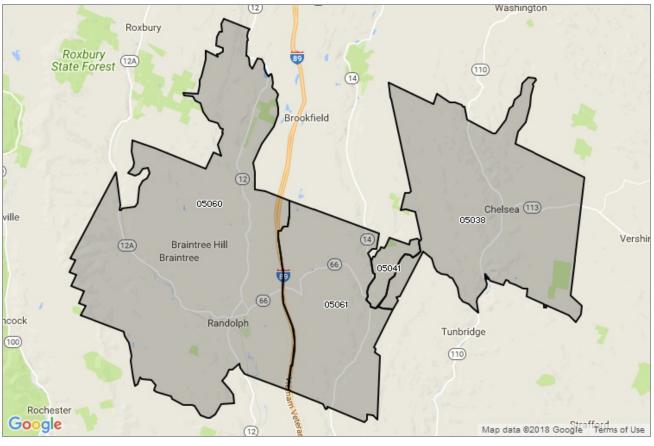


MARKET DATA REPORT

Randolph



Report Characteristics

Report Name: Randolph

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.

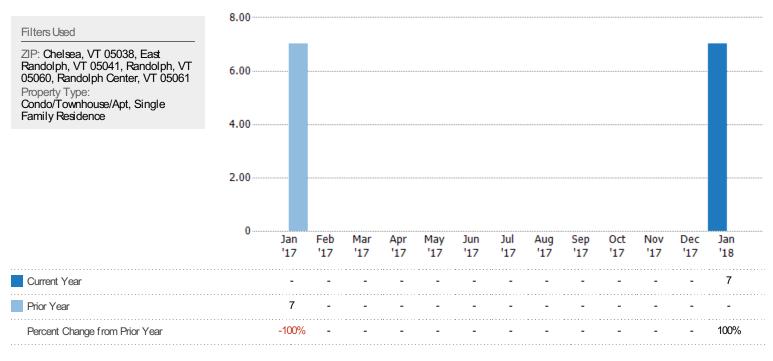
+/-	YTD 2017	YTD 2018	+/-	Jan 2017	Jan 2018	Key Metrics
						Listing Activity Charts Metrics
+	7	7	-	_	7	New Listing Count
-22.1%	\$1,726,900	\$1,345,500	-	_	\$1,345,500	New Listing Volume
-20.3%	59	47	-20.3%	59	47	Active Listing Count
-14.8%	\$14,292,330	\$12,180,700	-14.8%	\$14,292,330	\$12,180,700	Active Listing Volume
+7%	\$242,243	\$259,164	+7%	\$242,243	\$259,164	Average Listing Price
+4.3%	\$210,000	\$219,000	+4.3%	\$210,000	\$219,000	Median Listing Price
+29.6%	169	219	+29.6%	169	219	Median Daysin RPR
-20.3%	19.7	15.7	-	_	_	Months of Inventory
+1.3%	5.08%	6.38%	+	_	_	Absorption Rate
						Sales Activity Charts Metrics
+	6	6	+	6	6	New Pending Sales Count
+26.9%	\$1,074,700	\$1,364,000	+26.9%	\$1,074,700	\$1,364,000	New Pending Sales Volume
-18.8%	16	13	-18.8%	16	13	Pending Sales Count
+3.5%	\$2,637,600	\$2,730,800	+3.5%	\$2,637,600	\$2,730,800	Pending Sales Volume
+	3	3	+	3	3	Cloæd Sales Count
+108%	\$219,000	\$455,500	+108%	\$219,000	\$455,500	Closed Sales Volume
+108%	\$73,000	\$151,833	+108%	\$73,000	\$151,833	Average Sales Price
+244.3%	\$61,000	\$210,000	+244.3%	\$61,000	\$210,000	Median Sales Price





New Listings

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



New Listing Volume

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



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Active Listings

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

Filters Used	80													
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single Family Residence	60													
Family Residence	40													
	20													
	-	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
			17			17								10
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	47
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	59
Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	-20%

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	\$20.0M ······													
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type:	\$15.0M													
Condo/Townhouse/Apt, Single Family Residence	\$10.0M													
	\$5.0M													
	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		-	-	-	-	-	-	-	-	-	-	-	-	\$12.2M
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	\$14.3M
Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	-15%



Average Listing Price

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

	\$300K ······												
Filters Used ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 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	-	-	-	-	-	-	-	-	-	-	-	-	\$259K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$242K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	7%

Median Listing Price

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

Percent Change from Prior Year													4%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$210K
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$219K
	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
	\$75K												
Property Type: Condo/Townhouse/Apt, Single Family Residence	\$150K												
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061	\$225K												
Filters Used													





Average Listing Price vs Average Est Value

 $\label{eq:constraint} The average\ listing\ price\ as\ a\ percentage\ of\ the\ average\ AVM\ or\ RVM\ ext{waluation}\ ext{stimate}\ for\ active\ listing\ each\ month.$

	\$300K ······												
Filters Used													
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type:	\$225K												
Condo/Townhouse/Apt, Single Family Residence	\$150K												
	\$130K												
	\$75K												
	0												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	0ct	Nov	Dec	Jan
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'18
Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	\$248K
Avg Listing Price	-	-	-	-	-	-	-	-	-	-	-	-	\$259K
Avg Listing Price as a % of Avg Est Value	-	-	-	-	-	-	-	-	-	-	_	-	104%
													10170

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.

. _ _ _ . .

	\$75K												
	0	- 1				_		_		~ .		_	
	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
Median Est Value			'17 _	'17 _	'17 _	'17 -	'17 -	·17 _	'17 _	'17 -	'17 _	'17 -	'18 \$217K
Median Est Value Median Listing Price			'17 	'17 - -	'17	'17 - -	'17 - -	-17 - -	'17 - -	- 17	'17	'17 - -	

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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.

	300												
Filters Used ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single	225												
Family Residence	150												
	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
	17	17	1/	1/		17	17	17	17	1/	17	17	10
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	219
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	169
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	30%

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: ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061; Property Type: Condo/Townhouse/Apt, Single Family Residence

Orange	231							
	0	30	60	90	120	150	180	210

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: ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061; Property Type: Condo/Townhouse/Apt, Single Family Residence

Orange	219							
(0	30	60	90	120	150	180	210





Months of Inventory

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

Filters Used	30												
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single Family Residence	23												
	8												
	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	-	-	-	-	-	-	-	-	-	-	-	-	23.5
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	9.83
Percent Change from Prior Year	_	-	-	-	-	-	_	-	-	-	-	-	139%

Absorption Rate

The percentage of inventory sold per month.

Filters Used	15%
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single Family Residence	10%
	5%
	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	-	-	-	-	-	-	-	-	-	-	-	-	4%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	10%
Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	6%







Absorption Rate (By County)

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

Filters Used: ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061; Property Type: Condo/Townhouse/Apt, Single Family Residence

Orange	6.38 %							
	Ó	0.80%	1.60%	2.40%	3.20%	4.00%	4.80%	5.60%

Active/Pending/Sold Units

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

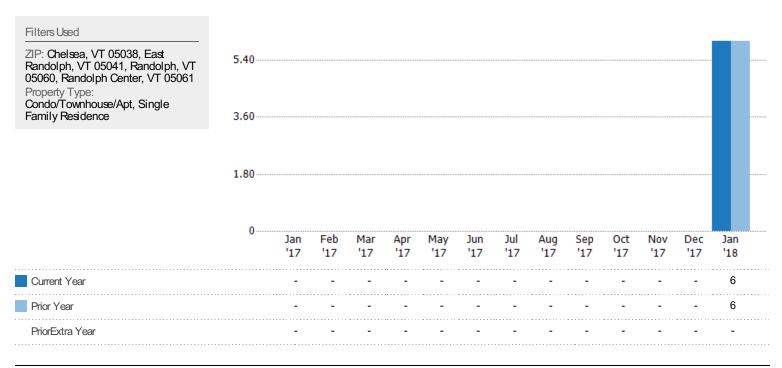
	50												
Filters Used ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single Family Residence	38												
	13												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Active	-	-	-	-	-	-	-	-	-	-	-	-	47
Pending	-	-	-	-	-	-	-	-	-	-	-	-	13
Pending Sold	- -	- -	- -	- -	- -	-	- -	- -	- -	-	- -	- -	13 3





New Pending Sales

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



New Pending Sales Volume

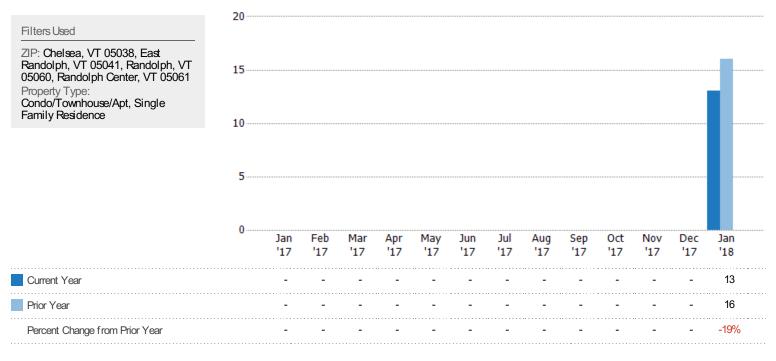
The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used	\$2.0M ······													
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single	\$1.5M													
Family Residence	\$1.0M ······													
	\$0.5M													
		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
		17	17	1/	17	17	17	17	17	17	1/	17	17	10
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	\$1.36M
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	\$1.07M
Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	27%



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.

Filters Used														
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type:	\$2.4M													
Condo/Townhouse/Apt, Single Family Residence	\$1.6M													
	¢0.0M													
	\$0.8M													
	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		-	-	-	-	-	-	-	-	-	-	-	-	\$2.73M
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	\$2.64M
Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	4%



Closed Sales

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

Filters Used	4.80														
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single Family Residence	3.60														
Family Residence	2.40														
	1.20														
	0	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	0ct	Nov	Dec	Jan	
		'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'18	
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	3	
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	3	
PriorExtra Year		-	-	-	-	-	-	-	-	-	-	-	-	-	

Closed Sales Volume

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

Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	108%
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	\$219K
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	\$456K
	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
	\$120K													
Property Type: Condo/Townhouœ/Apt, Single Family Residence	\$240K													
Filters Used ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061	\$360K													
	\$480K ······													



Closed Sales by Property Type

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

	100%														
Filters Used	90%														
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT	80%														
05060, Randolph Center, VT 05061	70%														
Property Type: Condo/Townhouse/Apt, Single	60%														
Family Residence	50%														
	40%														
	30%														
	20%														
	10%														
	0	_			-		_		_	_			_		
		Jan	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep	0ct '17	Nov '17	Dec '17	Jan	
		'17	17	17	17	17	17	17	17	17	17	17	17	'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: ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061; Property Type: Condo/Townhouse/Apt, Single Family Residence

Orange	3							
(Ó	0.40	0.80	1.20	1.60	2.00	2.40	2.80





Average Sales Price

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

Filters Used	\$200K ······												
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single	\$150K												
Family Residence	\$100K												
	\$50K												
	\$50K 0 Jan	Feb	Mar	Apr	May	Jun	Jul		Sep	0ct	Nov	Dec	Jan
	0	Feb '17	Mar '17	Apr '17	May '17	Jun '17		Aug '17				Dec '17	Jan '18
Current Year	0 Jan			Apr '17	May '17 -		Jul	Aug	Sep	Oct	Nov		
Current Year Prior Year	0 Jan			Apr '17 -	May '17 -		Jul	Aug	Sep	Oct	Nov		'18

Median Sales Price

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

Filters Used	\$300K ······												
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type:	\$225K												
Condo/Townhouse/Apt, Single 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	-	-	-	-	-	-	-	-	-	-	-	-	\$210K
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$61K
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	244%



Average Sales Price vs Average Listing Price

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

	\$200K ······												
Filters Used													
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type:	\$150K												
Condo/Townhouse/Apt, Single Family Residence	61 0.0V												
	\$100K												
	\$50K												
	0	Eab	Mar	Apr	May	lun		Aug					
	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
				Apr '17			Jul	Aug	Sep	0ct	Nov	Dec	'18
Avg List Price				Apr '17			Jul	Aug	Sep	0ct	Nov	Dec	
Avg Sales Price	'17 			Apr '17			Jul	Aug	Sep	0ct	Nov	Dec	'18
	'17 			Apr '17 - -			Jul	Aug	Sep	0ct	Nov	Dec	'18 \$155K

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	\$300K												
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type:	\$225K												
Condo/Townhouse/Apt, Single 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
Median List Price	-	-	-	-	-	-	-	-	-	-	-	-	\$210K
Median Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	\$210K
Med Sales Price as a % of Med List Price	-	-	-	-	-	-	-	-	-	-	-	-	100%





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.

	\$300K ······												
Filters Used													
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT 05060, Randolph Center, VT 05061 Property Type:	\$225K												
Condo/Townhouse/Apt, Single Family Residence													
r aminy Neadence	\$150K												
	\$75K												
	\$7 JK												
	0												
	Jan	Feb	Mar	Apr	May		Jul	Aug	Sep	Oct	Nov	Dec	Jan
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'18
Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	\$238K
Avg Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	\$155K
Avg Sales Price as a % of Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	65%

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.

		• • • • • • • • • • • •	• • • • • • • • • • •						•••••				
Median Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	\$210K
Median Est Value	-	-	-	-	-	-	-	-	-	-	-	-	\$206K
	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
	\$75K												
05060, Randolph Center, VT 05061 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$150K												
ZIP: Chelsea, VT 05038, East Randolph, VT 05041, Randolph, VT	\$225K												
Filters Used													



Appendix

VermontRealtors®

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	6			Listing Activity Charts						
Report Name: Ra	andolph			🗹 New Listings						
Run Date: 02/21/2	2018			✓ Active Listings						
Scheduled: No				✓ Avg/Med Listing Price						
Report Date Rang	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		🗹 Averages	Months of Inventory						
🗹 Include Key Me	etric Summary *	🗹 Include Appendix	🗹 Medians	Absorption Rate						
Market Metric	s By: County									
		calculated using a weighted average	of the median values for each	Sales Activity Charts						
month that is included	2.			Active/Pending/Sold						
MLS Filter				Vew Pending Sales						
	A 11		🗹 Pending Sales							
MLS:	All			✓ Closed Sales						
Listing Filters				✓ Avg/Med Sales Price						
Ū	Consta /Tourshouse /Ant	Avg/Med Sales Price per Sq Ft								
Property Types:	Condo/Townhouæ/Apt	Single Family Residence		✓ 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:	All			Listing Activity by ZIP						
ZIP Code:	Chelsea, VT 05038	East Randolph, VT 05041 F	Randolph. VT 05060	Listing Activity by Metro Area						
	Randolph Center, VT			Sales Activity by ZIP						
	05061			Sales Activity by Metro Area						

