

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	Dec 2020	Dec 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	3	2	+50%	90	90	+/-
New Listing Volume	\$1,325,500	\$599,890	+121%	\$59,641,100	\$51,262,765	+16.3%
Active Listing Count	9	53	-83%	N/A	N/A	
Active Listing Volume	\$14,556,400	\$33,246,790	-56.2%	N/A	N/A	
Average Listing Price	\$1,617,378	\$627,298	+157.8%	\$785,063	\$559,286	+40.4%
Median Listing Price	\$699,000	\$409,000	+70.9%	\$463,708	\$384,394	+20.6%
Median Days in RPR	98	170	-42.4%	131.51	154.76	-15%
Months of Inventory	0.8	26.5	-97.2%	6.7	7.8	-14%
Absorption Rate	133.33%	3.77%	+129.6%	14.95%	12.86%	+2.1%
Sales Activity Charts Metrics						
New Pending Sales Count	3	4	-25%	113	71	+59.2%
New Pending Sales Volume	\$2,487,500	\$1,277,900	+94.7%	\$57,848,000	\$30,190,225	+91.6%
Pending Sales Count	9	5	+80%	N/A	N/A	
Pending Sales Volume	\$4,850,000	\$1,605,800	+202%	N/A	N/A	
Closed Sales Count	7	6	+16.7%	96	58	+65.5%
Closed Sales Volume	\$3,975,500	\$2,176,500	+82.7%	\$46,781,600	\$22,901,585	+104.3%
Average Sales Price	\$567,929	\$362,750	+56.6%	\$487,308	\$394,855	+23.4%
Median Sales Price	\$485,000	\$336,250	+44.2%	\$427,635	\$323,431	+32.2%

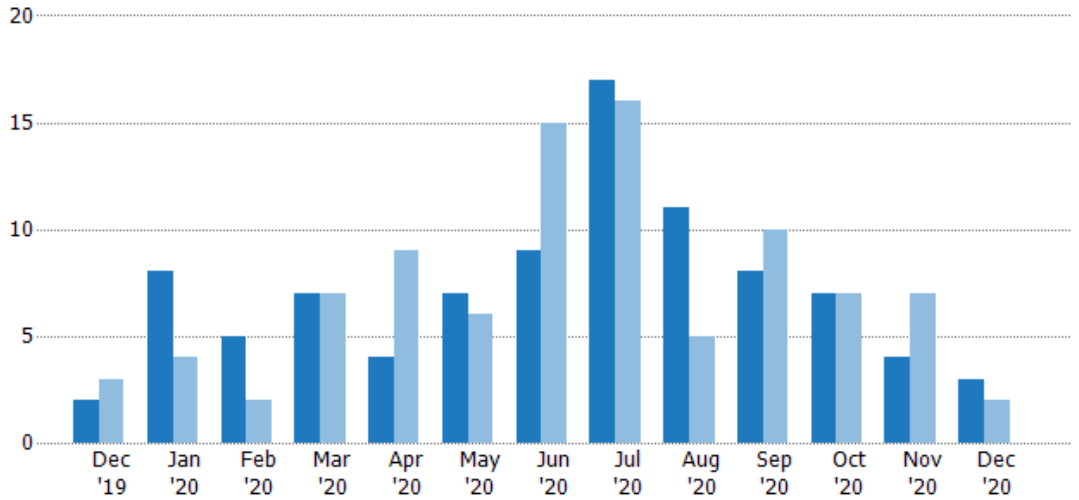
New Listings

The number of new residential listings that were added each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '20	3	50%
Dec '19	2	-33.3%
Dec '18	3	33.3%



Current Year	2	8	5	7	4	7	9	17	11	8	7	4	3
Prior Year	3	4	2	7	9	6	15	16	5	10	7	7	2
Percent Change from Prior Year	-33%	100%	150%	0%	-56%	17%	-40%	6%	120%	-20%	0%	-43%	50%

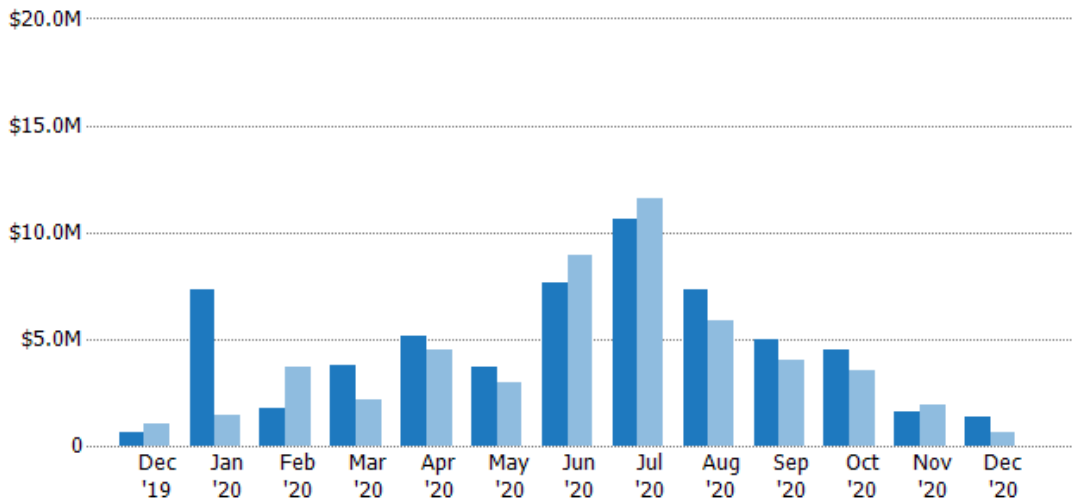
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '20	\$1.33M	121%
Dec '19	\$600K	-43.3%
Dec '18	\$1.06M	48.3%



Current Year	\$600K	\$7.31M	\$1.77M	\$3.75M	\$5.16M	\$3.72M	\$7.62M	\$10.6M	\$7.31M	\$5M	\$4.46M	\$1.6M	\$1.33M
Prior Year	\$1.06M	\$1.4M	\$3.71M	\$2.18M	\$4.5M	\$2.95M	\$8.96M	\$11.5M	\$5.9M	\$4.03M	\$3.53M	\$1.96M	\$600K
Percent Change from Prior Year	-43%	422%	-52%	72%	15%	26%	-15%	-8%	24%	24%	26%	-18%	121%

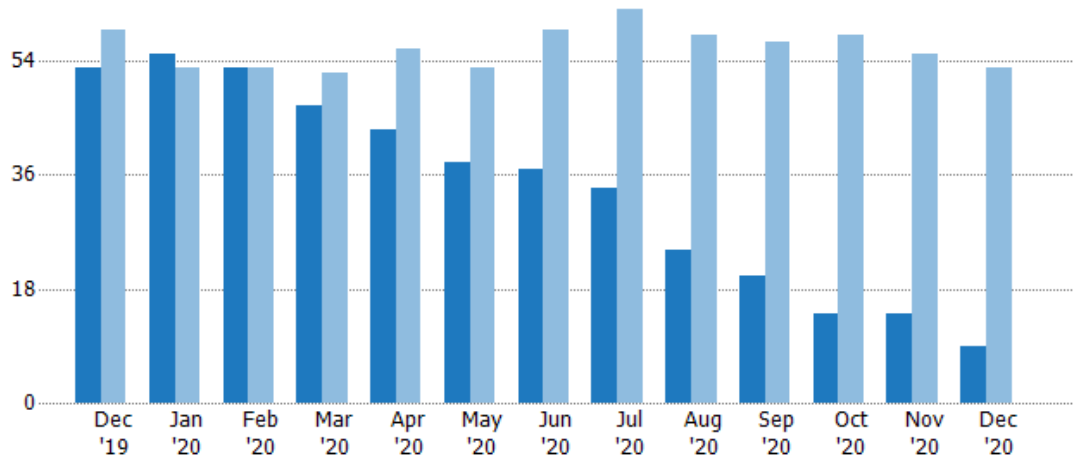
Active Listings

The number of active residential listings at the end of each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '20	9	-83%
Dec '19	53	-10.2%
Dec '18	59	6.8%



Current Year	53	55	53	47	43	38	37	34	24	20	14	14	9
Prior Year	59	53	53	52	56	53	59	62	58	57	58	55	53
Percent Change from Prior Year	-10%	4%	0%	-10%	-23%	-28%	-37%	-45%	-59%	-65%	-76%	-75%	-83%

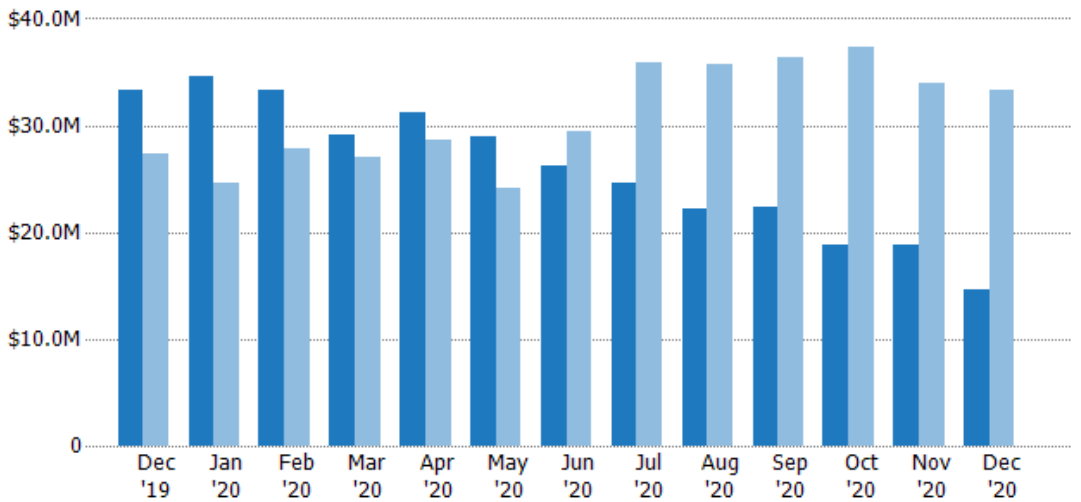
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '20	\$14.6M	-56.2%
Dec '19	\$33.2M	21.7%
Dec '18	\$27.3M	4%



Current Year	\$33.2M	\$34.5M	\$33.3M	\$29.2M	\$31.2M	\$28.9M	\$26.2M	\$24.6M	\$22.2M	\$22.3M	\$18.8M	\$18.8M	\$14.6M
Prior Year	\$27.3M	\$24.7M	\$27.8M	\$27M	\$28.6M	\$24.1M	\$29.5M	\$35.9M	\$35.7M	\$36.3M	\$37.4M	\$34M	\$33.2M
Percent Change from Prior Year	22%	40%	20%	8%	9%	20%	-11%	-32%	-38%	-39%	-50%	-45%	-56%

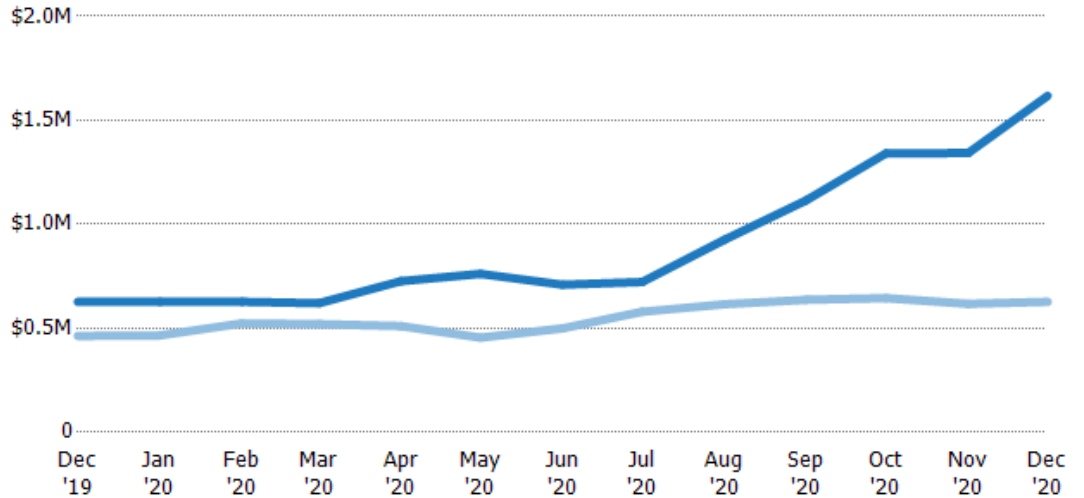
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Dec '20	\$1.62M	157.8%
Dec '19	\$627K	35.5%
Dec '18	\$463K	-2.6%



Current Year	\$627K	\$628K	\$628K	\$621K	\$727K	\$762K	\$709K	\$723K	\$926K	\$1.12M	\$1.34M	\$1.34M	\$1.62M
Prior Year	\$463K	\$466K	\$524K	\$520K	\$510K	\$455K	\$500K	\$580K	\$615K	\$637K	\$645K	\$617K	\$627K
Percent Change from Prior Year	35%	35%	20%	19%	42%	67%	42%	25%	50%	75%	108%	117%	158%

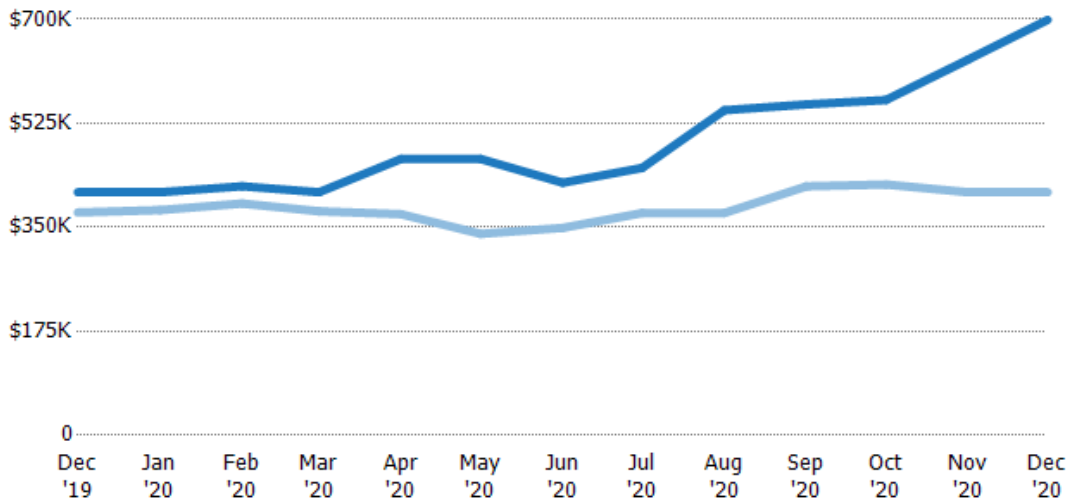
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Dec '20	\$699K	70.9%
Dec '19	\$409K	9.1%
Dec '18	\$375K	-0.8%



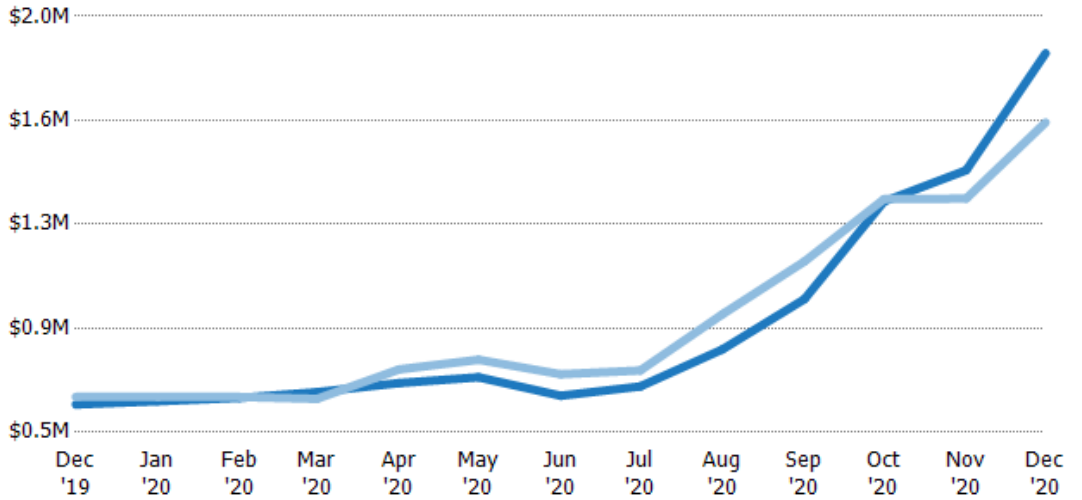
Current Year	\$409K	\$409K	\$419K	\$409K	\$465K	\$465K	\$425K	\$450K	\$547K	\$557K	\$564K	\$632K	\$699K
Prior Year	\$375K	\$379K	\$390K	\$377K	\$372K	\$339K	\$349K	\$374K	\$374K	\$419K	\$422K	\$409K	\$409K
Percent Change from Prior Year	9%	8%	7%	9%	25%	37%	22%	20%	46%	33%	34%	55%	71%

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: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



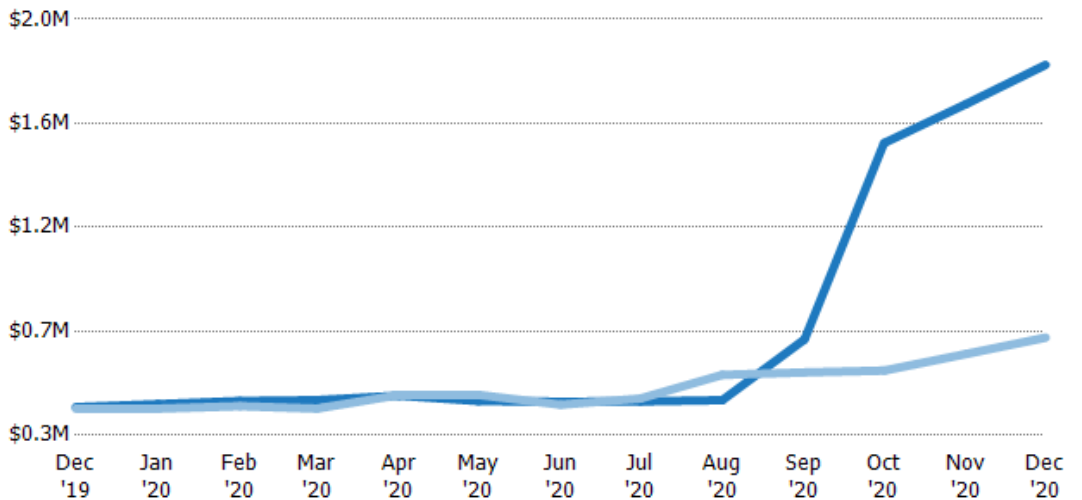
Avg Est Value	\$600K	\$612K	\$624K	\$645K	\$677K	\$699K	\$632K	\$665K	\$799K	\$980K	\$1.33M	\$1.44M	\$1.87M
Avg Listing Price	\$627K	\$628K	\$628K	\$621K	\$727K	\$762K	\$709K	\$723K	\$926K	\$1.12M	\$1.34M	\$1.34M	\$1.62M
Avg Listing Price as a % of Avg Est Value	105%	103%	101%	96%	107%	109%	112%	109%	116%	114%	101%	93%	87%

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

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



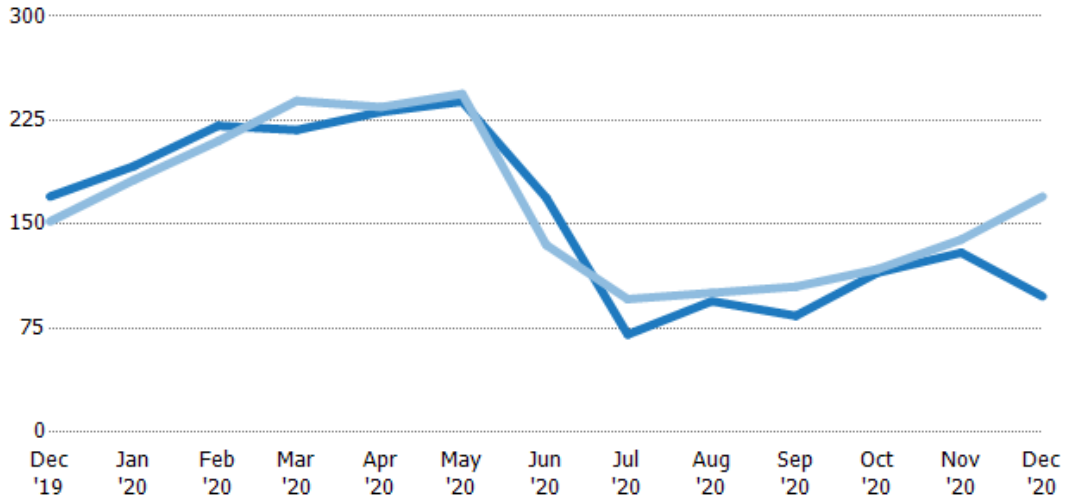
Median Est Value	\$415K	\$428K	\$440K	\$444K	\$462K	\$440K	\$437K	\$438K	\$444K	\$692K	\$1.49M	\$1.65M	\$1.81M
Median Listing Price	\$409K	\$409K	\$419K	\$409K	\$465K	\$465K	\$425K	\$450K	\$547K	\$557K	\$564K	\$632K	\$699K
Med Listing Price as a % of Med Est Value	99%	96%	95%	92%	101%	106%	97%	103%	123%	80%	38%	38%	39%

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: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



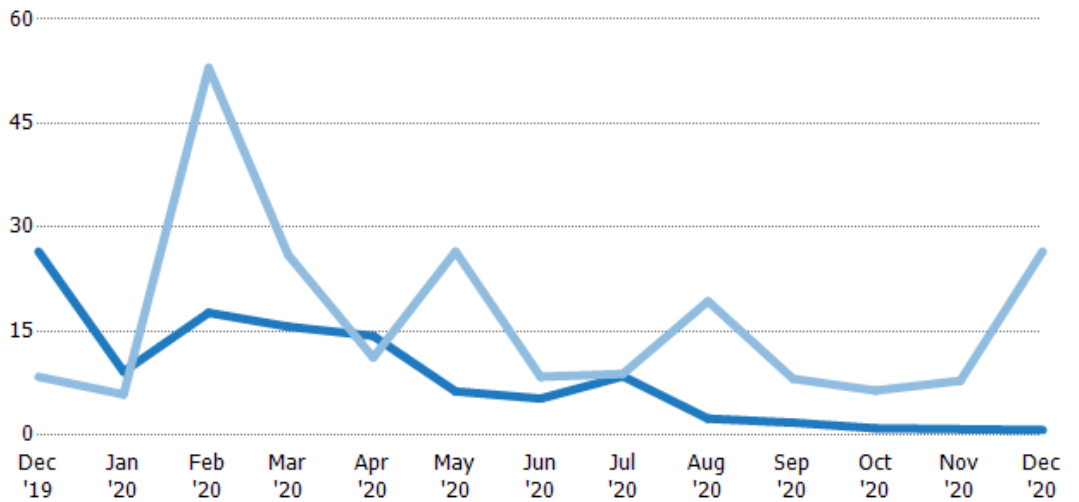
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	170	192	221	218	231	239	169	70.5	94.5	84	115	130	98
Prior Year	152	182	210	239	235	244	135	96	101	105	118	139	170
Percent Change from Prior Year	12%	5%	5%	-9%	-1%	-2%	25%	-27%	-6%	-20%	-2%	-7%	-42%

Months of Inventory

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

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	26.5	9.17	17.7	15.7	14.3	6.33	5.29	8.5	2.4	1.82	1	0.88	0.75
Prior Year	8.43	5.89	53	26	11.2	26.5	8.43	8.86	19.3	8.14	6.44	7.86	26.5
Percent Change from Prior Year	214%	56%	-67%	-40%	28%	-76%	-37%	-4%	-88%	-78%	-84%	-89%	-97%

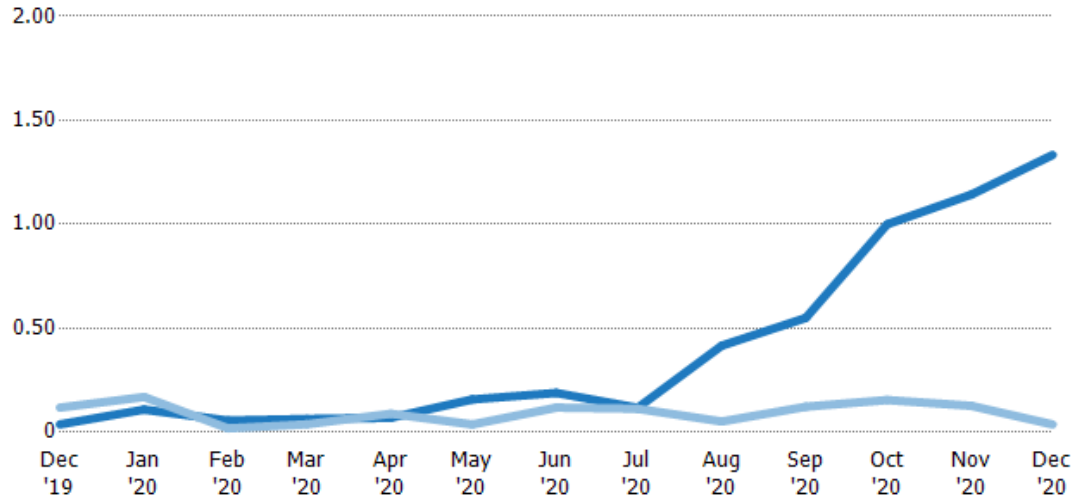
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Dec '20	133%	-129.6%
Dec '19	4%	8.1%
Dec '18	12%	-73.3%



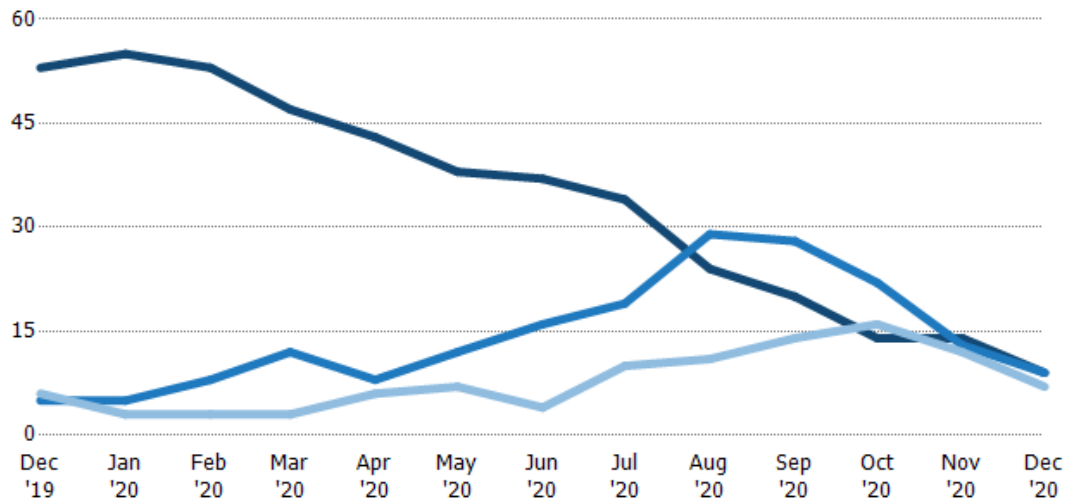
Current Year	4%	11%	6%	6%	7%	16%	19%	12%	42%	55%	100%	114%	133%
Prior Year	12%	17%	2%	4%	9%	4%	12%	11%	5%	12%	16%	13%	4%
Change from Prior Year	8%	6%	-4%	-3%	2%	-12%	-7%	0%	-36%	-43%	-84%	-102%	-130%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Active	53	55	53	47	43	38	37	34	24	20	14	14	9
Pending	5	5	8	12	8	12	16	19	29	28	22	13	9
Sold	6	3	3	3	6	7	4	10	11	14	16	12	7

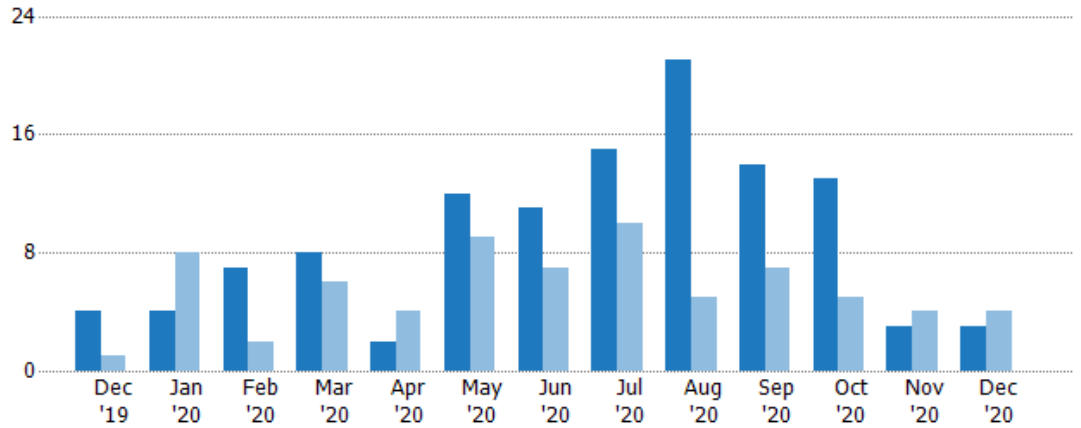
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '20	3	-25%
Dec '19	4	300%
Dec '18	1	300%



Current Year	4	4	7	8	2	12	11	15	21	14	13	3	3
Prior Year	1	8	2	6	4	9	7	10	5	7	5	4	4
Percent Change from Prior Year	300%	-50%	250%	33%	-50%	33%	57%	50%	320%	100%	160%	-25%	-25%

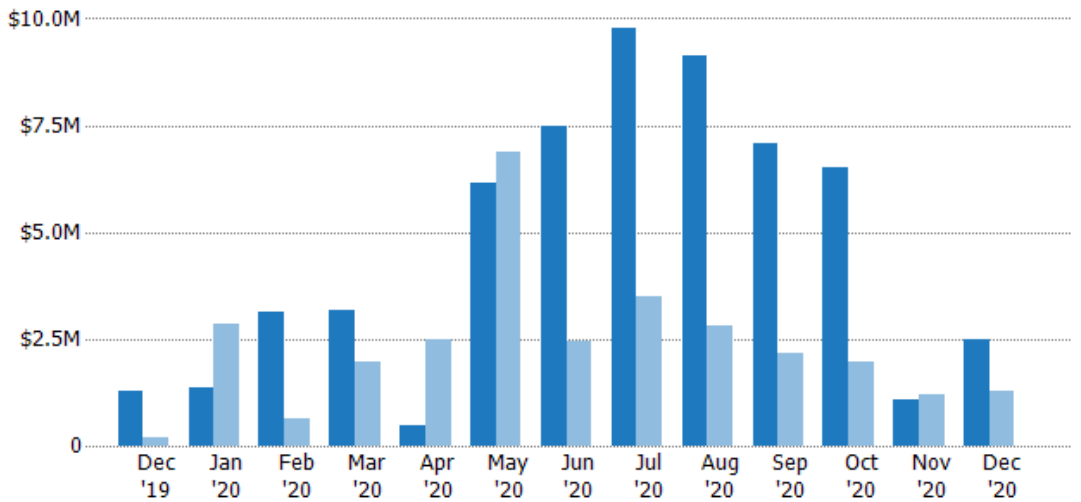
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '20	\$2.49M	94.7%
Dec '19	\$1.28M	609.9%
Dec '18	\$180K	983.1%



Current Year	\$1.28M	\$1.36M	\$3.13M	\$3.18M	\$469K	\$6.16M	\$7.47M	\$9.78M	\$9.13M	\$7.06M	\$6.52M	\$1.08M	\$2.49M
Prior Year	\$180K	\$2.85M	\$644K	\$1.97M	\$2.48M	\$6.87M	\$2.43M	\$3.51M	\$2.81M	\$2.19M	\$1.98M	\$1.19M	\$1.28M
Percent Change from Prior Year	610%	-52%	386%	62%	-81%	-10%	207%	179%	225%	223%	230%	-9%	95%

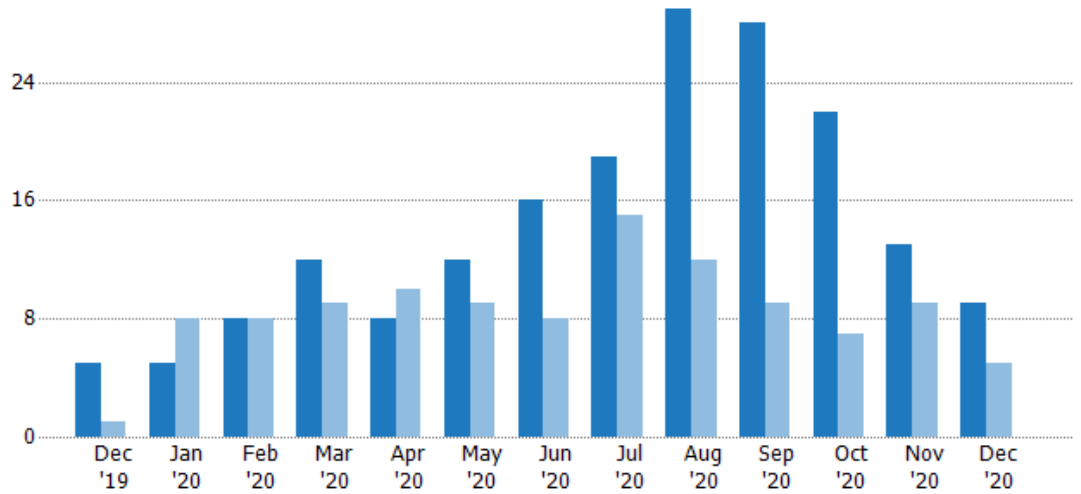
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '20	9	80%
Dec '19	5	400%
Dec '18	1	700%



Current Year	5	5	8	12	8	12	16	19	29	28	22	13	9
Prior Year	1	8	8	9	10	9	8	15	12	9	7	9	5
Percent Change from Prior Year	400%	-38%	0%	33%	-20%	33%	100%	27%	142%	211%	214%	44%	80%

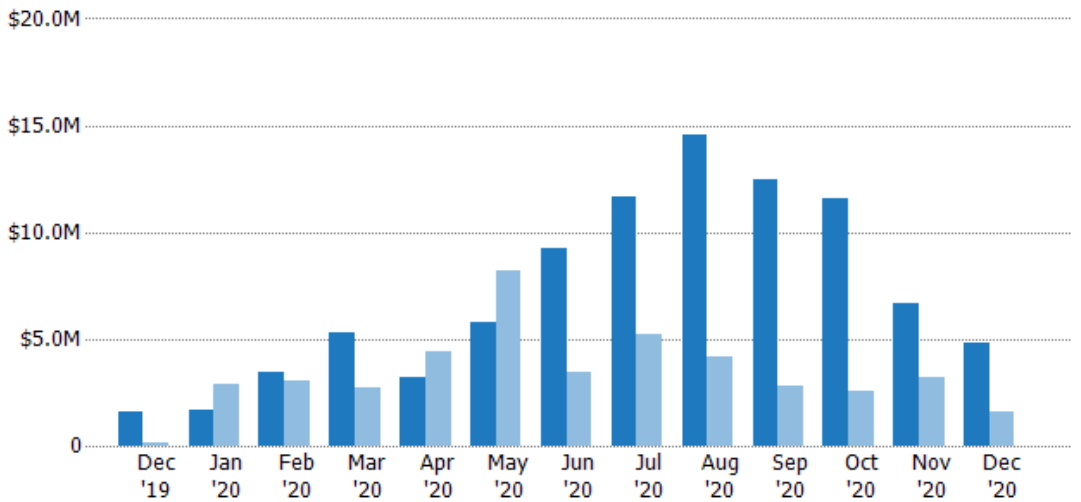
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '20	\$4.85M	202%
Dec '19	\$1.61M	792.1%
Dec '18	\$180K	2,782.5%



Current Year	\$1.61M	\$1.72M	\$3.46M	\$5.29M	\$3.19M	\$5.78M	\$9.28M	\$11.6M	\$14.6M	\$12.5M	\$11.6M	\$6.67M	\$4.85M
Prior Year	\$180K	\$2.85M	\$3.03M	\$2.71M	\$4.39M	\$8.23M	\$3.47M	\$5.25M	\$4.17M	\$2.78M	\$2.57M	\$3.19M	\$1.61M
Percent Change from Prior Year	792%	-40%	14%	96%	-27%	-30%	167%	121%	249%	350%	351%	109%	202%

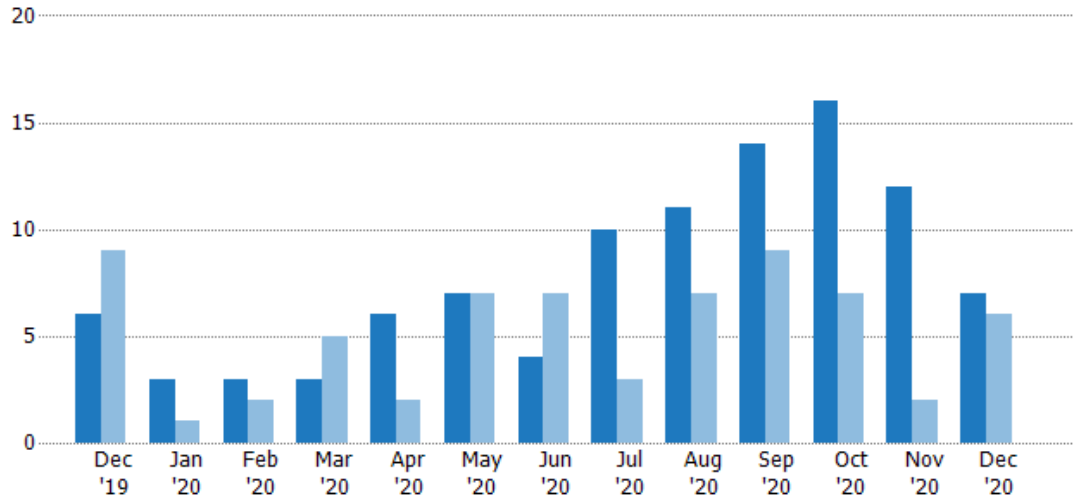
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '20	7	16.7%
Dec '19	6	-33.3%
Dec '18	9	-66.7%



Current Year	6	3	3	3	6	7	4	10	11	14	16	12	7
Prior Year	9	1	2	5	2	7	7	3	7	9	7	2	6
Percent Change from Prior Year	-33%	200%	50%	-40%	200%	0%	-43%	233%	57%	56%	129%	500%	17%

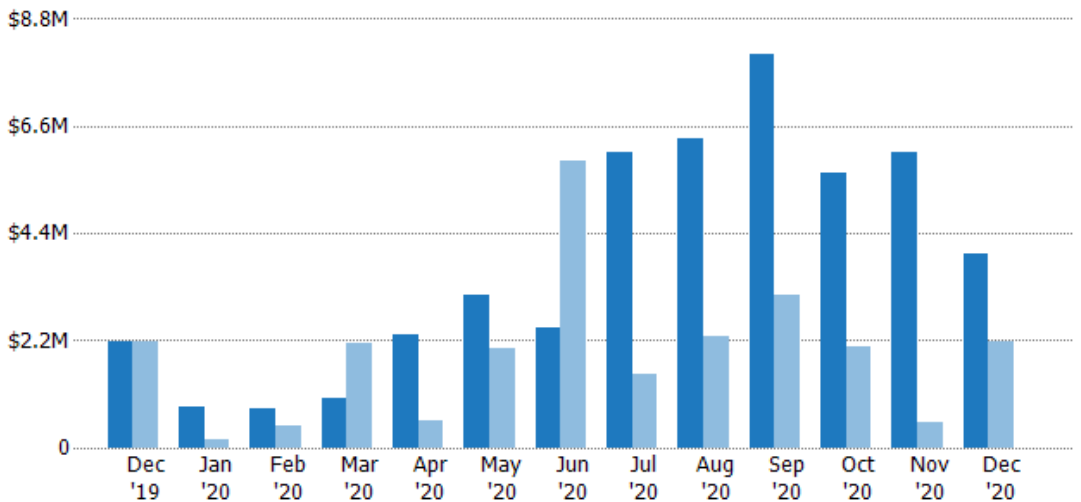
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '20	\$3.98M	82.7%
Dec '19	\$2.18M	-0.5%
Dec '18	\$2.19M	-76.2%



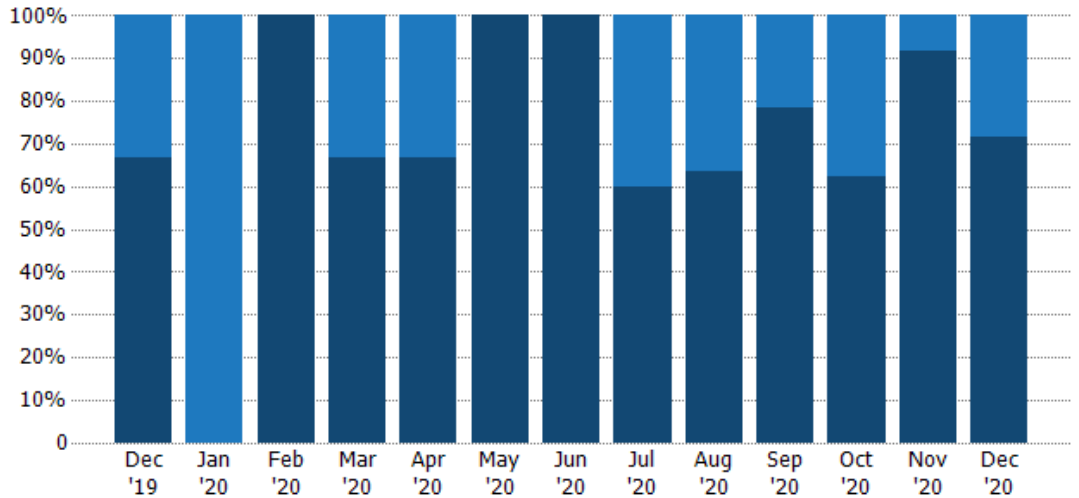
Current Year	\$2.18M	\$855K	\$814K	\$1M	\$2.33M	\$3.14M	\$2.48M	\$6.05M	\$6.35M	\$8.08M	\$5.64M	\$6.07M	\$3.98M
Prior Year	\$2.19M	\$173K	\$437K	\$2.13M	\$548K	\$2.03M	\$5.88M	\$1.52M	\$2.28M	\$3.15M	\$2.08M	\$515K	\$2.18M
Percent Change from Prior Year	0%	396%	86%	-53%	326%	55%	-58%	299%	179%	157%	171%	1,078%	83%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



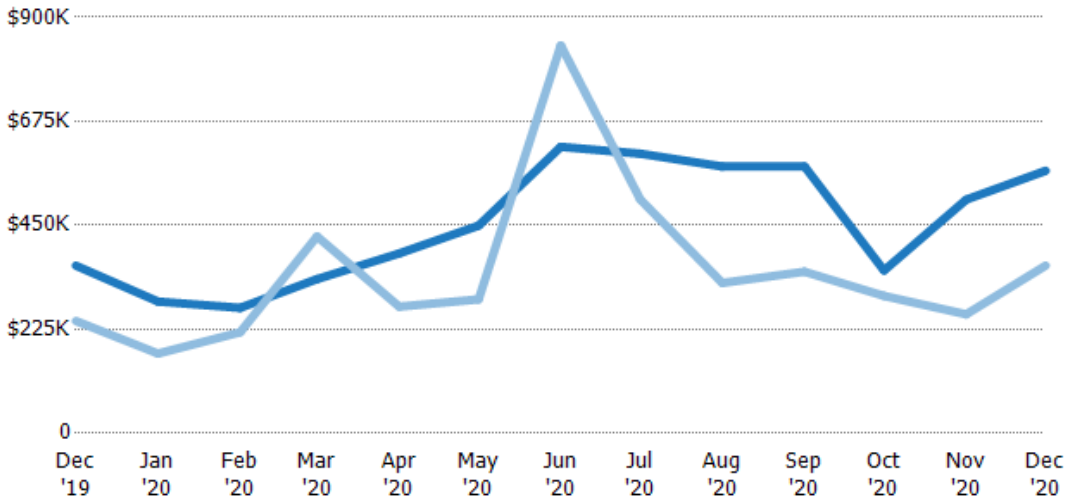
Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Condo/Townhouse	33%	100%	-	33%	33%	-	-	40%	36%	21%	38%	8%	29%
Single Family Residence	67%	-	100%	67%	67%	100%	100%	60%	64%	79%	63%	92%	71%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Price	% Chg.
Dec '20	\$568K	56.6%
Dec '19	\$363K	49.3%
Dec '18	\$243K	-28.6%

Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$363K	\$285K	\$271K	\$334K	\$389K	\$449K	\$620K	\$605K	\$577K	\$577K	\$352K	\$505K	\$568K
Prior Year	\$243K	\$173K	\$219K	\$426K	\$274K	\$290K	\$839K	\$506K	\$325K	\$350K	\$297K	\$258K	\$363K
Percent Change from Prior Year	49%	65%	24%	-22%	42%	55%	-26%	20%	77%	65%	19%	96%	57%

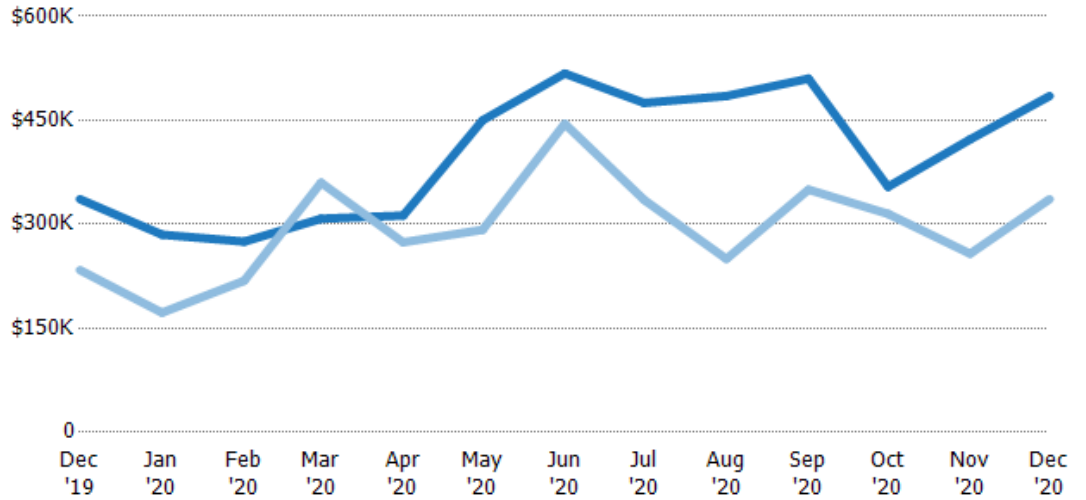
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Dec '20	\$485K	44.2%
Dec '19	\$336K	43.7%
Dec '18	\$234K	-33.4%



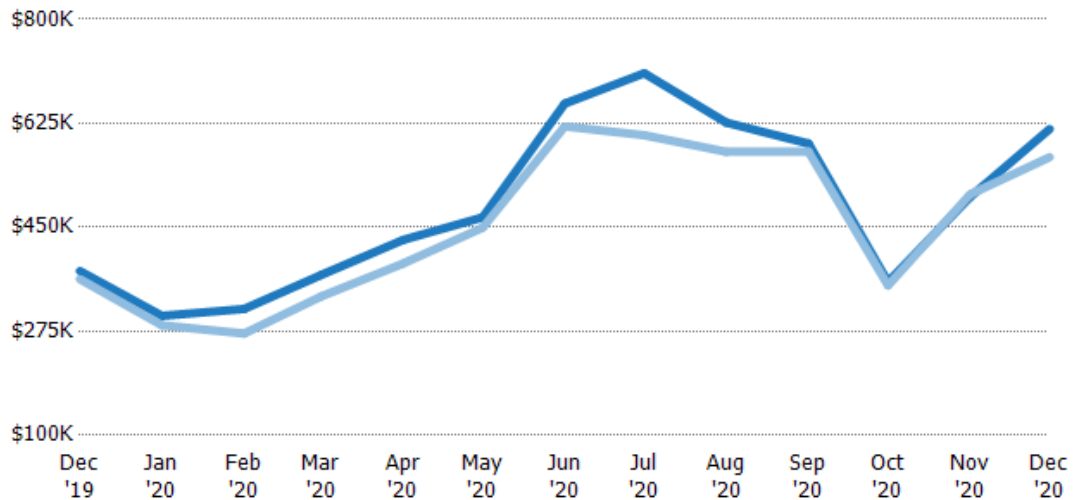
Current Year	\$336K	\$285K	\$275K	\$308K	\$313K	\$450K	\$518K	\$475K	\$485K	\$510K	\$354K	\$423K	\$485K
Prior Year	\$234K	\$173K	\$219K	\$360K	\$274K	\$292K	\$445K	\$335K	\$250K	\$350K	\$315K	\$258K	\$336K
Percent Change from Prior Year	44%	65%	26%	-14%	14%	54%	16%	42%	94%	46%	12%	64%	44%

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

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



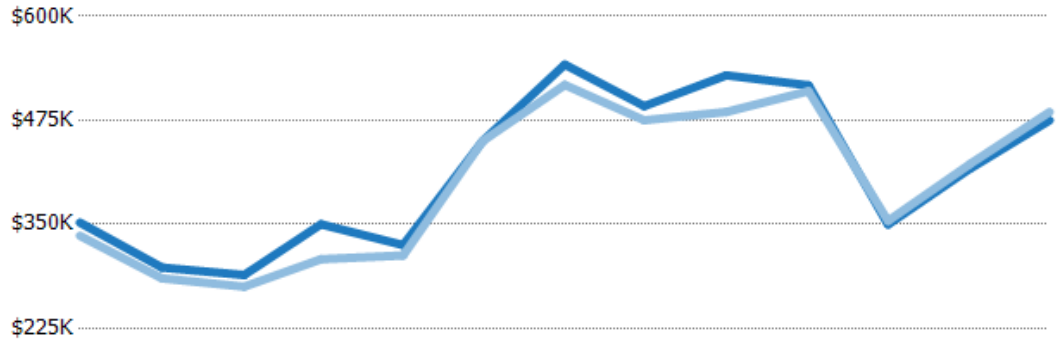
Avg List Price	\$376K	\$301K	\$313K	\$370K	\$429K	\$467K	\$658K	\$709K	\$626K	\$591K	\$358K	\$501K	\$615K
Avg Sales Price	\$363K	\$285K	\$271K	\$334K	\$389K	\$449K	\$620K	\$605K	\$577K	\$577K	\$352K	\$505K	\$568K
Avg Sales Price as a % of Avg List Price	96%	95%	87%	90%	91%	96%	94%	85%	92%	98%	98%	101%	92%

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

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



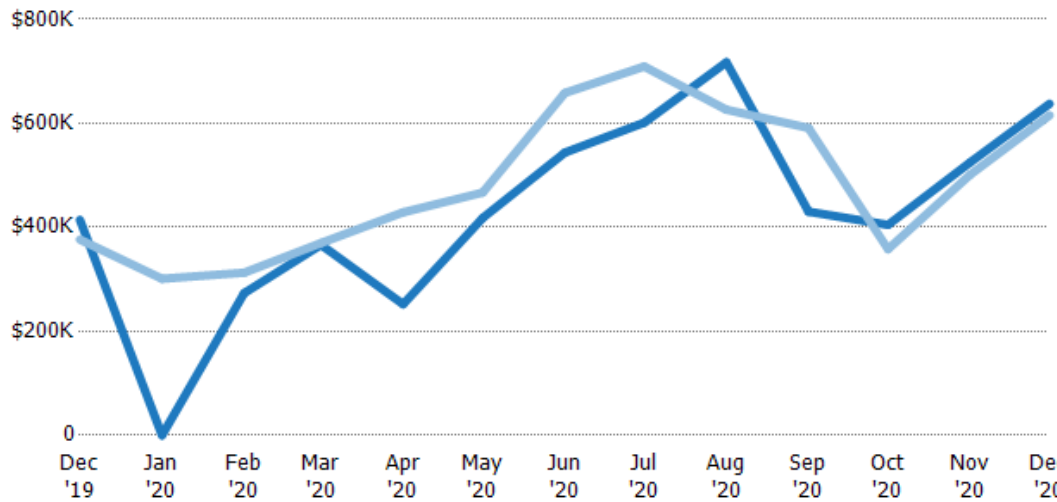
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median List Price	\$352K	\$298K	\$289K	\$350K	\$325K	\$450K	\$542K	\$492K	\$529K	\$517K	\$350K	\$417K	\$475K
Median Sales Price	\$336K	\$285K	\$275K	\$308K	\$313K	\$450K	\$518K	\$475K	\$485K	\$510K	\$354K	\$423K	\$485K
Med Sales Price as a % of Med List Price	96%	96%	95%	88%	96%	100%	95%	97%	92%	99%	101%	101%	102%

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

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



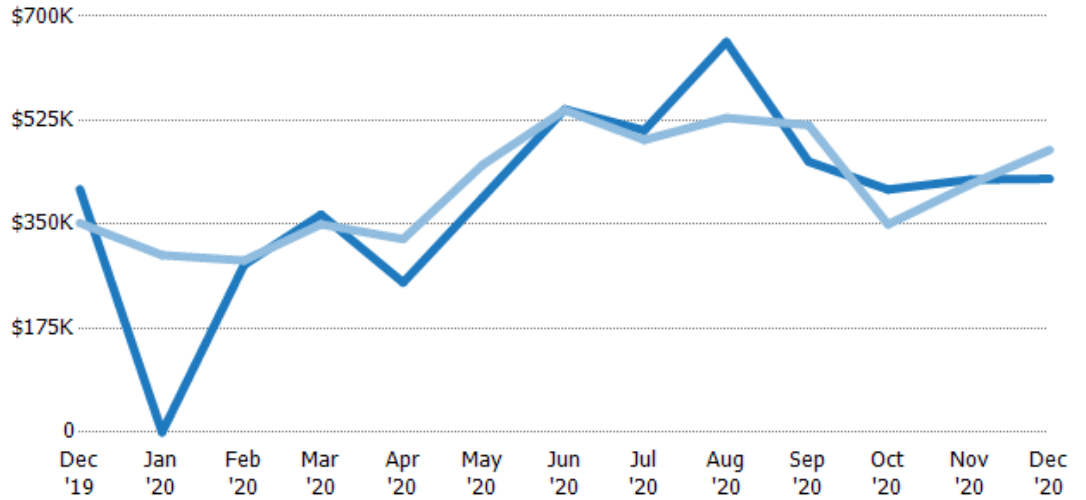
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg Est Value	\$415K	\$0	\$273K	\$366K	\$252K	\$418K	\$543K	\$601K	\$717K	\$430K	\$405K	\$525K	\$638K
Avg Sales Price	\$376K	\$301K	\$313K	\$370K	\$429K	\$467K	\$658K	\$709K	\$626K	\$591K	\$358K	\$501K	\$615K
Avg Sales Price as a % of Avg Est Value	91%	100%	114%	101%	170%	112%	121%	118%	87%	137%	88%	95%	97%

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

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Median Est Value	\$409K	\$0	\$282K	\$366K	\$252K	\$395K	\$543K	\$508K	\$657K	\$456K	\$408K	\$425K	\$427K
Median Sales Price	\$352K	\$298K	\$289K	\$350K	\$325K	\$450K	\$542K	\$492K	\$529K	\$517K	\$350K	\$417K	\$475K
Med Sales Price as a % of Med Est Value	86%	100%	103%	96%	129%	114%	100%	97%	81%	114%	86%	98%	111%

Sales Activity by ZIP

Dec 2020

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
05255	7	\$4,115,000	7	\$3,975,500	\$567,929	\$485,000	\$191	\$205	18

Sales Activity by Metro Area

Dec 2020

Metro	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
Bennington, VT	9	\$4,850,000	7	\$3,975,500	\$567,929	\$485,000	\$191	\$205	18