

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	6	7	-14.3%	66	77	-14.3%
New Listing Volume	\$1,205,800	\$1,796,898	-32.9%	\$14,811,200	\$19,872,497	-25.5%
Active Listing Count	17	25	-32%	N/A	N/A	
Active Listing Volume	\$4,443,900	\$7,621,797	-41.7%	N/A	N/A	
Average Listing Price	\$261,406	\$304,872	-14.3%	\$308,676	\$293,446	+5.2%
Median Listing Price	\$209,000	\$275,000	-24%	\$242,734	\$235,048	+3.3%
Median Days in RPR	76	100	-24%	108.83	122.93	-11.5%
Months of Inventory	1.9	2.8	-32%	2.9	7.5	-61%
Absorption Rate	52.94%	36%	+16.9%	34.38%	13.41%	+21%
Sales Activity Charts Metrics						
New Pending Sales Count	2	10	-80%	63	99	-36.4%
New Pending Sales Volume	\$344,000	\$4,118,800	-91.6%	\$13,978,494	\$22,157,200	-36.9%
Pending Sales Count	6	23	-73.9%	N/A	N/A	
Pending Sales Volume	\$1,132,900	\$6,539,600	-82.7%	N/A	N/A	
Closed Sales Count	7	10	-30%	55	66	-16.7%
Closed Sales Volume	\$2,045,900	\$3,180,510	-35.7%	\$11,933,940	\$12,570,810	-5.1%
Average Sales Price	\$292,271	\$318,051	-8.1%	\$216,981	\$190,467	+13.9%
Median Sales Price	\$399,900	\$244,500	+63.6%	\$207,787	\$153,998	+34.9%

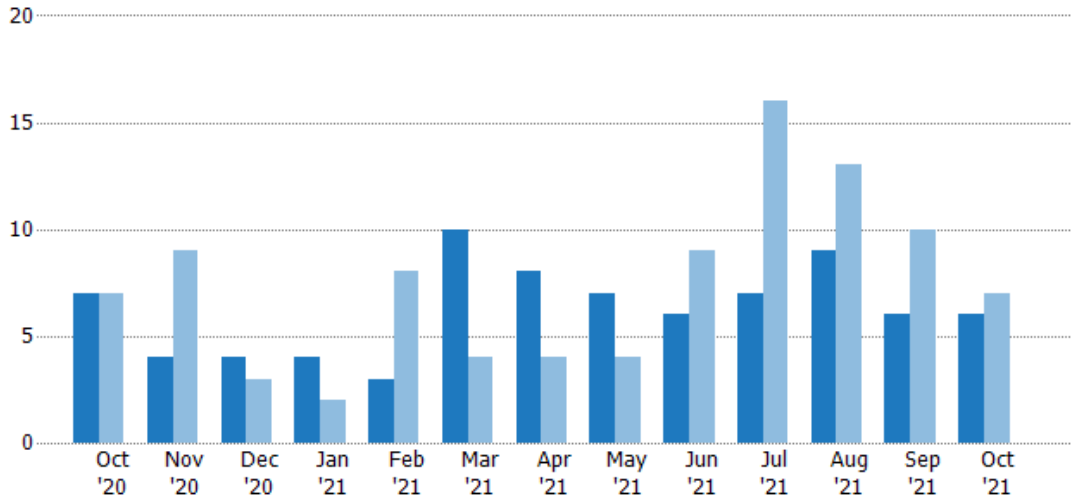
New Listings

The number of new residential listings that were added each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Oct '21	6	-14.3%
Oct '20	7	0%
Oct '19	7	0%



Current Year	7	4	4	4	3	10	8	7	6	7	9	6	6
Prior Year	7	9	3	2	8	4	4	4	9	16	13	10	7
Percent Change from Prior Year	0%	-56%	33%	100%	-63%	150%	100%	75%	-33%	-56%	-31%	-40%	-14%

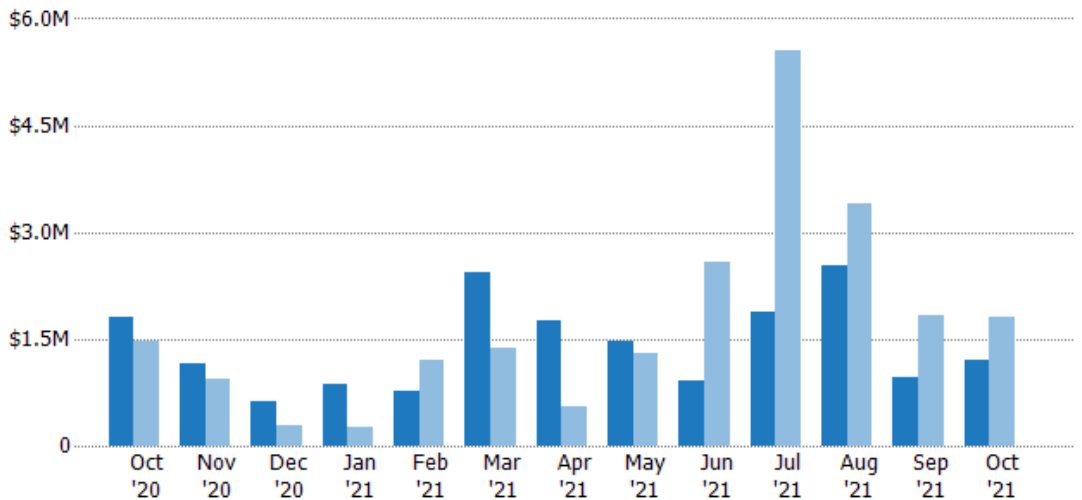
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Oct '21	\$1.21M	-32.9%
Oct '20	\$1.8M	22.3%
Oct '19	\$1.47M	-32.8%



Current Year	\$1.8M	\$1.15M	\$626K	\$869K	\$769K	\$2.43M	\$1.76M	\$1.46M	\$922K	\$1.89M	\$2.54M	\$964K	\$1.21M
Prior Year	\$1.47M	\$932K	\$293K	\$271K	\$1.21M	\$1.38M	\$556K	\$1.31M	\$2.57M	\$5.56M	\$3.39M	\$1.83M	\$1.8M
Percent Change from Prior Year	22%	23%	114%	221%	-37%	77%	217%	12%	-64%	-66%	-25%	-47%	-33%

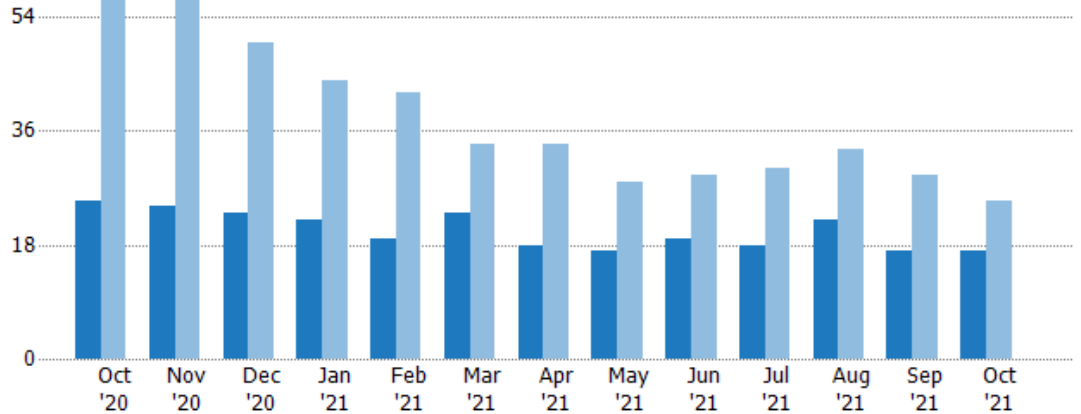
Active Listings

The number of active residential listings at the end of each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Oct '21	17	-32%
Oct '20	25	-57.6%
Oct '19	59	-40.7%



Current Year	25	24	23	22	19	23	18	17	19	18	22	17	17
Prior Year	59	60	50	44	42	34	34	28	29	30	33	29	25
Percent Change from Prior Year	-58%	-60%	-54%	-50%	-55%	-32%	-47%	-39%	-34%	-40%	-33%	-41%	-32%

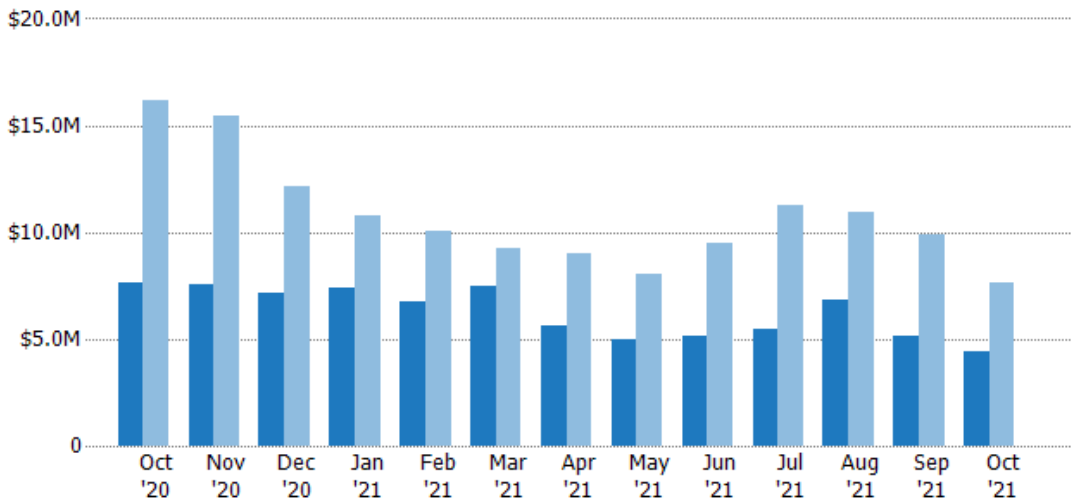
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Oct '21	\$4.44M	-41.7%
Oct '20	\$7.62M	-52.9%
Oct '19	\$16.2M	-45.5%



Current Year	\$7.62M	\$7.59M	\$7.16M	\$7.39M	\$6.79M	\$7.46M	\$5.63M	\$4.97M	\$5.17M	\$5.42M	\$6.83M	\$5.15M	\$4.44M
Prior Year	\$16.2M	\$15.4M	\$12.1M	\$10.8M	\$10M	\$9.22M	\$9.02M	\$8.02M	\$9.45M	\$11.3M	\$11M	\$9.91M	\$7.62M
Percent Change from Prior Year	-53%	-51%	-41%	-31%	-32%	-19%	-38%	-38%	-45%	-52%	-38%	-48%	-42%

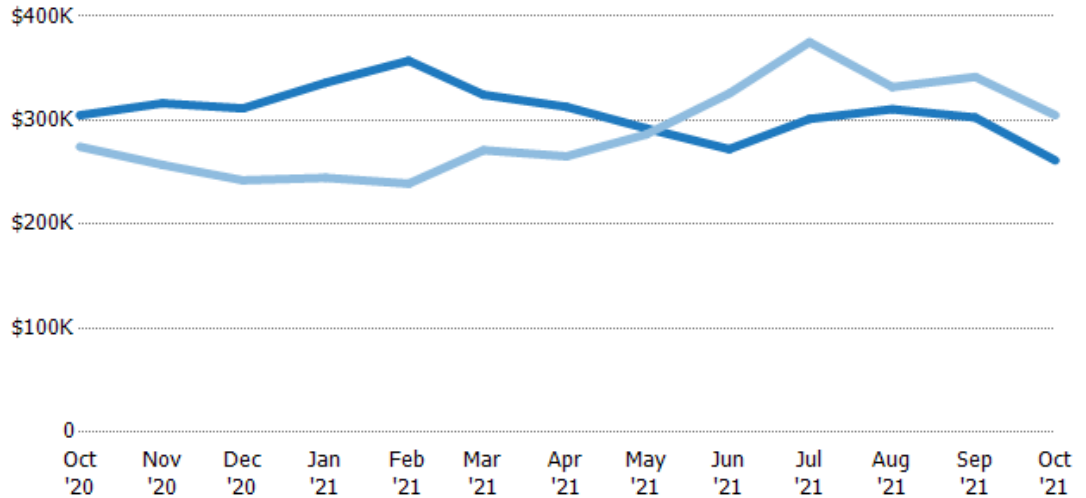
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Oct '21	\$261K	-14.3%
Oct '20	\$305K	11%
Oct '19	\$275K	-8.1%



Current Year	\$305K	\$316K	\$311K	\$336K	\$357K	\$324K	\$313K	\$292K	\$272K	\$301K	\$311K	\$303K	\$261K
Prior Year	\$275K	\$257K	\$242K	\$245K	\$239K	\$271K	\$265K	\$286K	\$326K	\$375K	\$332K	\$342K	\$305K
Percent Change from Prior Year	11%	23%	29%	37%	49%	20%	18%	2%	-16%	-20%	-6%	-11%	-14%

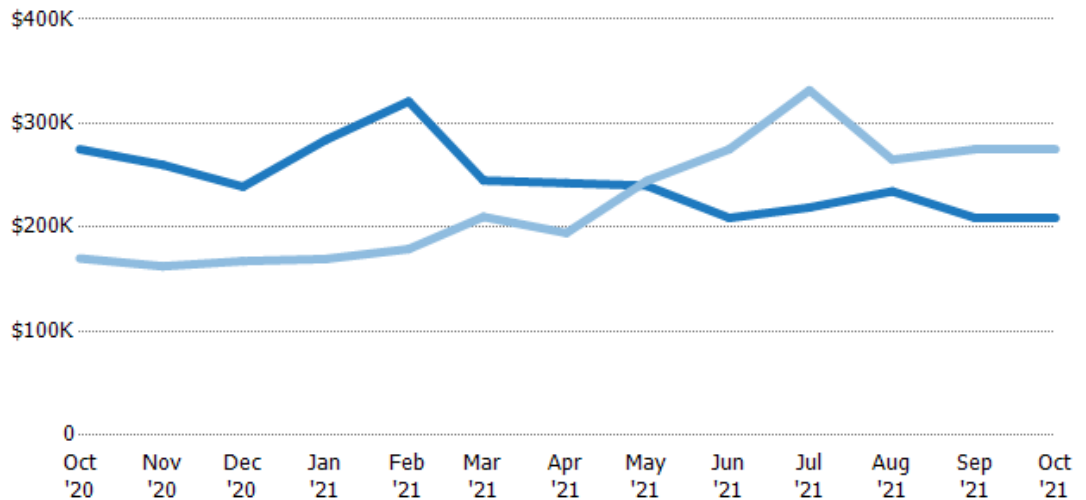
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Oct '21	\$209K	-24%
Oct '20	\$275K	61.8%
Oct '19	\$170K	-30%



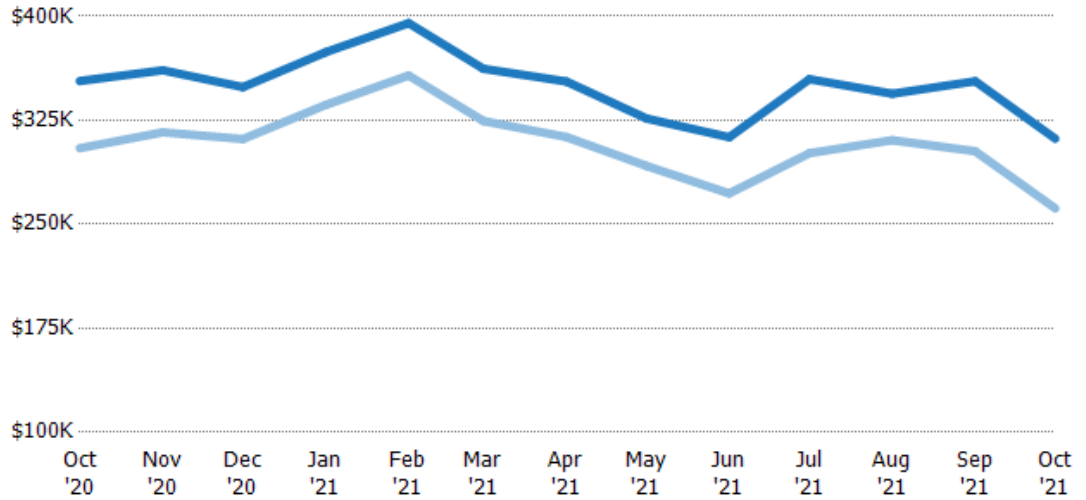
Current Year	\$275K	\$260K	\$239K	\$284K	\$321K	\$245K	\$243K	\$240K	\$209K	\$219K	\$235K	\$209K	\$209K
Prior Year	\$170K	\$162K	\$167K	\$170K	\$179K	\$210K	\$195K	\$245K	\$275K	\$332K	\$265K	\$275K	\$275K
Percent Change from Prior Year	62%	60%	43%	68%	79%	17%	25%	-2%	-24%	-34%	-12%	-24%	-24%

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: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

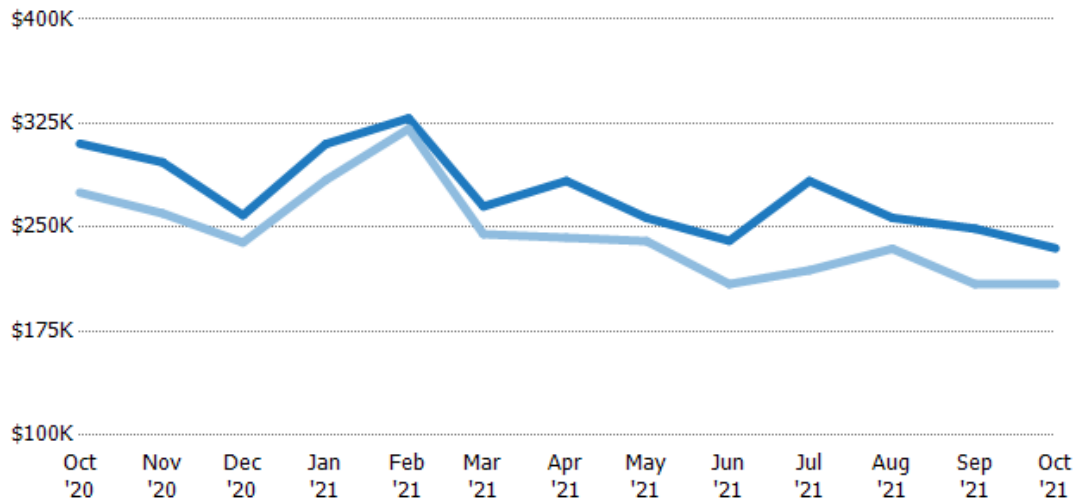


Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family



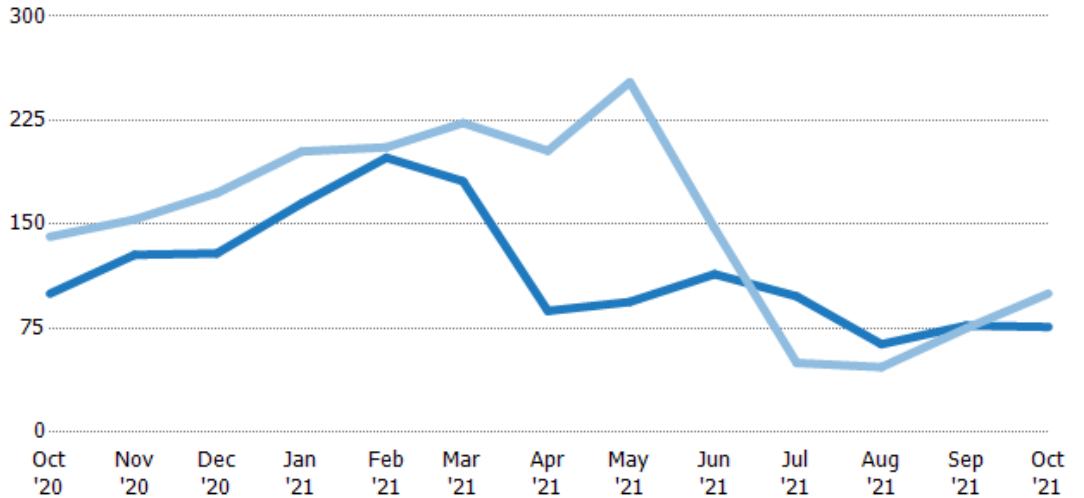
Median Days in RPR

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: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Days	% Chg.
Oct '21	76	-24%
Oct '20	100	-29.1%
Oct '19	141	-10.6%



	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	100	128	129	165	198	181	87.5	94	114	98	63.5	77	76
Prior Year	141	154	173	203	206	223	203	253	147	50	47	75	100
Percent Change from Prior Year	-29%	-17%	-25%	-19%	-4%	-19%	-57%	-63%	-22%	96%	35%	3%	-24%

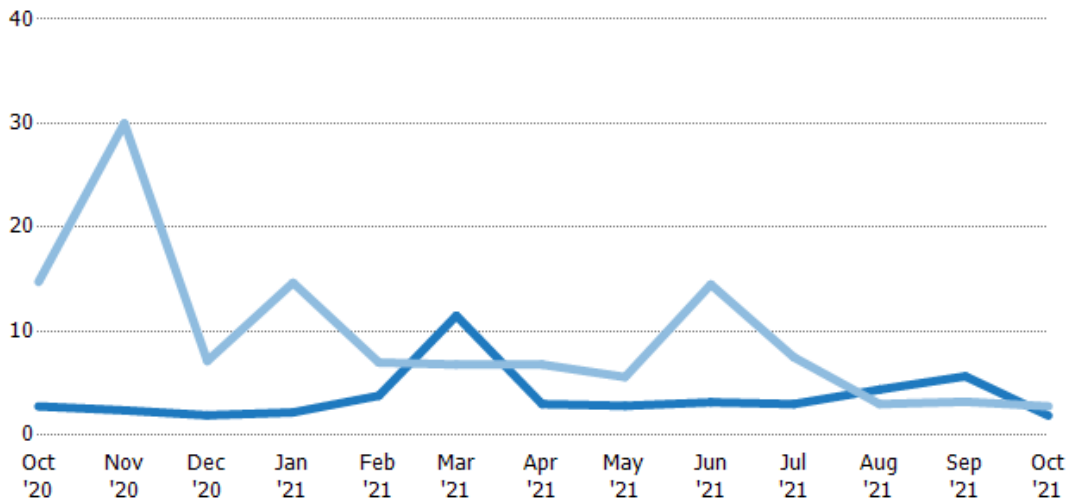
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Months	% Chg.
Oct '21	1.89	-32%
Oct '20	2.78	-81.2%
Oct '19	14.8	-40.7%



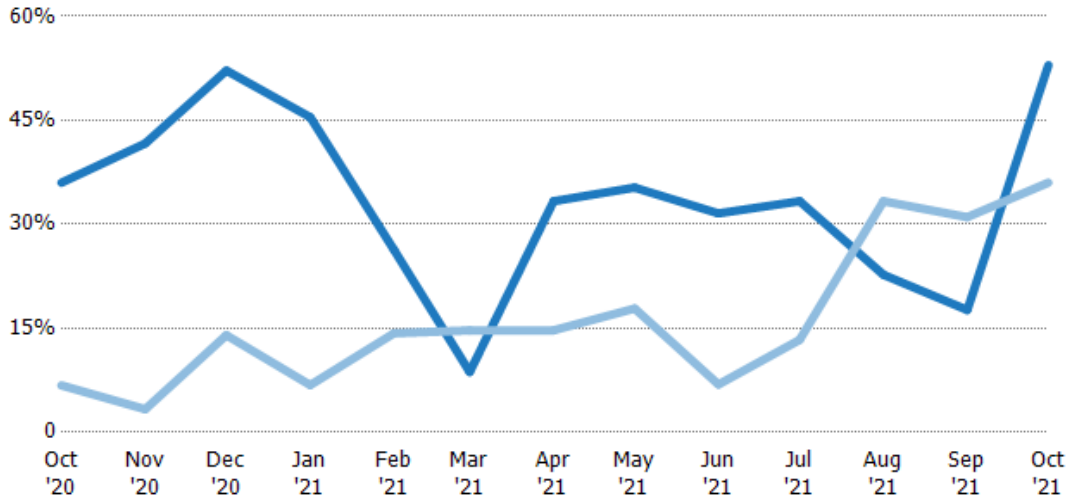
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	2.78	2.4	1.92	2.2	3.8	11.5	3	2.83	3.17	3	4.4	5.67	1.89
Prior Year	14.8	30	7.14	14.7	7	6.8	6.8	5.6	14.5	7.5	3	3.22	2.78
Percent Change from Prior Year	-81%	-92%	-73%	-85%	-46%	69%	-56%	-49%	-78%	-60%	47%	76%	-32%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: North Springfield, VT 05150,
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Property Type:
Condo/Townhouse/Apt., Single
Family



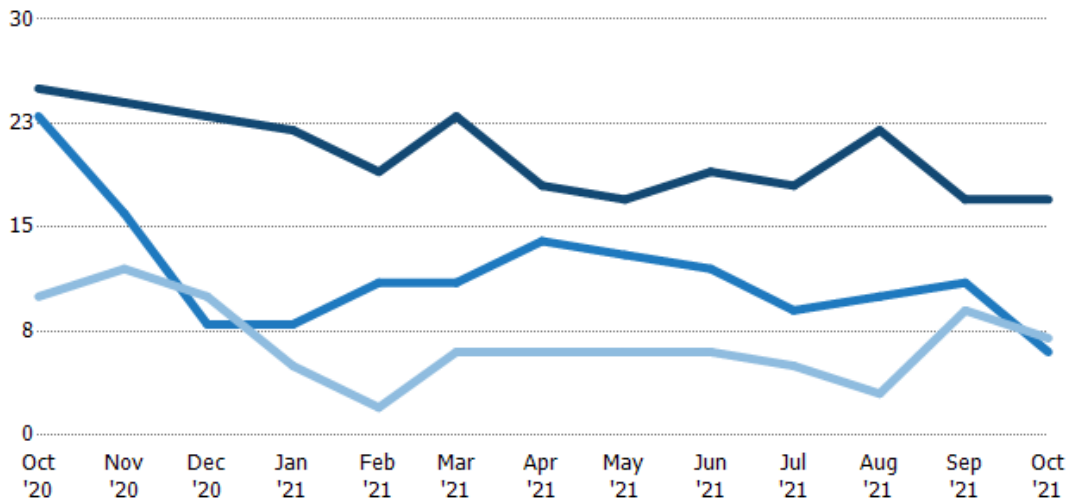
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	36%	42%	52%	45%	26%	9%	33%	35%	32%	33%	23%	18%	53%
Prior Year	7%	3%	14%	7%	14%	15%	15%	18%	7%	13%	33%	31%	36%
Change from Prior Year	-29%	-38%	-38%	-39%	-12%	6%	-19%	-17%	-25%	-20%	11%	13%	-17%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
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	24	23	22	19	23	18	17	19	18	22	17	17
Pending	23	16	8	8	11	11	14	13	12	9	10	11	6
Sold	10	12	10	5	2	6	6	6	6	5	3	9	7

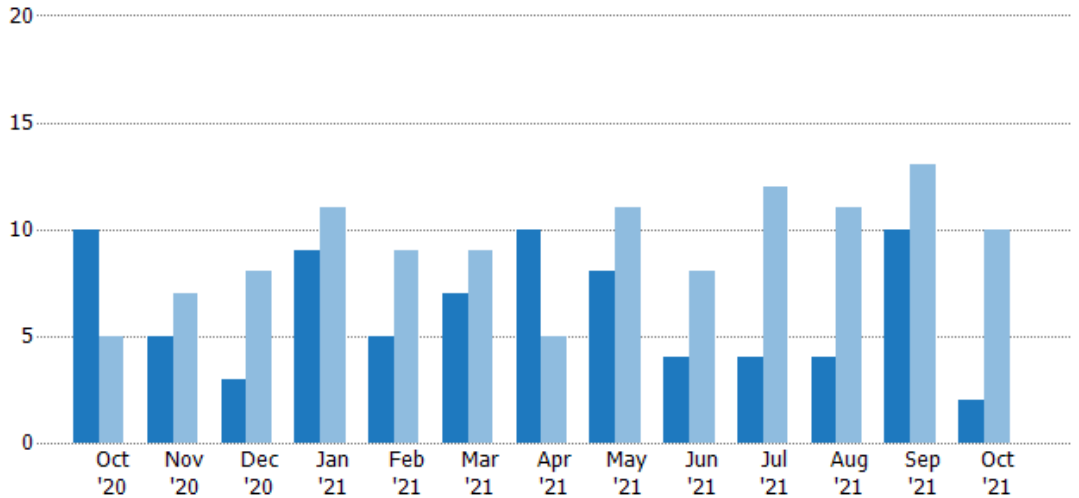
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Oct '21	2	-80%
Oct '20	10	100%
Oct '19	5	20%



Current Year	10	5	3	9	5	7	10	8	4	4	4	10	2
Prior Year	5	7	8	11	9	9	5	11	8	12	11	13	10
Percent Change from Prior Year	100%	-29%	-63%	-18%	-44%	-22%	100%	-27%	-50%	-67%	-64%	-23%	-80%

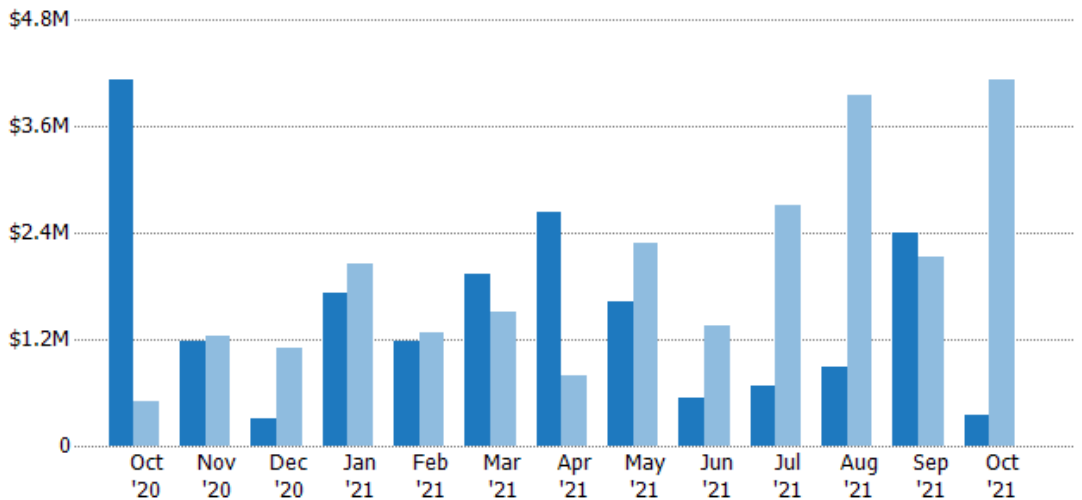
New Pending Sales Volume

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

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Oct '21	\$344K	-91.6%
Oct '20	\$4.12M	726.2%
Oct '19	\$499K	61%



Current Year	\$4.12M	\$1.18M	\$301K	\$1.72M	\$1.18M	\$1.95M	\$2.63M	\$1.63M	\$545K	\$681K	\$895K	\$2.4M	\$344K
Prior Year	\$499K	\$1.23M	\$1.11M	\$2.05M	\$1.27M	\$1.51M	\$791K	\$2.28M	\$1.35M	\$2.72M	\$3.95M	\$2.12M	\$4.12M
Percent Change from Prior Year	726%	-5%	-73%	-16%	-7%	29%	233%	-28%	-60%	-75%	-77%	13%	-92%

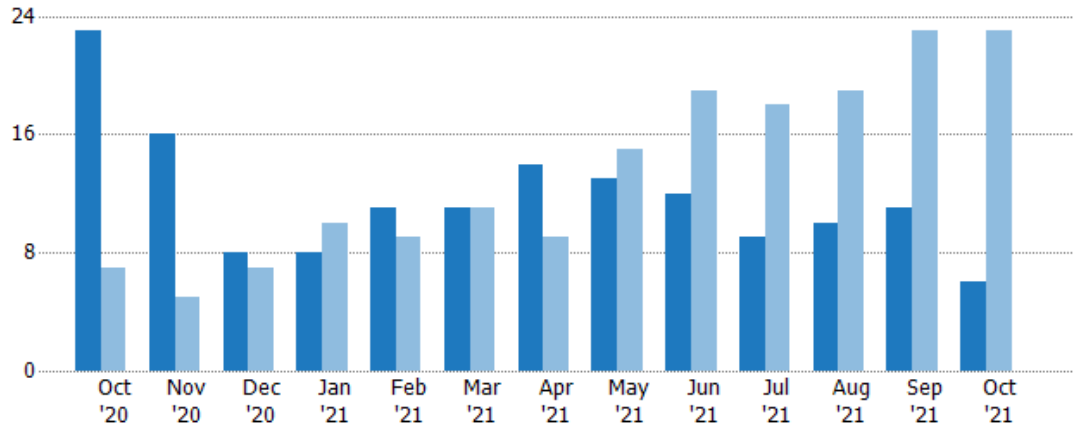
Pending Sales

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

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Oct '21	6	-73.9%
Oct '20	23	228.6%
Oct '19	7	42.9%



Current Year	23	16	8	8	11	11	14	13	12	9	10	11	6
Prior Year	7	5	7	10	9	11	9	15	19	18	19	23	23
Percent Change from Prior Year	229%	220%	14%	-20%	22%	0%	56%	-13%	-37%	-50%	-47%	-52%	-74%

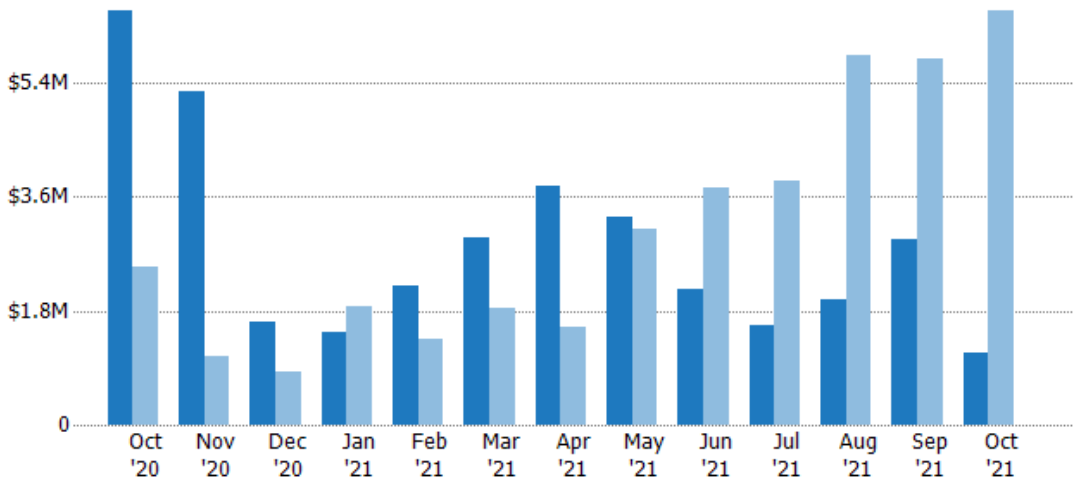
Pending Sales Volume

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

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Oct '21	\$1.13M	-82.7%
Oct '20	\$6.54M	161%
Oct '19	\$2.51M	-43.1%



Current Year	\$6.54M	\$5.27M	\$1.62M	\$1.46M	\$2.21M	\$2.94M	\$3.77M	\$3.28M	\$2.14M	\$1.57M	\$1.98M	\$2.93M	\$1.13M
Prior Year	\$2.51M	\$1.08M	\$833K	\$1.86M	\$1.37M	\$1.85M	\$1.54M	\$3.08M	\$3.75M	\$3.85M	\$5.82M	\$5.77M	\$6.54M
Percent Change from Prior Year	161%	386%	95%	-22%	62%	59%	145%	7%	-43%	-59%	-66%	-49%	-83%

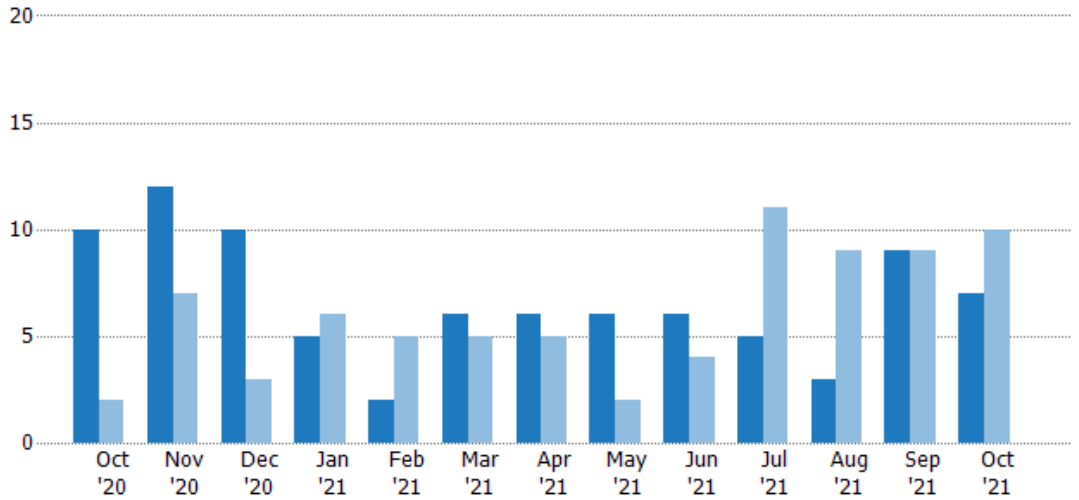
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Oct '21	7	-30%
Oct '20	10	400%
Oct '19	2	250%



Current Year	10	12	10	5	2	6	6	6	6	5	3	9	7
Prior Year	2	7	3	6	5	5	5	2	4	11	9	9	10
Percent Change from Prior Year	400%	71%	233%	-17%	-60%	20%	20%	200%	50%	-55%	-67%	0%	-30%

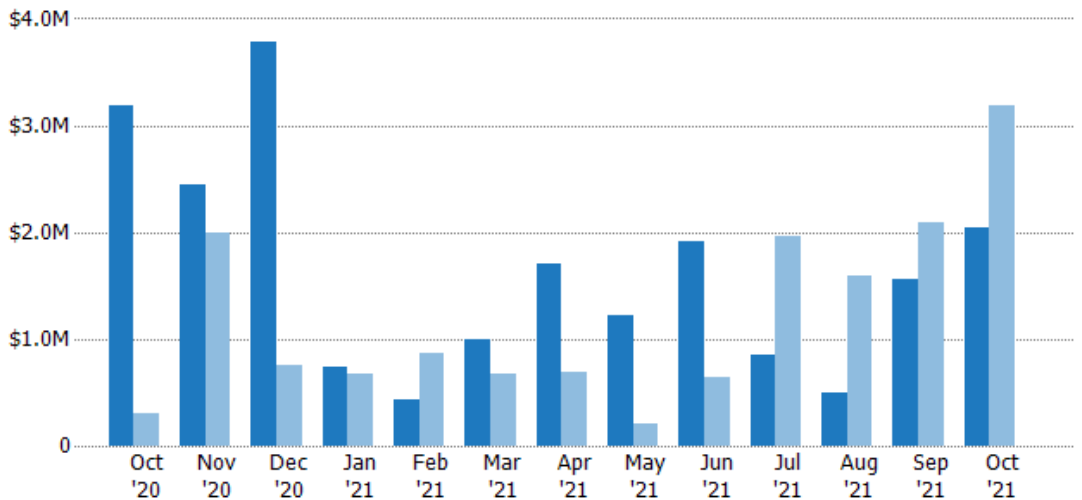
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Oct '21	\$2.05M	-35.7%
Oct '20	\$3.18M	946.2%
Oct '19	\$304K	196.2%



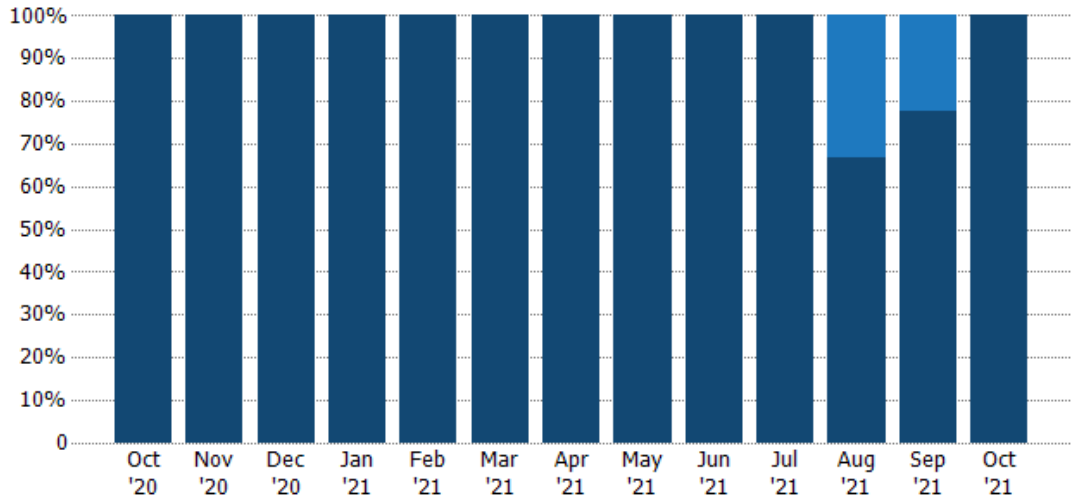
Current Year	\$3.18M	\$2.44M	\$3.78M	\$737K	\$425K	\$988K	\$1.71M	\$1.22M	\$1.91M	\$845K	\$499K	\$1.55M	\$2.05M
Prior Year	\$304K	\$1.99M	\$753K	\$668K	\$873K	\$678K	\$685K	\$213K	\$635K	\$1.96M	\$1.58M	\$2.1M	\$3.18M
Percent Change from Prior Year	946%	22%	402%	10%	-51%	46%	149%	473%	201%	-57%	-69%	-26%	-36%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family



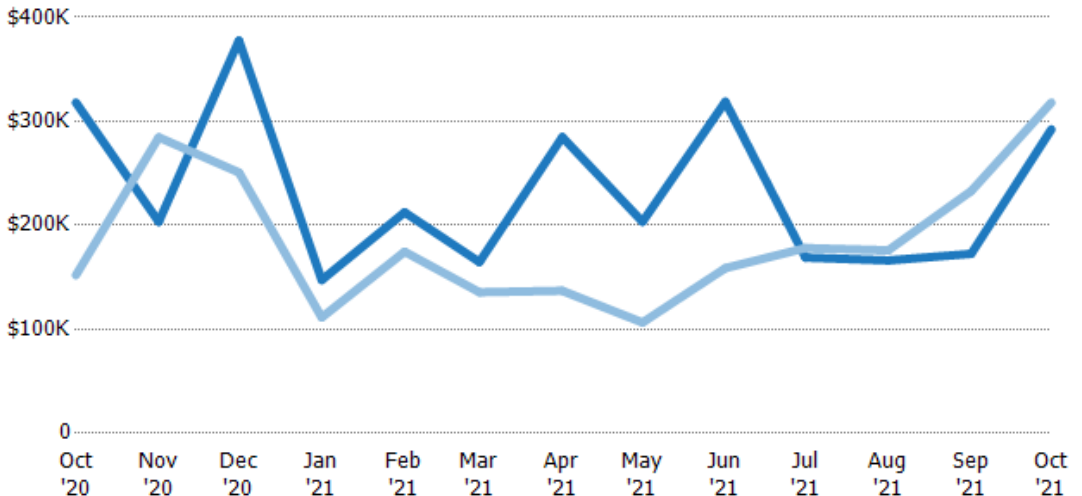
Condo/Townhouse	-	-	-	-	-	-	-	-	-	-	33%	22%	-
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	78%	100%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family



Current Year	\$318K	\$203K	\$378K	\$147K	\$213K	\$165K	\$285K	\$203K	\$319K	\$169K	\$166K	\$173K	\$292K
Prior Year	\$152K	\$285K	\$251K	\$111K	\$175K	\$136K	\$137K	\$107K	\$159K	\$178K	\$176K	\$233K	\$318K
Percent Change from Prior Year	109%	-29%	51%	32%	22%	21%	108%	91%	101%	-5%	-6%	-26%	-8%

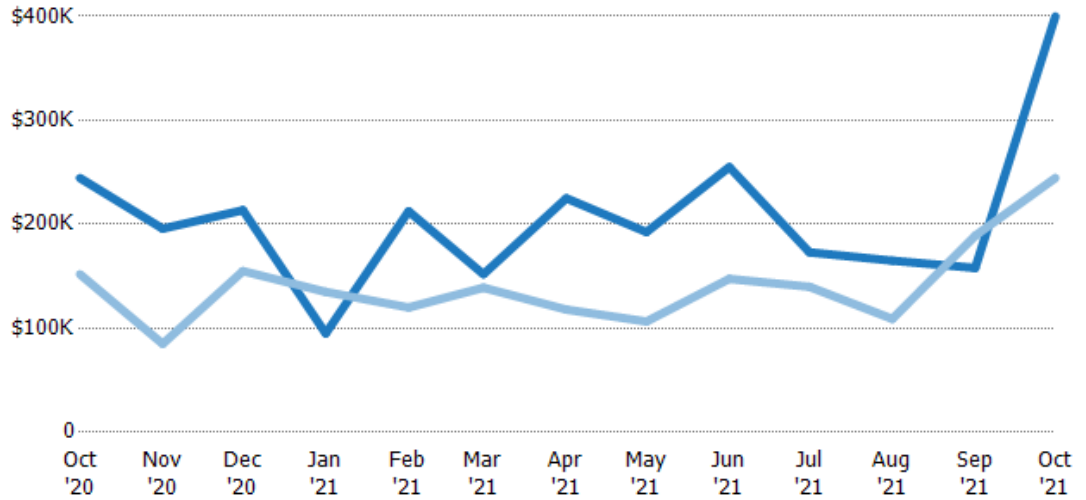
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

ZIP: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Oct '21	\$400K	63.6%
Oct '20	\$245K	60.9%
Oct '19	\$152K	-19.4%



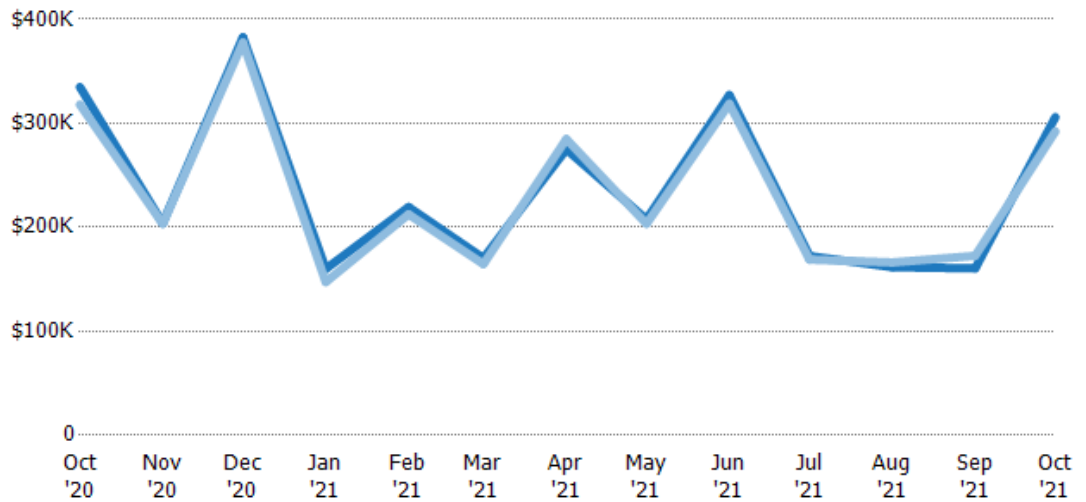
Current Year	\$245K	\$196K	\$214K	\$95K	\$213K	\$152K	\$225K	\$193K	\$255K	\$173K	\$165K	\$158K	\$400K
Prior Year	\$152K	\$85K	\$155K	\$135K	\$120K	\$139K	\$118K	\$107K	\$148K	\$140K	\$109K	\$189K	\$245K
Percent Change from Prior Year	61%	130%	38%	-30%	77%	9%	91%	81%	73%	24%	51%	-16%	64%

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: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family



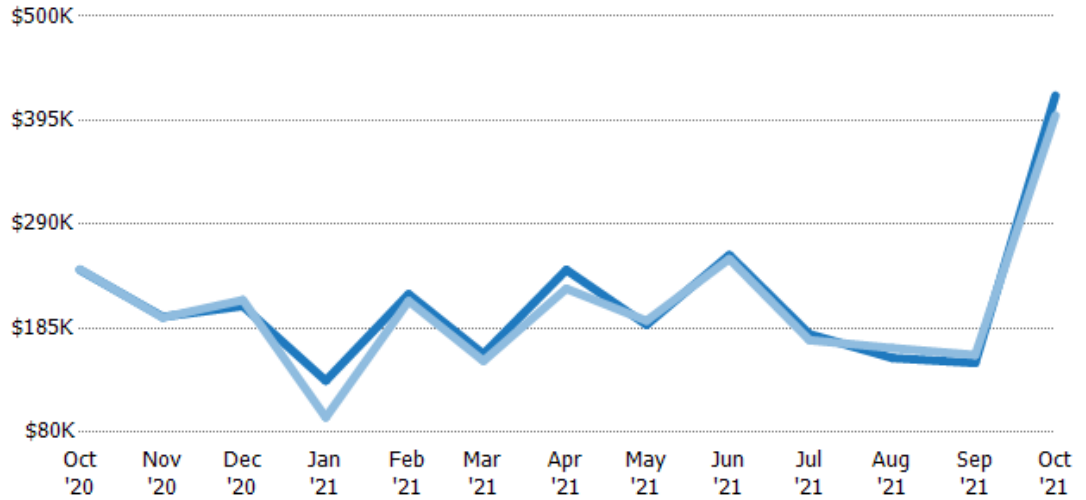
Avg List Price	\$335K	\$204K	\$383K	\$160K	\$219K	\$170K	\$275K	\$208K	\$327K	\$172K	\$162K	\$160K	\$306K
Avg Sales Price	\$318K	\$203K	\$378K	\$147K	\$213K	\$165K	\$285K	\$203K	\$319K	\$169K	\$166K	\$173K	\$292K
Avg Sales Price as a % of Avg List Price	95%	100%	99%	92%	97%	97%	104%	98%	97%	98%	103%	108%	96%

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: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family



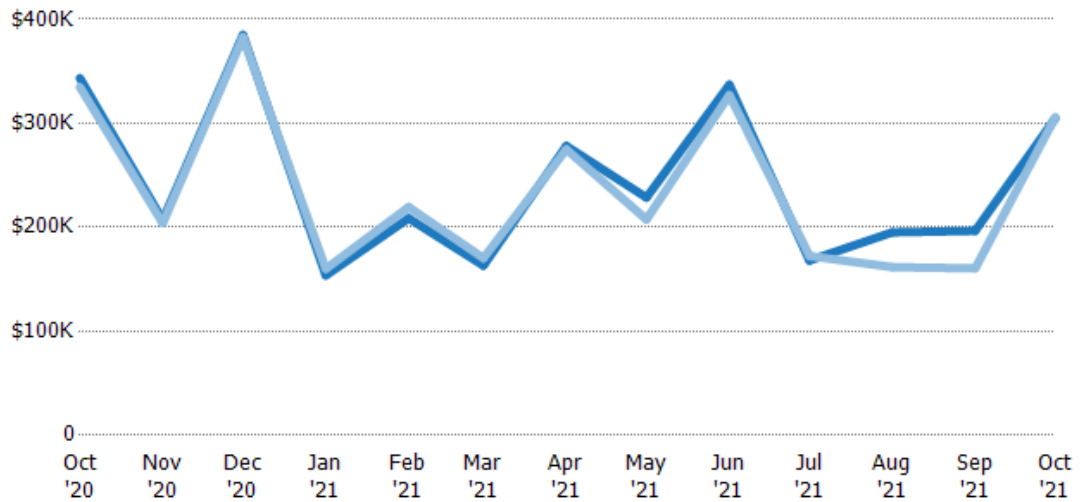
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Median List Price	\$244K	\$197K	\$207K	\$132K	\$219K	\$159K	\$244K	\$189K	\$259K	\$179K	\$155K	\$150K	\$420K
Median Sales Price	\$245K	\$196K	\$214K	\$95K	\$213K	\$152K	\$225K	\$193K	\$255K	\$173K	\$165K	\$158K	\$400K
Med Sales Price as a % of Med List Price	100%	100%	103%	72%	97%	96%	92%	102%	98%	97%	106%	105%	95%

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: North Springfield, VT 05150,
Springfield, VT 05156
Property Type:
Condo/Townhouse/Apt., Single
Family



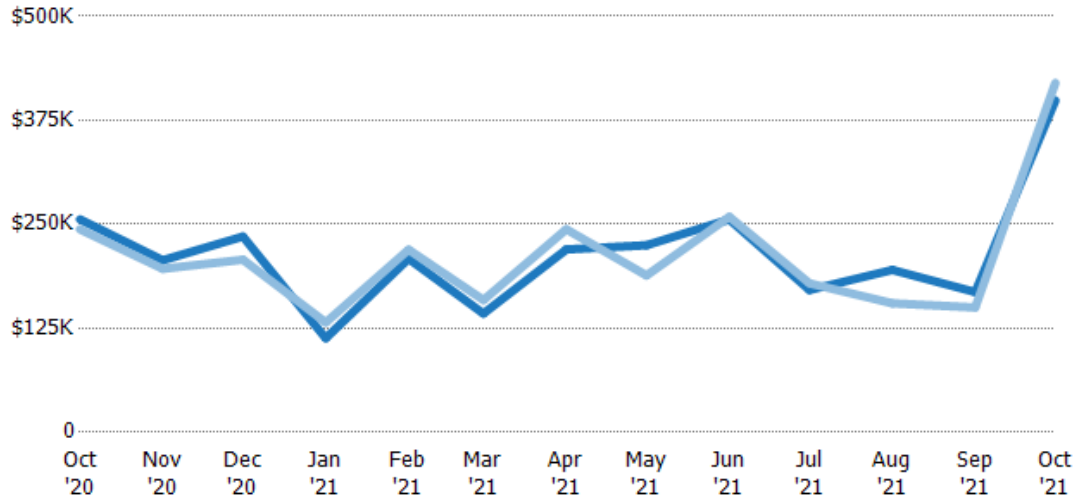
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Avg Est Value	\$344K	\$207K	\$385K	\$154K	\$209K	\$163K	\$278K	\$229K	\$337K	\$168K	\$195K	\$197K	\$305K
Avg Sales Price	\$335K	\$204K	\$383K	\$160K	\$219K	\$170K	\$275K	\$208K	\$327K	\$172K	\$162K	\$160K	\$306K
Avg Sales Price as a % of Avg Est Value	97%	99%	99%	104%	105%	104%	99%	91%	97%	103%	83%	82%	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: North Springfield, VT 05150,
Springfield, VT 05156
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	\$256K	\$207K	\$235K	\$113K	\$209K	\$143K	\$220K	\$225K	\$256K	\$171K	\$195K	\$169K	\$399K
Median Sales Price	\$244K	\$197K	\$207K	\$132K	\$219K	\$159K	\$244K	\$189K	\$259K	\$179K	\$155K	\$150K	\$420K
Med Sales Price as a % of Med Est Value	95%	95%	88%	117%	105%	111%	111%	84%	101%	105%	79%	89%	105%