

Summary of Key Listing and Sales Metrics

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

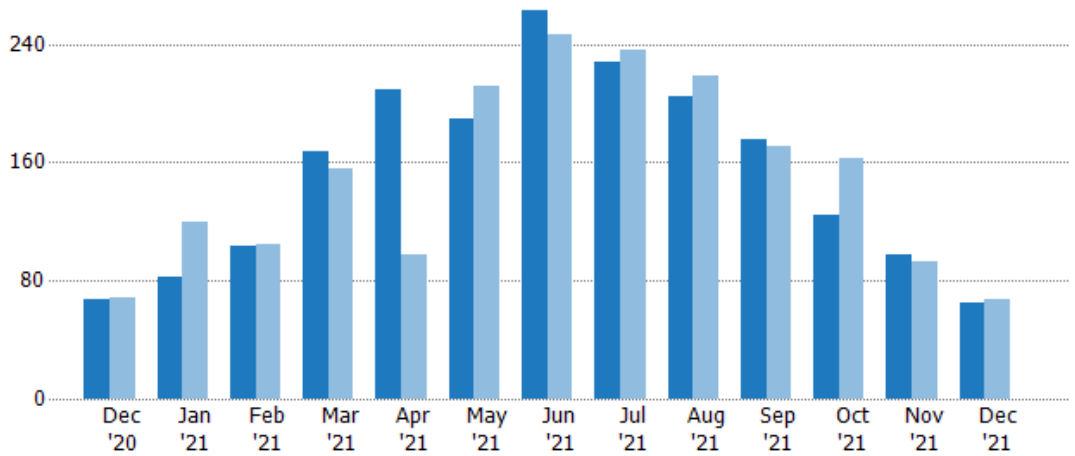
Key Metrics	Dec 2021	Dec 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	65	67	-3%	1,907	1,885	+1.2%
New Listing Volume	\$40,982,010	\$26,184,670	+56.5%	\$901,132,291	\$790,967,364	+13.9%
Active Listing Count	172	221	-22.2%	N/A	N/A	
Active Listing Volume	\$106,390,185	\$118,632,612	-10.3%	N/A	N/A	
Average Listing Price	\$618,548	\$536,799	+15.2%	\$563,796	\$518,339	+8.8%
Median Listing Price	\$515,295	\$445,495	+15.7%	\$480,656	\$423,970	+13.4%
Median Days in RPR	113	125	-9.6%	80.74	93.45	-13.6%
Months of Inventory	1.2	1.6	-26.4%	1.4	2.4	-40.2%
Absorption Rate	84.88%	62.44%	+22.4%	70.34%	42.08%	+28.3%
Sales Activity Charts Metrics						
New Pending Sales Count	48	88	-45.5%	1,858	2,006	-7.4%
New Pending Sales Volume	\$20,361,935	\$39,369,375	-48.3%	\$835,929,583	\$801,824,304	+4.3%
Pending Sales Count	88	168	-47.6%	N/A	N/A	
Pending Sales Volume	\$40,745,049	\$71,646,848	-43.1%	N/A	N/A	
Closed Sales Count	145	155	-6.5%	1,810	1,755	+3.1%
Closed Sales Volume	\$71,333,546	\$64,544,820	+10.5%	\$827,016,292	\$696,512,461	+18.7%
Average Sales Price	\$491,955	\$416,418	+18.1%	\$456,915	\$396,873	+15.1%
Median Sales Price	\$409,900	\$370,000	+10.8%	\$396,954	\$350,641	+13.2%

New Listings

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

Filters Used

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



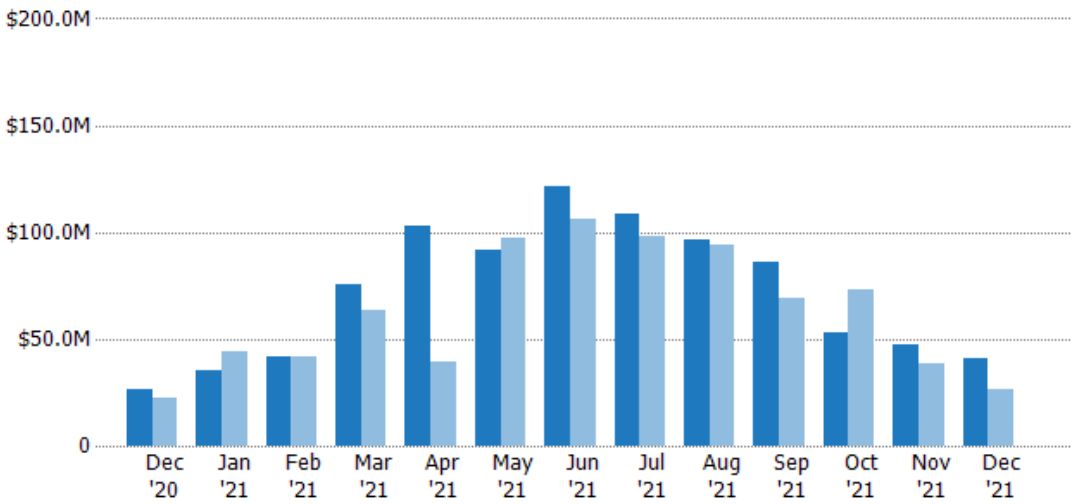
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	67	82	103	167	209	189	263	228	205	175	124	97	65
Prior Year	68	120	105	156	98	211	246	236	219	171	163	93	67
Percent Change from Prior Year	-1%	-32%	-2%	7%	113%	-10%	7%	-3%	-6%	2%	-24%	4%	-3%

New Listing Volume

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

Filters Used

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



	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	\$26.2M	\$34.9M	\$42.1M	\$75.8M	\$103M	\$91.6M	\$121M	\$108M	\$96.4M	\$86.2M	\$53.3M	\$47.4M	\$41M
Prior Year	\$22.8M	\$43.8M	\$41.9M	\$63.3M	\$39.1M	\$97.1M	\$106M	\$98.1M	\$94.3M	\$69.1M	\$73.2M	\$38.8M	\$26.2M
Percent Change from Prior Year	15%	-20%	0%	20%	163%	-6%	14%	11%	2%	25%	-27%	22%	57%

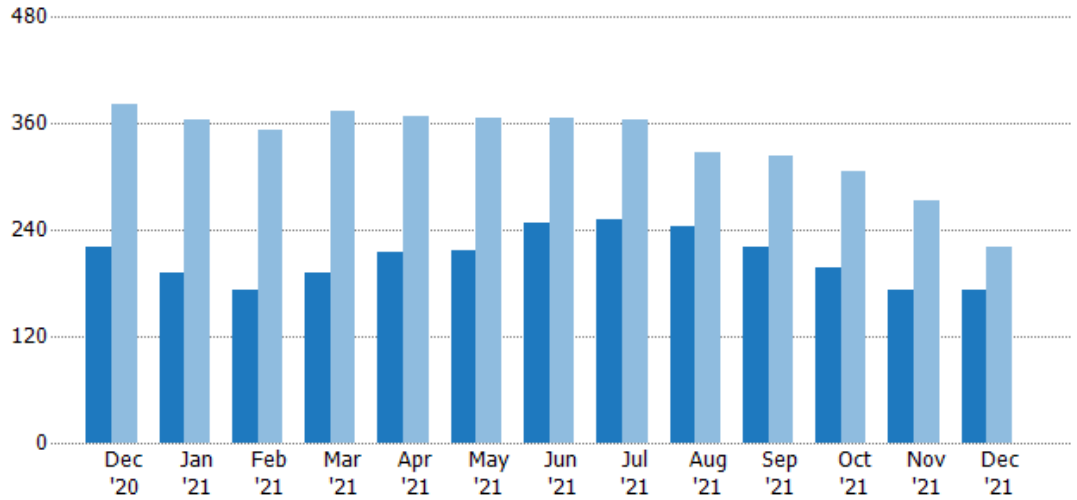
Active Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Dec '21	172	-22.2%
Dec '20	221	-42.1%
Dec '19	382	8.6%



Current Year	221	192	173	191	215	216	248	252	244	221	198	173	172
Prior Year	382	364	352	374	369	367	366	365	327	323	307	274	221
Percent Change from Prior Year	-42%	-47%	-51%	-49%	-42%	-41%	-32%	-31%	-25%	-32%	-36%	-37%	-22%

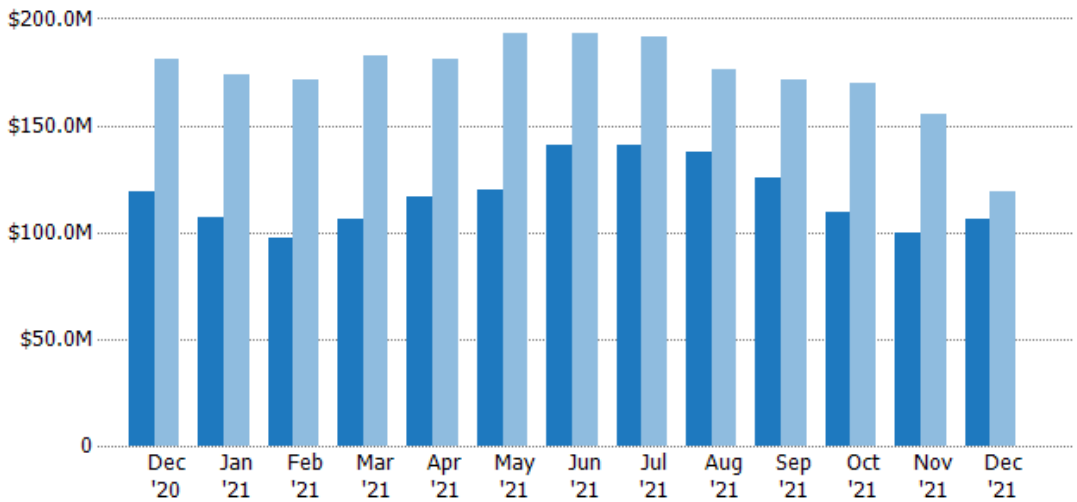
Active Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Dec '21	\$106M	-10.3%
Dec '20	\$119M	-34.5%
Dec '19	\$181M	1.1%



Current Year	\$119M	\$107M	\$97M	\$106M	\$117M	\$120M	\$141M	\$140M	\$137M	\$125M	\$110M	\$99.4M	\$106M
Prior Year	\$181M	\$174M	\$171M	\$183M	\$181M	\$193M	\$193M	\$191M	\$176M	\$172M	\$170M	\$155M	\$119M
Percent Change from Prior Year	-35%	-38%	-43%	-42%	-36%	-38%	-27%	-27%	-22%	-27%	-35%	-36%	-10%

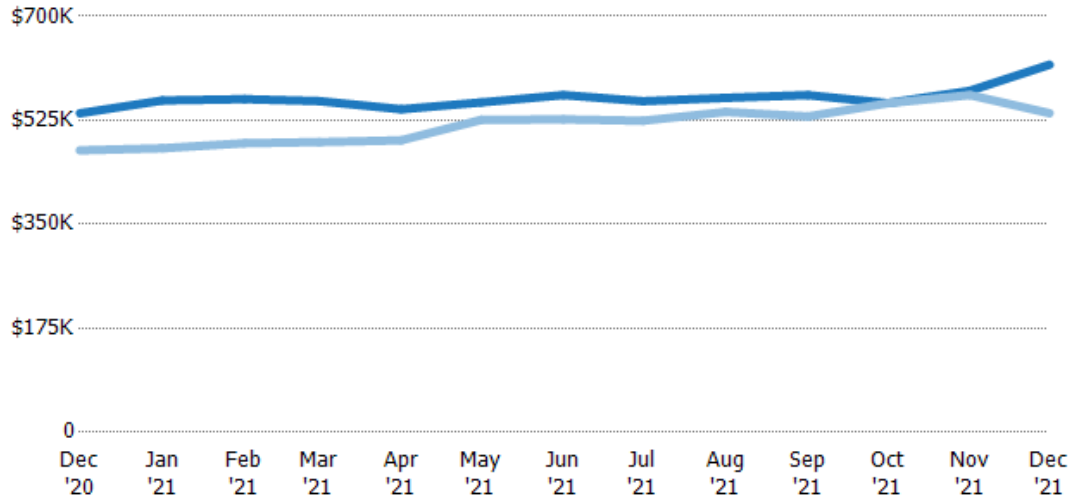
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Dec '21	\$619K	15.2%
Dec '20	\$537K	13.2%
Dec '19	\$474K	-6.9%



Current Year	\$537K	\$558K	\$561K	\$557K	\$544K	\$555K	\$567K	\$557K	\$563K	\$567K	\$554K	\$575K	\$619K
Prior Year	\$474K	\$478K	\$486K	\$488K	\$491K	\$526K	\$527K	\$524K	\$539K	\$531K	\$554K	\$567K	\$537K
Percent Change from Prior Year	13%	17%	15%	14%	11%	6%	8%	6%	4%	7%	0%	1%	15%

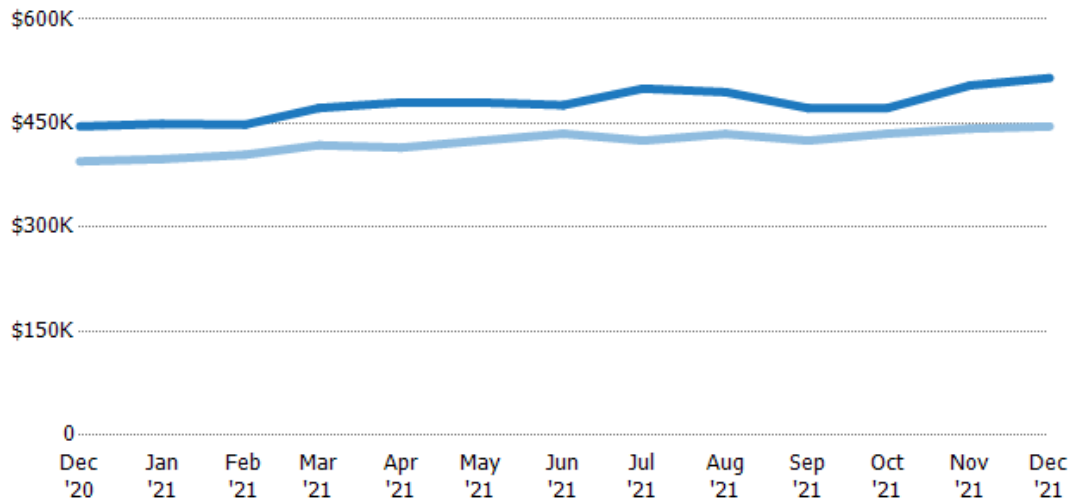
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Dec '21	\$515K	15.7%
Dec '20	\$445K	12.8%
Dec '19	\$395K	-5.1%



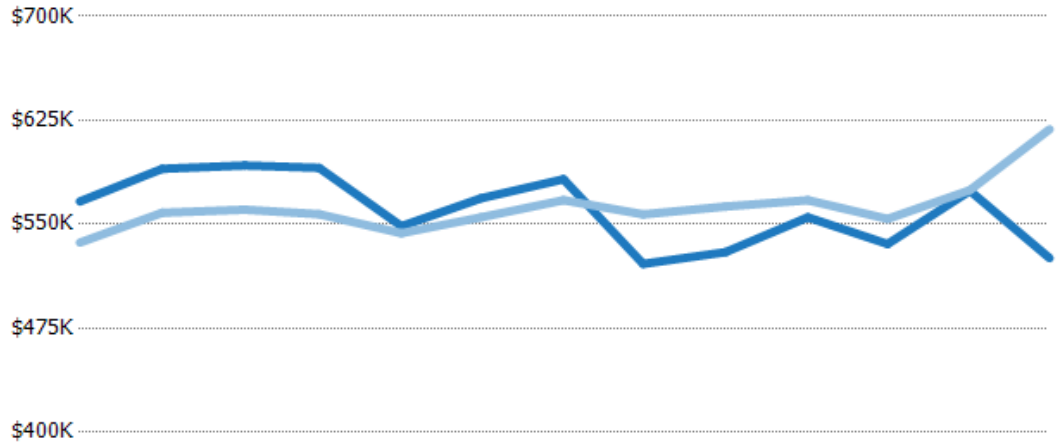
Current Year	\$445K	\$449K	\$448K	\$472K	\$480K	\$480K	\$476K	\$500K	\$495K	\$472K	\$472K	\$505K	\$515K
Prior Year	\$395K	\$398K	\$405K	\$418K	\$415K	\$425K	\$435K	\$425K	\$435K	\$425K	\$435K	\$442K	\$445K
Percent Change from Prior Year	13%	13%	11%	13%	16%	13%	9%	18%	14%	11%	9%	14%	16%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



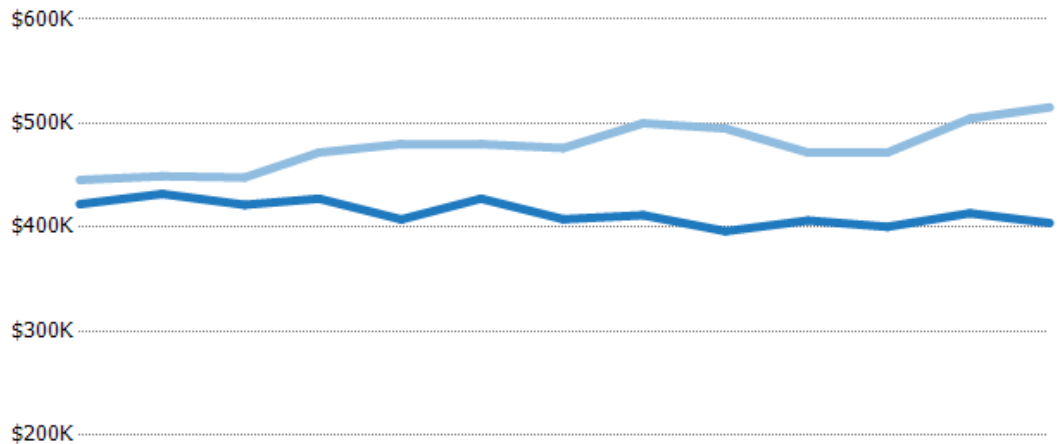
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Avg Est Value	\$566K	\$590K	\$592K	\$591K	\$549K	\$569K	\$583K	\$521K	\$530K	\$555K	\$536K	\$574K	\$526K
Avg Listing Price	\$537K	\$558K	\$561K	\$557K	\$544K	\$555K	\$567K	\$557K	\$563K	\$567K	\$554K	\$575K	\$619K
Avg Listing Price as a % of Avg Est Value	95%	95%	95%	94%	99%	98%	97%	107%	106%	102%	103%	100%	118%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



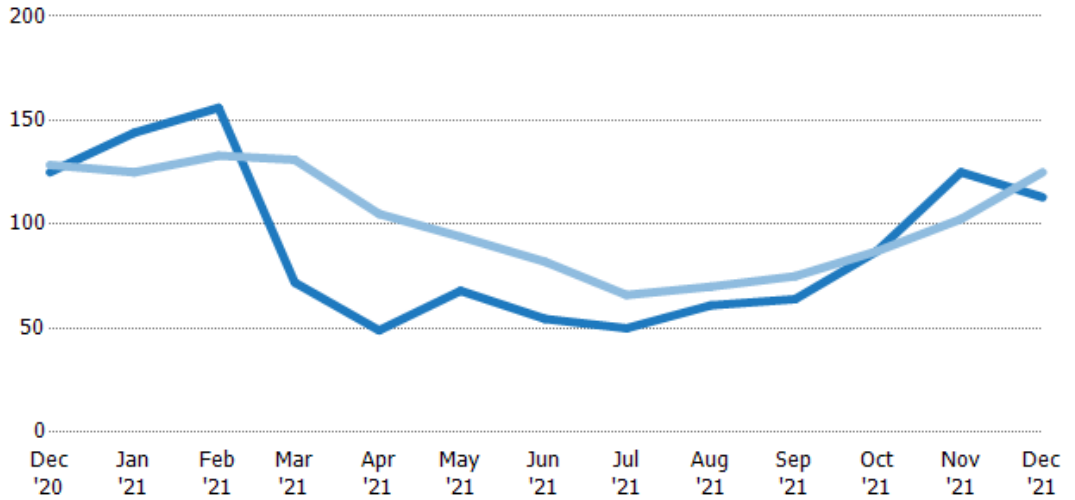
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Median Est Value	\$422K	\$432K	\$422K	\$427K	\$408K	\$428K	\$408K	\$412K	\$396K	\$406K	\$400K	\$413K	\$404K
Median Listing Price	\$445K	\$449K	\$448K	\$472K	\$480K	\$480K	\$476K	\$500K	\$495K	\$472K	\$472K	\$505K	\$515K
Med Listing Price as a % of Med Est Value	106%	104%	106%	110%	118%	112%	117%	121%	125%	116%	118%	122%	128%

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
 County: Chittenden County, Vermont
 Property Type: Condo/Townhouse/Apt., Single Family



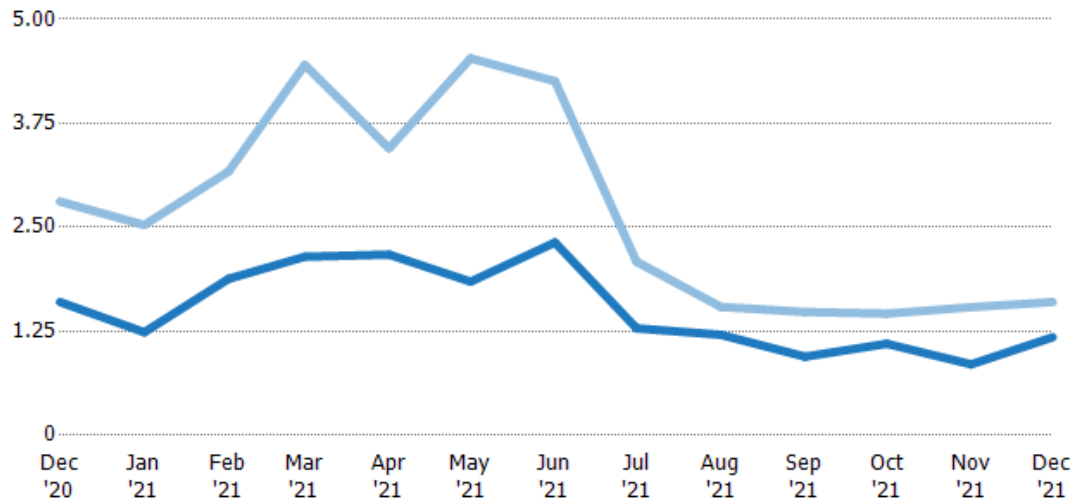
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	125	144	156	72	49	68	54.5	50	61	64	87	125	113
Prior Year	129	125	133	131	105	94	82	66	70	75	87	103	125
Percent Change from Prior Year	-3%	15%	17%	-45%	-53%	-28%	-34%	-24%	-13%	-15%	0%	22%	-10%

Months of Inventory

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

Filters Used

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



	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	1.6	1.24	1.88	2.15	2.17	1.85	2.32	1.29	1.21	0	1.1	0	1.18
Prior Year	2.81	2.53	3.17	4.45	3.45	4.53	4.26	2.09	1.54	1.48	1.46	1.54	1.6
Percent Change from Prior Year	-43%	-51%	-41%	-52%	-37%	-59%	-46%	-38%	-22%	-36%	-25%	-45%	-26%

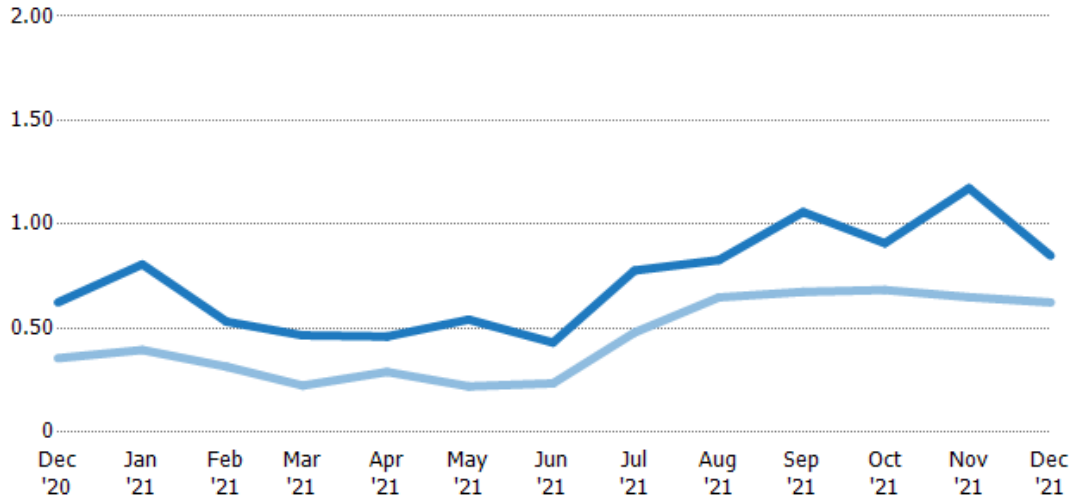
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/Year	Rate	Chg.
Dec '21	85%	-22.4%
Dec '20	62%	-26.8%
Dec '19	36%	-8.6%



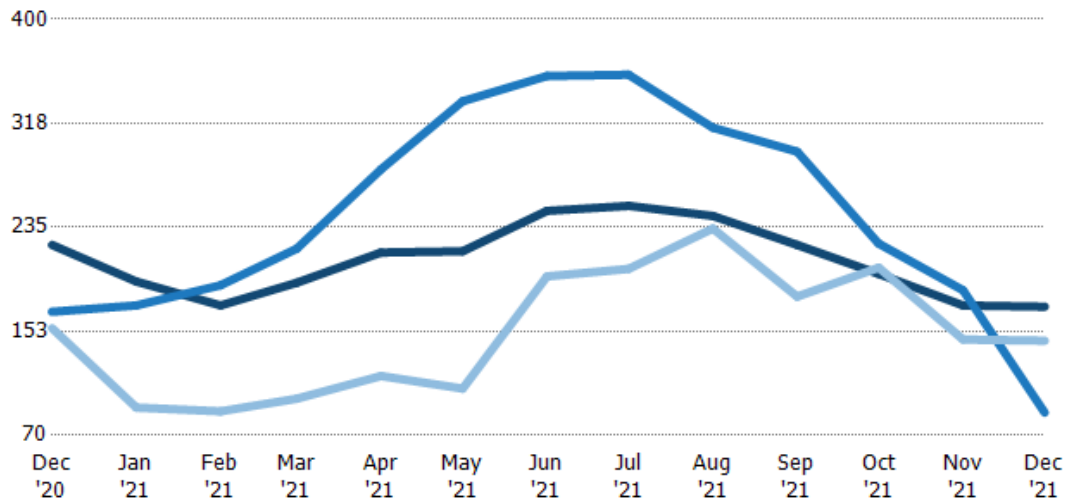
Current Year	62%	81%	53%	47%	46%	54%	43%	78%	83%	106%	91%	117%	85%
Prior Year	36%	40%	32%	22%	29%	22%	23%	48%	65%	67%	68%	65%	62%
Change from Prior Year	-27%	-41%	-22%	-24%	-17%	-32%	-20%	-30%	-18%	-38%	-23%	-52%	-22%

Active/Pending/Sold Units

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

Filters Used

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



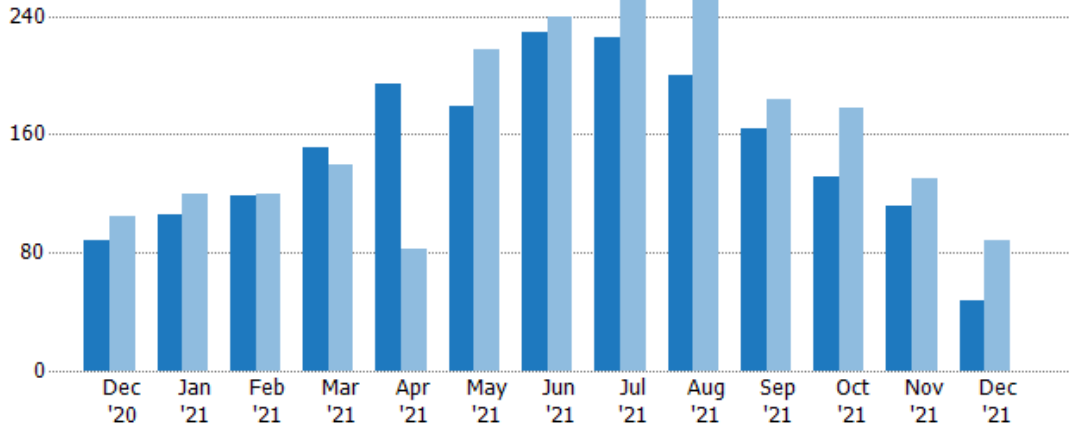
Active	221	192	173	191	215	216	248	252	244	221	198	173	172
Pending	168	173	189	218	281	335	355	356	314	295	222	185	88
Sold	155	92	89	99	117	107	196	202	234	180	203	146	145

New Pending Sales

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

Filters Used

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



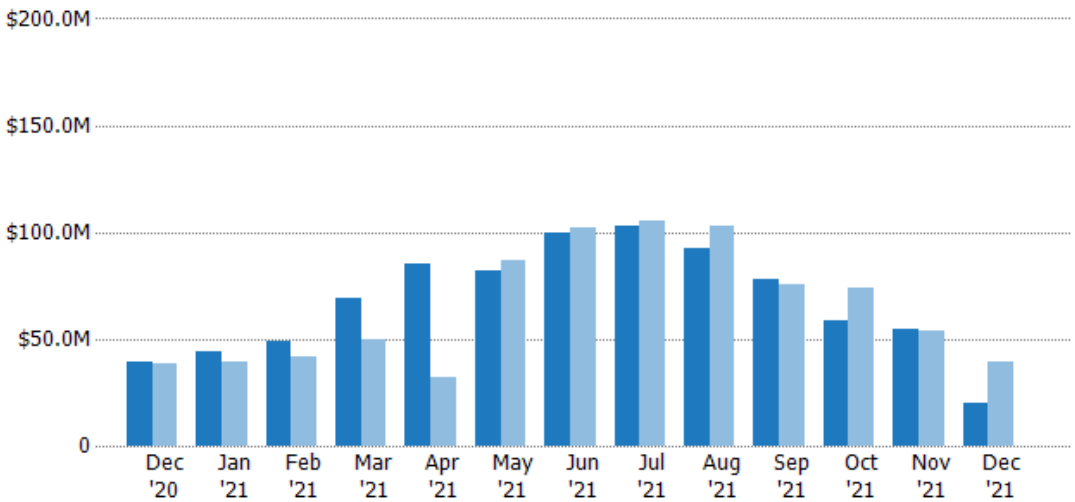
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	88	106	119	151	194	179	229	226	200	164	131	111	48
Prior Year	104	120	120	140	83	217	240	251	255	184	178	130	88
Percent Change from Prior Year	-15%	-12%	-1%	8%	134%	-18%	-5%	-10%	-22%	-11%	-26%	-15%	-45%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



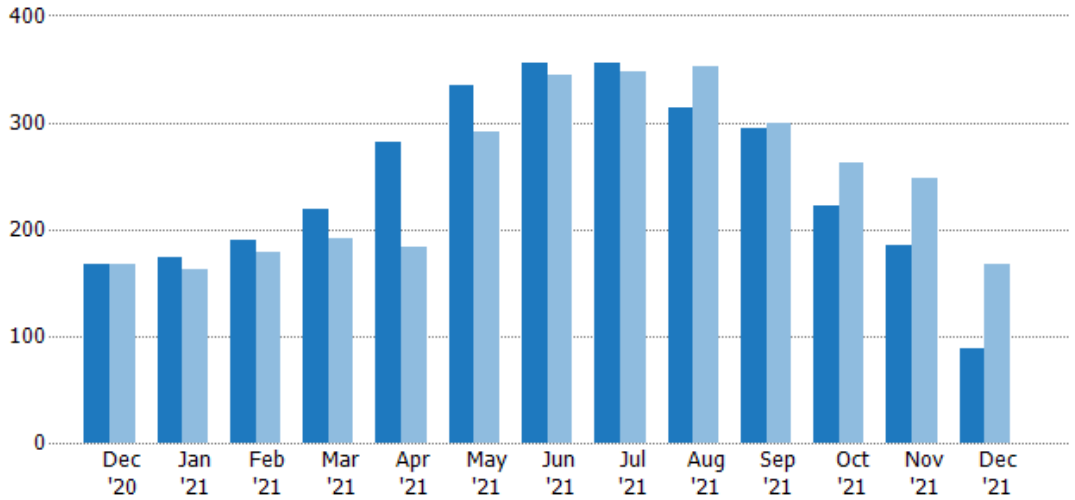
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	\$39.4M	\$44.3M	\$48.8M	\$69.2M	\$85.5M	\$81.8M	\$99.4M	\$103M	\$92.7M	\$77.9M	\$59M	\$54.2M	\$20.4M
Prior Year	\$38.4M	\$39.3M	\$41.7M	\$49.9M	\$32M	\$86.5M	\$102M	\$105M	\$103M	\$75.7M	\$74M	\$53.9M	\$39.4M
Percent Change from Prior Year	3%	13%	17%	39%	167%	-5%	-2%	-2%	-10%	3%	-20%	1%	-48%

Pending Sales

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

Filters Used

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



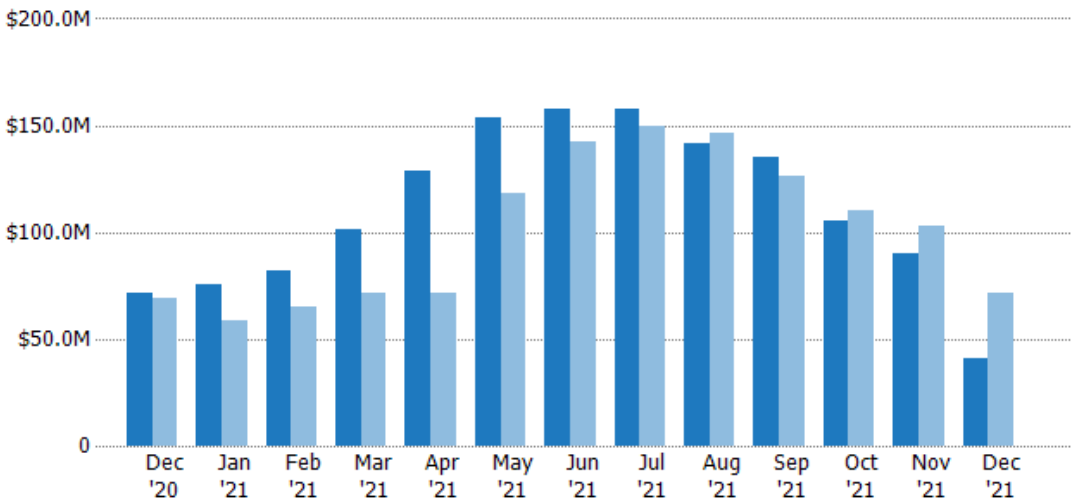
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	168	173	189	218	281	335	355	356	314	295	222	185	88
Prior Year	168	163	178	191	184	291	344	347	352	299	262	248	168
Percent Change from Prior Year	0%	6%	6%	14%	53%	15%	3%	3%	-11%	-1%	-15%	-25%	-48%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



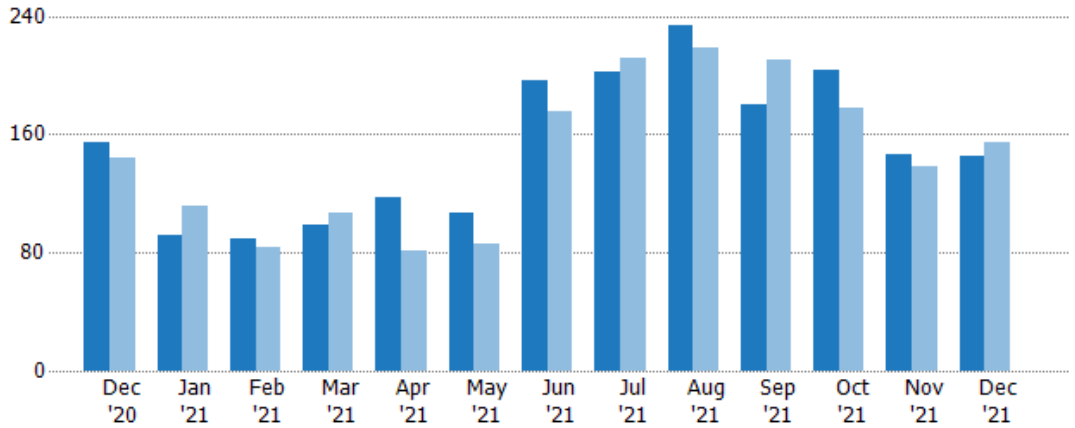
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	\$71.6M	\$75.8M	\$81.9M	\$102M	\$129M	\$154M	\$158M	\$158M	\$141M	\$135M	\$105M	\$90M	\$40.7M
Prior Year	\$68.8M	\$58.7M	\$65M	\$71.3M	\$71.7M	\$118M	\$142M	\$150M	\$146M	\$126M	\$111M	\$103M	\$71.6M
Percent Change from Prior Year	4%	29%	26%	42%	80%	30%	11%	5%	-3%	7%	-5%	-12%	-43%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



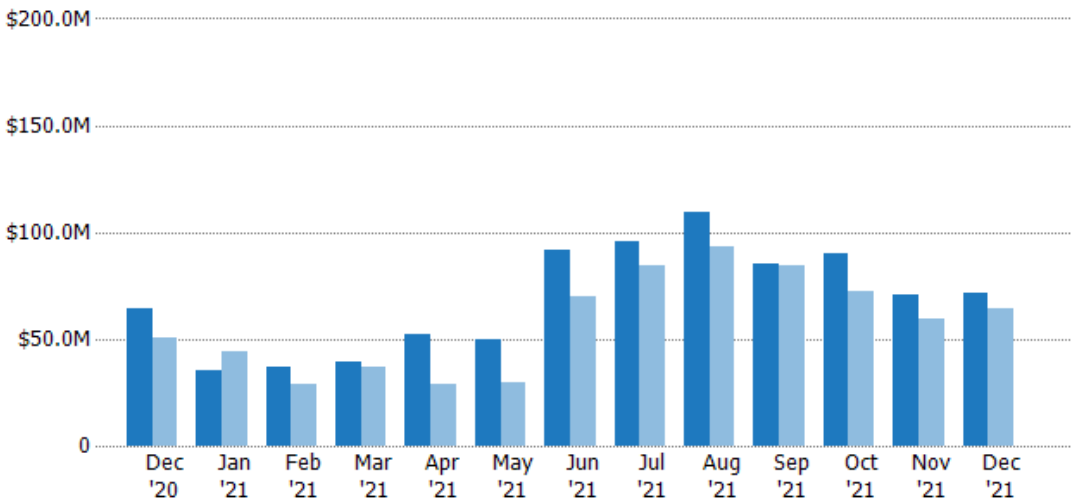
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	155	92	89	99	117	107	196	202	234	180	203	146	145
Prior Year	144	111	84	107	81	86	175	212	218	210	178	138	155
Percent Change from Prior Year	8%	-17%	6%	-7%	44%	24%	12%	-5%	7%	-14%	14%	6%	-6%

Closed Sales Volume

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

Filters Used

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



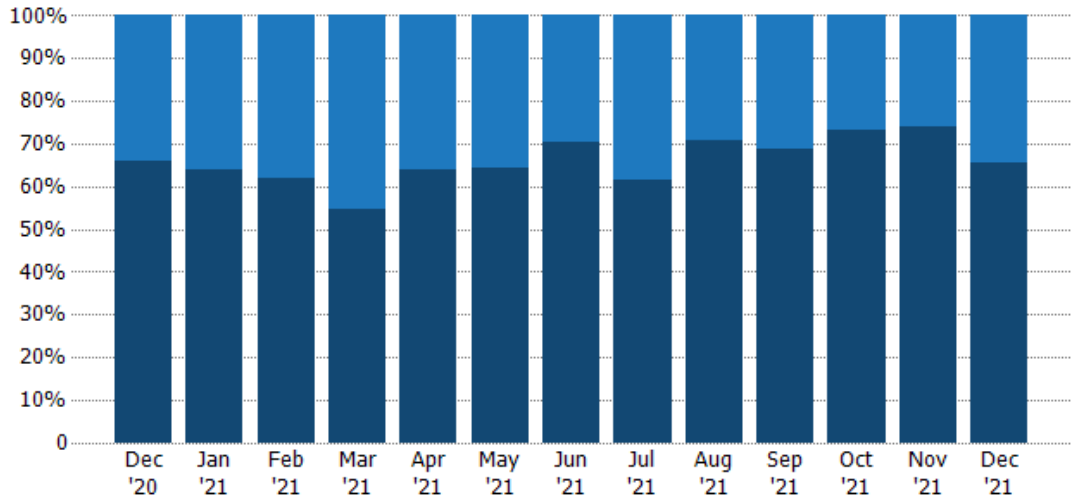
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	\$64.5M	\$35.4M	\$37M	\$39M	\$52M	\$49.9M	\$91.6M	\$95.4M	\$109M	\$85.5M	\$90M	\$70.8M	\$71.3M
Prior Year	\$51M	\$44.1M	\$29M	\$36.7M	\$28.5M	\$29.6M	\$69.8M	\$84.2M	\$93.4M	\$84.5M	\$72.7M	\$59.4M	\$64.5M
Percent Change from Prior Year	27%	-20%	28%	6%	83%	69%	31%	13%	17%	1%	24%	19%	11%

Closed Sales by Property Type

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

Filters Used

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



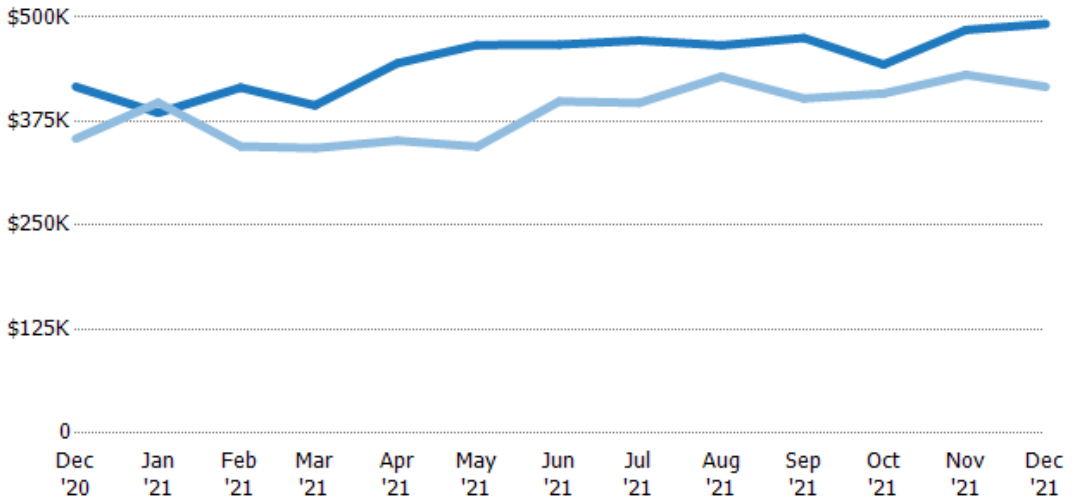
Property Type	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Condo/Townhouse	34%	36%	38%	45%	36%	36%	30%	39%	29%	31%	27%	26%	34%
Single Family Residence	66%	64%	62%	55%	64%	64%	70%	61%	71%	69%	73%	74%	66%

Average Sales Price

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

Filters Used

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



Month/Year	Price	% Chg.
Dec '21	\$492K	18.1%
Dec '20	\$416K	17.6%
Dec '19	\$354K	0.4%

Property Type	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	\$416K	\$385K	\$415K	\$394K	\$445K	\$467K	\$467K	\$472K	\$466K	\$475K	\$443K	\$485K	\$492K
Prior Year	\$354K	\$397K	\$345K	\$343K	\$352K	\$345K	\$399K	\$397K	\$429K	\$402K	\$408K	\$431K	\$416K
Percent Change from Prior Year	18%	-3%	20%	15%	26%	35%	17%	19%	9%	18%	9%	13%	18%

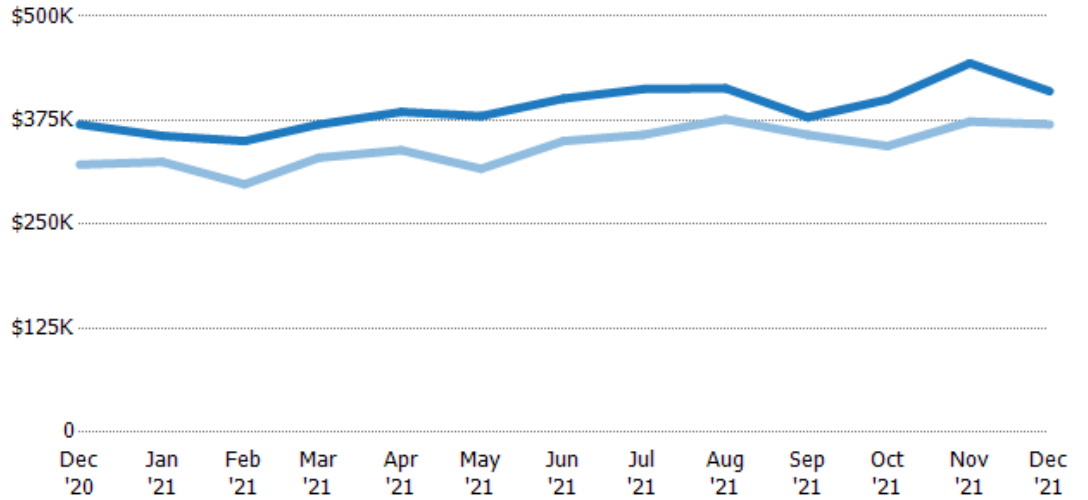
Median Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
Dec '21	\$410K	10.8%
Dec '20	\$370K	15%
Dec '19	\$322K	-0.1%



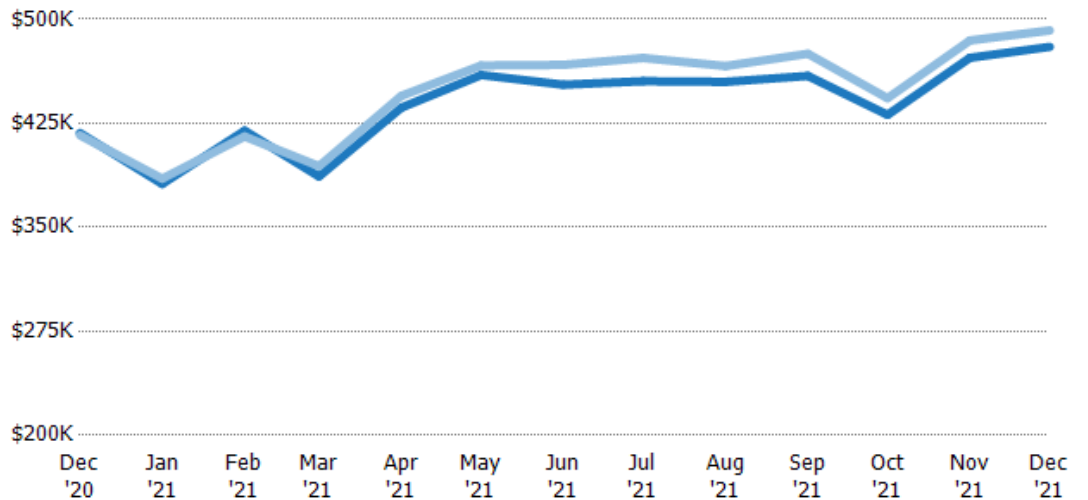
Current Year	\$370K	\$356K	\$350K	\$370K	\$385K	\$380K	\$401K	\$413K	\$414K	\$379K	\$400K	\$444K	\$410K
Prior Year	\$322K	\$325K	\$298K	\$330K	\$339K	\$317K	\$350K	\$358K	\$376K	\$358K	\$344K	\$374K	\$370K
Percent Change from Prior Year	15%	10%	17%	12%	14%	20%	15%	15%	10%	6%	16%	19%	11%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



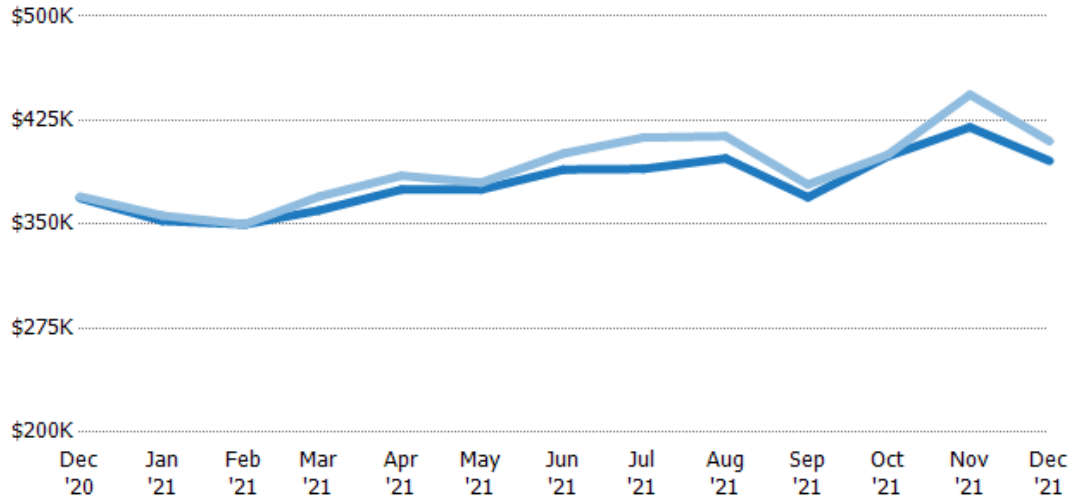
Avg List Price	\$418K	\$381K	\$420K	\$387K	\$436K	\$460K	\$453K	\$455K	\$455K	\$459K	\$431K	\$472K	\$480K
Avg Sales Price	\$416K	\$385K	\$415K	\$394K	\$445K	\$467K	\$467K	\$472K	\$466K	\$475K	\$443K	\$485K	\$492K
Avg Sales Price as a % of Avg List Price	100%	101%	99%	102%	102%	101%	103%	104%	103%	103%	103%	103%	102%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



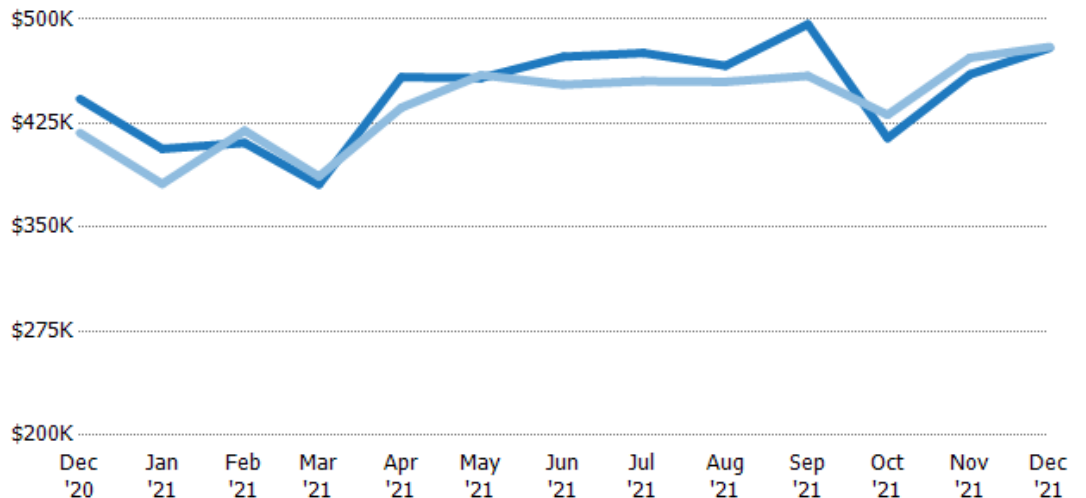
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Median List Price	\$369K	\$352K	\$350K	\$360K	\$375K	\$375K	\$389K	\$390K	\$398K	\$369K	\$399K	\$420K	\$396K
Median Sales Price	\$370K	\$356K	\$350K	\$370K	\$385K	\$380K	\$401K	\$413K	\$414K	\$379K	\$400K	\$444K	\$410K
Med Sales Price as a % of Med List Price	100%	101%	100%	103%	103%	101%	103%	106%	104%	102%	100%	106%	104%

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
 County: Chittenden County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



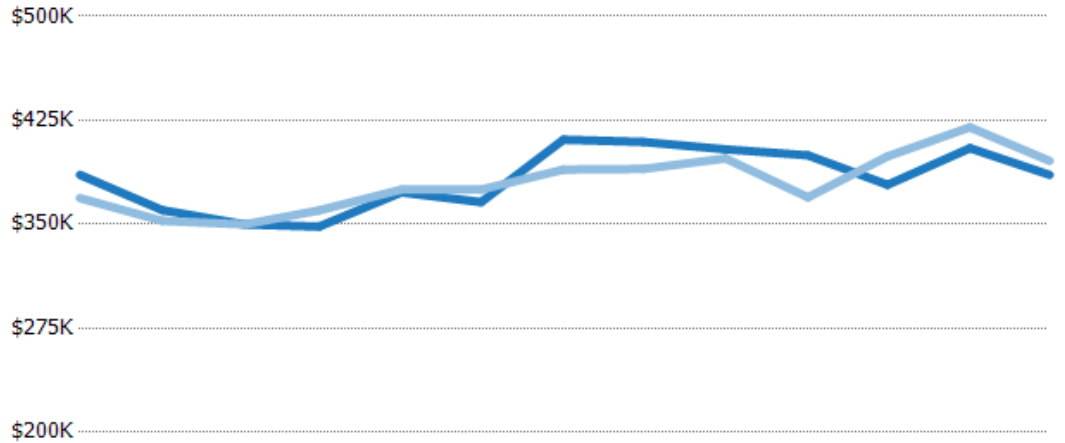
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Avg Est Value	\$443K	\$407K	\$411K	\$381K	\$458K	\$458K	\$473K	\$476K	\$466K	\$496K	\$414K	\$460K	\$479K
Avg Sales Price	\$418K	\$381K	\$420K	\$387K	\$436K	\$460K	\$453K	\$455K	\$455K	\$459K	\$431K	\$472K	\$480K
Avg Sales Price as a % of Avg Est Value	94%	94%	102%	102%	95%	100%	96%	96%	98%	92%	104%	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

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



	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Median Est Value	\$386K	\$360K	\$350K	\$348K	\$373K	\$366K	\$411K	\$409K	\$404K	\$400K	\$379K	\$405K	\$386K
Median Sales Price	\$369K	\$352K	\$350K	\$360K	\$375K	\$375K	\$389K	\$390K	\$398K	\$369K	\$399K	\$420K	\$396K
Med Sales Price as a % of Med Est Value	96%	98%	100%	103%	101%	102%	95%	95%	98%	92%	105%	104%	103%