

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	68	98	-30.6%	275	279	-1.4%
New Listing Volume	\$28,210,200	\$35,632,700	-20.8%	\$103,111,274	\$99,588,800	+3.5%
Active Listing Count	247	197	+25.4%	N/A	N/A	
Active Listing Volume	\$146,146,718	\$98,103,500	+49%	N/A	N/A	
Average Listing Price	\$591,687	\$497,987	+18.8%	\$653,236	\$463,511	+40.9%
Median Listing Price	\$330,000	\$269,500	+22.4%	\$320,057	\$256,030	+25%
Median Days in RPR	60	105	-42.9%	67.67	130.02	-48%
Months of Inventory	4	2.4	+66.5%	2.9	4.8	-39.9%
Absorption Rate	24.7%	41.12%	-16.4%	34.91%	21%	+13.9%
Sales Activity Charts Metrics						
New Pending Sales Count	8	92	-91.3%	152	336	-54.8%
New Pending Sales Volume	\$2,767,800	\$25,614,800	-89.2%	\$53,844,050	\$98,661,863	-45.4%
Pending Sales Count	25	130	-80.8%	N/A	N/A	
Pending Sales Volume	\$8,170,200	\$37,315,000	-78.1%	N/A	N/A	
Closed Sales Count	49	68	-27.9%	206	258	-20.2%
Closed Sales Volume	\$22,321,133	\$21,816,150	+2.3%	\$73,720,283	\$74,926,924	-1.6%
Average Sales Price	\$455,533	\$320,826	+42%	\$357,865	\$290,414	+23.2%
Median Sales Price	\$335,000	\$229,250	+46.1%	\$259,030	\$218,950	+18.3%

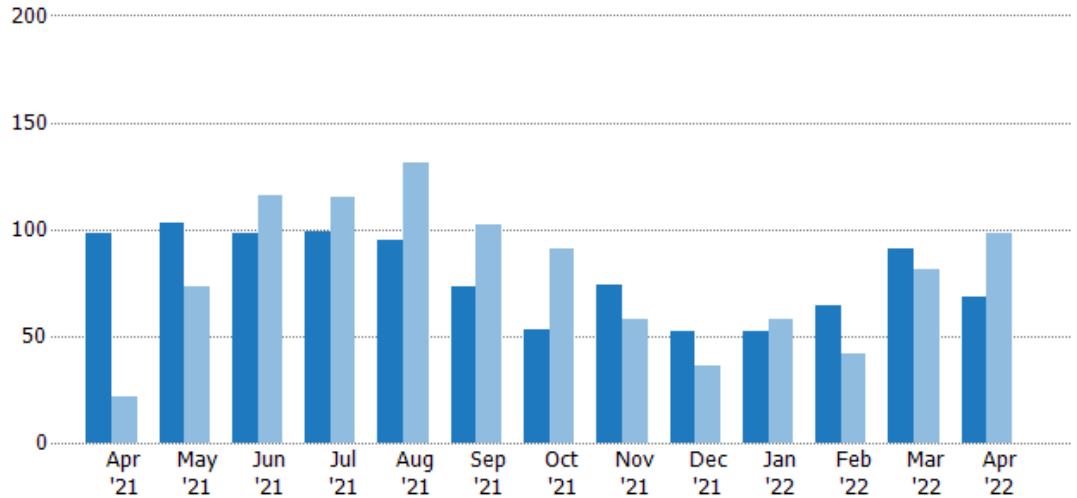
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Apr '22	68	-30.6%
Apr '21	98	345.5%
Apr '20	22	368.2%



Current Year	98	103	98	99	95	73	53	74	52	52	64	91	68
Prior Year	22	73	116	115	131	102	91	58	36	58	42	81	98
Percent Change from Prior Year	345%	41%	-16%	-14%	-27%	-28%	-42%	28%	44%	-10%	52%	12%	-31%

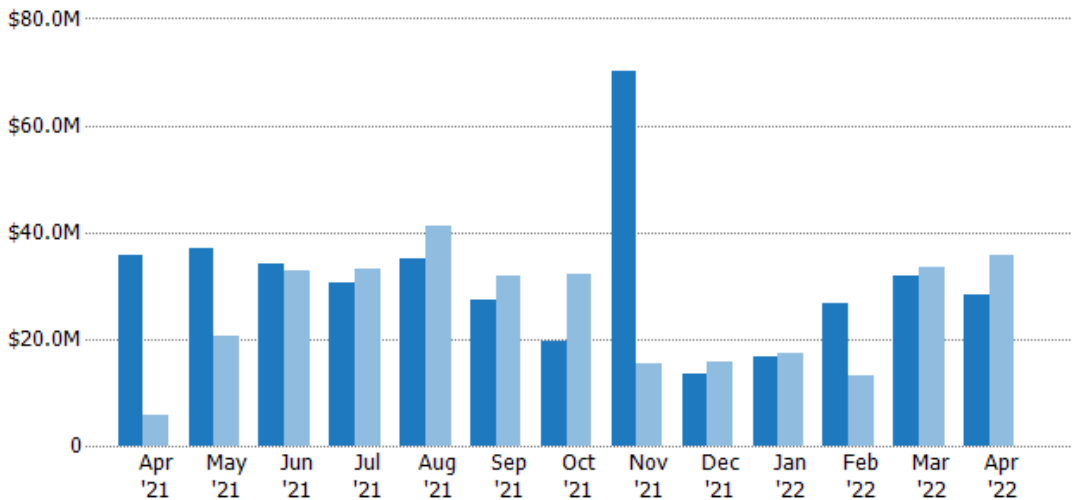
New Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Apr '22	\$28.2M	-20.8%
Apr '21	\$35.6M	535.7%
Apr '20	\$5.61M	324.9%



Current Year	\$35.6M	\$37.1M	\$34M	\$30.5M	\$35.1M	\$27.2M	\$19.5M	\$70M	\$13.4M	\$16.5M	\$26.6M	\$31.8M	\$28.2M
Prior Year	\$5.61M	\$20.5M	\$32.9M	\$33.2M	\$41.3M	\$31.9M	\$32.2M	\$15.4M	\$15.7M	\$17.3M	\$13.2M	\$33.4M	\$35.6M
Percent Change from Prior Year	536%	81%	3%	-8%	-15%	-15%	-40%	355%	-15%	-5%	101%	-5%	-21%

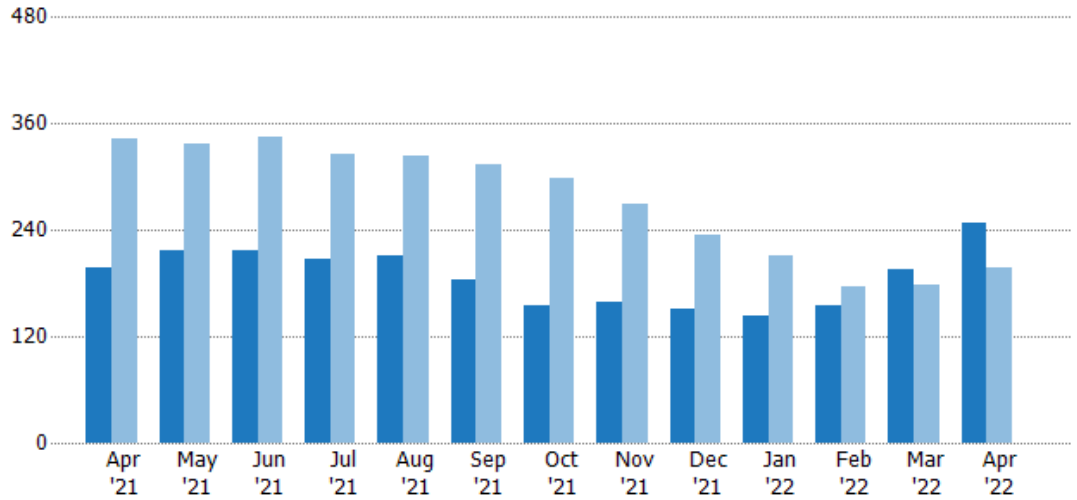
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Apr '22	247	25.4%
Apr '21	197	-42.4%
Apr '20	342	33%



Current Year	197	216	216	207	211	183	155	159	151	143	154	195	247
Prior Year	342	338	344	326	323	314	298	270	234	211	176	178	197
Percent Change from Prior Year	-42%	-36%	-37%	-37%	-35%	-42%	-48%	-41%	-35%	-32%	-13%	10%	25%

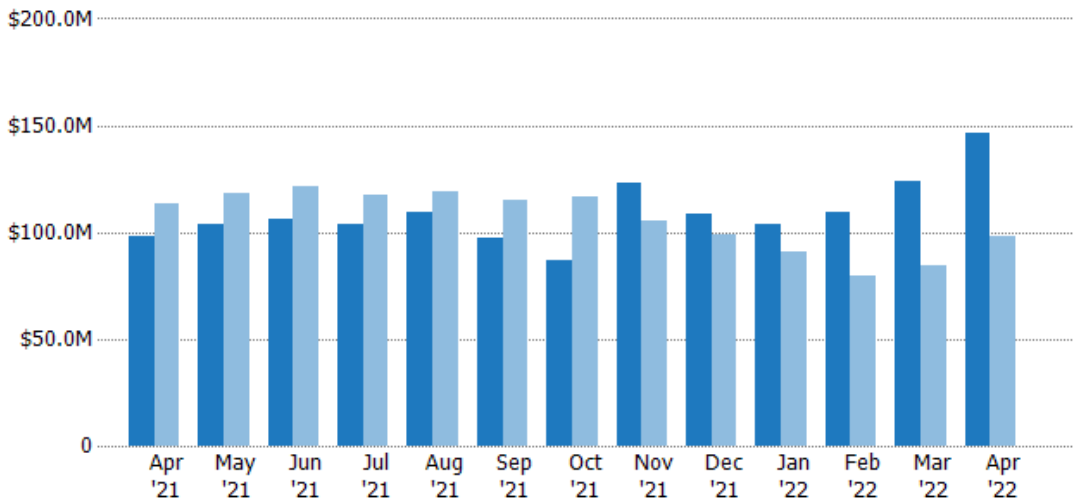
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '22	\$146M	49%
Apr '21	\$98.1M	-13.6%
Apr '20	\$114M	9.2%



Current Year	\$98.1M	\$103M	\$106M	\$104M	\$109M	\$97.2M	\$87M	\$123M	\$108M	\$103M	\$109M	\$124M	\$146M
Prior Year	\$114M	\$118M	\$121M	\$117M	\$119M	\$115M	\$117M	\$105M	\$99.2M	\$90.9M	\$79.9M	\$84.3M	\$98.1M
Percent Change from Prior Year	-14%	-12%	-13%	-11%	-9%	-16%	-25%	17%	9%	14%	37%	47%	49%

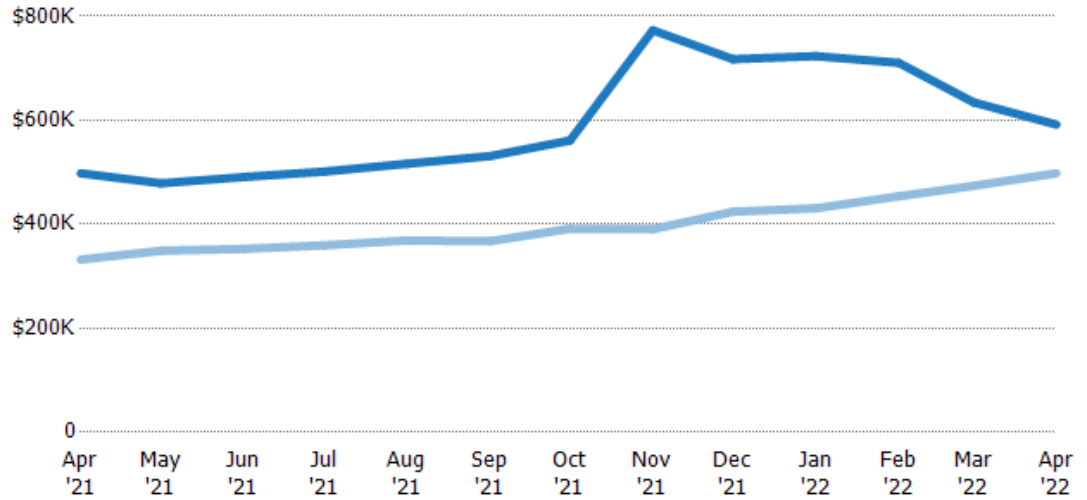
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Apr '22	\$592K	18.8%
Apr '21	\$498K	50%
Apr '20	\$332K	-17.9%



Current Year	\$498K	\$479K	\$491K	\$501K	\$516K	\$531K	\$561K	\$773K	\$718K	\$723K	\$710K	\$635K	\$592K
Prior Year	\$332K	\$349K	\$353K	\$359K	\$369K	\$367K	\$391K	\$391K	\$424K	\$431K	\$454K	\$474K	\$498K
Percent Change from Prior Year	50%	37%	39%	39%	40%	45%	43%	98%	69%	68%	57%	34%	19%

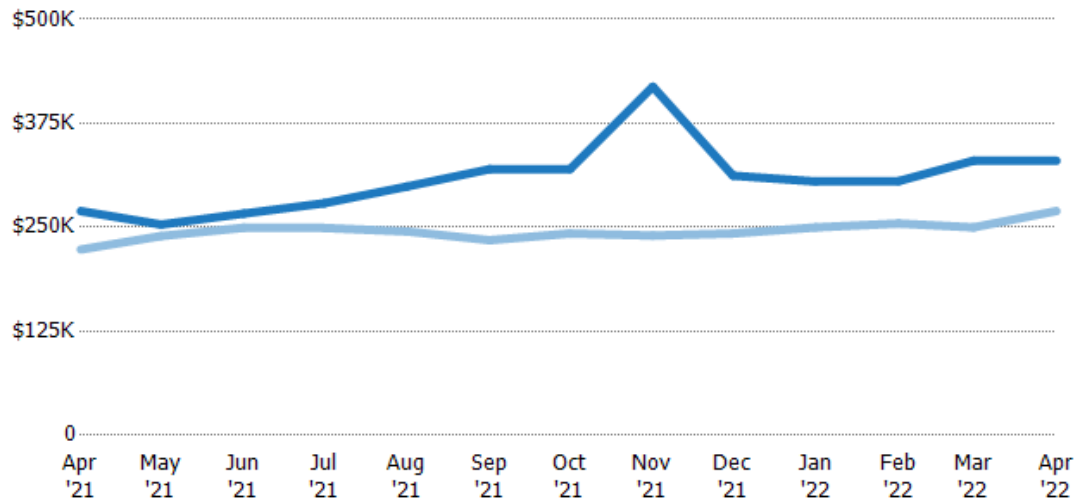
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Apr '22	\$330K	22.4%
Apr '21	\$270K	20.7%
Apr '20	\$223K	-6.4%



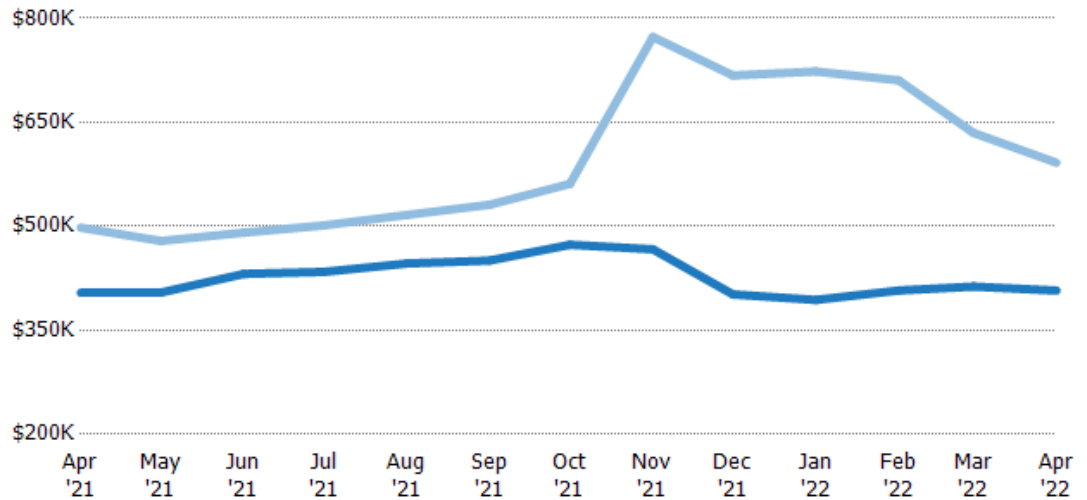
Current Year	\$270K	\$253K	\$267K	\$279K	\$299K	\$320K	\$320K	\$419K	\$312K	\$305K	\$306K	\$330K	\$330K
Prior Year	\$223K	\$239K	\$250K	\$249K	\$245K	\$234K	\$243K	\$240K	\$243K	\$250K	\$255K	\$250K	\$270K
Percent Change from Prior Year	21%	6%	7%	12%	22%	36%	32%	75%	29%	22%	20%	32%	22%

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

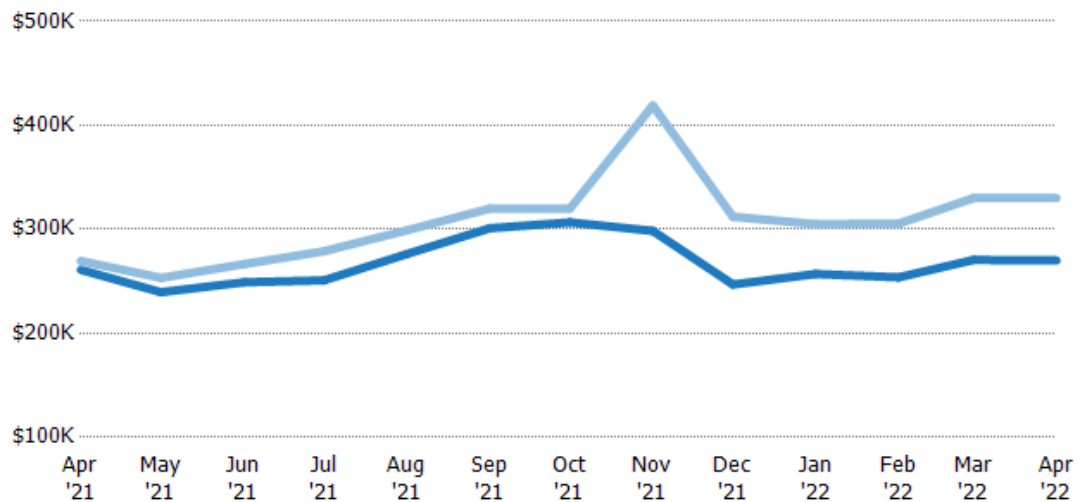


Median Listing Price vs Median Est Value

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



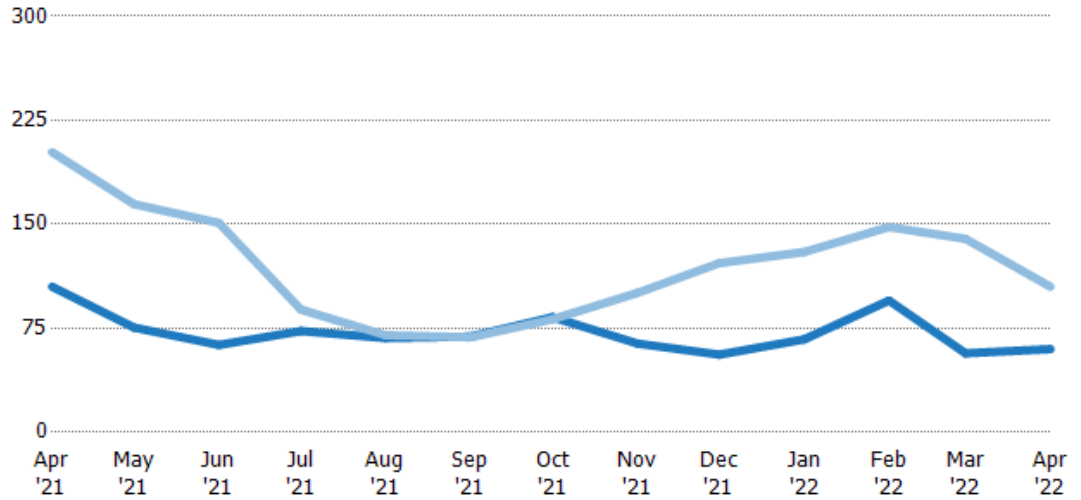
Median Days in RPR

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

Month/Year	Days	% Chg.
Apr '22	60	-42.9%
Apr '21	105	-48%
Apr '20	202	-29.7%



Current Year	105	75.5	63	73	68	69	83	64	56	67	95	57	60
Prior Year	202	165	151	88.5	70	68.5	81.5	101	122	130	148	140	105
Percent Change from Prior Year	-48%	-54%	-58%	-18%	-3%	1%	2%	-36%	-54%	-48%	-36%	-59%	-43%

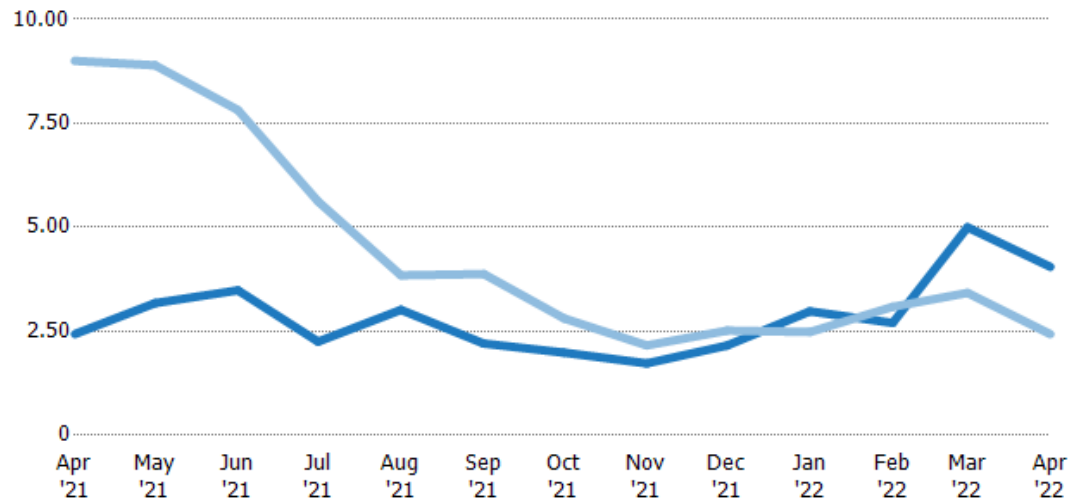
Months of Inventory

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

Filters Used

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

Month/Year	Months	% Chg.
Apr '22	4.05	66.5%
Apr '21	2.43	-73%
Apr '20	9	9.9%



Current Year	2.43	3.18	3.48	2.25	3.01	2.2	1.99	1.73	2.16	2.98	2.7	5	4.05
Prior Year	9	8.89	7.82	5.62	3.85	3.88	2.81	2.16	2.52	2.48	3.09	3.42	2.43
Percent Change from Prior Year	-73%	-64%	-55%	-60%	-22%	-43%	-29%	-20%	-14%	20%	-13%	46%	66%

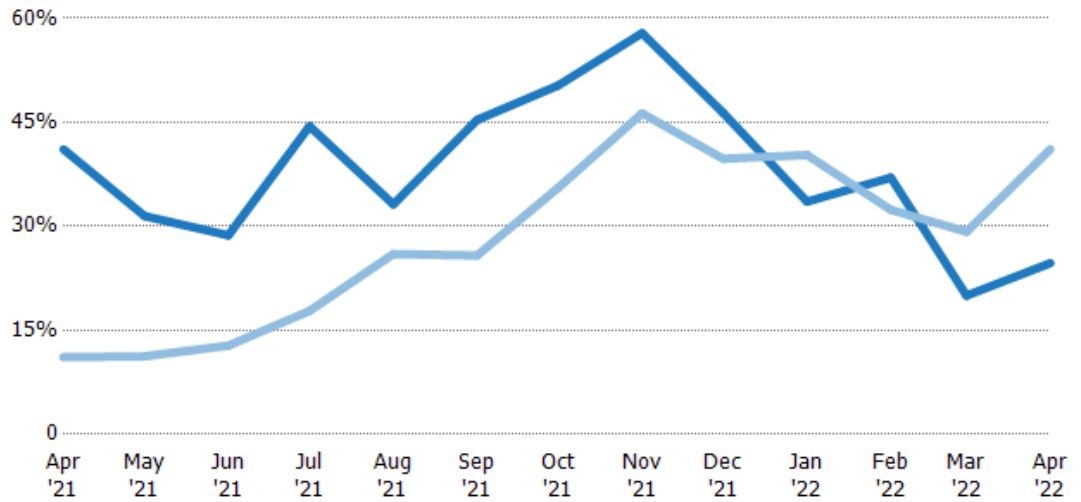
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Apr '22	25%	16.4%
Apr '21	41%	-30%
Apr '20	11%	-9.1%



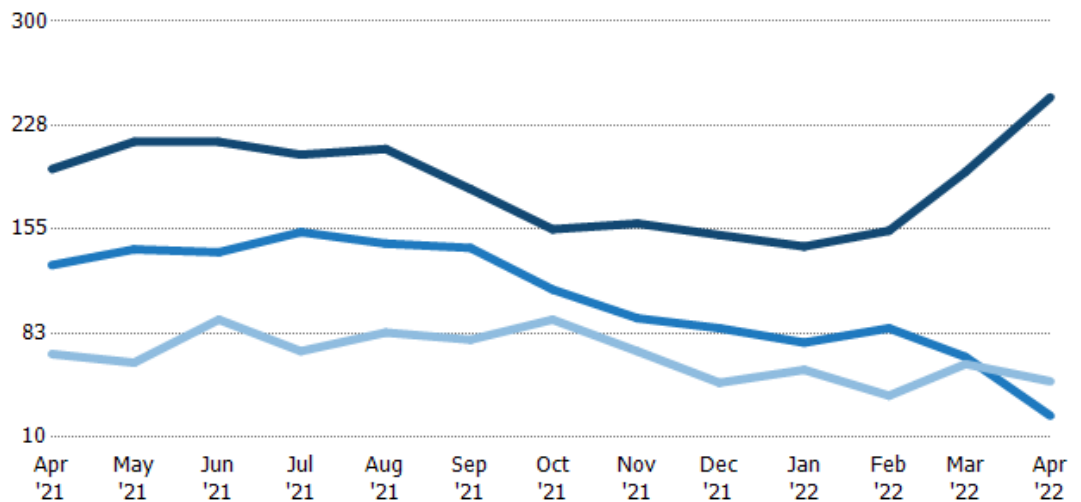
Current Year	41%	31%	29%	44%	33%	45%	50%	58%	46%	34%	37%	20%	25%
Prior Year	11%	11%	13%	18%	26%	26%	36%	46%	40%	40%	32%	29%	41%
Change from Prior Year	-30%	-20%	-16%	-27%	-7%	-20%	-15%	-12%	-7%	7%	-5%	9%	16%

Active/Pending/Sold Units

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

Filters Used

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



Active	197	216	216	207	211	183	155	159	151	143	154	195	247
Pending	130	141	139	153	145	142	113	93	86	76	86	66	25
Sold	68	62	92	70	83	78	92	70	48	57	39	61	49

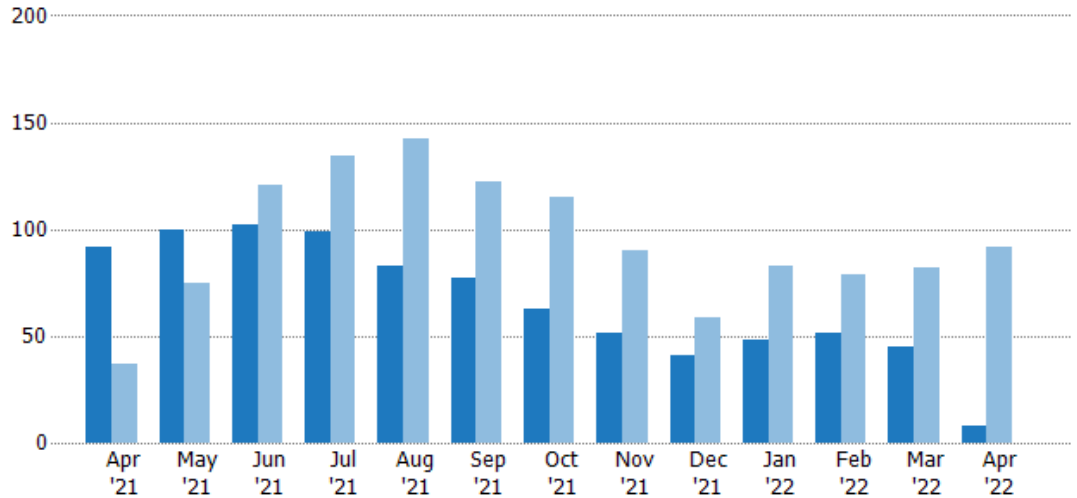
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Apr '22	8	-91.3%
Apr '21	92	148.6%
Apr '20	37	102.7%



Current Year	92	100	102	99	83	77	63	51	41	48	51	45	8
Prior Year	37	75	121	134	142	122	115	90	59	83	79	82	92
Percent Change from Prior Year	149%	33%	-16%	-26%	-42%	-37%	-45%	-43%	-31%	-42%	-35%	-45%	-91%

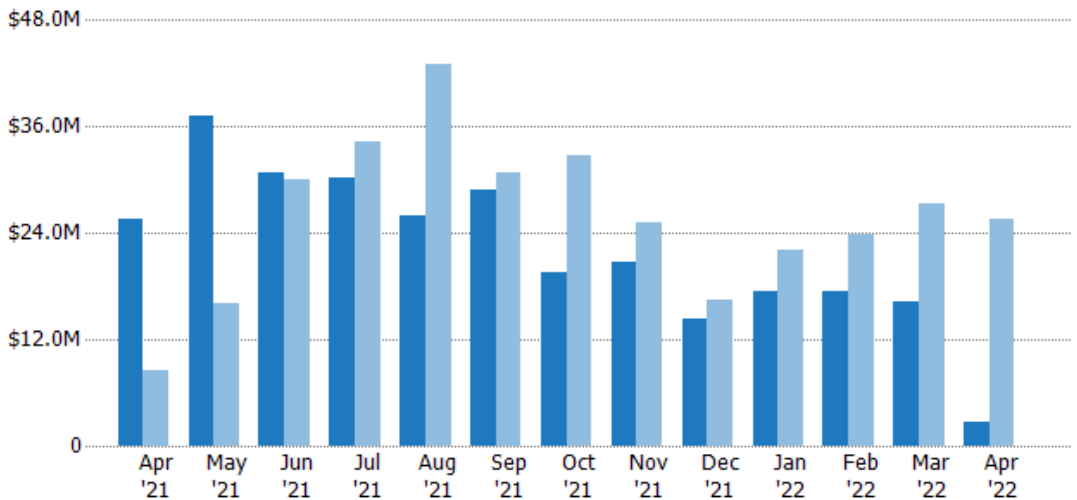
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Apr '22	\$2.77M	-89.2%
Apr '21	\$25.6M	200.2%
Apr '20	\$8.53M	104.8%



Current Year	\$25.6M	\$37.2M	\$30.9M	\$30.2M	\$26M	\$28.8M	\$19.6M	\$20.8M	\$14.2M	\$17.4M	\$17.4M	\$16.3M	\$2.77M
Prior Year	\$8.53M	\$16.1M	\$30.1M	\$34.3M	\$43M	\$30.8M	\$32.8M	\$25.1M	\$16.4M	\$22.1M	\$23.7M	\$27.2M	\$25.6M
Percent Change from Prior Year	200%	131%	3%	-12%	-40%	-6%	-40%	-17%	-13%	-21%	-27%	-40%	-89%

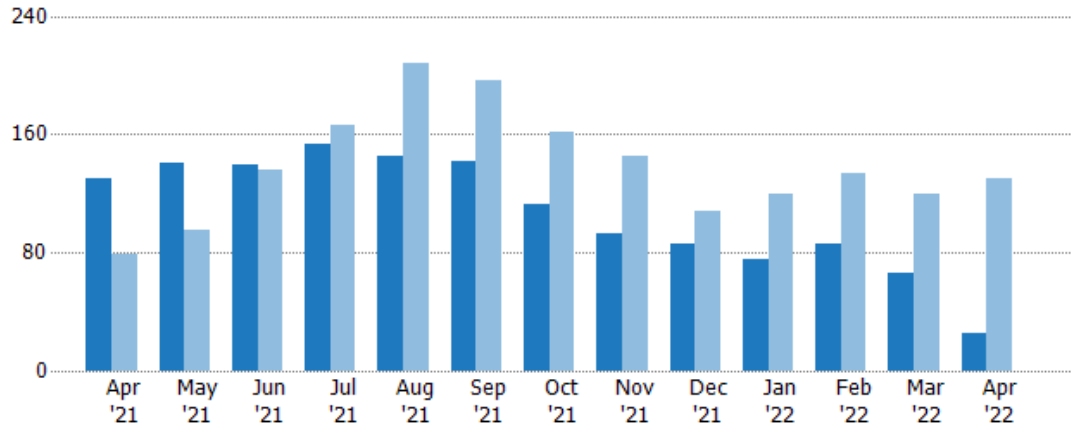
Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Apr '22	25	-80.8%
Apr '21	130	64.6%
Apr '20	79	22.8%



Current Year	130	141	139	153	145	142	113	93	86	76	86	66	25
Prior Year	79	95	136	166	208	196	161	145	108	120	134	120	130
Percent Change from Prior Year	65%	48%	2%	-8%	-30%	-28%	-30%	-36%	-20%	-37%	-36%	-45%	-81%

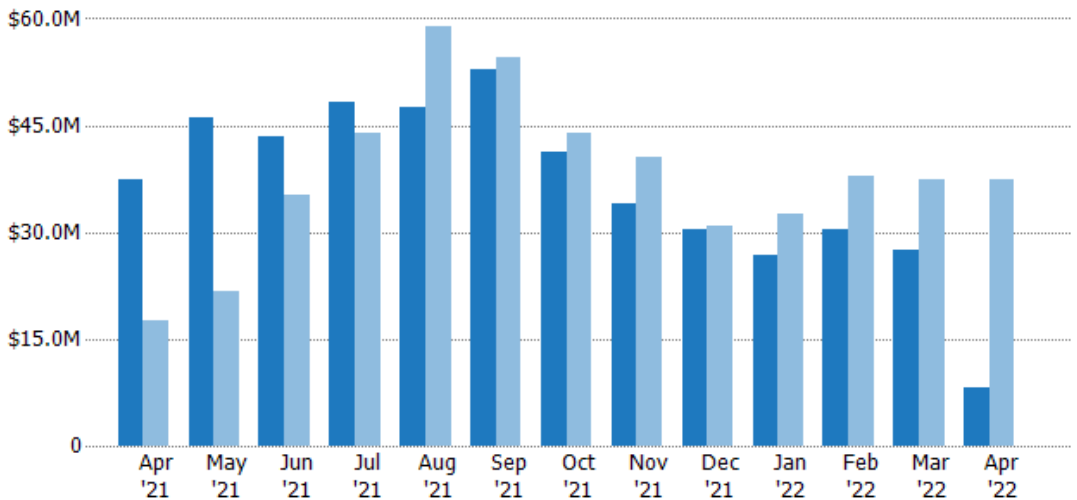
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Apr '22	\$8.17M	-78.1%
Apr '21	\$37.3M	111.7%
Apr '20	\$17.6M	32.7%



Current Year	\$37.3M	\$46.1M	\$43.5M	\$48.2M	\$47.6M	\$52.7M	\$41.2M	\$33.9M	\$30.4M	\$26.8M	\$30.3M	\$27.4M	\$8.17M
Prior Year	\$17.6M	\$21.6M	\$35.3M	\$43.9M	\$58.8M	\$54.6M	\$43.8M	\$40.5M	\$30.8M	\$32.5M	\$37.9M	\$37.4M	\$37.3M
Percent Change from Prior Year	112%	113%	23%	10%	-19%	-3%	-6%	-16%	-1%	-17%	-20%	-27%	-78%

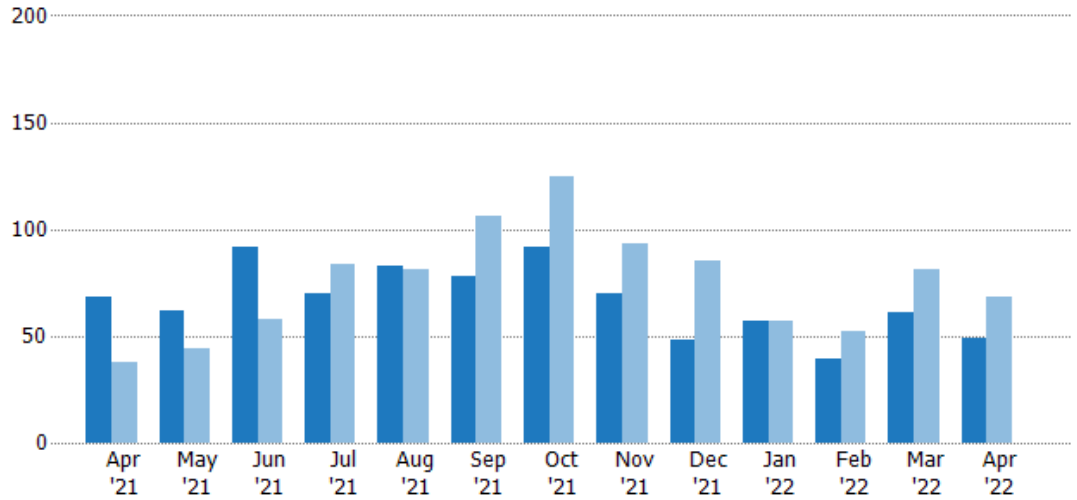
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Apr '22	49	-27.9%
Apr '21	68	78.9%
Apr '20	38	76.3%



Current Year	68	62	92	70	83	78	92	70	48	57	39	61	49
Prior Year	38	44	58	84	81	106	125	93	85	57	52	81	68
Percent Change from Prior Year	79%	41%	59%	-17%	2%	-26%	-26%	-25%	-44%	0%	-25%	-25%	-28%

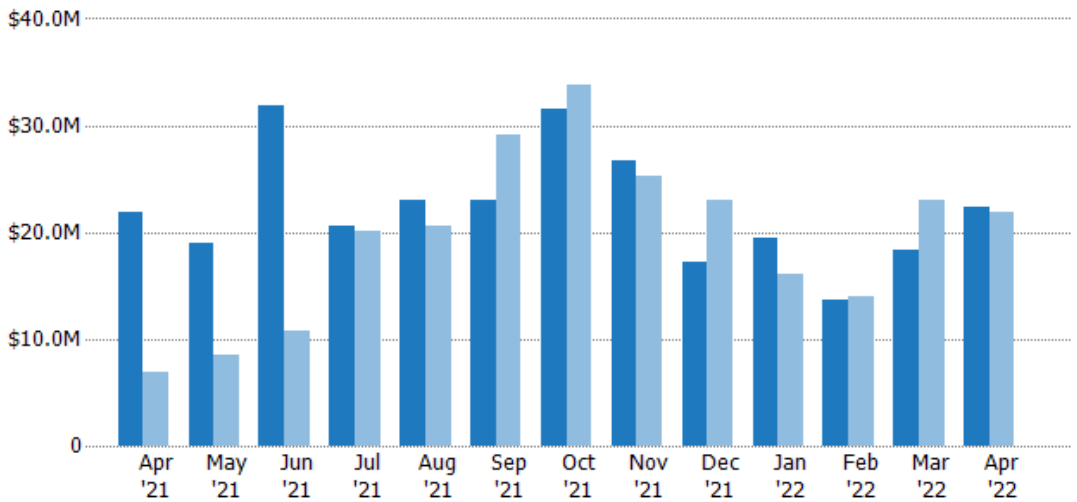
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Apr '22	\$22.3M	2.3%
Apr '21	\$21.8M	218.1%
Apr '20	\$6.86M	79.8%



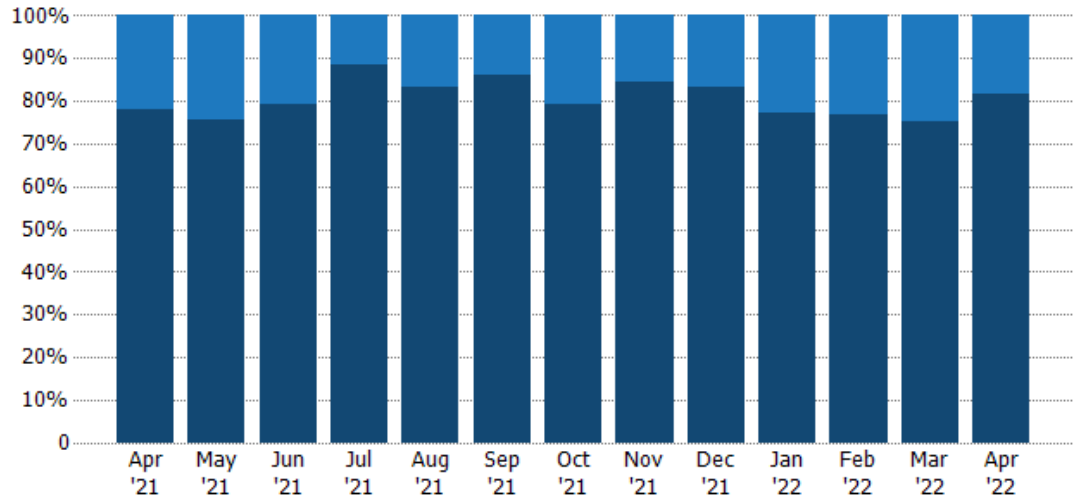
Current Year	\$21.8M	\$19M	\$31.8M	\$20.7M	\$23M	\$23M	\$31.5M	\$26.7M	\$17.3M	\$19.5M	\$13.6M	\$18.3M	\$22.3M
Prior Year	\$6.86M	\$8.53M	\$10.8M	\$20.1M	\$20.6M	\$29.1M	\$33.8M	\$25.3M	\$23M	\$16.1M	\$13.9M	\$23.1M	\$21.8M
Percent Change from Prior Year	218%	123%	193%	3%	12%	-21%	-7%	6%	-25%	21%	-2%	-21%	2%

Closed Sales by Property Type

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

Filters Used

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



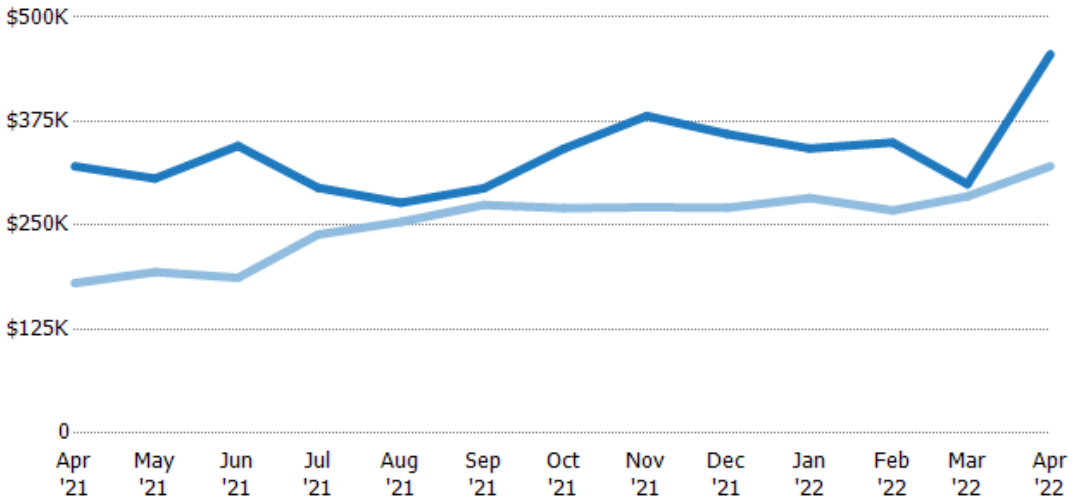
Condo/Townhouse	22%	24%	21%	11%	17%	14%	21%	16%	17%	23%	23%	25%	18%
Single Family Residence	78%	76%	79%	89%	83%	86%	79%	84%	83%	77%	77%	75%	82%

Average Sales Price

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

Filters Used

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



Current Year	\$321K	\$306K	\$345K	\$295K	\$277K	\$294K	\$342K	\$381K	\$360K	\$342K	\$349K	\$299K	\$456K
Prior Year	\$180K	\$194K	\$187K	\$239K	\$254K	\$274K	\$271K	\$272K	\$271K	\$283K	\$268K	\$285K	\$321K
Percent Change from Prior Year	78%	58%	85%	24%	9%	7%	26%	40%	33%	21%	30%	5%	42%

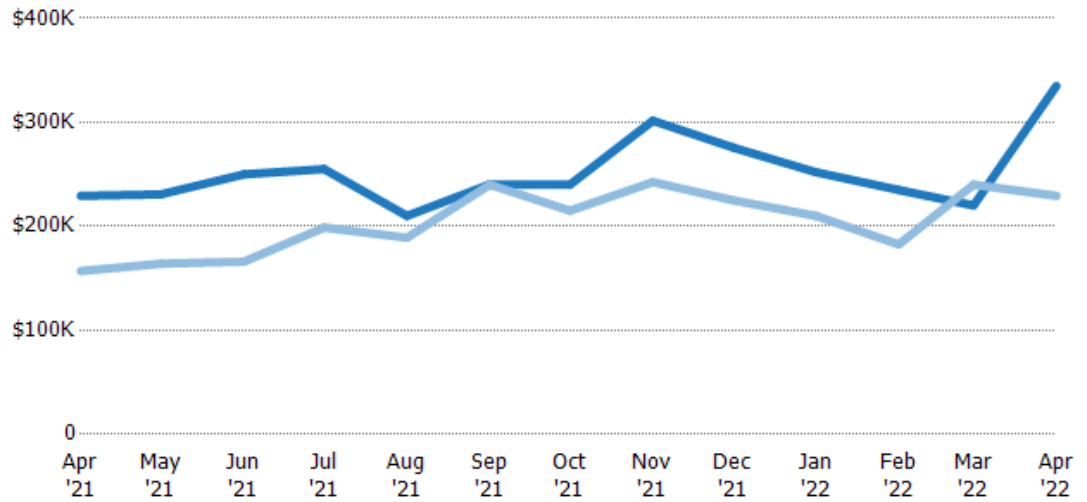
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Apr '22	\$335K	46.1%
Apr '21	\$229K	46%
Apr '20	\$157K	-2.4%



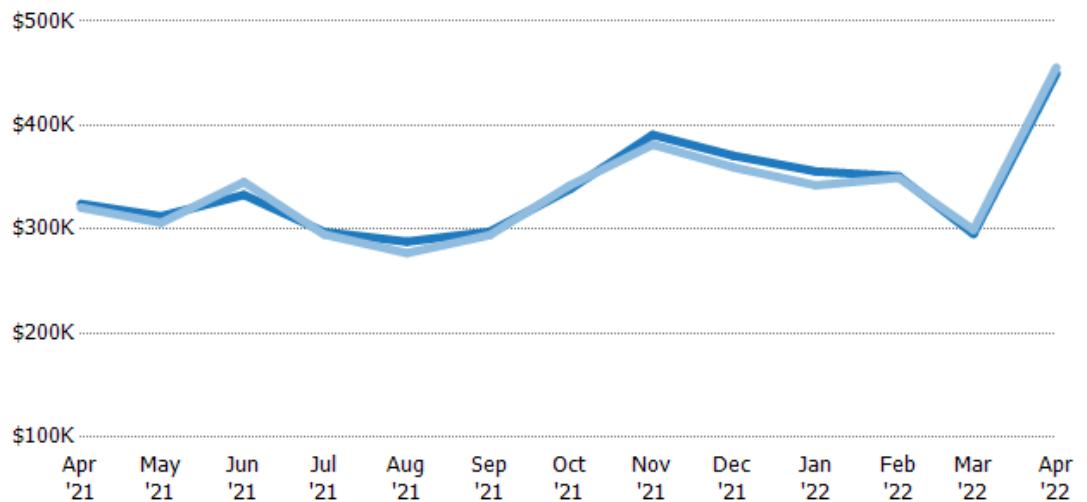
Current Year	\$229K	\$231K	\$250K	\$255K	\$210K	\$240K	\$240K	\$302K	\$276K	\$252K	\$235K	\$220K	\$335K
Prior Year	\$157K	\$164K	\$166K	\$199K	\$189K	\$240K	\$215K	\$243K	\$225K	\$210K	\$183K	\$240K	\$229K
Percent Change from Prior Year	46%	41%	51%	28%	11%	0%	12%	24%	23%	20%	29%	-8%	46%

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



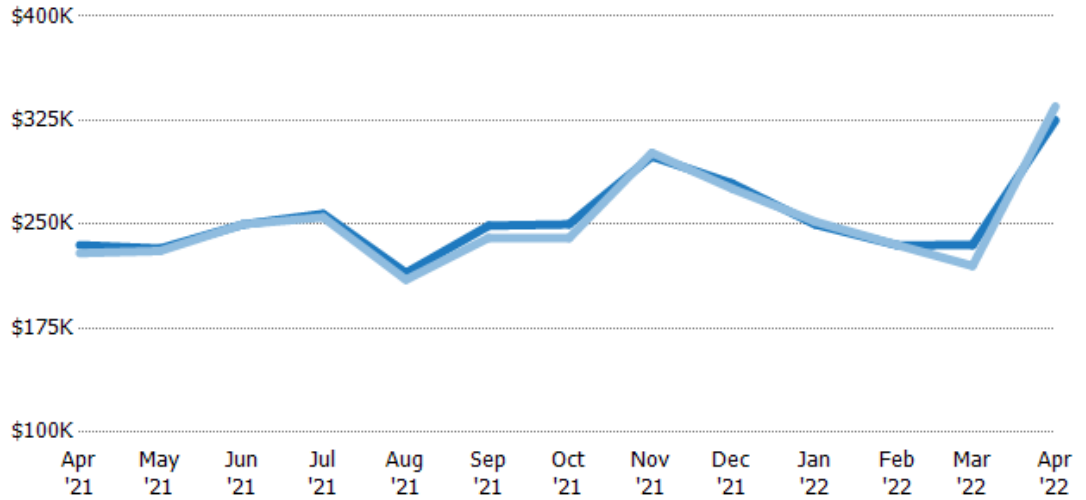
Avg List Price	\$324K	\$313K	\$333K	\$297K	\$288K	\$298K	\$339K	\$391K	\$371K	\$356K	\$351K	\$295K	\$450K
Avg Sales Price	\$321K	\$306K	\$345K	\$295K	\$277K	\$294K	\$342K	\$381K	\$360K	\$342K	\$349K	\$299K	\$456K
Avg Sales Price as a % of Avg List Price	99%	98%	104%	99%	96%	99%	101%	98%	97%	96%	100%	101%	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

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

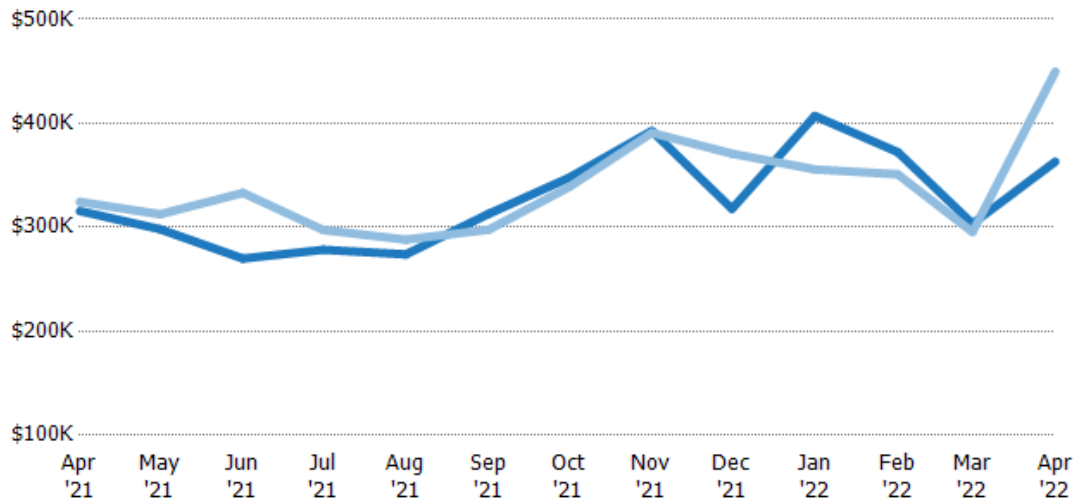


Average Sales Price vs Average Est Value

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

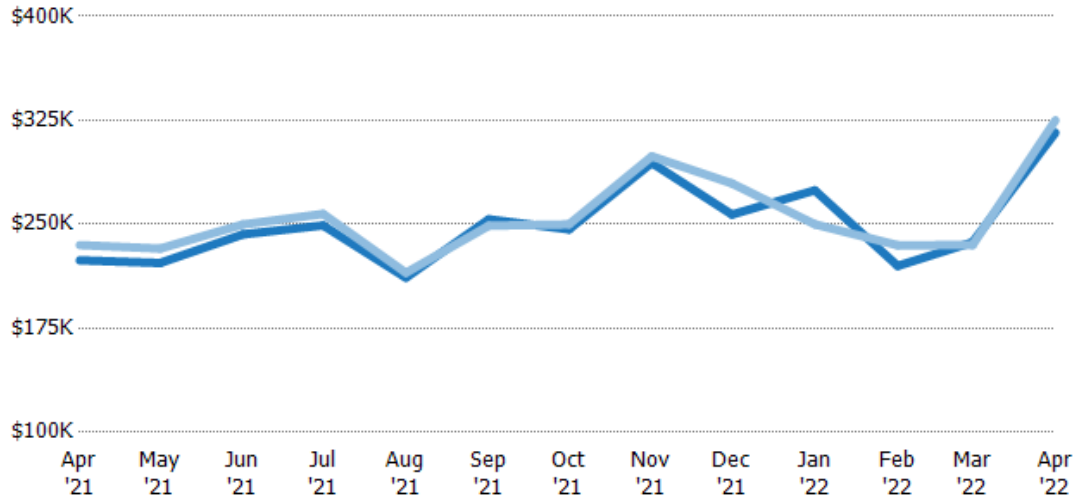


Median Sales Price vs Median Est Value

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: Rutland County, Vermont
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	\$224K	\$222K	\$243K	\$249K	\$211K	\$254K	\$246K	\$294K	\$257K	\$274K	\$220K	\$237K	\$316K
Median Sales Price	\$235K	\$232K	\$250K	\$257K	\$215K	\$249K	\$250K	\$299K	\$279K	\$250K	\$235K	\$235K	\$325K
Med Sales Price as a % of Med Est Value	105%	105%	103%	103%	102%	98%	101%	102%	109%	91%	107%	99%	103%