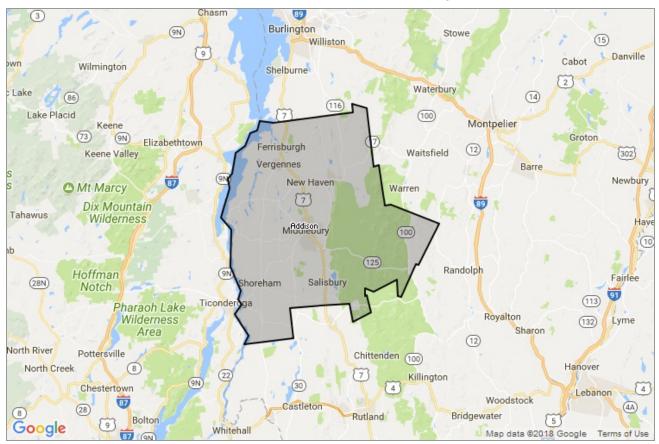


MARKET DATA REPORT

# **Addison County**



### **Report Characteristics**

Report Name: Addison County

Report Date Range:

1/2018 - 1/2018

Filters Used:

Property Type, Location

Avg/Med: Both

Include Metrics By: County

Run Date: 02/21/2018

Scheduled: No

Presented by

### Vermont REALTORS®

**REALTOR®** 

http://www.vermontrealtors.com/

148 State Street Montpelier, VT 05602







# Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Jan 2018	Jan 2017	+ / -	YTD 2018	YTD 2017	+ / -
20	32	-37.5%	20	32	-37.5%
\$10,439,100	\$11,438,259	-8.7%	\$10,439,100	\$11,438,259	-8.7%
174	224	-22.3%	174	224	-22.3%
\$76,520,412	\$90,331,574	-15.3%	\$76,520,412	\$90,331,574	-15.3%
\$439,772	\$403,266	+9.1%	\$439,772	\$403,266	+9.1%
\$298,250	\$274,900	+8.5%	\$298,250	\$274,900	+8.5%
191.5	212.5	-9.9%	191.5	212.5	-9.9%
_	_	-	9.2	11.2	-18.2%
_	_	+_	10.92%	8.93%	+2%
21	23	-8.7%	21	23	-8.7%
\$6,318,414	\$5,282,760	+19.6%	\$6,318,414	\$5,282,760	+19.6%
38	45	-15.6%	38	45	-15.6%
\$11,929,665	\$10,715,000	+11.3%	\$11,929,665	\$10,715,000	+11.3%
11	19	-42.1%	11	19	-42.1%
\$2,956,000	\$5,239,525	-43.6%	\$2,956,000	\$5,239,525	-43.6%
\$268,727	\$275,764	-2.6%	\$268,727	\$275,764	-2.6%
\$224,000	\$265,000	-15.5%	\$224,000	\$265,000	-15.5%
	20 \$10,439,100 174 \$76,520,412 \$439,772 \$298,250 191.5 - - 21 \$6,318,414 38 \$11,929,665 11 \$2,956,000 \$268,727	20 32 \$10,439,100 \$11,438,259  174 224 \$76,520,412 \$90,331,574 \$439,772 \$403,266 \$298,250 \$274,900  191.5 212.5   21 23 \$6,318,414 \$5,282,760 38 45 \$11,929,665 \$10,715,000 11 19 \$2,956,000 \$5,239,525 \$268,727 \$275,764	20 32 -37.5% \$10,439,100 \$11,438,259 -8.7%  174 224 -22.3% \$76,520,412 \$90,331,574 -15.3% \$439,772 \$403,266 +9.1% \$298,250 \$274,900 +8.5%  191.5 212.5 -9.9%  +-  21 23 -8.7% \$6,318,414 \$5,282,760 +19.6% 38 45 -15.6% \$11,929,665 \$10,715,000 +11.3% 11 19 -42.1% \$2,956,000 \$5,239,525 -43.6% \$268,727 \$275,764 -2.6%	20       32       -37.5%       20         \$10,439,100       \$11,438,259       -8.7%       \$10,439,100         174       224       -22.3%       174         \$76,520,412       \$90,331,574       -15.3%       \$76,520,412         \$439,772       \$403,266       +9.1%       \$439,772         \$298,250       \$274,900       +8.5%       \$298,250         191.5       212.5       -9.9%       191.5         -       -       -       9.2         -       -       +-       10.92%         21       23       -8.7%       21         \$6,318,414       \$5,282,760       +19.6%       \$6,318,414         38       45       -15.6%       38         \$11,929,665       \$10,715,000       +11.3%       \$11,929,665         11       19       -42.1%       11         \$2,956,000       \$5,239,525       -43.6%       \$2,956,000         \$268,727       \$275,764       -2.6%       \$268,727	20       32       -37.5%       20       32         \$10,439,100       \$11,438,259       -8.7%       \$10,439,100       \$11,438,259         174       224       -22.3%       174       224         \$76,520,412       \$90,331,574       -15.3%       \$76,520,412       \$90,331,574         \$439,772       \$403,266       +9.1%       \$439,772       \$403,266         \$298,250       \$274,900       +8.5%       \$298,250       \$274,900         191.5       212.5       -9.9%       191.5       212.5         -       -       -       9.2       11.2         -       -       -       10.92%       8.93%         21       23       -8.7%       21       23         \$6,318,414       \$5,282,760       +19.6%       \$6,318,414       \$5,282,760         38       45       -15.6%       38       45         \$11,929,665       \$10,715,000       +11.3%       \$11,929,665       \$10,715,000         11       19       -42.1%       11       19         \$2,956,000       \$5,239,525       -43.6%       \$2,956,000       \$5,239,525         \$268,727       \$275,764       -2.6%       \$268,727



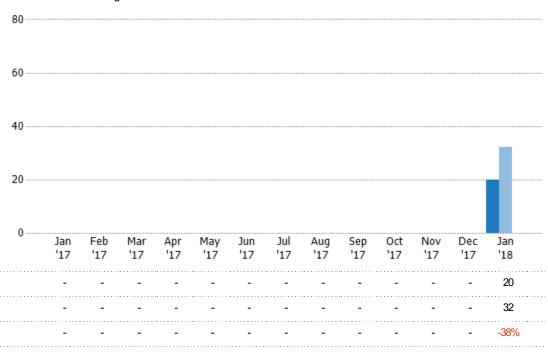




#### **New Listings**

The number of new single-family, condominium and townhome listings that were added each month.





#### **New Listing Volume**

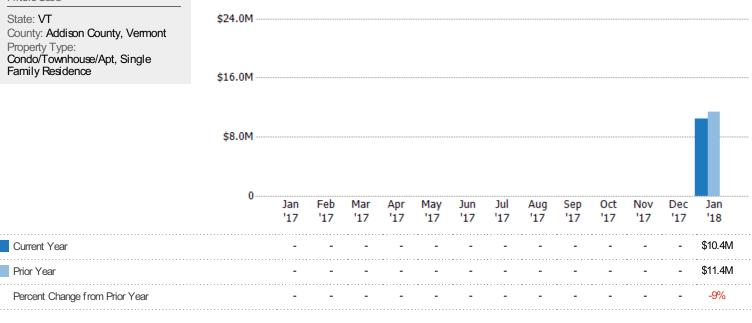
Percent Change from Prior Year

Current Year

Prior Year

The sum of the listing price of single-family, condominium and townhome listings that were added each month.



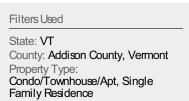


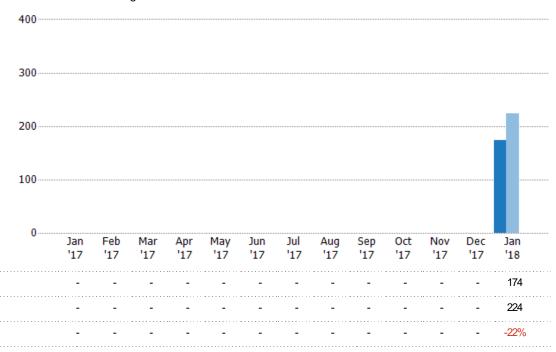




#### **Active Listings**

The number of active single-family, condominium and townhome listings at the end of each month.





#### **Active Listing Volume**

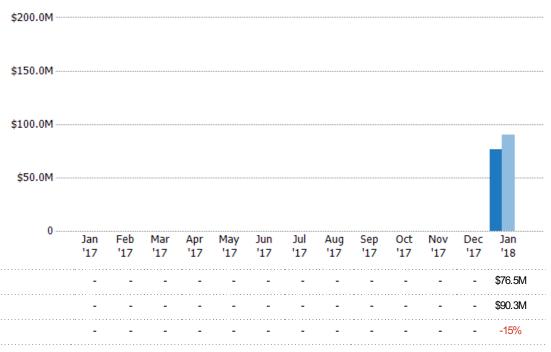
Percent Change from Prior Year

Current Year

Prior Year

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

State: VT
County: Addison County, Vermont
Property Type:
Condo/Townhouse/Apt, Single
Family Residence





Current Year

Percent Change from Prior Year





#### **Average Listing Price**

The average listing price of active single-family, condominium and townhome listings at the end of each month.

	\$500K												
Filters Used													
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$375K												
raniiiy resuence	\$250K												
	\$125K												
	\$125K												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$440k
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$403k

#### Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used	\$300K												
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
	\$150K \$75K												
	0 Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	 Jan '18
Current Year	-	-	-		-	-	-	-	-	-	-	-	\$298k
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$275
Percent Change from Prior Year	_		_		_		- -				-		8%







#### 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	4												
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$375K												
	\$250K												
	\$125K												
	\$125K												
	\$125K 0 Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	0 Jan			Apr '17	May '17			Aug '17	Sep '17				'18
Avg Est Value  Avg Listing Price	0 Jan			Apr '17 -	May '17 -			Aug '17 -	Sep '17 -			'17	

#### 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.

	\$300K
Filters Used	
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K
,	\$150K

	\$75K												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median Est Value	-	-	-	-	-	-	-	-	-	-	-	-	\$261K
Median Listing Price	-	-	-	-	-	-	-	-	-	-	-	-	\$298K
Med Listing Price as a % of Med Est Value	-	_	_	_	_	_		-	_	_	_	_	114%







#### 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: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	225												
	150												
	75												
					May '17		Jul						
Current Year	0 Jan	Feb	Mar	Apr	May	Jun	Jul '17	Aug '17	Sep '17	0ct '17	Nov	Dec '17	'18
Current Year Prior Year	0 Jan	Feb	Mar	Apr	May	Jun	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18 192

#### Average Days in RPR (By County)

The average number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR by county.

Filters Used: State: VT; County: Addison County, Vermont; Property Type: Condo/Townhouse/Apt, Single Family Residence



### Median Days in RPR (By County)

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 by county.

Filters Used: State: VT; County: Addison County, Vermont; Property Type: Condo/Townhouse/Apt, Single Family Residence

Addison	192									
(	0	20	40	60	80	100	120	140	160	180





#### Months of Inventory

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

Filters Used	20												
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single	15												
Family Residence	10												
	10												
	5												
	0						1.1						
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jar '18
Current Year	-	-	-	-	-	-	-	-	_	-	-	_	8.2
Prior Year	-	-	-	-	-	-	-	-	_	-	-	_	8.3
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	0%
Absorption Rate													
he percentage of inventory sold per month.	450/												
Filters Used	15%												
State: VT County: Addison County, Vermont													
Property Type: Condo/Townhouse/Apt, Single Family Residence	10%												•••••
	5%												



Current Year

Change from Prior Year

Prior Year



Jan

Feb

Mar

Apr

'17

May

Jun

Jul

Aug

Sep

0ct

Νον

Dec

Jan

12%

12%



#### Absorption Rate (By County)

The percentage of the inventory sold during the last month by county.

Filters Used: State: VT; County: Addison County, Vermont; Property Type: Condo/Townhouse/Apt, Single Family Residence

Addison	6.32 %								
	Ó	0.80%	1.60%	2.40%	3.20%	4.00%	4.80%	5.60%	

#### Active/Pending/Sold Units

	200												
Filters Used													
State: VT													
County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	150												
,	100												
	50												
	50												•••••
	50												
	0												
	0 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	0ct	Nov	Dec	Jar
	0											Dec '17	Jar '18
Active	0 Jan '17	Feb '17	Mar '17 -	Apr '17	May '17	Jun '17 -	Jul '17 -	Aug '17	Sep '17	0ct '17	Nov '17	'17 -	'18 174
Active Pending	0 Jan '17	Feb '17	Mar '17 -	Apr '17	May '17	Jun '17 -	Jul '17 -	Aug '17	Sep '17	0ct '17	Nov '17	'17 -	'18 174



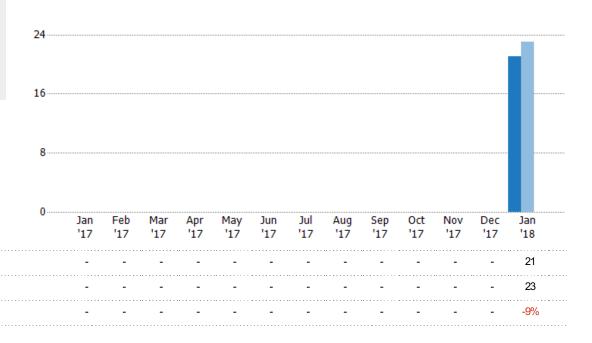




#### **New Pending Sales**

The number of single-family, condominium and townhome properties with accepted offers that were added each month.





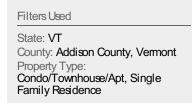
#### New Pending Sales Volume

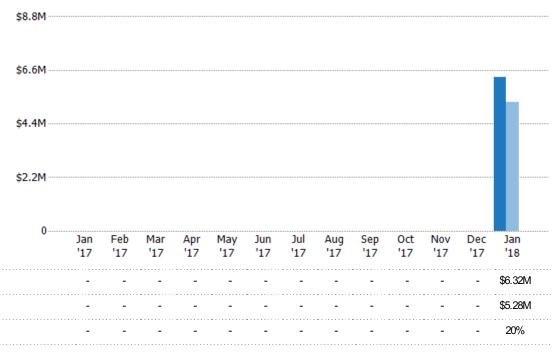
Percent Change from Prior Year

Current Year

Prior Year

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.





Current Year

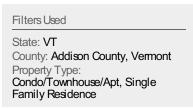
Percent Change from Prior Year

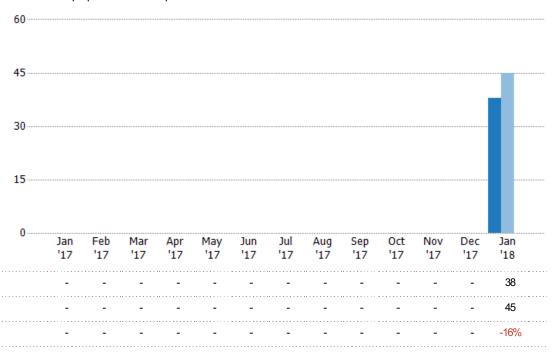




#### **Pending Sales**

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.





#### Pending Sales Volume

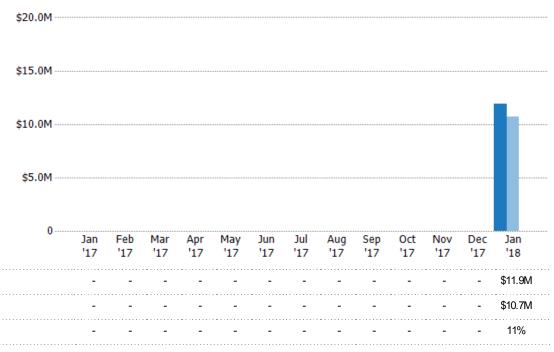
Percent Change from Prior Year

Current Year

Prior Year

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were available at the end of each month.

State: VT
County: Addison County, Vermont
Property Type:
Condo/Townhouse/Apt, Single
Family Residence





Current Year

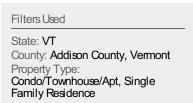
Percent Change from Prior Year

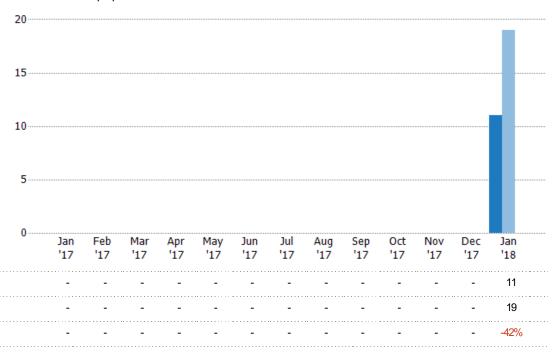




#### **Closed Sales**

The total number of single-family, condominium and townhome properties sold each month.





#### **Closed Sales Volume**

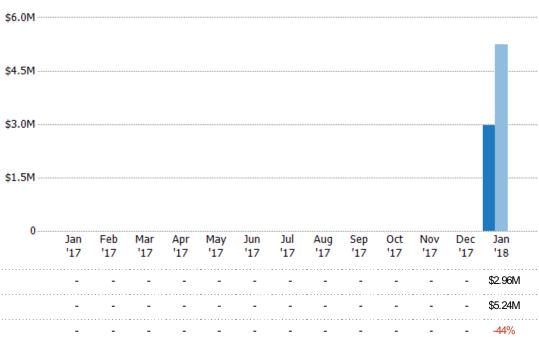
Percent Change from Prior Year

Current Year

Prior Year

The sum of the sales price of single-family, condominium and townhome properties sold each month.

State: VT
County: Addison County, Vermont
Property Type:
Condo/Townhouse/Apt, Single
Family Residence





Current Year

Percent Change from Prior Year

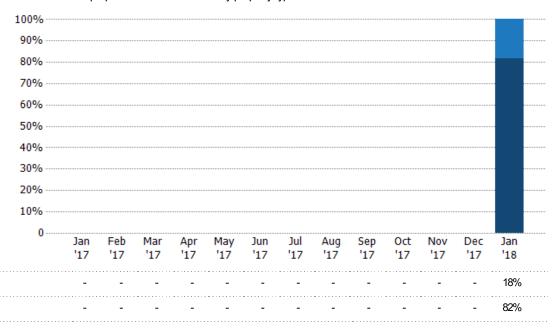




#### Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.





#### Closed Sales (By County)

Condo/Townhouse

Single Family Residence

The total number of single-family, condominium and townhome properties sold during the last month by county.

Filters Used: State: VT; County: Addison County, Vermont; Property Type: Condo/Townhouse/Apt, Single Family Residence









#### **Average Sales Price**

The average sales price of the single-family, condominium and townhome properties sold each month.

Filters Used	\$300K												
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
Tariny reduction	\$150K												
	\$75K												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$269K
Prior Year	-	-	-	-	-	-	-	-	_	-	-	-	\$276K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-3%

#### Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

	0 Jan	Feb Ma	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
	\$75K		 								
Family Residence	\$150K		 								
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K		 								
Filters Used	\$300K		 								

	17	17	17	17	17	17	17	17	17	17	17	17	10
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$224K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$265K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-15%

117





'18

\$269K

95%



# Market Data Report

#### 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	\$300K												
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
,	\$150K												
	\$75K												
	0 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'18
Avg List Price	-	-	-	-	-	-	-	-	-	-	-	-	\$281K

### 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: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence

Avg Sales Price as a % of Avg List Price

Avg Sales Price

\$300K												
\$225K												
\$150K												
\$75K												
0 Jan							Aug					 Jan
'17	'17	'17					Aug '17					
-	-	-	-	-	-	-	-	-	-	-	-	\$229K
-	-	-	-	-	-	-	-	-	-	-	-	\$224K
-	- -	-	-	-	-	-	-	-	-	-	-	98%



Median List Price

Median Sales Price

Med Sales Price as a % of Med List Price





### 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.

Eltern Llee d	\$300K												
State: VT County: Addison County, Vermont Property Type: Condo/Townhouse/Apt, Single	\$225K												
Family Residence	\$150K												
	\$75K												
	\$75K												
	\$75K												
	0												
	\$75K 0 Jan '17			Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	
	0 Jan	Feb	Mar	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17		'17		'18
■ Avg Est Value	0 Jan	Feb	Mar	Apr '17 -	May '17	Jun '17 -	Jul '17	Aug '17	Sep '17 -		'17	'17	Jan '18
Avg Est Value  Avg Sales Price	0 Jan	Feb	Mar	Apr '17	May '17	Jun '17 -	Jul '17 -	Aug '17 -	Sep '17 -		'17	'17	'18

#### 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: Addison County, Vermont
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

		***************************************	 					
\$225K		 	 	 	 			
\$150K		 	 	 	 			
\$75K		 	 		 			
•	Feb '17			Aug '17	Oct		Dec	Jan '18
Jan	Feb				Oct	Nov	Dec	Jan
Jan	Feb				Oct	Nov	Dec	Jan '18



Median Est Value

Median Sales Price

Med Sales Price as a % of Med Est Value





# Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details	S		Listing Activity Charts
Report Name: Ad	ddison County		New Listings
Run Date: 02/21/2	2018		Active Listings
Scheduled: No			Avg/Med Listing Price
Report Date Ran	ge: From 1/2018 To: 1/2018		Avg/Med Listing Price per Sq Ft
			Avg/Med Listing Price vs Est Value
Information In	cluded	Median Days in RPR	
🗹 Include Cover	Sheet	✓ Months of Inventory	
✓ Include Key Me	etric Summary *   Vision Include Appendix	Medians	Absorption Rate
🗹 Include Metric	s By: County		
	able's YTD median calculations are calculated using a weighted average	e of the median values for each	Sales Activity Charts
month that is included	1.		Active/Pending/Sold
MLS Filter			✓ New Pending Sales
MLS:	All		✓ Pending Sales
WILG.	All		<b>☑</b> Closed Sales
Listing Filters			✓ Avg/Med Sales Price
Property Types:	Condo/Townhouse/Apt Single Family Residence		Avg/Med Sales Price per Sq Ft
. reperty typee.	Condo rowniodas, pr Cingle rammy readence		▼ Avg/Med Sales Price vs Listing Price
Sales Types:	All		✓ Avg/Med Sales Price vs Est Value
Price Range:	None		Distressed Charts
			Distressed Listings
Location Filter	rs		Distressed Sales
State:	All		Data Tables Using 1/2018 data
County:	Addison County, Vermont		Listing Activity by ZIP
			Listing Activity by Metro Area
ZIP Code:	All		Sales Activity by ZIP
			Sales Activity by Metro Area

