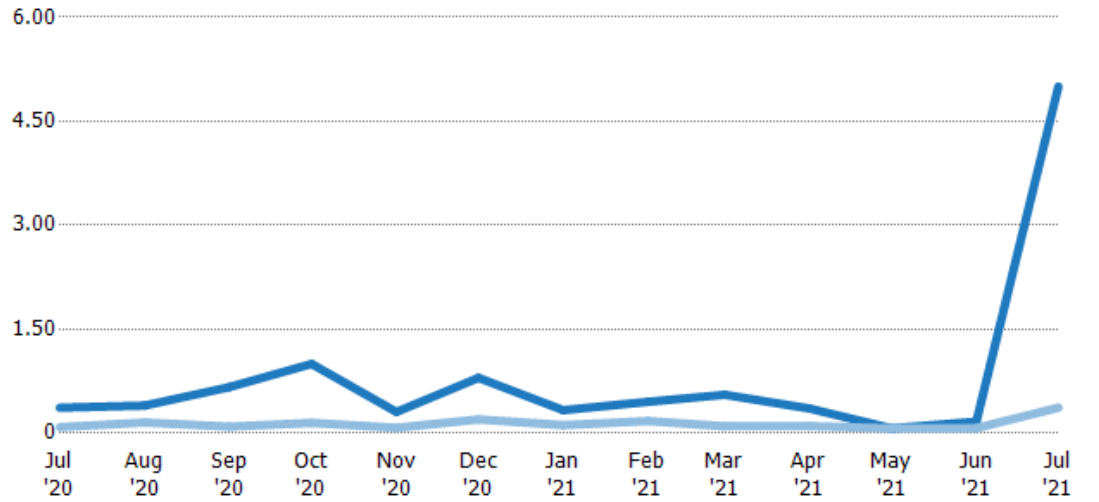
Absorption Rate

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

Month/ Year	Rate	Chg.
Jul '21	500%	-463.2%
Jul '20	37%	-28%
Jul '19	9%	60.8%



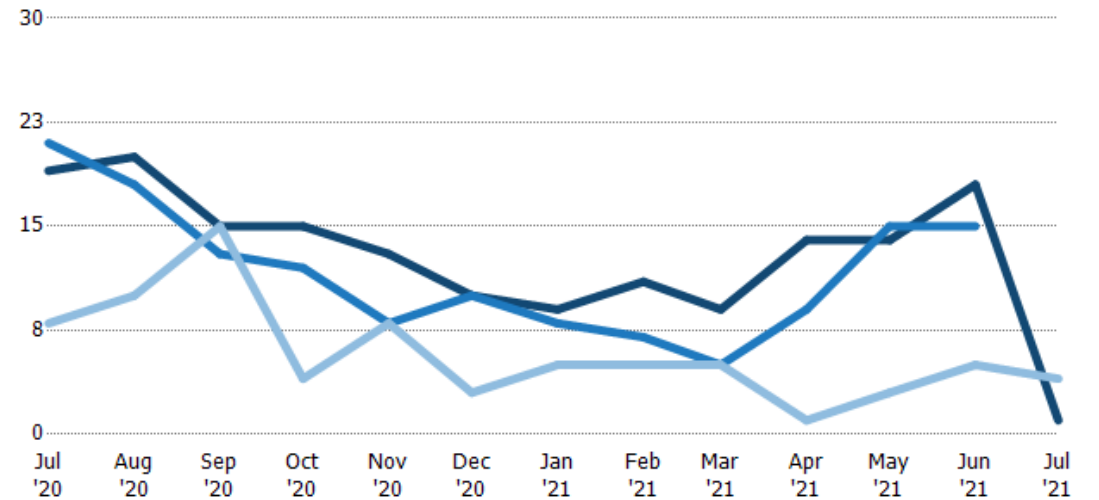
Current Year	37%	40%	67%	100%	31%	80%	33%	45%	56%	36%	7%	17%	500%
Prior Year	9%	16%	10%	15%	8%	20%	12%	18%	10%	10%	7%	7%	37%
Change from Prior Year	-28%	-24%	-57%	-85%	-23%	-60%	-22%	-28%	-46%	-25%	0%	-9%	-463%

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



Active	19	20	15	15	13	10	9	11	9	14	14	18	1
Pending	21	18	13	12	8	10	8	7	5	9	15	15	-
Sold	8	10	15	4	8	3	5	5	5	1	3	5	4

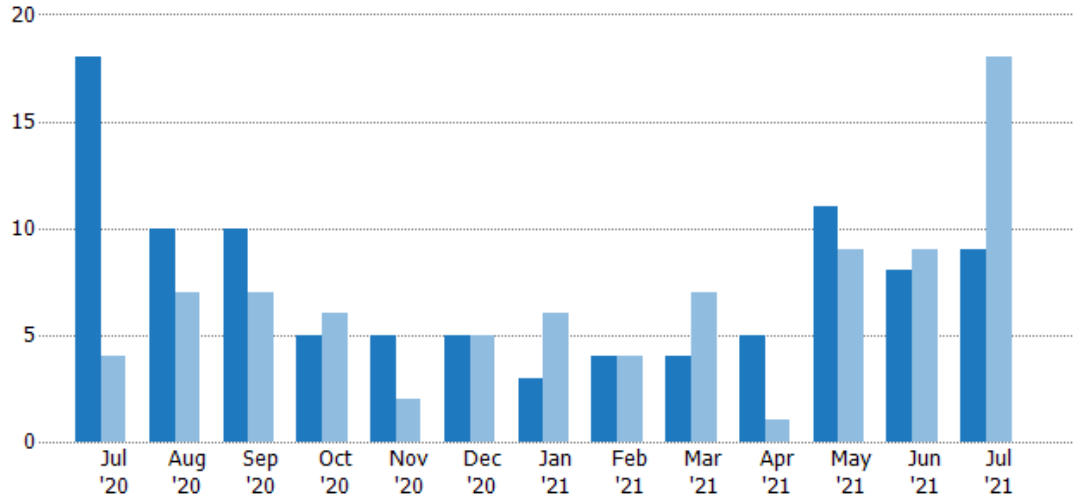
New Pending Sales

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.
Jul '21	9	-50%
Jul '20	18	350%
Jul '19	4	50%



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

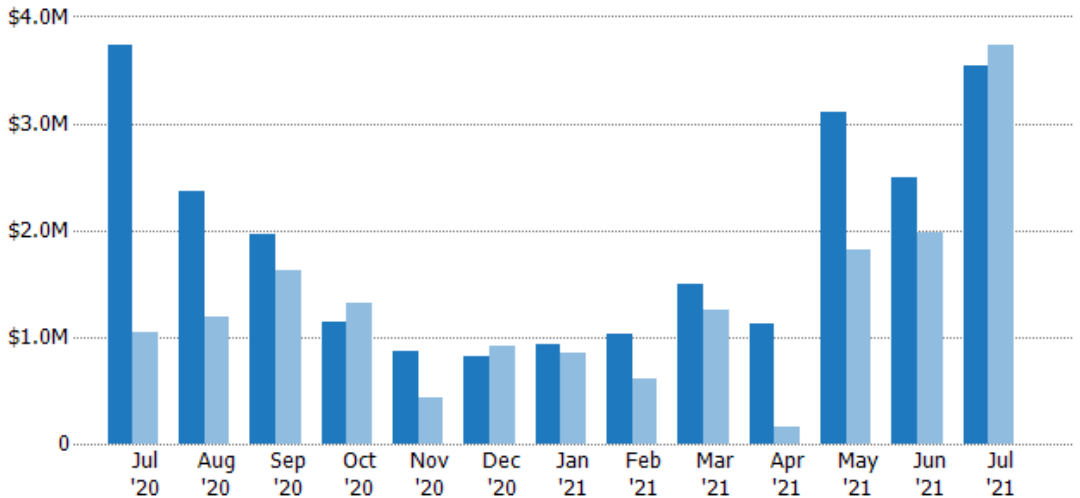
New Pending Sales Volume

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.
Jul '21	\$3.54M	-5.4%
Jul '20	\$3.74M	256.6%
Jul '19	\$1.05M	22.4%



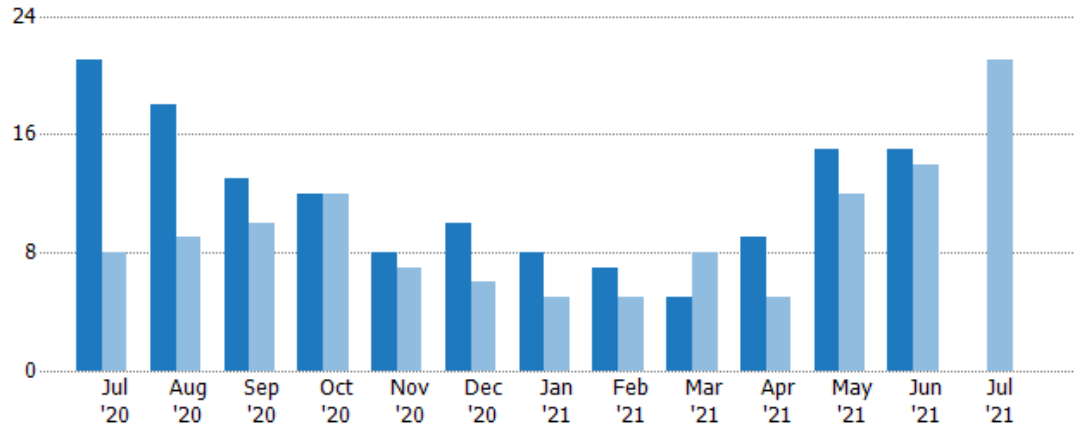
Current Year	\$3.74M	\$2.36M	\$1.96M	\$1.14M	\$873K	\$823K	\$925K	\$1.02M	\$1.49M	\$1.13M	\$3.1M	\$2.49M	\$3.54M
Prior Year	\$1.05M	\$1.19M	\$1.63M	\$1.31M	\$438K	\$917K	\$846K	\$614K	\$1.25M	\$155K	\$1.81M	\$1.97M	\$3.74M
Percent Change from Prior Year	257%	98%	21%	-13%	99%	-10%	9%	67%	19%	629%	71%	27%	-5%

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



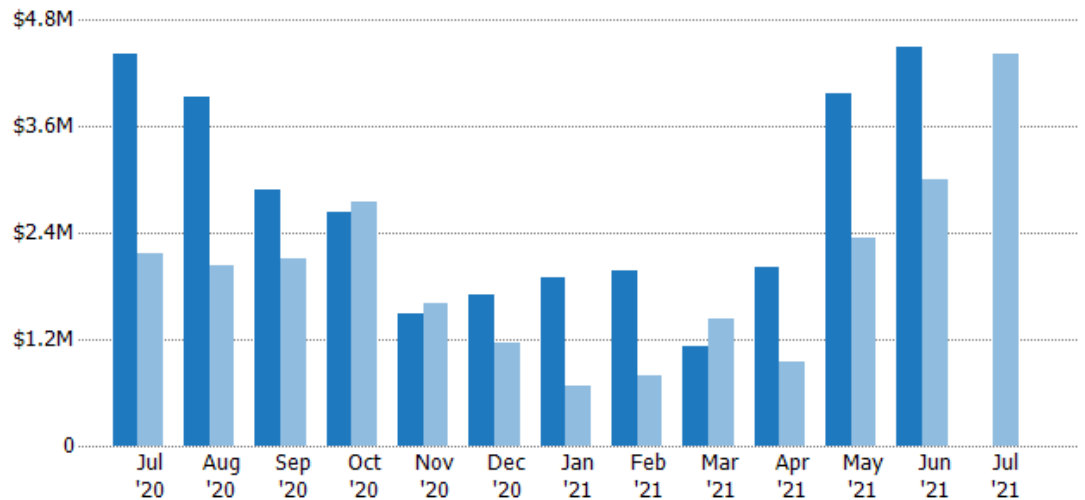
Current Year	21	18	13	12	8	10	8	7	5	9	15	15	-
Prior Year	8	9	10	12	7	6	5	5	8	5	12	14	21
Percent Change from Prior Year	163%	100%	30%	0%	14%	67%	60%	40%	-38%	80%	25%	7%	-100%

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

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



Current Year	\$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	\$2.17M	\$2.04M	\$2.11M	\$2.75M	\$1.62M	\$1.16M	\$670K	\$788K	\$1.42M	\$946K	\$2.34M	\$3.01M	\$4.42M
Percent Change from Prior Year	104%	93%	37%	-4%	-8%	46%	182%	150%	-21%	113%	70%	49%	-100%

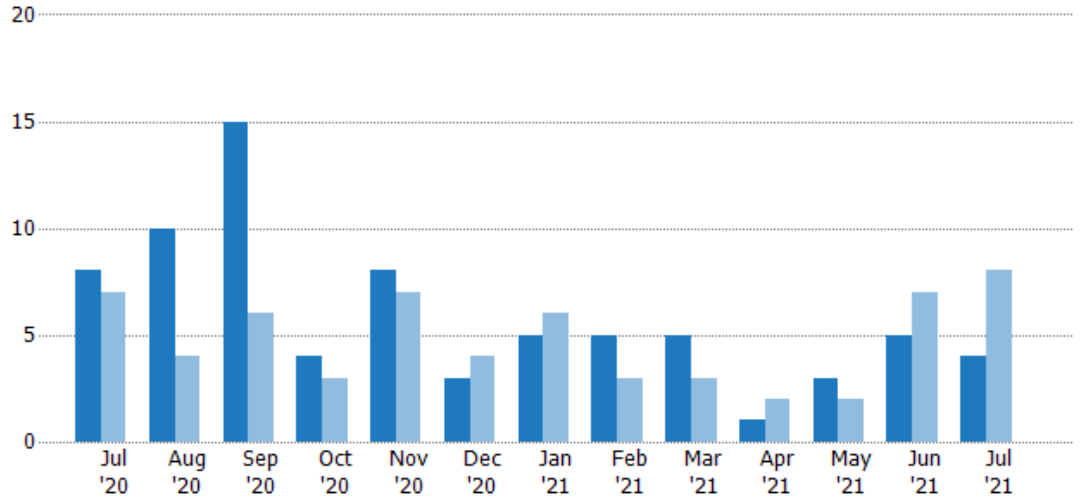
Closed Sales

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.
Jul '21	4	-50%
Jul '20	8	14.3%
Jul '19	7	-71.4%



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

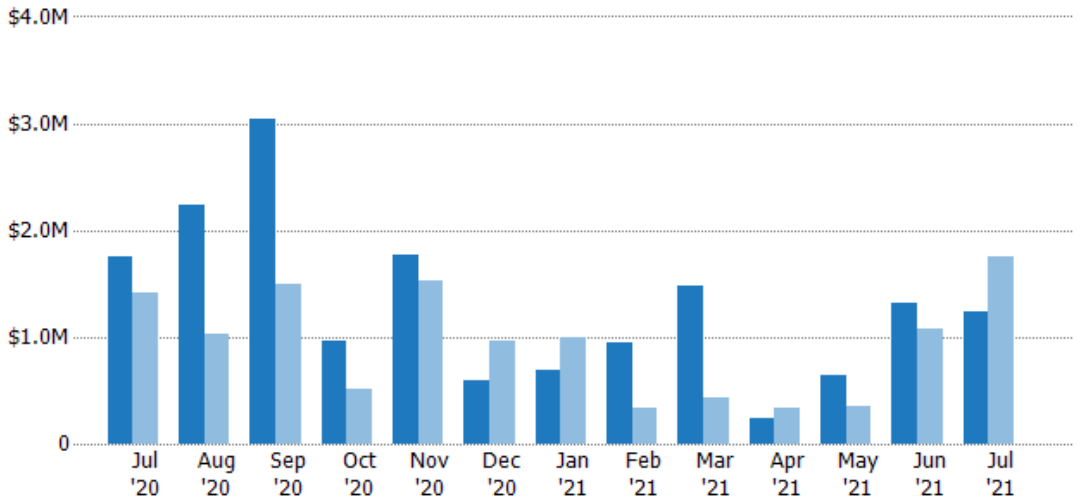
Closed Sales Volume

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.
Jul '21	\$1.24M	-28.9%
Jul '20	\$1.75M	23.4%
Jul '19	\$1.42M	-82.9%



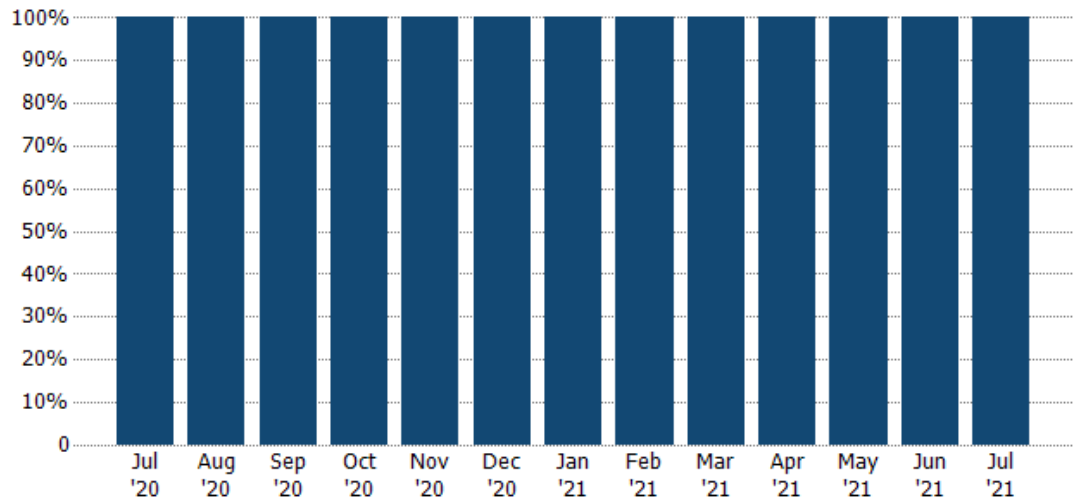
Current Year	\$1.75M	\$2.24M	\$3.04M	\$958K	\$1.77M	\$591K	\$684K	\$940K	\$1.48M	\$239K	\$649K	\$1.33M	\$1.24M
Prior Year	\$1.42M	\$1.02M	\$1.5M	\$520K	\$1.52M	\$958K	\$998K	\$330K	\$433K	\$338K	\$358K	\$1.07M	\$1.75M
Percent Change from Prior Year	23%	119%	103%	84%	16%	-38%	-31%	185%	243%	-29%	81%	24%	-29%

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%

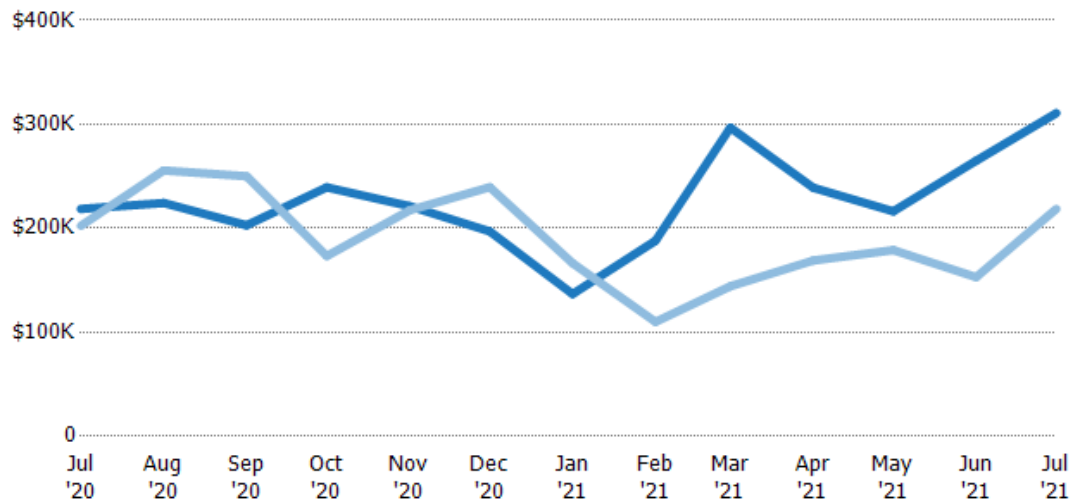
Average Sales Price

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

Month/ Year	Price	% Chg.
Jul '21	\$311K	42.1%
Jul '20	\$219K	8%
Jul '19	\$202K	-40.3%



Current Year

\$219K \$224K \$203K \$239K \$221K \$197K \$137K \$188K \$297K \$239K \$216K \$265K \$311K

Prior Year

\$202K \$256K \$250K \$173K \$217K \$240K \$166K \$110K \$144K \$169K \$179K \$153K \$219K

Percent Change from Prior Year

8% -12% -19% 38% 2% -18% -18% 71% 106% 41% 21% 73% 42%

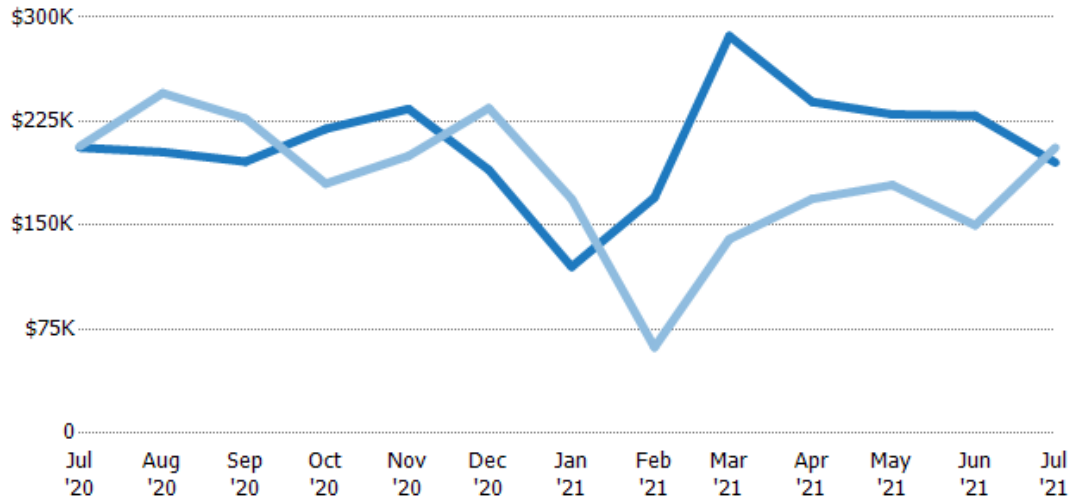
Median Sales Price

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.
Jul '21	\$195K	-5.2%
Jul '20	\$206K	-0.5%
Jul '19	\$207K	-41.6%



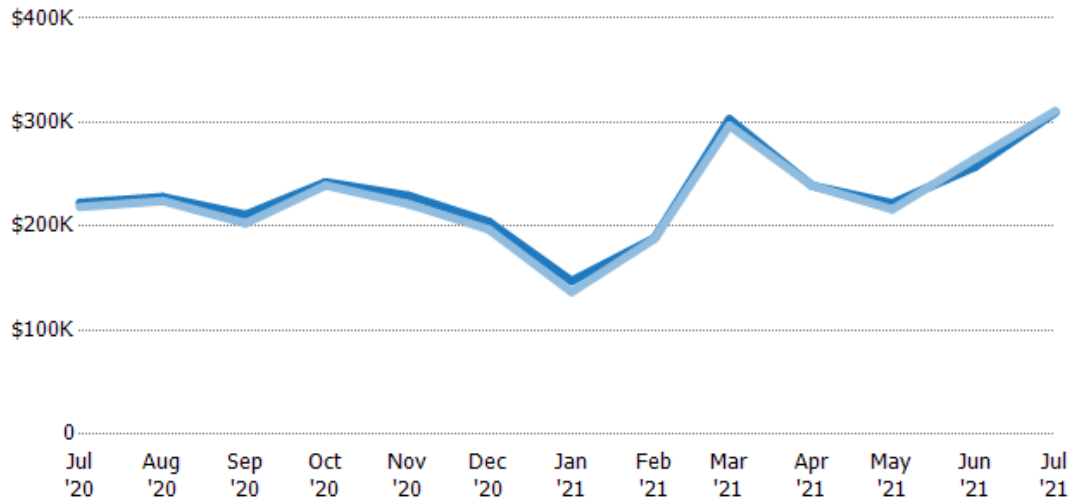
Current Year	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$120K	\$170K	\$287K	\$239K	\$230K	\$229K	\$195K
Prior Year	\$207K	\$245K	\$227K	\$180K	\$200K	\$235K	\$169K	\$62K	\$140K	\$169K	\$179K	\$150K	\$206K
Percent Change from Prior Year	0%	-17%	-14%	22%	17%	-19%	-29%	174%	105%	41%	28%	53%	-5%

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



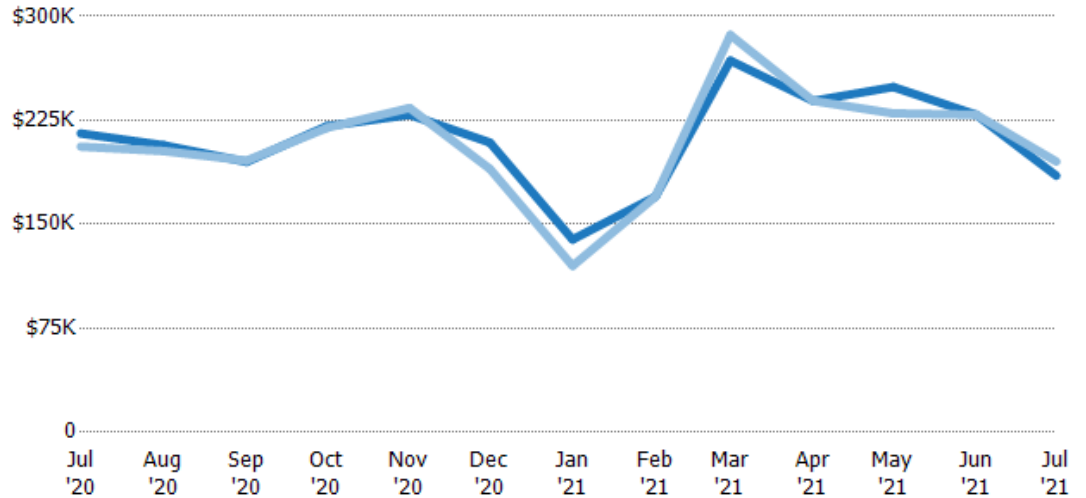
Avg List Price	\$223K	\$228K	\$211K	\$242K	\$229K	\$204K	\$147K	\$189K	\$303K	\$239K	\$222K	\$257K	\$310K
Avg Sales Price	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$137K	\$188K	\$297K	\$239K	\$216K	\$265K	\$311K
Avg Sales Price as a % of Avg List Price	98%	98%	96%	99%	96%	96%	93%	100%	98%	100%	97%	103%	100%

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

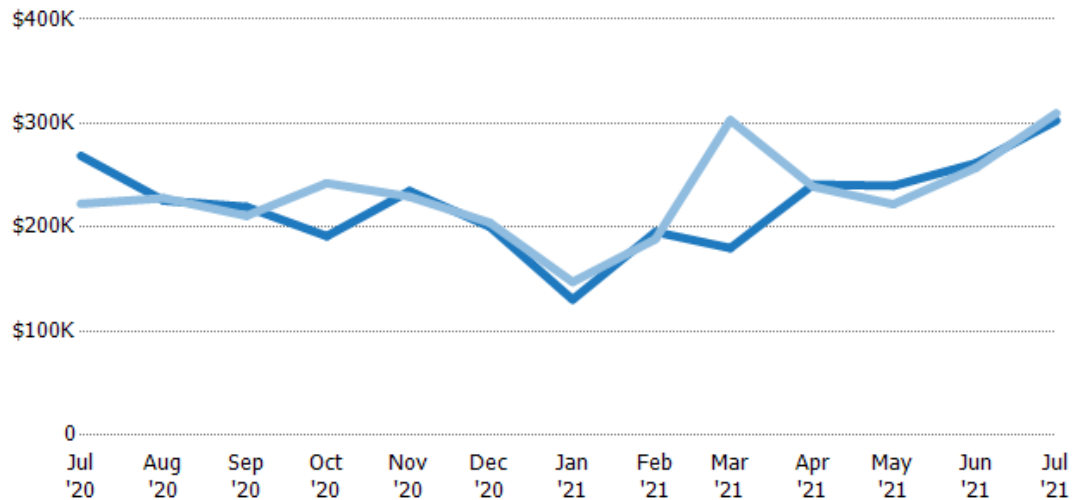


Average Sales Price vs Average Est Value

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

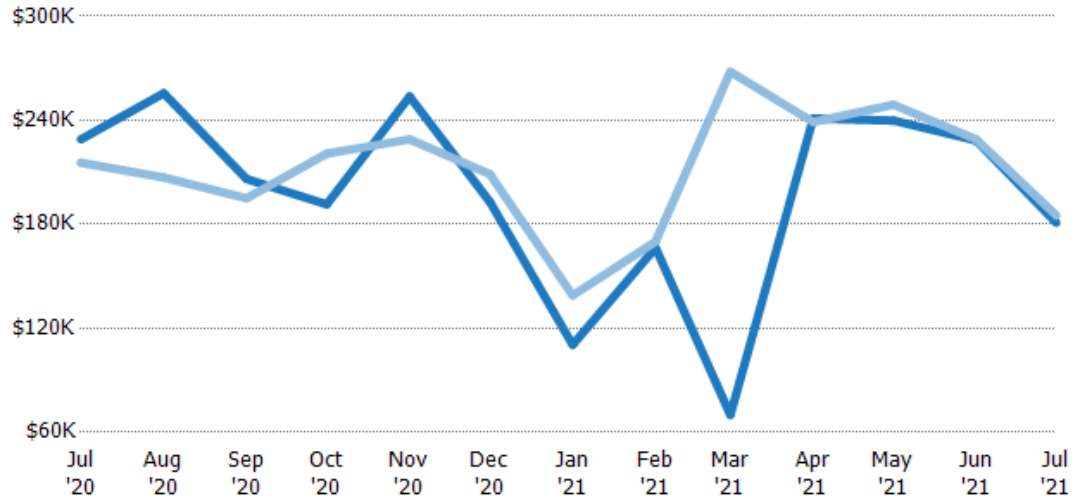


Median Sales Price vs Median Est Value

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



Median Est Value	\$229K	\$256K	\$206K	\$191K	\$254K	\$193K	\$110K	\$166K	\$70K	\$241K	\$240K	\$228K	\$181K
Median Sales Price	\$216K	\$207K	\$195K	\$221K	\$229K	\$209K	\$139K	\$170K	\$268K	\$239K	\$249K	\$229K	\$185K
Med Sales Price as a % of Med Est Value	94%	81%	95%	115%	90%	108%	126%	102%	383%	99%	104%	100%	102%