

## 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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	2	3	-33.3%	77	66	+16.7%
New Listing Volume	\$799,900	\$461,000	+73.5%	\$28,157,300	\$14,905,200	+88.9%
Active Listing Count	12	9	+33.3%	N/A	N/A	
Active Listing Volume	\$8,448,800	\$3,550,800	+137.9%	N/A	N/A	
Average Listing Price	\$704,067	\$394,533	+78.5%	\$577,221	\$296,510	+94.7%
Median Listing Price	\$242,000	\$189,900	+27.4%	\$280,415	\$201,388	+39.2%
Median Days in RPR	124	106	+17%	61.66	112	-44.9%
Months of Inventory	3	1.1	+166.7%	2.2	5.5	-60.9%
Absorption Rate	33.33%	88.89%	-55.6%	46.36%	18.15%	+28.2%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	2	5	-60%	73	89	-18%
New Pending Sales Volume	\$498,000	\$822,900	-39.5%	\$21,976,400	\$17,547,700	+25.2%
Pending Sales Count	5	9	-44.4%	N/A	N/A	
Pending Sales Volume	\$1,511,900	\$1,560,900	-3.1%	N/A	N/A	
Closed Sales Count	8	3	+166.7%	69	70	-1.4%
Closed Sales Volume	\$2,581,000	\$591,000	+336.7%	\$19,395,900	\$13,656,935	+42%
Average Sales Price	\$322,625	\$197,000	+63.8%	\$281,100	\$195,099	+44.1%
Median Sales Price	\$222,500	\$190,000	+17.1%	\$237,333	\$188,839	+25.7%

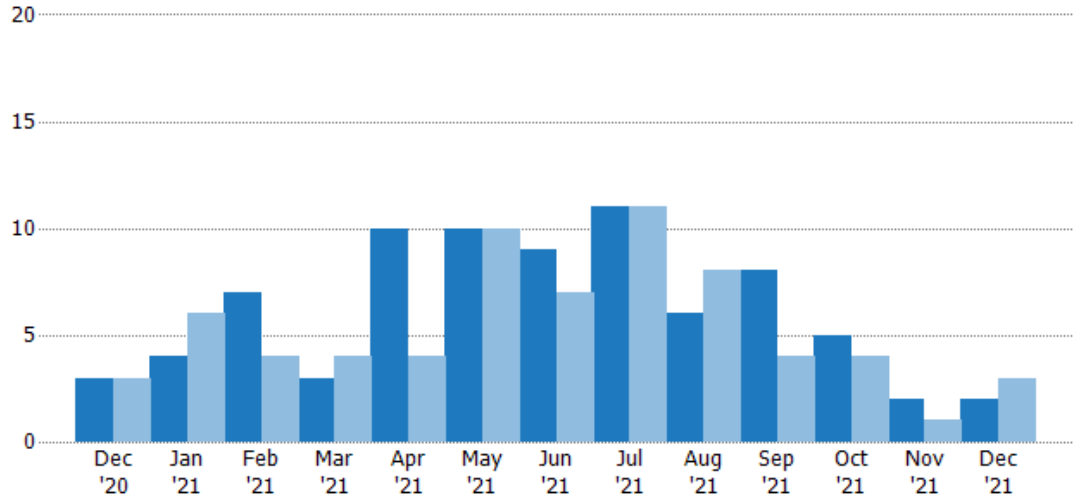
## New Listings

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.
Dec '21	2	-33.3%
Dec '20	3	0%
Dec '19	3	



Current Year	3	4	7	3	10	10	9	11	6	8	5	2	2
Prior Year	3	6	4	4	4	10	7	11	8	4	4	1	3
Percent Change from Prior Year	0%	-33%	75%	-25%	150%	0%	29%	0%	-25%	100%	25%	100%	-33%

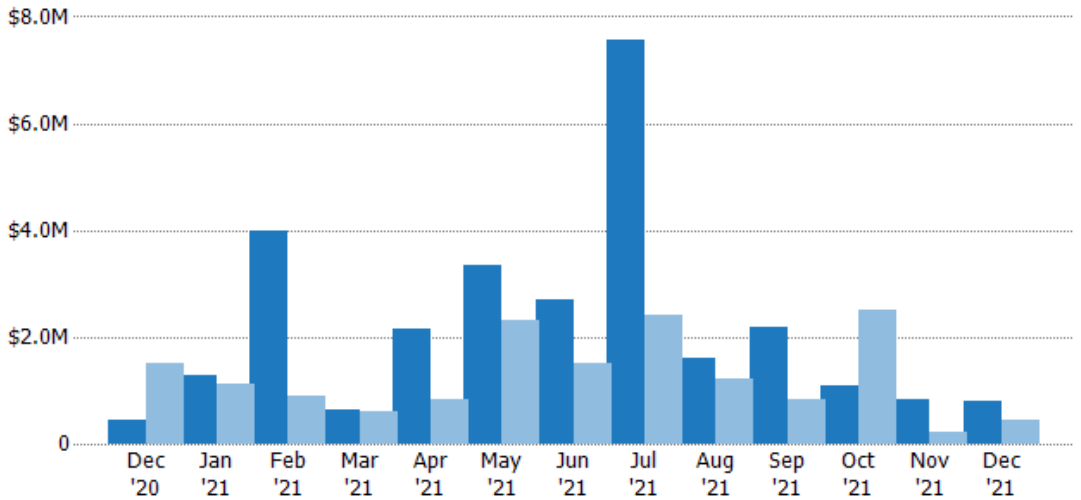
## New Listing Volume

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.
Dec '21	\$800K	73.5%
Dec '20	\$461K	-69.7%
Dec '19	\$1.52M	



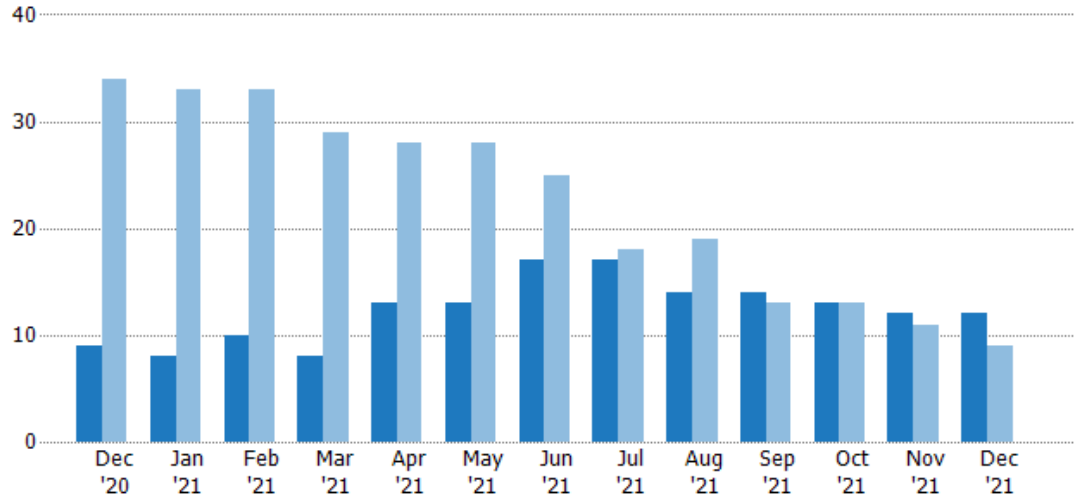
Current Year	\$461K	\$1.3M	\$3.97M	\$646K	\$2.15M	\$3.34M	\$2.7M	\$7.56M	\$1.6M	\$2.17M	\$1.1M	\$825K	\$800K
Prior Year	\$1.52M	\$1.11M	\$888K	\$594K	\$840K	\$2.32M	\$1.51M	\$2.4M	\$1.21M	\$833K	\$2.5M	\$236K	\$461K
Percent Change from Prior Year	-70%	17%	347%	9%	156%	44%	79%	215%	31%	161%	-56%	250%	74%

## 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.
Dec '21	12	33.3%
Dec '20	9	-73.5%
Dec '19	34	11.8%

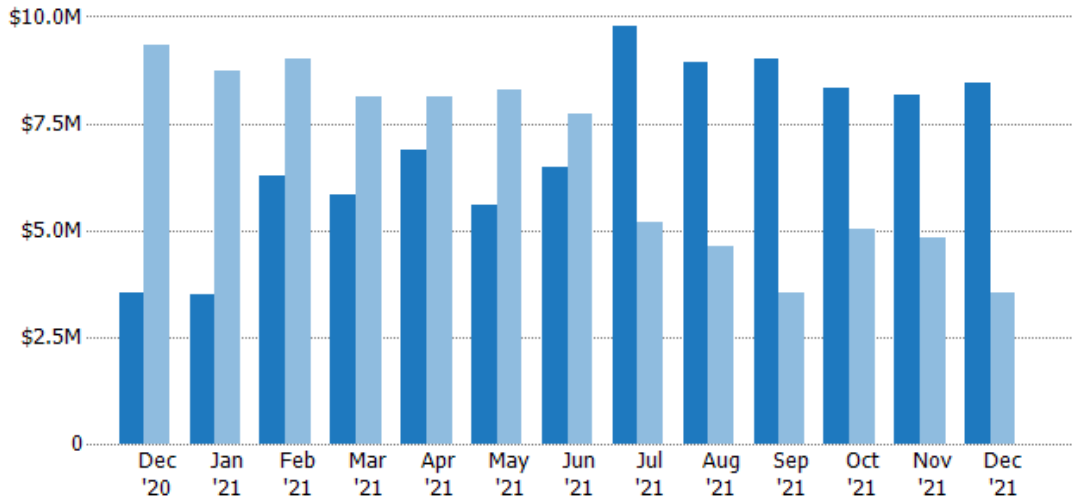
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	9	8	10	8	13	13	17	17	14	14	13	12	12
Prior Year	34	33	33	29	28	28	25	18	19	13	13	11	9
Percent Change from Prior Year	-74%	-76%	-70%	-72%	-54%	-54%	-32%	-6%	-26%	8%	0%	9%	33%

## 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.
Dec '21	\$8.45M	137.9%
Dec '20	\$3.55M	-61.9%
Dec '19	\$9.31M	1.3%

	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	\$3.55M	\$3.49M	\$6.26M	\$5.84M	\$6.86M	\$5.59M	\$6.48M	\$9.76M	\$8.93M	\$9.01M	\$8.34M	\$8.15M	\$8.45M
Prior Year	\$9.31M	\$8.73M	\$9.01M	\$8.14M	\$8.13M	\$8.3M	\$7.74M	\$5.19M	\$4.61M	\$3.54M	\$5.04M	\$4.84M	\$3.55M
Percent Change from Prior Year	-62%	-60%	-31%	-28%	-16%	-33%	-16%	88%	94%	155%	66%	68%	138%

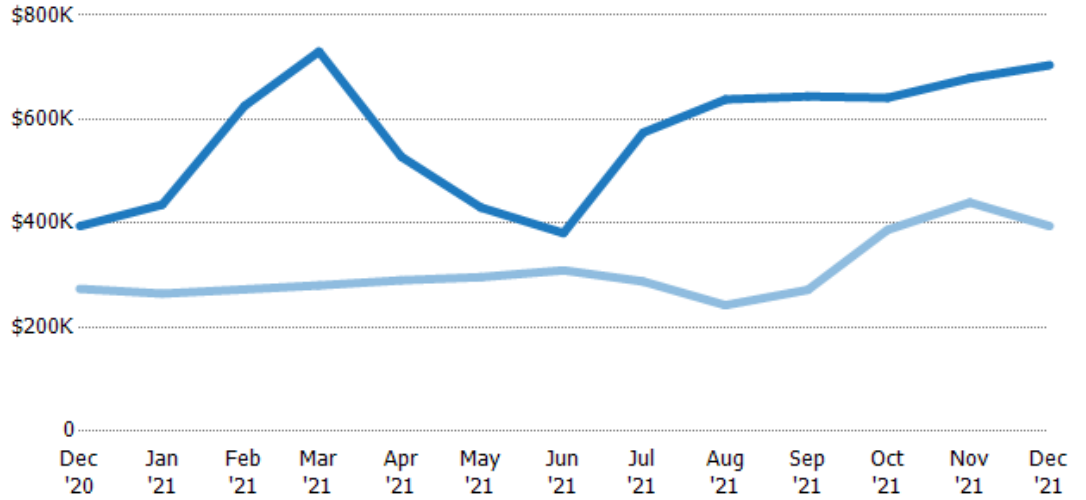
## Average Listing Price

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.
Dec '21	\$704K	78.5%
Dec '20	\$395K	44%
Dec '19	\$274K	-9.3%



Current Year	\$395K	\$436K	\$626K	\$730K	\$528K	\$430K	\$381K	\$574K	\$638K	\$644K	\$641K	\$679K	\$704K
Prior Year	\$274K	\$265K	\$273K	\$281K	\$290K	\$296K	\$310K	\$288K	\$242K	\$272K	\$387K	\$440K	\$395K
Percent Change from Prior Year	44%	65%	129%	160%	82%	45%	23%	99%	163%	137%	66%	54%	78%

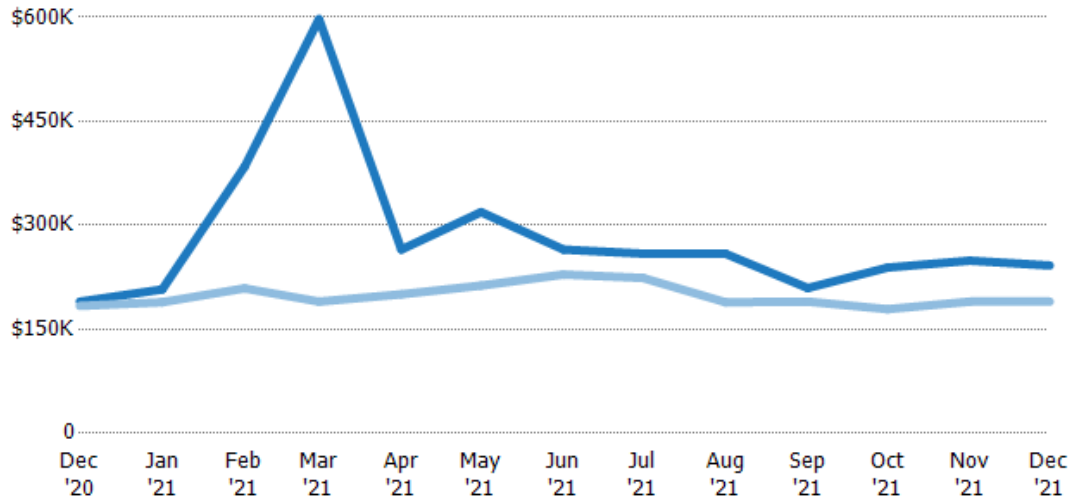
## Median Listing Price

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.
Dec '21	\$242K	27.4%
Dec '20	\$190K	3.3%
Dec '19	\$184K	24.1%



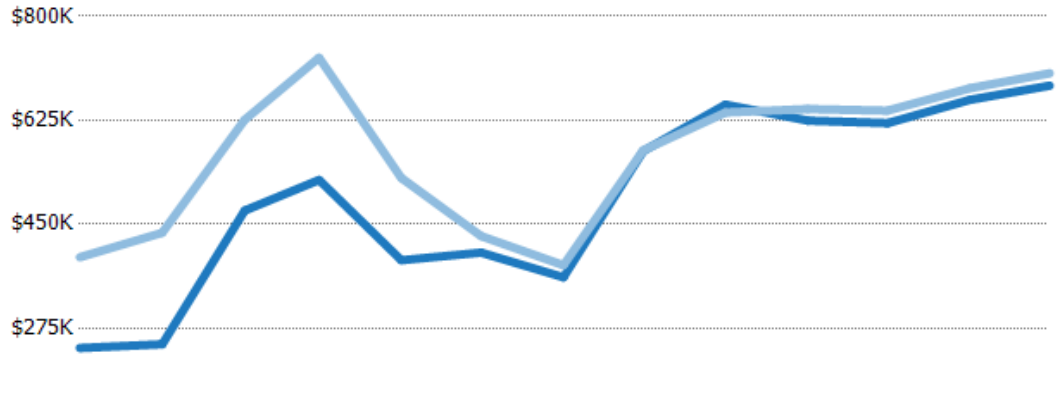
Current Year	\$190K	\$208K	\$385K	\$597K	\$265K	\$319K	\$265K	\$259K	\$259K	\$210K	\$239K	\$249K	\$242K
Prior Year	\$184K	\$189K	\$209K	\$190K	\$200K	\$213K	\$229K	\$224K	\$189K	\$190K	\$179K	\$190K	\$190K
Percent Change from Prior Year	3%	10%	84%	215%	32%	50%	16%	16%	37%	10%	34%	31%	27%

## 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



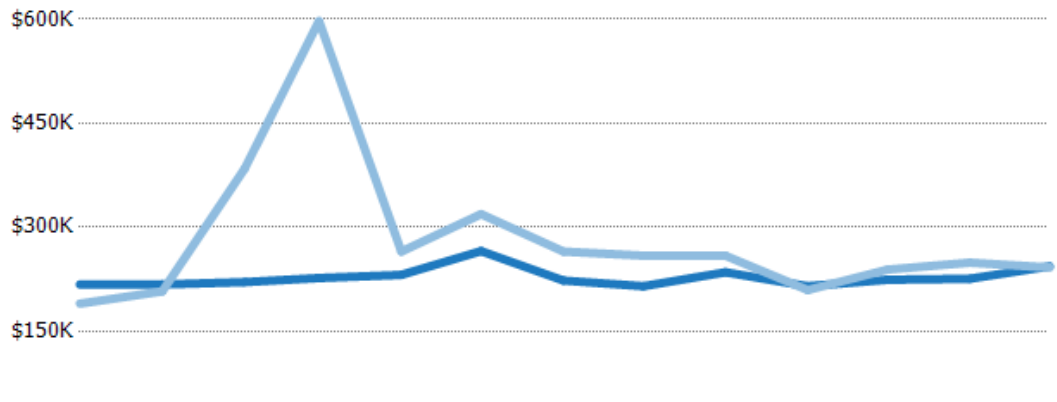
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Avg Est Value	\$242K	\$248K	\$473K	\$525K	\$390K	\$402K	\$361K	\$573K	\$651K	\$624K	\$620K	\$659K	\$683K
Avg Listing Price	\$395K	\$436K	\$626K	\$730K	\$528K	\$430K	\$381K	\$574K	\$638K	\$644K	\$641K	\$679K	\$704K
Avg Listing Price as a % of Avg Est Value	163%	176%	132%	139%	136%	107%	106%	100%	98%	103%	103%	103%	103%

## 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



	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	\$217K	\$217K	\$221K	\$227K	\$231K	\$266K	\$223K	\$215K	\$235K	\$215K	\$224K	\$226K	\$244K
Median Listing Price	\$190K	\$208K	\$385K	\$597K	\$265K	\$319K	\$265K	\$259K	\$259K	\$210K	\$239K	\$249K	\$242K
Med Listing Price as a % of Med Est Value	87%	95%	174%	263%	115%	120%	119%	120%	110%	97%	107%	110%	99%

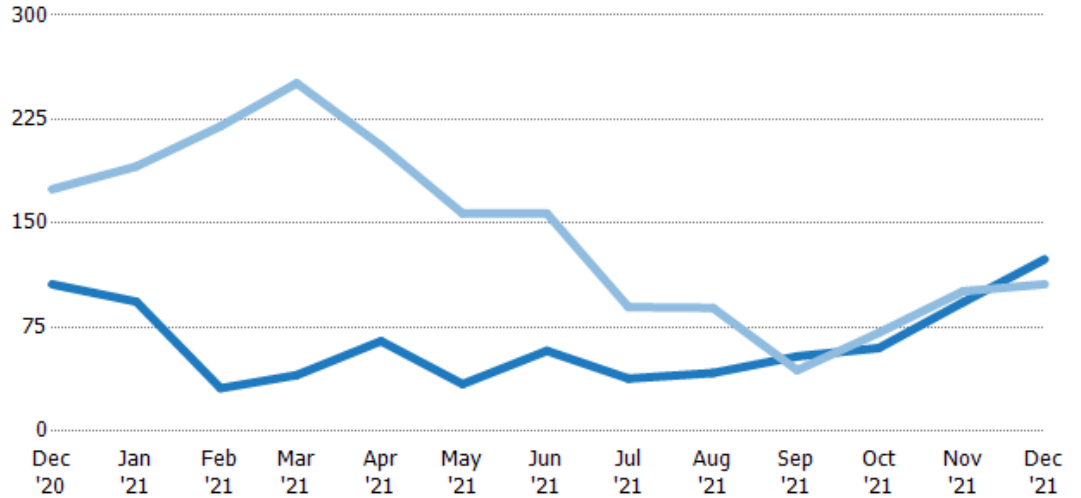
## Median Days in RPR

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.
Dec '21	124	17%
Dec '20	106	-39.3%
Dec '19	175	14.3%



	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	106	93.5	31	40.5	65	34	58	38	42	54	60	93	124
Prior Year	175	191	220	251	206	157	157	89.5	89	44	71	101	106
Percent Change from Prior Year	-39%	-51%	-86%	-84%	-68%	-78%	-63%	-58%	-53%	23%	-15%	-8%	17%

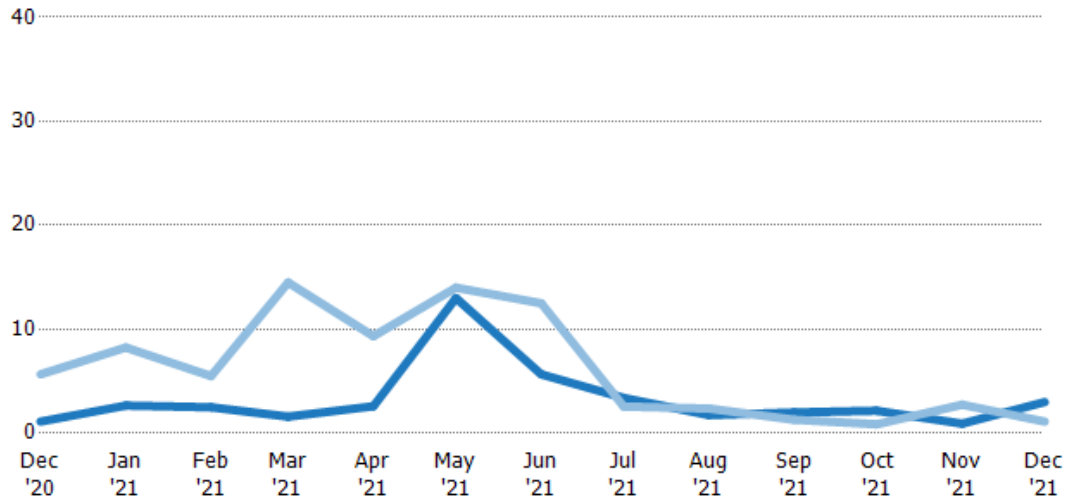
## Months of Inventory

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.
Dec '21	3	166.7%
Dec '20	1.13	-80.1%
Dec '19	5.67	570.6%



	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	1.13	2.67	2.5	1.6	2.6	13	5.67	3.4	1.75	2	2.17	0	3
Prior Year	5.67	8.25	5.5	14.5	9.33	14	12.5	2.57	2.38	1.3	0	2.75	1.13
Percent Change from Prior Year	-80%	-68%	-55%	-89%	-72%	-7%	-55%	32%	-26%	54%	150%	-66%	167%

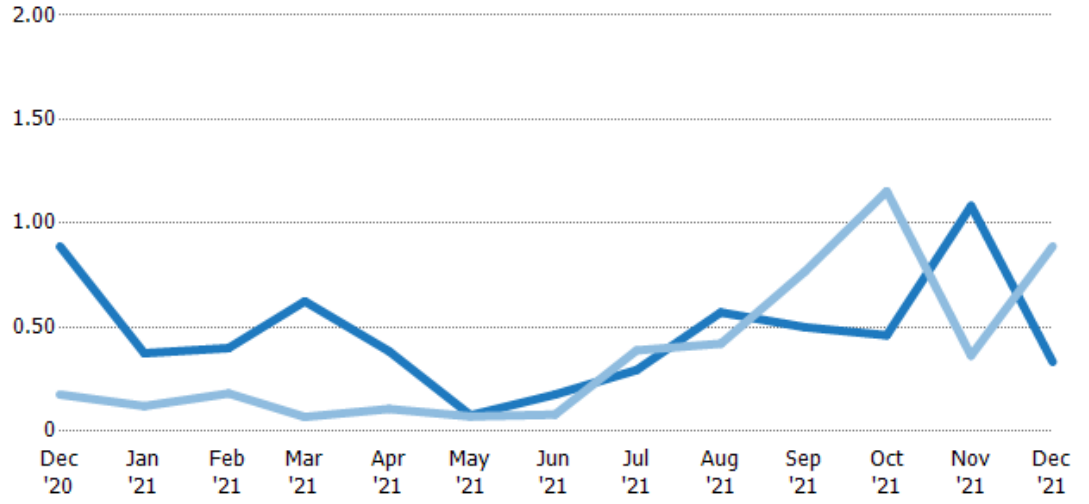
## Absorption Rate

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.
Dec '21	33%	55.6%
Dec '20	89%	-71.2%
Dec '19	18%	-85.1%



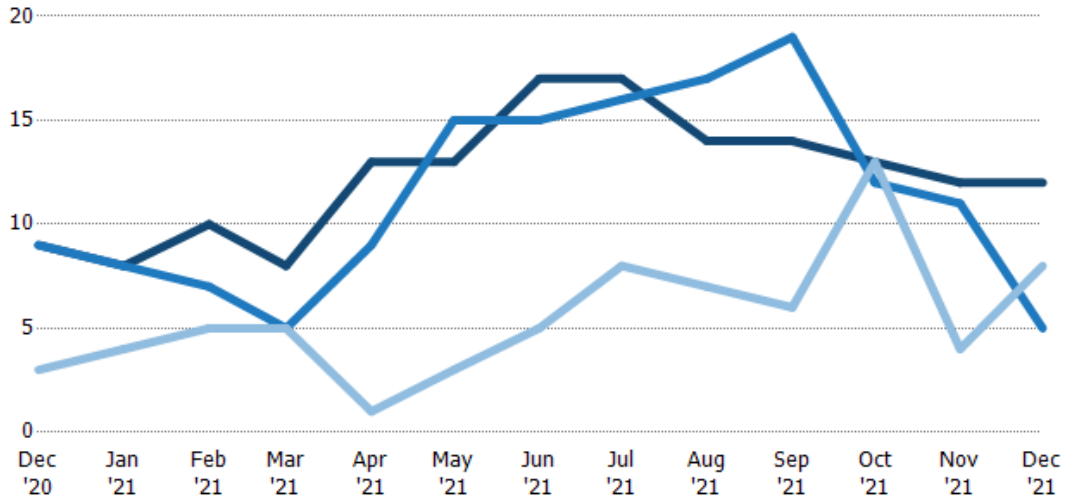
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	89%	38%	40%	63%	38%	8%	18%	29%	57%	50%	46%	108%	33%
Prior Year	18%	12%	18%	7%	11%	7%	8%	39%	42%	77%	115%	36%	89%
Change from Prior Year	-71%	-25%	-22%	-56%	-28%	-1%	-10%	9%	-15%	27%	69%	-72%	56%

## 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



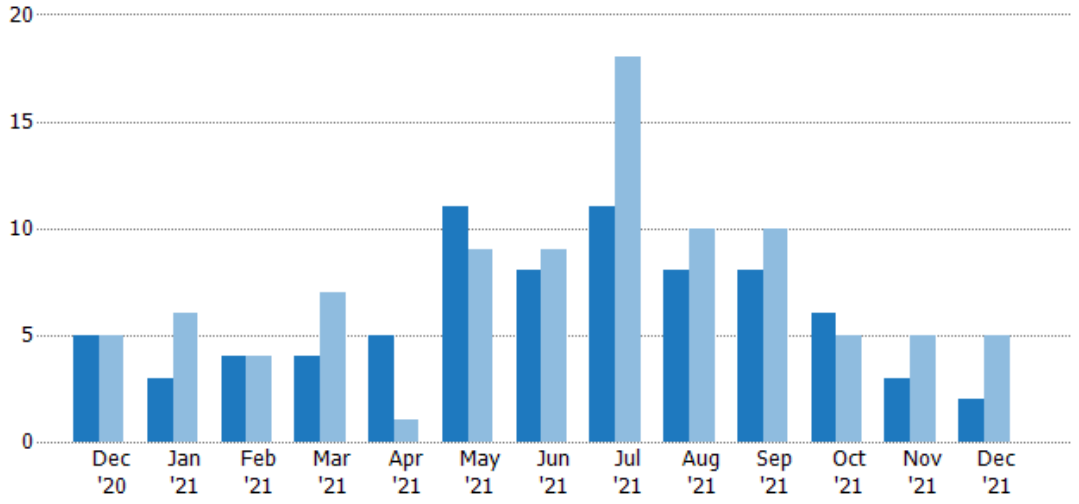
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Active	9	8	10	8	13	13	17	17	14	14	13	12	12
Pending	9	8	7	5	9	15	15	16	17	19	12	11	5
Sold	3	4	5	5	1	3	5	8	7	6	13	4	8

## 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



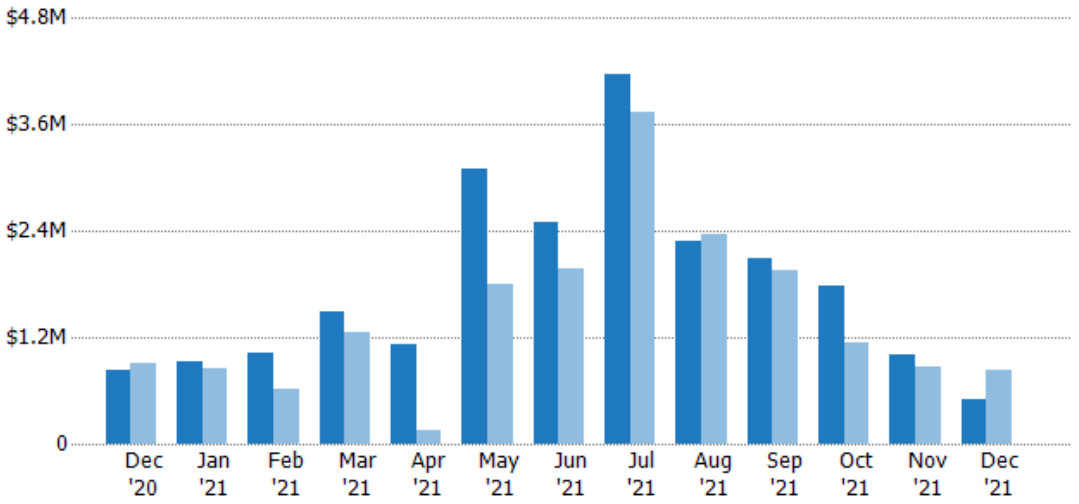
Month/Year	Count	% Chg.
Dec '21	2	-60%
Dec '20	5	0%
Dec '19	5	-80%

## New Pending Sales Volume

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

### Filters Used

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



Month/Year	Volume	% Chg.
Dec '21	\$498K	-39.5%
Dec '20	\$823K	-10.3%
Dec '19	\$917K	-79.4%

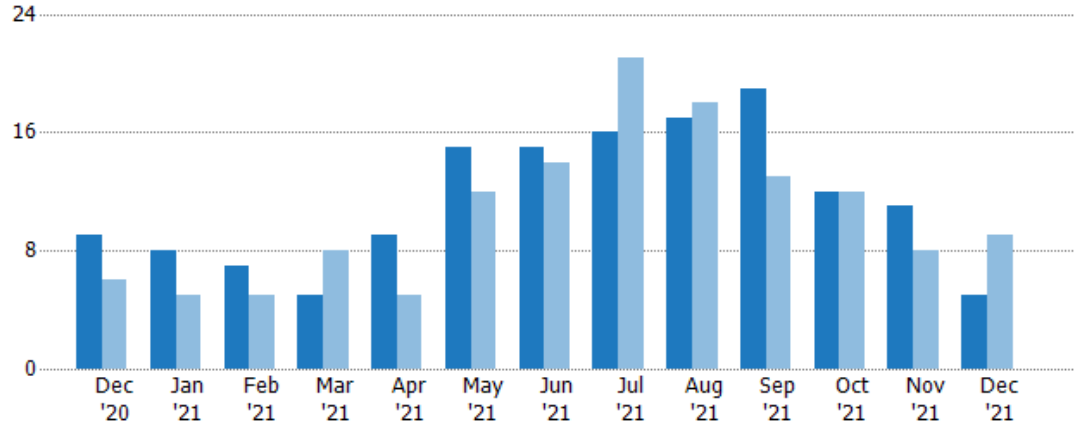


## Pending Sales

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



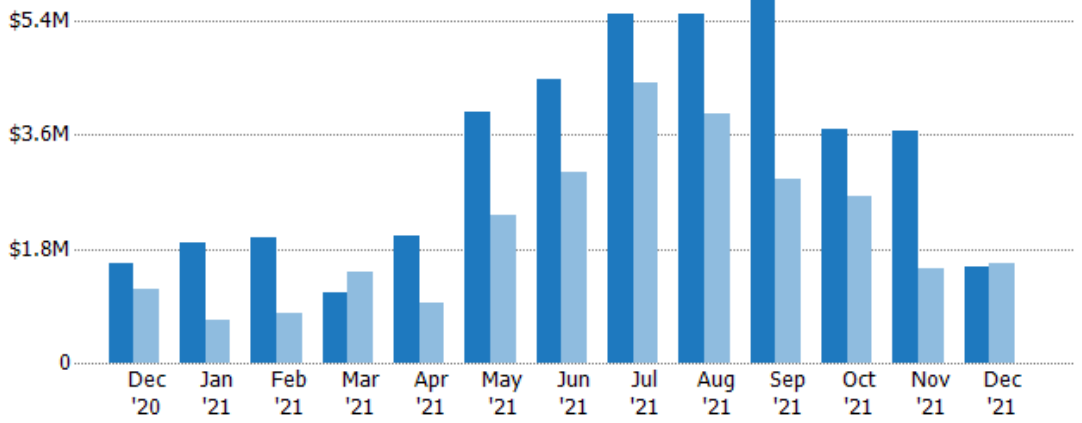
Month/Year	Count	% Chg.
Dec '21	5	-44.4%
Dec '20	9	50%
Dec '19	6	-66.7%

## 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



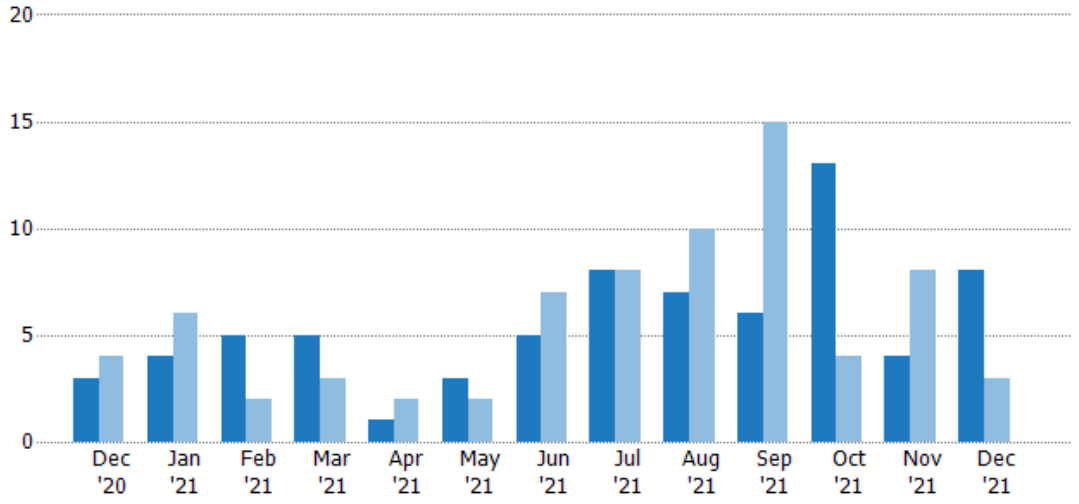
Month/Year	Volume	% Chg.
Dec '21	\$1.51M	-3.1%
Dec '20	\$1.56M	34%
Dec '19	\$1.16M	-66.2%

## 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



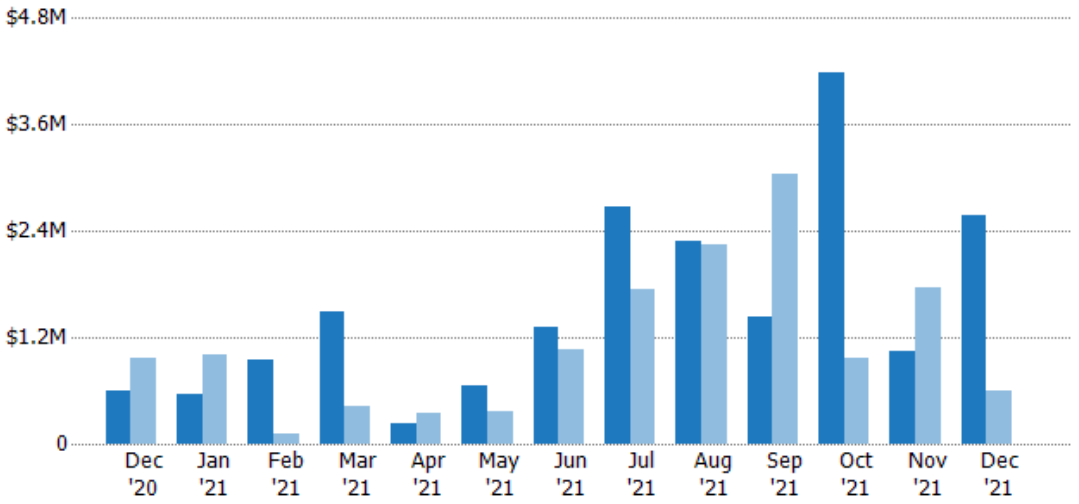
Month/Year	Count	% Chg.
Dec '21	8	166.7%
Dec '20	3	-25%
Dec '19	4	50%

## Closed Sales Volume

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

### Filters Used

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



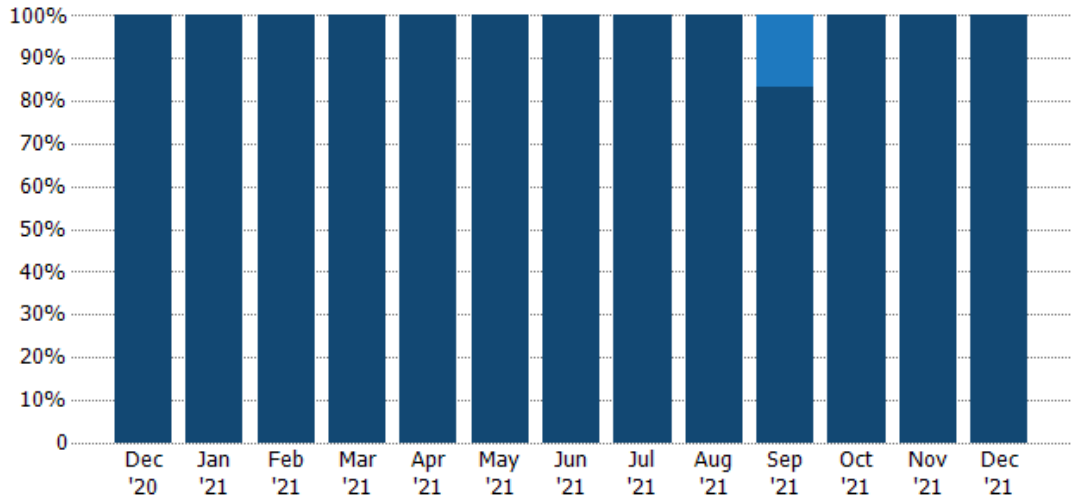
Month/Year	Volume	% Chg.
Dec '21	\$2.58M	336.7%
Dec '20	\$591K	-38.3%
Dec '19	\$958K	-16.1%

## 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



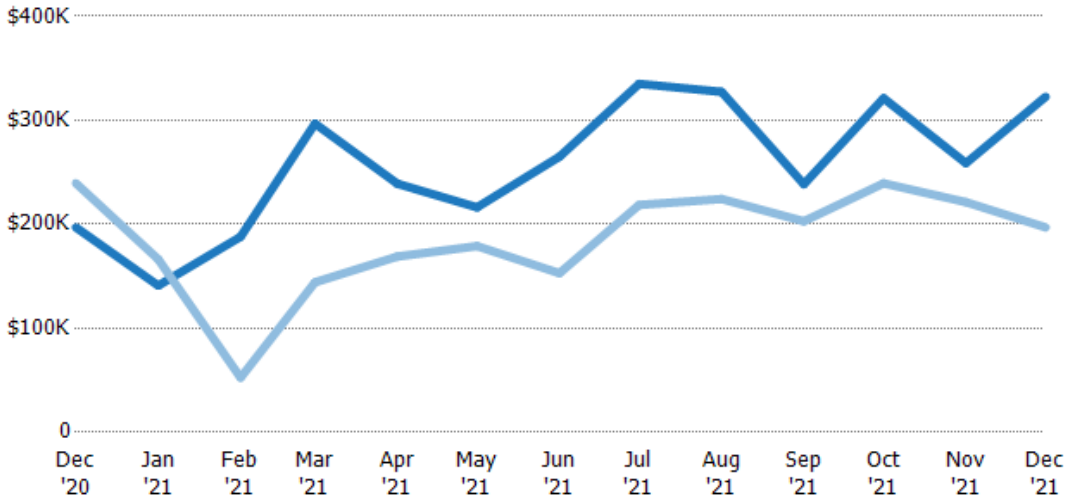
Condo/Townhouse	-	-	-	-	-	-	-	-	-	17%	-	-	-
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	100%	83%	100%	100%	100%

## Average Sales Price

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

### Filters Used

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



Current Year	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$239K	\$321K	\$259K	\$323K
Prior Year	\$240K	\$166K	\$52.5K	\$144K	\$169K	\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K
Percent Change from Prior Year	-18%	-15%	258%	106%	41%	21%	73%	53%	46%	18%	34%	17%	64%

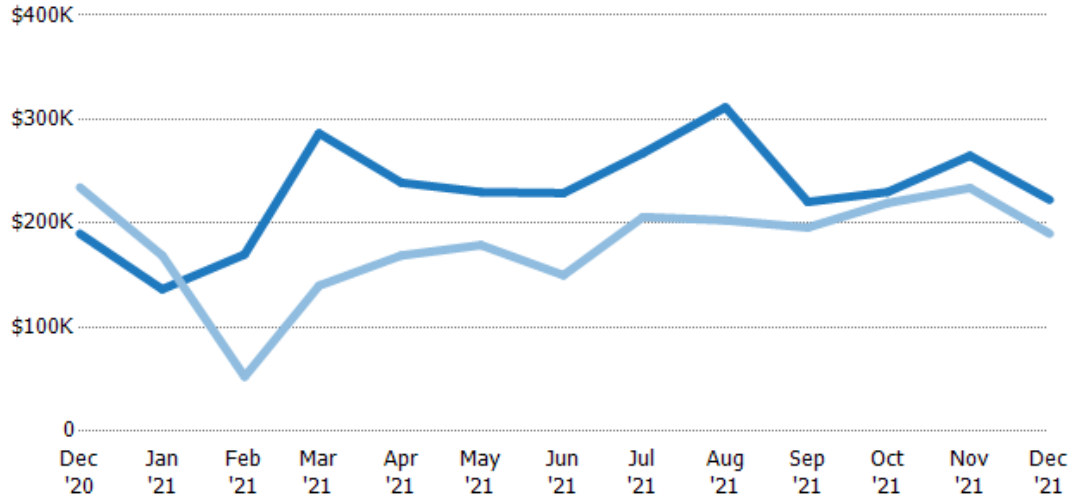
## Median Sales Price

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.
Dec '21	\$223K	17.1%
Dec '20	\$190K	-19%
Dec '19	\$235K	-36.2%



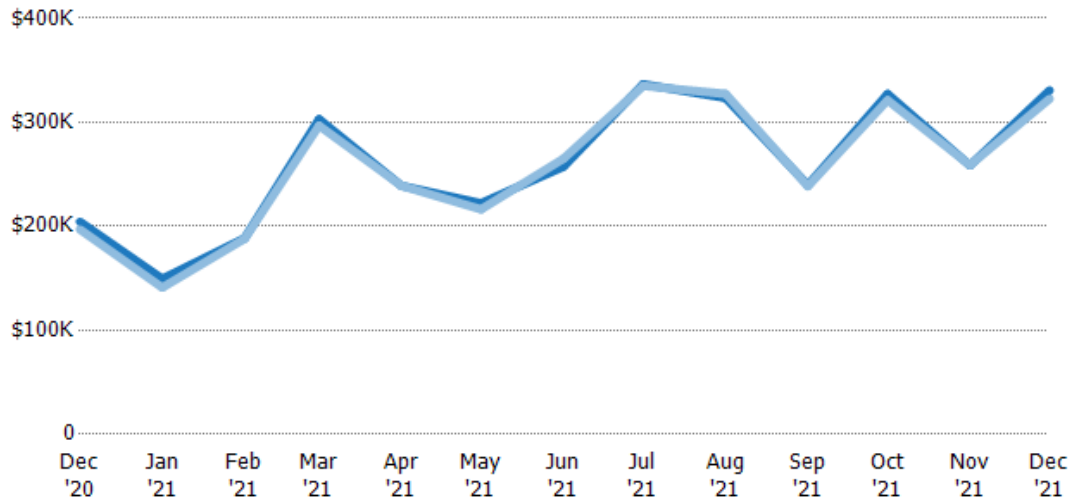
Current Year	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$221K	\$230K	\$265K	\$223K
Prior Year	\$235K	\$169K	\$52.5K	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K
Percent Change from Prior Year	-19%	-19%	224%	105%	41%	28%	53%	30%	54%	13%	5%	13%	17%

## 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



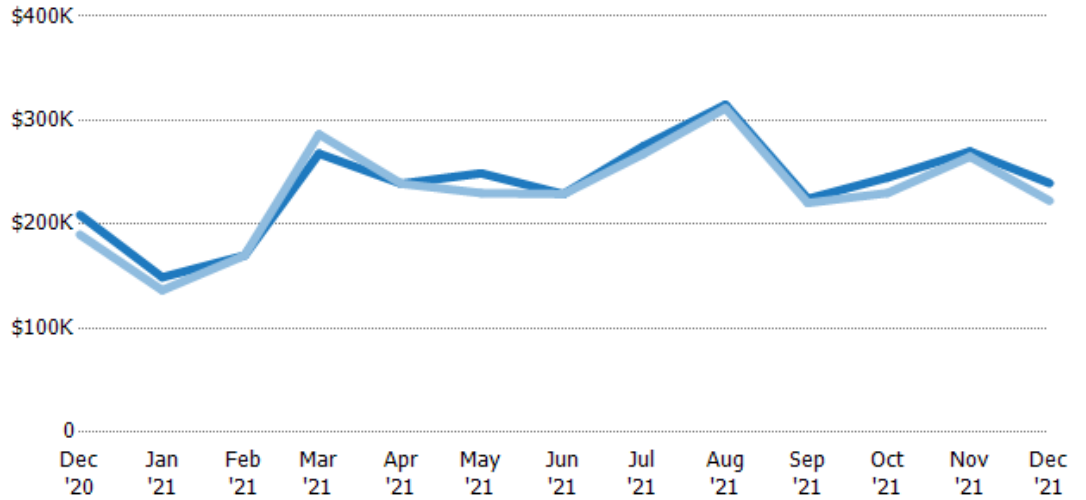
Avg List Price	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$240K	\$327K	\$259K	\$331K
Avg Sales Price	\$197K	\$141K	\$188K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$239K	\$321K	\$259K	\$323K
Avg Sales Price as a % of Avg List Price	96%	94%	100%	98%	100%	97%	103%	100%	101%	100%	98%	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



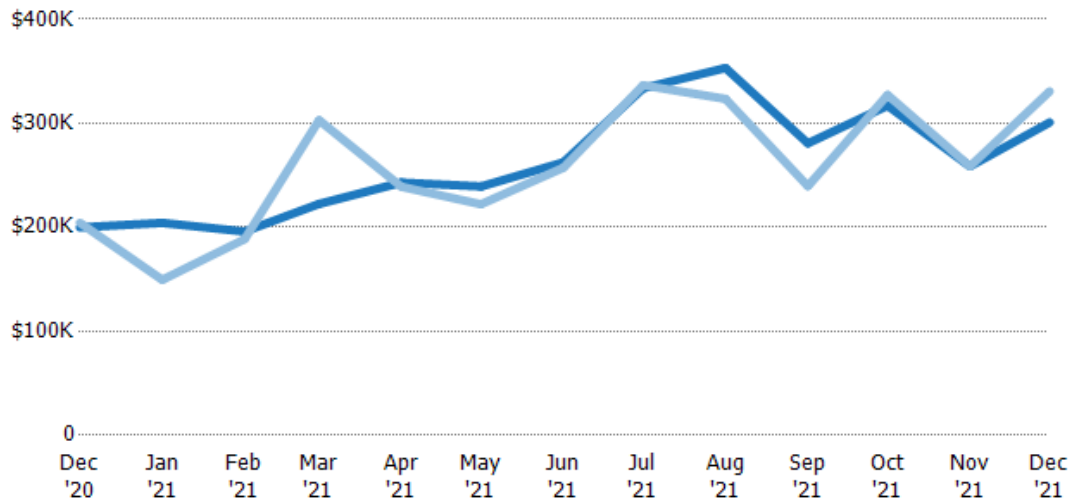
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Median List Price	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$224K	\$245K	\$270K	\$240K
Median Sales Price	\$190K	\$137K	\$170K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$221K	\$230K	\$265K	\$223K
Med Sales Price as a % of Med List Price	91%	92%	100%	107%	100%	92%	100%	97%	99%	98%	94%	98%	93%

## 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



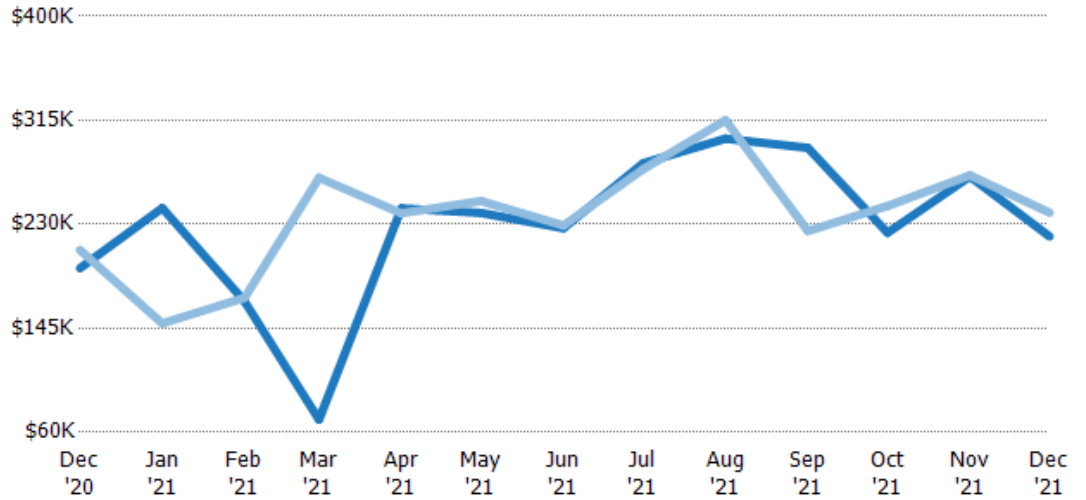
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Avg Est Value	\$200K	\$204K	\$196K	\$222K	\$243K	\$239K	\$262K	\$334K	\$353K	\$281K	\$317K	\$259K	\$301K
Avg Sales Price	\$204K	\$149K	\$189K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$240K	\$327K	\$259K	\$331K
Avg Sales Price as a % of Avg Est Value	102%	73%	96%	136%	98%	93%	98%	101%	92%	85%	103%	100%	110%

## 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



	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	\$194K	\$243K	\$167K	\$70.3K	\$243K	\$239K	\$227K	\$280K	\$300K	\$292K	\$223K	\$269K	\$220K
Median Sales Price	\$209K	\$149K	\$170K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$224K	\$245K	\$270K	\$240K
Med Sales Price as a % of Med Est Value	108%	61%	102%	381%	98%	104%	101%	98%	105%	77%	110%	100%	109%