

## Summary of Key Listing and Sales Metrics

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

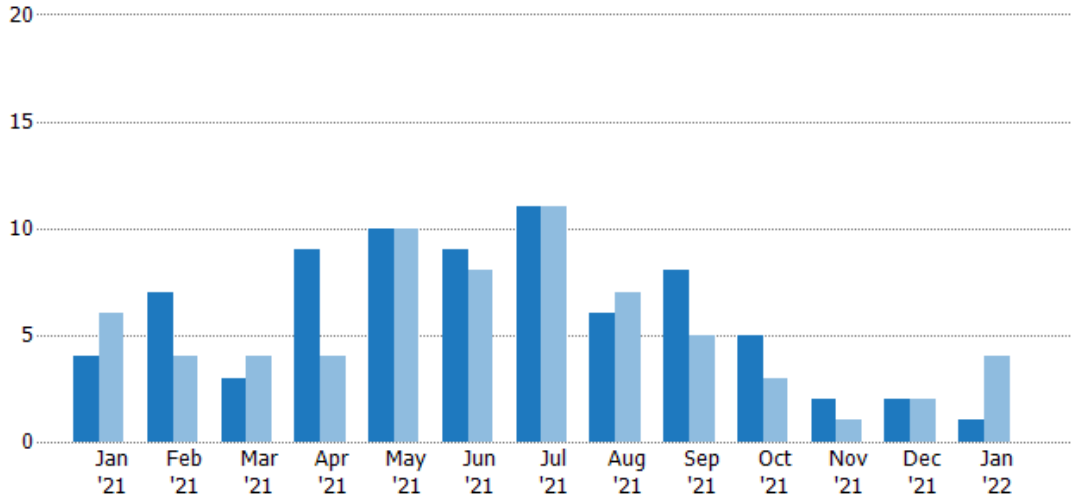
Key Metrics	Jan 2022	Jan 2021	+ / -	YTD 2022	YTD 2021	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	1	4	-75%	77	69	+11.6%
New Listing Volume	\$1,800,000	\$1,298,900	+38.6%	\$29,832,300	\$14,219,600	+109.8%
Active Listing Count	3	6	-50%	N/A	N/A	
Active Listing Volume	\$2,829,000	\$1,065,900	+165.4%	N/A	N/A	
Average Listing Price	\$943,000	\$177,650	+430.8%	\$554,721	\$260,347	+113.1%
Median Listing Price	\$850,000	\$169,450	+401.6%	\$278,639	\$196,893	+41.5%
Median Days in RPR	152	114	+33.3%	72.63	111.86	-35.1%
Months of Inventory	0.4	2	-81.3%	0.8	1	-25%
Absorption Rate	266.67%	50%	+216.7%	133.33%	100%	+33.3%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	3	3	+/-	78	90	-13.3%
New Pending Sales Volume	\$802,000	\$924,900	-13.3%	\$23,678,300	\$18,094,600	+30.9%
Pending Sales Count	6	7	-14.3%	N/A	N/A	
Pending Sales Volume	\$2,162,900	\$1,688,900	+28.1%	N/A	N/A	
Closed Sales Count	5	4	+25%	72	75	-4%
Closed Sales Volume	\$1,184,500	\$505,000	+134.6%	\$20,186,400	\$14,386,935	+40.3%
Average Sales Price	\$236,900	\$126,250	+87.6%	\$280,367	\$191,826	+46.2%
Median Sales Price	\$257,500	\$107,000	+140.7%	\$240,243	\$183,036	+31.3%

## 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



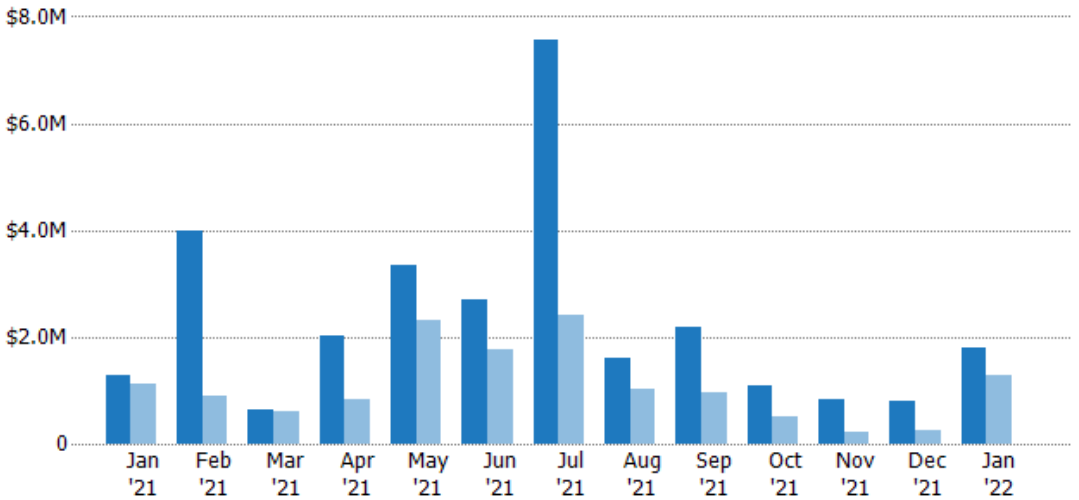
Month/Year	Count	% Chg.
Jan '22	1	-75%
Jan '21	4	-33.3%
Jan '20	6	-66.7%

## 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.
Jan '22	\$1.8M	38.6%
Jan '21	\$1.3M	16.8%
Jan '20	\$1.11M	-61%

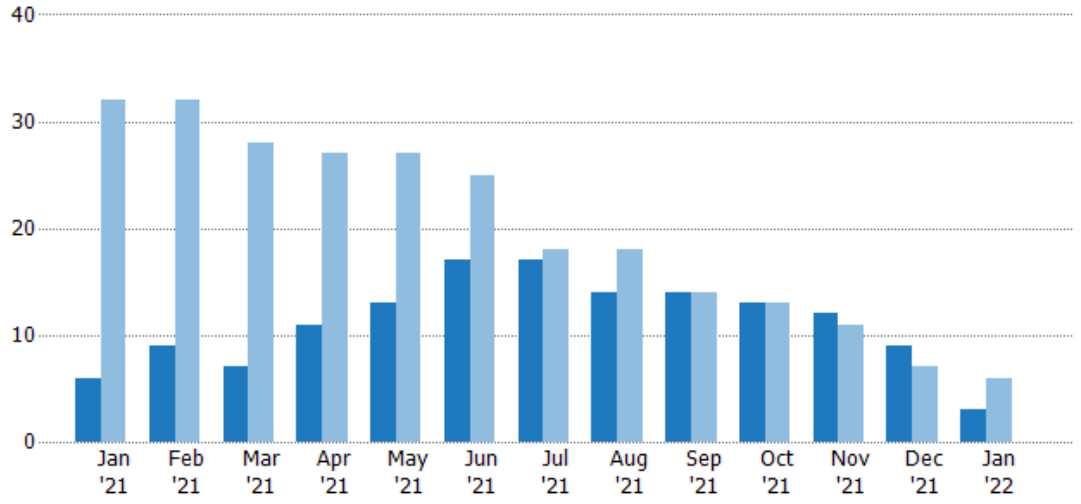
## Active Listings

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.
Jan '22	3	-50%
Jan '21	6	-81.3%
Jan '20	32	-3.1%



Current Year	6	9	7	11	13	17	17	14	14	13	12	9	3
Prior Year	32	32	28	27	27	25	18	18	14	13	11	7	6
Percent Change from Prior Year	-81%	-72%	-75%	-59%	-52%	-32%	-6%	-22%	0%	0%	9%	29%	-50%

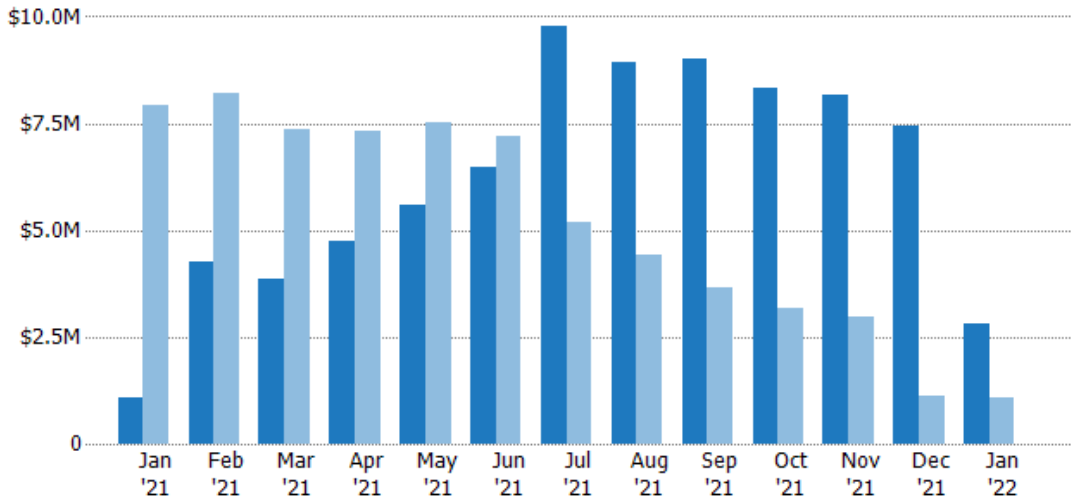
## Active Listing Volume

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.
Jan '22	\$2.83M	165.4%
Jan '21	\$1.07M	-86.6%
Jan '20	\$7.94M	-0.7%



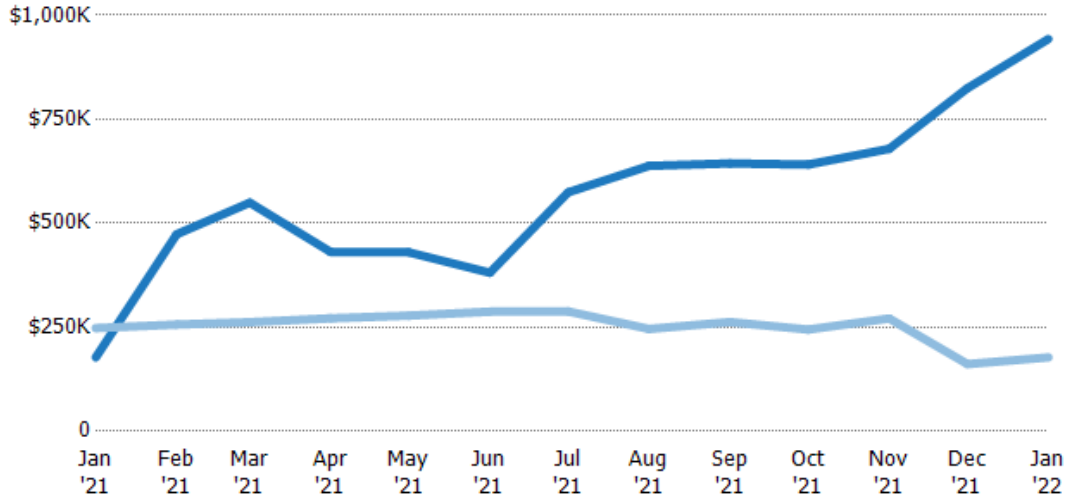
Current Year	\$1.07M	\$4.26M	\$3.85M	\$4.74M	\$5.59M	\$6.48M	\$9.76M	\$8.93M	\$9.01M	\$8.34M	\$8.15M	\$7.42M	\$2.83M
Prior Year	\$7.94M	\$8.21M	\$7.34M	\$7.33M	\$7.5M	\$7.19M	\$5.19M	\$4.43M	\$3.67M	\$3.18M	\$2.98M	\$1.13M	\$1.07M
Percent Change from Prior Year	-87%	-48%	-48%	-35%	-25%	-10%	88%	102%	145%	162%	173%	557%	165%

## 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



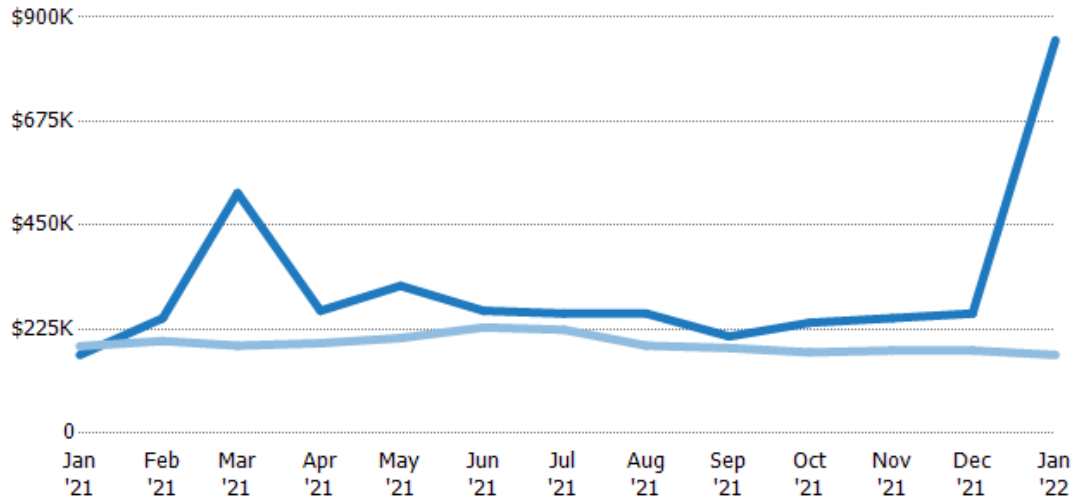
Current Year	\$178K	\$474K	\$550K	\$431K	\$430K	\$381K	\$574K	\$638K	\$644K	\$641K	\$679K	\$825K	\$943K
Prior Year	\$248K	\$257K	\$262K	\$272K	\$278K	\$288K	\$288K	\$246K	\$262K	\$245K	\$271K	\$162K	\$178K
Percent Change from Prior Year	-28%	85%	110%	59%	55%	32%	99%	159%	145%	162%	150%	411%	431%

## 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



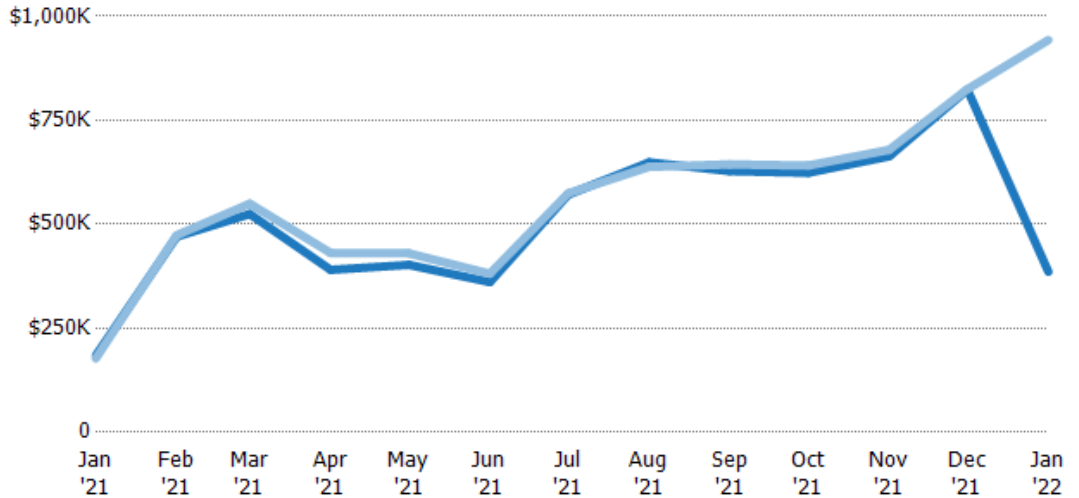
Current Year	\$169K	\$249K	\$520K	\$265K	\$319K	\$265K	\$259K	\$259K	\$210K	\$239K	\$249K	\$259K	\$850K
Prior Year	\$188K	\$199K	\$189K	\$195K	\$206K	\$229K	\$224K	\$189K	\$184K	\$175K	\$179K	\$179K	\$169K
Percent Change from Prior Year	-10%	25%	174%	36%	55%	16%	16%	37%	14%	37%	39%	45%	402%

## 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



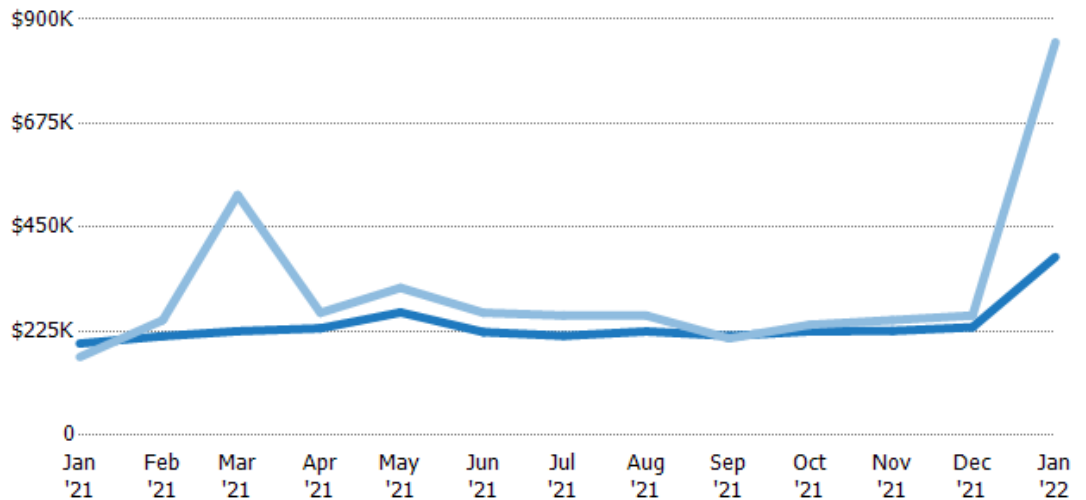
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Avg Est Value	\$184K	\$470K	\$525K	\$391K	\$402K	\$361K	\$571K	\$649K	\$628K	\$624K	\$663K	\$824K	\$386K
Avg Listing Price	\$178K	\$474K	\$550K	\$431K	\$430K	\$381K	\$574K	\$638K	\$644K	\$641K	\$679K	\$825K	\$943K
Avg Listing Price as a % of Avg Est Value	96%	101%	105%	110%	107%	106%	101%	98%	103%	103%	102%	100%	244%

## 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



	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Median Est Value	\$199K	\$214K	\$225K	\$231K	\$266K	\$223K	\$215K	\$225K	\$215K	\$225K	\$226K	\$234K	\$386K
Median Listing Price	\$169K	\$249K	\$520K	\$265K	\$319K	\$265K	\$259K	\$259K	\$210K	\$239K	\$249K	\$259K	\$850K
Med Listing Price as a % of Med Est Value	85%	116%	231%	115%	120%	119%	120%	115%	97%	106%	110%	111%	220%

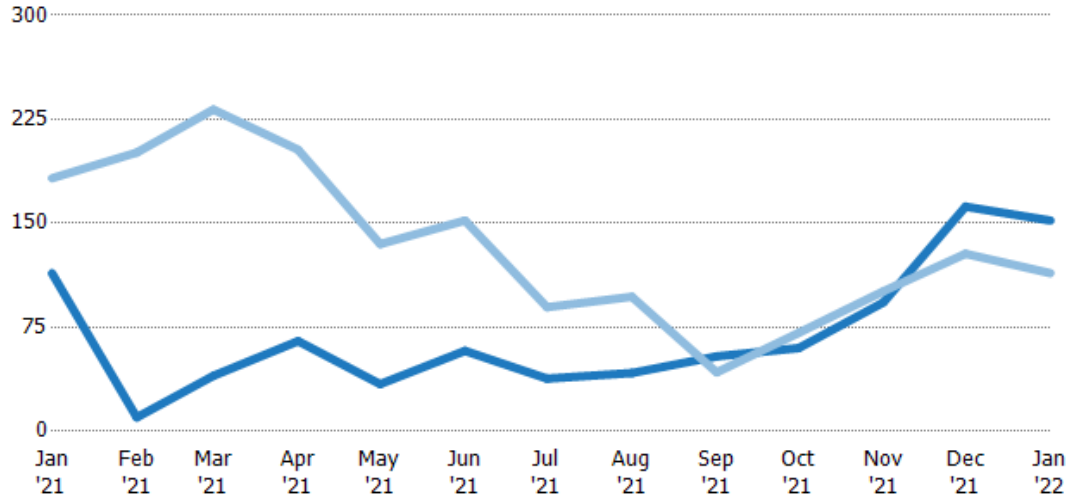
## Median Days in RPR

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.
Jan '22	152	33.3%
Jan '21	114	-37.5%
Jan '20	183	4.7%



Current Year	114	10	40	65	34	58	38	42	54	60	93	162	152
Prior Year	183	201	232	203	135	152	89.5	97	42.5	71	101	128	114
Percent Change from Prior Year	-38%	-95%	-83%	-68%	-75%	-62%	-58%	-57%	27%	-15%	-8%	27%	33%

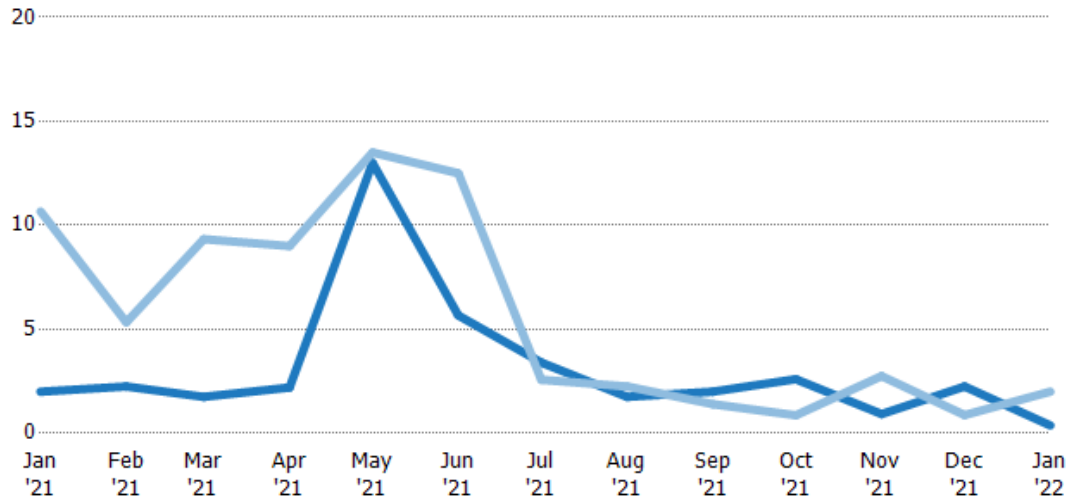
## Months of Inventory

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.
Jan '22	0	-81.3%
Jan '21	2	-81.2%
Jan '20	10.7	-41.9%



Current Year	2	2.25	1.75	2.2	13	5.67	3.4	1.75	2	2.6	0	2.25	0
Prior Year	10.7	5.33	9.33	9	13.5	12.5	2.57	2.25	1.4	0	2.75	0	2
Percent Change from Prior Year	-81%	-58%	-81%	-76%	-4%	-55%	32%	-22%	43%	200%	-66%	157%	-81%

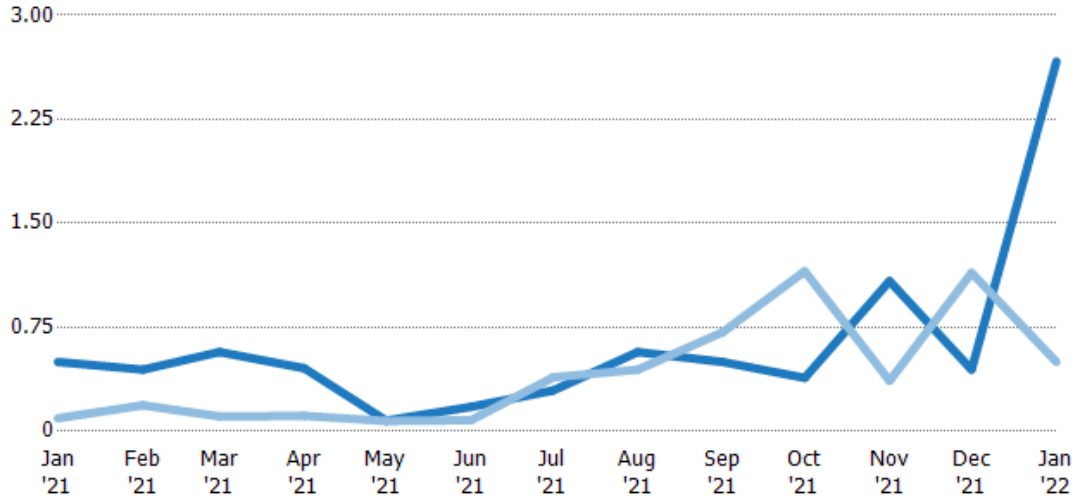
## Absorption Rate

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.
Jan '22	267%	-216.7%
Jan '21	50%	-40.6%
Jan '20	9%	72%



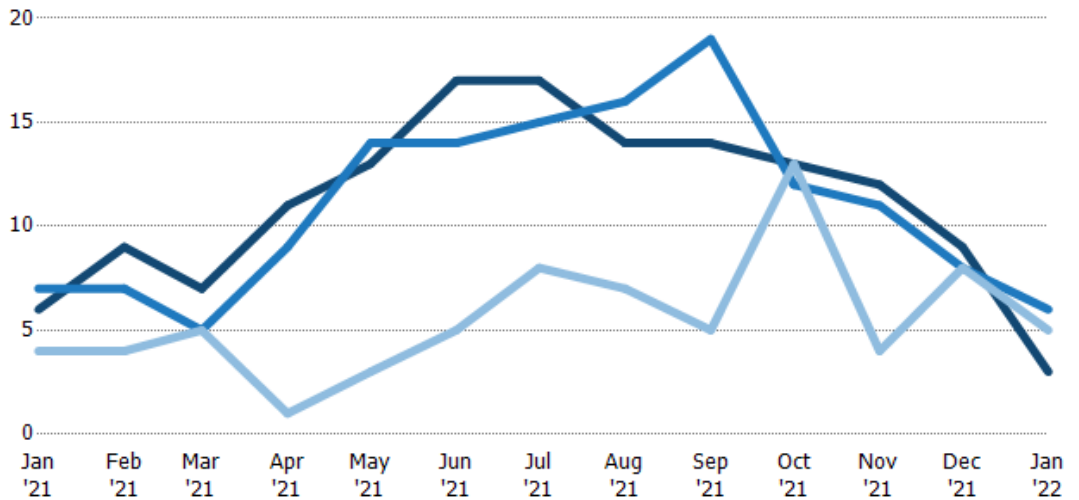
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	50%	44%	57%	45%	8%	18%	29%	57%	50%	38%	108%	44%	267%
Prior Year	9%	19%	11%	11%	7%	8%	39%	44%	71%	115%	36%	114%	50%
Change from Prior Year	-41%	-26%	-46%	-34%	0%	-10%	9%	-13%	21%	77%	-72%	70%	-217%

## 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



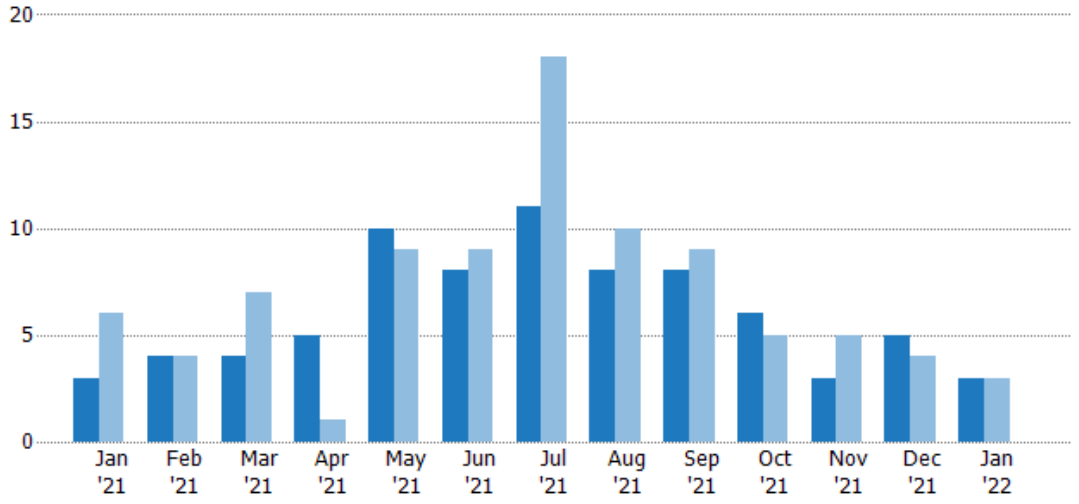
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Active	6	9	7	11	13	17	17	14	14	13	12	9	3
Pending	7	7	5	9	14	14	15	16	19	12	11	8	6
Sold	4	4	5	1	3	5	8	7	5	13	4	8	5

## 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.
Jan '22	3	0%
Jan '21	3	-50%
Jan '20	6	-50%

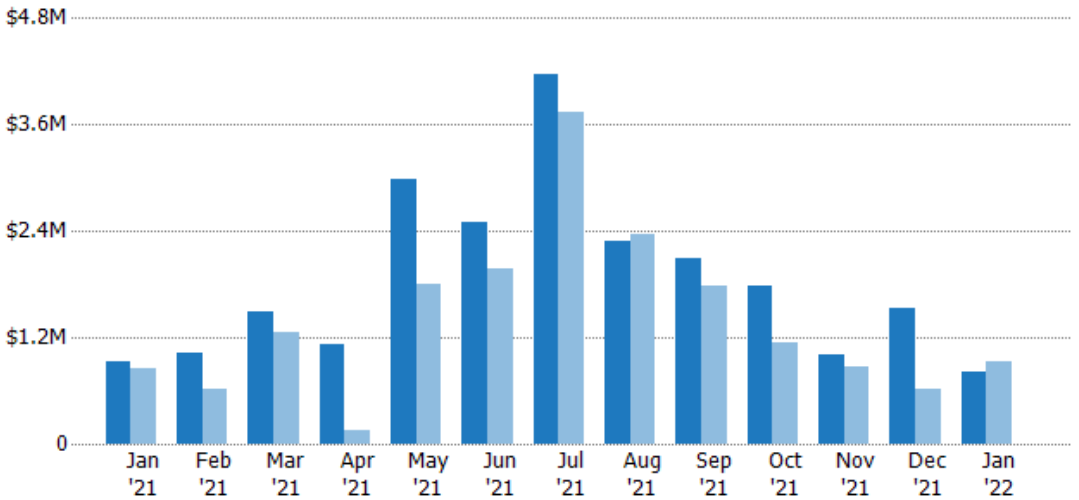
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	3	4	4	5	10	8	11	8	8	6	3	5	3
Prior Year	6	4	7	1	9	9	18	10	9	5	5	4	3
Percent Change from Prior Year	-50%	0%	-43%	400%	11%	-11%	-39%	-20%	-11%	20%	-40%	25%	0%

## 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.
Jan '22	\$802K	-13.3%
Jan '21	\$925K	9.3%
Jan '20	\$846K	-40.1%

	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	\$925K	\$1.02M	\$1.49M	\$1.13M	\$2.97M	\$2.49M	\$4.16M	\$2.28M	\$2.09M	\$1.77M	\$1.01M	\$1.52M	\$802K
Prior Year	\$846K	\$614K	\$1.25M	\$155K	\$1.81M	\$1.97M	\$3.74M	\$2.36M	\$1.79M	\$1.14M	\$873K	\$624K	\$925K
Percent Change from Prior Year	9%	67%	19%	629%	64%	27%	11%	-3%	17%	55%	16%	144%	-13%

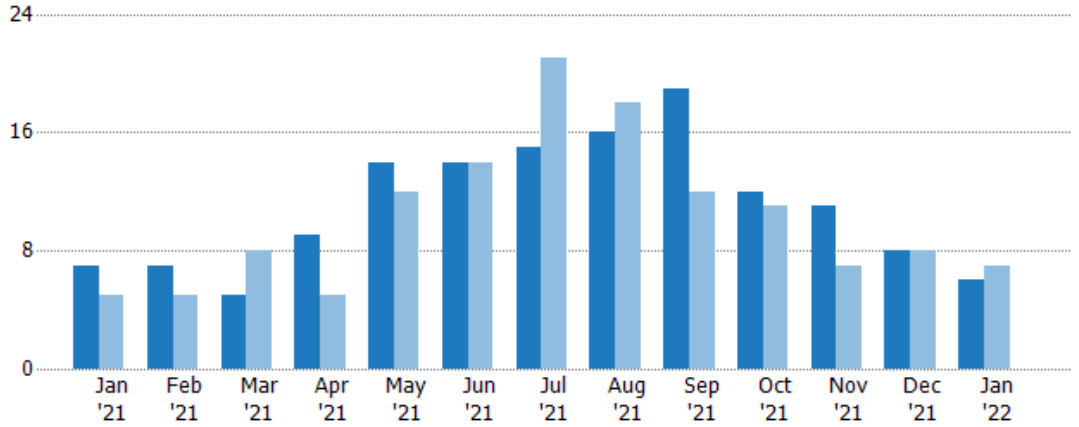


## Pending Sales

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



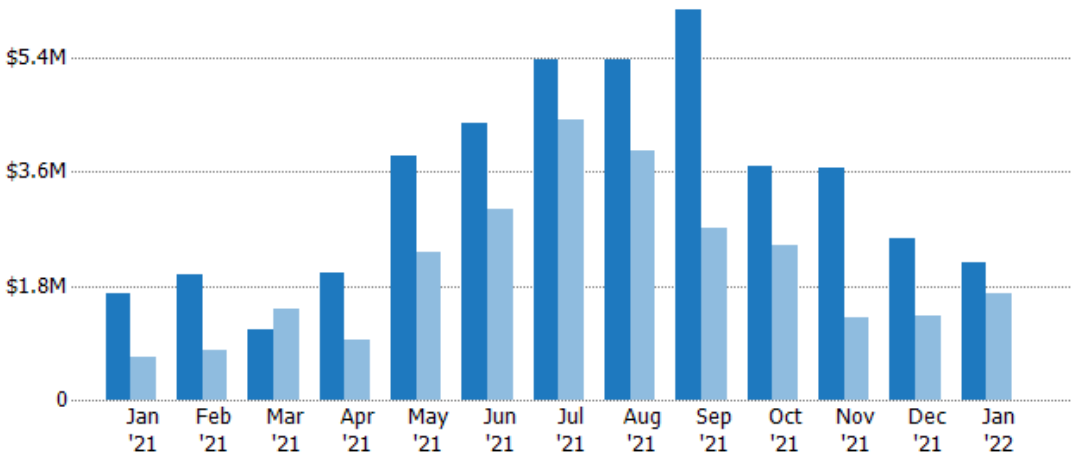
Month/Year	Count	% Chg.
Jan '22	6	-14.3%
Jan '21	7	40%
Jan '20	5	-20%

## 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



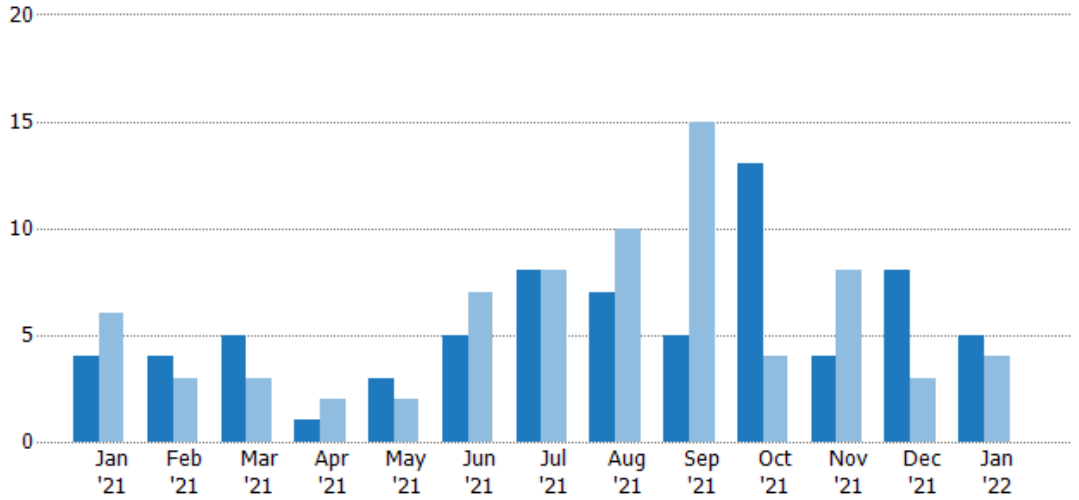
Month/Year	Volume	% Chg.
Jan '22	\$2.16M	28.1%
Jan '21	\$1.69M	152.1%
Jan '20	\$670K	3.9%

## 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



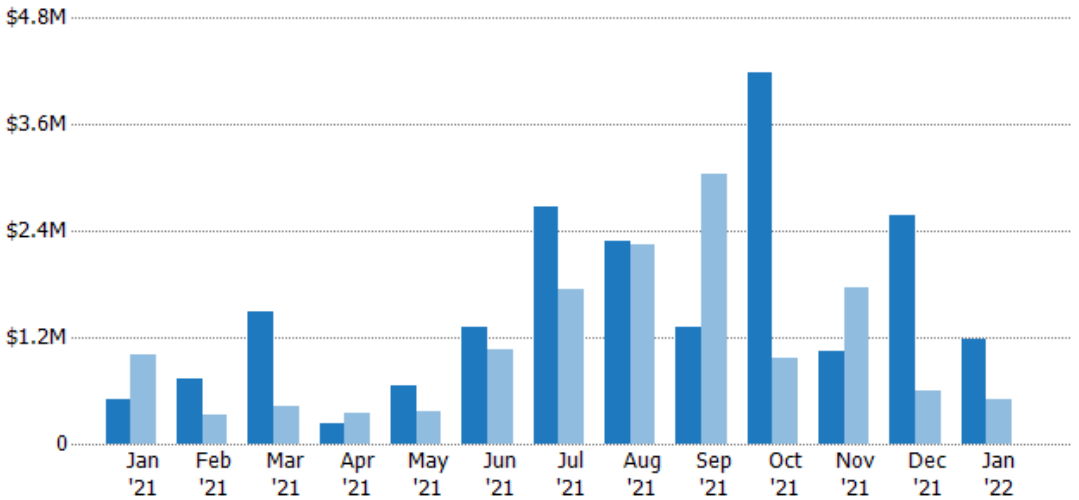
Month/Year	Count	% Chg.
Jan '22	5	25%
Jan '21	4	-33.3%
Jan '20	6	-83.3%

## 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



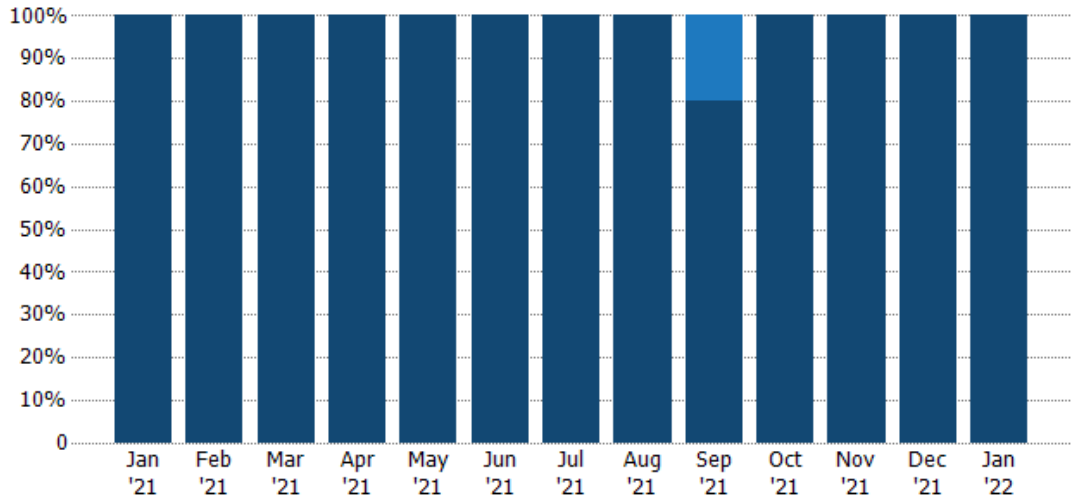
Month/Year	Volume	% Chg.
Jan '22	\$1.18M	134.6%
Jan '21	\$505K	-49.4%
Jan '20	\$998K	-83.8%

## 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



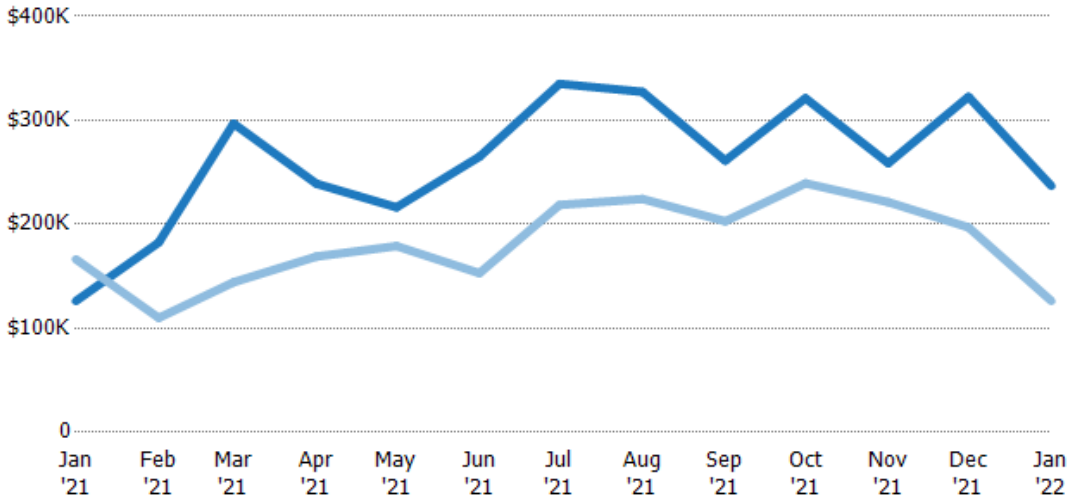
Condo/Townhouse	-	-	-	-	-	-	-	-	20%	-	-	-	-
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%

## 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	\$126K	\$183K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$261K	\$321K	\$259K	\$323K	\$237K
Prior Year	\$166K	\$110K	\$144K	\$169K	\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$126K
Percent Change from Prior Year	-24%	66%	106%	41%	21%	73%	53%	46%	29%	34%	17%	64%	88%

Month/Year	Price	% Chg.
Jan '22	\$237K	87.6%
Jan '21	\$126K	-24.1%
Jan '20	\$166K	-2.6%

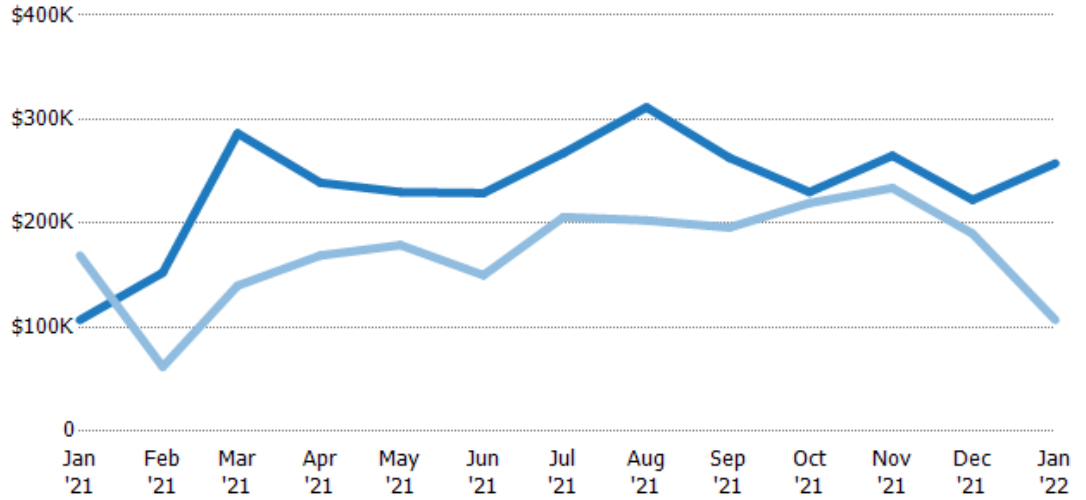
## Median Sales Price

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.
Jan '22	\$258K	140.7%
Jan '21	\$107K	-36.7%
Jan '20	\$169K	-4.1%



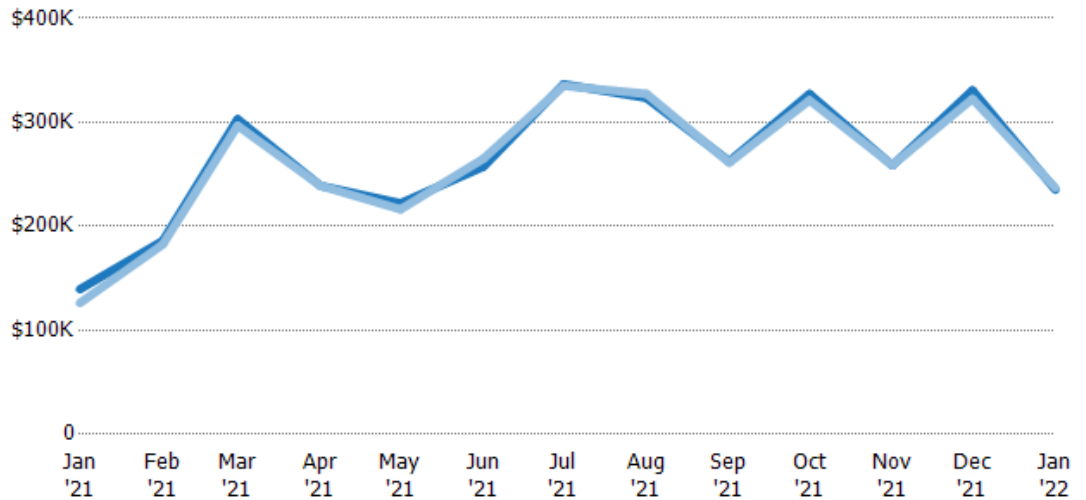
Current Year	\$107K	\$153K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$263K	\$230K	\$265K	\$223K	\$258K
Prior Year	\$169K	\$62K	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$107K
Percent Change from Prior Year	-37%	146%	105%	41%	28%	53%	30%	54%	34%	5%	13%	17%	141%

## 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



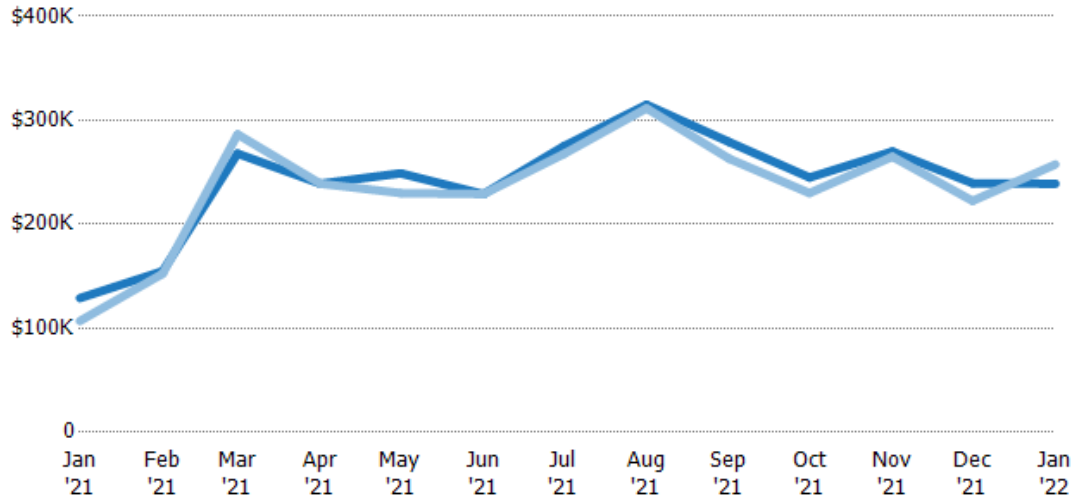
Avg List Price	\$139K	\$186K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$262K	\$327K	\$259K	\$331K	\$235K
Avg Sales Price	\$126K	\$183K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$261K	\$321K	\$259K	\$323K	\$237K
Avg Sales Price as a % of Avg List Price	91%	98%	98%	100%	97%	103%	100%	101%	100%	98%	100%	98%	101%

## 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



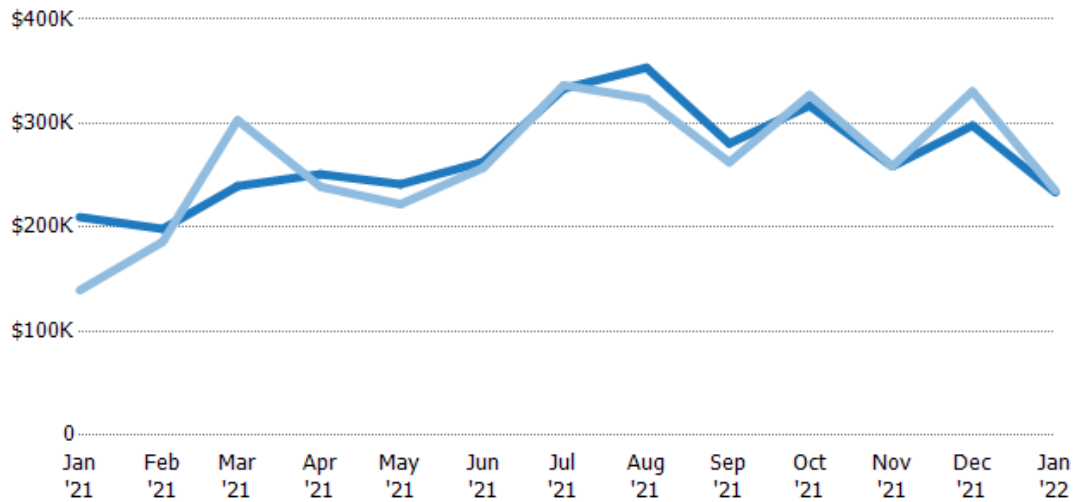
Median List Price	\$129K	\$155K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$279K	\$245K	\$270K	\$240K	\$239K
Median Sales Price	\$107K	\$153K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$263K	\$230K	\$265K	\$223K	\$258K
Med Sales Price as a % of Med List Price	83%	98%	107%	100%	92%	100%	97%	99%	94%	94%	98%	93%	108%

## 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



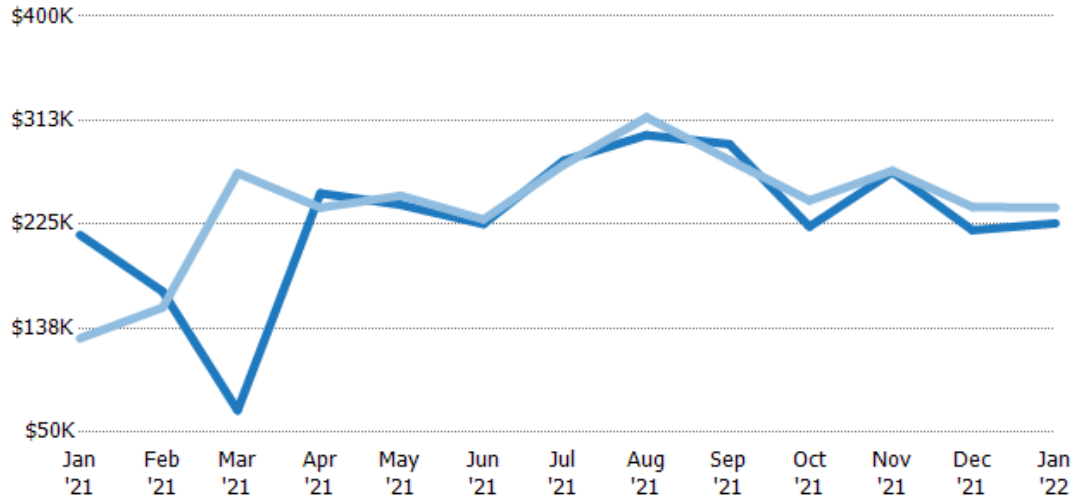
Avg Est Value	\$210K	\$198K	\$240K	\$251K	\$241K	\$263K	\$333K	\$353K	\$281K	\$317K	\$259K	\$298K	\$234K
Avg Sales Price	\$139K	\$186K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$262K	\$327K	\$259K	\$331K	\$235K
Avg Sales Price as a % of Avg Est Value	66%	94%	127%	95%	92%	98%	101%	92%	94%	103%	100%	111%	101%

## 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



	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Median Est Value	\$216K	\$168K	\$68.5K	\$251K	\$241K	\$225K	\$278K	\$300K	\$292K	\$223K	\$269K	\$220K	\$226K
Median Sales Price	\$129K	\$155K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$279K	\$245K	\$270K	\$240K	\$239K
Med Sales Price as a % of Med Est Value	60%	92%	391%	95%	103%	102%	99%	105%	95%	110%	100%	109%	106%