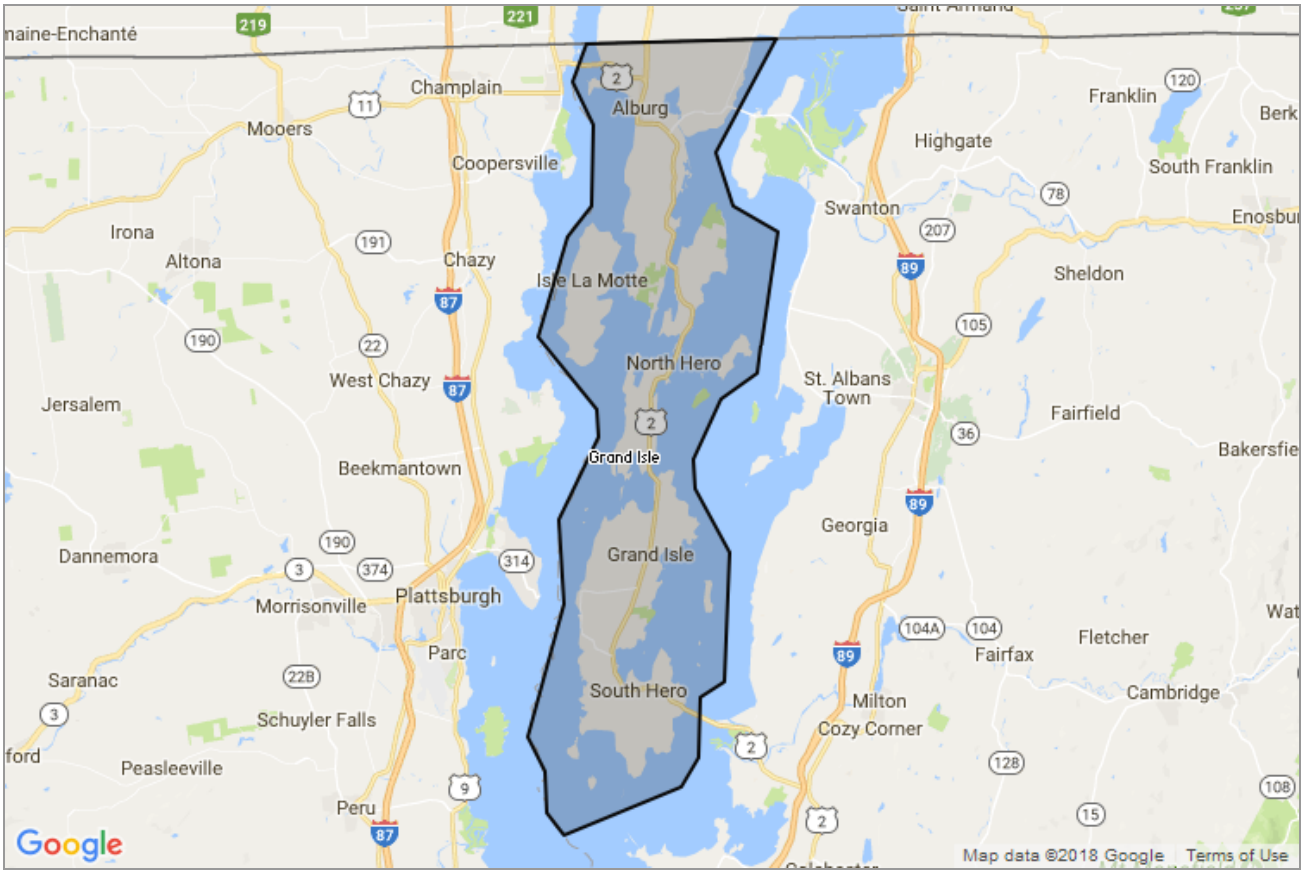
MARKET DATA REPORT

Grand Isle County



Report Characteristics

Report Name:
Grand Isle 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

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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	5	8	-37.5%	5	8	-37.5%
New Listing Volume	$906,700	$4,105,100	-77.9%	$906,700	$4,105,100	-77.9%
Active Listing Count	89	125	-28.8%	89	125	-28.8%
Active Listing Volume	$34,179,421	$46,948,510	-27.2%	$34,179,421	$46,948,510	-27.2%
Average Listing Price	$384,038	$375,588	+2.2%	$384,038	$375,588	+2.2%
Median Listing Price	$249,900	$239,000	+4.6%	$249,900	$239,000	+4.6%
Median Days in RPR	244	210	+16.2%	244	210	+16.2%
Months of Inventory	–	–	–	12.7	31.3	-59.3%
Absorption Rate	–	–	+–	7.87%	3.2%	+4.7%
Sales Activity Charts Metrics						
New Pending Sales Count	4	5	-20%	4	5	-20%
New Pending Sales Volume	$1,523,900	$1,624,700	-6.2%	$1,523,900	$1,624,700	-6.2%
Pending Sales Count	11	18	-38.9%	11	18	-38.9%
Pending Sales Volume	$5,876,000	$5,367,300	+9.5%	$5,876,000	$5,367,300	+9.5%
Closed Sales Count	5	7	-28.6%	5	7	-28.6%
Closed Sales Volume	$1,335,000	$1,334,600	+0%	$1,335,000	$1,334,600	+0%
Average Sales Price	$267,000	$190,657	+40%	$267,000	$190,657	+40%
Median Sales Price	$330,000	$190,000	+73.7%	$330,000	$190,000	+73.7%

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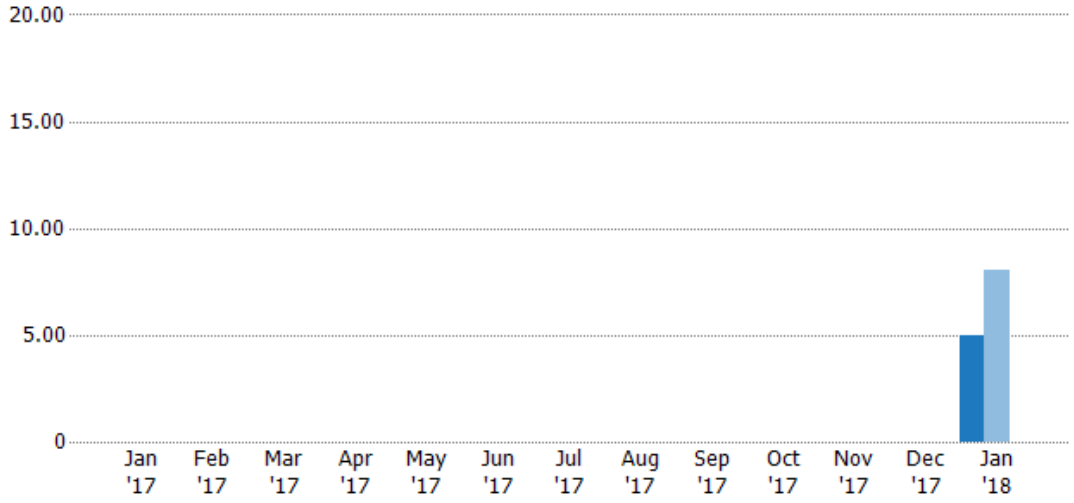
New Listings

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

Filters Used

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



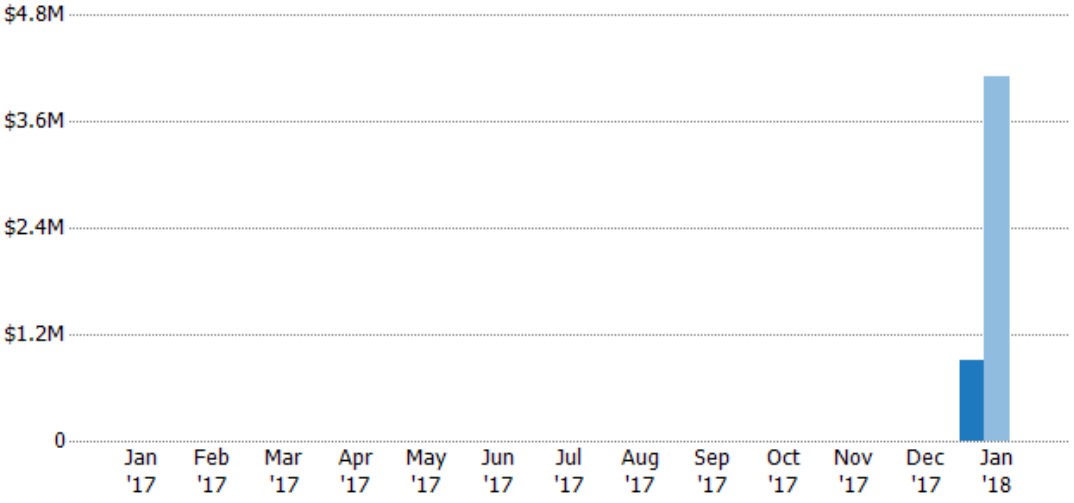
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	5
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	8
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-38%

New Listing Volume

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

Filters Used

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$907K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$4.11M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-78%

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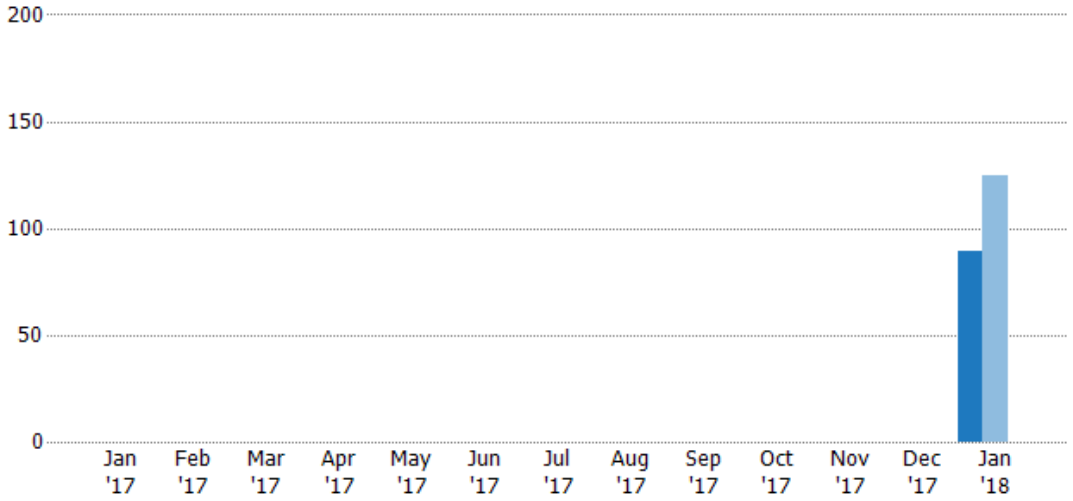
Active Listings

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

Filters Used

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



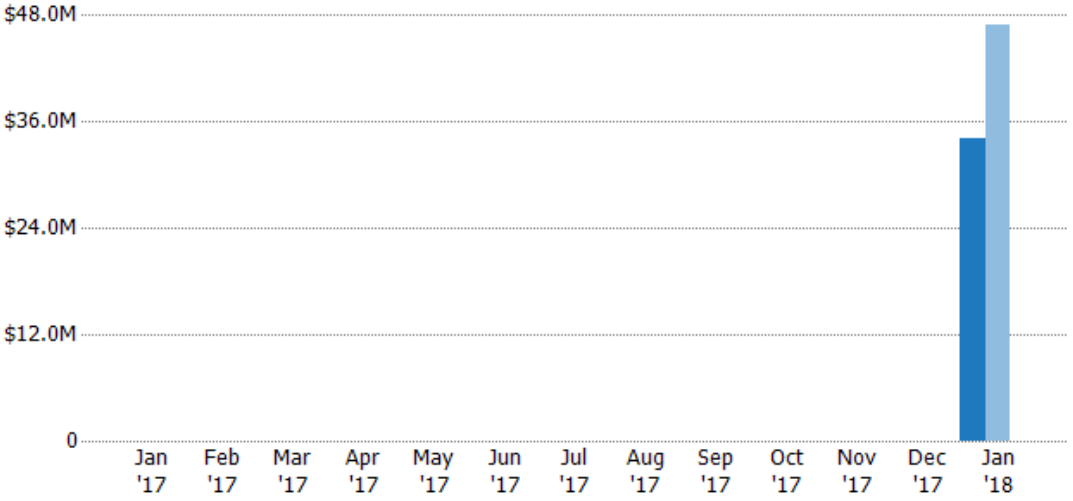
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	89
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	125
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-29%

Active Listing Volume

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

Filters Used

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$34.2M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$46.9M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-27%

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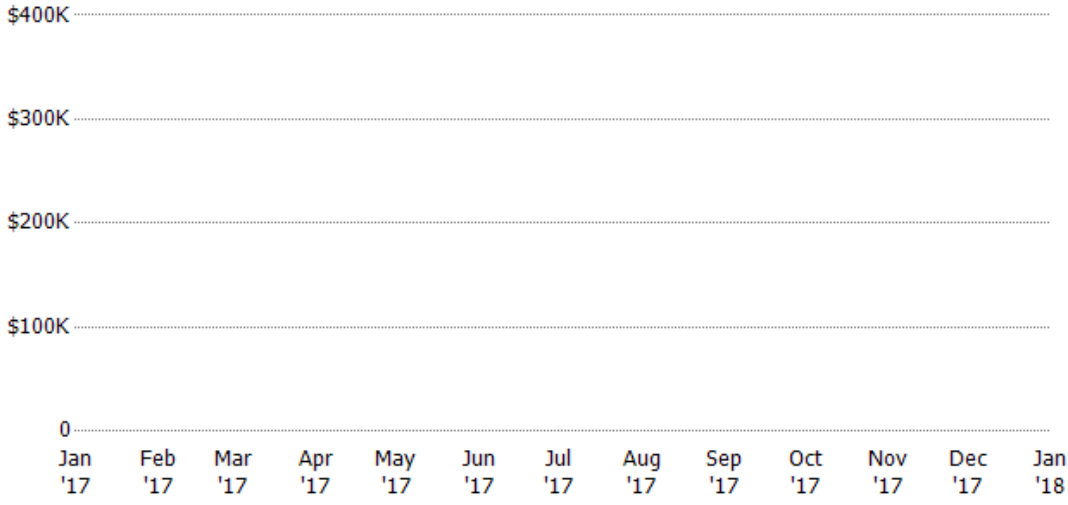
Average Listing Price

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

Filters Used

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



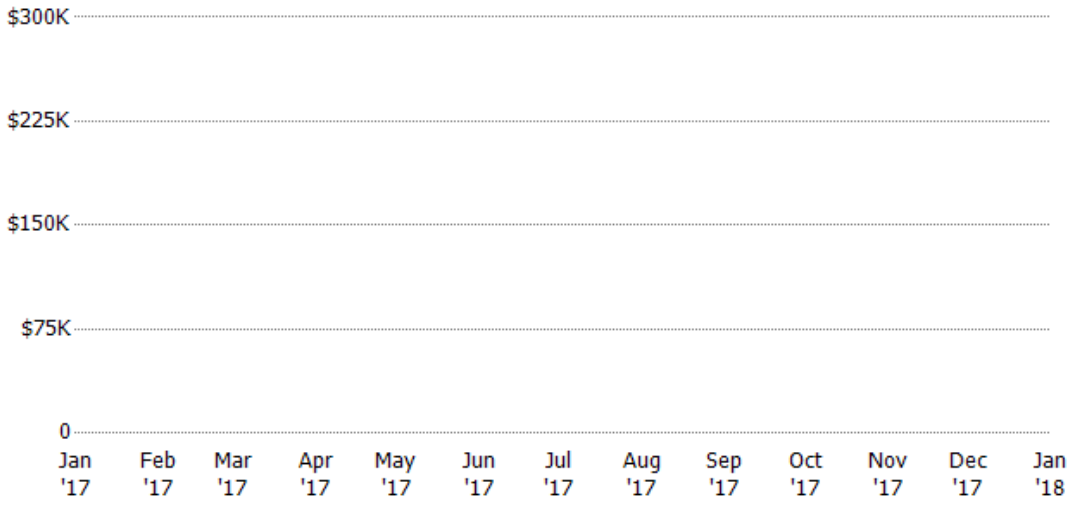
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	$384K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$376K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	2%

Median Listing Price

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

Filters Used

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$250K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$239K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	5%

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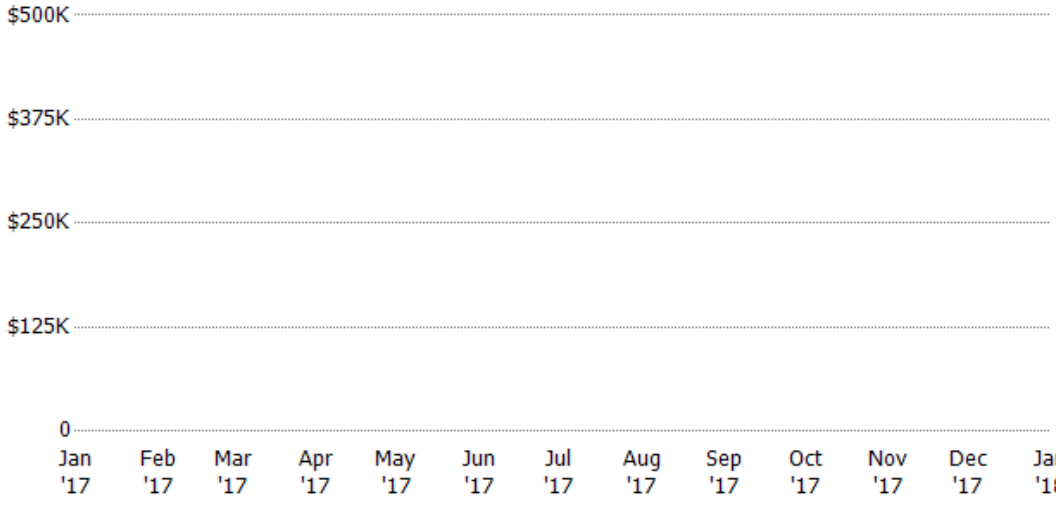
Average Listing Price vs Average Est Value

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



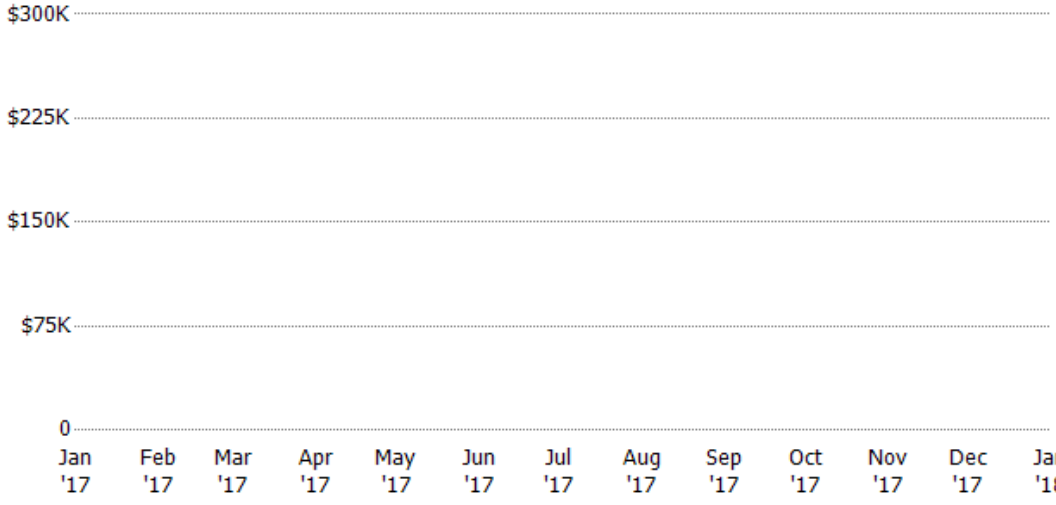
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	$425K
Avg Listing Price	-	-	-	-	-	-	-	-	-	-	-	-	$384K
Avg Listing Price as a % of Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	90%

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$259K
Median Listing Price	-	-	-	-	-	-	-	-	-	-	-	-	$250K
Med Listing Price as a % of Med Est Value	-	-	-	-	-	-	-	-	-	-	-	-	96%

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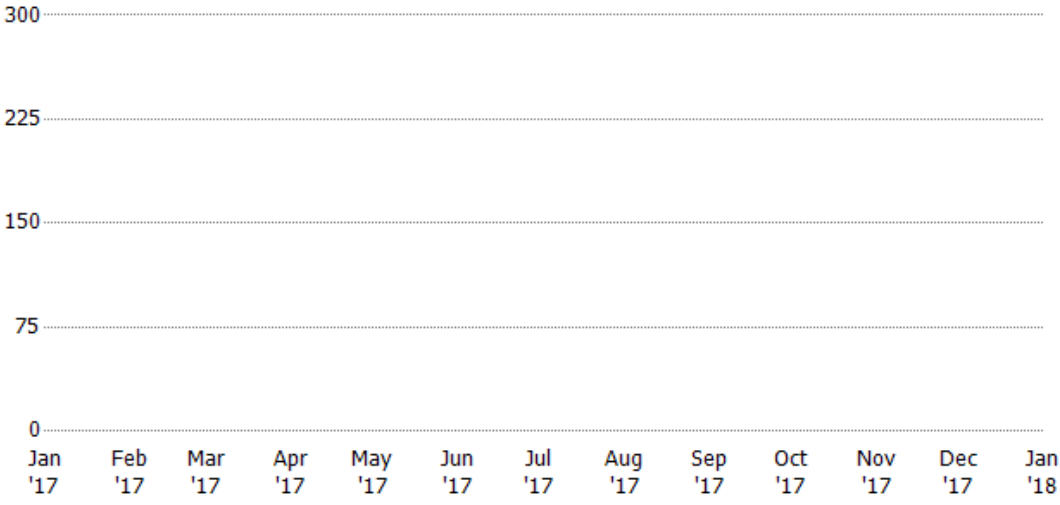
Median Days in RPR

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	244
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	210
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	16%

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

RPR®
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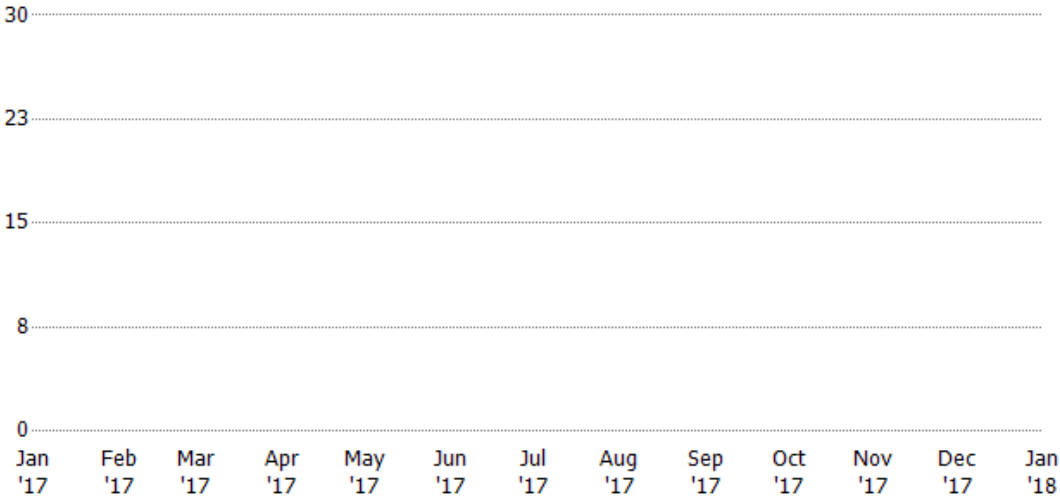
Months of Inventory

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

Filters Used

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



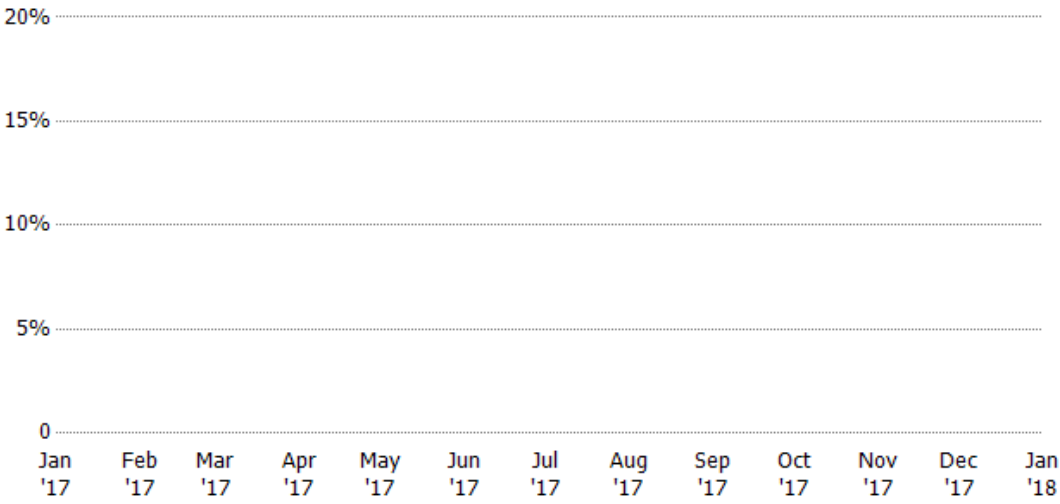
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	5.24
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	8.93
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-41%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	19%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	11%
Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-8%

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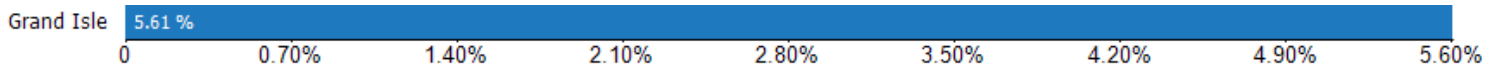
Absorption Rate (By County)

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

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

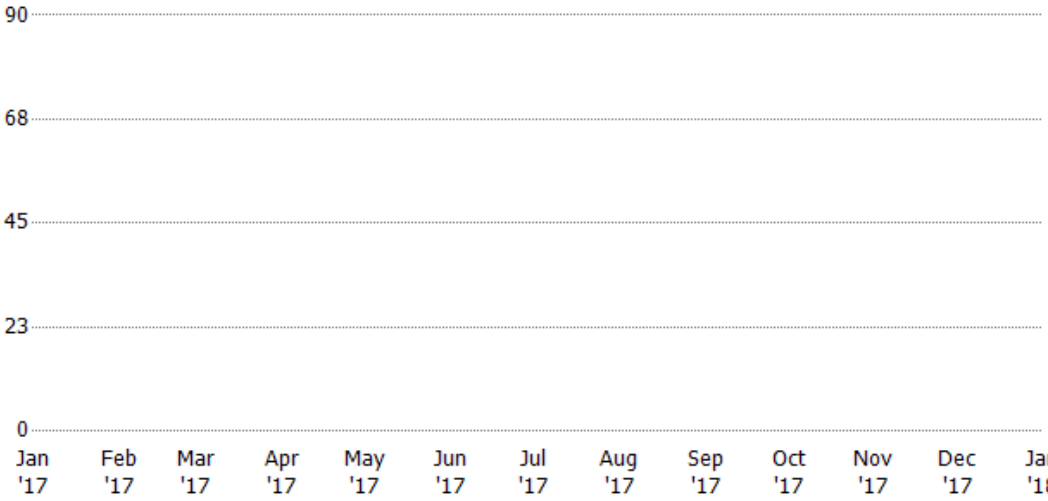


Active/Pending/Sold Units

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

Filters Used

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



	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
Active	-	-	-	-	-	-	-	-	-	-	-	-	89
Pending	-	-	-	-	-	-	-	-	-	-	-	-	11
Sold	-	-	-	-	-	-	-	-	-	-	-	-	5

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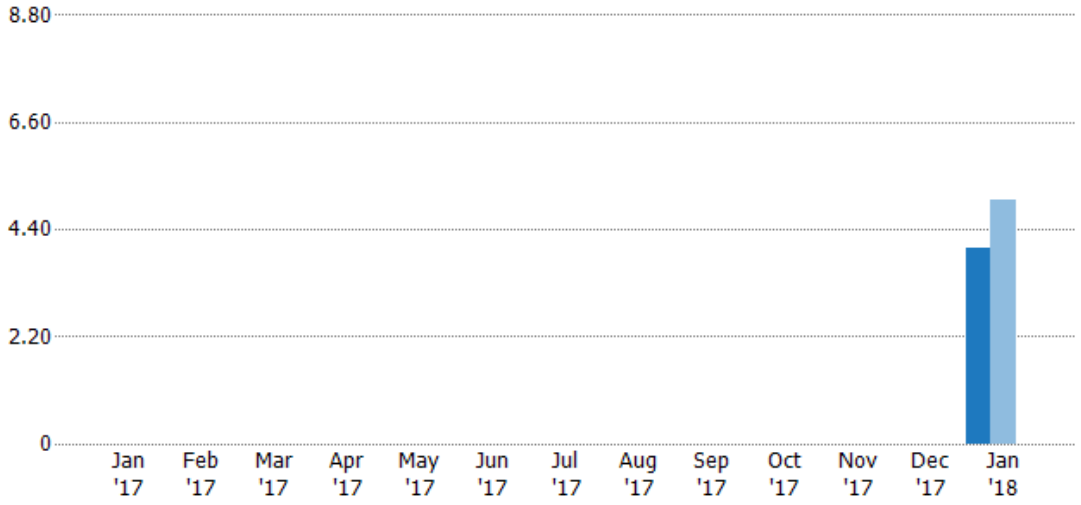
New Pending Sales

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

Filters Used

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



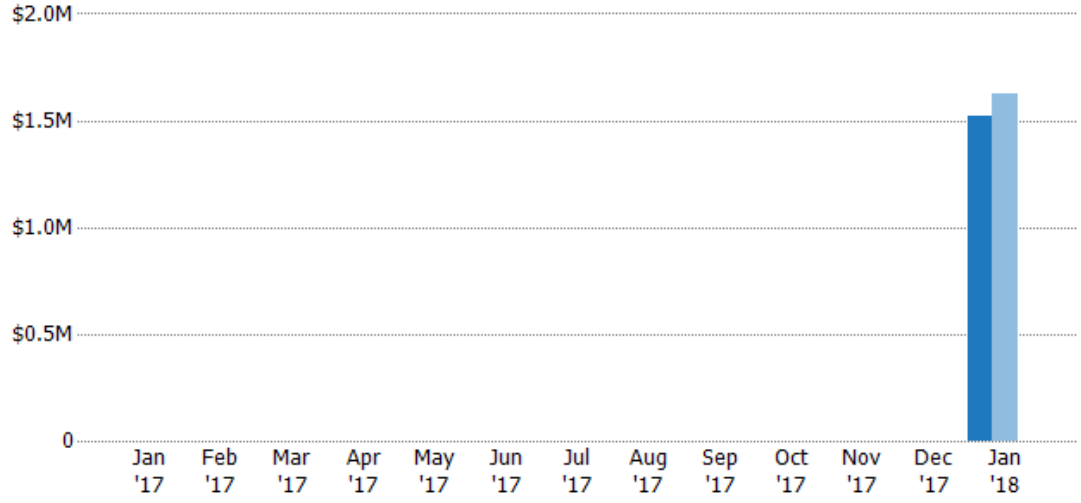
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	4
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	5
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-20%

New Pending Sales Volume

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

Filters Used

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$1.52M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$1.62M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-6%

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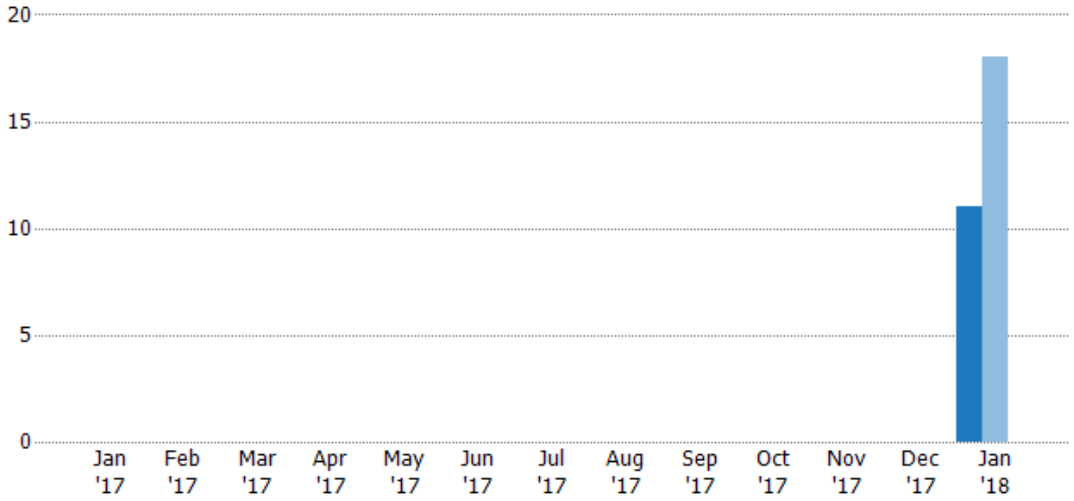
Pending Sales

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

Filters Used

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



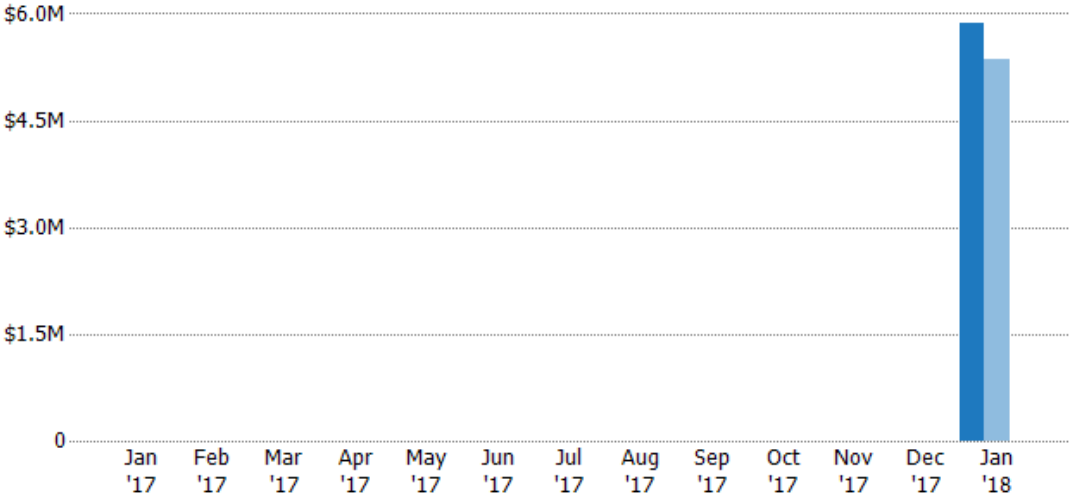
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	11
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	18
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-39%

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.

Filters Used

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$5.88M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$5.37M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	9%

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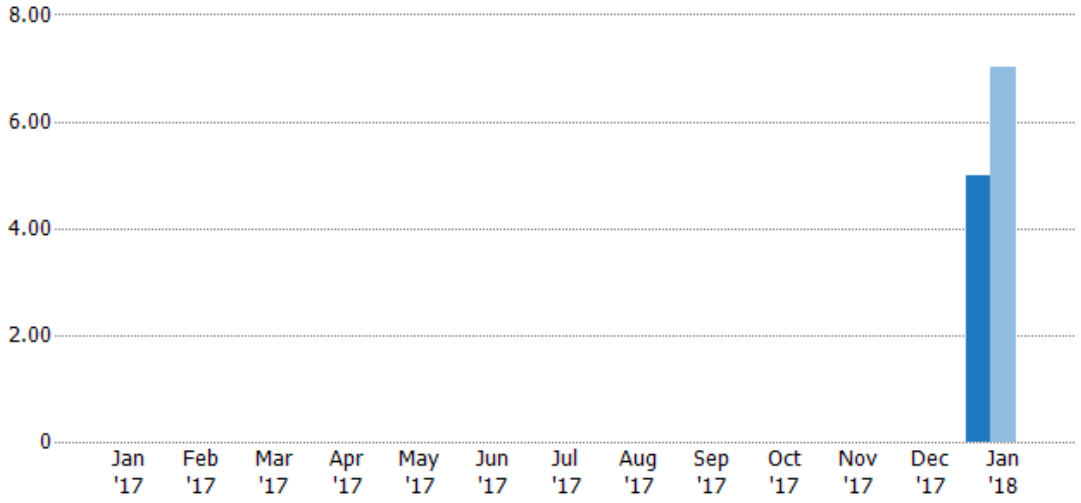
Closed Sales

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

Filters Used

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



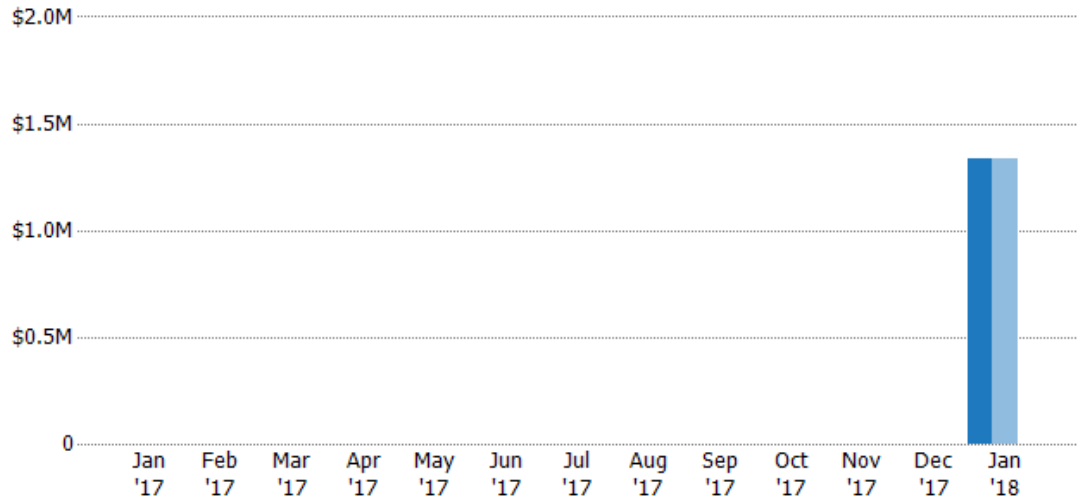
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	5
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	7
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-29%

Closed Sales Volume

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

Filters Used

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$1.34M
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$1.33M
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	0%

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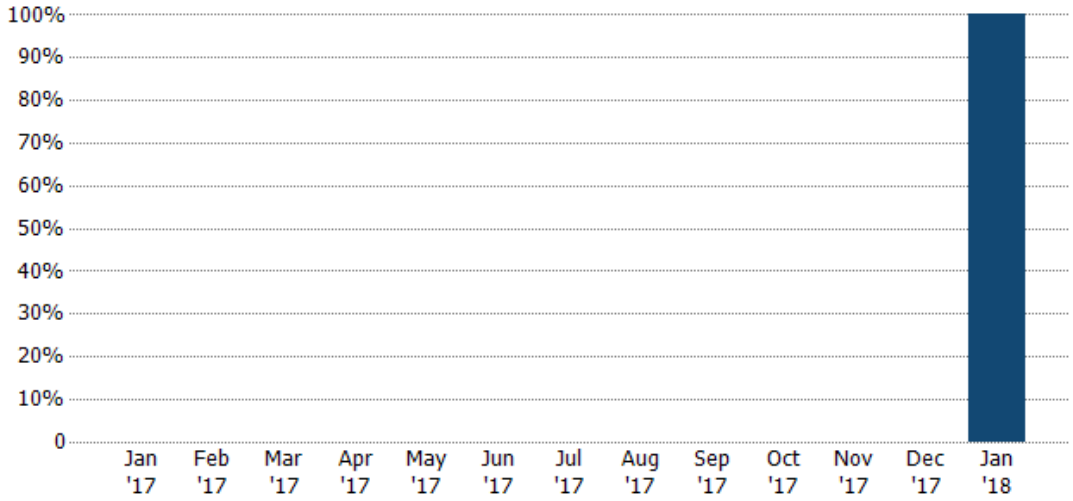
Closed Sales by Property Type

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

Filters Used

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

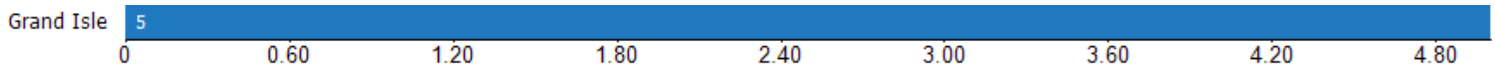


	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Single Family Residence	-	-	-	-	-	-	-	-	-	-	-	-	100%

Closed Sales (By County)

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

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



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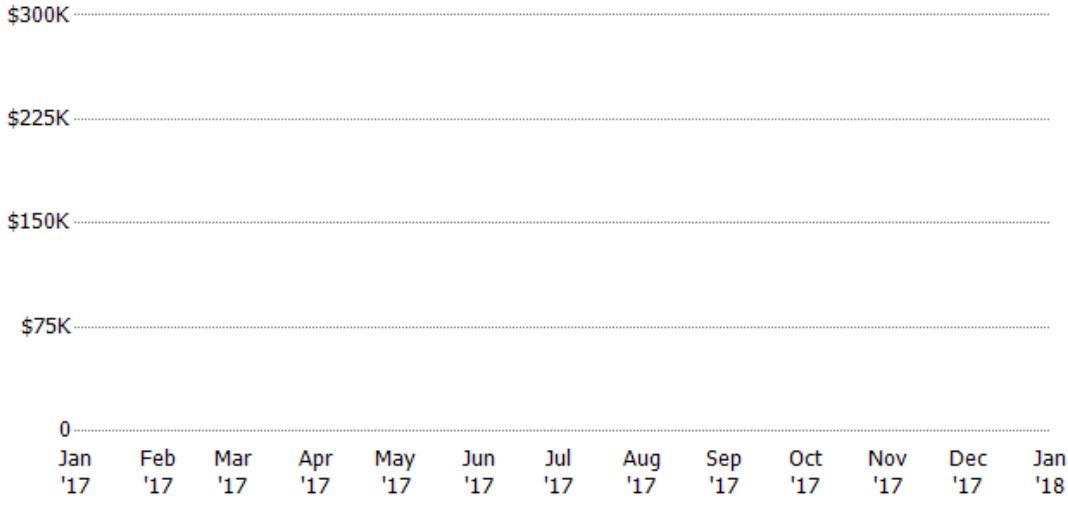
Average Sales Price

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

Filters Used

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



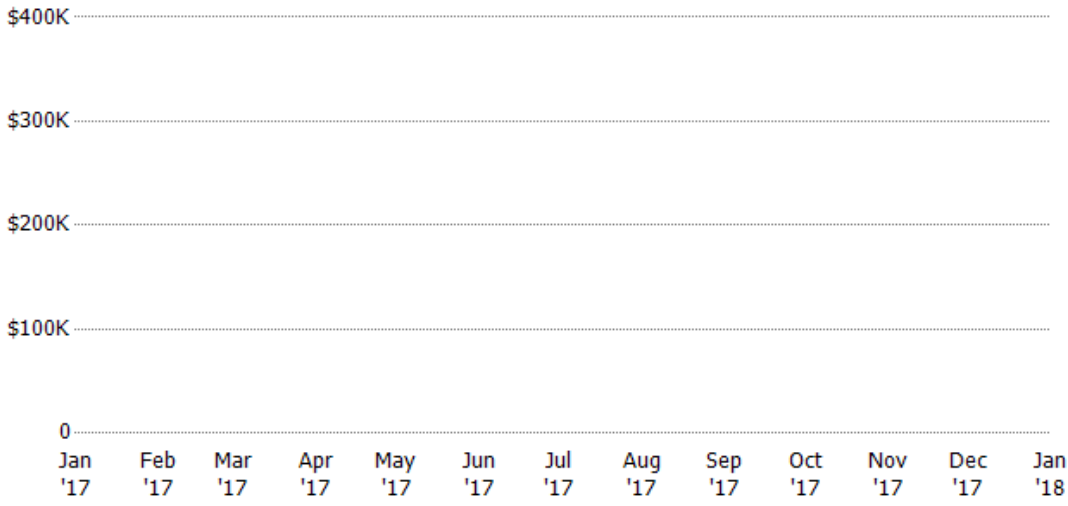
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	$267K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$191K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	40%

Median Sales Price

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

Filters Used

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$330K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	$190K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	74%

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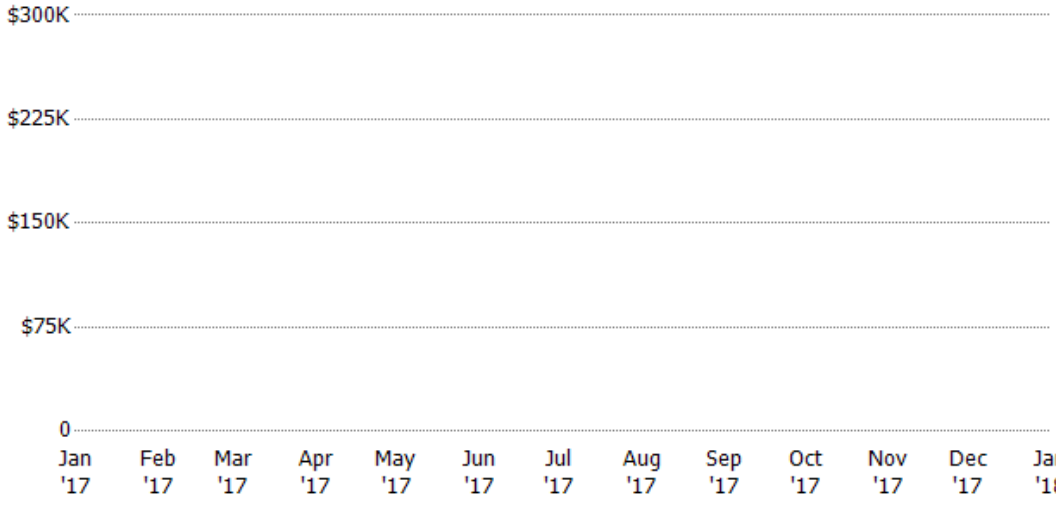
Average Sales Price vs Average Listing Price

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

Filters Used

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



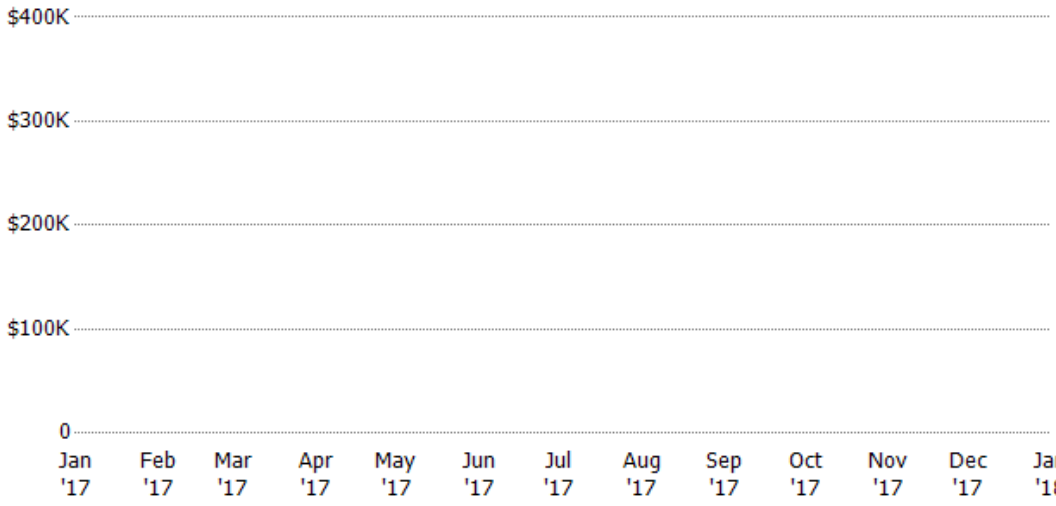
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg List Price	-	-	-	-	-	-	-	-	-	-	-	-	$282K
Avg Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	$267K
Avg Sales Price as a % of Avg List Price	-	-	-	-	-	-	-	-	-	-	-	-	95%

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



	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 List Price	-	-	-	-	-	-	-	-	-	-	-	-	$350K
Median Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	$330K
Med Sales Price as a % of Med List Price	-	-	-	-	-	-	-	-	-	-	-	-	94%

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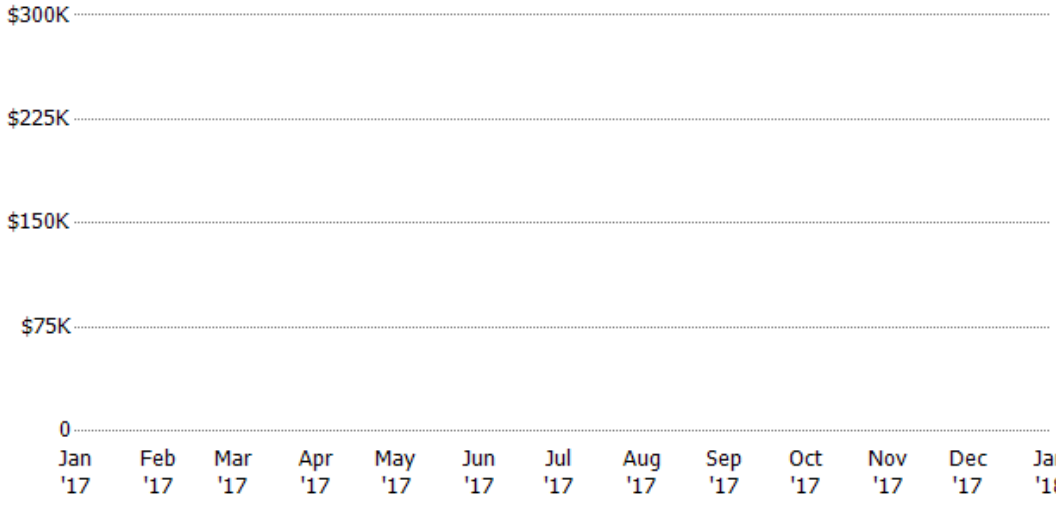
Average Sales Price vs Average Est Value

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



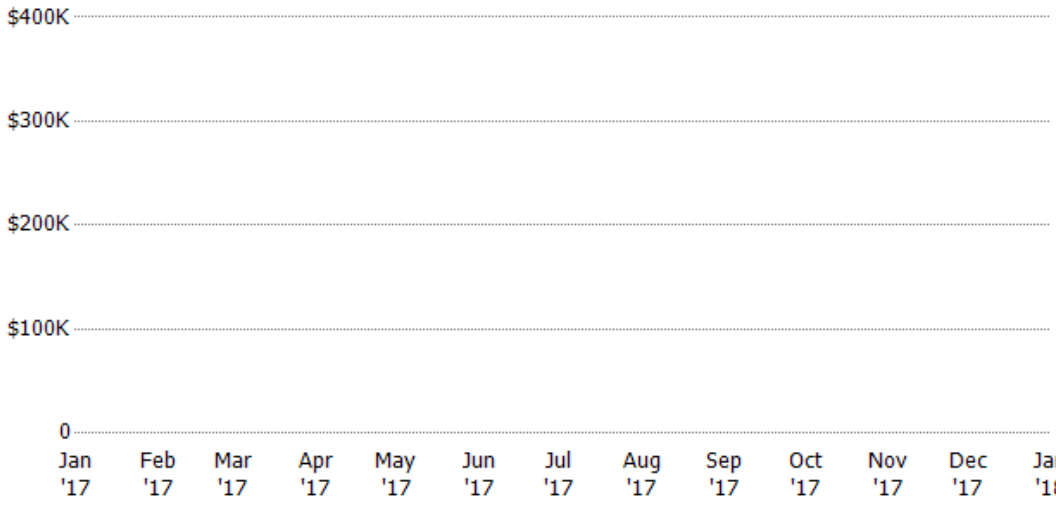
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	$269K
Avg Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	$282K
Avg Sales Price as a % of Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	105%

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



	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	-	-	-	-	-	-	-	-	-	-	-	-	$374K
Median Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	$350K
Med Sales Price as a % of Med Est Value	-	-	-	-	-	-	-	-	-	-	-	-	94%

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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

Report Name: Grand Isle County

Run Date: 02/21/2018

Scheduled: No

Report Date Range: From: 1/2018 To: 1/2018

Information Included

- [x] **Include Cover Sheet**
- [x] **Include Key Metric Summary ***
- [x] **Include Metrics By: County**
- [x] **Include Appendix**
- [x] **Averages**
- [x] **Medians**

** The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.*

MLS Filter

MLS: All

Listing Filters

Property Types: Condo/Townhouse/Apt, Single Family Residence

Sales Types: All

Price Range: None

Location Filters

State: All

County: Grand Isle County, Vermont

ZIP Code: All

Listing Activity Charts

- [x] **New Listings**
- [x] **Active Listings**
- [x] **Avg/Med Listing Price**
- [ ] **Avg/Med Listing Price per Sq Ft**
- [x] **Avg/Med Listing Price vs Est Value**
- [x] **Median Days in RPR**
- [x] **Months of Inventory**
- [x] **Absorption Rate**

Sales Activity Charts

- [x] **Active/Pending/Sold**
- [x] **New Pending Sales**
- [x] **Pending Sales**
- [x] **Closed Sales**
- [x] **Avg/Med Sales Price**
- [ ] **Avg/Med Sales Price per Sq Ft**
- [x] **Avg/Med Sales Price vs Listing Price**
- [x] **Avg/Med Sales Price vs Est Value**

Distressed Charts

- [ ] **Distressed Listings**
- [ ] **Distressed Sales**

Data Tables Using 1/2018 data

- [ ] **Listing Activity by ZIP**
- [ ] **Listing Activity by Metro Area**
- [ ] **Sales Activity by ZIP**
- [ ] **Sales Activity by Metro Area**

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