

## 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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	76	122	-37.7%	582	553	+5.2%
New Listing Volume	\$24,138,000	\$34,091,019	-29.2%	\$202,884,938	\$147,104,123	+37.9%
Active Listing Count	4	366	-98.9%	N/A	N/A	
Active Listing Volume	\$688,000	\$133,705,625	-99.5%	N/A	N/A	
Average Listing Price	\$172,000	\$365,316	-52.9%	\$453,676	\$344,512	+31.7%
Median Listing Price	\$174,500	\$247,000	-29.4%	\$261,697	\$227,592	+15%
Median Days in RPR	348.5	132.5	+163%	113.7	163.82	-30.6%
Months of Inventory	0	6.1	-99.3%	3	7.2	-58.4%
Absorption Rate	2,375%	16.39%	+2,358.6%	33.15%	13.8%	+19.3%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	86	144	-40.3%	653	569	+14.8%
New Pending Sales Volume	\$26,031,700	\$36,158,493	-28%	\$200,328,813	\$127,402,453	+57.2%
Pending Sales Count	—	181	—	N/A	N/A	
Pending Sales Volume	—	\$47,868,592	—	N/A	N/A	
Closed Sales Count	45	92	-51.1%	492	365	+34.8%
Closed Sales Volume	\$15,376,277	\$21,237,455	-27.6%	\$147,267,383	\$71,235,036	+106.7%
Average Sales Price	\$341,695	\$230,842	+48%	\$299,324	\$195,164	+53.4%
Median Sales Price	\$274,000	\$190,750	+43.6%	\$228,393	\$168,080	+35.9%

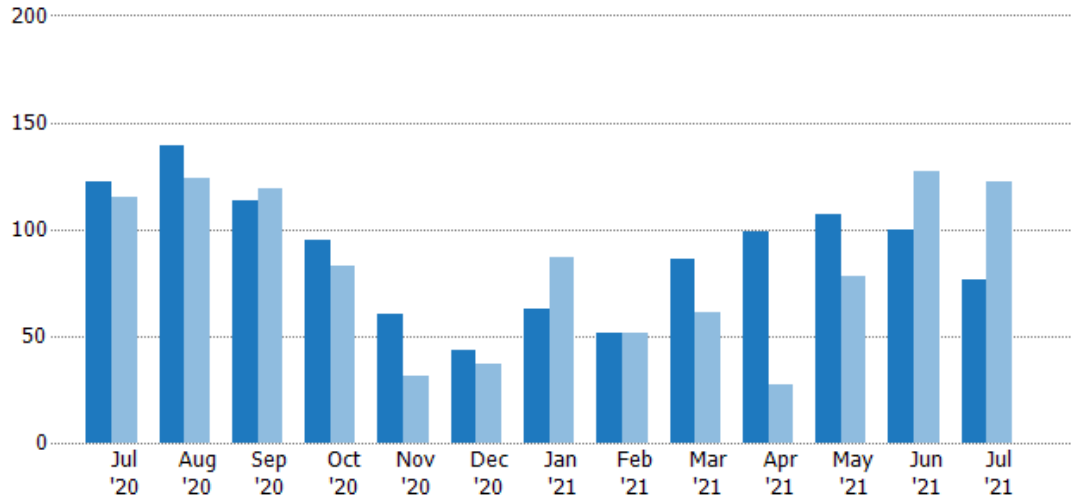
## New Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	76	-37.7%
Jul '20	122	6.1%
Jul '19	115	0.9%



Current Year	122	139	113	95	60	43	63	51	86	99	107	100	76
Prior Year	115	124	119	83	31	37	87	51	61	27	78	127	122
Percent Change from Prior Year	6%	12%	-5%	14%	94%	16%	-28%	0%	41%	267%	37%	-21%	-38%

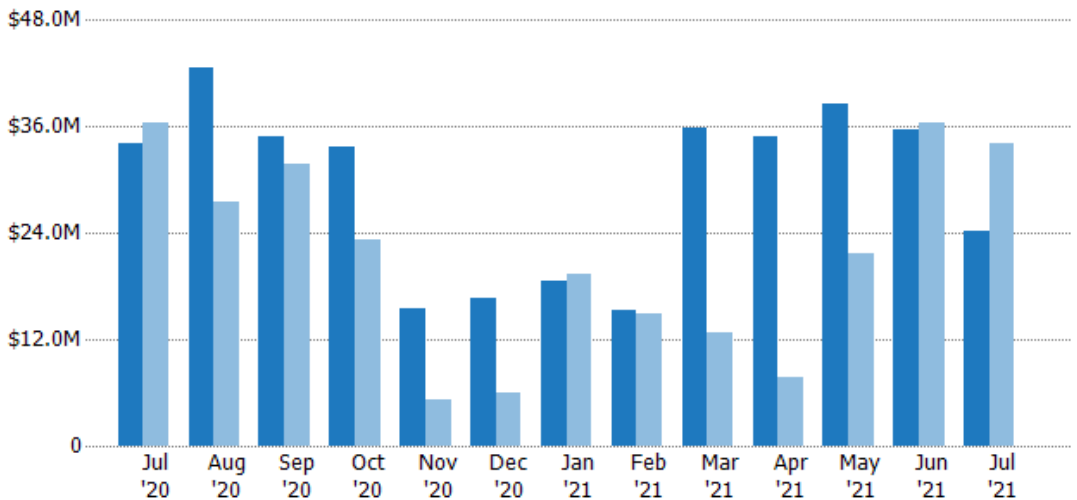
## New Listing Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$24.1M	-29.2%
Jul '20	\$34.1M	-6.4%
Jul '19	\$36.4M	-20.7%



Current Year	\$34.1M	\$42.6M	\$34.9M	\$33.8M	\$15.5M	\$16.7M	\$18.5M	\$15.4M	\$35.8M	\$34.8M	\$38.6M	\$35.6M	\$24.1M
Prior Year	\$36.4M	\$27.4M	\$31.7M	\$23.1M	\$5.3M	\$6.02M	\$19.3M	\$15M	\$12.9M	\$7.81M	\$21.6M	\$36.4M	\$34.1M
Percent Change from Prior Year	-6%	55%	10%	46%	192%	177%	-4%	3%	179%	346%	78%	-2%	-29%

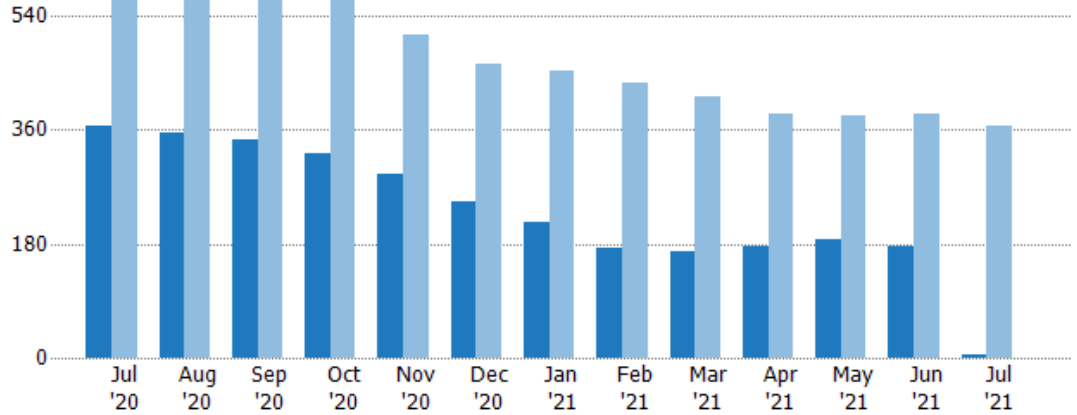
## Active Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	4	-98.9%
Jul '20	366	-38.1%
Jul '19	591	1.7%



Current Year	366	356	343	322	289	246	215	174	169	177	187	175	4
Prior Year	591	607	617	573	509	464	454	433	412	385	382	386	366
Percent Change from Prior Year	-38%	-41%	-44%	-44%	-43%	-47%	-53%	-60%	-59%	-54%	-51%	-55%	-99%

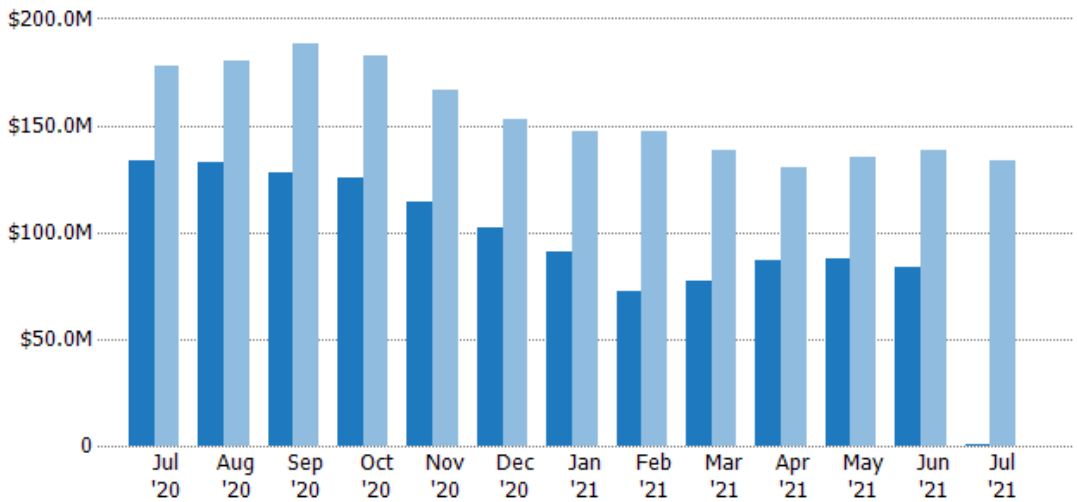
## Active Listing Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$688K	-99.5%
Jul '20	\$134M	-24.8%
Jul '19	\$178M	-10.1%



Current Year	\$134M	\$133M	\$128M	\$126M	\$114M	\$102M	\$91.1M	\$72.6M	\$76.9M	\$86.8M	\$87.9M	\$83.6M	\$688K
Prior Year	\$178M	\$181M	\$188M	\$182M	\$166M	\$153M	\$147M	\$147M	\$139M	\$130M	\$135M	\$139M	\$134M
Percent Change from Prior Year	-25%	-26%	-32%	-31%	-32%	-33%	-38%	-51%	-45%	-33%	-35%	-40%	-99%

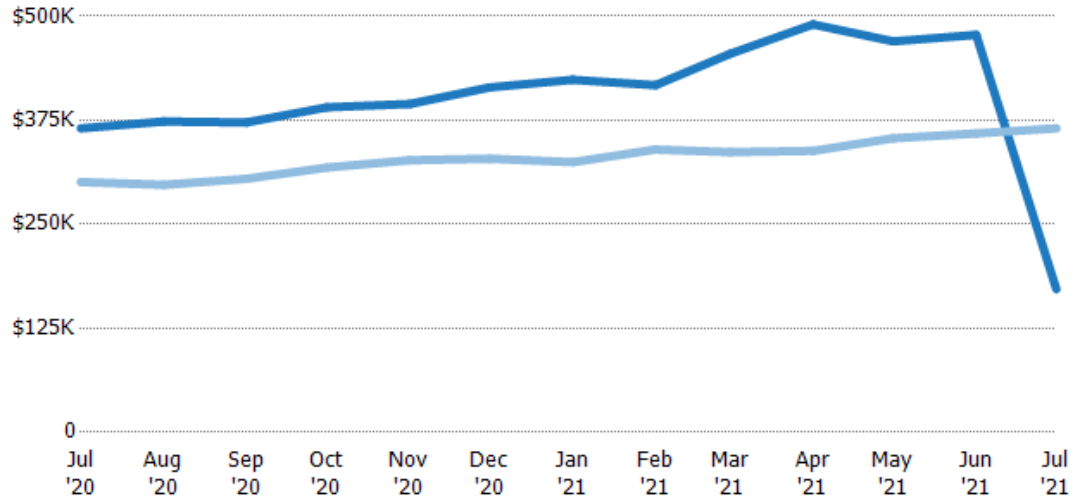
## Average Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$172K	-52.9%
Jul '20	\$365K	21.4%
Jul '19	\$301K	-11.6%



Current Year	\$365K	\$374K	\$372K	\$391K	\$395K	\$415K	\$424K	\$417K	\$455K	\$490K	\$470K	\$478K	\$172K
Prior Year	\$301K	\$297K	\$305K	\$318K	\$327K	\$329K	\$325K	\$340K	\$337K	\$338K	\$353K	\$359K	\$365K
Percent Change from Prior Year	21%	26%	22%	23%	21%	26%	31%	23%	35%	45%	33%	33%	-53%

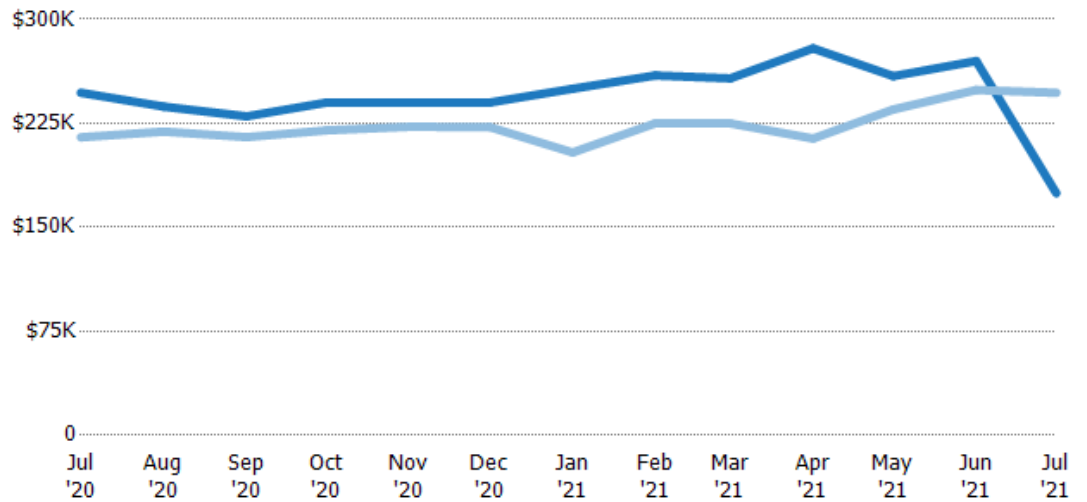
## Median Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$175K	-29.4%
Jul '20	\$247K	14.9%
Jul '19	\$215K	-7.9%



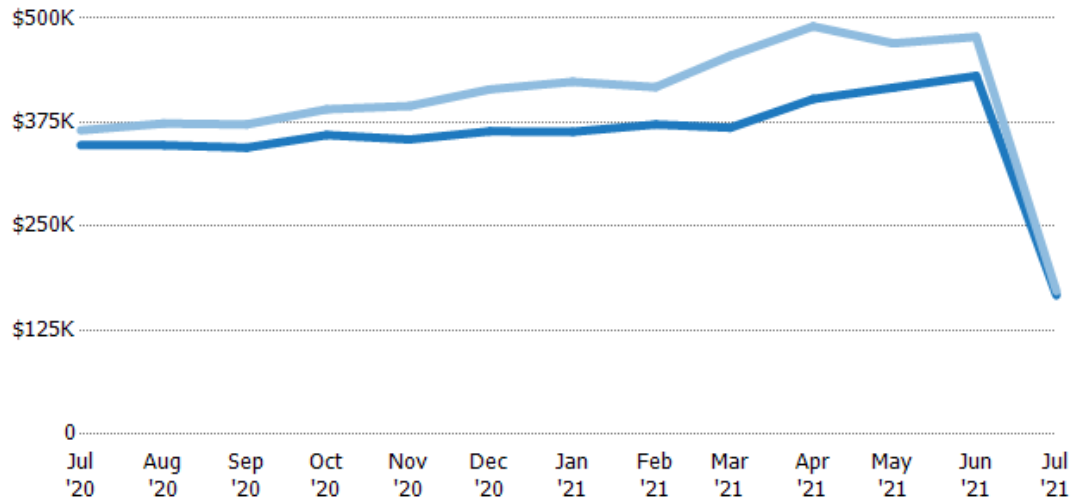
Current Year	\$247K	\$237K	\$230K	\$240K	\$240K	\$240K	\$250K	\$260K	\$257K	\$279K	\$259K	\$270K	\$175K
Prior Year	\$215K	\$219K	\$215K	\$220K	\$223K	\$222K	\$204K	\$225K	\$225K	\$214K	\$235K	\$249K	\$247K
Percent Change from Prior Year	15%	8%	7%	9%	8%	8%	23%	15%	14%	30%	10%	8%	-29%

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

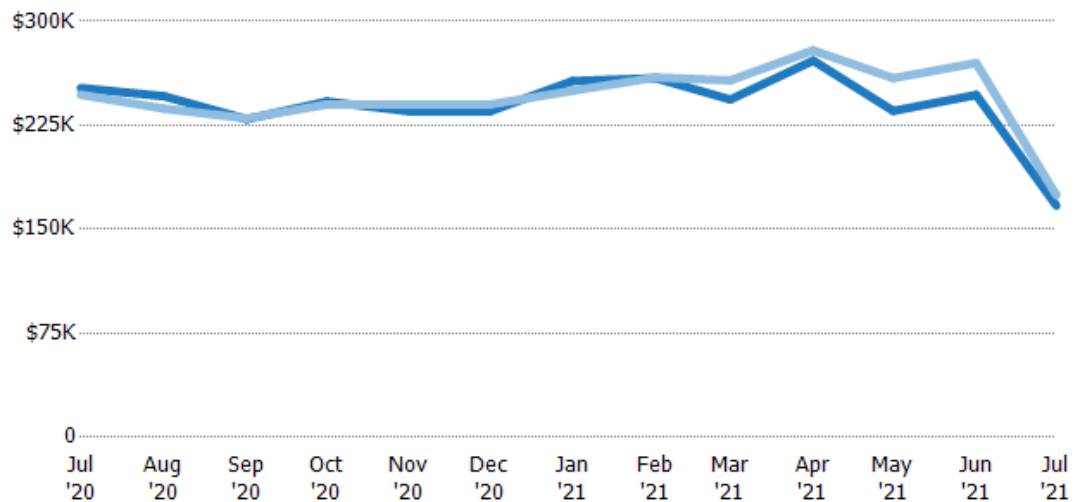


## Median Listing Price vs Median Est Value

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



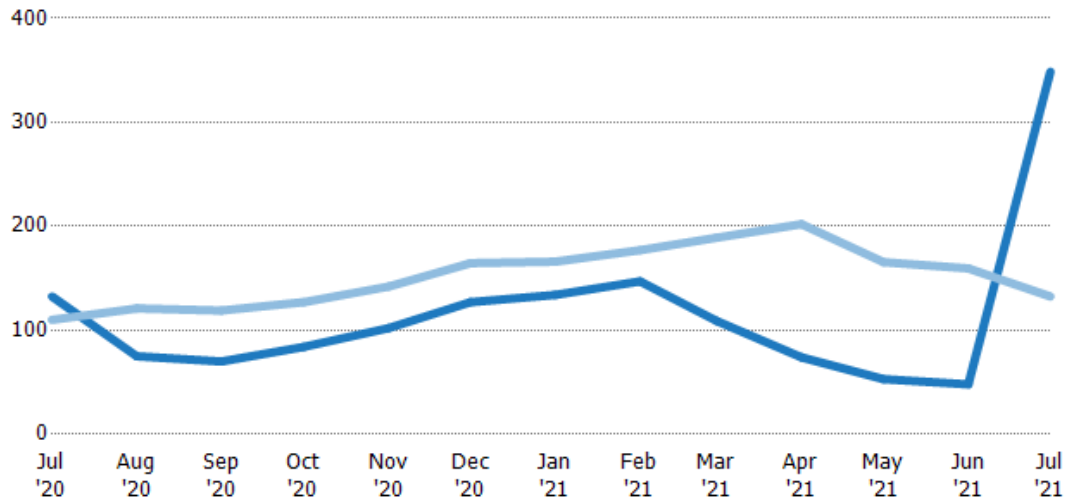
## Median Days in RPR

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

Month/Year	Days	% Chg.
Jul '21	349	163%
Jul '20	133	20.5%
Jul '19	110	-20%



Current Year	133	75	70	84	102	127	134	147	109	74	53	48	349
Prior Year	110	121	119	127	142	165	166	177	189	202	166	160	133
Percent Change from Prior Year	20%	-38%	-41%	-34%	-28%	-23%	-19%	-17%	-42%	-63%	-68%	-70%	163%

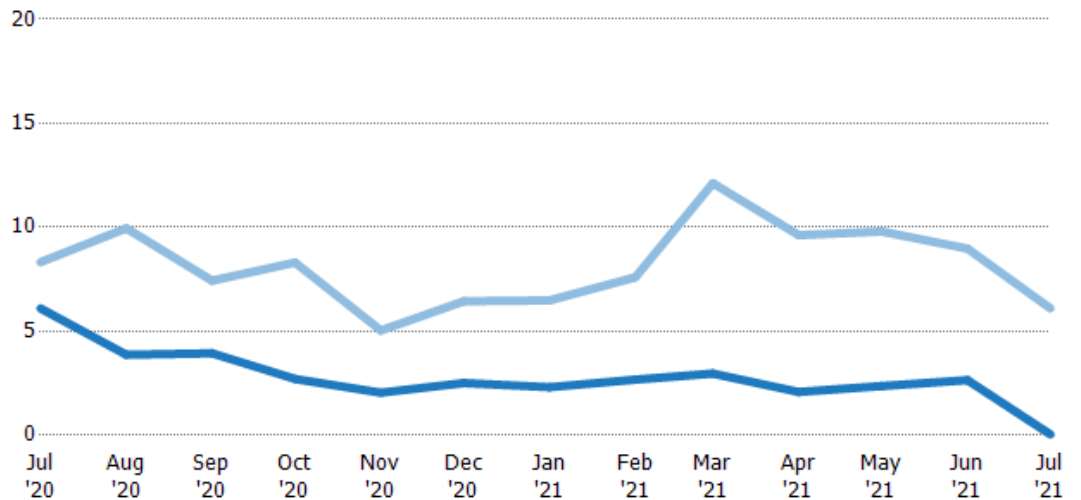
## Months of Inventory

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

### Filters Used

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

Month/Year	Months	% Chg.
Jul '21	0	-99.3%
Jul '20	6.1	-26.7%
Jul '19	8.32	24.5%



Current Year	6.1	3.87	3.94	2.71	2.05	2.51	2.31	2.68	2.96	2.08	2.37	2.65	0
Prior Year	8.32	9.95	7.43	8.3	5.04	6.44	6.49	7.6	12.1	9.63	9.79	8.98	6.1
Percent Change from Prior Year	-27%	-61%	-47%	-67%	-59%	-61%	-64%	-65%	-76%	-78%	-76%	-70%	-99%

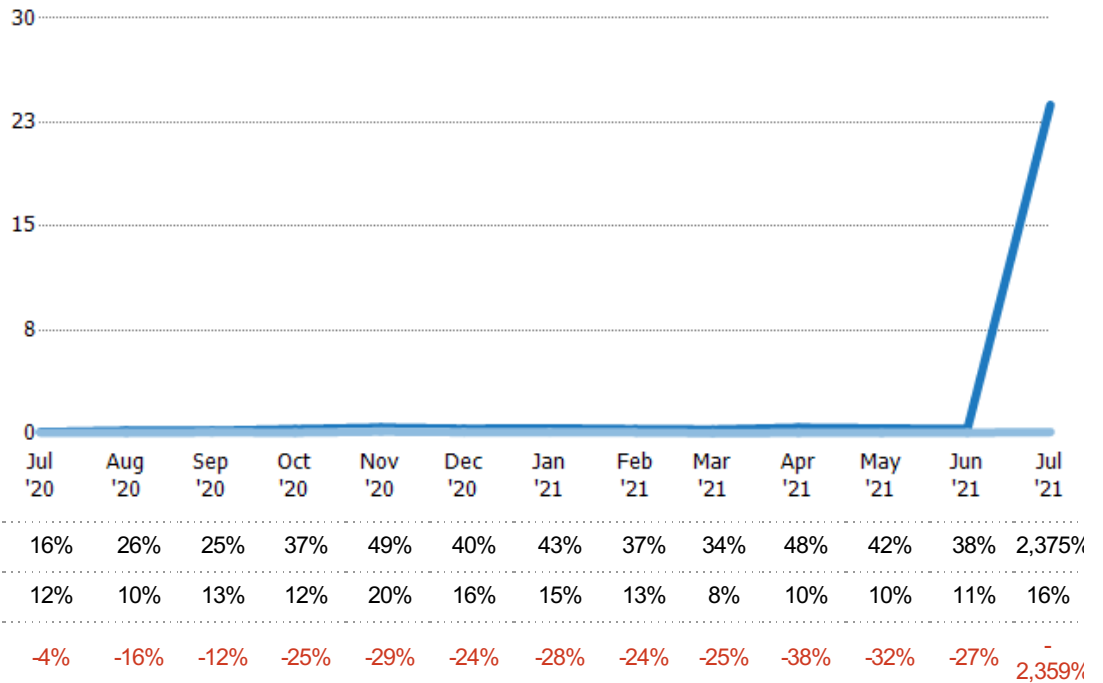
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Jul '21	2,375%	-2,358.6%
Jul '20	16%	-4.4%
Jul '19	12%	-19.7%

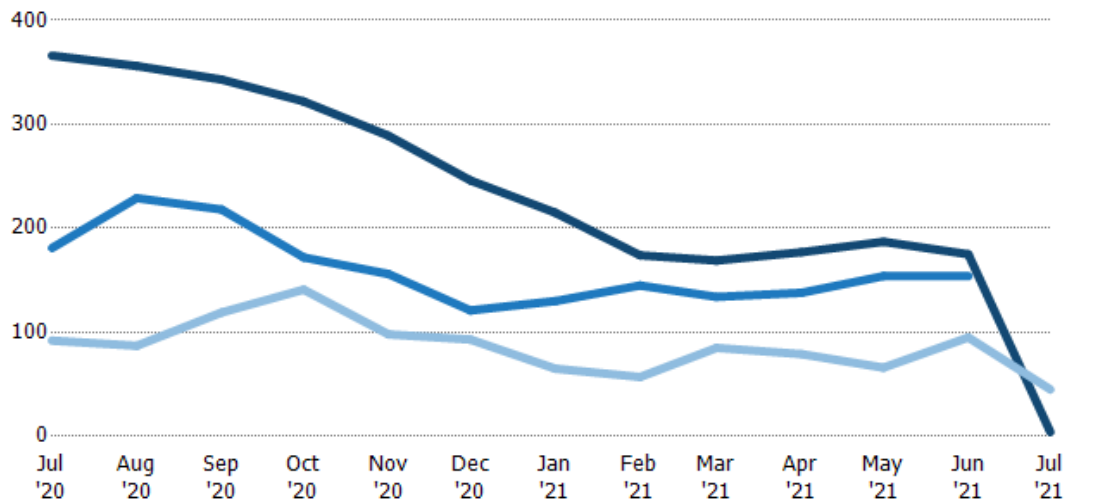


## Active/Pending/Sold Units

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

### Filters Used

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



Active	366	356	343	322	289	246	215	174	169	177	187	175	4
Pending	181	229	218	172	156	121	130	145	134	138	154	154	-
Sold	92	87	119	141	98	93	65	57	85	79	66	95	45

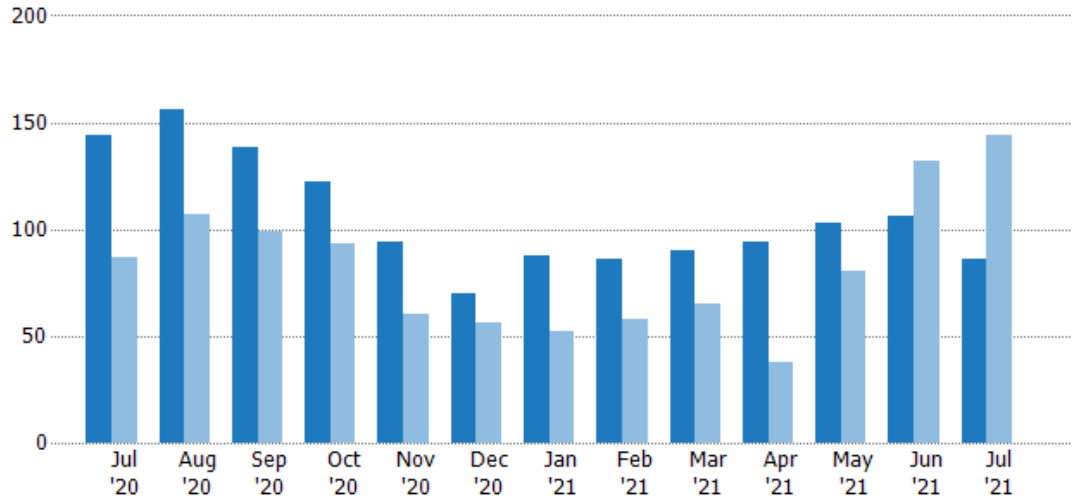
## New Pending Sales

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jul '21	86	-40.3%
Jul '20	144	65.5%
Jul '19	87	-32.2%



Current Year	144	156	138	122	94	70	88	86	90	94	103	106	86
Prior Year	87	107	99	93	60	56	52	58	65	38	80	132	144
Percent Change from Prior Year	66%	46%	39%	31%	57%	25%	69%	48%	38%	147%	29%	-20%	-40%

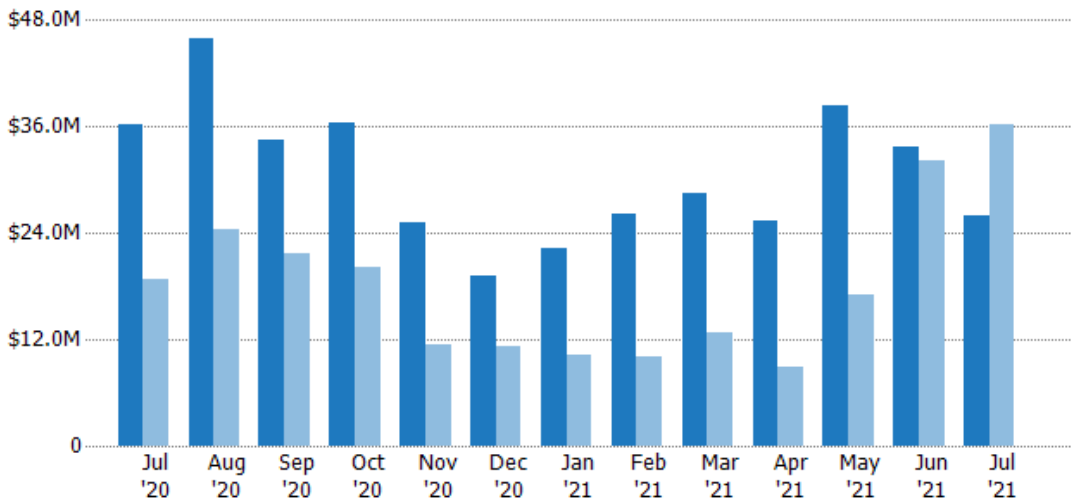
## New Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jul '21	\$26M	-28%
Jul '20	\$36.2M	92.7%
Jul '19	\$18.8M	-44.2%



Current Year	\$36.2M	\$45.8M	\$34.6M	\$36.5M	\$25.1M	\$19.1M	\$22.3M	\$26.1M	\$28.5M	\$25.3M	\$38.4M	\$33.6M	\$26M
Prior Year	\$18.8M	\$24.4M	\$21.6M	\$20.1M	\$11.4M	\$11.1M	\$10.3M	\$10.1M	\$12.8M	\$8.83M	\$17M	\$32.2M	\$36.2M
Percent Change from Prior Year	93%	88%	60%	82%	120%	72%	116%	159%	123%	187%	125%	5%	-28%

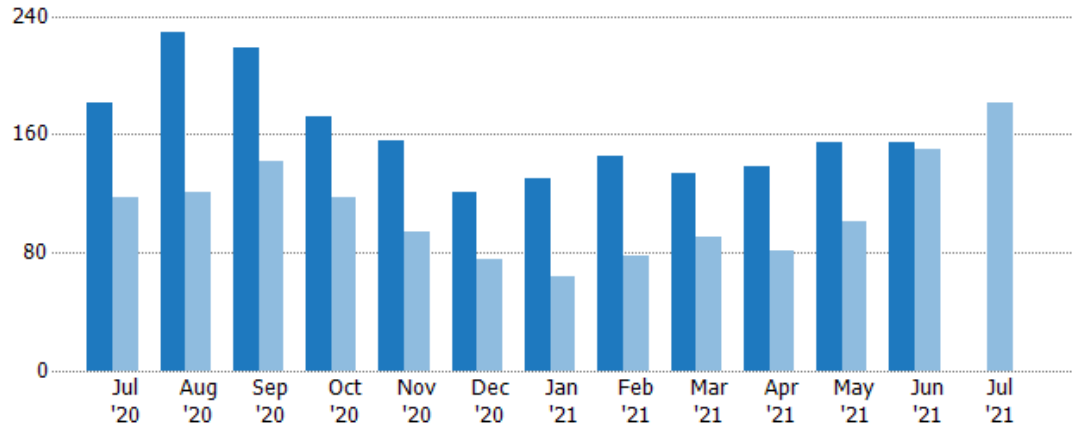


## Pending Sales

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

### Filters Used

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



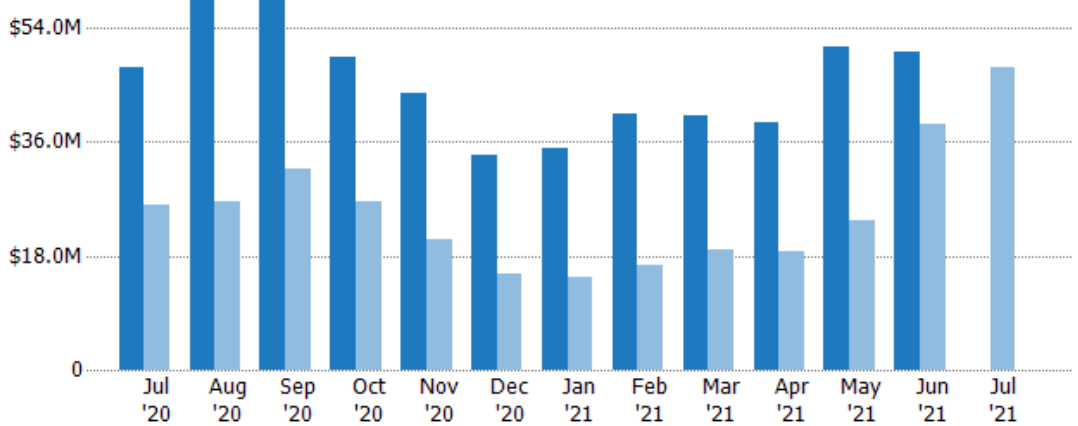
Current Year	181	229	218	172	156	121	130	145	134	138	154	154	-
Prior Year	117	121	142	117	94	75	64	78	91	81	101	150	181
Percent Change from Prior Year	55%	89%	54%	47%	66%	61%	103%	86%	47%	70%	52%	3%	-100%

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



Current Year	\$47.9M	\$63.9M	\$60.5M	\$49.5M	\$43.8M	\$34M	\$34.9M	\$40.3M	\$40.3M	\$39M	\$51M	\$50.3M	-
Prior Year	\$26.1M	\$26.6M	\$31.8M	\$26.5M	\$20.7M	\$15.2M	\$14.5M	\$16.4M	\$19M	\$18.7M	\$23.5M	\$38.8M	\$47.9M
Percent Change from Prior Year	84%	141%	90%	86%	111%	123%	140%	145%	112%	109%	117%	30%	-100%

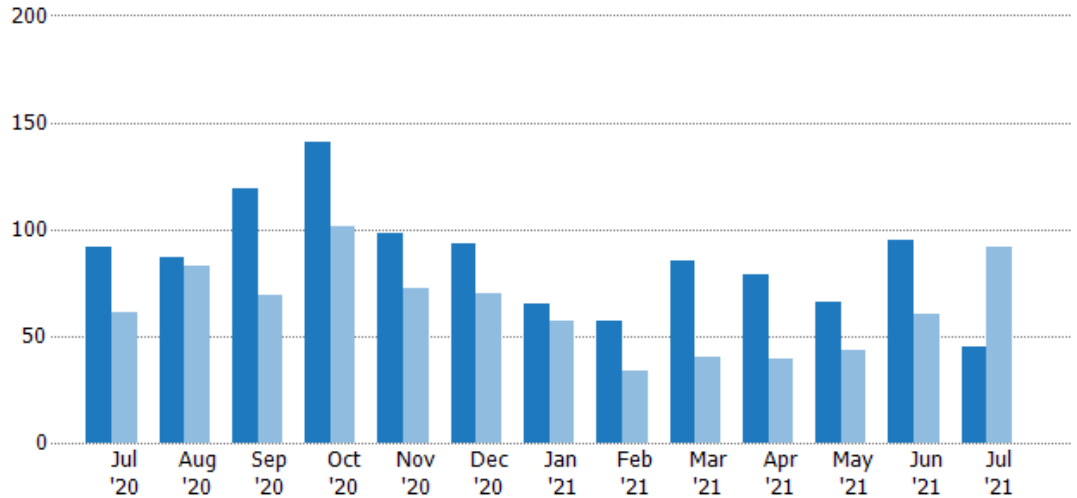
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/Year	Count	% Chg.
Jul '21	45	-51.1%
Jul '20	92	50.8%
Jul '19	61	9.8%



Current Year	92	87	119	141	98	93	65	57	85	79	66	95	45
Prior Year	61	83	69	101	72	70	57	34	40	39	43	60	92
Percent Change from Prior Year	51%	5%	72%	40%	36%	33%	14%	68%	113%	103%	53%	58%	-51%

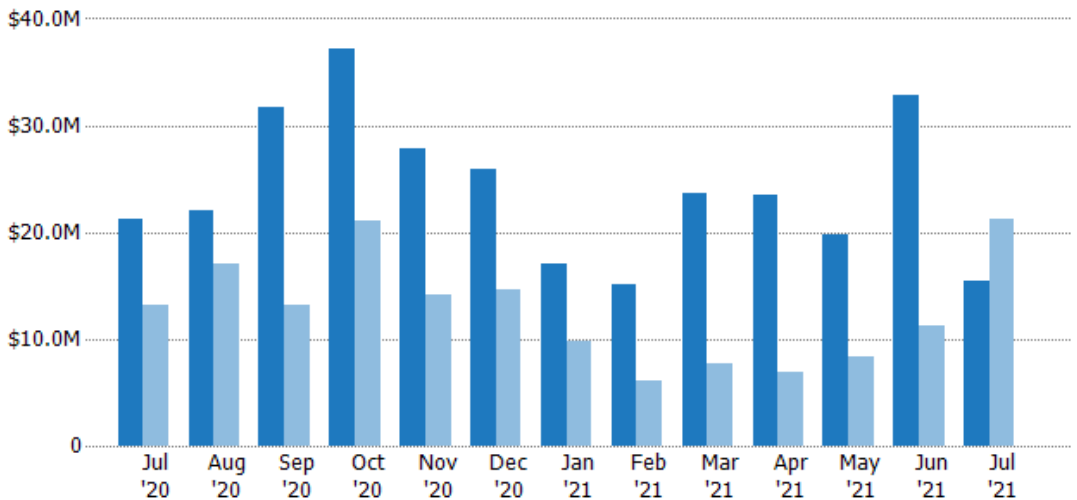
## Closed Sales Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Jul '21	\$15.4M	-27.6%
Jul '20	\$21.2M	60.8%
Jul '19	\$13.2M	0.5%



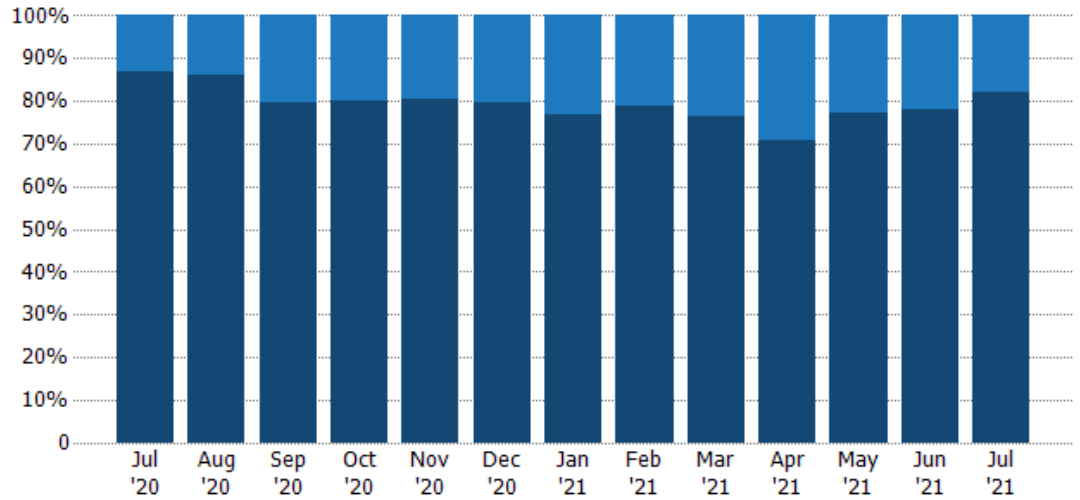
Current Year	\$21.2M	\$22M	\$31.6M	\$37.2M	\$27.8M	\$25.9M	\$17M	\$15.2M	\$23.6M	\$23.6M	\$19.7M	\$32.8M	\$15.4M
Prior Year	\$13.2M	\$17M	\$13.3M	\$21M	\$14.1M	\$14.6M	\$9.76M	\$6.08M	\$7.72M	\$6.91M	\$8.28M	\$11.2M	\$21.2M
Percent Change from Prior Year	61%	30%	139%	77%	97%	77%	75%	150%	206%	241%	139%	191%	-28%

## Closed Sales by Property Type

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

### Filters Used

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



Condo/Townhouse	13%	14%	20%	20%	19%	20%	23%	21%	24%	29%	23%	22%	18%
Single Family Residence	87%	86%	80%	80%	81%	80%	77%	79%	76%	71%	77%	78%	82%

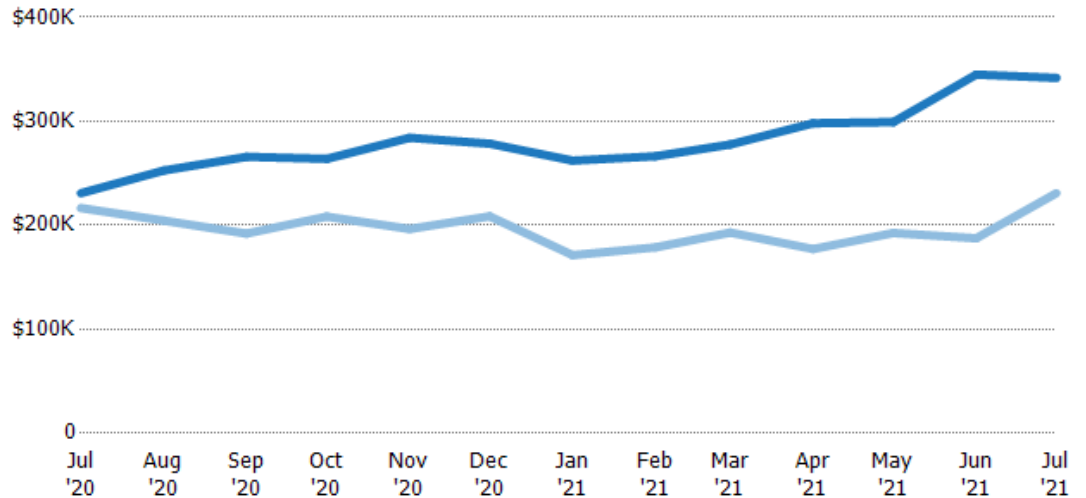
## Average Sales Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$342K	48%
Jul '20	\$231K	6.6%
Jul '19	\$217K	-8.5%



Current Year	\$231K	\$253K	\$266K	\$264K	\$284K	\$278K	\$262K	\$266K	\$278K	\$298K	\$299K	\$345K	\$342K
Prior Year	\$217K	\$204K	\$192K	\$208K	\$196K	\$209K	\$171K	\$179K	\$193K	\$177K	\$193K	\$187K	\$231K
Percent Change from Prior Year	7%	24%	38%	27%	45%	33%	53%	49%	44%	68%	55%	84%	48%

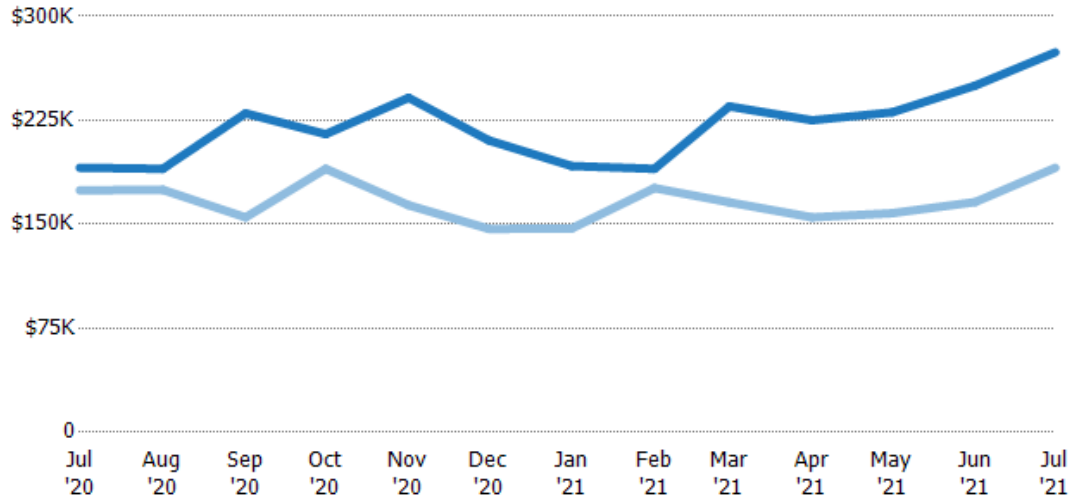
## Median Sales Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Jul '21	\$274K	43.6%
Jul '20	\$191K	9.3%
Jul '19	\$175K	0.3%



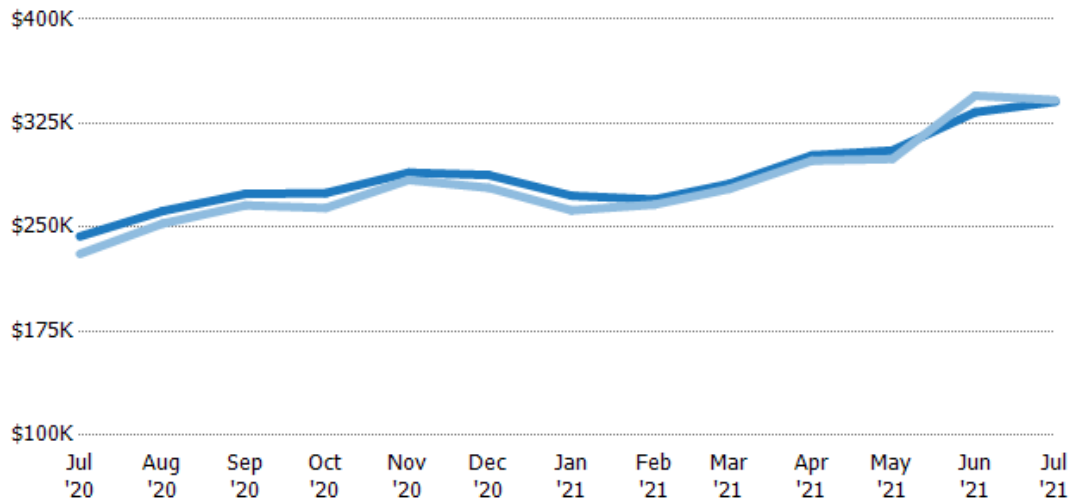
Current Year	\$191K	\$190K	\$230K	\$215K	\$241K	\$211K	\$192K	\$190K	\$235K	\$225K	\$231K	\$250K	\$274K
Prior Year	\$175K	\$175K	\$155K	\$190K	\$164K	\$147K	\$147K	\$176K	\$166K	\$155K	\$158K	\$166K	\$191K
Percent Change from Prior Year	9%	9%	48%	13%	47%	43%	31%	8%	42%	45%	46%	51%	44%

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



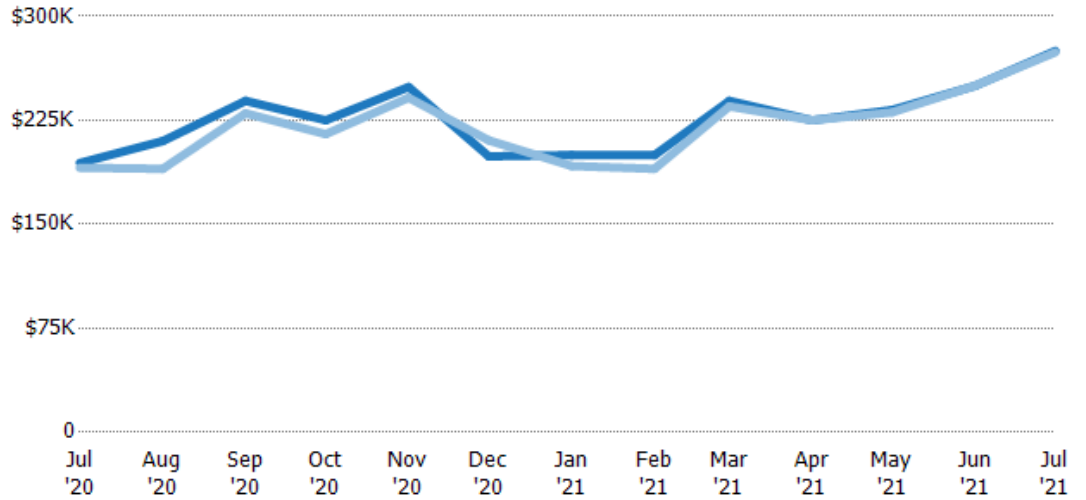
Avg List Price	\$243K	\$262K	\$274K	\$275K	\$289K	\$288K	\$273K	\$270K	\$281K	\$302K	\$305K	\$333K	\$341K
Avg Sales Price	\$231K	\$253K	\$266K	\$264K	\$284K	\$278K	\$262K	\$266K	\$278K	\$298K	\$299K	\$345K	\$342K
Avg Sales Price as a % of Avg List Price	95%	97%	97%	96%	98%	97%	96%	99%	99%	99%	98%	104%	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

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



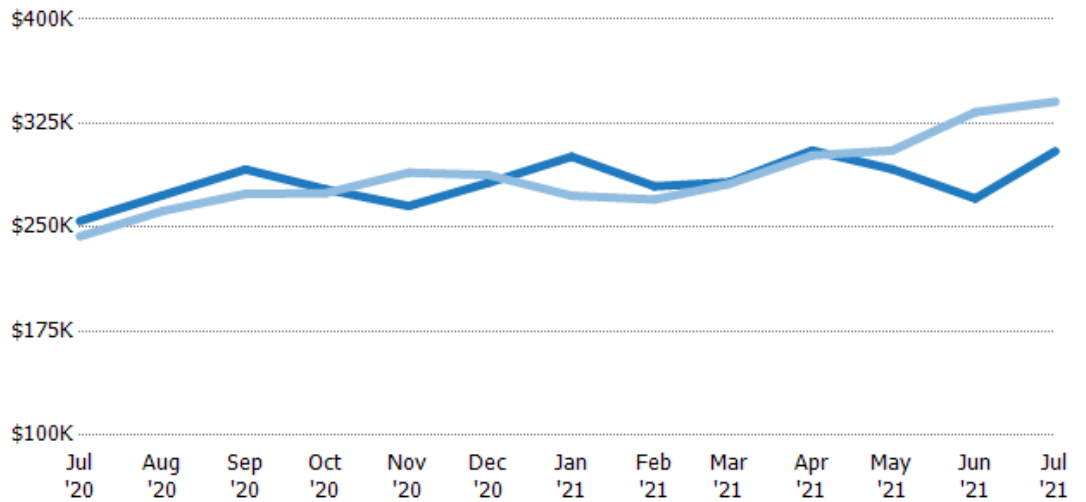
Median List Price	\$194K	\$210K	\$239K	\$225K	\$249K	\$199K	\$200K	\$200K	\$239K	\$225K	\$232K	\$250K	\$275K
Median Sales Price	\$191K	\$190K	\$230K	\$215K	\$241K	\$211K	\$192K	\$190K	\$235K	\$225K	\$231K	\$250K	\$274K
Med Sales Price as a % of Med List Price	98%	90%	96%	96%	97%	106%	96%	95%	98%	100%	99%	100%	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

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



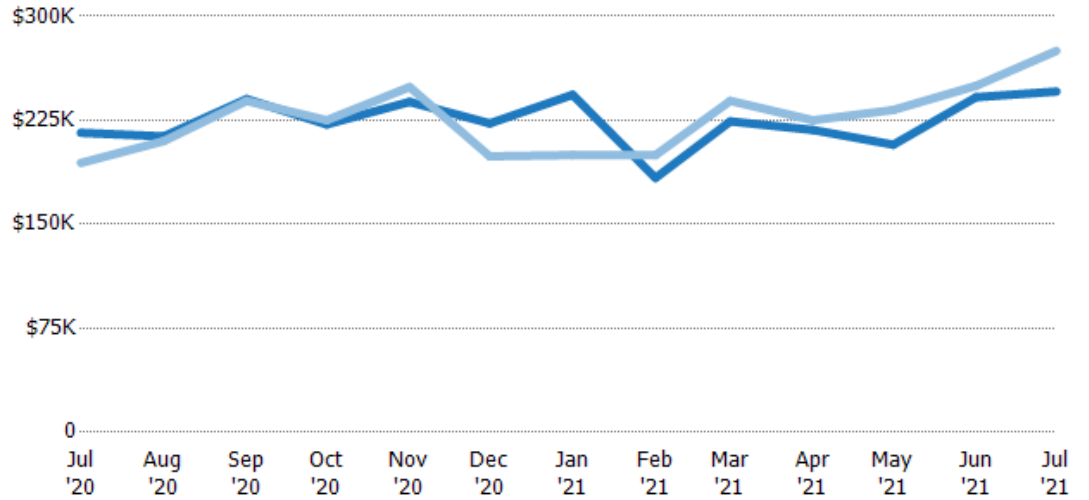
Avg Est Value	\$254K	\$273K	\$292K	\$277K	\$265K	\$282K	\$301K	\$280K	\$282K	\$305K	\$292K	\$271K	\$305K
Avg Sales Price	\$243K	\$262K	\$274K	\$275K	\$289K	\$288K	\$273K	\$270K	\$281K	\$302K	\$305K	\$333K	\$341K
Avg Sales Price as a % of Avg Est Value	96%	96%	94%	99%	109%	102%	91%	97%	100%	99%	105%	123%	112%

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



	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
Median Est Value	\$216K	\$213K	\$240K	\$222K	\$238K	\$223K	\$243K	\$183K	\$224K	\$218K	\$207K	\$242K	\$246K
Median Sales Price	\$194K	\$210K	\$239K	\$225K	\$249K	\$199K	\$200K	\$200K	\$239K	\$225K	\$232K	\$250K	\$275K
Med Sales Price as a % of Med Est Value	90%	98%	99%	101%	105%	89%	82%	109%	107%	103%	112%	103%	112%