

## 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	Apr 2022	Apr 2021	+ / -	YTD 2022	YTD 2021	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	15	21	-28.6%	42	47	-10.6%
New Listing Volume	\$5,690,900	\$5,010,693	+13.6%	\$13,261,100	\$12,157,293	+9.1%
Active Listing Count	32	33	-3%	N/A	N/A	
Active Listing Volume	\$13,382,800	\$9,497,594	+40.9%	N/A	N/A	
Average Listing Price	\$418,213	\$287,806	+45.3%	\$433,531	\$288,268	+50.4%
Median Listing Price	\$296,500	\$250,000	+18.6%	\$298,319	\$238,063	+25.3%
Median Days in RPR	41	151	-72.8%	57.33	152.48	-62.4%
Months of Inventory	5.3	2.4	+126.3%	2.9	5.8	-49.3%
Absorption Rate	18.75%	42.42%	-23.7%	34.07%	17.27%	+16.8%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	1	25	-96%	21	63	-66.7%
New Pending Sales Volume	\$269,900	\$7,125,798	-96.2%	\$6,323,200	\$16,080,598	-60.7%
Pending Sales Count	4	30	-86.7%	N/A	N/A	
Pending Sales Volume	\$1,648,900	\$8,296,598	-80.1%	N/A	N/A	
Closed Sales Count	10	7	+42.9%	36	31	+16.1%
Closed Sales Volume	\$3,173,500	\$1,595,250	+98.9%	\$10,782,300	\$7,937,850	+35.8%
Average Sales Price	\$317,350	\$227,893	+39.3%	\$299,508	\$256,060	+17%
Median Sales Price	\$312,500	\$240,000	+30.2%	\$282,667	\$232,081	+21.8%

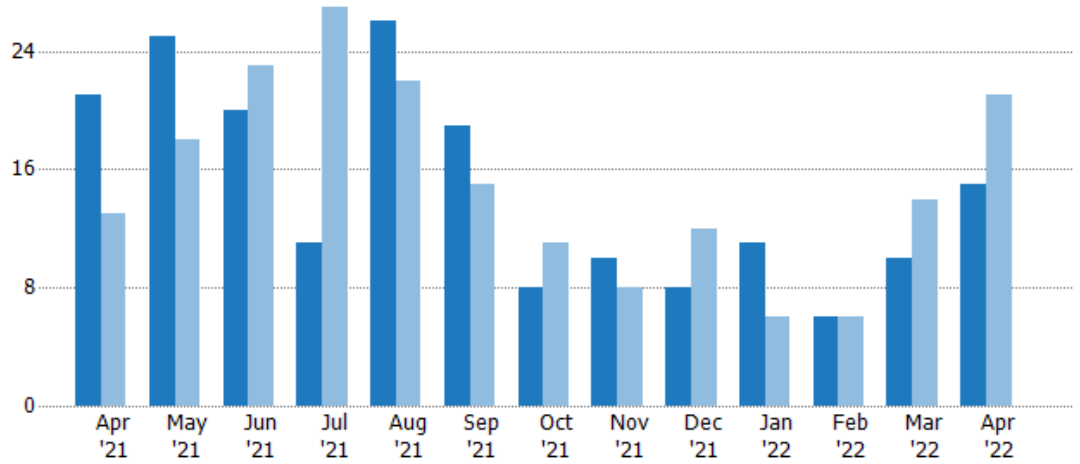
## New Listings

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Count	% Chg.
Apr '22	15	-28.6%
Apr '21	21	61.5%
Apr '20	13	46.2%



Current Year	21	25	20	11	26	19	8	10	8	11	6	10	15
Prior Year	13	18	23	27	22	15	11	8	12	6	6	14	21
Percent Change from Prior Year	62%	39%	-13%	-59%	18%	27%	-27%	25%	-33%	83%	0%	-29%	-29%

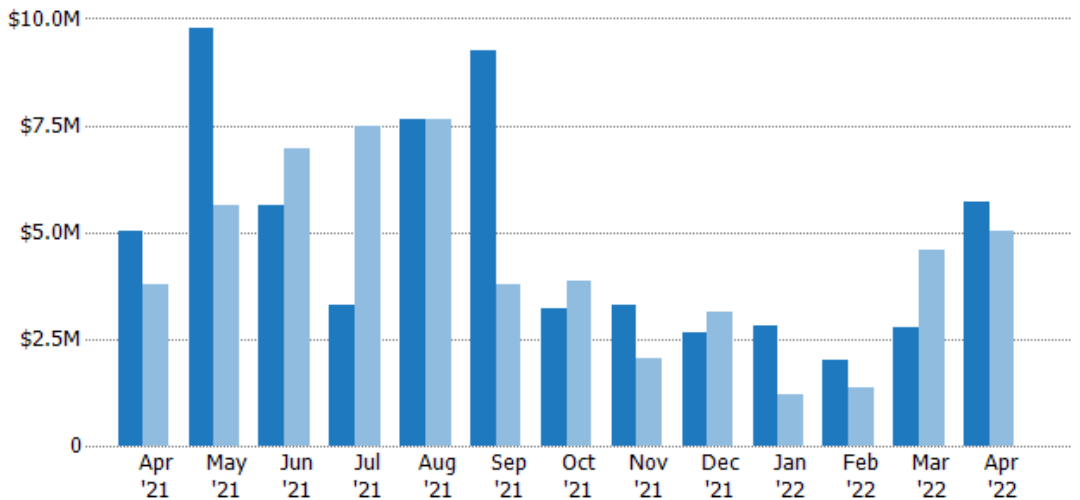
## New Listing Volume

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Volume	% Chg.
Apr '22	\$5.69M	13.6%
Apr '21	\$5.01M	33%
Apr '20	\$3.77M	63.7%



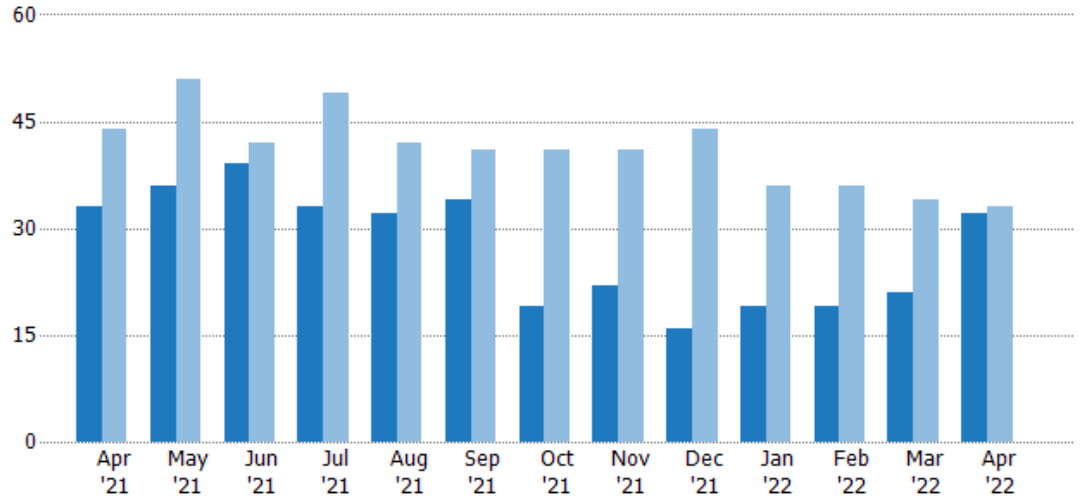
Current Year	\$5.01M	\$9.78M	\$5.62M	\$3.29M	\$7.62M	\$9.27M	\$3.21M	\$3.3M	\$2.67M	\$2.81M	\$1.99M	\$2.78M	\$5.69M
Prior Year	\$3.77M	\$5.65M	\$6.97M	\$7.48M	\$7.64M	\$3.77M	\$3.85M	\$2.03M	\$3.15M	\$1.2M	\$1.35M	\$4.6M	\$5.01M
Percent Change from Prior Year	33%	73%	-19%	-56%	0%	146%	-17%	62%	-15%	135%	47%	-40%	14%

## Active Listings

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



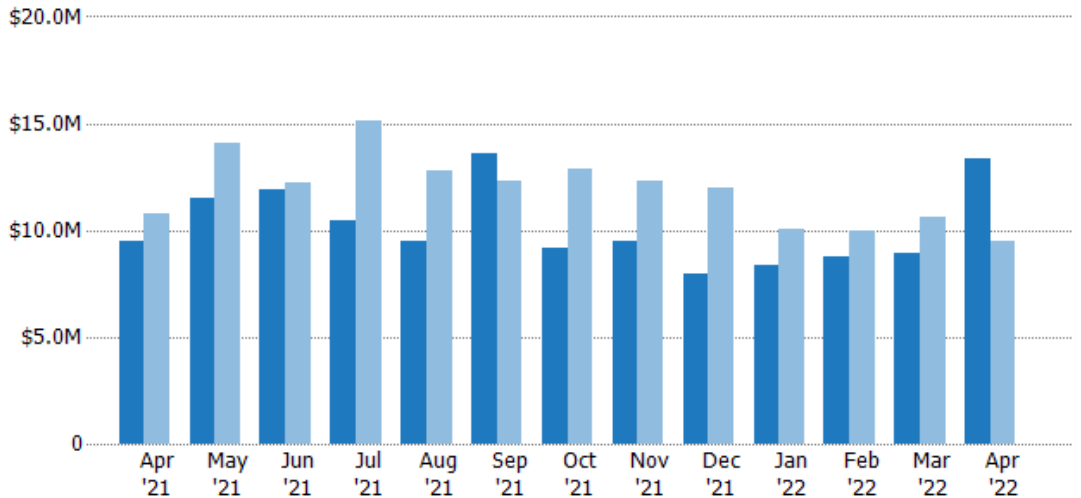
Current Year	33	36	39	33	32	34	19	22	16	19	19	21	32
Prior Year	44	51	42	49	42	41	41	41	44	36	36	34	33
Percent Change from Prior Year	-25%	-29%	-7%	-33%	-24%	-17%	-54%	-46%	-64%	-47%	-47%	-38%	-3%

## Active Listing Volume

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Current Year	\$9.5M	\$11.5M	\$11.9M	\$10.4M	\$9.47M	\$13.6M	\$9.19M	\$9.46M	\$7.93M	\$8.36M	\$8.79M	\$8.91M	\$13.4M
Prior Year	\$10.8M	\$14.1M	\$12.2M	\$15.2M	\$12.8M	\$12.3M	\$12.8M	\$12.3M	\$12M	\$10M	\$9.95M	\$10.6M	\$9.5M
Percent Change from Prior Year	-12%	-18%	-3%	-31%	-26%	10%	-28%	-23%	-34%	-17%	-12%	-16%	41%

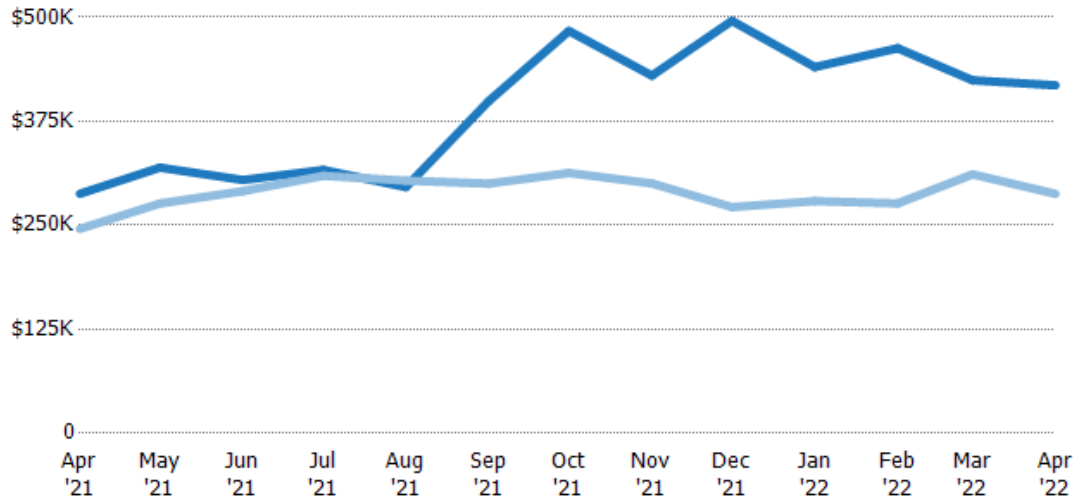
## Average Listing Price

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Price	% Chg.
Apr '22	\$418K	45.3%
Apr '21	\$288K	17.1%
Apr '20	\$246K	18.6%



Current Year	\$288K	\$319K	\$304K	\$316K	\$296K	\$399K	\$484K	\$430K	\$496K	\$440K	\$463K	\$424K	\$418K
Prior Year	\$246K	\$276K	\$291K	\$309K	\$304K	\$300K	\$313K	\$300K	\$272K	\$279K	\$276K	\$311K	\$288K
Percent Change from Prior Year	17%	16%	5%	2%	-3%	33%	55%	43%	82%	58%	68%	36%	45%

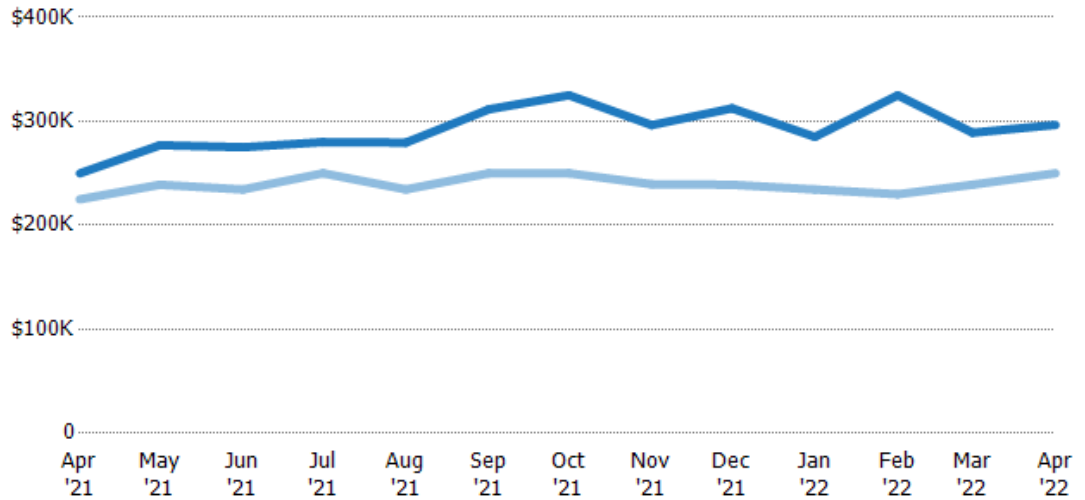
## Median Listing Price

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Price	% Chg.
Apr '22	\$297K	18.6%
Apr '21	\$250K	11.1%
Apr '20	\$225K	6.6%



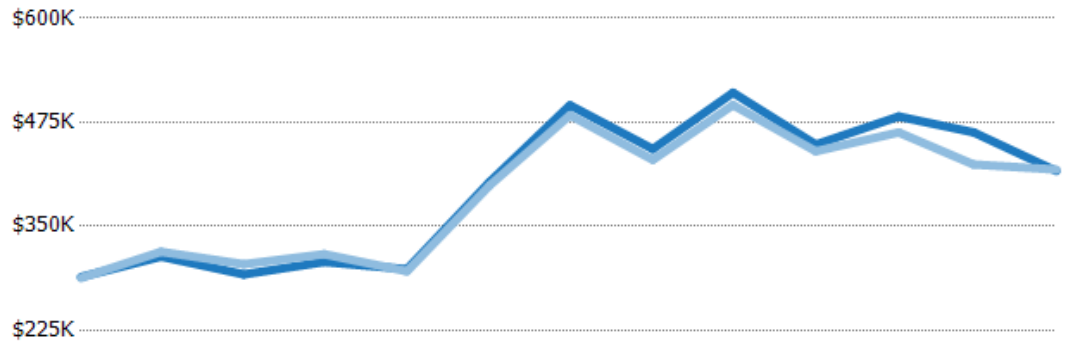
Current Year	\$250K	\$277K	\$275K	\$280K	\$280K	\$311K	\$325K	\$296K	\$312K	\$285K	\$325K	\$289K	\$297K
Prior Year	\$225K	\$239K	\$234K	\$250K	\$234K	\$250K	\$250K	\$240K	\$239K	\$234K	\$230K	\$239K	\$250K
Percent Change from Prior Year	11%	16%	17%	12%	19%	25%	30%	24%	31%	22%	41%	21%	19%

## 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: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



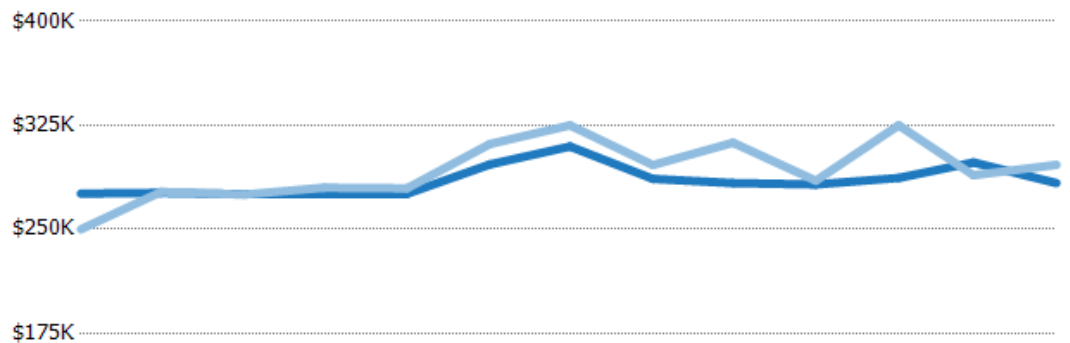
	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22
Avg Est Value	\$289K	\$314K	\$292K	\$307K	\$298K	\$404K	\$495K	\$443K	\$511K	\$448K	\$482K	\$463K	\$416K
Avg Listing Price	\$288K	\$319K	\$304K	\$316K	\$296K	\$399K	\$484K	\$430K	\$496K	\$440K	\$463K	\$424K	\$418K
Avg Listing Price as a % of Avg Est Value	100%	102%	104%	103%	99%	99%	98%	97%	97%	98%	96%	92%	100%

## 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: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22
Median Est Value	\$276K	\$276K	\$275K	\$276K	\$276K	\$297K	\$310K	\$286K	\$283K	\$282K	\$287K	\$298K	\$283K
Median Listing Price	\$250K	\$277K	\$275K	\$280K	\$280K	\$311K	\$325K	\$296K	\$312K	\$285K	\$325K	\$289K	\$297K
Med Listing Price as a % of Med Est Value	91%	100%	100%	102%	101%	105%	105%	103%	110%	101%	113%	97%	105%

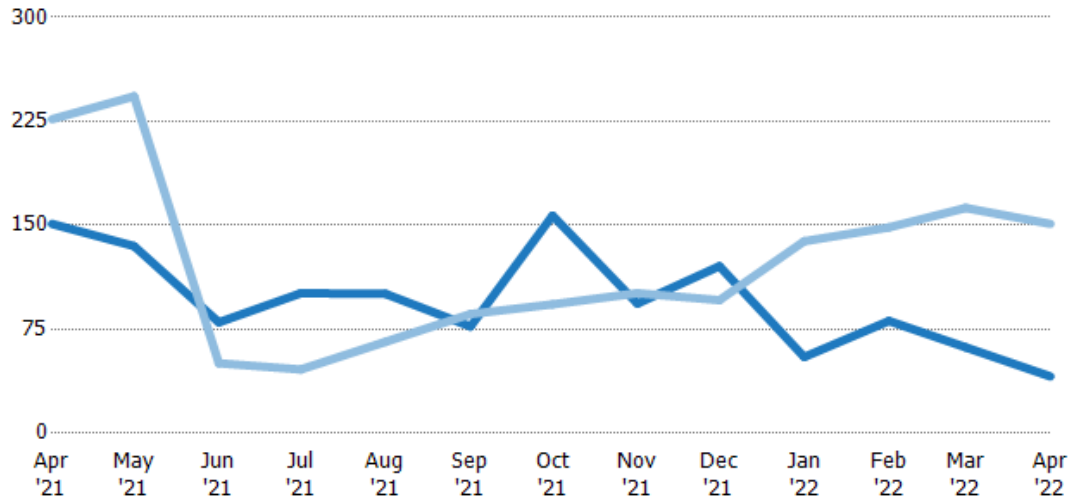
## Median Days in RPR

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: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Days	% Chg.
Apr '22	41	-72.8%
Apr '21	151	-33.3%
Apr '20	227	-44.8%



Current Year	151	135	80	101	101	77	157	93.5	121	55	81	62	41
Prior Year	227	243	50.5	46	66	86	93	101	96	139	149	163	151
Percent Change from Prior Year	-33%	-44%	58%	120%	52%	-10%	69%	-7%	26%	-60%	-45%	-62%	-73%

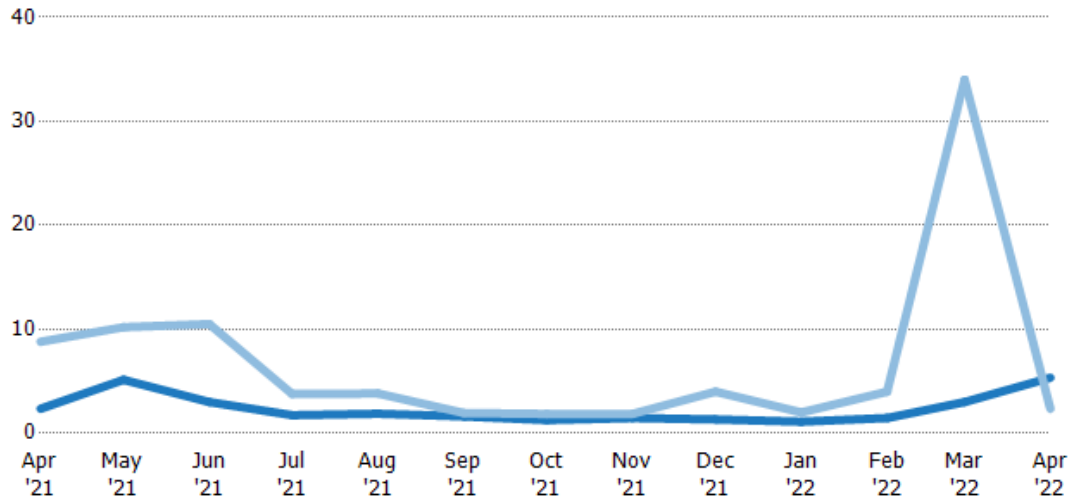
## Months of Inventory

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Months	% Chg.
Apr '22	5.33	126.3%
Apr '21	2.36	-73.2%
Apr '20	8.8	-21.9%



Current Year	2.36	5.14	3	1.74	1.88	1.62	1.27	1.47	1.33	1.12	1.46	3	5.33
Prior Year	8.8	10.2	10.5	3.77	3.82	1.95	1.86	1.86	4	2	4	34	2.36
Percent Change from Prior Year	-73%	-50%	-71%	-54%	-51%	-17%	-32%	-21%	-67%	-44%	-63%	-91%	126%

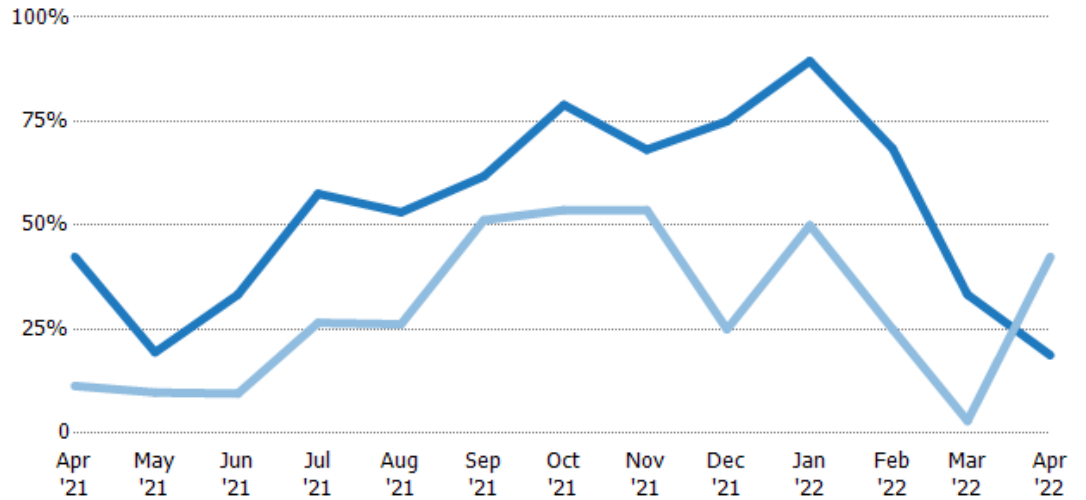
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Rate	Chg.
Apr '22	19%	23.7%
Apr '21	42%	-31.1%
Apr '20	11%	28%



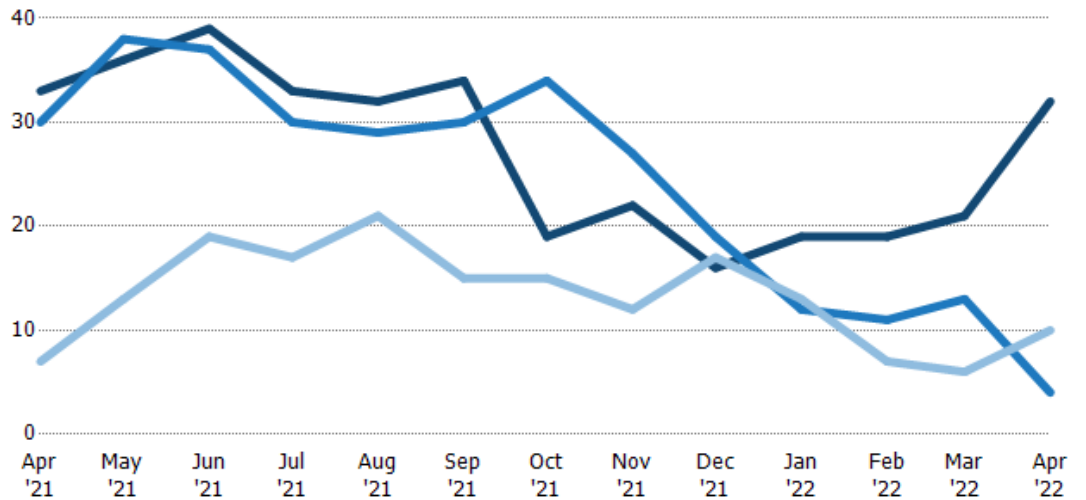
Current Year	42%	19%	33%	58%	53%	62%	79%	68%	75%	89%	68%	33%	19%
Prior Year	11%	10%	10%	27%	26%	51%	54%	54%	25%	50%	25%	3%	42%
Change from Prior Year	-31%	-10%	-24%	-31%	-27%	-11%	-25%	-15%	-50%	-39%	-43%	-30%	24%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Active	33	36	39	33	32	34	19	22	16	19	19	21	32
Pending	30	38	37	30	29	30	34	27	19	12	11	13	4
Sold	7	13	19	17	21	15	15	12	17	13	7	6	10

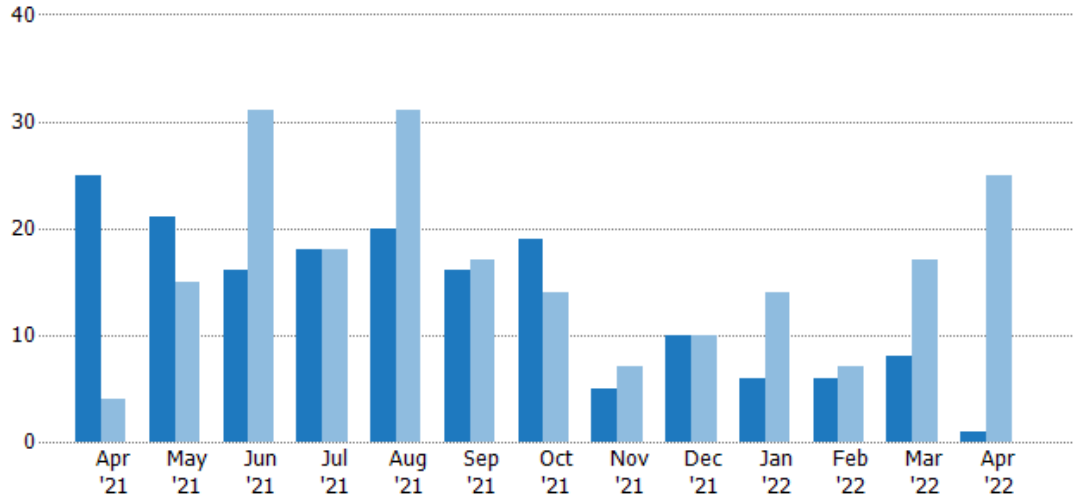
## New Pending Sales

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Count	% Chg.
Apr '22	1	-96%
Apr '21	25	525%
Apr '20	4	225%



Current Year	25	21	16	18	20	16	19	5	10	6	6	8	1
Prior Year	4	15	31	18	31	17	14	7	10	14	7	17	25
Percent Change from Prior Year	525%	40%	-48%	0%	-35%	-6%	36%	-29%	0%	-57%	-14%	-53%	-96%

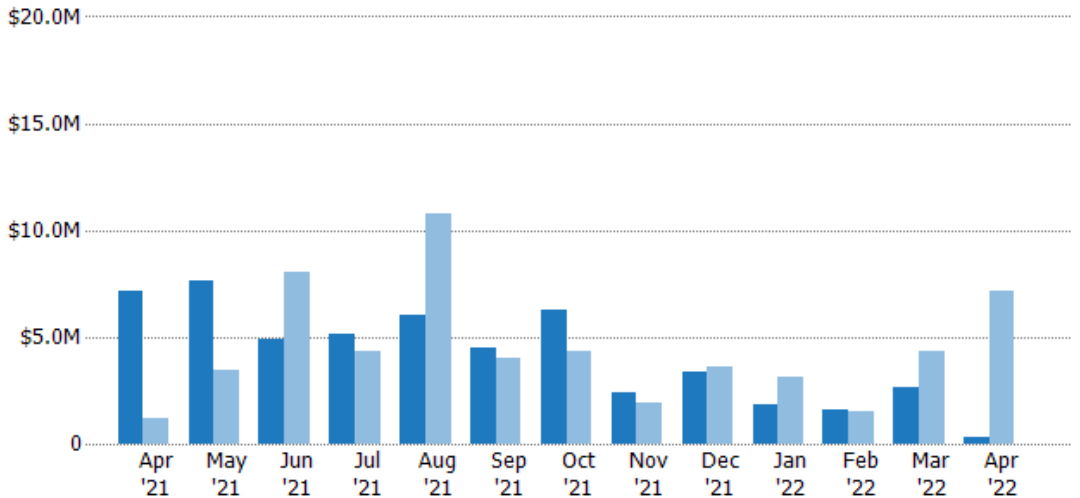
## New Pending Sales Volume

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Volume	% Chg.
Apr '22	\$270K	-96.2%
Apr '21	\$7.13M	502.3%
Apr '20	\$1.18M	116.8%



Current Year	\$7.13M	\$7.67M	\$4.93M	\$5.13M	\$6.01M	\$4.51M	\$6.28M	\$2.42M	\$3.35M	\$1.84M	\$1.56M	\$2.66M	\$270K
Prior Year	\$1.18M	\$3.46M	\$8.07M	\$4.34M	\$10.8M	\$3.98M	\$4.32M	\$1.92M	\$3.65M	\$3.15M	\$1.5M	\$4.3M	\$7.13M
Percent Change from Prior Year	502%	122%	-39%	18%	-44%	13%	45%	26%	-8%	-42%	4%	-38%	-96%



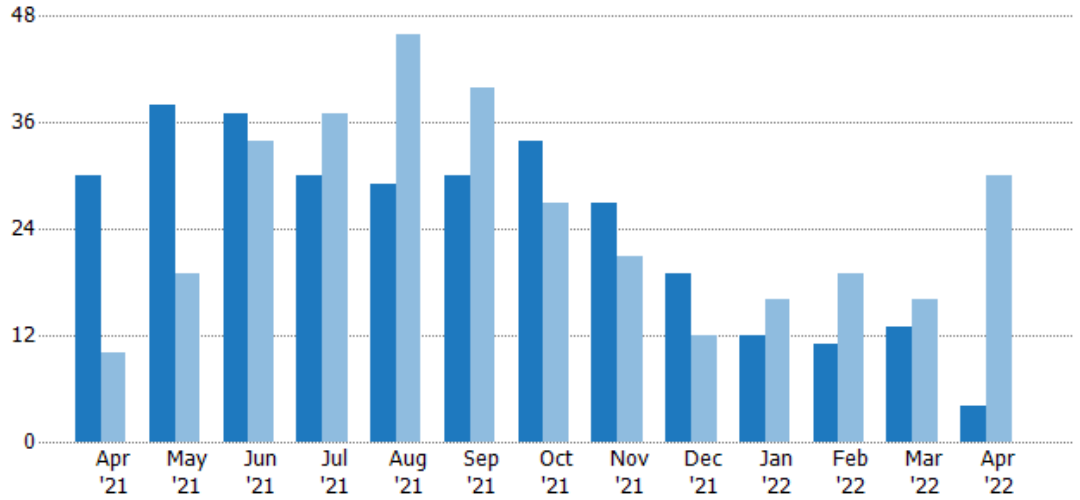
## Pending Sales

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Count	% Chg.
Apr '22	4	-86.7%
Apr '21	30	200%
Apr '20	10	110%



Current Year	30	38	37	30	29	30	34	27	19	12	11	13	4
Prior Year	10	19	34	37	46	40	27	21	12	16	19	16	30
Percent Change from Prior Year	200%	100%	9%	-19%	-37%	-25%	26%	29%	58%	-25%	-42%	-19%	-87%

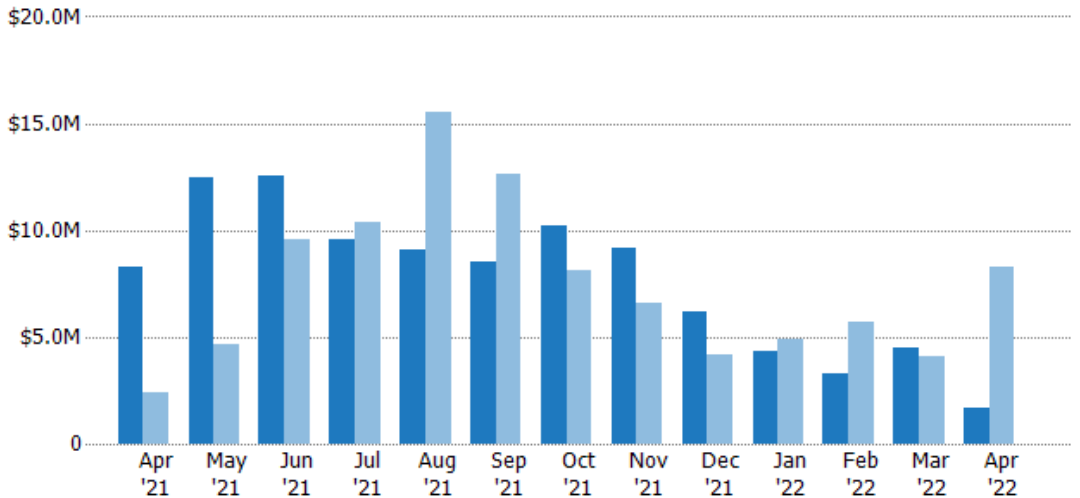
## Pending Sales Volume

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Volume	% Chg.
Apr '22	\$1.65M	-80.1%
Apr '21	\$8.3M	241.7%
Apr '20	\$2.43M	97.8%



Current Year	\$8.3M	\$12.5M	\$12.6M	\$9.55M	\$9.08M	\$8.52M	\$10.2M	\$9.18M	\$6.15M	\$4.3M	\$3.26M	\$4.49M	\$1.65M
Prior Year	\$2.43M	\$4.69M	\$9.6M	\$10.3M	\$15.5M	\$12.6M	\$8.13M	\$6.6M	\$4.16M	\$4.87M	\$5.7M	\$4.11M	\$8.3M
Percent Change from Prior Year	242%	166%	31%	-8%	-42%	-32%	25%	39%	48%	-12%	-43%	9%	-80%

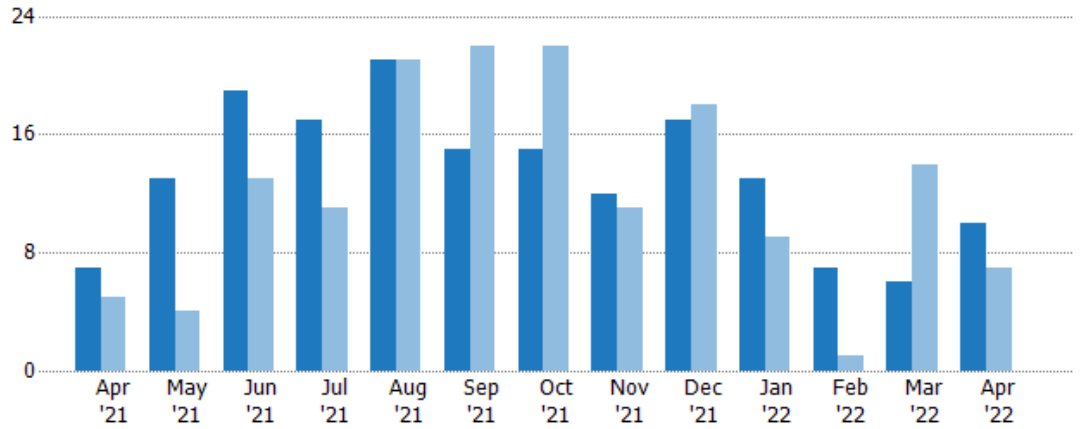
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Count	% Chg.
Apr '22	10	42.9%
Apr '21	7	40%
Apr '20	5	-20%



Current Year	7	13	19	17	21	15	15	12	17	13	7	6	10
Prior Year	5	4	13	11	21	22	22	11	18	9	1	14	7
Percent Change from Prior Year	40%	225%	46%	55%	0%	-32%	-32%	9%	-6%	44%	600%	-57%	43%

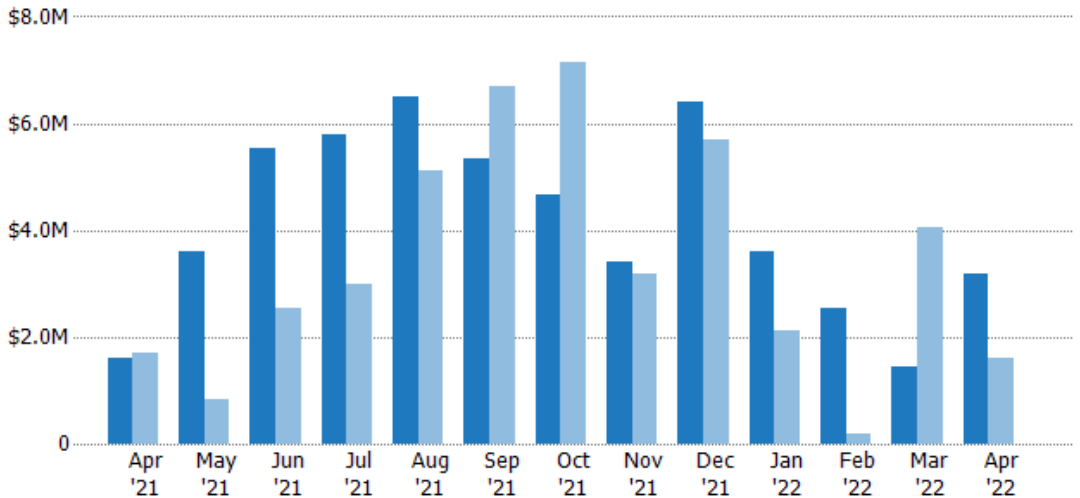
## Closed Sales Volume

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Volume	% Chg.
Apr '22	\$3.17M	98.9%
Apr '21	\$1.6M	-5.8%
Apr '20	\$1.69M	-29.6%



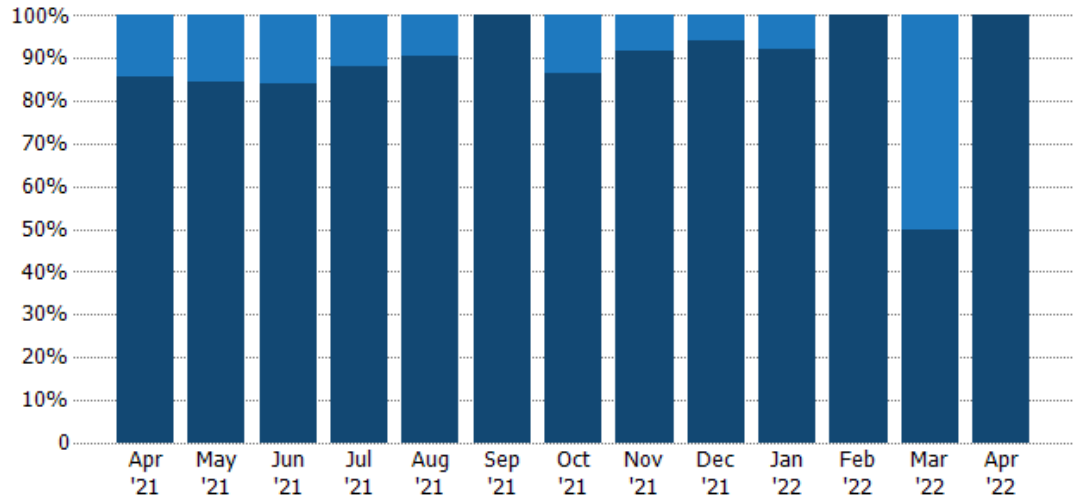
Current Year	\$1.6M	\$3.6M	\$5.53M	\$5.79M	\$6.51M	\$5.33M	\$4.65M	\$3.41M	\$6.39M	\$3.6M	\$2.55M	\$1.45M	\$3.17M
Prior Year	\$1.69M	\$843K	\$2.53M	\$2.98M	\$5.11M	\$6.7M	\$7.14M	\$3.19M	\$5.69M	\$2.12M	\$179K	\$4.04M	\$1.6M
Percent Change from Prior Year	-6%	327%	118%	94%	28%	-20%	-35%	7%	12%	70%	1,326%	-64%	99%

## Closed Sales by Property Type

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



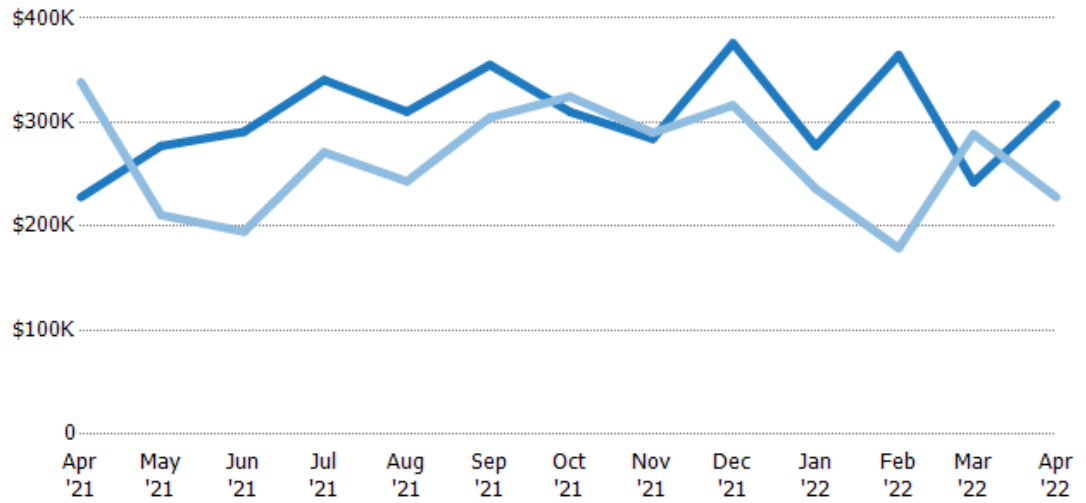
Condo/Townhouse	14%	15%	16%	12%	10%	-	13%	8%	6%	8%	-	50%	-
Single Family Residence	86%	85%	84%	88%	90%	100%	87%	92%	94%	92%	100%	50%	100%

## Average Sales Price

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Current Year	\$228K	\$277K	\$291K	\$341K	\$310K	\$355K	\$310K	\$284K	\$376K	\$277K	\$365K	\$242K	\$317K
Prior Year	\$339K	\$211K	\$195K	\$271K	\$243K	\$305K	\$325K	\$290K	\$316K	\$236K	\$179K	\$289K	\$228K
Percent Change from Prior Year	-33%	32%	49%	26%	28%	17%	-4%	-2%	19%	17%	104%	-16%	39%

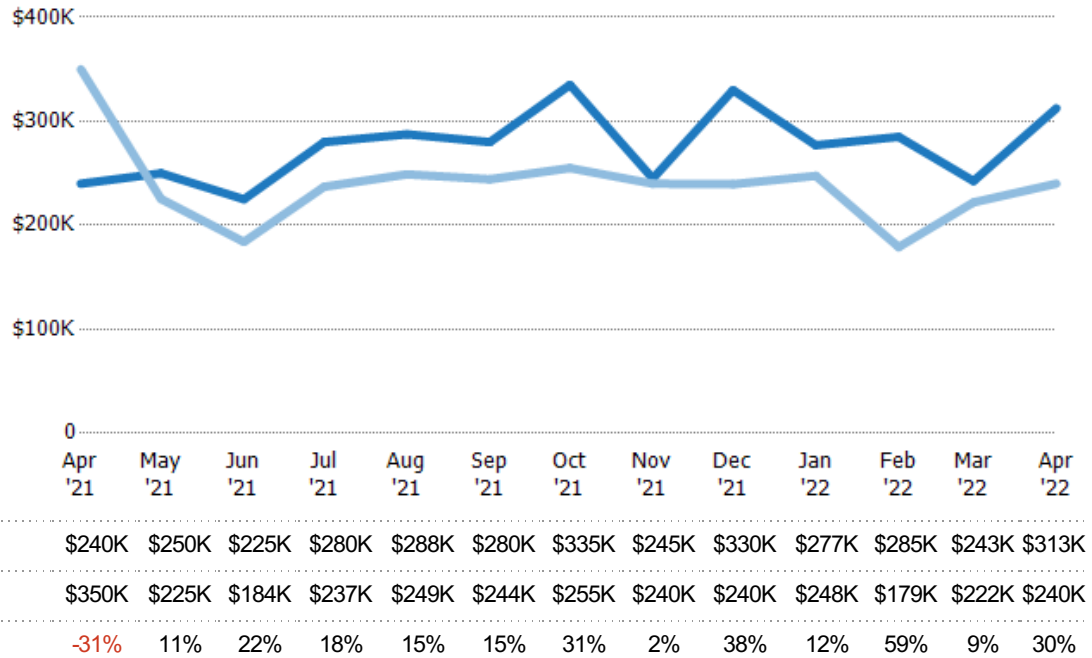
## Median Sales Price

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

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

Month/ Year	Price	% Chg.
Apr '22	\$313K	30.2%
Apr '21	\$240K	-31.4%
Apr '20	\$350K	-8.9%

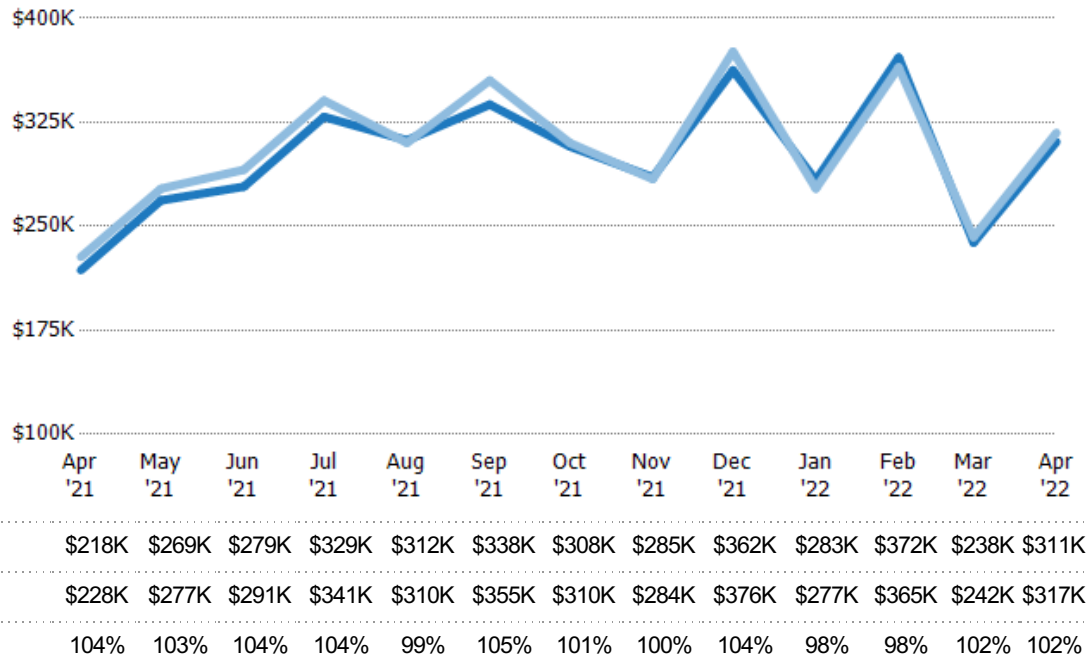


## Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family

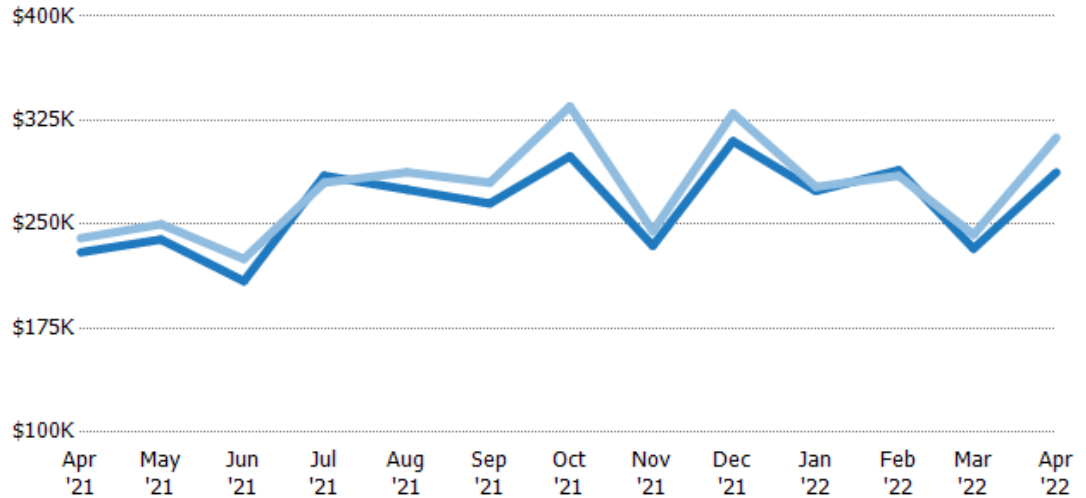


## Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

### Filters Used

ZIP: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



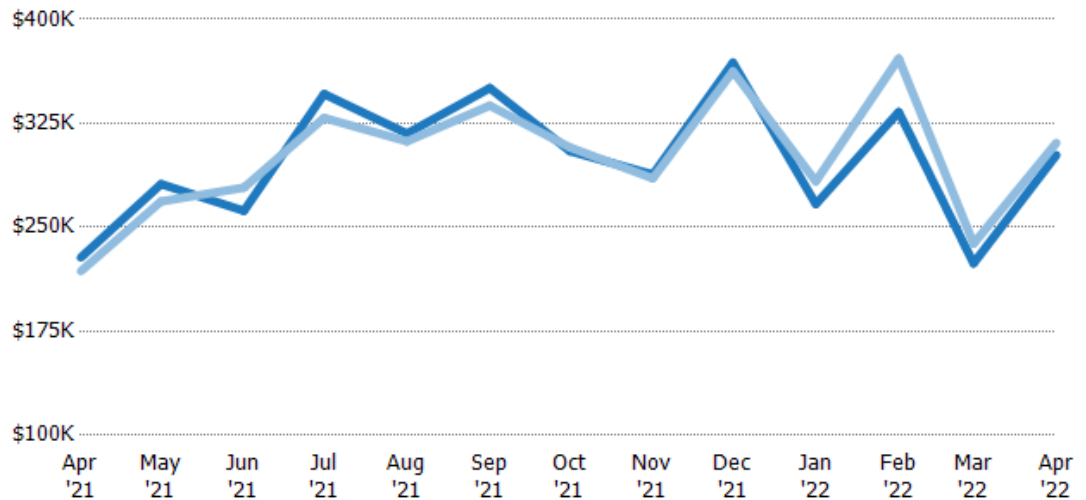
Median List Price	\$230K	\$239K	\$209K	\$285K	\$275K	\$265K	\$299K	\$235K	\$310K	\$274K	\$289K	\$232K	\$287K
Median Sales Price	\$240K	\$250K	\$225K	\$280K	\$288K	\$280K	\$335K	\$245K	\$330K	\$277K	\$285K	\$243K	\$313K
Med Sales Price as a % of Med List Price	104%	105%	108%	98%	105%	106%	112%	104%	106%	101%	99%	104%	109%

## 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: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



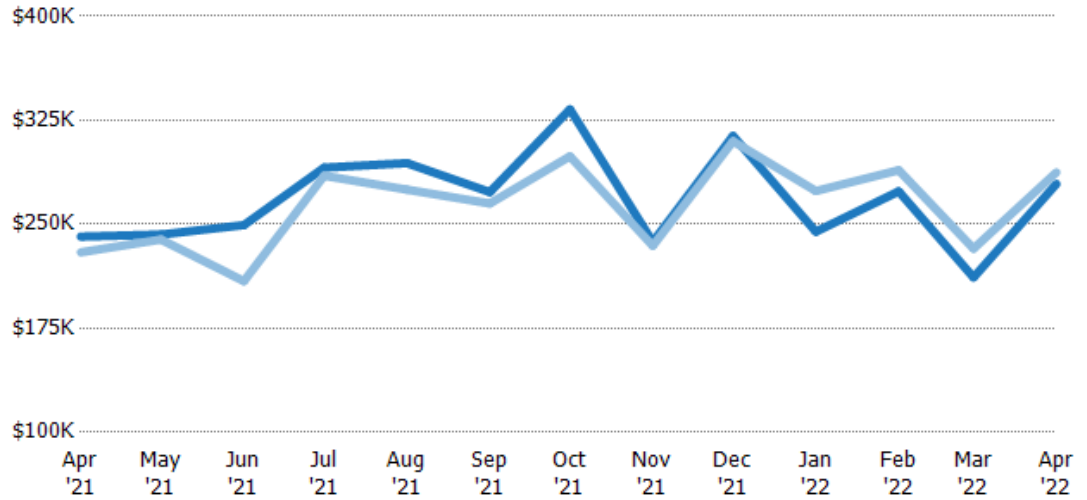
Avg Est Value	\$228K	\$281K	\$262K	\$346K	\$318K	\$350K	\$305K	\$288K	\$369K	\$267K	\$333K	\$224K	\$302K
Avg Sales Price	\$218K	\$269K	\$279K	\$329K	\$312K	\$338K	\$308K	\$285K	\$362K	\$283K	\$372K	\$238K	\$311K
Avg Sales Price as a % of Avg Est Value	96%	96%	106%	95%	98%	96%	101%	99%	98%	106%	112%	106%	103%

## 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: Brattleboro, VT 05301,  
Brattleboro, VT 05302, Brattleboro,  
VT 05303, Brattleboro, VT 05304  
Property Type:  
Condo/Townhouse/Apt., Single  
Family



Median Est Value	\$241K	\$243K	\$249K	\$291K	\$294K	\$273K	\$333K	\$237K	\$314K	\$245K	\$274K	\$212K	\$279K
Median Sales Price	\$230K	\$239K	\$209K	\$285K	\$275K	\$265K	\$299K	\$235K	\$310K	\$274K	\$289K	\$232K	\$287K
Med Sales Price as a % of Med Est Value	95%	99%	84%	98%	93%	97%	90%	99%	99%	112%	106%	110%	103%