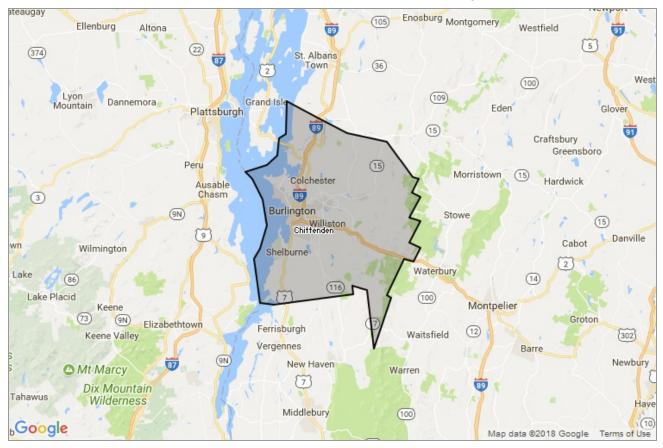


MARKET DATA REPORT

Chittenden County



Report Characteristics

Report Name: Chittenden 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.

Key Metrics	Jan 2018	Jan 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	80	117	-31.6%	80	117	-31.6%
New Listing Volume	\$34,257,877	\$42,107,096	-18.6%	\$34,257,877	\$42,107,096	-18.6%
Active Listing Count	326	514	-36.6%	326	514	-36.6%
Active Listing Volume	\$168,729,289	\$220,007,129	-23.3%	\$168,729,289	\$220,007,129	-23.3%
Average Listing Price	\$517,575	\$428,029	+20.9%	\$517,575	\$428,029	+20.9%
Median Listing Price	\$419,150	\$378,400	+10.8%	\$419,150	\$378,400	+10.8%
Median Daysin RPR	134.5	161.5	-16.7%	134.5	161.5	-16.7%
Months of Inventory	_	_	-	3.8	5.5	-29.9%
Absorption Rate	_	_	+-	26.07%	18.29%	+7.8%
Sales Activity Charts Metrics						
New Pending Sales Count	95	80	+18.8%	95	80	+18.8%
New Pending Sales Volume	\$31,460,527	\$24,156,165	+30.2%	\$31,460,527	\$24,156,165	+30.2%
Pending Sales Count	160	152	+5.3%	160	152	+5.3%
Pending Sales Volume	\$54,830,312	\$52,858,997	+3.7%	\$54,830,312	\$52,858,997	+3.7%
Cloæd Sales Count	71	85	-16.5%	71	85	-16.5%
Closed Sales Volume	\$20,441,271	\$26,289,751	-22.2%	\$20,441,271	\$26,289,751	-22.2%
Average Sales Price	\$287,905	\$309,291	-6.9%	\$287,905	\$309,291	-6.9%
Median Sales Price	\$265,000	\$290,000	-8.6%	\$265,000	\$290,000	-8.6%



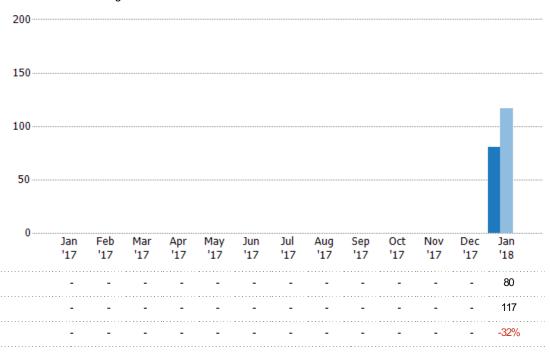




New Listings

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





New Listing Volume

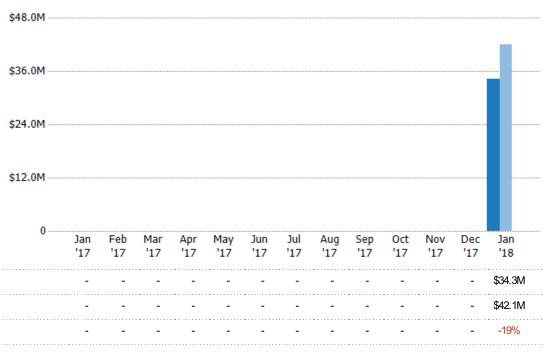
Percent Change from Prior Year

Current Year

Prior Year

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

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



Current Year

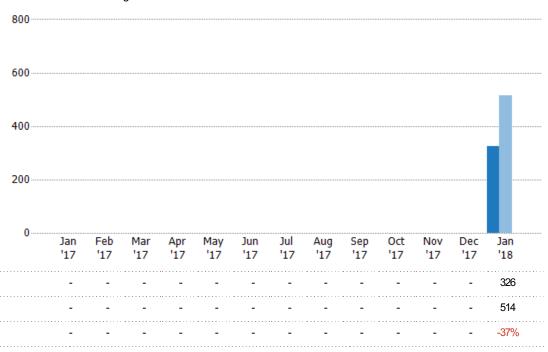
Percent Change from Prior Year



Active Listings

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





Active Listing Volume

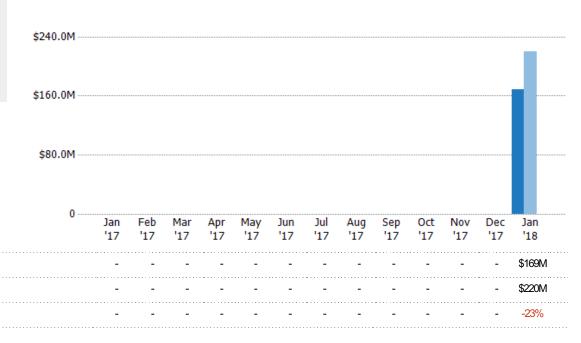
Percent Change from Prior Year

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: Chittenden 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.

Filters Used	\$600K												
State: VT County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$450K												
	\$300K												
	#1E0K												
	\$150K												
	·												
	·												Jan '18
Current Year	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	'18 \$518k
Current Year Prior Year	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 -	'18 \$518k \$428k

Median Listing Price

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

Filters Used	\$500K												
State: VT County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$375K												
	\$250K												
	\$125K												
	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	-	-	-	-	-	-	-	-	-	-	-	-	\$419K
Prior Year	_	-	-	-	-	-	-	-	-	-	-	-	\$378K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	11%







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	4000												
State: VT County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$450K												
	\$300K												
	\$150K												
	0												
	0 Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17		Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	
Avg Est Value	Jan '17	Feb '17	Mar '17 -	Apr '17	May '17 -	Jun '17 -	Jul '17 -	Aug '17	Sep '17	0ct '17 -	Nov '17	Dec '17 -	\$475
Avg Est Value Avg Listing Price	Jan '17 -	Feb '17	Mar '17 -	Apr '17	May '17 -	Jun '17	Jul '17	Aug '17	Sep '17 -	0ct '17 -	Nov '17 -	Dec '17	'18 \$475F \$518F

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.

Median Est Value	Jan '17 -	'17	'17 -	'17	'17	'17 -	'18 \$367K						
		'17	'17	17	'17			'17	'17				
	Jan	reb	i-iai										
	0	Eob	Mar	Apr	May	Jun	Jul	Aug	Sep	0ct	Nov	Dec	Jan
	0												
	\$125K												
	\$250K												
Property Type: Condo/Townhouse/Apt, Single Family Residence													
State: VT County: Chittenden County, Vermont	\$375K												

Med Listing Price as a % of Med Est Value



114%



Median Days in RPR

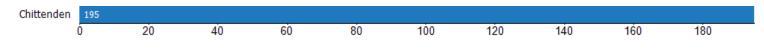
The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

	200												
Filters Used State: VT County: Chittenden County, Vermont	150												
Property Type: Condo/Townhouse/Apt, Single Family Residence													
	100												
	50												
					May '17			Aug '17		0ct '17	Nov '17	Dec '17	J;
Current Year	0 Jan									Oct	Nov	Dec	J
Current Year Prior Year	0 Jan '17 -	Feb '17	Mar '17	Apr '17		Jun '17 -	Jul '17 - -	Aug '17 - -	Sep '17 - -	0ct '17 - -	Nov '17 -	Dec '17 -]

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

Chittenden	135						
	0	20	40	60	80	100	120





Months of Inventory

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

Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-31%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	3.75
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	2.59
	0 Jan '17	Feb '17			May '17			Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
	1.50												
Condo/Townhouse/Apt, Single Family Residence	3.00												
State: VT County: Chittenden County, Vermont Property Type:	4.50												
Filters Used	6.00												

Absorption Rate

The percentage of inventory sold per month.

Filters Used	40%												
State: VT County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	30%												
	20%												***********
	10%												
	0						31					D	
	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	-	-	-	-	-	-	-	-	-	-	-	-	39%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	27%

Change from Prior Year





Absorption Rate (By County)

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

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

Chittenden	21.77 %							
	Ó	3%	6%	9%	12%	15%	18%	21%

Active/Pending/Sold Units

	400												
Filters Used													
State: VT													
County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	300												
	200												
	100												
	100												
	100												
	0 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	0ct	Nov	Dec	Jar
	0											Dec '17	Jar '18
Active	0 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	0ct	Nov		
Active Pending	0 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	0ct	Nov		'18



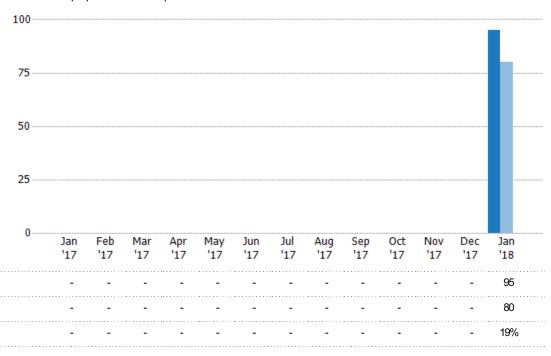




New Pending Sales

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





New Pending Sales Volume

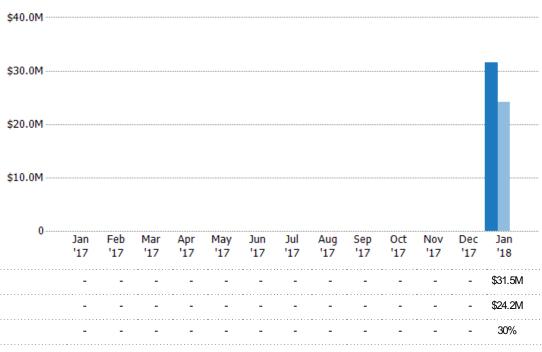
Percent Change from Prior Year

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.





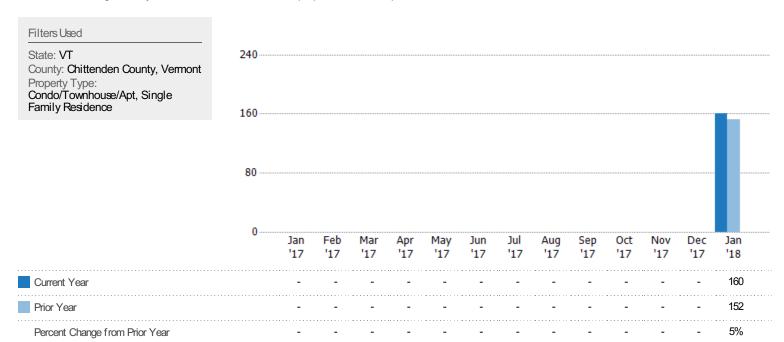
Current Year

Percent Change from Prior Year



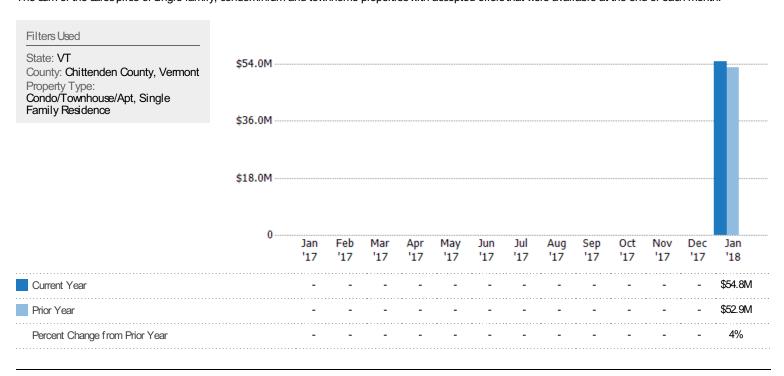
Pending Sales

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



Pending Sales Volume

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.

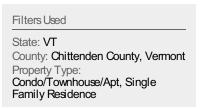


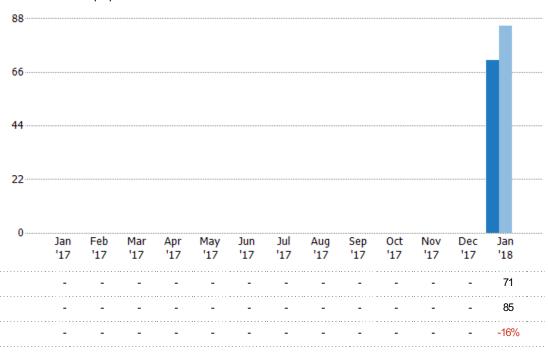




Closed Sales

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





Closed Sales Volume

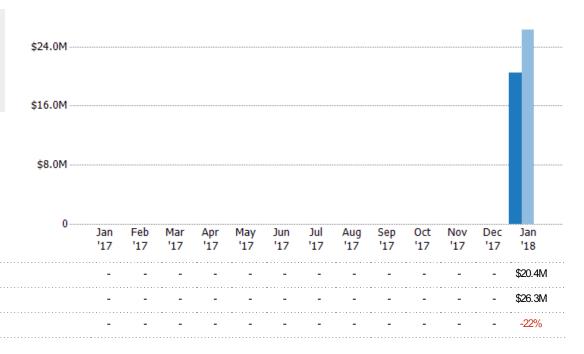
Percent Change from Prior Year

Current Year

Prior Year

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

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



Current Year

Percent Change from Prior Year

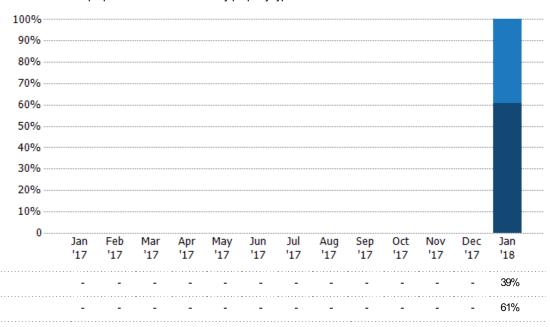




Closed Sales by Property Type

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

Chittenden	71							
	Ó	9	18	27	36	45	54	63







Average Sales Price

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

	φισσιτ												
State: VT County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$300K												
Tarring Food Strice	\$200K												
	\$100K												
	\$100K												
	\$100K												
	\$100K 0 Jan '17				May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year	0 Jan	Feb	Mar	Apr	May	Jun '17 -	Jul '17	Aug '17	Sep '17		'17		
Current Year Prior Year	0 Jan	Feb	Mar	Apr	May	Jun '17 -	Jul '17 -	Aug '17 -	Sep '17 -		'17	'17	'18

Median Sales Price

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

Filters Used	\$300K												
State: VT County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single	\$225K												
Family Residence	\$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	-	-	-	-	-	-	-	-	-	-	-	-	\$265K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$290K



Percent Change from Prior Year





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 Residence	\$225K												
	\$150K												•••••
	\$75K												
	\$75K												
	\$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
Avg List Price	0 Jan			Apr '17	May '17	Jun '17		Aug '17					
Avg List Price Avg Sales Price	0 Jan			Apr '17 -	May '17 -	Jun '17 -		Aug '17 -					'18

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Median List Price	-	_	_	-	-	_	-	-	_	-	_	-	\$270K
	Jan '17	Feb '17	Mar '17	Apr '17	'17	'17		Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
	•												
	\$75K												
Family Residence	\$150K											•••••	
State: VT County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single	\$225K												
Filters Used	φοσοιτ												



Median Sales Price

Med Sales Price as a % of Med List Price



\$265K



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	\$300K												
State: VT County: Chittenden County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
	\$150K												
	\$75K												
	0												
	0 Jan '17	Feb '17	Mar '17					Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	Jan '17	Feb '17	Mar '17 -	Apr '17	May '17 -	Jun '17 -	Jul '17 -	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17 -	'18 \$283k
Avg Est Value Avg Sales Price	Jan '17 -	Feb '17	Mar '17 -	Apr '17 -	May '17 -	Jun '17	Jul '17	Aug '17 - -	Sep '17 -	0ct '17 -	Nov '17 -	Dec '17	118 \$283k \$293k

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.

State: VT
County: Chittenden County, Vermont
Property Type:
Condo/Townhouse/Apt, Single
Family Residence
\$150K

75K	r Apr May Jun Jul Aug Sep Oct Nov Dec Ja 7 '17 '17 '17 '17 '17 '17 '17 '17 '17
0	r Apr May Jun Jul Aug Sep Oct Nov Dec Jai 7 '17 '17 '17 '17 '17 '17 '17 '17 '17
0	r Apr May Jun Jul Aug Sep Oct Nov Dec Ja 7 '17 '17 '17 '17 '17 '17 '17 '17 '17
	r Apr May Jun Jul Aug Sep Oct Nov Dec Ja 7 '17 '17 '17 '17 '17 '17 '17 '17 '17
	r Apr May Jun Jul Aug Sep Oct Nov Dec Ja 7 '17 '17 '17 '17 '17 '17 '17 '17 '17
1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/ 1/	
	.



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				Listing Activity Charts
Report Name: Chi	ttenden County			✓ New Listings
Run Date: 02/21/20	018			Active Listings
Scheduled: No		Avg/Med Listing Price		
Report Date Rang	je: From 1/2018 To: 1/2018			Avg/Med Listing Price per Sq Ft
				✓ Avg/Med Listing Price vs Est Value
Information Inc	cluded			✓ Median Days in RPR
✓ Include Cover \$	Sheet		Averages	Months of Inventory
Include Key Me	tric Summary *	Include Appendix	Medians	Absorption Rate
Include Metrics	By: County			
* The Key Metrics Tab month that is included.	le's YTD median calculations are calculated	d using a weighted average	of the median values for each	Sales Activity Charts
				✓ Active/Pending/Sold
MLS Filter				▼ New Pending Sales
MLS:	All			▼ Pending Sales
	7 41			✓ Closed Sales
Listing Filters				▼ Avg/Med Sales Price
Property Types:	Condo/Townhouse/Apt Singl	e Family Residence		Avg/Med Sales Price per Sq Ft
				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	S			☐ Distressed Sales
State:	All			Data Tables Live 4/2040 deta
County:	Chittenden County, Vermont			Data Tables Using 1/2018 data
	Grittoridori Courty, Volition			Listing Activity by ZIP
ZIP Code:	All			☐ Listing Activity by Metro Area ☐ Sales Activity by ZIP
				Sales Activity by Metro Area

