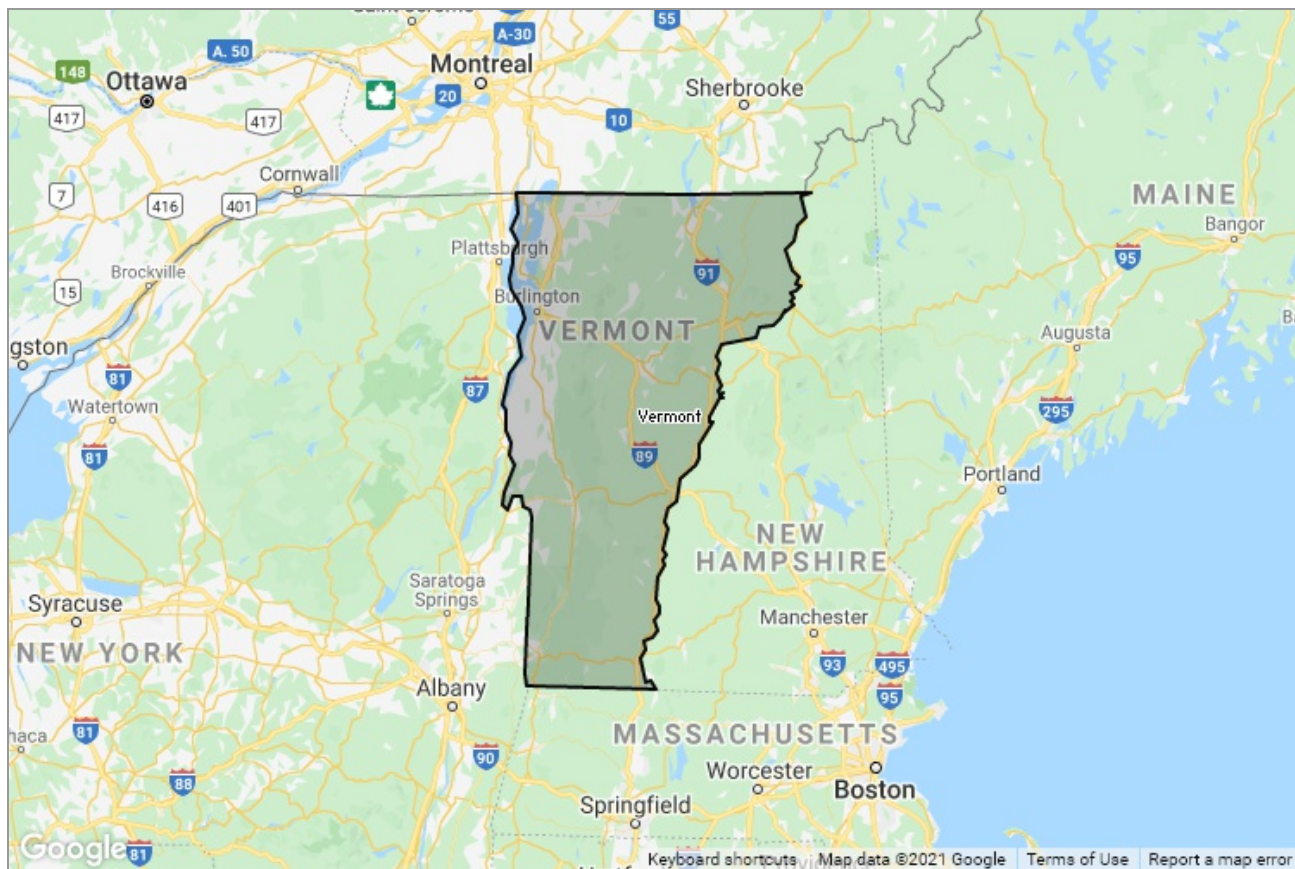




MARKET DATA REPORT

# Vermont October Indicators Report



## Report Characteristics

**Report Name:**

Vermont October Indicators Report

**Report Date Range:**

10/2020 – 10/2021

**Filters Used:**

Property Type, Location

**Avg/Med:** Both

**Run Date:** 12/17/2021

**Scheduled:** No

Presented by

**Vermont Association of REALTORS®**

Other: <http://www.vermontrealtors.com/>

148 State Street  
Montpelier, VT 05602



## 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	637	891	-28.5%	8,576	8,746	-1.9%
New Listing Volume	\$257,653,450	\$348,552,673	-26.1%	\$3,547,505,174	\$3,274,344,728	+8.3%
Active Listing Count	1,991	2,738	-27.3%	N/A	N/A	
Active Listing Volume	\$1,043,783,621	\$1,314,143,524	-20.6%	N/A	N/A	
Average Listing Price	\$524,251	\$479,965	+9.2%	\$526,280	\$427,949	+23%
Median Listing Price	\$349,000	\$310,000	+12.6%	\$341,364	\$289,098	+18.1%
Median Days in RPR	71	92	-22.8%	86.36	121.88	-29.1%
Months of Inventory	2.4	2.5	-4.8%	2.7	5.6	-52.6%
Absorption Rate	42.34%	40.32%	+2%	37.49%	17.76%	+19.7%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	373	1,137	-67.2%	8,402	9,783	-14.1%
New Pending Sales Volume	\$153,798,795	\$412,945,279	-62.8%	\$3,198,620,232	\$3,256,590,895	-1.8%
Pending Sales Count	825	1,723	-52.1%	N/A	N/A	
Pending Sales Volume	\$331,229,207	\$623,153,697	-46.8%	N/A	N/A	
Closed Sales Count	952	1,109	-14.2%	7,474	7,026	+6.4%
Closed Sales Volume	\$394,439,401	\$398,914,355	-1.1%	\$2,808,307,666	\$2,230,886,610	+25.9%
Average Sales Price	\$414,327	\$359,706	+15.2%	\$375,744	\$317,519	+18.3%
Median Sales Price	\$330,000	\$280,000	+17.9%	\$304,017	\$260,976	+16.5%

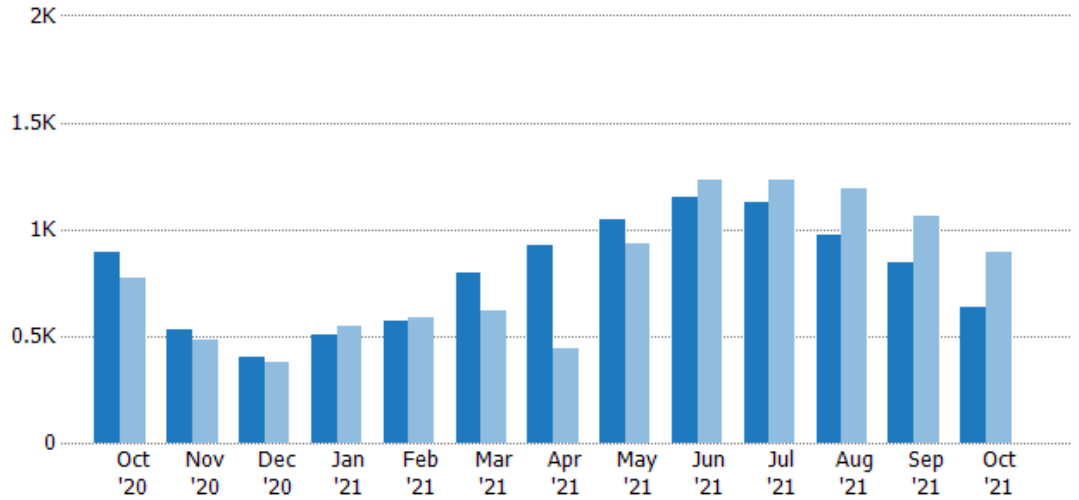
### New Listings

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

#### Filters Used

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

Month/Year	Count	% Chg.
Oct '21	637	-28.5%
Oct '20	891	16%
Oct '19	768	1%



Current Year	891	530	402	509	572	795	928	1.05K	1.15K	1.13K	969	843	637
Prior Year	768	478	376	550	590	621	443	929	1.23K	1.23K	1.19K	1.07K	891
Percent Change from Prior Year	16%	11%	7%	-7%	-3%	28%	109%	13%	-6%	-9%	-19%	-21%	-29%

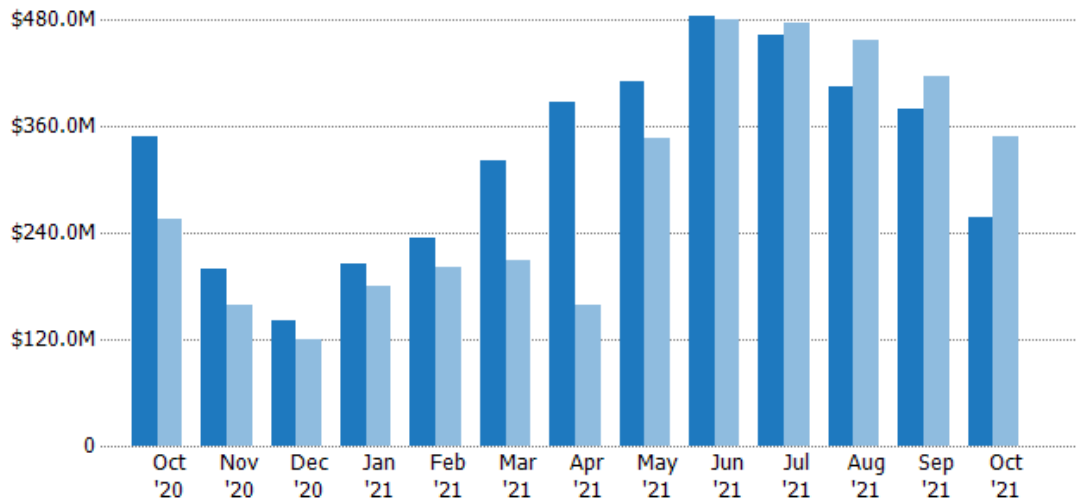
### New Listing Volume

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

#### Filters Used

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

Month/Year	Volume	% Chg.
Oct '21	\$258M	-26.1%
Oct '20	\$349M	36.6%
Oct '19	\$255M	-3.8%



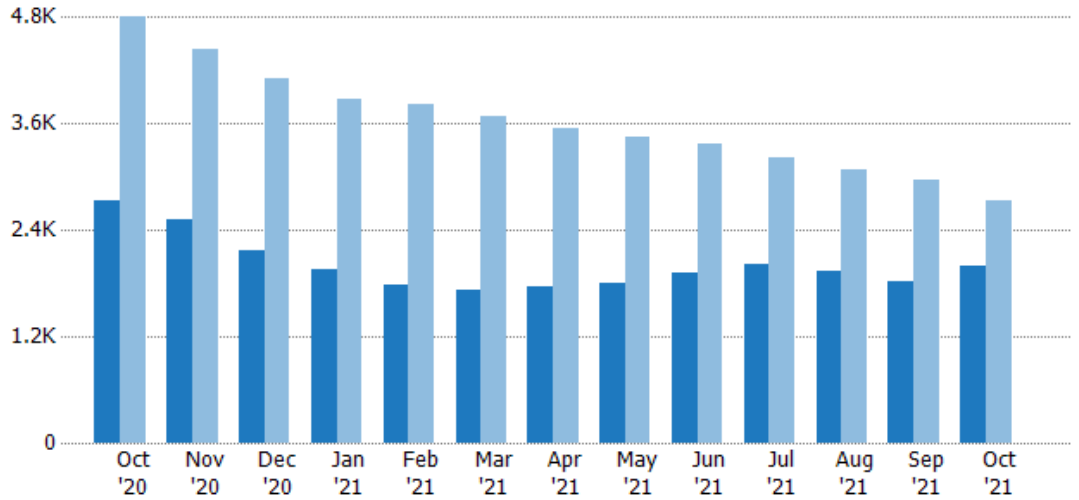
Current Year	\$349M	\$200M	\$141M	\$204M	\$235M	\$321M	\$388M	\$411M	\$484M	\$463M	\$406M	\$379M	\$258M
Prior Year	\$255M	\$159M	\$121M	\$179M	\$201M	\$209M	\$159M	\$347M	\$481M	\$476M	\$457M	\$417M	\$349M
Percent Change from Prior Year	37%	25%	17%	14%	17%	53%	145%	18%	1%	-3%	-11%	-9%	-26%

### Active Listings

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

**Filters Used**

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



Month/Year	Count	% Chg.
Oct '21	1.99K	-27.3%
Oct '20	2.74K	-43%
Oct '19	4.8K	1.5%

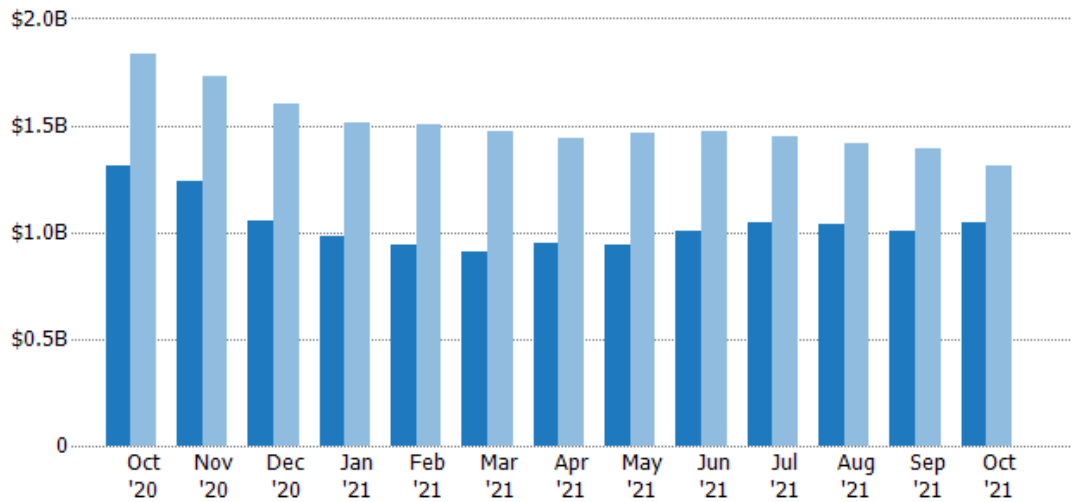
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	2.74K	2.52K	2.17K	1.96K	1.79K	1.73K	1.77K	1.81K	1.92K	2.01K	1.93K	1.83K	1.99K
Prior Year	4.8K	4.44K	4.11K	3.87K	3.81K	3.68K	3.54K	3.45K	3.37K	3.22K	3.08K	2.96K	2.74K
Percent Change from Prior Year	-43%	-43%	-47%	-49%	-53%	-53%	-50%	-48%	-43%	-38%	-37%	-38%	-27%

### Active Listing Volume

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

**Filters Used**

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



Month/Year	Volume	% Chg.
Oct '21	\$1.04B	-20.6%
Oct '20	\$1.31B	-28.4%
Oct '19	\$1.83B	-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	\$1.31B	\$1.24B	\$1.06B	\$981M	\$944M	\$910M	\$948M	\$944M	\$1B	\$1.05B	\$1.04B	\$1.01B	\$1.04B
Prior Year	\$1.83B	\$1.73B	\$1.6B	\$1.51B	\$1.5B	\$1.47B	\$1.44B	\$1.46B	\$1.47B	\$1.45B	\$1.41B	\$1.39B	\$1.31B
Percent Change from Prior Year	-28%	-28%	-34%	-35%	-37%	-38%	-34%	-35%	-32%	-28%	-27%	-28%	-21%

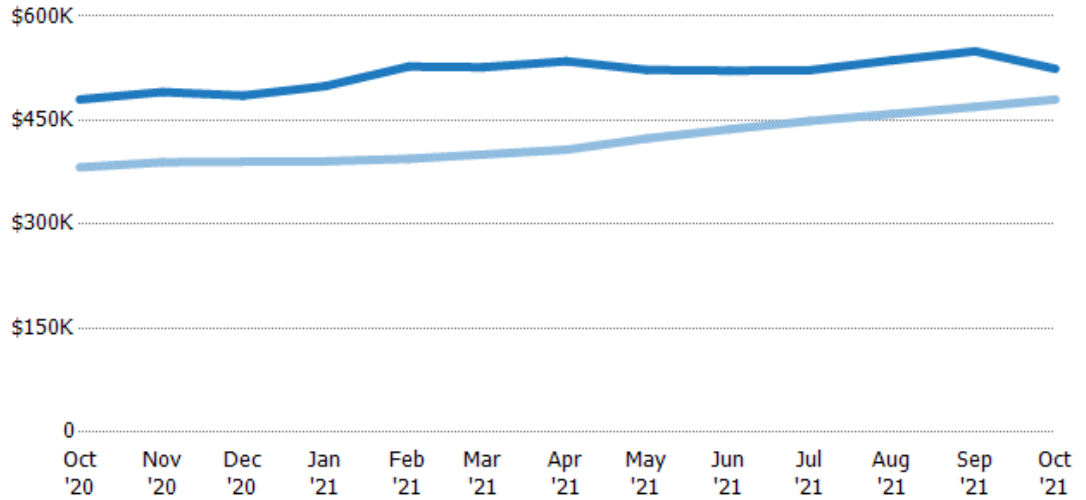
## Average Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Oct '21	\$524K	9.2%
Oct '20	\$480K	25.6%
Oct '19	\$382K	-6.4%



Current Year	\$480K	\$491K	\$486K	\$499K	\$527K	\$527K	\$535K	\$523K	\$522K	\$522K	\$536K	\$550K	\$524K
Prior Year	\$382K	\$389K	\$390K	\$391K	\$394K	\$401K	\$408K	\$424K	\$437K	\$449K	\$459K	\$469K	\$480K
Percent Change from Prior Year	26%	26%	24%	28%	34%	31%	31%	23%	19%	16%	17%	17%	9%

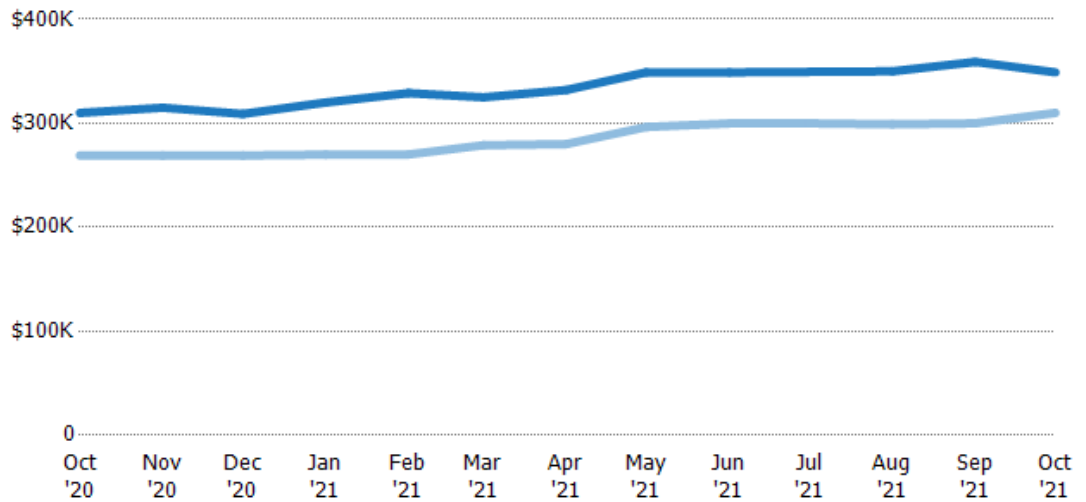
## Median Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Oct '21	\$349K	12.6%
Oct '20	\$310K	15.2%
Oct '19	\$269K	-3.3%



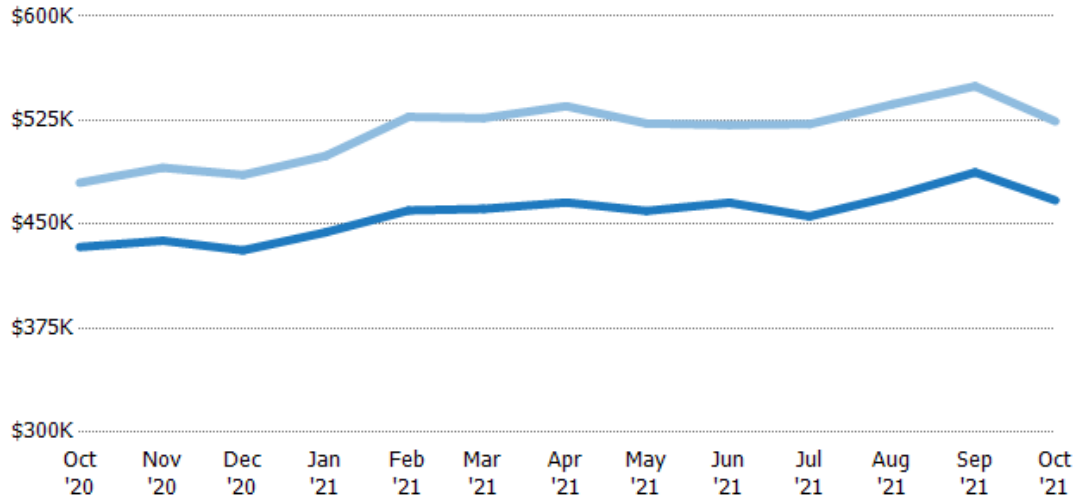
Current Year	\$310K	\$315K	\$309K	\$320K	\$329K	\$325K	\$332K	\$349K	\$349K	\$350K	\$350K	\$359K	\$349K
Prior Year	\$269K	\$269K	\$269K	\$270K	\$270K	\$279K	\$280K	\$296K	\$300K	\$300K	\$299K	\$300K	\$310K
Percent Change from Prior Year	15%	17%	15%	19%	22%	17%	19%	18%	16%	17%	17%	20%	13%

## 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**

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



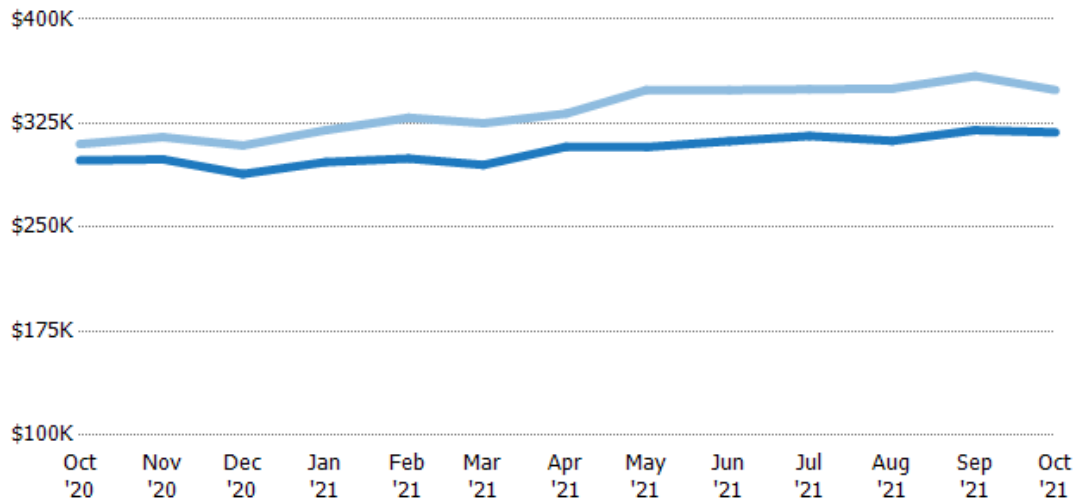
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Avg Est Value	\$434K	\$438K	\$431K	\$444K	\$460K	\$461K	\$466K	\$460K	\$466K	\$456K	\$470K	\$487K	\$467K
Avg Listing Price	\$480K	\$491K	\$486K	\$499K	\$527K	\$527K	\$535K	\$523K	\$522K	\$522K	\$536K	\$550K	\$524K
Avg Listing Price as a % of Avg Est Value	111%	112%	113%	112%	115%	114%	115%	114%	112%	115%	114%	113%	112%

## 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**

State: VT  
 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	\$298K	\$299K	\$288K	\$297K	\$300K	\$295K	\$308K	\$308K	\$312K	\$316K	\$312K	\$320K	\$318K
Median Listing Price	\$310K	\$315K	\$309K	\$320K	\$329K	\$325K	\$332K	\$349K	\$349K	\$350K	\$350K	\$359K	\$349K
Med Listing Price as a % of Med Est Value	104%	105%	107%	108%	110%	110%	108%	113%	112%	111%	112%	112%	110%

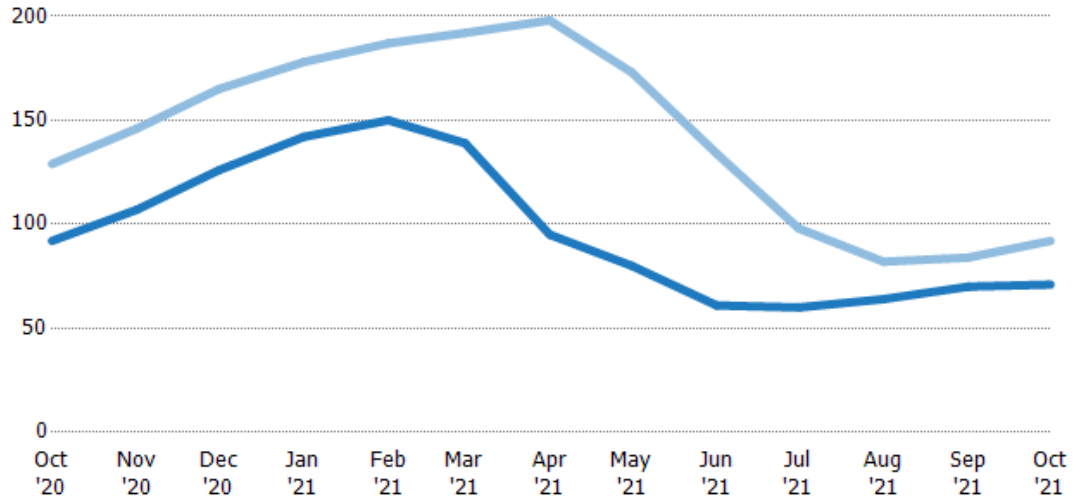
## Median Days in RPR

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

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

Month/Year	Days	% Chg.
Oct '21	71	-22.8%
Oct '20	92	-28.7%
Oct '19	129	-3.9%



	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	92	107	126	142	150	139	95	80	61	60	64	70	71
Prior Year	129	146	165	178	187	192	198	173	134	98	82	84	92
Percent Change from Prior Year	-29%	-27%	-24%	-20%	-20%	-28%	-52%	-54%	-54%	-39%	-22%	-17%	-23%

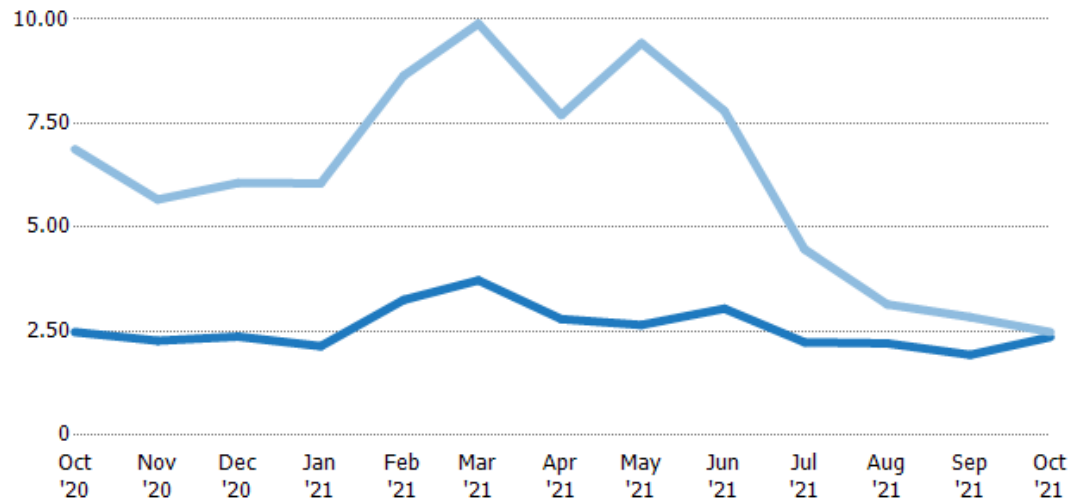
## Months of Inventory

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

### Filters Used

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

Month/Year	Months	% Chg.
Oct '21	2.36	-4.8%
Oct '20	2.48	-63.9%
Oct '19	6.88	28.1%



	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	2.48	2.27	2.37	2.14	3.25	3.72	2.79	2.65	3.04	2.24	2.21	1.93	2.36
Prior Year	6.88	5.67	6.06	6.06	8.64	9.9	7.7	9.43	7.8	4.47	3.15	2.84	2.48
Percent Change from Prior Year	-64%	-60%	-61%	-65%	-62%	-62%	-64%	-72%	-61%	-50%	-30%	-32%	-5%

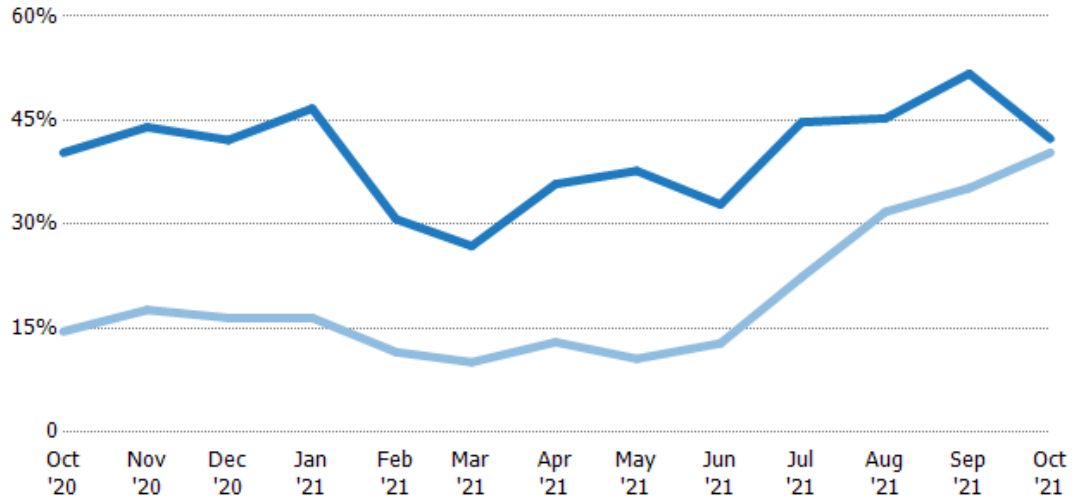
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Oct '21	42%	-2%
Oct '20	40%	-25.8%
Oct '19	15%	-21.9%



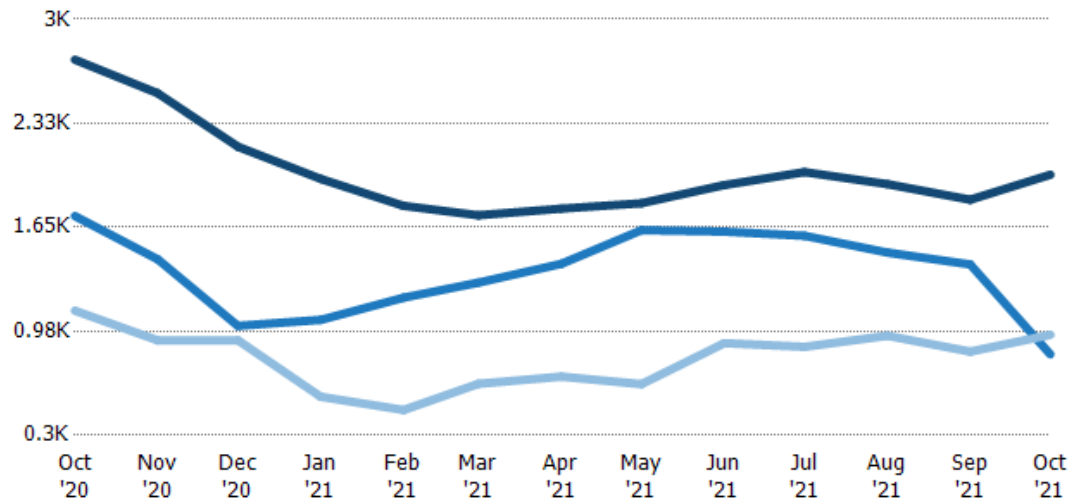
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Current Year	40%	44%	42%	47%	31%	27%	36%	38%	33%	45%	45%	52%	42%
Prior Year	15%	18%	16%	17%	12%	10%	13%	11%	13%	22%	32%	35%	40%
Change from Prior Year	-26%	-26%	-26%	-30%	-19%	-17%	-23%	-27%	-20%	-22%	-13%	-17%	-2%

## Active/Pending/Sold Units

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

### Filters Used

State: VT  
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	2.74K	2.52K	2.17K	1.96K	1.79K	1.73K	1.77K	1.81K	1.92K	2.01K	1.93K	1.83K	1.99K
Pending	1.72K	1.44K	1.01K	1.05K	1.19K	1.29K	1.41K	1.63K	1.62K	1.6K	1.49K	1.41K	825
Sold	1.11K	916	917	550	464	634	681	632	898	874	946	843	952



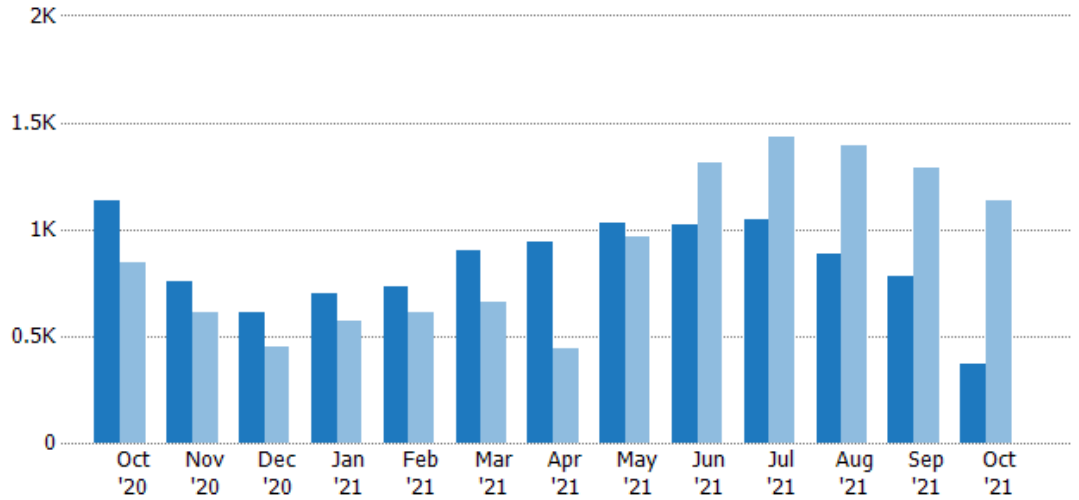
### New Pending Sales

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

#### Filters Used

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

Month/Year	Count	% Chg.
Oct '21	373	-67.2%
Oct '20	1.14K	34.2%
Oct '19	847	-27.7%



Current Year	1.14K	756	608	696	735	897	940	1.03K	1.02K	1.05K	883	780	373
Prior Year	847	608	453	567	610	655	445	961	1.31K	1.43K	1.39K	1.28K	1.14K
Percent Change from Prior Year	34%	24%	34%	23%	20%	37%	111%	7%	-22%	-27%	-36%	-39%	-67%

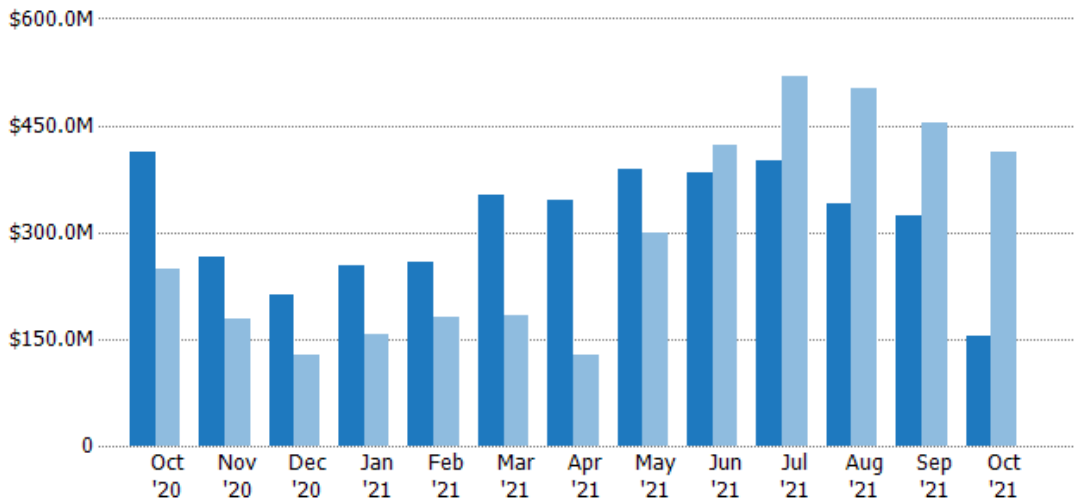
### New Pending Sales Volume

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

#### Filters Used

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

Month/Year	Volume	% Chg.
Oct '21	\$154M	-62.8%
Oct '20	\$413M	66.2%
Oct '19	\$248M	-29.7%



Current Year	\$413M	\$266M	\$213M	\$253M	\$258M	\$352M	\$346M	\$389M	\$383M	\$400M	\$339M	\$323M	\$154M
Prior Year	\$248M	\$179M	\$127M	\$156M	\$180M	\$183M	\$127M	\$298M	\$423M	\$519M	\$503M	\$455M	\$413M
Percent Change from Prior Year	66%	49%	68%	63%	44%	93%	172%	31%	-9%	-23%	-32%	-29%	-63%

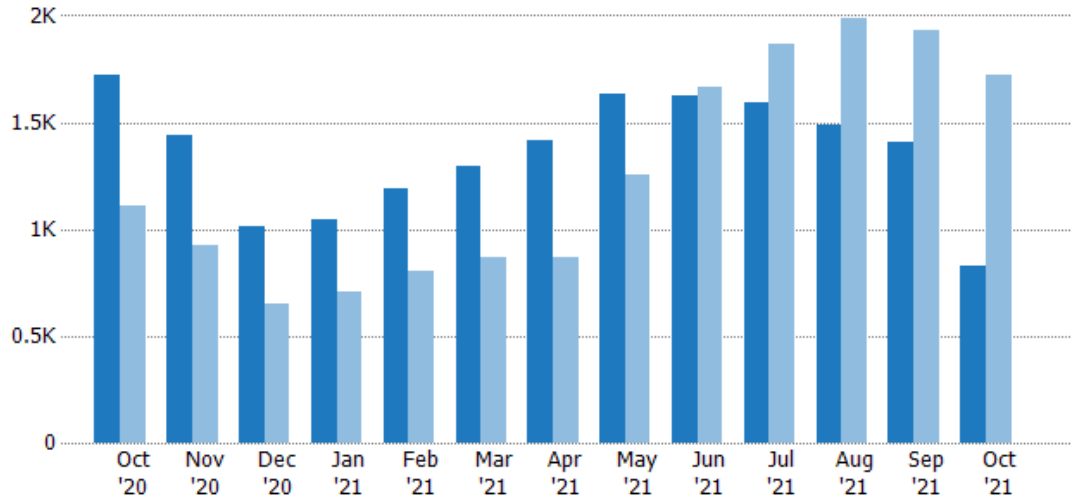
### Pending Sales

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

#### Filters Used

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

Month/Year	Count	% Chg.
Oct '21	825	-52.1%
Oct '20	1.72K	55.6%
Oct '19	1.11K	-16.2%



Current Year	1.72K	1.44K	1.01K	1.05K	1.19K	1.29K	1.41K	1.63K	1.62K	1.6K	1.49K	1.41K	825
Prior Year	1.11K	922	653	704	803	872	868	1.25K	1.66K	1.87K	1.99K	1.93K	1.72K
Percent Change from Prior Year	56%	56%	55%	49%	49%	48%	63%	30%	-2%	-15%	-25%	-27%	-52%

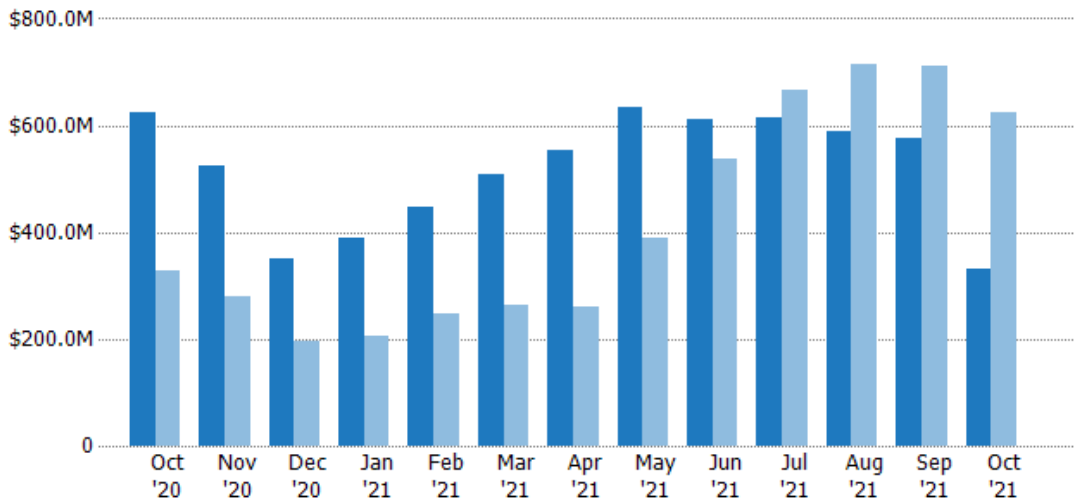
### Pending Sales Volume

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

#### Filters Used

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

Month/Year	Volume	% Chg.
Oct '21	\$331M	-46.8%
Oct '20	\$623M	90.6%
Oct '19	\$327M	-17.3%



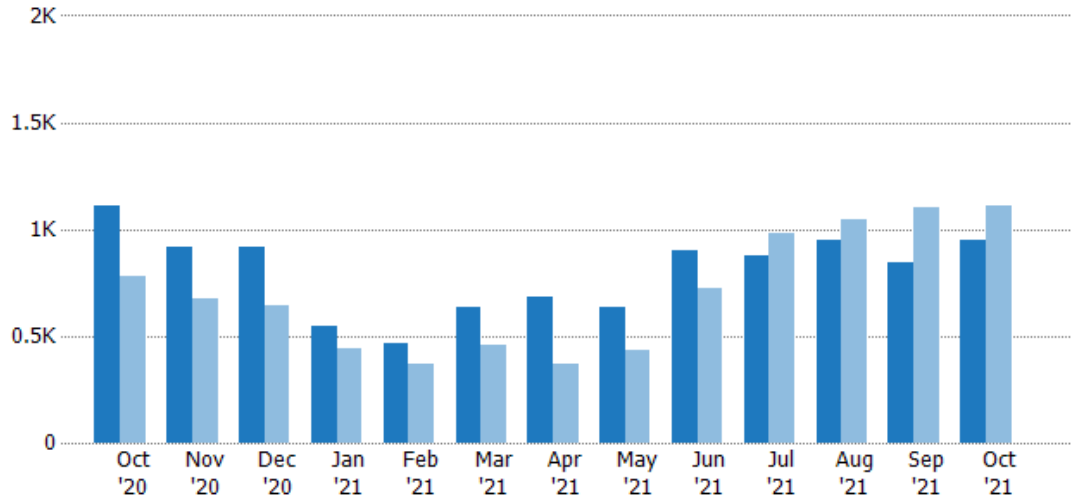
Current Year	\$623M	\$525M	\$350M	\$389M	\$446M	\$510M	\$553M	\$633M	\$612M	\$615M	\$588M	\$576M	\$331M
Prior Year	\$327M	\$280M	\$196M	\$205M	\$246M	\$264M	\$259M	\$388M	\$538M	\$665M	\$714M	\$711M	\$623M
Percent Change from Prior Year	91%	88%	78%	90%	81%	93%	114%	63%	14%	-8%	-18%	-19%	-47%

### Closed Sales

The total number of residential properties sold each month.

**Filters Used**

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



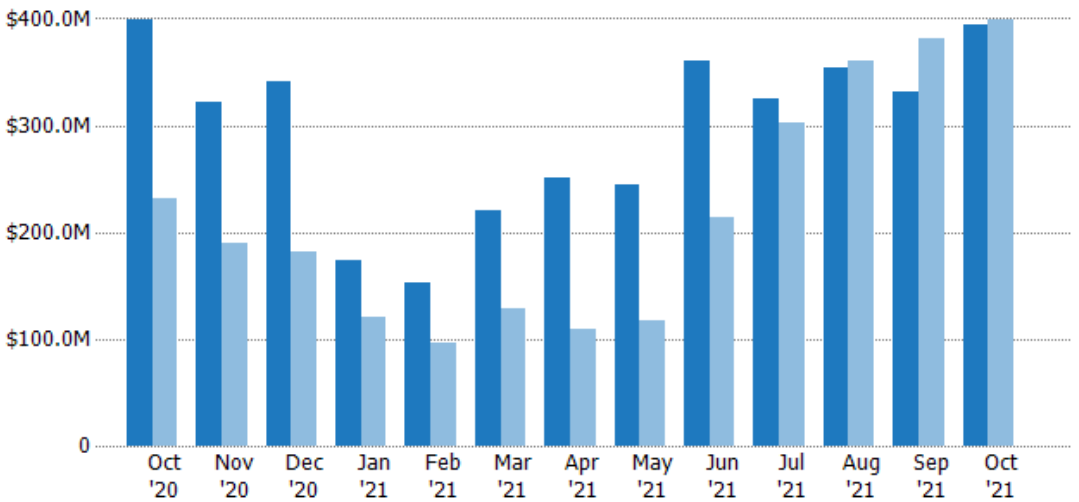
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '20	1.11K	783	42%
Nov '20	916	677	35%
Dec '20	917	639	44%
Jan '21	550	441	25%
Feb '21	464	372	25%
Mar '21	634	460	38%
Apr '21	681	366	86%
May '21	632	432	46%
Jun '21	898	721	25%
Jul '21	874	978	-11%
Aug '21	946	1.04K	-9%
Sep '21	843	1.1K	-24%
Oct '21	952	1.11K	-14%

### Closed Sales Volume

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

**Filters Used**

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



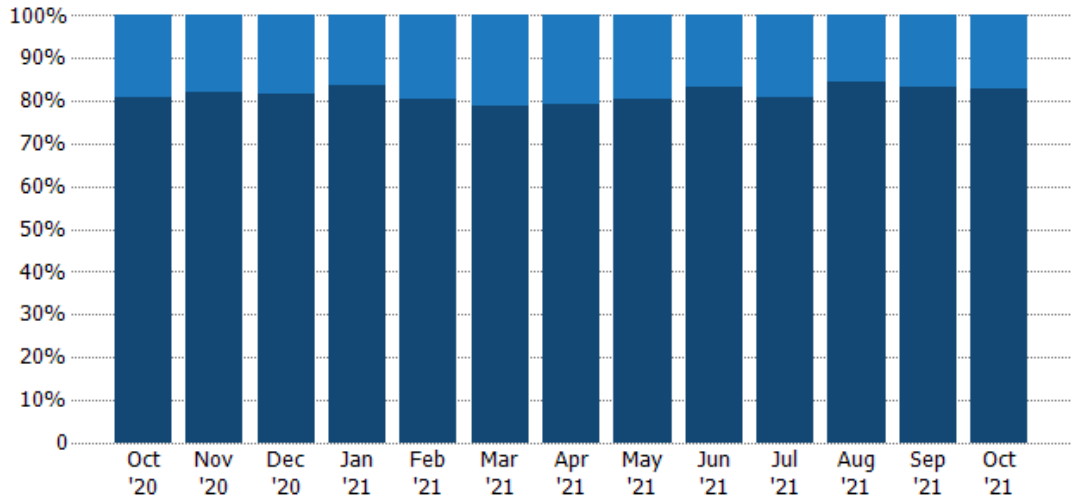
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '20	\$399M	\$231M	73%
Nov '20	\$322M	\$189M	70%
Dec '20	\$341M	\$181M	88%
Jan '21	\$173M	\$121M	43%
Feb '21	\$153M	\$97.1M	58%
Mar '21	\$221M	\$128M	73%
Apr '21	\$250M	\$110M	128%
May '21	\$245M	\$118M	107%
Jun '21	\$361M	\$214M	69%
Jul '21	\$326M	\$302M	8%
Aug '21	\$354M	\$361M	-2%
Sep '21	\$331M	\$381M	-13%
Oct '21	\$394M	\$399M	-1%

## Closed Sales by Property Type

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

**Filters Used**

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



Condo/Townhouse	19%	18%	19%	16%	19%	21%	21%	19%	17%	19%	16%	17%	17%
Single Family Residence	81%	82%	81%	84%	81%	79%	79%	81%	83%	81%	84%	83%	83%

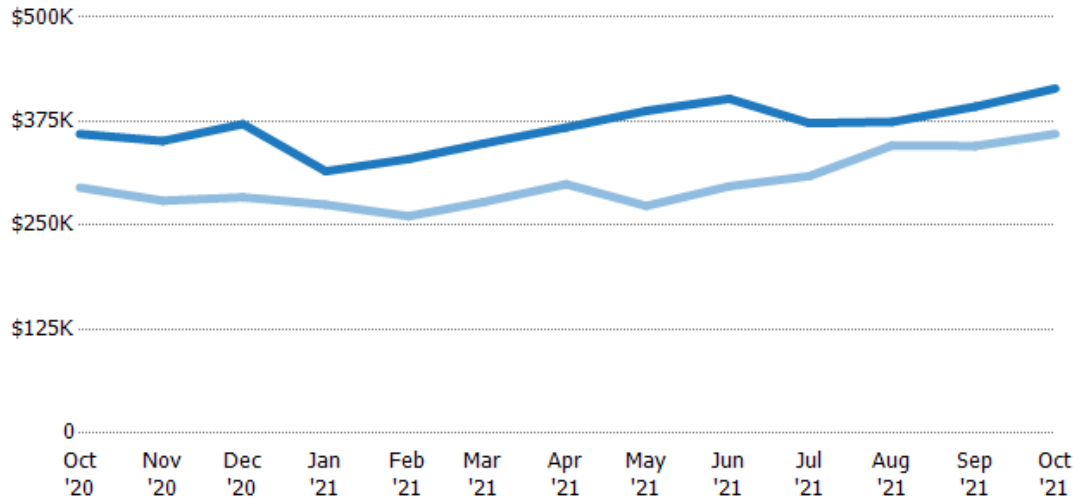
## Average Sales Price

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

**Filters Used**

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

Month/Year	Price	% Chg.
Oct '21	\$414K	15.2%
Oct '20	\$360K	21.8%
Oct '19	\$295K	-9.9%



Current Year	\$360K	\$351K	\$372K	\$315K	\$330K	\$348K	\$368K	\$387K	\$402K	\$373K	\$374K	\$393K	\$414K
Prior Year	\$295K	\$279K	\$284K	\$275K	\$261K	\$278K	\$299K	\$273K	\$297K	\$309K	\$346K	\$345K	\$360K
Percent Change from Prior Year	22%	26%	31%	15%	26%	25%	23%	42%	35%	21%	8%	14%	15%

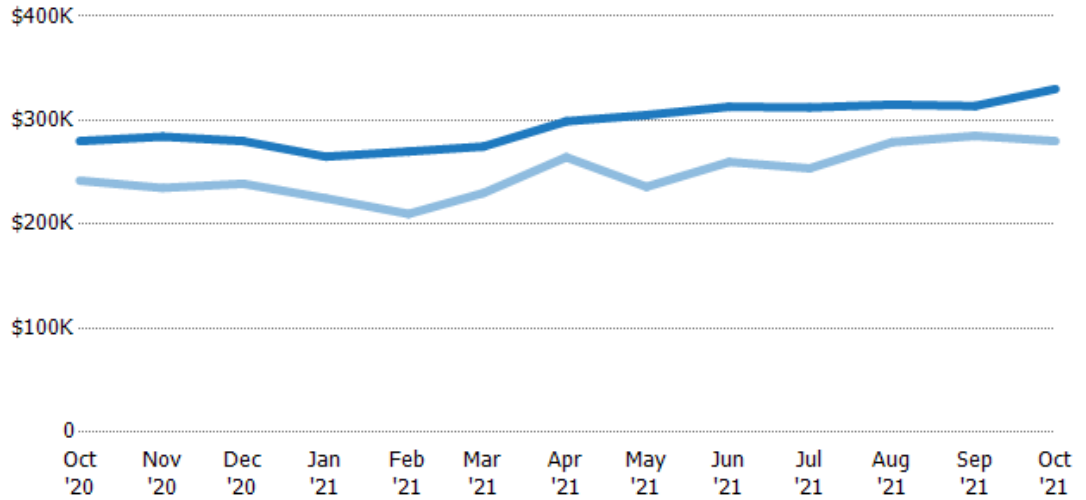
## Median Sales Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Oct '21	\$330K	17.9%
Oct '20	\$280K	15.7%
Oct '19	\$242K	-9.1%



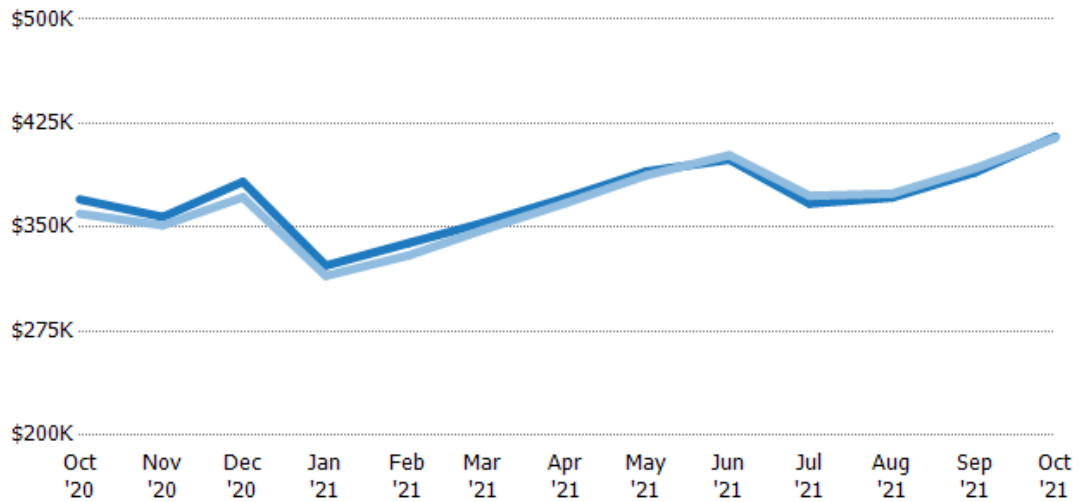
Current Year	\$280K	\$284K	\$280K	\$265K	\$270K	\$275K	\$299K	\$305K	\$313K	\$312K	\$315K	\$314K	\$330K
Prior Year	\$242K	\$235K	\$239K	\$225K	\$210K	\$230K	\$265K	\$236K	\$260K	\$254K	\$279K	\$285K	\$280K
Percent Change from Prior Year	16%	21%	17%	18%	29%	19%	13%	29%	20%	23%	13%	10%	18%

## 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

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



Avg List Price	\$370K	\$357K	\$383K	\$322K	\$339K	\$353K	\$371K	\$390K	\$399K	\$367K	\$371K	\$390K	\$415K
Avg Sales Price	\$360K	\$351K	\$372K	\$315K	\$330K	\$348K	\$368K	\$387K	\$402K	\$373K	\$374K	\$393K	\$414K
Avg Sales Price as a % of Avg List Price	97%	98%	97%	98%	97%	99%	99%	99%	101%	102%	101%	101%	100%

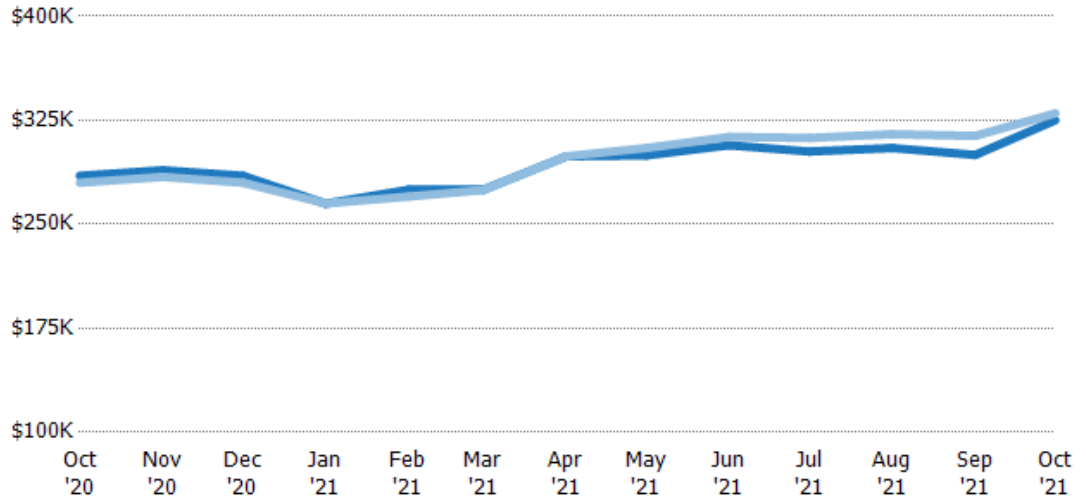
## Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

**Filters Used**

---

State: VT  
 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	\$285K	\$289K	\$285K	\$265K	\$275K	\$275K	\$299K	\$300K	\$307K	\$302K	\$305K	\$300K	\$325K
Median Sales Price	\$280K	\$284K	\$280K	\$265K	\$270K	\$275K	\$299K	\$305K	\$313K	\$312K	\$315K	\$314K	\$330K
Med Sales Price as a % of Med List Price	98%	98%	98%	100%	98%	100%	100%	102%	102%	103%	103%	105%	102%

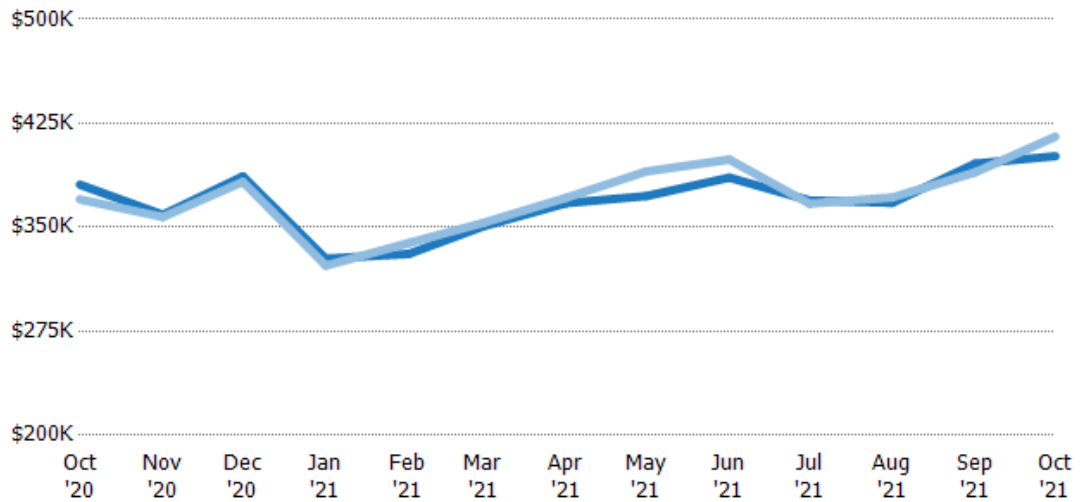
## Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

**Filters Used**

---

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



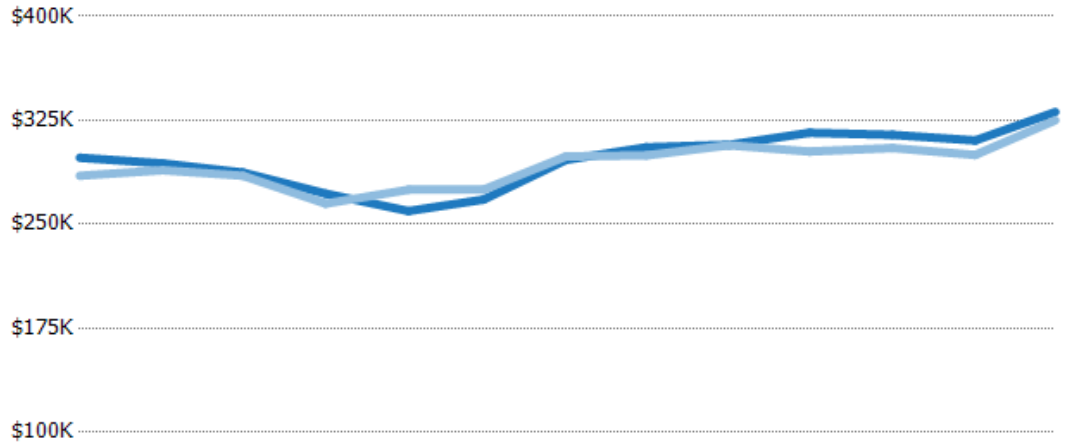
	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21
Avg Est Value	\$381K	\$359K	\$387K	\$327K	\$331K	\$351K	\$367K	\$373K	\$386K	\$369K	\$368K	\$396K	\$401K
Avg Sales Price	\$370K	\$357K	\$383K	\$322K	\$339K	\$353K	\$371K	\$390K	\$399K	\$367K	\$371K	\$390K	\$415K
Avg Sales Price as a % of Avg Est Value	97%	100%	99%	98%	102%	101%	101%	105%	103%	99%	101%	98%	104%

## 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

State: VT  
 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	\$298K	\$294K	\$287K	\$272K	\$260K	\$268K	\$297K	\$306K	\$307K	\$316K	\$315K	\$310K	\$331K
Median Sales Price	\$285K	\$289K	\$285K	\$265K	\$275K	\$275K	\$299K	\$300K	\$307K	\$302K	\$305K	\$300K	\$325K
Med Sales Price as a % of Med Est Value	96%	98%	99%	97%	106%	103%	101%	98%	100%	96%	97%	97%	98%

## Sales Activity by ZIP

Nov 2021

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05001	2	\$674,900	3	\$932,000	\$310,667	\$232,000	\$148	\$160	35
05031	1	\$485,000	1	\$380,000	\$380,000	\$380,000	\$154	\$154	327
05032			4	\$1,840,000	\$460,000	\$405,000	\$177	\$173	41
05033			4	\$828,000	\$207,000	\$221,500	\$117	\$120	21
05034			1	\$435,000	\$435,000	\$435,000	\$245	\$245	98
05035			1	\$770,000	\$770,000	\$770,000	\$224	\$224	112
05037			5	\$2,207,000	\$441,400	\$225,000	\$418	\$140	7
05038	2	\$398,000	2	\$495,000	\$247,500	\$247,500	\$144	\$144	48
05039			1	\$330,000	\$330,000	\$330,000	\$176	\$176	16
05040			1	\$139,000	\$139,000	\$139,000	\$111	\$111	168
05045	1	\$299,000	2	\$869,000	\$434,500	\$434,500	\$167	\$167	42
05046			2	\$281,500	\$140,750	\$140,750	\$73	\$73	402
05048			1	\$282,500	\$282,500	\$282,500	\$173	\$173	16
05051	1	\$449,000	5	\$1,440,000	\$288,000	\$220,000	\$192	\$137	33
05053			1	\$2,350,000	\$2,350,000	\$2,350,000	\$544	\$544	22
05055			3	\$2,000,000	\$666,667	\$565,000	\$300	\$301	8
05056	1	\$795,000	2	\$355,000	\$177,500	\$177,500	\$153	\$153	113
05059	2	\$521,000	13	\$5,073,000	\$390,231	\$360,000	\$178	\$180	4
05060			3	\$615,000	\$205,000	\$210,000	\$129	\$137	61
05061	2	\$719,000	1	\$420,000	\$420,000	\$420,000	\$187	\$187	53
05067			2	\$1,669,000	\$834,500	\$834,500	\$578	\$578	7
05070	1	\$259,000	1	\$472,000	\$472,000	\$472,000	\$216	\$216	1
05071			1	\$1,400,000	\$1,400,000	\$1,400,000	\$399	\$399	31
05075			3	\$818,000	\$272,667	\$300,000	\$187	\$179	18
05077			1	\$224,000	\$224,000	\$224,000	\$71	\$71	295
05081			1	\$155,000	\$155,000	\$155,000	\$81	\$81	9
05084			2	\$484,000	\$242,000	\$242,000	\$226	\$226	75
05089			5	\$2,652,000	\$530,400	\$260,000	\$243	\$169	55
05091	1	\$725,000	8	\$3,811,100	\$476,388	\$462,500	\$300	\$281	40
05101			3	\$677,500	\$225,833	\$180,000	\$114	\$96	33
05142			2	\$805,000	\$402,500	\$402,500	\$154	\$154	29
05143			7	\$1,810,860	\$258,694	\$253,000	\$165	\$155	9
05148			8	\$3,380,575	\$422,572	\$343,000	\$196	\$187	53
05149	4	\$1,376,000	2	\$549,500	\$274,750	\$274,750	\$292	\$292	6
05150			1	\$135,000	\$135,000	\$135,000	\$132	\$132	221
05151			1	\$310,000	\$310,000	\$310,000	\$128	\$128	73
05152	1	\$1,495,000	2	\$743,500	\$371,750	\$371,750	\$206	\$206	51
05155	1	\$335,000	5	\$4,047,500	\$809,500	\$575,000	\$244	\$221	11

Continues on next page →



## Sales Activity by ZIP

Nov 2021

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05156	2	\$430,000	4	\$796,000	\$199,000	\$235,500	\$111	\$113	21
05158	1	\$579,000	1	\$172,000	\$172,000	\$172,000	\$269	\$269	69
05161	1	\$271,000	4	\$2,700,124	\$675,031	\$675,000	\$267	\$222	16
05201	4	\$1,363,900	18	\$4,451,000	\$247,278	\$220,000	\$311	\$124	29
05250			6	\$2,248,000	\$374,667	\$307,500	\$169	\$148	22
05251	1	\$1,495,000	1	\$600,000	\$600,000	\$600,000	\$346	\$346	198
05253			2	\$297,500	\$148,750	\$148,750	\$127	\$127	4
05254	1	\$579,000	1	\$1,150,000	\$1,150,000	\$1,150,000	\$229	\$229	13
05255			7	\$2,733,500	\$390,500	\$362,000	\$228	\$240	5
05257			1	\$235,000	\$235,000	\$235,000	\$136	\$136	47
05261			2	\$433,000	\$216,500	\$216,500	\$187	\$187	11
05262	1	\$475,000	1	\$225,000	\$225,000	\$225,000	\$183	\$183	89
05301	4	\$1,182,900	11	\$3,153,000	\$286,636	\$235,000	\$173	\$152	21
05340	3	\$2,519,000	14	\$11,147,000	\$796,214	\$580,000	\$239	\$216	6
05341			1	\$1,800,000	\$1,800,000	\$1,800,000	\$551	\$551	189
05343			1	\$680,000	\$680,000	\$680,000	\$213	\$213	8
05344			1	\$712,500	\$712,500	\$712,500	\$123	\$123	88
05345	1	\$375,000	3	\$1,038,000	\$346,000	\$318,000	\$195	\$209	64
05346			4	\$1,340,500	\$335,125	\$316,750	\$231	\$195	15
05350			3	\$440,500	\$146,833	\$152,500	\$126	\$116	78
05352			1	\$450,000	\$450,000	\$450,000	\$157	\$157	129
05353			1	\$262,500	\$262,500	\$262,500	\$136	\$136	5
05354			1	\$162,500	\$162,500	\$162,500	\$99	\$99	126
05355			3	\$351,000	\$117,000	\$116,000	\$86	\$94	13
05356	3	\$1,225,900	22	\$8,787,585	\$399,436	\$375,000	\$168	\$187	11
05359			3	\$841,000	\$280,333	\$230,000	\$187	\$188	5
05360	2	\$684,000	6	\$2,809,000	\$468,167	\$475,000	\$280	\$233	5
05361			4	\$1,739,700	\$434,925	\$354,850	\$185	\$177	43
05363	3	\$783,800	12	\$5,248,277	\$437,356	\$362,000	\$178	\$194	21
05401	5	\$2,374,000	16	\$9,377,000	\$586,063	\$526,250	\$340	\$314	5
05403	2	\$654,500	24	\$10,675,993	\$444,833	\$360,750	\$235	\$232	11
05404	3	\$1,134,000	3	\$822,500	\$274,167	\$300,000	\$193	\$197	17
05408	1	\$399,900	8	\$3,054,900	\$381,863	\$325,000	\$254	\$237	5
05440			1	\$165,000	\$165,000	\$165,000	\$172	\$172	10
05441			2	\$646,000	\$323,000	\$323,000	\$220	\$220	5
05443	1	\$385,000	4	\$1,267,500	\$316,875	\$293,750	\$196	\$194	21
05444			1	\$230,000	\$230,000	\$230,000	\$159	\$159	91

Continues on next page →

## Sales Activity by ZIP

Nov 2021

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05445			2	\$986,000	\$493,000	\$493,000	\$228	\$228	25
05446	3	\$2,248,000	15	\$6,676,500	\$445,100	\$413,000	\$231	\$236	5
05448			1	\$459,000	\$459,000	\$459,000	\$340	\$340	7
05450	1	\$209,000	4	\$754,000	\$188,500	\$217,500	\$117	\$125	26
05452	3	\$851,800	22	\$8,841,300	\$401,877	\$434,000	\$212	\$207	6
05454			9	\$3,109,800	\$345,533	\$315,000	\$200	\$193	15
05457			2	\$588,000	\$294,000	\$294,000	\$205	\$205	100
05458	1	\$379,000	3	\$1,139,000	\$379,667	\$284,000	\$231	\$247	6
05459			1	\$330,000	\$330,000	\$330,000	\$191	\$191	5
05461	1	\$740,000	5	\$2,198,000	\$439,600	\$405,000	\$192	\$195	19
05462			2	\$1,100,000	\$550,000	\$550,000	\$239	\$239	45
05464			3	\$854,900	\$284,967	\$280,000	\$236	\$194	24
05465			11	\$6,420,500	\$583,682	\$632,500	\$226	\$209	6
05468	1	\$359,900	9	\$4,129,000	\$458,778	\$350,000	\$205	\$182	7
05470			1	\$345,000	\$345,000	\$345,000	\$130	\$130	329
05471	1	\$275,000	3	\$517,830	\$172,610	\$154,230	\$152	\$170	7
05472			4	\$1,655,000	\$413,750	\$392,500	\$172	\$161	6
05474			3	\$1,070,000	\$356,667	\$420,000	\$186	\$172	9
05476			1	\$80,000	\$80,000	\$80,000	\$307	\$307	14
05477			2	\$1,088,000	\$544,000	\$544,000	\$204	\$204	4
05478	2	\$552,000	22	\$7,705,400	\$350,245	\$320,000	\$172	\$170	17
05481			1	\$380,000	\$380,000	\$380,000	\$165	\$165	61
05482	2	\$794,900	6	\$4,352,250	\$725,375	\$571,500	\$288	\$245	10
05483			2	\$534,900	\$267,450	\$267,450	\$121	\$121	12
05486			1	\$280,000	\$280,000	\$280,000	\$353	\$353	20
05488	2	\$554,900	8	\$2,405,000	\$300,625	\$264,750	\$184	\$175	15
05489	1	\$435,000	5	\$2,867,600	\$573,520	\$575,000	\$190	\$199	11
05491	2	\$724,000	7	\$2,727,900	\$389,700	\$360,000	\$213	\$239	7
05492			1	\$430,000	\$430,000	\$430,000	\$253	\$253	67
05495	1	\$509,900	14	\$7,583,061	\$541,647	\$498,000	\$246	\$258	6
05602			10	\$3,173,000	\$317,300	\$327,000	\$174	\$187	6
05641	5	\$1,528,900	13	\$2,982,699	\$229,438	\$225,000	\$131	\$127	5
05647			3	\$1,149,000	\$383,000	\$385,000	\$201	\$228	30
05648			1	\$587,000	\$587,000	\$587,000	\$257	\$257	9
05649			1	\$175,000	\$175,000	\$175,000	\$159	\$159	0
05651			1	\$529,900	\$529,900	\$529,900	\$235	\$235	8
05653			1	\$243,750	\$243,750	\$243,750	\$184	\$184	11

Continues on next page →

## Sales Activity by ZIP

Nov 2021

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05655			2	\$810,000	\$405,000	\$405,000	\$201	\$201	34
05656			2	\$825,000	\$412,500	\$412,500	\$238	\$238	8
05658			2	\$375,000	\$187,500	\$187,500	\$134	\$134	28
05660			2	\$1,012,000	\$506,000	\$506,000	\$207	\$207	3
05661	1	\$519,000	10	\$6,872,715	\$687,272	\$539,500	\$305	\$259	11
05663			3	\$573,000	\$191,000	\$259,000	\$111	\$145	5
05667			3	\$1,020,100	\$340,033	\$315,000	\$182	\$188	6
05669			1	\$185,500	\$185,500	\$185,500	\$120	\$120	24
05672	3	\$4,045,000	16	\$14,277,580	\$892,349	\$727,500	\$388	\$382	41
05673			2	\$861,500	\$430,750	\$430,750	\$324	\$324	6
05674	1	\$975,000	11	\$5,427,600	\$493,418	\$362,500	\$312	\$348	6
05675			1	\$275,000	\$275,000	\$275,000	\$164	\$164	43
05676	1	\$309,000	7	\$2,982,000	\$426,000	\$255,000	\$237	\$221	7
05677	1	\$2,495,000	3	\$2,015,000	\$671,667	\$705,000	\$273	\$242	37
05680			1	\$460,000	\$460,000	\$460,000	\$151	\$151	33
05681			1	\$625,000	\$625,000	\$625,000	\$443	\$443	13
05682			1	\$185,000	\$185,000	\$185,000	\$330	\$330	18
05701	1	\$194,000	19	\$5,902,900	\$310,679	\$240,000	\$144	\$140	9
05733	2	\$779,000	4	\$765,000	\$191,250	\$187,500	\$139	\$146	55
05735	1	\$775,000	1	\$420,000	\$420,000	\$420,000	\$386	\$386	66
05738			1	\$707,500	\$707,500	\$707,500	\$195	\$195	28
05739			1	\$295,000	\$295,000	\$295,000	\$139	\$139	14
05742			1	\$495,000	\$495,000	\$495,000	\$123	\$123	78
05743			2	\$748,500	\$374,250	\$374,250	\$142	\$142	43
05748			1	\$170,000	\$170,000	\$170,000	\$164	\$164	157
05751	2	\$1,674,900	17	\$8,543,501	\$502,559	\$308,000	\$266	\$278	65
05753	1	\$495,000	9	\$5,006,000	\$556,222	\$509,000	\$230	\$199	18
05757			1	\$477,000	\$477,000	\$477,000	\$150	\$150	55
05758	1	\$679,000	3	\$985,500	\$328,500	\$379,500	\$164	\$167	64
05759	1	\$149,500	2	\$587,000	\$293,500	\$293,500	\$79	\$79	35
05760			3	\$689,000	\$229,667	\$215,000	\$132	\$115	17
05762			1	\$579,000	\$579,000	\$579,000	\$243	\$243	17
05763			3	\$817,000	\$272,333	\$225,000	\$192	\$178	10
05764			2	\$455,900	\$227,950	\$227,950	\$105	\$105	7
05765	1	\$130,000	4	\$1,204,000	\$301,000	\$280,000	\$111	\$114	14
05766			1	\$325,000	\$325,000	\$325,000	\$238	\$238	7
05767			4	\$1,981,000	\$495,250	\$386,500	\$250	\$267	57

Continues on next page →

## Sales Activity by ZIP

Nov 2021

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05769			2	\$1,319,000	\$659,500	\$659,500	\$256	\$256	19
05770			2	\$534,000	\$267,000	\$267,000	\$133	\$133	66
05772	1	\$44,000	1	\$450,000	\$450,000	\$450,000	\$319	\$319	9
05773	2	\$570,000	4	\$1,870,000	\$467,500	\$500,000	\$234	\$224	14
05774			2	\$878,600	\$439,300	\$439,300	\$266	\$266	7
05777			3	\$935,900	\$311,967	\$317,000	\$161	\$150	67
05778			1	\$481,000	\$481,000	\$481,000	\$153	\$153	6
05819			9	\$1,883,500	\$209,278	\$220,000	\$104	\$126	7
05821			3	\$1,050,000	\$350,000	\$375,000	\$141	\$133	9
05822			4	\$704,300	\$176,075	\$157,500	\$96	\$98	54
05823			1	\$145,000	\$145,000	\$145,000	\$78	\$78	63
05824			1	\$89,000	\$89,000	\$89,000	\$178	\$178	3
05825			2	\$429,000	\$214,500	\$214,500	\$106	\$106	6
05826	1	\$450,000	2	\$1,055,000	\$527,500	\$527,500	\$274	\$274	7
05827			1	\$495,000	\$495,000	\$495,000	\$122	\$122	10
05829	1	\$229,000	7	\$2,203,000	\$314,714	\$300,000	\$137	\$126	8
05830			1	\$220,000	\$220,000	\$220,000	\$125	\$125	193
05832			3	\$965,000	\$321,667	\$357,500	\$221	\$237	78
05833			1	\$225,000	\$225,000	\$225,000	\$99	\$99	46
05836	1	\$200,000	1	\$250,000	\$250,000	\$250,000	\$118	\$118	175
05839	1	\$349,500	3	\$530,000	\$176,667	\$170,000	\$118	\$115	63
05843			4	\$876,000	\$219,000	\$228,000	\$111	\$117	51
05845	1	\$899,000	3	\$621,000	\$207,000	\$200,000	\$116	\$86	14
05846	1	\$294,900	1	\$35,000	\$35,000	\$35,000	\$22	\$22	225
05847			2	\$294,500	\$147,250	\$147,250	\$80	\$80	289
05849			1	\$259,900	\$259,900	\$259,900	\$173	\$173	3
05851	1	\$210,000	3	\$519,000	\$173,000	\$130,000	\$186	\$192	148
05853			2	\$1,330,000	\$665,000	\$665,000	\$297	\$297	11
05855			8	\$1,424,000	\$178,000	\$157,000	\$111	\$106	35
05857	1	\$117,500	2	\$315,000	\$157,500	\$157,500	\$68	\$68	32
05858	1	\$225,000	1	\$470,000	\$470,000	\$470,000	\$185	\$185	28
05859	1	\$569,900	9	\$2,248,700	\$249,856	\$275,000	\$234	\$167	20
05860			4	\$2,437,900	\$609,475	\$316,450	\$216	\$189	34
05861			1	\$165,000	\$165,000	\$165,000	\$264	\$264	16
05868			2	\$275,000	\$137,500	\$137,500	\$88	\$88	105
05871	1	\$249,000	3	\$569,500	\$189,833	\$129,500	\$127	\$140	39
05872	2	\$545,000	2	\$505,000	\$252,500	\$252,500	\$161	\$161	190

Continues on next page →

## Sales Activity by ZIP

Nov 2021

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05873	1	\$250,000	1	\$190,000	\$190,000	\$190,000	\$132	\$132	2
05874			3	\$778,000	\$259,333	\$340,000	\$238	\$170	14
05901	1	\$249,900	3	\$499,900	\$166,633	\$75,000	\$167	\$170	10
05902			1	\$99,000	\$99,000	\$99,000	\$67	\$67	131
05905			2	\$705,000	\$352,500	\$352,500	\$301	\$301	92
05907			1	\$410,000	\$410,000	\$410,000	\$113	\$113	295

## Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

### Report Details

**Report Name:** Vermont October Indicators Report

**Run Date:** 12/17/2021

**Scheduled:** No

**Report Date Range:** From 10/2020 To: 10/2021

### Information Included

- Include Cover Sheet
- Include Key Metric Summary \*
- Include Metrics By
- Averages
- Medians
- Include Appendix

\* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

### MLS Filter

**MLS:** All

### Listing Filters

**Property Types:** Condo/Townhouse/Apt. Single Family

**Sales Types:** All

**Price Range:** None

### Location Filters

**State:** Vermont

**County:** All

**ZIP Code:** All

### Listing Activity Charts

- New Listings
- Active Listings
- Avg/Med Listing Price
- Avg/Med Listing Price per Sq Ft
- Avg/Med Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

### Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Avg/Med Sales Price
- Avg/Med Sales Price per Sq Ft
- Avg/Med Sales Price vs Listing Price
- Avg/Med Sales Price vs Est Value

### Distressed Charts

- Distressed Listings
- Distressed Sales

### Data Tables Using 11/2021 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area