

## 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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	5	4	+25%	73	62	+17.7%
New Listing Volume	\$1,105,000	\$2,504,000	-55.9%	\$26,542,500	\$14,251,700	+86.2%
Active Listing Count	21	14	+50%	N/A	N/A	
Active Listing Volume	\$10,316,800	\$5,210,600	+98%	N/A	N/A	
Average Listing Price	\$491,276	\$372,186	+32%	\$508,409	\$282,539	+79.9%
Median Listing Price	\$225,000	\$177,000	+27.1%	\$261,788	\$198,149	+32.1%
Median Days in RPR	66	71.5	-7.7%	57.75	121.75	-52.6%
Months of Inventory	3.5	0.9	+275%	2.5	6.7	-62.9%
Absorption Rate	28.57%	107.14%	-78.6%	40.41%	14.98%	+25.4%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	2	5	-60%	62	79	-21.5%
New Pending Sales Volume	\$284,000	\$1,143,000	-75.2%	\$18,537,500	\$15,851,800	+16.9%
Pending Sales Count	6	12	-50%	N/A	N/A	
Pending Sales Volume	\$1,753,000	\$2,627,000	-33.3%	N/A	N/A	
Closed Sales Count	13	4	+225%	57	59	-3.4%
Closed Sales Volume	\$4,176,000	\$957,500	+336.1%	\$15,779,900	\$11,315,635	+39.5%
Average Sales Price	\$321,231	\$239,375	+34.2%	\$276,840	\$191,790	+44.3%
Median Sales Price	\$230,000	\$219,500	+4.8%	\$237,474	\$180,669	+31.4%

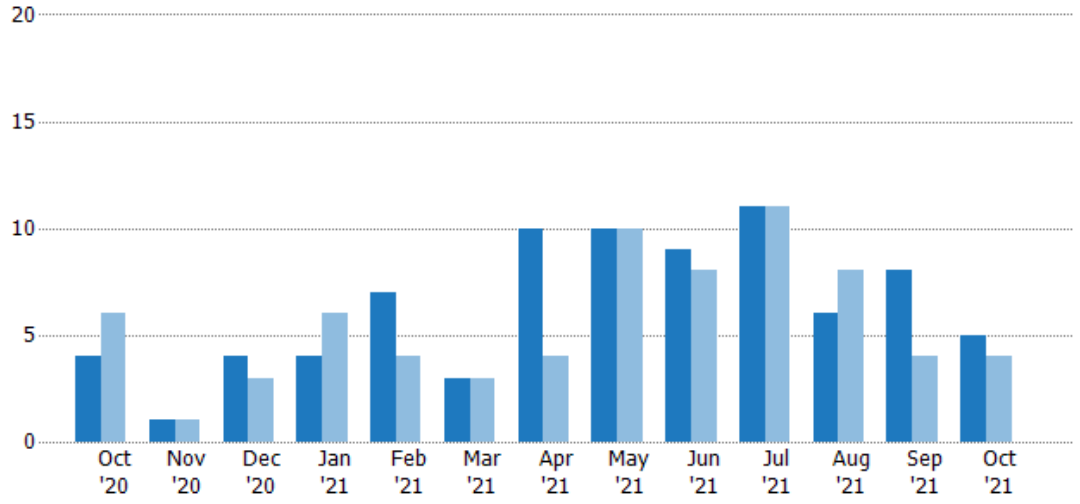
## New Listings

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.
Oct '21	5	25%
Oct '20	4	-33.3%
Oct '19	6	-33.3%



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

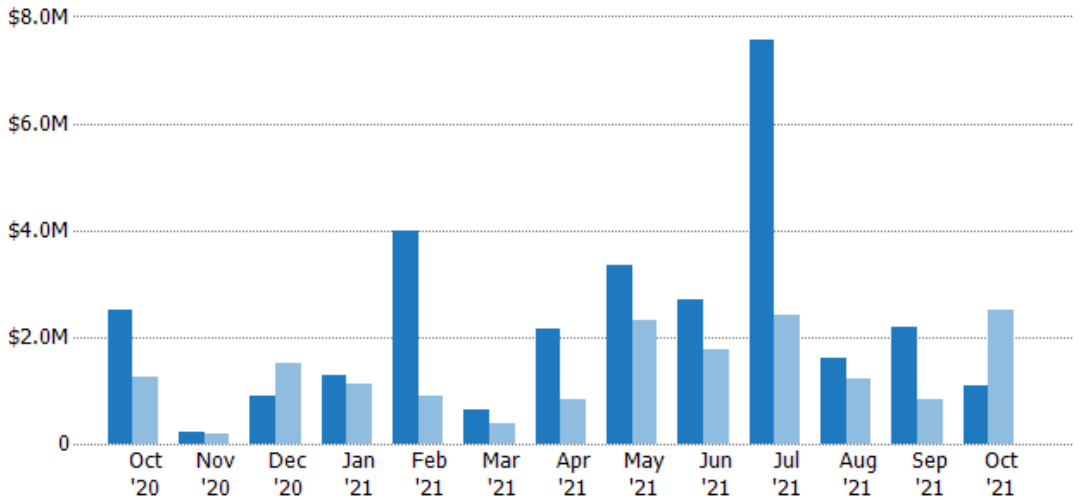
## New Listing Volume

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.
Oct '21	\$1.11M	-55.9%
Oct '20	\$2.5M	99.4%
Oct '19	\$1.26M	-31%



Current Year	\$2.5M	\$236K	\$886K	\$1.3M	\$3.97M	\$646K	\$2.15M	\$3.34M	\$2.7M	\$7.56M	\$1.6M	\$2.17M	\$1.11M
Prior Year	\$1.26M	\$190K	\$1.52M	\$1.11M	\$888K	\$388K	\$840K	\$2.32M	\$1.76M	\$2.4M	\$1.21M	\$833K	\$2.5M
Percent Change from Prior Year	99%	24%	-42%	17%	347%	67%	156%	44%	53%	215%	31%	161%	-56%

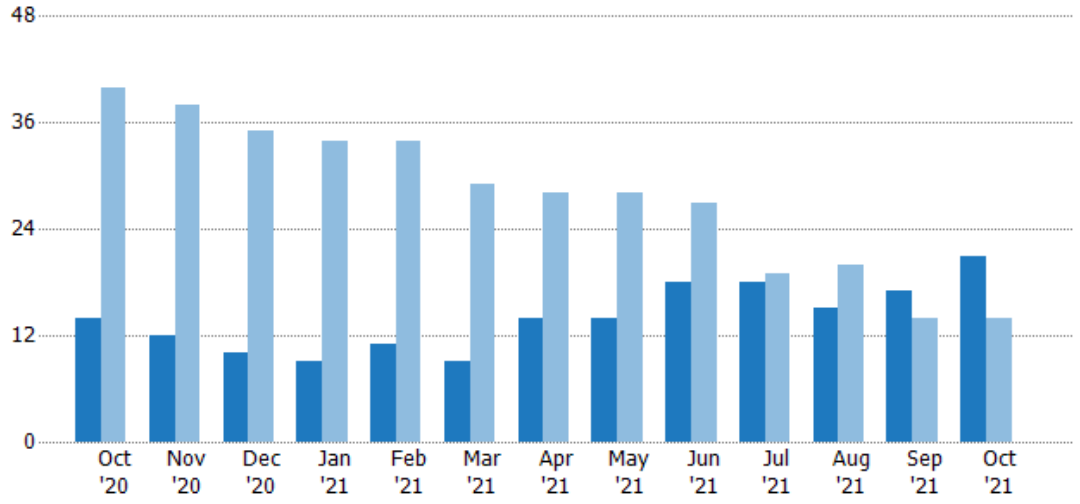
## Active Listings

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.
Oct '21	21	50%
Oct '20	14	-65%
Oct '19	40	12.5%



Current Year	14	12	10	9	11	9	14	14	18	18	15	17	21
Prior Year	40	38	35	34	34	29	28	28	27	19	20	14	14
Percent Change from Prior Year	-65%	-68%	-71%	-74%	-68%	-69%	-50%	-50%	-33%	-5%	-25%	21%	50%

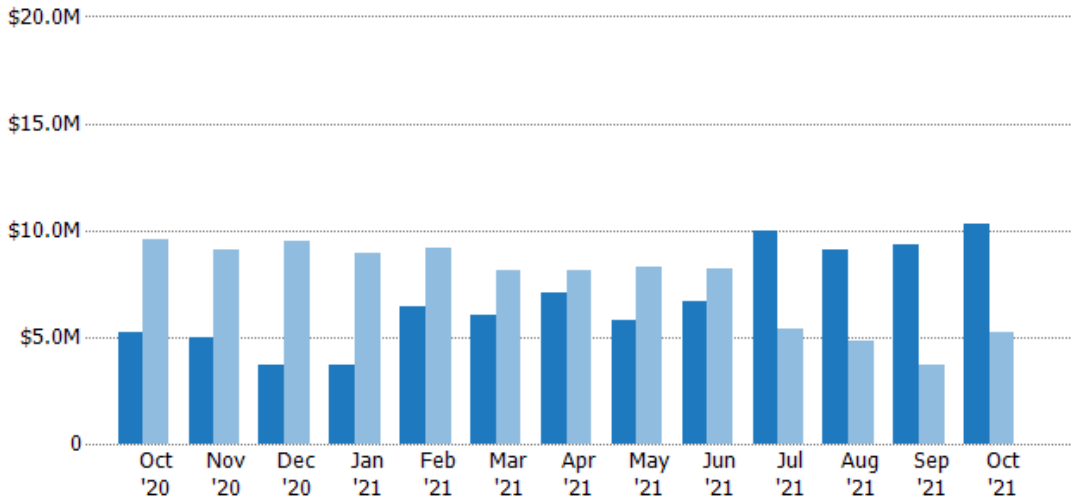
## Active Listing Volume

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.
Oct '21	\$10.3M	98%
Oct '20	\$5.21M	-45.7%
Oct '19	\$9.59M	16.2%



Current Year	\$5.21M	\$5.01M	\$3.73M	\$3.66M	\$6.43M	\$6.02M	\$7.04M	\$5.77M	\$6.65M	\$9.94M	\$9.11M	\$9.3M	\$10.3M
Prior Year	\$9.59M	\$9.06M	\$9.49M	\$8.91M	\$9.18M	\$8.1M	\$8.1M	\$8.27M	\$8.16M	\$5.36M	\$4.78M	\$3.71M	\$5.21M
Percent Change from Prior Year	-46%	-45%	-61%	-59%	-30%	-26%	-13%	-30%	-18%	85%	90%	151%	98%

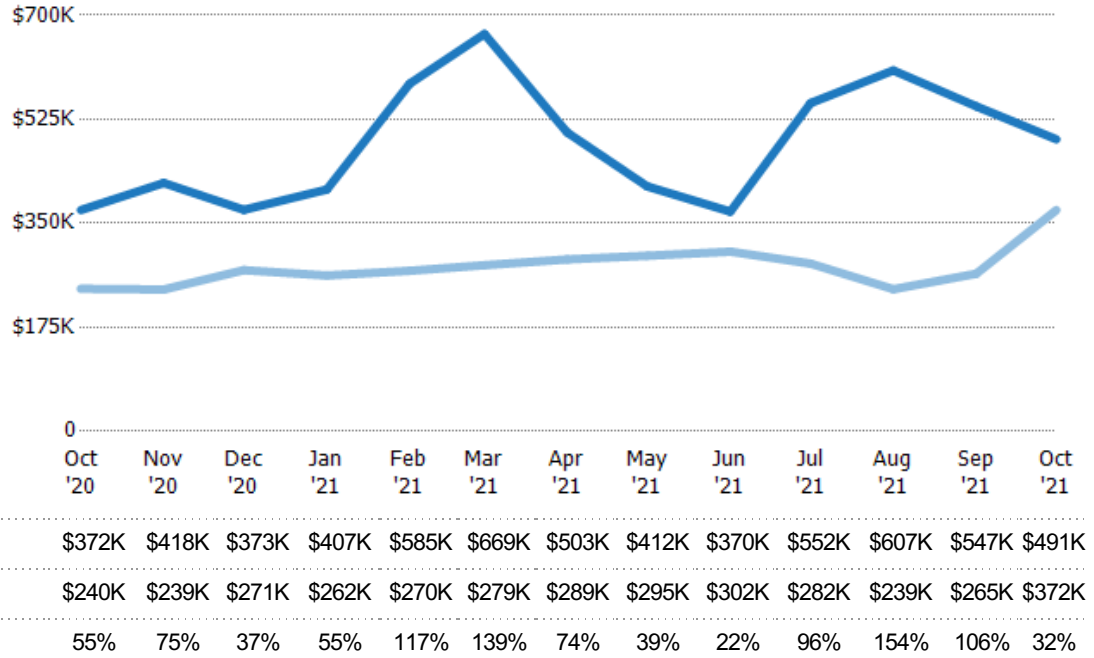
## Average Listing Price

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.
Oct '21	\$491K	32%
Oct '20	\$372K	55.2%
Oct '19	\$240K	3.3%



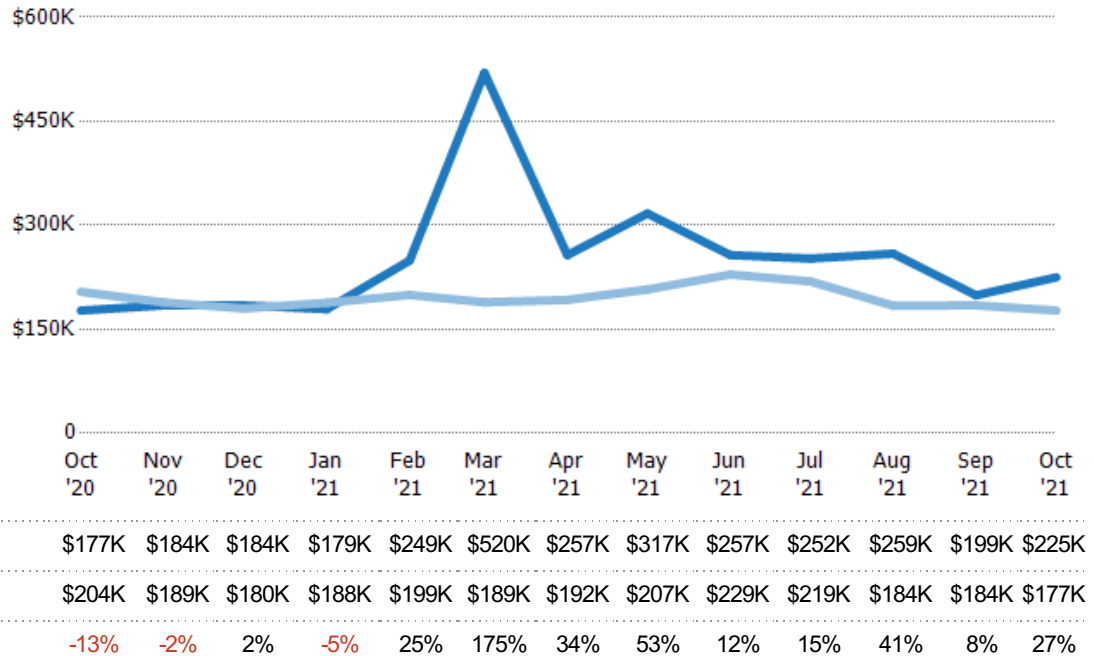
## Median Listing Price

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.
Oct '21	\$225K	27.1%
Oct '20	\$177K	-13.2%
Oct '19	\$204K	10.3%

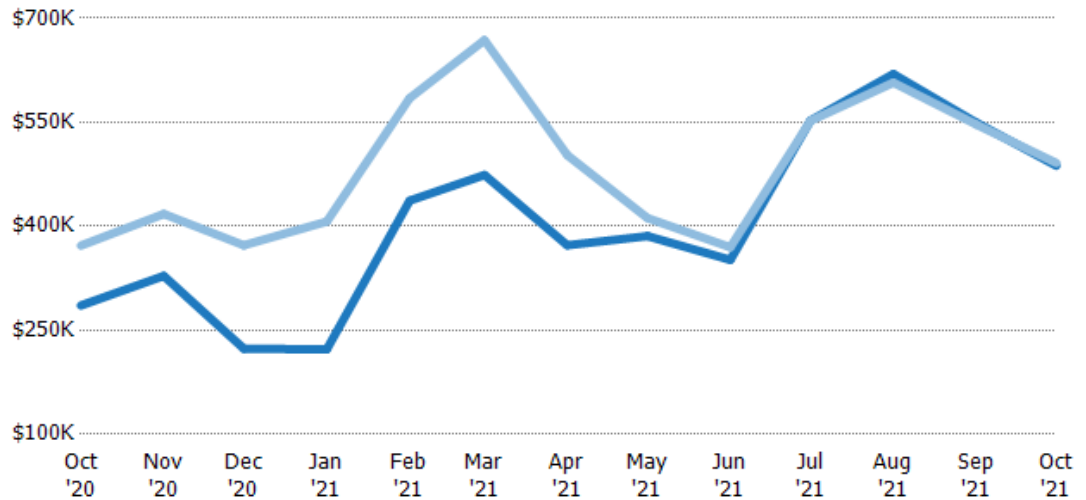


## Average Listing Price vs Average Est Value

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

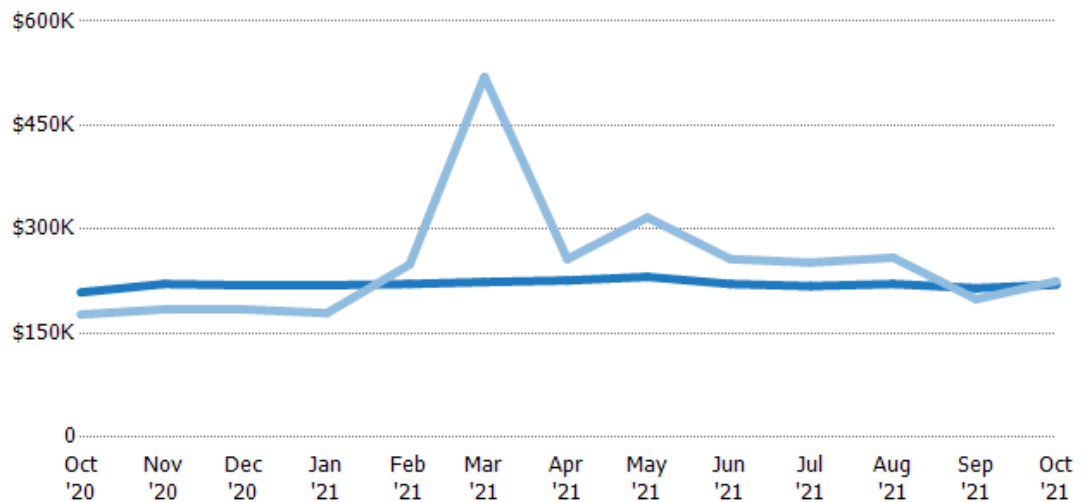


## Median Listing Price vs Median Est Value

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



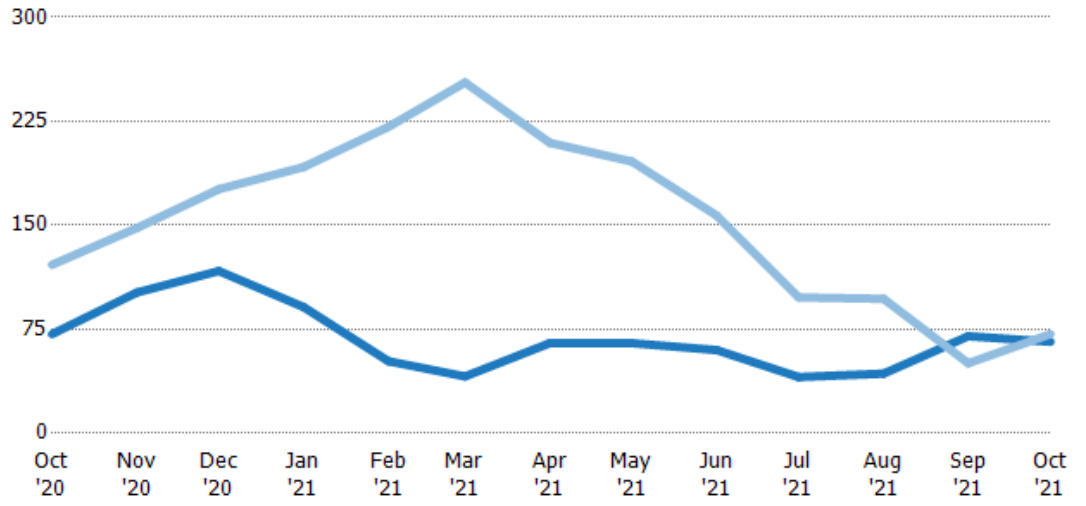
## Median Days in RPR

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.
Oct '21	66	-7.7%
Oct '20	71.5	-41.2%
Oct '19	122	37.4%



Current Year	71.5	102	117	91	52	41	65	65	60	40.5	43	70	66
Prior Year	122	148	176	192	221	253	210	196	157	98	97	50.5	71.5
Percent Change from Prior Year	-41%	-31%	-34%	-53%	-76%	-84%	-69%	-67%	-62%	-59%	-56%	39%	-8%

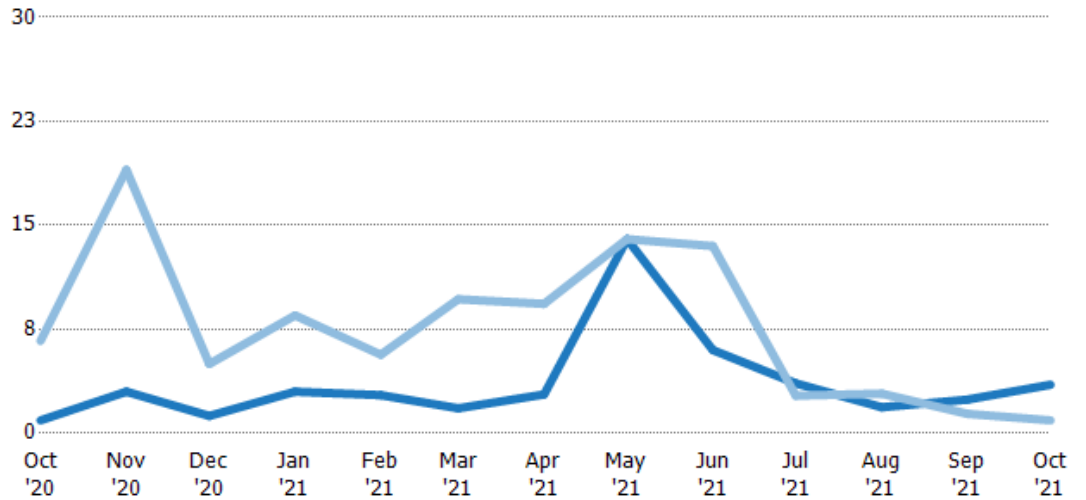
## Months of Inventory

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.
Oct '21	3.5	275%
Oct '20	0	-86%
Oct '19	6.67	237.5%



Current Year	0	3	1.25	3	2.75	1.8	2.8	14	6	3.6	1.88	2.43	3.5
Prior Year	6.67	19	5	8.5	5.67	9.67	9.33	14	13.5	2.71	2.86	1.4	0
Percent Change from Prior Year	-86%	-84%	-75%	-65%	-51%	-81%	-70%	0%	-56%	33%	-34%	73%	275%

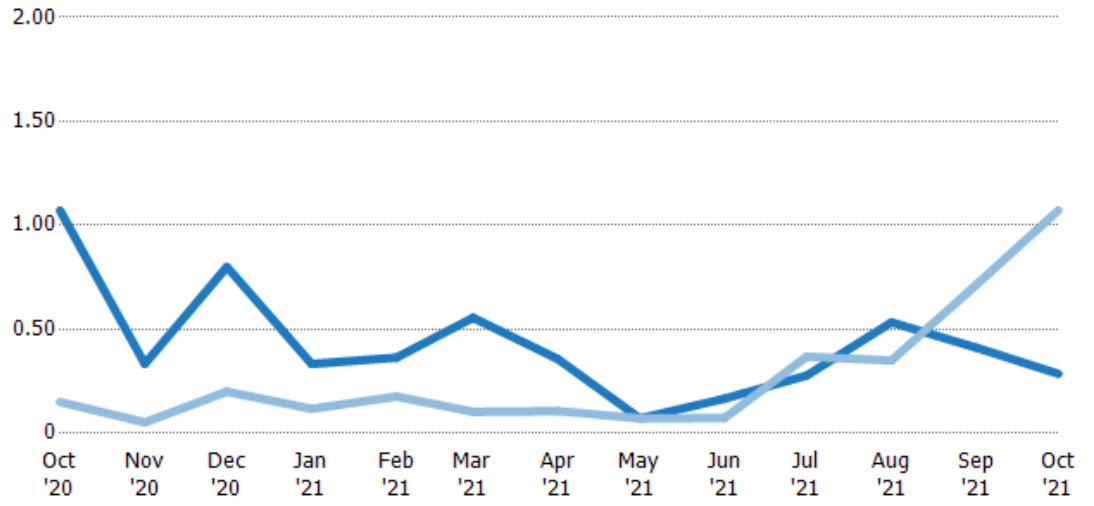
## Absorption Rate

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.
Oct '21	29%	78.6%
Oct '20	107%	-92.1%
Oct '19	15%	-70.4%



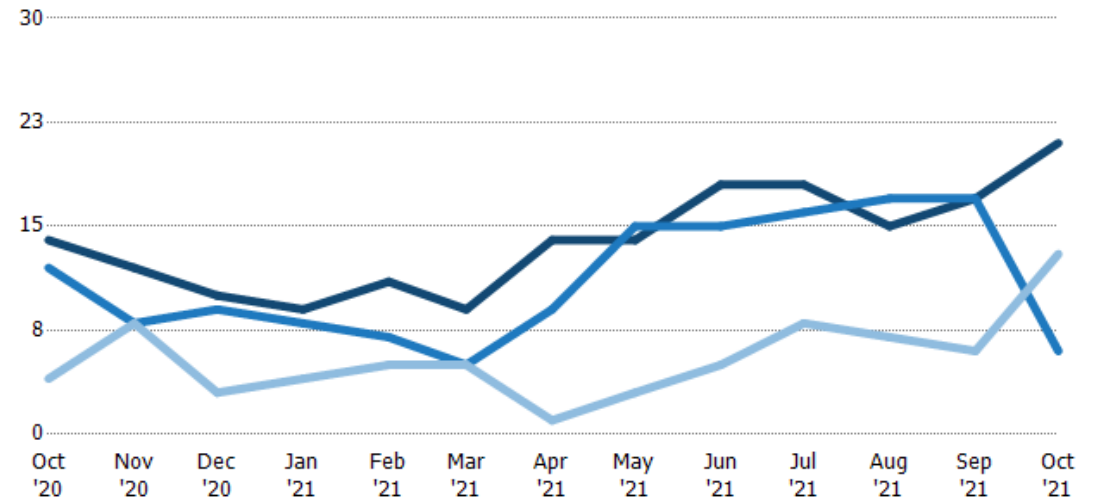
Current Year	107%	33%	80%	33%	36%	56%	36%	7%	17%	28%	53%	41%	29%
Prior Year	15%	5%	20%	12%	18%	10%	11%	7%	7%	37%	35%	71%	107%
Change from Prior Year	-92%	-28%	-60%	-22%	-19%	-45%	-25%	0%	-9%	9%	-18%	30%	79%

## 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	12	10	9	11	9	14	14	18	18	15	17	21
Pending	12	8	9	8	7	5	9	15	15	16	17	17	6
Sold	4	8	3	4	5	5	1	3	5	8	7	6	13

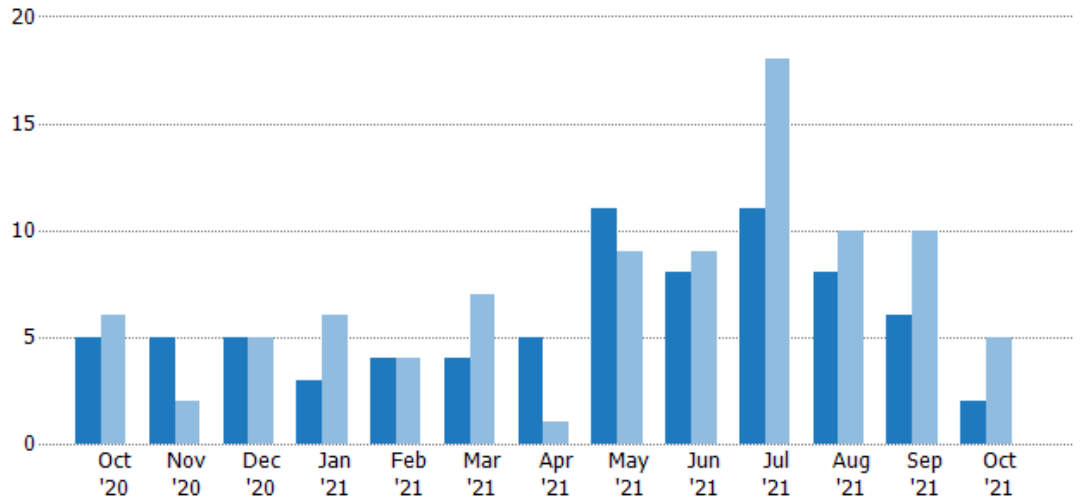
## New Pending Sales

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.
Oct '21	2	-60%
Oct '20	5	-16.7%
Oct '19	6	-16.7%



Current Year	5	5	5	3	4	4	5	11	8	11	8	6	2
Prior Year	6	2	5	6	4	7	1	9	9	18	10	10	5
Percent Change from Prior Year	-17%	150%	0%	-50%	0%	-43%	400%	22%	-11%	-39%	-20%	-40%	-60%

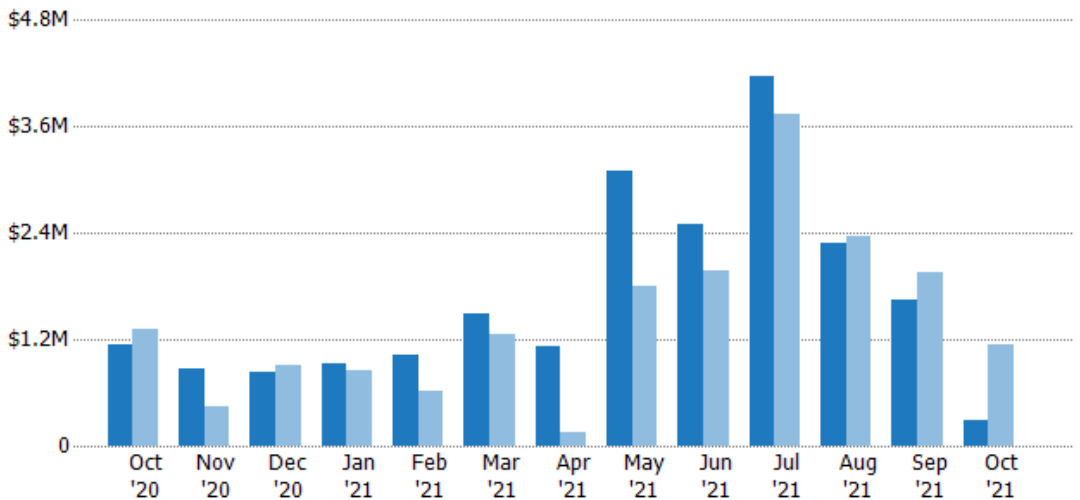
## New Pending Sales Volume

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.
Oct '21	\$284K	-75.2%
Oct '20	\$1.14M	-13.1%
Oct '19	\$1.31M	-16.5%



Current Year	\$1.14M	\$873K	\$823K	\$925K	\$1.02M	\$1.49M	\$1.13M	\$3.1M	\$2.49M	\$4.16M	\$2.28M	\$1.65M	\$284K
Prior Year	\$1.31M	\$438K	\$917K	\$846K	\$614K	\$1.25M	\$155K	\$1.81M	\$1.97M	\$3.74M	\$2.36M	\$1.96M	\$1.14M
Percent Change from Prior Year	-13%	99%	-10%	9%	67%	19%	629%	71%	27%	11%	-3%	-16%	-75%



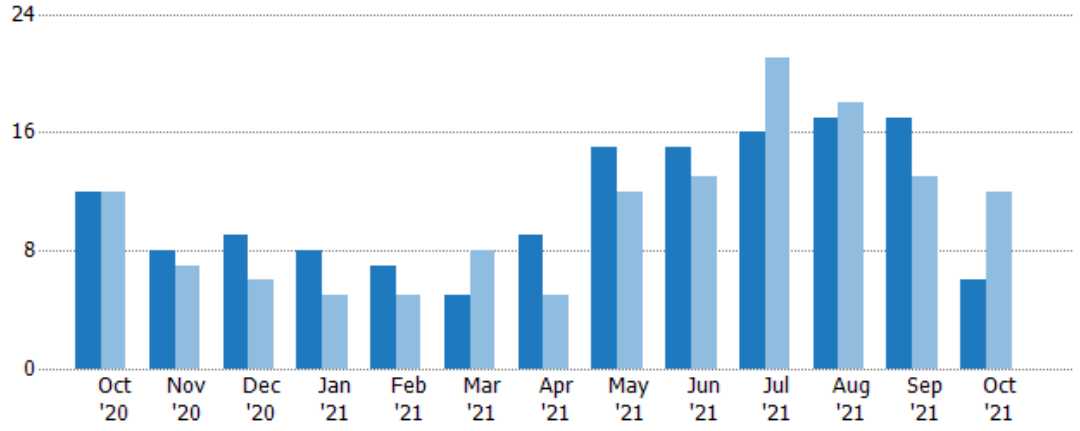
## Pending Sales

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.
Oct '21	6	-50%
Oct '20	12	0%
Oct '19	12	-50%



Current Year	12	8	9	8	7	5	9	15	15	16	17	17	6
Prior Year	12	7	6	5	5	8	5	12	13	21	18	13	12
Percent Change from Prior Year	0%	14%	50%	60%	40%	-38%	80%	25%	15%	-24%	-6%	31%	-50%

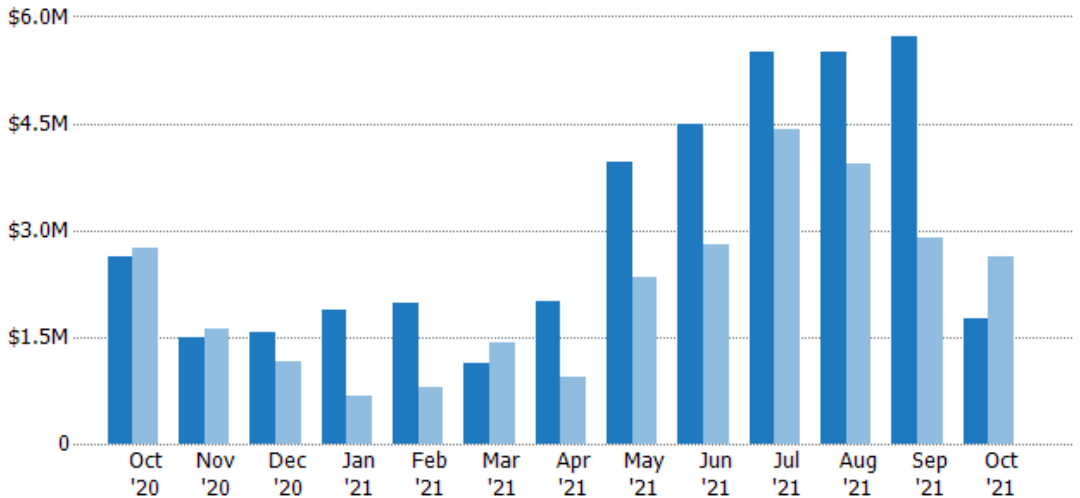
## Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Oct '21	\$1.75M	-33.3%
Oct '20	\$2.63M	-4.4%
Oct '19	\$2.75M	-50.1%



Current Year	\$2.63M	\$1.49M	\$1.56M	\$1.89M	\$1.97M	\$1.12M	\$2.01M	\$3.96M	\$4.49M	\$5.49M	\$5.51M	\$5.72M	\$1.75M
Prior Year	\$2.75M	\$1.62M	\$1.16M	\$670K	\$788K	\$1.42M	\$946K	\$2.34M	\$2.8M	\$4.42M	\$3.93M	\$2.89M	\$2.63M
Percent Change from Prior Year	-4%	-8%	34%	182%	150%	-21%	113%	70%	60%	24%	40%	98%	-33%

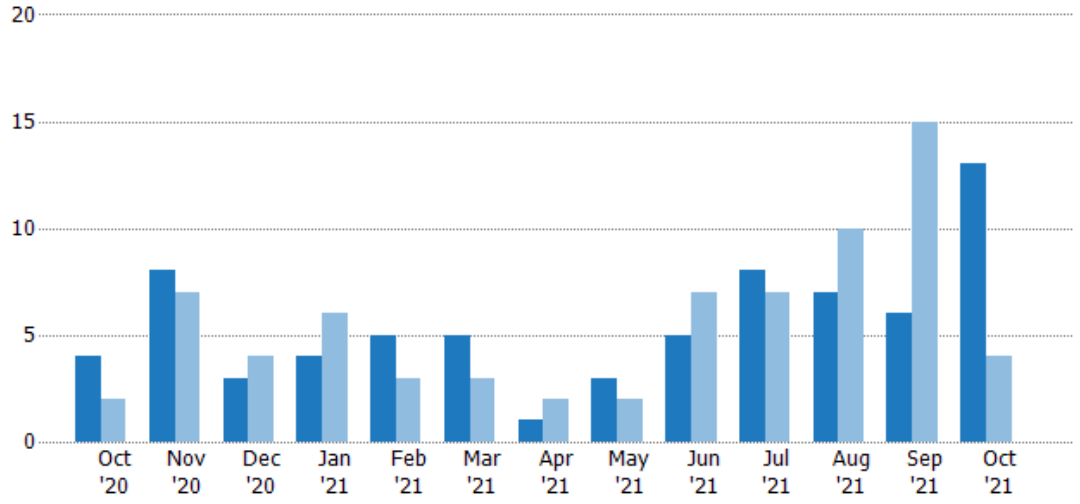
## Closed Sales

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.
Oct '21	13	225%
Oct '20	4	100%
Oct '19	2	200%



Current Year	4	8	3	4	5	5	1	3	5	8	7	6	13
Prior Year	2	7	4	6	3	3	2	2	7	7	10	15	4
Percent Change from Prior Year	100%	14%	-25%	-33%	67%	67%	-50%	50%	-29%	14%	-30%	-60%	225%

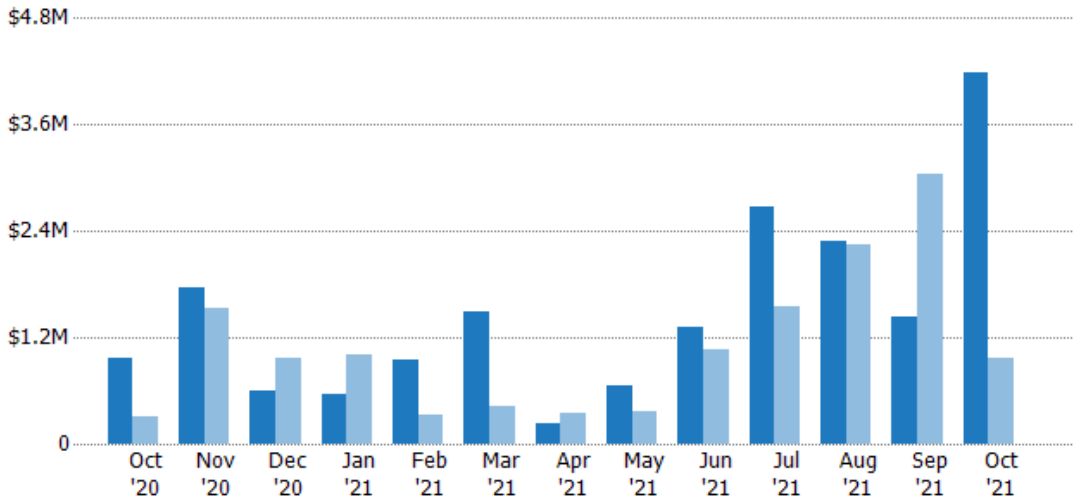
## Closed Sales Volume

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.
Oct '21	\$4.18M	336.1%
Oct '20	\$958K	213.9%
Oct '19	\$305K	248.9%



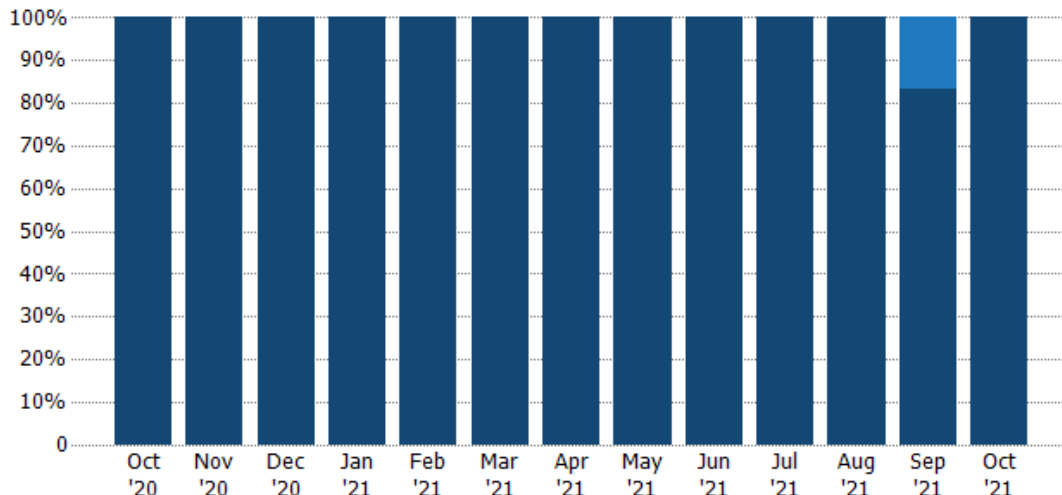
Current Year	\$958K	\$1.77M	\$591K	\$564K	\$940K	\$1.48M	\$239K	\$649K	\$1.33M	\$2.68M	\$2.29M	\$1.43M	\$4.18M
Prior Year	\$305K	\$1.52M	\$958K	\$998K	\$330K	\$433K	\$338K	\$358K	\$1.07M	\$1.54M	\$2.24M	\$3.04M	\$958K
Percent Change from Prior Year	214%	16%	-38%	-43%	185%	243%	-29%	81%	24%	74%	2%	-53%	336%

## 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%	83%	100%

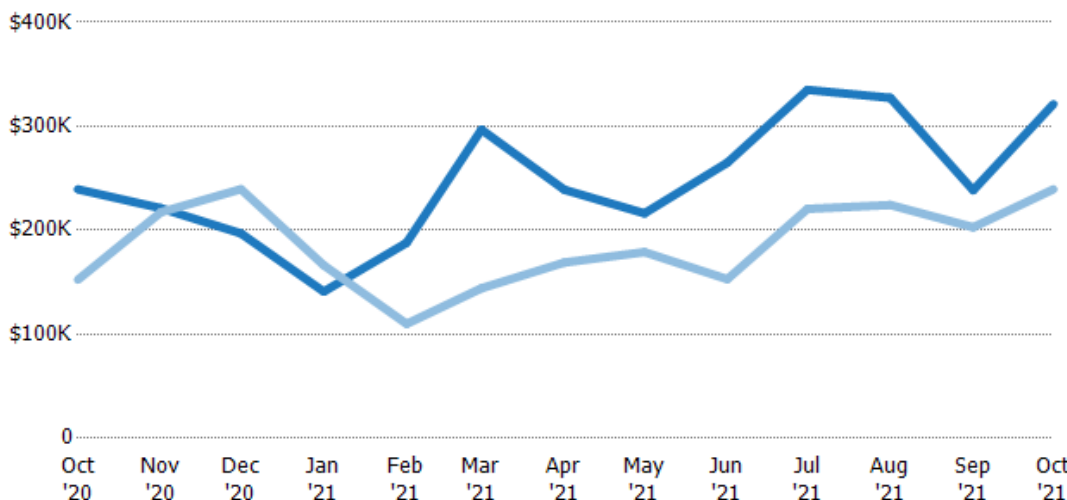
## Average Sales Price

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.
Oct '21	\$321K	34.2%
Oct '20	\$239K	57%
Oct '19	\$153K	16.3%



Current Year	\$239K	\$221K	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$239K	\$321K
Prior Year	\$153K	\$217K	\$240K	\$166K	\$110K	\$144K	\$169K	\$179K	\$153K	\$221K	\$224K	\$203K	\$239K
Percent Change from Prior Year	57%	2%	-18%	-15%	71%	106%	41%	21%	73%	52%	46%	18%	34%

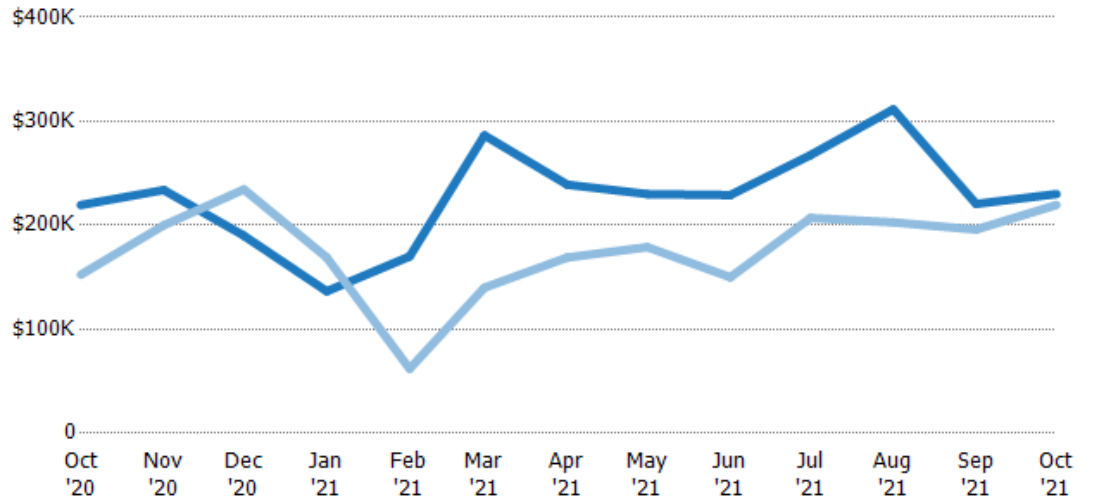
## Median Sales Price

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.
Oct '21	\$230K	4.8%
Oct '20	\$220K	43.9%
Oct '19	\$153K	21.3%



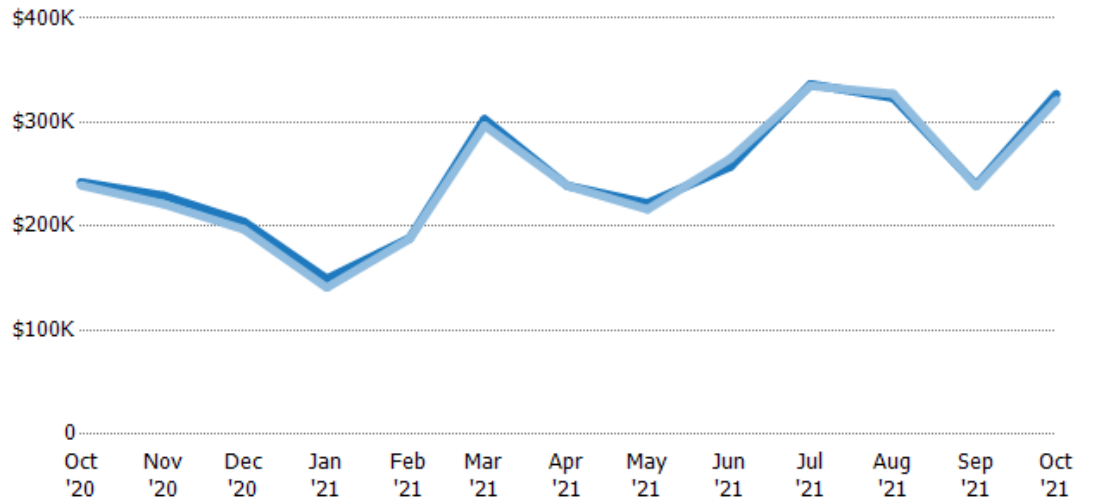
Current Year	\$220K	\$234K	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$221K	\$230K
Prior Year	\$153K	\$200K	\$235K	\$169K	\$62K	\$140K	\$169K	\$179K	\$150K	\$207K	\$203K	\$196K	\$220K
Percent Change from Prior Year	44%	17%	-19%	-19%	174%	105%	41%	28%	53%	29%	54%	13%	5%

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



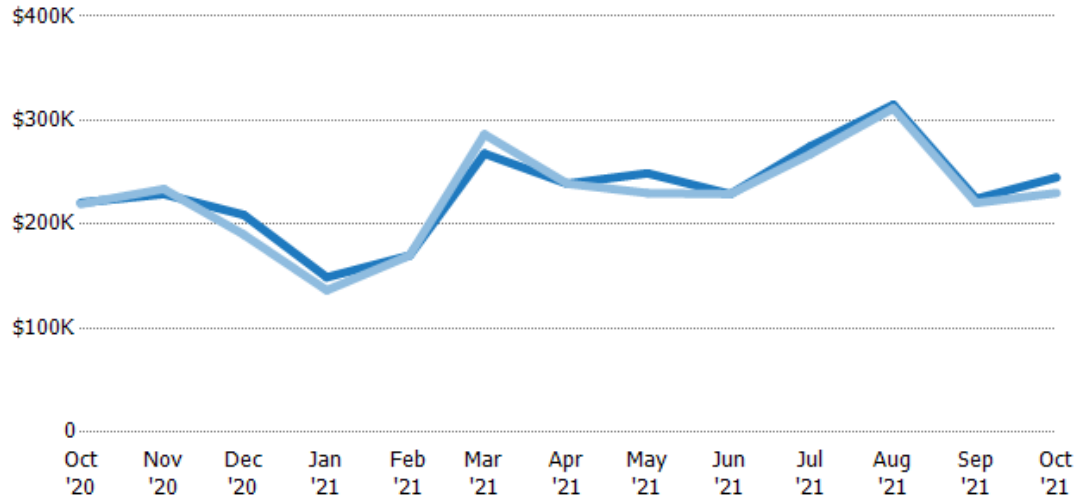
Avg List Price	\$242K	\$229K	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$240K	\$327K
Avg Sales Price	\$239K	\$221K	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$239K	\$321K
Avg Sales Price as a % of Avg List Price	99%	96%	96%	94%	100%	98%	100%	97%	103%	100%	101%	100%	98%

## 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



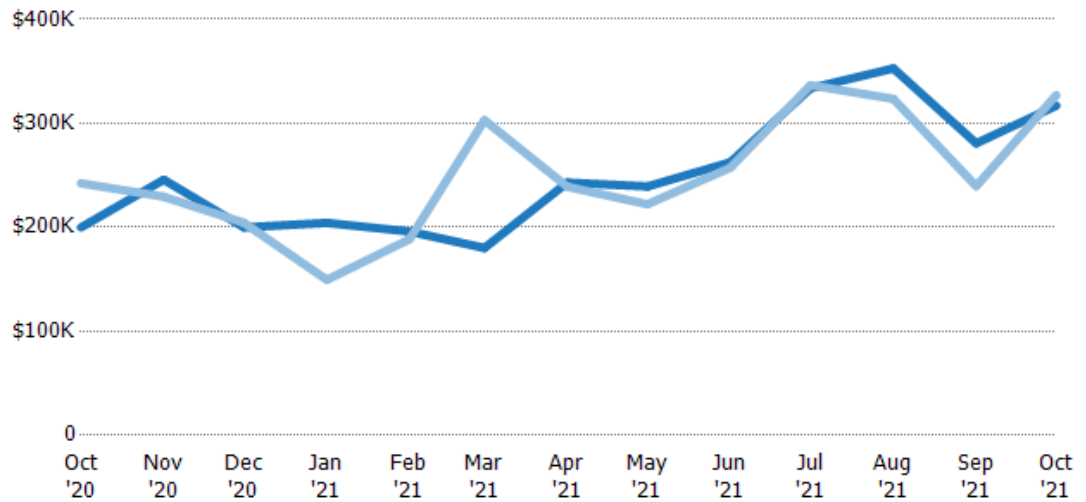
Median List Price	\$221K	\$229K	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$224K	\$245K
Median Sales Price	\$220K	\$234K	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$221K	\$230K
Med Sales Price as a % of Med List Price	99%	102%	91%	92%	100%	107%	100%	92%	100%	97%	99%	98%	94%

## 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



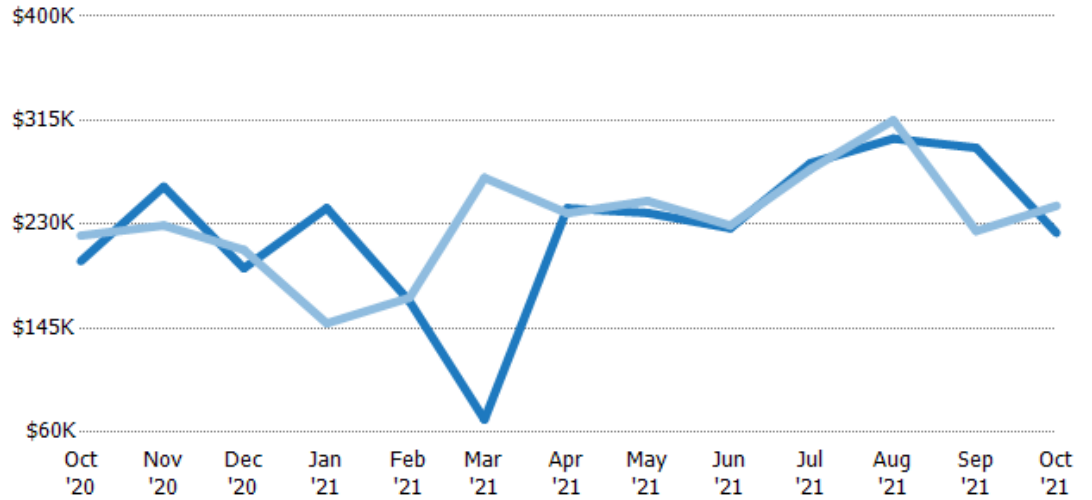
Avg Est Value	\$200K	\$246K	\$200K	\$204K	\$196K	\$180K	\$243K	\$239K	\$262K	\$334K	\$353K	\$281K	\$317K
Avg Sales Price	\$242K	\$229K	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$240K	\$327K
Avg Sales Price as a % of Avg Est Value	121%	93%	102%	73%	96%	168%	98%	93%	98%	101%	92%	85%	103%

## 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	\$200K	\$261K	\$194K	\$243K	\$167K	\$70.3K	\$243K	\$239K	\$227K	\$280K	\$300K	\$292K	\$223K
Median Sales Price	\$221K	\$229K	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$224K	\$245K
Med Sales Price as a % of Med Est Value	110%	88%	108%	61%	102%	381%	98%	104%	101%	98%	105%	77%	110%