

Summary of Key Listing and Sales Metrics

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

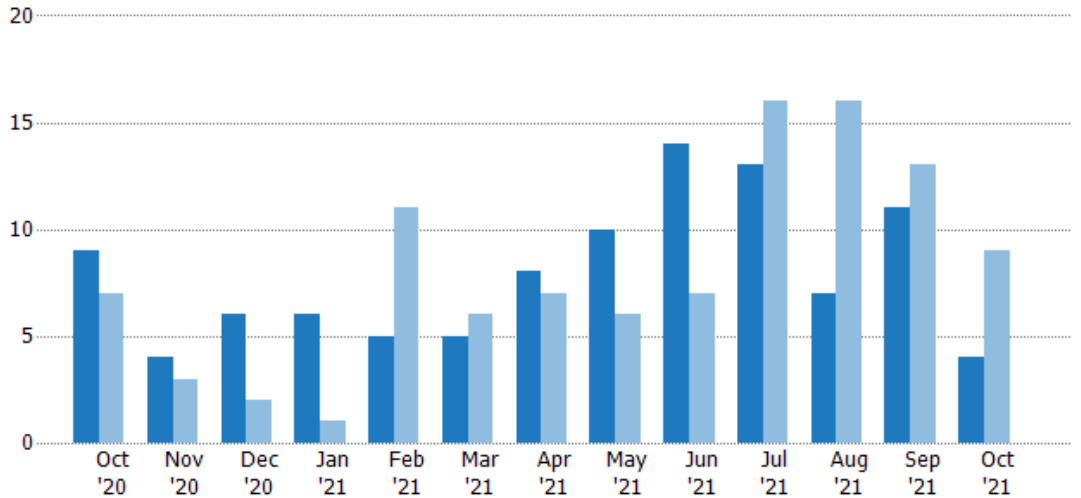
Key Metrics	Oct 2021	Oct 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	4	9	-55.6%	83	92	-9.8%
New Listing Volume	\$2,029,000	\$3,791,900	-46.5%	\$36,853,400	\$35,556,000	+3.6%
Active Listing Count	13	25	-48%	N/A	N/A	
Active Listing Volume	\$6,150,000	\$13,025,800	-52.8%	N/A	N/A	
Average Listing Price	\$473,077	\$521,032	-9.2%	\$449,924	\$409,458	+9.9%
Median Listing Price	\$375,000	\$525,000	-28.6%	\$419,919	\$366,820	+14.5%
Median Days in RPR	51	87	-41.4%	99.44	91.42	+8.8%
Months of Inventory	1.2	2.8	-57.5%	1.9	3.1	-40.8%
Absorption Rate	84.62%	36%	+48.6%	53.73%	31.79%	+21.9%
Sales Activity Charts Metrics						
New Pending Sales Count	4	14	-71.4%	87	114	-23.7%
New Pending Sales Volume	\$2,179,000	\$5,411,200	-59.7%	\$36,955,299	\$39,532,300	-6.5%
Pending Sales Count	9	18	-50%	N/A	N/A	
Pending Sales Volume	\$4,852,000	\$7,376,300	-34.2%	N/A	N/A	
Closed Sales Count	7	13	-46.2%	77	72	+6.9%
Closed Sales Volume	\$2,215,000	\$3,698,050	-40.1%	\$31,306,050	\$22,067,490	+41.9%
Average Sales Price	\$316,429	\$284,465	+11.2%	\$406,572	\$306,493	+32.7%
Median Sales Price	\$315,000	\$300,000	+5%	\$354,760	\$278,050	+27.6%

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.
Oct '21	4	-55.6%
Oct '20	9	28.6%
Oct '19	7	-14.3%

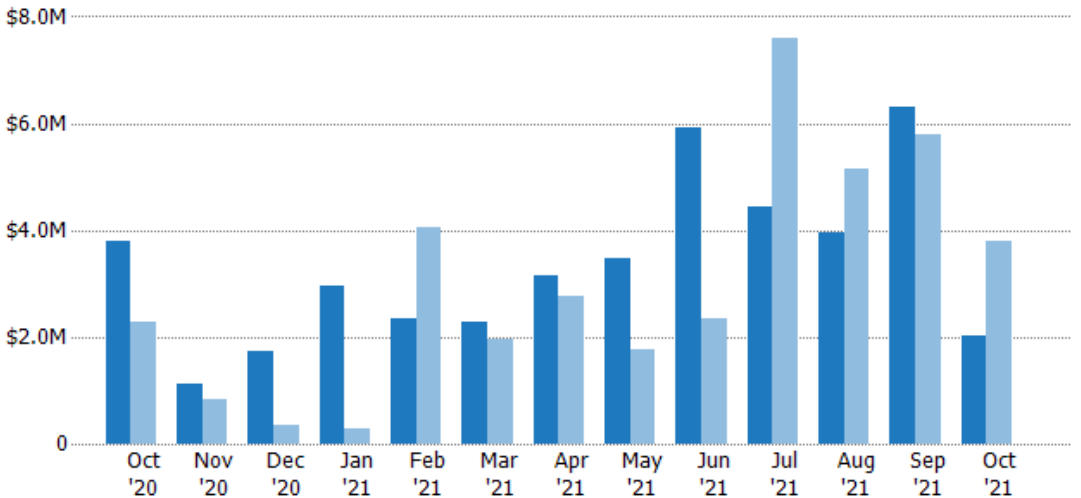
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	9	4	6	6	5	5	8	10	14	13	7	11	4
Prior Year	7	3	2	1	11	6	7	6	7	16	16	13	9
Percent Change from Prior Year	29%	33%	200%	500%	-55%	-17%	14%	67%	100%	-19%	-56%	-15%	-56%

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.
Oct '21	\$2.03M	-46.5%
Oct '20	\$3.79M	66.9%
Oct '19	\$2.27M	-11.3%

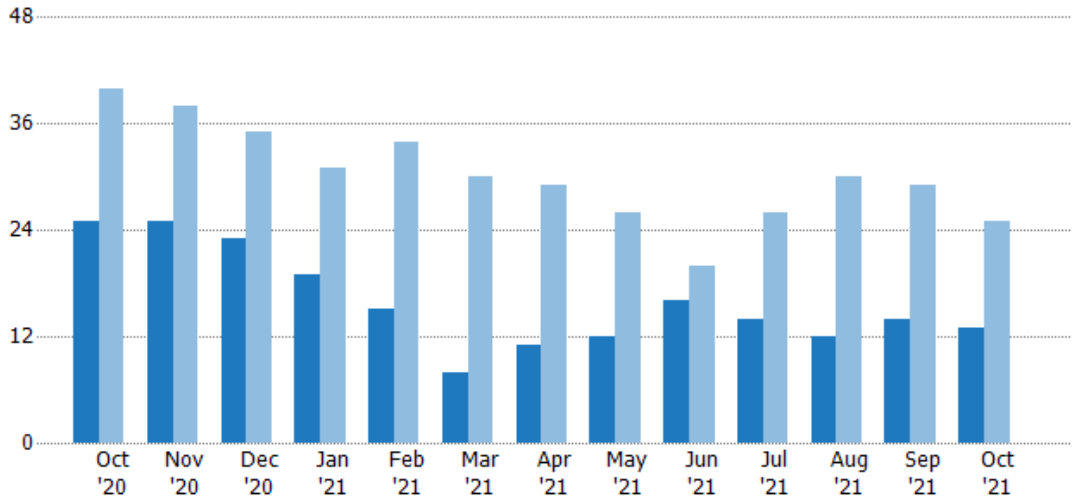
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	\$3.79M	\$1.11M	\$1.74M	\$2.95M	\$2.34M	\$2.28M	\$3.15M	\$3.48M	\$5.93M	\$4.43M	\$3.95M	\$6.32M	\$2.03M
Prior Year	\$2.27M	\$823K	\$339K	\$299K	\$4.07M	\$1.97M	\$2.77M	\$1.78M	\$2.35M	\$7.6M	\$5.14M	\$5.79M	\$3.79M
Percent Change from Prior Year	67%	35%	413%	886%	-43%	16%	14%	96%	152%	-42%	-23%	9%	-46%

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.
Oct '21	13	-48%
Oct '20	25	-37.5%
Oct '19	40	2.5%

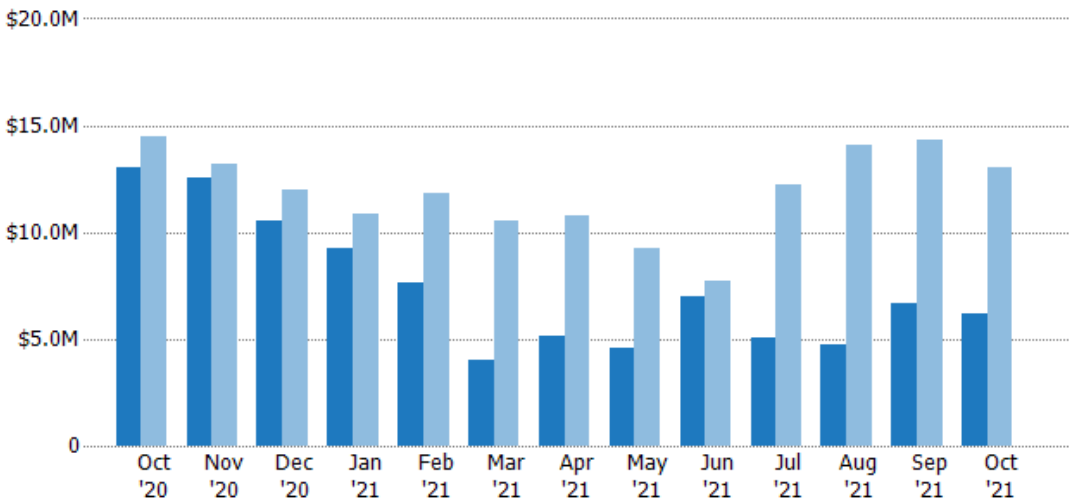
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	25	25	23	19	15	8	11	12	16	14	12	14	13
Prior Year	40	38	35	31	34	30	29	26	20	26	30	29	25
Percent Change from Prior Year	-38%	-34%	-34%	-39%	-56%	-73%	-62%	-54%	-20%	-46%	-60%	-52%	-48%

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.
Oct '21	\$6.15M	-52.8%
Oct '20	\$13M	-10%
Oct '19	\$14.5M	34.1%

	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	\$13M	\$12.5M	\$10.5M	\$9.26M	\$7.65M	\$4.04M	\$5.15M	\$4.61M	\$6.97M	\$5.04M	\$4.74M	\$6.68M	\$6.15M
Prior Year	\$14.5M	\$13.2M	\$12M	\$10.9M	\$11.8M	\$10.6M	\$10.8M	\$9.22M	\$7.71M	\$12.2M	\$14.1M	\$14.3M	\$13M
Percent Change from Prior Year	-10%	-5%	-12%	-15%	-35%	-62%	-52%	-50%	-10%	-59%	-66%	-53%	-53%

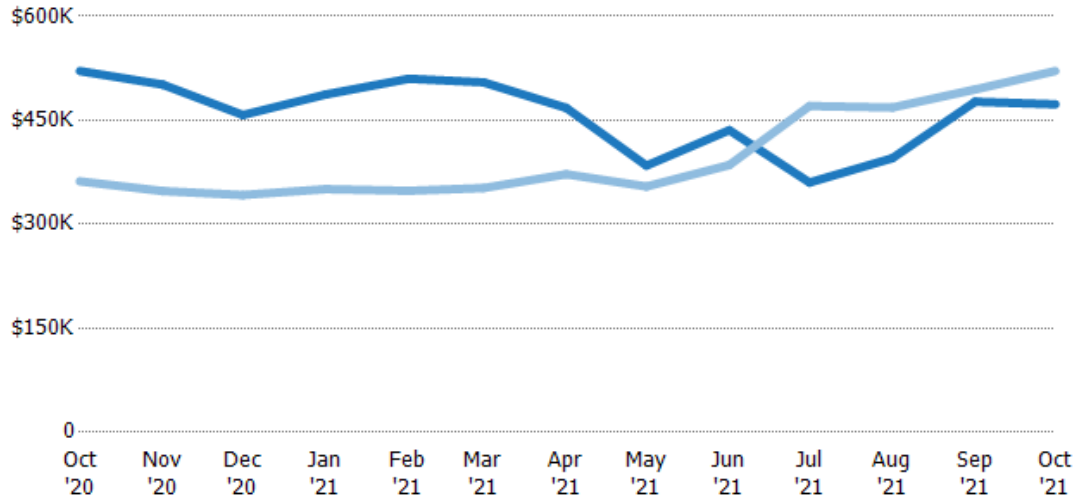
Average Listing Price

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.
Oct '21	\$473K	-9.2%
Oct '20	\$521K	44%
Oct '19	\$362K	30.9%



Current Year	\$521K	\$502K	\$458K	\$487K	\$510K	\$505K	\$468K	\$385K	\$436K	\$360K	\$395K	\$477K	\$473K
Prior Year	\$362K	\$348K	\$342K	\$351K	\$348K	\$352K	\$372K	\$354K	\$385K	\$471K	\$468K	\$495K	\$521K
Percent Change from Prior Year	44%	44%	34%	39%	46%	43%	26%	8%	13%	-23%	-16%	-4%	-9%

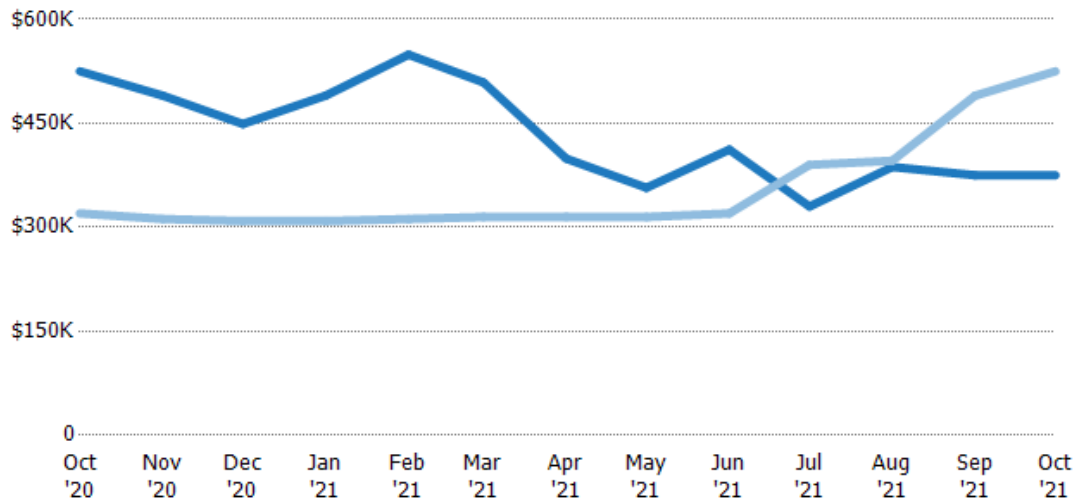
Median Listing Price

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.
Oct '21	\$375K	-28.6%
Oct '20	\$525K	64.1%
Oct '19	\$320K	14.1%



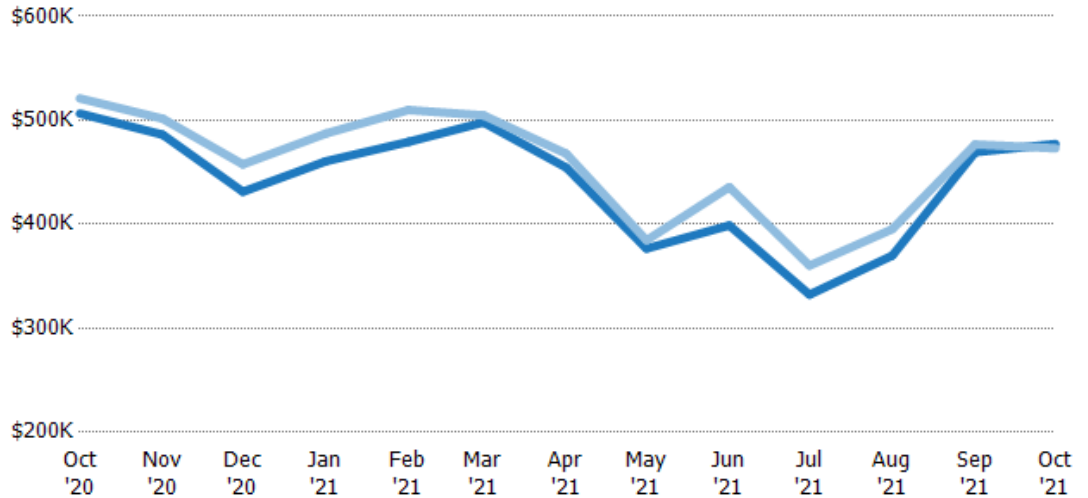
Current Year	\$525K	\$490K	\$449K	\$490K	\$549K	\$509K	\$399K	\$357K	\$412K	\$330K	\$387K	\$375K	\$375K
Prior Year	\$320K	\$312K	\$309K	\$309K	\$312K	\$315K	\$315K	\$315K	\$320K	\$390K	\$396K	\$490K	\$525K
Percent Change from Prior Year	64%	57%	45%	59%	76%	62%	27%	13%	29%	-15%	-2%	-23%	-29%

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

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



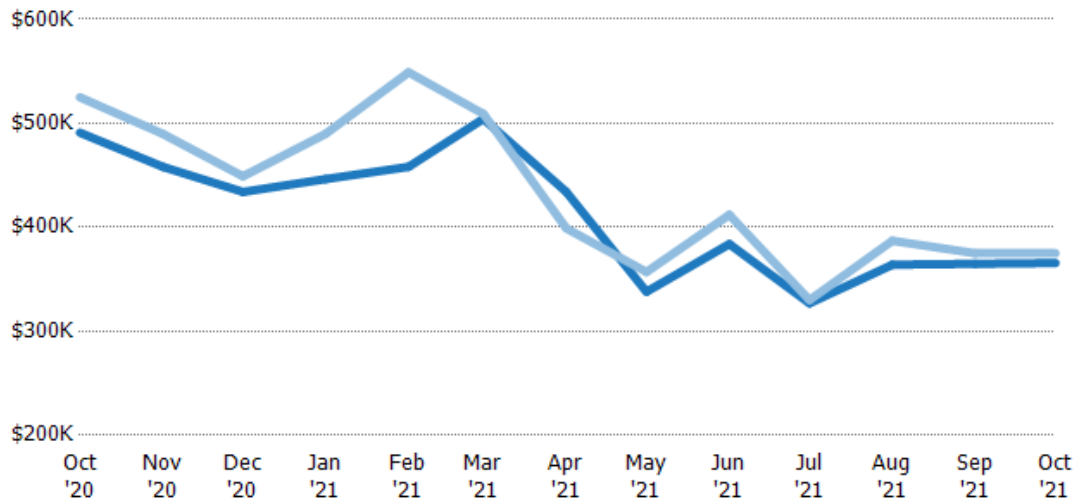
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Avg Est Value	\$507K	\$486K	\$431K	\$461K	\$479K	\$498K	\$454K	\$377K	\$399K	\$332K	\$370K	\$469K	\$477K
Avg Listing Price	\$521K	\$502K	\$458K	\$487K	\$510K	\$505K	\$468K	\$385K	\$436K	\$360K	\$395K	\$477K	\$473K
Avg Listing Price as a % of Avg Est Value	103%	103%	106%	106%	106%	101%	103%	102%	109%	108%	107%	102%	99%

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



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Median Est Value	\$491K	\$458K	\$434K	\$446K	\$458K	\$504K	\$434K	\$338K	\$384K	\$327K	\$364K	\$365K	\$366K
Median Listing Price	\$525K	\$490K	\$449K	\$490K	\$549K	\$509K	\$399K	\$357K	\$412K	\$330K	\$387K	\$375K	\$375K
Med Listing Price as a % of Med Est Value	107%	107%	103%	110%	120%	101%	92%	106%	107%	101%	106%	103%	103%

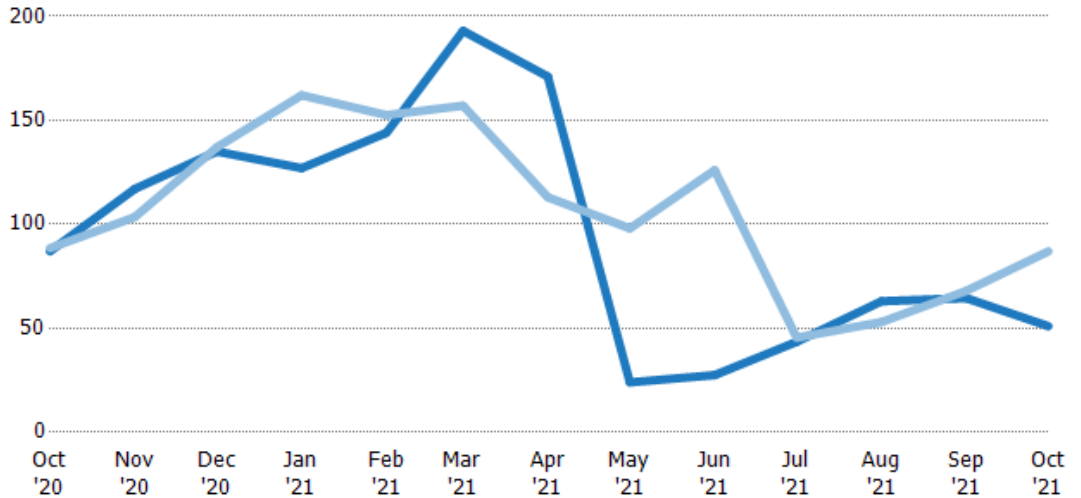
Median Days in RPR

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.
Oct '21	51	-41.4%
Oct '20	87	-1.7%
Oct '19	88.5	29.9%



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	87	117	135	127	144	193	171	24	27.5	43.5	63	64.5	51
Prior Year	88.5	104	137	162	153	157	113	98	126	45.5	53	68	87
Percent Change from Prior Year	-2%	13%	-1%	-22%	-6%	23%	51%	-76%	-78%	-4%	19%	-5%	-41%

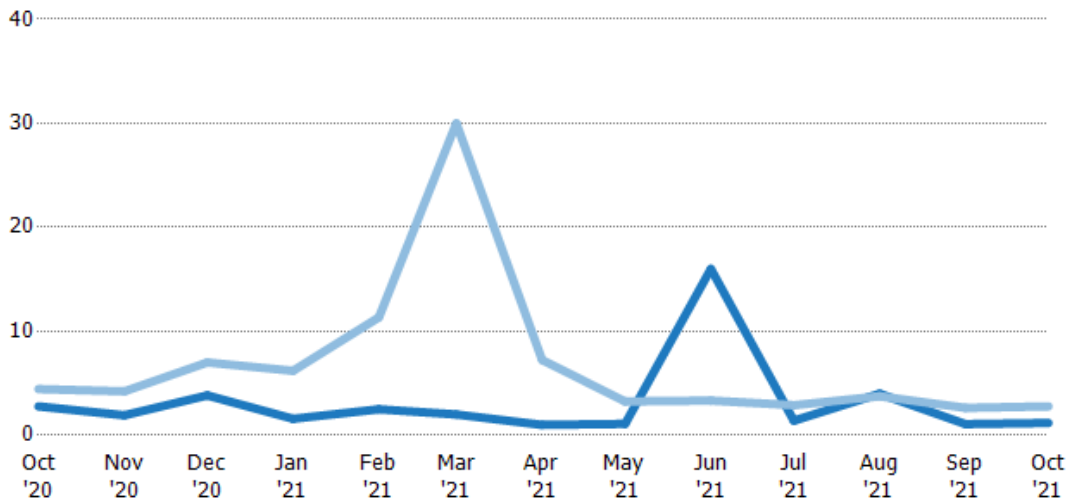
Months of Inventory

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.
Oct '21	1.18	-57.5%
Oct '20	2.78	-37.5%
Oct '19	4.44	53.8%



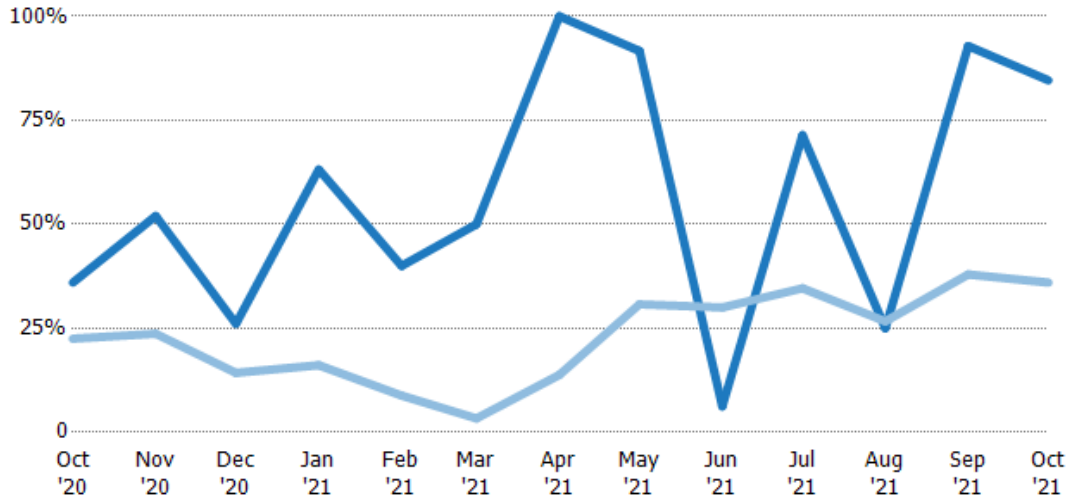
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	2.78	1.92	3.83	1.58	2.5	2	1	1.09	16	1.4	4	1.08	1.18
Prior Year	4.44	4.22	7	6.2	11.3	30	7.25	3.25	3.33	2.89	3.75	2.64	2.78
Percent Change from Prior Year	-38%	-54%	-45%	-74%	-78%	-93%	-86%	-66%	380%	-52%	7%	-59%	-57%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



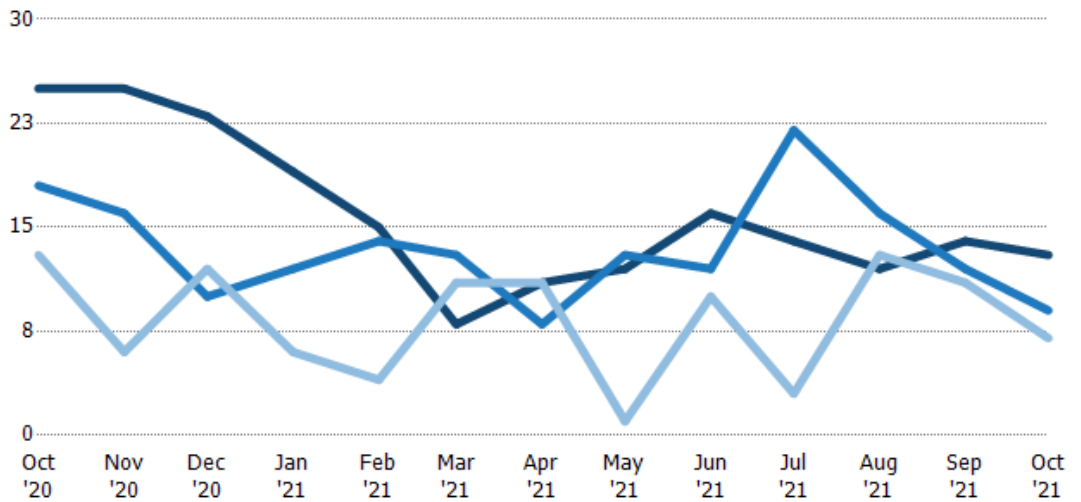
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	36%	52%	26%	63%	40%	50%	100%	92%	6%	71%	25%	93%	85%
Prior Year	23%	24%	14%	16%	9%	3%	14%	31%	30%	35%	27%	38%	36%
Change from Prior Year	-14%	-28%	-12%	-47%	-31%	-47%	-86%	-61%	24%	-37%	2%	-55%	-49%

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



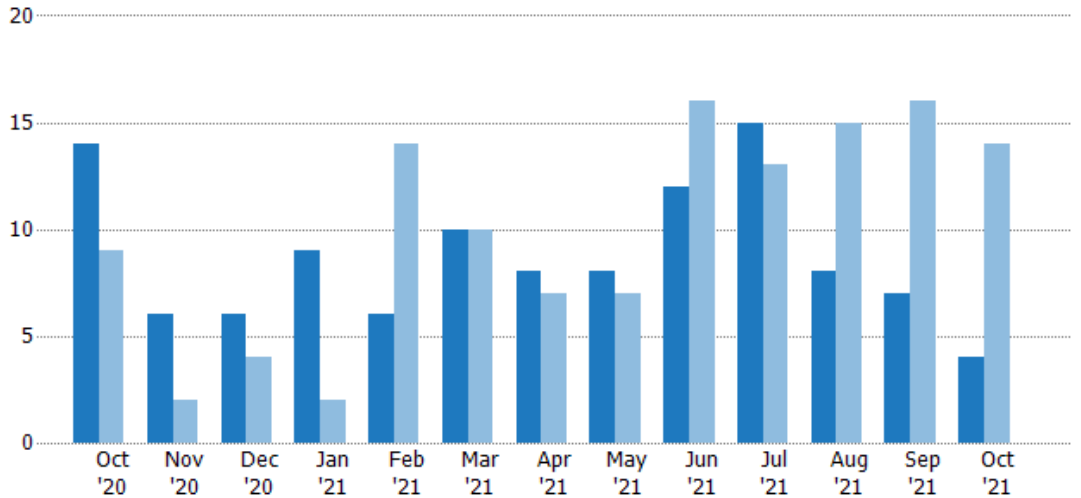
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Active	25	25	23	19	15	8	11	12	16	14	12	14	13
Pending	18	16	10	12	14	13	8	13	12	22	16	12	9
Sold	13	6	12	6	4	11	11	1	10	3	13	11	7

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.
Oct '21	4	-71.4%
Oct '20	14	55.6%
Oct '19	9	-33.3%

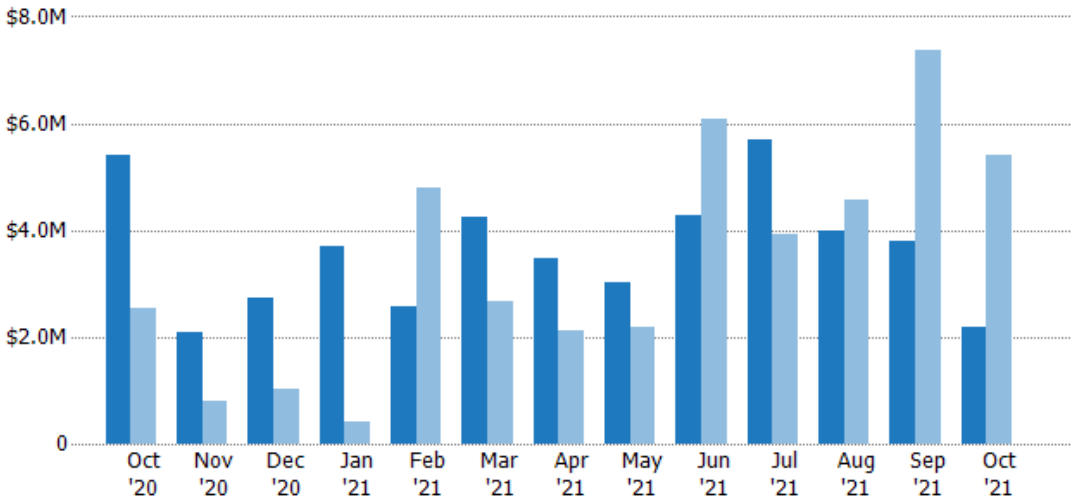
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	14	6	6	9	6	10	8	8	12	15	8	7	4
Prior Year	9	2	4	2	14	10	7	7	16	13	15	16	14
Percent Change from Prior Year	56%	200%	50%	350%	-57%	0%	14%	14%	-25%	15%	-47%	-56%	-71%

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.
Oct '21	\$2.18M	-59.7%
Oct '20	\$5.41M	114.5%
Oct '19	\$2.52M	-28.2%

	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	\$5.41M	\$2.1M	\$2.73M	\$3.69M	\$2.58M	\$4.25M	\$3.48M	\$3.01M	\$4.28M	\$5.71M	\$3.98M	\$3.79M	\$2.18M
Prior Year	\$2.52M	\$785K	\$1.02M	\$415K	\$4.79M	\$2.68M	\$2.12M	\$2.19M	\$6.07M	\$3.93M	\$4.56M	\$7.37M	\$5.41M
Percent Change from Prior Year	114%	167%	167%	791%	-46%	59%	64%	38%	-29%	45%	-13%	-49%	-60%

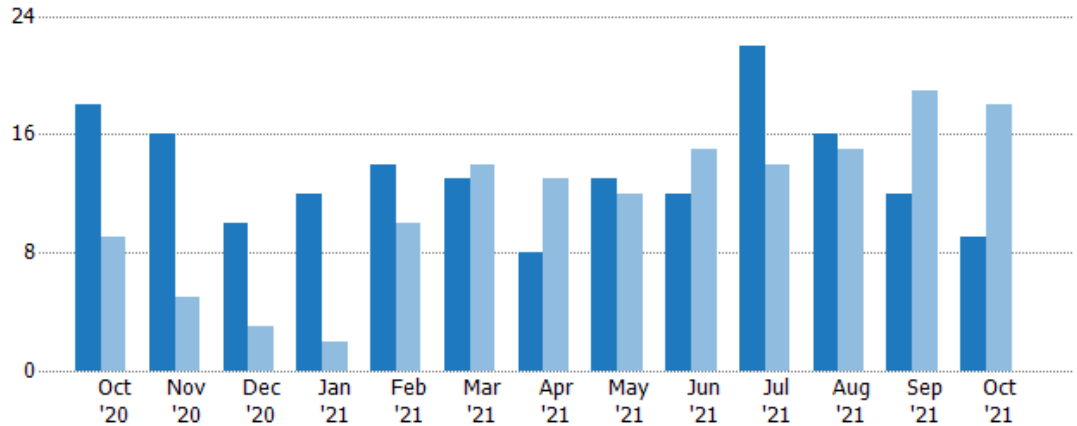
Pending Sales

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.
Oct '21	9	-50%
Oct '20	18	100%
Oct '19	9	22.2%



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	18	16	10	12	14	13	8	13	12	22	16	12	9
Prior Year	9	5	3	2	10	14	13	12	15	14	15	19	18
Percent Change from Prior Year	100%	220%	233%	500%	40%	-7%	-38%	8%	-20%	57%	7%	-37%	-50%

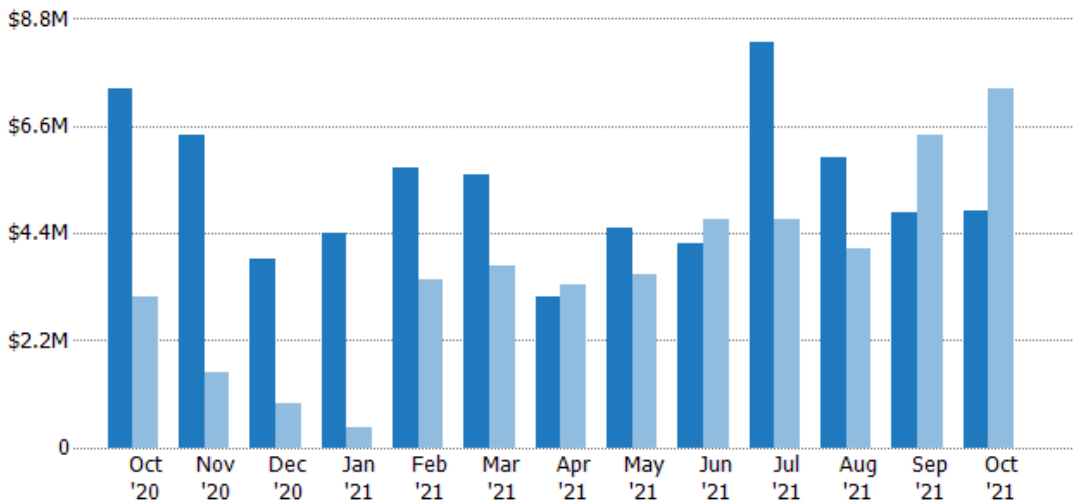
Pending Sales Volume

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.
Oct '21	\$4.85M	-34.2%
Oct '20	\$7.38M	138.6%
Oct '19	\$3.09M	6.5%



	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	\$7.38M	\$6.4M	\$3.86M	\$4.4M	\$5.75M	\$5.6M	\$3.08M	\$4.52M	\$4.18M	\$8.32M	\$5.97M	\$4.82M	\$4.85M
Prior Year	\$3.09M	\$1.54M	\$899K	\$415K	\$3.46M	\$3.74M	\$3.36M	\$3.56M	\$4.68M	\$4.69M	\$4.1M	\$6.41M	\$7.38M
Percent Change from Prior Year	139%	315%	330%	962%	66%	50%	-8%	27%	-11%	78%	46%	-25%	-34%

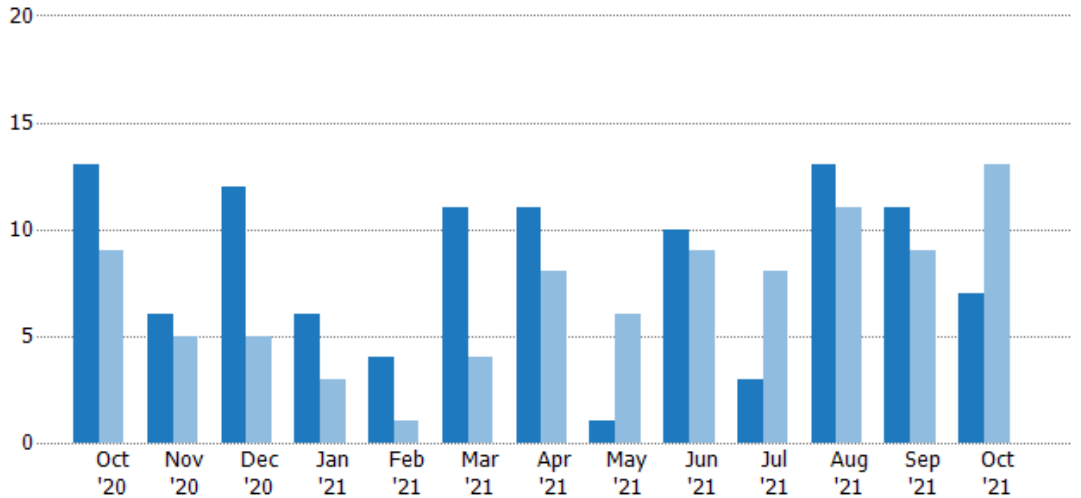
Closed Sales

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.
Oct '21	7	-46.2%
Oct '20	13	44.4%
Oct '19	9	22.2%



Current Year	13	6	12	6	4	11	11	1	10	3	13	11	7
Prior Year	9	5	5	3	1	4	8	6	9	8	11	9	13
Percent Change from Prior Year	44%	20%	140%	100%	300%	175%	38%	-83%	11%	-63%	18%	22%	-46%

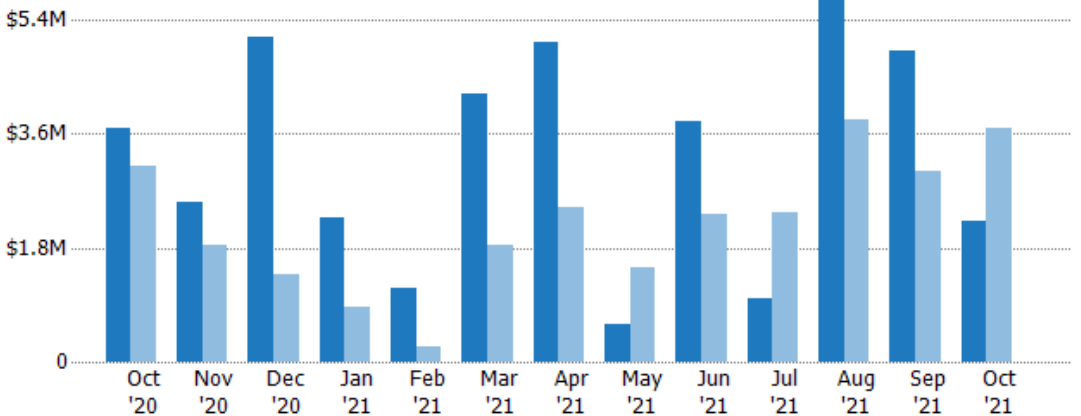
Closed Sales Volume

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.
Oct '21	\$2.22M	-40.1%
Oct '20	\$3.7M	19.3%
Oct '19	\$3.1M	-9.5%



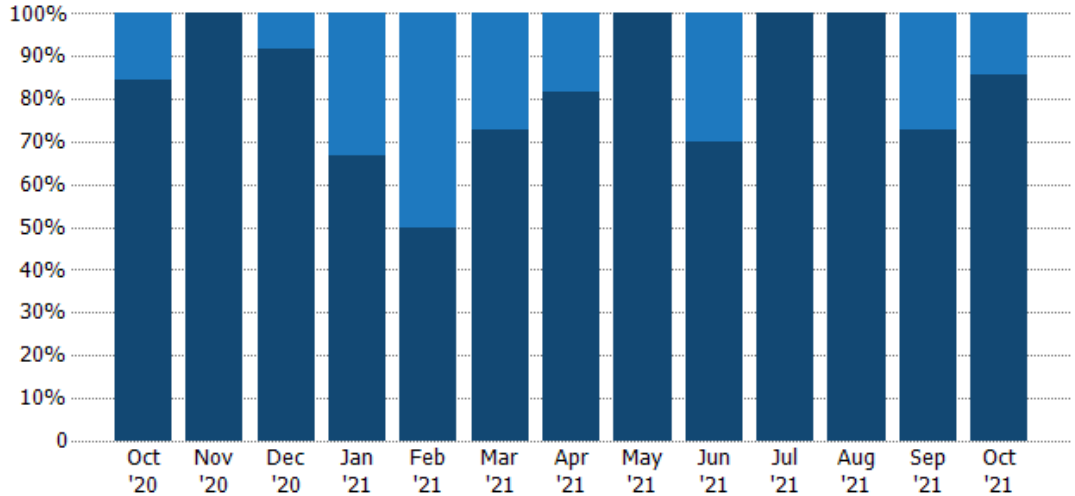
Current Year	\$3.7M	\$2.51M	\$5.12M	\$2.27M	\$1.15M	\$4.23M	\$5.03M	\$583K	\$3.8M	\$987K	\$6.14M	\$4.9M	\$2.22M
Prior Year	\$3.1M	\$1.83M	\$1.38M	\$858K	\$240K	\$1.84M	\$2.44M	\$1.5M	\$2.33M	\$2.35M	\$3.81M	\$3M	\$3.7M
Percent Change from Prior Year	19%	37%	271%	164%	379%	130%	106%	-61%	63%	-58%	61%	63%	-40%

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



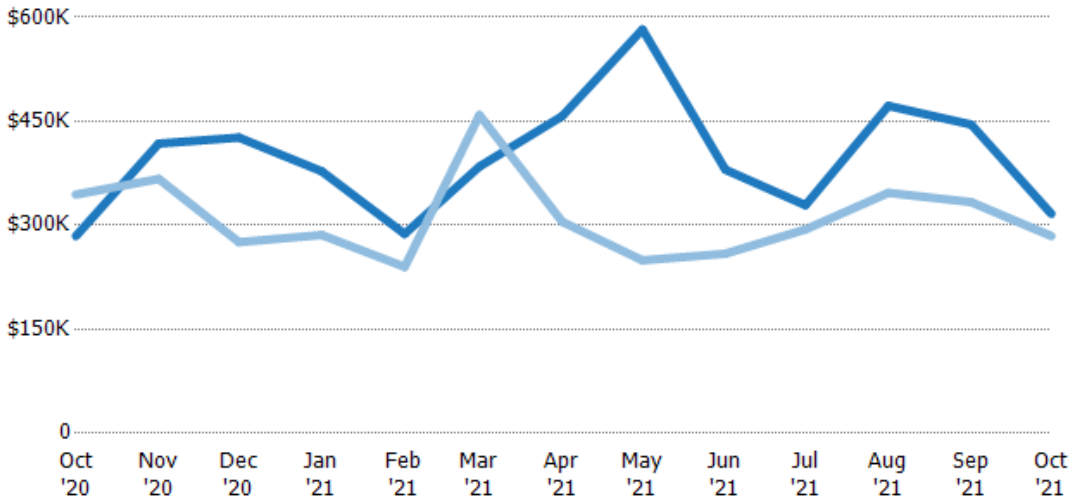
Property Type	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Condo/Townhouse	15%	-	8%	33%	50%	27%	18%	-	30%	-	-	27%	14%
Single Family Residence	85%	100%	92%	67%	50%	73%	82%	100%	70%	100%	100%	73%	86%

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



Month/Year	Price	% Chg.
Oct '21	\$316K	11.2%
Oct '20	\$284K	-17.4%
Oct '19	\$344K	-26%

Property Type	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	\$284K	\$418K	\$427K	\$378K	\$288K	\$385K	\$458K	\$583K	\$380K	\$329K	\$472K	\$445K	\$316K
Prior Year	\$344K	\$367K	\$276K	\$286K	\$240K	\$459K	\$305K	\$250K	\$259K	\$294K	\$347K	\$333K	\$284K
Percent Change from Prior Year	-17%	14%	55%	32%	20%	-16%	50%	133%	47%	12%	36%	34%	11%

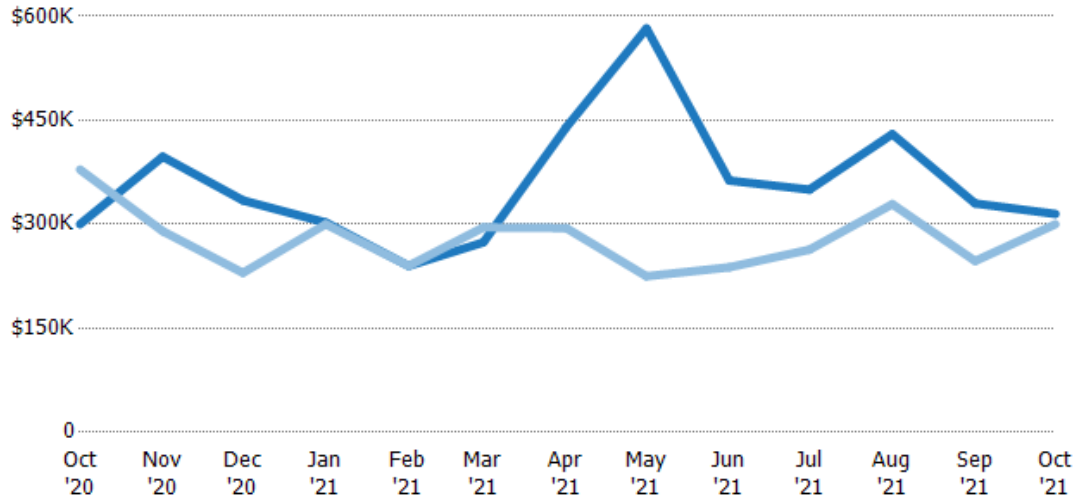
Median Sales Price

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.
Oct '21	\$315K	5%
Oct '20	\$300K	-20.8%
Oct '19	\$379K	-26.1%



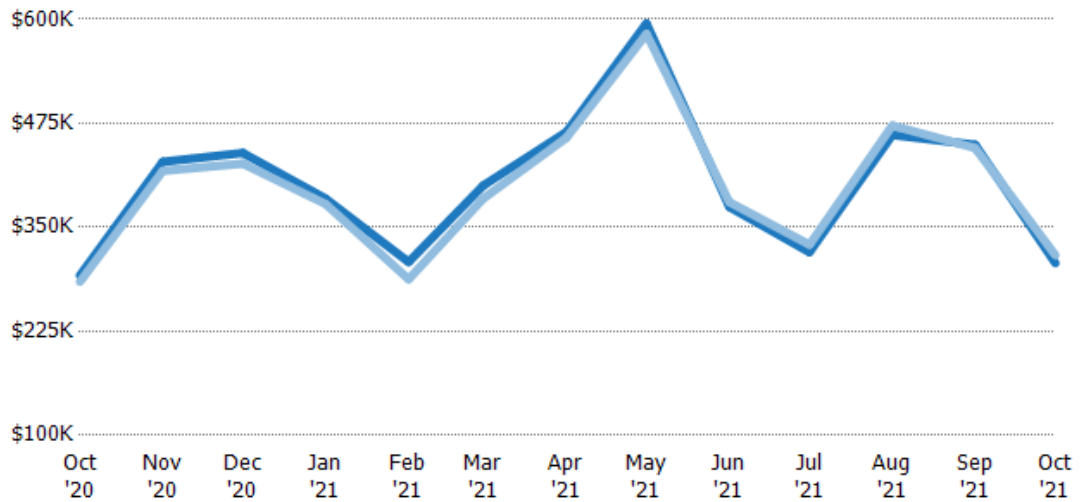
Current Year	\$300K	\$398K	\$335K	\$303K	\$240K	\$274K	\$440K	\$583K	\$363K	\$350K	\$430K	\$330K	\$315K
Prior Year	\$379K	\$290K	\$230K	\$300K	\$240K	\$296K	\$295K	\$225K	\$238K	\$263K	\$329K	\$247K	\$300K
Percent Change from Prior Year	-21%	37%	45%	1%	0%	-7%	49%	159%	53%	33%	31%	34%	5%

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



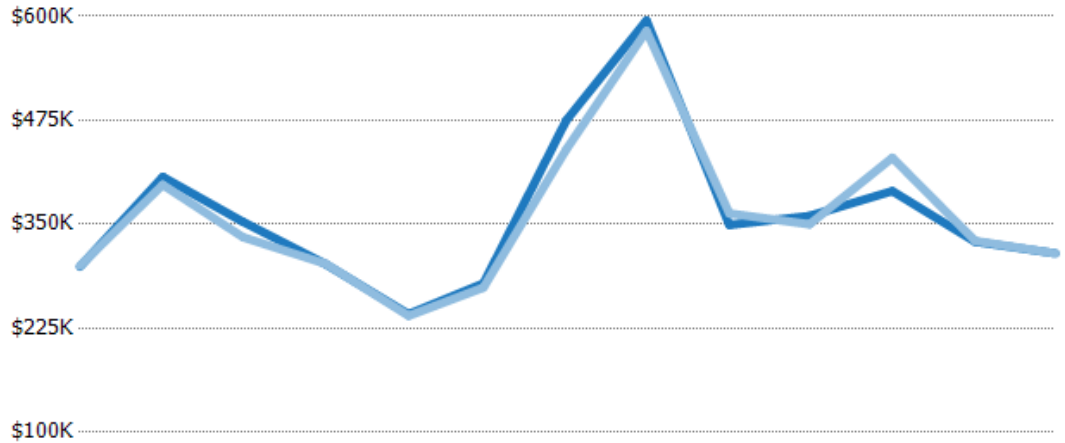
Avg List Price	\$292K	\$429K	\$439K	\$384K	\$308K	\$400K	\$464K	\$595K	\$375K	\$320K	\$461K	\$449K	\$307K
Avg Sales Price	\$284K	\$418K	\$427K	\$378K	\$288K	\$385K	\$458K	\$583K	\$380K	\$329K	\$472K	\$445K	\$316K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	98%	93%	96%	99%	98%	102%	103%	102%	99%	103%

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



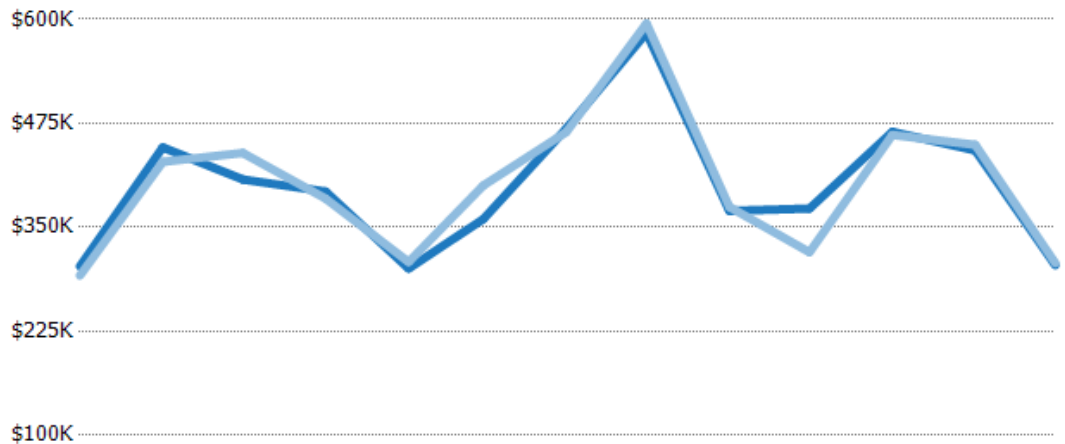
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Median List Price	\$299K	\$407K	\$353K	\$302K	\$242K	\$279K	\$475K	\$595K	\$349K	\$360K	\$390K	\$329K	\$315K
Median Sales Price	\$300K	\$398K	\$335K	\$303K	\$240K	\$274K	\$440K	\$583K	\$363K	\$350K	\$430K	\$330K	\$315K
Med Sales Price as a % of Med List Price	100%	98%	95%	100%	99%	98%	93%	98%	104%	97%	110%	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

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



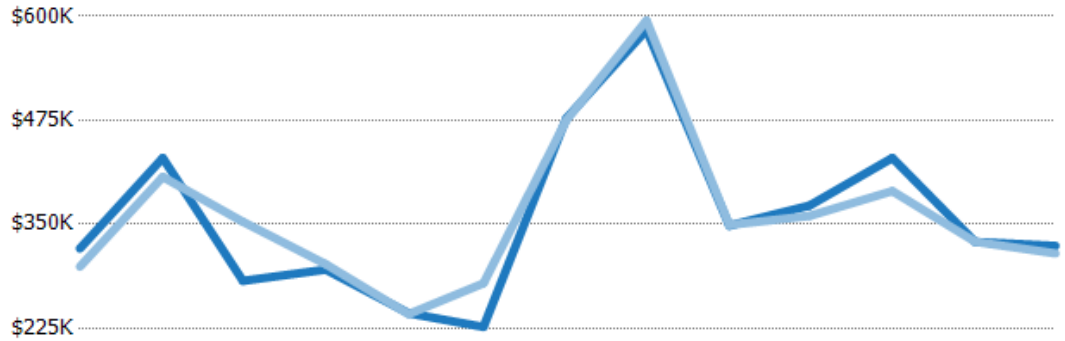
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Avg Est Value	\$303K	\$446K	\$407K	\$393K	\$300K	\$360K	\$469K	\$584K	\$370K	\$372K	\$465K	\$442K	\$304K
Avg Sales Price	\$292K	\$429K	\$439K	\$384K	\$308K	\$400K	\$464K	\$595K	\$375K	\$320K	\$461K	\$449K	\$307K
Avg Sales Price as a % of Avg Est Value	96%	96%	108%	98%	103%	111%	99%	102%	101%	86%	99%	102%	101%

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



\$100K

	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
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Median Est Value	\$321K	\$430K	\$282K	\$296K	\$243K	\$227K	\$477K	\$584K	\$348K	\$372K	\$430K	\$329K	\$324K
Median Sales Price	\$299K	\$407K	\$353K	\$302K	\$242K	\$279K	\$475K	\$595K	\$349K	\$360K	\$390K	\$329K	\$315K
Med Sales Price as a % of Med Est Value	93%	95%	125%	102%	100%	123%	100%	102%	100%	97%	91%	100%	97%