

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	Feb 2022	Feb 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	7	6	+16.7%	15	9	+66.7%
New Listing Volume	\$3,620,800	\$3,573,000	+1.3%	\$7,379,800	\$4,758,000	+55.1%
Active Listing Count	9	20	-55%	N/A	N/A	
Active Listing Volume	\$3,643,900	\$15,617,900	-76.7%	N/A	N/A	
Average Listing Price	\$404,878	\$780,895	-48.2%	\$423,205	\$771,795	-45.2%
Median Listing Price	\$425,000	\$472,500	-10.1%	\$422,368	\$466,250	-9.4%
Median Days in RPR	26	105	-75.2%	49.31	95.83	-48.5%
Months of Inventory	1.5	4	-62.5%	3.2	10	-68.3%
Absorption Rate	66.67%	25%	+41.7%	31.58%	10%	+21.6%
Sales Activity Charts Metrics						
New Pending Sales Count	2	8	-75%	8	12	-33.3%
New Pending Sales Volume	\$855,000	\$4,197,000	-79.6%	\$3,753,000	\$6,336,000	-40.8%
Pending Sales Count	6	10	-40%	N/A	N/A	
Pending Sales Volume	\$3,149,000	\$5,504,000	-42.8%	N/A	N/A	
Closed Sales Count	7	1	+600%	13	6	+116.7%
Closed Sales Volume	\$2,712,826	\$244,000	+1,011.8%	\$5,587,526	\$3,413,000	+63.7%
Average Sales Price	\$387,547	\$244,000	+58.8%	\$429,810	\$568,833	-24.4%
Median Sales Price	\$325,000	\$244,000	+33.2%	\$385,000	\$514,000	-25.1%

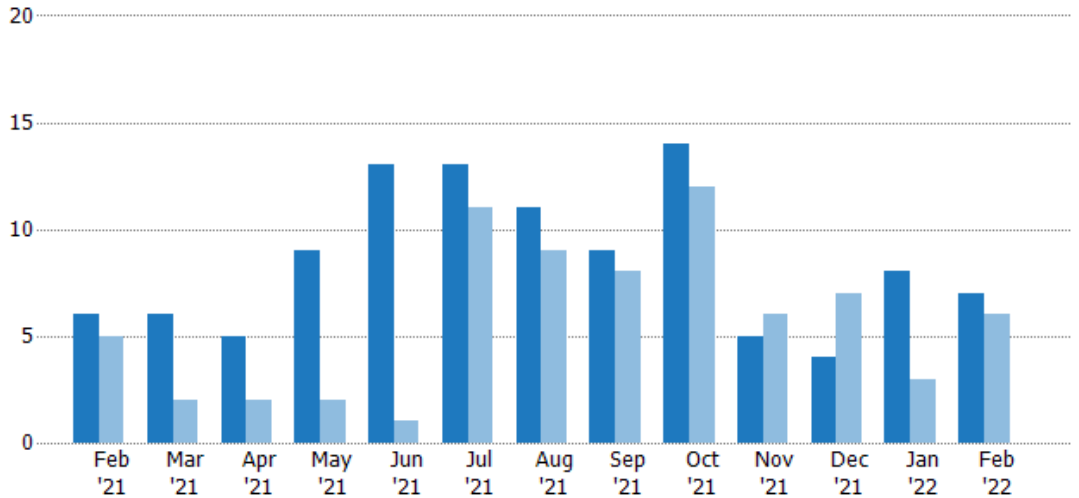
New Listings

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '22	7	16.7%
Feb '21	6	20%
Feb '20	5	40%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	6	6	5	9	13	13	11	9	14	5	4	8	7
Prior Year	5	2	2	2	1	11	9	8	12	6	7	3	6
Percent Change from Prior Year	20%	200%	150%	350%	1,200%	18%	22%	13%	17%	-17%	-43%	167%	17%

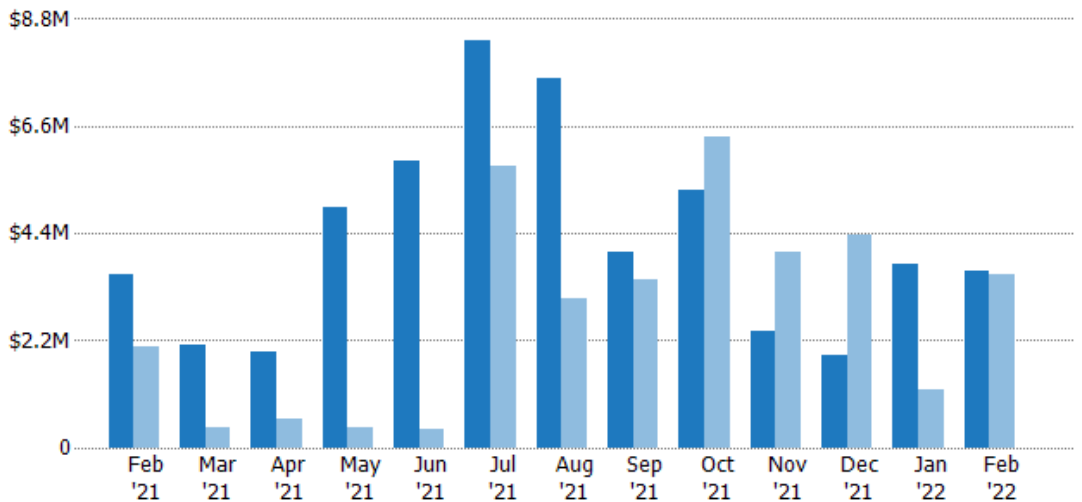
New Listing Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '22	\$3.62M	1.3%
Feb '21	\$3.57M	70.9%
Feb '20	\$2.09M	-29.5%



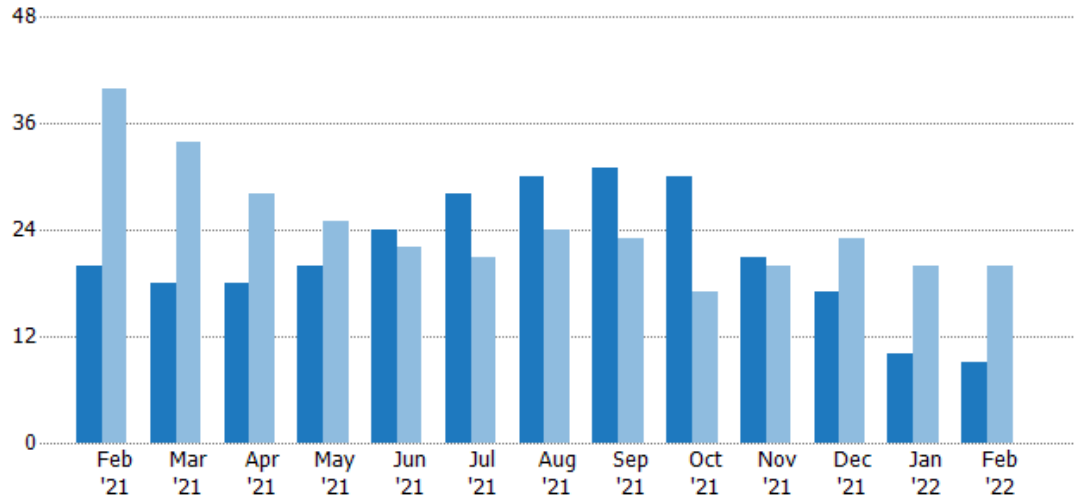
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$3.57M	\$2.09M	\$1.96M	\$4.94M	\$5.89M	\$8.37M	\$7.56M	\$4.03M	\$5.29M	\$2.41M	\$1.89M	\$3.76M	\$3.62M
Prior Year	\$2.09M	\$404K	\$589K	\$400K	\$375K	\$5.77M	\$3.08M	\$3.44M	\$6.39M	\$4.02M	\$4.38M	\$1.19M	\$3.57M
Percent Change from Prior Year	71%	418%	233%	1,134%	1,472%	45%	146%	17%	-17%	-40%	-57%	217%	1%

Active Listings

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family



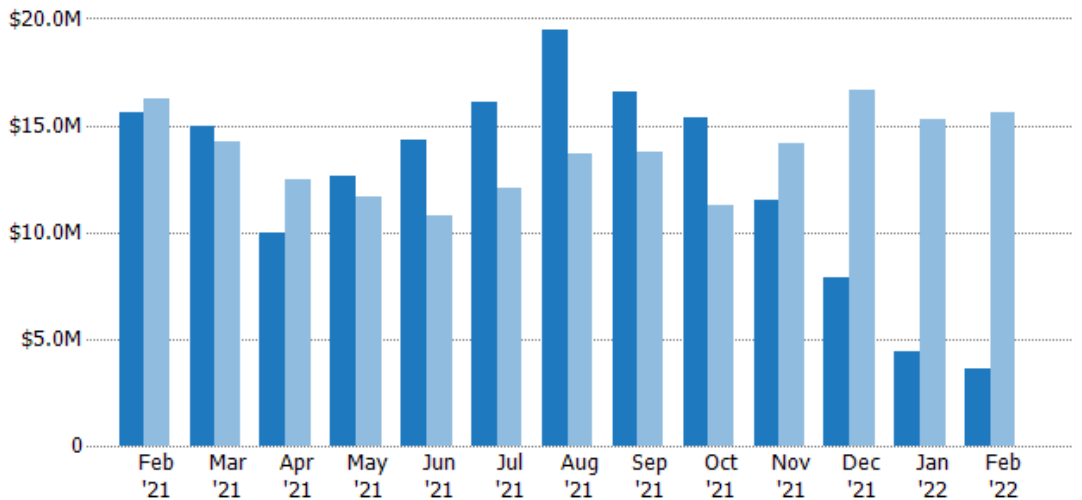
Month/Year	Count	% Chg.
Feb '22	9	-55%
Feb '21	20	-50%
Feb '20	40	7.5%

Active Listing Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Feb '22	\$3.64M	-76.7%
Feb '21	\$15.6M	-4%
Feb '20	\$16.3M	-15.8%

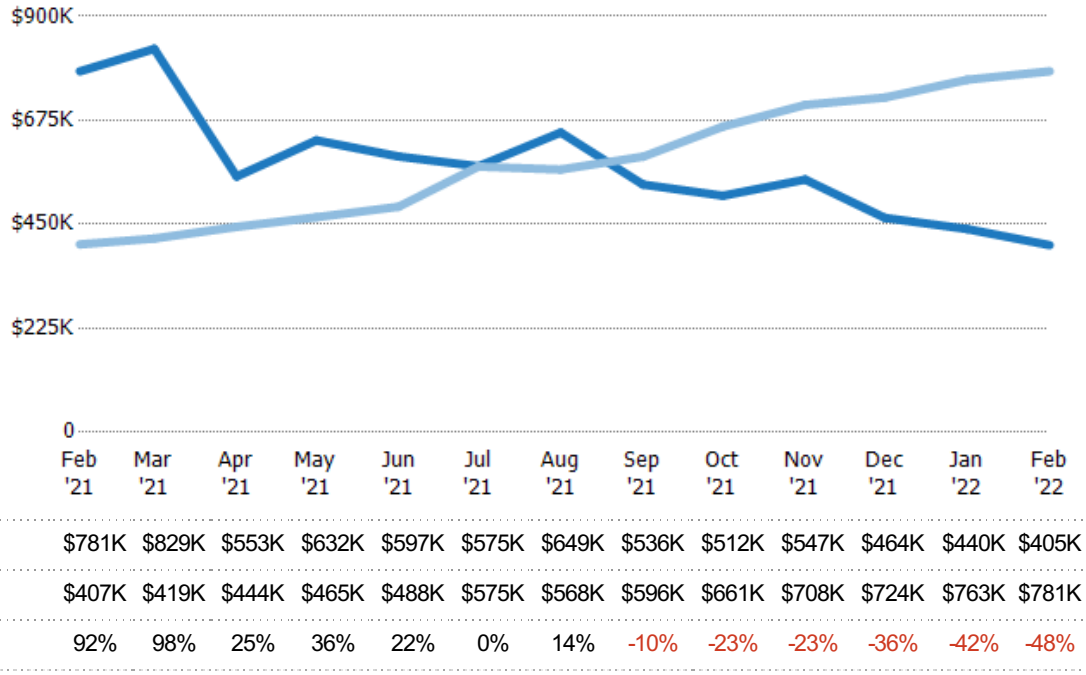
Average Listing Price

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

Filters Used

ZIP: Morrisville, VT 05661
Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '22	\$405K	-48.2%
Feb '21	\$781K	92.1%
Feb '20	\$407K	-21.6%



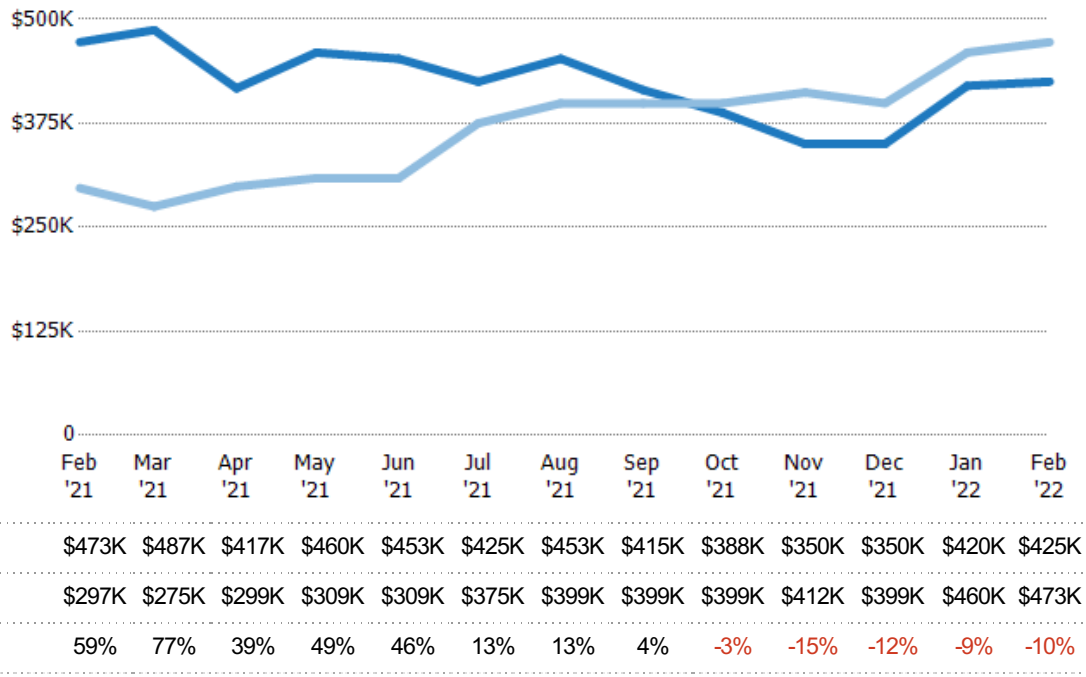
Median Listing Price

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

Filters Used

ZIP: Morrisville, VT 05661
Property Type:
Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Feb '22	\$425K	-10.1%
Feb '21	\$473K	59.1%
Feb '20	\$297K	-2.7%

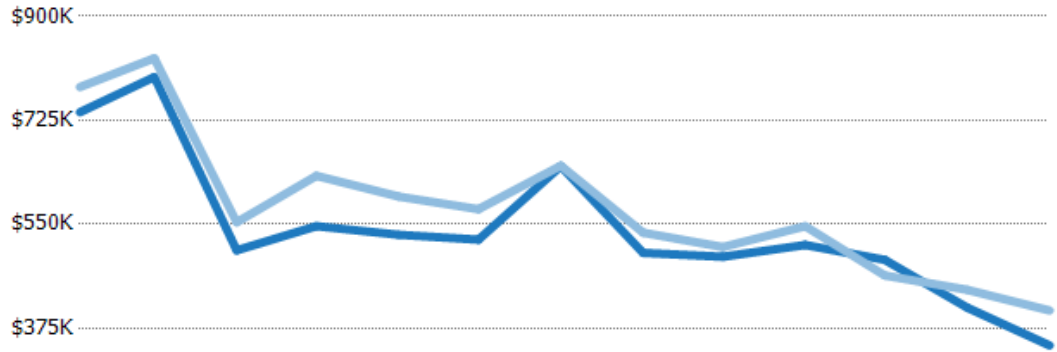


Average Listing Price vs Average Est Value

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



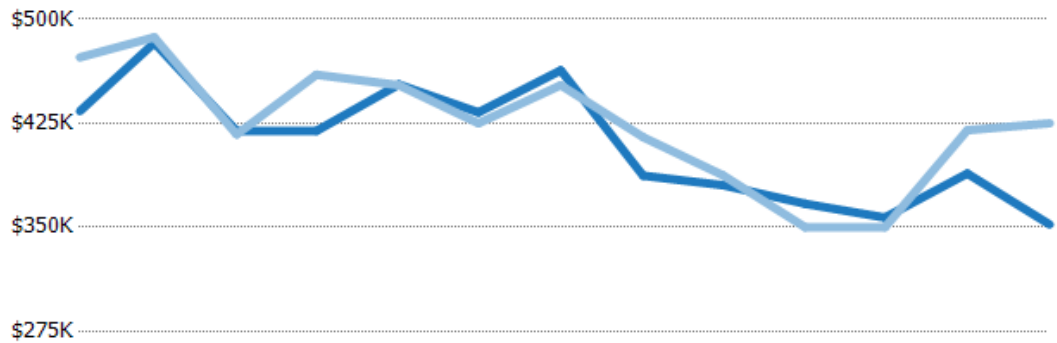
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg Est Value	\$739K	\$798K	\$506K	\$547K	\$532K	\$524K	\$648K	\$502K	\$495K	\$515K	\$490K	\$410K	\$346K
Avg Listing Price	\$781K	\$829K	\$553K	\$632K	\$597K	\$575K	\$649K	\$536K	\$512K	\$547K	\$464K	\$440K	\$405K
Avg Listing Price as a % of Avg Est Value	106%	104%	109%	115%	112%	110%	100%	107%	103%	106%	95%	107%	117%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Median Est Value	\$434K	\$483K	\$419K	\$419K	\$453K	\$433K	\$463K	\$387K	\$380K	\$367K	\$357K	\$389K	\$352K
Median Listing Price	\$473K	\$487K	\$417K	\$460K	\$453K	\$425K	\$453K	\$415K	\$388K	\$350K	\$350K	\$420K	\$425K
Med Listing Price as a % of Med Est Value	109%	101%	99%	110%	100%	98%	98%	107%	102%	95%	98%	108%	121%

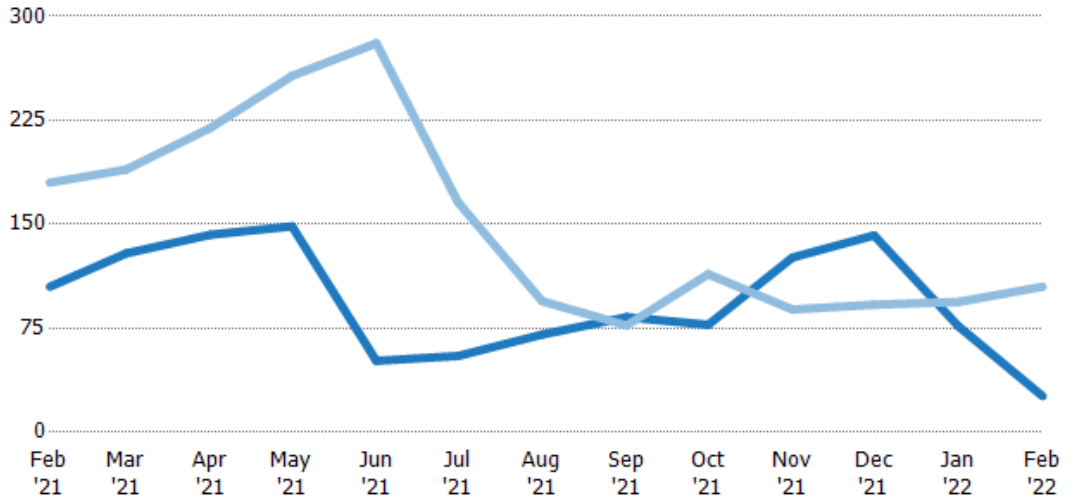
Median Days in RPR

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Days	% Chg.
Feb '22	26	-75.2%
Feb '21	105	-41.7%
Feb '20	180	17.2%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	105	129	143	149	51.5	55	70.5	83	77.5	126	142	76.5	26
Prior Year	180	190	220	257	281	166	94.5	77	114	88.5	92	94	105
Percent Change from Prior Year	-42%	-32%	-35%	-42%	-82%	-67%	-25%	8%	-32%	42%	54%	-19%	-75%

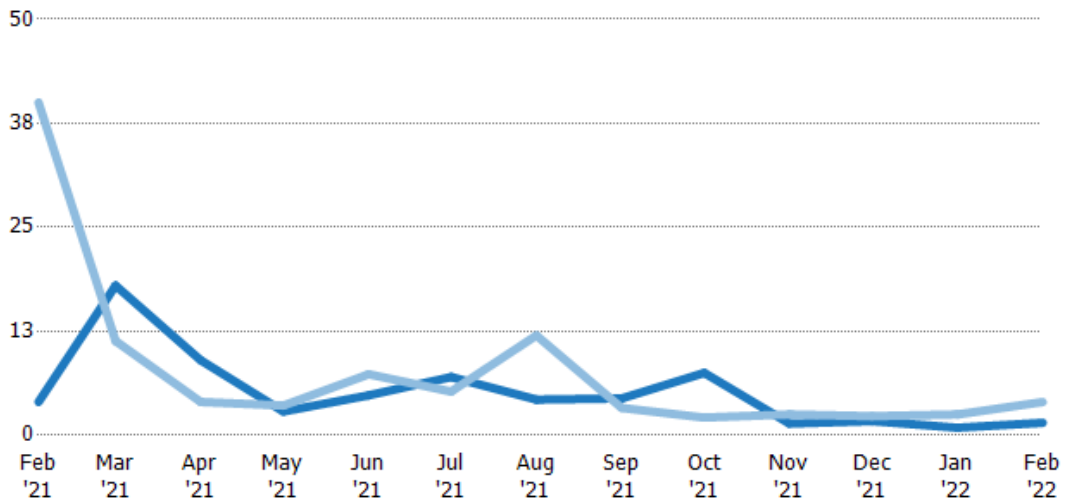
Months of Inventory

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Months	% Chg.
Feb '22	1.5	-62.5%
Feb '21	4	-90%
Feb '20	40	-78.5%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	4	18	9	2.86	4.8	7	4.29	4.43	7.5	1.4	1.7	0	1.5
Prior Year	40	11.3	4	3.57	7.33	5.25	12	3.29	2.13	2.5	2.3	2.5	4
Percent Change from Prior Year	-90%	59%	125%	-20%	-35%	33%	-64%	35%	253%	-44%	-26%	-64%	-63%

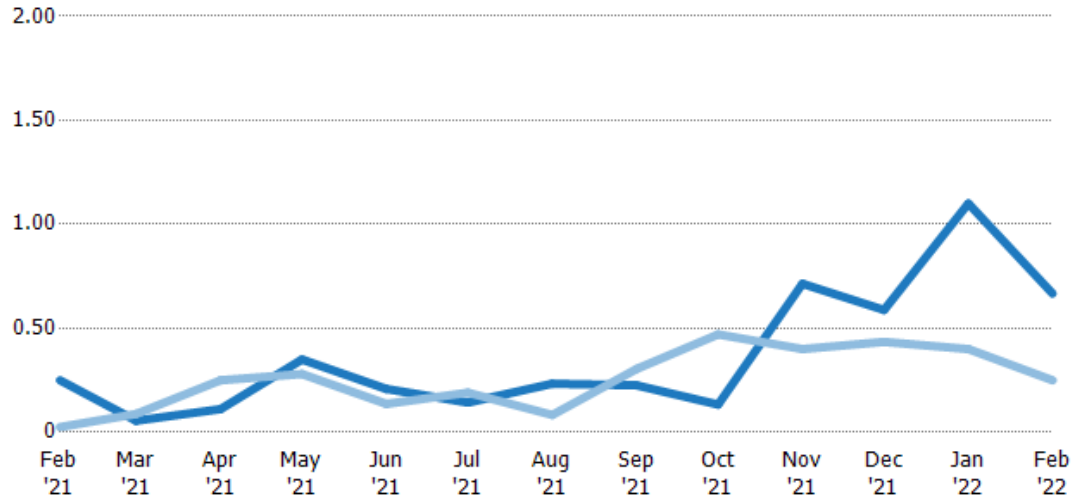
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Rate	Chg.
Feb '22	67%	-41.7%
Feb '21	25%	-22.5%
Feb '20	3%	364.8%



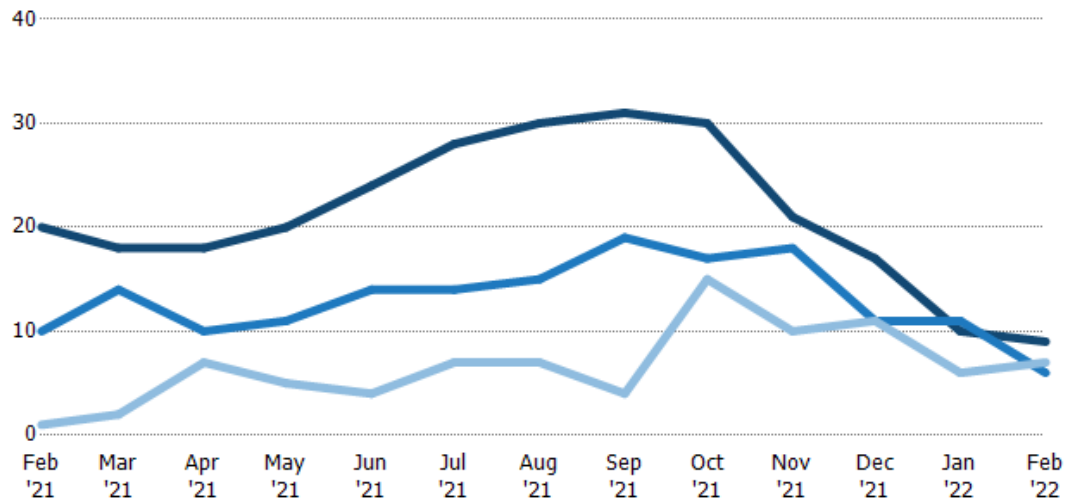
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	25%	6%	11%	35%	21%	14%	23%	23%	13%	71%	59%	110%	67%
Prior Year	3%	9%	25%	28%	14%	19%	8%	30%	47%	40%	43%	40%	25%
Change from Prior Year	-23%	3%	14%	-7%	-7%	5%	-15%	8%	34%	-31%	-15%	-70%	-42%

Active/Pending/Sold Units

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Active	20	18	18	20	24	28	30	31	30	21	17	10	9
Pending	10	14	10	11	14	14	15	19	17	18	11	11	6
Sold	1	2	7	5	4	7	7	4	15	10	11	6	7

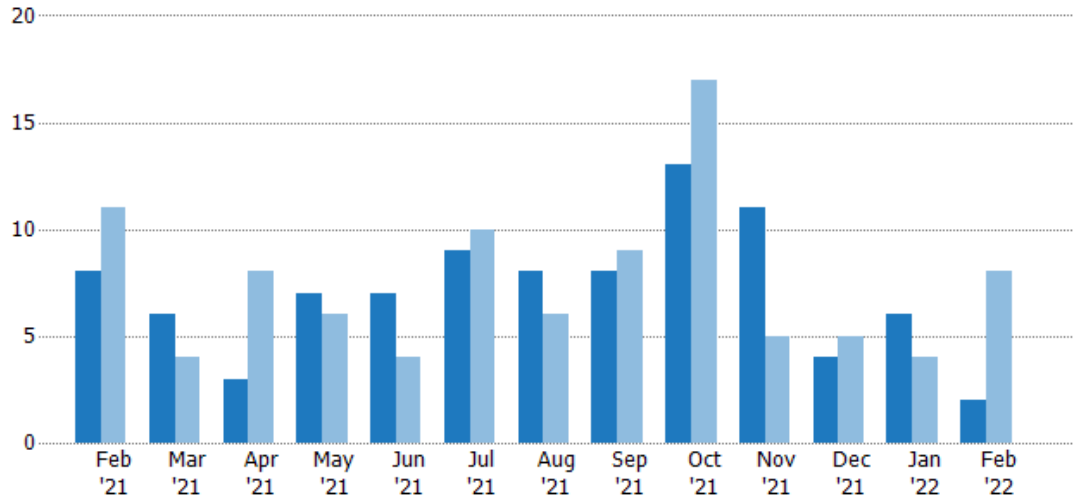
New Pending Sales

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '22	2	-75%
Feb '21	8	-27.3%
Feb '20	11	-90.9%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	8	6	3	7	7	9	8	8	13	11	4	6	2
Prior Year	11	4	8	6	4	10	6	9	17	5	5	4	8
Percent Change from Prior Year	-27%	50%	-63%	17%	75%	-10%	33%	-11%	-24%	120%	-20%	50%	-75%

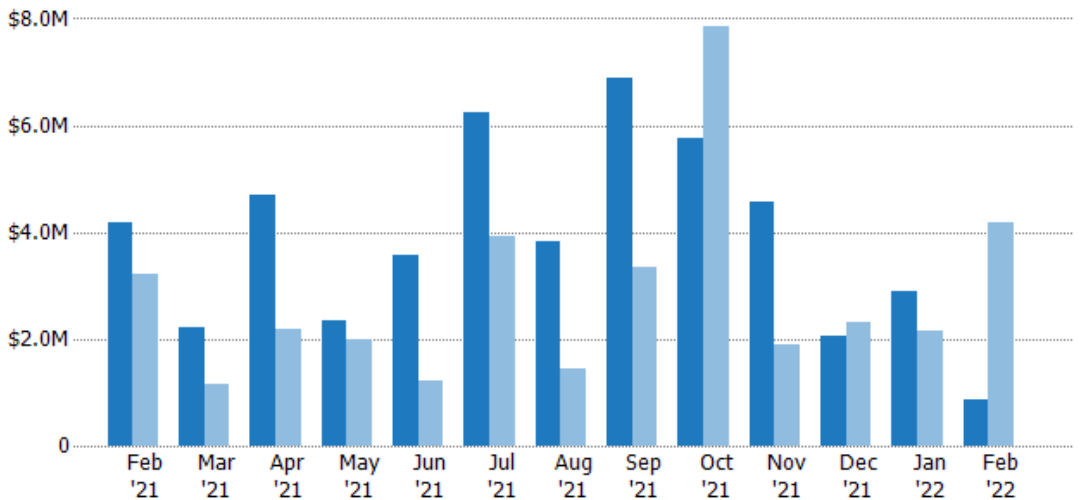
New Pending Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '22	\$855K	-79.6%
Feb '21	\$4.2M	30.5%
Feb '20	\$3.22M	-95.4%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$4.2M	\$2.21M	\$4.69M	\$2.34M	\$3.56M	\$6.25M	\$3.84M	\$6.88M	\$5.75M	\$4.57M	\$2.05M	\$2.9M	\$855K
Prior Year	\$3.22M	\$1.17M	\$2.2M	\$1.99M	\$1.23M	\$3.91M	\$1.43M	\$3.35M	\$7.85M	\$1.9M	\$2.31M	\$2.14M	\$4.2M
Percent Change from Prior Year	30%	89%	114%	18%	188%	60%	168%	106%	-27%	141%	-11%	35%	-80%

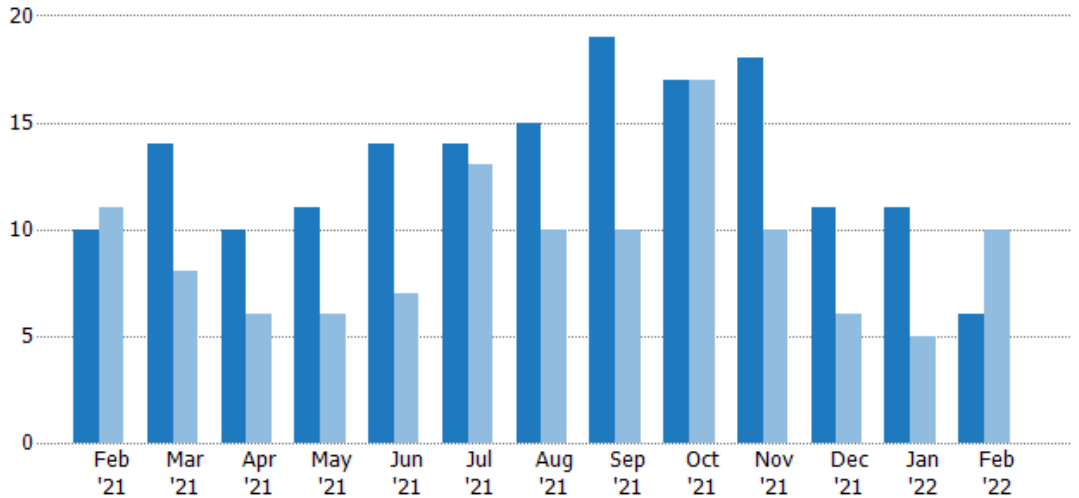
Pending Sales

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/Year	Count	% Chg.
Feb '22	6	-40%
Feb '21	10	-9.1%
Feb '20	11	-81.8%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	10	14	10	11	14	14	15	19	17	18	11	11	6
Prior Year	11	8	6	6	7	13	10	10	17	10	6	5	10
Percent Change from Prior Year	-9%	75%	67%	83%	100%	8%	50%	90%	0%	80%	83%	120%	-40%

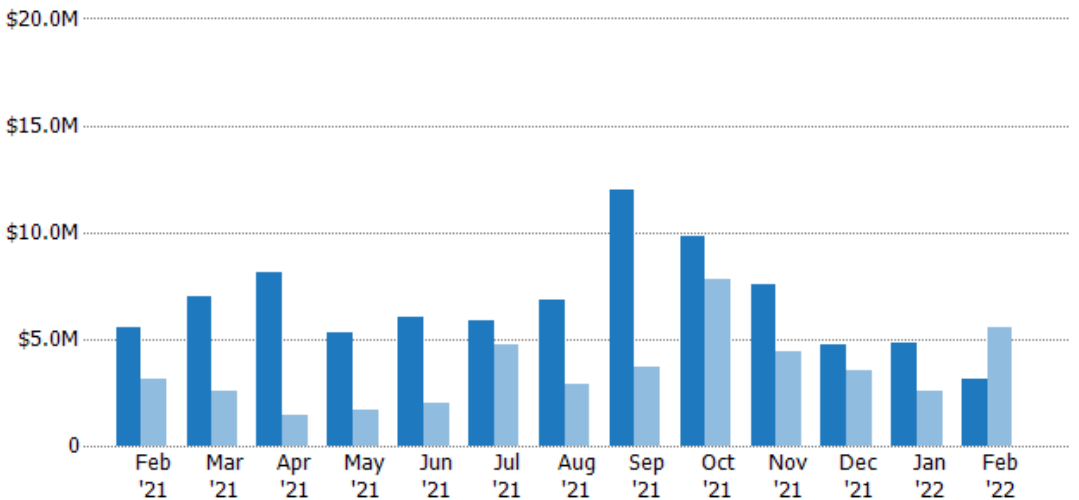
Pending Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/Year	Volume	% Chg.
Feb '22	\$3.15M	-42.8%
Feb '21	\$5.5M	75.3%
Feb '20	\$3.14M	-83.6%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$5.5M	\$6.96M	\$8.14M	\$5.33M	\$5.99M	\$5.9M	\$6.83M	\$12M	\$9.79M	\$7.58M	\$4.73M	\$4.81M	\$3.15M
Prior Year	\$3.14M	\$2.54M	\$1.42M	\$1.65M	\$2M	\$4.77M	\$2.92M	\$3.65M	\$7.77M	\$4.41M	\$3.5M	\$2.54M	\$5.5M
Percent Change from Prior Year	75%	174%	475%	224%	200%	24%	134%	227%	26%	72%	35%	89%	-43%

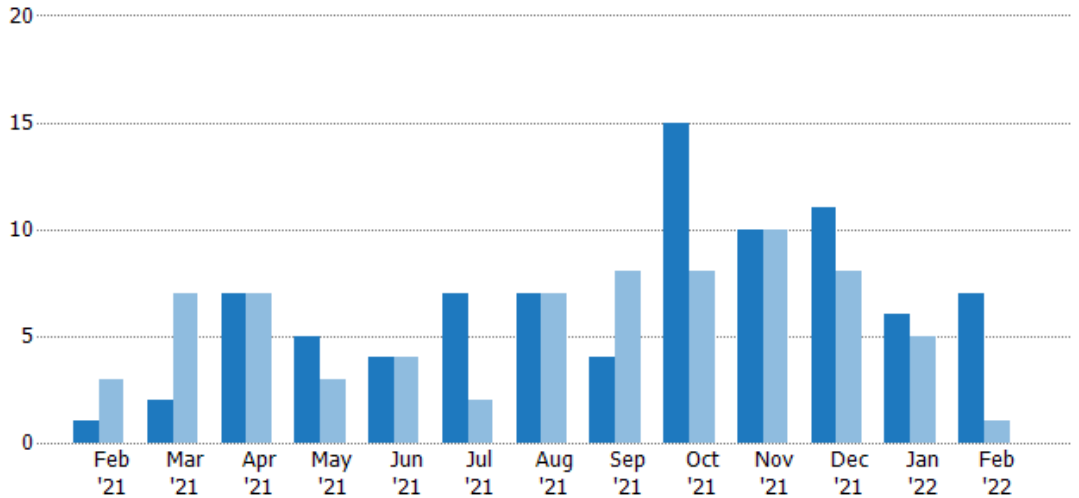
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Feb '22	7	600%
Feb '21	1	-66.7%
Feb '20	3	-66.7%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	1	2	7	5	4	7	7	4	15	10	11	6	7
Prior Year	3	7	7	3	4	2	7	8	8	10	8	5	1
Percent Change from Prior Year	-67%	-71%	0%	67%	0%	250%	0%	-50%	88%	0%	38%	20%	600%

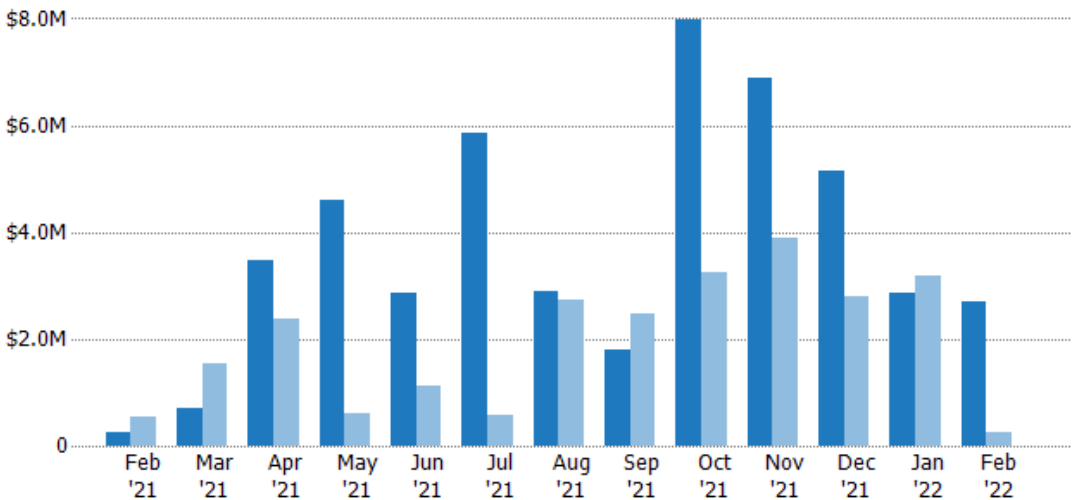
Closed Sales Volume

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Feb '22	\$2.71M	1,011.8%
Feb '21	\$244K	-55.2%
Feb '20	\$545K	-37.6%



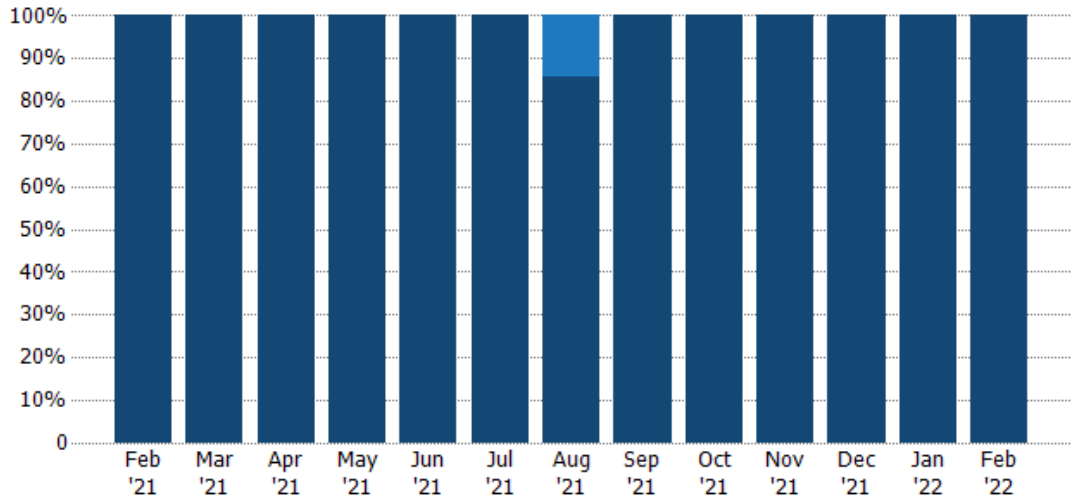
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$244K	\$700K	\$3.48M	\$4.61M	\$2.87M	\$5.86M	\$2.89M	\$1.8M	\$8M	\$6.87M	\$5.14M	\$2.87M	\$2.71M
Prior Year	\$545K	\$1.53M	\$2.39M	\$619K	\$1.12M	\$590K	\$2.73M	\$2.47M	\$3.24M	\$3.9M	\$2.8M	\$3.17M	\$244K
Percent Change from Prior Year	-55%	-54%	46%	645%	157%	893%	6%	-27%	147%	76%	84%	-9%	1,012%

Closed Sales by Property Type

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



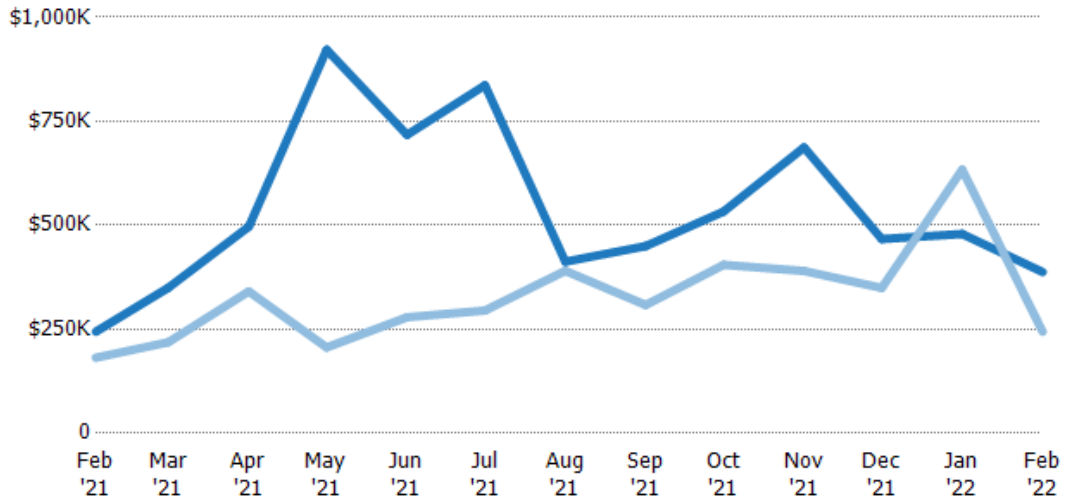
Property Type	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Condo/Townhouse	-	-	-	-	-	-	14%	-	-	-	-	-	-
Single Family Residence	100%	100%	100%	100%	100%	100%	86%	100%	100%	100%	100%	100%	100%

Average Sales Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



Month/Year	Price	% Chg.
Feb '22	\$388K	58.8%
Feb '21	\$244K	34.3%
Feb '20	\$182K	87.1%

Property Type	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$244K	\$350K	\$497K	\$922K	\$718K	\$837K	\$412K	\$450K	\$533K	\$687K	\$467K	\$479K	\$388K
Prior Year	\$182K	\$219K	\$341K	\$206K	\$279K	\$295K	\$391K	\$308K	\$405K	\$390K	\$349K	\$634K	\$244K
Percent Change from Prior Year	34%	60%	46%	347%	157%	184%	6%	46%	32%	76%	34%	-24%	59%

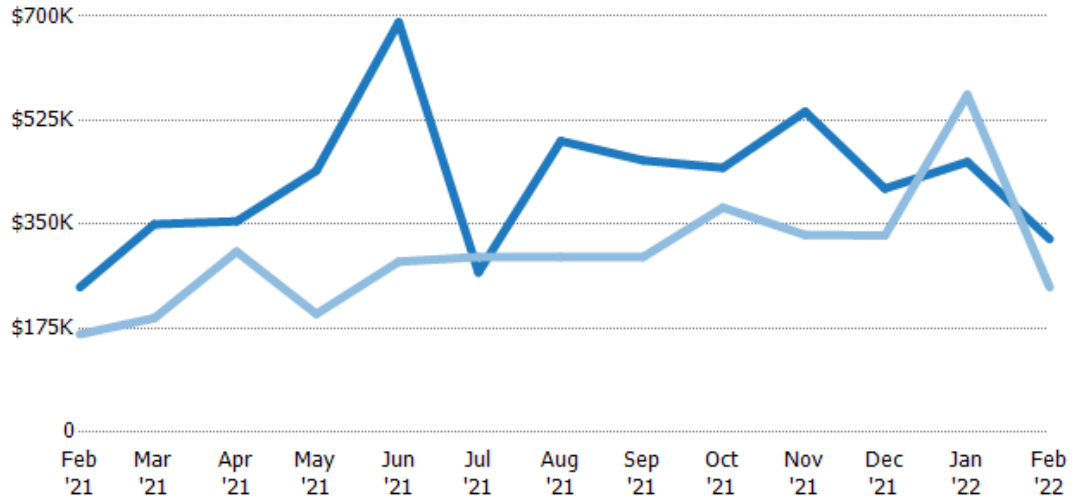
Median Sales Price

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

Filters Used

ZIP: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family

Month/ Year	Price	% Chg.
Feb '22	\$325K	33.2%
Feb '21	\$244K	47.9%
Feb '20	\$165K	106%



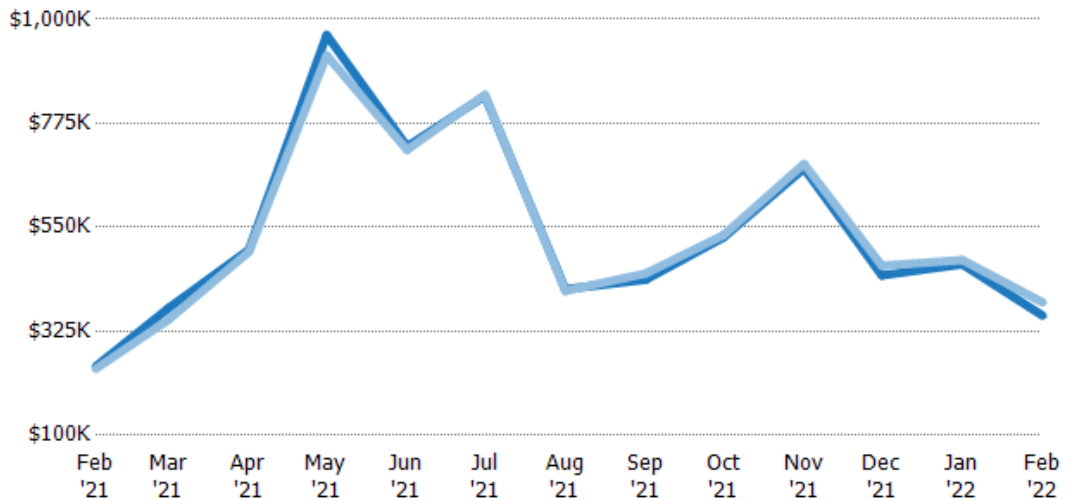
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$244K	\$350K	\$355K	\$440K	\$690K	\$269K	\$490K	\$458K	\$445K	\$540K	\$410K	\$455K	\$325K
Prior Year	\$165K	\$192K	\$304K	\$199K	\$287K	\$295K	\$295K	\$295K	\$378K	\$332K	\$331K	\$568K	\$244K
Percent Change from Prior Year	48%	82%	17%	121%	140%	-9%	66%	55%	18%	63%	24%	-20%	33%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



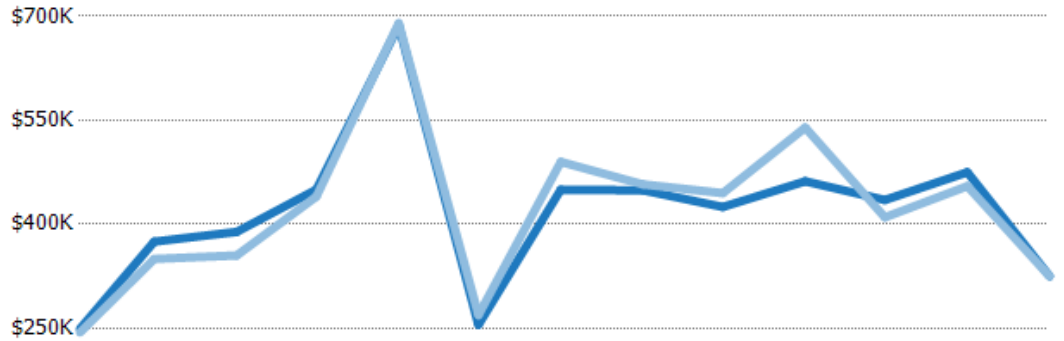
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg List Price	\$249K	\$375K	\$501K	\$966K	\$725K	\$834K	\$416K	\$437K	\$528K	\$678K	\$446K	\$470K	\$359K
Avg Sales Price	\$244K	\$350K	\$497K	\$922K	\$718K	\$837K	\$412K	\$450K	\$533K	\$687K	\$467K	\$479K	\$388K
Avg Sales Price as a % of Avg List Price	98%	93%	99%	95%	99%	100%	99%	103%	101%	101%	105%	102%	108%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



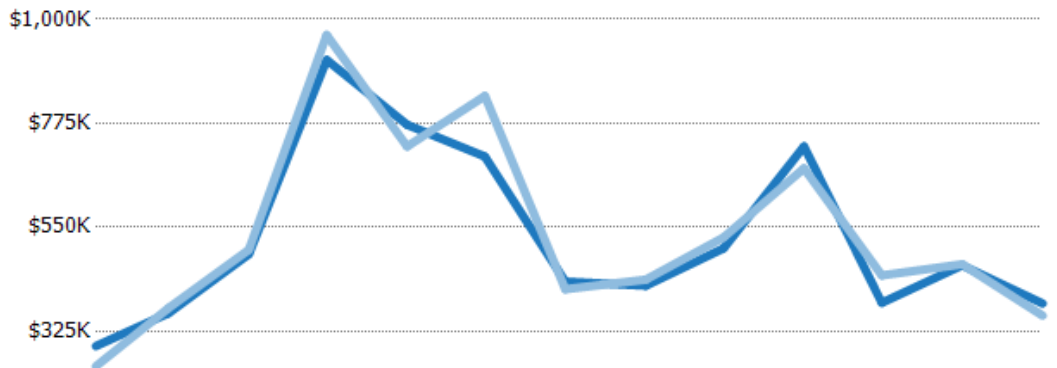
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Median List Price	\$249K	\$375K	\$389K	\$450K	\$687K	\$255K	\$450K	\$449K	\$425K	\$462K	\$435K	\$475K	\$325K
Median Sales Price	\$244K	\$350K	\$355K	\$440K	\$690K	\$269K	\$490K	\$458K	\$445K	\$540K	\$410K	\$455K	\$325K
Med Sales Price as a % of Med List Price	98%	93%	91%	98%	100%	105%	109%	102%	105%	117%	94%	96%	100%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



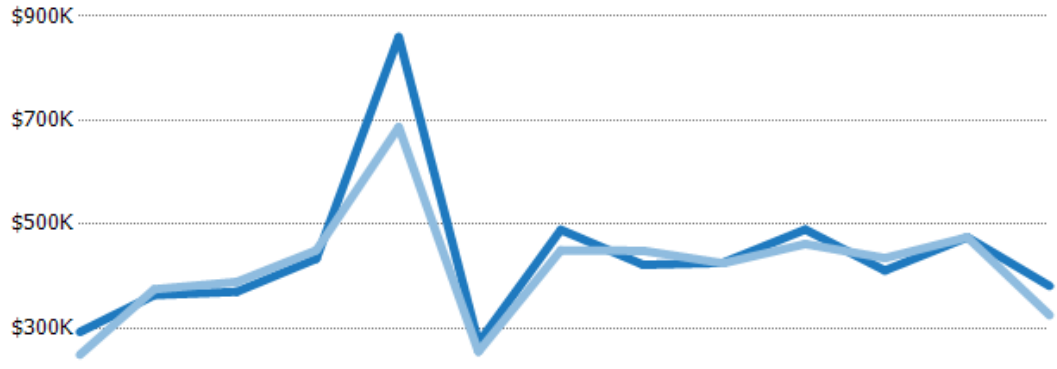
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg Est Value	\$293K	\$364K	\$492K	\$912K	\$772K	\$703K	\$432K	\$424K	\$504K	\$725K	\$387K	\$468K	\$385K
Avg Sales Price	\$249K	\$375K	\$501K	\$966K	\$725K	\$834K	\$416K	\$437K	\$528K	\$678K	\$446K	\$470K	\$359K
Avg Sales Price as a % of Avg Est Value	85%	103%	102%	106%	94%	119%	96%	103%	105%	93%	115%	100%	93%

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: Morrisville, VT 05661
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Median Est Value	\$293K	\$364K	\$370K	\$434K	\$860K	\$272K	\$489K	\$422K	\$426K	\$490K	\$411K	\$475K	\$381K
Median Sales Price	\$249K	\$375K	\$389K	\$450K	\$687K	\$255K	\$450K	\$449K	\$425K	\$462K	\$435K	\$475K	\$325K
Med Sales Price as a % of Med Est Value	85%	103%	105%	104%	80%	94%	92%	106%	100%	94%	106%	100%	85%