

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	Apr 2021	Apr 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	5	4	+25%	24	24	+/-
New Listing Volume	\$2,314,000	\$5,164,000	-55.2%	\$12,794,800	\$17,997,300	-28.9%
Active Listing Count	13	45	-71.1%	N/A	N/A	
Active Listing Volume	\$10,590,900	\$31,828,600	-66.7%	N/A	N/A	
Average Listing Price	\$814,685	\$707,302	+15.2%	\$827,686	\$642,230	+28.9%
Median Listing Price	\$369,900	\$465,000	-20.5%	\$406,904	\$422,980	-3.8%
Median Days in RPR	49	216	-77.3%	63.58	210.8	-69.8%
Months of Inventory	2.2	15	-85.6%	3.4	20.1	-83.1%
Absorption Rate	46.15%	6.67%	+39.5%	29.41%	4.98%	+24.4%
Sales Activity Charts Metrics						
New Pending Sales Count	5	2	+150%	28	21	+33.3%
New Pending Sales Volume	\$2,482,000	\$469,000	+429.2%	\$16,336,900	\$8,143,400	+100.6%
Pending Sales Count	10	8	+25%	N/A	N/A	
Pending Sales Volume	\$6,428,000	\$3,187,000	+101.7%	N/A	N/A	
Closed Sales Count	5	6	-16.7%	18	15	+20%
Closed Sales Volume	\$3,239,000	\$2,334,500	+38.7%	\$9,951,500	\$5,003,900	+98.9%
Average Sales Price	\$647,800	\$389,083	+66.5%	\$552,861	\$333,593	+65.7%
Median Sales Price	\$405,000	\$312,500	+29.6%	\$479,306	\$298,600	+60.5%

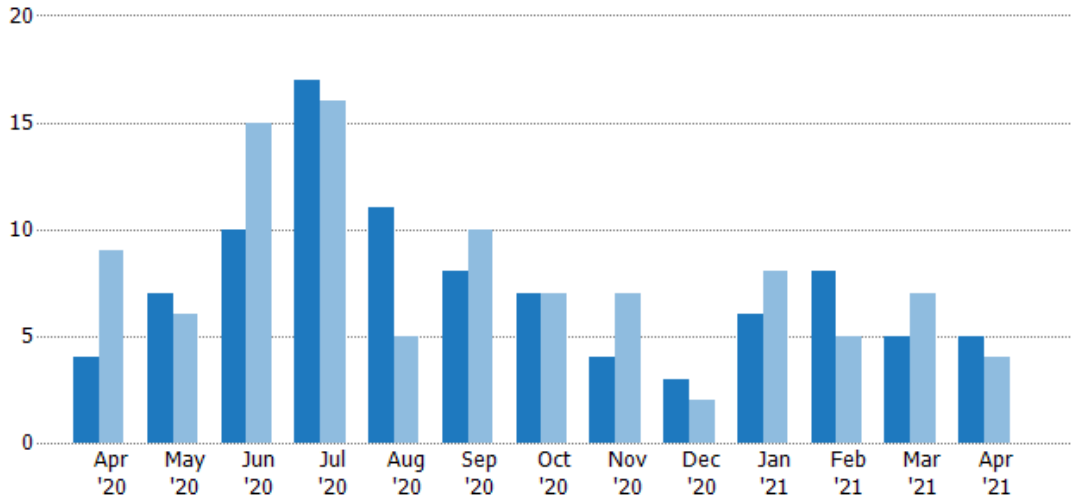
New Listings

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

Month/ Year	Count	% Chg.
Apr '21	5	25%
Apr '20	4	-55.6%
Apr '19	9	-11.1%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	4	7	10	17	11	8	7	4	3	6	8	5	5
Prior Year	9	6	15	16	5	10	7	7	2	8	5	7	4
Percent Change from Prior Year	-56%	17%	-33%	6%	120%	-20%	0%	-43%	50%	-25%	60%	-29%	25%

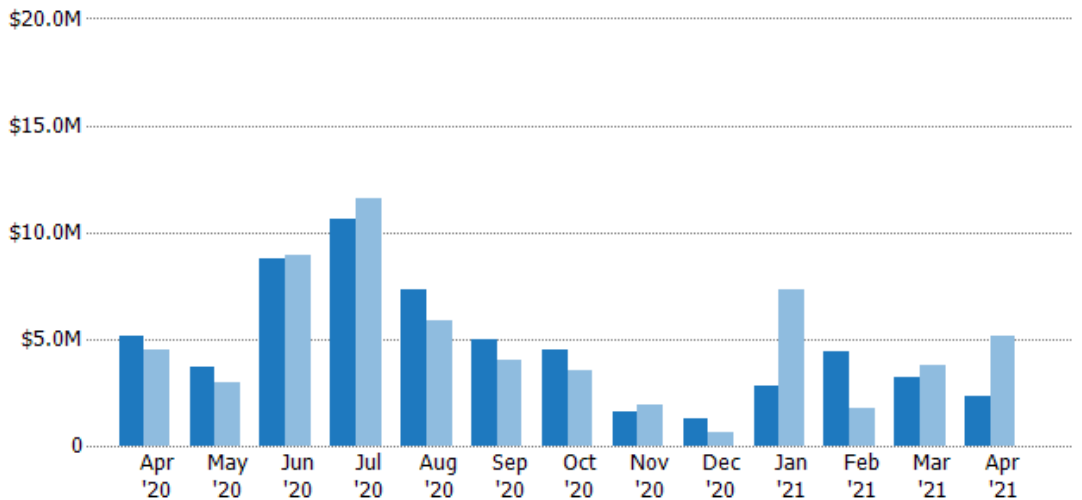
New Listing Volume

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

Month/ Year	Volume	% Chg.
Apr '21	\$2.31M	-55.2%
Apr '20	\$5.16M	14.8%
Apr '19	\$4.5M	-35.5%



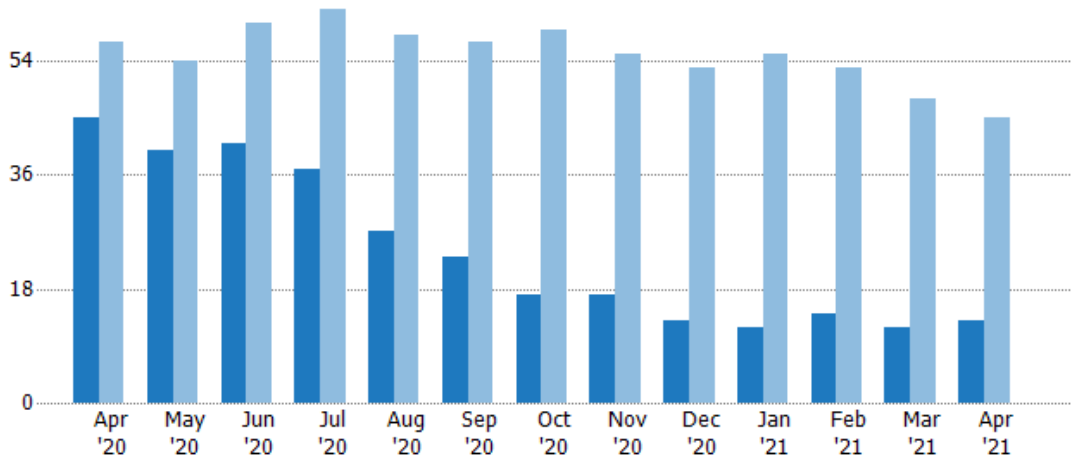
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$5.16M	\$3.72M	\$8.72M	\$10.6M	\$7.31M	\$5M	\$4.46M	\$1.6M	\$1.31M	\$2.84M	\$4.45M	\$3.19M	\$2.31M
Prior Year	\$4.5M	\$2.95M	\$8.96M	\$11.5M	\$5.9M	\$4.03M	\$3.53M	\$1.96M	\$600K	\$7.31M	\$1.77M	\$3.75M	\$5.16M
Percent Change from Prior Year	15%	26%	-3%	-8%	24%	24%	26%	-18%	118%	-61%	151%	-15%	-55%

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



Month/Year	Count	% Chg.
Apr '21	13	-71.1%
Apr '20	45	-21.1%
Apr '19	57	8.8%

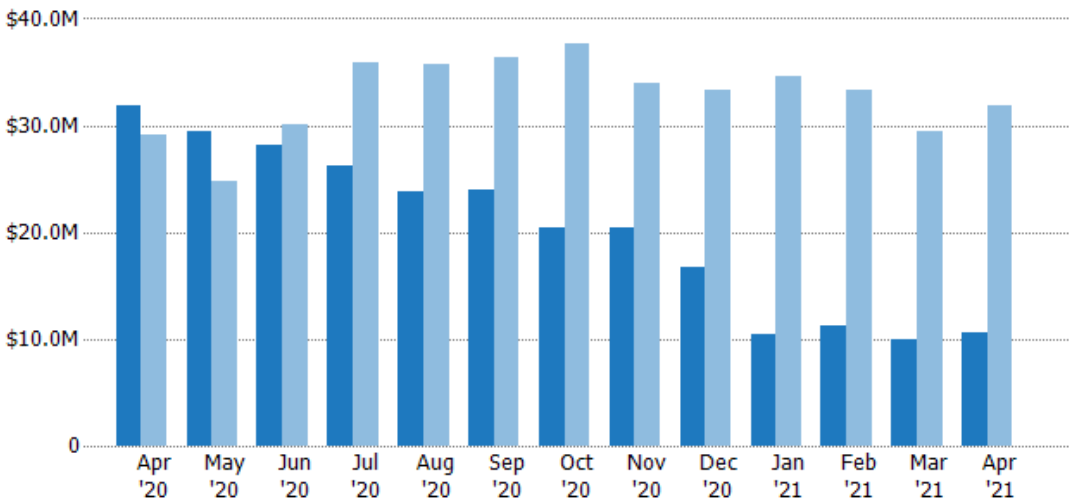
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '21	13	45	-71%
May '21	12	53	-78%
Jun '21	14	53	-74%
Jul '21	12	48	-75%
Aug '21	13	45	-71%
Sep '21	17	55	-69%
Oct '21	17	53	-75%
Nov '21	13	55	-78%
Dec '21	12	53	-74%
Jan '21	14	48	-75%
Feb '21	12	45	-71%
Mar '21	13	45	-71%
Apr '21	13	45	-71%

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



Month/Year	Volume	% Chg.
Apr '21	\$10.6M	-66.7%
Apr '20	\$31.8M	9.1%
Apr '19	\$29.2M	-4.6%

Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '21	\$10.6M	\$31.8M	-67%
May '21	\$10M	\$29.5M	-66%
Jun '21	\$11.2M	\$30.1M	-66%
Jul '21	\$11.2M	\$35.9M	-69%
Aug '21	\$10M	\$35.7M	-72%
Sep '21	\$10.6M	\$36.3M	-71%
Oct '21	\$10.6M	\$37.6M	-72%
Nov '21	\$10.6M	\$34M	-69%
Dec '21	\$10.6M	\$33.2M	-68%
Jan '21	\$10.6M	\$34.5M	-69%
Feb '21	\$10.6M	\$33.3M	-68%
Mar '21	\$10.6M	\$29.5M	-64%
Apr '21	\$10.6M	\$31.8M	-67%

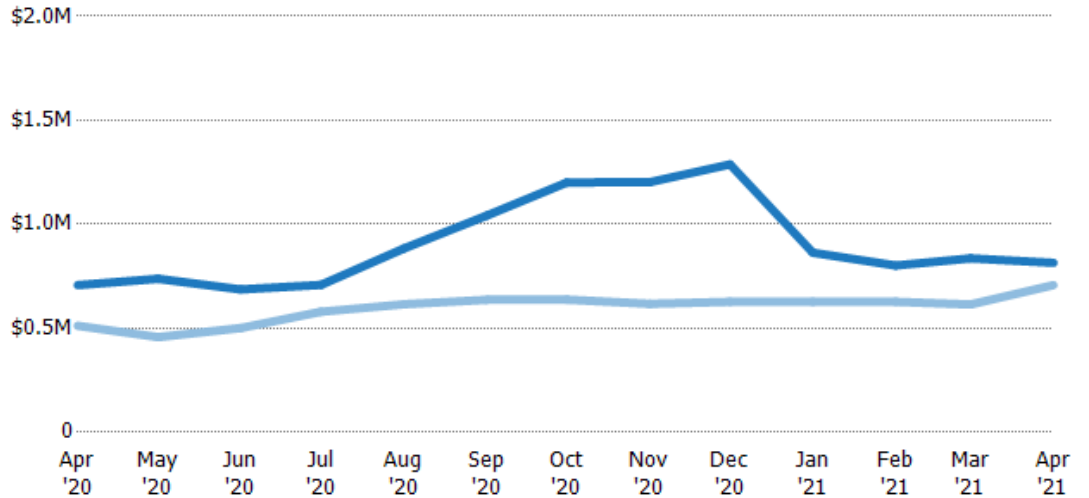
Average Listing Price

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

Month/ Year	Price	% Chg.
Apr '21	\$815K	15.2%
Apr '20	\$707K	38.2%
Apr '19	\$512K	-12.3%



Current Year	\$707K	\$738K	\$687K	\$709K	\$884K	\$1.04M	\$1.2M	\$1.2M	\$1.29M	\$864K	\$802K	\$836K	\$815K
Prior Year	\$512K	\$457K	\$501K	\$580K	\$615K	\$637K	\$638K	\$617K	\$627K	\$628K	\$628K	\$614K	\$707K
Percent Change from Prior Year	38%	61%	37%	22%	44%	64%	88%	95%	105%	38%	28%	36%	15%

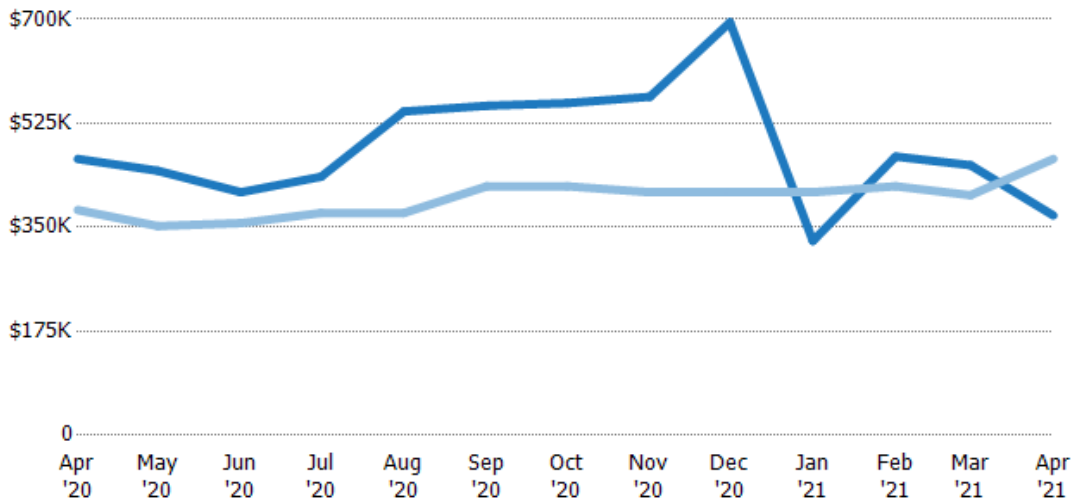
Median Listing Price

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

Month/ Year	Price	% Chg.
Apr '21	\$370K	-20.5%
Apr '20	\$465K	22.7%
Apr '19	\$379K	-0.5%



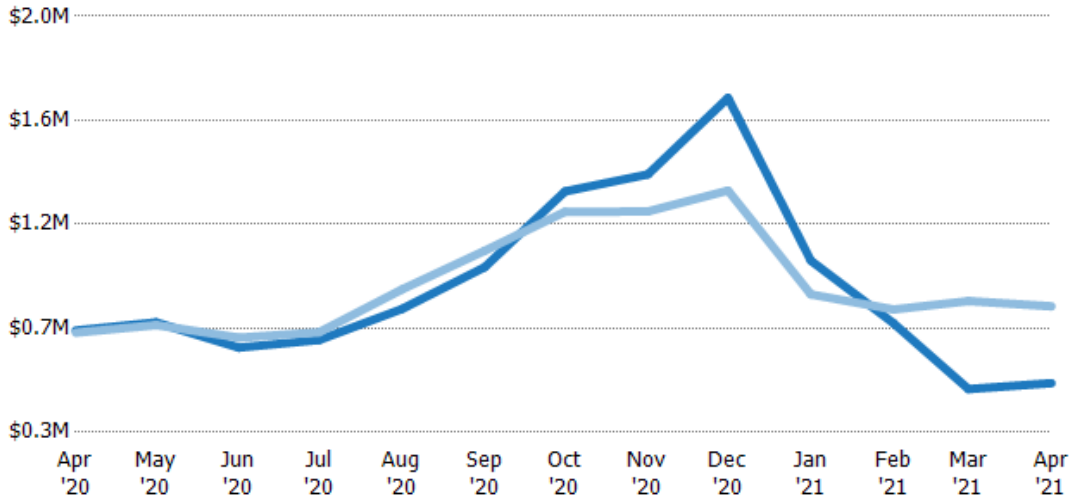
Current Year	\$465K	\$445K	\$409K	\$435K	\$545K	\$555K	\$559K	\$570K	\$695K	\$327K	\$469K	\$454K	\$370K
Prior Year	\$379K	\$352K	\$357K	\$374K	\$374K	\$419K	\$419K	\$409K	\$409K	\$409K	\$419K	\$404K	\$465K
Percent Change from Prior Year	23%	26%	15%	16%	46%	32%	33%	39%	70%	-20%	12%	12%	-20%

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



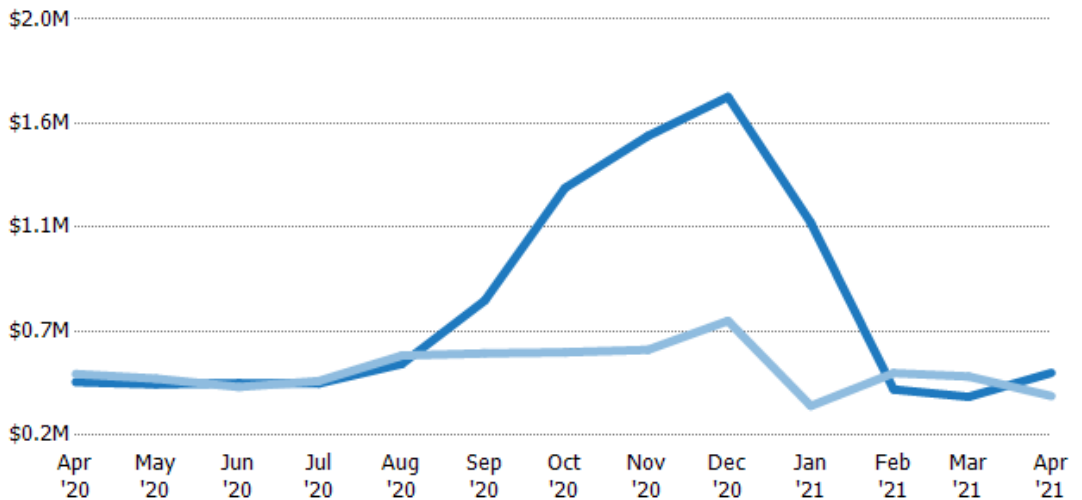
Avg Est Value	\$716K	\$749K	\$646K	\$677K	\$804K	\$975K	\$1.28M	\$1.35M	\$1.67M	\$1M	\$745K	\$476K	\$501K
Avg Listing Price	\$707K	\$738K	\$687K	\$709K	\$884K	\$1.04M	\$1.2M	\$1.2M	\$1.29M	\$864K	\$802K	\$836K	\$815K
Avg Listing Price as a % of Avg Est Value	99%	99%	106%	105%	110%	107%	94%	89%	77%	86%	108%	176%	163%

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



Median Est Value	\$430K	\$420K	\$426K	\$424K	\$509K	\$783K	\$1.27M	\$1.49M	\$1.66M	\$1.12M	\$398K	\$366K	\$470K
Median Listing Price	\$465K	\$445K	\$409K	\$435K	\$545K	\$555K	\$559K	\$570K	\$695K	\$327K	\$469K	\$454K	\$370K
Med Listing Price as a % of Med Est Value	108%	106%	96%	102%	107%	71%	44%	38%	42%	29%	118%	124%	79%

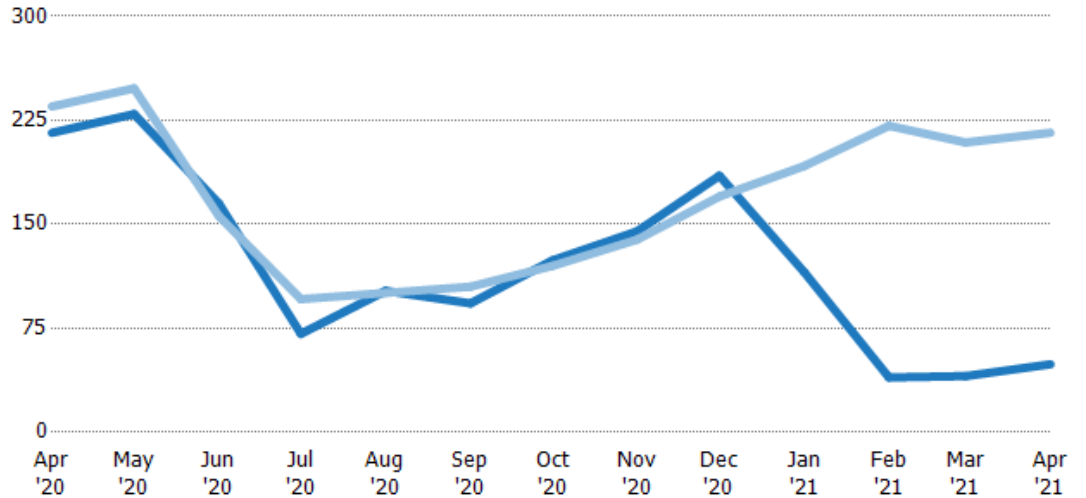
Median Days in RPR

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

Month/ Year	Days	% Chg.
Apr '21	49	-77.3%
Apr '20	216	-8.1%
Apr '19	235	-5.1%



Current Year	216	230	165	71	102	93	124	145	185	116	39.5	40.5	49
Prior Year	235	248	156	96	101	105	120	139	170	192	221	209	216
Percent Change from Prior Year	-8%	-7%	6%	-26%	1%	-11%	3%	4%	9%	-40%	-82%	-81%	-77%

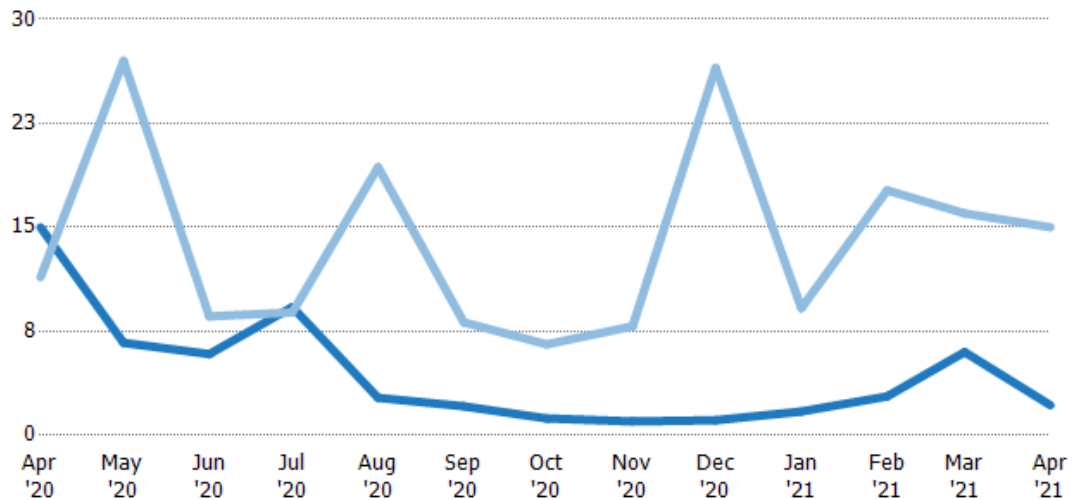
Months of Inventory

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

Month/ Year	Months	% Chg.
Apr '21	2.17	-85.6%
Apr '20	15	31.6%
Apr '19	11.4	-22.3%



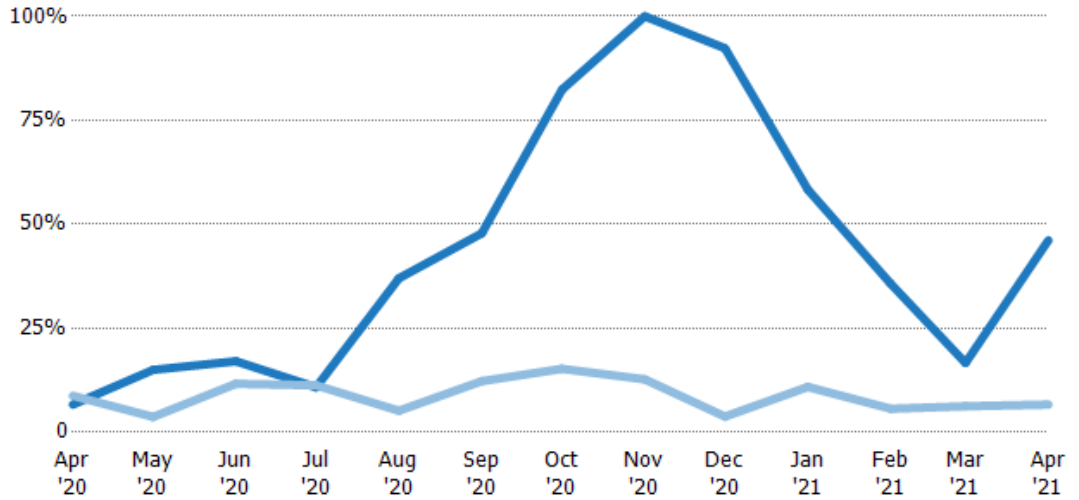
Current Year	15	6.67	5.86	9.25	2.7	2.09	1.21	1	1.08	1.71	2.8	6	2.17
Prior Year	11.4	27	8.57	8.86	19.3	8.14	6.56	7.86	26.5	9.17	17.7	16	15
Percent Change from Prior Year	32%	-75%	-32%	4%	-86%	-74%	-81%	-87%	-96%	-81%	-84%	-63%	-86%

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



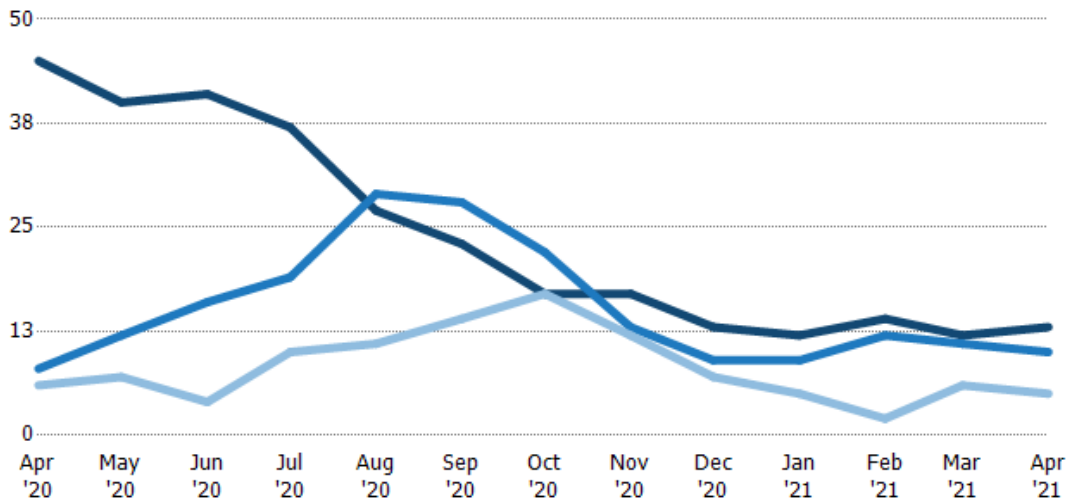
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	7%	15%	17%	11%	37%	48%	82%	100%	92%	58%	36%	17%	46%
Prior Year	9%	4%	12%	11%	5%	12%	15%	13%	4%	11%	6%	6%	7%
Change from Prior Year	2%	-11%	-5%	0%	-32%	-36%	-67%	-87%	-89%	-47%	-30%	-10%	-39%

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



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Active	45	40	41	37	27	23	17	17	13	12	14	12	13
Pending	8	12	16	19	29	28	22	13	9	9	12	11	10
Sold	6	7	4	10	11	14	17	12	7	5	2	6	5

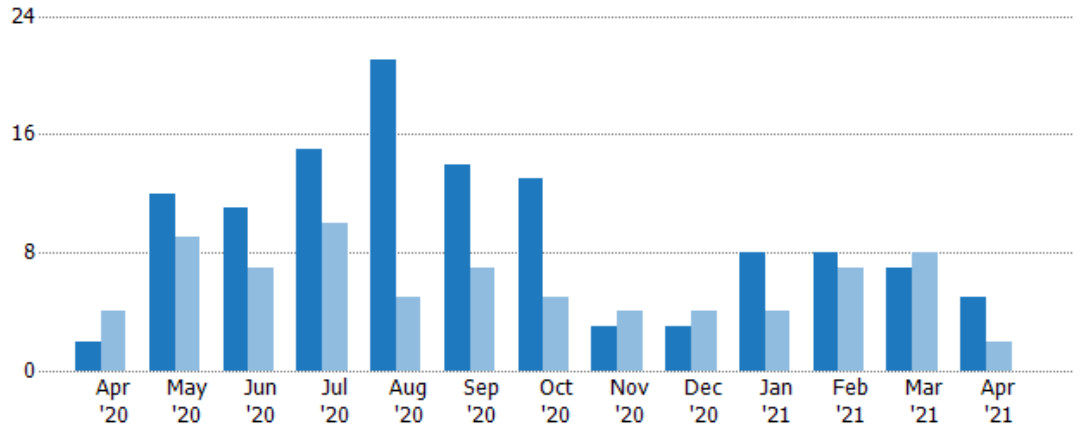
New Pending Sales

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

Month/ Year	Count	% Chg.
Apr '21	5	150%
Apr '20	2	-50%
Apr '19	4	75%



Current Year	2	12	11	15	21	14	13	3	3	8	8	7	5
Prior Year	4	9	7	10	5	7	5	4	4	4	7	8	2
Percent Change from Prior Year	-50%	33%	57%	50%	320%	100%	160%	-25%	-25%	100%	14%	-13%	150%

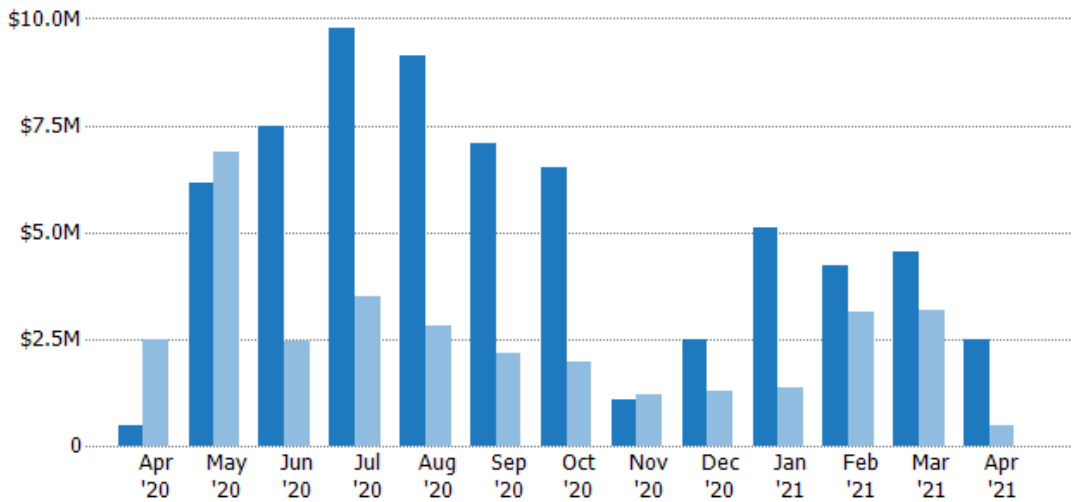
New Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Apr '21	\$2.48M	429.2%
Apr '20	\$469K	-81.1%
Apr '19	\$2.48M	23.5%



Current Year	\$469K	\$6.16M	\$7.47M	\$9.78M	\$9.13M	\$7.06M	\$6.52M	\$1.08M	\$2.49M	\$5.1M	\$4.21M	\$4.55M	\$2.48M
Prior Year	\$2.48M	\$6.87M	\$2.43M	\$3.51M	\$2.81M	\$2.19M	\$1.98M	\$1.19M	\$1.28M	\$1.36M	\$3.13M	\$3.18M	\$469K
Percent Change from Prior Year	-81%	-10%	207%	179%	225%	223%	230%	-9%	95%	274%	35%	43%	429%

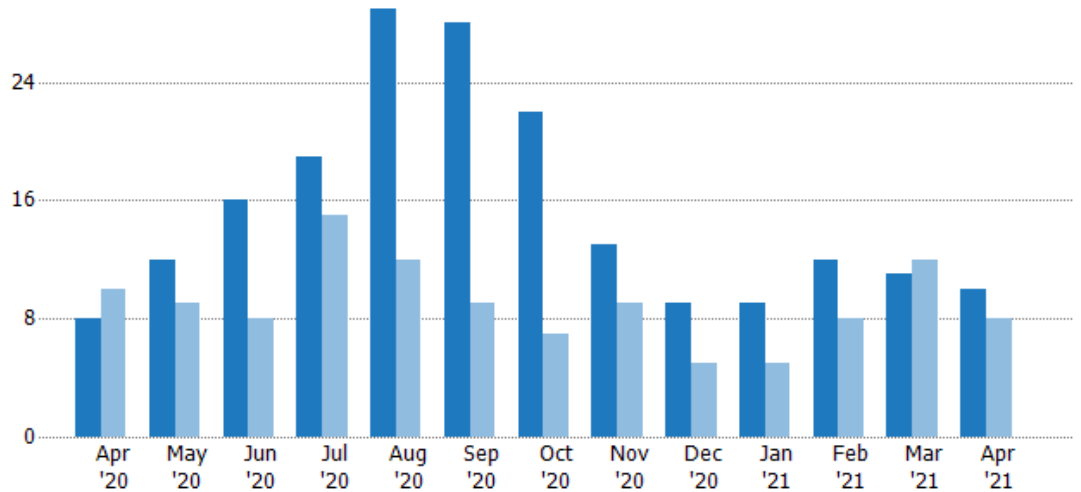
Pending Sales

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

Month/ Year	Count	% Chg.
Apr '21	10	25%
Apr '20	8	-20%
Apr '19	10	20%



Current Year	8	12	16	19	29	28	22	13	9	9	12	11	10
Prior Year	10	9	8	15	12	9	7	9	5	5	8	12	8
Percent Change from Prior Year	-20%	33%	100%	27%	142%	211%	214%	44%	80%	80%	50%	-8%	25%

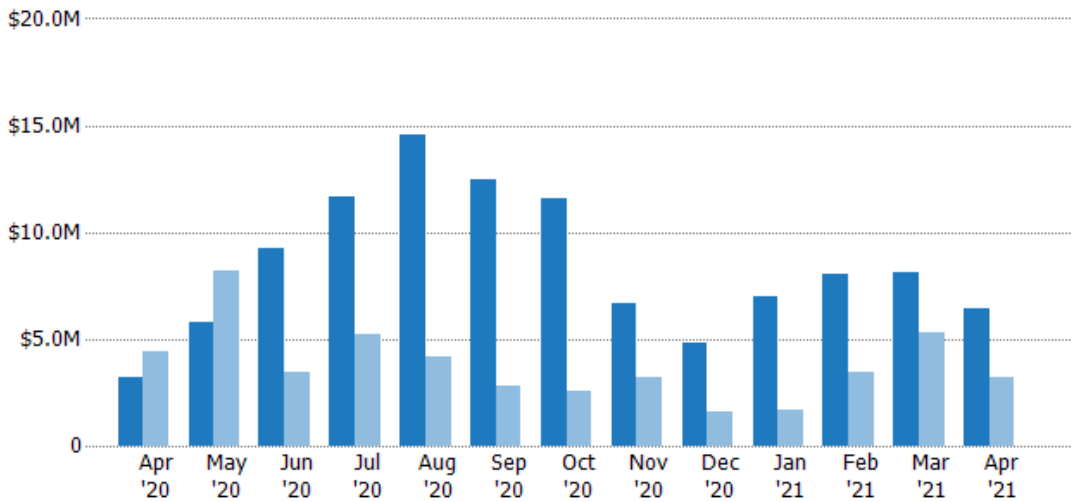
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Apr '21	\$6.43M	101.7%
Apr '20	\$3.19M	-27.4%
Apr '19	\$4.39M	2.5%



Current Year	\$3.19M	\$5.78M	\$9.28M	\$11.6M	\$14.6M	\$12.5M	\$11.6M	\$6.67M	\$4.85M	\$7.02M	\$8.03M	\$8.1M	\$6.43M
Prior Year	\$4.39M	\$8.23M	\$3.47M	\$5.25M	\$4.17M	\$2.78M	\$2.57M	\$3.19M	\$1.61M	\$1.72M	\$3.46M	\$5.29M	\$3.19M
Percent Change from Prior Year	-27%	-30%	167%	121%	249%	350%	351%	109%	202%	309%	132%	53%	102%

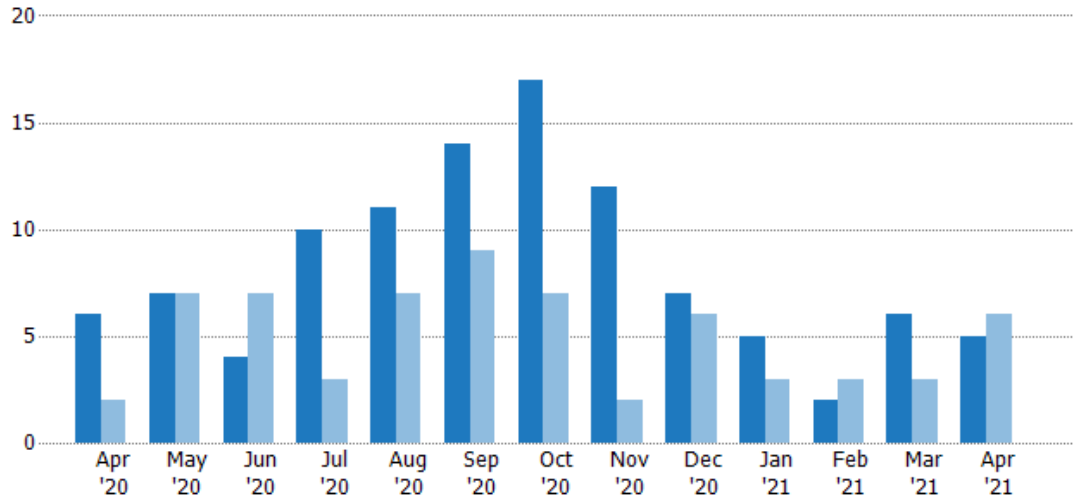
Closed Sales

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

Month/ Year	Count	% Chg.
Apr '21	5	-16.7%
Apr '20	6	200%
Apr '19	2	200%



Current Year	6	7	4	10	11	14	17	12	7	5	2	6	5
Prior Year	2	7	7	3	7	9	7	2	6	3	3	3	6
Percent Change from Prior Year	200%	0%	-43%	233%	57%	56%	143%	500%	17%	67%	-33%	100%	-17%

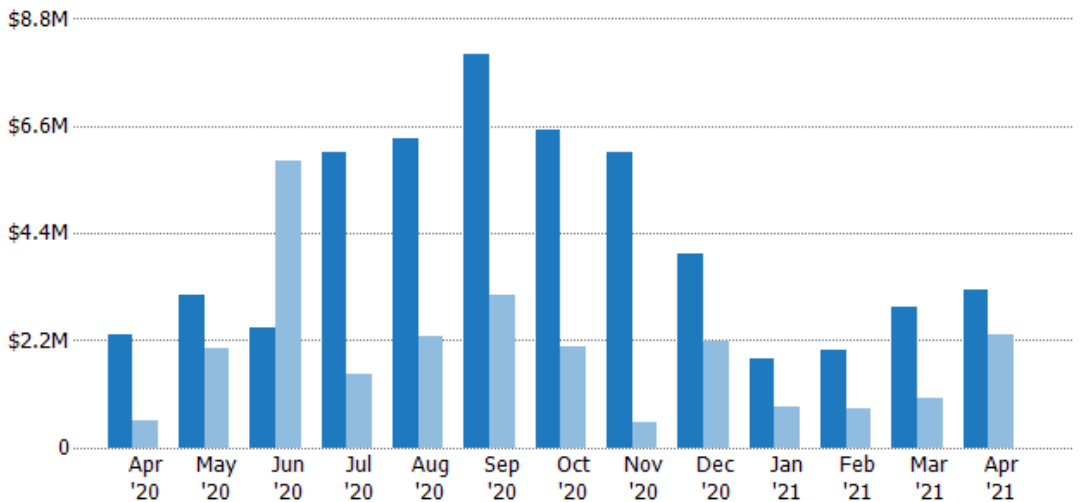
Closed Sales Volume

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

Month/ Year	Volume	% Chg.
Apr '21	\$3.24M	38.7%
Apr '20	\$2.33M	326%
Apr '19	\$548K	289.6%



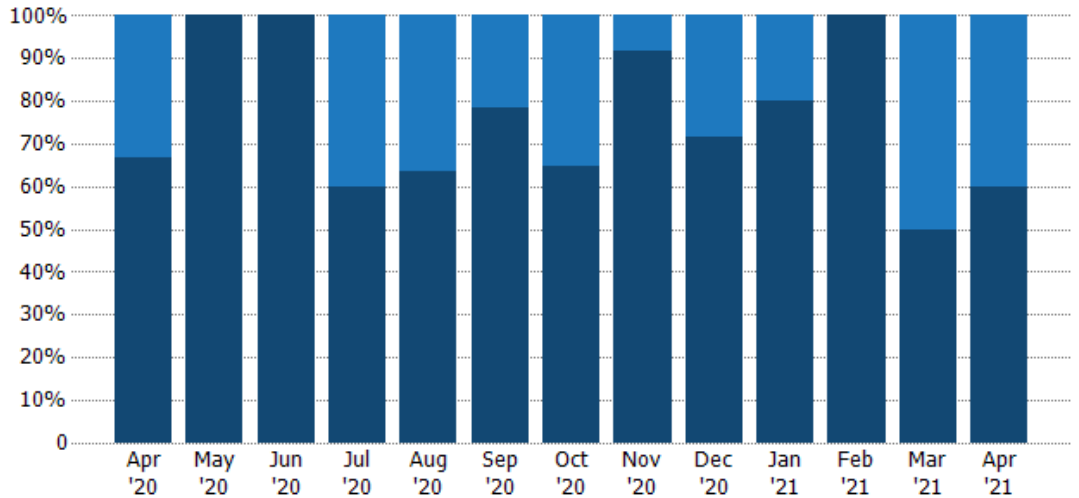
Current Year	\$2.33M	\$3.14M	\$2.48M	\$6.05M	\$6.35M	\$8.08M	\$6.51M	\$6.07M	\$3.98M	\$1.81M	\$2M	\$2.9M	\$3.24M
Prior Year	\$548K	\$2.03M	\$5.88M	\$1.52M	\$2.28M	\$3.15M	\$2.08M	\$515K	\$2.18M	\$855K	\$814K	\$1M	\$2.33M
Percent Change from Prior Year	326%	55%	-58%	299%	179%	157%	213%	1,078%	83%	112%	146%	190%	39%

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



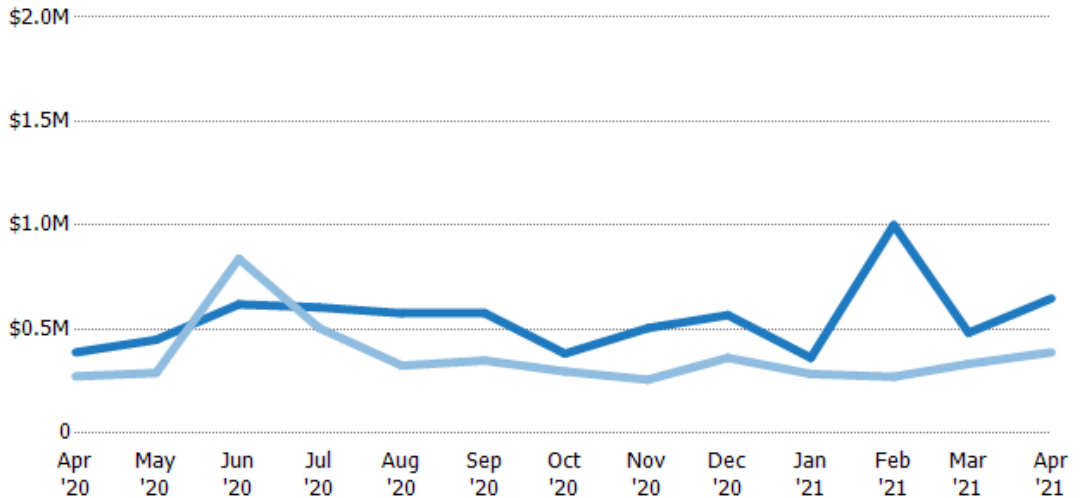
Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Condo/Townhouse	33%	-	-	40%	36%	21%	35%	8%	29%	20%	-	50%	40%
Single Family Residence	67%	100%	100%	60%	64%	79%	65%	92%	71%	80%	100%	50%	60%

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



Property Type	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$389K	\$449K	\$620K	\$605K	\$577K	\$577K	\$383K	\$505K	\$568K	\$363K	\$1M	\$483K	\$648K
Prior Year	\$274K	\$290K	\$839K	\$506K	\$325K	\$350K	\$297K	\$258K	\$363K	\$285K	\$271K	\$334K	\$389K
Percent Change from Prior Year	42%	55%	-26%	20%	77%	65%	29%	96%	57%	27%	269%	45%	66%

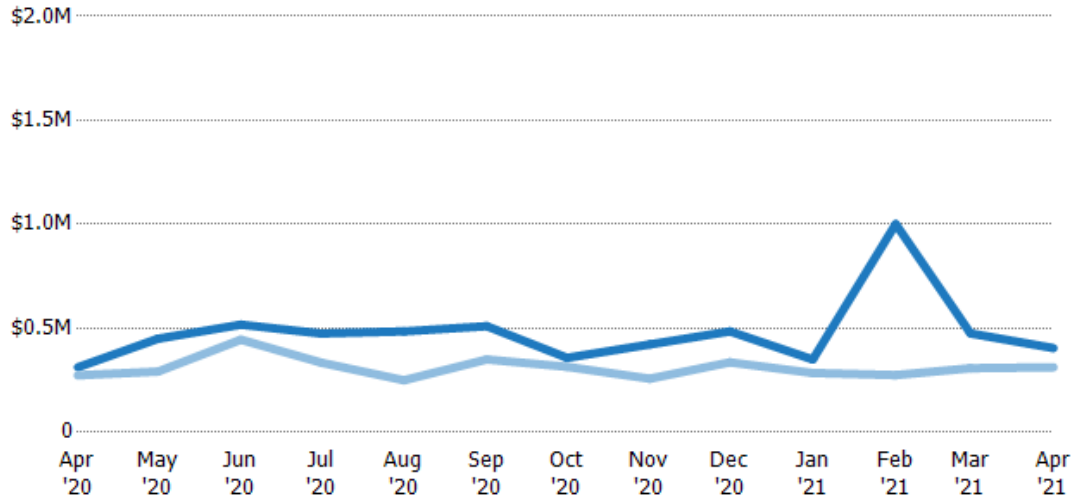
Median Sales Price

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

Month/ Year	Price	% Chg.
Apr '21	\$405K	29.6%
Apr '20	\$313K	14.1%
Apr '19	\$274K	18.6%



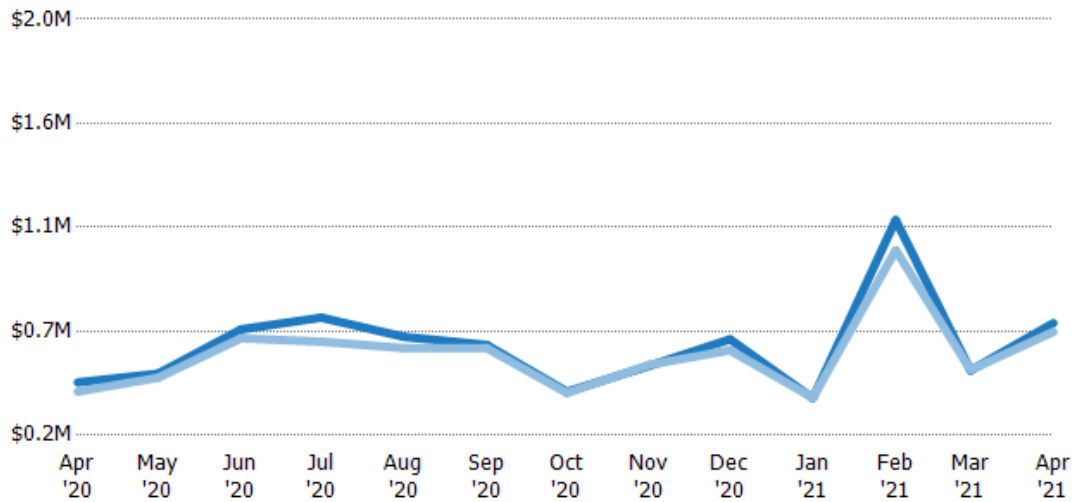
Current Year	\$313K	\$450K	\$518K	\$475K	\$485K	\$510K	\$358K	\$423K	\$485K	\$350K	\$1M	\$475K	\$405K
Prior Year	\$274K	\$292K	\$445K	\$335K	\$250K	\$350K	\$315K	\$258K	\$336K	\$285K	\$275K	\$308K	\$313K
Percent Change from Prior Year	14%	54%	16%	42%	94%	46%	14%	64%	44%	23%	264%	54%	30%

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



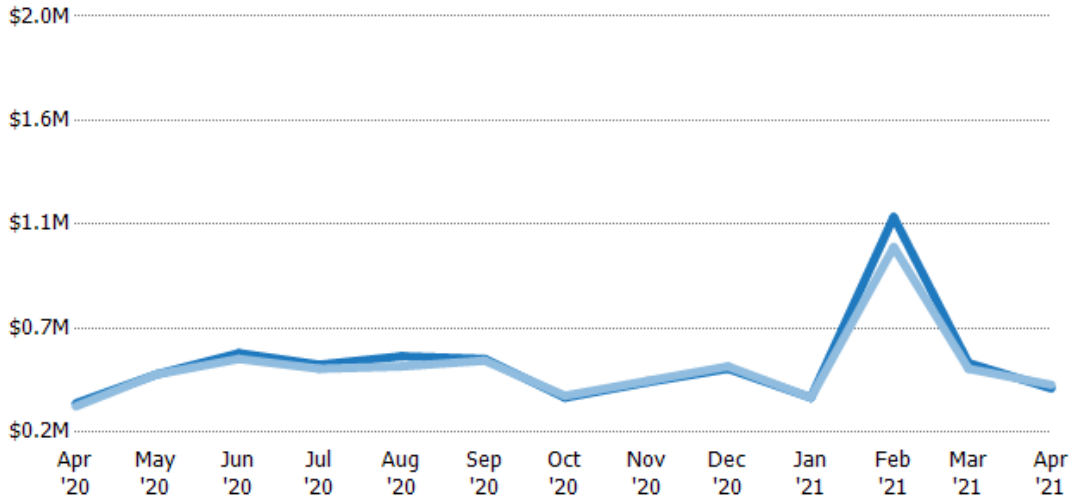
Avg List Price	\$429K	\$467K	\$658K	\$709K	\$626K	\$591K	\$388K	\$501K	\$615K	\$361K	\$1.13M	\$480K	\$685K
Avg Sales Price	\$389K	\$449K	\$620K	\$605K	\$577K	\$577K	\$383K	\$505K	\$568K	\$363K	\$1M	\$483K	\$648K
Avg Sales Price as a % of Avg List Price	91%	96%	94%	85%	92%	98%	99%	101%	92%	100%	89%	101%	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

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



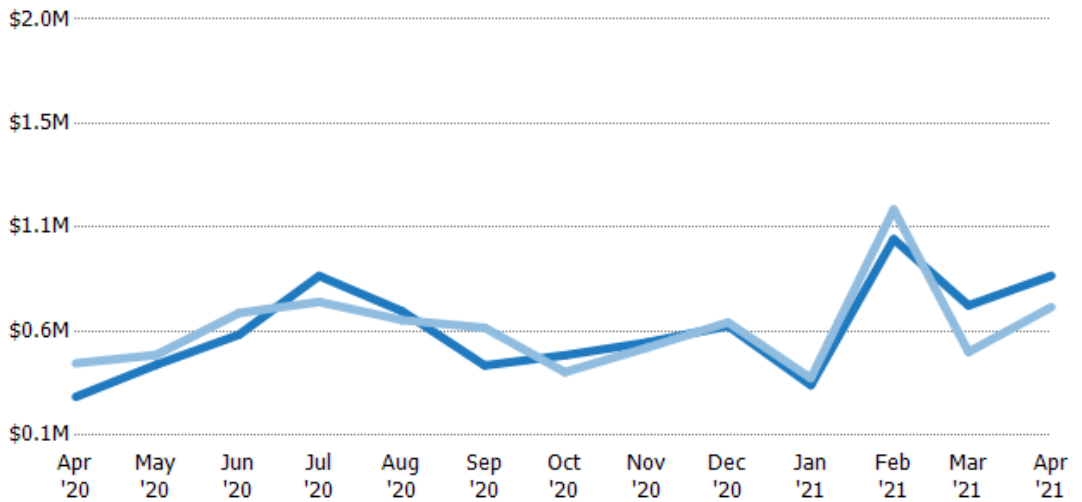
Median List Price	\$325K	\$450K	\$542K	\$492K	\$529K	\$517K	\$350K	\$417K	\$475K	\$350K	\$1.13M	\$500K	\$390K
Median Sales Price	\$313K	\$450K	\$518K	\$475K	\$485K	\$510K	\$358K	\$423K	\$485K	\$350K	\$1M	\$475K	\$405K
Med Sales Price as a % of Med List Price	96%	100%	95%	97%	92%	99%	102%	101%	102%	100%	89%	95%	104%

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



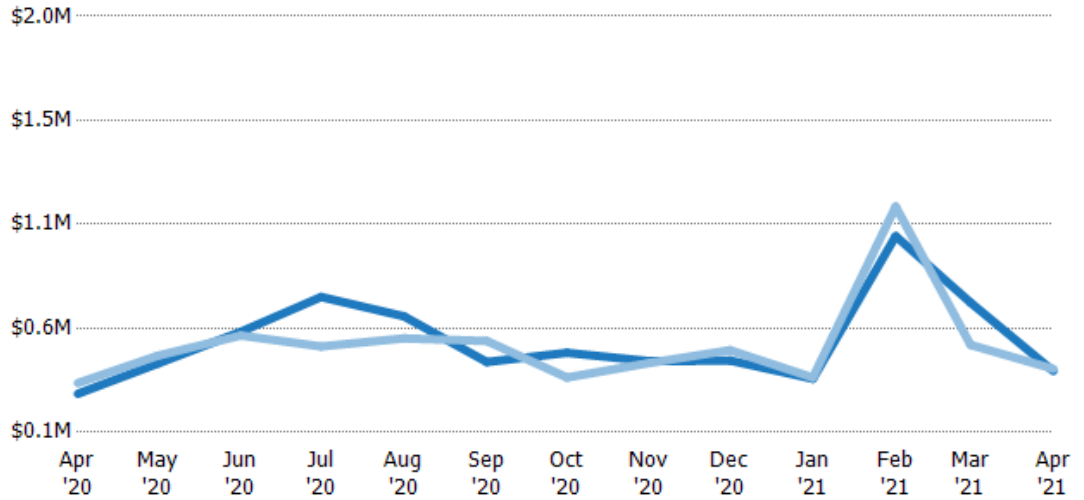
Avg Est Value	\$276K	\$422K	\$559K	\$828K	\$667K	\$419K	\$466K	\$525K	\$600K	\$329K	\$996K	\$693K	\$829K
Avg Sales Price	\$429K	\$467K	\$658K	\$709K	\$626K	\$591K	\$388K	\$501K	\$615K	\$361K	\$1.13M	\$480K	\$685K
Avg Sales Price as a % of Avg Est Value	155%	111%	118%	86%	94%	141%	83%	96%	103%	110%	114%	69%	83%

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



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median Est Value	\$276K	\$415K	\$559K	\$718K	\$630K	\$421K	\$463K	\$424K	\$428K	\$344K	\$996K	\$693K	\$379K
Median Sales Price	\$325K	\$450K	\$542K	\$492K	\$529K	\$517K	\$350K	\$417K	\$475K	\$350K	\$1.13M	\$500K	\$390K
Med Sales Price as a % of Med Est Value	118%	109%	97%	69%	84%	123%	76%	98%	111%	102%	114%	72%	103%