

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	Aug 2021	Aug 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	9	15	-40%	71	73	-2.7%
New Listing Volume	\$4,607,000	\$4,556,800	+1.1%	\$29,585,900	\$26,665,600	+11%
Active Listing Count	16	29	-44.8%	N/A	N/A	
Active Listing Volume	\$6,258,000	\$13,473,200	-53.6%	N/A	N/A	
Average Listing Price	\$391,125	\$464,593	-15.8%	\$431,770	\$377,674	+14.3%
Median Listing Price	\$387,000	\$395,000	-2%	\$408,371	\$322,270	+26.7%
Median Days in RPR	54.5	54	+0.9%	92.54	92.83	-0.3%
Months of Inventory	5.3	3.6	+47.1%	2.1	3.3	-37.5%
Absorption Rate	18.75%	27.59%	-8.8%	48.57%	30.38%	+18.2%
Sales Activity Charts Metrics						
New Pending Sales Count	5	15	-66.7%	73	83	-12%
New Pending Sales Volume	\$2,784,000	\$4,564,700	-39%	\$29,789,799	\$26,415,100	+12.8%
Pending Sales Count	13	15	-13.3%	N/A	N/A	
Pending Sales Volume	\$4,545,600	\$4,097,600	+10.9%	N/A	N/A	
Closed Sales Count	13	12	+8.3%	58	51	+13.7%
Closed Sales Volume	\$6,139,100	\$4,036,900	+52.1%	\$23,502,550	\$15,896,040	+47.9%
Average Sales Price	\$472,238	\$336,408	+40.4%	\$405,216	\$311,687	+30%
Median Sales Price	\$430,000	\$289,000	+48.8%	\$363,216	\$271,384	+33.8%

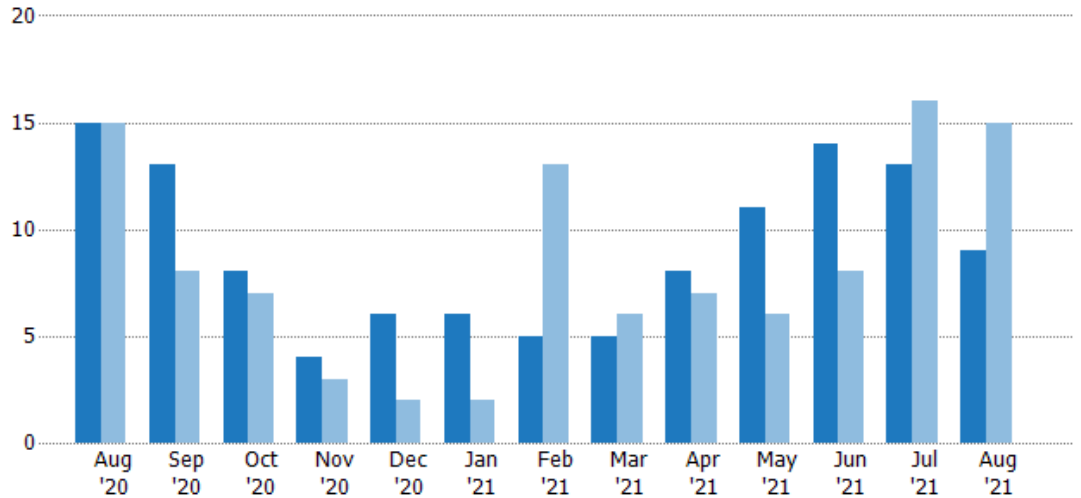
New Listings

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Aug '21	9	-40%
Aug '20	15	0%
Aug '19	15	0%



Current Year	15	13	8	4	6	6	5	5	8	11	14	13	9
Prior Year	15	8	7	3	2	2	13	6	7	6	8	16	15
Percent Change from Prior Year	0%	63%	14%	33%	200%	200%	-62%	-17%	14%	83%	75%	-19%	-40%

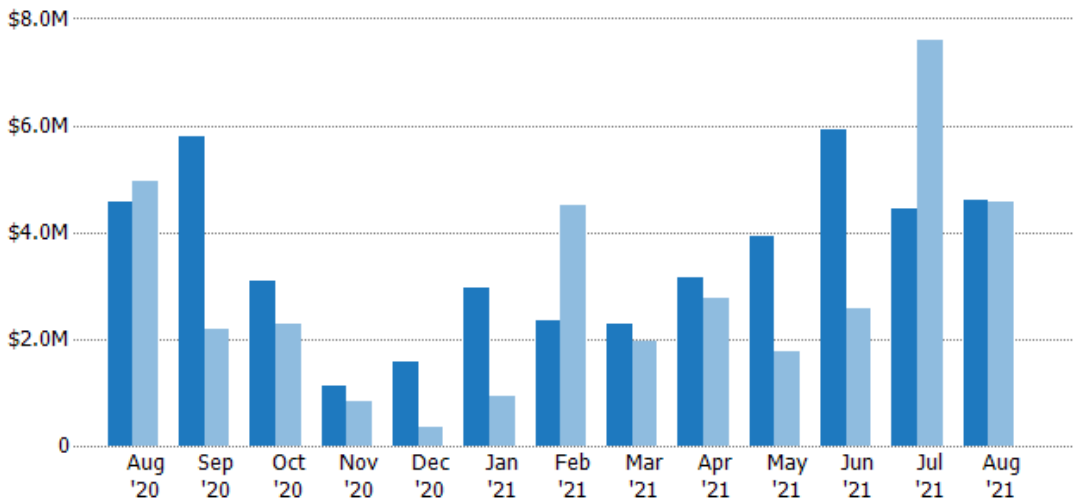
New Listing Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Aug '21	\$4.61M	1.1%
Aug '20	\$4.56M	-8%
Aug '19	\$4.95M	-8.1%



Current Year	\$4.56M	\$5.79M	\$3.09M	\$1.11M	\$1.57M	\$2.95M	\$2.34M	\$2.28M	\$3.15M	\$3.91M	\$5.93M	\$4.43M	\$4.61M
Prior Year	\$4.95M	\$2.17M	\$2.27M	\$823K	\$339K	\$924K	\$4.49M	\$1.97M	\$2.77M	\$1.78M	\$2.58M	\$7.6M	\$4.56M
Percent Change from Prior Year	-8%	167%	36%	35%	363%	219%	-48%	16%	14%	120%	129%	-42%	1%

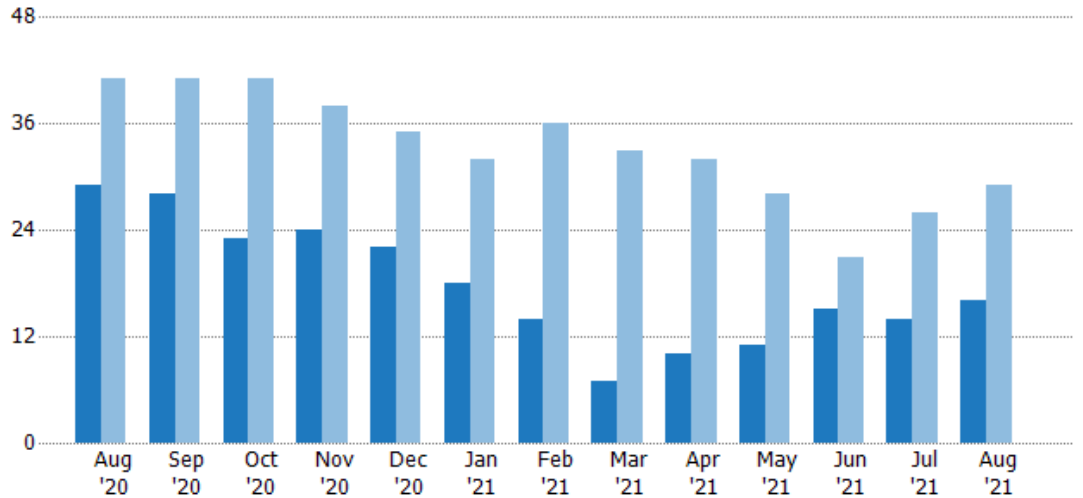
Active Listings

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Count	% Chg.
Aug '21	16	-44.8%
Aug '20	29	-29.3%
Aug '19	41	17.1%



Current Year	29	28	23	24	22	18	14	7	10	11	15	14	16
Prior Year	41	41	41	38	35	32	36	33	32	28	21	26	29
Percent Change from Prior Year	-29%	-32%	-44%	-37%	-37%	-44%	-61%	-79%	-69%	-61%	-29%	-46%	-45%

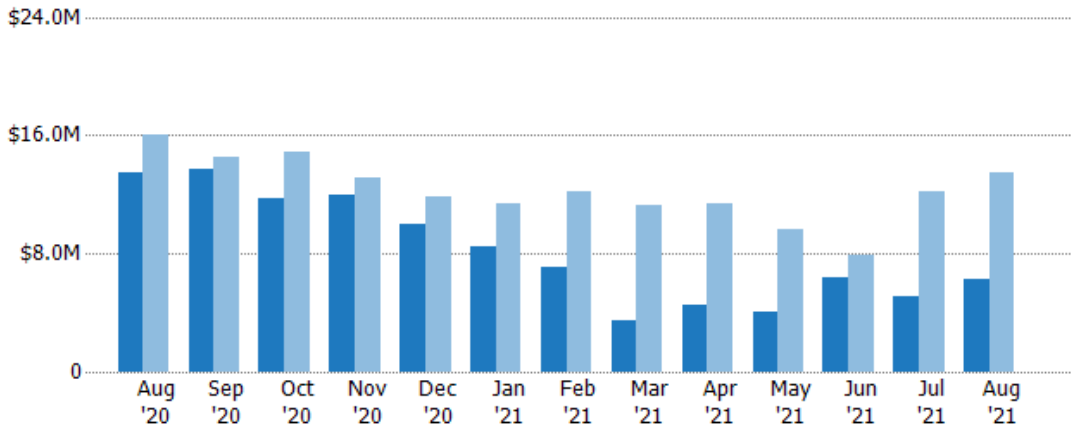
Active Listing Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Volume	% Chg.
Aug '21	\$6.26M	-53.6%
Aug '20	\$13.5M	-15.8%
Aug '19	\$16M	32.4%



Current Year	\$13.5M	\$13.8M	\$11.7M	\$12M	\$9.95M	\$8.51M	\$7.07M	\$3.46M	\$4.57M	\$4.04M	\$6.39M	\$5.04M	\$6.26M
Prior Year	\$16M	\$14.6M	\$14.8M	\$13.1M	\$11.9M	\$11.4M	\$12.2M	\$11.2M	\$11.4M	\$9.67M	\$7.94M	\$12.2M	\$13.5M
Percent Change from Prior Year	-16%	-6%	-21%	-9%	-16%	-25%	-42%	-69%	-60%	-58%	-19%	-59%	-54%

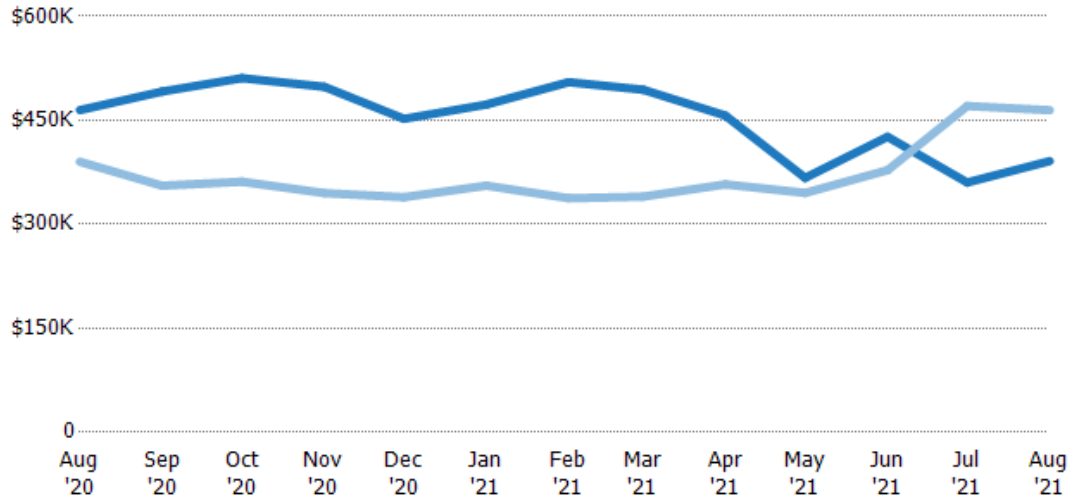
Average Listing Price

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

Filters Used

ZIP: Middlebury, VT 05753
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Aug '21	\$391K	-15.8%
Aug '20	\$465K	19.1%
Aug '19	\$390K	13.1%



Current Year	\$465K	\$491K	\$511K	\$498K	\$452K	\$473K	\$505K	\$494K	\$457K	\$367K	\$426K	\$360K	\$391K
Prior Year	\$390K	\$356K	\$361K	\$345K	\$339K	\$356K	\$338K	\$340K	\$358K	\$345K	\$378K	\$471K	\$465K
Percent Change from Prior Year	19%	38%	41%	44%	33%	33%	50%	45%	28%	6%	13%	-23%	-16%

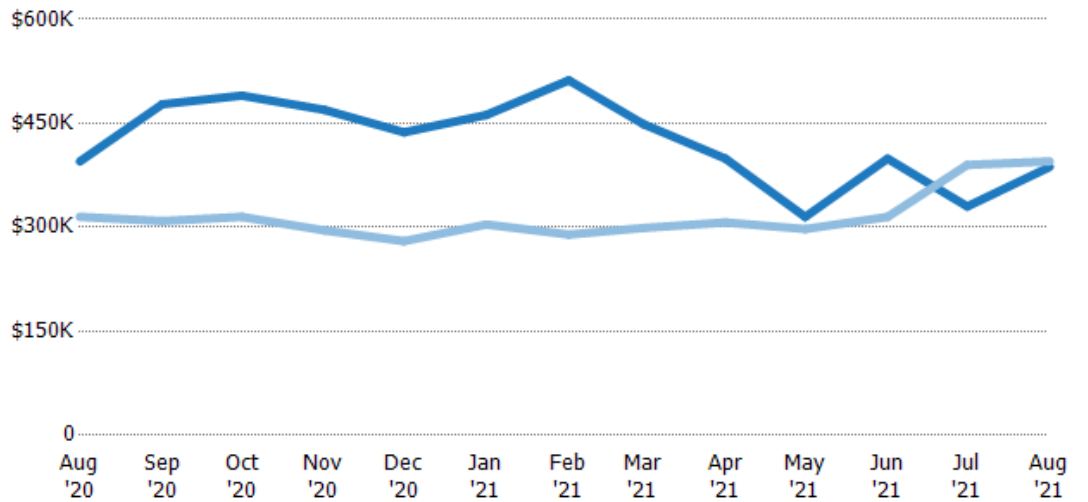
Median Listing Price

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

Filters Used

ZIP: Middlebury, VT 05753
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Aug '21	\$387K	-2%
Aug '20	\$395K	25.4%
Aug '19	\$315K	12.5%



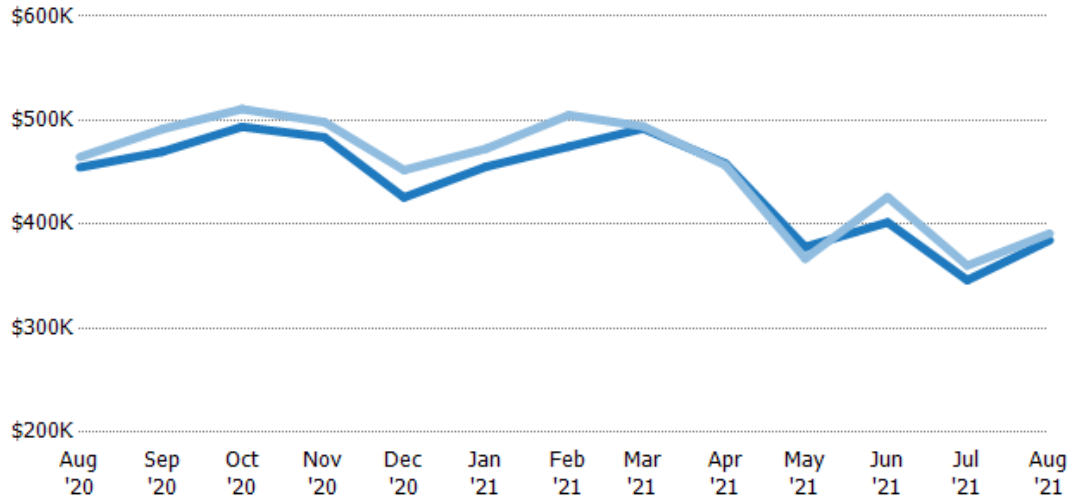
Current Year	\$395K	\$477K	\$490K	\$469K	\$437K	\$462K	\$512K	\$449K	\$399K	\$315K	\$399K	\$330K	\$387K
Prior Year	\$315K	\$309K	\$315K	\$296K	\$280K	\$304K	\$290K	\$299K	\$307K	\$297K	\$315K	\$390K	\$395K
Percent Change from Prior Year	25%	55%	56%	59%	56%	52%	77%	50%	30%	6%	27%	-15%	-2%

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

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

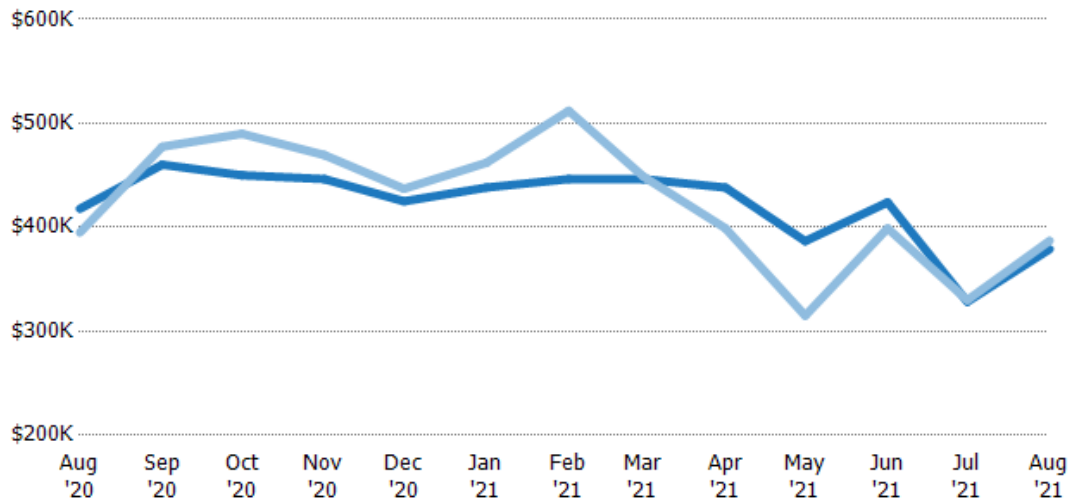


Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



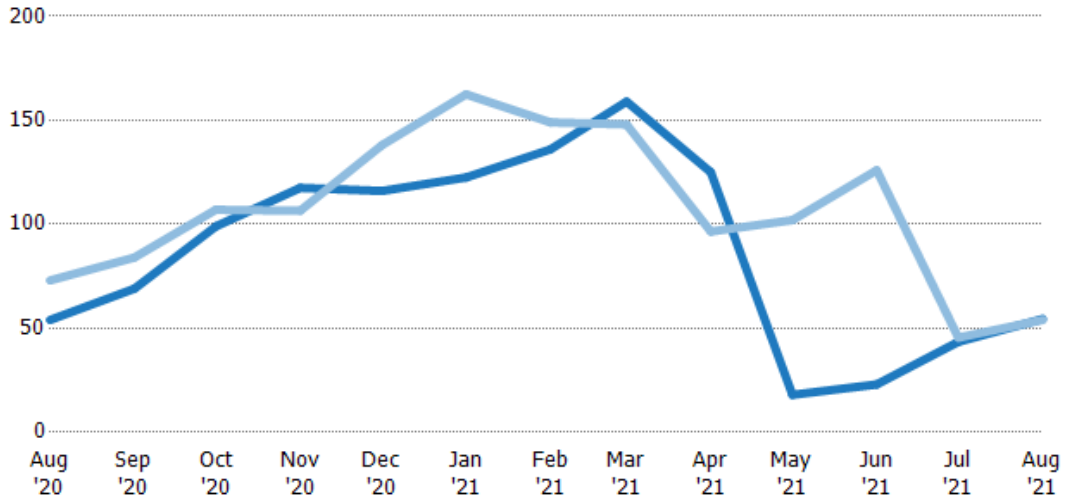
Median Days in RPR

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

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
Aug '21	54.5	0.9%
Aug '20	54	-26%
Aug '19	73	-2.1%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	54	69	99	118	116	123	136	159	125	18	23	43.5	54.5
Prior Year	73	84	107	107	138	163	149	148	96.5	102	126	45.5	54
Percent Change from Prior Year	-26%	-18%	-7%	10%	-16%	-25%	-9%	7%	30%	-82%	-82%	-4%	1%

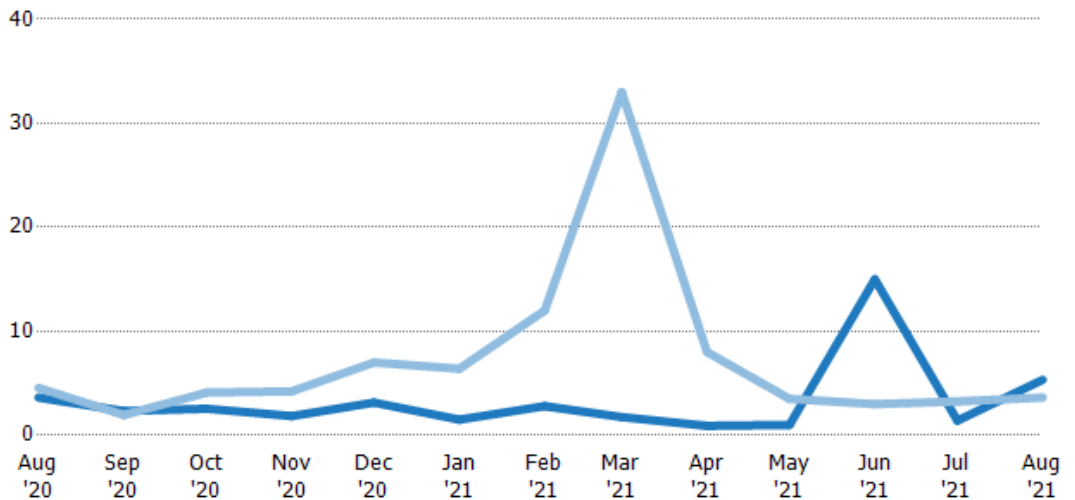
Months of Inventory

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Months	% Chg.
Aug '21	5.33	47.1%
Aug '20	3.63	-20.4%
Aug '19	4.56	251.2%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	3.63	2.33	2.56	1.85	3.14	1.5	2.8	1.75	0	1	15	1.4	5.33
Prior Year	4.56	1.95	4.1	4.22	7	6.4	12	33	8	3.5	3	3.25	3.63
Percent Change from Prior Year	-20%	20%	-38%	-56%	-55%	-77%	-77%	-95%	-89%	-71%	400%	-57%	47%

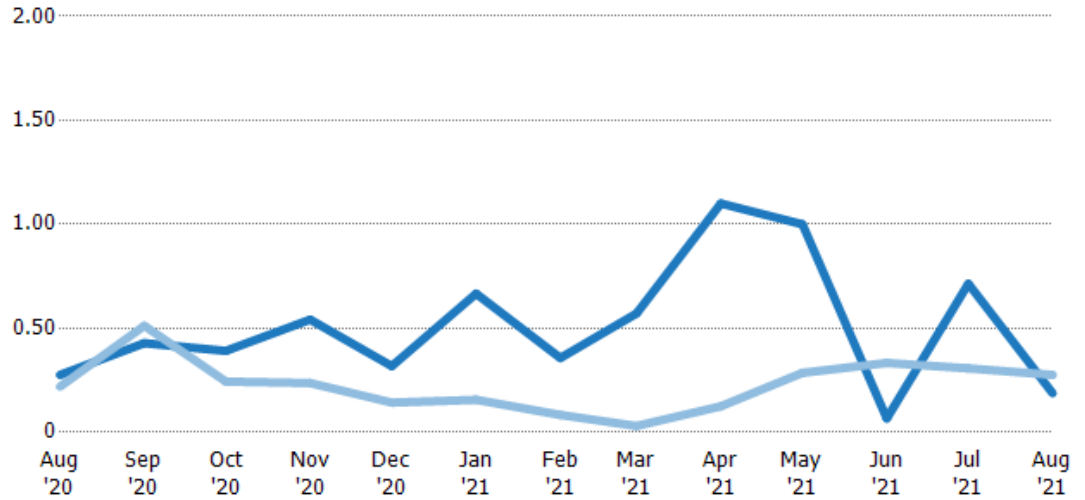
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Rate	Chg.
Aug '21	19%	8.8%
Aug '20	28%	-5.6%
Aug '19	22%	-71.5%



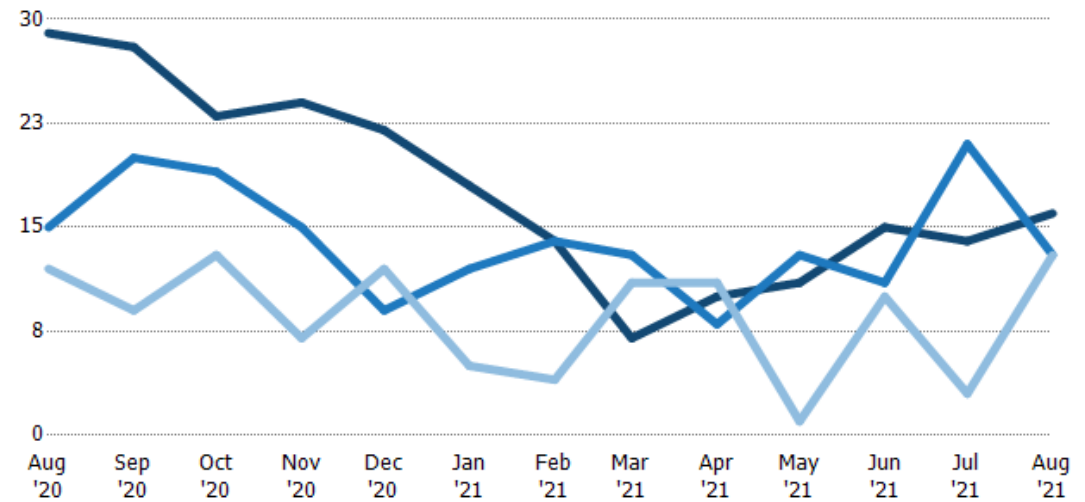
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	28%	43%	39%	54%	32%	67%	36%	57%	110%	100%	7%	71%	19%
Prior Year	22%	51%	24%	24%	14%	16%	8%	3%	13%	29%	33%	31%	28%
Change from Prior Year	-6%	8%	-15%	-30%	-18%	-51%	-27%	-54%	-98%	-71%	27%	-41%	9%

Active/Pending/Sold Units

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single Family



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Active	29	28	23	24	22	18	14	7	10	11	15	14	16
Pending	15	20	19	15	9	12	14	13	8	13	11	21	13
Sold	12	9	13	7	12	5	4	11	11	1	10	3	13

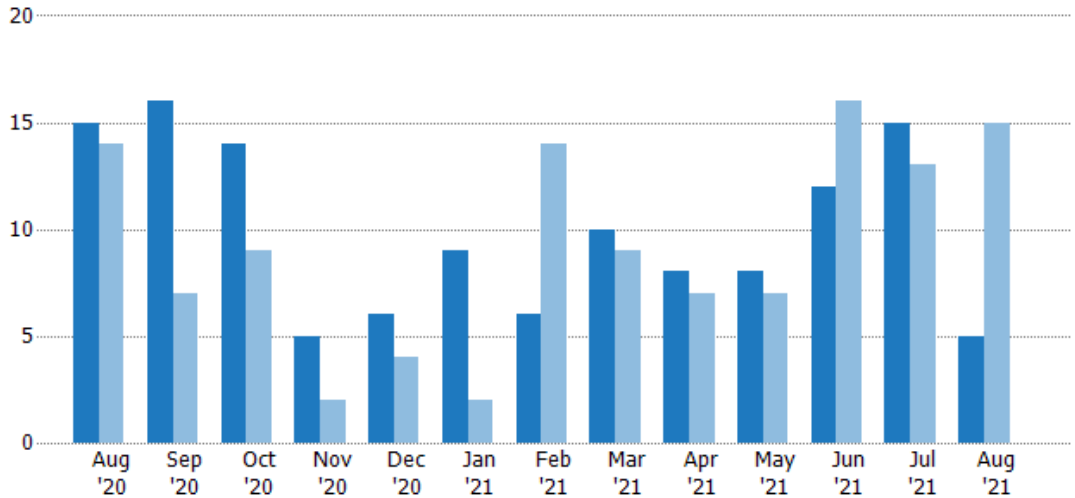
New Pending Sales

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Count	% Chg.
Aug '21	5	-66.7%
Aug '20	15	7.1%
Aug '19	14	-28.6%



Current Year	15	16	14	5	6	9	6	10	8	8	12	15	5
Prior Year	14	7	9	2	4	2	14	9	7	7	16	13	15
Percent Change from Prior Year	7%	129%	56%	150%	50%	350%	-57%	11%	14%	14%	-25%	15%	-67%

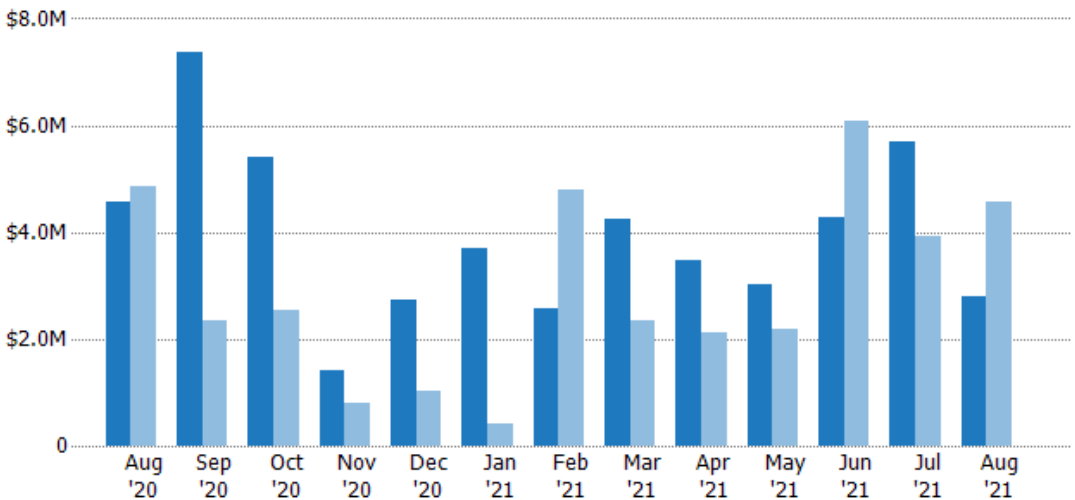
New Pending Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Volume	% Chg.
Aug '21	\$2.78M	-39%
Aug '20	\$4.56M	-6.1%
Aug '19	\$4.86M	-48.5%



Current Year	\$4.56M	\$7.37M	\$5.41M	\$1.4M	\$2.73M	\$3.69M	\$2.58M	\$4.25M	\$3.48M	\$3.01M	\$4.28M	\$5.71M	\$2.78M
Prior Year	\$4.86M	\$2.34M	\$2.52M	\$785K	\$1.02M	\$415K	\$4.79M	\$2.34M	\$2.12M	\$2.19M	\$6.07M	\$3.93M	\$4.56M
Percent Change from Prior Year	-6%	215%	114%	78%	167%	791%	-46%	82%	64%	38%	-29%	45%	-39%

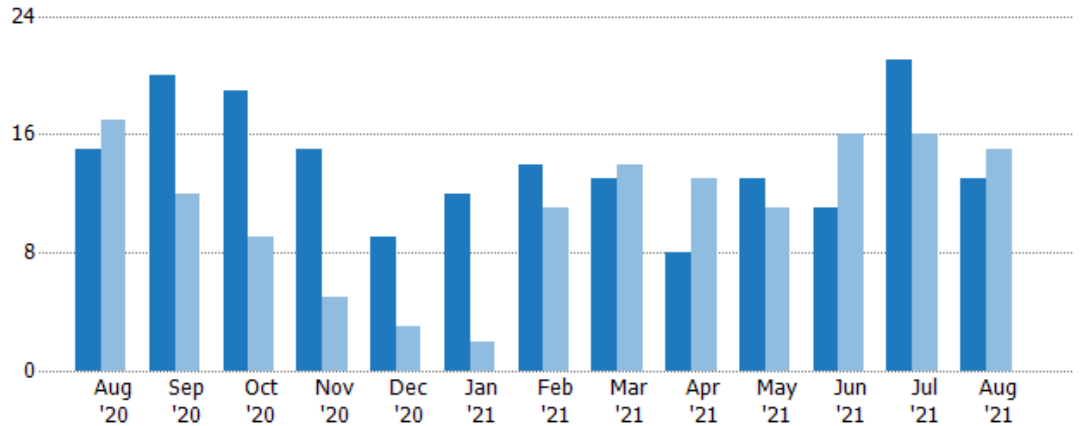
Pending Sales

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

Filters Used

ZIP: Middlebury, VT 05753
Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Aug '21	13	-13.3%
Aug '20	15	-11.8%
Aug '19	17	-29.4%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	15	20	19	15	9	12	14	13	8	13	11	21	13
Prior Year	17	12	9	5	3	2	11	14	13	11	16	16	15
Percent Change from Prior Year	-12%	67%	111%	200%	200%	500%	27%	-7%	-38%	18%	-31%	31%	-13%

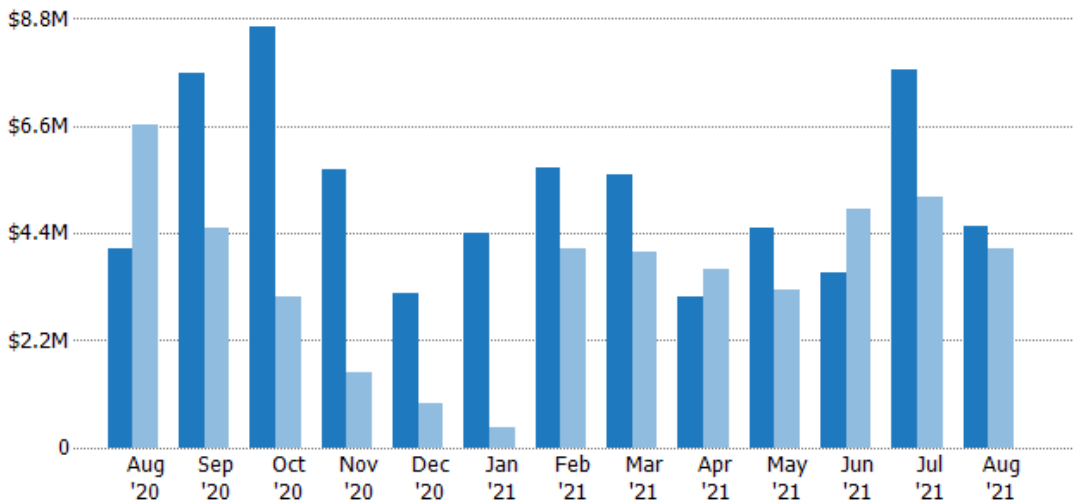
Pending Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Aug '21	\$4.55M	10.9%
Aug '20	\$4.1M	-38.2%
Aug '19	\$6.63M	-52.7%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	\$4.1M	\$7.69M	\$8.65M	\$5.71M	\$3.17M	\$4.4M	\$5.75M	\$5.6M	\$3.08M	\$4.52M	\$3.61M	\$7.75M	\$4.55M
Prior Year	\$6.63M	\$4.52M	\$3.09M	\$1.54M	\$899K	\$415K	\$4.08M	\$4.03M	\$3.65M	\$3.22M	\$4.9M	\$5.14M	\$4.1M
Percent Change from Prior Year	-38%	70%	180%	270%	252%	962%	41%	39%	-15%	40%	-26%	51%	11%

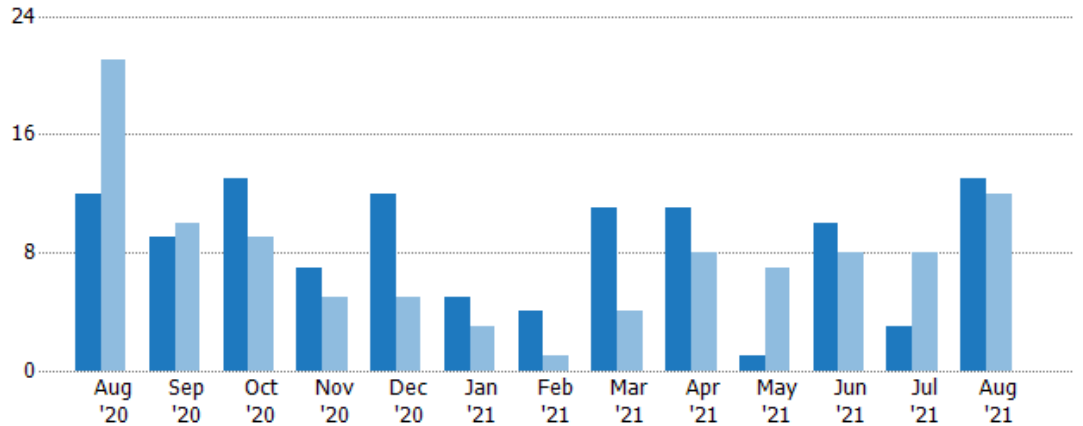
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Count	% Chg.
Aug '21	13	8.3%
Aug '20	12	-42.9%
Aug '19	21	-38.1%



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	12	9	13	7	12	5	4	11	11	1	10	3	13
Prior Year	21	10	9	5	5	3	1	4	8	7	8	8	12
Percent Change from Prior Year	-43%	-10%	44%	40%	140%	67%	300%	175%	38%	-86%	25%	-63%	8%

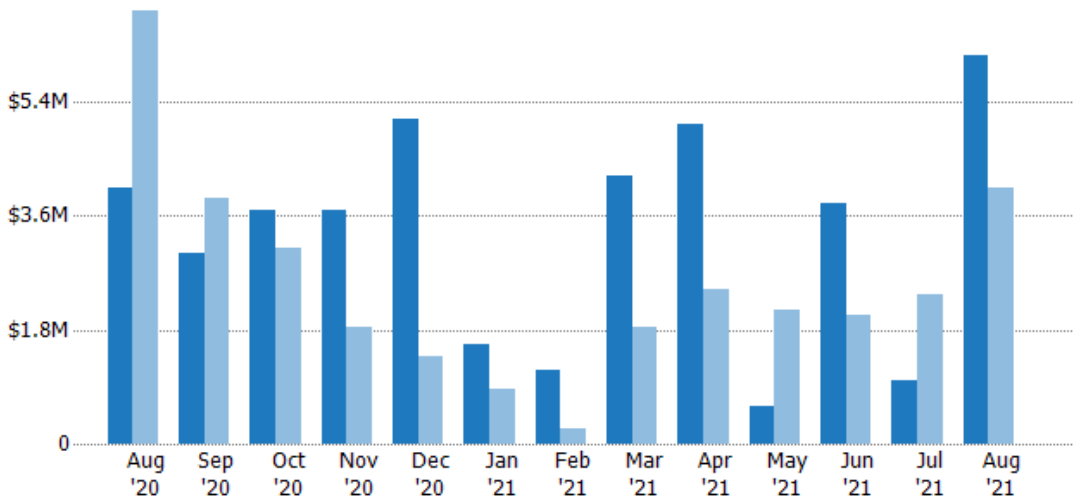
Closed Sales Volume

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Volume	% Chg.
Aug '21	\$6.14M	52.1%
Aug '20	\$4.04M	-40.8%
Aug '19	\$6.82M	-25.1%



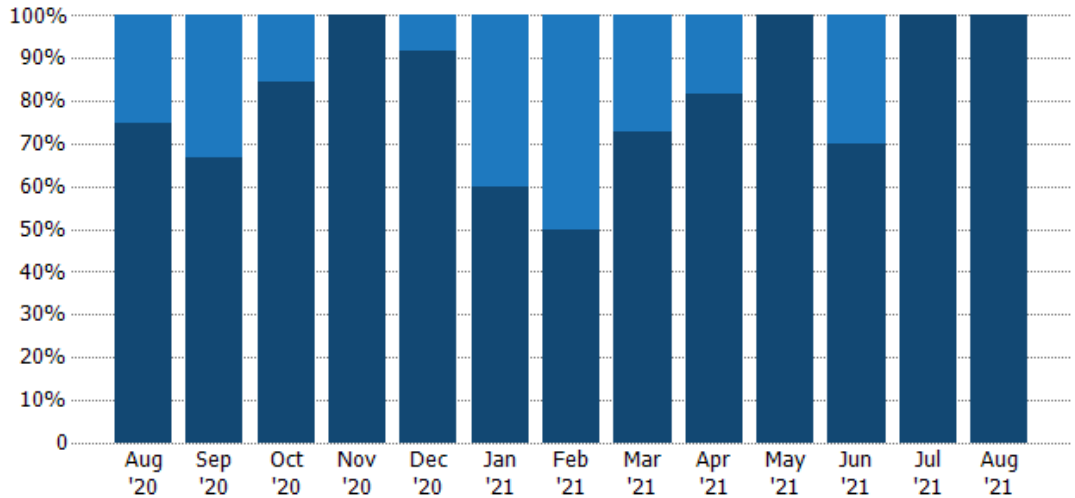
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Current Year	\$4.04M	\$3M	\$3.7M	\$3.68M	\$5.12M	\$1.58M	\$1.15M	\$4.23M	\$5.03M	\$583K	\$3.8M	\$987K	\$6.14M
Prior Year	\$6.82M	\$3.89M	\$3.1M	\$1.83M	\$1.38M	\$858K	\$240K	\$1.84M	\$2.44M	\$2.11M	\$2.02M	\$2.35M	\$4.04M
Percent Change from Prior Year	-41%	-23%	19%	101%	271%	84%	379%	130%	106%	-72%	88%	-58%	52%

Closed Sales by Property Type

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



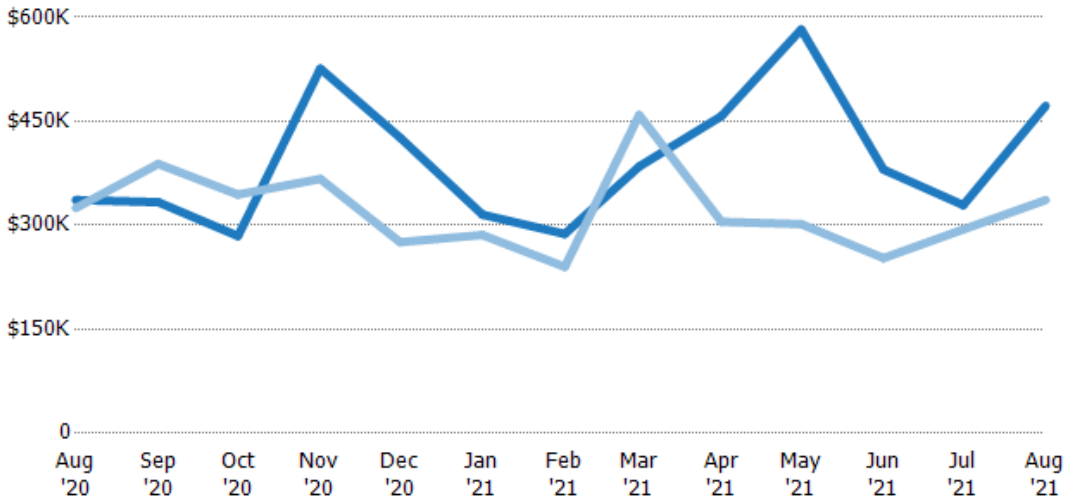
Condo/Townhouse	25%	33%	15%	-	8%	40%	50%	27%	18%	-	30%	-	-
Single Family Residence	75%	67%	85%	100%	92%	60%	50%	73%	82%	100%	70%	100%	100%

Average Sales Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Current Year	\$336K	\$333K	\$284K	\$526K	\$427K	\$315K	\$288K	\$385K	\$458K	\$583K	\$380K	\$329K	\$472K
Prior Year	\$325K	\$389K	\$344K	\$367K	\$276K	\$286K	\$240K	\$459K	\$305K	\$302K	\$253K	\$294K	\$336K
Percent Change from Prior Year	4%	-14%	-17%	43%	55%	10%	20%	-16%	50%	93%	51%	12%	40%

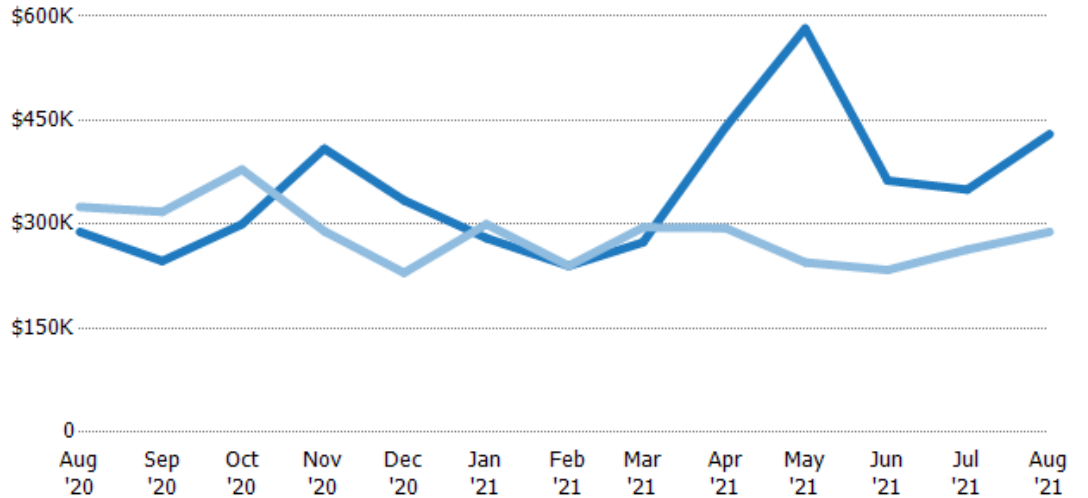
Median Sales Price

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

Filters Used

ZIP: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Price	% Chg.
Aug '21	\$430K	48.8%
Aug '20	\$289K	-11.1%
Aug '19	\$325K	3.1%



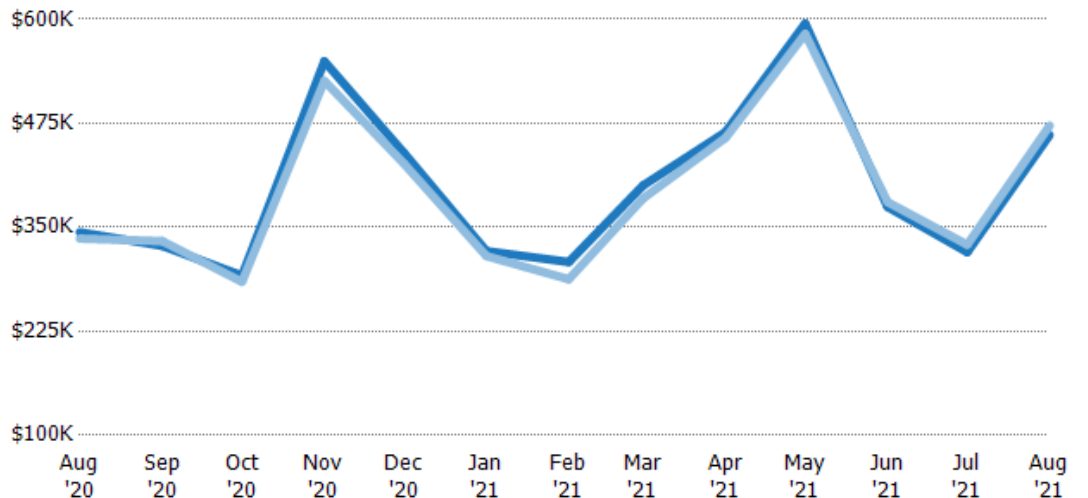
Current Year	\$289K	\$247K	\$300K	\$409K	\$335K	\$280K	\$240K	\$274K	\$440K	\$583K	\$363K	\$350K	\$430K
Prior Year	\$325K	\$318K	\$379K	\$290K	\$230K	\$300K	\$240K	\$296K	\$295K	\$245K	\$234K	\$263K	\$289K
Percent Change from Prior Year	-11%	-22%	-21%	41%	45%	-7%	0%	-7%	49%	138%	55%	33%	49%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



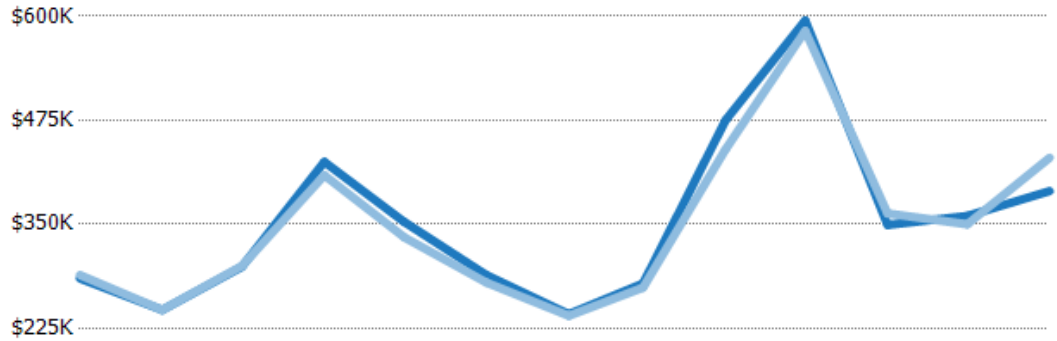
Avg List Price	\$344K	\$328K	\$292K	\$550K	\$439K	\$321K	\$308K	\$400K	\$464K	\$595K	\$375K	\$320K	\$461K
Avg Sales Price	\$336K	\$333K	\$284K	\$526K	\$427K	\$315K	\$288K	\$385K	\$458K	\$583K	\$380K	\$329K	\$472K
Avg Sales Price as a % of Avg List Price	98%	102%	97%	96%	97%	98%	93%	96%	99%	98%	102%	103%	102%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



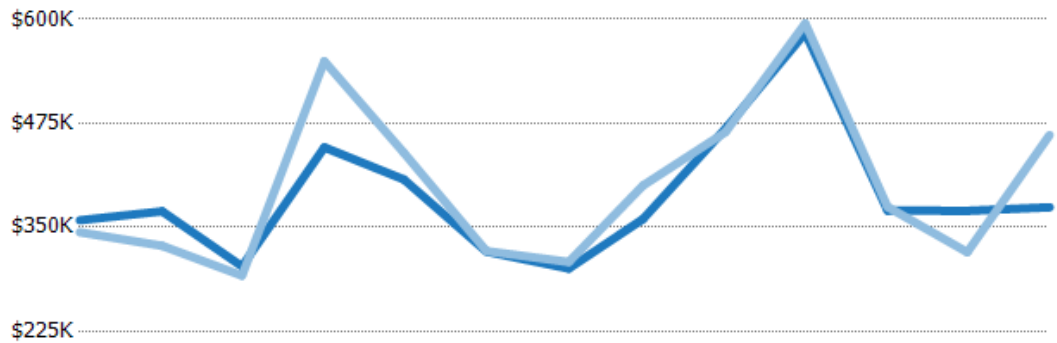
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Median List Price	\$285K	\$247K	\$299K	\$425K	\$353K	\$289K	\$242K	\$279K	\$475K	\$595K	\$349K	\$360K	\$390K
Median Sales Price	\$289K	\$247K	\$300K	\$409K	\$335K	\$280K	\$240K	\$274K	\$440K	\$583K	\$363K	\$350K	\$430K
Med Sales Price as a % of Med List Price	101%	100%	100%	96%	95%	97%	99%	98%	93%	98%	104%	97%	110%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



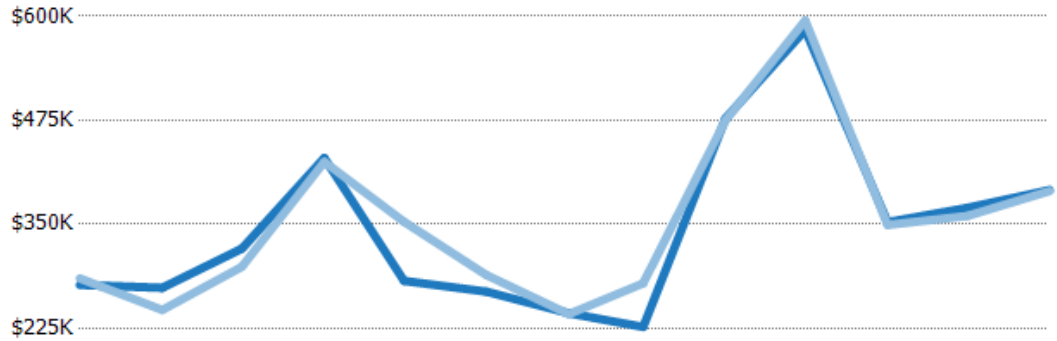
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Avg Est Value	\$358K	\$369K	\$303K	\$446K	\$407K	\$321K	\$300K	\$360K	\$469K	\$584K	\$370K	\$370K	\$374K
Avg Sales Price	\$344K	\$328K	\$292K	\$550K	\$439K	\$321K	\$308K	\$400K	\$464K	\$595K	\$375K	\$320K	\$461K
Avg Sales Price as a % of Avg Est Value	96%	89%	96%	123%	108%	100%	103%	111%	99%	102%	101%	87%	123%

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: Middlebury, VT 05753
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Median Est Value	\$277K	\$274K	\$321K	\$430K	\$282K	\$269K	\$243K	\$227K	\$477K	\$584K	\$353K	\$370K	\$391K
Median Sales Price	\$285K	\$247K	\$299K	\$425K	\$353K	\$289K	\$242K	\$279K	\$475K	\$595K	\$349K	\$360K	\$390K
Med Sales Price as a % of Med Est Value	103%	90%	93%	99%	125%	107%	100%	123%	100%	102%	99%	97%	100%