

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	Nov 2021	Nov 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	2	1	+100%	75	63	+19%
New Listing Volume	\$824,900	\$236,000	+249.5%	\$27,367,400	\$14,487,700	+88.9%
Active Listing Count	23	12	+91.7%	N/A	N/A	
Active Listing Volume	\$11,141,700	\$5,013,600	+122.2%	N/A	N/A	
Average Listing Price	\$484,422	\$417,800	+15.9%	\$505,144	\$288,806	+74.9%
Median Listing Price	\$239,000	\$184,450	+29.6%	\$258,686	\$197,515	+31%
Median Days in RPR	83	101.5	-18.2%	59.41	119.34	-50.2%
Months of Inventory	1.8	3	-41%	2.5	5.9	-57.1%
Absorption Rate	56.52%	33.33%	+23.2%	39.64%	16.99%	+22.7%
Sales Activity Charts Metrics						
New Pending Sales Count	–	5	–	62	84	-26.2%
New Pending Sales Volume	–	\$873,000	–	\$18,537,500	\$16,724,800	+10.8%
Pending Sales Count	2	8	-75%	N/A	N/A	
Pending Sales Volume	\$719,000	\$1,490,000	-51.7%	N/A	N/A	
Closed Sales Count	4	8	-50%	61	67	-9%
Closed Sales Volume	\$1,035,000	\$1,770,300	-41.5%	\$16,814,900	\$13,085,935	+28.5%
Average Sales Price	\$258,750	\$221,288	+16.9%	\$275,654	\$195,312	+41.1%
Median Sales Price	\$265,000	\$233,900	+13.3%	\$239,279	\$187,025	+27.9%

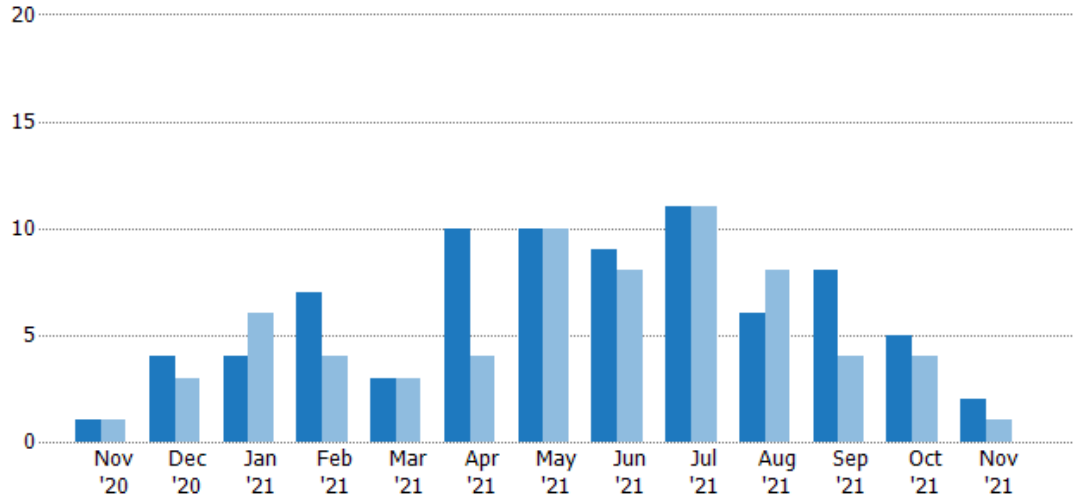
New Listings

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.
Nov '21	2	100%
Nov '20	1	0%
Nov '19	1	400%



Current Year	1	4	4	7	3	10	10	9	11	6	8	5	2
Prior Year	1	3	6	4	3	4	10	8	11	8	4	4	1
Percent Change from Prior Year	0%	33%	-33%	75%	0%	150%	0%	13%	0%	-25%	100%	25%	100%

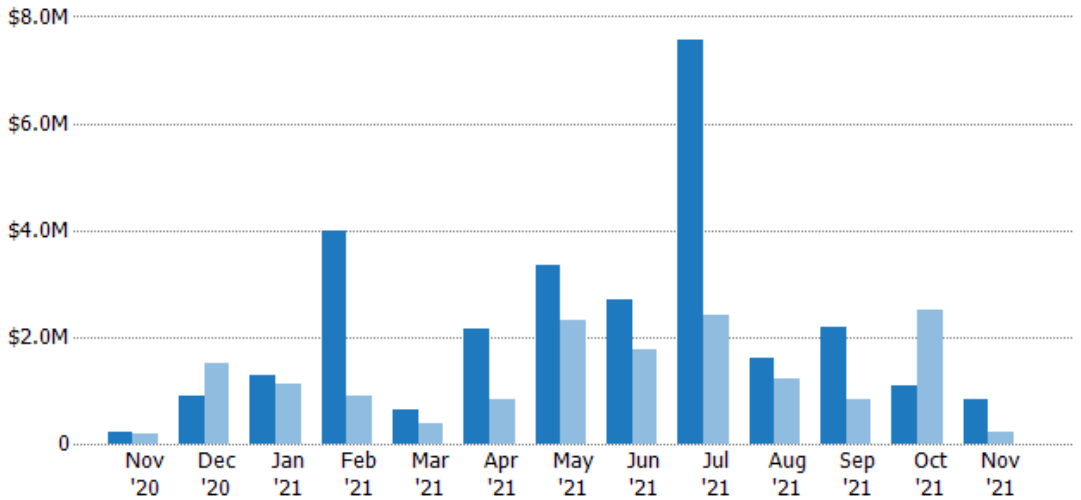
New Listing Volume

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.
Nov '21	\$825K	249.5%
Nov '20	\$236K	24.3%
Nov '19	\$190K	466.6%



Current Year	\$236K	\$886K	\$1.3M	\$3.97M	\$646K	\$2.15M	\$3.34M	\$2.7M	\$7.56M	\$1.6M	\$2.17M	\$1.11M	\$825K
Prior Year	\$190K	\$1.52M	\$1.11M	\$888K	\$388K	\$840K	\$2.32M	\$1.76M	\$2.4M	\$1.21M	\$833K	\$2.5M	\$236K
Percent Change from Prior Year	24%	-42%	17%	347%	67%	156%	44%	53%	215%	31%	161%	-56%	250%

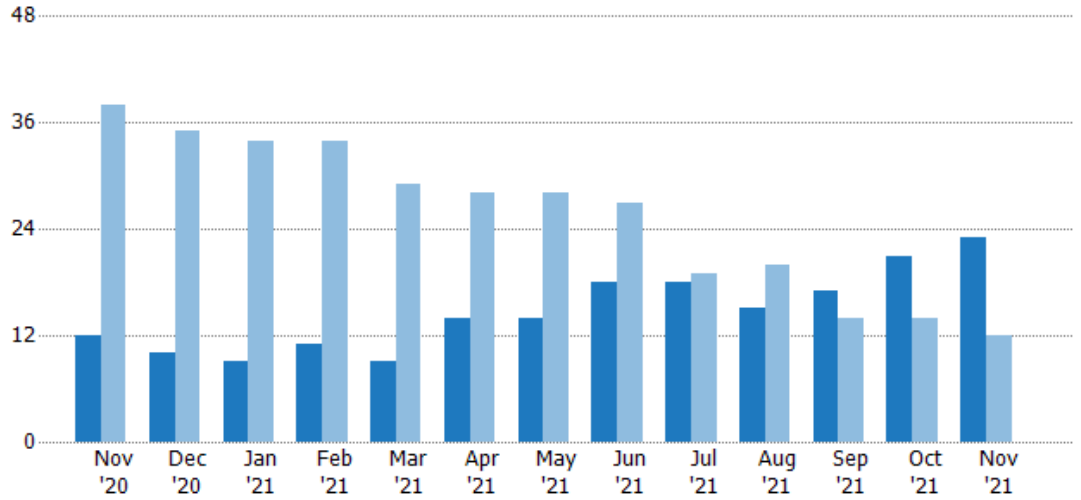
Active Listings

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.
Nov '21	23	91.7%
Nov '20	12	-68.4%
Nov '19	38	15.8%



	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Current Year	12	10	9	11	9	14	14	18	18	15	17	21	23
Prior Year	38	35	34	34	29	28	28	27	19	20	14	14	12
Percent Change from Prior Year	-68%	-71%	-74%	-68%	-69%	-50%	-50%	-33%	-5%	-25%	21%	50%	92%

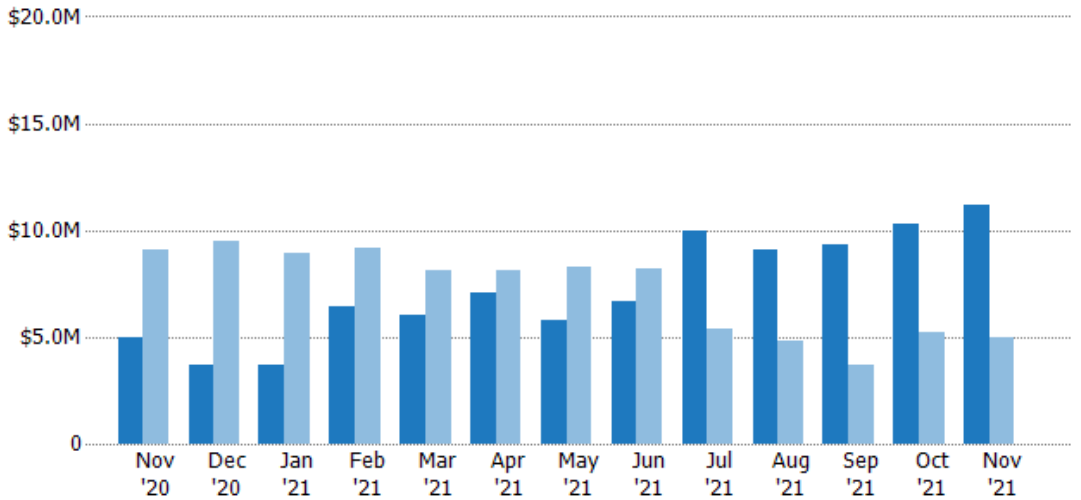
Active Listing Volume

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.
Nov '21	\$11.1M	122.2%
Nov '20	\$5.01M	-44.7%
Nov '19	\$9.06M	23.8%



	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Current Year	\$5.01M	\$3.73M	\$3.66M	\$6.43M	\$6.02M	\$7.04M	\$5.77M	\$6.65M	\$9.94M	\$9.11M	\$9.3M	\$10.3M	\$11.1M
Prior Year	\$9.06M	\$9.49M	\$8.91M	\$9.18M	\$8.1M	\$8.1M	\$8.27M	\$8.16M	\$5.36M	\$4.78M	\$3.71M	\$5.21M	\$5.01M
Percent Change from Prior Year	-45%	-61%	-59%	-30%	-26%	-13%	-30%	-18%	85%	90%	151%	98%	122%

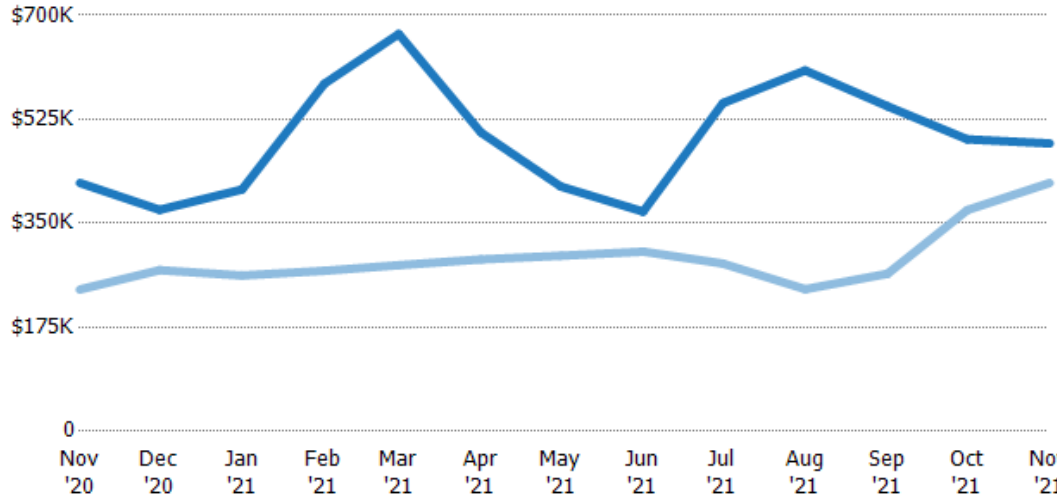
Average Listing Price

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.
Nov '21	\$484K	15.9%
Nov '20	\$418K	75.2%
Nov '19	\$239K	6.9%



Current Year	\$418K	\$373K	\$407K	\$585K	\$669K	\$503K	\$412K	\$370K	\$552K	\$607K	\$547K	\$491K	\$484K
Prior Year	\$239K	\$271K	\$262K	\$270K	\$279K	\$289K	\$295K	\$302K	\$282K	\$239K	\$265K	\$372K	\$418K
Percent Change from Prior Year	75%	37%	55%	117%	139%	74%	39%	22%	96%	154%	106%	32%	16%

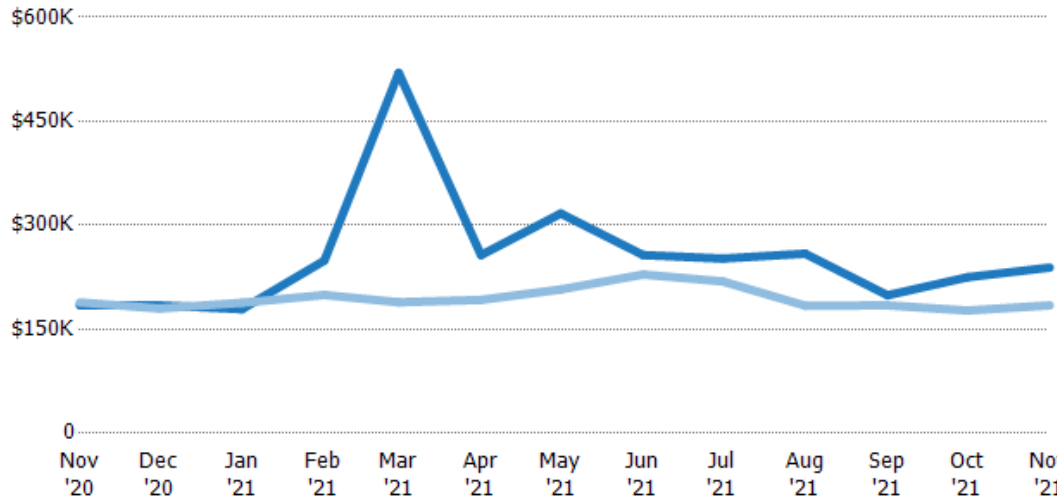
Median Listing Price

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.
Nov '21	\$239K	29.6%
Nov '20	\$184K	-2.3%
Nov '19	\$189K	20.8%



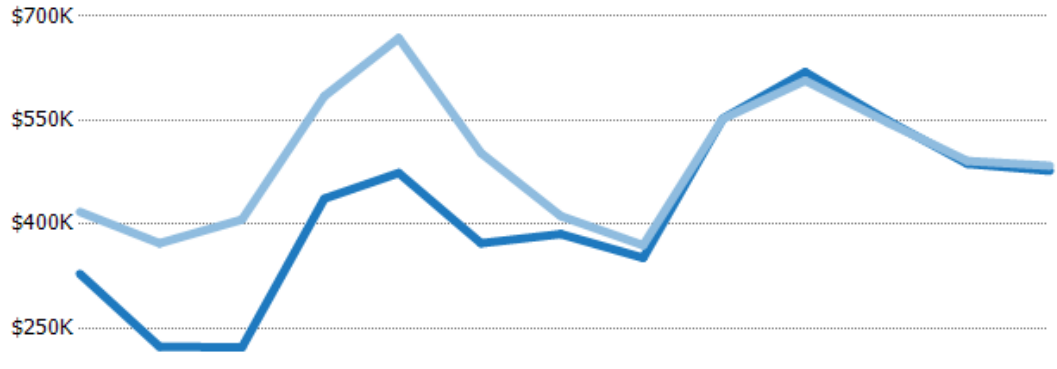
Current Year	\$184K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$257K	\$252K	\$259K	\$199K	\$225K	\$239K
Prior Year	\$189K	\$180K	\$188K	\$199K	\$189K	\$192K	\$207K	\$229K	\$219K	\$184K	\$184K	\$177K	\$184K
Percent Change from Prior Year	-2%	2%	-5%	25%	175%	34%	53%	12%	15%	41%	8%	27%	30%

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



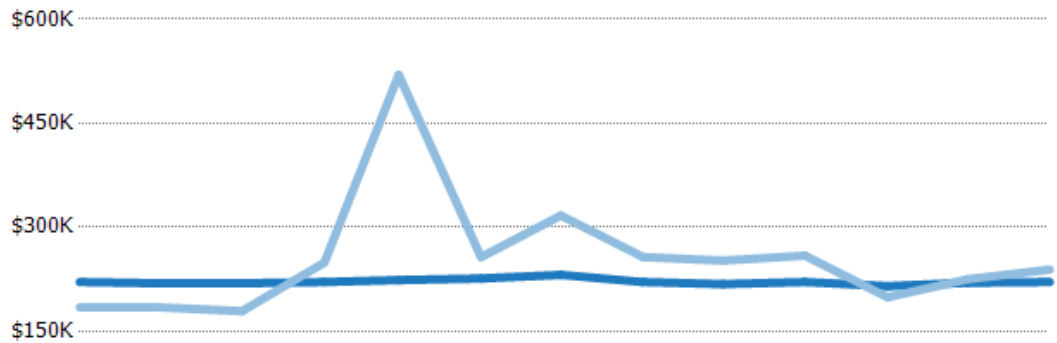
	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Avg Est Value	\$328K	\$223K	\$222K	\$437K	\$474K	\$373K	\$386K	\$352K	\$552K	\$620K	\$550K	\$487K	\$477K
Avg Listing Price	\$418K	\$373K	\$407K	\$585K	\$669K	\$503K	\$412K	\$370K	\$552K	\$607K	\$547K	\$491K	\$484K
Avg Listing Price as a % of Avg Est Value	127%	167%	183%	134%	141%	135%	107%	105%	100%	98%	99%	101%	101%

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



	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Median Est Value	\$221K	\$219K	\$219K	\$221K	\$224K	\$226K	\$231K	\$221K	\$218K	\$221K	\$215K	\$220K	\$221K
Median Listing Price	\$184K	\$184K	\$179K	\$249K	\$520K	\$257K	\$317K	\$257K	\$252K	\$259K	\$199K	\$225K	\$239K
Med Listing Price as a % of Med Est Value	83%	84%	82%	113%	232%	114%	137%	116%	116%	117%	93%	102%	108%

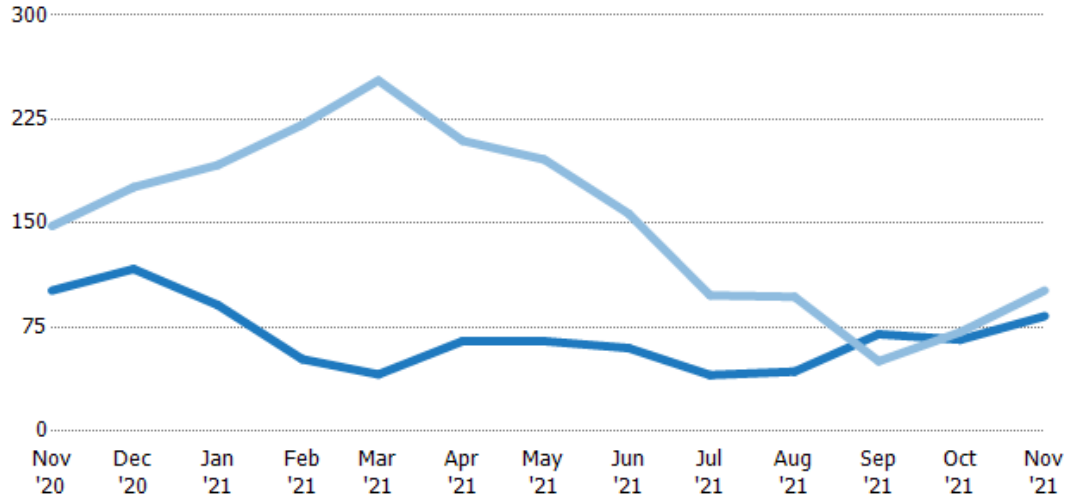
Median Days in RPR

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.
Nov '21	83	-18.2%
Nov '20	102	-31.4%
Nov '19	148	23%



Current Year	102	117	91	52	41	65	65	60	40.5	43	70	66	83
Prior Year	148	176	192	221	253	210	196	157	98	97	50.5	71.5	102
Percent Change from Prior Year	-31%	-34%	-53%	-76%	-84%	-69%	-67%	-62%	-59%	-56%	39%	-8%	-18%

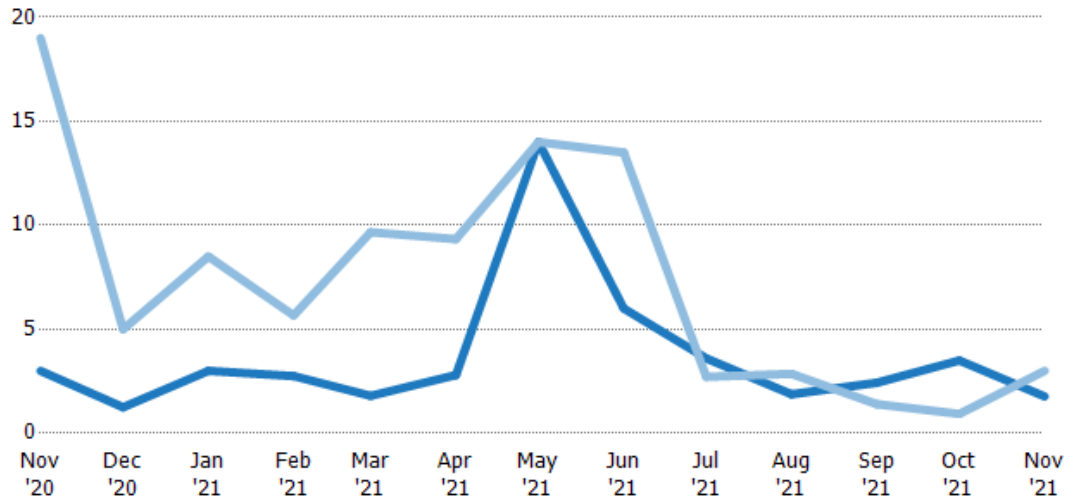
Months of Inventory

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.
Nov '21	1.77	-41%
Nov '20	3	-84.2%
Nov '19	19	-61.4%



Current Year	3	1.25	3	2.75	1.8	2.8	14	6	3.6	1.88	2.43	3.5	1.77
Prior Year	19	5	8.5	5.67	9.67	9.33	14	13.5	2.71	2.86	1.4	0	3
Percent Change from Prior Year	-84%	-75%	-65%	-51%	-81%	-70%	0%	-56%	33%	-34%	73%	275%	-41%

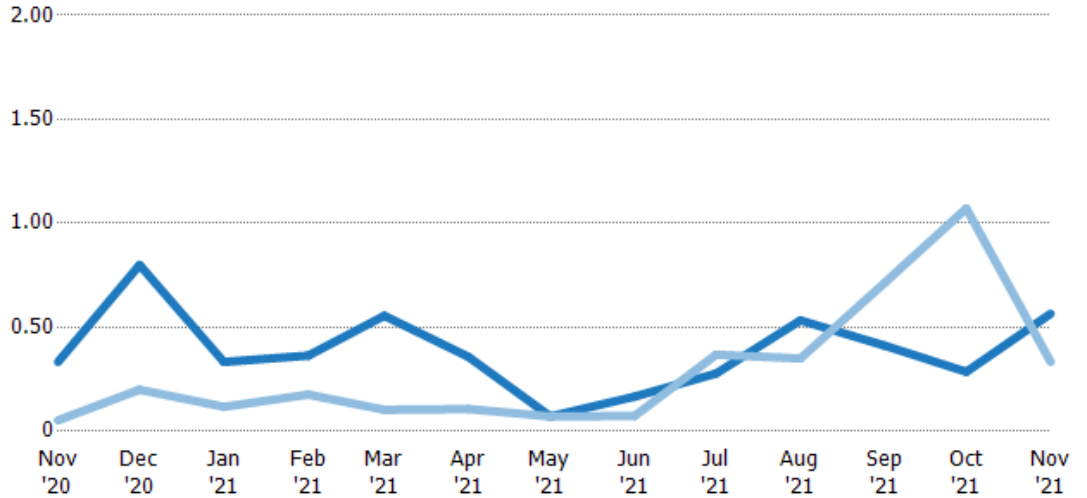
Absorption Rate

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.
Nov '21	57%	-23.2%
Nov '20	33%	-28.1%
Nov '19	5%	159.1%



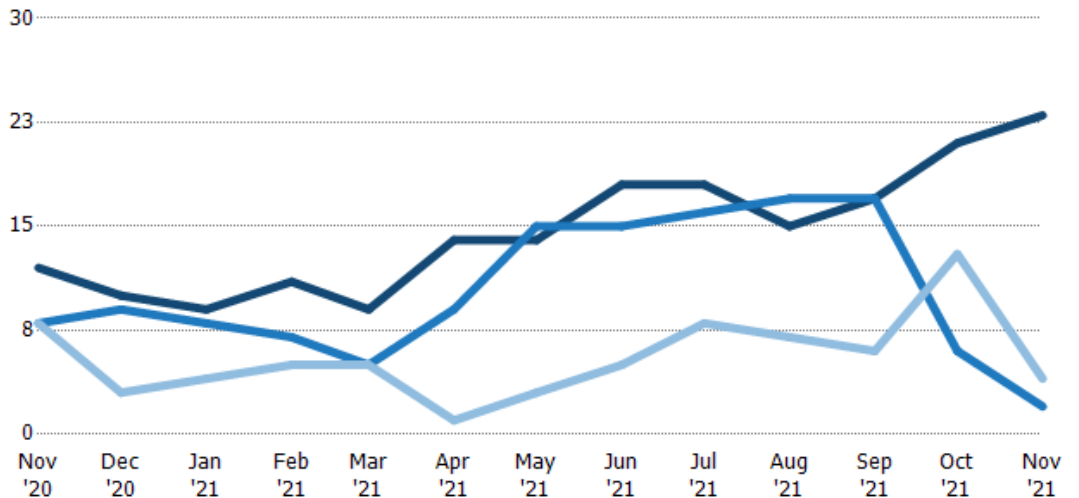
	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Current Year	33%	80%	33%	36%	56%	36%	7%	17%	28%	53%	41%	29%	57%
Prior Year	5%	20%	12%	18%	10%	11%	7%	7%	37%	35%	71%	107%	33%
Change from Prior Year	-28%	-60%	-22%	-19%	-45%	-25%	0%	-9%	9%	-18%	30%	79%	-23%

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



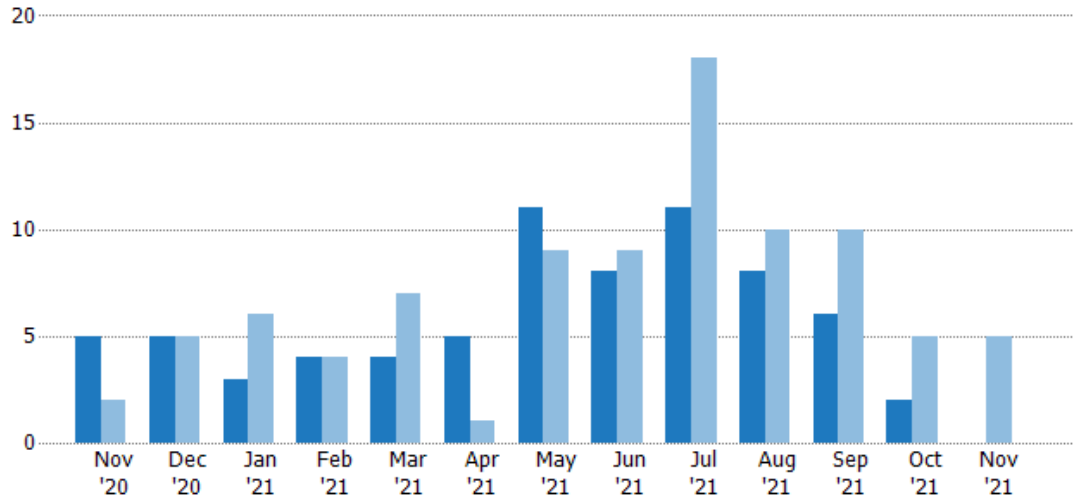
	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Active	12	10	9	11	9	14	14	18	18	15	17	21	23
Pending	8	9	8	7	5	9	15	15	16	17	17	6	2
Sold	8	3	4	5	5	1	3	5	8	7	6	13	4

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



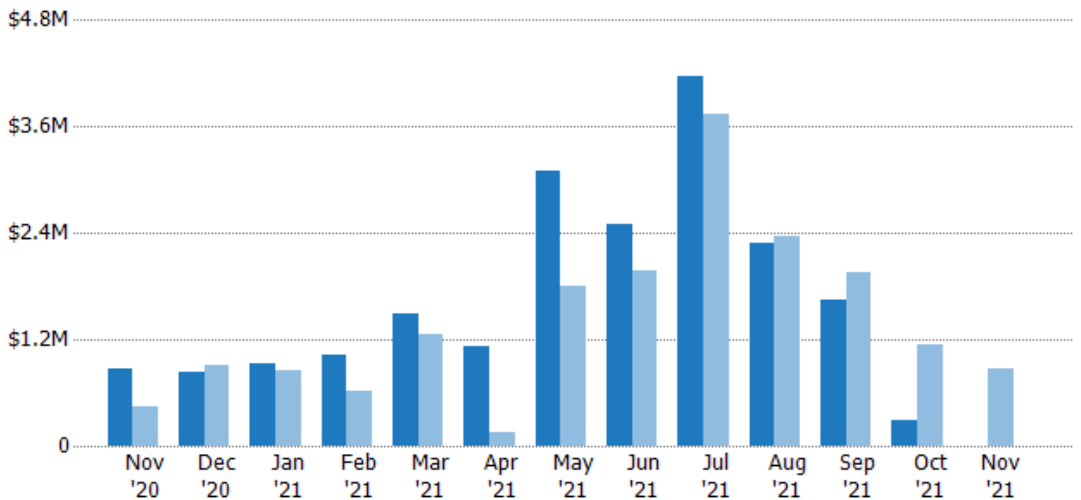
Current Year	5	5	3	4	4	5	11	8	11	8	6	2	-
Prior Year	2	5	6	4	7	1	9	9	18	10	10	5	5
Percent Change from Prior Year	150%	0%	-50%	0%	-43%	400%	22%	-11%	-39%	-20%	-40%	-60%	-100%

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



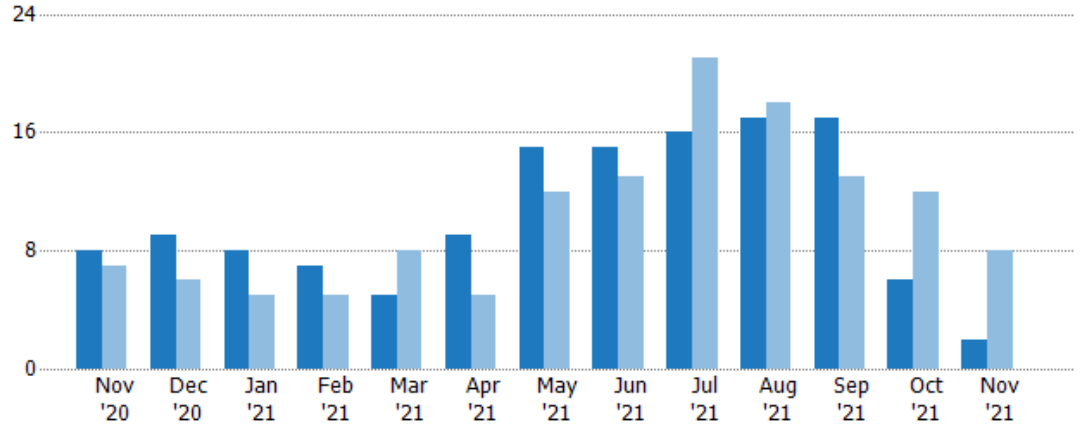
Current Year	\$873K	\$823K	\$925K	\$1.02M	\$1.49M	\$1.13M	\$3.1M	\$2.49M	\$4.16M	\$2.28M	\$1.65M	\$284K	-
Prior Year	\$438K	\$917K	\$846K	\$614K	\$1.25M	\$155K	\$1.81M	\$1.97M	\$3.74M	\$2.36M	\$1.96M	\$1.14M	\$873K
Percent Change from Prior Year	99%	-10%	9%	67%	19%	629%	71%	27%	11%	-3%	-16%	-75%	-100%

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.
Nov '21	2	-75%
Nov '20	8	14.3%
Nov '19	7	0%

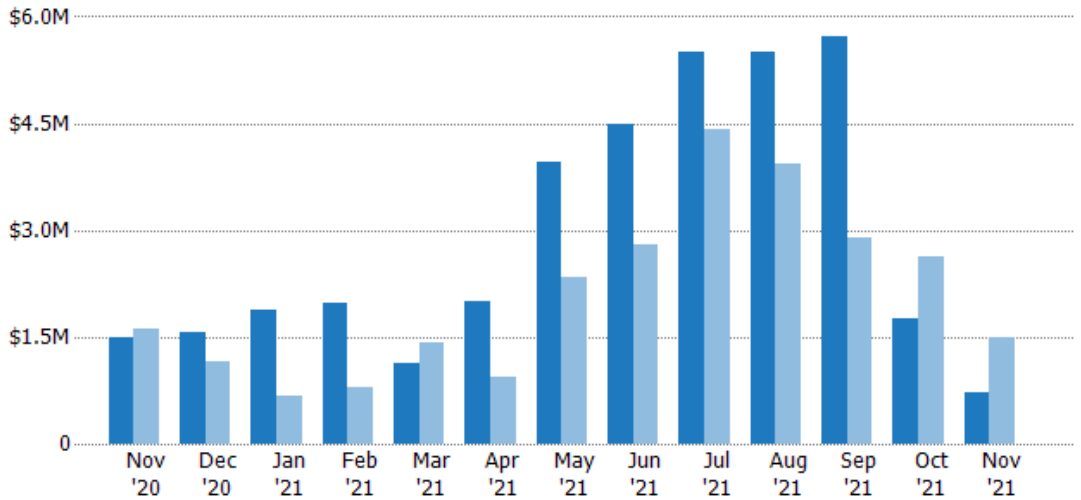
	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Current Year	8	9	8	7	5	9	15	15	16	17	17	6	2
Prior Year	7	6	5	5	8	5	12	13	21	18	13	12	8
Percent Change from Prior Year	14%	50%	60%	40%	-38%	80%	25%	15%	-24%	-6%	31%	-50%	-75%

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.
Nov '21	\$719K	-51.7%
Nov '20	\$1.49M	-7.7%
Nov '19	\$1.62M	-26%

	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Current Year	\$1.49M	\$1.56M	\$1.89M	\$1.97M	\$1.12M	\$2.01M	\$3.96M	\$4.49M	\$5.49M	\$5.51M	\$5.72M	\$1.75M	\$719K
Prior Year	\$1.62M	\$1.16M	\$670K	\$788K	\$1.42M	\$946K	\$2.34M	\$2.8M	\$4.42M	\$3.93M	\$2.89M	\$2.63M	\$1.49M
Percent Change from Prior Year	-8%	34%	182%	150%	-21%	113%	70%	60%	24%	40%	98%	-33%	-52%

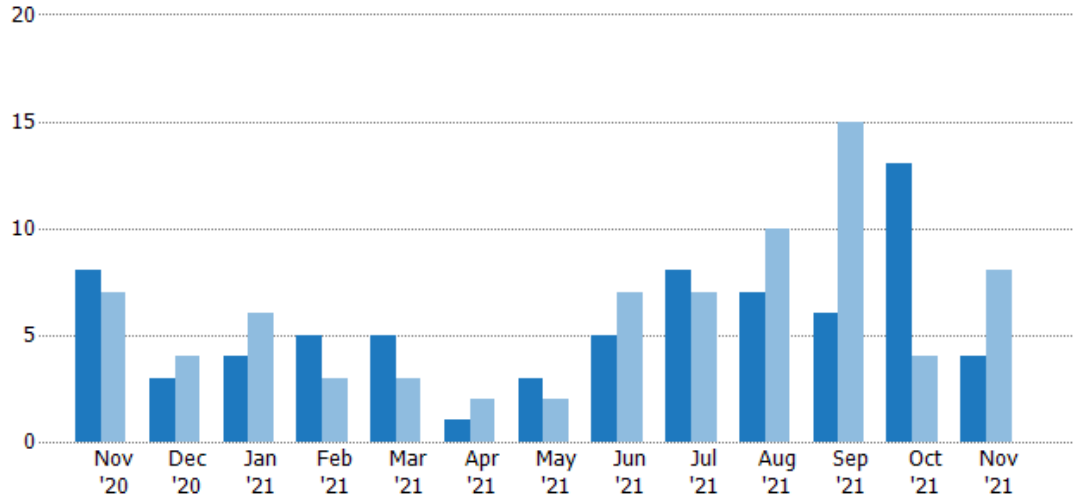
Closed Sales

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.
Nov '21	4	-50%
Nov '20	8	14.3%
Nov '19	7	-85.7%



Current Year	8	3	4	5	5	1	3	5	8	7	6	13	4
Prior Year	7	4	6	3	3	2	2	7	7	10	15	4	8
Percent Change from Prior Year	14%	-25%	-33%	67%	67%	-50%	50%	-29%	14%	-30%	-60%	225%	-50%

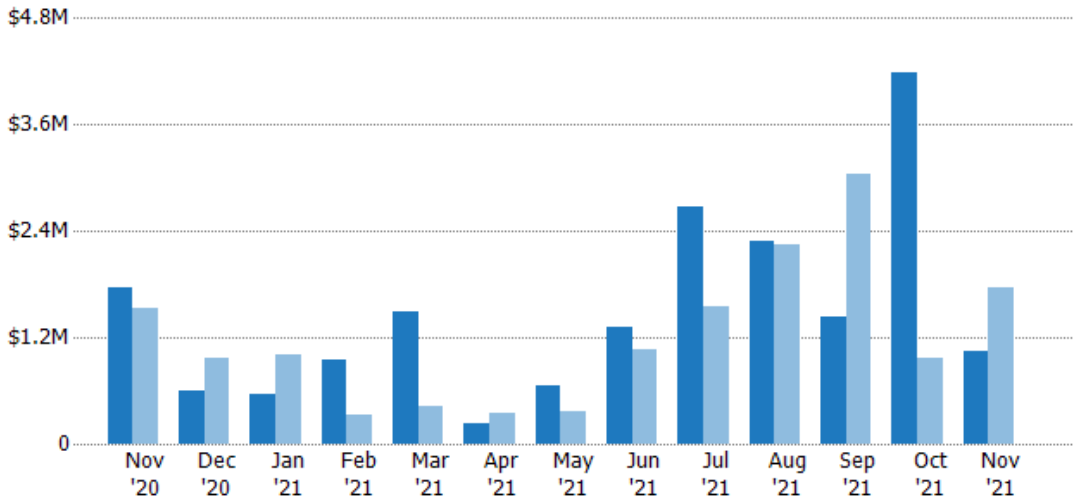
Closed Sales Volume

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.
Nov '21	\$1.04M	-41.5%
Nov '20	\$1.77M	16.4%
Nov '19	\$1.52M	-84.2%



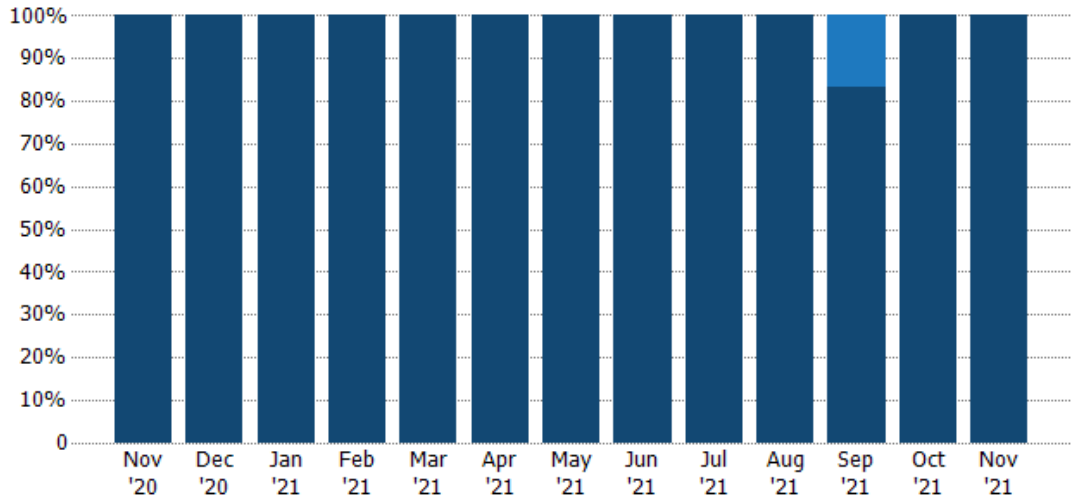
Current Year	\$1.77M	\$591K	\$564K	\$940K	\$1.48M	\$239K	\$649K	\$1.33M	\$2.68M	\$2.29M	\$1.43M	\$4.18M	\$1.04M
Prior Year	\$1.52M	\$958K	\$998K	\$330K	\$433K	\$338K	\$358K	\$1.07M	\$1.54M	\$2.24M	\$3.04M	\$958K	\$1.77M
Percent Change from Prior Year	16%	-38%	-43%	185%	243%	-29%	81%	24%	74%	2%	-53%	336%	-42%

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



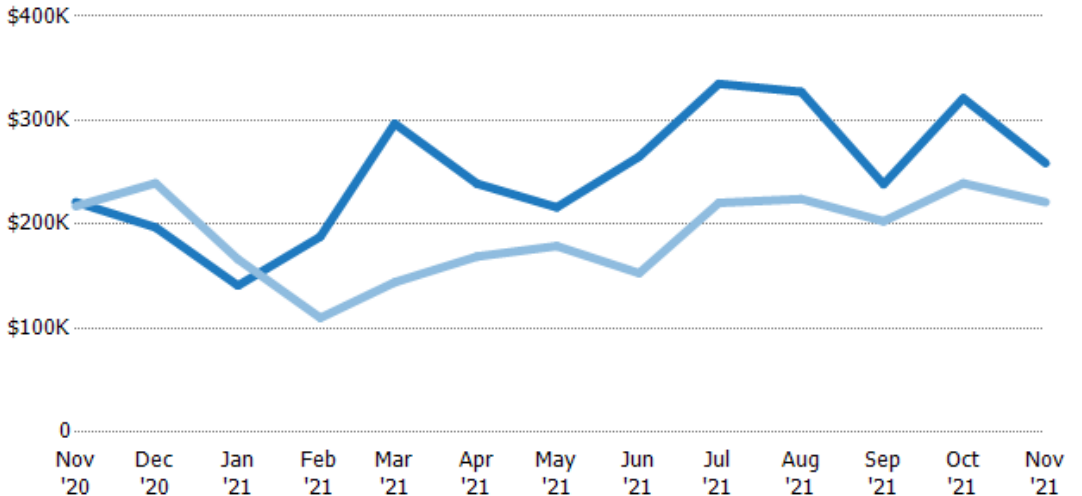
Property Type	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Condo/Townhouse	-	-	-	-	-	-	-	-	-	-	17%	-	-
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	83%	100%	100%

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



Month/Year	Price	% Chg.
Nov '21	\$259K	16.9%
Nov '20	\$221K	1.8%
Nov '19	\$217K	10.5%

Category	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Current Year	\$221K	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$239K	\$321K	\$259K
Prior Year	\$217K	\$240K	\$166K	\$110K	\$144K	\$169K	\$179K	\$153K	\$221K	\$224K	\$203K	\$239K	\$221K
Percent Change from Prior Year	2%	-18%	-15%	71%	106%	41%	21%	73%	52%	46%	18%	34%	17%

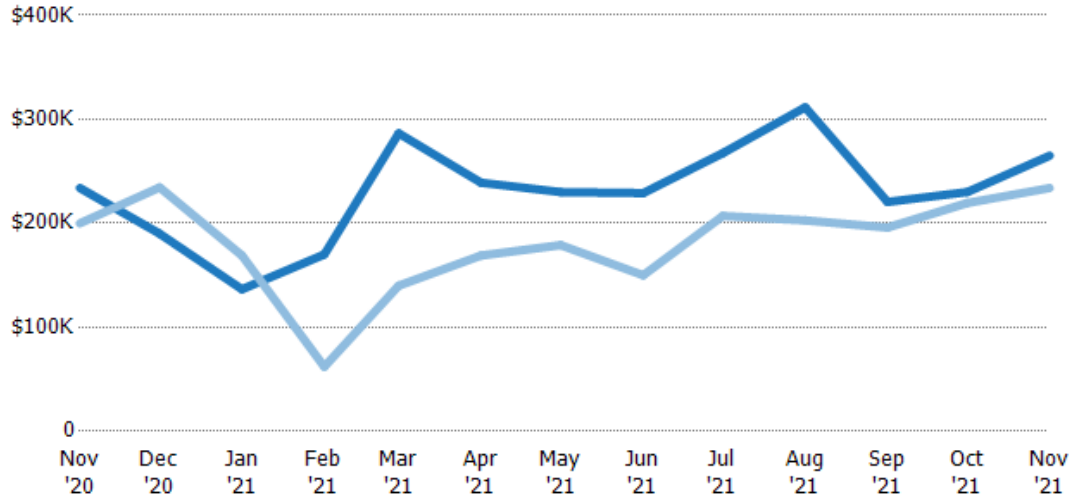
Median Sales Price

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.
Nov '21	\$265K	13.3%
Nov '20	\$234K	17%
Nov '19	\$200K	20%



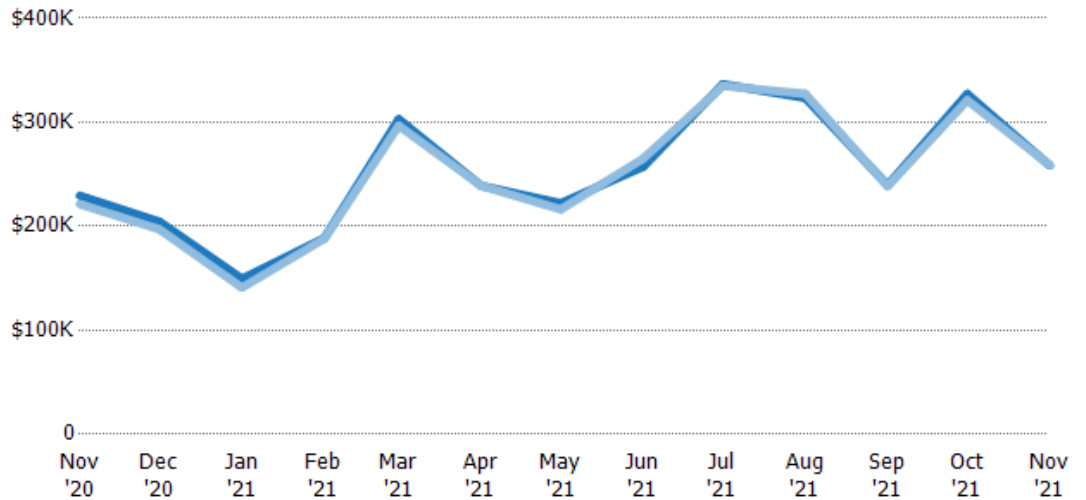
Current Year	\$234K	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$221K	\$230K	\$265K
Prior Year	\$200K	\$235K	\$169K	\$62K	\$140K	\$169K	\$179K	\$150K	\$207K	\$203K	\$196K	\$220K	\$234K
Percent Change from Prior Year	17%	-19%	-19%	174%	105%	41%	28%	53%	29%	54%	13%	5%	13%

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



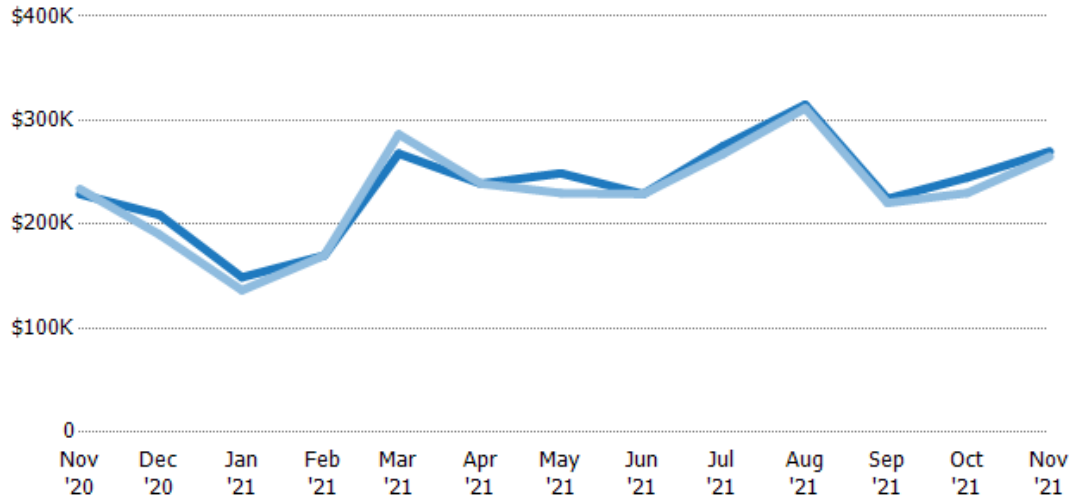
Avg List Price	\$229K	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$240K	\$327K	\$259K
Avg Sales Price	\$221K	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$239K	\$321K	\$259K
Avg Sales Price as a % of Avg List Price	96%	96%	94%	100%	98%	100%	97%	103%	100%	101%	100%	98%	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



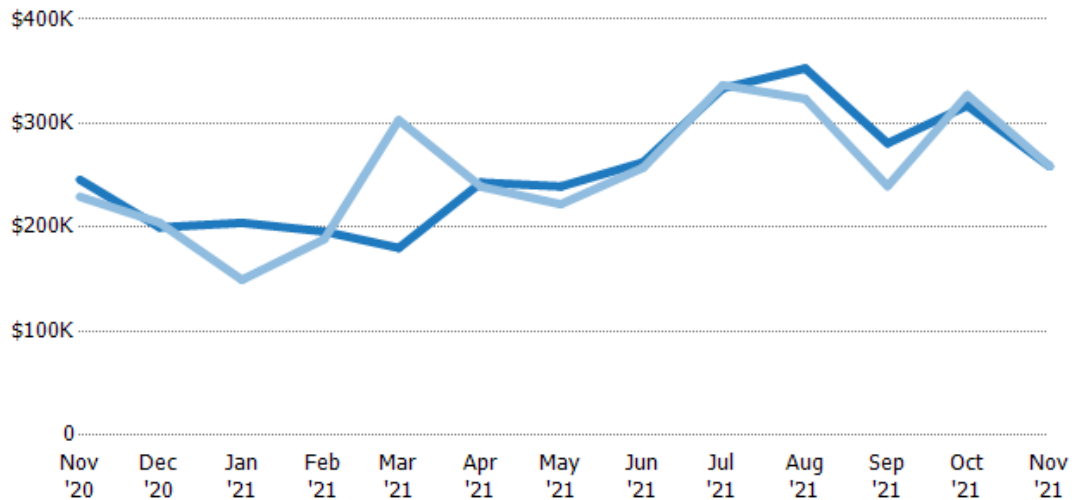
	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Median List Price	\$229K	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$224K	\$245K	\$270K
Median Sales Price	\$234K	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$221K	\$230K	\$265K
Med Sales Price as a % of Med List Price	102%	91%	92%	100%	107%	100%	92%	100%	97%	99%	98%	94%	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



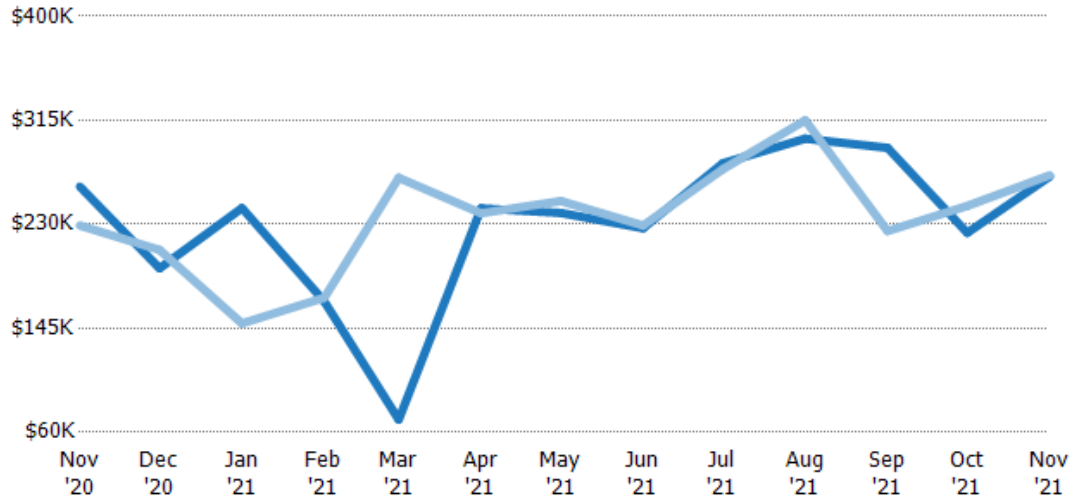
	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21
Avg Est Value	\$246K	\$200K	\$204K	\$196K	\$180K	\$243K	\$239K	\$262K	\$334K	\$353K	\$281K	\$317K	\$259K
Avg Sales Price	\$229K	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$240K	\$327K	\$259K
Avg Sales Price as a % of Avg Est Value	93%	102%	73%	96%	168%	98%	93%	98%	101%	92%	85%	103%	100%

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	\$194K	\$243K	\$167K	\$70.3K	\$243K	\$239K	\$227K	\$280K	\$300K	\$292K	\$223K	\$269K
Median Sales Price	\$229K	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$224K	\$245K	\$270K
Med Sales Price as a % of Med Est Value	88%	108%	61%	102%	381%	98%	104%	101%	98%	105%	77%	110%	100%