

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	+ / -
Listing Activity Charts Metrics						
New Listing Count	163	209	-22%	486	560	-13.2%
New Listing Volume	\$78,533,930	\$103,290,846	-24%	\$228,758,513	\$255,923,599	-10.6%
Active Listing Count	303	210	+44.3%	N/A	N/A	
Active Listing Volume	\$158,289,950	\$123,807,978	+27.9%	N/A	N/A	
Average Listing Price	\$522,409	\$589,562	-11.4%	\$587,057	\$569,171	+3.1%
Median Listing Price	\$457,650	\$454,950	+0.6%	\$507,369	\$450,331	+12.7%
Median Days in RPR	30	52.5	-42.9%	85.45	103.93	-17.8%
Months of Inventory	3.4	2.1	+60.5%	1.9	2	-6.2%
Absorption Rate	29.37%	47.14%	-17.8%	54.04%	50.66%	+3.4%
Sales Activity Charts Metrics						
New Pending Sales Count	25	193	-87%	264	568	-53.5%
New Pending Sales Volume	\$12,875,821	\$85,343,598	-84.9%	\$130,196,131	\$246,541,817	-47.2%
Pending Sales Count	58	292	-80.1%	N/A	N/A	
Pending Sales Volume	\$27,589,600	\$136,081,919	-79.7%	N/A	N/A	
Closed Sales Count	108	118	-8.5%	351	395	-11.1%
Closed Sales Volume	\$63,979,097	\$52,156,849	+22.7%	\$180,269,596	\$162,281,892	+11.1%
Average Sales Price	\$592,399	\$442,007	+34%	\$513,589	\$410,840	+25%
Median Sales Price	\$465,000	\$381,250	+22%	\$421,781	\$365,772	+15.3%

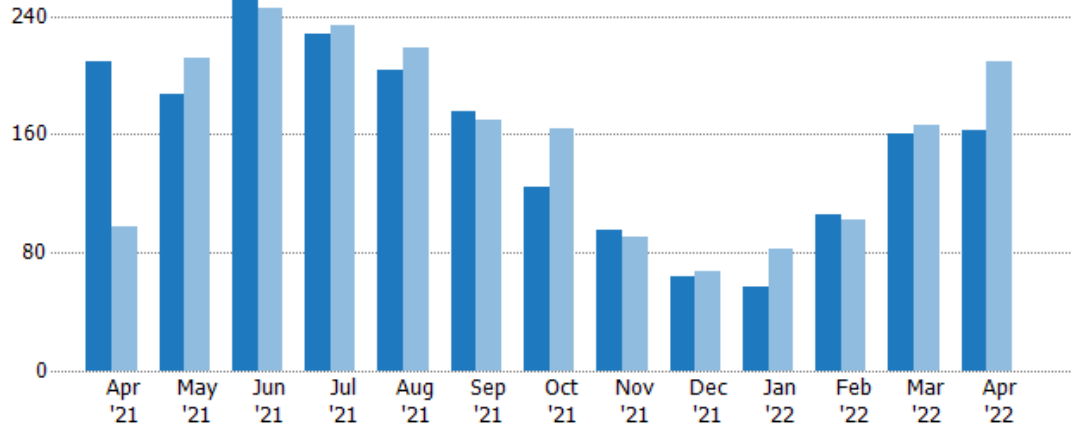
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Apr '22	163	-22%
Apr '21	209	115.5%
Apr '20	97	89.7%



Current Year	209	187	262	228	204	175	124	95	64	57	106	160	163
Prior Year	97	211	245	234	219	170	164	91	67	83	102	166	209
Percent Change from Prior Year	115%	-11%	7%	-3%	-7%	3%	-24%	4%	-4%	-31%	4%	-4%	-22%

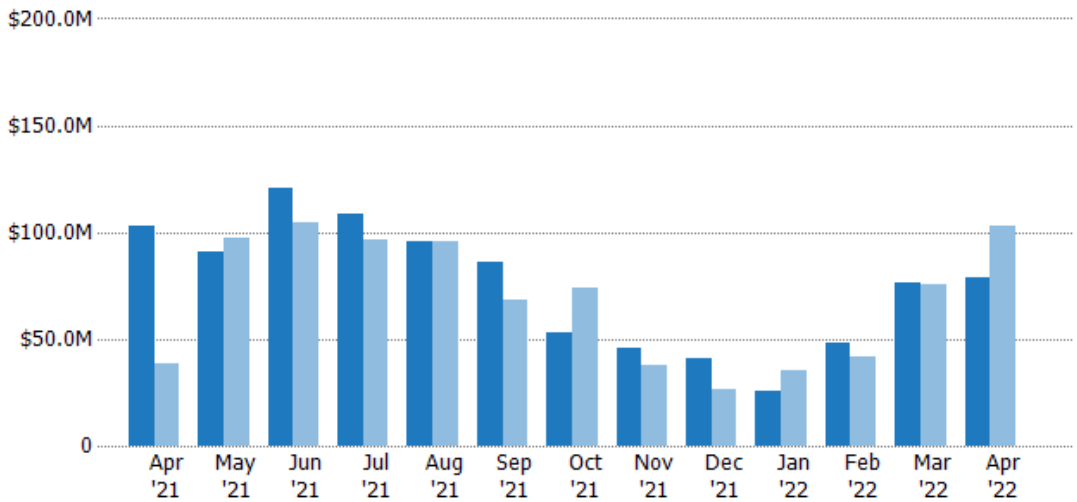
New Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '22	\$78.5M	-24%
Apr '21	\$103M	169.3%
Apr '20	\$38.4M	95.7%



Current Year	\$103M	\$90.8M	\$121M	\$108M	\$95.5M	\$86.1M	\$53.2M	\$46M	\$40.7M	\$25.3M	\$48.3M	\$76.6M	\$78.5M
Prior Year	\$38.4M	\$97.1M	\$105M	\$96.1M	\$95.5M	\$68.2M	\$74.1M	\$37.8M	\$26.2M	\$35.5M	\$41.6M	\$75.6M	\$103M
Percent Change from Prior Year	169%	-7%	15%	13%	0%	26%	-28%	22%	55%	-29%	16%	1%	-24%

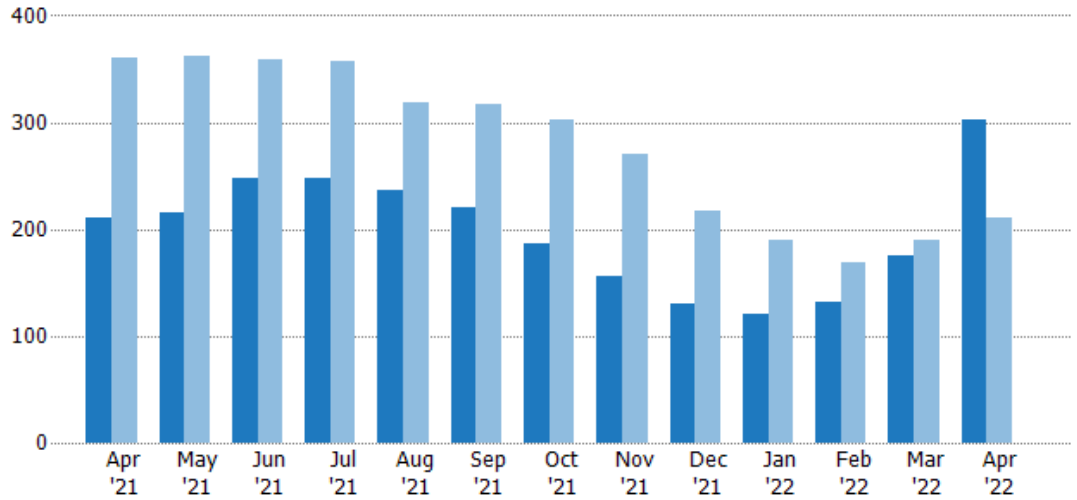
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Apr '22	303	44.3%
Apr '21	210	-41.7%
Apr '20	360	3.3%



Current Year	210	215	248	248	236	221	186	156	130	121	131	176	303
Prior Year	360	362	359	357	319	317	303	270	217	189	169	190	210
Percent Change from Prior Year	-42%	-41%	-31%	-31%	-26%	-30%	-39%	-42%	-40%	-36%	-22%	-7%	44%

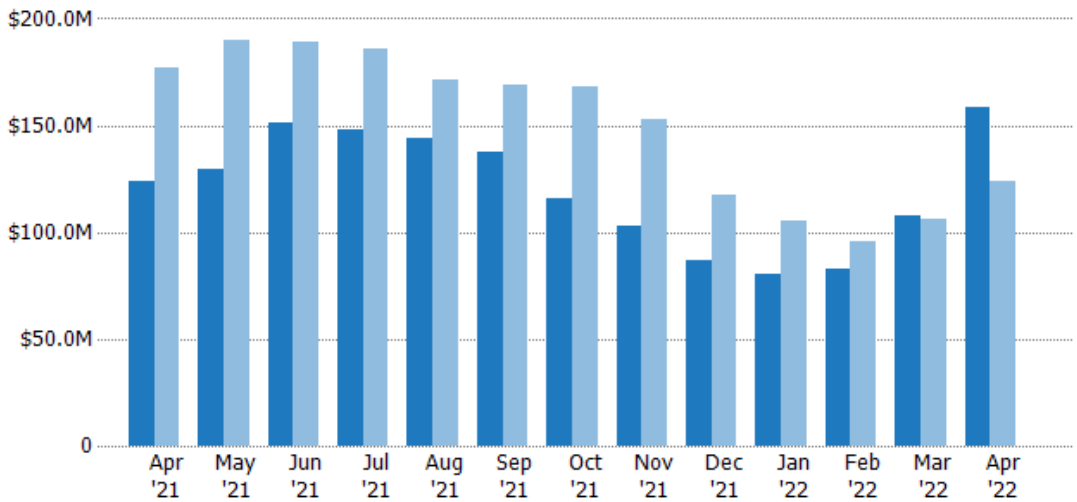
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '22	\$158M	27.9%
Apr '21	\$124M	-30%
Apr '20	\$177M	-3.1%



Current Year	\$124M	\$130M	\$151M	\$148M	\$144M	\$137M	\$116M	\$103M	\$86.5M	\$80.6M	\$82.6M	\$108M	\$158M
Prior Year	\$177M	\$190M	\$189M	\$186M	\$171M	\$169M	\$168M	\$153M	\$117M	\$106M	\$95.8M	\$106M	\$124M
Percent Change from Prior Year	-30%	-32%	-20%	-20%	-16%	-19%	-31%	-33%	-26%	-24%	-14%	1%	28%

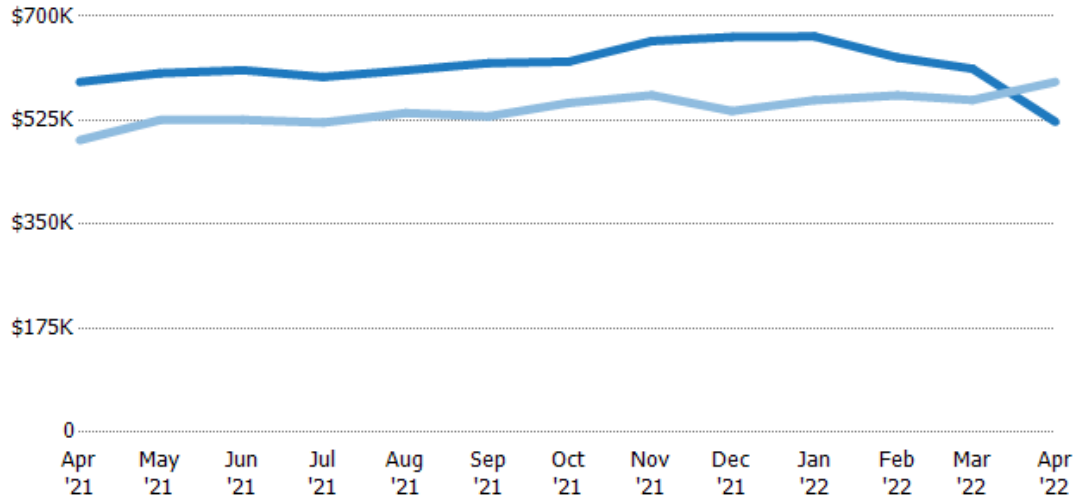
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Apr '22	\$522K	-11.4%
Apr '21	\$590K	19.9%
Apr '20	\$492K	-6.2%



Current Year	\$590K	\$604K	\$609K	\$598K	\$609K	\$621K	\$624K	\$658K	\$665K	\$666K	\$631K	\$612K	\$522K
Prior Year	\$492K	\$525K	\$526K	\$521K	\$537K	\$532K	\$554K	\$567K	\$541K	\$559K	\$567K	\$559K	\$590K
Percent Change from Prior Year	20%	15%	16%	15%	13%	17%	13%	16%	23%	19%	11%	9%	-11%

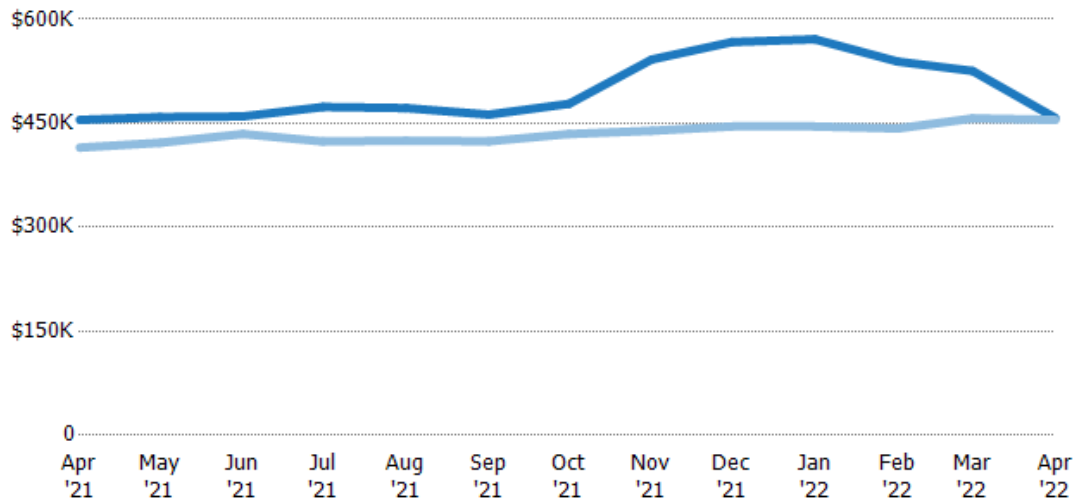
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Apr '22	\$458K	0.6%
Apr '21	\$455K	9.7%
Apr '20	\$415K	-3.8%



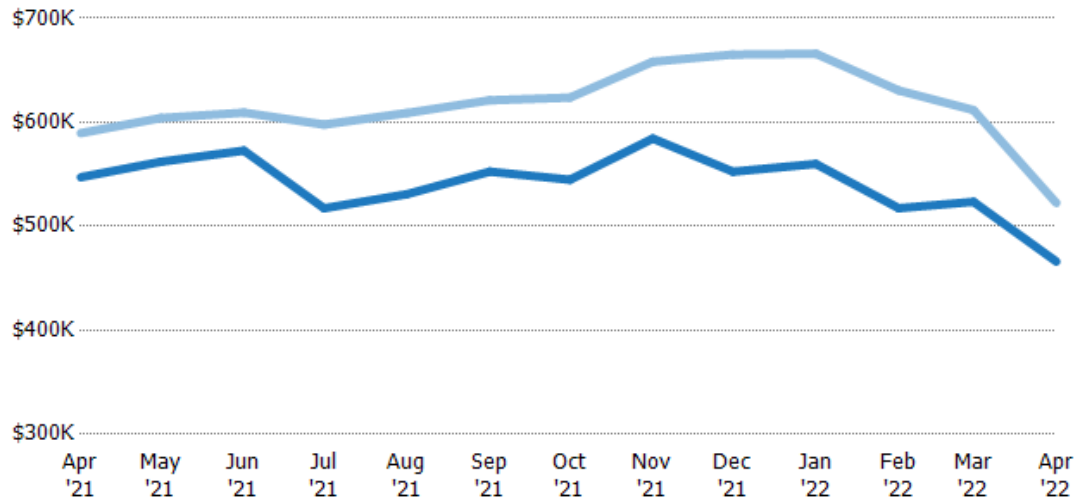
Current Year	\$455K	\$459K	\$460K	\$474K	\$472K	\$463K	\$478K	\$542K	\$567K	\$571K	\$539K	\$526K	\$458K
Prior Year	\$415K	\$422K	\$435K	\$424K	\$425K	\$424K	\$435K	\$439K	\$445K	\$445K	\$443K	\$457K	\$455K
Percent Change from Prior Year	10%	9%	6%	12%	11%	9%	10%	23%	27%	28%	22%	15%	1%

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

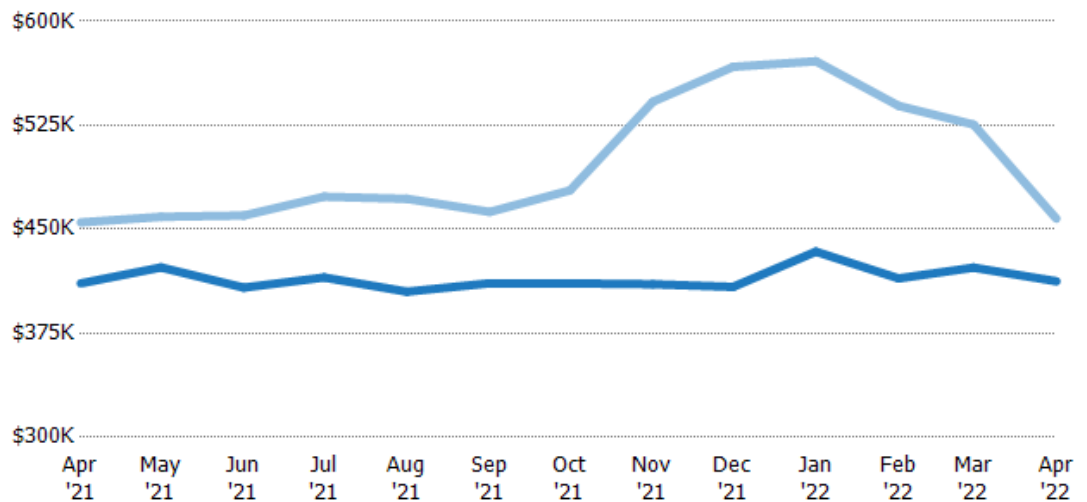


Median Listing Price vs Median Est Value

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



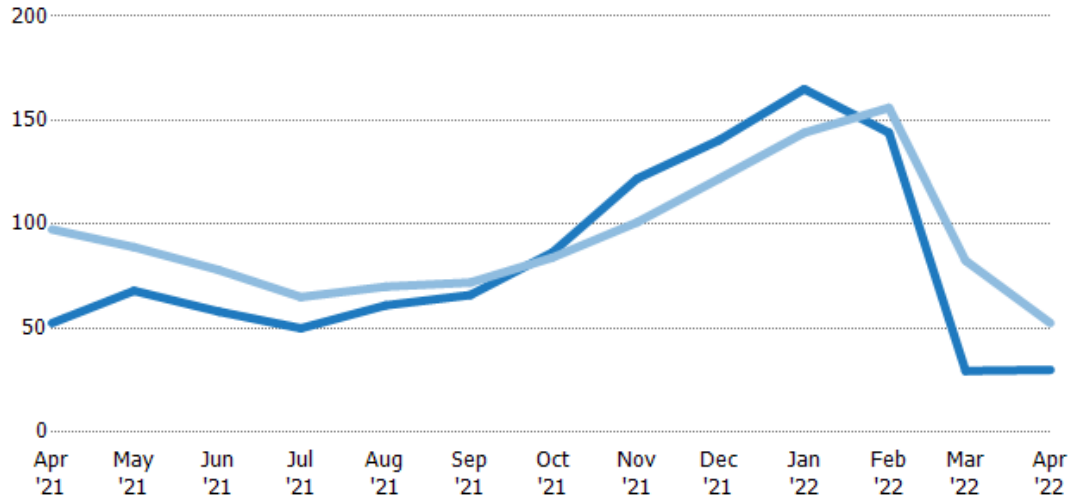
Median Days in RPR

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

Month/Year	Days	% Chg.
Apr '22	30	-42.9%
Apr '21	52.5	-46.2%
Apr '20	97.5	-7.7%



Current Year	52.5	68	58	50	61	66	86.5	122	141	165	144	29.5	30
Prior Year	97.5	89	78	65	70	72	84	101	122	144	156	82.5	52.5
Percent Change from Prior Year	-46%	-24%	-26%	-23%	-13%	-8%	3%	21%	15%	15%	-8%	-64%	-43%

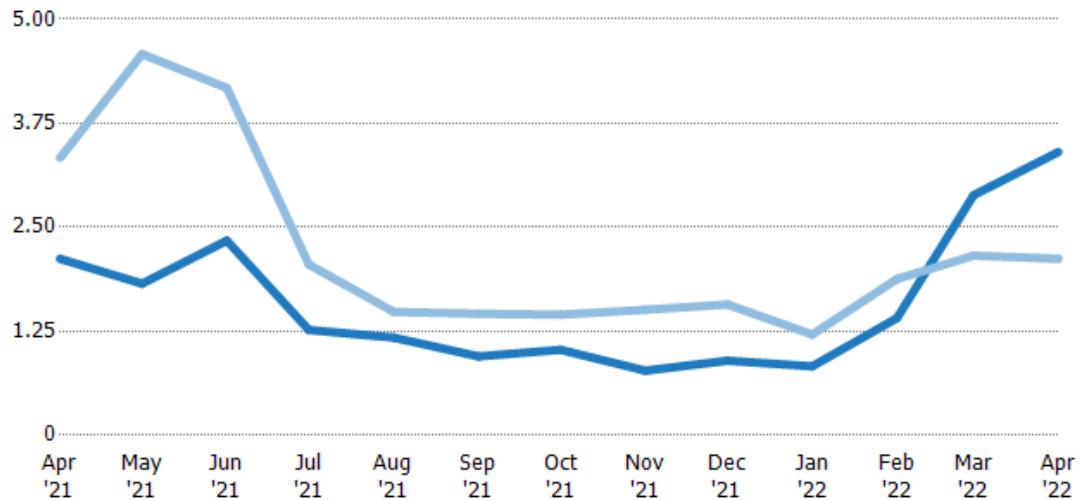
Months of Inventory

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

Filters Used

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

Month/Year	Months	% Chg.
Apr '22	3.4	60.5%
Apr '21	2.12	-36.4%
Apr '20	3.33	-2.1%



Current Year	2.12	1.82	2.34	1.27	1.17	0	1.03	0	0	0	1.41	2.89	3.4
Prior Year	3.33	4.58	4.17	2.05	1.48	1.46	1.45	1.51	1.57	1.21	1.88	2.16	2.12
Percent Change from Prior Year	-36%	-60%	-44%	-38%	-21%	-35%	-29%	-49%	-43%	-32%	-25%	34%	60%

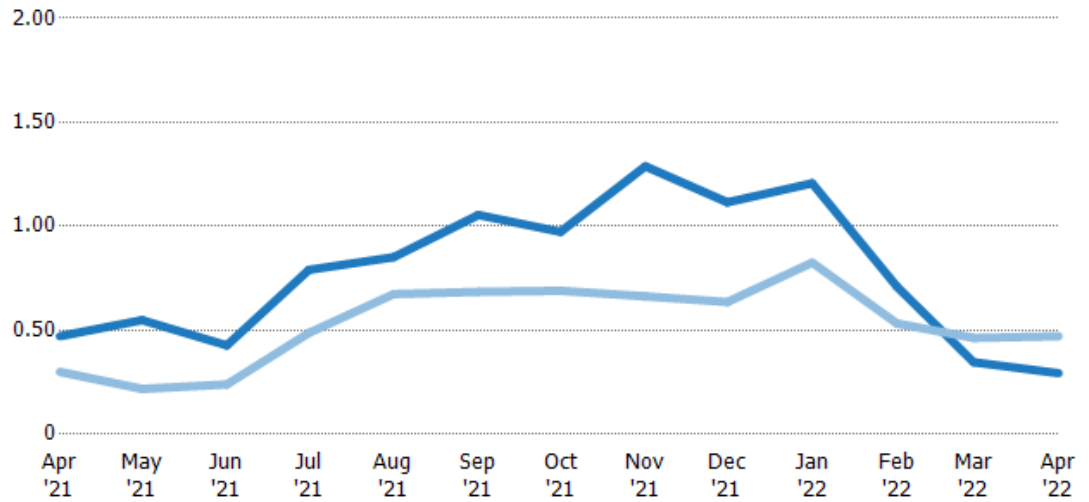
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Apr '22	29%	17.8%
Apr '21	47%	-17.1%
Apr '20	30%	2.1%



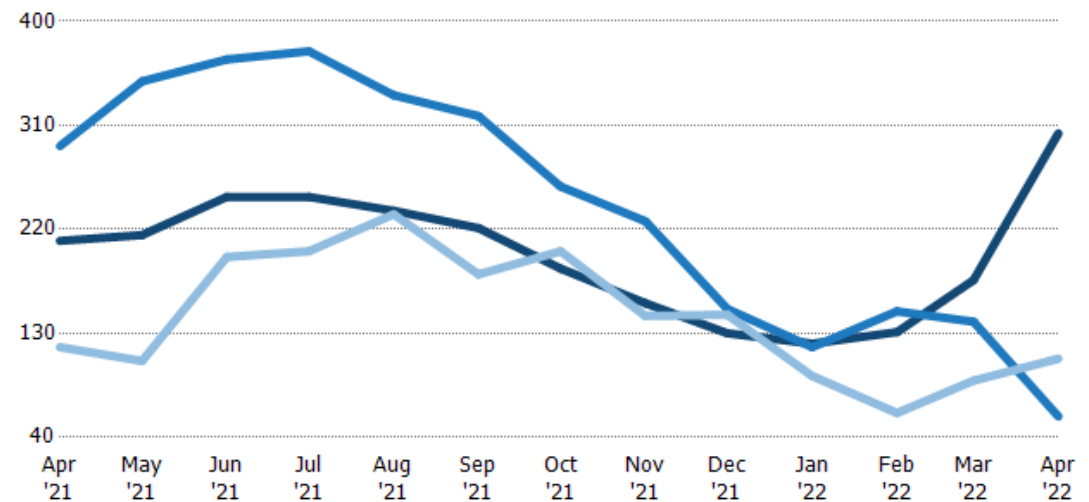
Current Year	47%	55%	43%	79%	85%	105%	97%	129%	112%	121%	71%	35%	29%
Prior Year	30%	22%	24%	49%	67%	68%	69%	66%	64%	83%	53%	46%	47%
Change from Prior Year	-17%	-33%	-19%	-30%	-18%	-37%	-28%	-63%	-48%	-38%	-18%	12%	18%

Active/Pending/Sold Units

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

Filters Used

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



Active	210	215	248	248	236	221	186	156	130	121	131	176	303
Pending	292	348	367	374	336	318	257	227	151	118	149	140	58
Sold	118	106	196	201	233	181	201	145	146	93	61	89	108

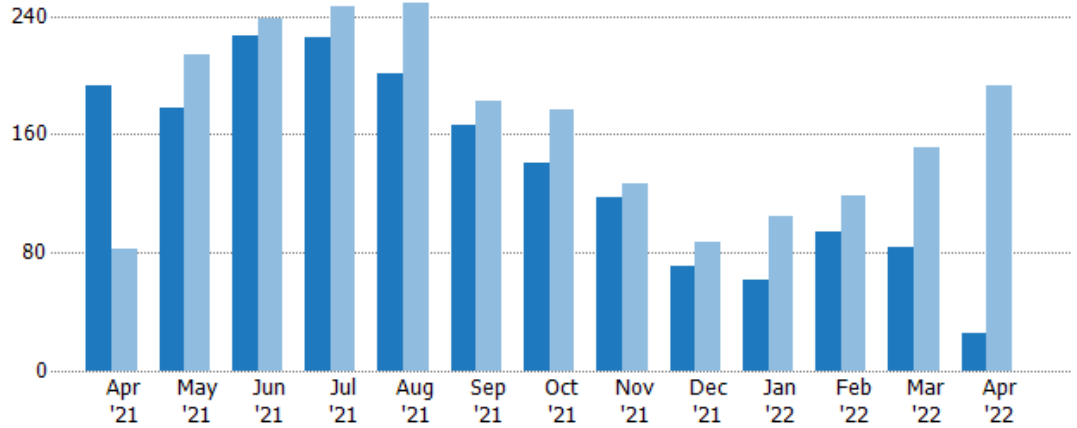
New Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Apr '22	25	-87%
Apr '21	193	135.4%
Apr '20	82	130.5%



Current Year	193	178	227	225	201	166	141	117	71	61	94	84	25
Prior Year	82	214	238	246	249	182	177	127	87	105	119	151	193
Percent Change from Prior Year	135%	-17%	-5%	-9%	-19%	-9%	-20%	-8%	-18%	-42%	-21%	-44%	-87%

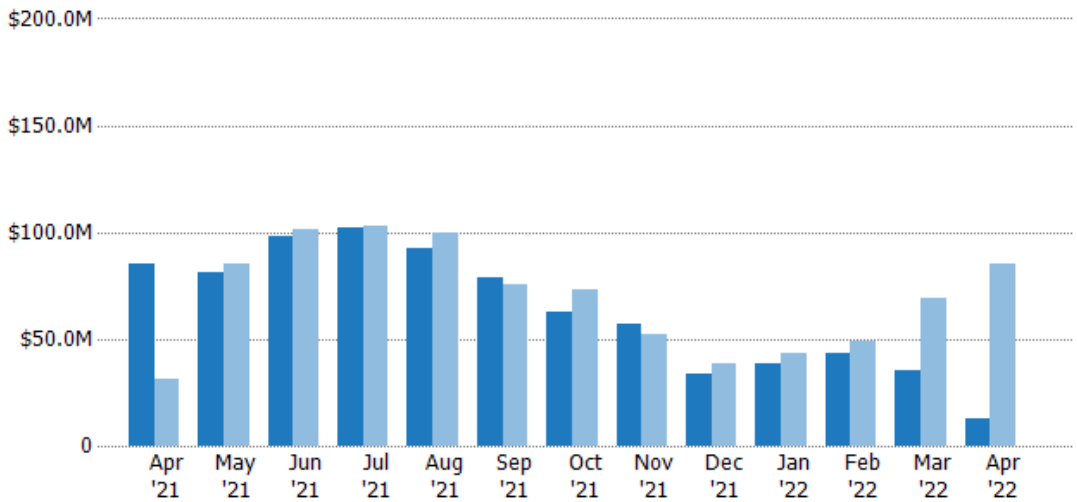
New Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '22	\$12.9M	-84.9%
Apr '21	\$85.3M	170.4%
Apr '20	\$31.6M	125.1%



Current Year	\$85.3M	\$81.5M	\$98.4M	\$102M	\$92.7M	\$78.7M	\$63M	\$57.4M	\$33.8M	\$38.4M	\$43.3M	\$35.6M	\$12.9M
Prior Year	\$31.6M	\$85.6M	\$101M	\$103M	\$100M	\$75.2M	\$73.5M	\$52.4M	\$38.9M	\$43M	\$49M	\$69.2M	\$85.3M
Percent Change from Prior Year	170%	-5%	-3%	-1%	-7%	5%	-14%	9%	-13%	-11%	-12%	-49%	-85%

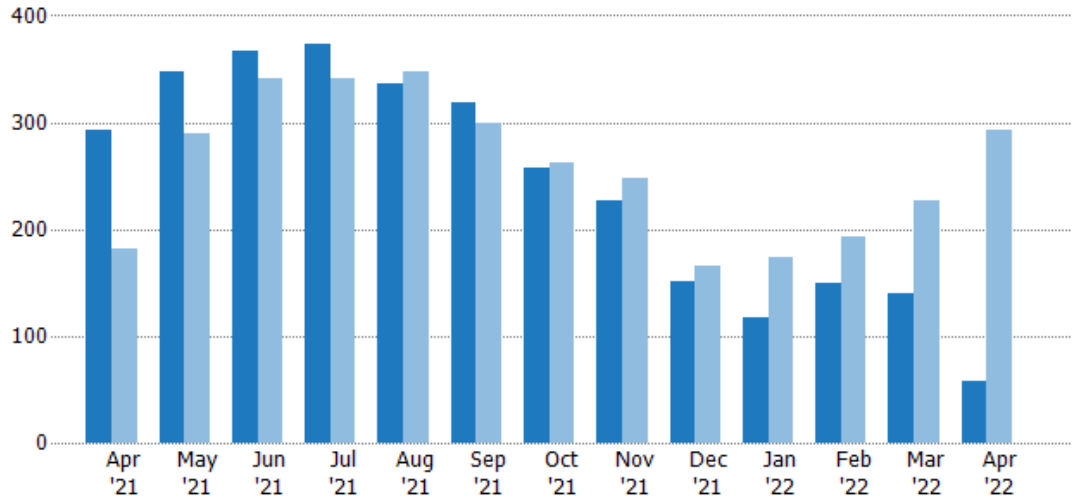
Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Apr '22	58	-80.1%
Apr '21	292	60.4%
Apr '20	182	53.3%



Current Year	292	348	367	374	336	318	257	227	151	118	149	140	58
Prior Year	182	290	341	341	348	299	263	247	165	174	193	227	292
Percent Change from Prior Year	60%	20%	8%	10%	-3%	6%	-2%	-8%	-8%	-32%	-23%	-38%	-80%

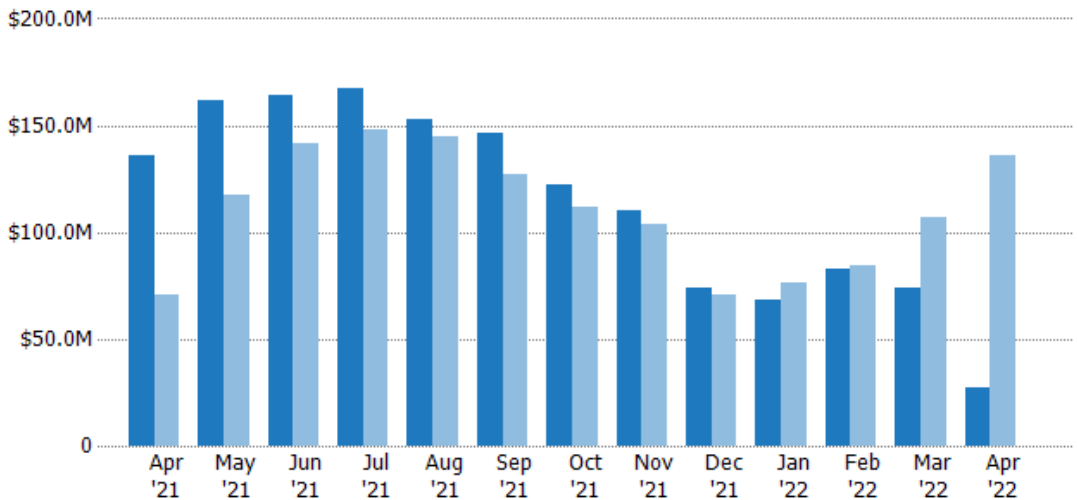
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Apr '22	\$27.6M	-79.7%
Apr '21	\$136M	92.4%
Apr '20	\$70.7M	54.7%



Current Year	\$136M	\$162M	\$164M	\$167M	\$153M	\$147M	\$122M	\$110M	\$73.9M	\$68.6M	\$82.7M	\$74.1M	\$27.6M
Prior Year	\$70.7M	\$118M	\$142M	\$148M	\$145M	\$127M	\$111M	\$103M	\$70.8M	\$76.6M	\$84.3M	\$107M	\$136M
Percent Change from Prior Year	92%	37%	16%	13%	5%	16%	10%	6%	4%	-10%	-2%	-31%	-80%

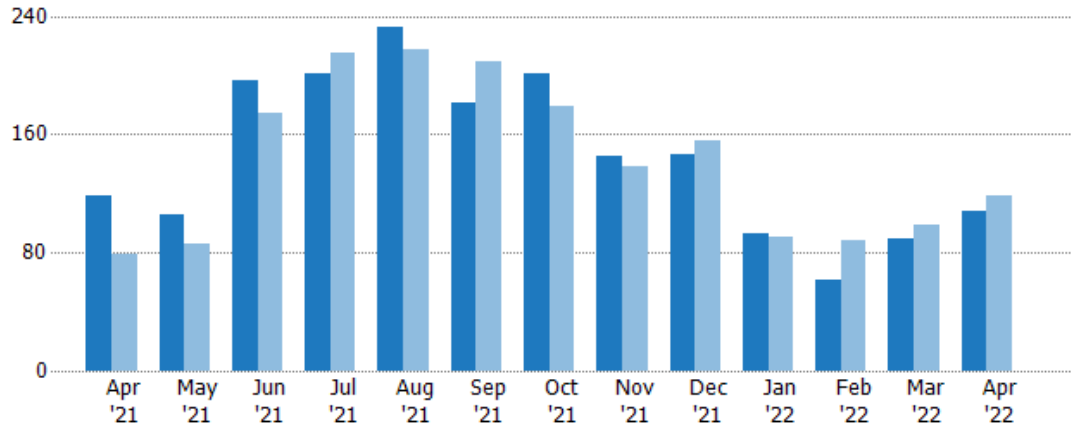
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Apr '22	108	-8.5%
Apr '21	118	49.4%
Apr '20	79	29.1%



Current Year	118	106	196	201	233	181	201	145	146	93	61	89	108
Prior Year	79	86	174	215	217	209	179	138	156	90	88	99	118
Percent Change from Prior Year	49%	23%	13%	-7%	7%	-13%	12%	5%	-6%	3%	-31%	-10%	-8%

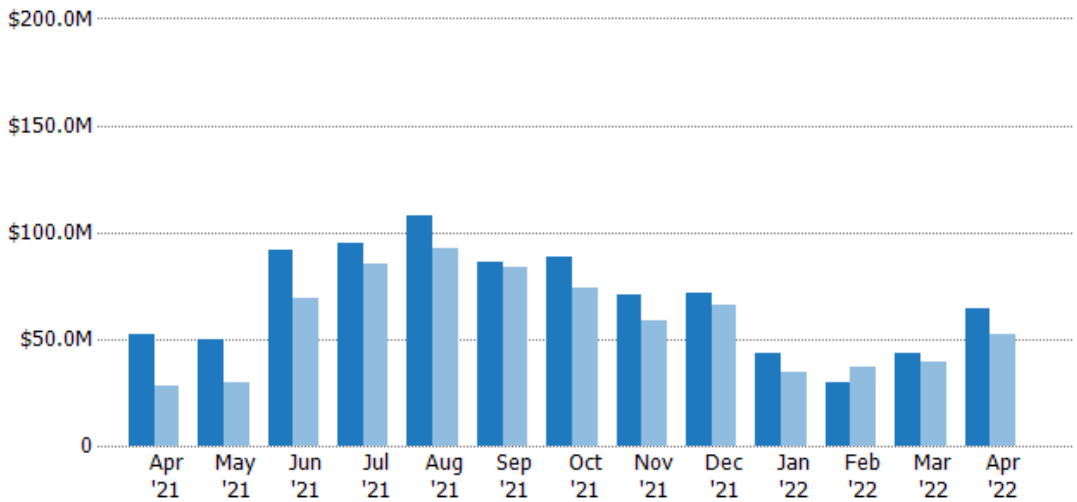
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '22	\$64M	22.7%
Apr '21	\$52.2M	88.4%
Apr '20	\$27.7M	31.3%



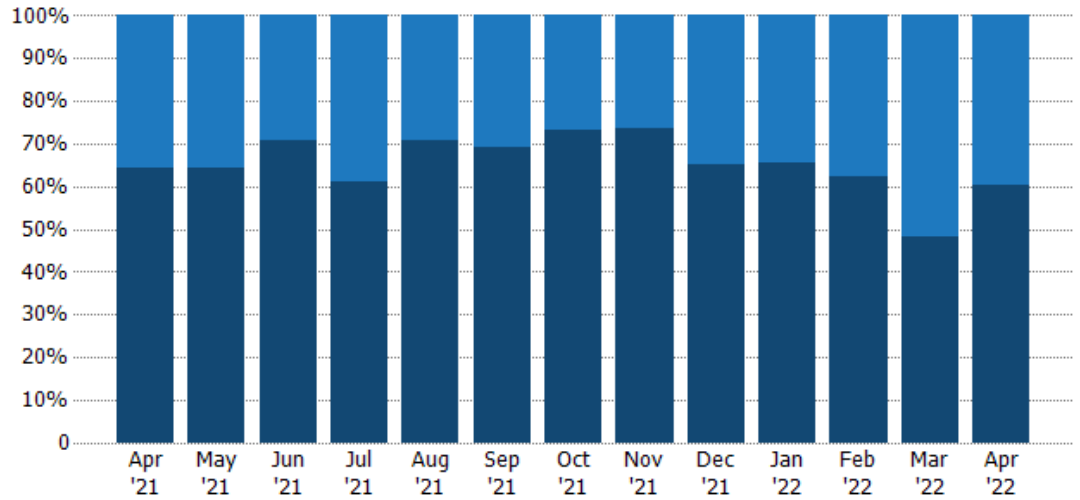
Current Year	\$52.2M	\$49.7M	\$91.8M	\$94.8M	\$108M	\$86M	\$88.8M	\$70.3M	\$71.6M	\$43.3M	\$29.5M	\$43.5M	\$64M
Prior Year	\$27.7M	\$29.6M	\$69.4M	\$85M	\$92.8M	\$83.8M	\$73.6M	\$59M	\$65.7M	\$34.6M	\$36.6M	\$39M	\$52.2M
Percent Change from Prior Year	88%	68%	32%	12%	16%	3%	21%	19%	9%	25%	-19%	12%	23%

Closed Sales by Property Type

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

Filters Used

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



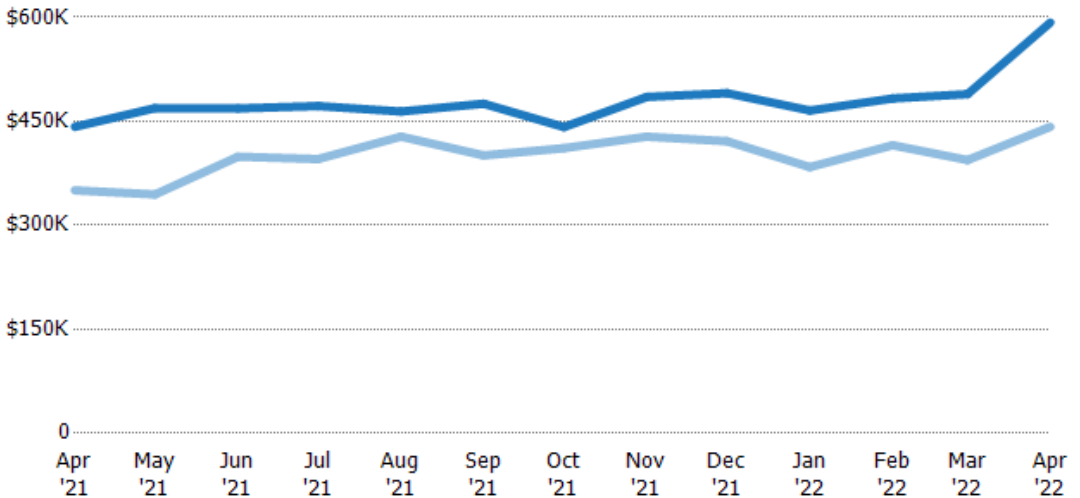
Condo/Townhouse	36%	36%	29%	39%	29%	31%	27%	26%	35%	34%	38%	52%	40%
Single Family Residence	64%	64%	71%	61%	71%	69%	73%	74%	65%	66%	62%	48%	60%

Average Sales Price

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

Filters Used

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



Current Year	\$442K	\$469K	\$468K	\$472K	\$464K	\$475K	\$442K	\$485K	\$491K	\$466K	\$483K	\$489K	\$592K
Prior Year	\$350K	\$345K	\$399K	\$396K	\$428K	\$401K	\$411K	\$428K	\$421K	\$384K	\$415K	\$394K	\$442K
Percent Change from Prior Year	26%	36%	17%	19%	8%	19%	7%	13%	16%	21%	16%	24%	34%

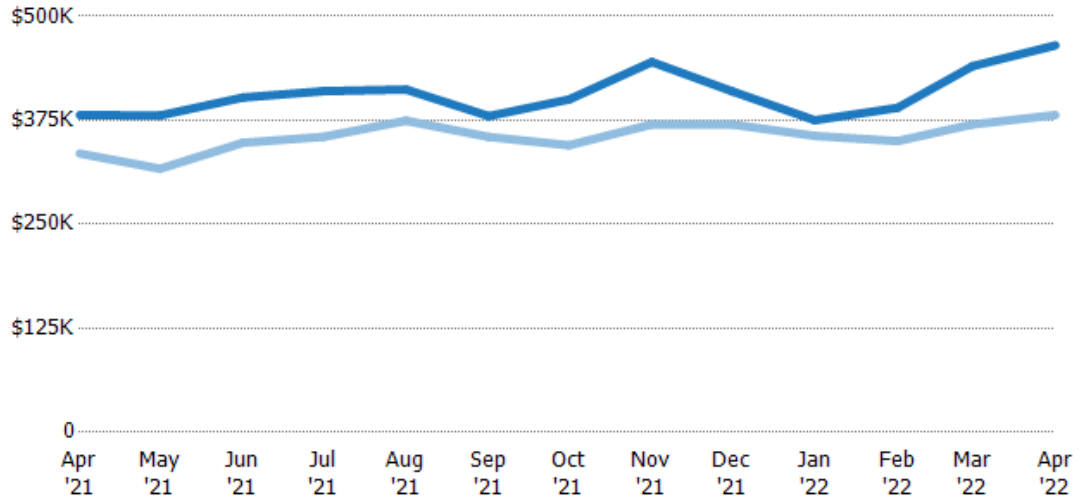
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Apr '22	\$465K	22%
Apr '21	\$381K	13.8%
Apr '20	\$335K	-8.8%



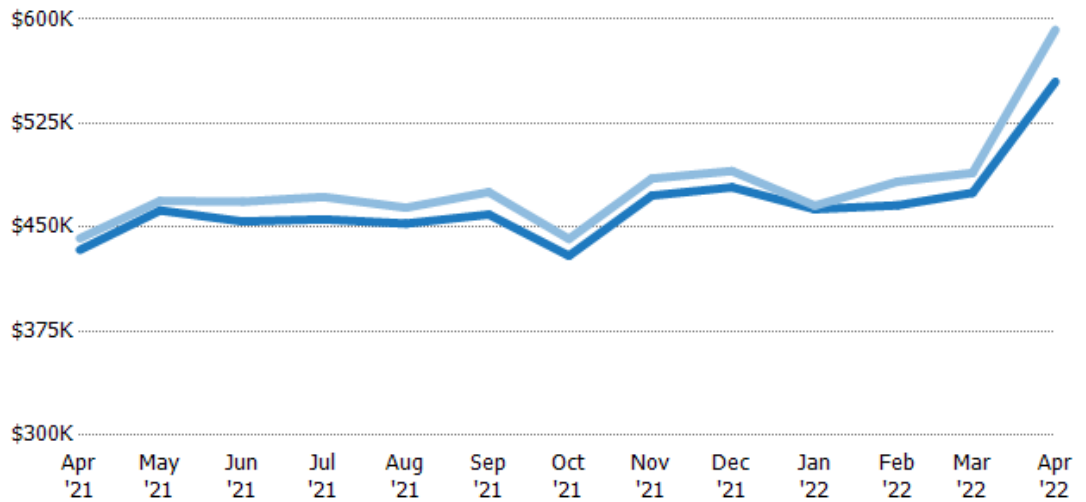
Current Year	\$381K	\$381K	\$402K	\$410K	\$412K	\$380K	\$400K	\$445K	\$410K	\$375K	\$390K	\$440K	\$465K
Prior Year	\$335K	\$317K	\$348K	\$355K	\$375K	\$355K	\$345K	\$370K	\$370K	\$356K	\$350K	\$370K	\$381K
Percent Change from Prior Year	14%	20%	16%	15%	10%	7%	16%	20%	11%	5%	11%	19%	22%

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



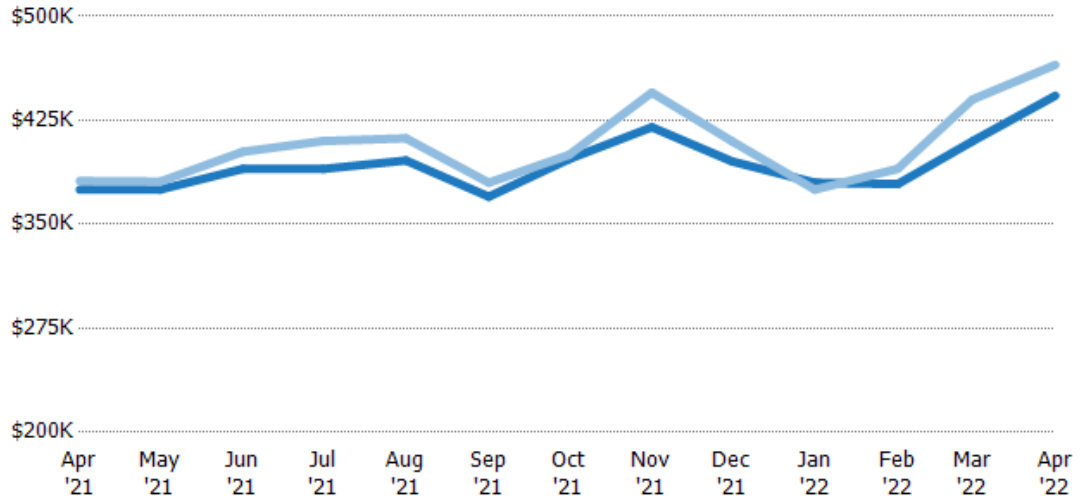
Avg List Price	\$434K	\$462K	\$454K	\$456K	\$453K	\$459K	\$429K	\$473K	\$479K	\$463K	\$466K	\$475K	\$555K
Avg Sales Price	\$442K	\$469K	\$468K	\$472K	\$464K	\$475K	\$442K	\$485K	\$491K	\$466K	\$483K	\$489K	\$592K
Avg Sales Price as a % of Avg List Price	102%	101%	103%	104%	103%	104%	103%	103%	102%	101%	104%	103%	107%

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

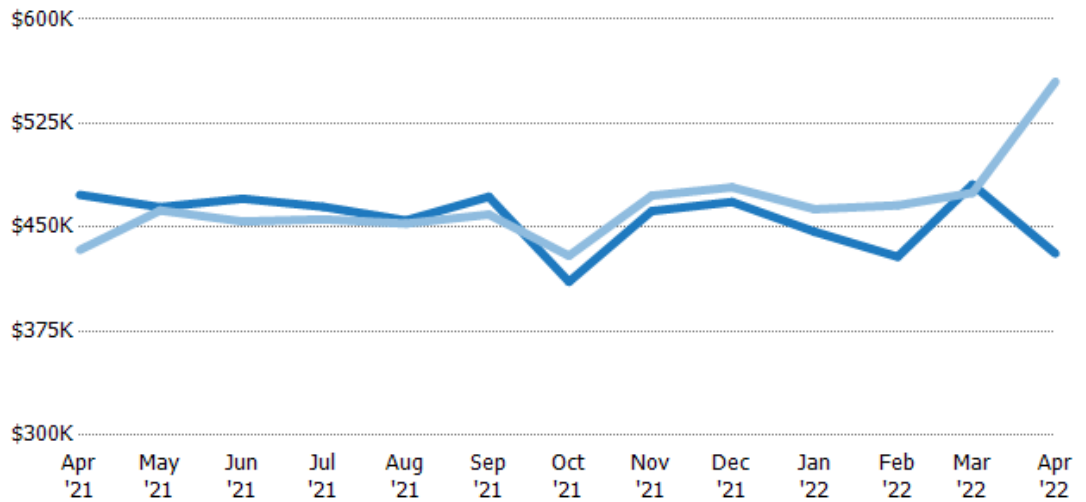


Average Sales Price vs Average Est Value

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

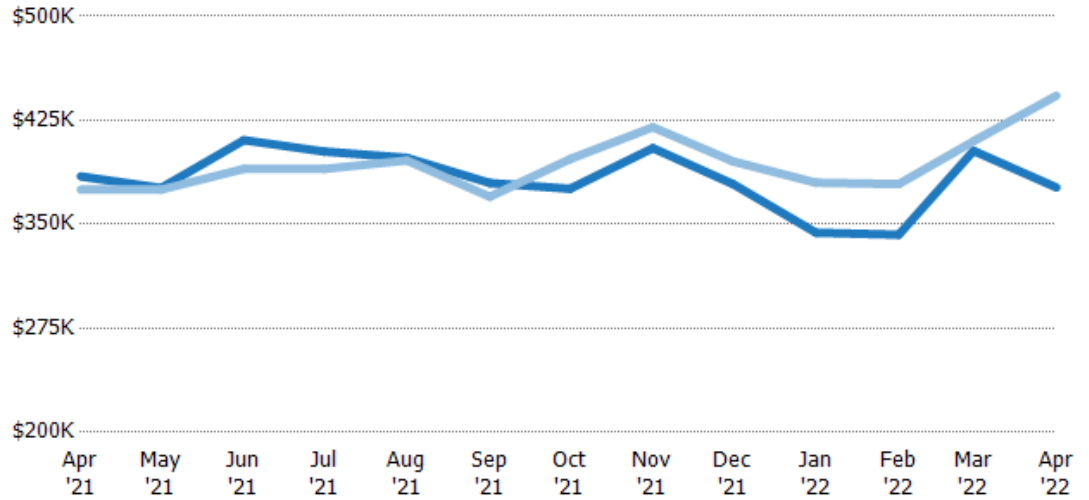


Median Sales Price vs Median Est Value

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



Median Est Value	\$385K	\$376K	\$411K	\$402K	\$398K	\$380K	\$376K	\$405K	\$379K	\$344K	\$342K	\$403K	\$377K
Median Sales Price	\$375K	\$375K	\$390K	\$390K	\$396K	\$370K	\$397K	\$420K	\$395K	\$380K	\$379K	\$410K	\$443K
Med Sales Price as a % of Med Est Value	98%	100%	95%	97%	100%	97%	106%	104%	104%	110%	111%	102%	118%