

Summary of Key Listing and Sales Metrics

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

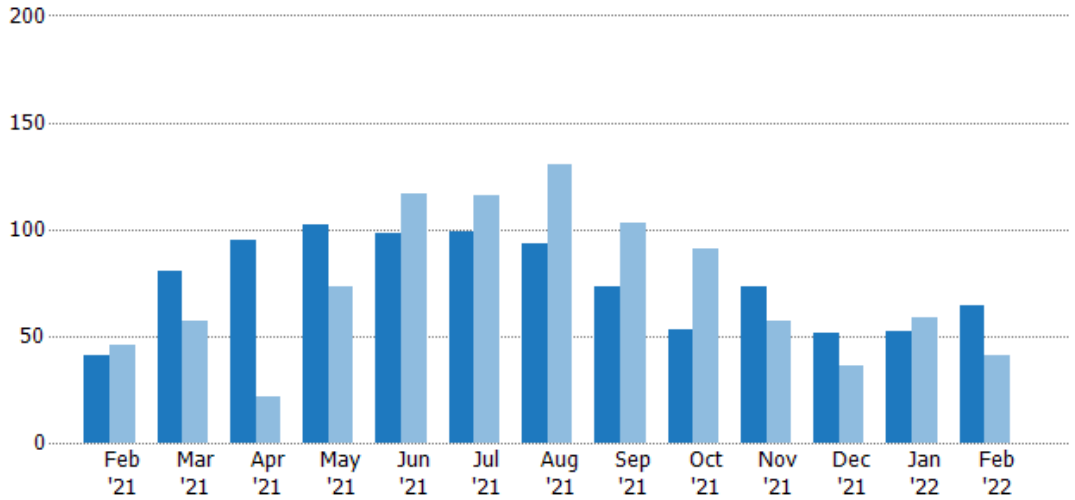
Key Metrics	Feb 2022	Feb 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	64	41	+56.1%	116	100	+16%
New Listing Volume	\$27,766,100	\$12,885,000	+115.5%	\$44,036,800	\$30,474,700	+44.5%
Active Listing Count	95	177	-46.3%	N/A	N/A	
Active Listing Volume	\$44,226,994	\$79,631,300	-44.5%	N/A	N/A	
Average Listing Price	\$465,547	\$449,894	+3.5%	\$500,076	\$437,690	+14.3%
Median Listing Price	\$299,000	\$250,000	+19.6%	\$302,121	\$249,945	+20.9%
Median Days in RPR	31	148	-79.1%	53.8	140.16	-61.6%
Months of Inventory	1.7	3.1	-46.3%	1.8	4.7	-61%
Absorption Rate	60%	32.2%	+27.8%	55.05%	21.48%	+33.6%
Sales Activity Charts Metrics						
New Pending Sales Count	16	78	-79.5%	49	161	-69.6%
New Pending Sales Volume	\$5,365,800	\$23,372,599	-77%	\$16,916,000	\$45,454,263	-62.8%
Pending Sales Count	31	132	-76.5%	N/A	N/A	
Pending Sales Volume	\$10,248,400	\$37,162,113	-72.4%	N/A	N/A	
Closed Sales Count	38	52	-26.9%	95	109	-12.8%
Closed Sales Volume	\$12,949,100	\$13,927,140	-7%	\$32,457,250	\$30,044,890	+8%
Average Sales Price	\$340,766	\$267,830	+27.2%	\$341,655	\$275,641	+23.9%
Median Sales Price	\$234,700	\$182,500	+28.6%	\$245,080	\$196,881	+24.5%

New Listings

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

Filters Used

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



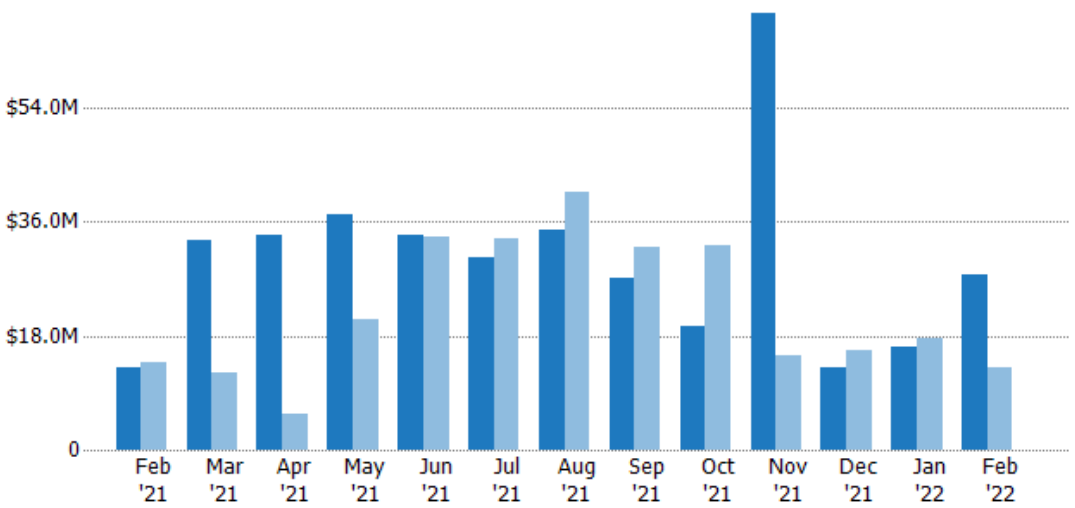
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	41	80	95	102	98	99	93	73	53	73	51	52	64
Prior Year	46	57	22	73	117	116	130	103	91	57	36	59	41
Percent Change from Prior Year	-11%	40%	332%	40%	-16%	-15%	-28%	-29%	-42%	28%	42%	-12%	56%

New Listing Volume

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

Filters Used

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



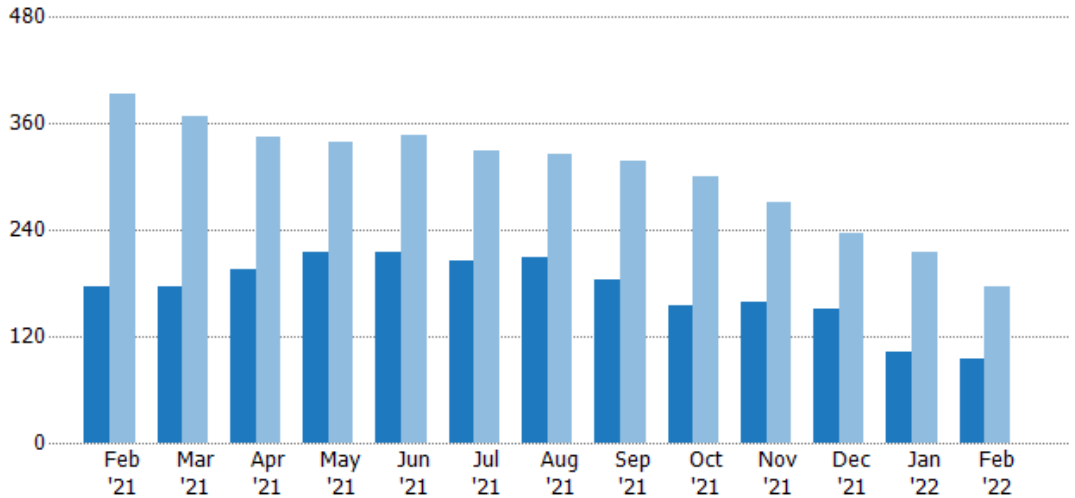
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$12.9M	\$33.2M	\$34M	\$37M	\$34M	\$30.3M	\$34.7M	\$27.2M	\$19.5M	\$68.8M	\$12.9M	\$16.3M	\$27.8M
Prior Year	\$13.8M	\$12.2M	\$5.61M	\$20.5M	\$33.6M	\$33.3M	\$40.6M	\$32M	\$32.2M	\$15M	\$15.7M	\$17.6M	\$12.9M
Percent Change from Prior Year	-6%	173%	506%	81%	1%	-9%	-15%	-15%	-40%	359%	-18%	-7%	115%

Active Listings

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

Filters Used

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



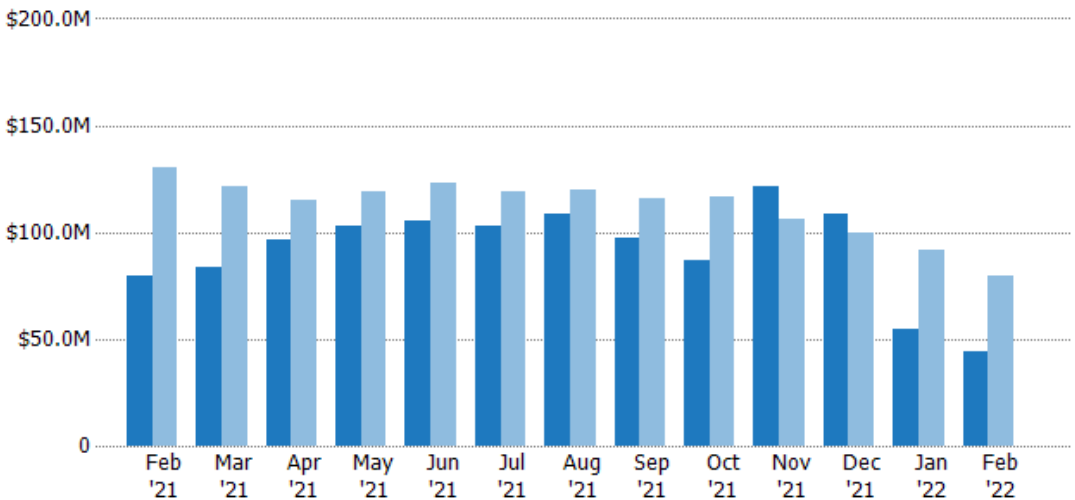
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	177	177	195	214	214	206	209	183	155	159	151	103	95
Prior Year	393	369	344	340	347	330	326	317	300	272	236	214	177
Percent Change from Prior Year	-55%	-52%	-43%	-37%	-38%	-38%	-36%	-42%	-48%	-42%	-36%	-52%	-46%

Active Listing Volume

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

Filters Used

State: VT
 County: Rutland County, Vermont
 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
Current Year	\$79.6M	\$83.8M	\$96.8M	\$103M	\$105M	\$103M	\$109M	\$97.2M	\$86.9M	\$122M	\$108M	\$54.8M	\$44.2M
Prior Year	\$130M	\$121M	\$115M	\$119M	\$123M	\$119M	\$120M	\$116M	\$117M	\$106M	\$100M	\$91.5M	\$79.6M
Percent Change from Prior Year	-39%	-31%	-16%	-14%	-14%	-13%	-9%	-16%	-26%	15%	9%	-40%	-44%

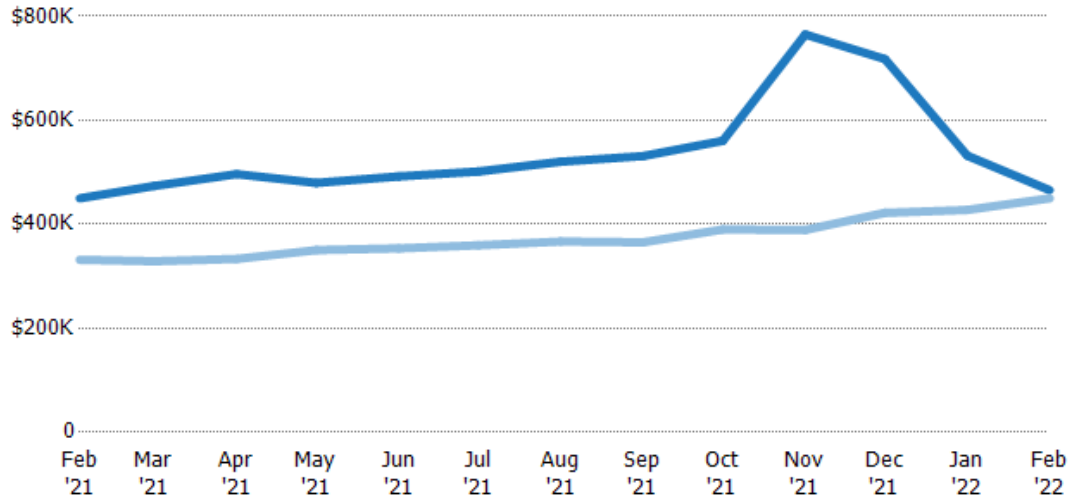
Average Listing Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '22	\$466K	3.5%
Feb '21	\$450K	35.6%
Feb '20	\$332K	-14.1%



Current Year	\$450K	\$474K	\$496K	\$480K	\$492K	\$501K	\$520K	\$531K	\$560K	\$765K	\$718K	\$532K	\$466K
Prior Year	\$332K	\$329K	\$333K	\$350K	\$354K	\$360K	\$367K	\$365K	\$390K	\$389K	\$422K	\$428K	\$450K
Percent Change from Prior Year	36%	44%	49%	37%	39%	39%	42%	45%	44%	97%	70%	24%	3%

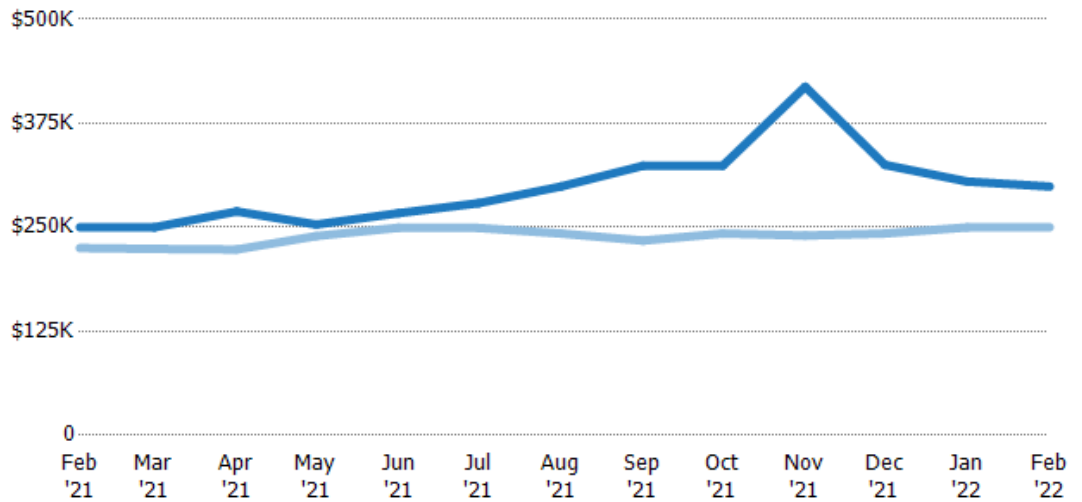
Median Listing Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '22	\$299K	19.6%
Feb '21	\$250K	11.1%
Feb '20	\$225K	-13.1%



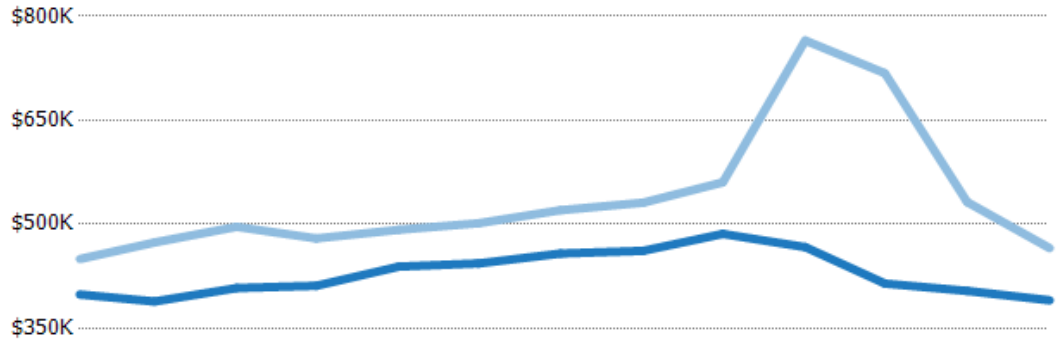
Current Year	\$250K	\$250K	\$269K	\$253K	\$267K	\$279K	\$299K	\$324K	\$324K	\$419K	\$325K	\$305K	\$299K
Prior Year	\$225K	\$224K	\$223K	\$239K	\$250K	\$249K	\$243K	\$234K	\$243K	\$240K	\$243K	\$250K	\$250K
Percent Change from Prior Year	11%	12%	20%	6%	7%	12%	23%	38%	34%	75%	34%	22%	20%

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



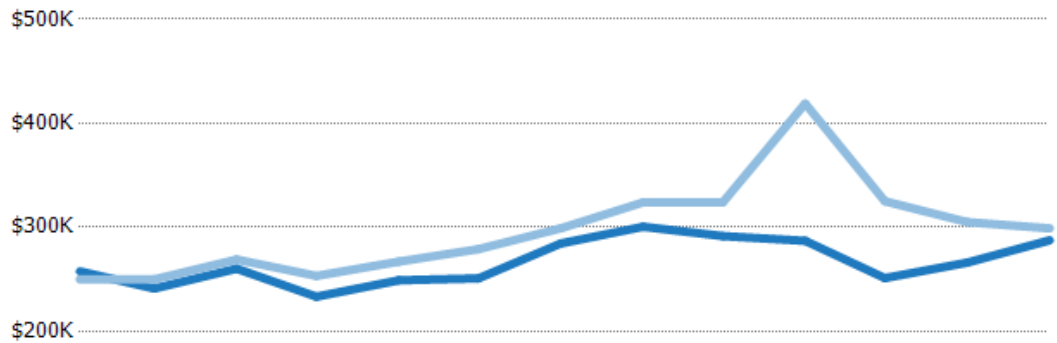
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg Est Value	\$399K	\$389K	\$408K	\$411K	\$439K	\$444K	\$458K	\$462K	\$486K	\$467K	\$414K	\$404K	\$390K
Avg Listing Price	\$450K	\$474K	\$496K	\$480K	\$492K	\$501K	\$520K	\$531K	\$560K	\$765K	\$718K	\$532K	\$466K
Avg Listing Price as a % of Avg Est Value	113%	122%	122%	117%	112%	113%	114%	115%	115%	164%	173%	132%	119%

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



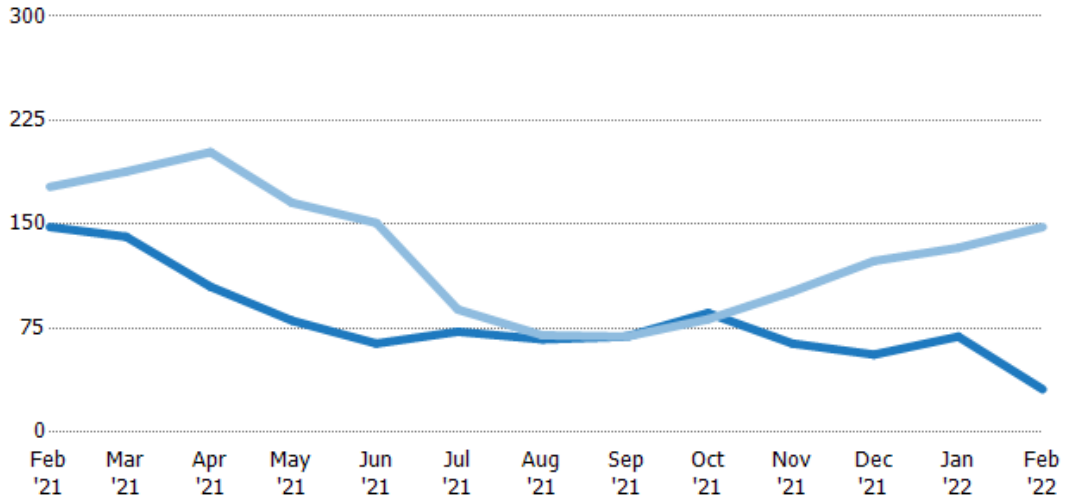
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Median Est Value	\$258K	\$241K	\$260K	\$233K	\$249K	\$251K	\$284K	\$301K	\$292K	\$287K	\$251K	\$266K	\$288K
Median Listing Price	\$250K	\$250K	\$269K	\$253K	\$267K	\$279K	\$299K	\$324K	\$324K	\$419K	\$325K	\$305K	\$299K
Med Listing Price as a % of Med Est Value	97%	104%	103%	109%	107%	111%	105%	108%	111%	146%	129%	115%	104%

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



Month/Year	Days	% Chg.
Feb '22	31	-79.1%
Feb '21	148	-16.4%
Feb '20	177	-5.9%

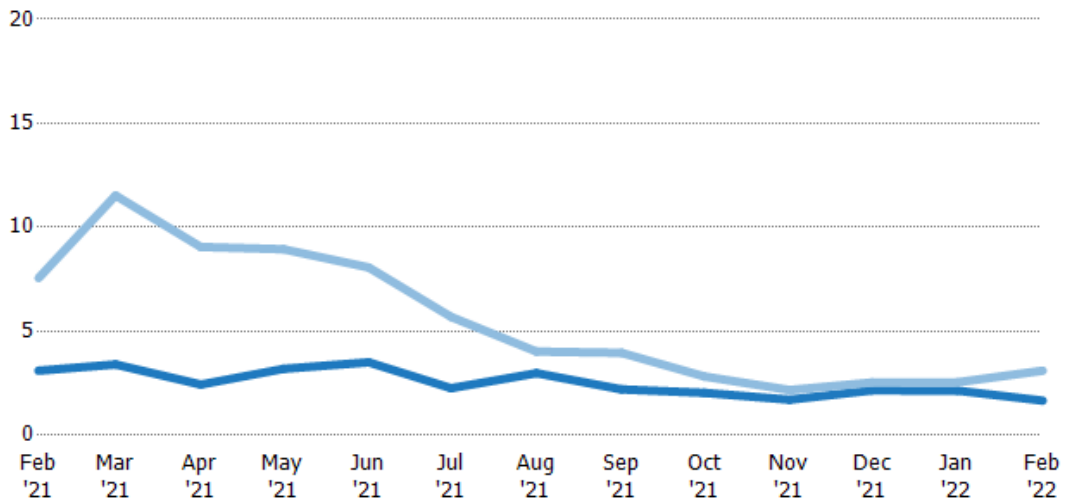
Current Year	148	141	105	80.5	64	72.5	67	69	86	64	56	69	31
Prior Year	177	188	202	166	151	88.5	70	69	81.5	102	124	133	148
Percent Change from Prior Year	-16%	-25%	-48%	-51%	-58%	-18%	-4%	0%	6%	-37%	-55%	-48%	-79%

Months of Inventory

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

Filters Used

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



Month/Year	Months	% Chg.
Feb '22	1.67	-46.3%
Feb '21	3.11	-58.9%
Feb '20	7.56	49%

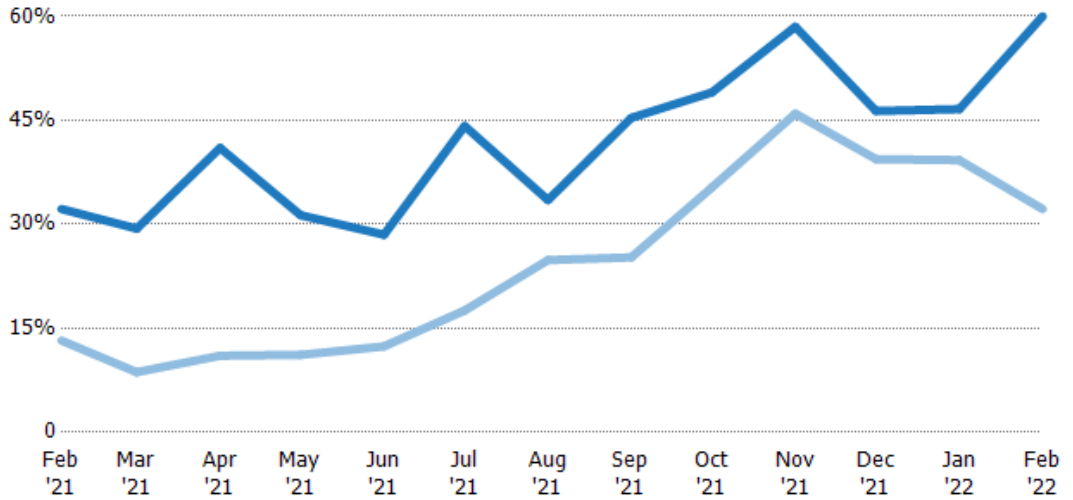
Current Year	3.11	3.4	2.44	3.19	3.51	2.26	2.99	2.2	2.04	1.71	2.16	2.15	1.67
Prior Year	7.56	11.5	9.05	8.95	8.07	5.69	4.02	3.96	2.83	2.18	2.54	2.55	3.11
Percent Change from Prior Year	-59%	-70%	-73%	-64%	-57%	-60%	-26%	-44%	-28%	-21%	-15%	-16%	-46%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



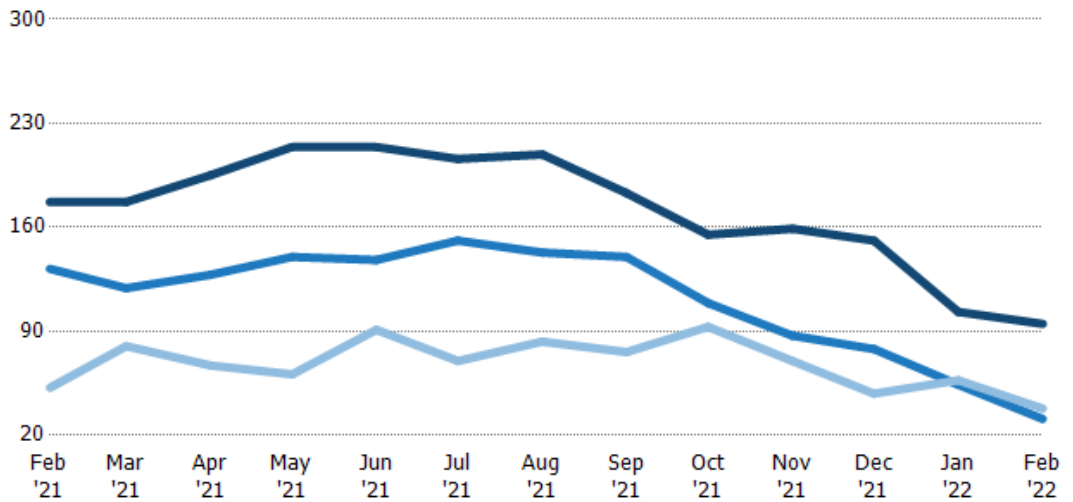
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	32%	29%	41%	31%	29%	44%	33%	45%	49%	58%	46%	47%	60%
Prior Year	13%	9%	11%	11%	12%	18%	25%	25%	35%	46%	39%	39%	32%
Change from Prior Year	-19%	-21%	-30%	-20%	-16%	-27%	-9%	-20%	-14%	-13%	-7%	-7%	-28%

Active/Pending/Sold Units

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

Filters Used

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



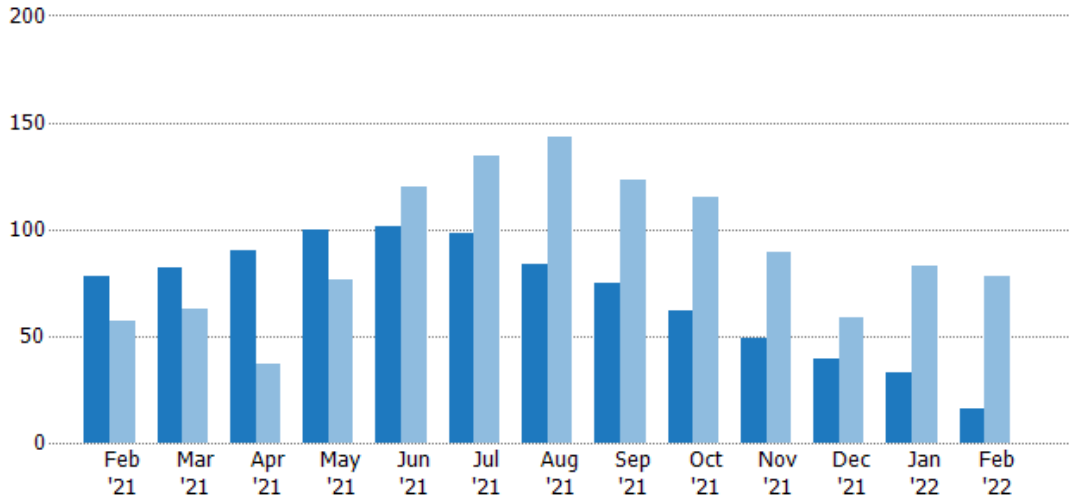
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Active	177	177	195	214	214	206	209	183	155	159	151	103	95
Pending	132	119	128	140	138	151	143	140	109	87	78	54	31
Sold	52	80	67	61	91	70	83	76	93	70	48	57	38

New Pending Sales

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

Filters Used

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



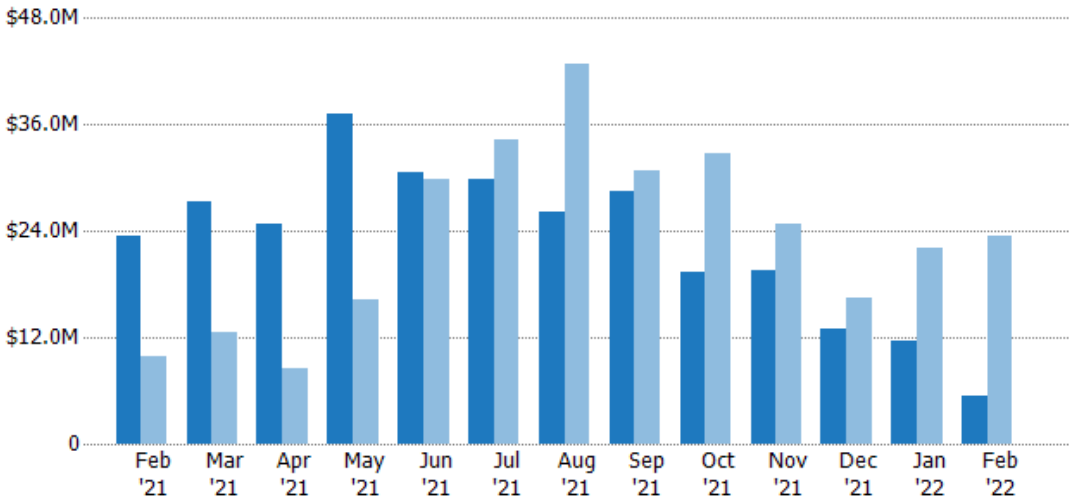
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	78	82	90	100	101	98	84	75	62	49	39	33	16
Prior Year	57	63	37	76	120	134	143	123	115	89	59	83	78
Percent Change from Prior Year	37%	30%	143%	32%	-16%	-27%	-41%	-39%	-46%	-45%	-34%	-60%	-79%

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



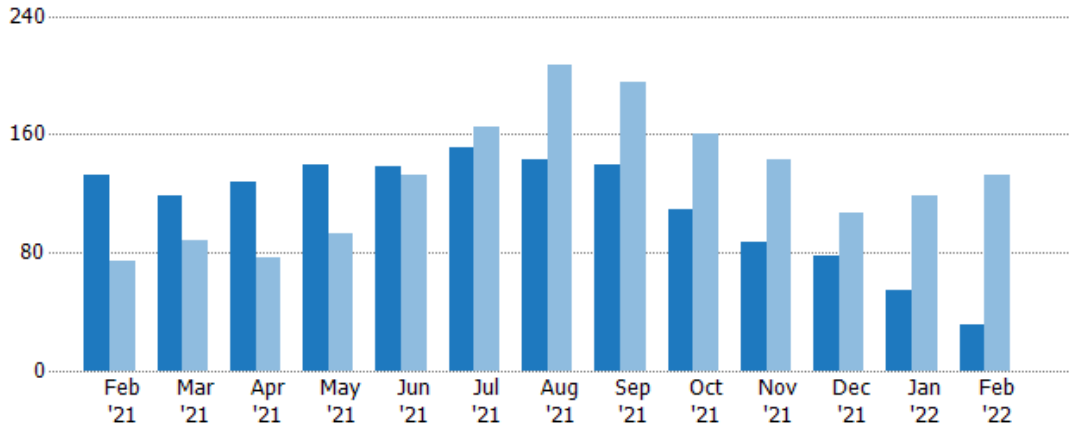
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$23.4M	\$27.2M	\$24.7M	\$37.2M	\$30.6M	\$29.8M	\$26.2M	\$28.5M	\$19.4M	\$19.5M	\$12.9M	\$11.6M	\$5.37M
Prior Year	\$9.78M	\$12.6M	\$8.53M	\$16.3M	\$29.8M	\$34.3M	\$42.9M	\$30.8M	\$32.8M	\$24.7M	\$16.4M	\$22.1M	\$23.4M
Percent Change from Prior Year	139%	116%	190%	128%	3%	-13%	-39%	-7%	-41%	-21%	-21%	-48%	-77%

Pending Sales

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

Filters Used

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



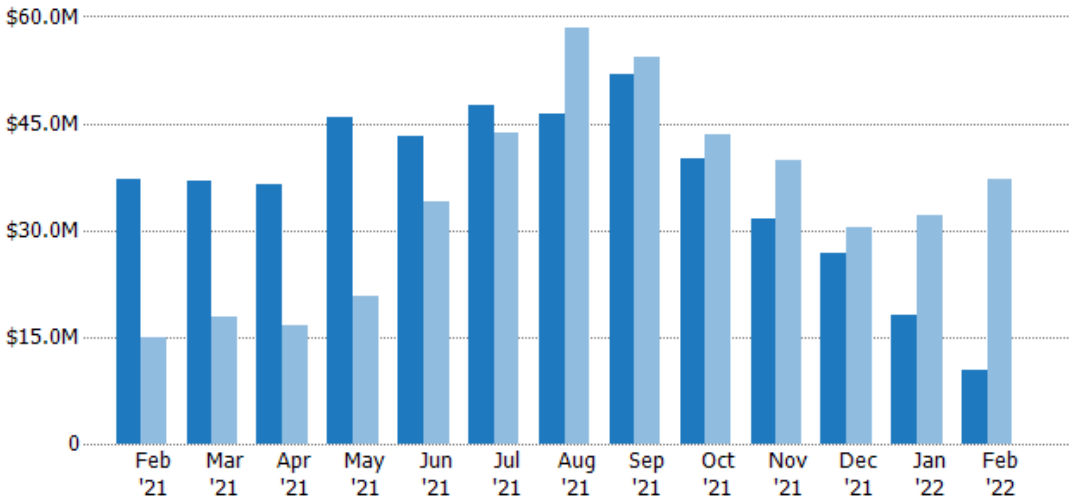
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	132	119	128	140	138	151	143	140	109	87	78	54	31
Prior Year	74	88	77	93	132	165	207	195	160	143	107	119	132
Percent Change from Prior Year	78%	35%	66%	51%	5%	-8%	-31%	-28%	-32%	-39%	-27%	-55%	-77%

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



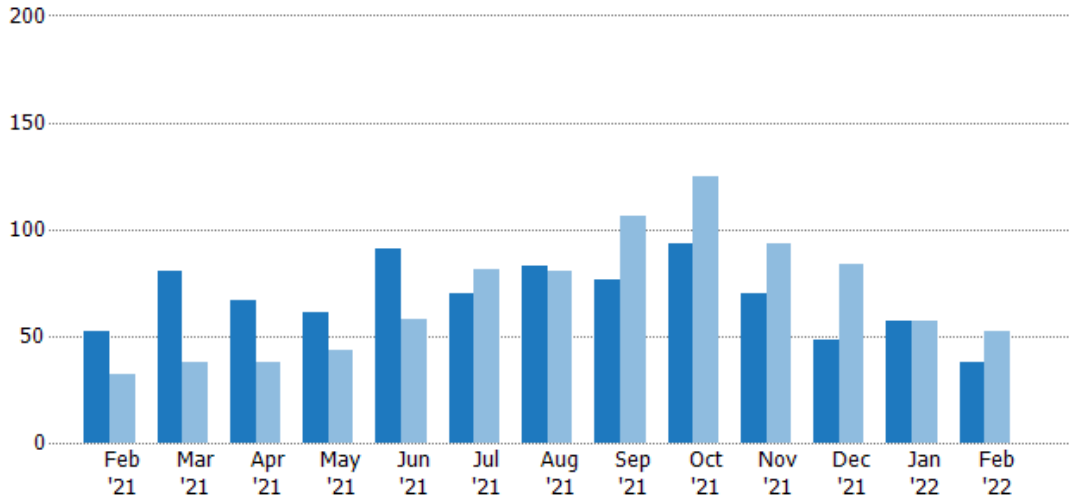
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$37.2M	\$37M	\$36.4M	\$45.9M	\$43.2M	\$47.5M	\$46.4M	\$52M	\$40M	\$31.6M	\$26.7M	\$18M	\$10.2M
Prior Year	\$14.9M	\$17.9M	\$16.7M	\$20.8M	\$34M	\$43.7M	\$58.5M	\$54.3M	\$43.5M	\$39.7M	\$30.4M	\$32.1M	\$37.2M
Percent Change from Prior Year	150%	106%	118%	121%	27%	9%	-21%	-4%	-8%	-20%	-12%	-44%	-72%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



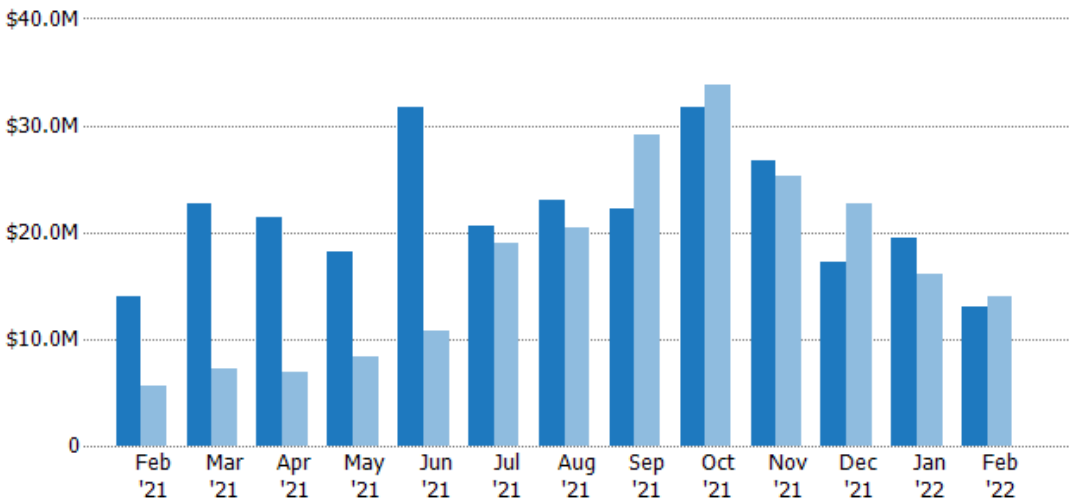
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	52	80	67	61	91	70	83	76	93	70	48	57	38
Prior Year	32	38	38	43	58	81	80	106	125	93	84	57	52
Percent Change from Prior Year	63%	111%	76%	42%	57%	-14%	4%	-28%	-26%	-25%	-43%	0%	-27%

Closed Sales Volume

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

Filters Used

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



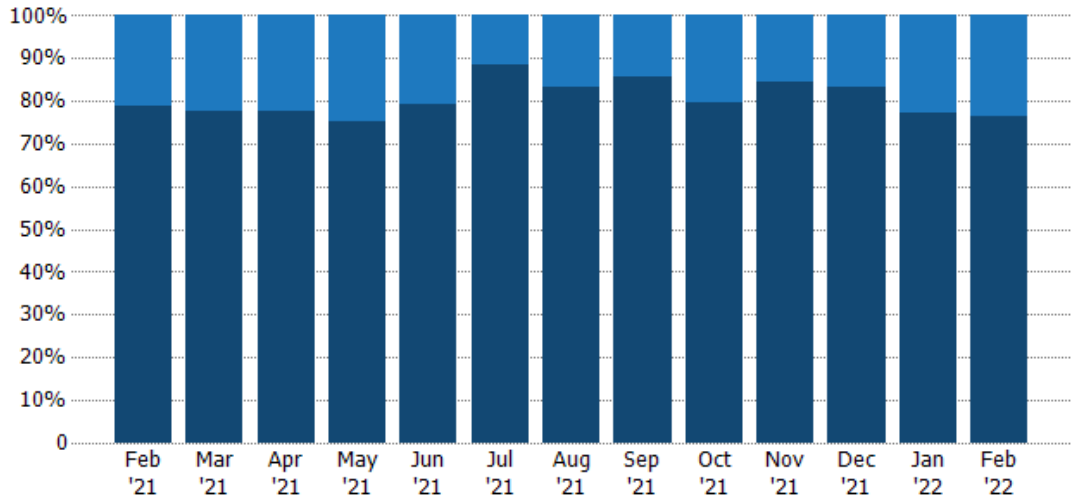
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$13.9M	\$22.6M	\$21.4M	\$18.2M	\$31.6M	\$20.7M	\$23M	\$22.2M	\$31.7M	\$26.7M	\$17.3M	\$19.5M	\$12.9M
Prior Year	\$5.64M	\$7.17M	\$6.86M	\$8.28M	\$10.8M	\$19M	\$20.4M	\$29.1M	\$33.8M	\$25.3M	\$22.7M	\$16.1M	\$13.9M
Percent Change from Prior Year	147%	215%	213%	120%	192%	9%	13%	-24%	-6%	6%	-24%	21%	-7%

Closed Sales by Property Type

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

Filters Used

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



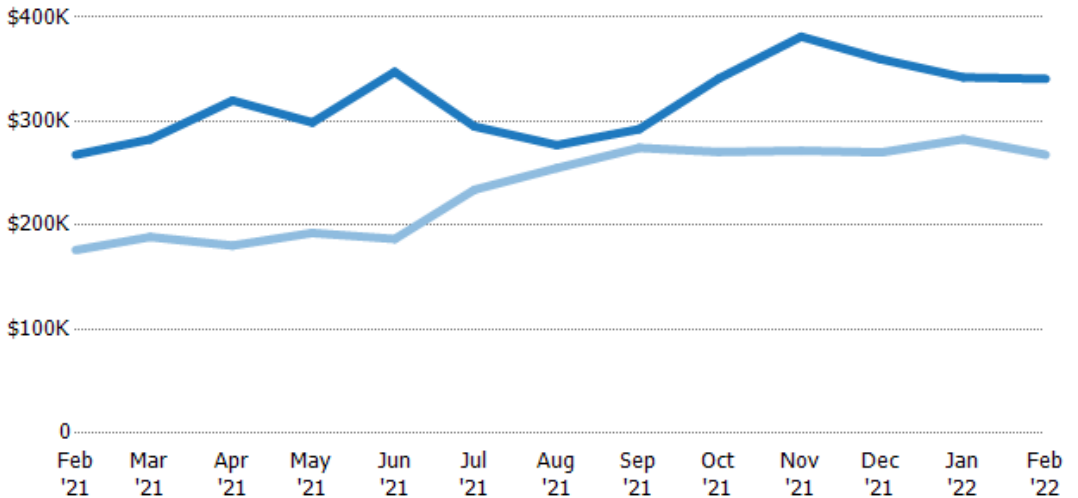
Condo/Townhouse	21%	23%	22%	25%	21%	11%	17%	14%	20%	16%	17%	23%	24%
Single Family Residence	79%	78%	78%	75%	79%	89%	83%	86%	80%	84%	83%	77%	76%

Average Sales Price

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

Filters Used

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



Current Year	\$268K	\$283K	\$320K	\$299K	\$348K	\$295K	\$277K	\$292K	\$341K	\$381K	\$360K	\$342K	\$341K
Prior Year	\$176K	\$189K	\$180K	\$193K	\$187K	\$234K	\$255K	\$274K	\$271K	\$272K	\$270K	\$283K	\$268K
Percent Change from Prior Year	52%	50%	77%	55%	86%	26%	9%	7%	26%	40%	33%	21%	27%

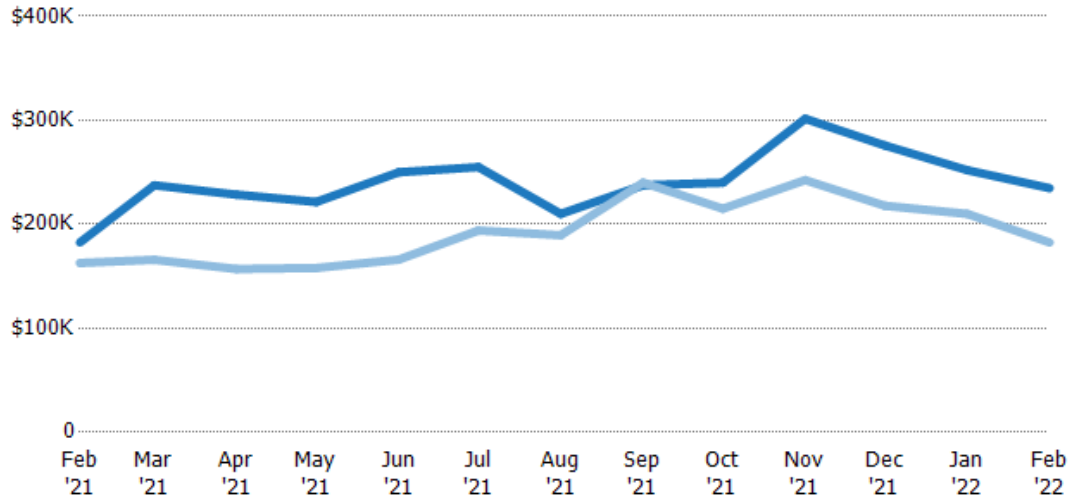
Median Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '22	\$235K	28.6%
Feb '21	\$183K	12.1%
Feb '20	\$163K	-15.5%



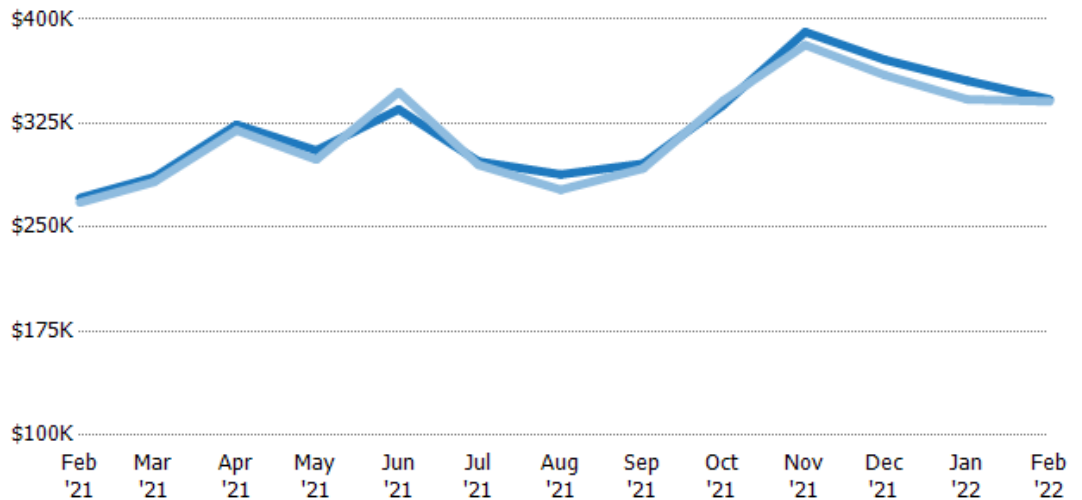
Current Year	\$183K	\$238K	\$229K	\$222K	\$250K	\$255K	\$210K	\$238K	\$240K	\$302K	\$276K	\$252K	\$235K
Prior Year	\$163K	\$166K	\$157K	\$158K	\$166K	\$194K	\$190K	\$240K	\$215K	\$243K	\$218K	\$210K	\$183K
Percent Change from Prior Year	12%	43%	46%	40%	51%	31%	11%	-1%	12%	24%	27%	20%	29%

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



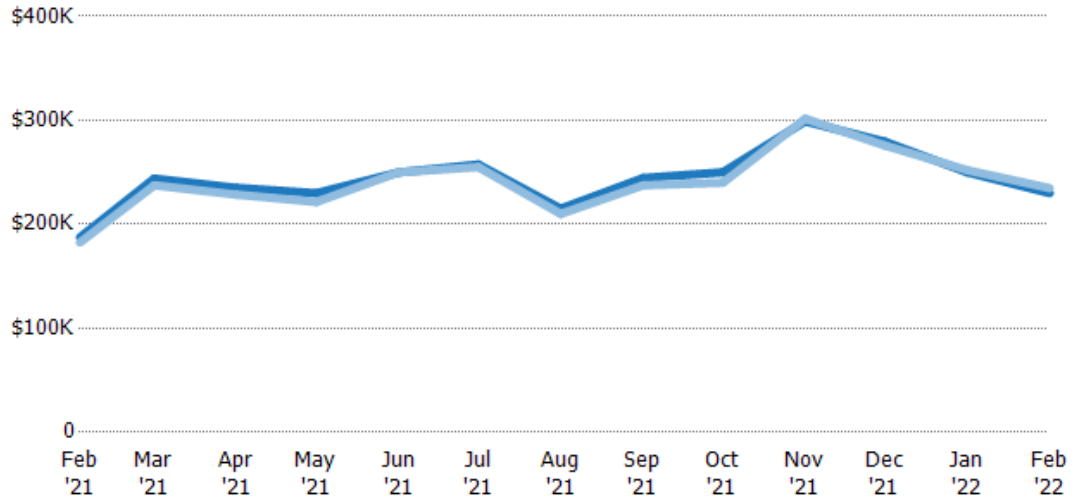
Avg List Price	\$271K	\$286K	\$324K	\$305K	\$335K	\$297K	\$288K	\$296K	\$338K	\$391K	\$371K	\$356K	\$342K
Avg Sales Price	\$268K	\$283K	\$320K	\$299K	\$348K	\$295K	\$277K	\$292K	\$341K	\$381K	\$360K	\$342K	\$341K
Avg Sales Price as a % of Avg List Price	99%	99%	99%	98%	104%	99%	96%	99%	101%	98%	97%	96%	100%

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



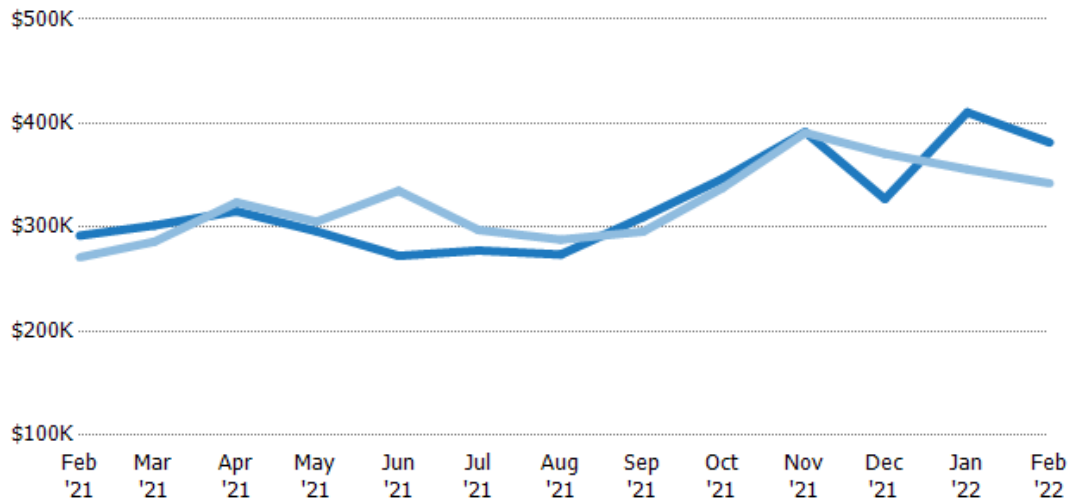
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Median List Price	\$187K	\$244K	\$235K	\$230K	\$250K	\$257K	\$215K	\$244K	\$250K	\$299K	\$279K	\$250K	\$230K
Median Sales Price	\$183K	\$238K	\$229K	\$222K	\$250K	\$255K	\$210K	\$238K	\$240K	\$302K	\$276K	\$252K	\$235K
Med Sales Price as a % of Med List Price	97%	97%	97%	96%	100%	99%	98%	97%	96%	101%	99%	101%	102%

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



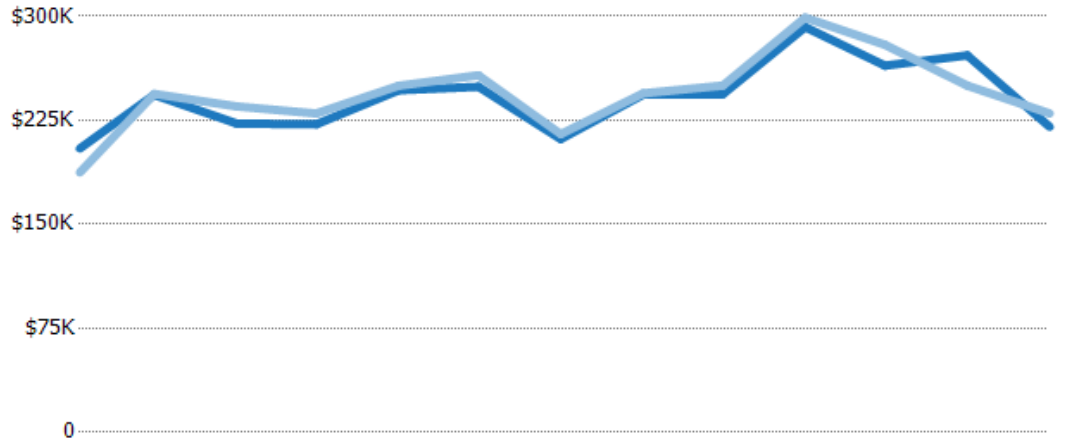
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg Est Value	\$292K	\$302K	\$315K	\$296K	\$273K	\$278K	\$274K	\$310K	\$347K	\$392K	\$327K	\$410K	\$382K
Avg Sales Price	\$271K	\$286K	\$324K	\$305K	\$335K	\$297K	\$288K	\$296K	\$338K	\$391K	\$371K	\$356K	\$342K
Avg Sales Price as a % of Avg Est Value	93%	95%	103%	103%	123%	107%	105%	95%	97%	100%	113%	87%	90%

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: Rutland County, Vermont
 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	\$205K	\$243K	\$223K	\$222K	\$247K	\$249K	\$211K	\$243K	\$244K	\$292K	\$264K	\$272K	\$220K
Median Sales Price	\$187K	\$244K	\$235K	\$230K	\$250K	\$257K	\$215K	\$244K	\$250K	\$299K	\$279K	\$250K	\$230K
Med Sales Price as a % of Med Est Value	92%	100%	106%	104%	101%	103%	102%	100%	103%	102%	106%	92%	104%