

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	Jul 2021	Jul 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	12	17	-29.4%	54	60	-10%
New Listing Volume	\$5,789,000	\$10,609,900	-45.4%	\$28,009,800	\$41,671,600	-32.8%
Active Listing Count	—	43	—	N/A	N/A	
Active Listing Volume	—	\$29,640,690	—	N/A	N/A	
Average Listing Price	—	\$689,318	—	\$784,273	\$654,689	+19.8%
Median Listing Price	—	\$435,000	—	\$503,010	\$414,829	+21.3%
Median Days in RPR	—	83	—	57.73	174.76	-67%
Months of Inventory	—	10.8	-100%	2.6	13.5	-81%
Absorption Rate	—	9.3%	—	39.18%	7.43%	+31.7%
Sales Activity Charts Metrics						
New Pending Sales Count	8	15	-46.7%	54	61	-11.5%
New Pending Sales Volume	\$3,171,000	\$9,783,500	-67.6%	\$27,632,900	\$32,482,100	-14.9%
Pending Sales Count	—	19	—	N/A	N/A	
Pending Sales Volume	—	\$11,630,400	—	N/A	N/A	
Closed Sales Count	3	11	-72.7%	35	38	-7.9%
Closed Sales Volume	\$1,600,000	\$6,168,750	-74.1%	\$19,433,500	\$17,571,550	+10.6%
Average Sales Price	\$533,333	\$560,795	-4.9%	\$555,243	\$462,409	+20.1%
Median Sales Price	\$550,000	\$440,000	+25%	\$495,986	\$390,579	+27%

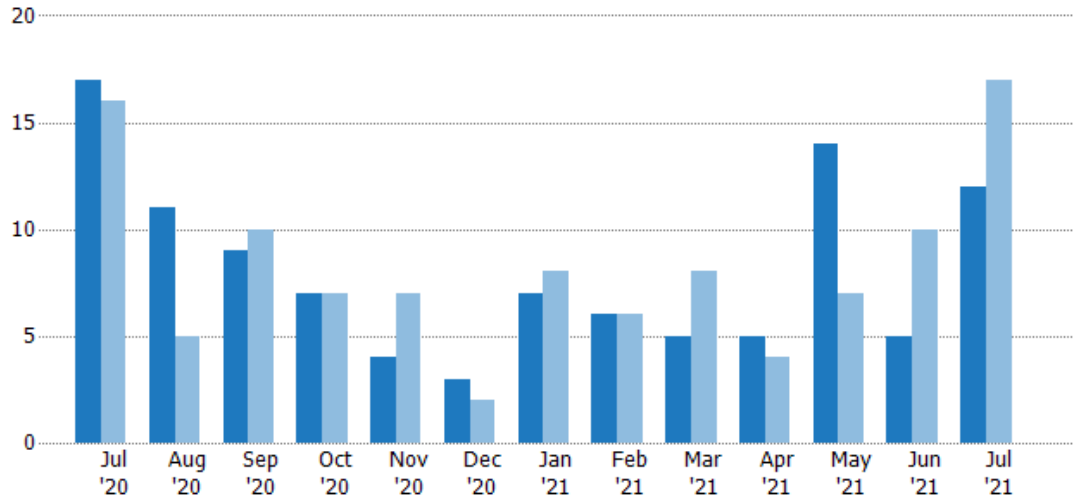
New Listings

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.
Jul '21	12	-29.4%
Jul '20	17	6.3%
Jul '19	16	-31.3%



Current Year	17	11	9	7	4	3	7	6	5	5	14	5	12
Prior Year	16	5	10	7	7	2	8	6	8	4	7	10	17
Percent Change from Prior Year	6%	120%	-10%	0%	-43%	50%	-13%	0%	-38%	25%	100%	-50%	-29%

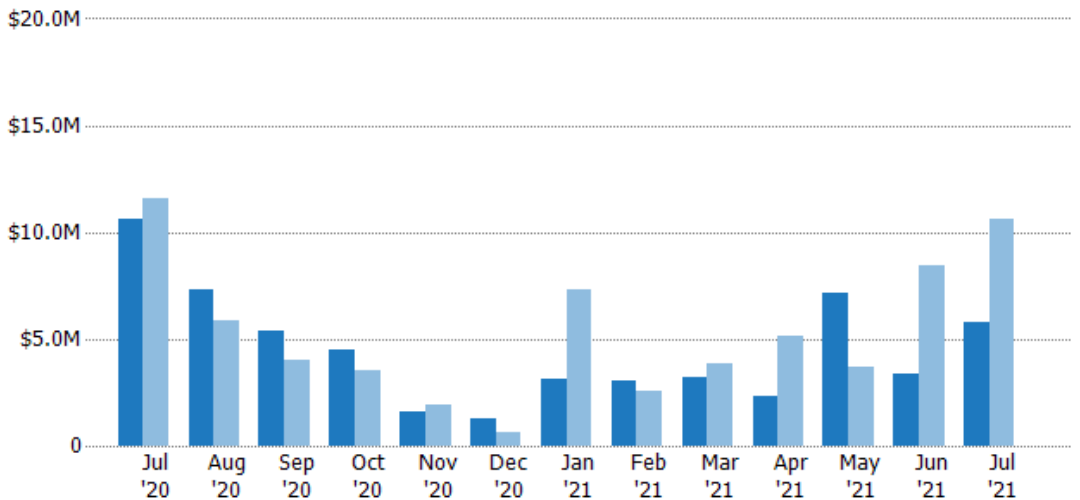
New Listing Volume

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.
Jul '21	\$5.79M	-45.4%
Jul '20	\$10.6M	-8.1%
Jul '19	\$11.5M	-63.5%



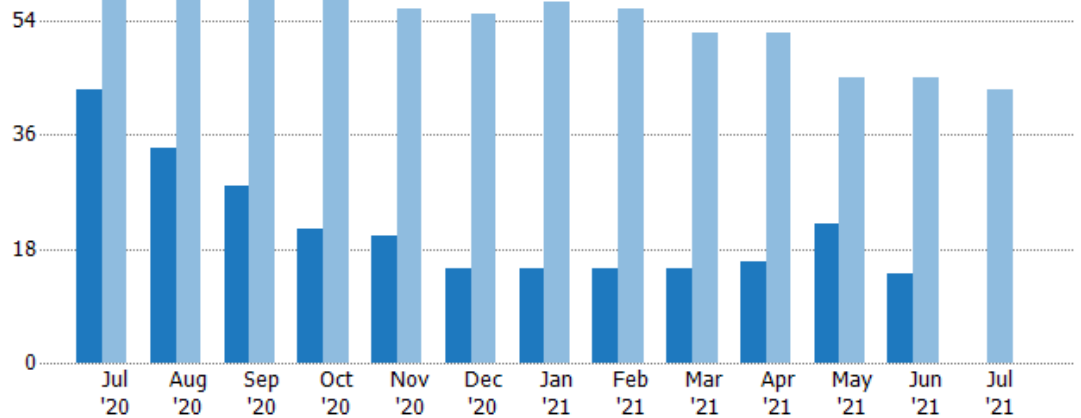
Current Year	\$10.6M	\$7.31M	\$5.37M	\$4.46M	\$1.6M	\$1.31M	\$3.12M	\$3.07M	\$3.19M	\$2.31M	\$7.12M	\$3.4M	\$5.79M
Prior Year	\$11.5M	\$5.9M	\$4.03M	\$3.53M	\$1.96M	\$600K	\$7.31M	\$2.57M	\$3.88M	\$5.16M	\$3.72M	\$8.42M	\$10.6M
Percent Change from Prior Year	-8%	24%	33%	26%	-18%	118%	-57%	20%	-18%	-55%	91%	-60%	-45%

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



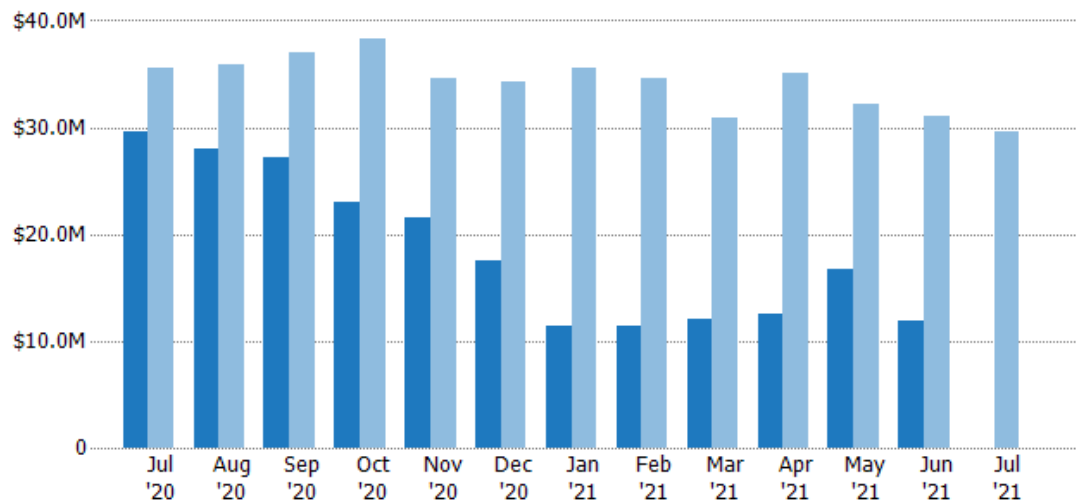
Current Year	43	34	28	21	20	15	15	15	15	16	22	14	-
Prior Year	61	58	58	60	56	55	57	56	52	52	45	45	43
Percent Change from Prior Year	-30%	-41%	-52%	-65%	-64%	-73%	-74%	-73%	-71%	-69%	-51%	-69%	-100%

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



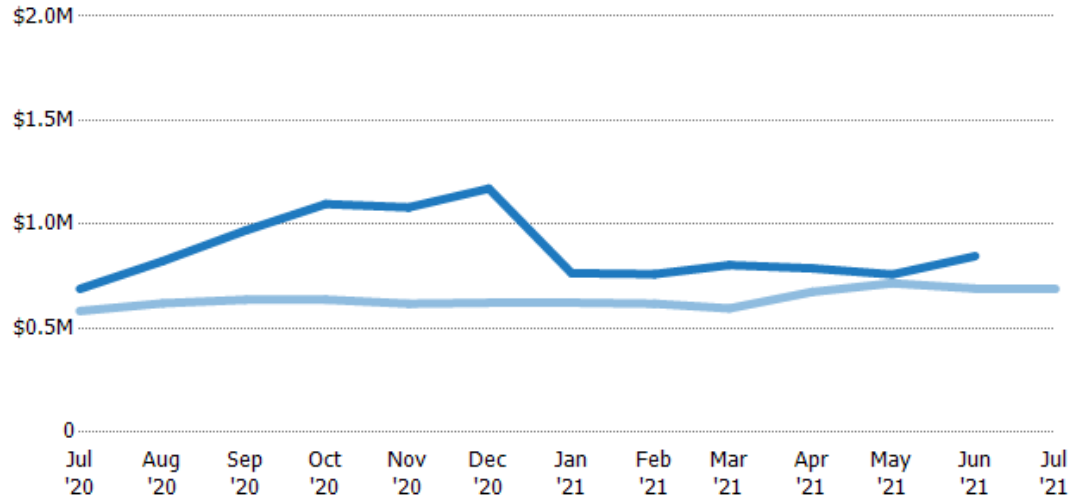
Current Year	\$29.6M	\$28M	\$27.2M	\$23M	\$21.6M	\$17.6M	\$11.5M	\$11.4M	\$12.1M	\$12.6M	\$16.7M	\$11.8M	-
Prior Year	\$35.6M	\$36M	\$37M	\$38.3M	\$34.6M	\$34.2M	\$35.5M	\$34.6M	\$31M	\$35.1M	\$32.2M	\$31.1M	\$29.6M
Percent Change from Prior Year	-17%	-22%	-26%	-40%	-38%	-49%	-68%	-67%	-61%	-64%	-48%	-62%	-100%

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



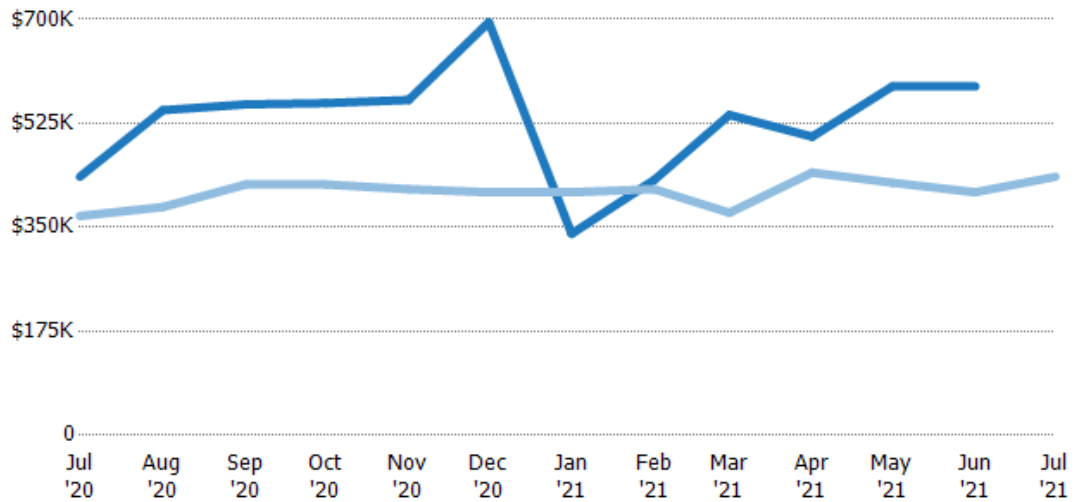
Current Year	\$689K	\$823K	\$970K	\$1.1M	\$1.08M	\$1.17M	\$765K	\$760K	\$804K	\$788K	\$758K	\$846K	-
Prior Year	\$583K	\$620K	\$637K	\$638K	\$618K	\$623K	\$623K	\$618K	\$595K	\$675K	\$716K	\$691K	\$689K
Percent Change from Prior Year	18%	33%	52%	72%	75%	88%	23%	23%	35%	17%	6%	22%	-100%

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



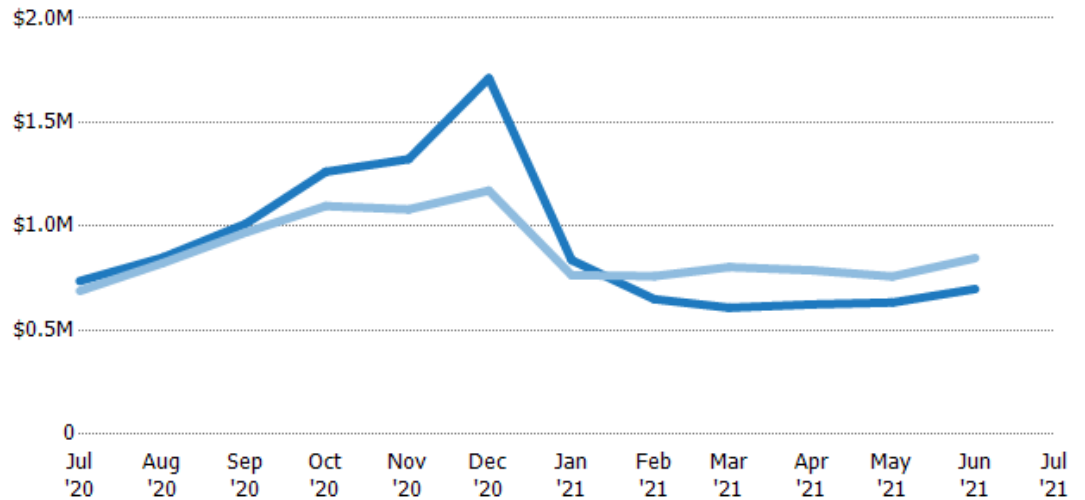
Current Year	\$435K	\$547K	\$557K	\$559K	\$564K	\$695K	\$339K	\$430K	\$539K	\$503K	\$587K	\$587K	-
Prior Year	\$369K	\$384K	\$422K	\$422K	\$414K	\$409K	\$409K	\$414K	\$375K	\$442K	\$425K	\$409K	\$435K
Percent Change from Prior Year	18%	42%	32%	32%	36%	70%	-17%	4%	44%	14%	38%	44%	-100%

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

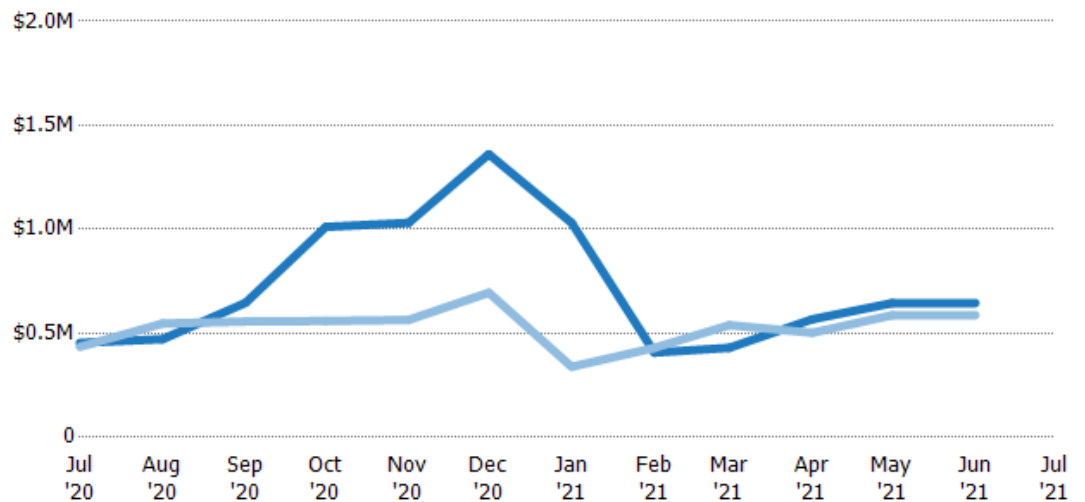


Median Listing Price vs Median Est Value

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

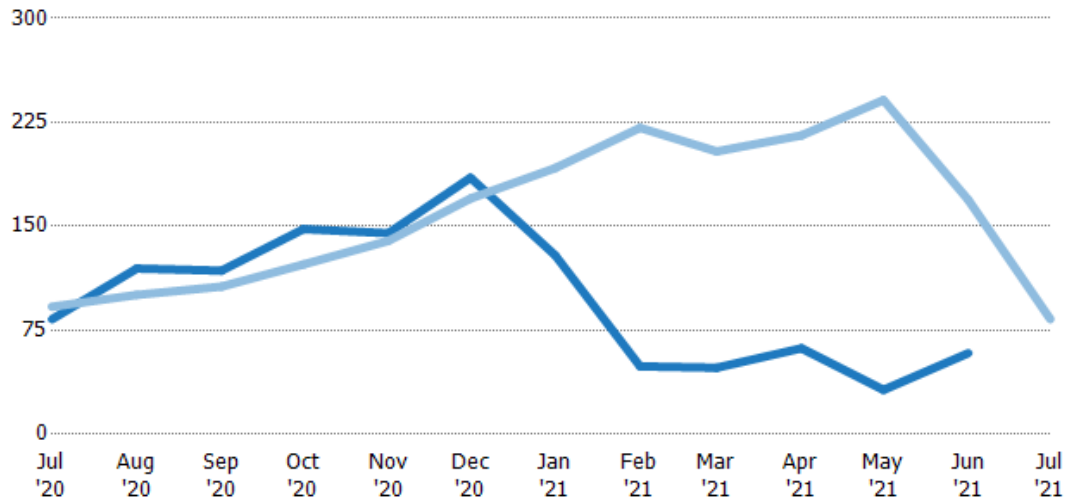


Median Days in RPR

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



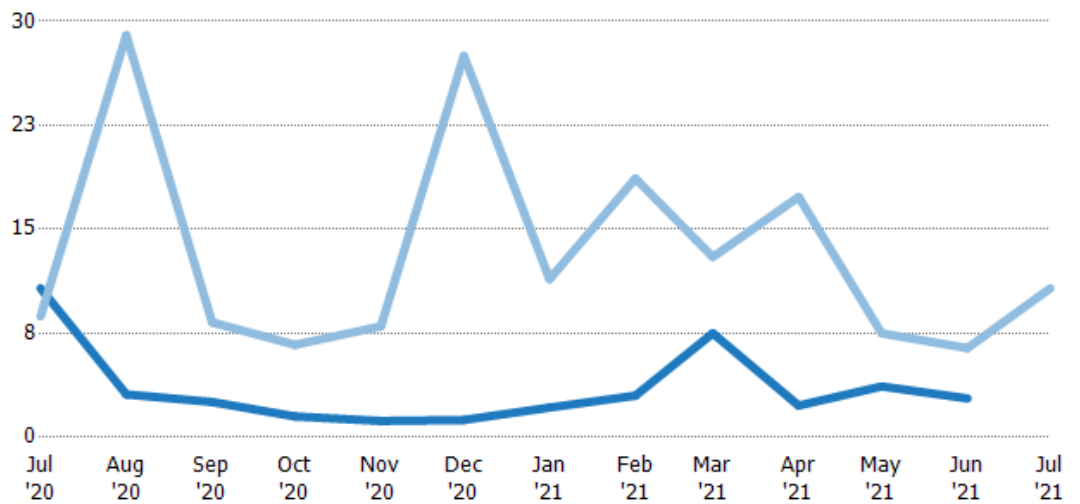
Current Year	83	120	118	148	145	185	129	49	48	62	32	58.5	-
Prior Year	92	101	107	123	140	170	192	221	204	216	241	169	83
Percent Change from Prior Year	-10%	19%	11%	21%	4%	9%	-33%	-78%	-76%	-71%	-87%	-65%	-100%

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



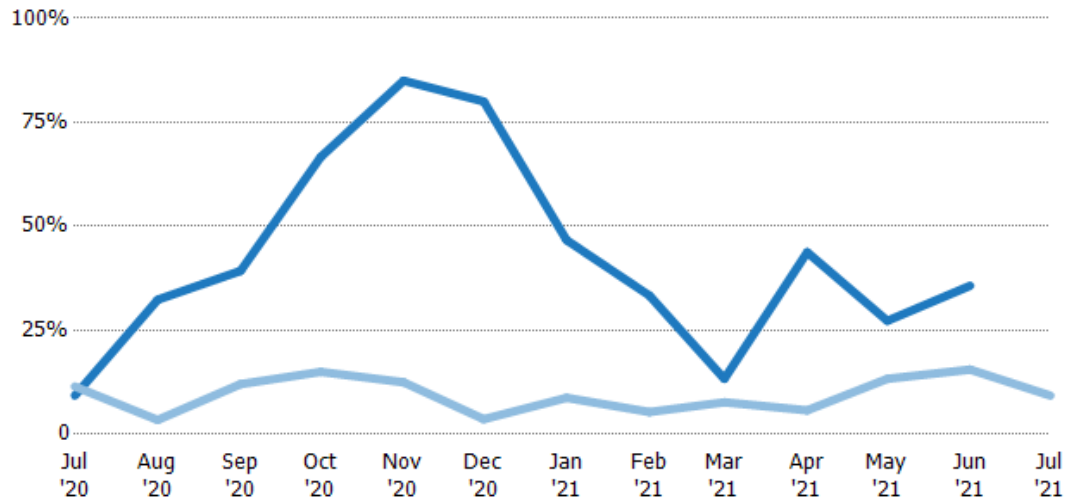
Current Year	10.8	3.09	2.55	1.5	1.18	1.25	2.14	3	7.5	2.29	3.67	2.8	-
Prior Year	8.71	29	8.29	6.67	8	27.5	11.4	18.7	13	17.3	7.5	6.43	10.8
Percent Change from Prior Year	23%	-89%	-69%	-77%	-85%	-95%	-81%	-84%	-42%	-87%	-51%	-56%	-100%

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



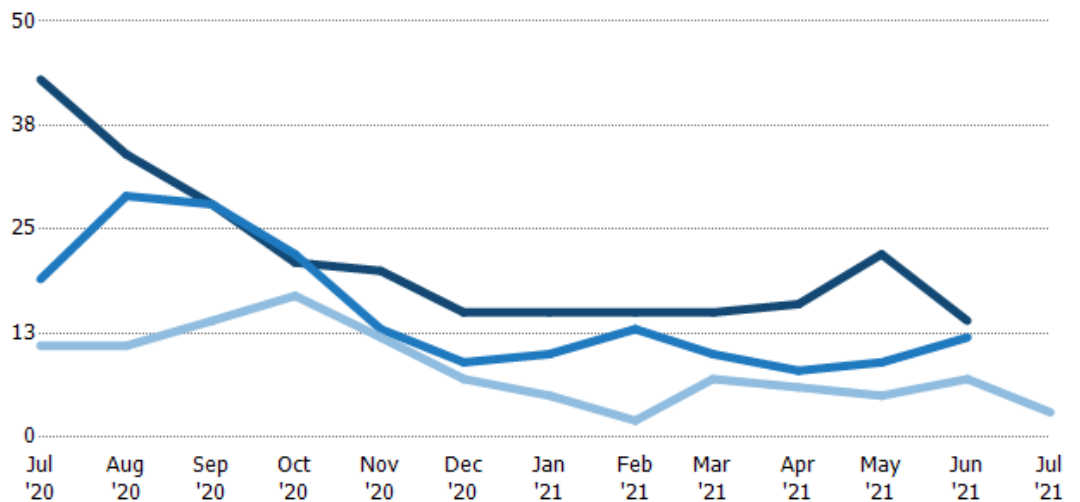
Current Year	9%	32%	39%	67%	85%	80%	47%	33%	13%	44%	27%	36%	-
Prior Year	11%	3%	12%	15%	13%	4%	9%	5%	8%	6%	13%	16%	9%
Change from Prior Year	2%	-29%	-27%	-52%	-73%	-76%	-38%	-28%	-6%	-38%	-14%	-20%	9%

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	43	34	28	21	20	15	15	15	15	16	22	14	-
Pending	19	29	28	22	13	9	10	13	10	8	9	12	-
Sold	11	11	14	17	12	7	5	2	7	6	5	7	3

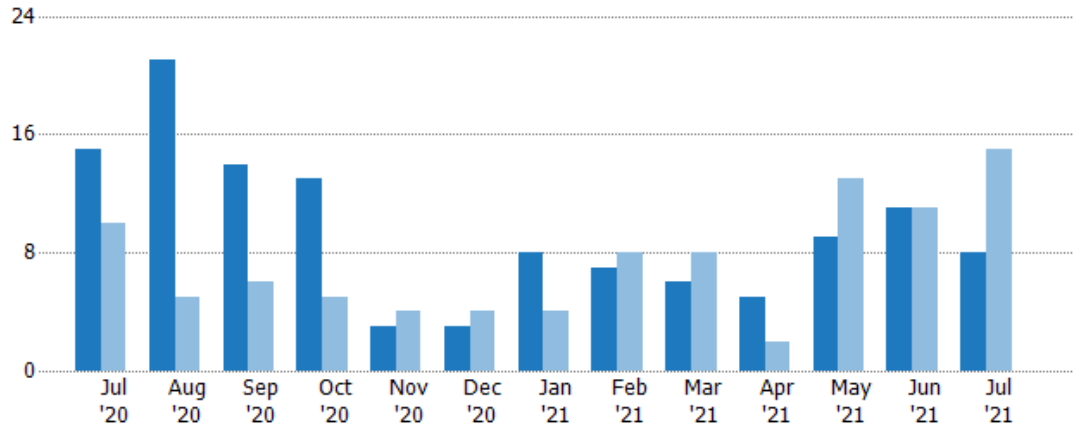
New Pending Sales

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.
Jul '21	8	-46.7%
Jul '20	15	50%
Jul '19	10	-30%



Current Year	15	21	14	13	3	3	8	7	6	5	9	11	8
Prior Year	10	5	6	5	4	4	4	8	8	2	13	11	15
Percent Change from Prior Year	50%	320%	133%	160%	-25%	-25%	100%	-13%	-25%	150%	-31%	0%	-47%

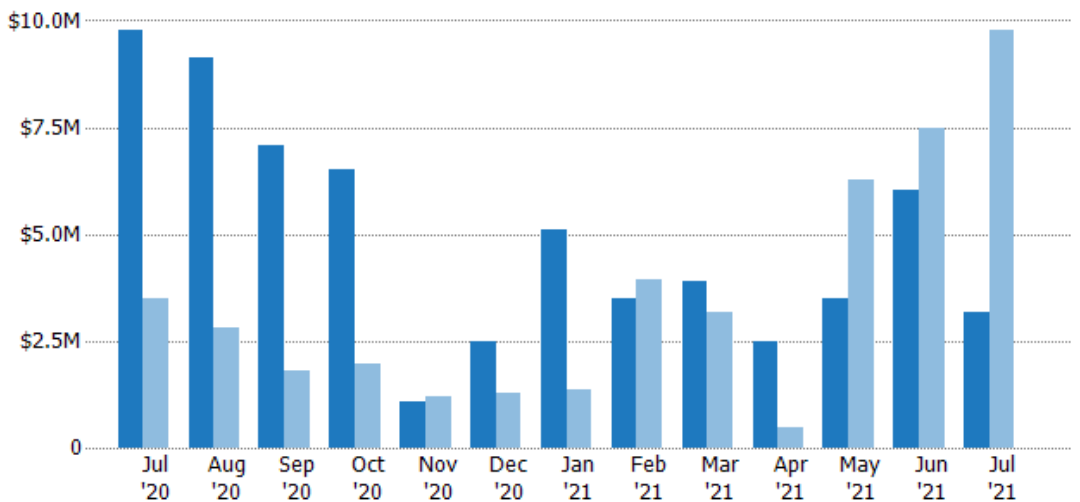
New Pending Sales Volume

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.
Jul '21	\$3.17M	-67.6%
Jul '20	\$9.78M	179.1%
Jul '19	\$3.51M	-32%



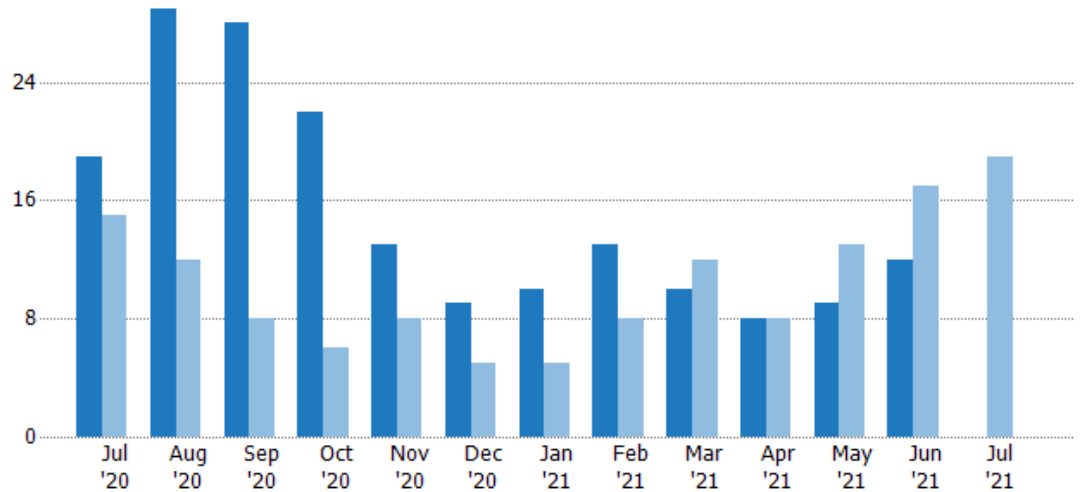
Current Year	\$9.78M	\$9.13M	\$7.06M	\$6.52M	\$1.08M	\$2.49M	\$5.1M	\$3.48M	\$3.91M	\$2.48M	\$3.48M	\$6.02M	\$3.17M
Prior Year	\$3.51M	\$2.81M	\$1.81M	\$1.98M	\$1.19M	\$1.28M	\$1.36M	\$3.92M	\$3.18M	\$469K	\$6.29M	\$7.47M	\$9.78M
Percent Change from Prior Year	179%	225%	291%	230%	-9%	95%	274%	-11%	23%	429%	-45%	-19%	-68%

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



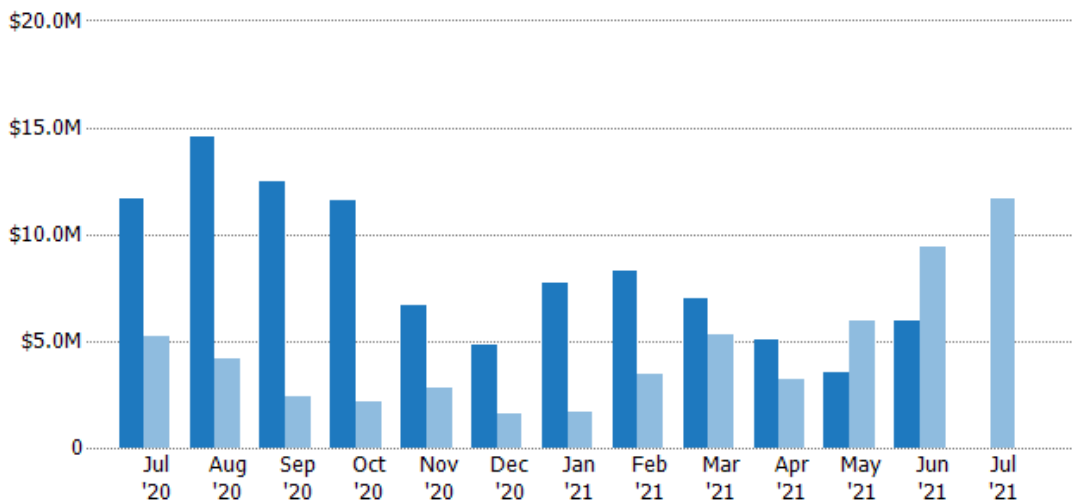
Current Year	19	29	28	22	13	9	10	13	10	8	9	12	-
Prior Year	15	12	8	6	8	5	5	8	12	8	13	17	19
Percent Change from Prior Year	27%	142%	250%	267%	63%	80%	100%	63%	-17%	0%	-31%	-29%	-100%

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



Current Year	\$11.6M	\$14.6M	\$12.5M	\$11.6M	\$6.67M	\$4.85M	\$7.71M	\$8.28M	\$7.01M	\$5.05M	\$3.51M	\$5.93M	-
Prior Year	\$5.25M	\$4.17M	\$2.4M	\$2.19M	\$2.82M	\$1.61M	\$1.72M	\$3.46M	\$5.29M	\$3.19M	\$5.91M	\$9.4M	\$11.6M
Percent Change from Prior Year	121%	249%	421%	429%	137%	202%	350%	139%	33%	59%	-41%	-37%	-100%

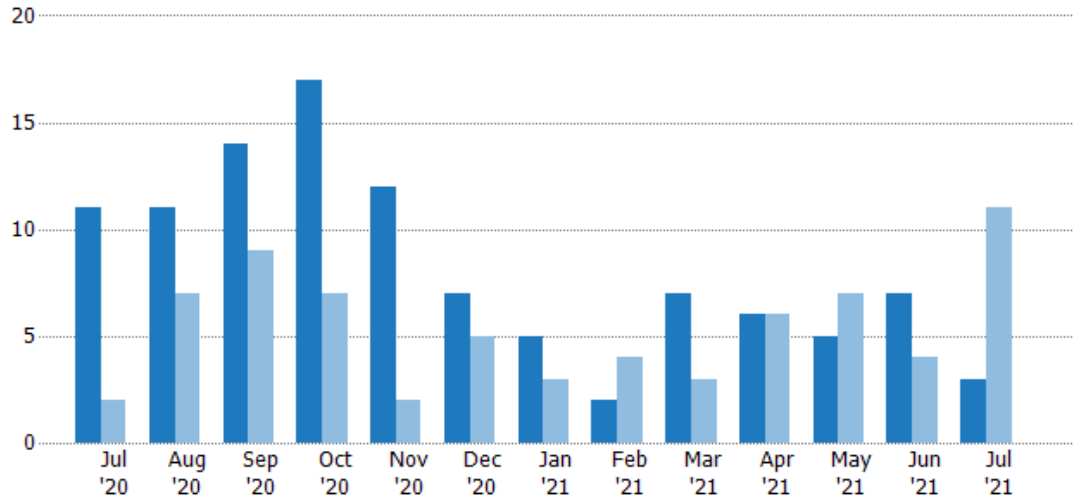
Closed Sales

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.
Jul '21	3	-72.7%
Jul '20	11	450%
Jul '19	2	300%



Current Year	11	11	14	17	12	7	5	2	7	6	5	7	3
Prior Year	2	7	9	7	2	5	3	4	3	6	7	4	11
Percent Change from Prior Year	450%	57%	56%	143%	500%	40%	67%	-50%	133%	0%	-29%	75%	-73%

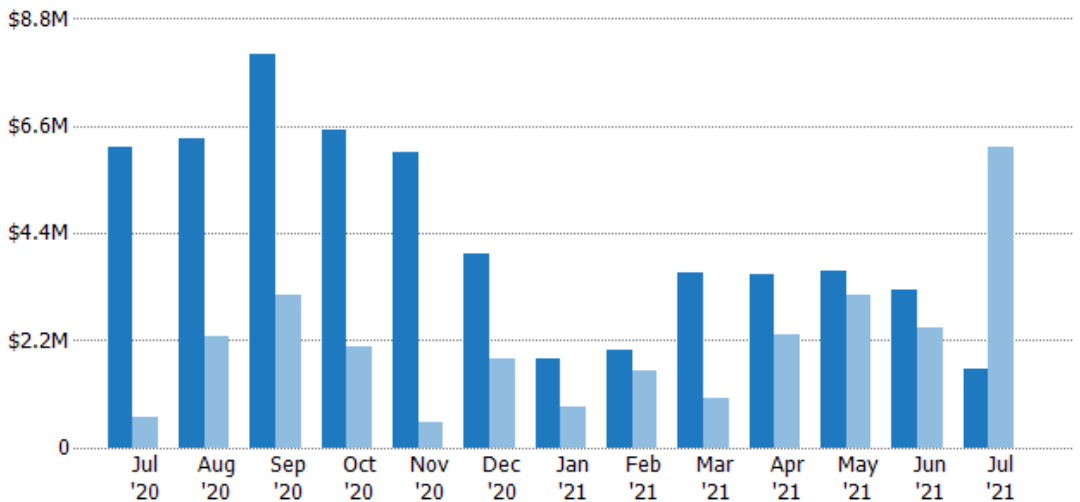
Closed Sales Volume

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.
Jul '21	\$1.6M	-74.1%
Jul '20	\$6.17M	875%
Jul '19	\$633K	388.9%



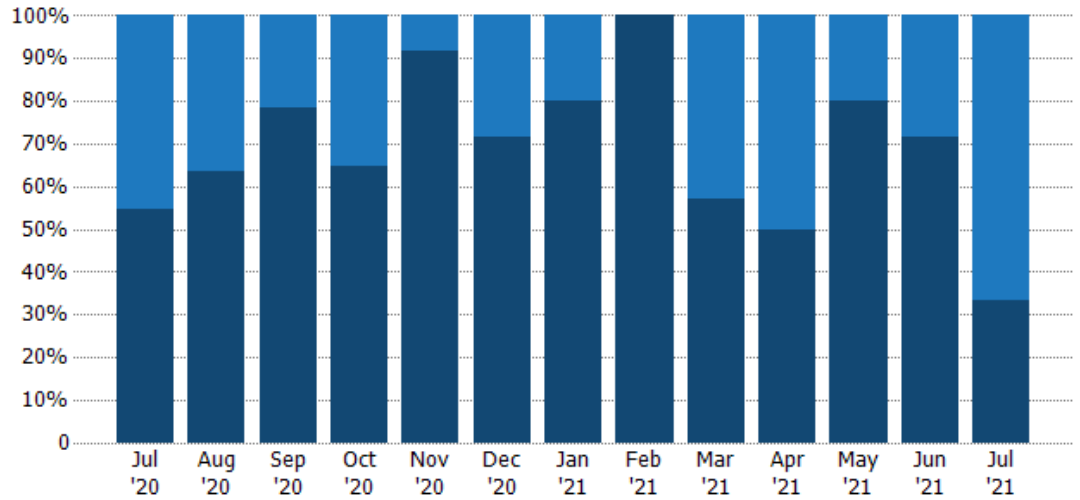
Current Year	\$6.17M	\$6.35M	\$8.08M	\$6.51M	\$6.07M	\$3.98M	\$1.81M	\$2M	\$3.59M	\$3.56M	\$3.64M	\$3.23M	\$1.6M
Prior Year	\$633K	\$2.28M	\$3.15M	\$2.08M	\$515K	\$1.84M	\$855K	\$1.59M	\$1M	\$2.33M	\$3.14M	\$2.48M	\$6.17M
Percent Change from Prior Year	875%	179%	157%	213%	1,078%	116%	112%	26%	259%	52%	16%	30%	-74%

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



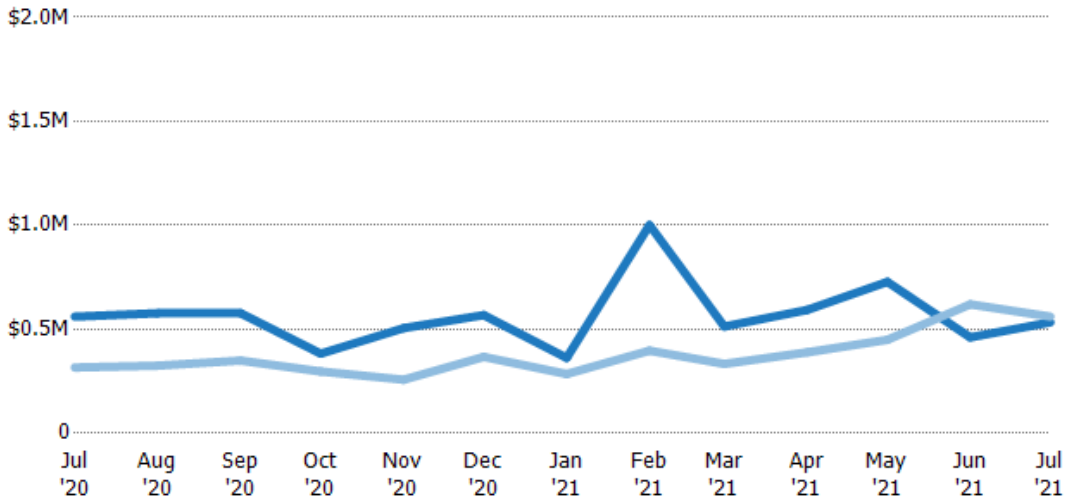
Condo/Townhouse	45%	36%	21%	35%	8%	29%	20%	-	43%	50%	20%	29%	67%
Single Family Residence	55%	64%	79%	65%	92%	71%	80%	100%	57%	50%	80%	71%	33%

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



Current Year	\$561K	\$577K	\$577K	\$383K	\$505K	\$568K	\$363K	\$1M	\$513K	\$593K	\$728K	\$461K	\$533K
Prior Year	\$316K	\$325K	\$350K	\$297K	\$258K	\$367K	\$285K	\$397K	\$334K	\$389K	\$449K	\$620K	\$561K
Percent Change from Prior Year	77%	77%	65%	29%	96%	55%	27%	152%	54%	52%	62%	-26%	-5%

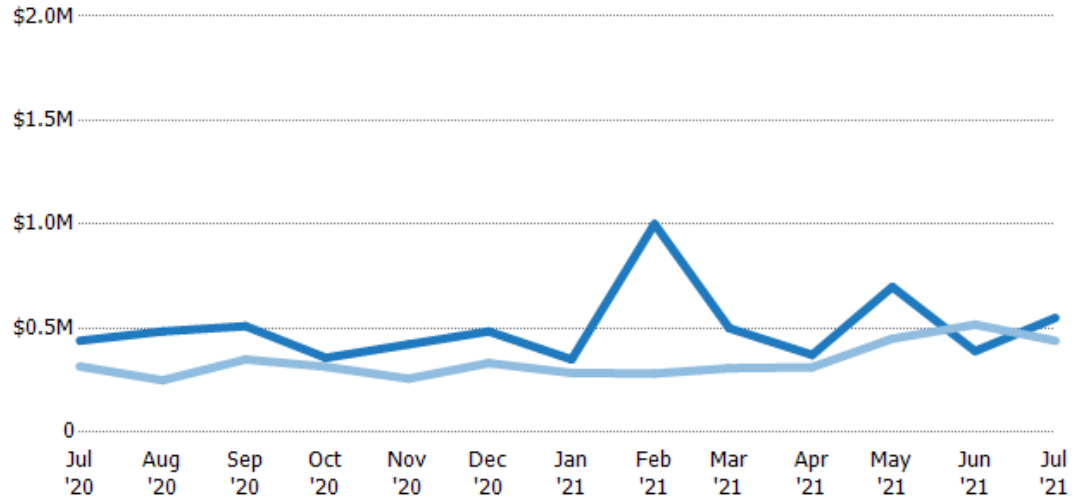
Median Sales Price

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.
Jul '21	\$550K	25%
Jul '20	\$440K	39.1%
Jul '19	\$316K	0.2%



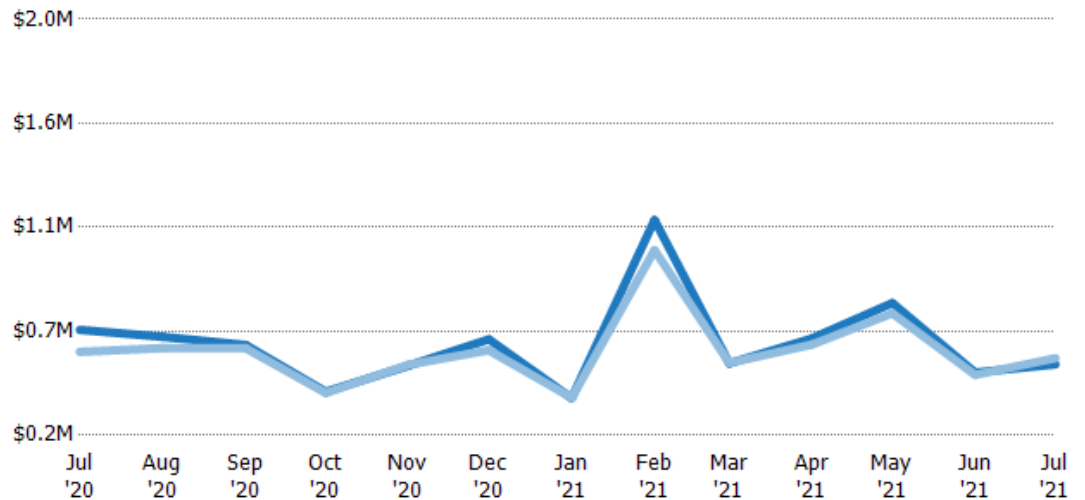
Current Year	\$440K	\$485K	\$510K	\$358K	\$423K	\$485K	\$350K	\$1M	\$500K	\$372K	\$699K	\$390K	\$550K
Prior Year	\$316K	\$250K	\$350K	\$315K	\$258K	\$333K	\$285K	\$282K	\$308K	\$313K	\$450K	\$518K	\$440K
Percent Change from Prior Year	39%	94%	46%	14%	64%	46%	23%	255%	62%	19%	55%	-25%	25%

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



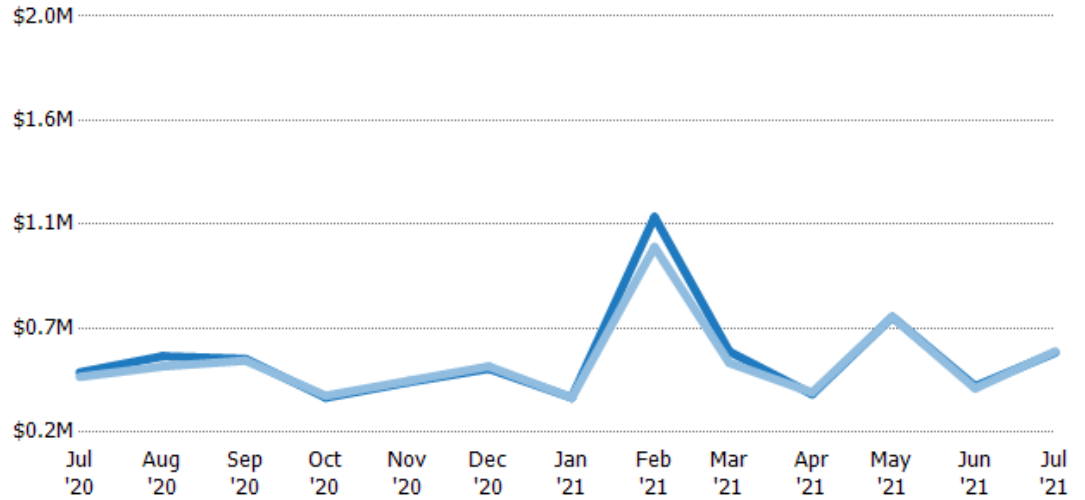
Avg List Price	\$656K	\$626K	\$591K	\$388K	\$501K	\$615K	\$361K	\$1.13M	\$511K	\$619K	\$772K	\$471K	\$507K
Avg Sales Price	\$561K	\$577K	\$577K	\$383K	\$505K	\$568K	\$363K	\$1M	\$513K	\$593K	\$728K	\$461K	\$533K
Avg Sales Price as a % of Avg List Price	85%	92%	98%	99%	101%	92%	100%	89%	100%	96%	94%	98%	105%

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



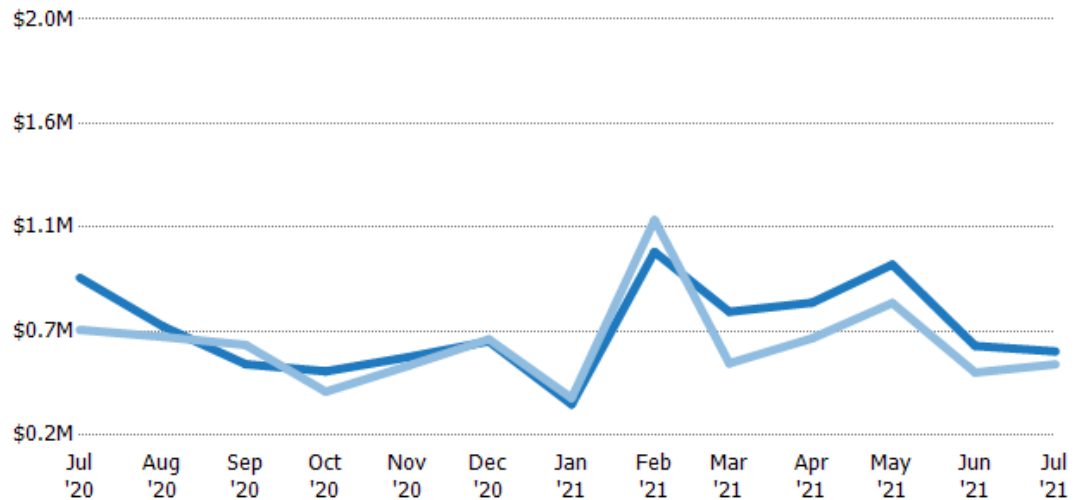
Median List Price	\$459K	\$529K	\$517K	\$350K	\$417K	\$475K	\$350K	\$1.13M	\$549K	\$365K	\$699K	\$399K	\$545K
Median Sales Price	\$440K	\$485K	\$510K	\$358K	\$423K	\$485K	\$350K	\$1M	\$500K	\$372K	\$699K	\$390K	\$550K
Med Sales Price as a % of Med List Price	96%	92%	99%	102%	101%	102%	100%	89%	91%	102%	100%	98%	101%

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



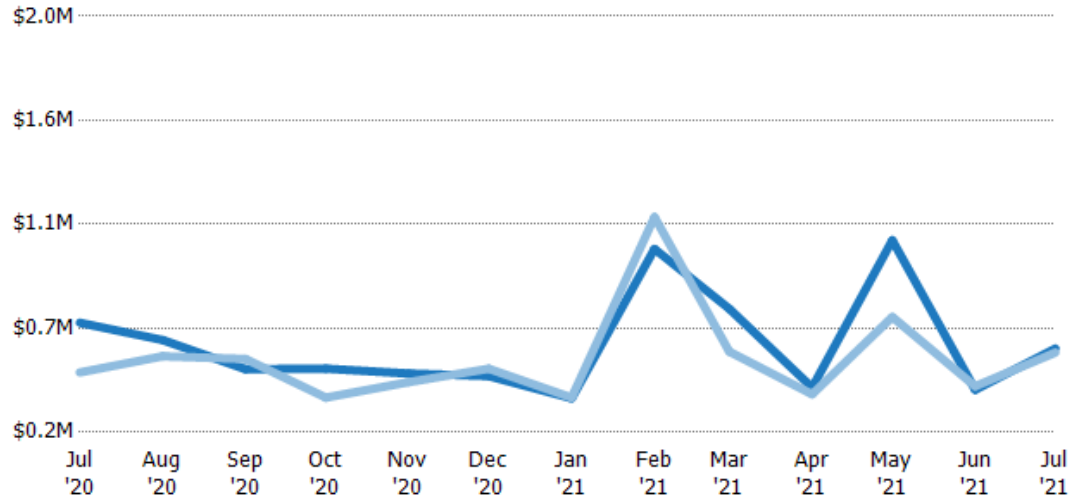
Avg Est Value	\$881K	\$672K	\$508K	\$477K	\$538K	\$607K	\$334K	\$993K	\$734K	\$774K	\$939K	\$586K	\$563K
Avg Sales Price	\$656K	\$626K	\$591K	\$388K	\$501K	\$615K	\$361K	\$1.13M	\$511K	\$619K	\$772K	\$471K	\$507K
Avg Sales Price as a % of Avg Est Value	74%	93%	116%	81%	93%	101%	108%	114%	70%	80%	82%	80%	90%

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	\$674K	\$599K	\$473K	\$475K	\$454K	\$443K	\$347K	\$993K	\$734K	\$394K	\$1.03M	\$384K	\$563K
Median Sales Price	\$459K	\$529K	\$517K	\$350K	\$417K	\$475K	\$350K	\$1.13M	\$549K	\$365K	\$699K	\$399K	\$545K
Med Sales Price as a % of Med Est Value	68%	88%	109%	74%	92%	107%	101%	114%	75%	93%	68%	104%	97%