

Summary of Key Listing and Sales Metrics

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

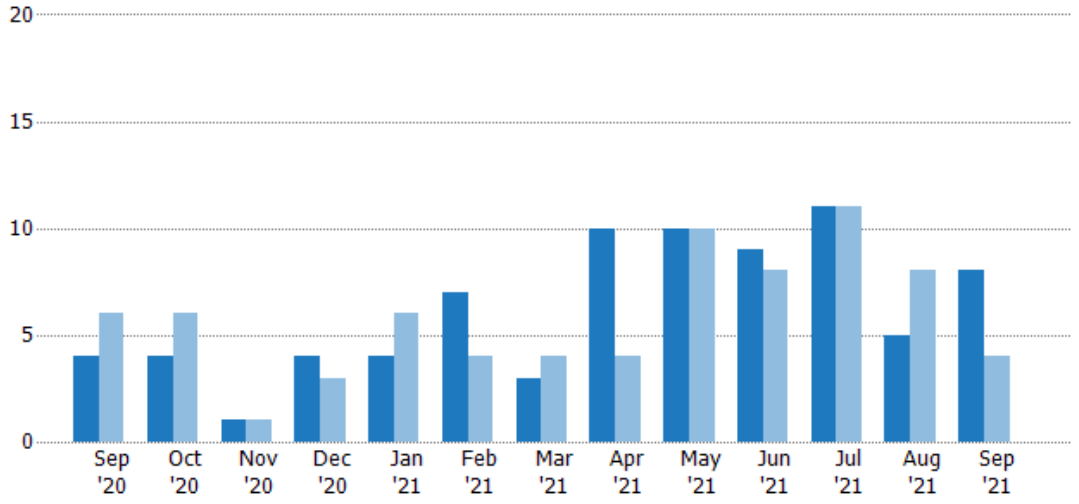
Key Metrics	Sep 2021	Sep 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	8	4	+100%	67	59	+13.6%
New Listing Volume	\$2,182,000	\$832,900	+162%	\$25,339,500	\$11,953,700	+112%
Active Listing Count	20	14	+42.9%	N/A	N/A	
Active Listing Volume	\$10,817,900	\$3,710,600	+191.5%	N/A	N/A	
Average Listing Price	\$540,895	\$265,043	+104.1%	\$524,489	\$276,248	+89.9%
Median Listing Price	\$217,500	\$184,450	+17.9%	\$270,140	\$199,567	+35.4%
Median Days in RPR	70.5	50.5	+39.6%	57.27	124.24	-53.9%
Months of Inventory	2.9	1.4	+104.1%	2.3	6.7	-65.8%
Absorption Rate	35%	71.43%	-36.4%	43.41%	14.83%	+28.6%
Sales Activity Charts Metrics						
New Pending Sales Count	2	10	-80%	55	74	-25.7%
New Pending Sales Volume	\$448,000	\$1,964,500	-77.2%	\$16,639,500	\$14,708,800	+13.1%
Pending Sales Count	11	13	-15.4%	N/A	N/A	
Pending Sales Volume	\$2,884,000	\$2,891,500	-0.3%	N/A	N/A	
Closed Sales Count	6	15	-60%	44	56	-21.4%
Closed Sales Volume	\$1,431,000	\$3,043,435	-53%	\$11,603,900	\$10,563,135	+9.9%
Average Sales Price	\$238,500	\$202,896	+17.5%	\$263,725	\$188,627	+39.8%
Median Sales Price	\$220,500	\$195,900	+12.6%	\$239,682	\$178,223	+34.5%

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



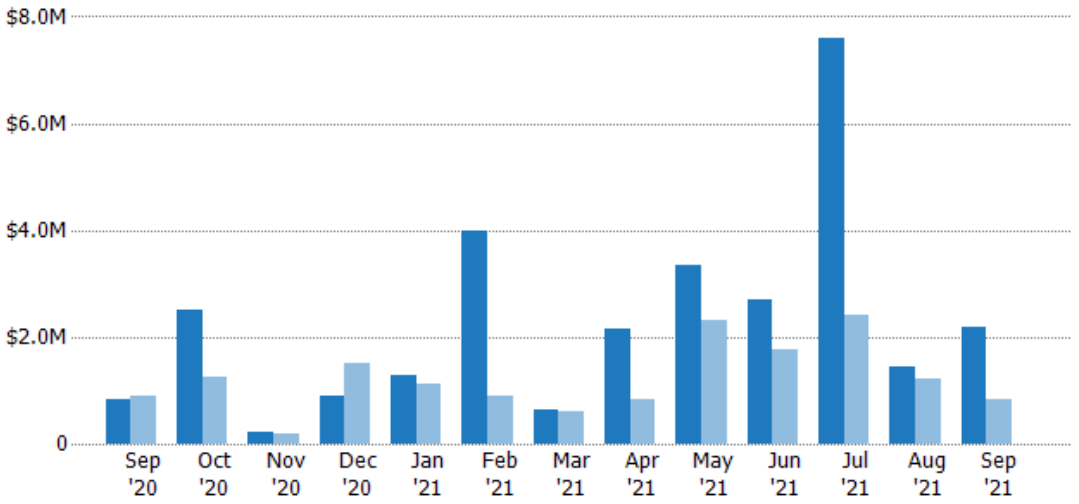
Month/Year	Count	% Chg.
Sep '21	8	100%
Sep '20	4	-33.3%
Sep '19	6	-16.7%

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.
Sep '21	\$2.18M	162%
Sep '20	\$833K	-6.9%
Sep '19	\$895K	13.6%

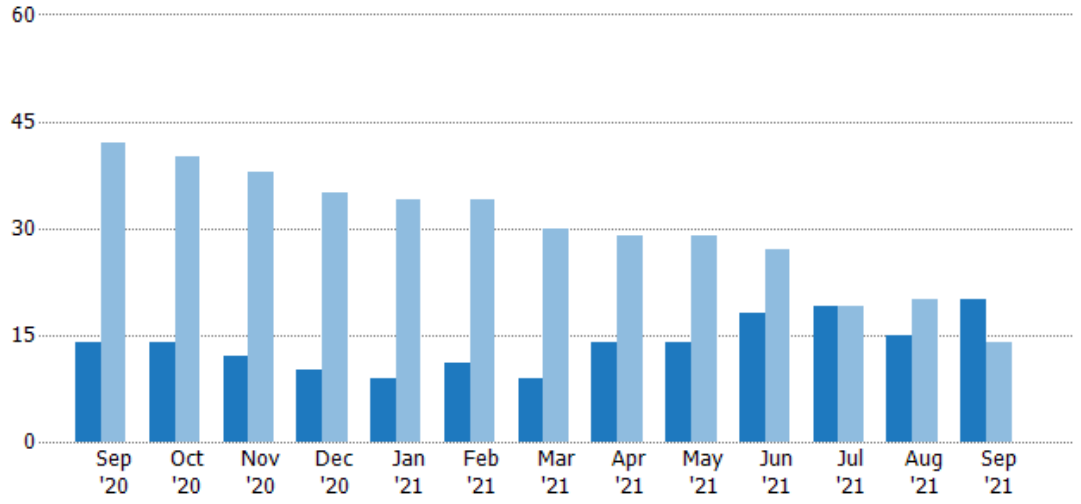
Active Listings

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.
Sep '21	20	42.9%
Sep '20	14	-66.7%
Sep '19	42	19%



Month	Current Year	Prior Year	Percent Change from Prior Year
Sep '20	14	42	-67%
Oct '20	14	40	-65%
Nov '20	12	38	-68%
Dec '20	10	35	-71%
Jan '21	9	34	-74%
Feb '21	11	34	-68%
Mar '21	9	30	-70%
Apr '21	14	29	-52%
May '21	14	29	-52%
Jun '21	18	27	-33%
Jul '21	19	19	0%
Aug '21	15	20	-25%
Sep '21	20	14	43%

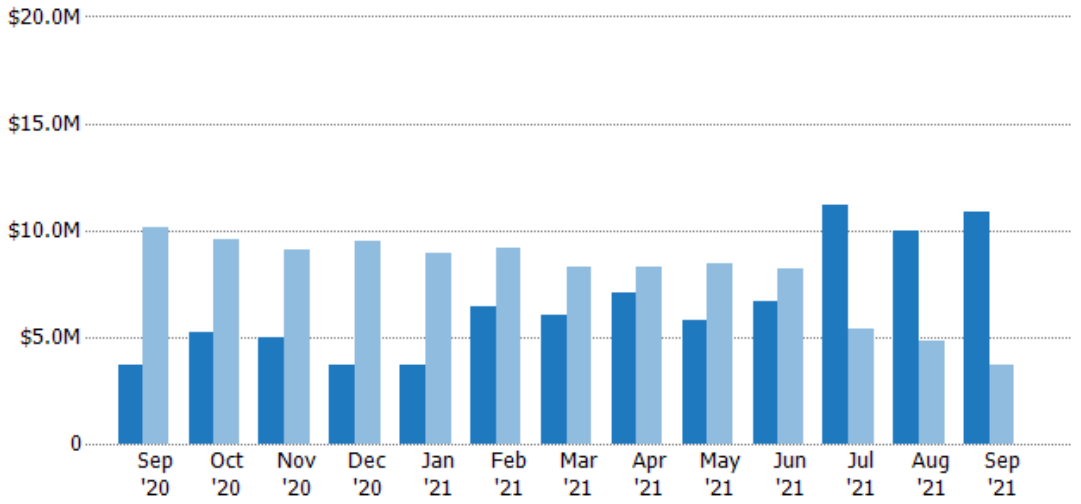
Active Listing Volume

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.
Sep '21	\$10.8M	191.5%
Sep '20	\$3.71M	-63.5%
Sep '19	\$10.2M	21.6%



Month	Current Year	Prior Year	Percent Change from Prior Year
Sep '20	\$3.71M	\$10.2M	-63%
Oct '20	\$5.21M	\$9.59M	-46%
Nov '20	\$5.01M	\$9.06M	-45%
Dec '20	\$3.73M	\$9.49M	-61%
Jan '21	\$3.66M	\$8.91M	-59%
Feb '21	\$6.46M	\$9.18M	-30%
Mar '21	\$6.04M	\$8.31M	-27%
Apr '21	\$7.06M	\$8.3M	-15%
May '21	\$5.79M	\$8.47M	-32%
Jun '21	\$6.68M	\$8.16M	-18%
Jul '21	\$11.2M	\$5.36M	109%
Aug '21	\$9.93M	\$4.78M	108%
Sep '21	\$10.8M	\$3.71M	192%

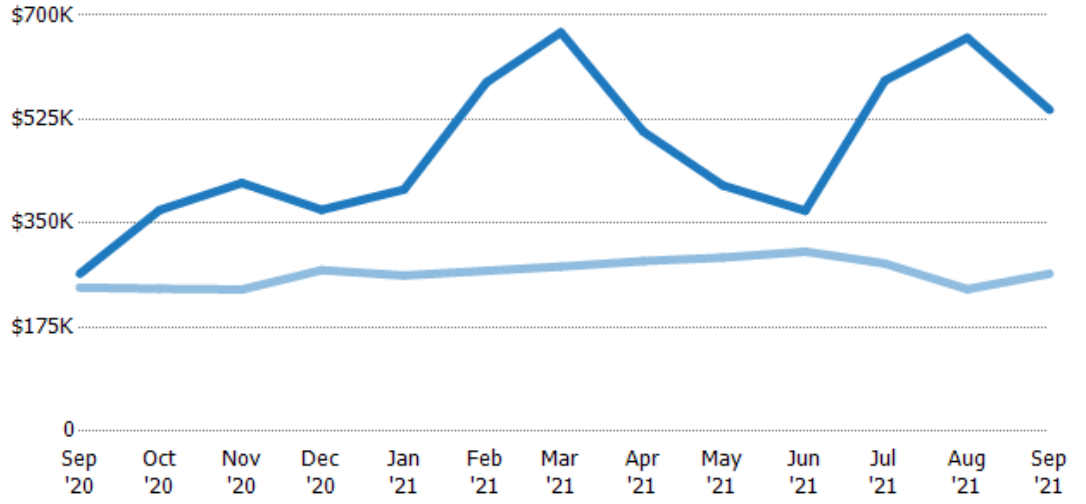
Average Listing Price

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.
Sep '21	\$541K	104.1%
Sep '20	\$265K	9.6%
Sep '19	\$242K	2.2%



Current Year	\$265K	\$372K	\$418K	\$373K	\$407K	\$587K	\$671K	\$504K	\$414K	\$371K	\$590K	\$662K	\$541K
Prior Year	\$242K	\$240K	\$239K	\$271K	\$262K	\$270K	\$277K	\$286K	\$292K	\$302K	\$282K	\$239K	\$265K
Percent Change from Prior Year	10%	55%	75%	37%	55%	117%	142%	76%	42%	23%	109%	177%	104%

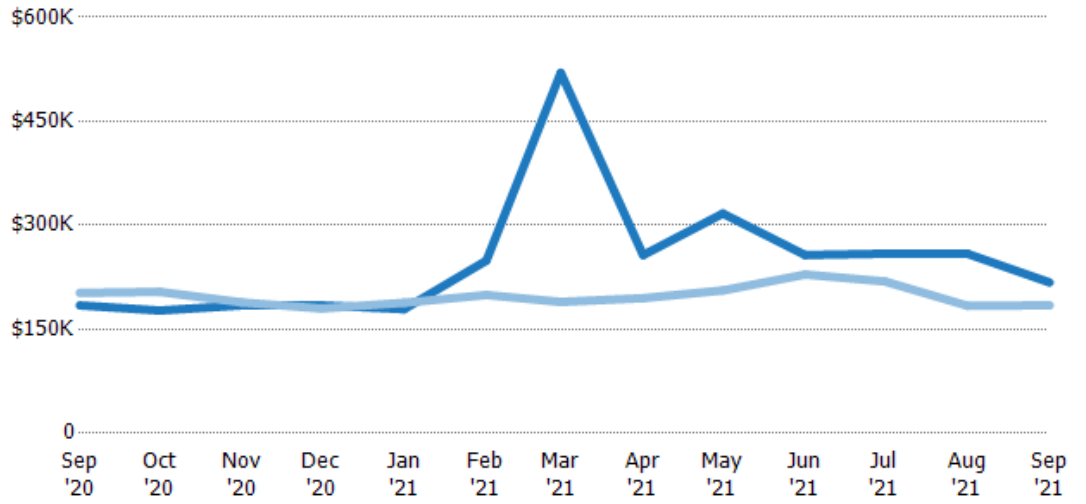
Median Listing Price

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.
Sep '21	\$218K	17.9%
Sep '20	\$184K	-8.9%
Sep '19	\$203K	10.4%



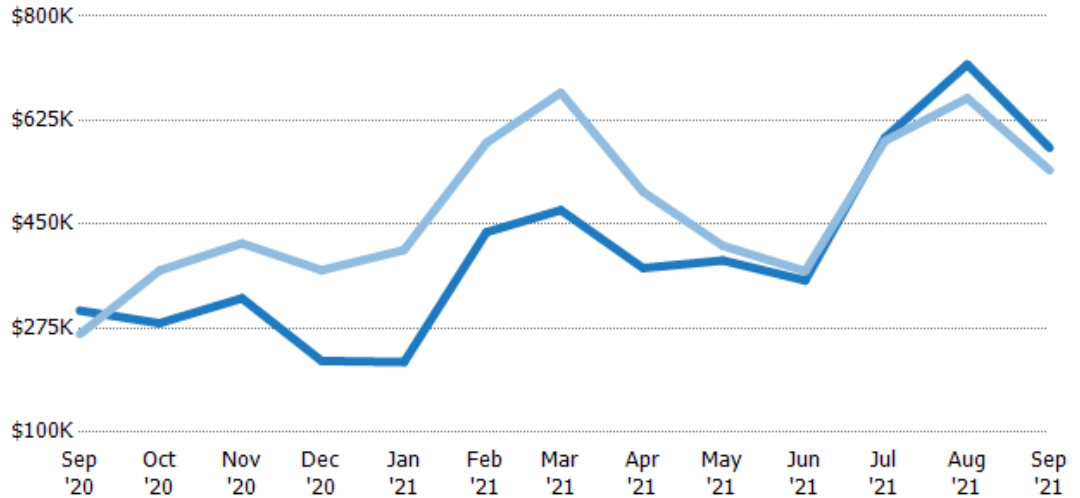
Current Year	\$184K	\$177K	\$184K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$257K	\$259K	\$259K	\$218K
Prior Year	\$203K	\$204K	\$189K	\$180K	\$188K	\$199K	\$189K	\$195K	\$206K	\$229K	\$219K	\$184K	\$184K
Percent Change from Prior Year	-9%	-13%	-2%	2%	-5%	25%	174%	32%	54%	12%	18%	41%	18%

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



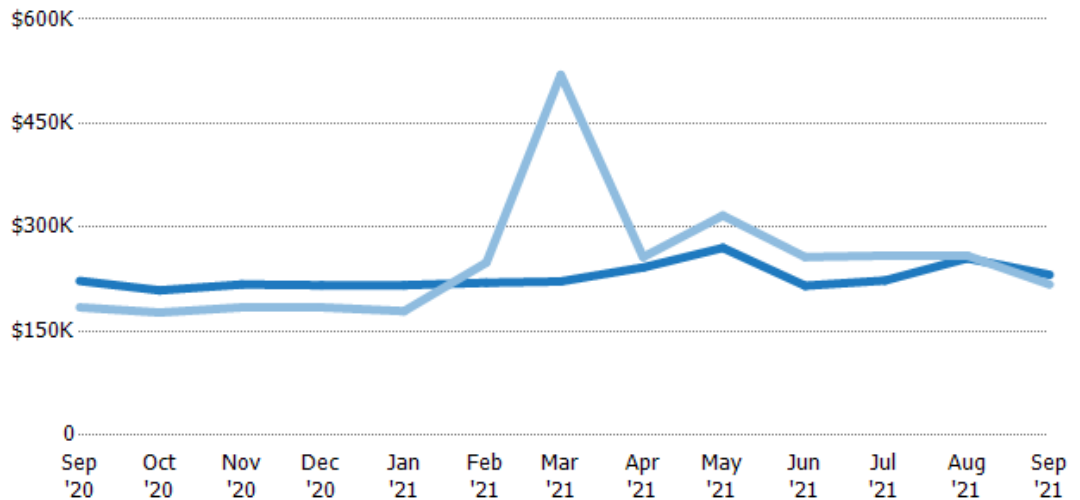
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Avg Est Value	\$305K	\$284K	\$325K	\$220K	\$218K	\$437K	\$474K	\$376K	\$389K	\$355K	\$595K	\$719K	\$578K
Avg Listing Price	\$265K	\$372K	\$418K	\$373K	\$407K	\$587K	\$671K	\$504K	\$414K	\$371K	\$590K	\$662K	\$541K
Avg Listing Price as a % of Avg Est Value	87%	131%	128%	169%	187%	134%	142%	134%	106%	104%	99%	92%	94%

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



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Median Est Value	\$223K	\$209K	\$217K	\$216K	\$216K	\$220K	\$222K	\$242K	\$270K	\$216K	\$223K	\$255K	\$232K
Median Listing Price	\$184K	\$177K	\$184K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$257K	\$259K	\$259K	\$218K
Med Listing Price as a % of Med Est Value	83%	85%	85%	85%	83%	113%	234%	106%	117%	119%	116%	101%	94%

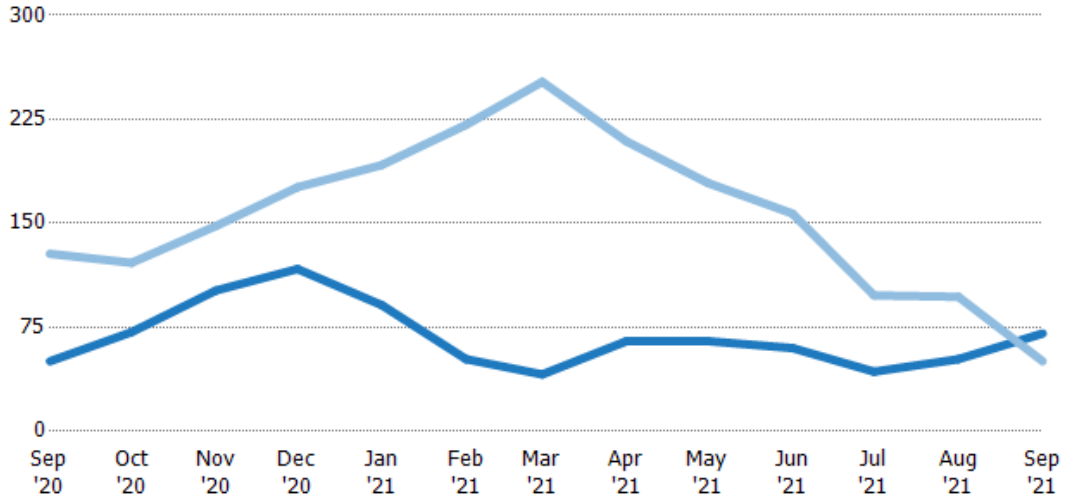
Median Days in RPR

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.
Sep '21	70.5	39.6%
Sep '20	50.5	-60.5%
Sep '19	128	2.7%



Current Year	50.5	71.5	102	117	91	52	41	65	65	60	43	52	70.5
Prior Year	128	122	148	176	192	221	252	209	179	157	98	97	50.5
Percent Change from Prior Year	-61%	-41%	-31%	-34%	-53%	-76%	-84%	-69%	-64%	-62%	-56%	-46%	40%

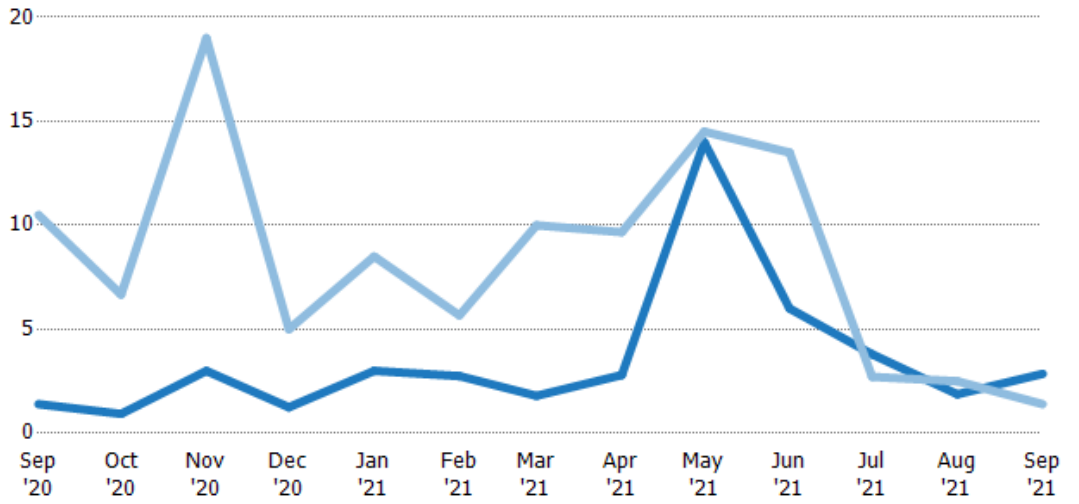
Months of Inventory

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.
Sep '21	2.86	104.1%
Sep '20	1.4	-86.7%
Sep '19	10.5	-32%



Current Year	1.4	0	3	1.25	3	2.75	1.8	2.8	14	6	3.8	1.88	2.86
Prior Year	10.5	6.67	19	5	8.5	5.67	10	9.67	14.5	13.5	2.71	2.5	1.4
Percent Change from Prior Year	-87%	-86%	-84%	-75%	-65%	-51%	-82%	-71%	-3%	-56%	40%	-25%	104%

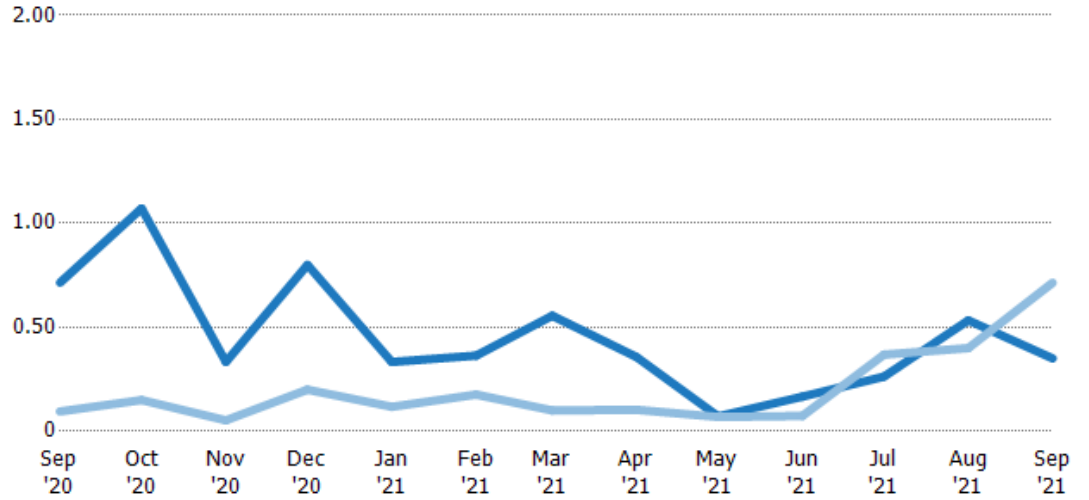
Absorption Rate

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.
Sep '21	35%	36.4%
Sep '20	71%	-61.9%
Sep '19	10%	47.1%



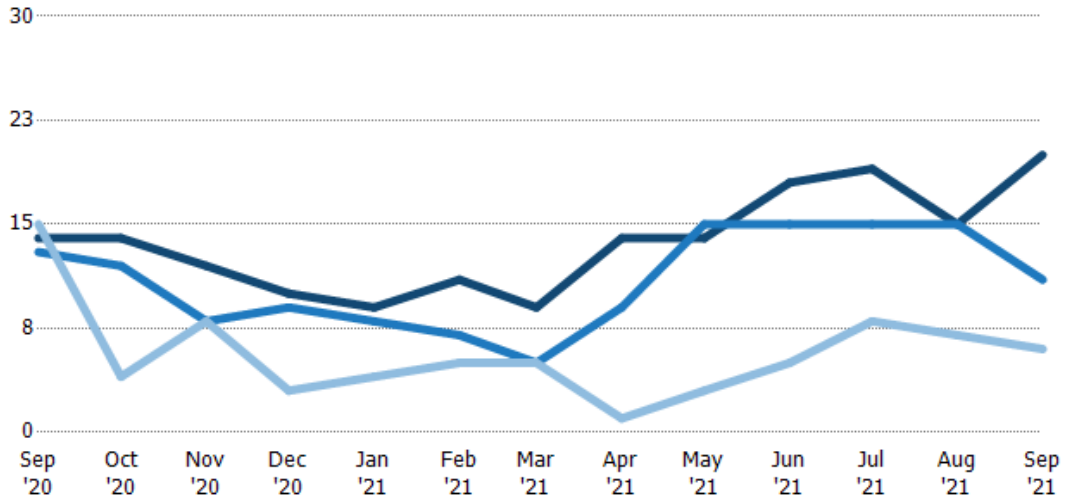
Current Year	71%	107%	33%	80%	33%	36%	56%	36%	7%	17%	26%	53%	35%
Prior Year	10%	15%	5%	20%	12%	18%	10%	10%	7%	7%	37%	40%	71%
Change from Prior Year	-62%	-92%	-28%	-60%	-22%	-19%	-46%	-25%	0%	-9%	11%	-13%	36%

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	14	14	12	10	9	11	9	14	14	18	19	15	20
Pending	13	12	8	9	8	7	5	9	15	15	15	15	11
Sold	15	4	8	3	4	5	5	1	3	5	8	7	6

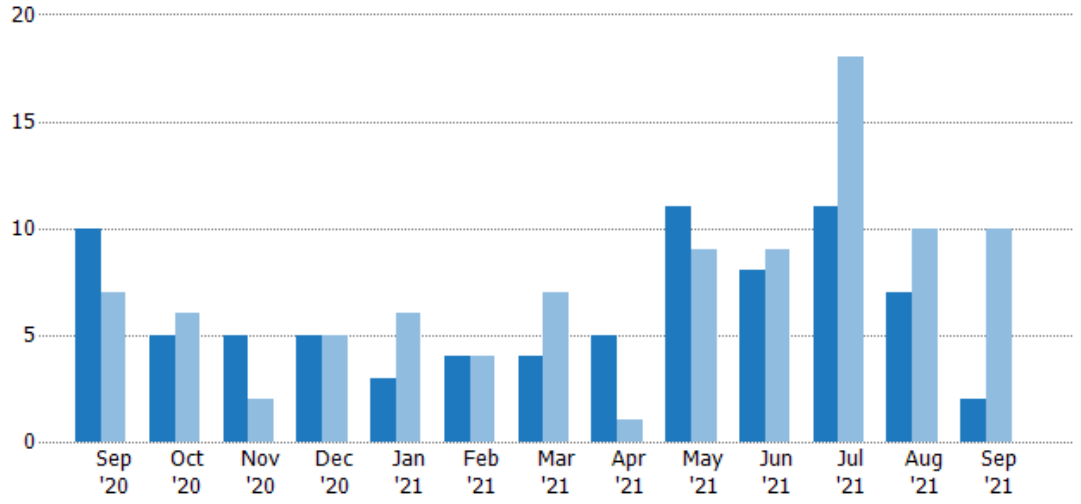
New Pending Sales

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.
Sep '21	2	-80%
Sep '20	10	42.9%
Sep '19	7	-42.9%



Current Year	10	5	5	5	3	4	4	5	11	8	11	7	2
Prior Year	7	6	2	5	6	4	7	1	9	9	18	10	10
Percent Change from Prior Year	43%	-17%	150%	0%	-50%	0%	-43%	400%	22%	-11%	-39%	-30%	-80%

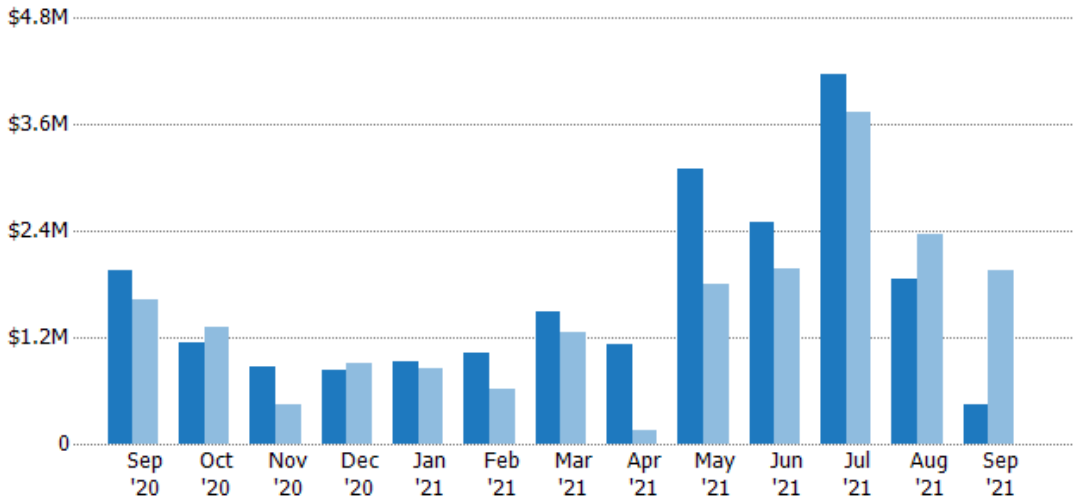
New Pending Sales Volume

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.
Sep '21	\$448K	-77.2%
Sep '20	\$1.96M	20.7%
Sep '19	\$1.63M	-63.6%



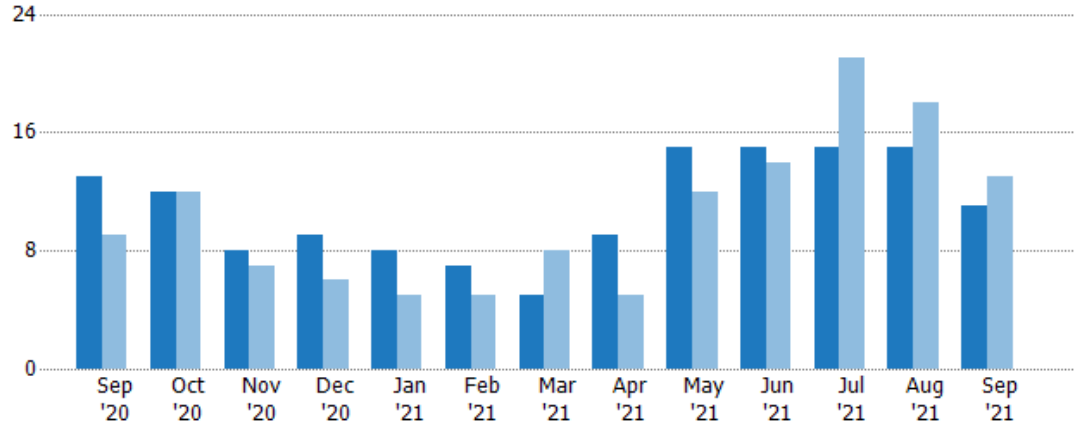
Current Year	\$1.96M	\$1.14M	\$873K	\$823K	\$925K	\$1.02M	\$1.49M	\$1.13M	\$3.1M	\$2.49M	\$4.16M	\$1.87M	\$448K
Prior Year	\$1.63M	\$1.31M	\$438K	\$917K	\$846K	\$614K	\$1.25M	\$155K	\$1.81M	\$1.97M	\$3.74M	\$2.36M	\$1.96M
Percent Change from Prior Year	21%	-13%	99%	-10%	9%	67%	19%	629%	71%	27%	11%	-21%	-77%

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.
Sep '21	11	-15.4%
Sep '20	13	44.4%
Sep '19	9	-11.1%

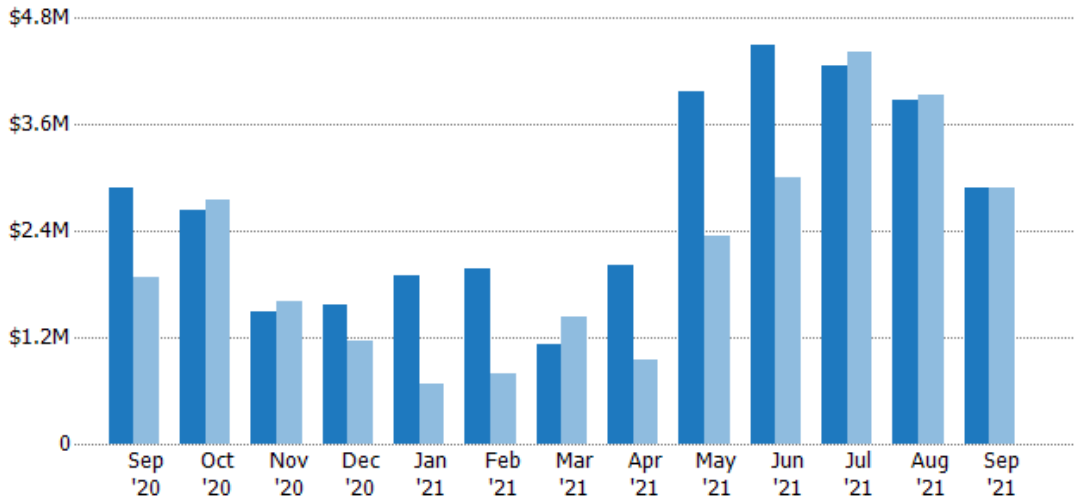
Current Year	13	12	8	9	8	7	5	9	15	15	15	15	11
Prior Year	9	12	7	6	5	5	8	5	12	14	21	18	13
Percent Change from Prior Year	44%	0%	14%	50%	60%	40%	-38%	80%	25%	7%	-29%	-17%	-15%

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.
Sep '21	\$2.88M	-0.3%
Sep '20	\$2.89M	53.6%
Sep '19	\$1.88M	-18.7%

Current Year	\$2.89M	\$2.63M	\$1.49M	\$1.56M	\$1.89M	\$1.97M	\$1.12M	\$2.01M	\$3.96M	\$4.49M	\$4.27M	\$3.87M	\$2.88M
Prior Year	\$1.88M	\$2.75M	\$1.62M	\$1.16M	\$670K	\$788K	\$1.42M	\$946K	\$2.34M	\$3.01M	\$4.42M	\$3.93M	\$2.89M
Percent Change from Prior Year	54%	-4%	-8%	34%	182%	150%	-21%	113%	70%	49%	-3%	-1%	0%

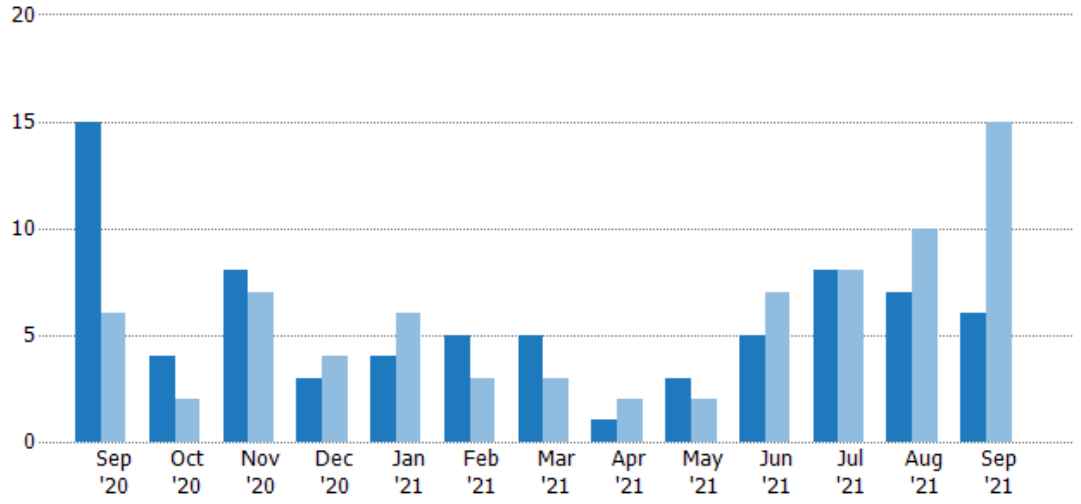
Closed Sales

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.
Sep '21	6	-60%
Sep '20	15	150%
Sep '19	6	-66.7%



Current Year	15	4	8	3	4	5	5	1	3	5	8	7	6
Prior Year	6	2	7	4	6	3	3	2	2	7	8	10	15
Percent Change from Prior Year	150%	100%	14%	-25%	-33%	67%	67%	-50%	50%	-29%	0%	-30%	-60%

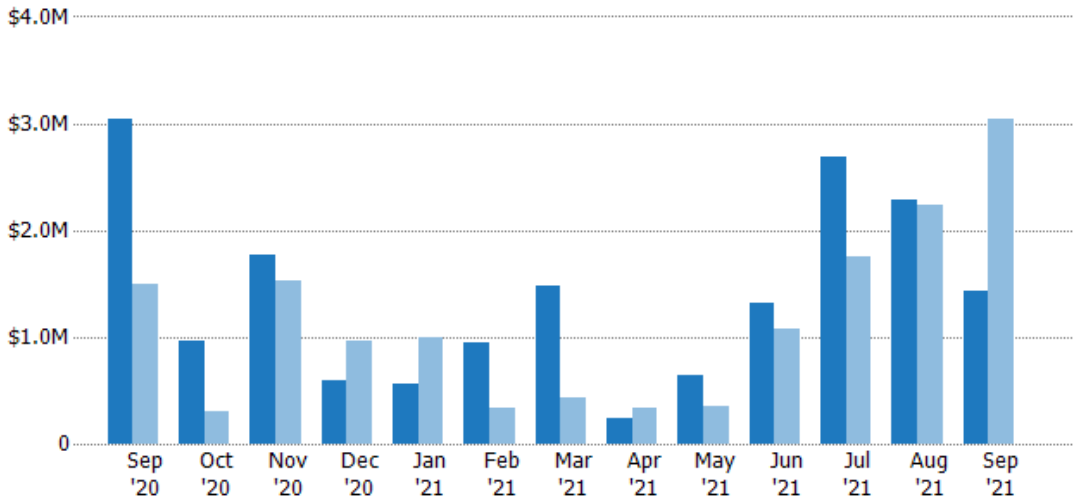
Closed Sales Volume

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.
Sep '21	\$1.43M	-53%
Sep '20	\$3.04M	102.9%
Sep '19	\$1.5M	-79.1%



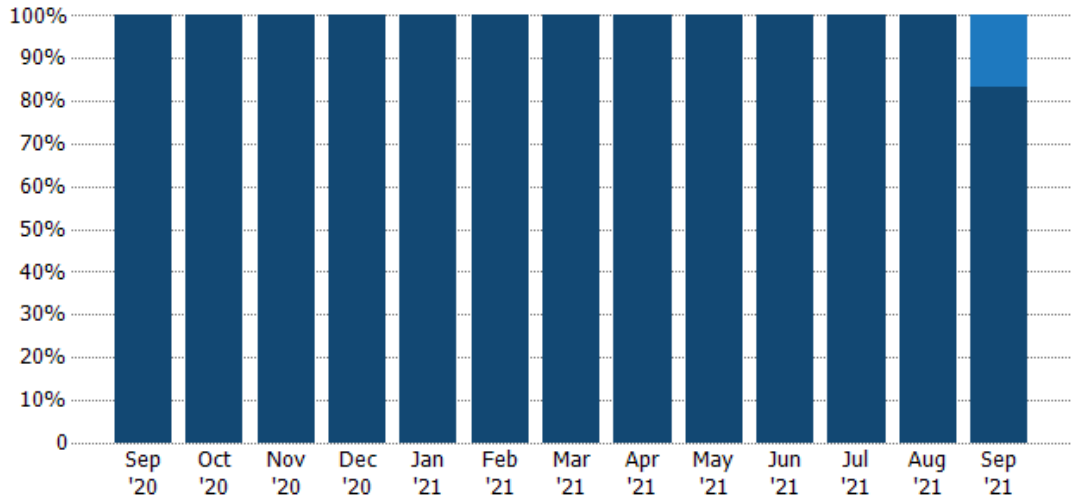
Current Year	\$3.04M	\$958K	\$1.77M	\$591K	\$564K	\$940K	\$1.48M	\$239K	\$649K	\$1.33M	\$2.68M	\$2.29M	\$1.43M
Prior Year	\$1.5M	\$305K	\$1.52M	\$958K	\$998K	\$330K	\$433K	\$338K	\$358K	\$1.07M	\$1.75M	\$2.24M	\$3.04M
Percent Change from Prior Year	103%	214%	16%	-38%	-43%	185%	243%	-29%	81%	24%	53%	2%	-53%

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



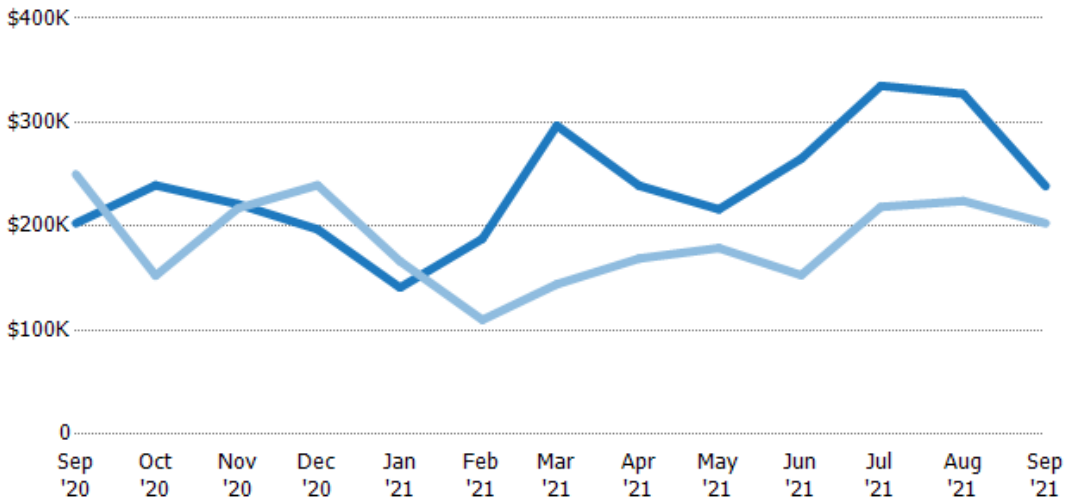
Condo/Townhouse	-	-	-	-	-	-	-	-	-	-	-	-	17%
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	83%

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	\$203K	\$239K	\$221K	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$239K
Prior Year	\$250K	\$153K	\$217K	\$240K	\$166K	\$110K	\$144K	\$169K	\$179K	\$153K	\$219K	\$224K	\$203K
Percent Change from Prior Year	-19%	57%	2%	-18%	-15%	71%	106%	41%	21%	73%	53%	46%	18%

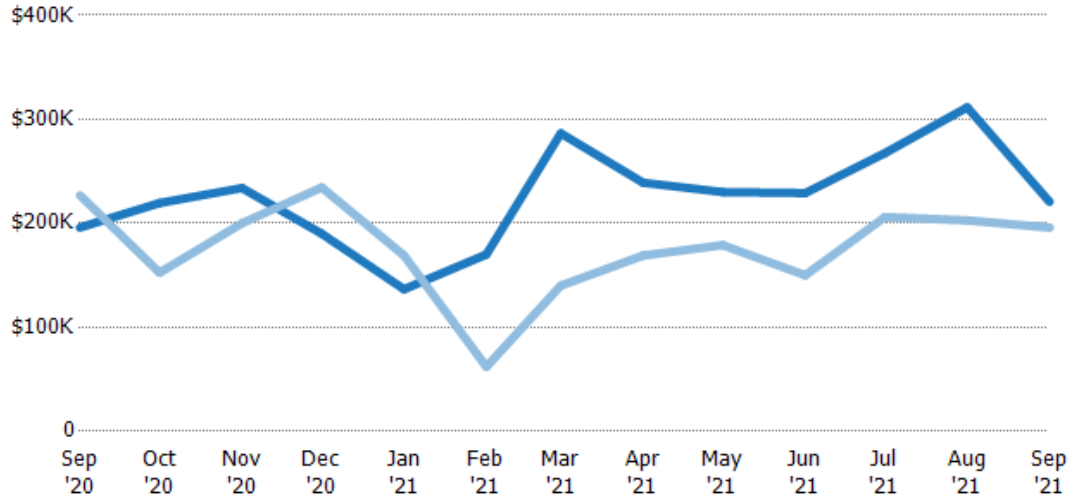
Median Sales Price

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.
Sep '21	\$221K	12.6%
Sep '20	\$196K	-13.7%
Sep '19	\$227K	-31.1%



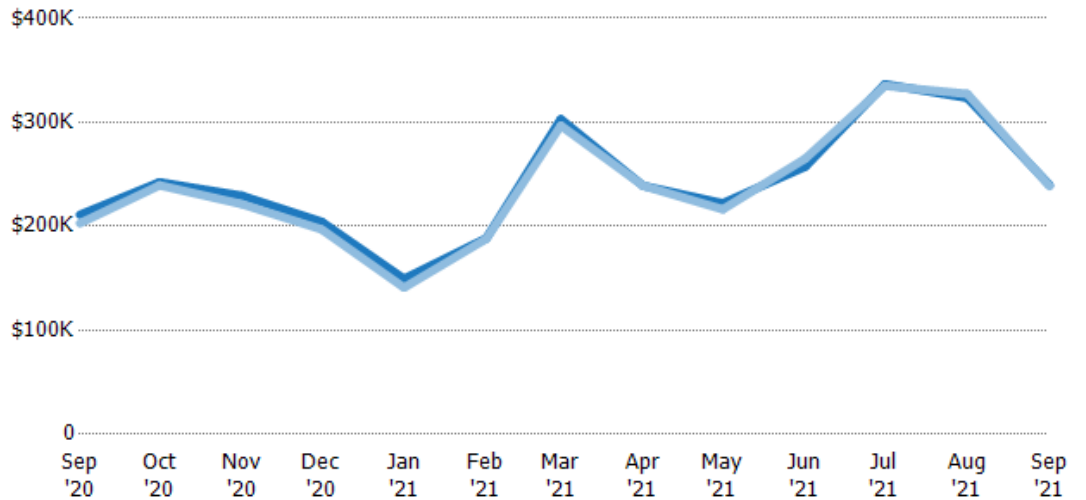
Current Year	\$196K	\$220K	\$234K	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$221K
Prior Year	\$227K	\$153K	\$200K	\$235K	\$169K	\$62K	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K
Percent Change from Prior Year	-14%	44%	17%	-19%	-19%	174%	105%	41%	28%	53%	30%	54%	13%

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

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



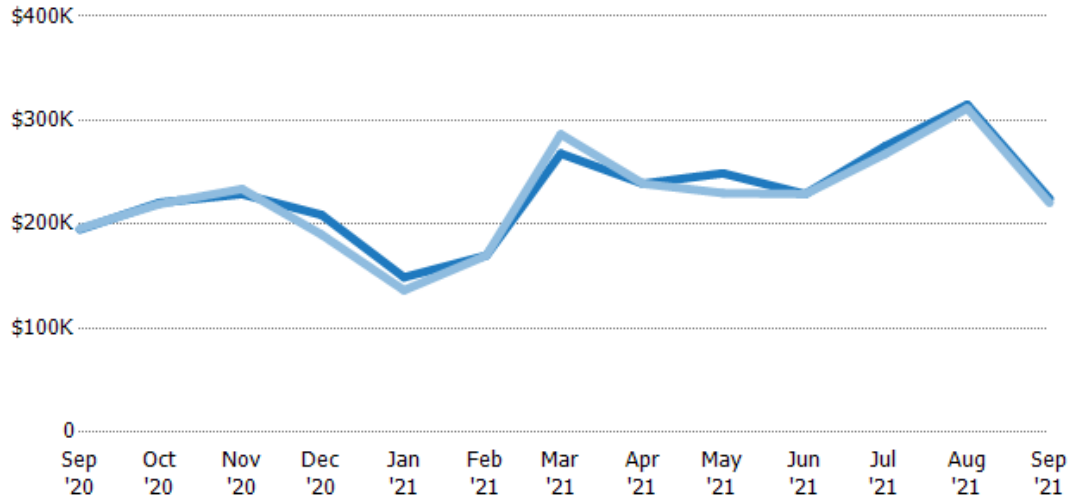
Avg List Price	\$211K	\$242K	\$229K	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$240K
Avg Sales Price	\$203K	\$239K	\$221K	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$239K
Avg Sales Price as a % of Avg List Price	96%	99%	96%	96%	94%	100%	98%	100%	97%	103%	100%	101%	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



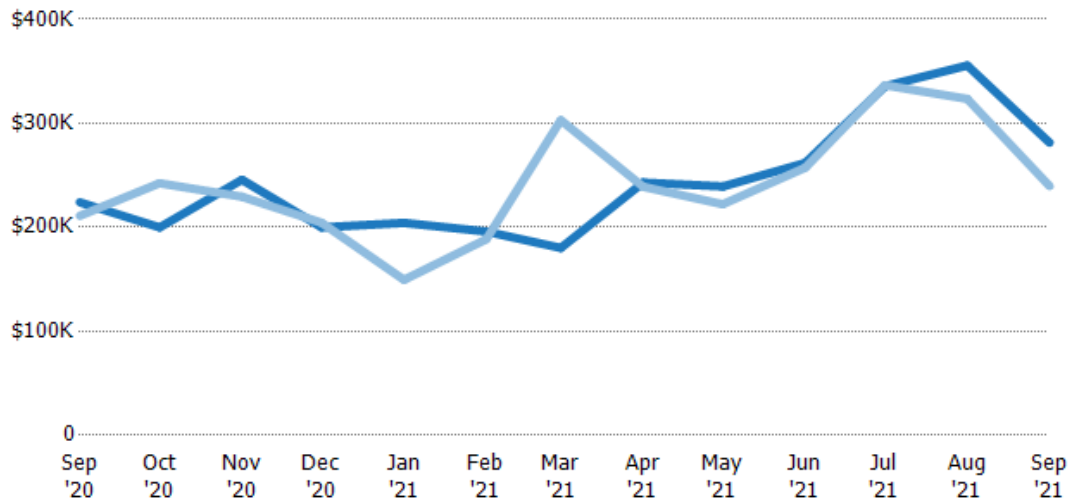
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Median List Price	\$195K	\$221K	\$229K	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$224K
Median Sales Price	\$196K	\$220K	\$234K	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$221K
Med Sales Price as a % of Med List Price	100%	99%	102%	91%	92%	100%	107%	100%	92%	100%	97%	99%	98%

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



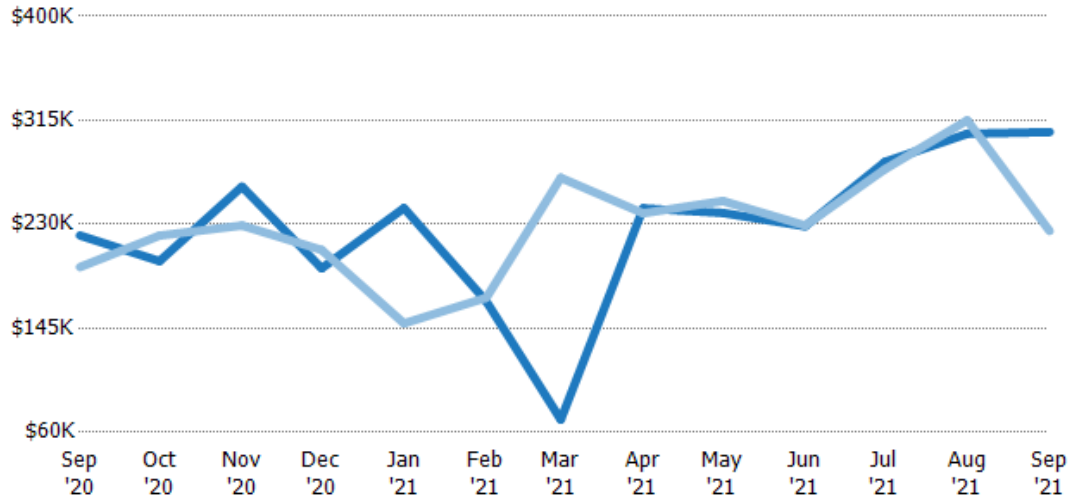
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Avg Est Value	\$224K	\$200K	\$246K	\$200K	\$204K	\$196K	\$180K	\$243K	\$239K	\$262K	\$336K	\$356K	\$281K
Avg Sales Price	\$211K	\$242K	\$229K	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$240K
Avg Sales Price as a % of Avg Est Value	94%	121%	93%	102%	73%	96%	168%	98%	93%	98%	100%	91%	85%

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	\$221K	\$200K	\$261K	\$194K	\$243K	\$167K	\$70.3K	\$243K	\$239K	\$228K	\$281K	\$304K	\$305K
Median Sales Price	\$195K	\$221K	\$229K	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$224K
Med Sales Price as a % of Med Est Value	88%	110%	88%	108%	61%	102%	381%	98%	104%	100%	98%	104%	73%