

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	17	37	-54.1%	56	87	-35.6%
New Listing Volume	\$6,083,800	\$10,234,100	-40.6%	\$18,963,053	\$23,824,400	-20.4%
Active Listing Count	38	41	-7.3%	N/A	N/A	
Active Listing Volume	\$14,013,353	\$11,593,600	+20.9%	N/A	N/A	
Average Listing Price	\$368,772	\$282,771	+30.4%	\$356,103	\$302,779	+17.6%
Median Listing Price	\$349,000	\$260,000	+34.2%	\$332,792	\$286,288	+16.2%
Median Days in RPR	38.5	30	+28.3%	59.89	81.5	-26.5%
Months of Inventory	3.2	2.7	+15.9%	1.8	2.9	-36.8%
Absorption Rate	31.58%	36.59%	-5%	55.45%	35.04%	+20.4%
Sales Activity Charts Metrics						
New Pending Sales Count	5	26	-80.8%	42	82	-48.8%
New Pending Sales Volume	\$1,503,000	\$8,198,745	-81.7%	\$12,923,600	\$23,681,940	-45.4%
Pending Sales Count	9	39	-76.9%	N/A	N/A	
Pending Sales Volume	\$3,028,900	\$11,526,945	-73.7%	N/A	N/A	
Closed Sales Count	11	19	-42.1%	50	56	-10.7%
Closed Sales Volume	\$3,077,149	\$5,297,020	-41.9%	\$16,337,328	\$15,183,599	+7.6%
Average Sales Price	\$279,741	\$278,791	+0.3%	\$326,747	\$271,136	+20.5%
Median Sales Price	\$256,149	\$263,000	-2.6%	\$292,779	\$251,020	+16.6%

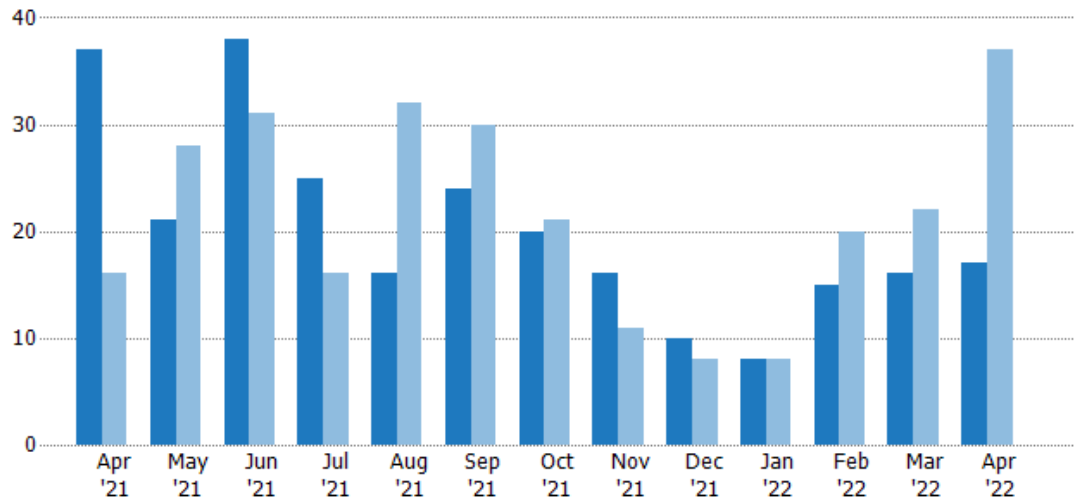
New Listings

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Count	% Chg.
Apr '22	17	-54.1%
Apr '21	37	131.3%
Apr '20	16	31.3%



Current Year	37	21	38	25	16	24	20	16	10	8	15	16	17
Prior Year	16	28	31	16	32	30	21	11	8	8	20	22	37
Percent Change from Prior Year	131%	-25%	23%	56%	-50%	-20%	-5%	45%	25%	0%	-25%	-27%	-54%

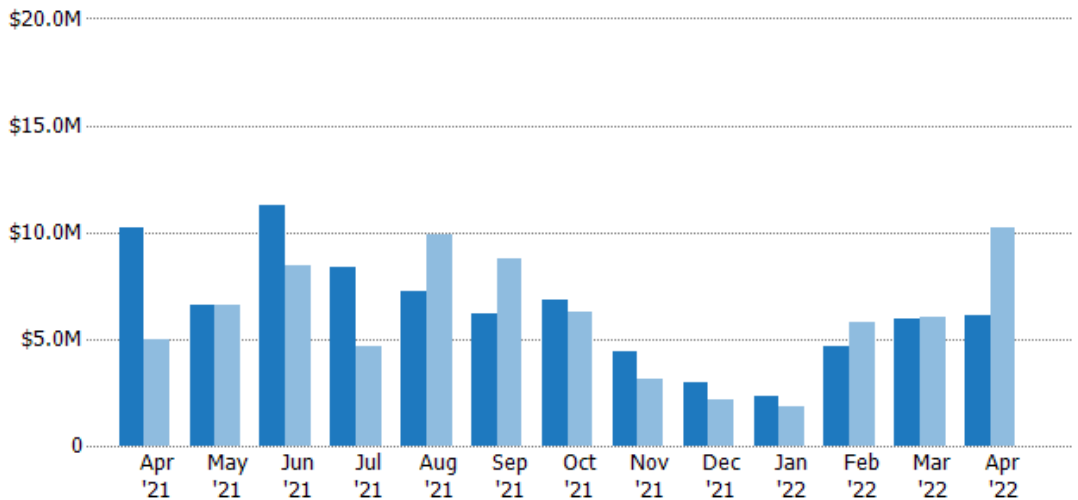
New Listing Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Volume	% Chg.
Apr '22	\$6.08M	-40.6%
Apr '21	\$10.2M	105.9%
Apr '20	\$4.97M	4.7%



Current Year	\$10.2M	\$6.56M	\$11.3M	\$8.34M	\$7.27M	\$6.21M	\$6.85M	\$4.45M	\$2.93M	\$2.33M	\$4.64M	\$5.91M	\$6.08M
Prior Year	\$4.97M	\$6.57M	\$8.43M	\$4.66M	\$9.88M	\$8.8M	\$6.25M	\$3.13M	\$2.12M	\$1.8M	\$5.79M	\$6M	\$10.2M
Percent Change from Prior Year	106%	0%	34%	79%	-26%	-29%	10%	42%	38%	29%	-20%	-2%	-41%

Active Listings

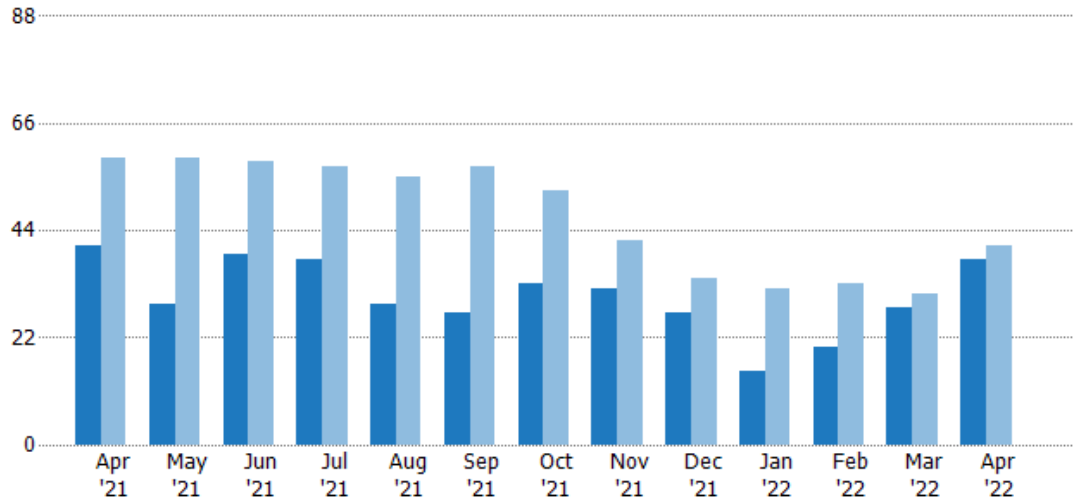
The number of active residential listings at the end of each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

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

Month/ Year	Count	% Chg.
Apr '22	38	-7.3%
Apr '21	41	-30.5%
Apr '20	59	44.1%



Current Year	41	29	39	38	29	27	33	32	27	15	20	28	38
Prior Year	59	59	58	57	55	57	52	42	34	32	33	31	41
Percent Change from Prior Year	-31%	-51%	-33%	-33%	-47%	-53%	-37%	-24%	-21%	-53%	-39%	-10%	-7%

Active Listing Volume

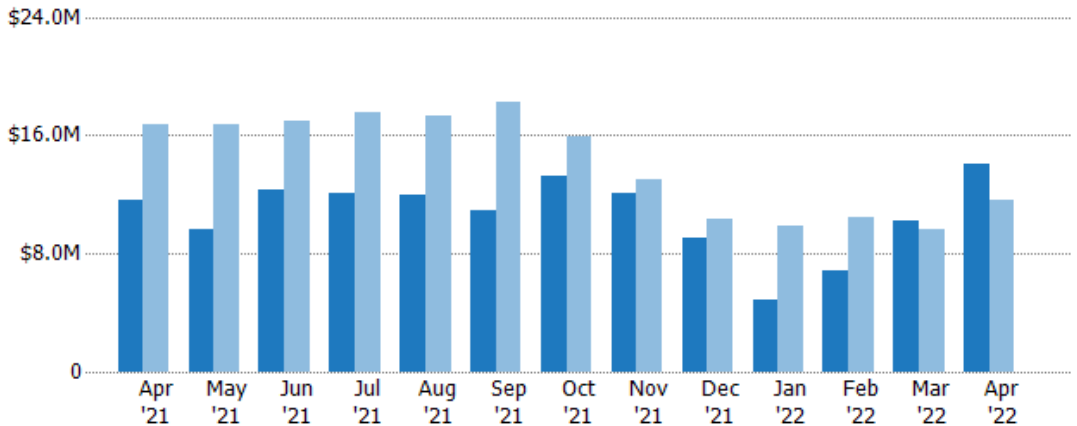
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

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

Month/ Year	Volume	% Chg.
Apr '22	\$14M	20.9%
Apr '21	\$11.6M	-30.7%
Apr '20	\$16.7M	43.6%



Current Year	\$11.6M	\$9.63M	\$12.4M	\$12.1M	\$11.9M	\$11M	\$13.3M	\$12.1M	\$9.11M	\$4.82M	\$6.88M	\$10.3M	\$14M
Prior Year	\$16.7M	\$16.7M	\$16.9M	\$17.5M	\$17.3M	\$18.2M	\$15.9M	\$13M	\$10.4M	\$9.81M	\$10.5M	\$9.6M	\$11.6M
Percent Change from Prior Year	-31%	-42%	-27%	-31%	-31%	-40%	-17%	-7%	-12%	-51%	-34%	7%	21%

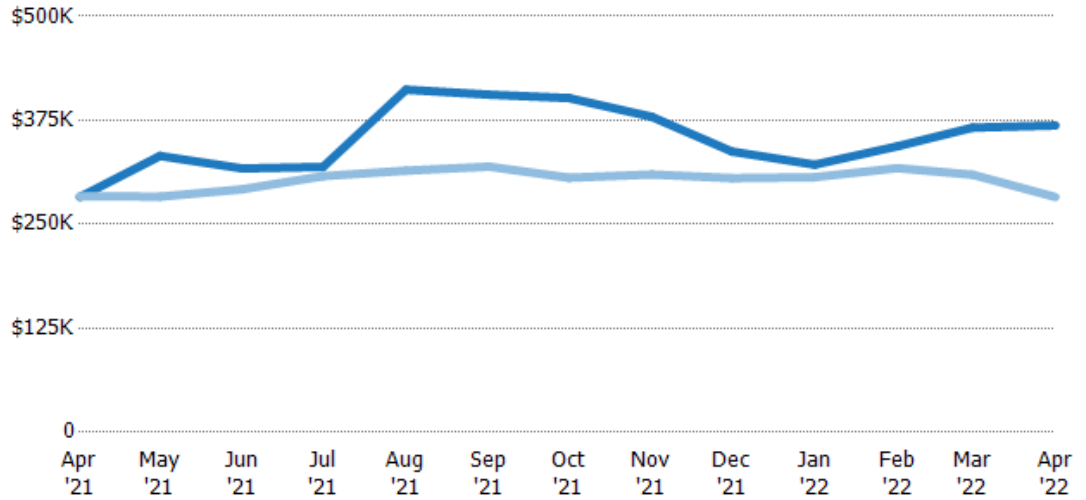
Average Listing Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '22	\$369K	30.4%
Apr '21	\$283K	-0.3%
Apr '20	\$284K	-0.3%



Current Year	\$283K	\$332K	\$317K	\$319K	\$412K	\$406K	\$402K	\$379K	\$337K	\$322K	\$344K	\$366K	\$369K
Prior Year	\$284K	\$283K	\$292K	\$308K	\$314K	\$319K	\$306K	\$310K	\$305K	\$307K	\$317K	\$310K	\$283K
Percent Change from Prior Year	0%	17%	9%	4%	31%	27%	31%	22%	10%	5%	8%	18%	30%

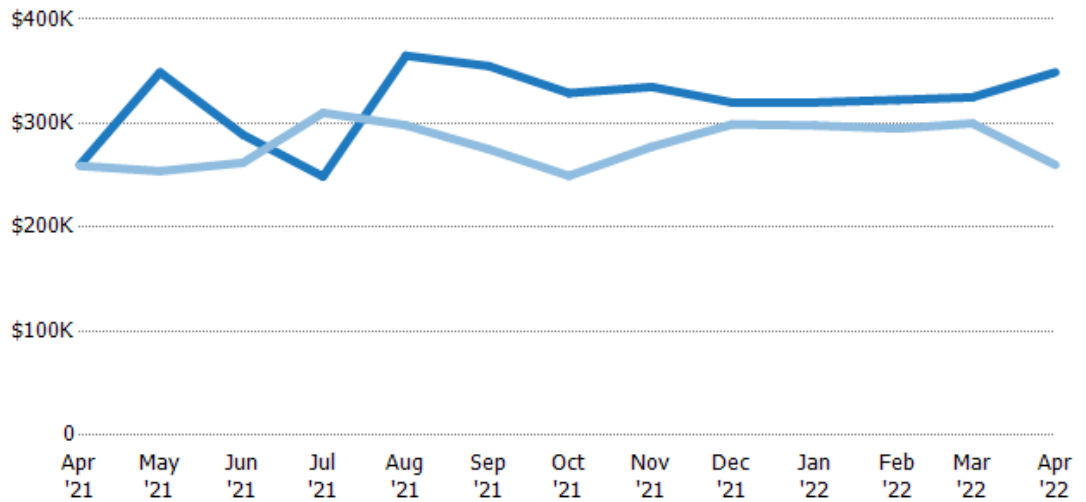
Median Listing Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/Year	Price	% Chg.
Apr '22	\$349K	34.2%
Apr '21	\$260K	0.4%
Apr '20	\$259K	2.3%



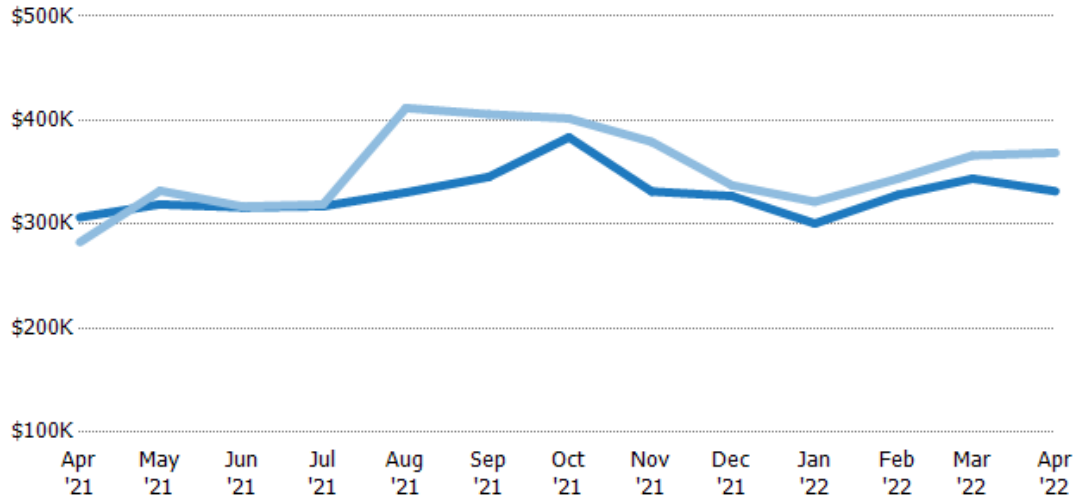
Current Year	\$260K	\$349K	\$289K	\$249K	\$365K	\$355K	\$329K	\$335K	\$320K	\$320K	\$323K	\$325K	\$349K
Prior Year	\$259K	\$254K	\$262K	\$310K	\$298K	\$275K	\$249K	\$277K	\$299K	\$298K	\$295K	\$300K	\$260K
Percent Change from Prior Year	0%	37%	10%	-20%	22%	29%	32%	21%	7%	7%	9%	8%	34%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

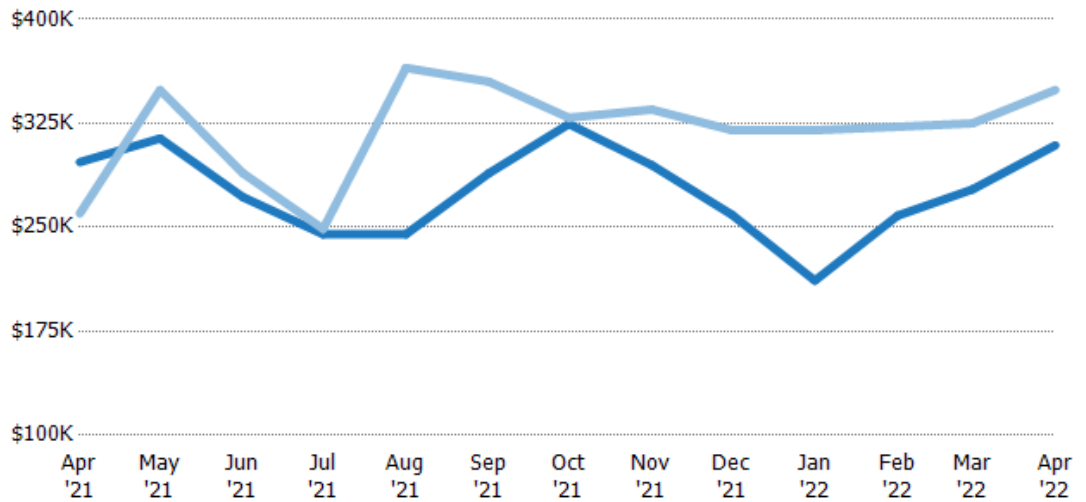


Median Listing Price vs Median Est Value

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



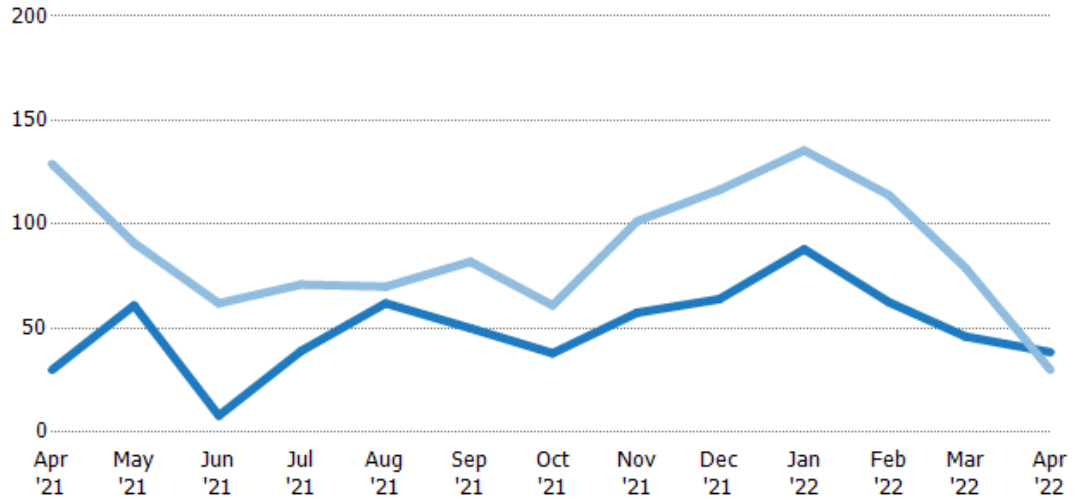
Median Days in RPR

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/ Year	Days	% Chg.
Apr '22	38.5	28.3%
Apr '21	30	-76.7%
Apr '20	129	40.3%



Current Year	30	61	8	39	62	50	38	57.5	64	88	62.5	46	38.5
Prior Year	129	91	62	71	70	82	61	102	117	136	114	79	30
Percent Change from Prior Year	-77%	-33%	-87%	-45%	-11%	-39%	-38%	-43%	-45%	-35%	-45%	-42%	28%

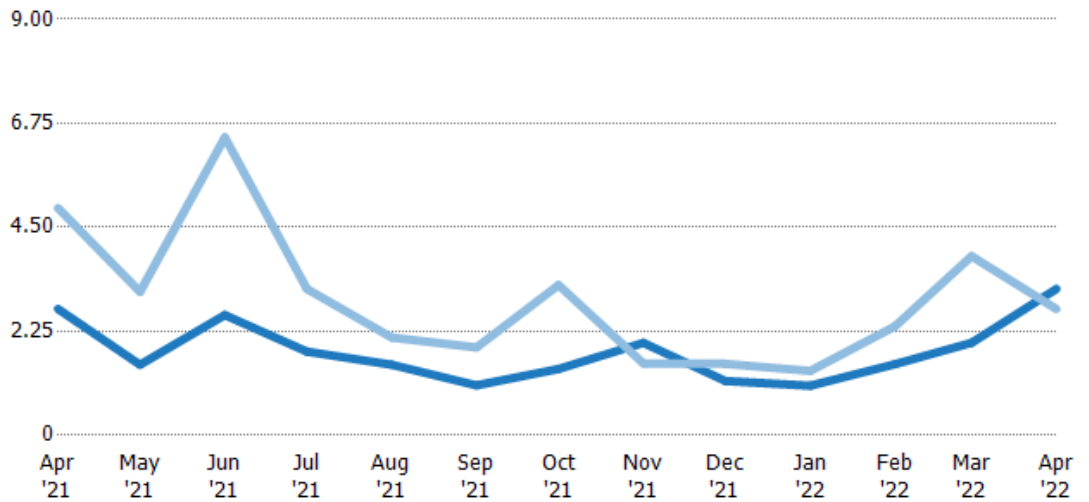
Months of Inventory

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/ Year	Months	% Chg.
Apr '22	3.17	15.9%
Apr '21	2.73	-44.4%
Apr '20	4.92	72.9%



Current Year	2.73	1.53	2.6	1.81	1.53	1.08	1.43	2	1.17	1.07	1.54	2	3.17
Prior Year	4.92	3.11	6.44	3.17	2.12	1.9	3.25	1.56	1.55	1.39	2.36	3.88	2.73
Percent Change from Prior Year	-44%	-51%	-60%	-43%	-28%	-43%	-56%	29%	-24%	-23%	-35%	-48%	16%

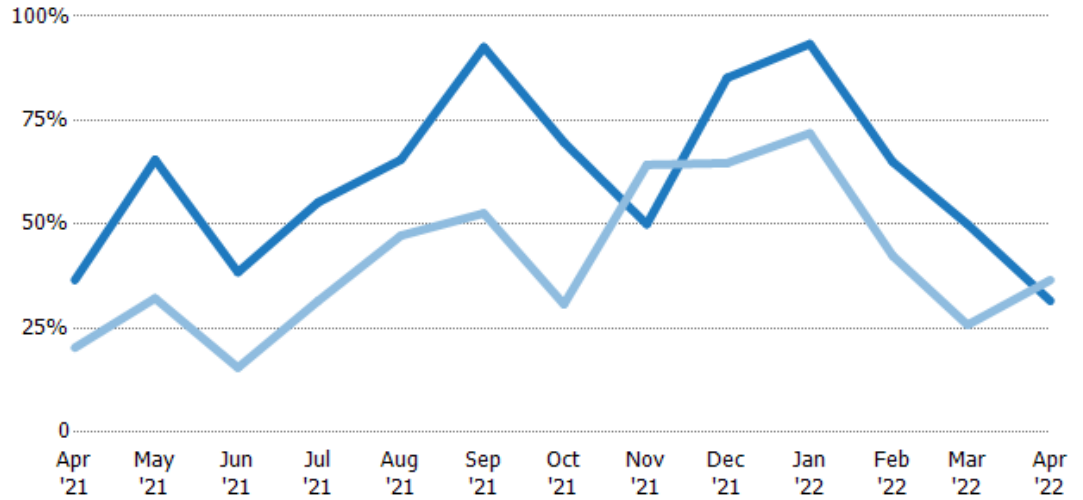
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/ Year	Rate	Chg.
Apr '22	32%	5%
Apr '21	37%	-16.3%
Apr '20	20%	-42.2%



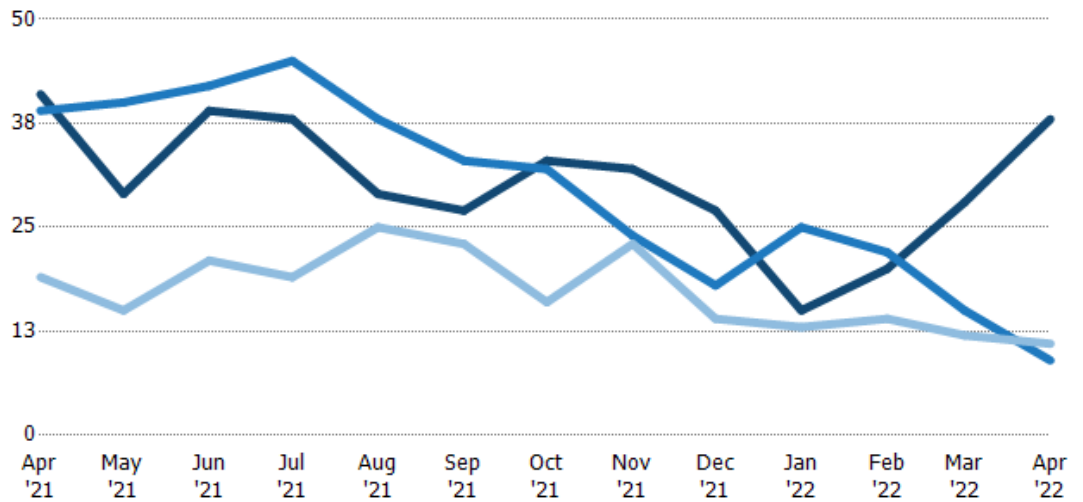
Current Year	37%	66%	38%	55%	66%	93%	70%	50%	85%	93%	65%	50%	32%
Prior Year	20%	32%	16%	32%	47%	53%	31%	64%	65%	72%	42%	26%	37%
Change from Prior Year	-16%	-33%	-23%	-24%	-18%	-40%	-39%	14%	-20%	-21%	-23%	-24%	5%

Active/Pending/Sold Units

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



Active	41	29	39	38	29	27	33	32	27	15	20	28	38
Pending	39	40	42	45	38	33	32	24	18	25	22	15	9
Sold	19	15	21	19	25	23	16	23	14	13	14	12	11

New Pending Sales

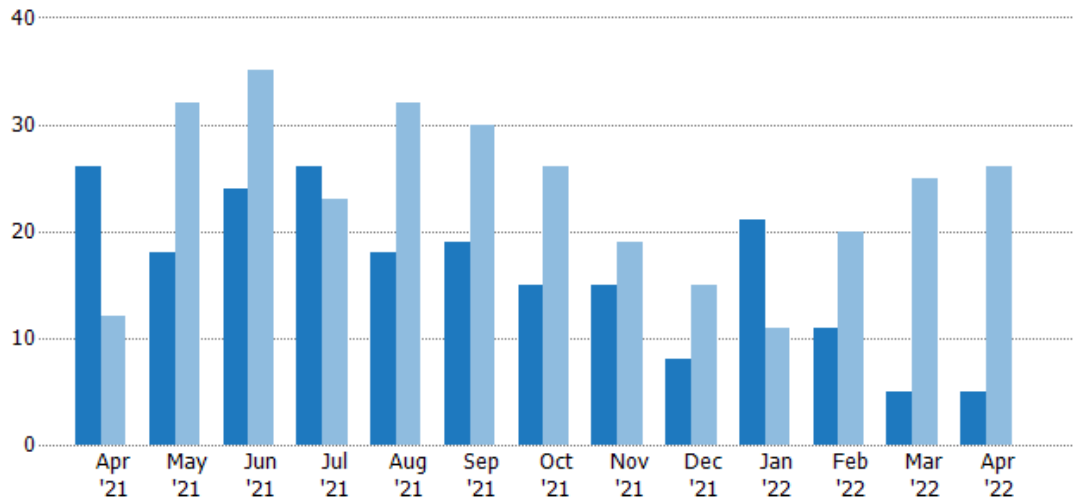
The number of residential properties with accepted offers that were added each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

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

Month/ Year	Count	% Chg.
Apr '22	5	-80.8%
Apr '21	26	116.7%
Apr '20	12	125%



Current Year

Prior Year

Percent Change from Prior Year

26	18	24	26	18	19	15	15	8	21	11	5	5
12	32	35	23	32	30	26	19	15	11	20	25	26
117%	-44%	-31%	13%	-44%	-37%	-42%	-21%	-47%	91%	-45%	-80%	-81%

New Pending Sales Volume

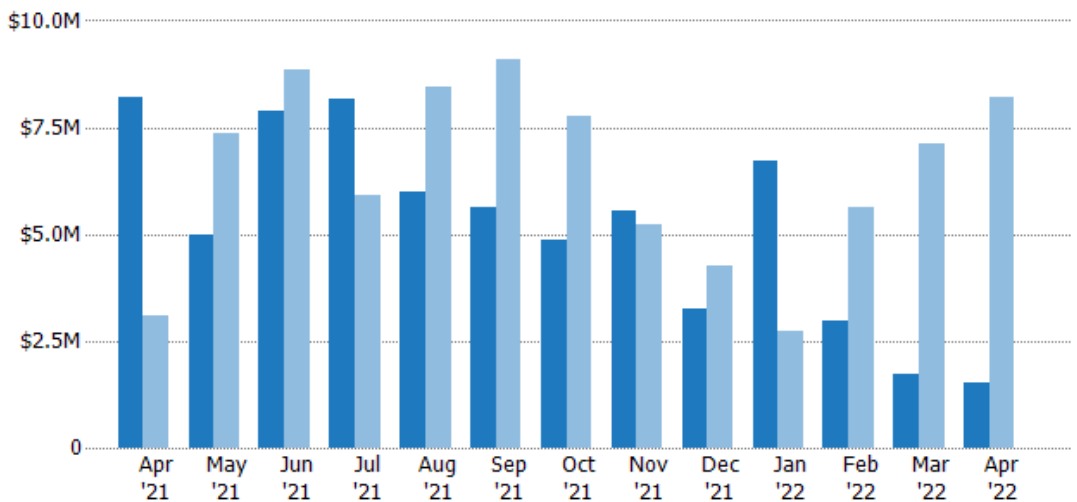
The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

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

Month/ Year	Volume	% Chg.
Apr '22	\$1.5M	-81.7%
Apr '21	\$8.2M	164.8%
Apr '20	\$3.1M	129%



Current Year

Prior Year

Percent Change from Prior Year

\$8.2M	\$4.99M	\$7.89M	\$8.15M	\$5.97M	\$5.61M	\$4.87M	\$5.54M	\$3.24M	\$6.7M	\$2.99M	\$1.74M	\$1.5M
\$3.1M	\$7.36M	\$8.85M	\$5.89M	\$8.44M	\$9.11M	\$7.78M	\$5.24M	\$4.24M	\$2.74M	\$5.62M	\$7.12M	\$8.2M
165%	-32%	-11%	38%	-29%	-38%	-37%	6%	-24%	144%	-47%	-76%	-82%

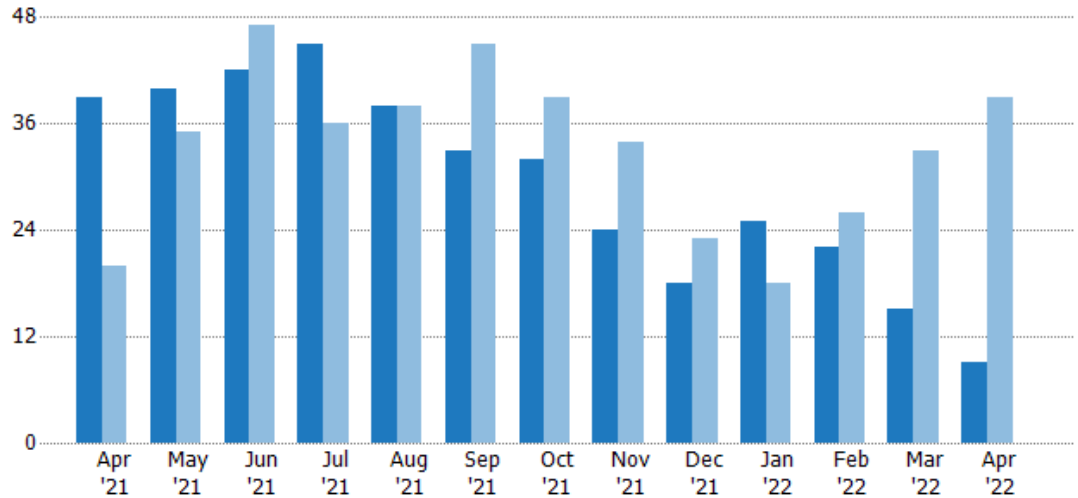
Pending Sales

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/ Year	Count	% Chg.
Apr '22	9	-76.9%
Apr '21	39	95%
Apr '20	20	65%



Current Year	39	40	42	45	38	33	32	24	18	25	22	15	9
Prior Year	20	35	47	36	38	45	39	34	23	18	26	33	39
Percent Change from Prior Year	95%	14%	-11%	25%	0%	-27%	-18%	-29%	-22%	39%	-15%	-55%	-77%

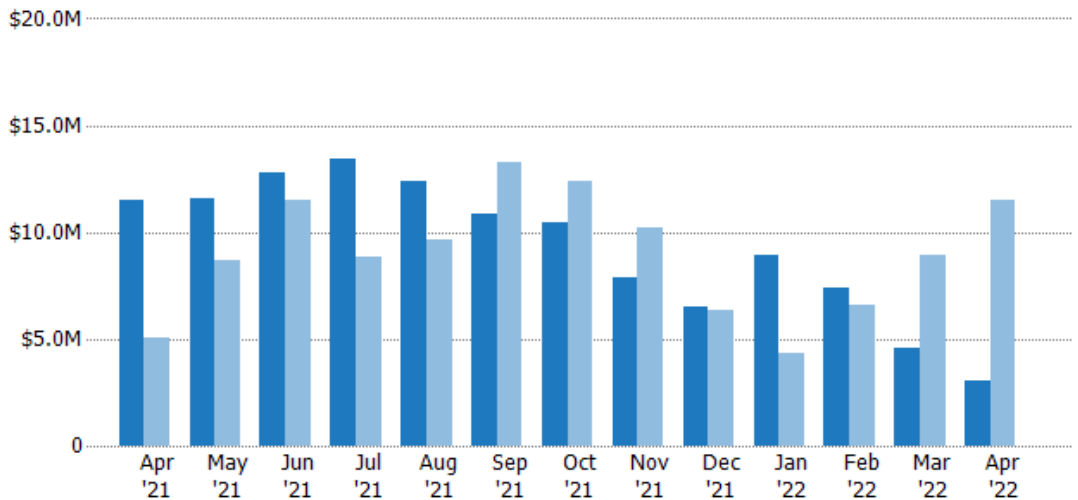
Pending Sales Volume

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/ Year	Volume	% Chg.
Apr '22	\$3.03M	-73.7%
Apr '21	\$11.5M	129.2%
Apr '20	\$5.03M	66%



Current Year	\$11.5M	\$11.6M	\$12.8M	\$13.5M	\$12.4M	\$10.9M	\$10.4M	\$7.89M	\$6.51M	\$8.95M	\$7.39M	\$4.54M	\$3.03M
Prior Year	\$5.03M	\$8.67M	\$11.5M	\$8.82M	\$9.62M	\$13.3M	\$12.4M	\$10.2M	\$6.38M	\$4.32M	\$6.61M	\$8.95M	\$11.5M
Percent Change from Prior Year	129%	34%	11%	53%	29%	-18%	-16%	-23%	2%	107%	12%	-49%	-74%

Closed Sales

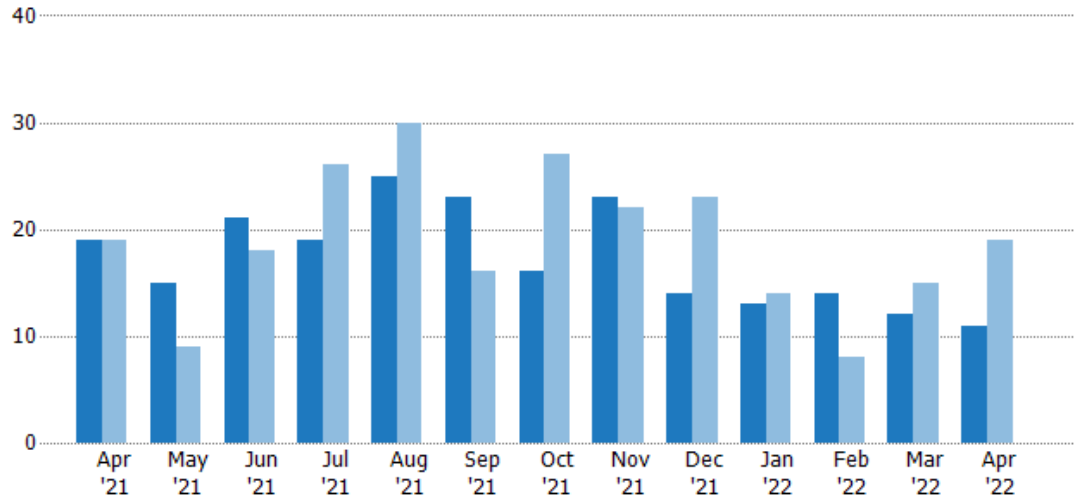
The total number of residential properties sold each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

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

Month/ Year	Count	% Chg.
Apr '22	11	-42.1%
Apr '21	19	0%
Apr '20	19	-47.4%



Current Year	19	15	21	19	25	23	16	23	14	13	14	12	11
Prior Year	19	9	18	26	30	16	27	22	23	14	8	15	19
Percent Change from Prior Year	0%	67%	17%	-27%	-17%	44%	-41%	5%	-39%	-7%	75%	-20%	-42%

Closed Sales Volume

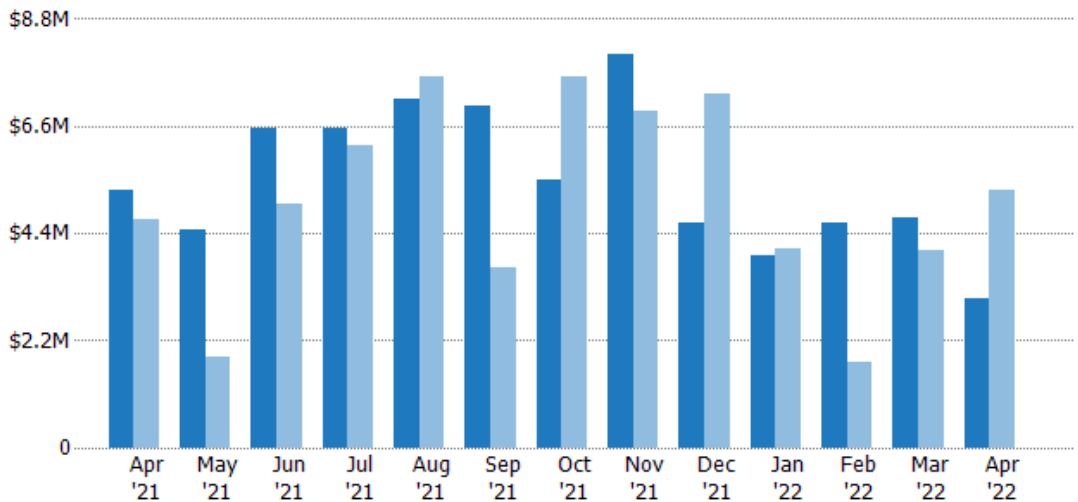
The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

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

Month/ Year	Volume	% Chg.
Apr '22	\$3.08M	-41.9%
Apr '21	\$5.3M	13.3%
Apr '20	\$4.68M	-51.6%



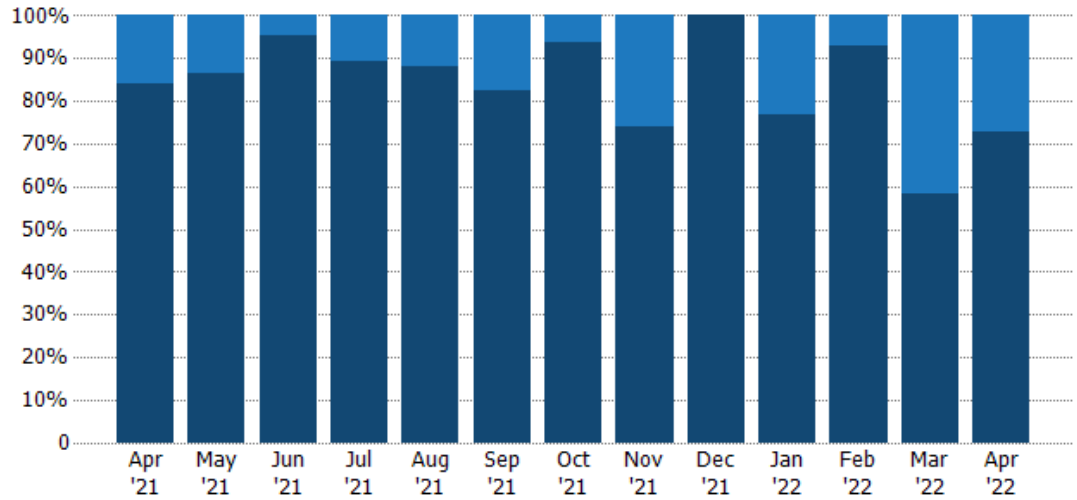
Current Year	\$5.3M	\$4.48M	\$6.54M	\$6.57M	\$7.17M	\$7.02M	\$5.5M	\$8.09M	\$4.6M	\$3.93M	\$4.61M	\$4.71M	\$3.08M
Prior Year	\$4.68M	\$1.88M	\$5.01M	\$6.19M	\$7.61M	\$3.68M	\$7.61M	\$6.9M	\$7.25M	\$4.08M	\$1.77M	\$4.04M	\$5.3M
Percent Change from Prior Year	13%	139%	30%	6%	-6%	91%	-28%	17%	-36%	-4%	161%	17%	-42%

Closed Sales by Property Type

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



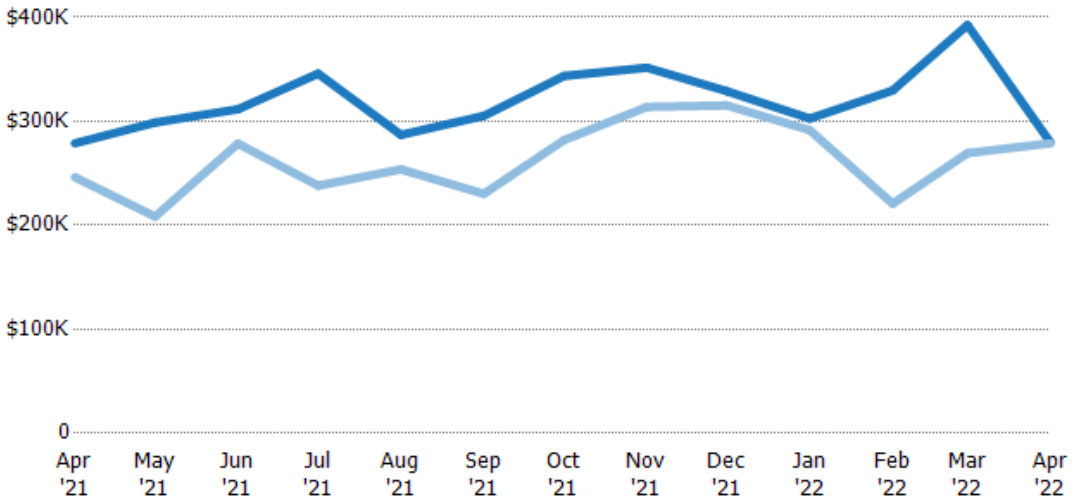
Condo/Townhouse	16%	13%	5%	11%	12%	17%	6%	26%	-	23%	7%	42%	27%
Single Family Residence	84%	87%	95%	89%	88%	83%	94%	74%	100%	77%	93%	58%	73%

Average Sales Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



Current Year	\$279K	\$299K	\$312K	\$346K	\$287K	\$305K	\$344K	\$352K	\$329K	\$303K	\$330K	\$393K	\$280K
Prior Year	\$246K	\$208K	\$279K	\$238K	\$254K	\$230K	\$282K	\$314K	\$315K	\$291K	\$221K	\$269K	\$279K
Percent Change from Prior Year	13%	43%	12%	45%	13%	33%	22%	12%	4%	4%	49%	46%	0%

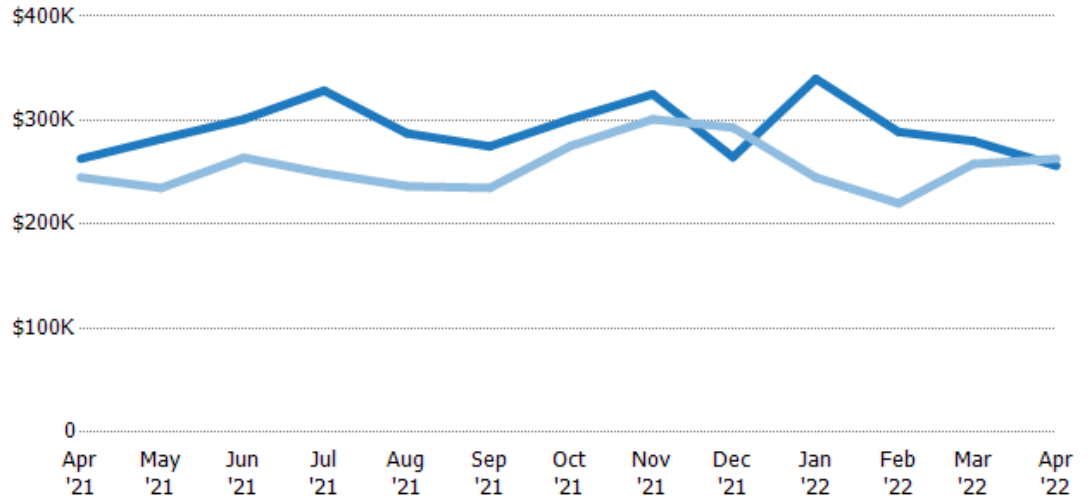
Median Sales Price

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

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

Month/ Year	Price	% Chg.
Apr '22	\$256K	-2.6%
Apr '21	\$263K	7.3%
Apr '20	\$245K	-11%



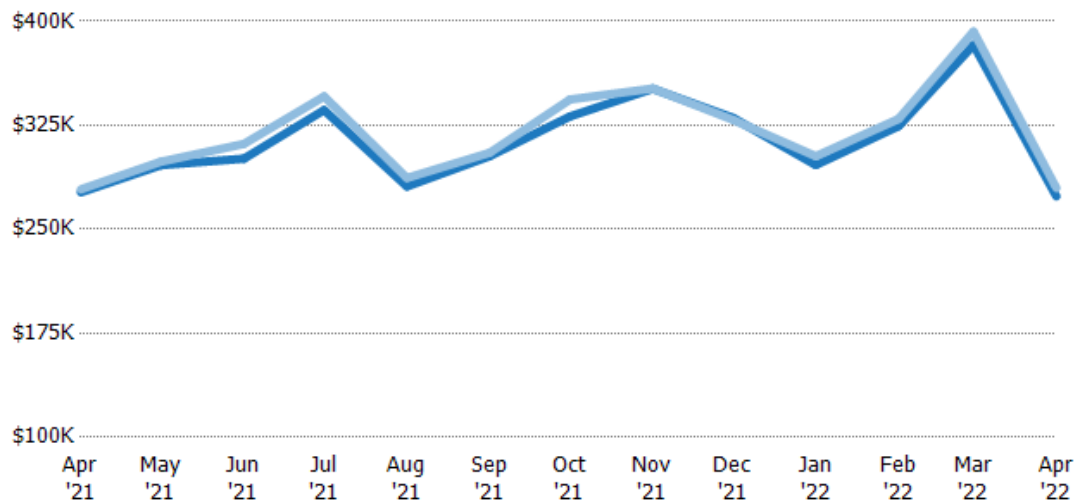
Current Year	\$263K	\$282K	\$301K	\$329K	\$287K	\$275K	\$301K	\$325K	\$265K	\$340K	\$289K	\$280K	\$256K
Prior Year	\$245K	\$235K	\$264K	\$249K	\$237K	\$235K	\$275K	\$301K	\$293K	\$245K	\$220K	\$258K	\$263K
Percent Change from Prior Year	7%	20%	14%	32%	22%	17%	9%	8%	-10%	39%	31%	9%	-3%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



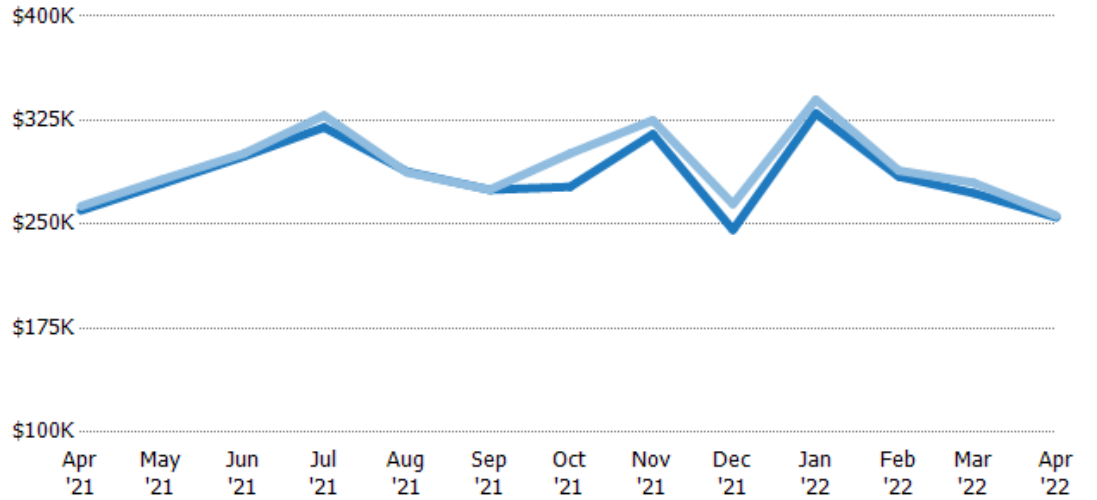
Avg List Price	\$277K	\$296K	\$301K	\$336K	\$281K	\$303K	\$331K	\$351K	\$330K	\$296K	\$324K	\$383K	\$274K
Avg Sales Price	\$279K	\$299K	\$312K	\$346K	\$287K	\$305K	\$344K	\$352K	\$329K	\$303K	\$330K	\$393K	\$280K
Avg Sales Price as a % of Avg List Price	101%	101%	104%	103%	102%	101%	104%	100%	100%	102%	102%	103%	102%

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: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family

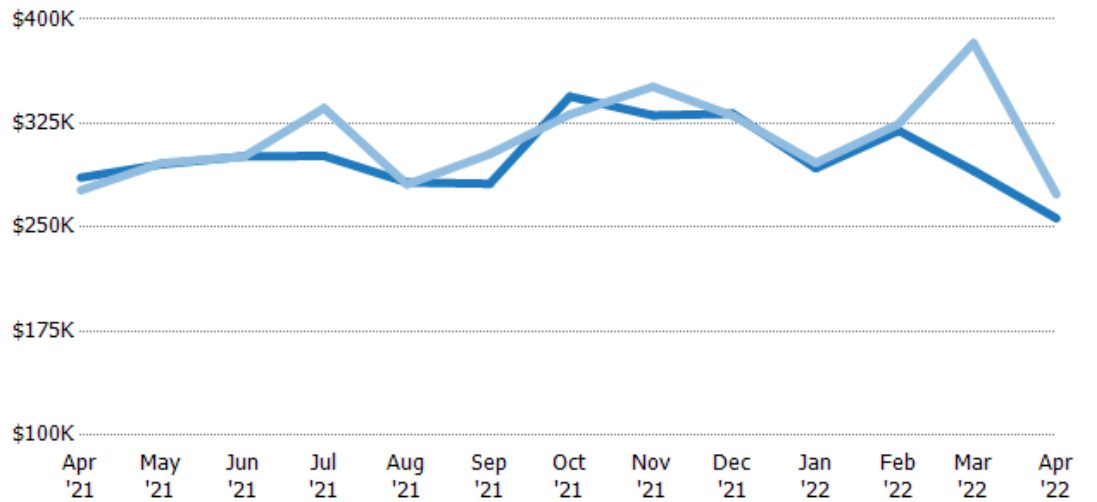


Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481
Property Type: Condo/Townhouse/Apt., Single Family



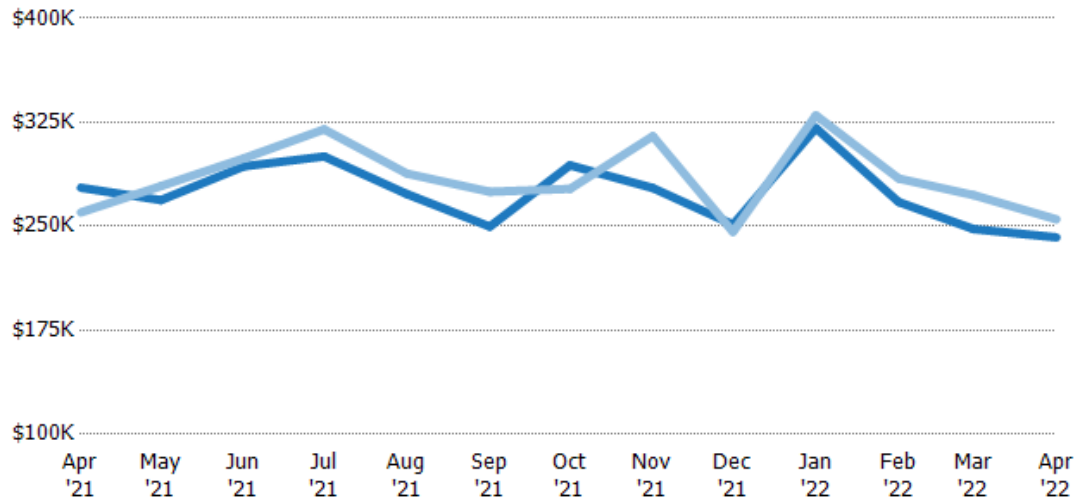
Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

ZIP: Saint Albans, VT 05478, Saint Albans Bay, VT 05481

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	\$278K	\$269K	\$293K	\$300K	\$273K	\$250K	\$294K	\$278K	\$251K	\$321K	\$267K	\$248K	\$242K
Median Sales Price	\$260K	\$279K	\$299K	\$320K	\$288K	\$275K	\$277K	\$315K	\$246K	\$330K	\$284K	\$273K	\$255K
Med Sales Price as a % of Med Est Value	94%	104%	102%	107%	105%	110%	94%	113%	98%	103%	106%	110%	105%