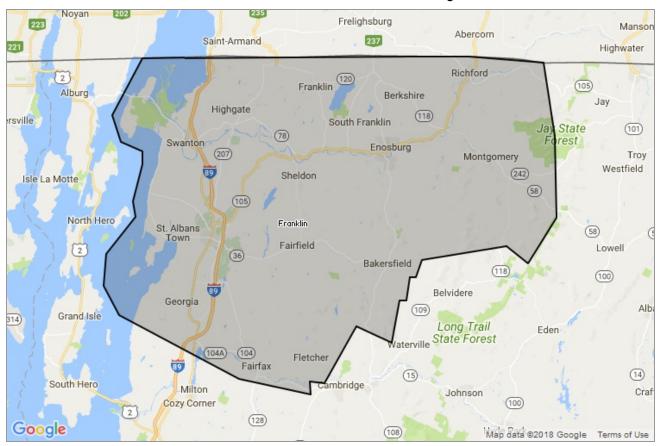


MARKET DATA REPORT

# Franklin County



#### **Report Characteristics**

**Report Name:** Franklin 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	+ / -
ng Activity Charts Metrics						
New Listing Count	38	31	+22.6%	38	31	+22.6%
New Listing Volume	\$7,677,735	\$6,675,232	+15%	\$7,677,735	\$6,675,232	+15%
Active Listing Count	273	353	-22.7%	273	353	-22.7%
Active Listing Volume	\$62,530,697	\$79,911,422	-21.7%	\$62,530,697	\$79,911,422	-21.7%
Average Listing Price	\$229,050	\$226,378	+1.2%	\$229,050	\$226,378	+1.2%
Median Listing Price	\$225,000	\$215,000	+4.7%	\$225,000	\$215,000	+4.7%
Median Daysin RPR	154	179	-14%	154	179	-14%
Months of Inventory	_	_	-	6.8	11.4	-40.1%
Absorption Rate	_	_	+-	14.65%	8.78%	+5.9%
s Activity Charts Metrics			1			
New Pending Sales Count	36	24	+50%	36	24	+50%
New Pending Sales Volume	\$6,914,784	\$4,800,880	+44%	\$6,914,784	\$4,800,880	+44%
Pending Sales Count	63	62	+1.6%	63	62	+1.6%
Pending Sales Volume	\$13,144,541	\$12,844,215	+2.3%	\$13,144,541	\$12,844,215	+2.3%
Closed Sales Count	34	40	-15%	34	40	-15%
Closed Sales Volume	\$6,982,450	\$8,624,867	-19%	\$6,982,450	\$8,624,867	-19%
Average Sales Price	\$205,366	\$215,622	-4.8%	\$205,366	\$215,622	-4.8%
Median Sales Price	\$180,000	\$204,000	-11.8%	\$180,000	\$204,000	-11.8%



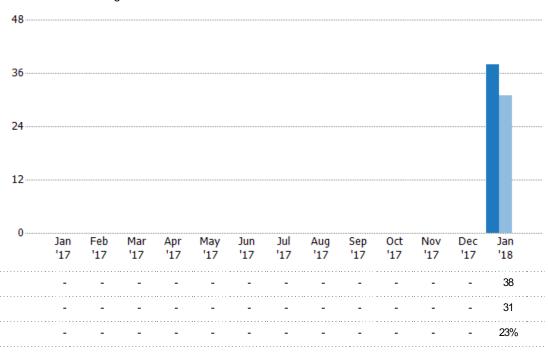




#### **New Listings**

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

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



#### **New Listing Volume**

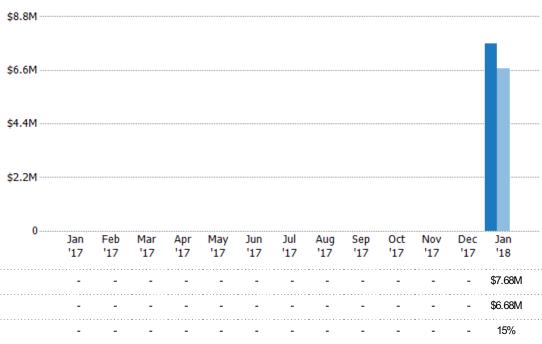
Percent Change from Prior Year

Current Year

Prior Year

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

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





Current Year

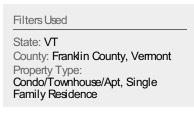
Percent Change from Prior Year

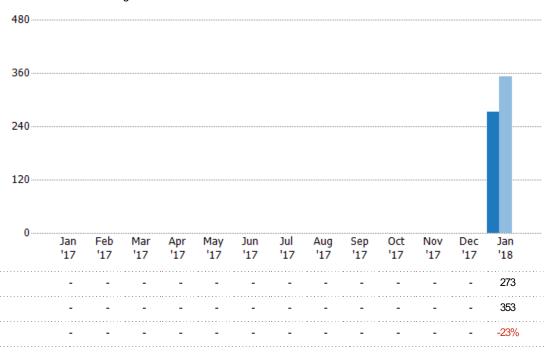




#### **Active Listings**

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





#### **Active Listing Volume**

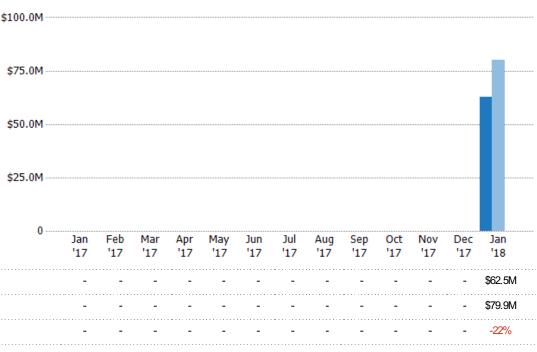
Percent Change from Prior Year

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: Franklin 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	\$300K												•••••
State: VT County: Franklin 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	-	-	-	-	-	-	-	-	-	-	-	-	\$229K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$226K

#### **Median Listing Price**

Percent Change from Prior Year

Percent Change from Prior Year

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

Filters Used													
State: VT County: Franklin 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	Jar '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$225







#### 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.

Filtern Head													
State: VT County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single	\$225K												
Family Residence	\$150K												
	¢751/												
	\$75K												***************************************
	\$75K												
	\$75K 0 Jan			Apr	Mav	Jun	Jul	Aua	Sep	Oct	Nov	Dec	Jan
	0	Feb '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	Feb	Mar	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17		'17		
Avg Est Value  Avg Listing Price	0 Jan	Feb	Mar	Apr '17 -	May '17 -	Jun '17 -	Jul '17 -	Aug '17 -	Sep '17 -		'17	'17	'18

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

	Jul Aug	Sen	Oct	Nov	Dec	Jar
May Jun '17 '17	'17 '17	'17	'17	'17		'18
	'17 '17	-	-	-	'17 -	



Median Est Value

Median Listing Price

Med Listing Price as a % of Med Est Value





#### Median Days in RPR

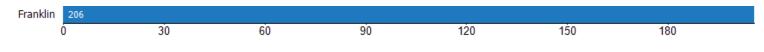
The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

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







#### Months of Inventory

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

State: VT County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence  15  5		0 Jan	Mar	May		Sep '17	0ct '17	Nov '17	Dec	Jai
County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence		5	 			 				
County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence		10								
	Property Type: Condo/Townhouse/Apt, Single	15	 	 	 	 				

#### **Absorption Rate**

The percentage of inventory sold per month.

Filters Used	15%
State: VT County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	10%
	E0/

	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	-	-	-	-	-	-	-	-	-	-	-	-	14%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	8%
Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-6%



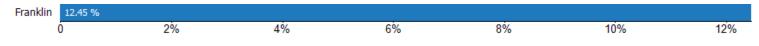




#### Absorption Rate (By County)

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

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



#### Active/Pending/Sold Units

The number of single-family, condominium and townhome properties that were Active, Pending and Sold each month.

Filters Used	300												•••••
State: VT County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	225												
, ,	150												***********
	75												
	/3												
	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
Active	<del>-</del>	-	-	-	-	-	-	-	-	-	-	-	273
Pending	-	-	-	-	-	-	-	-	-	-	-	-	63



Sold

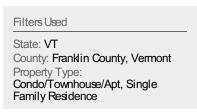


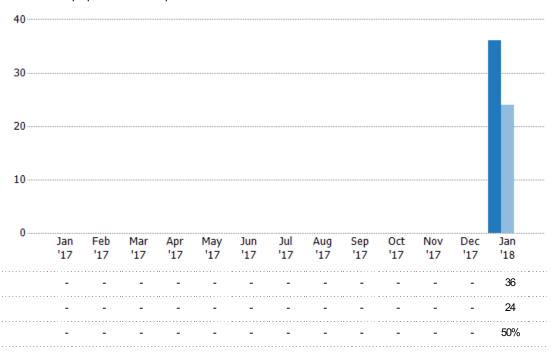
34



#### **New Pending Sales**

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





#### New Pending Sales Volume

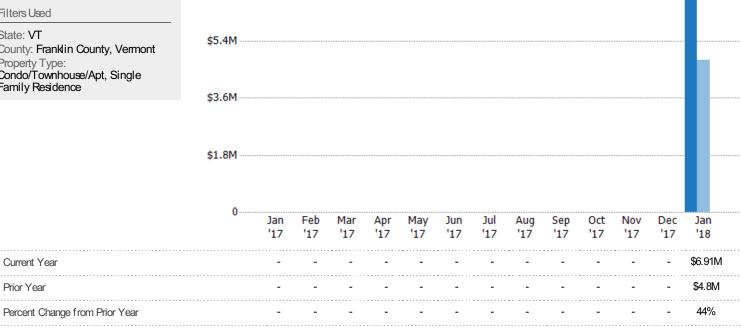
Percent Change from Prior Year

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.



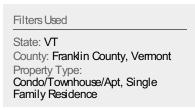


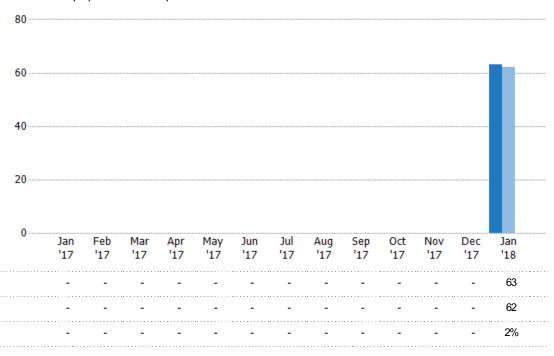




#### **Pending Sales**

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





#### Pending Sales Volume

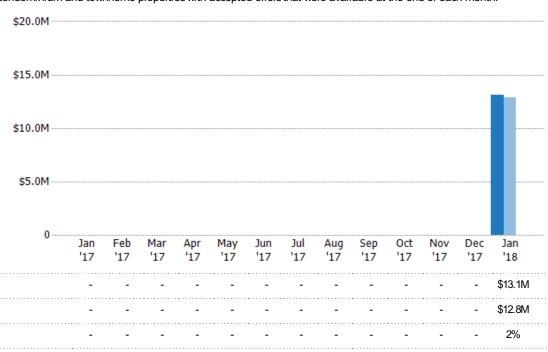
Percent Change from Prior Year

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





Current Year

Percent Change from Prior Year

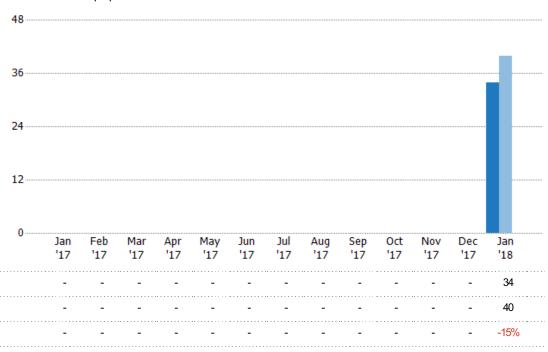




#### **Closed Sales**

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

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



#### **Closed Sales Volume**

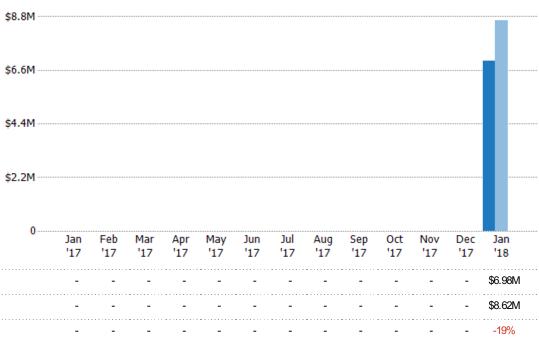
Percent Change from Prior Year

Current Year

Prior Year

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

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



Current Year

Percent Change from Prior Year

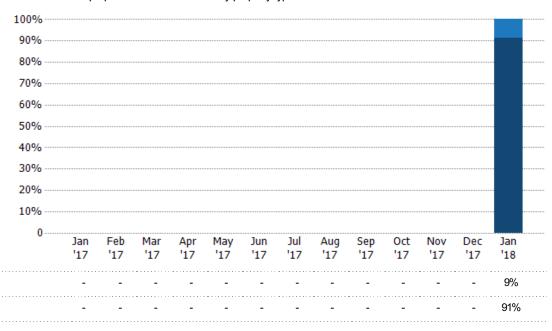




#### Closed Sales by Property Type

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

Franklin	34								
Ċ	)	4	8 1	12 1	6	20	24	28 32	





#### **Average Sales Price**

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

	\$300K												
Filters Used													
State: VT County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
Talling Foodolise	\$150K												
	\$75K												
	0												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
													Jan '18
Current Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Current Year Prior Year	Jan '17 -	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	'18

#### Median Sales Price

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

Filters Used	70064
State: VT County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K
Family Residence	\$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	-	-	-	-	-	-	-	-	-	-	-	-	\$180K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$204K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-12%







#### Average Sales Price vs Average Listing Price

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

Family Residence	\$150K												
	\$75K												
	0	Feh	Mar	Δnr	Mav	lun	1ul	Διια	Sen	Oct	Nov	Dec	 1an
	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 List Price				Apr '17 -									
Avg List Price  Avg Sales Price				Apr '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.

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

Med Sales Price as a % of Med List Price

50K		 		 	 			
00K		 	 	 	 			•••••
50K		 	 	 	 			
50K		 	 		 			
0 Jan	Feb	 	 	 	 	Nov	Dec	 Jan
0		 		 		Nov '17	Dec '17	Jan '18
0 Jan	Feb	 	 	 	 	Nov '17	Dec	Jan '18
0 Jan	Feb	 	 	 	 	Nov '17	Dec '17	Jan '18



Median List Price

Median Sales 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.

Ellerational	\$300K												
Filters Used													
State: VT County: Franklin County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
Taniny Neaderice	\$150K												
	\$75K												
	\$75K												
	\$75K												
	0												
	\$75K 0 Jan '17			Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep	0ct '17	Nov '17	Dec '17	Jan
	0 Jan	Feb	Mar	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17		'17		
Avg Est Value	0 Jan	Feb	Mar	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17		'17	'17	
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.

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

)K												
216												
JK												
0												
			_		lun	1ul	Διισ	Sen	Oct	Nov	Dec	Jar
Jan '17	Feb '17	Mar '17	Apr '17	Мау '17	17	'17	'17	'17	'17	'17	'17	
Jan '17	Feb '17	Mar '17	Apr '17	Мау '17 -	- -	- -	-	-	- -		'17	'18
Jan '17	Feb '17	Mar '17	Apr '17	Мау '17	- -	- -	'17 -	-	- -		'17 -	



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: Fra	anklin County			✓ New Listings
Run Date: 02/21/20	•			Active Listings
Scheduled: No				Avg/Med Listing Price
Report Date Rang	ge: From 1/2018 To: 1/2	2018		Avg/Med Listing Price per Sq Ft
Information Inc	cluded			<ul><li>Avg/Med Listing Price vs Est Value</li><li>Median Days in RPR</li></ul>
✓ Include Cover \$	Sheet	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.		s are calculated 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
	/ u1			▼ Closed Sales
Listing Filters				▼ Avg/Med Sales Price
Property Types:	Condo/Townhouse/A	pt Single Family Residence		<ul><li>☐ Avg/Med Sales Price per Sq Ft</li><li>✓ Avg/Med Sales Price vs Listing Price</li></ul>
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 11: 4/0040 144
County:	Franklin County, Ver	mont		Data Tables Using 1/2018 data  Listing Activity by ZIP
ZID Code:	All			Listing Activity by Metro Area
ZIP Code:	All			Sales Activity by ZIP
				Sales Activity by Metro Area



