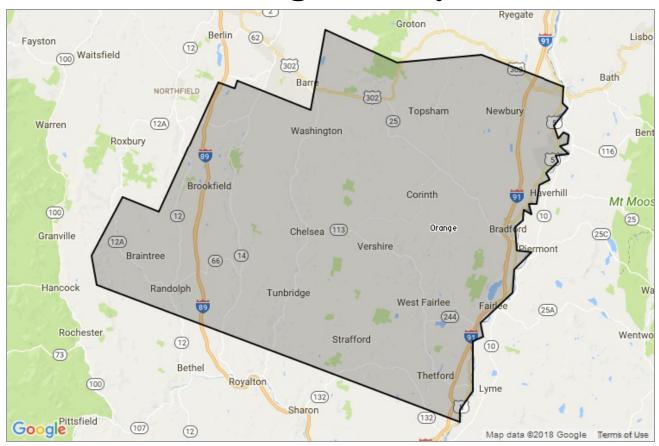


MARKET DATA REPORT

Orange County



Report Characteristics

Report Name: Orange 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	24	21	+14.3%	24	21	+14.3%
New Listing Volume	\$8,093,000	\$4,962,485	+63.1%	\$8,093,000	\$4,962,485	+63.1%
Active Listing Count	144	223	-35.4%	144	223	-35.4%
Active Listing Volume	\$42,993,149	\$62,856,208	-31.6%	\$42,993,149	\$62,856,208	-31.6%
Average Listing Price	\$298,564	\$281,866	+5.9%	\$298,564	\$281,866	+5.9%
Median Listing Price	\$232,450	\$210,000	+10.7%	\$232,450	\$210,000	+10.7%
Median Days in RPR	163	182	-10.4%	163	182	-10.4%
Months of Inventory	_	_	-	13.1	17.2	-23.7%
Absorption Rate	_	_	+_	7.64%	5.83%	+1.8%
Sales Activity Charts Metrics		• • • • • • • • • • • • • • • • • • • •				
New Pending Sales Count	18	13	+38.5%	18	13	+38.5%
New Pending Sales Volume	\$3,779,700	\$2,598,600	+45.5%	\$3,779,700	\$2,598,600	+45.5%
Pending Sales Count	40	38	+5.3%	40	38	+5.3%
Pending Sales Volume	\$8,147,500	\$6,752,399	+20.7%	\$8,147,500	\$6,752,399	+20.7%
Closed Sales Count	15	11	+36.4%	15	11	+36.4%
Closed Sales Volume	\$3,001,900	\$1,729,000	+73.6%	\$3,001,900	\$1,729,000	+73.6%
Average Sales Price	\$200,127	\$157,182	+27.3%	\$200,127	\$157,182	+27.3%
Median Sales Price	\$210,000	\$145,000	+44.8%	\$210,000	\$145,000	+44.8%





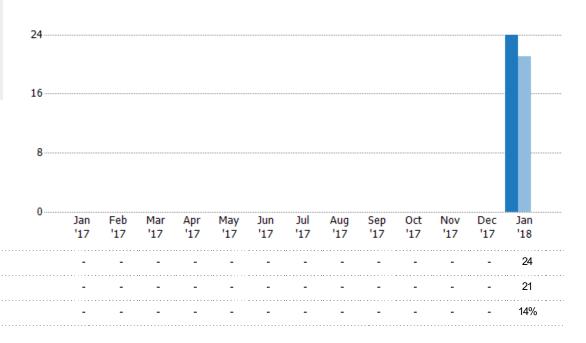


/ermontRealtors®

New Listings

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

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



New Listing Volume

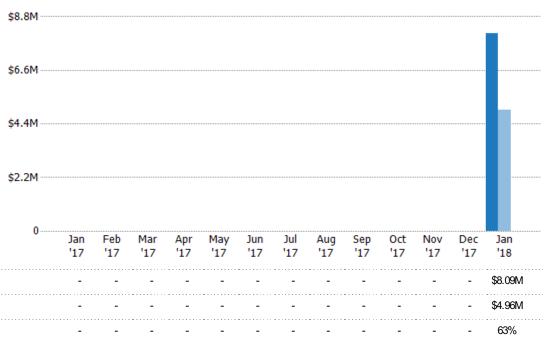
Percent Change from Prior Year

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





Current Year

Percent Change from Prior Year

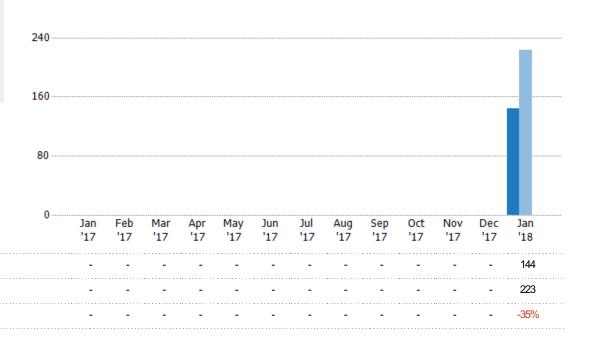




Active Listings

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

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



Active Listing Volume

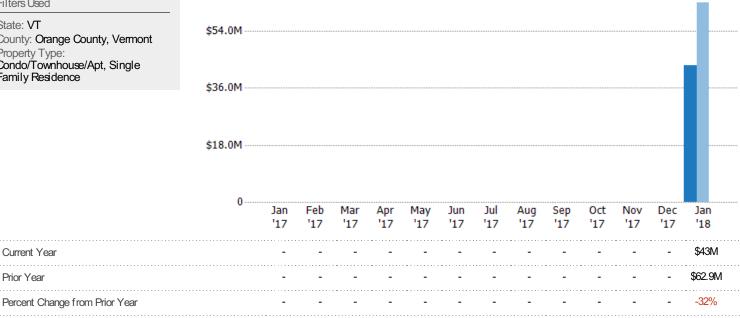
Percent Change from Prior Year

Current Year

Prior Year

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

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





Current 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: Orange County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
	\$150K												
	\$75K												
	0 Jan '17	Feb '17	Mar '17	Apr '17	May '17		Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$299K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$282K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	6%

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

\$150K												
\$75K												
0							Aug					 Jan
lan	Eab	Marie								INOV		
Jan '17	Feb '17	Mar '17	Apr '17	117	17	'17	'17	'17	'17	'17	'17	'18
Jan '17	Feb '17 -	Mar '17	17 -	Мау '17	'17	'17 -	'17	'17 -	'17 -	'17 -	'17 -	
Jan '17 -	Feb '17	Mar '17 -	'17 -	мау '17 -	'17 -	'17 -	'17 -	'17 -	'17 -	'17	'17 - -	'18



Current Year
Prior Year

Percent Change from Prior Year





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: Orange County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
ranny resuche	\$150K												
	±==												
	\$75K												
	\$75K							•••••					
	\$75K												
	0 Jan	Feb	Mar	Apr	May		Jul		Sep	0ct	Nov	Dec	Jan
	0				May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	0 Jan	Feb	Mar	Apr	May '17			Aug '17	Sep '17				
Avg Est Value Avg Listing Price	0 Jan	Feb	Mar '17	Apr	May '17 -			Aug '17 -	Sep '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: Orange County, Vermont
Property Type:
Condo/Townhouse/Apt, Single Family Residence

\$300K								
\$225K		 	 	 	 			
\$150K		 	 	 	 			
\$75K		 	 	 	 			
0 Jan			 					Jan
0 Jan	Feb		 		 0ct '17	Nov '17	Dec '17	Jan '18 \$232K
0 Jan	Feb		 		 0ct '17		Dec '17	Jan '18 \$232K



Median Est Value

Median Listing Price

Med Listing Price as a % of Med Est Value





Median Days in RPR

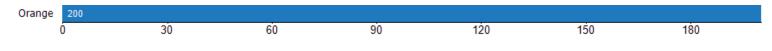
The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

	300	 	 	 						
Filters Used										
State: VT County: Orange County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	225		 							
	150									
	75	 	 	 						
	75	 		 						
			May '17	Jul '17			0ct '17	Nov '17	Dec '17	Ja '1
Current Year	0 Jan			Jul	Aug	Sep	Oct	Nov	Dec	']
Current Year Prior Year	0 Jan			Jul	Aug	Sep	Oct	Nov	Dec	

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

Orange	163								
	0	20	40	60	80	100	120	140	160







Months of Inventory

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

Percent Change from Prior Year	-	-	-	-		-	-	-	-	-	-	-	-359
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	10.6
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	6.86
	0 Jan '17				May '17		Jul	Aug '17		0ct '17	Nov '17	Dec '17	Jan '18
	5												
Property Type: Condo/Townhouse/Apt, Single Family Residence	10												
State: VT County: Orange County, Vermont	15												
Filters Used													

Absorption Rate

The percentage of inventory sold per month.

Filters Used	15%
State: VT County: Orange 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	-	-	-	-	-	-	-	-	-	-	-	-	15%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	9%
Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-5%







Absorption Rate (By County)

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

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

Orange 1	0.41 %									
Ó	1%	2%	3%	4%	5%	6%	7%	8%	9%	10%

Active/Pending/Sold Units

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

The number of single-lamity, condominiu		пе рюр	cities tila	it were A	olive, i ei	iding and	2 0010 60	aci i i i i i i i					
Filters Used	200												
State: VT													
County: Orange County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	150												
raining residence	100												
	50			•••••									
	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
Active	-	-	-	-	-	-	-	-	-	-	_	-	144
Pending	-	-	-	-	-	-	-	-	-	-	-	-	40
Sold	-	-	-	-	-	-	-	-	-	-	-	-	15

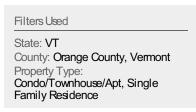


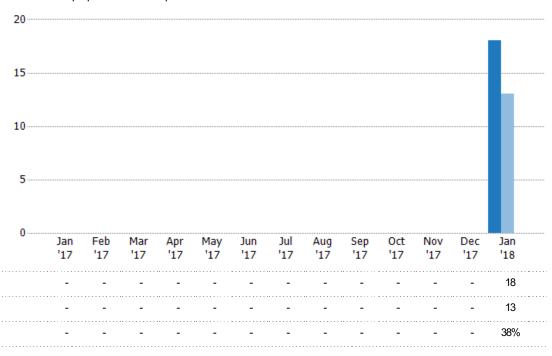




New Pending Sales

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





New Pending Sales Volume

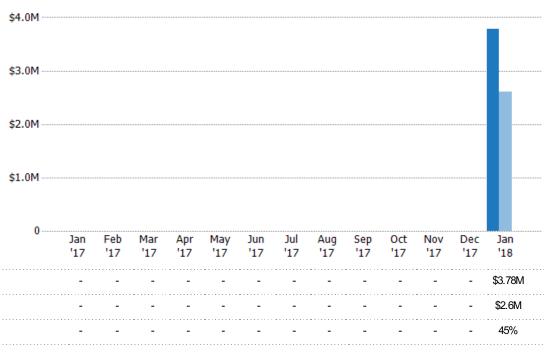
Percent Change from Prior Year

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.

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



Current Year

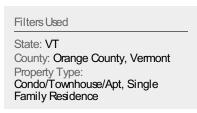
Percent Change from Prior Year

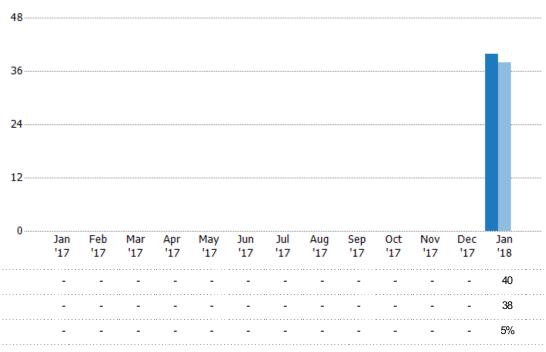




Pending Sales

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





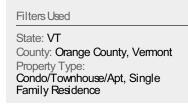
Pending Sales Volume

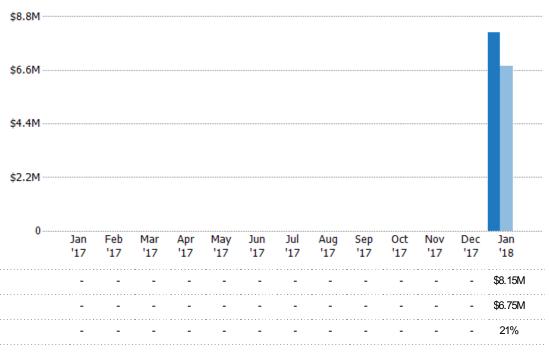
Percent Change from Prior Year

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.





Current Year

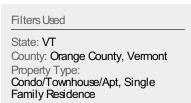
Percent Change from Prior Year

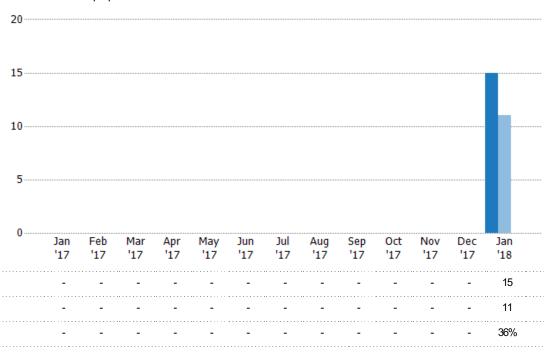




Closed Sales

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





Closed Sales Volume

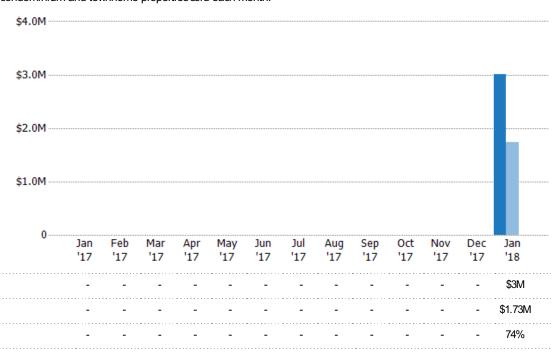
Percent Change from Prior Year

Current Year

Prior Year

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

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





Current Year

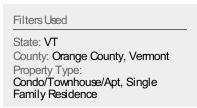
Percent Change from Prior Year

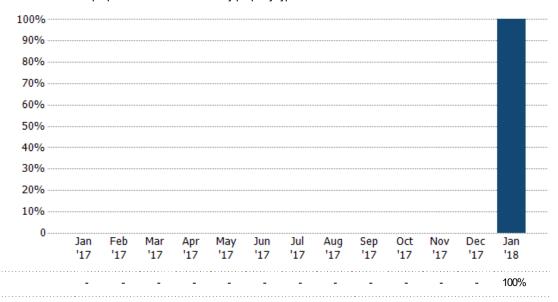




Closed Sales by Property Type

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





Closed Sales (By County)

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

Orange	15							
(0	2	4	6	8	10	12	14







Average Sales Price

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

	\$300K ······												
Filters Used													
State: VT County: Orange County, Vermont	\$225K												
Property Type: Condo/Townhouse/Apt, Single Family Residence													
r army residence	\$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
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$200K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$157K

Median Sales Price

Percent Change from Prior Year

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

Filters Used	\$300K
State: VT County: Orange County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K
Family Residence	\$150K
	\$75K

	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	-	-	-	-	-	-	-	-	-	-	-	-	\$210K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$145K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	45%







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: Orange 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
Avg List Price	-	-	-	-	-	-	-	-	-	-	-	-	\$213K
Avg Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	\$200K
Avg Sales Price as a % of Avg List Price	-	-	-	-	-	-	-	-	-	-	-	-	94%

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

)K												
5K												
0 Jan '17	Feb	Mar '17		May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Jan	Feb	Mar '17 -	Apr '17	-	'17 -	'17 -	'17 -	-	- -	-	'17 -	'18
Jan	Feb	Mar '17 -	Apr '17	-	'17 -	'17 -	'17	-	- -	-	'17 -	'18



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.

Filters Used													
State: VT County: Orange County, Vermont Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K												
raining residence	\$150K												
	\$75K												
	\$75K												
	\$75K												
	0 Jan	Feb	Mar	Apr	May		Jul		Sep	Oct	Nov	Dec	Jan
	0				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	May '17				Sep '17				
Avg Est Value Avg Sales Price	0 Jan	Feb	Mar '17	Apr	May '17 -				Sep '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: Orange County, Vermont Property Type: Condo/Townhouse/Apt, Single
Family Residence

\$300K												
+22514												
\$225K												
\$150K												
\$75K												
_												
Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17		'17		Jan '18
-	-	-	-	-	-	- -	-	-	-	-	-	\$220K
-	-	-	-	-	-	-	-	-	-	-	-	\$215K
-	-	-	-	-	-	-	-	-	-	-	-	98%



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: Orar	nge County	✓ New Listings				
Run Date: 02/21/20	18	Active Listings				
Scheduled: No		Avg/Med Listing Price				
Report Date Range	e: From 1/2018 To: 1/2	Avg/Med Listing Price per Sq Ft				
				Avg/Med Listing Price vs Est Value		
Information Incl	uded			Median Days in RPR		
✓ Include Cover S	heet		Averages	Months of Inventory		
Include Key Met	ric Summary *	Include Appendix	Medians	Absorption Rate		
Include Metrics	By: County					
* The Key Metrics Table month that is included.	e's YTD median calculations	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 Single 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 Filters				☐ Distressed Sales		
State:	All			Data Tables Using 1/2018 data		
County:	Orange County, Vern	nont				
	Grange Goanty, Voin			Listing Activity by ZIP		
ZIP Code:	All		☐ Listing Activity by Metro Area☐ Sales Activity by ZIP			
				Sales Activity by Metro Area		



