

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	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	14	7	+100%	36	32	+12.5%
New Listing Volume	\$7,192,000	\$3,721,400	+93.3%	\$18,611,800	\$22,513,700	-17.3%
Active Listing Count	14	45	-68.9%	N/A	N/A	
Active Listing Volume	\$10,510,000	\$32,233,590	-67.4%	N/A	N/A	
Average Listing Price	\$750,714	\$716,302	+4.8%	\$773,559	\$646,734	+19.6%
Median Listing Price	\$562,500	\$425,000	+32.4%	\$430,504	\$420,692	+2.3%
Median Days in RPR	8.5	241	-96.5%	58.22	220.17	-73.6%
Months of Inventory	2.8	7.5	-62.7%	3	15.3	-80.7%
Absorption Rate	35.71%	13.33%	+22.4%	33.82%	6.54%	+27.3%
Sales Activity Charts Metrics						
New Pending Sales Count	9	12	-25%	35	34	+2.9%
New Pending Sales Volume	\$3,482,000	\$6,164,300	-43.5%	\$18,443,900	\$15,102,700	+22.1%
Pending Sales Count	3	12	-75%	N/A	N/A	
Pending Sales Volume	\$1,218,000	\$5,784,500	-78.9%	N/A	N/A	
Closed Sales Count	5	7	-28.6%	23	23	+/-
Closed Sales Volume	\$3,639,000	\$3,144,900	+15.7%	\$13,590,500	\$8,923,800	+52.3%
Average Sales Price	\$727,800	\$449,271	+62%	\$590,891	\$387,991	+52.3%
Median Sales Price	\$699,000	\$450,000	+55.3%	\$527,065	\$344,870	+52.8%

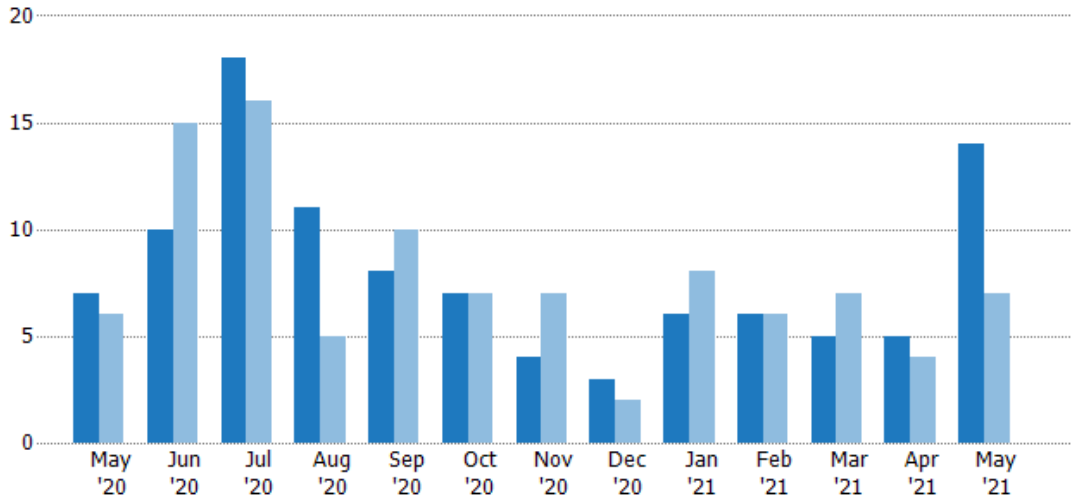
New Listings

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.
May '21	14	100%
May '20	7	16.7%
May '19	6	150%



Current Year	7	10	18	11	8	7	4	3	6	6	5	5	14
Prior Year	6	15	16	5	10	7	7	2	8	6	7	4	7
Percent Change from Prior Year	17%	-33%	13%	120%	-20%	0%	-43%	50%	-25%	0%	-29%	25%	100%

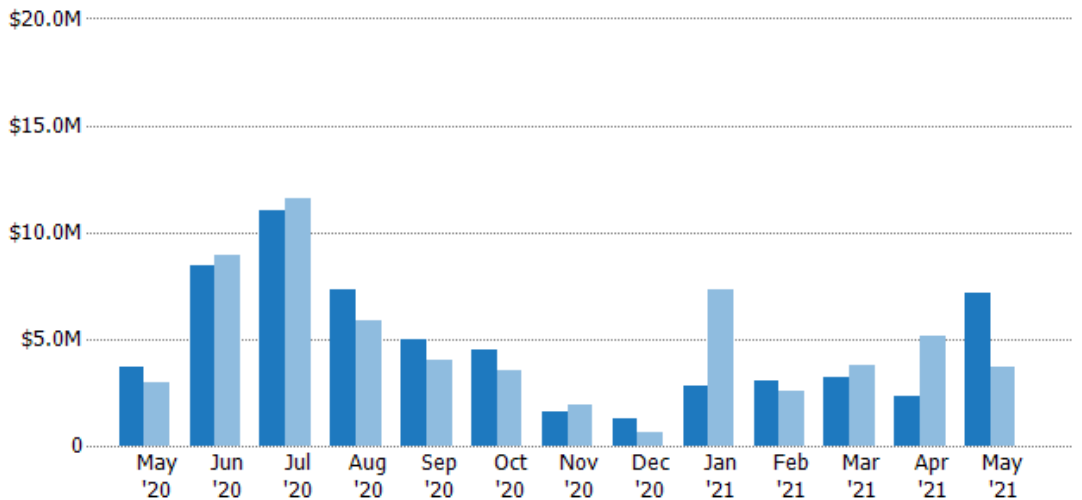
New Listing Volume

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.
May '21	\$7.19M	93.3%
May '20	\$3.72M	26.3%
May '19	\$2.95M	110.9%



Current Year	\$3.72M	\$8.42M	\$11M	\$7.31M	\$5M	\$4.46M	\$1.6M	\$1.31M	\$2.84M	\$3.07M	\$3.19M	\$2.31M	\$7.19M
Prior Year	\$2.95M	\$8.96M	\$11.5M	\$5.9M	\$4.03M	\$3.53M	\$1.96M	\$600K	\$7.31M	\$2.57M	\$3.75M	\$5.16M	\$3.72M
Percent Change from Prior Year	26%	-6%	-4%	24%	24%	26%	-18%	118%	-61%	20%	-15%	-55%	93%

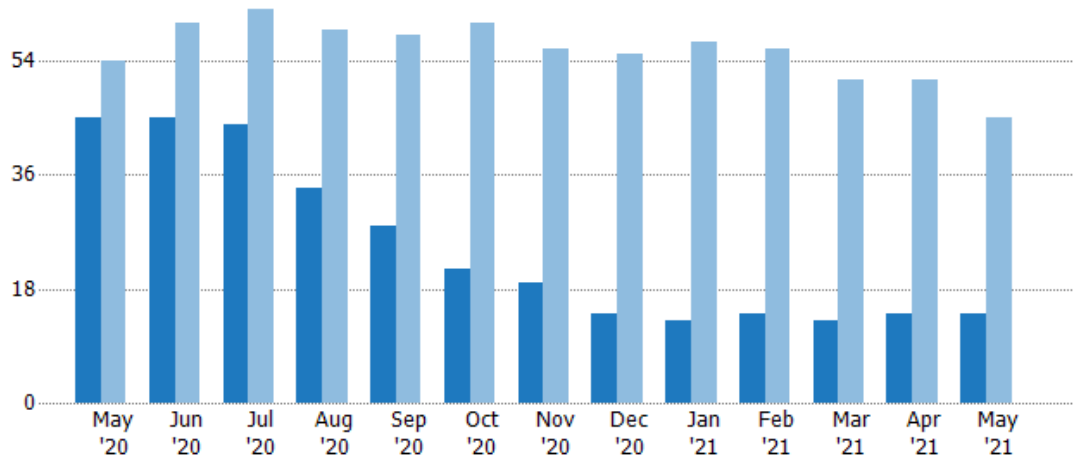
Active Listings

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.
May '21	14	-68.9%
May '20	45	-16.7%
May '19	54	22.2%



Current Year	45	45	44	34	28	21	19	14	13	14	13	14	14
Prior Year	54	60	62	59	58	60	56	55	57	56	51	51	45
Percent Change from Prior Year	-17%	-25%	-29%	-42%	-52%	-65%	-66%	-75%	-77%	-75%	-75%	-73%	-69%

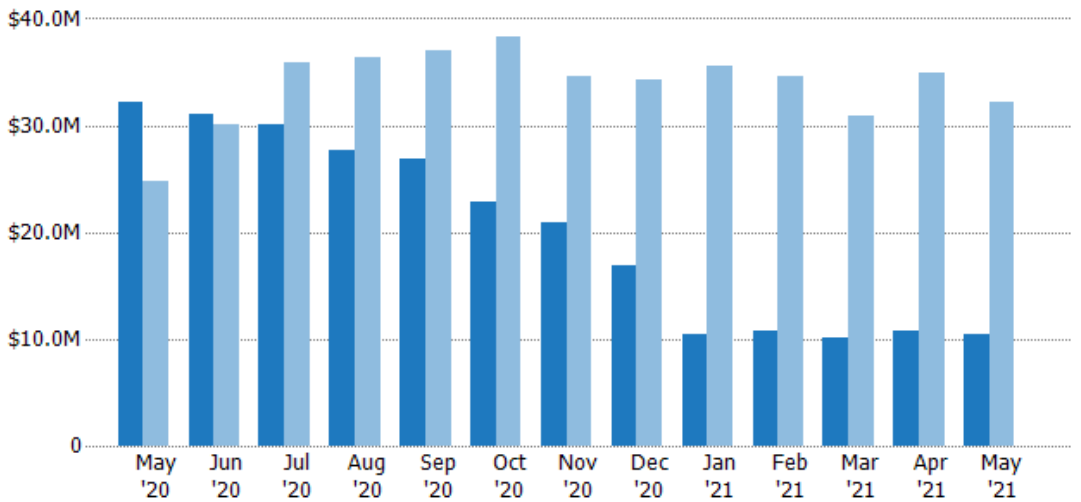
Active Listing Volume

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.
May '21	\$10.5M	-67.4%
May '20	\$32.2M	30.5%
May '19	\$24.7M	18.4%



Current Year	\$32.2M	\$31.1M	\$30.1M	\$27.7M	\$26.9M	\$22.8M	\$20.9M	\$16.9M	\$10.5M	\$10.7M	\$10.2M	\$10.7M	\$10.5M
Prior Year	\$24.7M	\$30.1M	\$35.9M	\$36.3M	\$37M	\$38.3M	\$34.6M	\$34.2M	\$35.5M	\$34.6M	\$30.8M	\$35M	\$32.2M
Percent Change from Prior Year	31%	3%	-16%	-24%	-27%	-40%	-40%	-51%	-70%	-69%	-67%	-69%	-67%

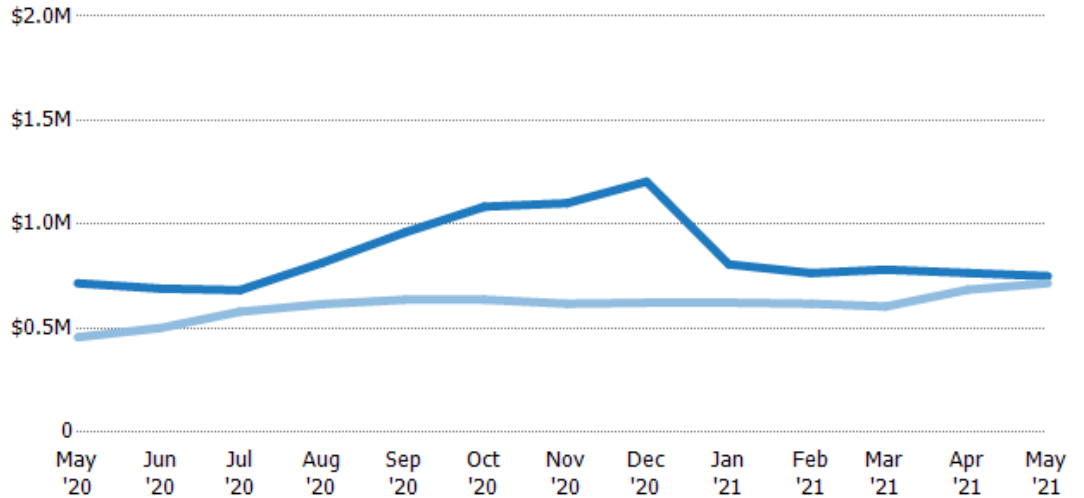
Average Listing Price

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.
May '21	\$751K	4.8%
May '20	\$716K	56.6%
May '19	\$457K	-3.1%



Current Year	\$716K	\$691K	\$683K	\$815K	\$960K	\$1.08M	\$1.1M	\$1.21M	\$807K	\$765K	\$782K	\$766K	\$751K
Prior Year	\$457K	\$501K	\$580K	\$616K	\$637K	\$638K	\$618K	\$623K	\$623K	\$618K	\$605K	\$686K	\$716K
Percent Change from Prior Year	57%	38%	18%	32%	51%	70%	78%	94%	30%	24%	29%	12%	5%

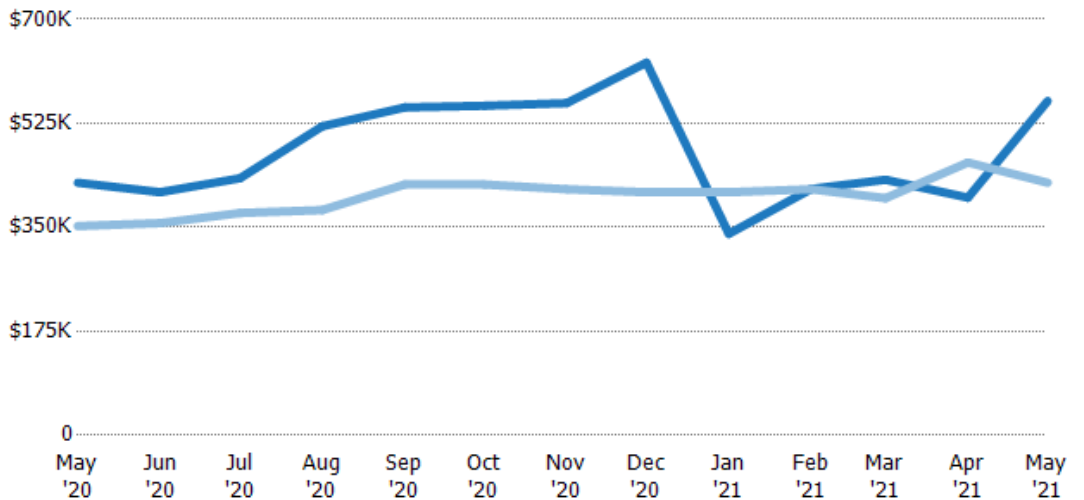
Median Listing Price

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.
May '21	\$563K	32.4%
May '20	\$425K	20.7%
May '19	\$352K	12.1%



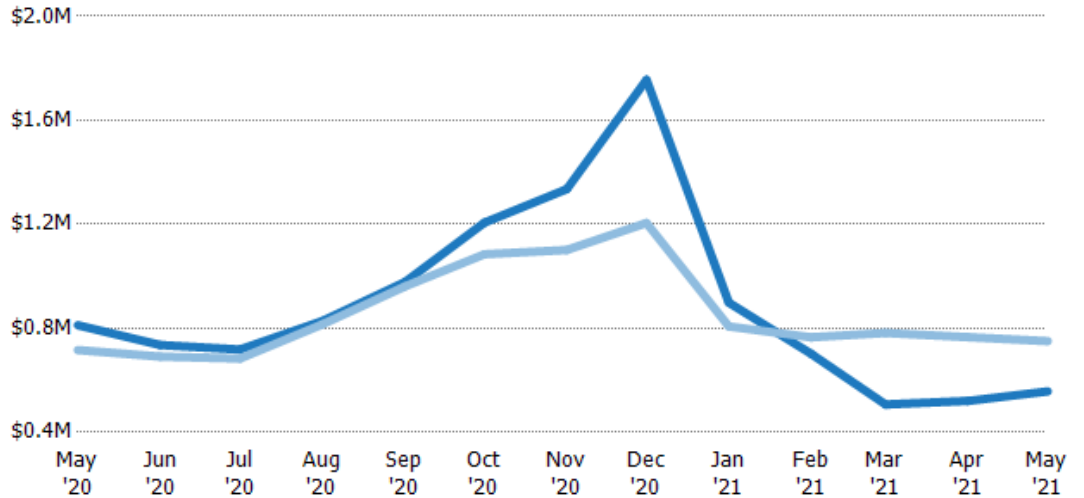
Current Year	\$425K	\$409K	\$433K	\$520K	\$552K	\$555K	\$559K	\$627K	\$339K	\$415K	\$430K	\$400K	\$563K
Prior Year	\$352K	\$357K	\$374K	\$379K	\$422K	\$422K	\$414K	\$409K	\$409K	\$414K	\$399K	\$459K	\$425K
Percent Change from Prior Year	21%	15%	16%	37%	31%	31%	35%	53%	-17%	0%	8%	-13%	32%

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



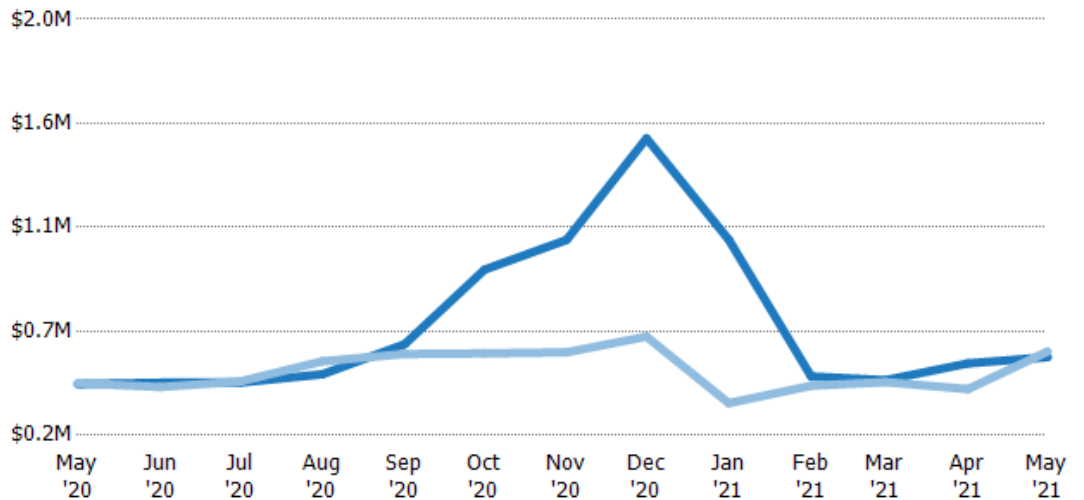
Avg Est Value	\$812K	\$736K	\$718K	\$828K	\$977K	\$1.21M	\$1.34M	\$1.76M	\$899K	\$702K	\$507K	\$521K	\$557K
Avg Listing Price	\$716K	\$691K	\$683K	\$815K	\$960K	\$1.08M	\$1.1M	\$1.21M	\$807K	\$765K	\$782K	\$766K	\$751K
Avg Listing Price as a % of Avg Est Value	88%	94%	95%	98%	98%	90%	82%	69%	90%	109%	154%	147%	135%

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	\$422K	\$427K	\$428K	\$464K	\$594K	\$916K	\$1.05M	\$1.49M	\$1.05M	\$455K	\$439K	\$511K	\$538K
Median Listing Price	\$425K	\$409K	\$433K	\$520K	\$552K	\$555K	\$559K	\$627K	\$339K	\$415K	\$430K	\$400K	\$563K
Med Listing Price as a % of Med Est Value	101%	96%	101%	112%	93%	61%	53%	42%	32%	91%	98%	78%	105%

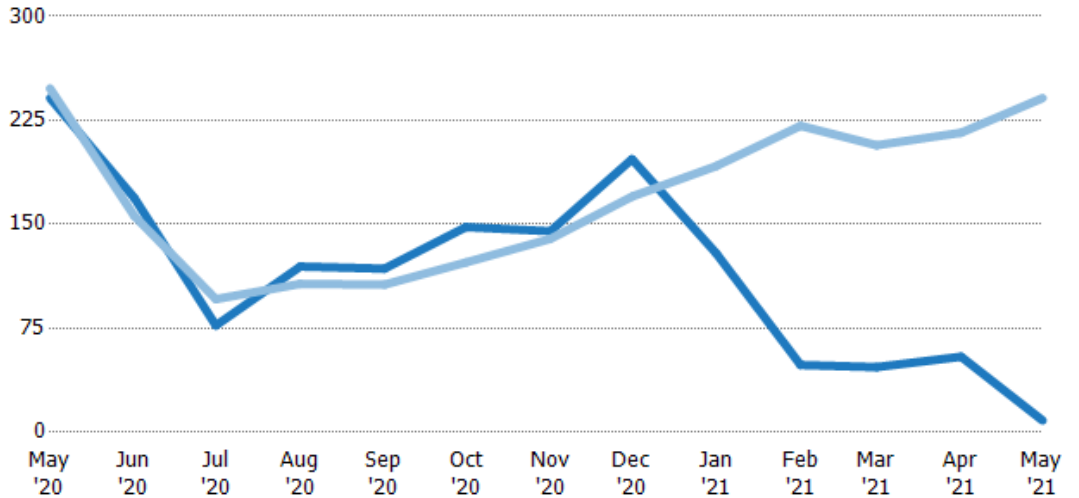
Median Days in RPR

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.
May '21	8.5	-96.5%
May '20	241	-2.8%
May '19	248	-7.1%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	241	169	77	120	118	148	145	197	129	48.5	47	54.5	8.5
Prior Year	248	156	96	107	107	123	140	170	192	221	207	216	241
Percent Change from Prior Year	-3%	8%	-20%	12%	11%	21%	4%	16%	-33%	-78%	-77%	-75%	-96%

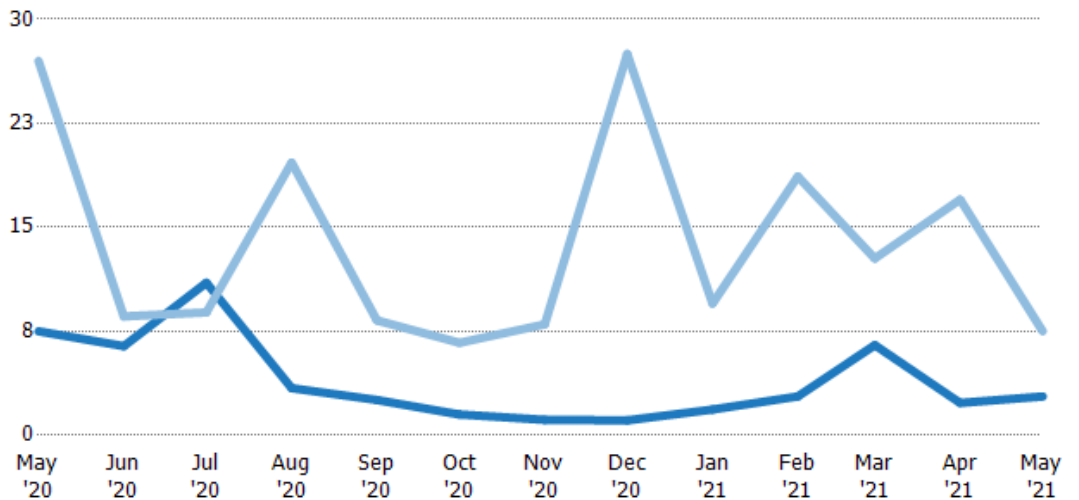
Months of Inventory

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.
May '21	2.8	-62.7%
May '20	7.5	-72.2%
May '19	27	-59.3%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	7.5	6.43	11	3.4	2.55	1.5	1.12	1.08	1.86	2.8	6.5	2.33	2.8
Prior Year	27	8.57	8.86	19.7	8.29	6.67	8	27.5	9.5	18.7	12.8	17	7.5
Percent Change from Prior Year	-72%	-25%	24%	-83%	-69%	-77%	-86%	-96%	-80%	-85%	-49%	-86%	-63%

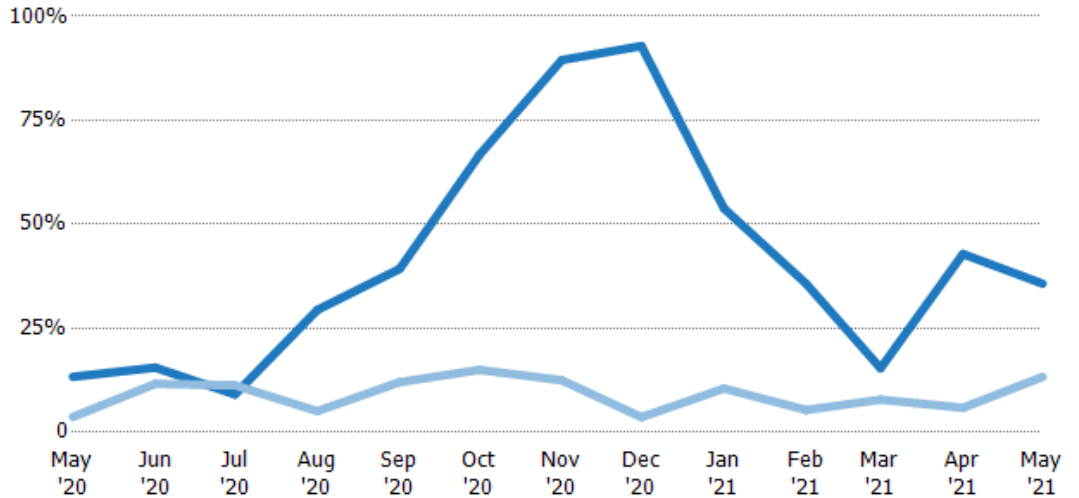
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
May '21	36%	-22.4%
May '20	13%	-9.6%
May '19	4%	145.7%



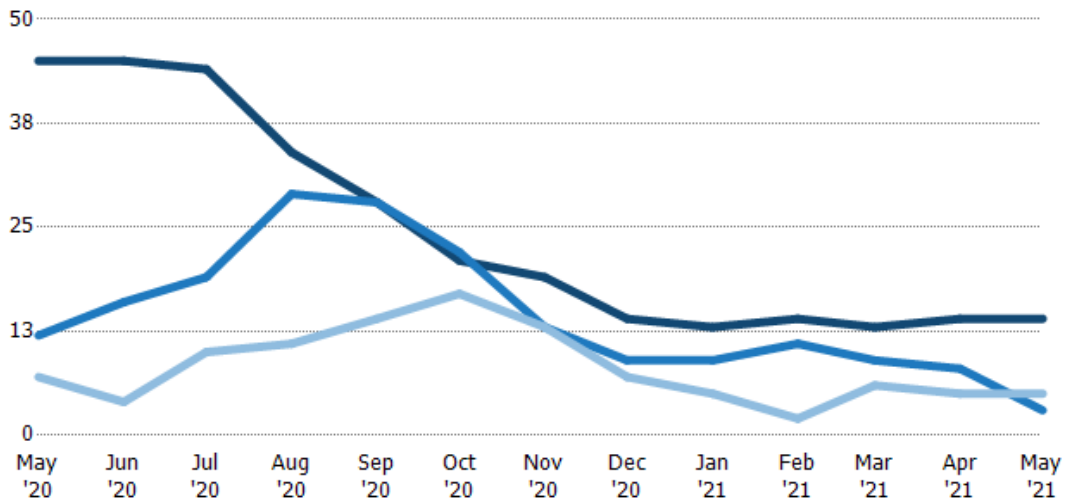
Current Year	13%	16%	9%	29%	39%	67%	89%	93%	54%	36%	15%	43%	36%
Prior Year	4%	12%	11%	5%	12%	15%	13%	4%	11%	5%	8%	6%	13%
Change from Prior Year	-10%	-4%	2%	-24%	-27%	-52%	-77%	-89%	-43%	-30%	-8%	-37%	-22%

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



Active	45	45	44	34	28	21	19	14	13	14	13	14	14
Pending	12	16	19	29	28	22	13	9	9	11	9	8	3
Sold	7	4	10	11	14	17	13	7	5	2	6	5	5

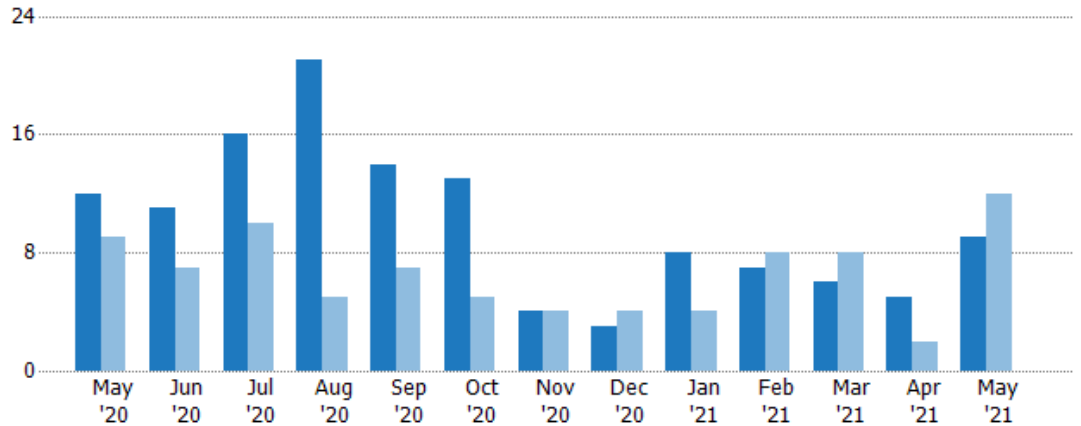
New Pending Sales

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.
May '21	9	-25%
May '20	12	33.3%
May '19	9	22.2%



Current Year	12	11	16	21	14	13	4	3	8	7	6	5	9
Prior Year	9	7	10	5	7	5	4	4	4	8	8	2	12
Percent Change from Prior Year	33%	57%	60%	320%	100%	160%	0%	-25%	100%	-13%	-25%	150%	-25%

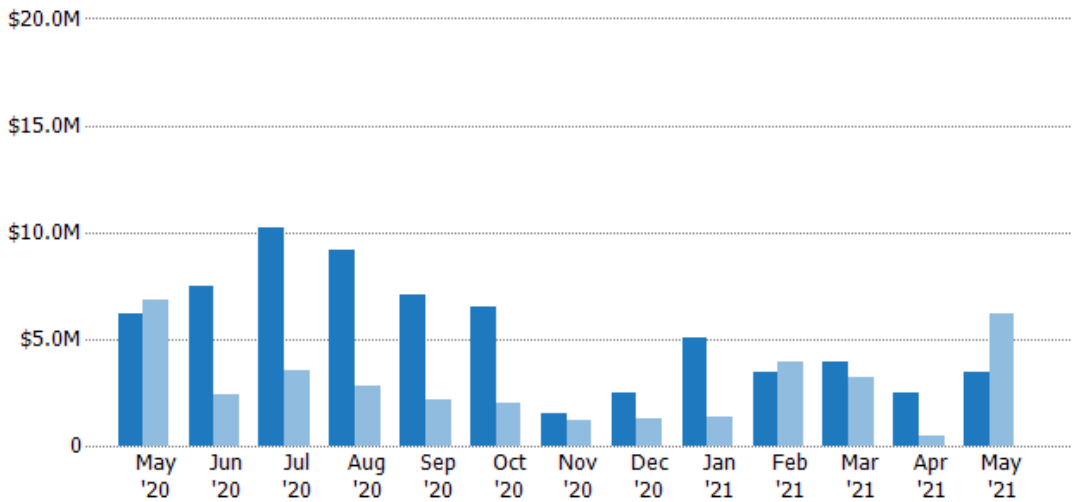
New Pending Sales Volume

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

Month/ Year	Volume	% Chg.
May '21	\$3.48M	-43.5%
May '20	\$6.16M	-10.2%
May '19	\$6.87M	-31.5%



Current Year	\$6.16M	\$7.47M	\$10.2M	\$9.13M	\$7.06M	\$6.52M	\$1.51M	\$2.49M	\$5.1M	\$3.48M	\$3.91M	\$2.48M	\$3.48M
Prior Year	\$6.87M	\$2.43M	\$3.51M	\$2.81M	\$2.19M	\$1.98M	\$1.19M	\$1.28M	\$1.36M	\$3.92M	\$3.18M	\$469K	\$6.16M
Percent Change from Prior Year	-10%	207%	191%	225%	223%	230%	27%	95%	274%	-11%	23%	429%	-44%

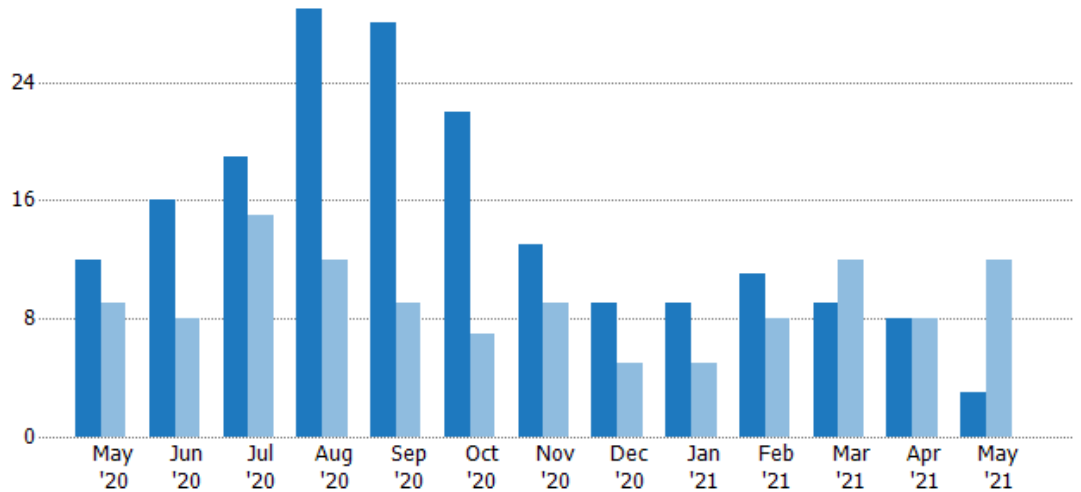
Pending Sales

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.
May '21	3	-75%
May '20	12	33.3%
May '19	9	100%



Current Year	12	16	19	29	28	22	13	9	9	11	9	8	3
Prior Year	9	8	15	12	9	7	9	5	5	8	12	8	12
Percent Change from Prior Year	33%	100%	27%	142%	211%	214%	44%	80%	80%	38%	-25%	0%	-75%

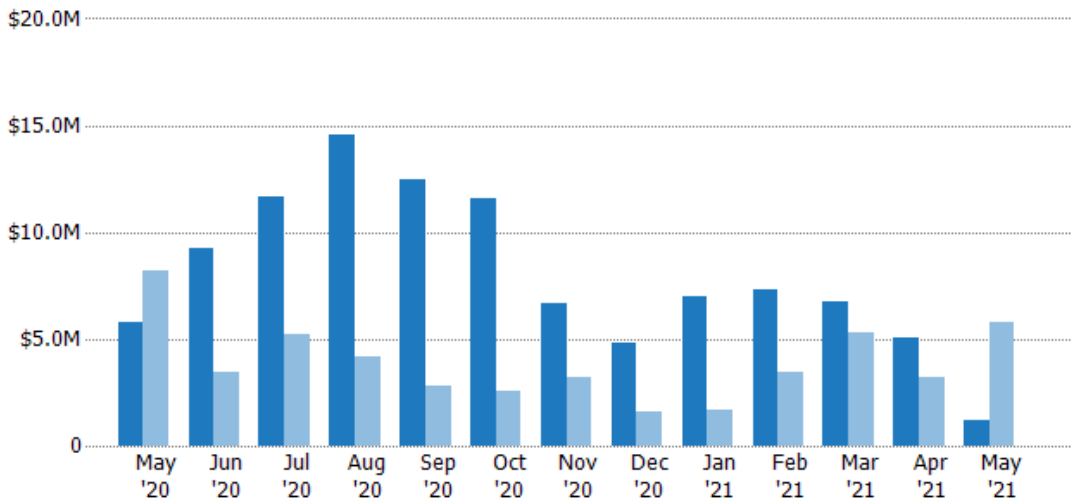
Pending Sales Volume

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.
May '21	\$1.22M	-78.9%
May '20	\$5.78M	-29.7%
May '19	\$8.23M	-13.5%



Current Year	\$5.78M	\$9.28M	\$11.6M	\$14.6M	\$12.5M	\$11.6M	\$6.67M	\$4.85M	\$7.02M	\$7.29M	\$6.72M	\$5.05M	\$1.22M
Prior Year	\$8.23M	\$3.47M	\$5.25M	\$4.17M	\$2.78M	\$2.57M	\$3.19M	\$1.61M	\$1.72M	\$3.46M	\$5.29M	\$3.19M	\$5.78M
Percent Change from Prior Year	-30%	167%	121%	249%	350%	351%	109%	202%	309%	111%	27%	59%	-79%

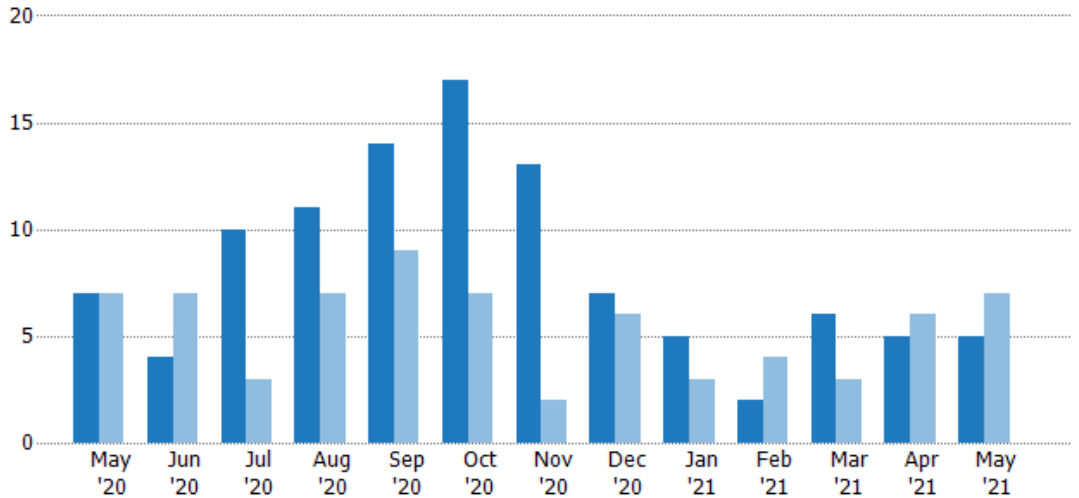
Closed Sales

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.
May '21	5	-28.6%
May '20	7	0%
May '19	7	-28.6%



Current Year	7	4	10	11	14	17	13	7	5	2	6	5	5
Prior Year	7	7	3	7	9	7	2	6	3	4	3	6	7
Percent Change from Prior Year	0%	-43%	233%	57%	56%	143%	550%	17%	67%	-50%	100%	-17%	-29%

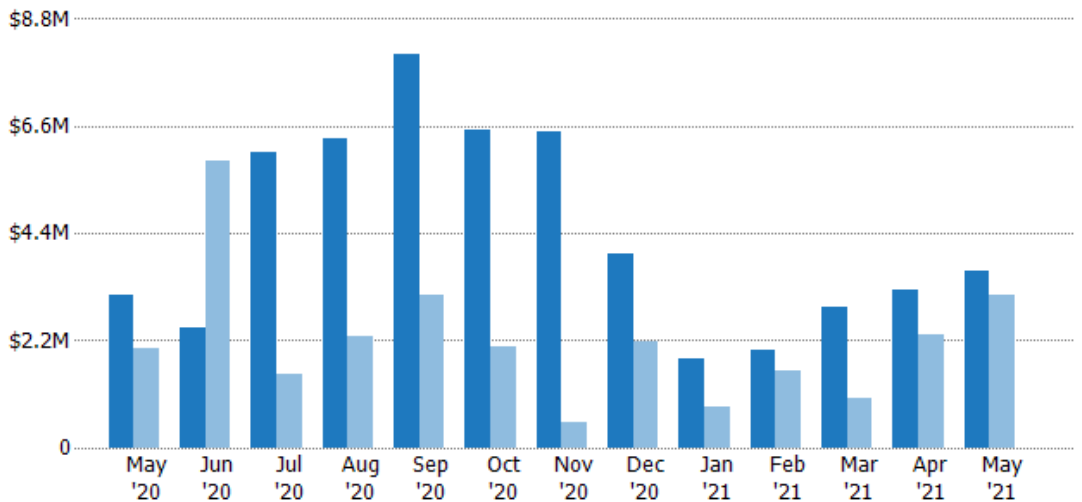
Closed Sales Volume

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.
May '21	\$3.64M	15.7%
May '20	\$3.14M	55%
May '19	\$2.03M	-4.2%



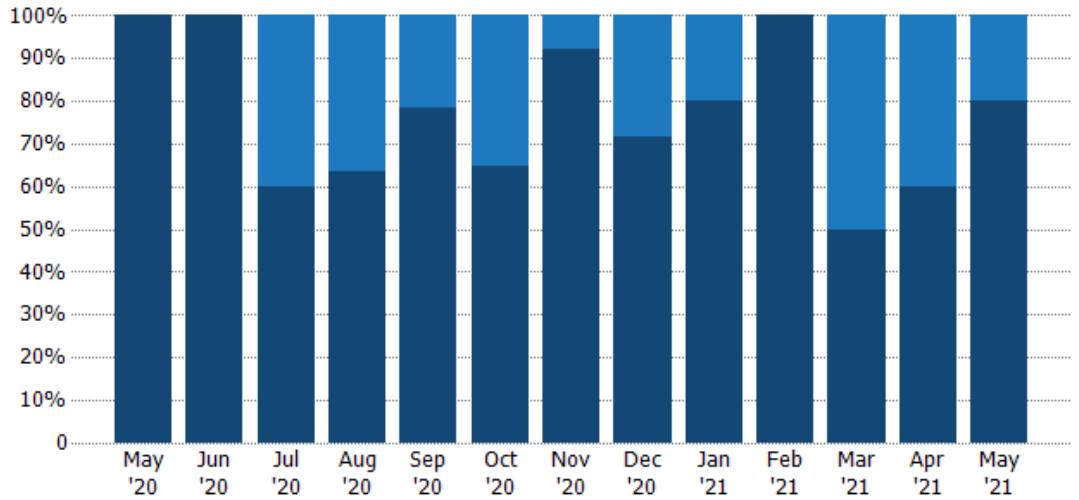
Current Year	\$3.14M	\$2.48M	\$6.05M	\$6.35M	\$8.08M	\$6.51M	\$6.48M	\$3.98M	\$1.81M	\$2M	\$2.9M	\$3.24M	\$3.64M
Prior Year	\$2.03M	\$5.88M	\$1.52M	\$2.28M	\$3.15M	\$2.08M	\$515K	\$2.18M	\$855K	\$1.59M	\$1M	\$2.33M	\$3.14M
Percent Change from Prior Year	55%	-58%	299%	179%	157%	213%	1,158%	83%	112%	26%	190%	39%	16%

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



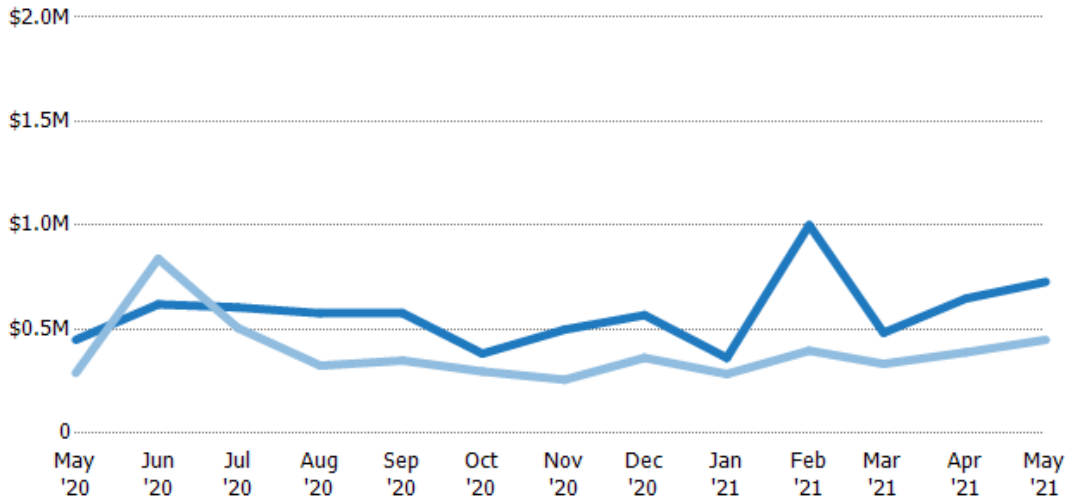
Property Type	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Condo/Townhouse	-	-	40%	36%	21%	35%	8%	29%	20%	-	50%	40%	20%
Single Family Residence	100%	100%	60%	64%	79%	65%	92%	71%	80%	100%	50%	60%	80%

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



Month/Year	Price	% Chg.
May '21	\$728K	62%
May '20	\$449K	55%
May '19	\$290K	34.1%

Property Type	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$449K	\$620K	\$605K	\$577K	\$577K	\$383K	\$499K	\$568K	\$363K	\$1M	\$483K	\$648K	\$728K
Prior Year	\$290K	\$839K	\$506K	\$325K	\$350K	\$297K	\$258K	\$363K	\$285K	\$397K	\$334K	\$389K	\$449K
Percent Change from Prior Year	55%	-26%	20%	77%	65%	29%	94%	57%	27%	152%	45%	66%	62%

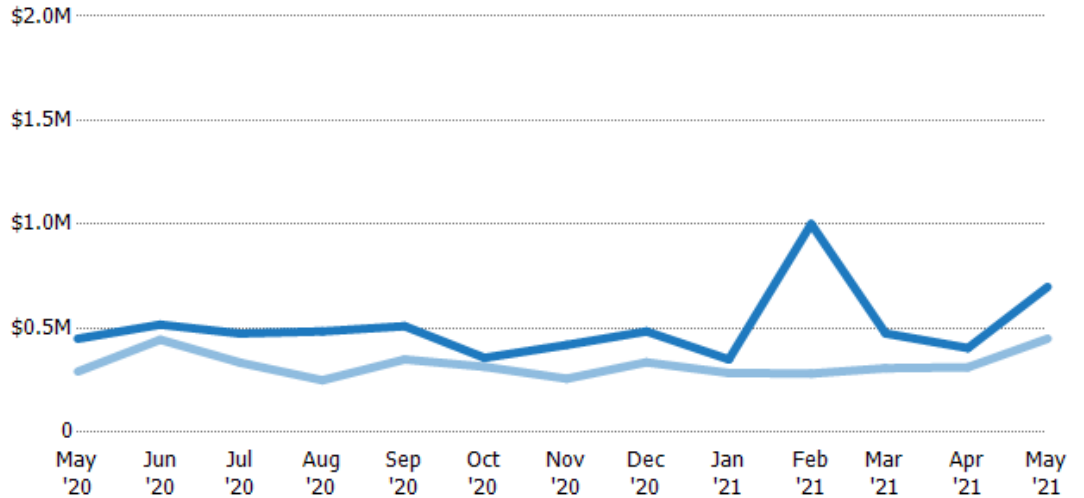
Median Sales Price

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.
May '21	\$699K	55.3%
May '20	\$450K	54.1%
May '19	\$292K	11.5%



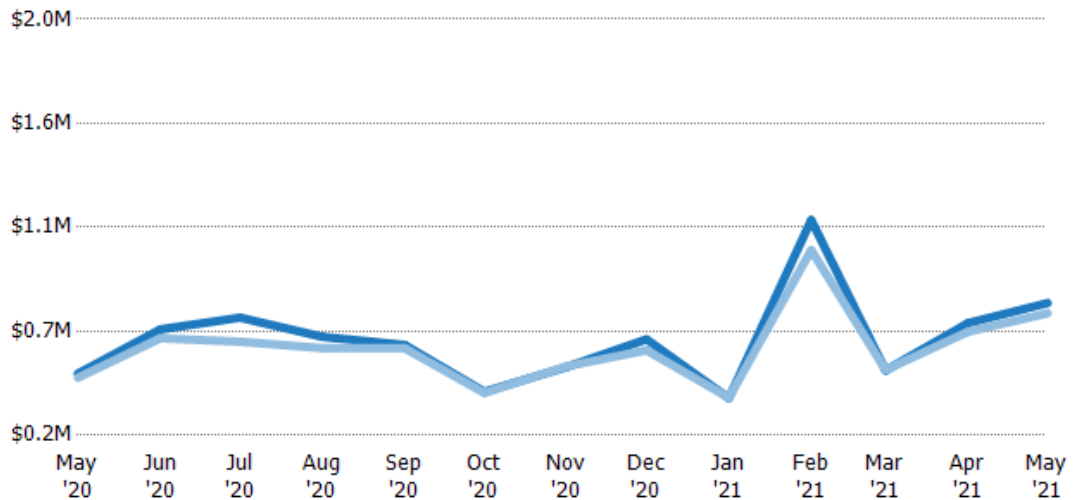
Current Year	\$450K	\$518K	\$475K	\$485K	\$510K	\$358K	\$420K	\$485K	\$350K	\$1M	\$475K	\$405K	\$699K
Prior Year	\$292K	\$445K	\$335K	\$250K	\$350K	\$315K	\$258K	\$336K	\$285K	\$282K	\$308K	\$313K	\$450K
Percent Change from Prior Year	54%	16%	42%	94%	46%	14%	63%	44%	23%	255%	54%	30%	55%

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



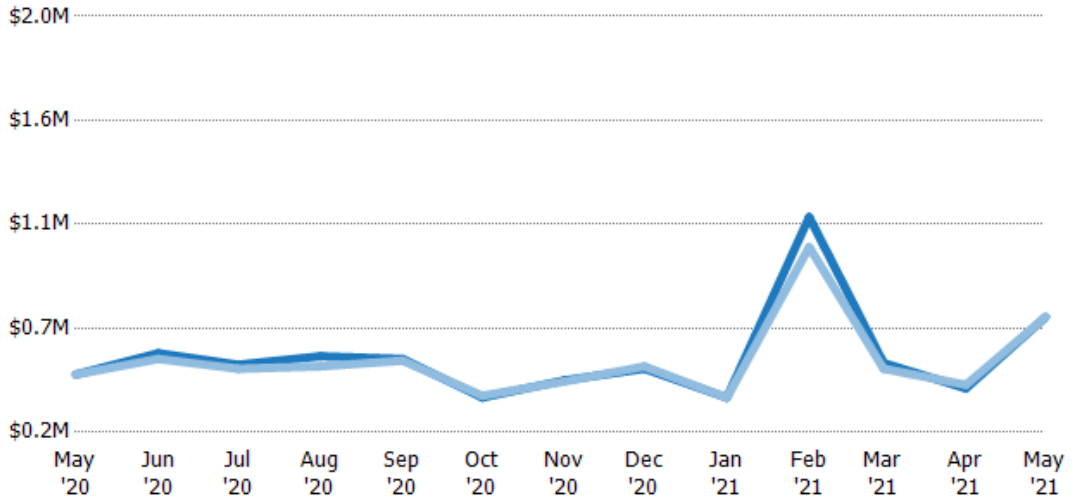
Avg List Price	\$467K	\$658K	\$709K	\$626K	\$591K	\$388K	\$496K	\$615K	\$361K	\$1.13M	\$480K	\$685K	\$772K
Avg Sales Price	\$449K	\$620K	\$605K	\$577K	\$577K	\$383K	\$499K	\$568K	\$363K	\$1M	\$483K	\$648K	\$728K
Avg Sales Price as a % of Avg List Price	96%	94%	85%	92%	98%	99%	101%	92%	100%	89%	101%	95%	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

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



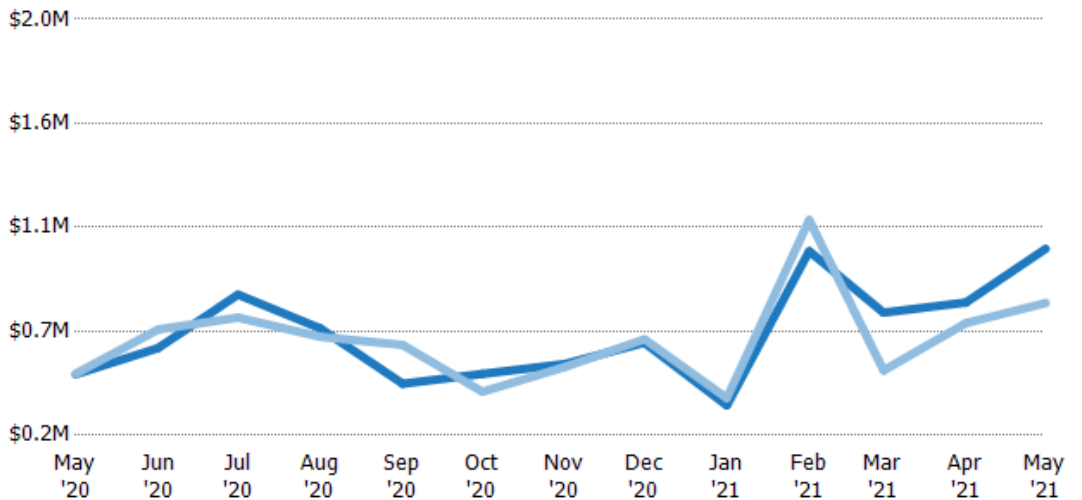
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$450K	\$542K	\$492K	\$529K	\$517K	\$350K	\$425K	\$475K	\$350K	\$1.13M	\$500K	\$390K	\$699K
Median Sales Price	\$450K	\$518K	\$475K	\$485K	\$510K	\$358K	\$420K	\$485K	\$350K	\$1M	\$475K	\$405K	\$699K
Med Sales Price as a % of Med List Price	100%	95%	97%	92%	99%	102%	99%	102%	100%	89%	95%	104%	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.

Filters Used

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



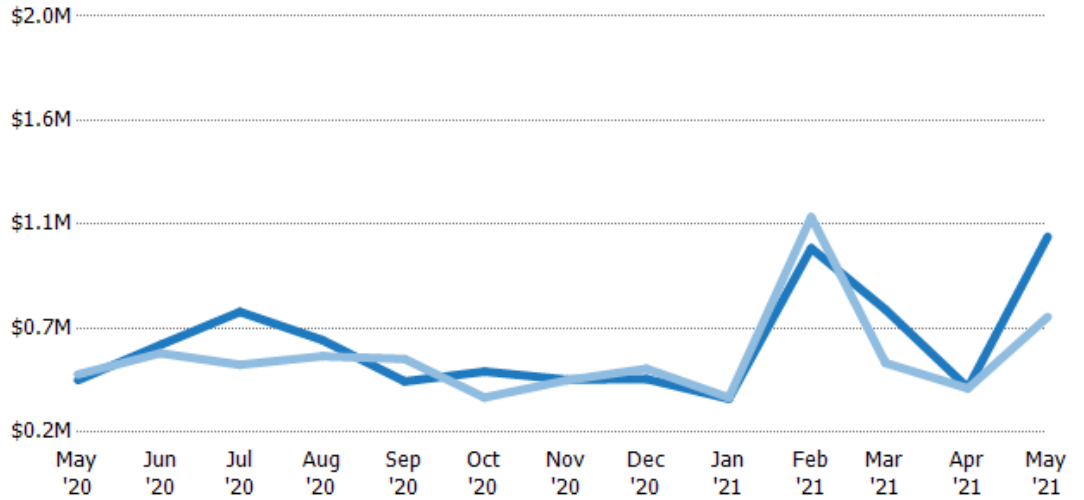
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$464K	\$578K	\$809K	\$662K	\$423K	\$465K	\$509K	\$600K	\$329K	\$997K	\$731K	\$775K	\$1.01M
Avg Sales Price	\$467K	\$658K	\$709K	\$626K	\$591K	\$388K	\$496K	\$615K	\$361K	\$1.13M	\$480K	\$685K	\$772K
Avg Sales Price as a % of Avg Est Value	101%	114%	88%	95%	140%	83%	97%	102%	110%	114%	66%	88%	77%

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



Median Est Value	\$425K	\$578K	\$721K	\$599K	\$420K	\$463K	\$428K	\$431K	\$345K	\$997K	\$731K	\$392K	\$1.05M
Median Sales Price	\$450K	\$542K	\$492K	\$529K	\$517K	\$350K	\$425K	\$475K	\$350K	\$1.13M	\$500K	\$390K	\$699K
Med Sales Price as a % of Med Est Value	106%	94%	68%	88%	123%	76%	99%	110%	101%	114%	68%	99%	67%