

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	9	9	+/-	18	23	-21.7%
New Listing Volume	\$4,403,900	\$2,024,900	+117.5%	\$11,266,800	\$7,945,100	+41.8%
Active Listing Count	14	11	+27.3%	N/A	N/A	
Active Listing Volume	\$7,878,800	\$4,741,900	+66.2%	N/A	N/A	
Average Listing Price	\$562,771	\$431,082	+30.5%	\$624,400	\$421,742	+48.1%
Median Listing Price	\$295,000	\$265,000	+11.3%	\$335,325	\$297,355	+12.8%
Median Days in RPR	27.5	65	-57.7%	125.32	49.77	+151.8%
Months of Inventory	7	2.2	+218.2%	2.8	2.5	+9.1%
Absorption Rate	14.29%	45.45%	-31.2%	36.11%	39.39%	-3.3%
Sales Activity Charts Metrics						
New Pending Sales Count	3	5	-40%	10	16	-37.5%
New Pending Sales Volume	\$2,749,900	\$1,129,900	+143.4%	\$4,611,900	\$4,570,200	+0.9%
Pending Sales Count	4	9	-55.6%	N/A	N/A	
Pending Sales Volume	\$1,700,900	\$2,011,300	-15.4%	N/A	N/A	
Closed Sales Count	2	1	+100%	14	13	+7.7%
Closed Sales Volume	\$1,775,000	\$239,000	+642.7%	\$5,508,500	\$2,838,000	+94.1%
Average Sales Price	\$887,500	\$239,000	+271.3%	\$393,464	\$218,308	+80.2%
Median Sales Price	\$887,500	\$239,000	+271.3%	\$378,929	\$197,192	+92.2%

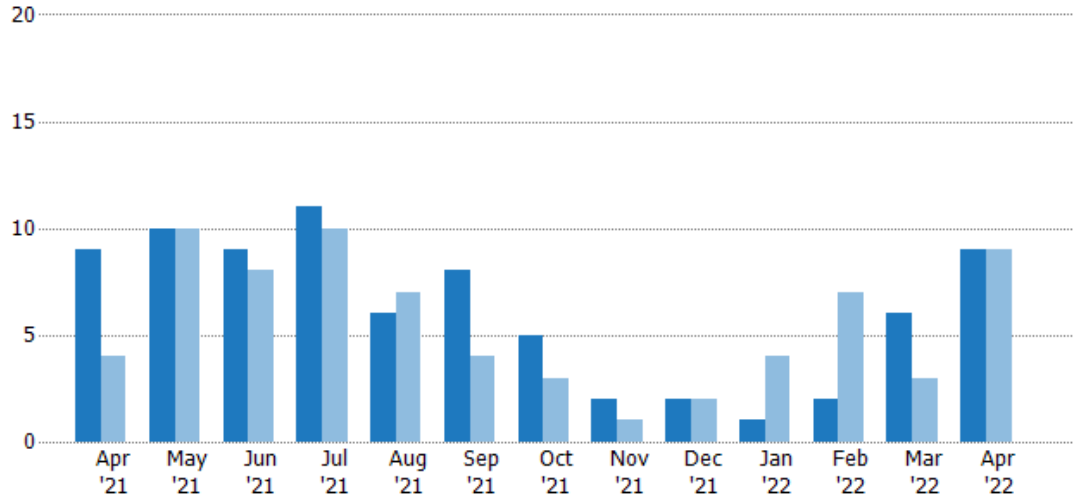
New Listings

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Apr '22	9	0%
Apr '21	9	125%
Apr '20	4	175%



Current Year	9	10	9	11	6	8	5	2	2	1	2	6	9
Prior Year	4	10	8	10	7	4	3	1	2	4	7	3	9
Percent Change from Prior Year	125%	0%	13%	10%	-14%	100%	67%	100%	0%	-75%	-71%	100%	0%

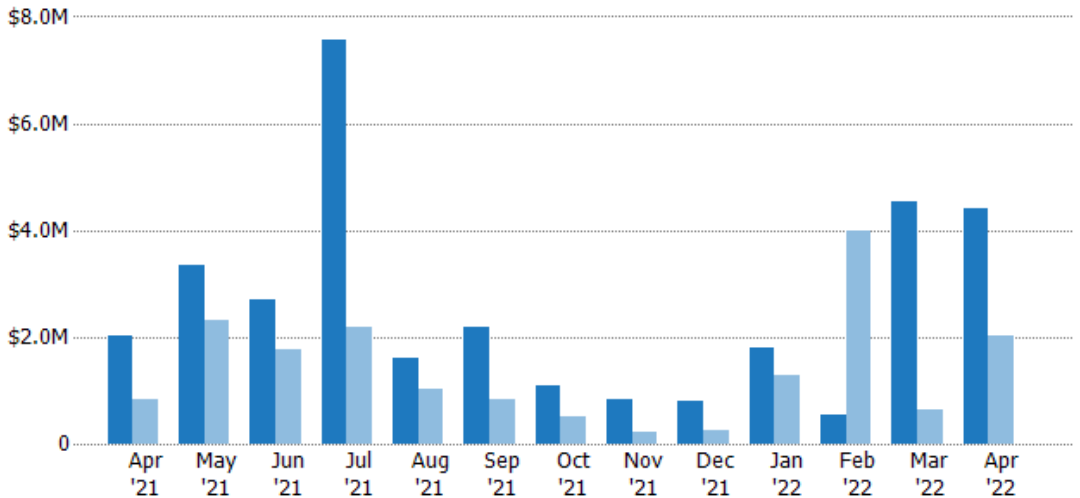
New Listing Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Apr '22	\$4.4M	117.5%
Apr '21	\$2.02M	141.1%
Apr '20	\$840K	163.7%



Current Year	\$2.02M	\$3.34M	\$2.7M	\$7.56M	\$1.6M	\$2.17M	\$1.1M	\$825K	\$800K	\$1.8M	\$531K	\$4.53M	\$4.4M
Prior Year	\$840K	\$2.32M	\$1.76M	\$2.18M	\$1.04M	\$833K	\$509K	\$236K	\$262K	\$1.3M	\$3.97M	\$646K	\$2.02M
Percent Change from Prior Year	141%	44%	53%	247%	54%	161%	115%	250%	205%	39%	-87%	601%	117%

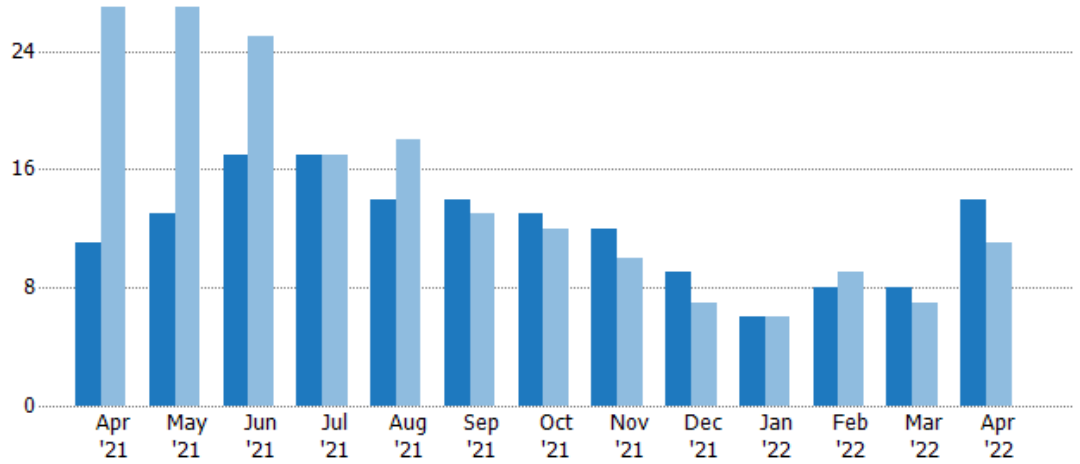
Active Listings

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Apr '22	14	27.3%
Apr '21	11	-59.3%
Apr '20	27	3.7%



Current Year	11	13	17	17	14	14	13	12	9	6	8	8	14
Prior Year	27	27	25	17	18	13	12	10	7	6	9	7	11
Percent Change from Prior Year	-59%	-52%	-32%	0%	-22%	8%	8%	20%	29%	0%	-11%	14%	27%

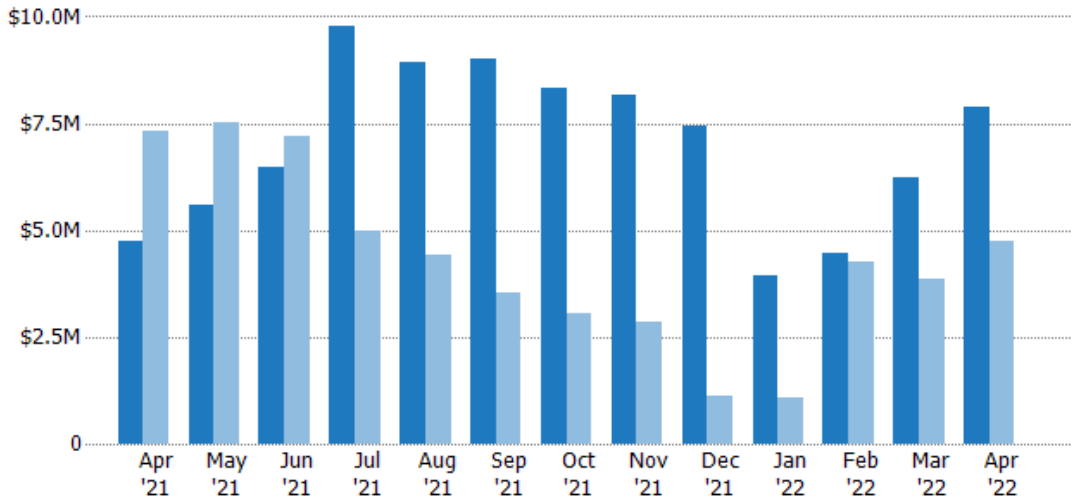
Active Listing Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Apr '22	\$7.88M	66.2%
Apr '21	\$4.74M	-35.3%
Apr '20	\$7.33M	-8.1%



Current Year	\$4.74M	\$5.59M	\$6.48M	\$9.76M	\$8.93M	\$9.01M	\$8.34M	\$8.15M	\$7.42M	\$3.92M	\$4.45M	\$6.22M	\$7.88M
Prior Year	\$7.33M	\$7.5M	\$7.19M	\$4.97M	\$4.43M	\$3.54M	\$3.04M	\$2.84M	\$1.13M	\$1.07M	\$4.26M	\$3.85M	\$4.74M
Percent Change from Prior Year	-35%	-25%	-10%	97%	102%	155%	174%	186%	557%	268%	4%	62%	66%

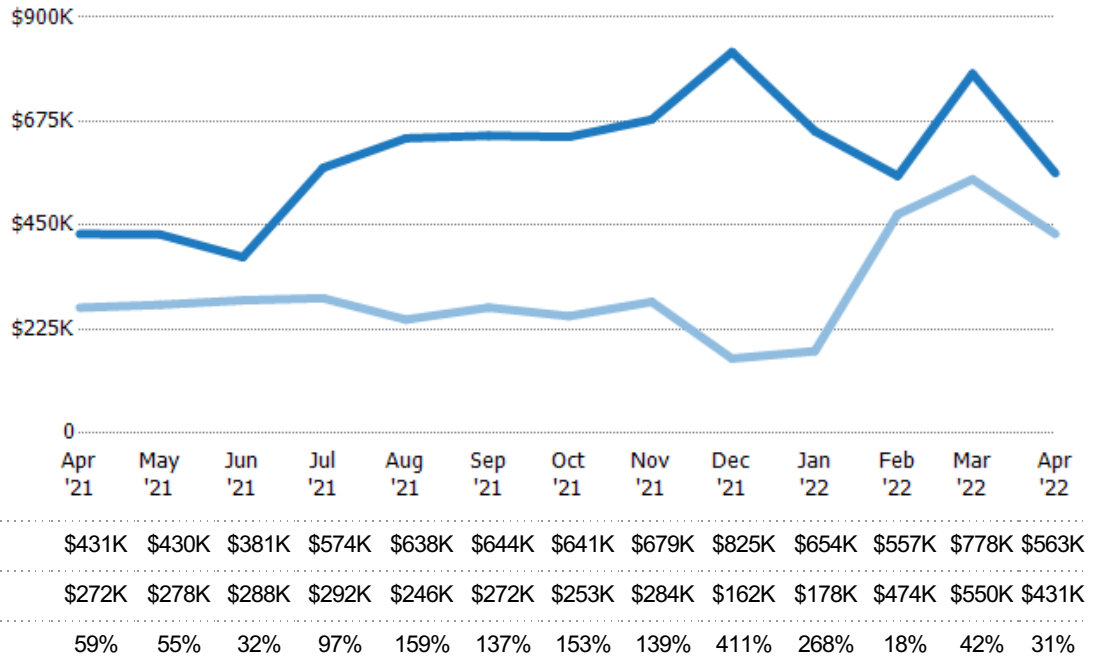
Average Listing Price

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Apr '22	\$563K	30.5%
Apr '21	\$431K	58.7%
Apr '20	\$272K	-11.4%



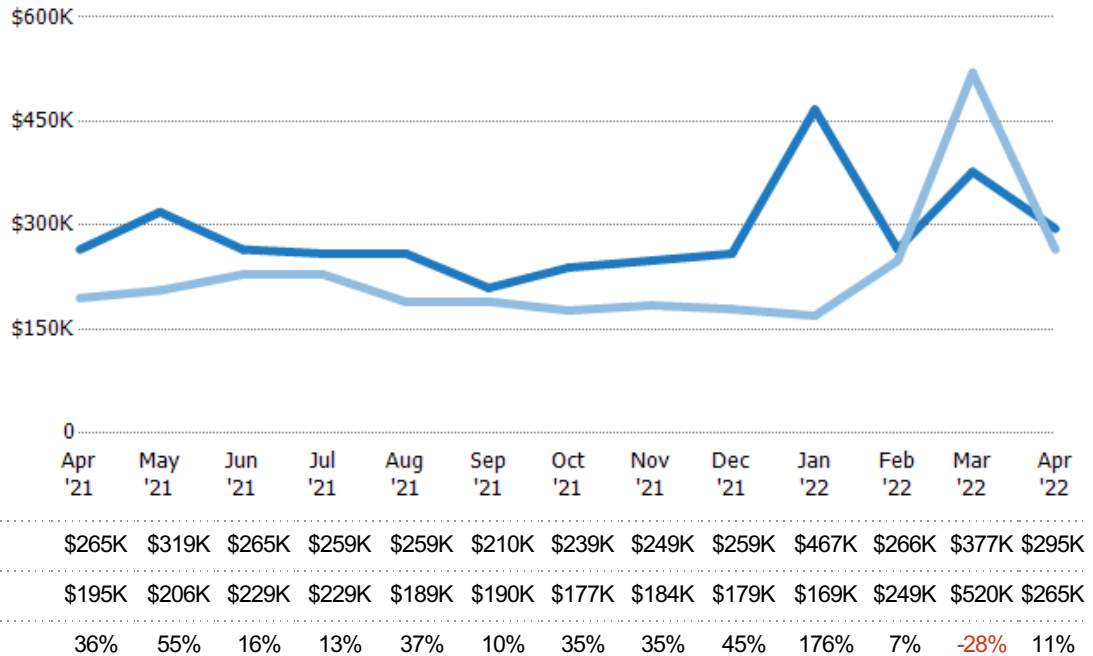
Median Listing Price

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Apr '22	\$295K	11.3%
Apr '21	\$265K	36%
Apr '20	\$195K	13.4%

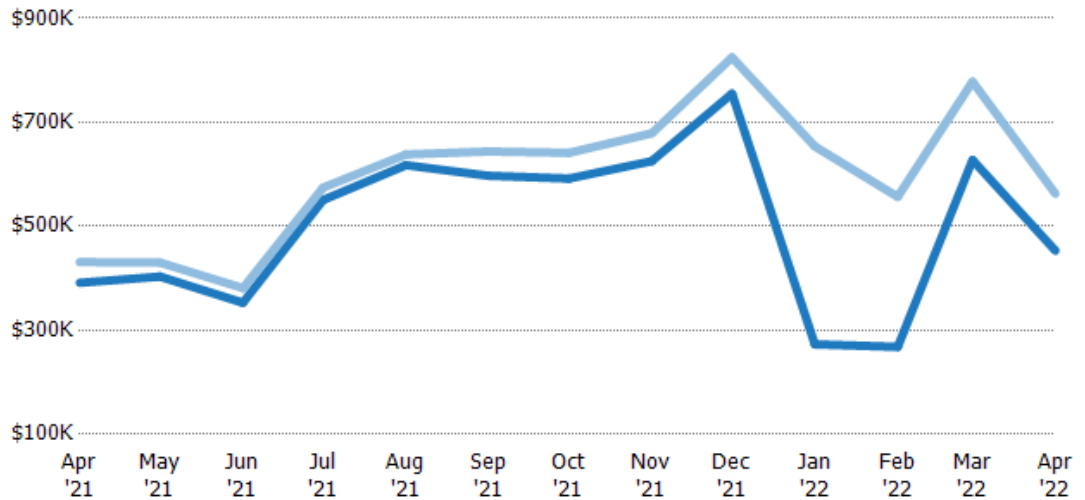


Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

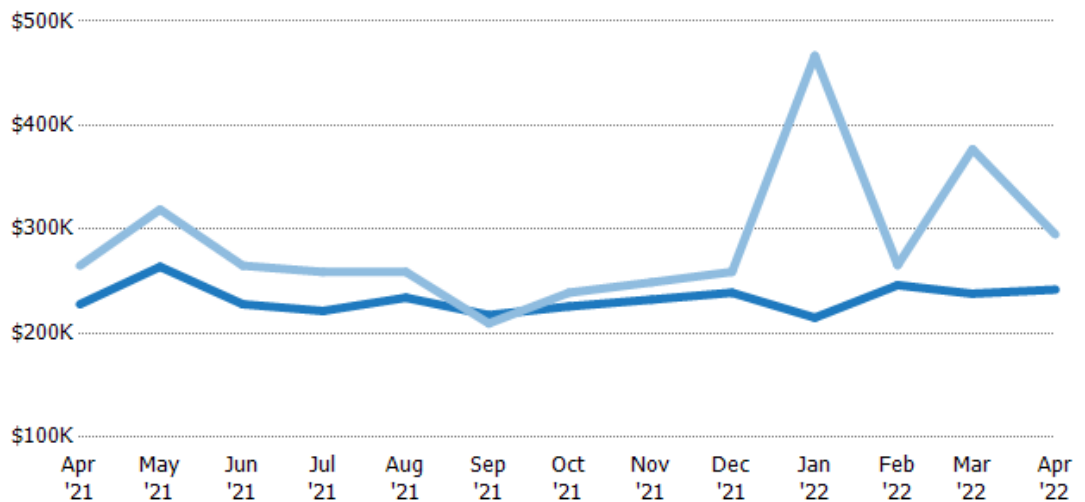


Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



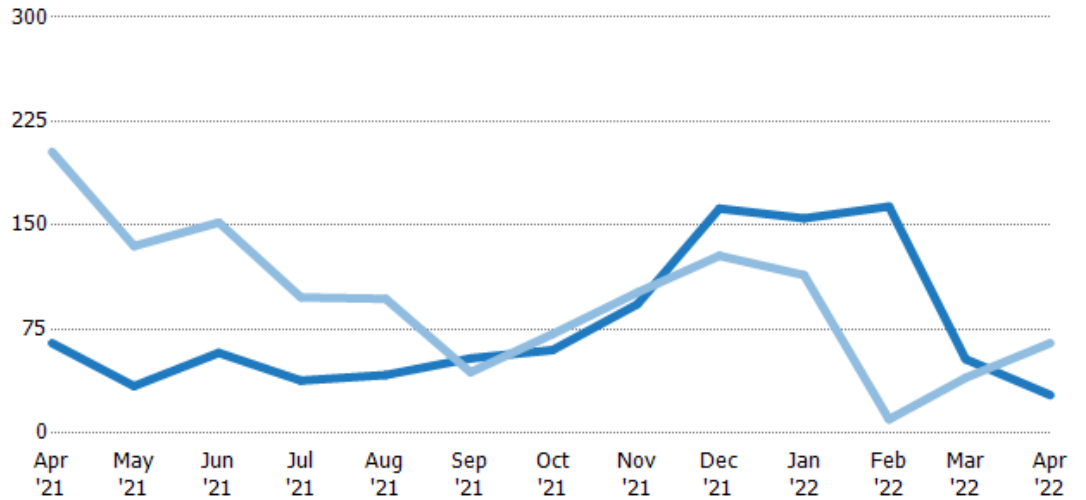
Median Days in RPR

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

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Days	% Chg.
Apr '22	27.5	-57.7%
Apr '21	65	-68%
Apr '20	203	-8.6%



Current Year	65	34	58	38	42	54	60	93	162	155	164	53.5	27.5
Prior Year	203	135	152	98	97	44	71.5	102	128	114	10	40	65
Percent Change from Prior Year	-68%	-75%	-62%	-61%	-57%	23%	-16%	-8%	27%	36%	1,535%	34%	-58%

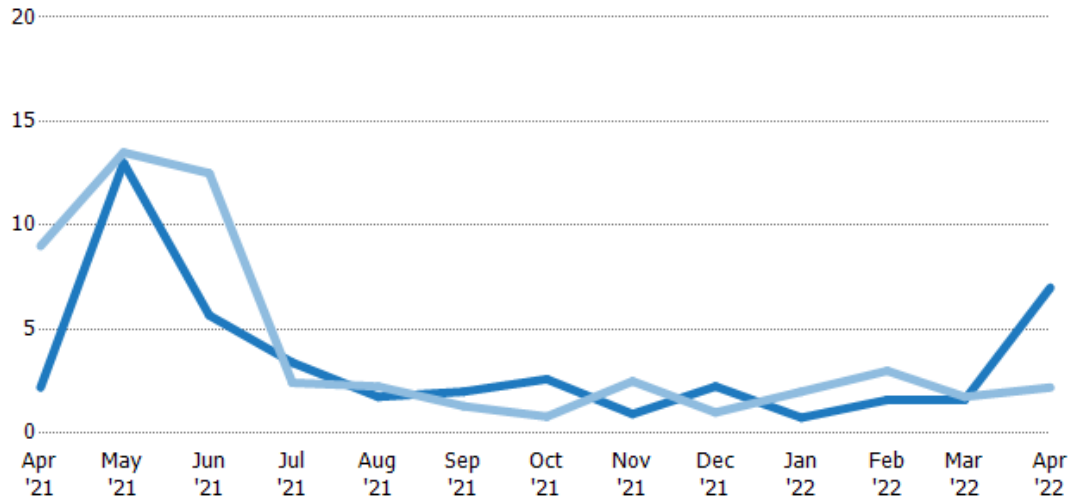
Months of Inventory

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Months	% Chg.
Apr '22	7	218.2%
Apr '21	2.2	-75.6%
Apr '20	9	3.7%



Current Year	2.2	13	5.67	3.4	1.75	2	2.6	0	2.25	0	1.6	1.6	7
Prior Year	9	13.5	12.5	2.43	2.25	1.3	0	2.5	1	2	3	1.75	2.2
Percent Change from Prior Year	-76%	-4%	-55%	40%	-22%	54%	225%	-63%	125%	-63%	-47%	-9%	218%

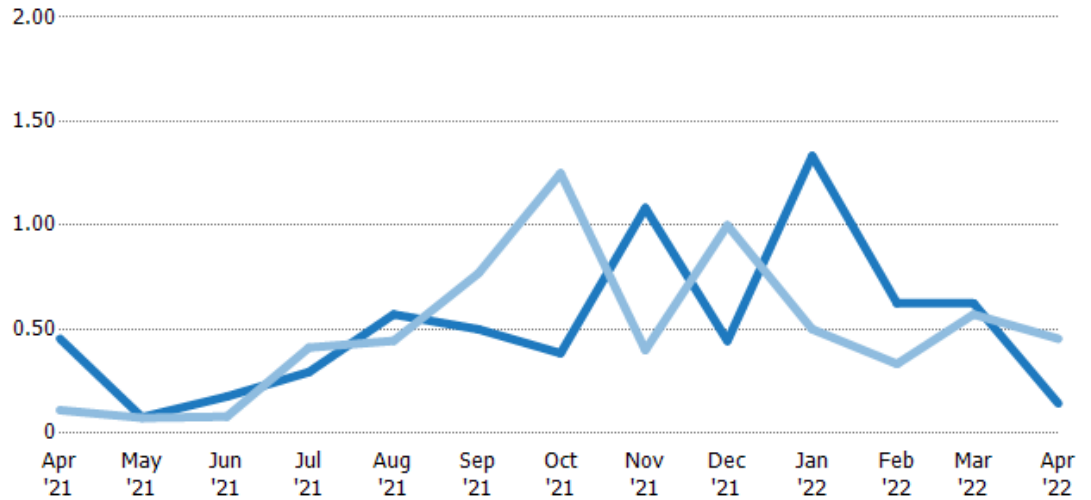
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Rate	Chg.
Apr '22	14%	31.2%
Apr '21	45%	-34.3%
Apr '20	11%	-3.6%



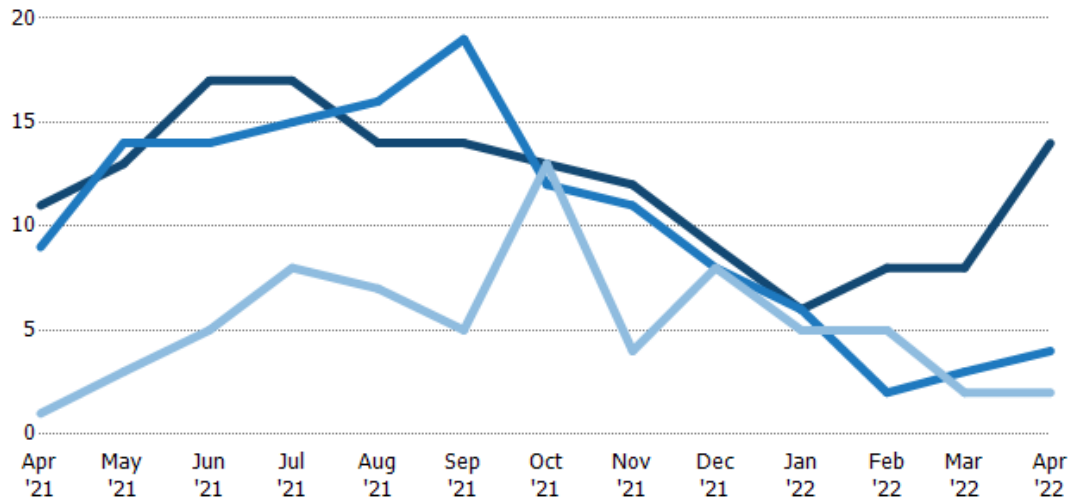
Current Year	45%	8%	18%	29%	57%	50%	38%	108%	44%	133%	63%	63%	14%
Prior Year	11%	7%	8%	41%	44%	77%	125%	40%	100%	50%	33%	57%	45%
Change from Prior Year	-34%	0%	-10%	12%	-13%	27%	87%	-68%	56%	-83%	-29%	-5%	31%

Active/Pending/Sold Units

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



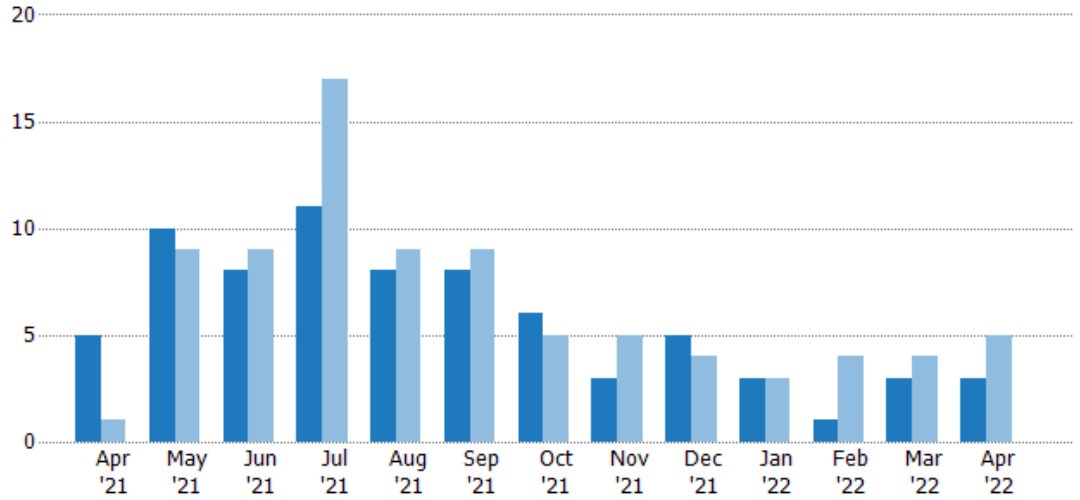
Active	11	13	17	17	14	14	13	12	9	6	8	8	14
Pending	9	14	14	15	16	19	12	11	8	6	2	3	4
Sold	1	3	5	8	7	5	13	4	8	5	5	2	2

New Pending Sales

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



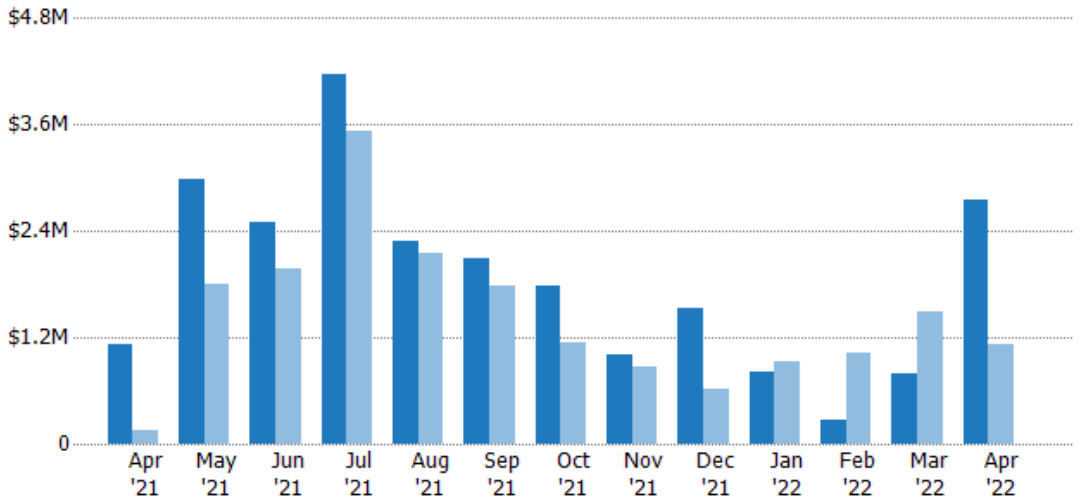
Current Year	5	10	8	11	8	8	6	3	5	3	1	3	3
Prior Year	1	9	9	17	9	9	5	5	4	3	4	4	5
Percent Change from Prior Year	400%	11%	-11%	-35%	-11%	-11%	20%	-40%	25%	0%	-75%	-25%	-40%

New Pending Sales Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



Current Year	\$1.13M	\$2.97M	\$2.49M	\$4.16M	\$2.28M	\$2.09M	\$1.77M	\$1.01M	\$1.52M	\$802K	\$272K	\$788K	\$2.75M
Prior Year	\$155K	\$1.81M	\$1.97M	\$3.52M	\$2.14M	\$1.79M	\$1.14M	\$873K	\$624K	\$925K	\$1.02M	\$1.49M	\$1.13M
Percent Change from Prior Year	629%	64%	27%	18%	6%	17%	55%	16%	144%	-13%	-73%	-47%	143%

Pending Sales

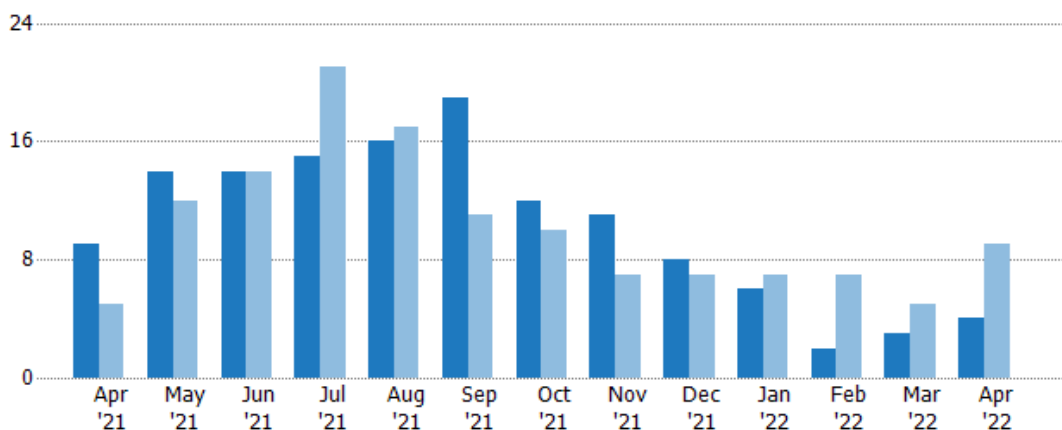
The number of residential properties with accepted offers that were available at the end each month.

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061

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

Month/ Year	Count	% Chg.
Apr '22	4	-55.6%
Apr '21	9	80%
Apr '20	5	60%



Current Year	9	14	14	15	16	19	12	11	8	6	2	3	4
Prior Year	5	12	14	21	17	11	10	7	7	7	7	5	9
Percent Change from Prior Year	80%	17%	0%	-29%	-6%	73%	20%	57%	14%	-14%	-71%	-40%	-56%

Pending Sales Volume

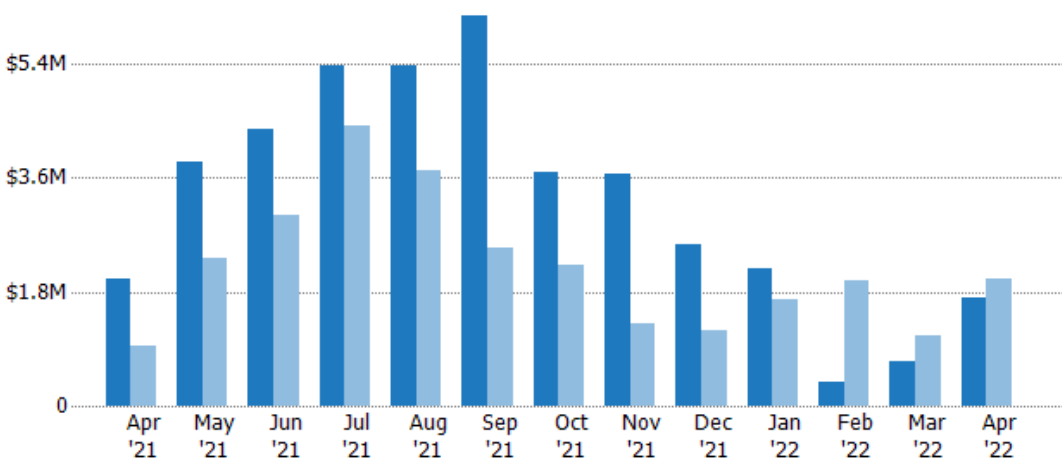
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061

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

Month/ Year	Volume	% Chg.
Apr '22	\$1.7M	-15.4%
Apr '21	\$2.01M	112.7%
Apr '20	\$946K	60.9%



Current Year	\$2.01M	\$3.84M	\$4.36M	\$5.37M	\$5.38M	\$6.16M	\$3.68M	\$3.66M	\$2.54M	\$2.16M	\$382K	\$710K	\$1.7M
Prior Year	\$946K	\$2.34M	\$3.01M	\$4.42M	\$3.71M	\$2.49M	\$2.23M	\$1.31M	\$1.18M	\$1.69M	\$1.97M	\$1.12M	\$2.01M
Percent Change from Prior Year	113%	64%	45%	22%	45%	147%	65%	179%	114%	28%	-81%	-37%	-15%

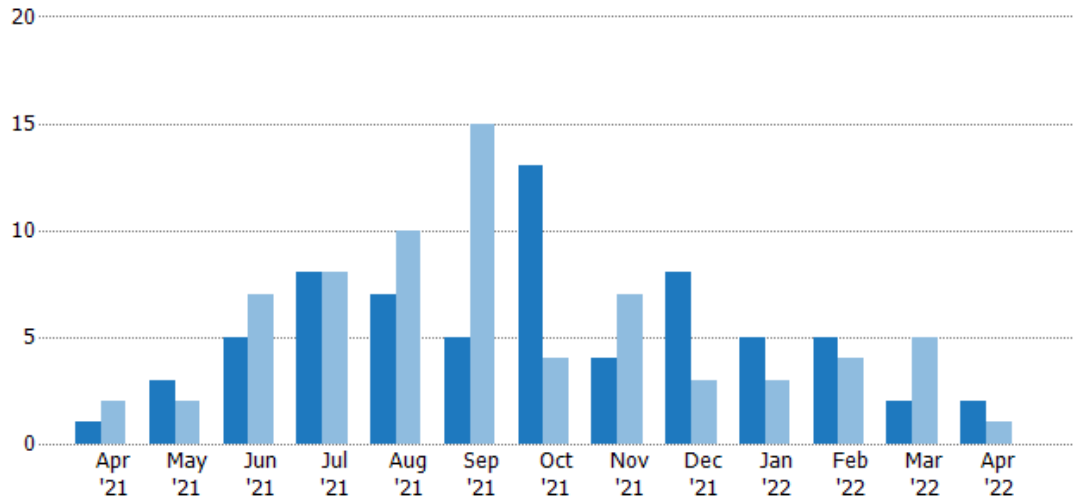
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Count	% Chg.
Apr '22	2	100%
Apr '21	1	-50%
Apr '20	2	0%



Current Year	1	3	5	8	7	5	13	4	8	5	5	2	2
Prior Year	2	2	7	8	10	15	4	7	3	3	4	5	1
Percent Change from Prior Year	-50%	50%	-29%	0%	-30%	-67%	225%	-43%	167%	67%	25%	-60%	100%

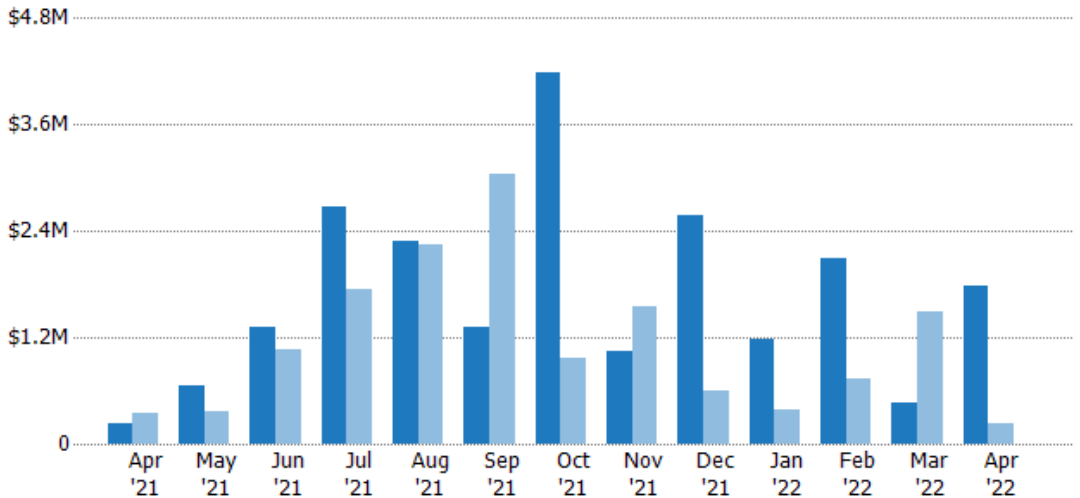
Closed Sales Volume

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Volume	% Chg.
Apr '22	\$1.78M	642.7%
Apr '21	\$239K	-29.3%
Apr '20	\$338K	40.5%



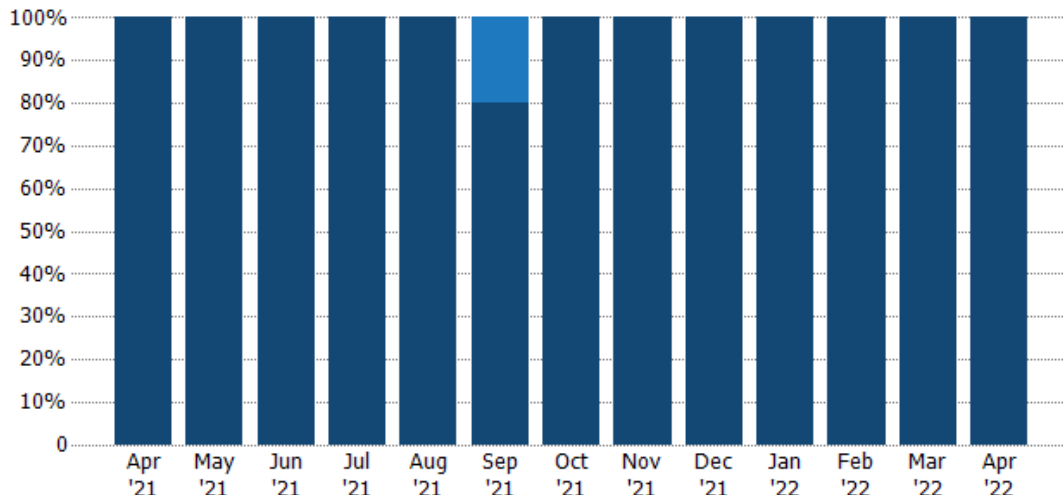
Current Year	\$239K	\$649K	\$1.33M	\$2.68M	\$2.29M	\$1.31M	\$4.18M	\$1.04M	\$2.58M	\$1.18M	\$2.09M	\$460K	\$1.78M
Prior Year	\$338K	\$358K	\$1.07M	\$1.75M	\$2.24M	\$3.04M	\$958K	\$1.54M	\$591K	\$385K	\$730K	\$1.48M	\$239K
Percent Change from Prior Year	-29%	81%	24%	53%	2%	-57%	336%	-33%	337%	208%	186%	-69%	643%

Closed Sales by Property Type

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



Condo/Townhouse	-	-	-	-	-	20%	-	-	-	-	-	-	-
Single Family Residence	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	100%	100%	100%

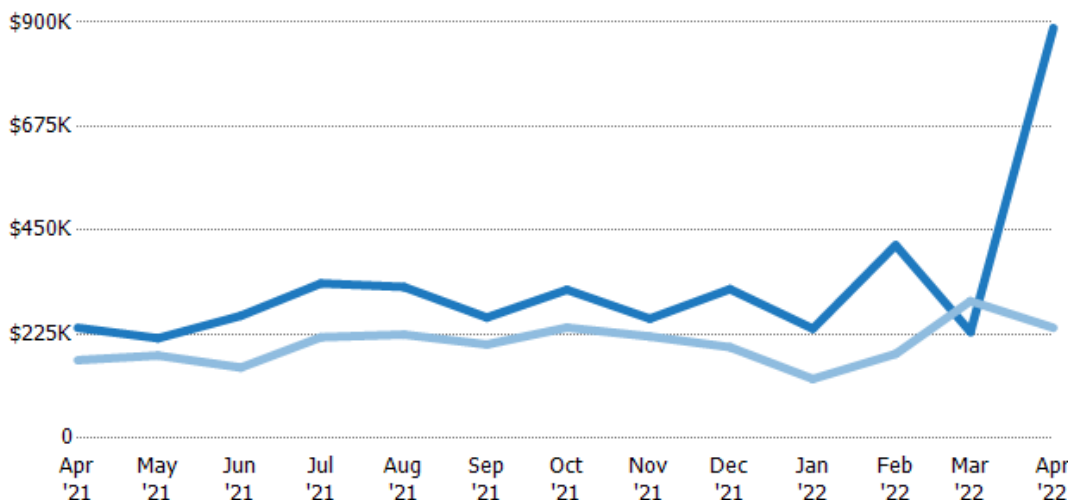
Average Sales Price

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Apr '22	\$888K	271.3%
Apr '21	\$239K	41.4%
Apr '20	\$169K	40.5%



Current Year	\$239K	\$216K	\$265K	\$335K	\$327K	\$261K	\$321K	\$259K	\$323K	\$237K	\$418K	\$230K	\$888K
Prior Year	\$169K	\$179K	\$153K	\$219K	\$224K	\$203K	\$239K	\$220K	\$197K	\$128K	\$183K	\$297K	\$239K
Percent Change from Prior Year	41%	21%	73%	53%	46%	29%	34%	17%	64%	85%	129%	-23%	271%

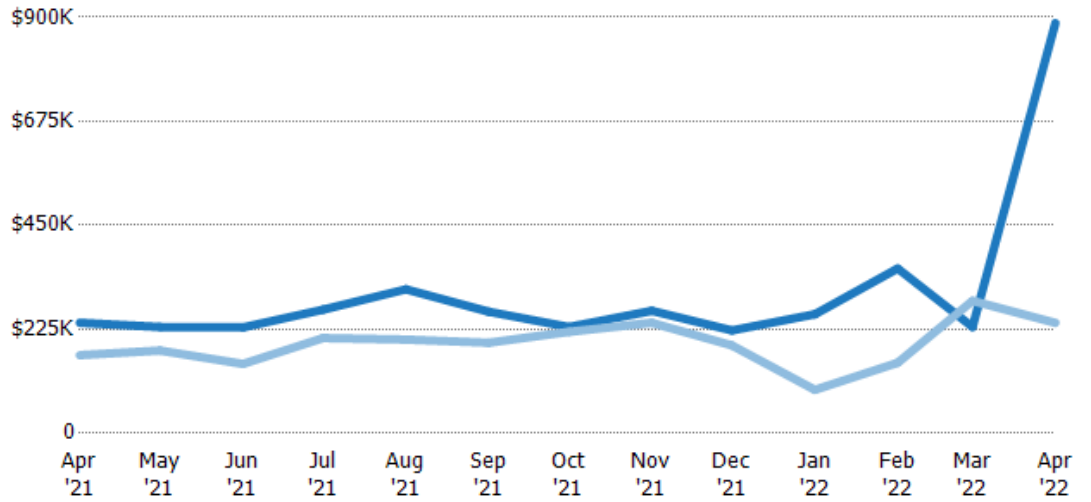
Median Sales Price

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

Filters Used

ZIP: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family

Month/ Year	Price	% Chg.
Apr '22	\$888K	271.3%
Apr '21	\$239K	41.4%
Apr '20	\$169K	40.5%



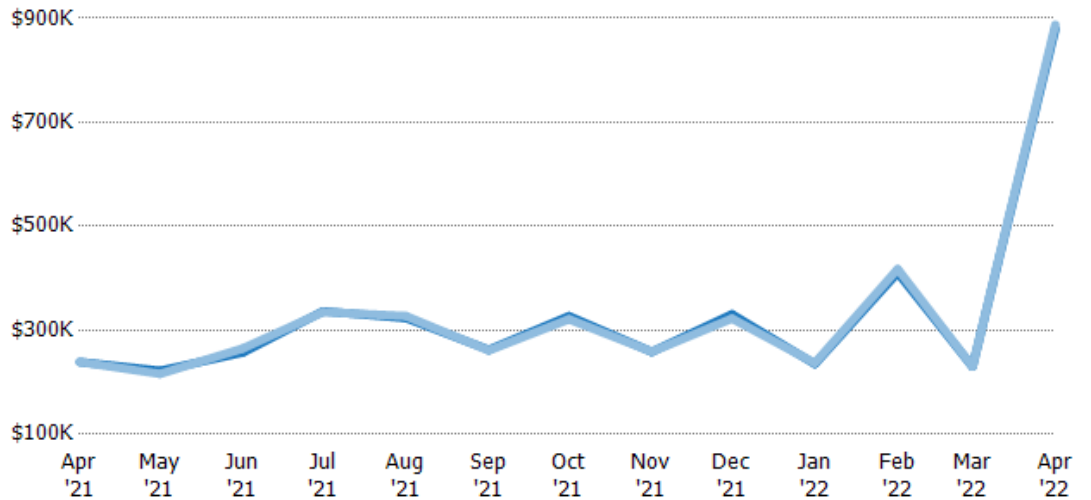
Current Year	\$239K	\$230K	\$229K	\$268K	\$312K	\$263K	\$230K	\$265K	\$223K	\$258K	\$357K	\$230K	\$888K
Prior Year	\$169K	\$179K	\$150K	\$206K	\$203K	\$196K	\$220K	\$239K	\$190K	\$94K	\$153K	\$287K	\$239K
Percent Change from Prior Year	41%	28%	53%	30%	54%	34%	5%	11%	17%	174%	134%	-20%	271%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



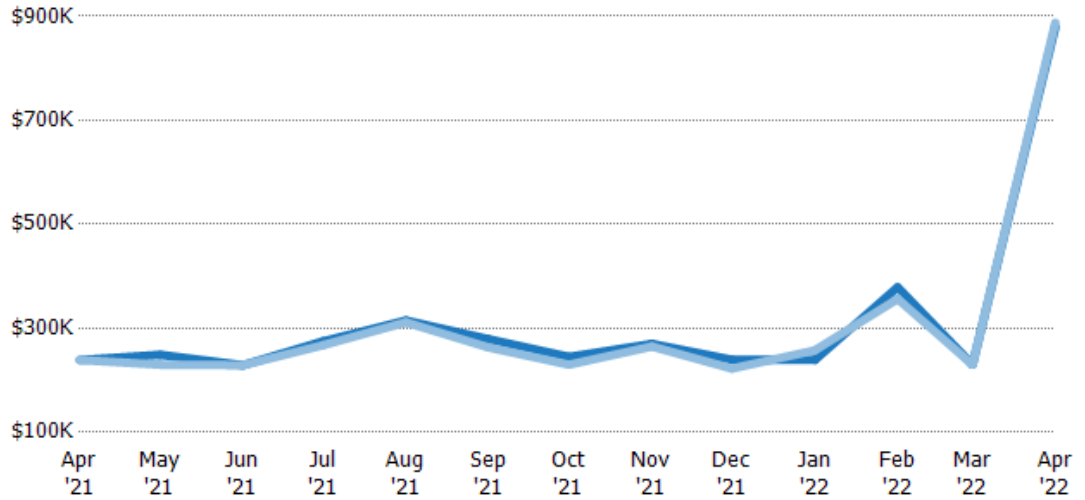
Avg List Price	\$239K	\$222K	\$257K	\$337K	\$323K	\$262K	\$327K	\$259K	\$331K	\$235K	\$411K	\$230K	\$880K
Avg Sales Price	\$239K	\$216K	\$265K	\$335K	\$327K	\$261K	\$321K	\$259K	\$323K	\$237K	\$418K	\$230K	\$888K
Avg Sales Price as a % of Avg List Price	100%	97%	103%	100%	101%	100%	98%	100%	98%	101%	102%	100%	101%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



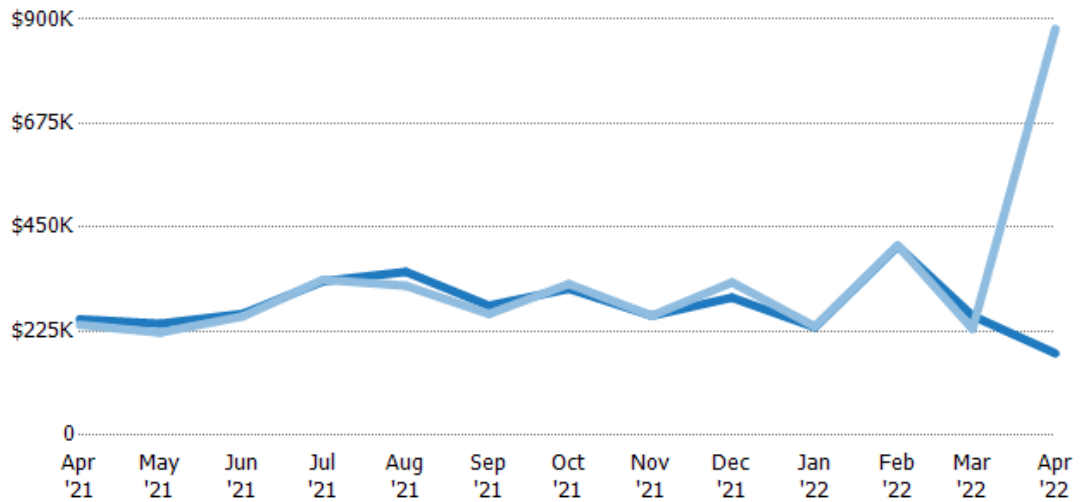
Median List Price	\$239K	\$249K	\$229K	\$275K	\$315K	\$279K	\$245K	\$270K	\$240K	\$239K	\$379K	\$230K	\$880K
Median Sales Price	\$239K	\$230K	\$229K	\$268K	\$312K	\$263K	\$230K	\$265K	\$223K	\$258K	\$357K	\$230K	\$888K
Med Sales Price as a % of Med List Price	100%	92%	100%	97%	99%	94%	94%	98%	93%	108%	94%	100%	101%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



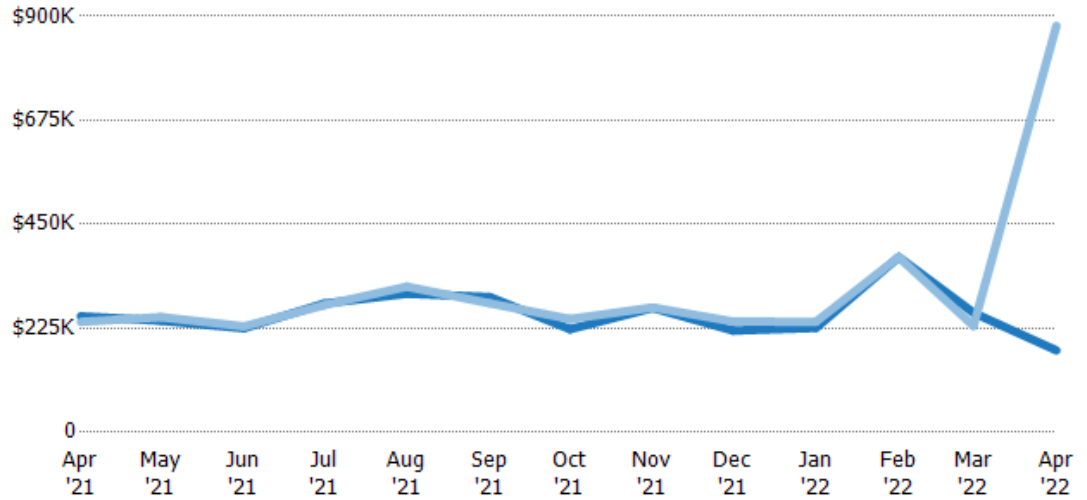
Avg Est Value	\$251K	\$241K	\$263K	\$333K	\$353K	\$281K	\$317K	\$259K	\$298K	\$234K	\$409K	\$259K	\$177K
Avg Sales Price	\$239K	\$222K	\$257K	\$337K	\$323K	\$262K	\$327K	\$259K	\$331K	\$235K	\$411K	\$230K	\$880K
Avg Sales Price as a % of Avg Est Value	95%	92%	98%	101%	92%	94%	103%	100%	111%	101%	100%	89%	496%

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: East Randolph, VT 05041,
Randolph, VT 05060, Randolph
Center, VT 05061
Property Type:
Condo/Townhouse/Apt., Single
Family



Median Est Value	\$251K	\$241K	\$225K	\$278K	\$300K	\$292K	\$223K	\$269K	\$220K	\$226K	\$379K	\$259K	\$177K
Median Sales Price	\$239K	\$249K	\$229K	\$275K	\$315K	\$279K	\$245K	\$270K	\$240K	\$239K	\$379K	\$230K	\$880K
Med Sales Price as a % of Med Est Value	95%	103%	102%	99%	105%	95%	110%	100%	109%	106%	100%	89%	496%