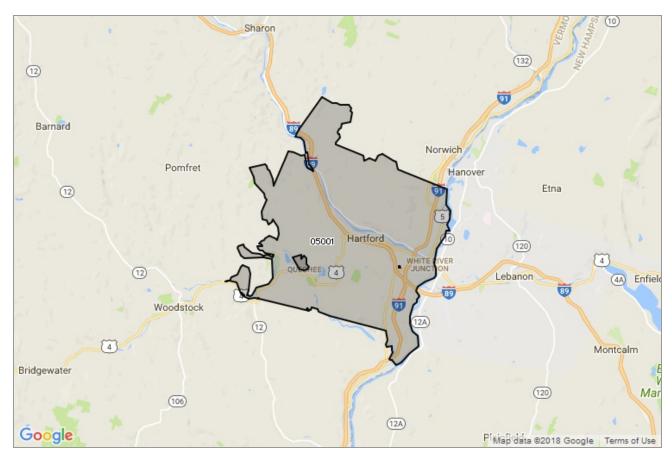


MARKET DATA REPORT

White River Junction



Report Characteristics

Report Name: White River Junction

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	6	5	+20%	6	5	+20%
New Listing Volume	\$1,816,800	\$1,484,400	+22.4%	\$1,816,800	\$1,484,400	+22.4%
Active Listing Count	20	33	-39.4%	20	33	-39.4%
Active Listing Volume	\$5,464,390	\$9,841,090	-44.5%	\$5,464,390	\$9,841,090	-44.5%
Average Listing Price	\$273,220	\$298,215	-8.4%	\$273,220	\$298,215	-8.4%
Median Listing Price	\$204,450	\$225,000	-9.1%	\$204,450	\$225,000	-9.1%
Median Days in RPR	128	147	-12.9%	128	147	-12.9%
Months of Inventory	_	_	-	4	8.3	-51.5%
Absorption Rate	_		+_	25%	12.12%	+12.9%
Sales Activity Charts Metrics						
New Pending Sales Count	7	4	+75%	7	4	+75%
New Pending Sales Volume	\$1,363,200	\$622,000	+119.2%	\$1,363,200	\$622,000	+119.2%
Pending Sales Count	7	10	-30%	7	10	-30%
Pending Sales Volume	\$1,608,200	\$1,675,700	-4%	\$1,608,200	\$1,675,700	-4%
Closed Sales Count	2	5	-60%	2	5	-60%
Closed Sales Volume	\$182,000	\$727,150	-75%	\$182,000	\$727,150	-75%
Average Sales Price	\$91,000	\$145,430	-37.4%	\$91,000	\$145,430	-37.4%
Median Sales Price	\$91,000	\$155,000	-41.3%	\$91,000	\$155,000	-41.3%







New Listings

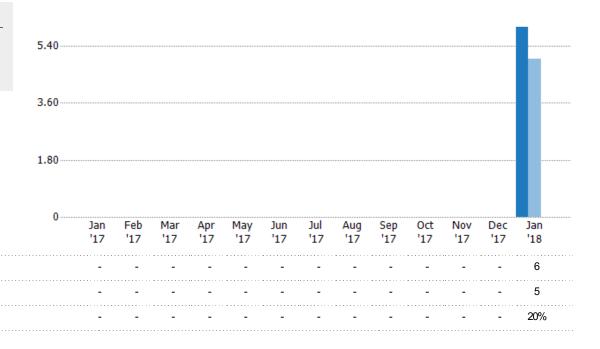
The number of new single-family, condominium and townhome listings that were added each month.

Filters Used

Current Year

Prior Year

ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence

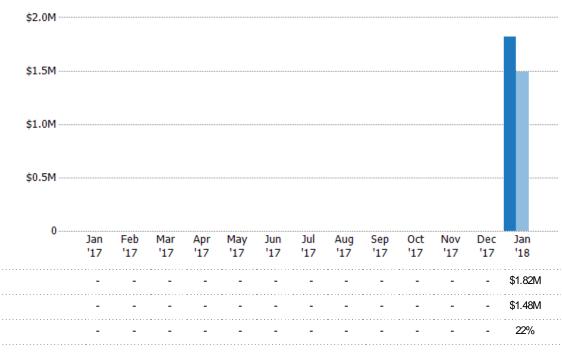


New Listing Volume

Percent Change from Prior Year

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

Eilters Used
ZIP: White River Junction, VT 05001
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year

Percent Change from Prior Year

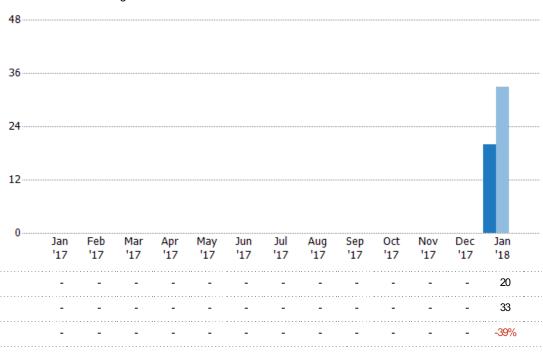




Active Listings

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

Filters Used
ZIP: White River Junction, VT 05001
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Active Listing Volume

Percent Change from Prior Year

Current Year

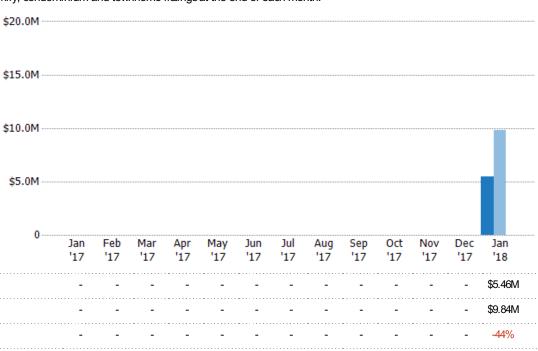
Prior Year

Filters Used

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

ZIP: White River Junction, VT 05001

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





Current Year

Percent Change from Prior Year



\$273K

\$298K



Market Data Report

Average Listing Price

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

	0 Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jul '17	Sep '17	Nov '17	Dec '17	Jan '18
	\$150K \$75K									
ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$225K									
5 5.	\$300K					 	 	 		

Median Listing Price

Percent Change from Prior Year

Current Year

Prior Year

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

Filters Used
ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence

\$300K												
\$225K												
\$150K												
\$75K												
•												
Jan '17	'17	Mar '17	'17	May '17	Jun '17	Jul '17	'17	'17	'17	'17	Dec '17	Jan '18
-	-	_	- -	-	-	-	-		-	-	-	\$204K
-	-	-	-	-	-	-	-	-	-	-	-	\$225K
-	-	-	-	-	-	-	-	-	-	- -	-	-9%



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
ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence

Avg Est Value

Avg Listing Price

800K							
:25K	 	 	 	 	 		
.50K	 	 	 	 	 		
75K	 	 	 		 		
0	 			 			Jar
0	 			 	Nov '17		Jar '18
0	 			 Sep '17	Nov '17	Dec '17	Jar '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.

Eilters Used

ZIP: White River Junction, VT 05001

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

Avg Listing Price as a % of Avg Est Value

\$300K \$225K \$150K \$75K Feb Mar May Jun Jul Aug Sep 0ct Νον Dec Jan Jan Apr '17 '17 \$279K \$204K 73%



Median Est Value

Median Listing Price

Med Listing Price as a % of Med Est Value





Median Days in RPR

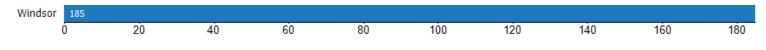
The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used													
ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence	150												
	100												
	50												
	50												
	50 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	0 Jan	Feb '17	Mar '17	Apr '17	May '17	Jun '17		Aug '17	Sep '17				
Current Year Prior Year	0 Jan	Feb '17 -	Mar '17 -	Apr '17 -	May '17 -	Jun '17 -		Aug '17 -	Sep '17 -			'17	'18

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.

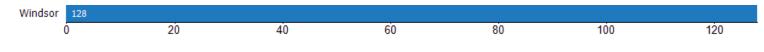
Filters Used: ZIP: White River Junction, VT 05001; Property Type: Condo/Townhouse/Apt, Single Family Residence



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: ZIP: White River Junction, VT 05001; 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.

10%

Filters Us:	ed
-------------	----

ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence

30	
23	
15	
8	

	Jan '17	Feb '17	Mar '17	Apr '17	May '17		Jul '17	Aug '17	Sep '17	Oct '17	Nov '17		Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	5
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	2.54
Percent Change from Prior Year	-	-	-	-	-	-	-			-	-	-	97%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence

40%	
30%	
20%	

	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	-	-	-	-	-	-	-	-	-	-	-	-	20%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	39%
Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	19%





Absorption Rate (By County)

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

Filters Used: ZIP: White River Junction, VT 05001; Property Type: Condo/Townhouse/Apt, Single Family Residence

Windsor	10 %								
(Ó	1%	2%	4%	5%	6%	7%	8%	10%

Active/Pending/Sold Units

	30												
Filters Used													
ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence	23												
	15												
	8												
	0												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	-
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	Jan '18
Active	'17 -	'17 -					'17 -			'17 -	'17 -		
Active Pending	'17	'17 - -					'17 - -			'17 - -	'17 - -		'18



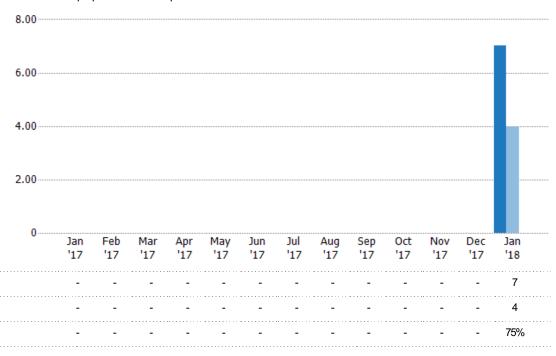




New Pending Sales

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





New Pending Sales Volume

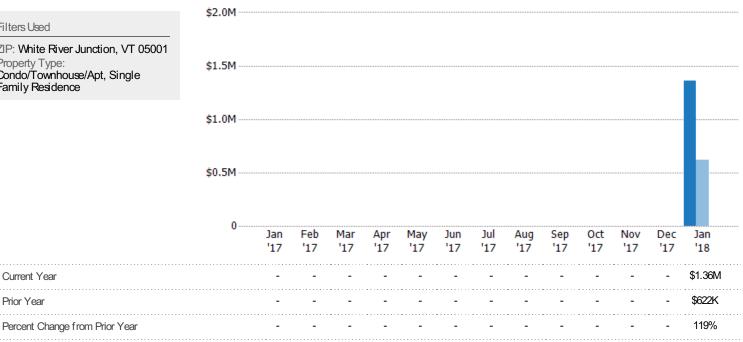
Percent Change from Prior Year

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.

Filters Used ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence





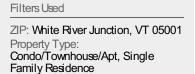
Current Year

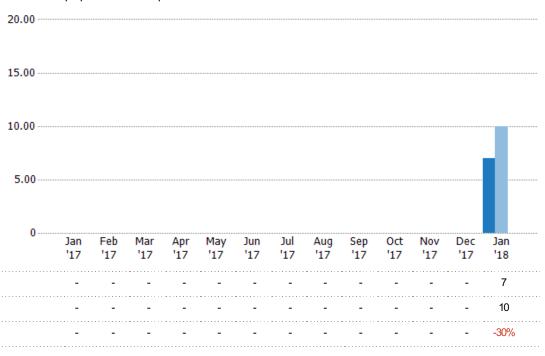




Pending Sales

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

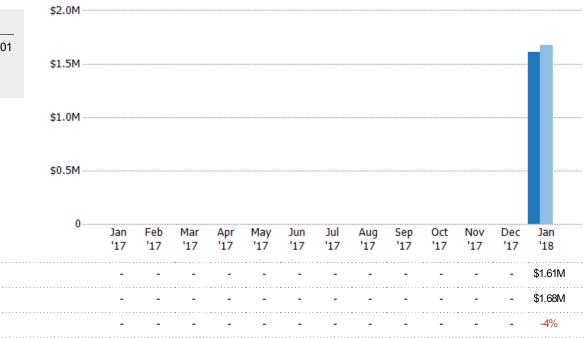
Prior Year

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.

Filters Used

ZIP: White River Junction, VT 05001

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



Current Year

Percent Change from Prior Year

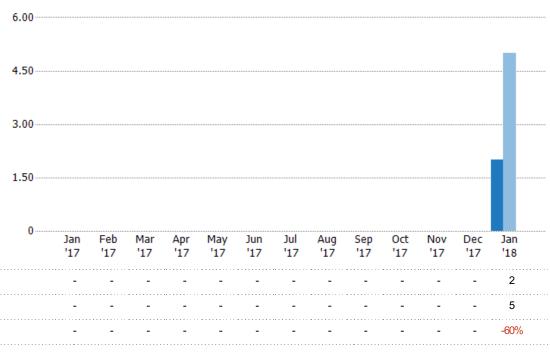




Closed Sales

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





Closed Sales Volume

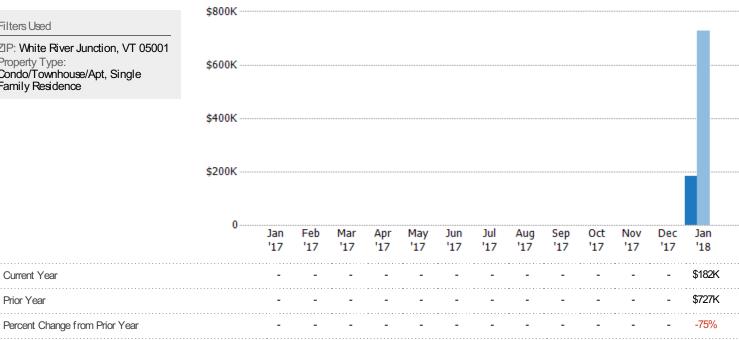
Percent Change from Prior Year

Current Year

Prior Year

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

Filters Used ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence



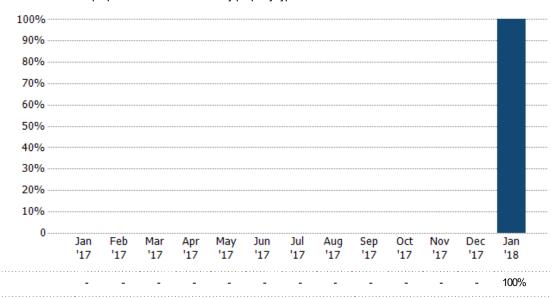




Closed Sales by Property Type

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

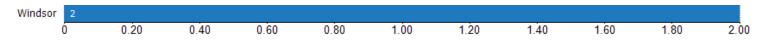




Closed Sales (By County)

Single Family Residence

The total number of single-family, condominium and townhome properties sold during the last month by county. Filters Used: ZIP: White River Junction, VT 05001; Property Type: Condo/Townhouse/Apt, Single Family Residence









Average Sales Price

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

Filters Used
ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence

\$200	Κ												
\$150	Κ												
\$100	Κ												
\$50	Κ												
	•												
	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
	-	-	-	-	-	-	-	-	-	-	-	-	\$91K
	-	-	-	-	-	-	-	-	-	-	-	-	\$145K
	-	-	-	-	-	-	-	-	-	-	-	-	-37%

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
ZIP: White River Junction, VT 05001

Current Year
Prior Year

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

00K	 										
50K	 										
_											
_		_		_							
_		Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
_		Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17 -	Nov '17	Dec '17	
_		Apr '17 -	May '17	Jun '17 -	Jul '17 -	Aug '17 -	Sep '17	0ct '17	Nov '17	Dec '17	'18



Current Year
Prior Year

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.

i iiteis osed
ZIP: White River Junction, VT 05001
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Filters I lead

Avg List Price

Avg Sales Price

Filters Used

Family Residence

Median List Price

Median Sales Price

Med Sales Price as a % of Med List Price

\$200K		 							
\$150K	 	 							
\$100K	 	 	 						
\$50K	 	 	 						
•									
_				Aug '17				Dec	Jan
•				Aug '17	Sep '17	Oct '17		Dec '17	Jan '18
_				Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '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.

\$200K

ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single

Avg Sales Price as a % of Avg List Price

001

50K		 	 				 	
00K	 	 	 				 	
50K	 	 	 					
0	 	 	 					
0	 	 	 					Jai
0	 	 	 Jul '17 -	Aug '17	Sep '17	0ct '17 -		Jai
0	 	 	 Jul '17 -		Sep '17	0ct '17 -	Dec '17	Ja: '18





'18

\$142K

\$101K

'17



Market Data Report

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.

	0 Jan	Feb	Apr	Jun	Jul	Δυσ
	\$50K		 	 		
	\$100K		 	 		
ZIP: White River Junction, VT 05001 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$150K		 	 		
Filters Used						

'17

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.

ZIP: White River Junction, VT 05001
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Med Sales Price as a % of Med Est Value

Avg Sales Price as a % of Avg Est Value

Avg Est Value

Avg Sales Price

0K												
0K												
0							Aug				Dec	Jar
lan	Eab	NA II-						Sep				
Jan '17	Feb '17	Mar '17	Apr '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
Jan '17	Feb '17 -	Mar '17	Apr '17 -	'17	-	-	'17	-	- -	'17 -	'17	\$142 \$101

'17

'17

'17

'17

'17

Sep

'17

'17

'17



Median Est Value

Median Sales Price





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	8			Listing Activity Charts
Report Name: Wh	nite River Junction			✓ New Listings
Run Date: 02/21/2	2018			Active Listings
Scheduled: No				Avg/Med Listing Price
Report Date Rang	ge: From 1/2018 To: 1/2	2018		Avg/Med Listing Price per Sq Ft
				Avg/Med Listing Price vs Est Value
Information Ind	cluded			Median Days in RPR
Include Cover	Sheet		Averages	✓ Months of Inventory
🗹 Include Key Me	etric Summary *	Include Appendix	Medians	Absorption Rate
Include Metrics	s By: County			
* The Key Metrics Tall month that is included		s are calculated using a weighted average	of the median values for each	Sales Activity Charts
TOTAL IS INCIDICED				▼ Active/Pending/Sold
MLS Filter				▼ New Pending Sales
MLS:	All			✓ Pending Sales ✓
	7\li			▼ Closed Sales
Listing Filters				▼ Avg/Med Sales Price
Property Types:	Condo/Townhouse/A	pt 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 Filter	" S			Distressed Sales
State:	All			Data Tables Using 1/2018 data
County:	All			Listing Activity by ZIP
-				Listing Activity by Metro Area
ZIP Code:	White River Junction	, VT 05001		Sales Activity by ZIP
				Sales Activity by Metro Area

