

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	5	8	-37.5%	59	55	+7.3%
New Listing Volume	\$1,437,000	\$1,214,900	+18.3%	\$23,157,500	\$11,120,800	+108.2%
Active Listing Count	15	20	-25%	N/A	N/A	
Active Listing Volume	\$9,933,900	\$4,781,200	+107.8%	N/A	N/A	
Average Listing Price	\$662,260	\$239,060	+177%	\$521,479	\$276,954	+88.3%
Median Listing Price	\$259,000	\$184,000	+40.8%	\$279,798	\$200,520	+39.5%
Median Days in RPR	52	97	-46.4%	55.18	151.22	-63.5%
Months of Inventory	1.9	2.5	-25%	2.7	7.7	-65.3%
Absorption Rate	53.33%	40%	+13.3%	37.61%	13.06%	+24.6%
Sales Activity Charts Metrics						
New Pending Sales Count	7	10	-30%	53	64	-17.2%
New Pending Sales Volume	\$1,868,000	\$2,359,000	-20.8%	\$16,191,500	\$12,744,300	+27%
Pending Sales Count	15	18	-16.7%	N/A	N/A	
Pending Sales Volume	\$3,873,400	\$3,932,200	-1.5%	N/A	N/A	
Closed Sales Count	7	10	-30%	38	41	-7.3%
Closed Sales Volume	\$2,291,500	\$2,243,100	+2.2%	\$10,172,900	\$7,519,700	+35.3%
Average Sales Price	\$327,357	\$224,310	+45.9%	\$267,708	\$183,407	+46%
Median Sales Price	\$311,500	\$202,800	+53.6%	\$242,711	\$171,756	+41.3%

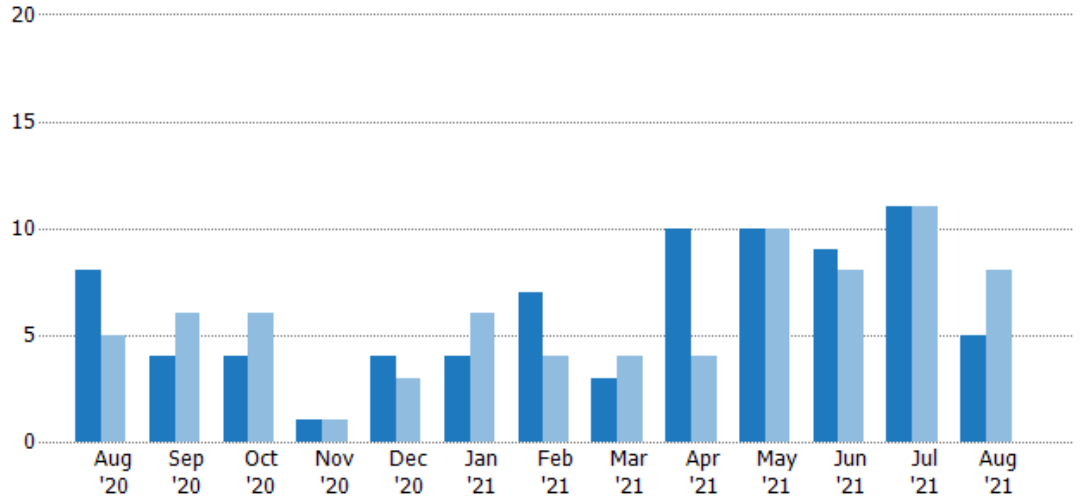
New Listings

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.
Aug '21	5	-37.5%
Aug '20	8	60%
Aug '19	5	40%



Current Year	8	4	4	1	4	4	7	3	10	10	9	11	5
Prior Year	5	6	6	1	3	6	4	4	4	10	8	11	8
Percent Change from Prior Year	60%	-33%	-33%	0%	33%	-33%	75%	-25%	150%	0%	13%	0%	-38%

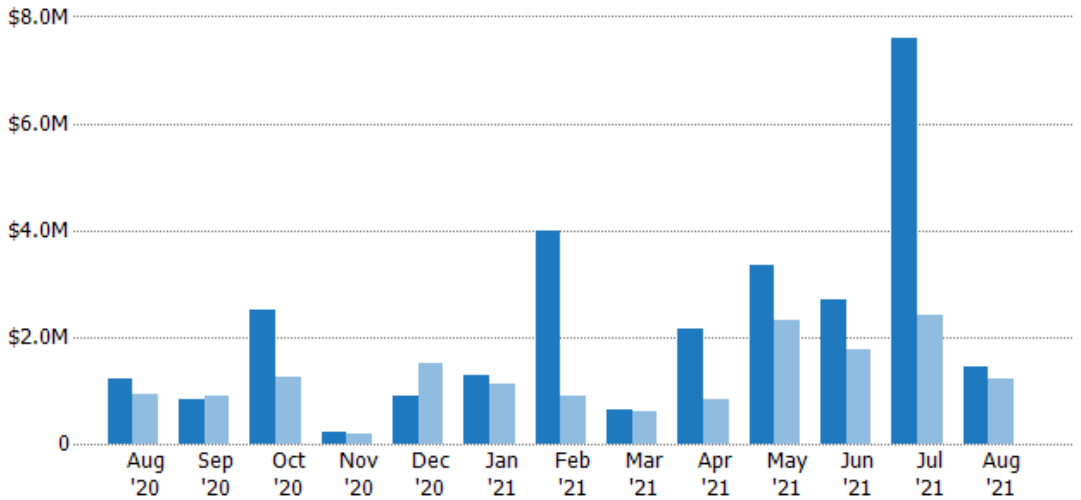
New Listing Volume

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.
Aug '21	\$1.44M	18.3%
Aug '20	\$1.21M	30.5%
Aug '19	\$931K	62.9%



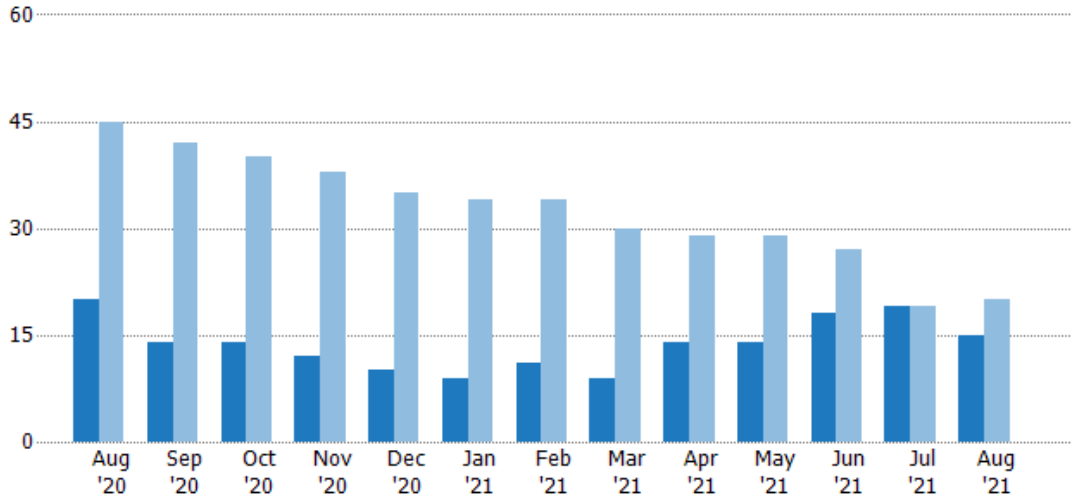
Current Year	\$1.21M	\$833K	\$2.5M	\$236K	\$886K	\$1.3M	\$4M	\$646K	\$2.15M	\$3.34M	\$2.7M	\$7.59M	\$1.44M
Prior Year	\$931K	\$895K	\$1.26M	\$190K	\$1.52M	\$1.11M	\$888K	\$594K	\$840K	\$2.32M	\$1.76M	\$2.4M	\$1.21M
Percent Change from Prior Year	30%	-7%	99%	24%	-42%	17%	350%	9%	156%	44%	53%	216%	18%

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



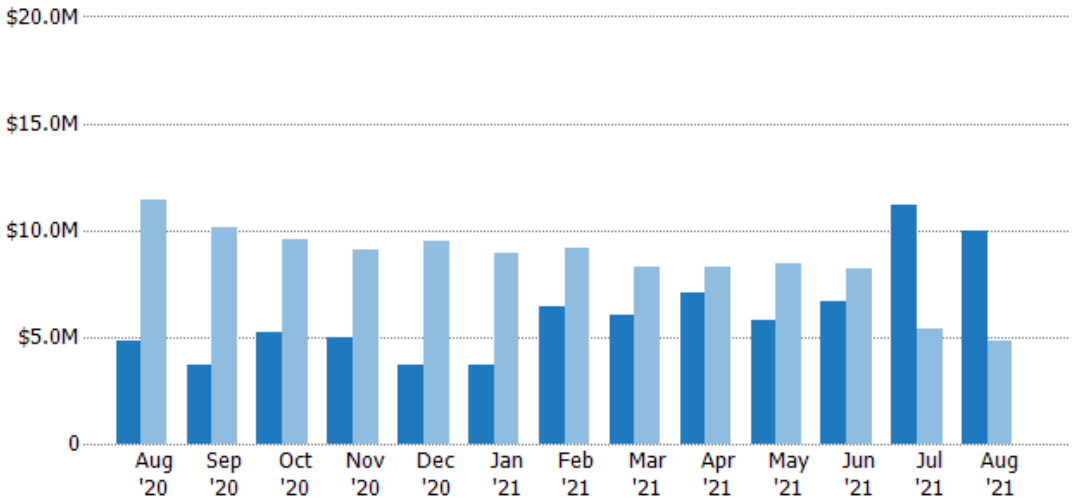
Month/Year	Count	% Chg.
Aug '21	15	-25%
Aug '20	20	-55.6%
Aug '19	45	15.6%

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.
Aug '21	\$9.93M	107.8%
Aug '20	\$4.78M	-58.1%
Aug '19	\$11.4M	11.2%

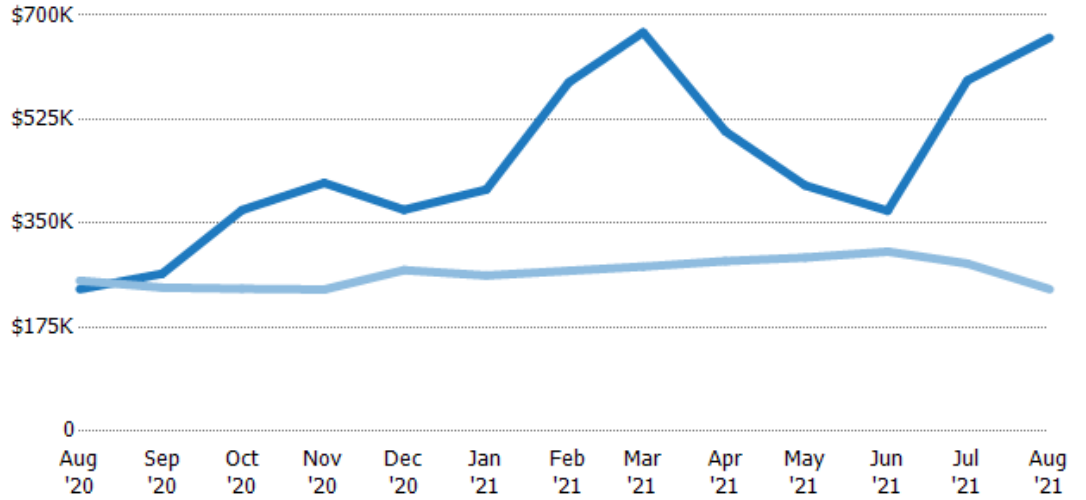
Average Listing Price

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.
Aug '21	\$662K	177%
Aug '20	\$239K	-5.6%
Aug '19	\$253K	-3.8%



Current Year	\$239K	\$265K	\$372K	\$418K	\$373K	\$407K	\$587K	\$671K	\$504K	\$414K	\$371K	\$590K	\$662K
Prior Year	\$253K	\$242K	\$240K	\$239K	\$271K	\$262K	\$270K	\$277K	\$286K	\$292K	\$302K	\$282K	\$239K
Percent Change from Prior Year	-6%	10%	55%	75%	37%	55%	117%	142%	76%	42%	23%	109%	177%

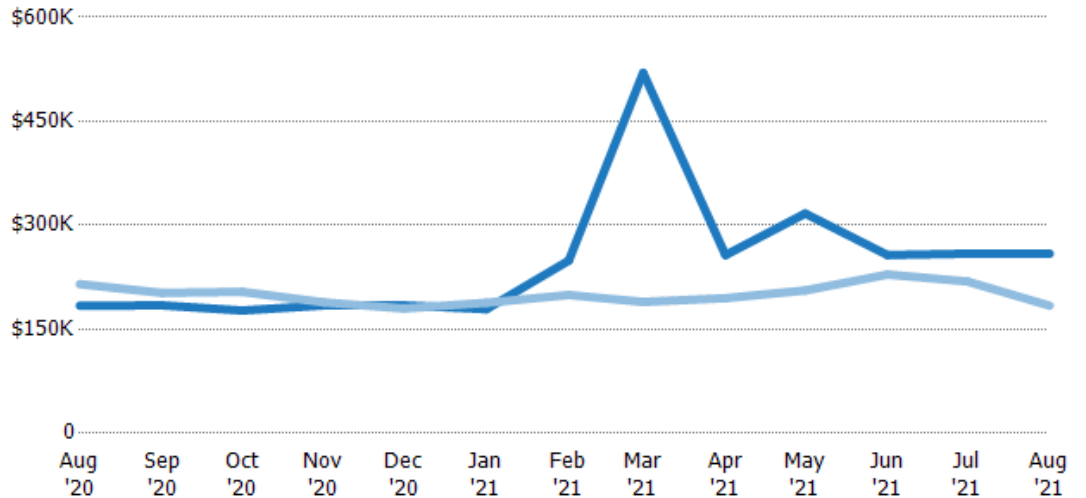
Median Listing Price

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.
Aug '21	\$259K	40.8%
Aug '20	\$184K	-14.4%
Aug '19	\$215K	2.3%



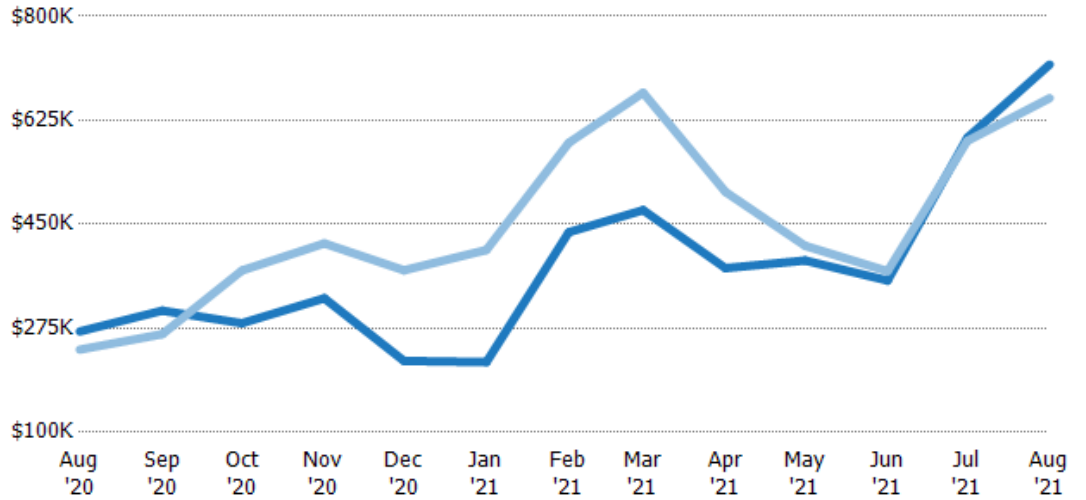
Current Year	\$184K	\$184K	\$177K	\$184K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$257K	\$259K	\$259K
Prior Year	\$215K	\$203K	\$204K	\$189K	\$180K	\$188K	\$199K	\$189K	\$195K	\$206K	\$229K	\$219K	\$184K
Percent Change from Prior Year	-14%	-9%	-13%	-2%	2%	-5%	25%	174%	32%	54%	12%	18%	41%

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



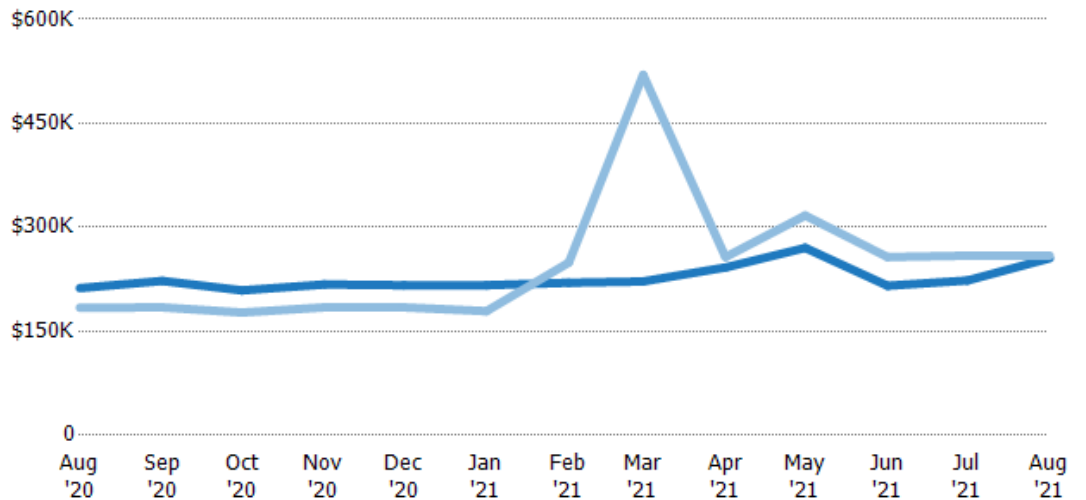
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Avg Est Value	\$270K	\$305K	\$284K	\$325K	\$220K	\$218K	\$437K	\$474K	\$376K	\$389K	\$355K	\$595K	\$719K
Avg Listing Price	\$239K	\$265K	\$372K	\$418K	\$373K	\$407K	\$587K	\$671K	\$504K	\$414K	\$371K	\$590K	\$662K
Avg Listing Price as a % of Avg Est Value	89%	87%	131%	128%	169%	187%	134%	142%	134%	106%	104%	99%	92%

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



	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	\$212K	\$223K	\$209K	\$217K	\$216K	\$216K	\$220K	\$222K	\$242K	\$270K	\$216K	\$223K	\$255K
Median Listing Price	\$184K	\$184K	\$177K	\$184K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$257K	\$259K	\$259K
Med Listing Price as a % of Med Est Value	87%	83%	85%	85%	85%	83%	113%	234%	106%	117%	119%	116%	101%

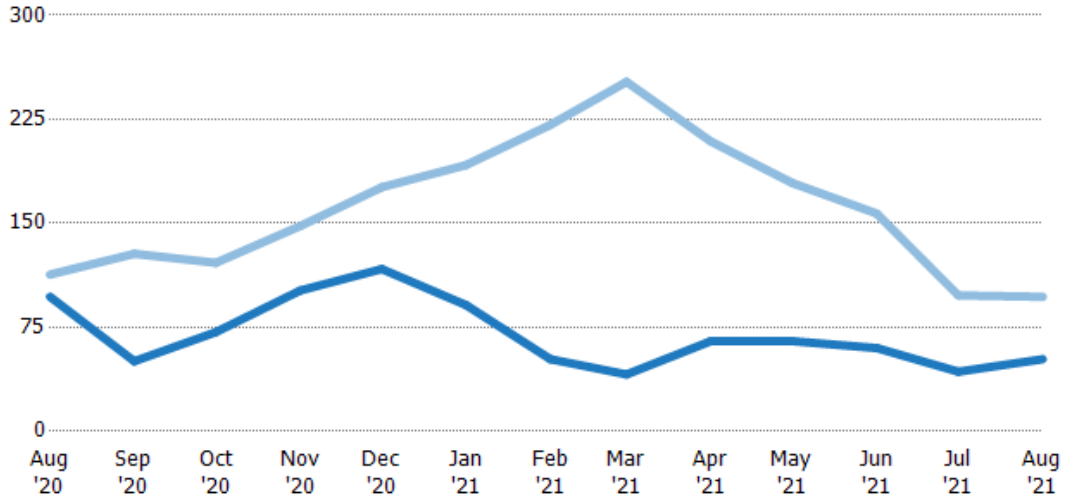
Median Days in RPR

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.
Aug '21	52	-46.4%
Aug '20	97	-14.2%
Aug '19	113	-1.3%



Current Year	97	50.5	71.5	102	117	91	52	41	65	65	60	43	52
Prior Year	113	128	122	148	176	192	221	252	209	179	157	98	97
Percent Change from Prior Year	-14%	-61%	-41%	-31%	-34%	-53%	-76%	-84%	-69%	-64%	-62%	-56%	-46%

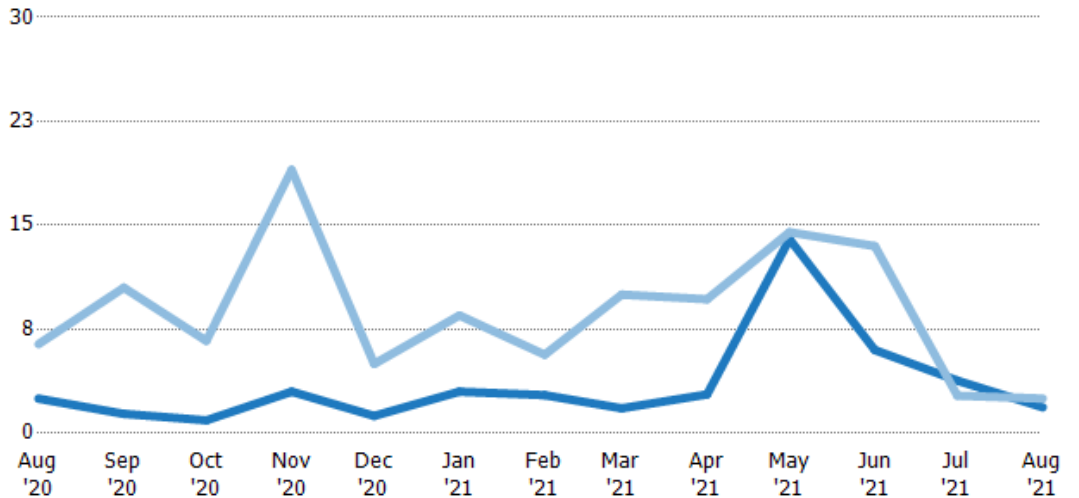
Months of Inventory

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.
Aug '21	1.88	-25%
Aug '20	2.5	-61.1%
Aug '19	6.43	304.4%



Current Year	2.5	1.4	0	3	1.25	3	2.75	1.8	2.8	14	6	3.8	1.88
Prior Year	6.43	10.5	6.67	19	5	8.5	5.67	10	9.67	14.5	13.5	2.71	2.5
Percent Change from Prior Year	-61%	-87%	-86%	-84%	-75%	-65%	-51%	-82%	-71%	-3%	-56%	40%	-25%

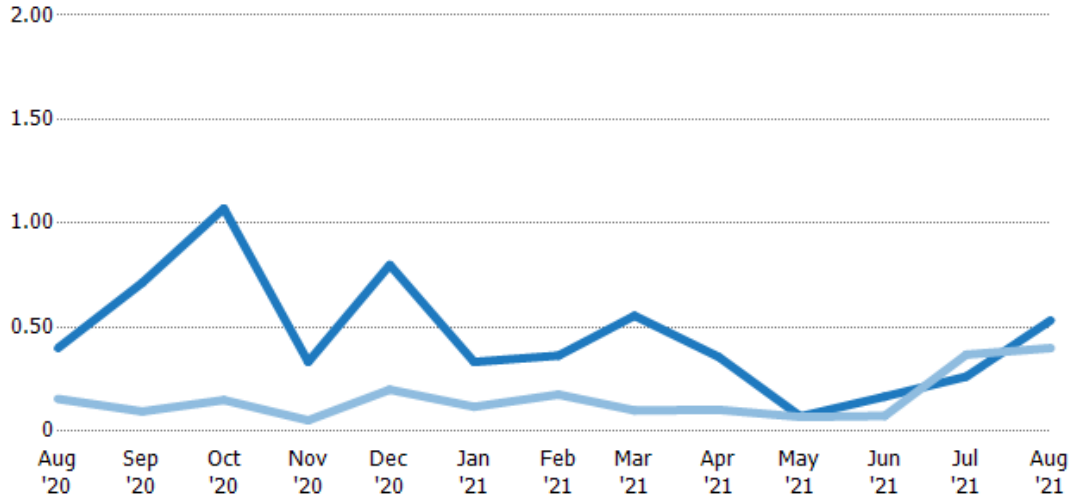
Absorption Rate

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.
Aug '21	53%	-13.3%
Aug '20	40%	-24.5%
Aug '19	16%	-75.3%



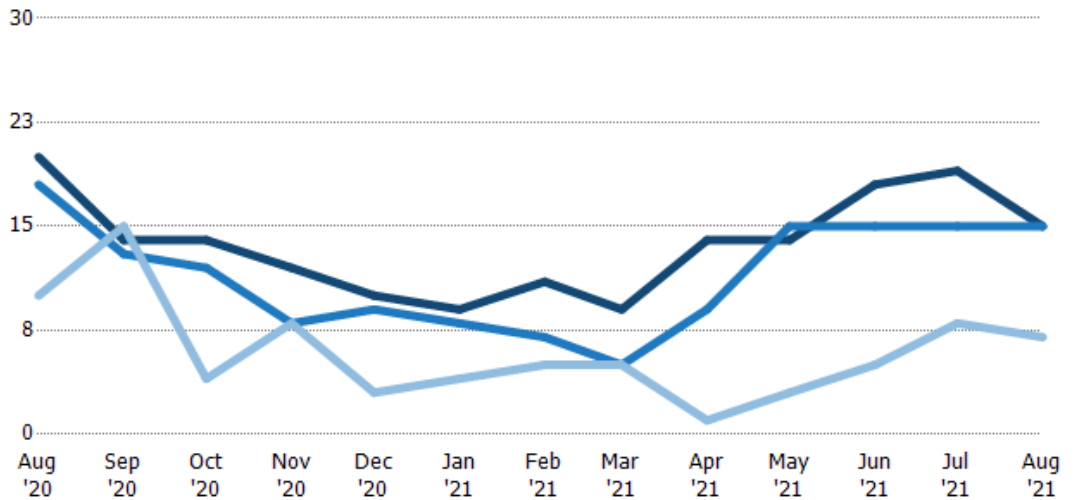
Current Year	40%	71%	107%	33%	80%	33%	36%	56%	36%	7%	17%	26%	53%
Prior Year	16%	10%	15%	5%	20%	12%	18%	10%	10%	7%	7%	37%	40%
Change from Prior Year	-24%	-62%	-92%	-28%	-60%	-22%	-19%	-46%	-25%	0%	-9%	11%	-13%

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

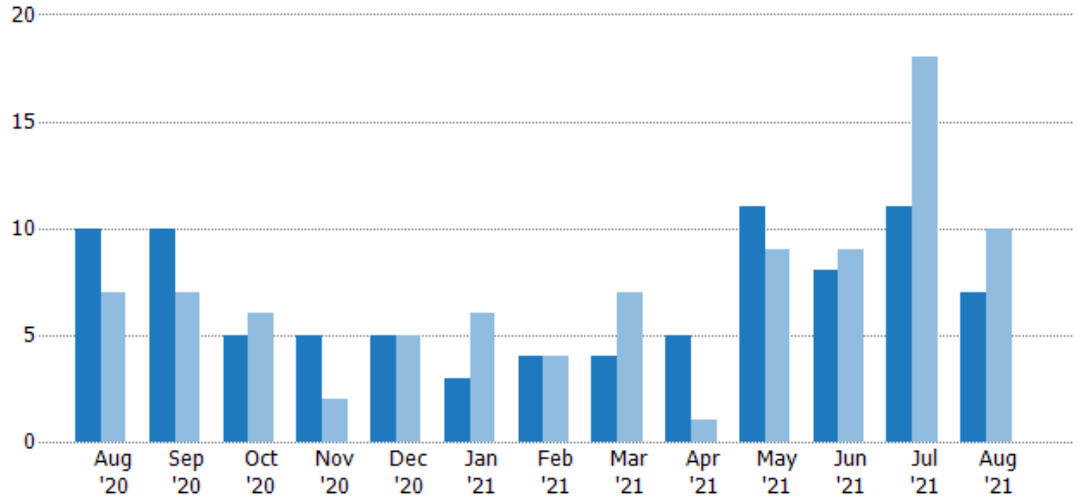
New Pending Sales

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.
Aug '21	7	-30%
Aug '20	10	42.9%
Aug '19	7	-57.1%



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

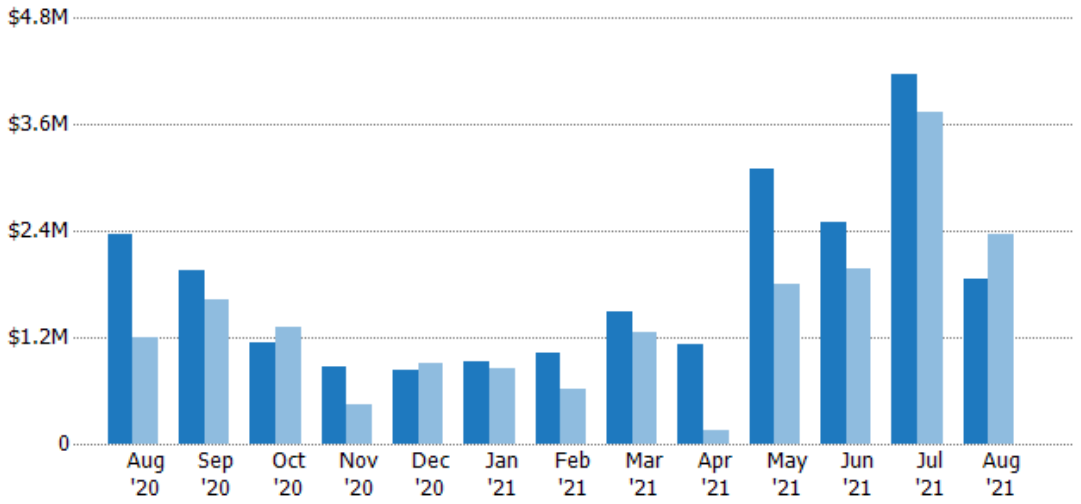
New Pending Sales Volume

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.
Aug '21	\$1.87M	-20.8%
Aug '20	\$2.36M	97.7%
Aug '19	\$1.19M	-57.9%



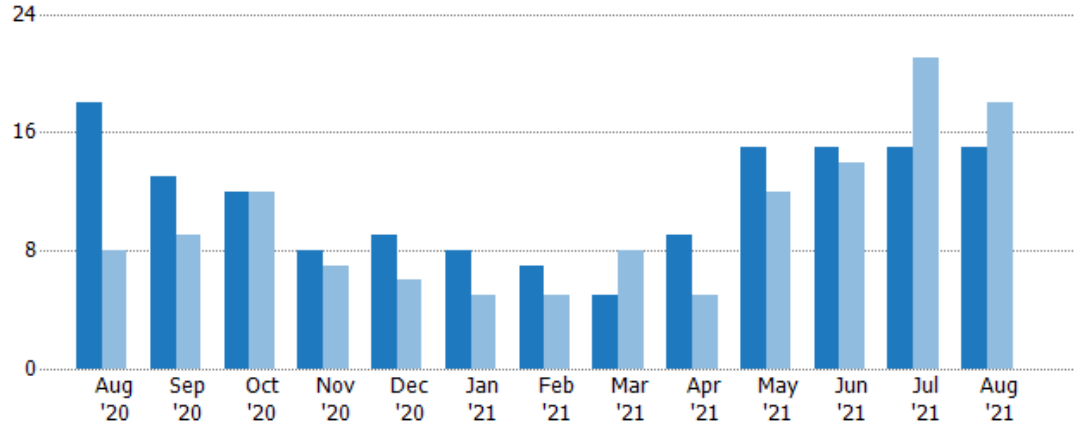
Current Year	\$2.36M	\$1.96M	\$1.14M	\$873K	\$823K	\$925K	\$1.02M	\$1.49M	\$1.13M	\$3.1M	\$2.49M	\$4.16M	\$1.87M
Prior Year	\$1.19M	\$1.63M	\$1.31M	\$438K	\$917K	\$846K	\$614K	\$1.25M	\$155K	\$1.81M	\$1.97M	\$3.74M	\$2.36M
Percent Change from Prior Year	98%	21%	-13%	99%	-10%	9%	67%	19%	629%	71%	27%	11%	-21%

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



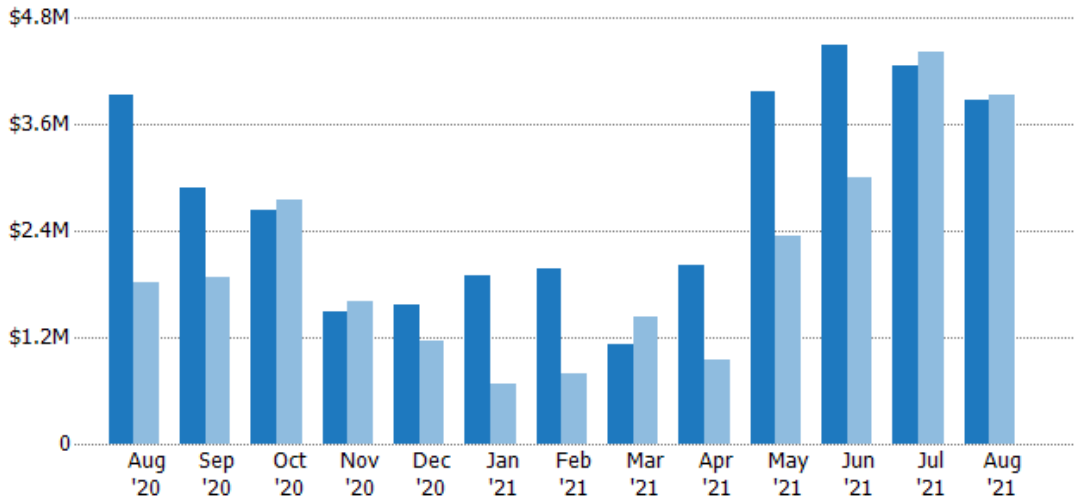
Month/Year	Count	% Chg.
Aug '21	15	-16.7%
Aug '20	18	125%
Aug '19	8	-25%

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.
Aug '21	\$3.87M	-1.5%
Aug '20	\$3.93M	116.5%
Aug '19	\$1.82M	-30.6%

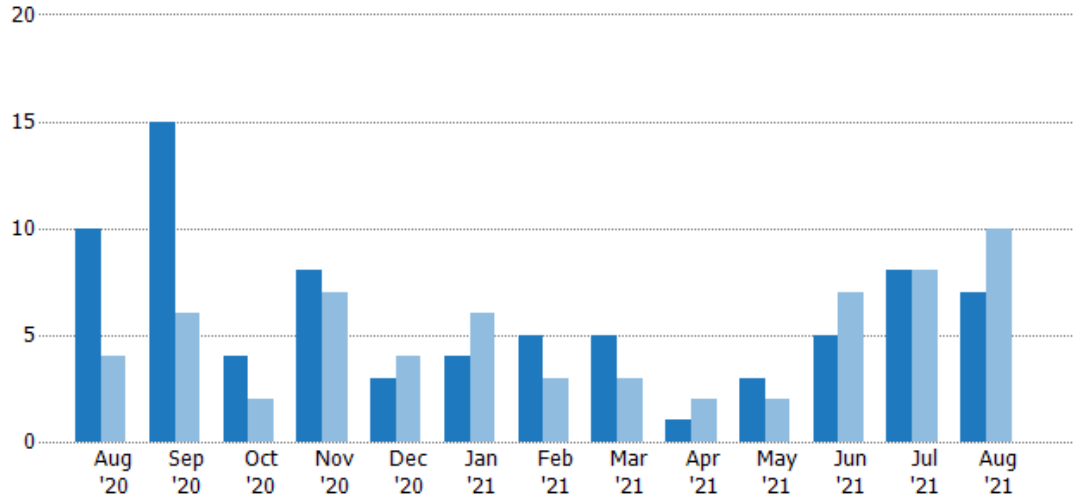
Closed Sales

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.
Aug '21	7	-30%
Aug '20	10	150%
Aug '19	4	75%



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

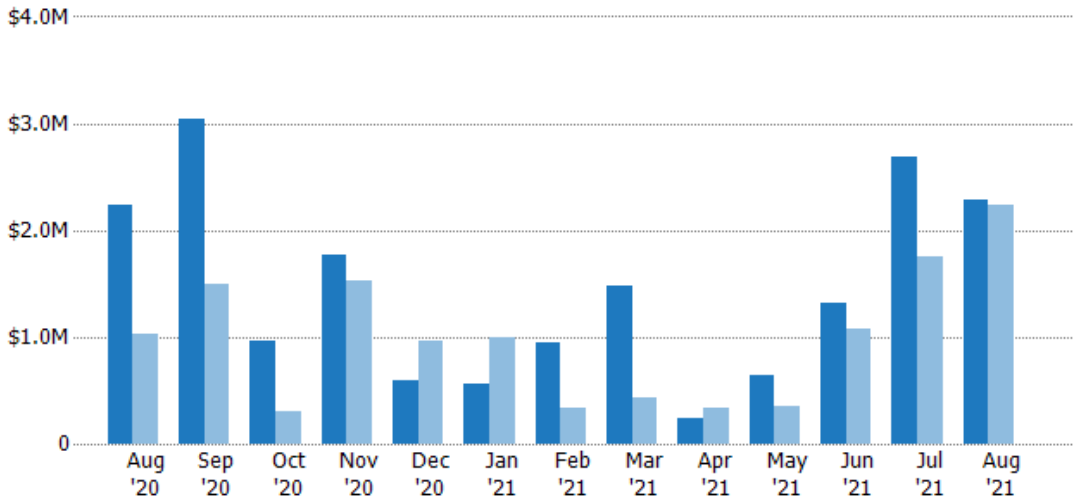
Closed Sales Volume

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.
Aug '21	\$2.29M	2.2%
Aug '20	\$2.24M	119.4%
Aug '19	\$1.02M	23.5%



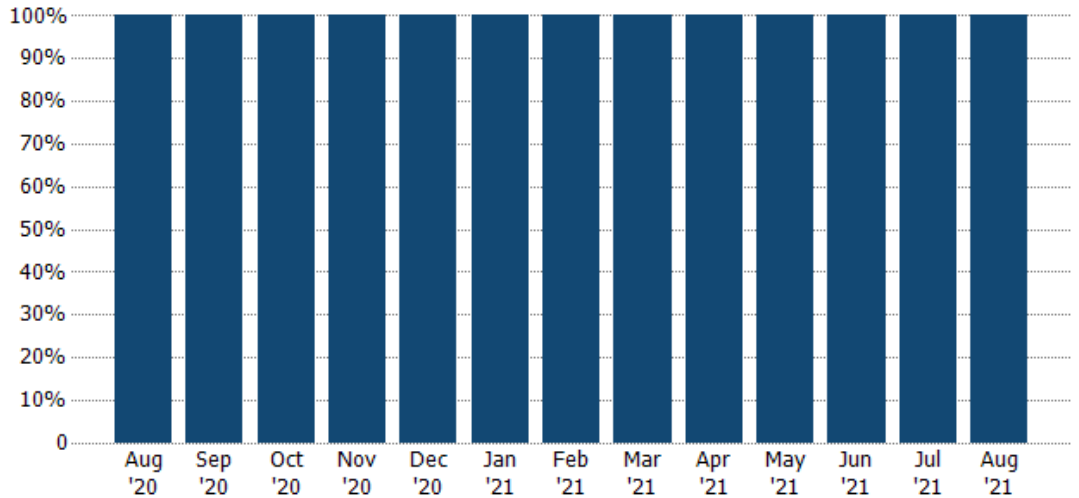
Current Year	\$2.24M	\$3.04M	\$958K	\$1.77M	\$591K	\$564K	\$940K	\$1.48M	\$239K	\$649K	\$1.33M	\$2.68M	\$2.29M
Prior Year	\$1.02M	\$1.5M	\$305K	\$1.52M	\$958K	\$998K	\$330K	\$433K	\$338K	\$358K	\$1.07M	\$1.75M	\$2.24M
Percent Change from Prior Year	119%	103%	214%	16%	-38%	-43%	185%	243%	-29%	81%	24%	53%	2%

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

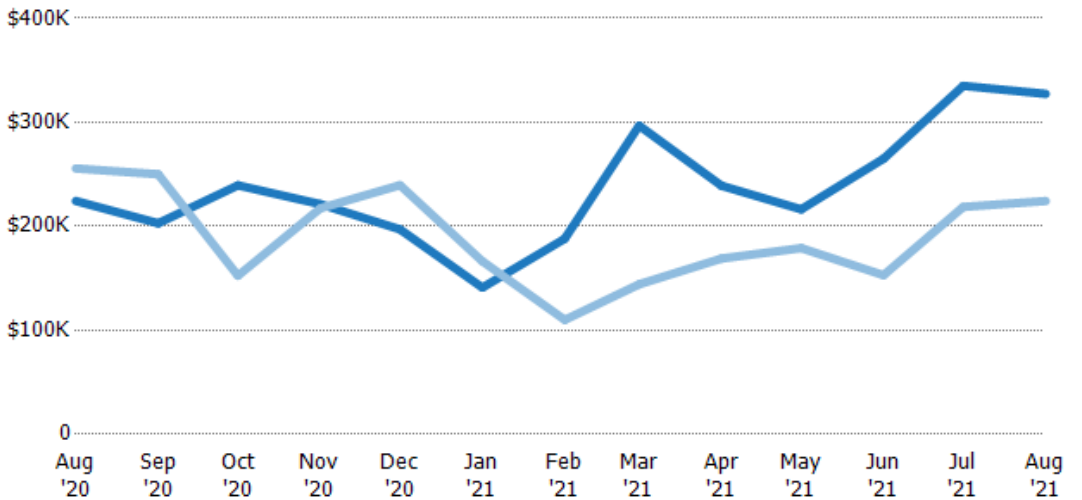
100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

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



■ Current Year

■ Prior Year

Percent Change from Prior Year

\$224K	\$203K	\$239K	\$221K	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K
\$256K	\$250K	\$153K	\$217K	\$240K	\$166K	\$110K	\$144K	\$169K	\$179K	\$153K	\$219K	\$224K
-12%	-19%	57%	2%	-18%	-15%	71%	106%	41%	21%	73%	53%	46%

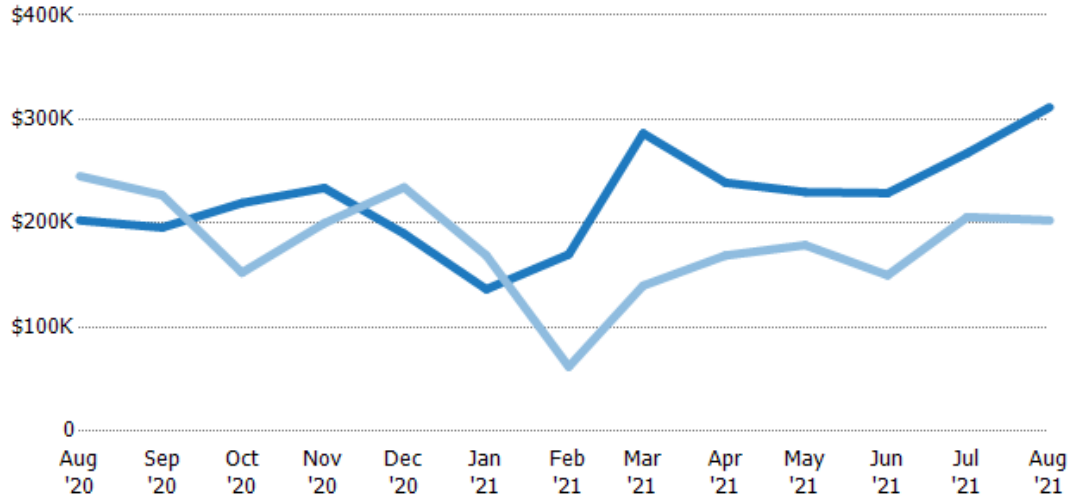
Median Sales Price

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.
Aug '21	\$312K	53.6%
Aug '20	\$203K	-17.3%
Aug '19	\$245K	-24.6%



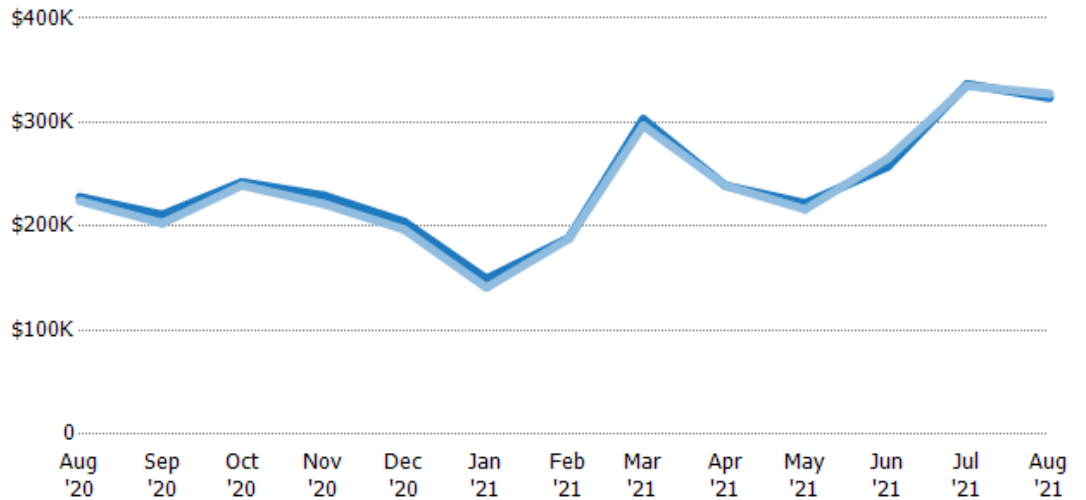
Current Year	\$203K	\$196K	\$220K	\$234K	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K
Prior Year	\$245K	\$227K	\$153K	\$200K	\$235K	\$169K	\$62K	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K
Percent Change from Prior Year	-17%	-14%	44%	17%	-19%	-19%	174%	105%	41%	28%	53%	30%	54%

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



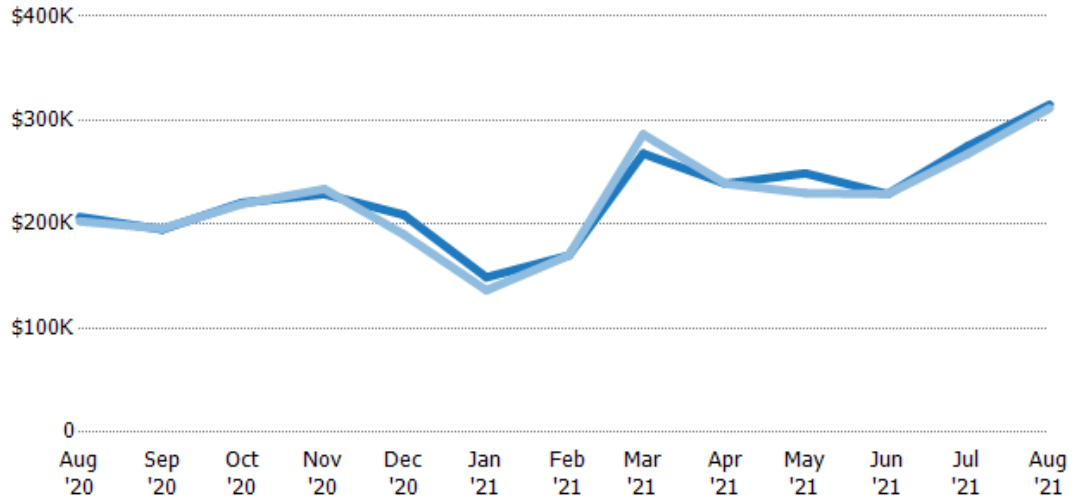
Avg List Price	\$228K	\$211K	\$242K	\$229K	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K
Avg Sales Price	\$224K	\$203K	\$239K	\$221K	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K
Avg Sales Price as a % of Avg List Price	98%	96%	99%	96%	96%	94%	100%	98%	100%	97%	103%	100%	101%

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



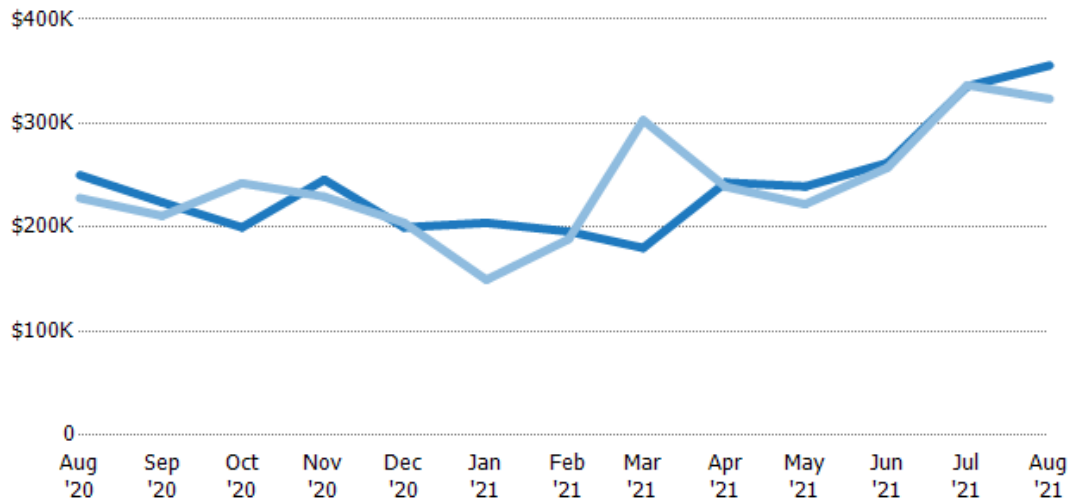
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Median List Price	\$207K	\$195K	\$221K	\$229K	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K
Median Sales Price	\$203K	\$196K	\$220K	\$234K	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K
Med Sales Price as a % of Med List Price	98%	100%	99%	102%	91%	92%	100%	107%	100%	92%	100%	97%	99%

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



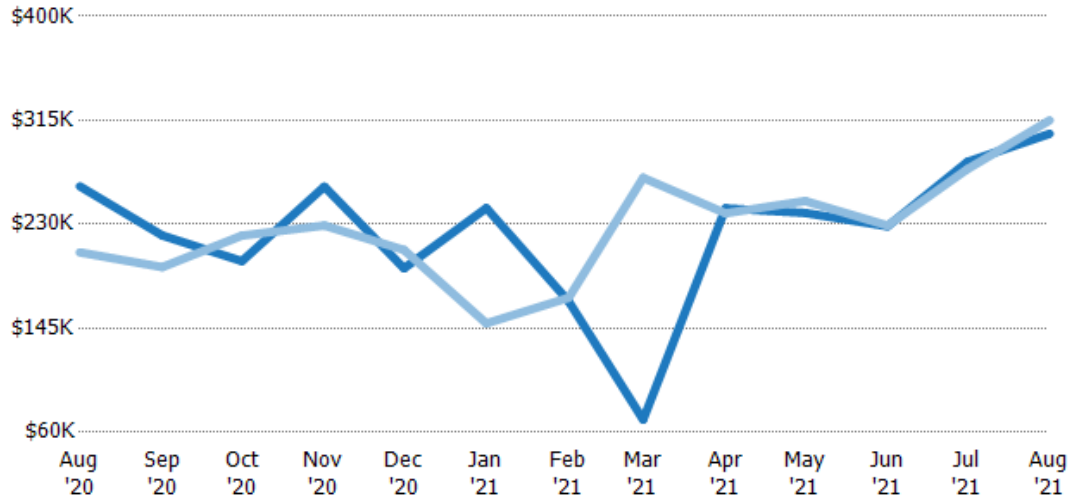
	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21
Avg Est Value	\$250K	\$224K	\$200K	\$246K	\$200K	\$204K	\$196K	\$180K	\$243K	\$239K	\$262K	\$336K	\$356K
Avg Sales Price	\$228K	\$211K	\$242K	\$229K	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K
Avg Sales Price as a % of Avg Est Value	91%	94%	121%	93%	102%	73%	96%	168%	98%	93%	98%	100%	91%

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	\$261K	\$221K	\$200K	\$261K	\$194K	\$243K	\$167K	\$70.3K	\$243K	\$239K	\$228K	\$281K	\$304K
Median Sales Price	\$207K	\$195K	\$221K	\$229K	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K
Med Sales Price as a % of Med Est Value	79%	88%	110%	88%	108%	61%	102%	381%	98%	104%	100%	98%	104%