

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	65	68	-4.4%	127	135	-5.9%
New Listing Volume	\$30,069,391	\$29,055,750	+3.5%	\$67,717,690	\$62,085,549	+9.1%
Active Listing Count	93	245	-62%	N/A	N/A	
Active Listing Volume	\$54,462,997	\$144,140,248	-62.2%	N/A	N/A	
Average Listing Price	\$585,624	\$588,328	-0.5%	\$640,552	\$573,738	+11.6%
Median Listing Price	\$374,999	\$325,000	+15.4%	\$387,571	\$324,488	+19.4%
Median Days in RPR	40	150	-73.3%	65.44	143.18	-54.3%
Months of Inventory	1.3	3.8	-64.8%	1.8	5.8	-69.5%
Absorption Rate	74.19%	26.12%	+48.1%	56.22%	17.13%	+39.1%
Sales Activity Charts Metrics						
New Pending Sales Count	13	87	-85.1%	42	187	-77.5%
New Pending Sales Volume	\$5,228,900	\$32,590,998	-84%	\$22,110,800	\$67,895,298	-67.4%
Pending Sales Count	35	149	-76.5%	N/A	N/A	
Pending Sales Volume	\$20,284,200	\$57,739,326	-64.9%	N/A	N/A	
Closed Sales Count	49	58	-15.5%	118	122	-3.3%
Closed Sales Volume	\$21,011,200	\$17,308,087	+21.4%	\$49,244,450	\$34,522,077	+42.6%
Average Sales Price	\$428,800	\$298,415	+43.7%	\$417,326	\$282,968	+47.5%
Median Sales Price	\$300,000	\$272,500	+10.1%	\$303,216	\$257,418	+17.8%

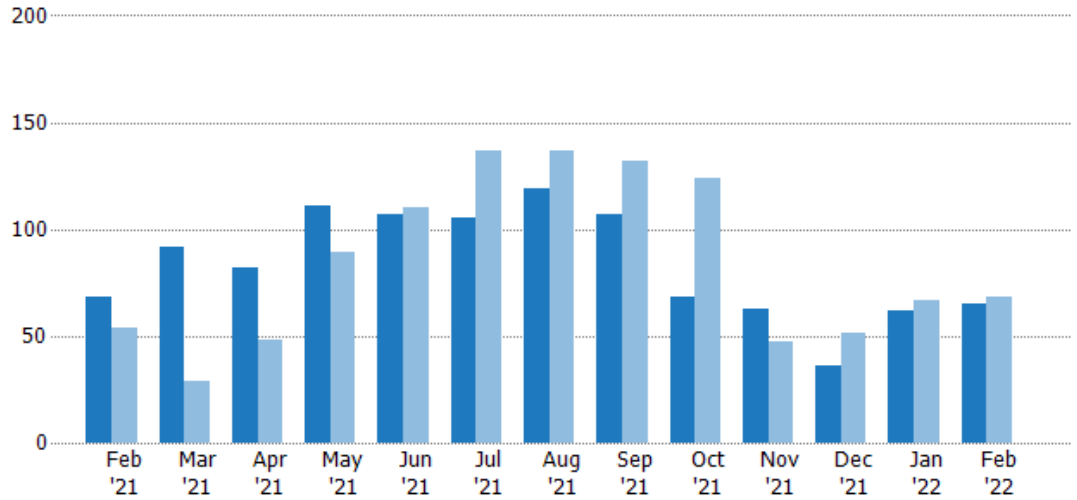
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '22	65	-4.4%
Feb '21	68	25.9%
Feb '20	54	5.6%



Current Year	68	92	82	111	107	105	119	107	68	63	36	62	65
Prior Year	54	29	48	89	110	137	137	132	124	47	51	67	68
Percent Change from Prior Year	26%	217%	71%	25%	-3%	-23%	-13%	-19%	-45%	34%	-29%	-7%	-4%

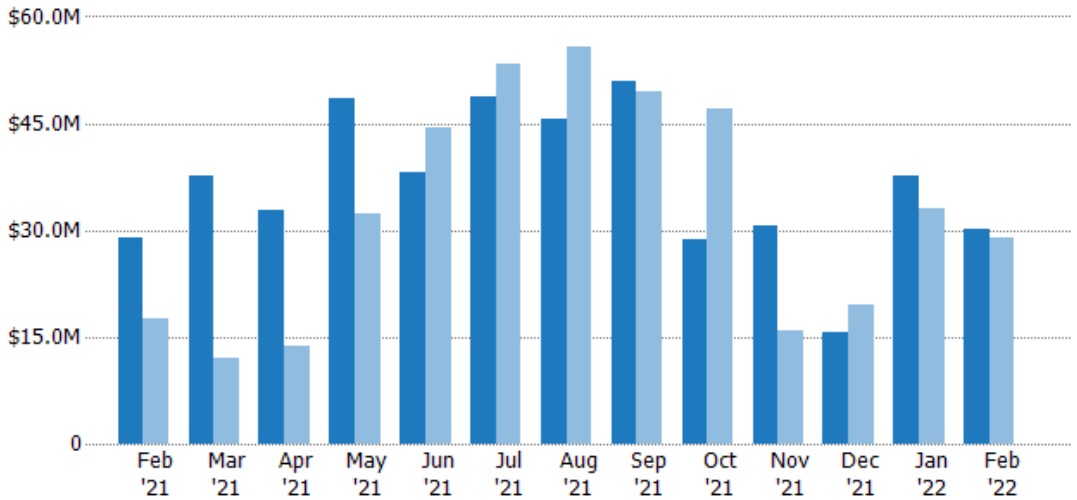
New Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '22	\$30.1M	3.5%
Feb '21	\$29.1M	65.6%
Feb '20	\$17.5M	-11.8%



Current Year	\$29.1M	\$37.6M	\$32.9M	\$48.5M	\$38M	\$48.8M	\$45.7M	\$50.9M	\$28.8M	\$30.5M	\$15.6M	\$37.6M	\$30.1M
Prior Year	\$17.5M	\$12.1M	\$13.8M	\$32.2M	\$44.4M	\$53.3M	\$55.6M	\$49.5M	\$47.2M	\$16M	\$19.4M	\$33M	\$29.1M
Percent Change from Prior Year	66%	211%	138%	50%	-14%	-8%	-18%	3%	-39%	91%	-20%	14%	3%

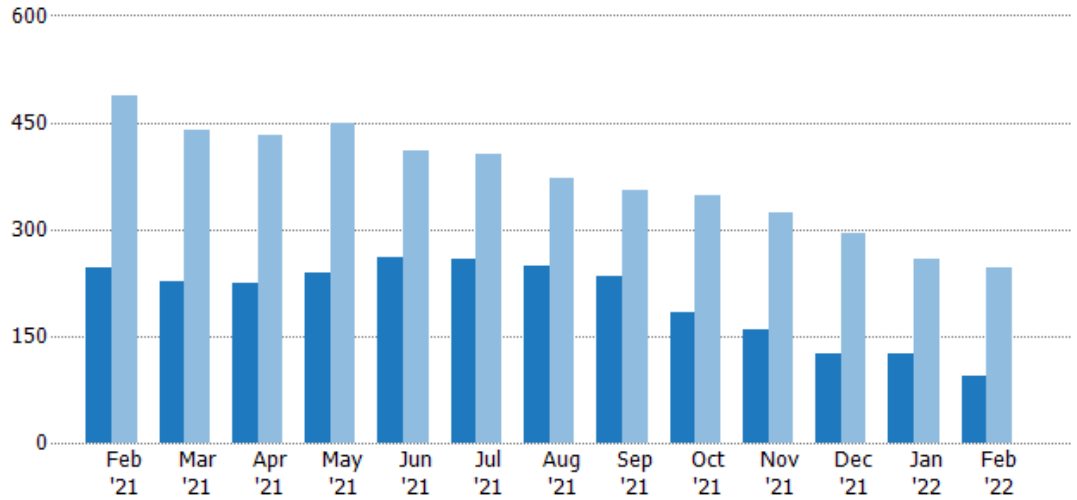
Active Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '22	93	-62%
Feb '21	245	-49.8%
Feb '20	488	8.4%



Current Year	245	227	225	238	261	258	248	234	184	158	124	124	93
Prior Year	488	440	431	448	410	405	371	355	348	323	294	257	245
Percent Change from Prior Year	-50%	-48%	-48%	-47%	-36%	-36%	-33%	-34%	-47%	-51%	-58%	-52%	-62%

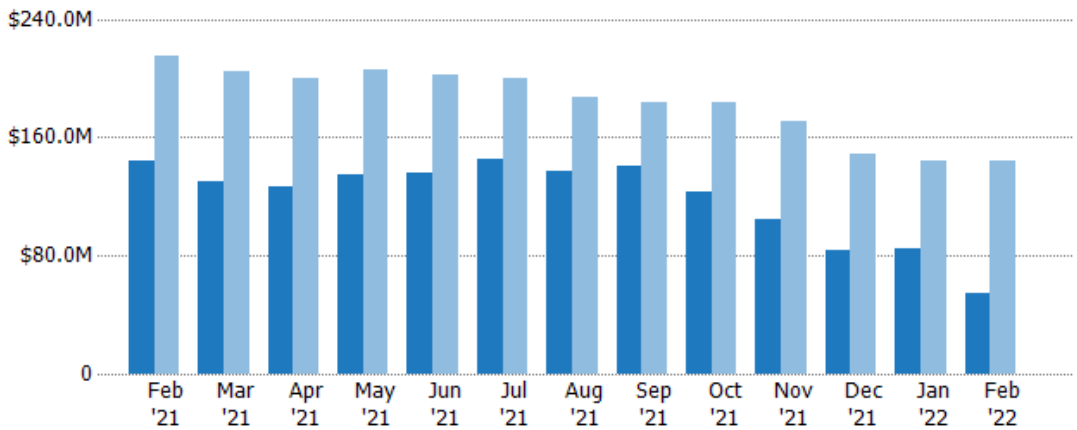
Active Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '22	\$54.5M	-62.2%
Feb '21	\$144M	-32.8%
Feb '20	\$215M	-4.4%



Current Year	\$144M	\$130M	\$127M	\$135M	\$136M	\$146M	\$137M	\$140M	\$124M	\$104M	\$84.1M	\$84.5M	\$54.5M
Prior Year	\$215M	\$204M	\$200M	\$206M	\$202M	\$200M	\$187M	\$184M	\$184M	\$171M	\$149M	\$144M	\$144M
Percent Change from Prior Year	-33%	-36%	-37%	-35%	-33%	-27%	-27%	-23%	-33%	-39%	-43%	-41%	-62%

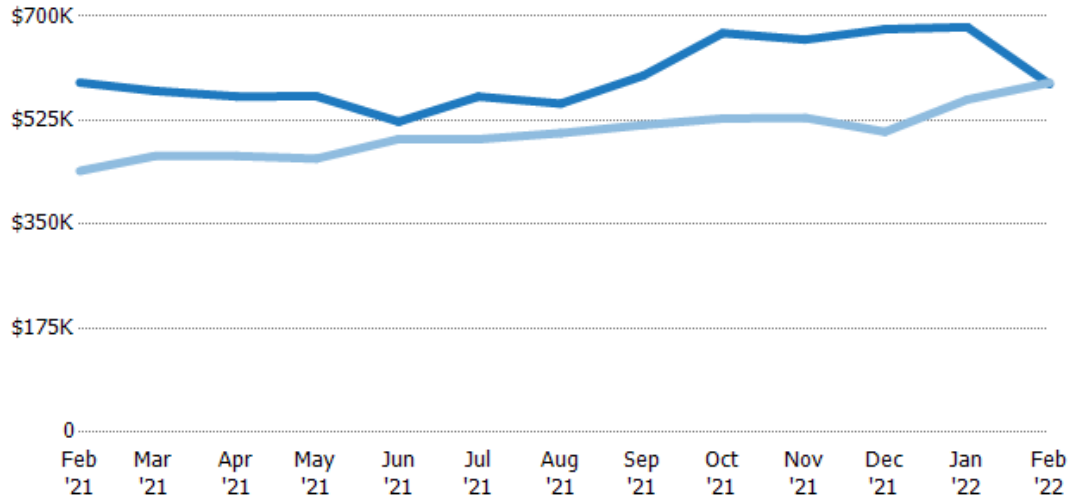
Average Listing Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '22	\$586K	-0.5%
Feb '21	\$588K	33.8%
Feb '20	\$440K	-11.8%



Current Year	\$588K	\$574K	\$565K	\$565K	\$523K	\$565K	\$553K	\$600K	\$672K	\$661K	\$678K	\$682K	\$586K
Prior Year	\$440K	\$465K	\$465K	\$460K	\$493K	\$493K	\$503K	\$517K	\$528K	\$529K	\$506K	\$560K	\$588K
Percent Change from Prior Year	34%	24%	22%	23%	6%	15%	10%	16%	27%	25%	34%	22%	0%

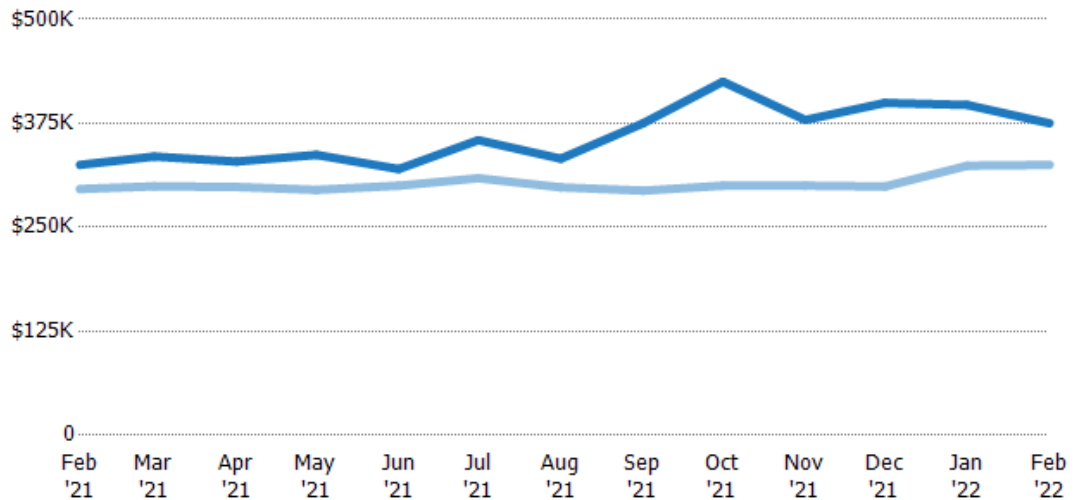
Median Listing Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '22	\$375K	15.4%
Feb '21	\$325K	9.8%
Feb '20	\$296K	-10.8%



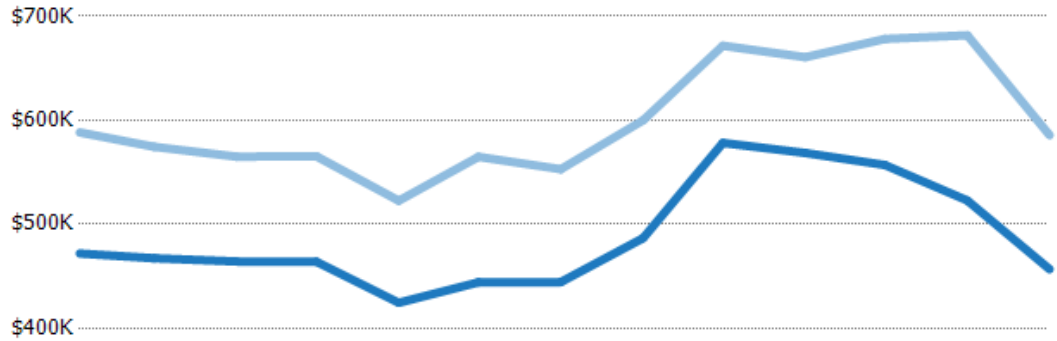
Current Year	\$325K	\$335K	\$329K	\$337K	\$320K	\$355K	\$332K	\$375K	\$425K	\$379K	\$400K	\$397K	\$375K
Prior Year	\$296K	\$299K	\$299K	\$295K	\$300K	\$309K	\$298K	\$294K	\$300K	\$300K	\$299K	\$324K	\$325K
Percent Change from Prior Year	10%	12%	10%	14%	7%	15%	12%	28%	42%	26%	34%	23%	15%

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



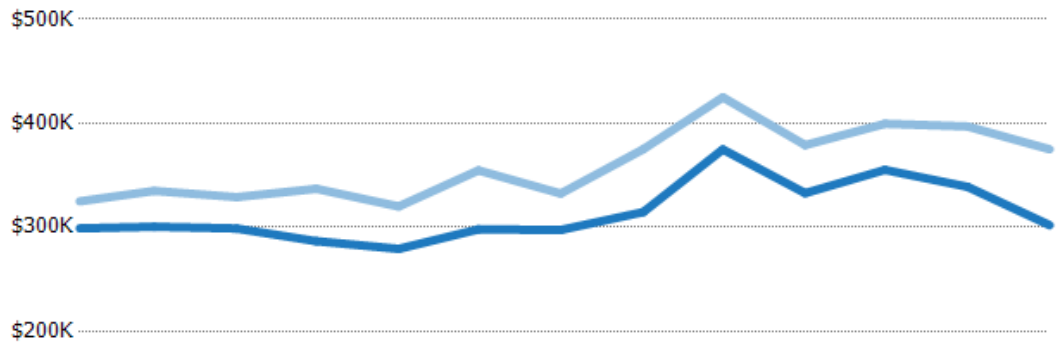
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg Est Value	\$472K	\$467K	\$464K	\$464K	\$425K	\$444K	\$444K	\$487K	\$578K	\$569K	\$557K	\$523K	\$457K
Avg Listing Price	\$588K	\$574K	\$565K	\$565K	\$523K	\$565K	\$553K	\$600K	\$672K	\$661K	\$678K	\$682K	\$586K
Avg Listing Price as a % of Avg Est Value	125%	123%	122%	122%	123%	127%	124%	123%	116%	116%	122%	130%	128%

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



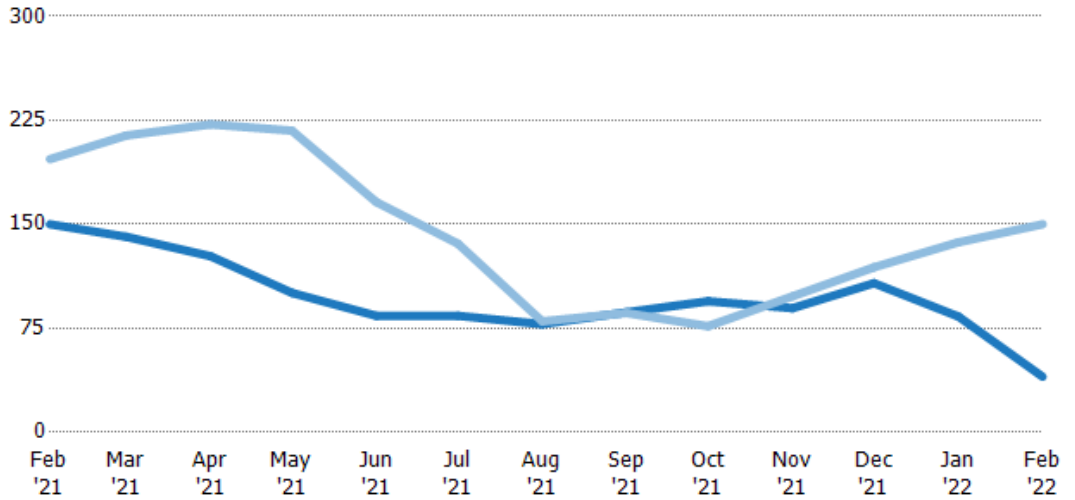
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Median Est Value	\$299K	\$301K	\$299K	\$287K	\$279K	\$298K	\$297K	\$315K	\$375K	\$333K	\$355K	\$339K	\$302K
Median Listing Price	\$325K	\$335K	\$329K	\$337K	\$320K	\$355K	\$332K	\$375K	\$425K	\$379K	\$400K	\$397K	\$375K
Med Listing Price as a % of Med Est Value	109%	111%	110%	118%	115%	119%	112%	119%	113%	114%	112%	117%	124%

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



Month/Year	Days	% Chg.
Feb '22	40	-73.3%
Feb '21	150	-23.9%
Feb '20	197	-13.7%

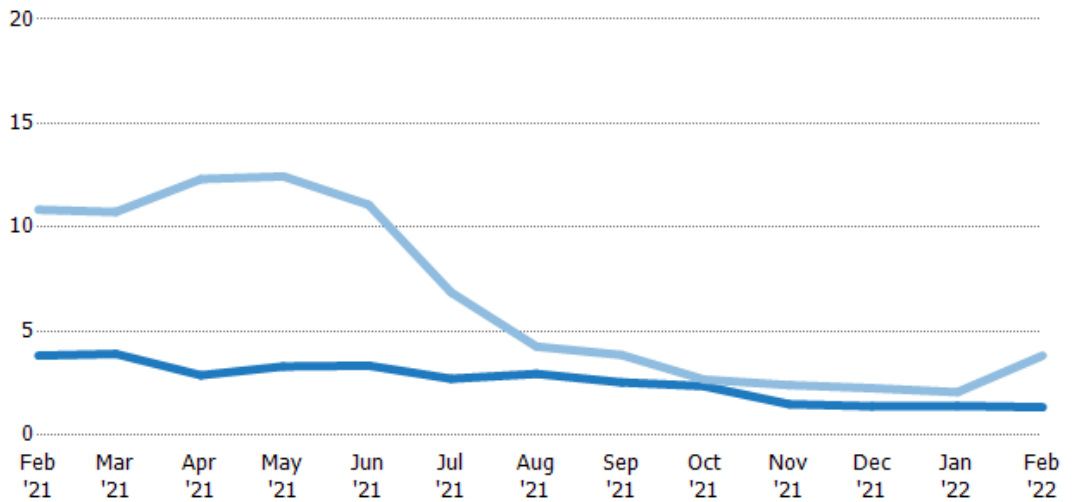
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	150	141	127	101	84	84	78	86.5	94.5	89.5	108	83.5	40
Prior Year	197	214	222	218	166	136	80	86	76.5	98	119	137	150
Percent Change from Prior Year	-24%	-34%	-43%	-54%	-49%	-38%	-3%	1%	24%	-9%	-10%	-39%	-73%

Months of Inventory

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

Filters Used

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



Month/Year	Months	% Chg.
Feb '22	1.35	-64.8%
Feb '21	3.83	-64.7%
Feb '20	10.8	28.4%

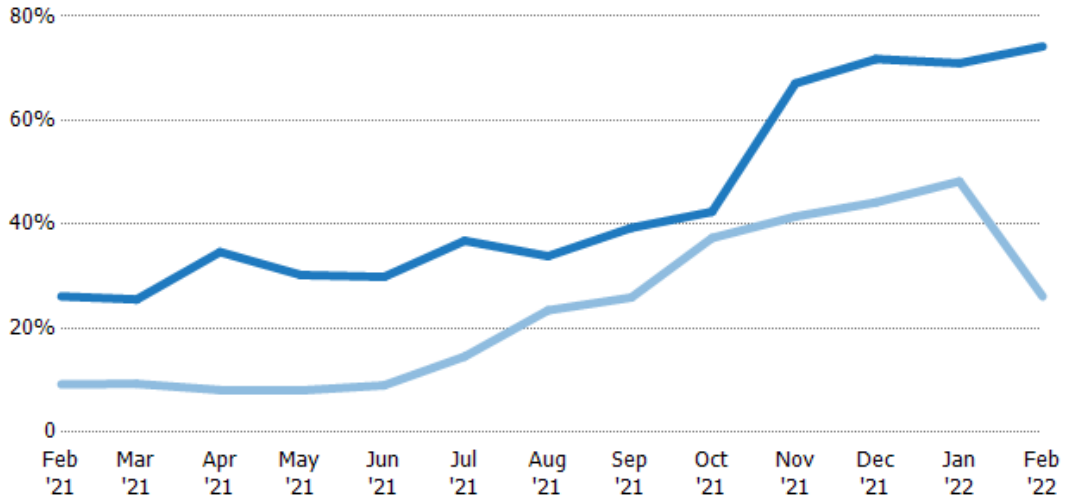
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	3.83	3.91	2.88	3.31	3.35	2.72	2.95	2.54	2.36	1.49	1.39	1.41	1.35
Prior Year	10.8	10.7	12.3	12.4	11.1	6.86	4.26	3.86	2.68	2.41	2.26	2.07	3.83
Percent Change from Prior Year	-65%	-64%	-77%	-73%	-70%	-60%	-31%	-34%	-12%	-38%	-38%	-32%	-65%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



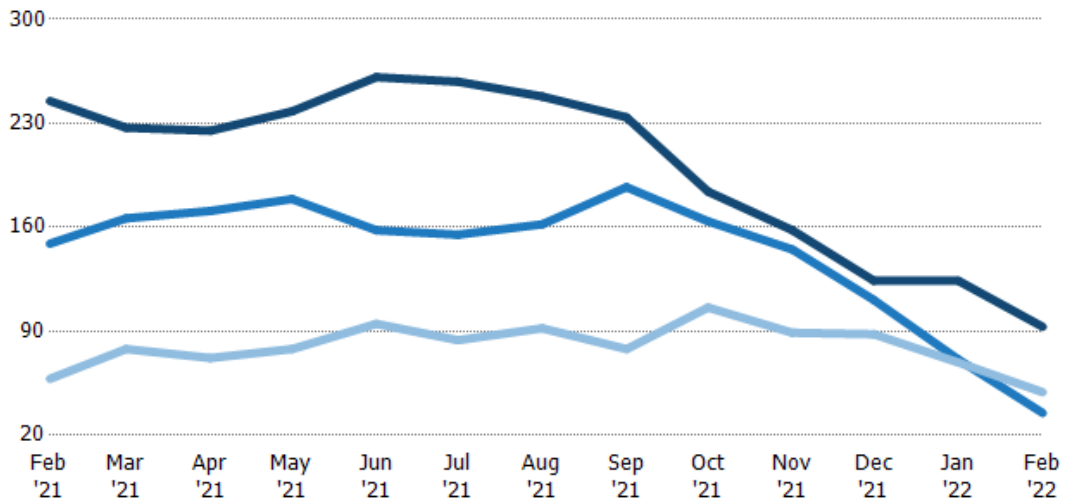
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	26%	26%	35%	30%	30%	37%	34%	39%	42%	67%	72%	71%	74%
Prior Year	9%	9%	8%	8%	9%	15%	23%	26%	37%	41%	44%	48%	26%
Change from Prior Year	-17%	-16%	-27%	-22%	-21%	-22%	-10%	-13%	-5%	-26%	-28%	-23%	-48%

Active/Pending/Sold Units

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

Filters Used

State: VT
 County: Windham 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	245	227	225	238	261	258	248	234	184	158	124	124	93
Pending	149	166	171	179	158	155	162	187	164	145	111	71	35
Sold	58	78	72	78	95	84	92	78	106	89	88	69	49

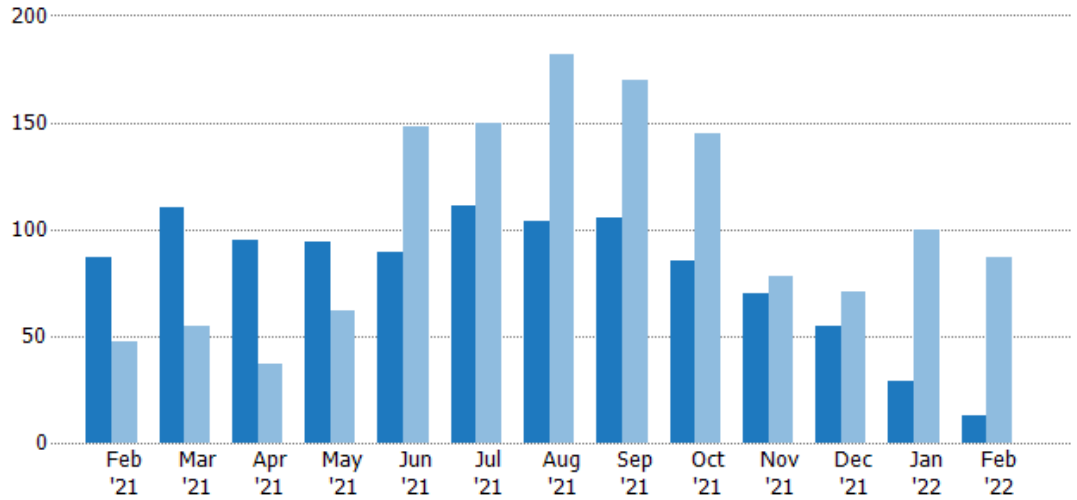
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '22	13	-85.1%
Feb '21	87	85.1%
Feb '20	47	-25.5%



Current Year	87	110	95	94	89	111	104	105	85	70	55	29	13
Prior Year	47	55	37	62	148	150	182	170	145	78	71	100	87
Percent Change from Prior Year	85%	100%	157%	52%	-40%	-26%	-43%	-38%	-41%	-10%	-23%	-71%	-85%

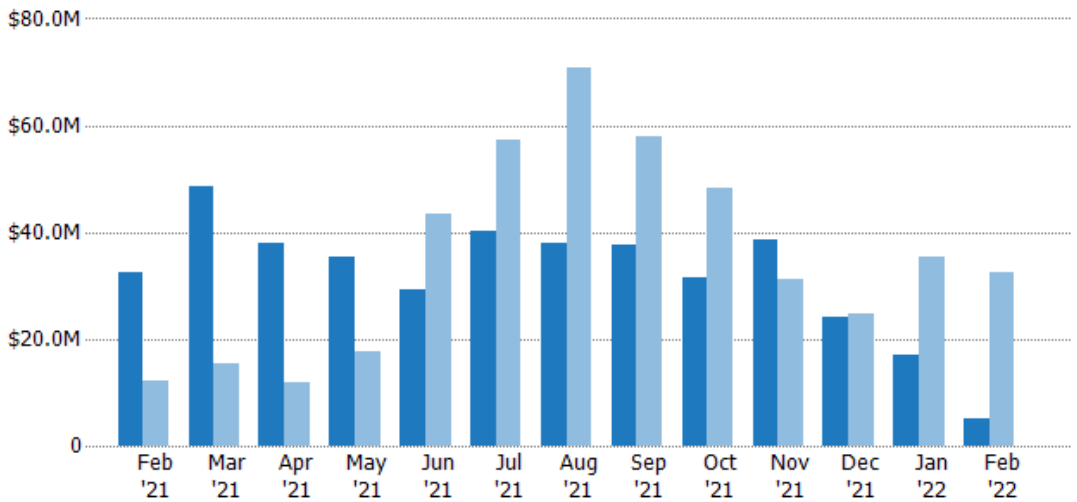
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Feb '22	\$5.23M	-84%
Feb '21	\$32.6M	166.8%
Feb '20	\$12.2M	-32%



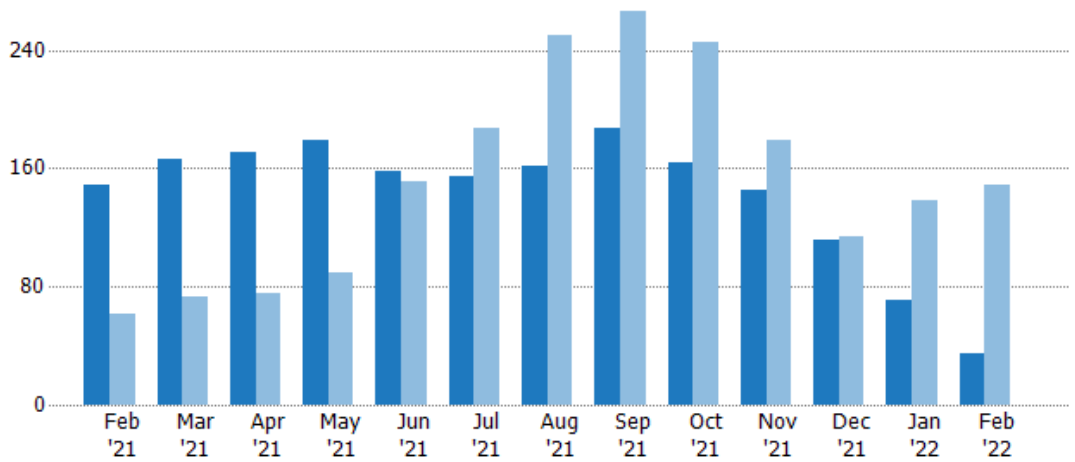
Current Year	\$32.6M	\$48.5M	\$37.8M	\$35.4M	\$29.4M	\$40.4M	\$37.9M	\$37.8M	\$31.4M	\$38.5M	\$24.2M	\$16.9M	\$5.23M
Prior Year	\$12.2M	\$15.3M	\$11.8M	\$17.8M	\$43.4M	\$57.4M	\$70.8M	\$57.8M	\$48.2M	\$31M	\$24.8M	\$35.3M	\$32.6M
Percent Change from Prior Year	167%	218%	222%	99%	-32%	-30%	-47%	-35%	-35%	24%	-2%	-52%	-84%

Pending Sales

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

Filters Used

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



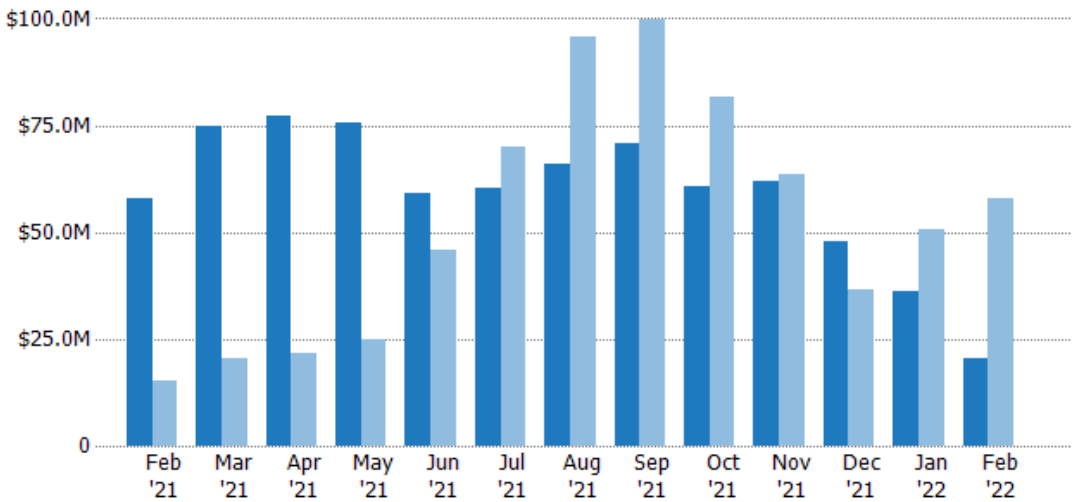
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	149	166	171	179	158	155	162	187	164	145	111	71	35
Prior Year	62	73	75	89	151	187	250	266	245	179	114	138	149
Percent Change from Prior Year	140%	127%	128%	101%	5%	-17%	-35%	-30%	-33%	-19%	-3%	-49%	-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: Windham County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single Family



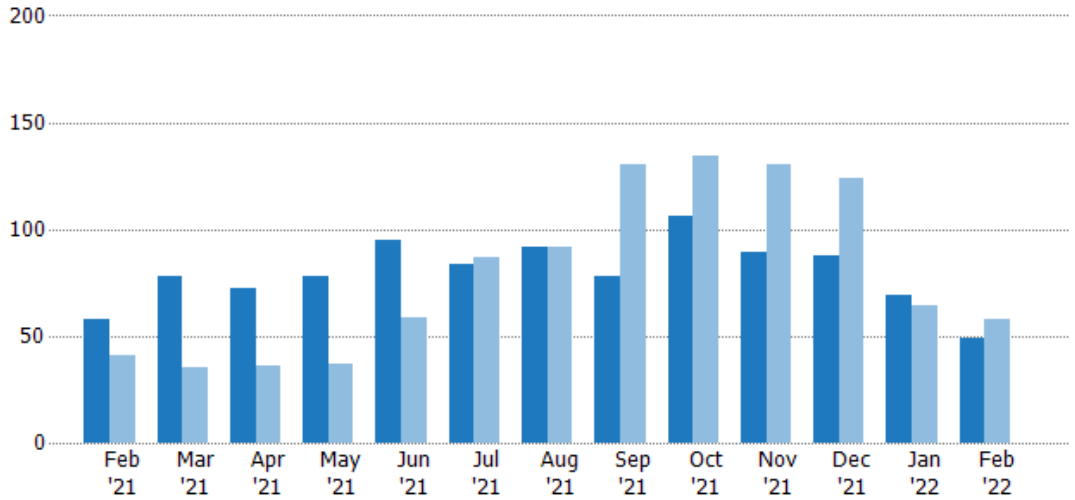
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$57.7M	\$74.7M	\$77.1M	\$75.6M	\$59.3M	\$60.4M	\$65.8M	\$70.8M	\$60.6M	\$62M	\$48M	\$36.1M	\$20.3M
Prior Year	\$15.1M	\$20.4M	\$21.6M	\$24.8M	\$46M	\$70M	\$95.5M	\$100M	\$81.7M	\$63.4M	\$36.5M	\$50.8M	\$57.7M
Percent Change from Prior Year	283%	266%	257%	205%	29%	-14%	-31%	-29%	-26%	-2%	32%	-29%	-65%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



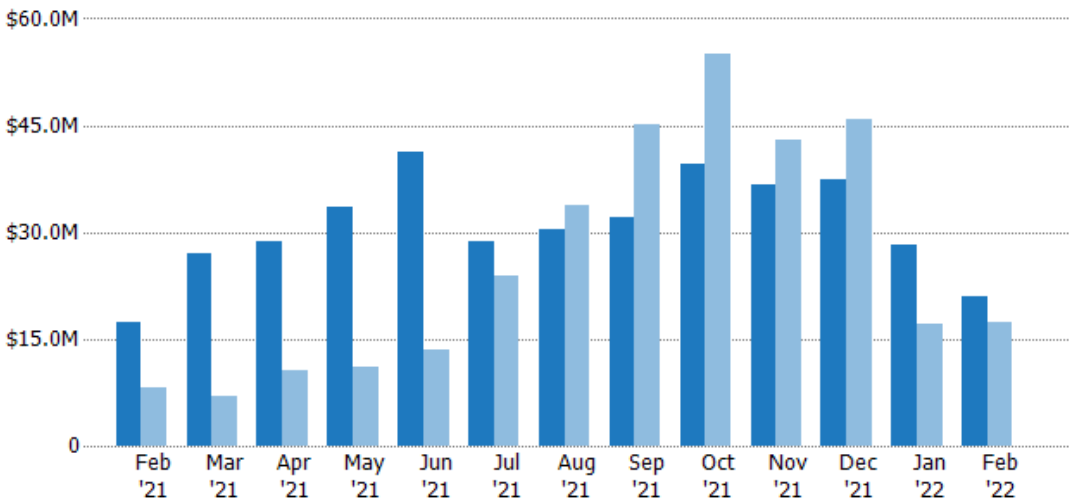
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	58	78	72	78	95	84	92	78	106	89	88	69	49
Prior Year	41	35	36	37	59	87	92	130	134	130	124	64	58
Percent Change from Prior Year	41%	123%	100%	111%	61%	-3%	0%	-40%	-21%	-32%	-29%	8%	-16%

Closed Sales Volume

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

Filters Used

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



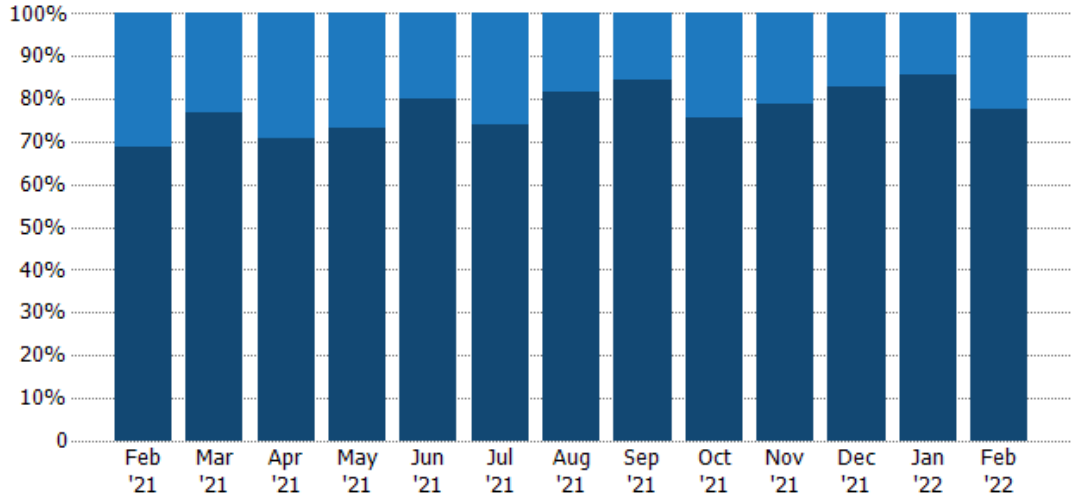
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$17.3M	\$26.9M	\$28.8M	\$33.6M	\$41.3M	\$28.7M	\$30.3M	\$32.1M	\$39.6M	\$36.6M	\$37.3M	\$28.2M	\$21M
Prior Year	\$8.11M	\$7.01M	\$10.7M	\$11.2M	\$13.5M	\$23.9M	\$33.8M	\$45M	\$55M	\$42.9M	\$46M	\$17.2M	\$17.3M
Percent Change from Prior Year	114%	284%	169%	201%	207%	20%	-10%	-29%	-28%	-15%	-19%	64%	21%

Closed Sales by Property Type

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

Filters Used

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



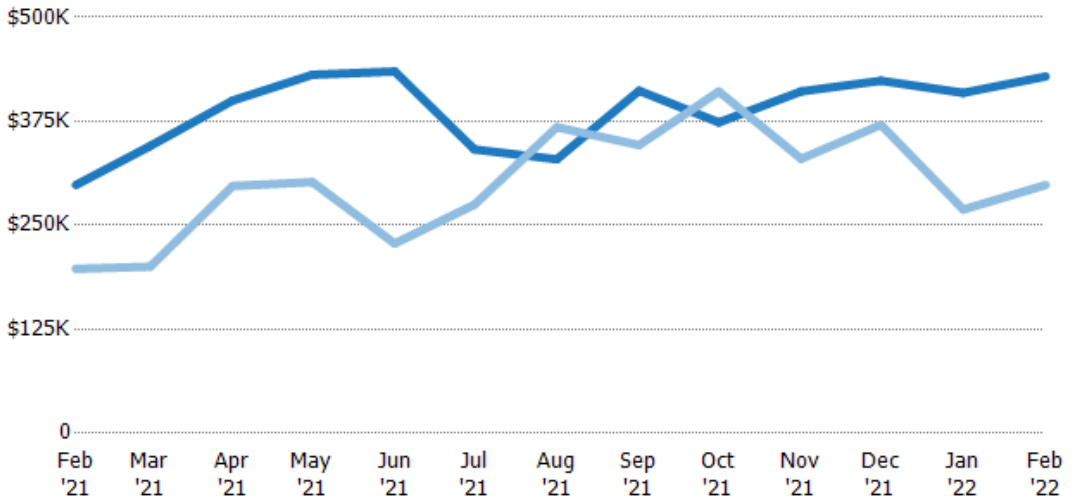
Condo/Townhouse	31%	23%	29%	27%	20%	26%	18%	15%	25%	21%	17%	14%	22%
Single Family Residence	69%	77%	71%	73%	80%	74%	82%	85%	75%	79%	83%	86%	78%

Average Sales Price

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

Filters Used

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



Current Year	\$298K	\$345K	\$400K	\$431K	\$435K	\$341K	\$329K	\$412K	\$374K	\$411K	\$424K	\$409K	\$429K
Prior Year	\$198K	\$200K	\$297K	\$302K	\$228K	\$275K	\$368K	\$346K	\$411K	\$330K	\$371K	\$269K	\$298K
Percent Change from Prior Year	51%	72%	35%	43%	91%	24%	-10%	19%	-9%	25%	14%	52%	44%

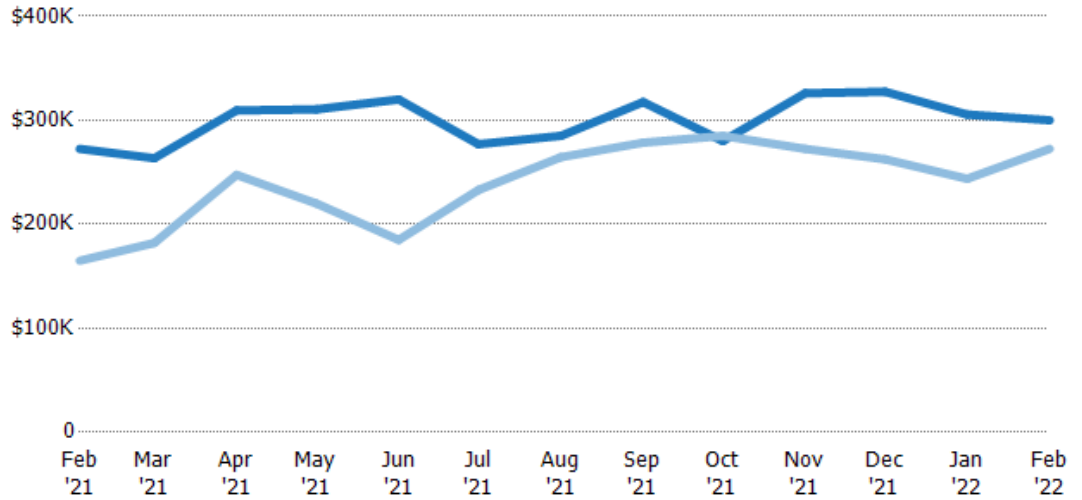
Median Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
Feb '22	\$300K	10.1%
Feb '21	\$273K	65.2%
Feb '20	\$165K	30.3%



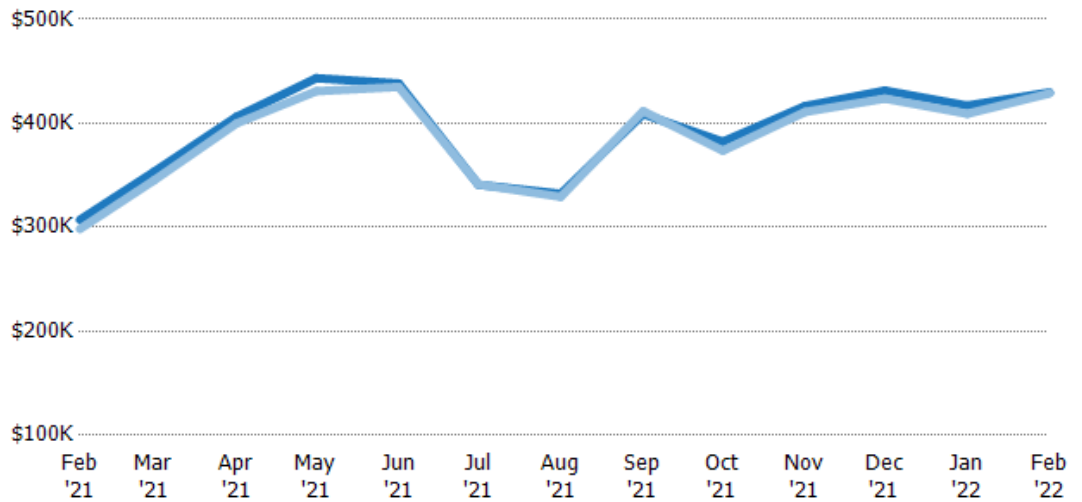
Current Year	\$273K	\$264K	\$310K	\$311K	\$320K	\$277K	\$285K	\$318K	\$280K	\$326K	\$328K	\$306K	\$300K
Prior Year	\$165K	\$182K	\$248K	\$220K	\$185K	\$233K	\$265K	\$278K	\$285K	\$272K	\$263K	\$244K	\$273K
Percent Change from Prior Year	65%	45%	25%	41%	73%	19%	8%	14%	-2%	20%	25%	25%	10%

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



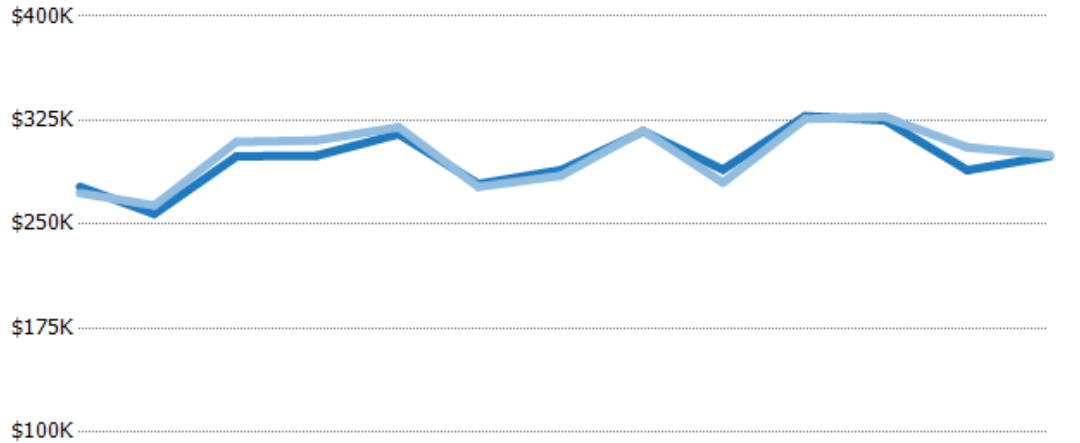
Avg List Price	\$307K	\$353K	\$406K	\$443K	\$438K	\$341K	\$332K	\$409K	\$382K	\$417K	\$431K	\$417K	\$430K
Avg Sales Price	\$298K	\$345K	\$400K	\$431K	\$435K	\$341K	\$329K	\$412K	\$374K	\$411K	\$424K	\$409K	\$429K
Avg Sales Price as a % of Avg List Price	97%	98%	98%	97%	99%	100%	99%	101%	98%	99%	98%	98%	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: Windham County, Vermont
 Property Type:
 Condo/Townhouse/Apt., Single
 Family



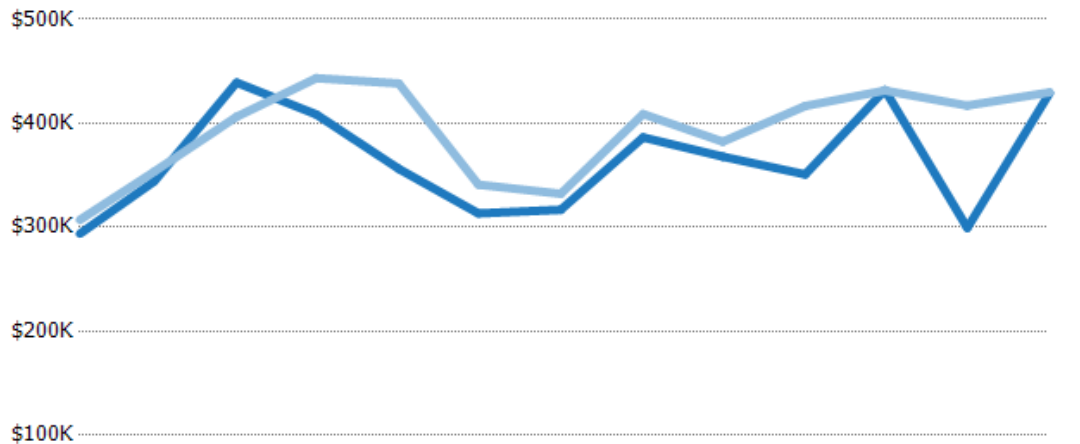
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Median List Price	\$277K	\$258K	\$299K	\$299K	\$315K	\$279K	\$289K	\$317K	\$289K	\$328K	\$325K	\$289K	\$299K
Median Sales Price	\$273K	\$264K	\$310K	\$311K	\$320K	\$277K	\$285K	\$318K	\$280K	\$326K	\$328K	\$306K	\$300K
Med Sales Price as a % of Med List Price	98%	102%	104%	104%	102%	99%	99%	100%	97%	99%	101%	106%	100%

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



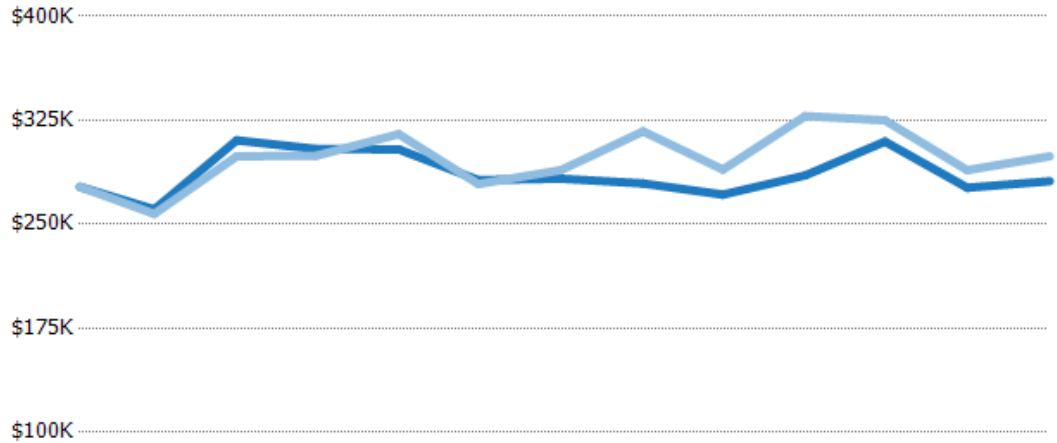
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Avg Est Value	\$294K	\$344K	\$439K	\$408K	\$356K	\$313K	\$317K	\$386K	\$368K	\$351K	\$432K	\$299K	\$429K
Avg Sales Price	\$307K	\$353K	\$406K	\$443K	\$438K	\$341K	\$332K	\$409K	\$382K	\$417K	\$431K	\$417K	\$430K
Avg Sales Price as a % of Avg Est Value	105%	103%	93%	109%	123%	109%	105%	106%	104%	119%	100%	139%	100%

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: Windham 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	\$277K	\$261K	\$311K	\$304K	\$304K	\$282K	\$283K	\$279K	\$271K	\$285K	\$310K	\$276K	\$281K
Median Sales Price	\$277K	\$258K	\$299K	\$299K	\$315K	\$279K	\$289K	\$317K	\$289K	\$328K	\$325K	\$289K	\$299K
Med Sales Price as a % of Med Est Value	100%	99%	96%	98%	104%	99%	102%	113%	107%	115%	105%	105%	106%