

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	+ / -
Listing Activity Charts Metrics						
New Listing Count	9	8	+12.5%	268	240	+11.7%
New Listing Volume	\$2,727,900	\$1,802,800	+51.3%	\$81,224,073	\$66,850,260	+21.5%
Active Listing Count	14	32	-56.3%	N/A	N/A	
Active Listing Volume	\$4,031,800	\$9,812,845	-58.9%	N/A	N/A	
Average Listing Price	\$287,986	\$306,651	-6.1%	\$333,103	\$289,843	+14.9%
Median Listing Price	\$272,000	\$297,900	-8.7%	\$301,550	\$266,552	+13.1%
Median Days in RPR	82.5	135.5	-39.1%	57.78	92.25	-37.4%
Months of Inventory	0.9	1.5	-35.8%	1	3.2	-68.8%
Absorption Rate	107.14%	68.75%	+38.4%	100%	31.25%	+68.8%
Sales Activity Charts Metrics						
New Pending Sales Count	19	11	+72.7%	248	292	-15.1%
New Pending Sales Volume	\$6,313,000	\$2,743,795	+130.1%	\$77,527,813	\$75,685,491	+2.4%
Pending Sales Count	25	18	+38.9%	N/A	N/A	
Pending Sales Volume	\$9,236,200	\$4,318,799	+113.9%	N/A	N/A	
Closed Sales Count	12	14	-14.3%	225	230	-2.2%
Closed Sales Volume	\$3,804,861	\$4,079,275	-6.7%	\$69,304,290	\$60,630,041	+14.3%
Average Sales Price	\$317,072	\$291,377	+8.8%	\$308,019	\$263,609	+16.8%
Median Sales Price	\$339,950	\$244,950	+38.8%	\$288,568	\$253,228	+14%

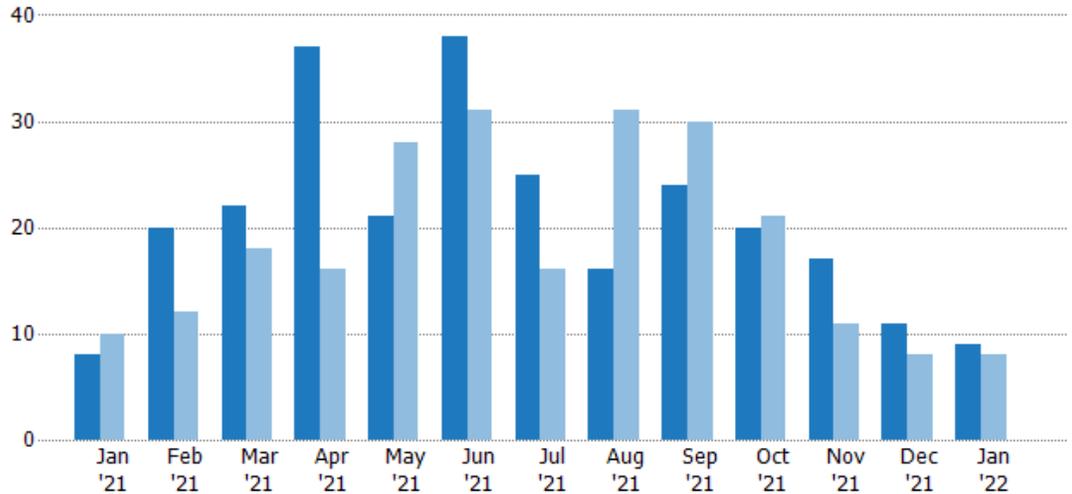
New Listings

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Jan '22	9	12.5%
Jan '21	8	-20%
Jan '20	10	30%



Current Year	8	20	22	37	21	38	25	16	24	20	17	11	9
Prior Year	10	12	18	16	28	31	16	31	30	21	11	8	8
Percent Change from Prior Year	-20%	67%	22%	131%	-25%	23%	56%	-48%	-20%	-5%	55%	38%	13%

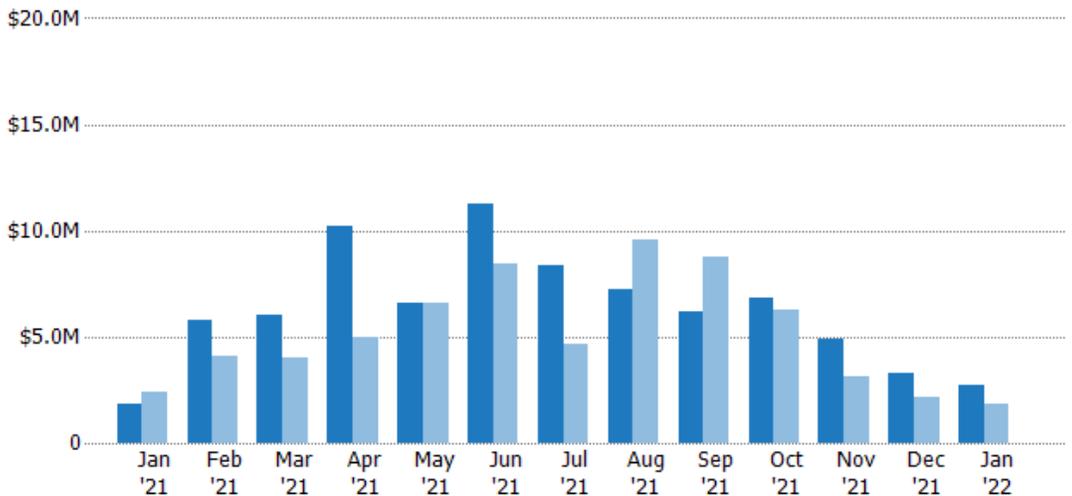
New Listing Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Jan '22	\$2.73M	51.3%
Jan '21	\$1.8M	-24.5%
Jan '20	\$2.39M	36.7%



Current Year	\$1.8M	\$5.79M	\$6M	\$10.2M	\$6.56M	\$11.3M	\$8.34M	\$7.27M	\$6.21M	\$6.85M	\$4.88M	\$3.27M	\$2.73M
Prior Year	\$2.39M	\$4.13M	\$4.05M	\$4.97M	\$6.57M	\$8.43M	\$4.66M	\$9.55M	\$8.8M	\$6.25M	\$3.13M	\$2.12M	\$1.8M
Percent Change from Prior Year	-24%	40%	48%	106%	0%	34%	79%	-24%	-29%	10%	56%	54%	51%

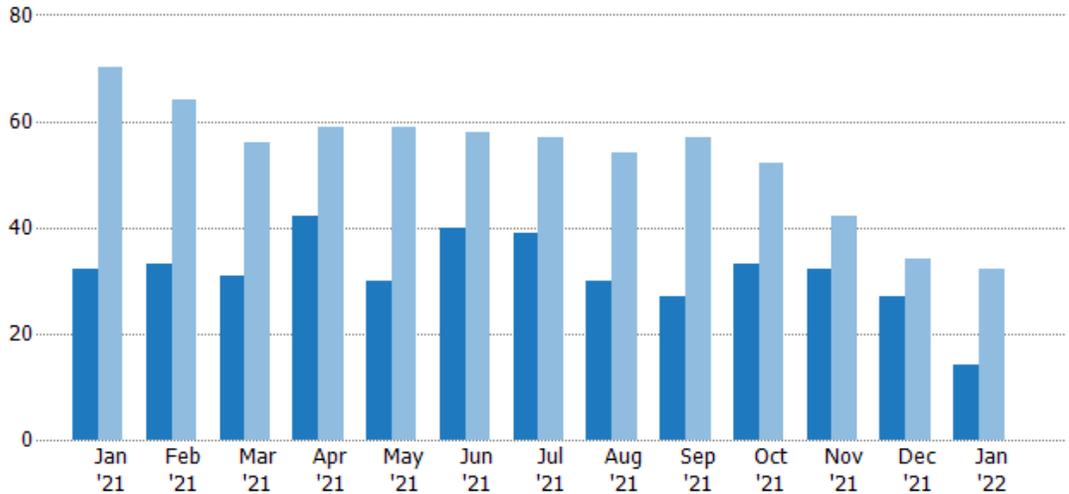
Active Listings

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Jan '22	14	-56.3%
Jan '21	32	-54.3%
Jan '20	70	12.9%



Current Year	32	33	31	42	30	40	39	30	27	33	32	27	14
Prior Year	70	64	56	59	59	58	57	54	57	52	42	34	32
Percent Change from Prior Year	-54%	-48%	-45%	-29%	-49%	-31%	-32%	-44%	-53%	-37%	-24%	-21%	-56%

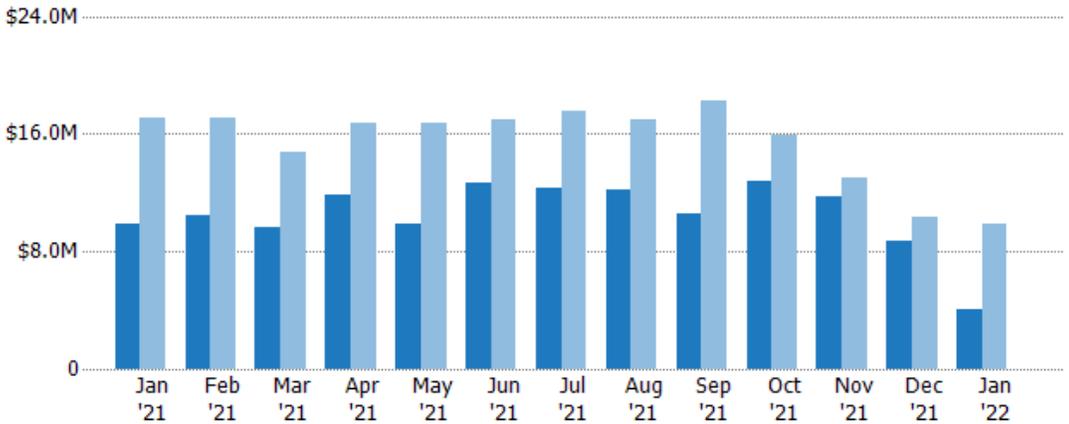
Active Listing Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Jan '22	\$4.03M	-58.9%
Jan '21	\$9.81M	-42.4%
Jan '20	\$17.1M	43.1%



Current Year	\$9.81M	\$10.5M	\$9.6M	\$11.9M	\$9.92M	\$12.7M	\$12.3M	\$12.1M	\$10.5M	\$12.8M	\$11.7M	\$8.68M	\$4.03M
Prior Year	\$17.1M	\$17.1M	\$14.7M	\$16.7M	\$16.7M	\$16.9M	\$17.5M	\$17M	\$18.2M	\$15.9M	\$13M	\$10.4M	\$9.81M
Percent Change from Prior Year	-42%	-39%	-35%	-29%	-41%	-25%	-30%	-28%	-42%	-19%	-10%	-16%	-59%

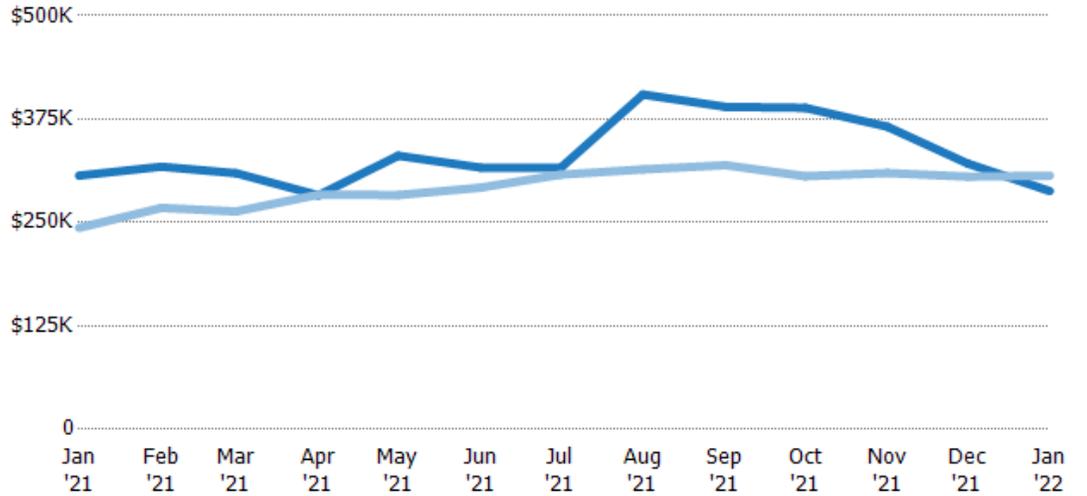
Average Listing Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Jan '22	\$288K	-6.1%
Jan '21	\$307K	25.9%
Jan '20	\$244K	26.8%



Current Year	\$307K	\$317K	\$310K	\$283K	\$331K	\$316K	\$316K	\$405K	\$390K	\$389K	\$366K	\$321K	\$288K
Prior Year	\$244K	\$268K	\$263K	\$284K	\$283K	\$292K	\$308K	\$314K	\$319K	\$306K	\$310K	\$305K	\$307K
Percent Change from Prior Year	26%	19%	18%	0%	17%	8%	3%	29%	22%	27%	18%	5%	-6%

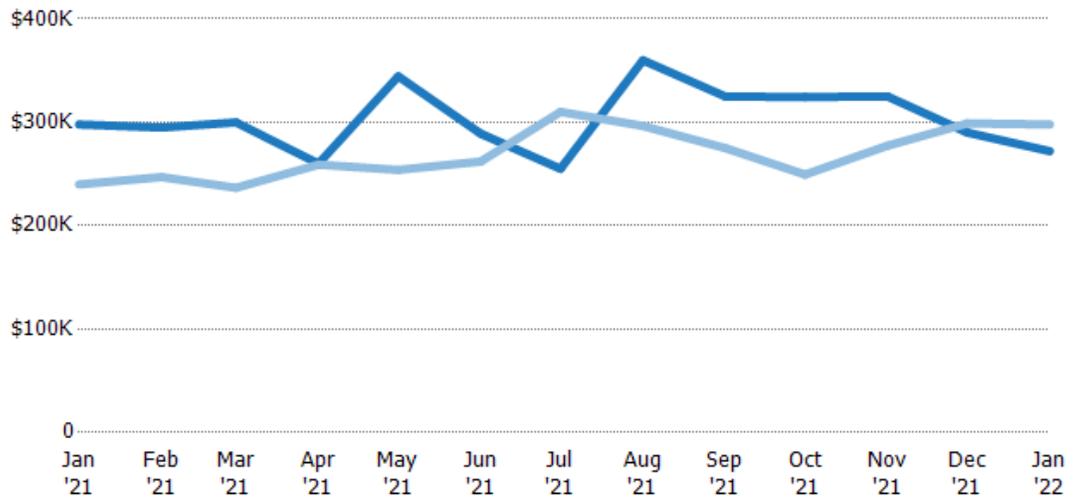
Median Listing Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Jan '22	\$272K	-8.7%
Jan '21	\$298K	24.2%
Jan '20	\$240K	8%



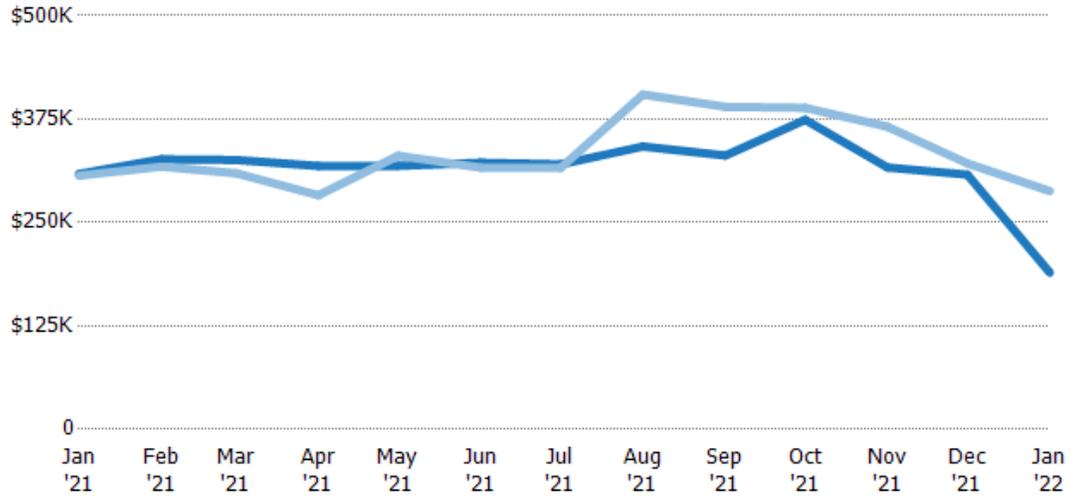
Current Year	\$298K	\$295K	\$300K	\$260K	\$344K	\$289K	\$255K	\$360K	\$325K	\$325K	\$325K	\$290K	\$272K
Prior Year	\$240K	\$247K	\$237K	\$259K	\$254K	\$262K	\$310K	\$296K	\$275K	\$249K	\$277K	\$299K	\$298K
Percent Change from Prior Year	24%	19%	27%	0%	36%	10%	-18%	21%	18%	30%	17%	-3%	-9%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



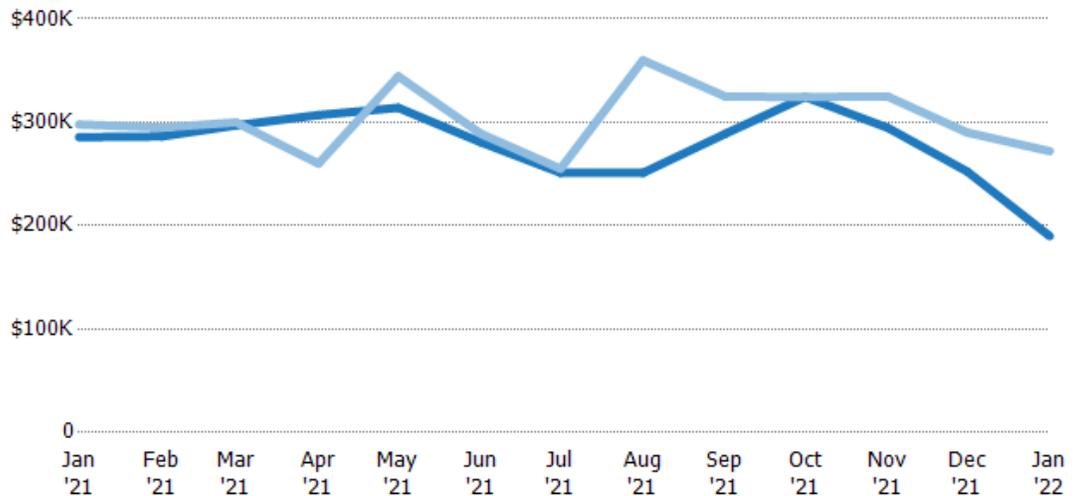
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Avg Est Value	\$309K	\$326K	\$326K	\$318K	\$318K	\$322K	\$320K	\$342K	\$331K	\$374K	\$316K	\$308K	\$189K
Avg Listing Price	\$307K	\$317K	\$310K	\$283K	\$331K	\$316K	\$316K	\$405K	\$390K	\$389K	\$366K	\$321K	\$288K
Avg Listing Price as a % of Avg Est Value	99%	97%	95%	89%	104%	98%	99%	118%	118%	104%	116%	104%	152%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



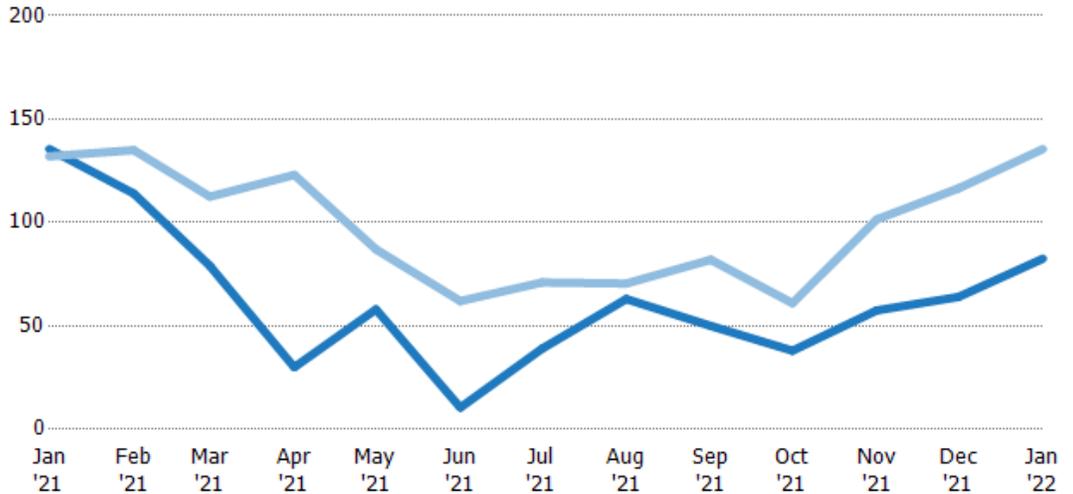
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Median Est Value	\$286K	\$286K	\$297K	\$307K	\$314K	\$281K	\$251K	\$251K	\$289K	\$325K	\$295K	\$252K	\$190K
Median Listing Price	\$298K	\$295K	\$300K	\$260K	\$344K	\$289K	\$255K	\$360K	\$325K	\$325K	\$325K	\$290K	\$272K
Med Listing Price as a % of Med Est Value	104%	103%	101%	85%	110%	103%	102%	143%	112%	100%	110%	115%	143%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



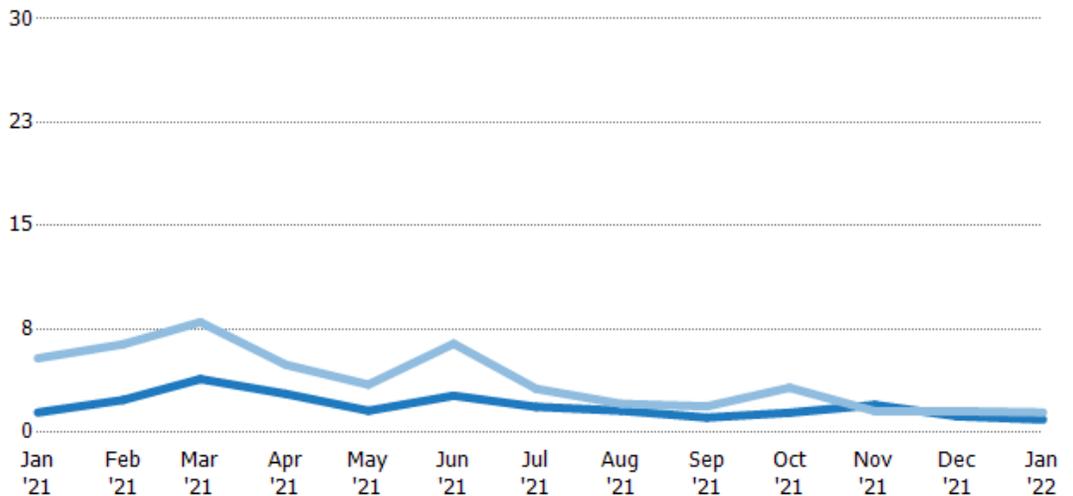
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	136	114	79	30	58	10.5	39	63	50	38	57.5	64	82.5
Prior Year	132	135	113	123	87	62	71	70.5	82	61	102	117	136
Percent Change from Prior Year	3%	-16%	-30%	-76%	-33%	-83%	-45%	-11%	-39%	-38%	-43%	-45%	-39%

Months of Inventory

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
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
Current Year	1.45	2.36	3.88	2.8	1.58	2.67	1.86	1.58	1.08	1.43	2	1.17	0
Prior Year	5.38	6.4	8	4.92	3.47	6.44	3.17	2.08	1.9	3.25	1.56	1.55	1.45
Percent Change from Prior Year	-73%	-63%	-52%	-43%	-55%	-59%	-41%	-24%	-43%	-56%	29%	-24%	-36%

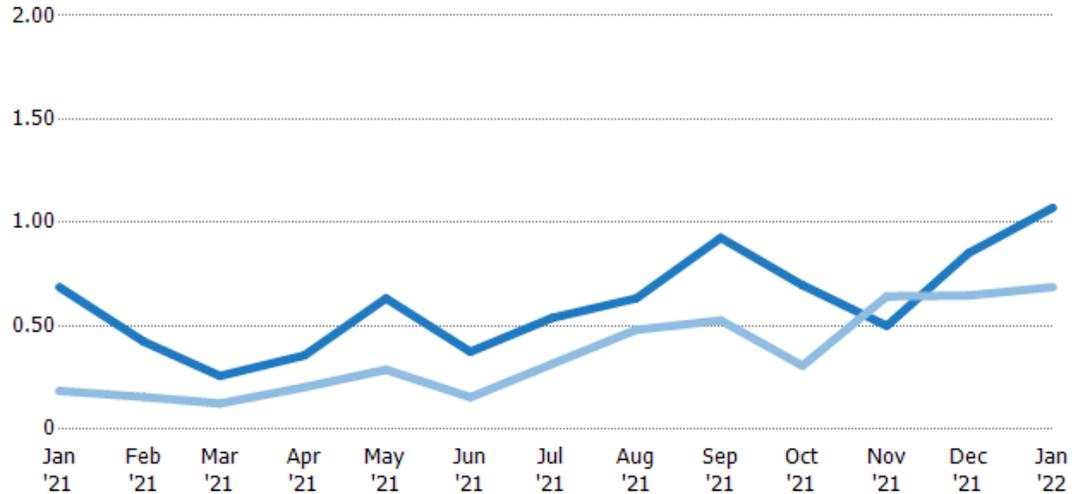
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Rate	Chg.
Jan '22	107%	-38.4%
Jan '21	69%	-50.2%
Jan '20	19%	-79.6%



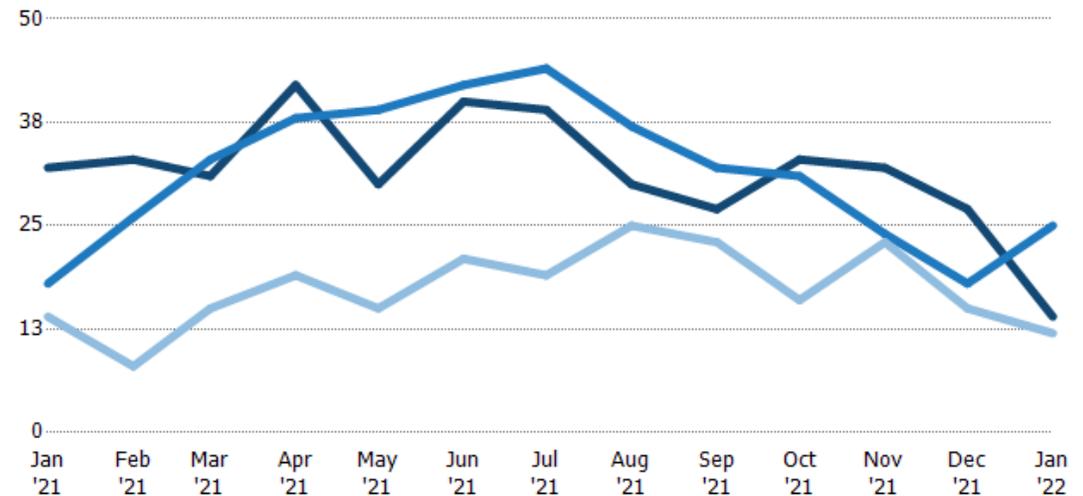
Current Year	69%	42%	26%	36%	63%	38%	54%	63%	93%	70%	50%	85%	107%
Prior Year	19%	16%	13%	20%	29%	16%	32%	48%	53%	31%	64%	65%	69%
Change from Prior Year	-50%	-27%	-13%	-15%	-35%	-22%	-22%	-15%	-40%	-39%	14%	-20%	-38%

Active/Pending/Sold Units

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



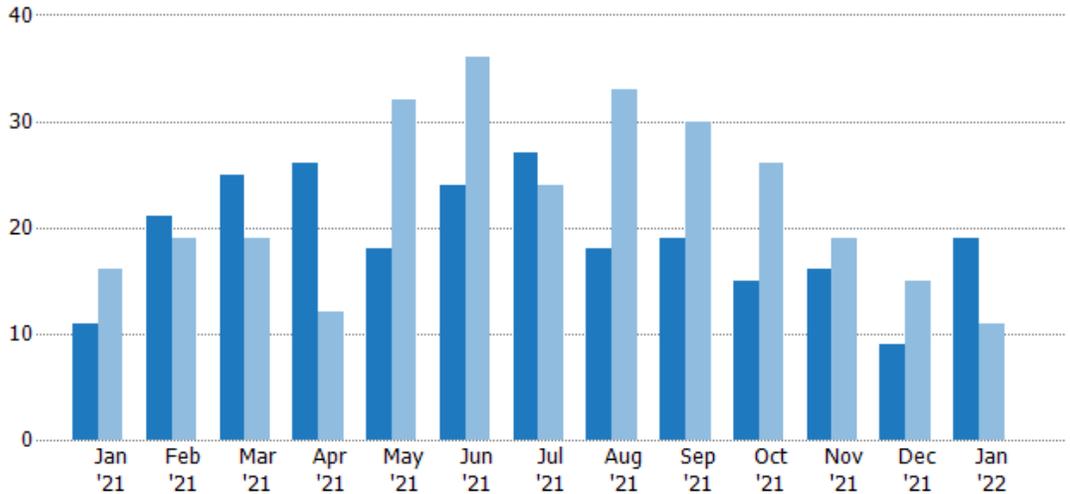
Active	32	33	31	42	30	40	39	30	27	33	32	27	14
Pending	18	26	33	38	39	42	44	37	32	31	24	18	25
Sold	14	8	15	19	15	21	19	25	23	16	23	15	12

New Pending Sales

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Count	% Chg.
Jan '22	19	72.7%
Jan '21	11	-31.3%
Jan '20	16	-31.3%

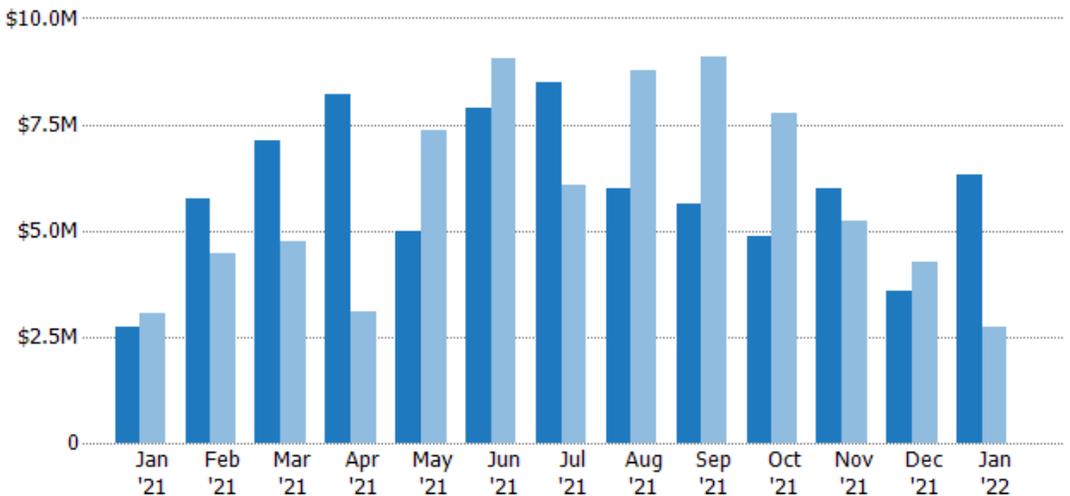
Month/Year	Count	% Chg.
Jan '22	19	72.7%
Jan '21	11	-31.3%
Jan '20	16	-31.3%

New Pending Sales Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



Month/Year	Volume	% Chg.
Jan '22	\$6.31M	130.1%
Jan '21	\$2.74M	-10.6%
Jan '20	\$3.07M	-9.1%

Month/Year	Volume	% Chg.
Jan '22	\$6.31M	130.1%
Jan '21	\$2.74M	-10.6%
Jan '20	\$3.07M	-9.1%

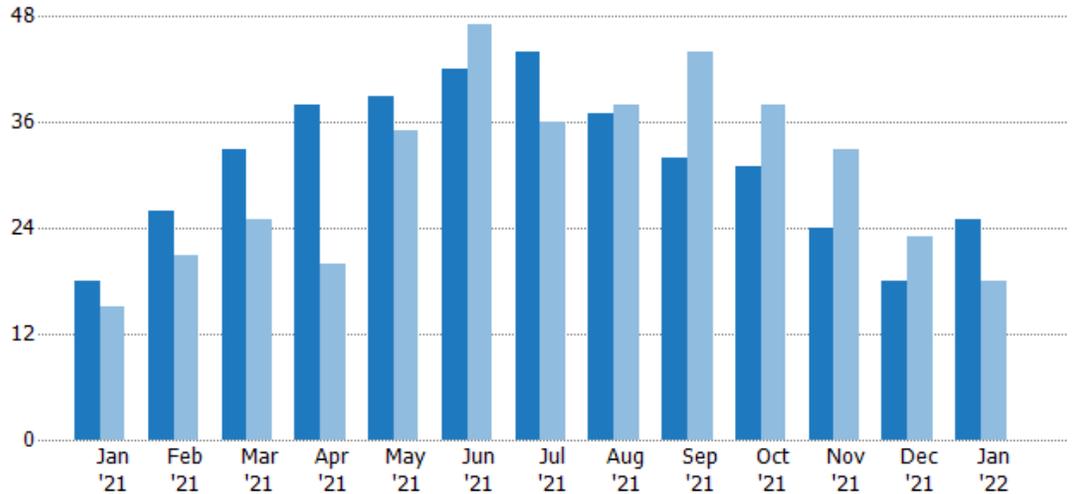
Pending Sales

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Jan '22	25	38.9%
Jan '21	18	20%
Jan '20	15	0%



Current Year	18	26	33	38	39	42	44	37	32	31	24	18	25
Prior Year	15	21	25	20	35	47	36	38	44	38	33	23	18
Percent Change from Prior Year	20%	24%	32%	90%	11%	-11%	22%	-3%	-27%	-18%	-27%	-22%	39%

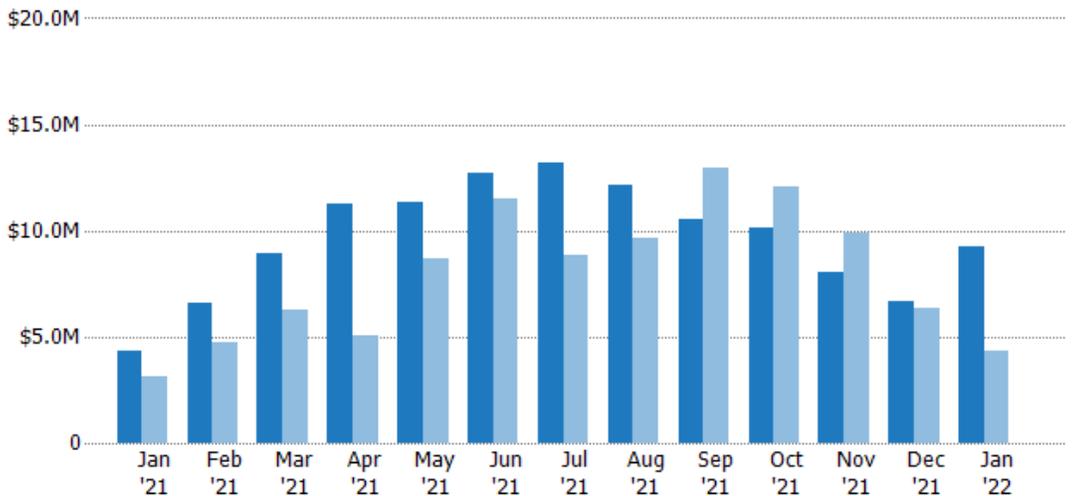
Pending Sales Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Jan '22	\$9.24M	113.9%
Jan '21	\$4.32M	37.2%
Jan '20	\$3.15M	23.5%



Current Year	\$4.32M	\$6.61M	\$8.95M	\$11.2M	\$11.3M	\$12.7M	\$13.2M	\$12.1M	\$10.6M	\$10.1M	\$8.03M	\$6.65M	\$9.24M
Prior Year	\$3.15M	\$4.77M	\$6.29M	\$5.03M	\$8.67M	\$11.5M	\$8.82M	\$9.62M	\$13M	\$12.1M	\$9.92M	\$6.38M	\$4.32M
Percent Change from Prior Year	37%	39%	42%	123%	30%	11%	49%	26%	-18%	-16%	-19%	4%	114%

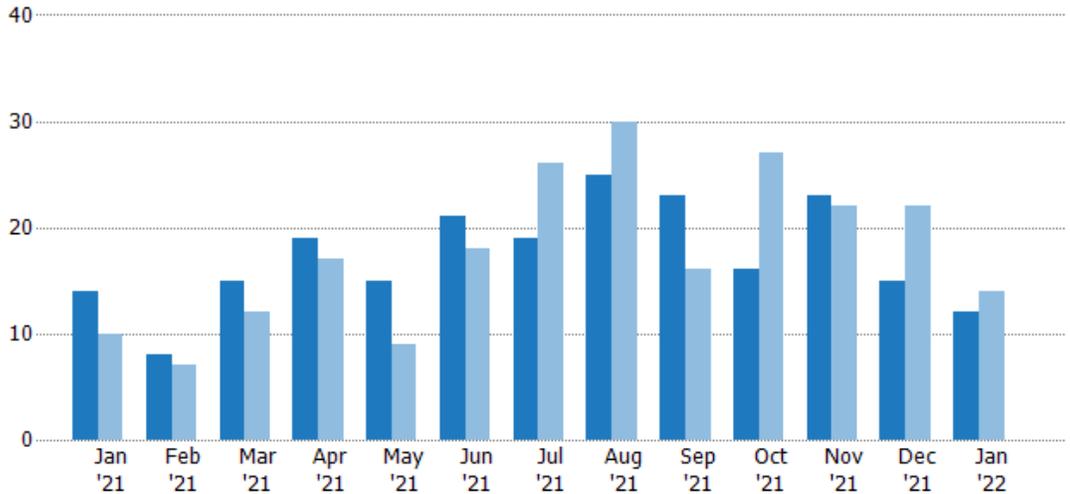
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

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
Current Year	14	8	15	19	15	21	19	25	23	16	23	15	12
Prior Year	10	7	12	17	9	18	26	30	16	27	22	22	14
Percent Change from Prior Year	40%	14%	25%	12%	67%	17%	-27%	-17%	44%	-41%	5%	-32%	-14%

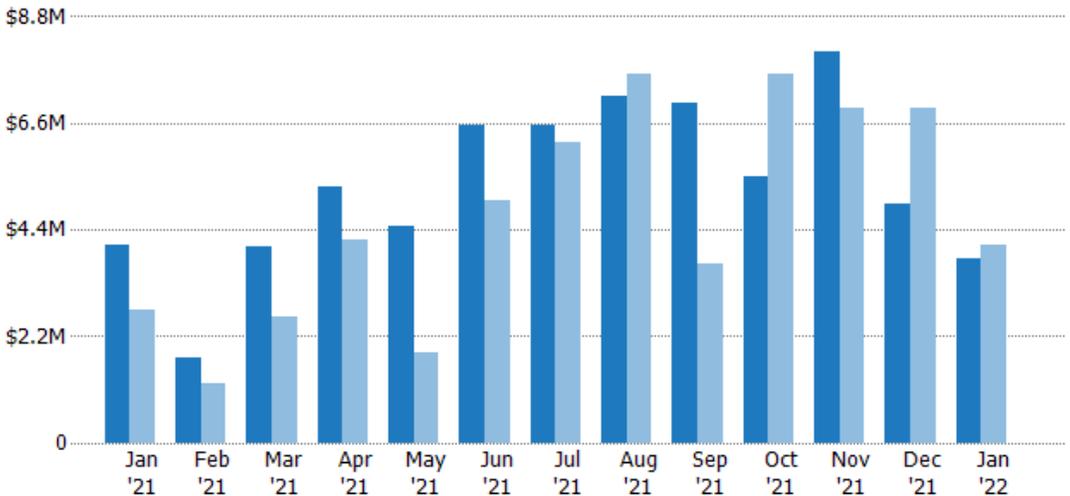
Closed Sales Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

Property Type:
Condo/Townhouse/Apt., Single Family



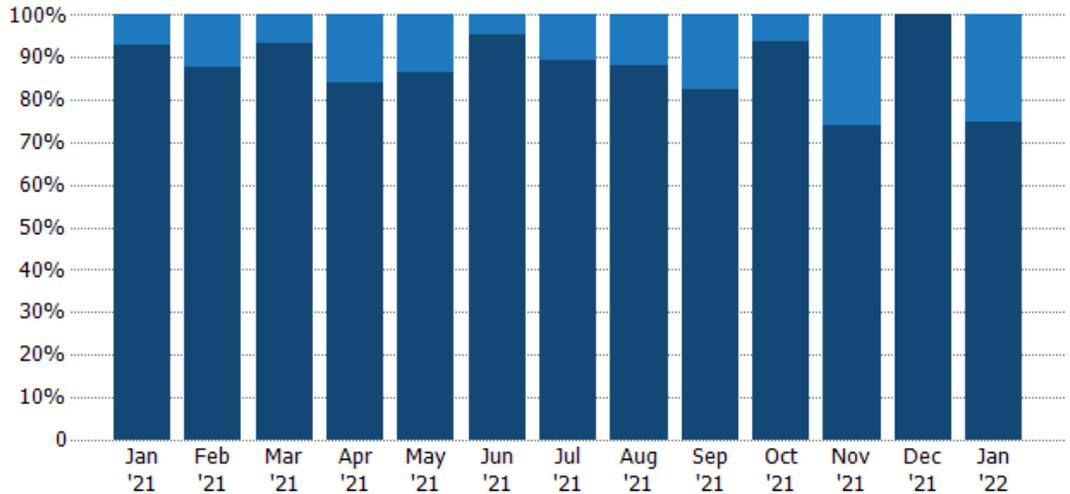
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	\$4.08M	\$1.77M	\$4.04M	\$5.3M	\$4.48M	\$6.54M	\$6.57M	\$7.17M	\$7.02M	\$5.5M	\$8.09M	\$4.94M	\$3.8M
Prior Year	\$2.73M	\$1.21M	\$2.59M	\$4.2M	\$1.88M	\$5.01M	\$6.19M	\$7.61M	\$3.68M	\$7.61M	\$6.9M	\$6.92M	\$4.08M
Percent Change from Prior Year	49%	45%	56%	26%	139%	30%	6%	-6%	91%	-28%	17%	-29%	-7%

Closed Sales by Property Type

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



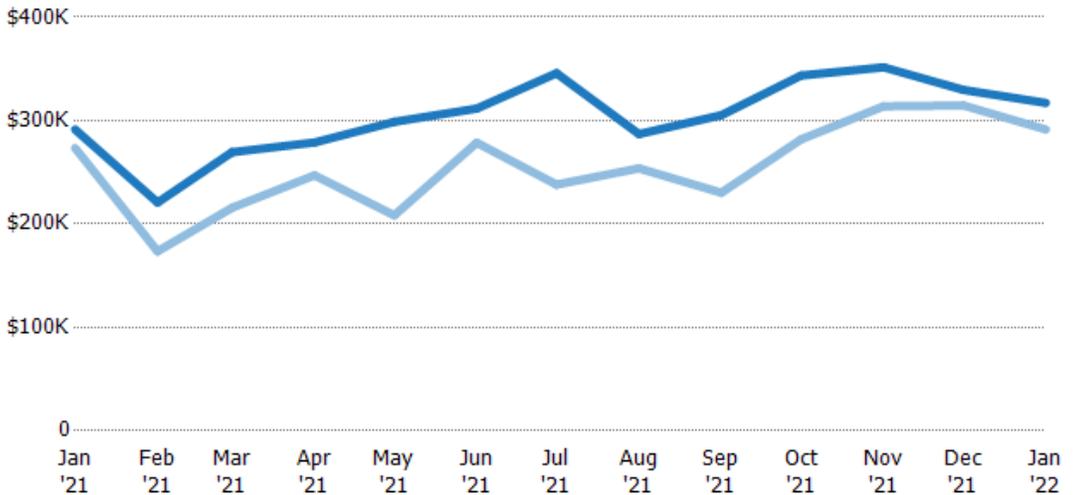
Condo/Townhouse	7%	13%	7%	16%	13%	5%	11%	12%	17%	6%	26%	-	25%
Single Family Residence	93%	88%	93%	84%	87%	95%	89%	88%	83%	94%	74%	100%	75%

Average Sales Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



Current Year	\$291K	\$221K	\$269K	\$279K	\$299K	\$312K	\$346K	\$287K	\$305K	\$344K	\$352K	\$330K	\$317K
Prior Year	\$273K	\$174K	\$216K	\$247K	\$208K	\$279K	\$238K	\$254K	\$230K	\$282K	\$314K	\$315K	\$291K
Percent Change from Prior Year	7%	27%	25%	13%	43%	12%	45%	13%	33%	22%	12%	5%	9%

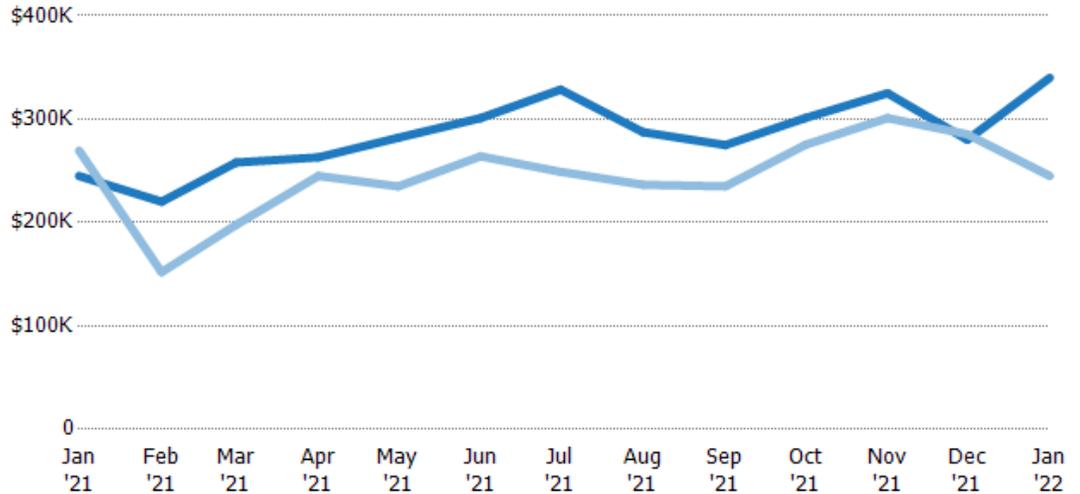
Median Sales Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Jan '22	\$340K	38.8%
Jan '21	\$245K	-9.1%
Jan '20	\$270K	-33.8%



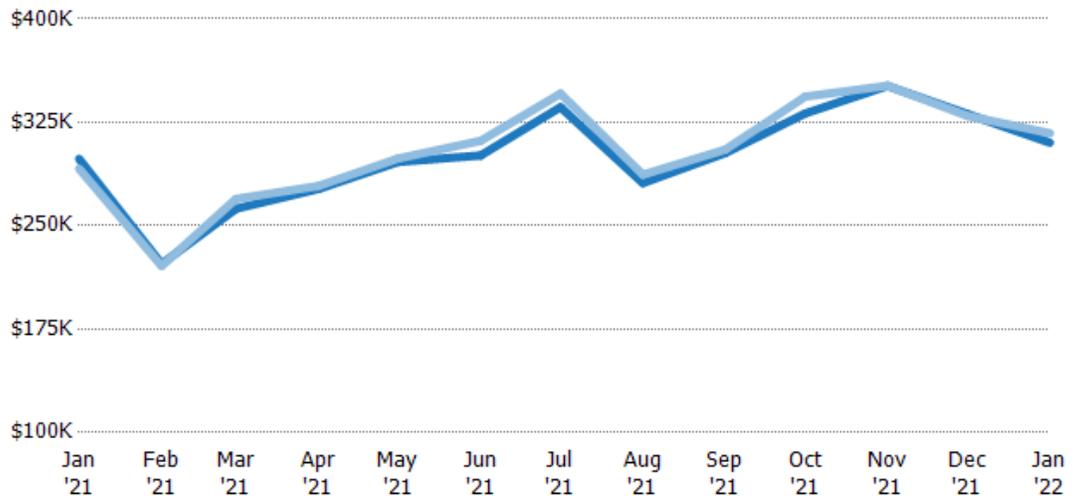
Current Year	\$245K	\$220K	\$258K	\$263K	\$282K	\$301K	\$329K	\$287K	\$275K	\$301K	\$325K	\$280K	\$340K
Prior Year	\$270K	\$152K	\$198K	\$245K	\$235K	\$264K	\$249K	\$237K	\$235K	\$275K	\$301K	\$285K	\$245K
Percent Change from Prior Year	-9%	45%	31%	7%	20%	14%	32%	22%	17%	9%	8%	-2%	39%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 Property Type: Condo/Townhouse/Apt., Single Family



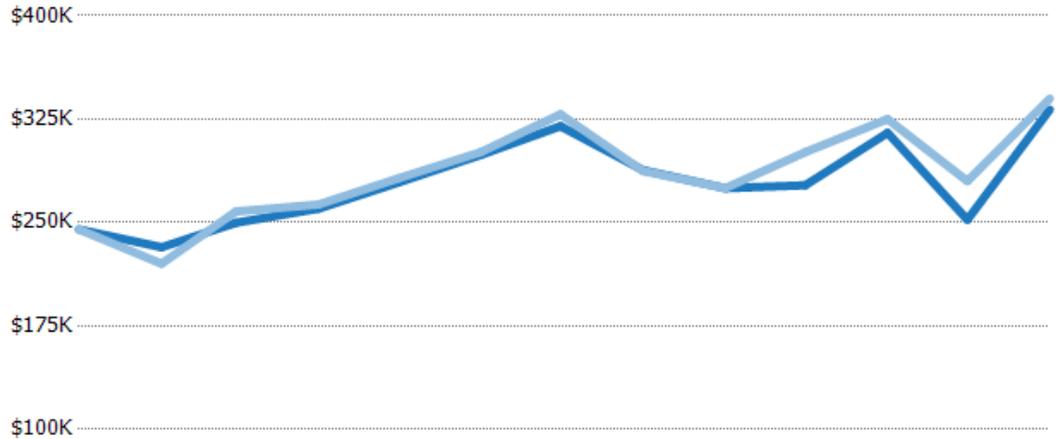
Avg List Price	\$298K	\$222K	\$262K	\$277K	\$296K	\$301K	\$336K	\$281K	\$303K	\$331K	\$351K	\$331K	\$310K
Avg Sales Price	\$291K	\$221K	\$269K	\$279K	\$299K	\$312K	\$346K	\$287K	\$305K	\$344K	\$352K	\$330K	\$317K
Avg Sales Price as a % of Avg List Price	98%	99%	103%	101%	101%	104%	103%	102%	101%	104%	100%	100%	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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



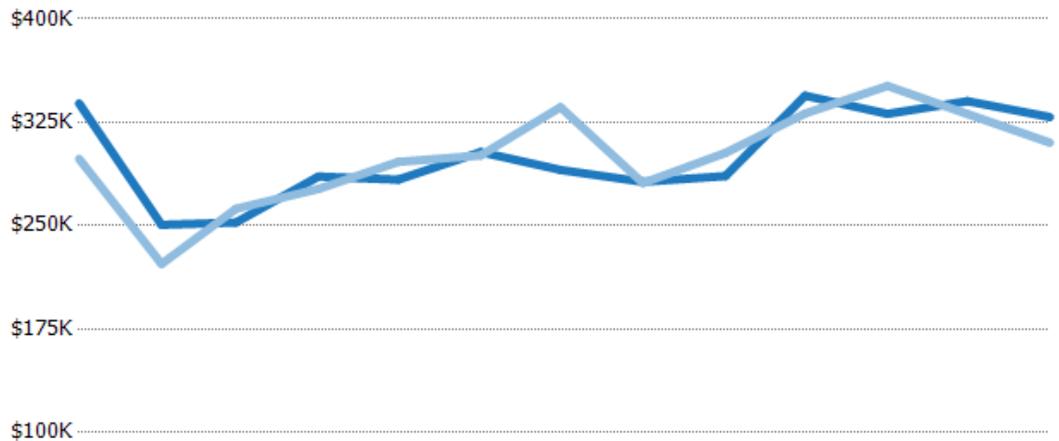
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Median List Price	\$245K	\$232K	\$250K	\$260K	\$279K	\$299K	\$320K	\$288K	\$275K	\$277K	\$315K	\$252K	\$332K
Median Sales Price	\$245K	\$220K	\$258K	\$263K	\$282K	\$301K	\$329K	\$287K	\$275K	\$301K	\$325K	\$280K	\$340K
Med Sales Price as a % of Med List Price	100%	95%	103%	101%	101%	101%	103%	100%	100%	109%	103%	111%	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

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



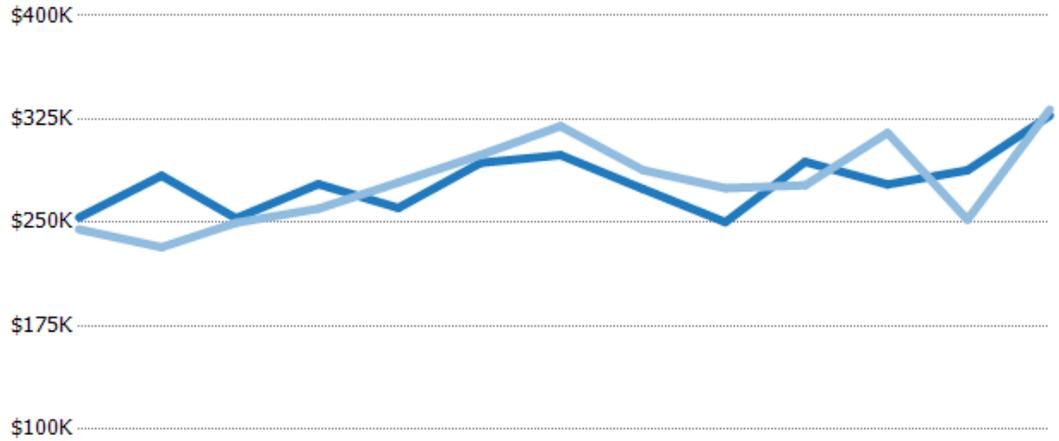
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Avg Est Value	\$339K	\$251K	\$252K	\$286K	\$283K	\$303K	\$290K	\$282K	\$286K	\$344K	\$331K	\$340K	\$329K
Avg Sales Price	\$298K	\$222K	\$262K	\$277K	\$296K	\$301K	\$336K	\$281K	\$303K	\$331K	\$351K	\$331K	\$310K
Avg Sales Price as a % of Avg Est Value	88%	89%	104%	97%	105%	99%	116%	100%	106%	96%	106%	97%	94%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
 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	\$254K	\$284K	\$253K	\$278K	\$261K	\$293K	\$299K	\$274K	\$250K	\$294K	\$278K	\$288K	\$328K
Median Sales Price	\$245K	\$232K	\$250K	\$260K	\$279K	\$299K	\$320K	\$288K	\$275K	\$277K	\$315K	\$252K	\$332K
Med Sales Price as a % of Med Est Value	97%	82%	99%	94%	107%	102%	107%	105%	110%	94%	113%	88%	101%