

Summary of Key Listing and Sales Metrics

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

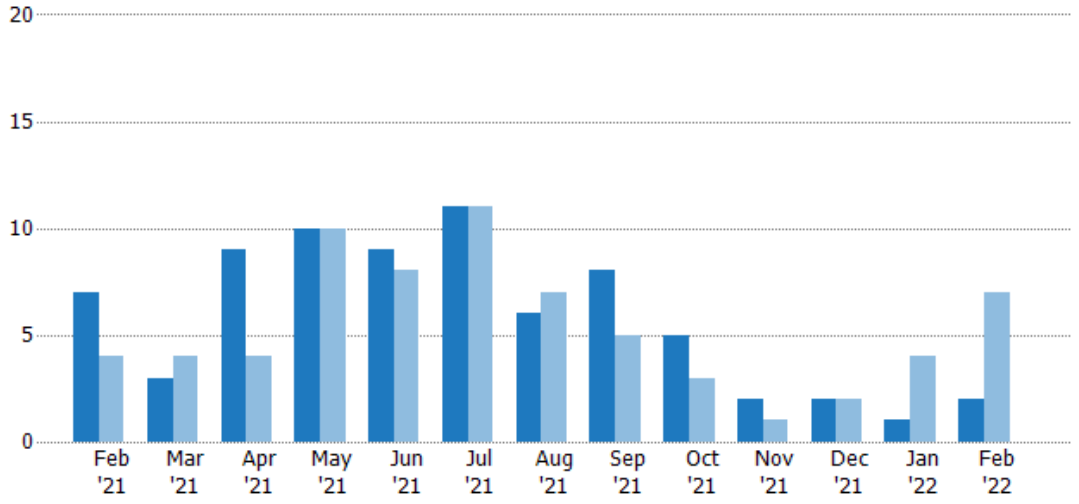
Key Metrics	Feb 2022	Feb 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	2	7	-71.4%	3	11	-72.7%
New Listing Volume	\$531,000	\$3,974,900	-86.6%	\$2,331,000	\$5,273,800	-55.8%
Active Listing Count	5	9	-44.4%	N/A	N/A	
Active Listing Volume	\$3,360,000	\$4,262,800	-21.2%	N/A	N/A	
Average Listing Price	\$672,000	\$473,644	+41.9%	\$773,625	\$355,247	+117.8%
Median Listing Price	\$272,000	\$249,000	+9.2%	\$488,750	\$217,180	+125%
Median Days in RPR	52	10	+420%	102	62	+64.5%
Months of Inventory	1	2.3	-55.6%	1	1.7	-40%
Absorption Rate	100%	44.44%	+55.6%	100%	60%	+40%
Sales Activity Charts Metrics						
New Pending Sales Count	–	4	–	3	7	-57.1%
New Pending Sales Volume	–	\$1,024,000	–	\$802,000	\$1,948,900	-58.8%
Pending Sales Count	1	7	-85.7%	N/A	N/A	
Pending Sales Volume	\$110,000	\$1,969,000	-94.4%	N/A	N/A	
Closed Sales Count	5	4	+25%	10	8	+25%
Closed Sales Volume	\$2,089,000	\$730,000	+186.2%	\$3,273,500	\$1,235,000	+165.1%
Average Sales Price	\$417,800	\$182,500	+128.9%	\$327,350	\$154,375	+112%
Median Sales Price	\$356,500	\$152,500	+133.8%	\$307,000	\$129,750	+136.6%

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



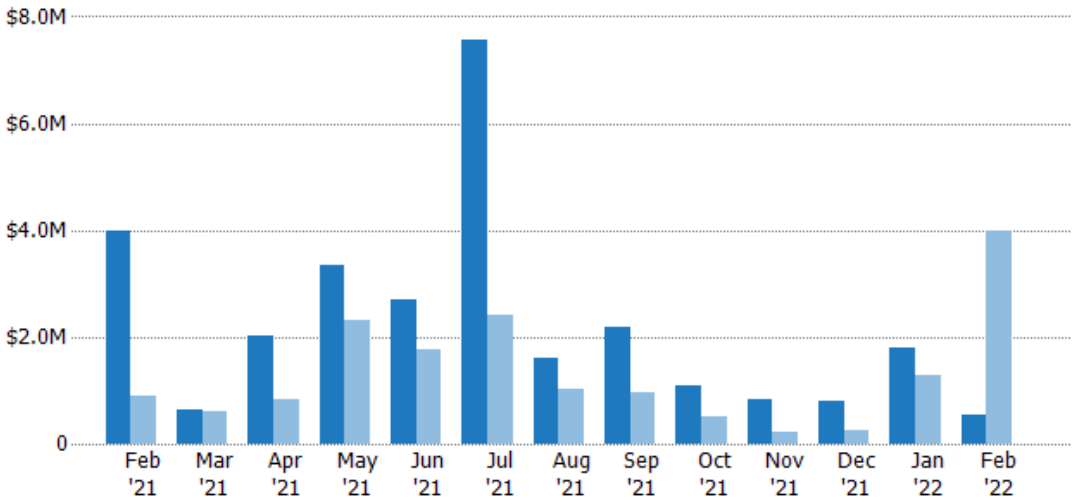
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '22	2	7	-71.4%
Feb '21	7	7	75%
Feb '20	4	4	-50%

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	Current Year	Prior Year	Percent Change from Prior Year
Feb '22	\$531K	\$3.97M	-86.6%
Feb '21	\$3.97M	\$3.97M	347.4%
Feb '20	\$888K	\$888K	-63.6%

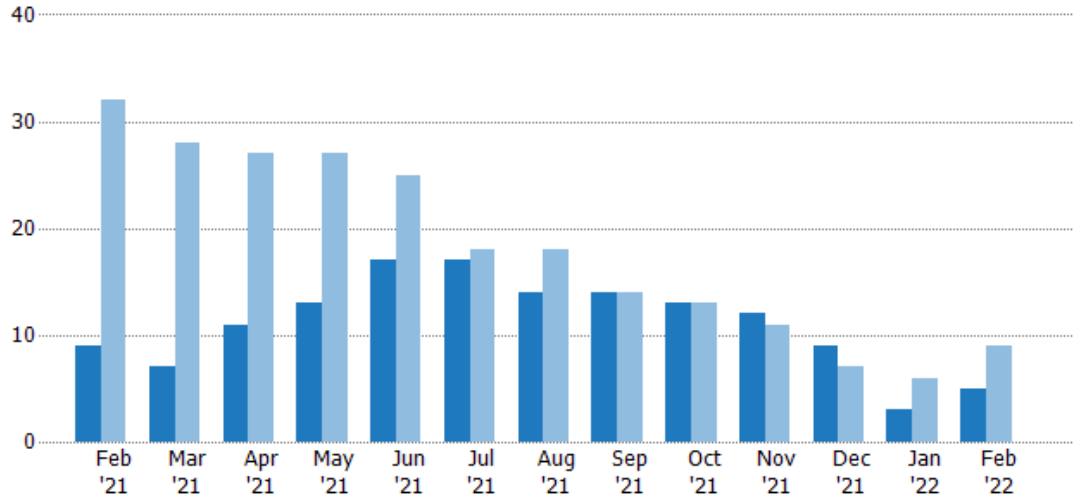
Active Listings

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.
Feb '22	5	-44.4%
Feb '21	9	-71.9%
Feb '20	32	-9.4%



Current Year	9	7	11	13	17	17	14	14	13	12	9	3	5
Prior Year	32	28	27	27	25	18	18	14	13	11	7	6	9
Percent Change from Prior Year	-72%	-75%	-59%	-52%	-32%	-6%	-22%	0%	0%	9%	29%	-50%	-44%

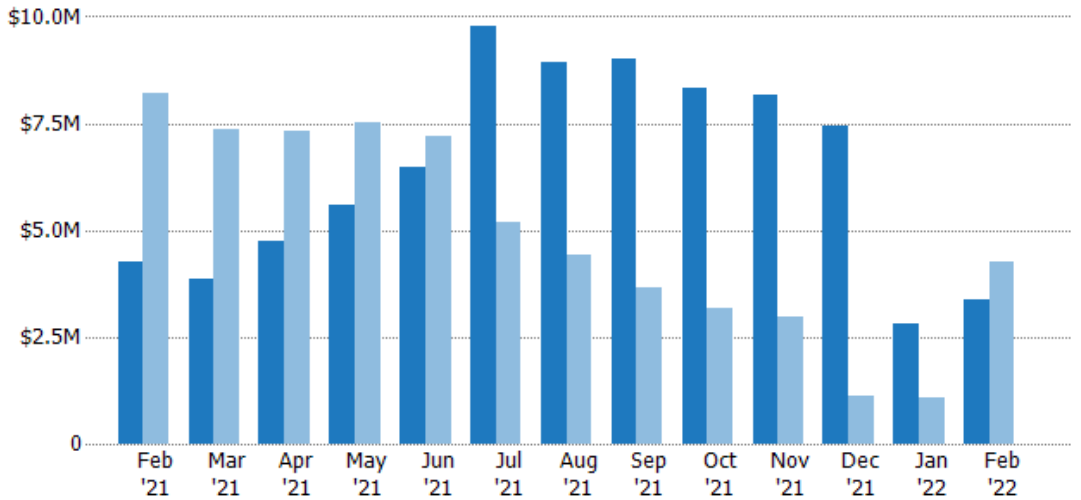
Active Listing Volume

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.
Feb '22	\$3.36M	-21.2%
Feb '21	\$4.26M	-48.1%
Feb '20	\$8.21M	-11%



Current Year	\$4.26M	\$3.85M	\$4.74M	\$5.59M	\$6.48M	\$9.76M	\$8.93M	\$9.01M	\$8.34M	\$8.15M	\$7.42M	\$2.83M	\$3.36M
Prior Year	\$8.21M	\$7.34M	\$7.33M	\$7.5M	\$7.19M	\$5.19M	\$4.43M	\$3.67M	\$3.18M	\$2.98M	\$1.13M	\$1.07M	\$4.26M
Percent Change from Prior Year	-48%	-48%	-35%	-25%	-10%	88%	102%	145%	162%	173%	557%	165%	-21%

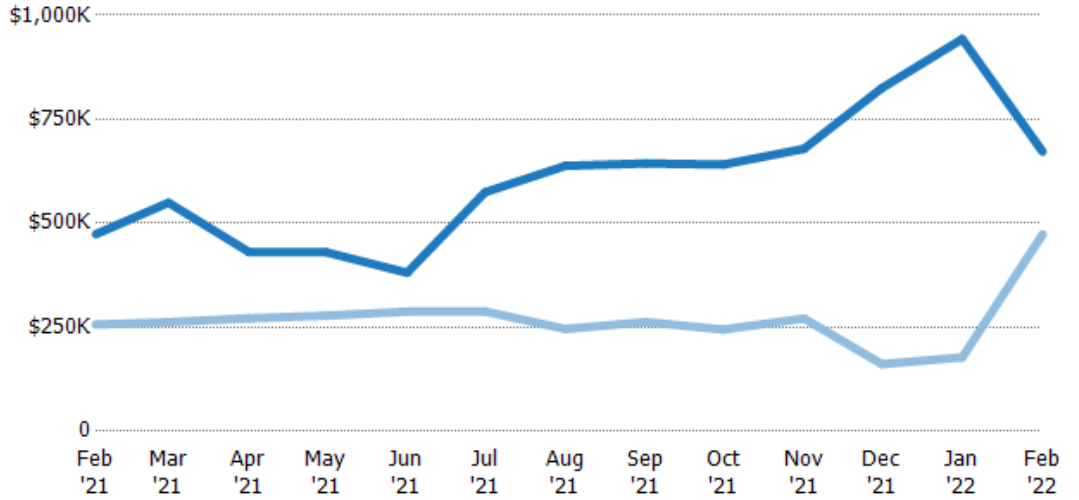
Average Listing Price

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.
Feb '22	\$672K	41.9%
Feb '21	\$474K	84.6%
Feb '20	\$257K	-1.8%



Current Year	\$474K	\$550K	\$431K	\$430K	\$381K	\$574K	\$638K	\$644K	\$641K	\$679K	\$825K	\$943K	\$672K
Prior Year	\$257K	\$262K	\$272K	\$278K	\$288K	\$288K	\$246K	\$262K	\$245K	\$271K	\$162K	\$178K	\$474K
Percent Change from Prior Year	85%	110%	59%	55%	32%	99%	159%	145%	162%	150%	411%	431%	42%

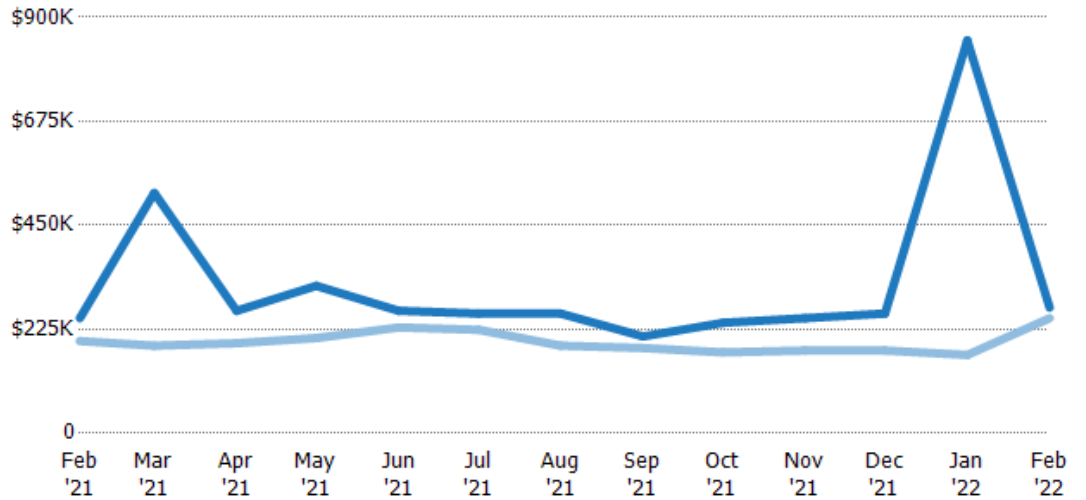
Median Listing Price

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.
Feb '22	\$272K	9.2%
Feb '21	\$249K	24.8%
Feb '20	\$199K	12.8%



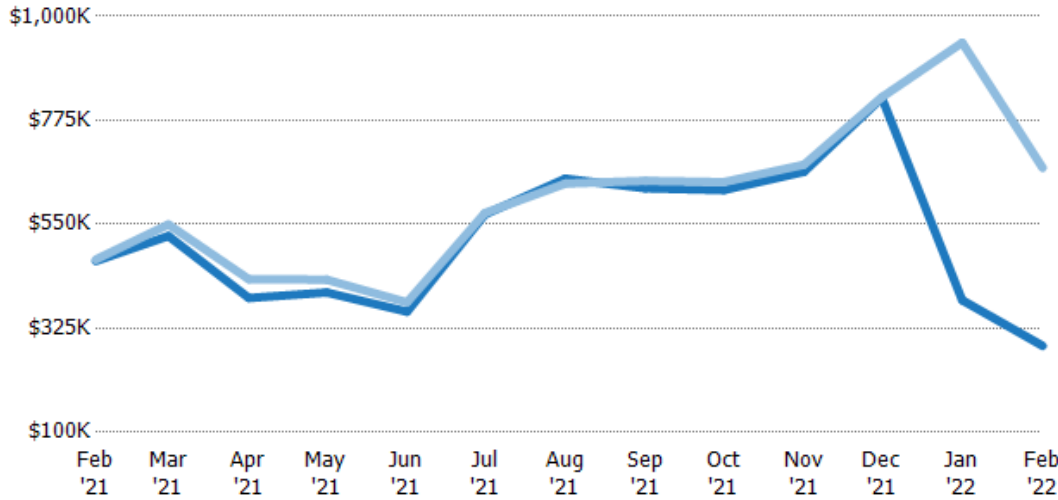
Current Year	\$249K	\$520K	\$265K	\$319K	\$265K	\$259K	\$259K	\$210K	\$239K	\$249K	\$259K	\$850K	\$272K
Prior Year	\$199K	\$189K	\$195K	\$206K	\$229K	\$224K	\$189K	\$184K	\$175K	\$179K	\$179K	\$169K	\$249K
Percent Change from Prior Year	25%	174%	36%	55%	16%	16%	37%	14%	37%	39%	45%	402%	9%

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



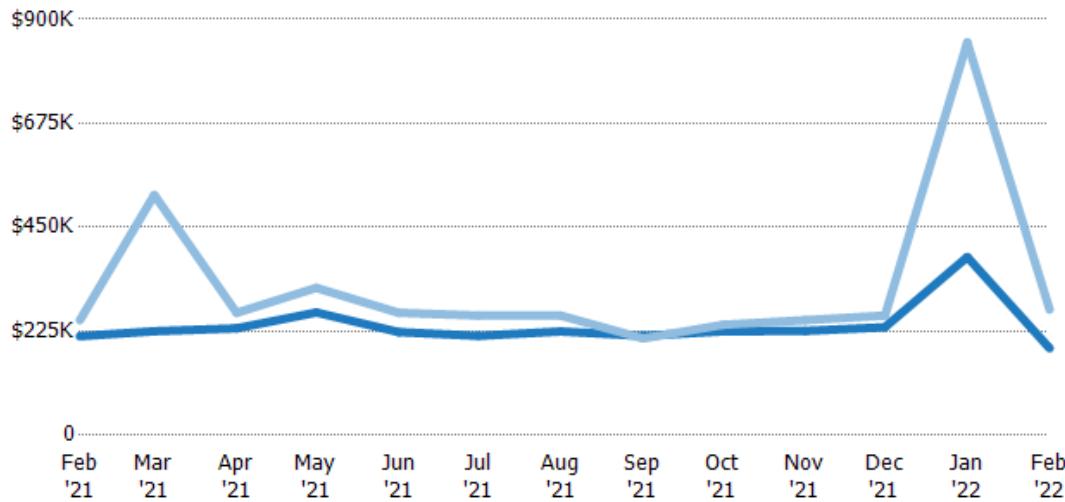
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg Est Value	\$470K	\$525K	\$391K	\$402K	\$361K	\$571K	\$649K	\$628K	\$624K	\$663K	\$824K	\$386K	\$287K
Avg Listing Price	\$474K	\$550K	\$431K	\$430K	\$381K	\$574K	\$638K	\$644K	\$641K	\$679K	\$825K	\$943K	\$672K
Avg Listing Price as a % of Avg Est Value	101%	105%	110%	107%	106%	101%	98%	103%	103%	102%	100%	244%	234%

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



	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	\$214K	\$225K	\$231K	\$266K	\$223K	\$215K	\$225K	\$215K	\$225K	\$226K	\$234K	\$386K	\$188K
Median Listing Price	\$249K	\$520K	\$265K	\$319K	\$265K	\$259K	\$259K	\$210K	\$239K	\$249K	\$259K	\$850K	\$272K
Med Listing Price as a % of Med Est Value	116%	231%	115%	120%	119%	120%	115%	97%	106%	110%	111%	220%	145%

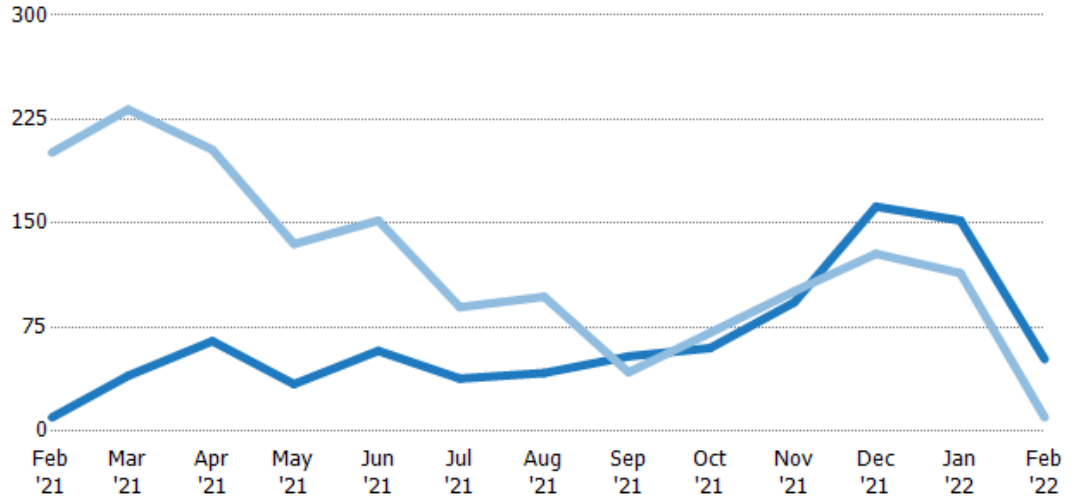
Median Days in RPR

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.
Feb '22	52	420%
Feb '21	10	-95%
Feb '20	201	-10%



Current Year	10	40	65	34	58	38	42	54	60	93	162	152	52
Prior Year	201	232	203	135	152	89.5	97	42.5	71	101	128	114	10
Percent Change from Prior Year	-95%	-83%	-68%	-75%	-62%	-58%	-57%	27%	-15%	-8%	27%	33%	420%

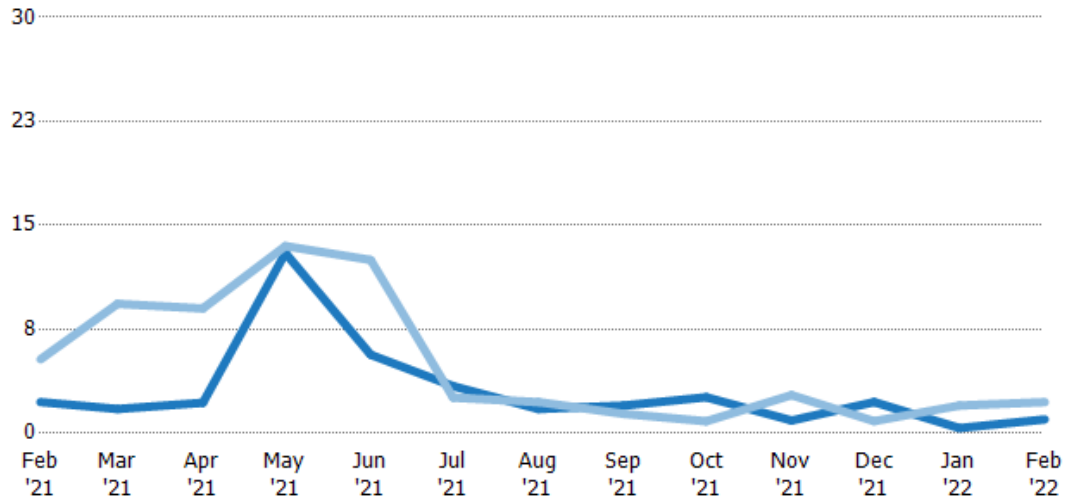
Months of Inventory

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.
Feb '22	1	-55.6%
Feb '21	2.25	-57.8%
Feb '20	5.33	443.8%



Current Year	2.25	1.75	2.2	13	5.67	3.4	1.75	2	2.6	0	2.25	0	1
Prior Year	5.33	9.33	9	13.5	12.5	2.57	2.25	1.4	0	2.75	0	2	2.25
Percent Change from Prior Year	-58%	-81%	-76%	-4%	-55%	32%	-22%	43%	200%	-66%	157%	-81%	-56%

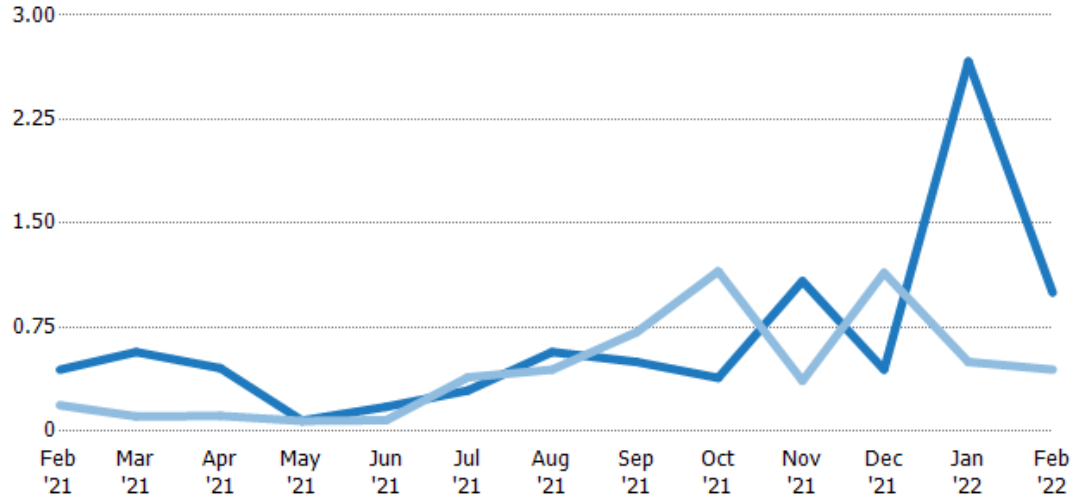
Absorption Rate

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.
Feb '22	100%	-55.6%
Feb '21	44%	-25.7%
Feb '20	19%	-81.7%



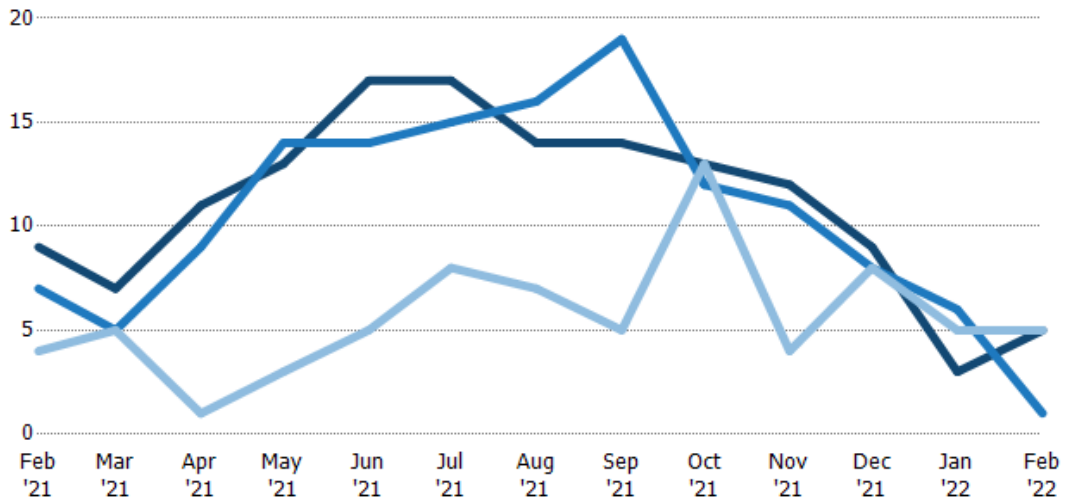
Current Year	44%	57%	45%	8%	18%	29%	57%	50%	38%	108%	44%	267%	100%
Prior Year	19%	11%	11%	7%	8%	39%	44%	71%	115%	36%	114%	50%	44%
Change from Prior Year	-26%	-46%	-34%	0%	-10%	9%	-13%	21%	77%	-72%	70%	-217%	-56%

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



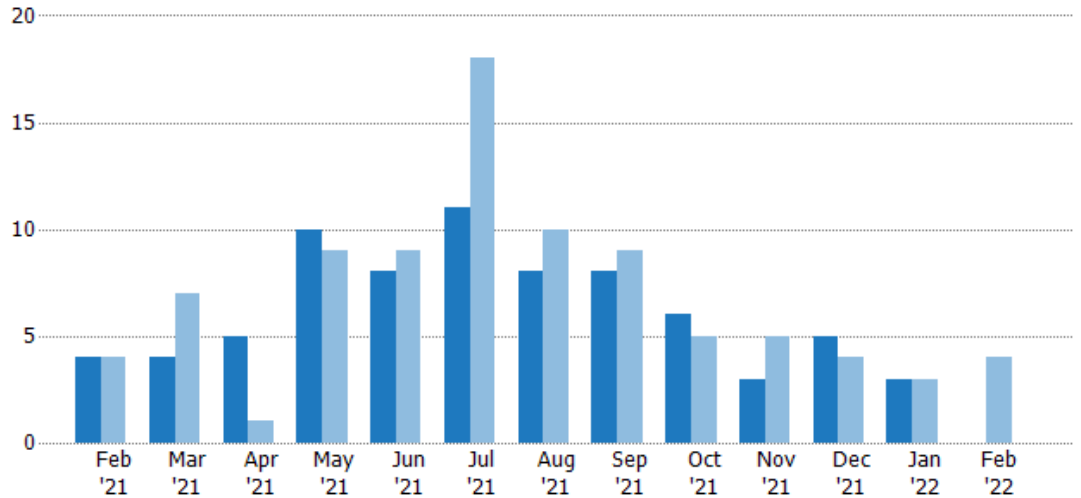
Active	9	7	11	13	17	17	14	14	13	12	9	3	5
Pending	7	5	9	14	14	15	16	19	12	11	8	6	1
Sold	4	5	1	3	5	8	7	5	13	4	8	5	5

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



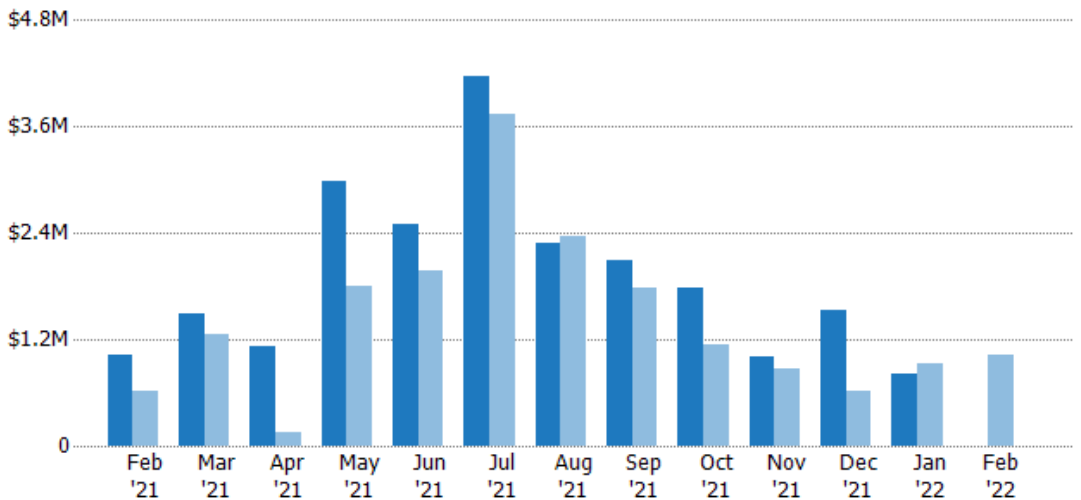
Current Year	4	4	5	10	8	11	8	8	6	3	5	3	-
Prior Year	4	7	1	9	9	18	10	9	5	5	4	3	4
Percent Change from Prior Year	0%	-43%	400%	11%	-11%	-39%	-20%	-11%	20%	-40%	25%	0%	-100%

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



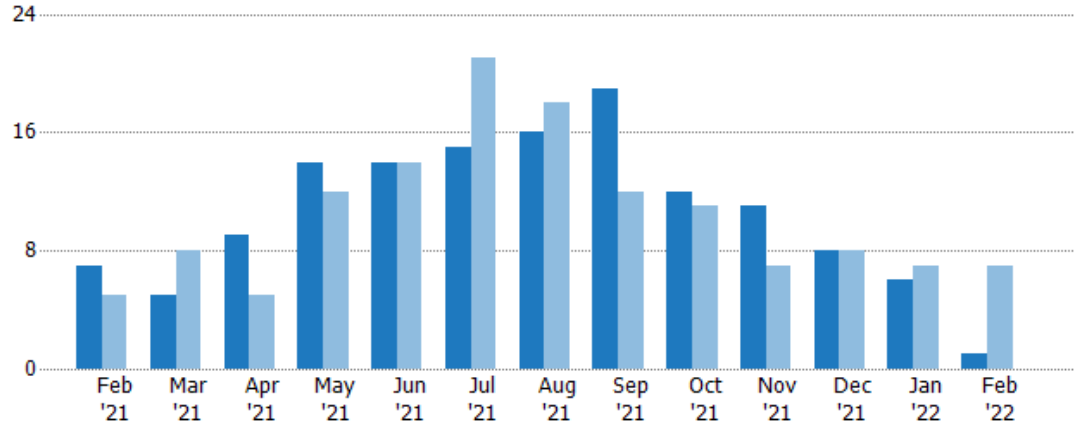
Current Year	\$1.02M	\$1.49M	\$1.13M	\$2.97M	\$2.49M	\$4.16M	\$2.28M	\$2.09M	\$1.77M	\$1.01M	\$1.52M	\$802K	-
Prior Year	\$614K	\$1.25M	\$155K	\$1.81M	\$1.97M	\$3.74M	\$2.36M	\$1.79M	\$1.14M	\$873K	\$624K	\$925K	\$1.02M
Percent Change from Prior Year	67%	19%	629%	64%	27%	11%	-3%	17%	55%	16%	144%	-13%	-100%

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.
Feb '22	1	-85.7%
Feb '21	7	40%
Feb '20	5	-20%

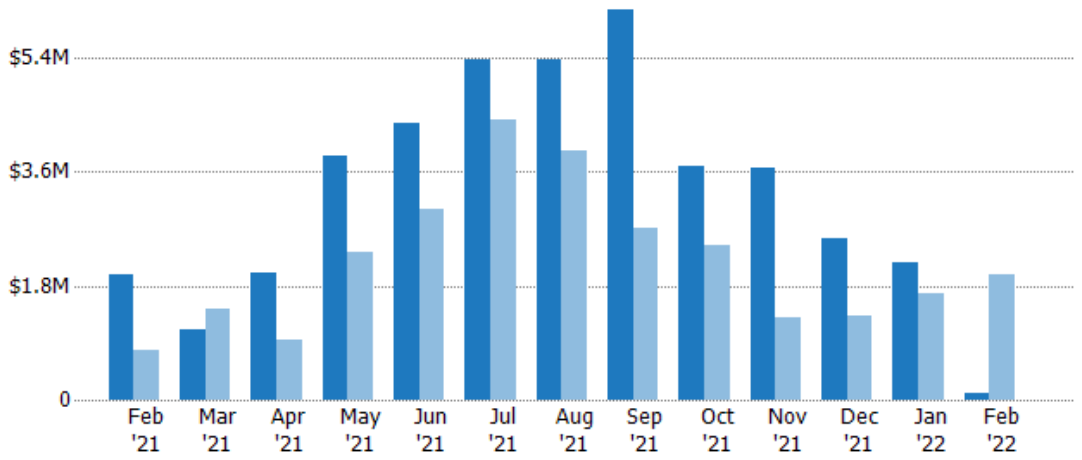
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	7	5	9	14	14	15	16	19	12	11	8	6	1
Prior Year	5	8	5	12	14	21	18	12	11	7	8	7	7
Percent Change from Prior Year	40%	-38%	80%	17%	0%	-29%	-11%	58%	9%	57%	0%	-14%	-86%

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.
Feb '22	\$110K	-94.4%
Feb '21	\$1.97M	149.9%
Feb '20	\$788K	10.8%

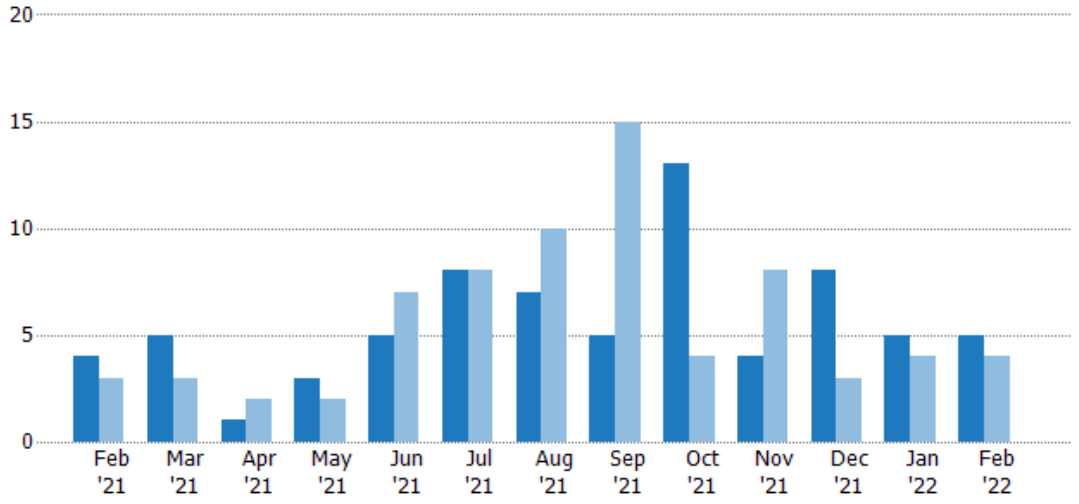
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$1.97M	\$1.12M	\$2.01M	\$3.84M	\$4.36M	\$5.37M	\$5.38M	\$6.16M	\$3.68M	\$3.66M	\$2.54M	\$2.16M	\$110K
Prior Year	\$788K	\$1.42M	\$946K	\$2.34M	\$3.01M	\$4.42M	\$3.93M	\$2.71M	\$2.45M	\$1.31M	\$1.32M	\$1.69M	\$1.97M
Percent Change from Prior Year	150%	-21%	113%	64%	45%	22%	37%	127%	50%	179%	92%	28%	-94%

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.
Feb '22	5	25%
Feb '21	4	33.3%
Feb '20	3	-33.3%

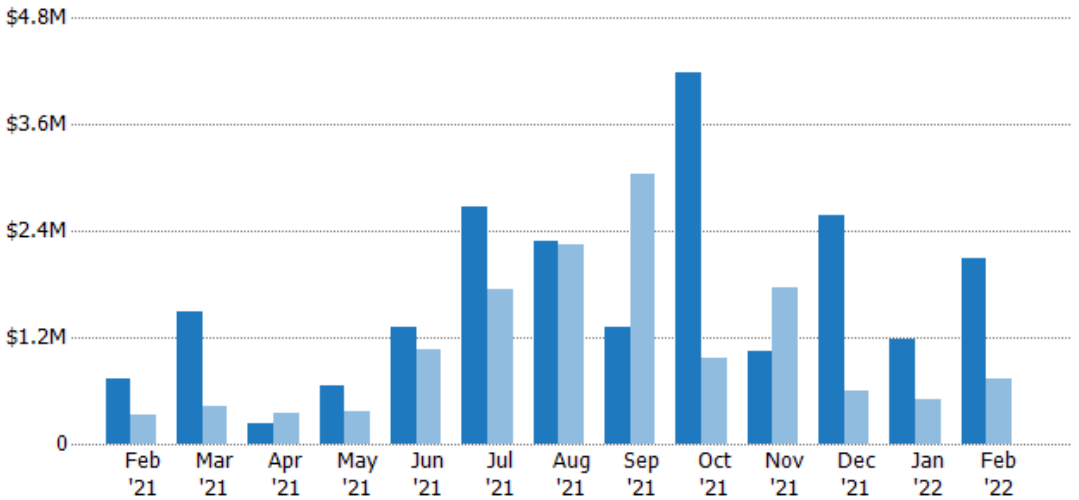
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	4	5	1	3	5	8	7	5	13	4	8	5	5
Prior Year	3	3	2	2	7	8	10	15	4	8	3	4	4
Percent Change from Prior Year	33%	67%	-50%	50%	-29%	0%	-30%	-67%	225%	-50%	167%	25%	25%

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.
Feb '22	\$2.09M	186.2%
Feb '21	\$730K	121.2%
Feb '20	\$330K	-18.1%

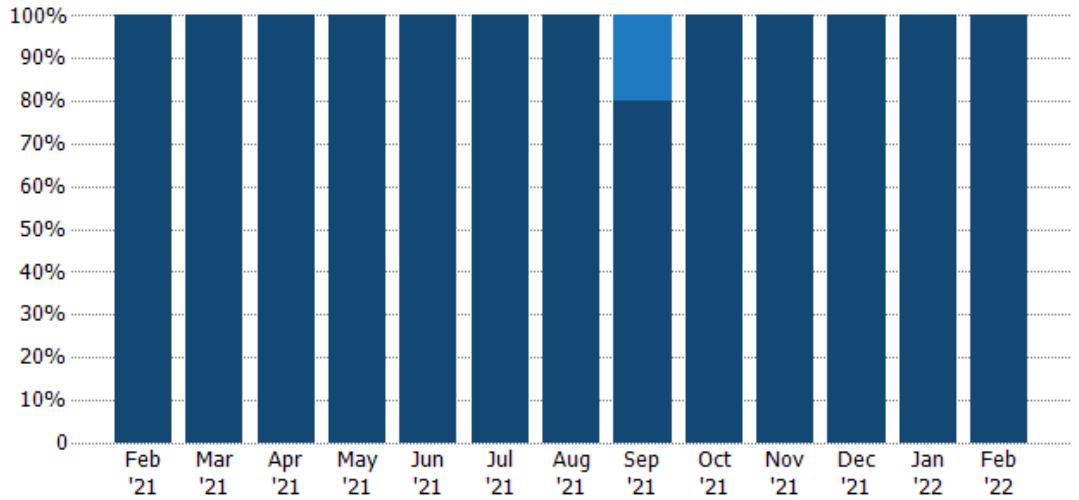
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$730K	\$1.48M	\$239K	\$649K	\$1.33M	\$2.68M	\$2.29M	\$1.31M	\$4.18M	\$1.04M	\$2.58M	\$1.18M	\$2.09M
Prior Year	\$330K	\$433K	\$338K	\$358K	\$1.07M	\$1.75M	\$2.24M	\$3.04M	\$958K	\$1.77M	\$591K	\$505K	\$730K
Percent Change from Prior Year	121%	243%	-29%	81%	24%	53%	2%	-57%	336%	-42%	337%	135%	186%

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%	80%	100%	100%	100%	100%	100%

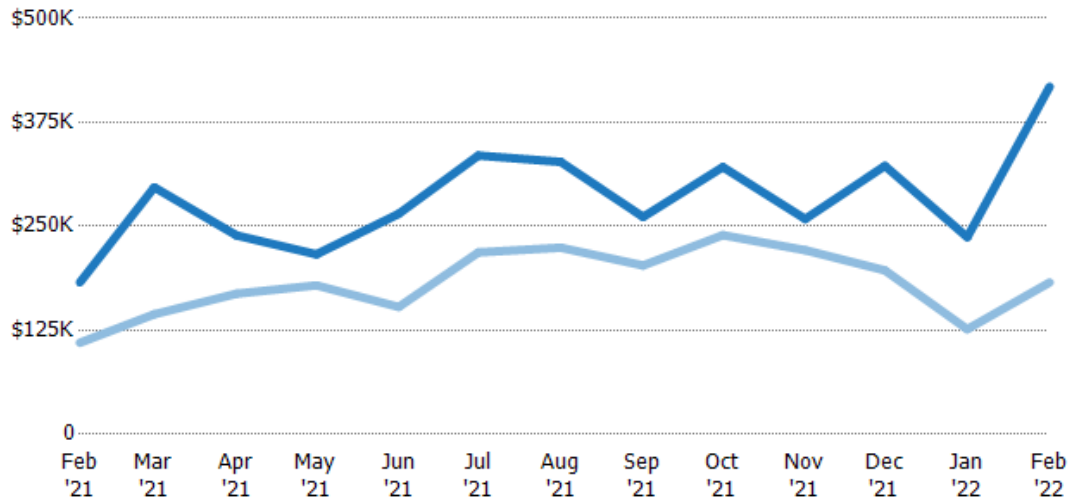
Average Sales Price

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

Month/Year	Price	% Chg.
Feb '22	\$418K	128.9%
Feb '21	\$183K	65.9%
Feb '20	\$110K	22.8%



Current Year	\$183K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$261K	\$321K	\$259K	\$323K	\$237K	\$418K
Prior Year	\$110K	\$144K	\$169K	\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$221K	\$197K	\$126K	\$183K
Percent Change from Prior Year	66%	106%	41%	21%	73%	53%	46%	29%	34%	17%	64%	88%	129%

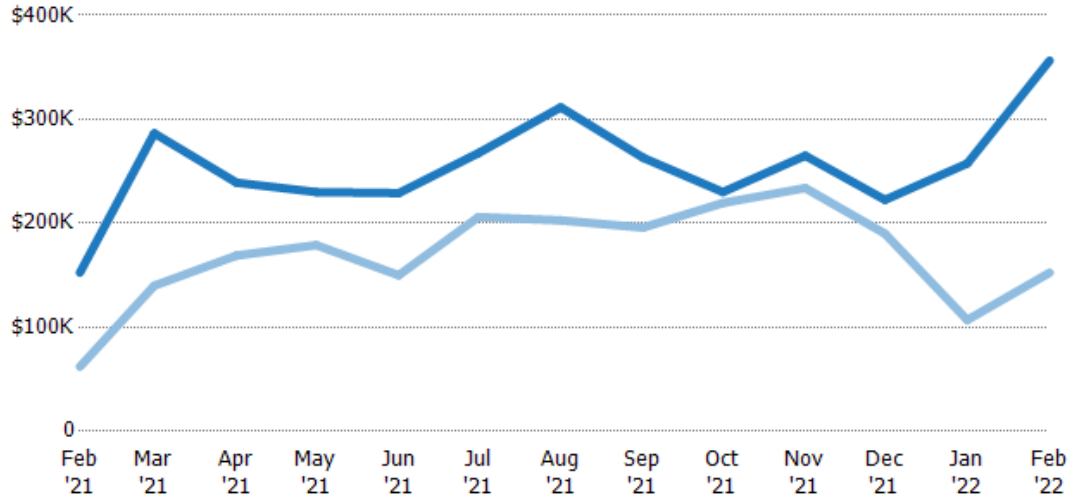
Median Sales Price

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.
Feb '22	\$357K	133.8%
Feb '21	\$153K	146%
Feb '20	\$62K	117.9%



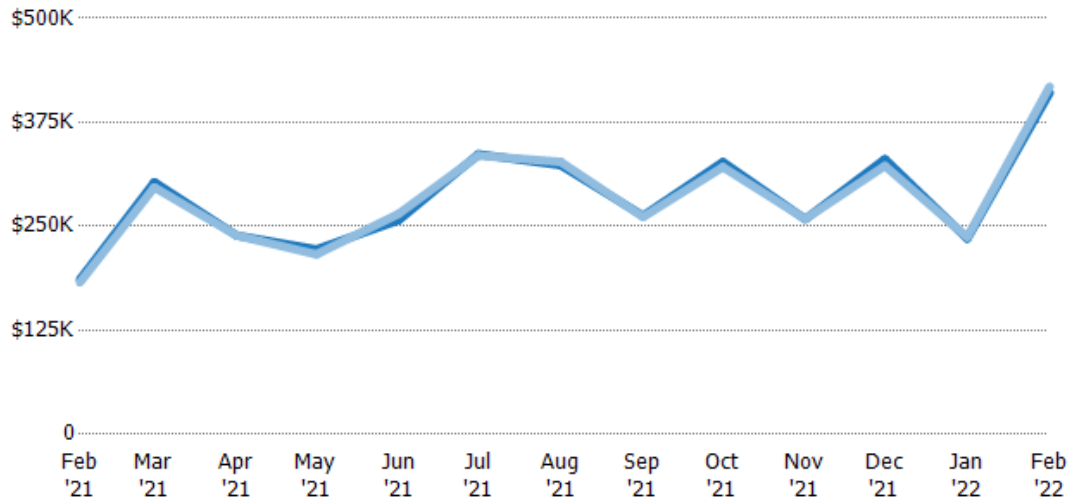
Current Year	\$153K	\$287K	\$239K	\$230K	\$229K	\$268K	\$312K	\$263K	\$230K	\$265K	\$223K	\$258K	\$357K
Prior Year	\$62K	\$140K	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$234K	\$190K	\$107K	\$153K
Percent Change from Prior Year	146%	105%	41%	28%	53%	30%	54%	34%	5%	13%	17%	141%	134%

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



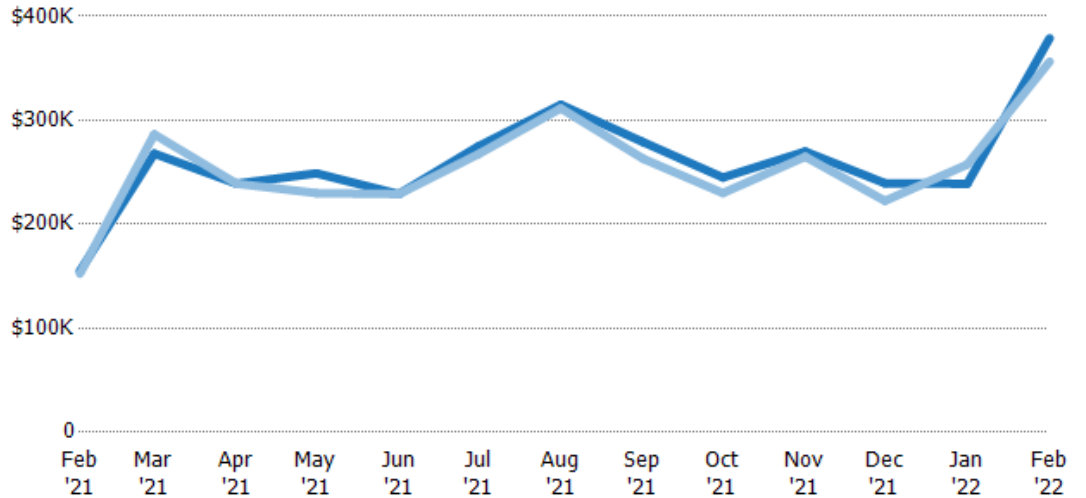
Avg List Price	\$186K	\$303K	\$239K	\$222K	\$257K	\$337K	\$323K	\$262K	\$327K	\$259K	\$331K	\$235K	\$411K
Avg Sales Price	\$183K	\$297K	\$239K	\$216K	\$265K	\$335K	\$327K	\$261K	\$321K	\$259K	\$323K	\$237K	\$418K
Avg Sales Price as a % of Avg List Price	98%	98%	100%	97%	103%	100%	101%	100%	98%	100%	98%	101%	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

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

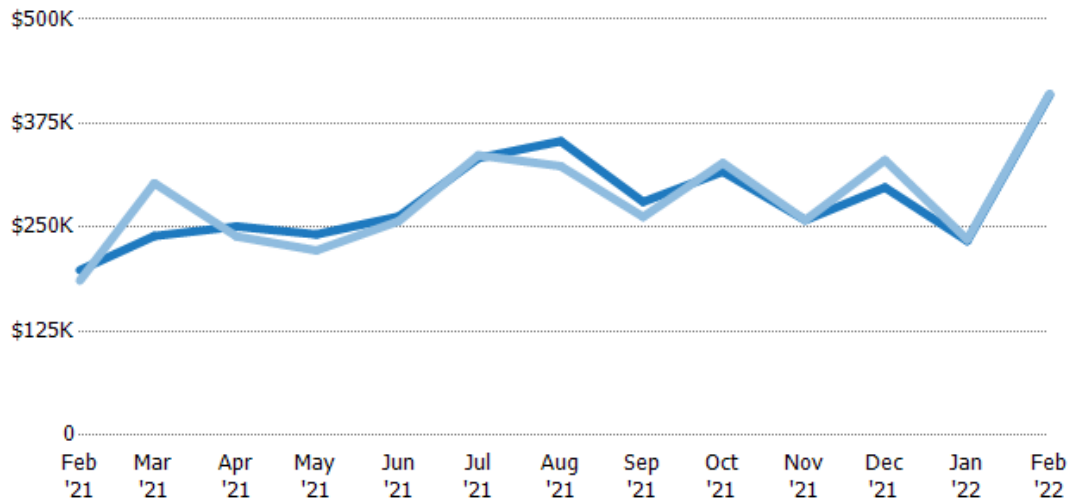


Average Sales Price vs Average Est Value

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

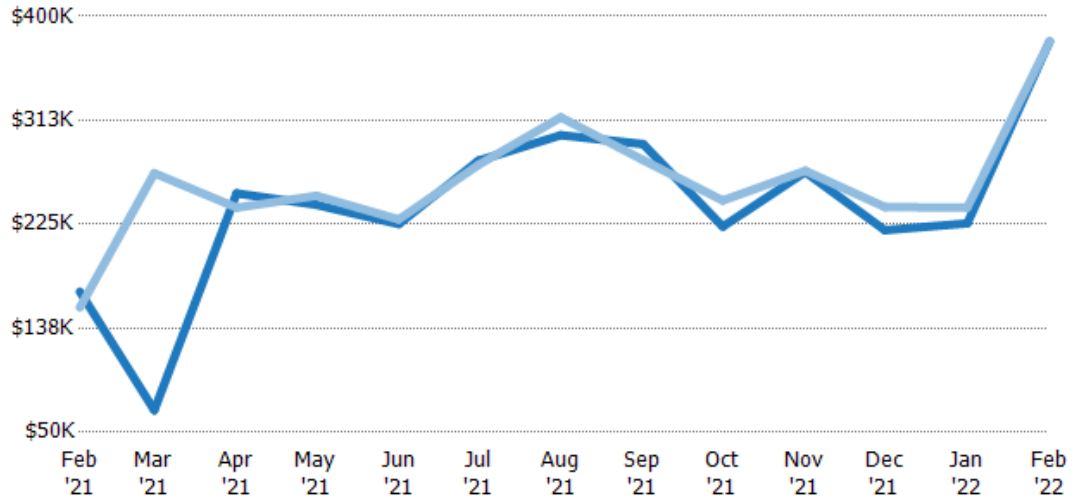


Median Sales Price vs Median Est Value

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



Median Est Value	\$168K	\$68.5K	\$251K	\$241K	\$225K	\$278K	\$300K	\$292K	\$223K	\$269K	\$220K	\$226K	\$379K
Median Sales Price	\$155K	\$268K	\$239K	\$249K	\$229K	\$275K	\$315K	\$279K	\$245K	\$270K	\$240K	\$239K	\$379K
Med Sales Price as a % of Med Est Value	92%	391%	95%	103%	102%	99%	105%	95%	110%	100%	109%	106%	100%