

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	15	20	-25%	24	28	-14.3%
New Listing Volume	\$4,664,700	\$5,786,300	-19.4%	\$7,392,600	\$7,589,100	-2.6%
Active Listing Count	16	33	-51.5%	N/A	N/A	
Active Listing Volume	\$4,974,700	\$10,476,945	-52.5%	N/A	N/A	
Average Listing Price	\$310,919	\$317,483	-2.1%	\$293,481	\$312,151	-6%
Median Listing Price	\$320,000	\$294,900	+8.5%	\$287,500	\$296,377	-3%
Median Days in RPR	33.5	114	-70.6%	50.12	127.68	-60.7%
Months of Inventory	1.3	2.4	-43.4%	1.5	3.8	-62%
Absorption Rate	75%	42.42%	+32.6%	68.75%	26.15%	+42.6%
Sales Activity Charts Metrics						
New Pending Sales Count	2	21	-90.5%	18	32	-43.8%
New Pending Sales Volume	\$490,000	\$5,760,000	-91.5%	\$6,123,100	\$8,503,795	-28%
Pending Sales Count	10	26	-61.5%	N/A	N/A	
Pending Sales Volume	\$4,503,800	\$6,609,095	-31.9%	N/A	N/A	
Closed Sales Count	14	8	+75%	26	22	+18.2%
Closed Sales Volume	\$4,614,518	\$1,766,204	+161.3%	\$8,419,379	\$5,845,479	+44%
Average Sales Price	\$329,608	\$220,776	+49.3%	\$323,822	\$265,704	+21.9%
Median Sales Price	\$288,759	\$220,102	+31.2%	\$312,386	\$235,914	+32.4%

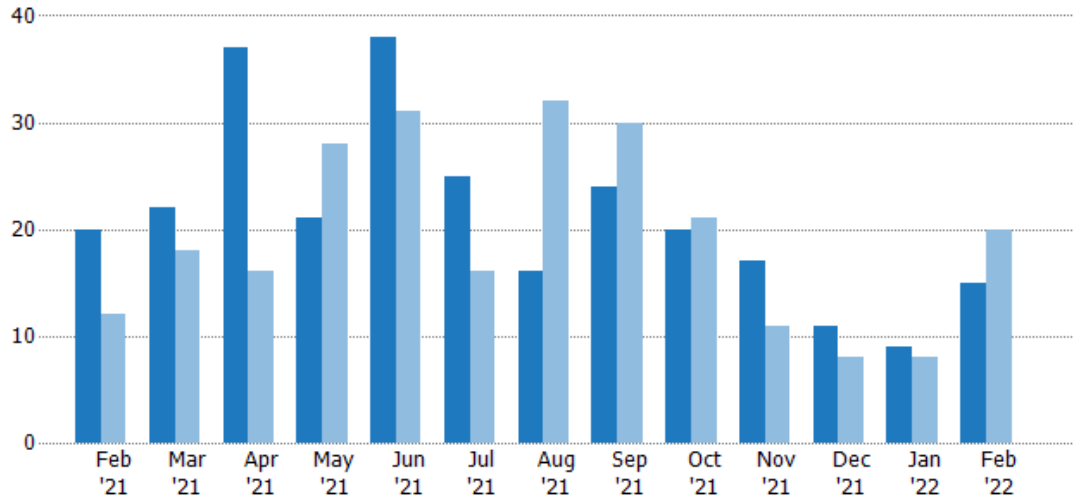
New Listings

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.
Feb '22	15	-25%
Feb '21	20	66.7%
Feb '20	12	33.3%



Current Year	20	22	37	21	38	25	16	24	20	17	11	9	15
Prior Year	12	18	16	28	31	16	32	30	21	11	8	8	20
Percent Change from Prior Year	67%	22%	131%	-25%	23%	56%	-50%	-20%	-5%	55%	38%	13%	-25%

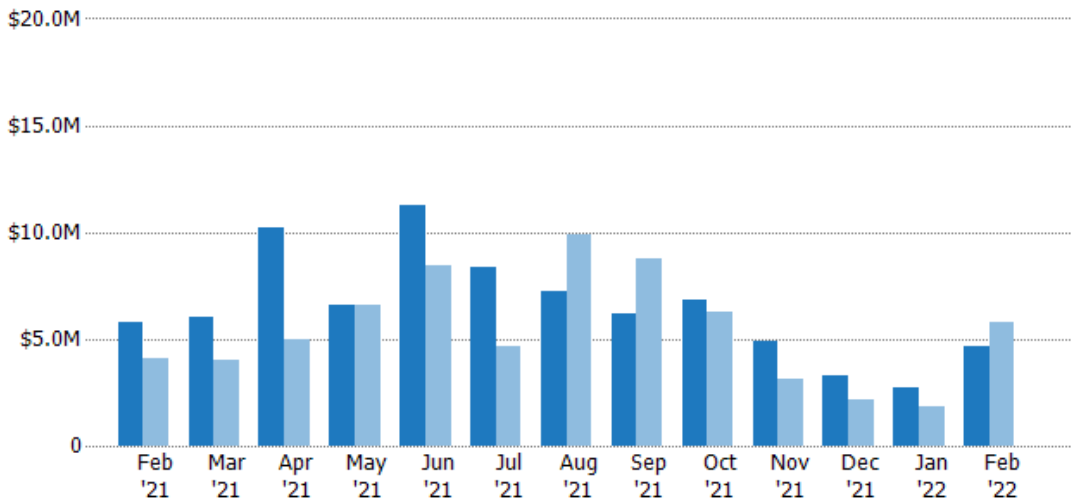
New Listing Volume

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.
Feb '22	\$4.66M	-19.4%
Feb '21	\$5.79M	40.3%
Feb '20	\$4.13M	-12.1%



Current Year	\$5.79M	\$6M	\$10.2M	\$6.56M	\$11.3M	\$8.34M	\$7.27M	\$6.21M	\$6.85M	\$4.88M	\$3.27M	\$2.73M	\$4.66M
Prior Year	\$4.13M	\$4.05M	\$4.97M	\$6.57M	\$8.43M	\$4.66M	\$9.88M	\$8.8M	\$6.25M	\$3.13M	\$2.12M	\$1.8M	\$5.79M
Percent Change from Prior Year	40%	48%	106%	0%	34%	79%	-26%	-29%	10%	56%	54%	51%	-19%

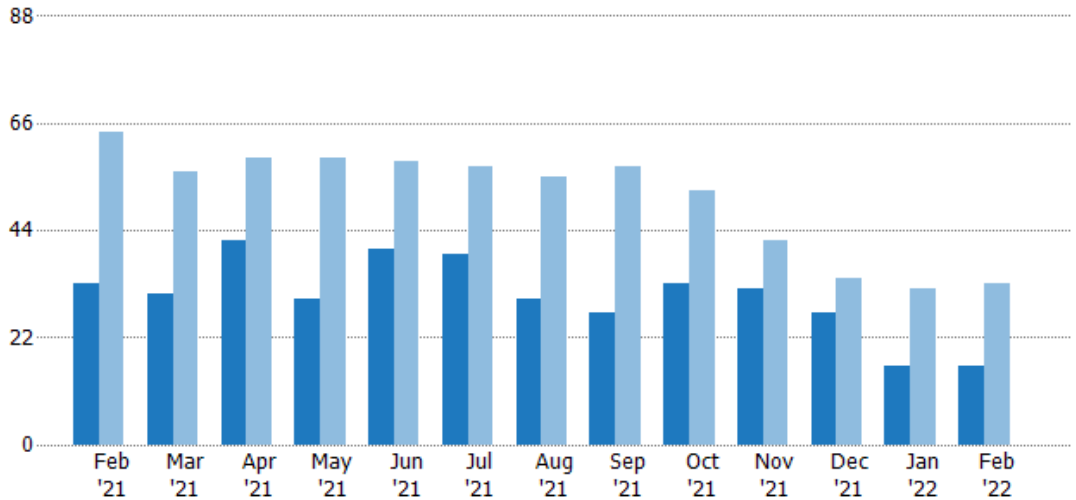
Active Listings

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.
Feb '22	16	-51.5%
Feb '21	33	-48.4%
Feb '20	64	35.9%



	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	33	31	42	30	40	39	30	27	33	32	27	16	16
Prior Year	64	56	59	59	58	57	55	57	52	42	34	32	33
Percent Change from Prior Year	-48%	-45%	-29%	-49%	-31%	-32%	-45%	-53%	-37%	-24%	-21%	-50%	-52%

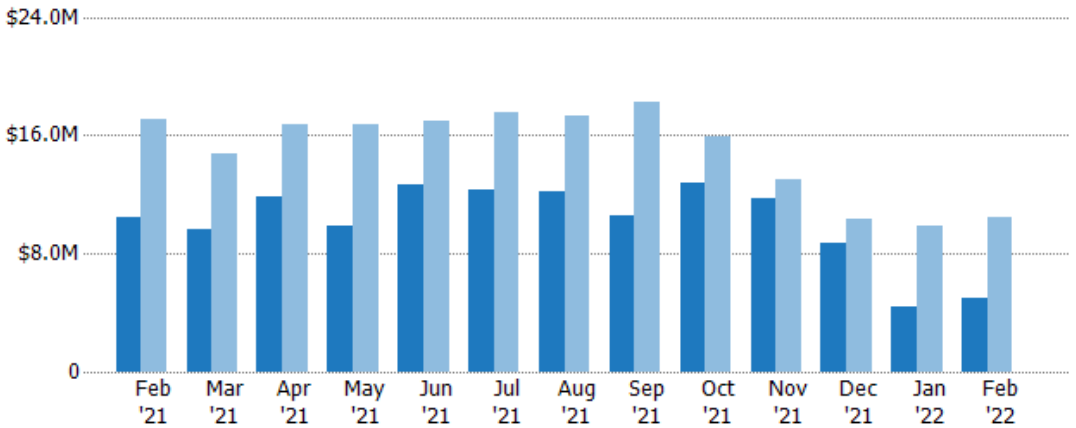
Active Listing Volume

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.
Feb '22	\$4.97M	-52.5%
Feb '21	\$10.5M	-38.9%
Feb '20	\$17.1M	53.7%



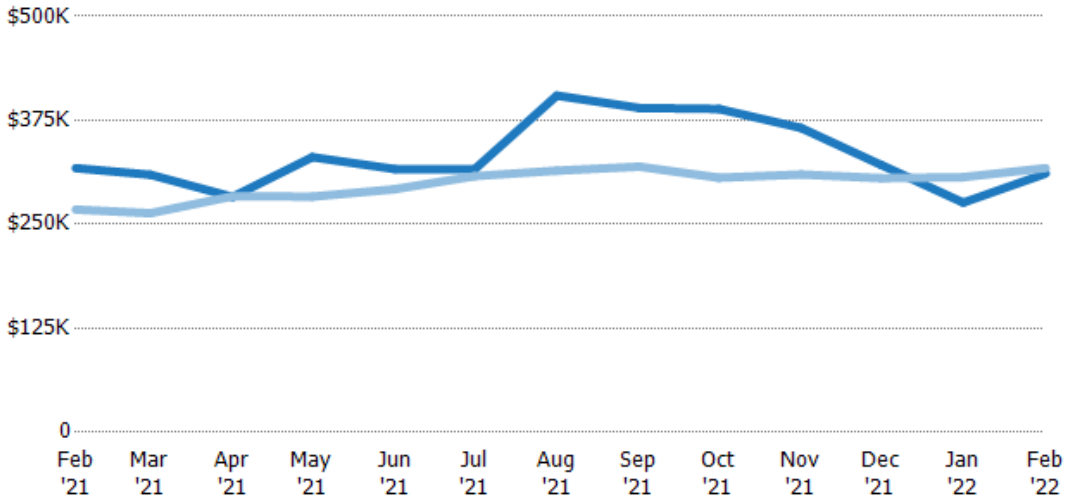
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$10.5M	\$9.6M	\$11.9M	\$9.92M	\$12.7M	\$12.3M	\$12.1M	\$10.5M	\$12.8M	\$11.7M	\$8.68M	\$4.42M	\$4.97M
Prior Year	\$17.1M	\$14.7M	\$16.7M	\$16.7M	\$16.9M	\$17.5M	\$17.3M	\$18.2M	\$15.9M	\$13M	\$10.4M	\$9.81M	\$10.5M
Percent Change from Prior Year	-39%	-35%	-29%	-41%	-25%	-30%	-30%	-42%	-19%	-10%	-16%	-55%	-53%

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



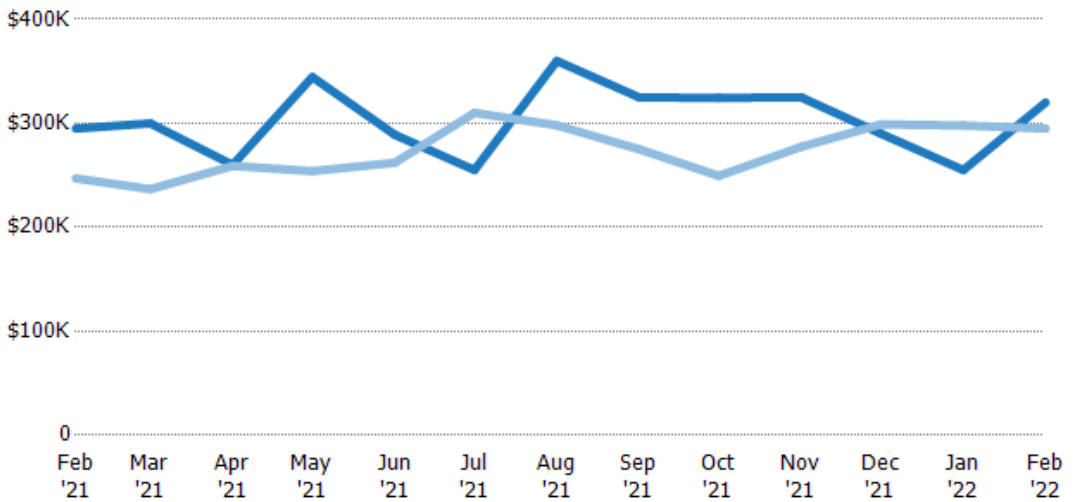
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '21	\$317K	\$268K	19%
Mar '21	\$310K	\$263K	18%
Apr '21	\$283K	\$284K	0%
May '21	\$331K	\$283K	17%
Jun '21	\$316K	\$292K	8%
Jul '21	\$316K	\$308K	3%
Aug '21	\$405K	\$314K	29%
Sep '21	\$390K	\$319K	22%
Oct '21	\$389K	\$306K	27%
Nov '21	\$366K	\$310K	18%
Dec '21	\$321K	\$305K	5%
Jan '22	\$276K	\$307K	-10%
Feb '22	\$311K	\$317K	-2%

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



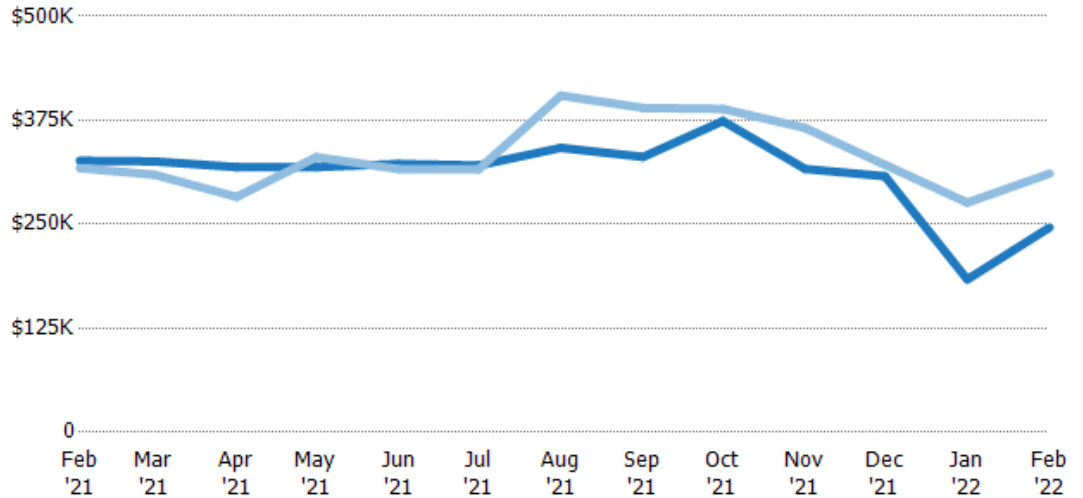
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '21	\$295K	\$247K	19%
Mar '21	\$300K	\$237K	27%
Apr '21	\$260K	\$259K	0%
May '21	\$344K	\$254K	36%
Jun '21	\$289K	\$262K	10%
Jul '21	\$255K	\$310K	-18%
Aug '21	\$360K	\$298K	21%
Sep '21	\$325K	\$275K	18%
Oct '21	\$325K	\$249K	30%
Nov '21	\$325K	\$277K	17%
Dec '21	\$290K	\$299K	-3%
Jan '22	\$255K	\$298K	-14%
Feb '22	\$320K	\$295K	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



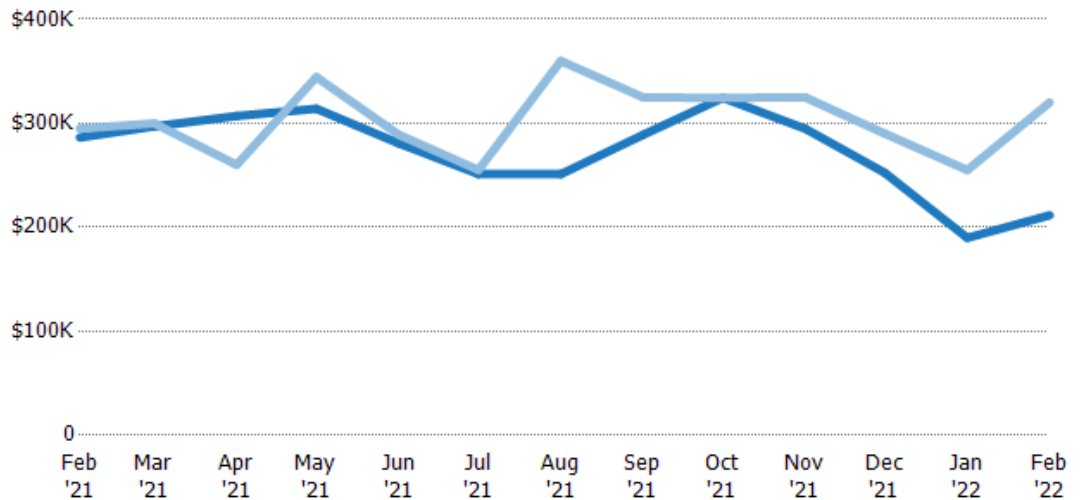
Avg Est Value	\$326K	\$326K	\$319K	\$319K	\$323K	\$321K	\$342K	\$331K	\$374K	\$316K	\$308K	\$184K	\$246K
Avg Listing Price	\$317K	\$310K	\$283K	\$331K	\$316K	\$316K	\$405K	\$390K	\$389K	\$366K	\$321K	\$276K	\$311K
Avg Listing Price as a % of Avg Est Value	97%	95%	89%	104%	98%	98%	118%	118%	104%	116%	104%	150%	126%

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



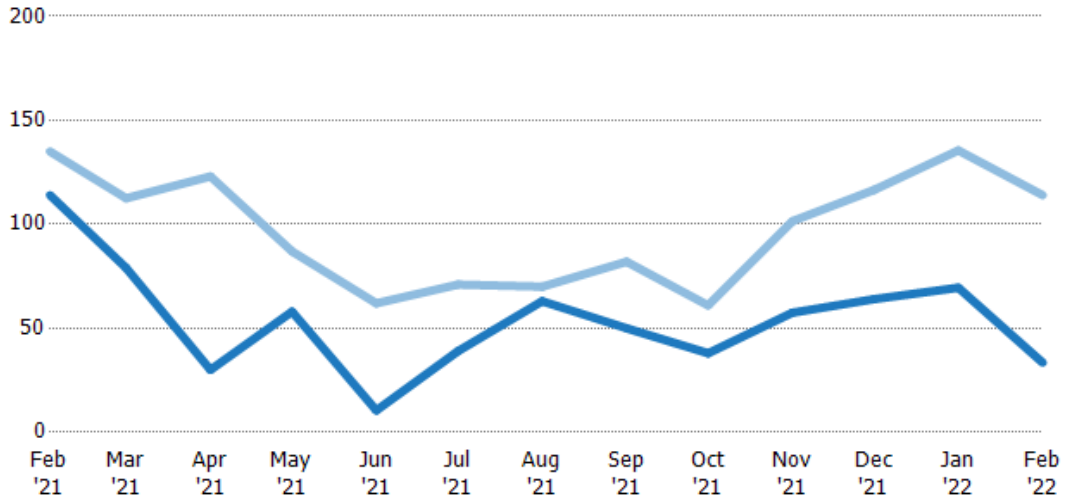
Median Est Value	\$286K	\$297K	\$307K	\$314K	\$281K	\$251K	\$251K	\$289K	\$325K	\$295K	\$252K	\$190K	\$212K
Median Listing Price	\$295K	\$300K	\$260K	\$344K	\$289K	\$255K	\$360K	\$325K	\$325K	\$325K	\$290K	\$255K	\$320K
Med Listing Price as a % of Med Est Value	103%	101%	85%	110%	103%	102%	143%	112%	100%	110%	115%	134%	151%

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



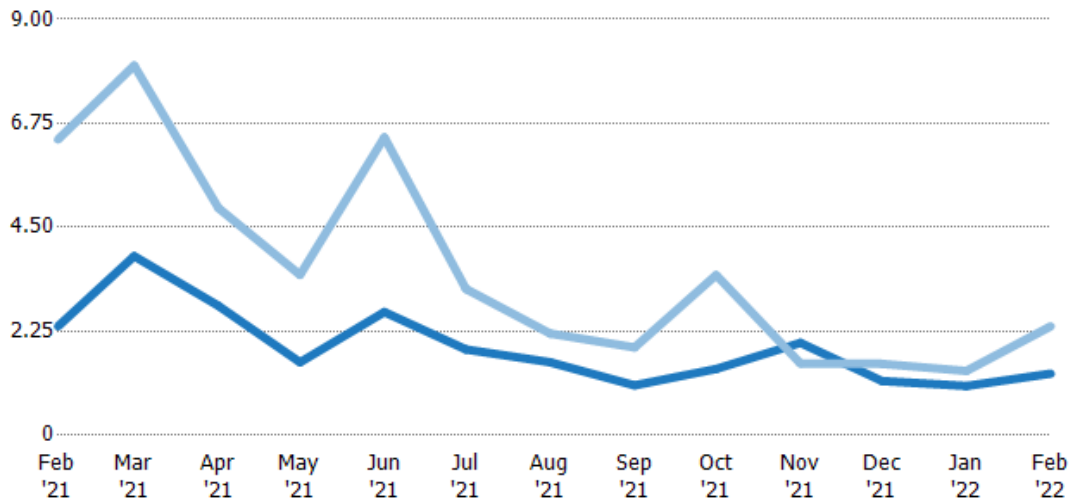
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	114	79	30	58	10.5	39	63	50	38	57.5	64	69.5	33.5
Prior Year	135	113	123	87	62	71	70	82	61	102	117	136	114
Percent Change from Prior Year	-16%	-30%	-76%	-33%	-83%	-45%	-10%	-39%	-38%	-43%	-45%	-49%	-71%

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



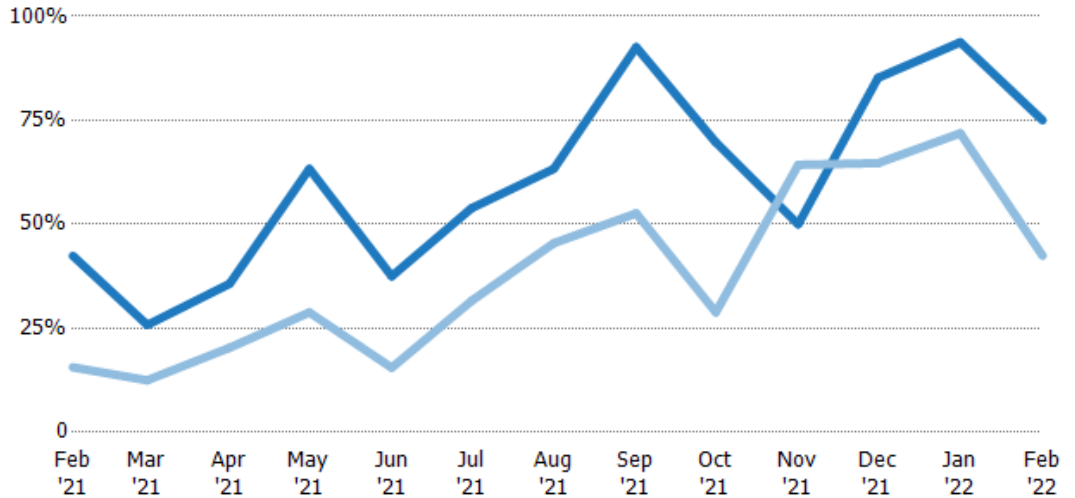
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	2.36	3.88	2.8	1.58	2.67	1.86	1.58	1.08	1.43	2	1.17	1.07	1.33
Prior Year	6.4	8	4.92	3.47	6.44	3.17	2.2	1.9	3.47	1.56	1.55	1.39	2.36
Percent Change from Prior Year	-63%	-52%	-43%	-55%	-59%	-41%	-28%	-43%	-59%	29%	-24%	-23%	-43%

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



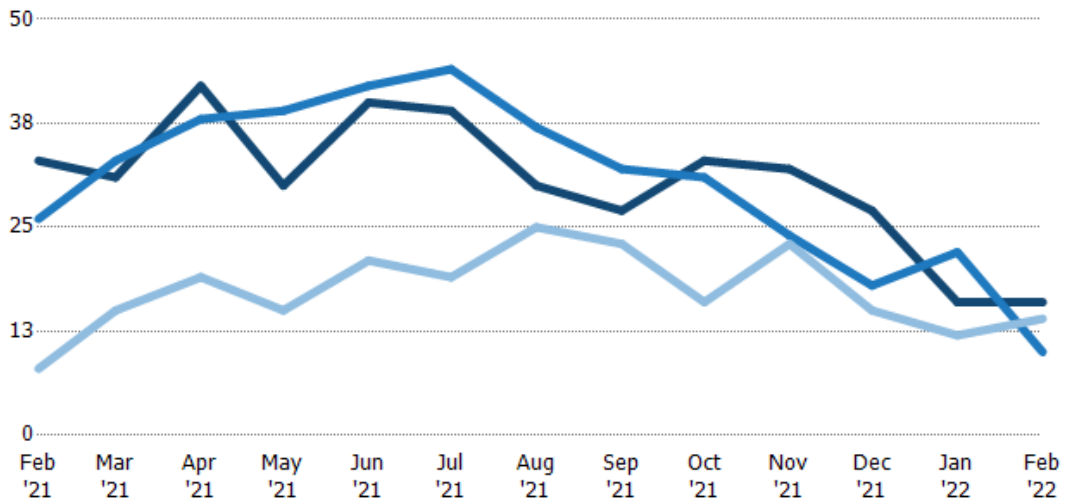
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	42%	26%	36%	63%	38%	54%	63%	93%	70%	50%	85%	94%	75%
Prior Year	16%	13%	20%	29%	16%	32%	45%	53%	29%	64%	65%	72%	42%
Change from Prior Year	-27%	-13%	-15%	-35%	-22%	-22%	-18%	-40%	-41%	14%	-20%	-22%	-33%

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



	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	33	31	42	30	40	39	30	27	33	32	27	16	16
Pending	26	33	38	39	42	44	37	32	31	24	18	22	10
Sold	8	15	19	15	21	19	25	23	16	23	15	12	14

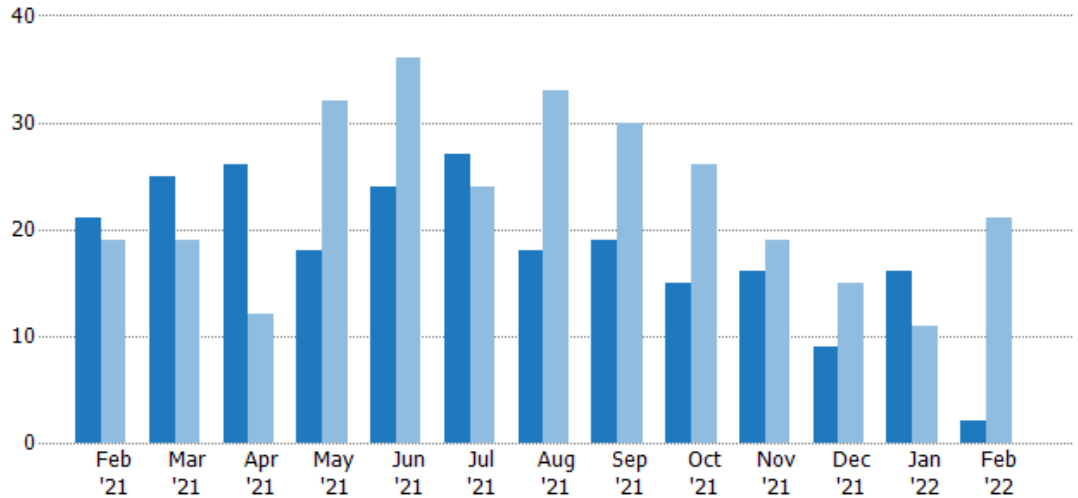
New Pending Sales

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.
Feb '22	2	-90.5%
Feb '21	21	10.5%
Feb '20	19	-63.2%



	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	21	25	26	18	24	27	18	19	15	16	9	16	2
Prior Year	19	19	12	32	36	24	33	30	26	19	15	11	21
Percent Change from Prior Year	11%	32%	117%	-44%	-33%	13%	-45%	-37%	-42%	-16%	-40%	45%	-90%

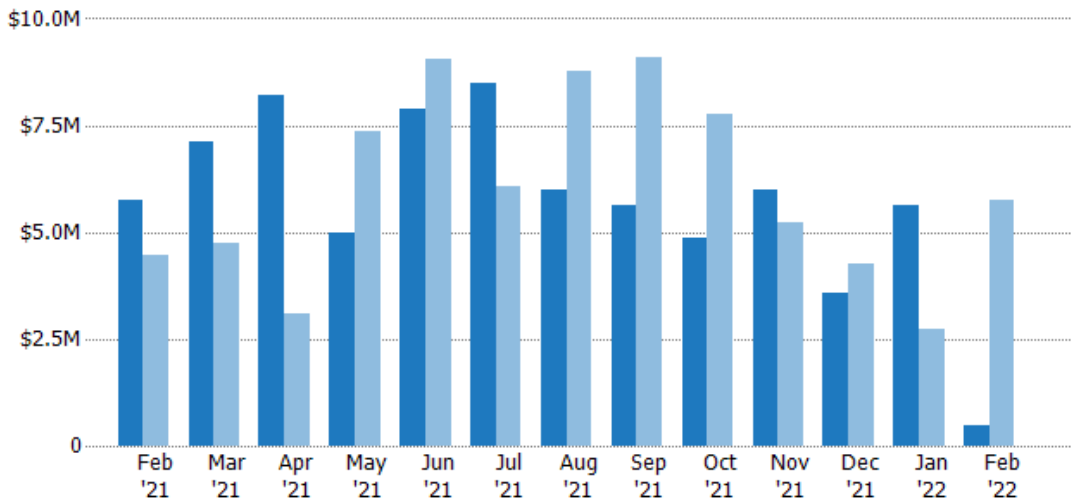
New Pending Sales Volume

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.
Feb '22	\$490K	-91.5%
Feb '21	\$5.76M	29.5%
Feb '20	\$4.45M	-63.9%



	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	\$5.76M	\$7.12M	\$8.2M	\$4.99M	\$7.89M	\$8.5M	\$5.97M	\$5.61M	\$4.87M	\$5.97M	\$3.58M	\$5.63M	\$490K
Prior Year	\$4.45M	\$4.73M	\$3.1M	\$7.36M	\$9.03M	\$6.07M	\$8.77M	\$9.11M	\$7.78M	\$5.24M	\$4.24M	\$2.74M	\$5.76M
Percent Change from Prior Year	29%	51%	165%	-32%	-13%	40%	-32%	-38%	-37%	14%	-16%	105%	-91%

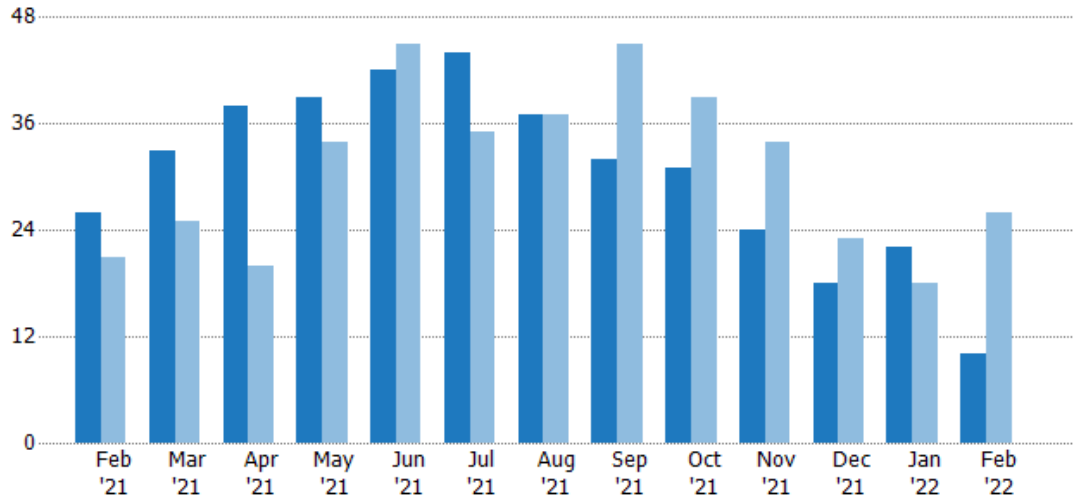
Pending Sales

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.
Feb '22	10	-61.5%
Feb '21	26	23.8%
Feb '20	21	-38.1%



	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	26	33	38	39	42	44	37	32	31	24	18	22	10
Prior Year	21	25	20	34	45	35	37	45	39	34	23	18	26
Percent Change from Prior Year	24%	32%	90%	15%	-7%	26%	0%	-29%	-21%	-29%	-22%	22%	-62%

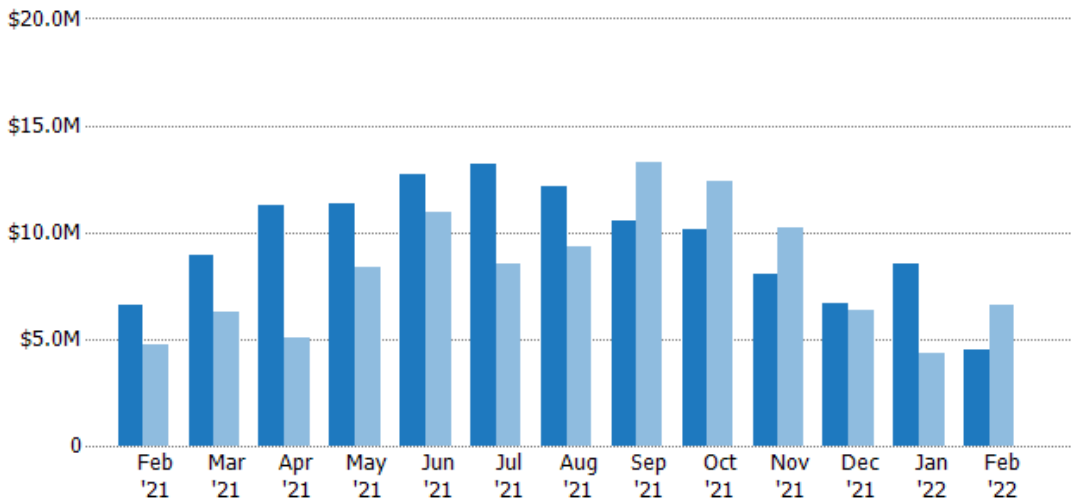
Pending Sales Volume

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.
Feb '22	\$4.5M	-31.9%
Feb '21	\$6.61M	38.7%
Feb '20	\$4.77M	-33.7%



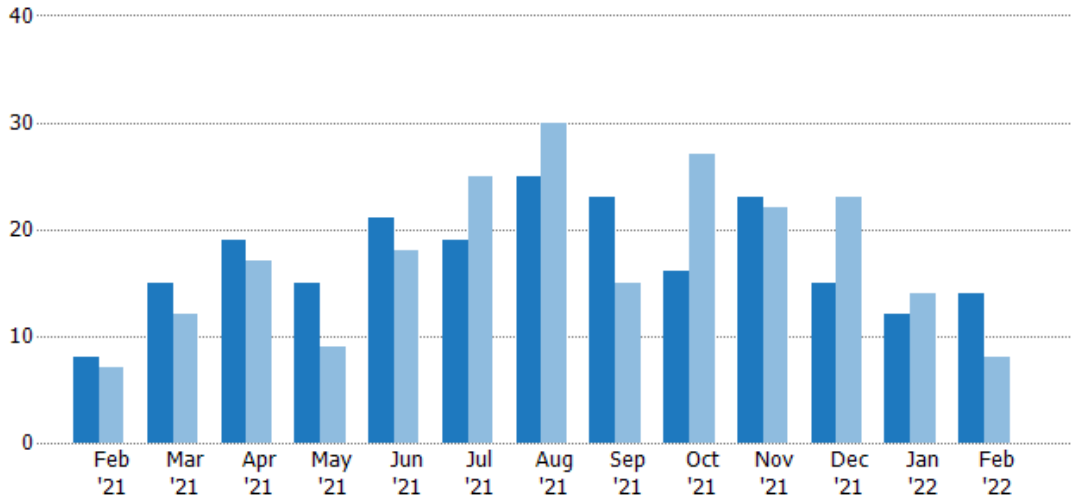
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$6.61M	\$8.95M	\$11.2M	\$11.3M	\$12.7M	\$13.2M	\$12.1M	\$10.6M	\$10.1M	\$8.03M	\$6.65M	\$8.56M	\$4.5M
Prior Year	\$4.77M	\$6.29M	\$5.03M	\$8.39M	\$10.9M	\$8.54M	\$9.34M	\$13.3M	\$12.4M	\$10.2M	\$6.38M	\$4.32M	\$6.61M
Percent Change from Prior Year	39%	42%	123%	35%	16%	54%	30%	-20%	-18%	-22%	4%	98%	-32%

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



Month/Year	Count	% Chg.
Feb '22	14	75%
Feb '21	8	14.3%
Feb '20	7	0%

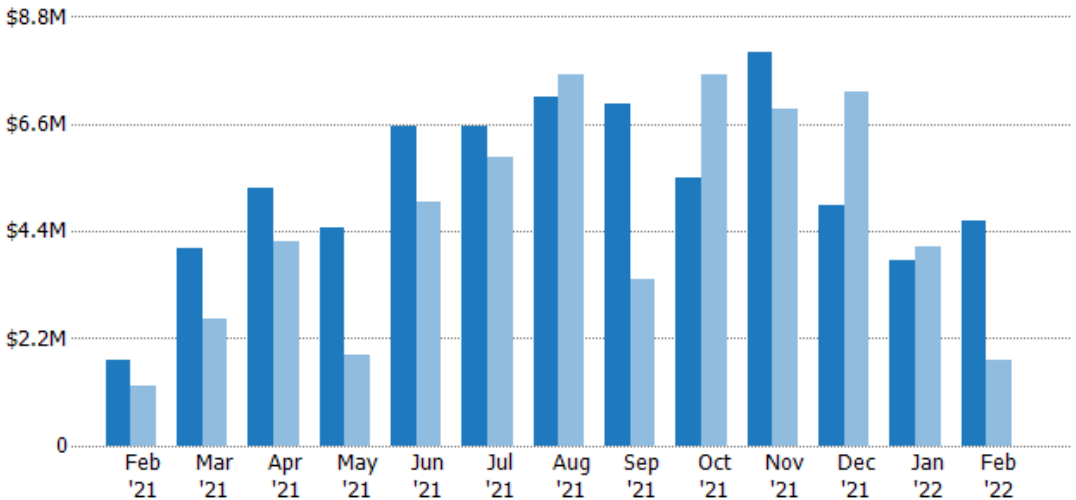
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	8	15	19	15	21	19	25	23	16	23	15	12	14
Prior Year	7	12	17	9	18	25	30	15	27	22	23	14	8
Percent Change from Prior Year	14%	25%	12%	67%	17%	-24%	-17%	53%	-41%	5%	-35%	-14%	75%

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



Month/Year	Volume	% Chg.
Feb '22	\$4.61M	161.3%
Feb '21	\$1.77M	45.4%
Feb '20	\$1.21M	38.4%

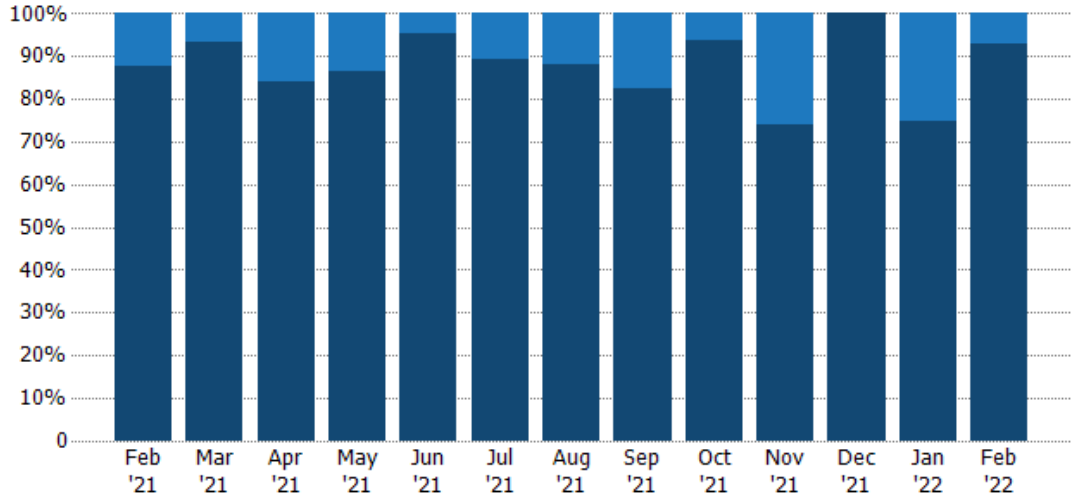
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$1.77M	\$4.04M	\$5.3M	\$4.48M	\$6.54M	\$6.57M	\$7.17M	\$7.02M	\$5.5M	\$8.09M	\$4.94M	\$3.8M	\$4.61M
Prior Year	\$1.21M	\$2.59M	\$4.2M	\$1.88M	\$5.01M	\$5.91M	\$7.61M	\$3.41M	\$7.61M	\$6.9M	\$7.25M	\$4.08M	\$1.77M
Percent Change from Prior Year	45%	56%	26%	139%	30%	11%	-6%	106%	-28%	17%	-32%	-7%	161%

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



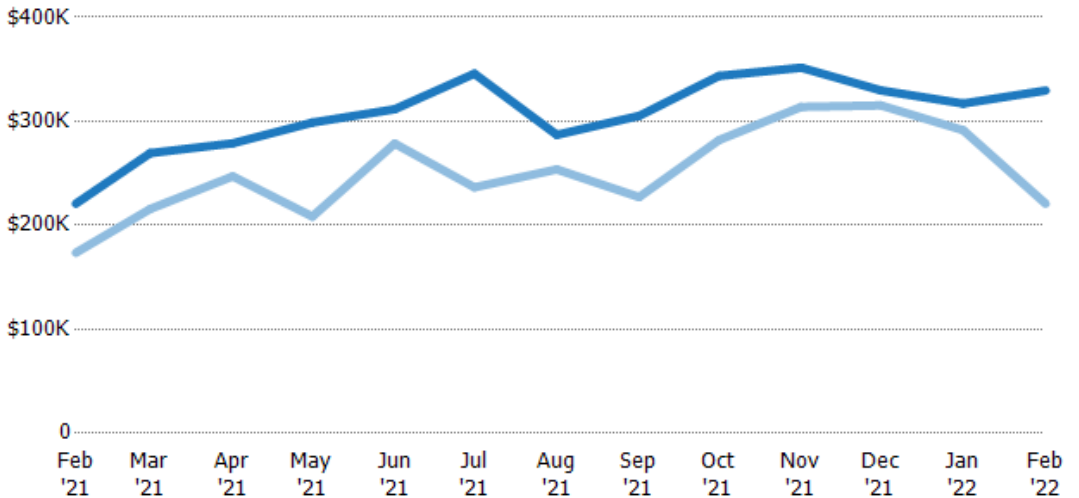
Condo/Townhouse	13%	7%	16%	13%	5%	11%	12%	17%	6%	26%	-	25%	7%
Single Family Residence	88%	93%	84%	87%	95%	89%	88%	83%	94%	74%	100%	75%	93%

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	\$221K	\$269K	\$279K	\$299K	\$312K	\$346K	\$287K	\$305K	\$344K	\$352K	\$330K	\$317K	\$330K
Prior Year	\$174K	\$216K	\$247K	\$208K	\$279K	\$236K	\$254K	\$227K	\$282K	\$314K	\$315K	\$291K	\$221K
Percent Change from Prior Year	27%	25%	13%	43%	12%	46%	13%	34%	22%	12%	5%	9%	49%

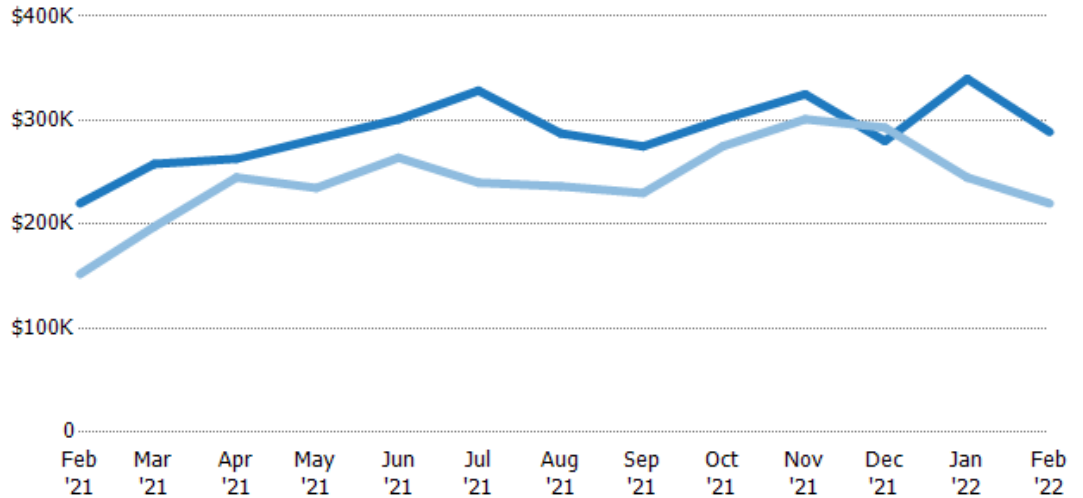
Median Sales Price

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.
Feb '22	\$289K	31.2%
Feb '21	\$220K	44.8%
Feb '20	\$152K	48.7%



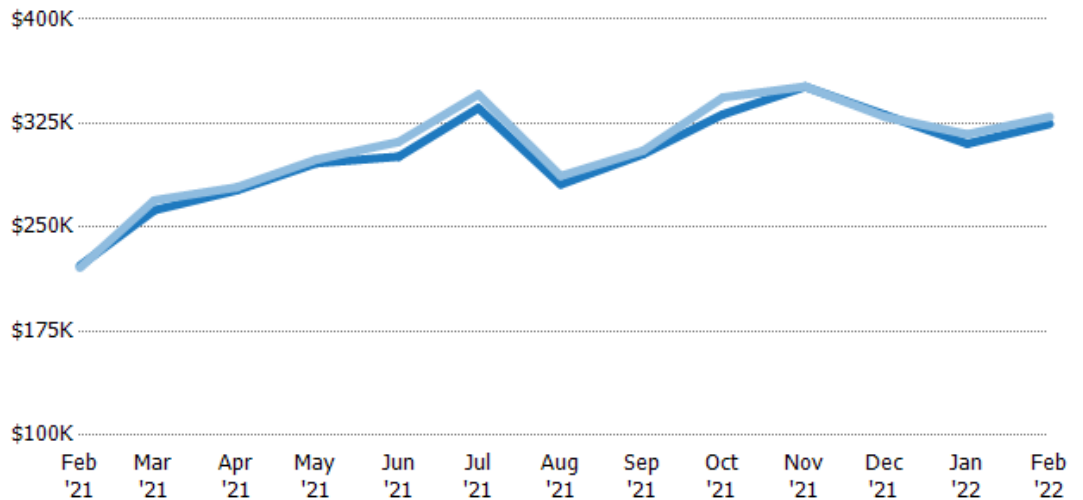
Current Year	\$220K	\$258K	\$263K	\$282K	\$301K	\$329K	\$287K	\$275K	\$301K	\$325K	\$280K	\$340K	\$289K
Prior Year	\$152K	\$198K	\$245K	\$235K	\$264K	\$240K	\$237K	\$230K	\$275K	\$301K	\$293K	\$245K	\$220K
Percent Change from Prior Year	45%	31%	7%	20%	14%	37%	22%	20%	9%	8%	-4%	39%	31%

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



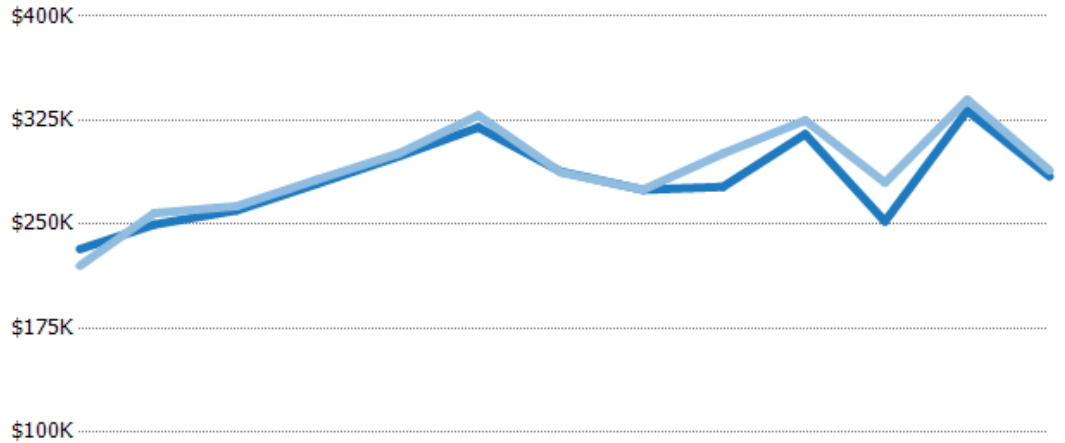
Avg List Price	\$222K	\$262K	\$277K	\$296K	\$301K	\$336K	\$281K	\$303K	\$331K	\$351K	\$331K	\$310K	\$324K
Avg Sales Price	\$221K	\$269K	\$279K	\$299K	\$312K	\$346K	\$287K	\$305K	\$344K	\$352K	\$330K	\$317K	\$330K
Avg Sales Price as a % of Avg List Price	99%	103%	101%	101%	104%	103%	102%	101%	104%	100%	100%	102%	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



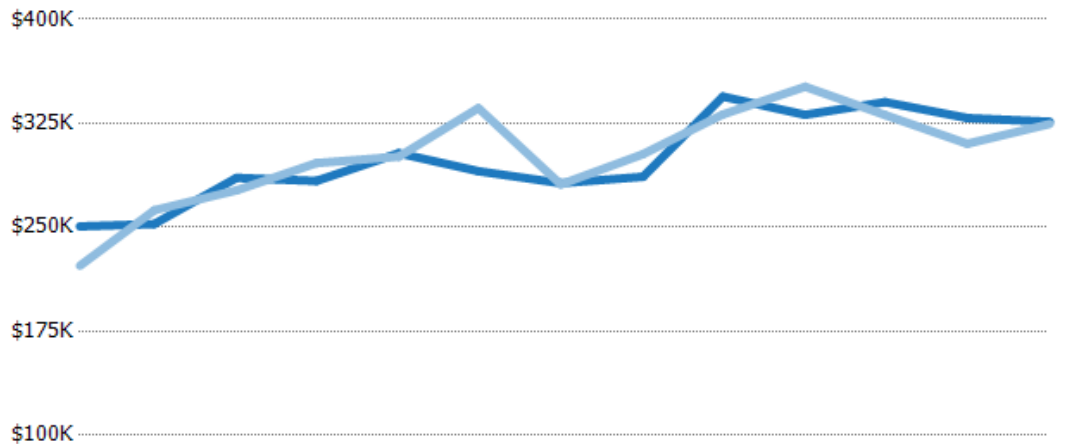
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Median List Price	\$232K	\$250K	\$260K	\$279K	\$299K	\$320K	\$288K	\$275K	\$277K	\$315K	\$252K	\$332K	\$284K
Median Sales Price	\$220K	\$258K	\$263K	\$282K	\$301K	\$329K	\$287K	\$275K	\$301K	\$325K	\$280K	\$340K	\$289K
Med Sales Price as a % of Med List Price	95%	103%	101%	101%	101%	103%	100%	100%	109%	103%	111%	102%	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



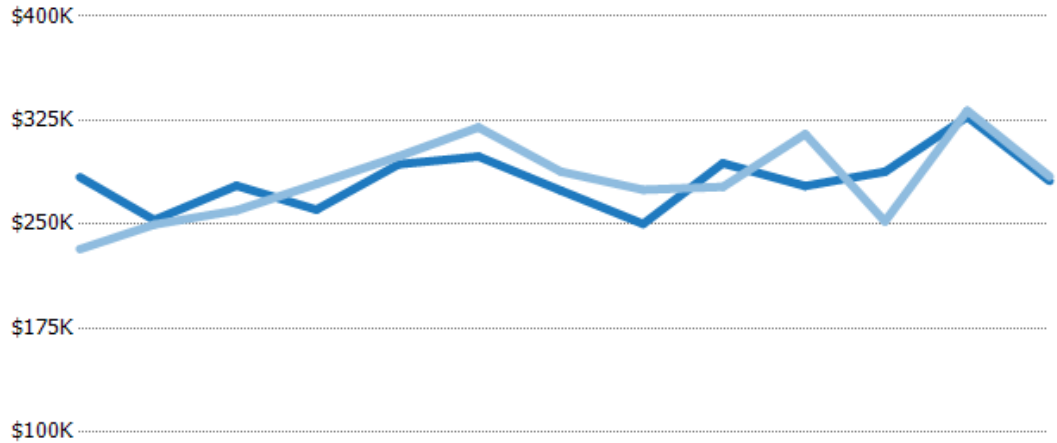
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg Est Value	\$251K	\$252K	\$286K	\$283K	\$303K	\$290K	\$282K	\$286K	\$344K	\$331K	\$340K	\$329K	\$326K
Avg Sales Price	\$222K	\$262K	\$277K	\$296K	\$301K	\$336K	\$281K	\$303K	\$331K	\$351K	\$331K	\$310K	\$324K
Avg Sales Price as a % of Avg Est Value	89%	104%	97%	105%	99%	116%	100%	106%	96%	106%	97%	94%	99%

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



	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	\$284K	\$253K	\$278K	\$261K	\$293K	\$299K	\$274K	\$250K	\$294K	\$278K	\$288K	\$328K	\$281K
Median Sales Price	\$232K	\$250K	\$260K	\$279K	\$299K	\$320K	\$288K	\$275K	\$277K	\$315K	\$252K	\$332K	\$284K
Med Sales Price as a % of Med Est Value	82%	99%	94%	107%	102%	107%	105%	110%	94%	113%	88%	101%	101%