

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	Sep 2021	Sep 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	16	9	+77.8%	82	77	+6.5%
New Listing Volume	\$10,847,000	\$5,369,500	+102%	\$44,417,800	\$52,743,100	-15.8%
Active Listing Count	27	27	+/-	N/A	N/A	
Active Listing Volume	\$21,841,000	\$26,163,790	-16.5%	N/A	N/A	
Average Listing Price	\$808,926	\$969,029	-16.5%	\$766,346	\$697,213	+9.9%
Median Listing Price	\$675,000	\$554,500	+21.7%	\$555,163	\$439,552	+26.3%
Median Days in RPR	25	119	-79%	68.32	148.84	-54.1%
Months of Inventory	3.4	2.7	+25%	2.9	9.2	-68.2%
Absorption Rate	29.63%	37.04%	-7.4%	34.27%	10.89%	+23.4%
Sales Activity Charts Metrics						
New Pending Sales Count	2	14	-85.7%	76	96	-20.8%
New Pending Sales Volume	\$1,224,000	\$7,063,000	-82.7%	\$37,517,900	\$48,678,000	-22.9%
Pending Sales Count	10	28	-64.3%	N/A	N/A	
Pending Sales Volume	\$4,536,000	\$12,496,500	-63.7%	N/A	N/A	
Closed Sales Count	13	14	-7.1%	56	61	-8.2%
Closed Sales Volume	\$4,884,500	\$8,081,800	-39.6%	\$27,987,500	\$31,410,850	-10.9%
Average Sales Price	\$375,731	\$577,271	-34.9%	\$499,777	\$514,932	-2.9%
Median Sales Price	\$335,000	\$510,000	-34.3%	\$461,938	\$440,689	+4.8%

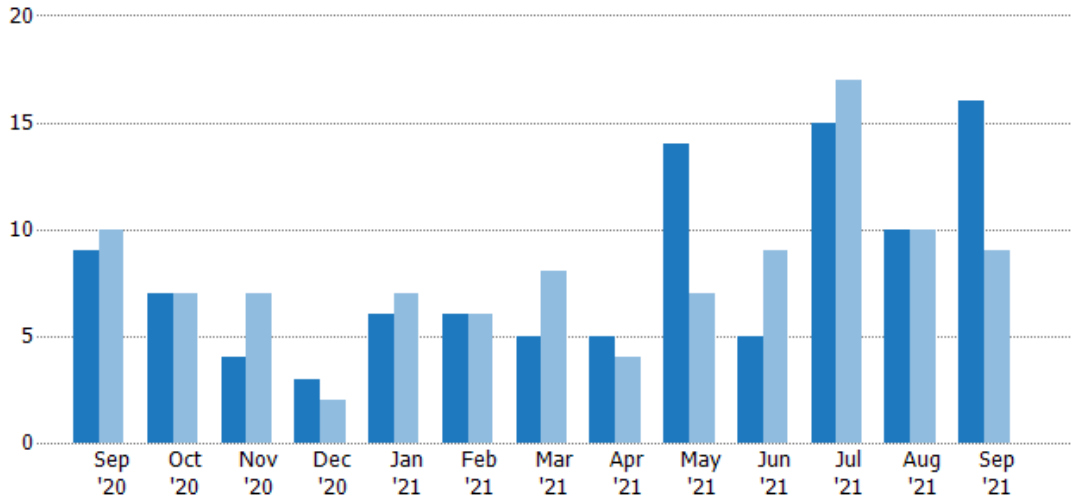
New Listings

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.
Sep '21	16	77.8%
Sep '20	9	-10%
Sep '19	10	10%



Current Year	9	7	4	3	6	6	5	5	14	5	15	10	16
Prior Year	10	7	7	2	7	6	8	4	7	9	17	10	9
Percent Change from Prior Year	-10%	0%	-43%	50%	-14%	0%	-38%	25%	100%	-44%	-12%	0%	78%

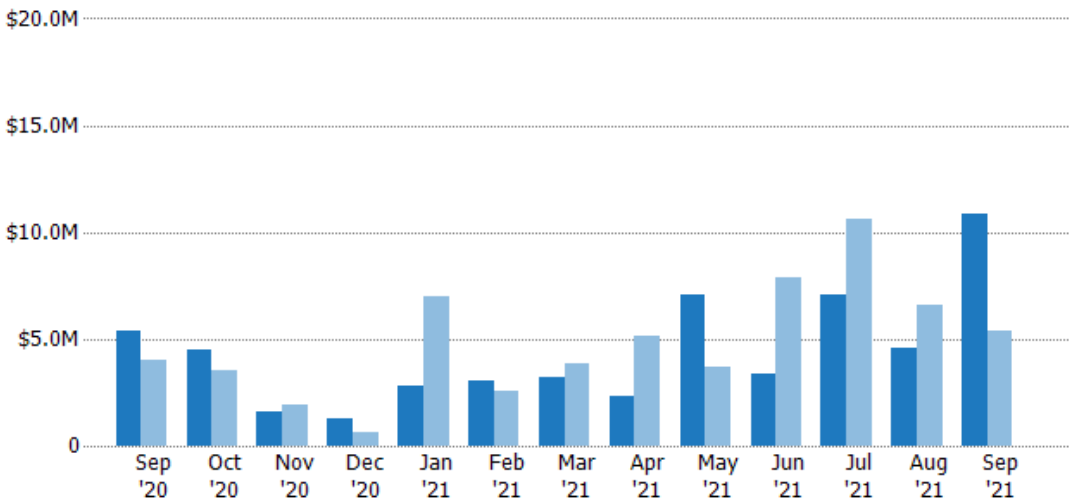
New Listing Volume

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.
Sep '21	\$10.8M	102%
Sep '20	\$5.37M	33.1%
Sep '19	\$4.03M	27.4%



Current Year	\$5.37M	\$4.46M	\$1.6M	\$1.31M	\$2.83M	\$3.07M	\$3.19M	\$2.31M	\$7.1M	\$3.4M	\$7.08M	\$4.58M	\$10.8M
Prior Year	\$4.03M	\$3.53M	\$1.96M	\$600K	\$6.98M	\$2.57M	\$3.88M	\$5.16M	\$3.72M	\$7.84M	\$10.6M	\$6.61M	\$5.37M
Percent Change from Prior Year	33%	26%	-18%	118%	-60%	20%	-18%	-55%	91%	-57%	-33%	-31%	102%

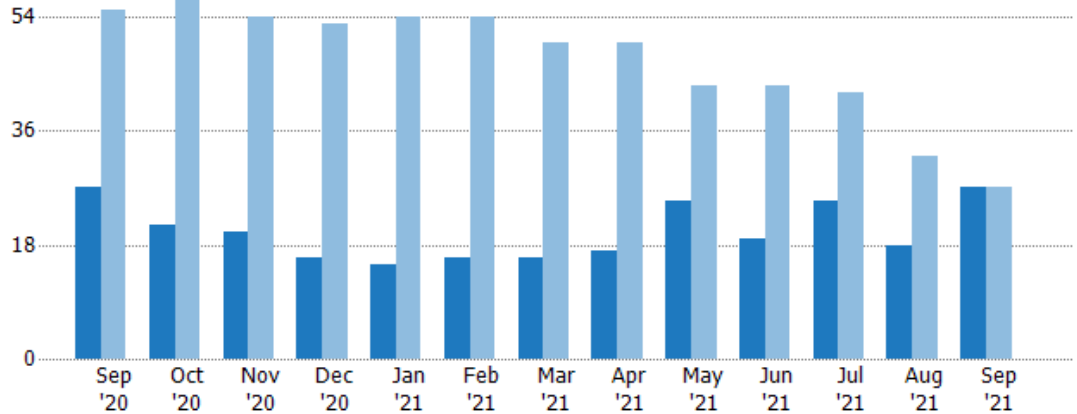
Active Listings

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.
Sep '21	27	0%
Sep '20	27	-50.9%
Sep '19	55	9.1%



Current Year	27	21	20	16	15	16	16	17	25	19	25	18	27
Prior Year	55	57	54	53	54	54	50	50	43	43	42	32	27
Percent Change from Prior Year	-51%	-63%	-63%	-70%	-72%	-70%	-68%	-66%	-42%	-56%	-40%	-44%	0%

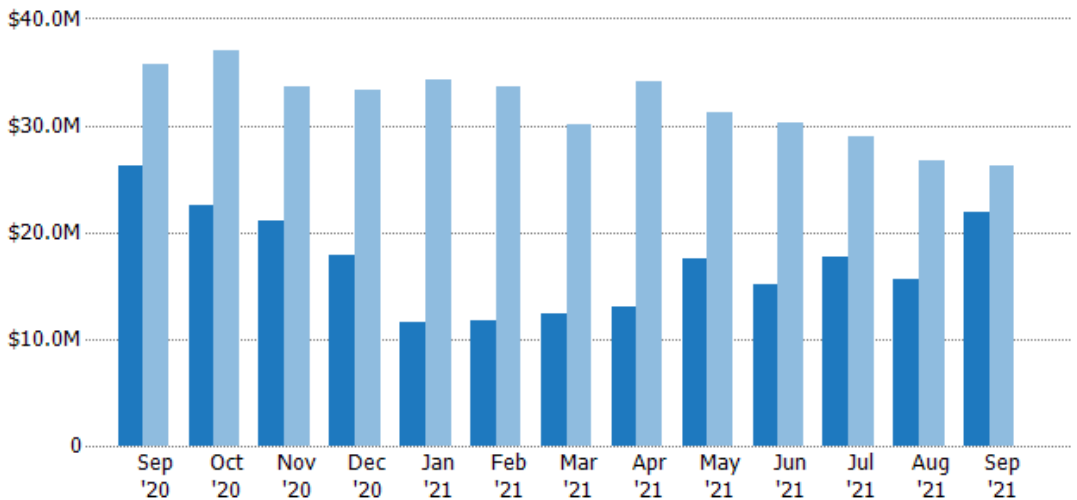
Active Listing Volume

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.
Sep '21	\$21.8M	-16.5%
Sep '20	\$26.2M	-26.8%
Sep '19	\$35.7M	-24.8%



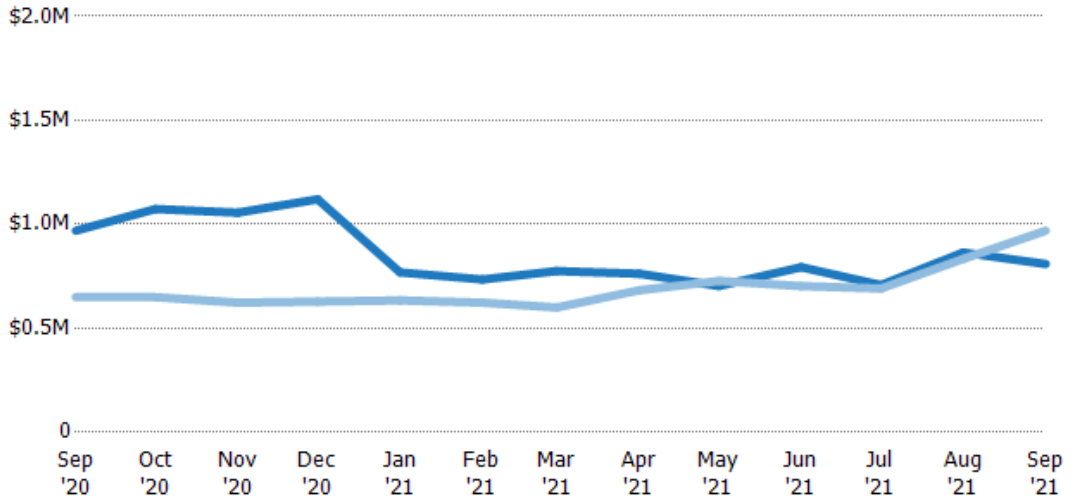
Current Year	\$26.2M	\$22.5M	\$21.1M	\$17.9M	\$11.5M	\$11.8M	\$12.4M	\$13M	\$17.6M	\$15.1M	\$17.7M	\$15.6M	\$21.8M
Prior Year	\$35.7M	\$37M	\$33.7M	\$33.3M	\$34.2M	\$33.7M	\$30M	\$34.1M	\$31.3M	\$30.2M	\$29M	\$26.7M	\$26.2M
Percent Change from Prior Year	-27%	-39%	-37%	-46%	-66%	-65%	-59%	-62%	-44%	-50%	-39%	-42%	-17%

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



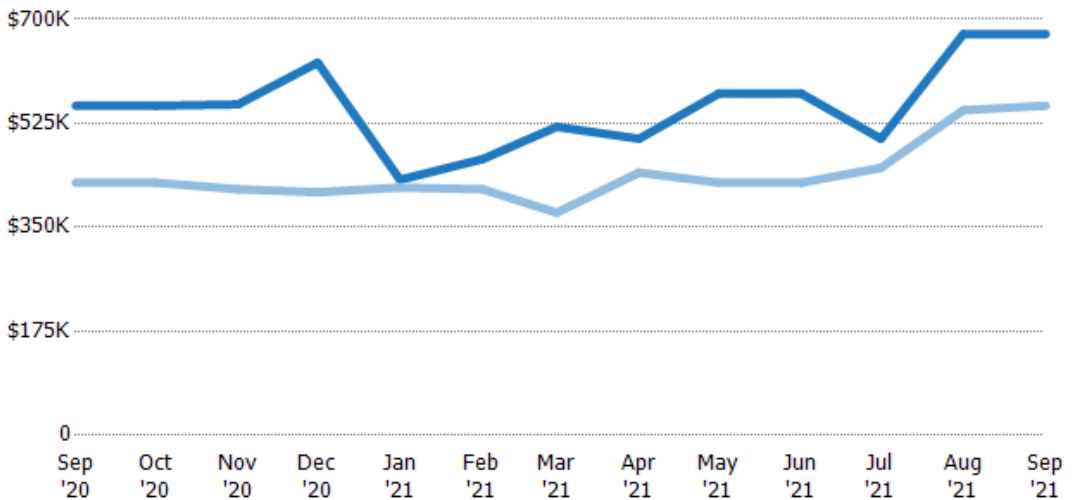
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Sep '20	\$969K	\$650K	49%
Oct '20	\$1.07M	\$649K	65%
Nov '20	\$1.06M	\$623K	69%
Dec '20	\$1.12M	\$628K	78%
Jan '21	\$769K	\$634K	21%
Feb '21	\$735K	\$623K	18%
Mar '21	\$775K	\$600K	29%
Apr '21	\$762K	\$683K	12%
May '21	\$703K	\$727K	-3%
Jun '21	\$794K	\$703K	13%
Jul '21	\$708K	\$691K	2%
Aug '21	\$864K	\$834K	4%
Sep '21	\$809K	\$969K	-17%

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



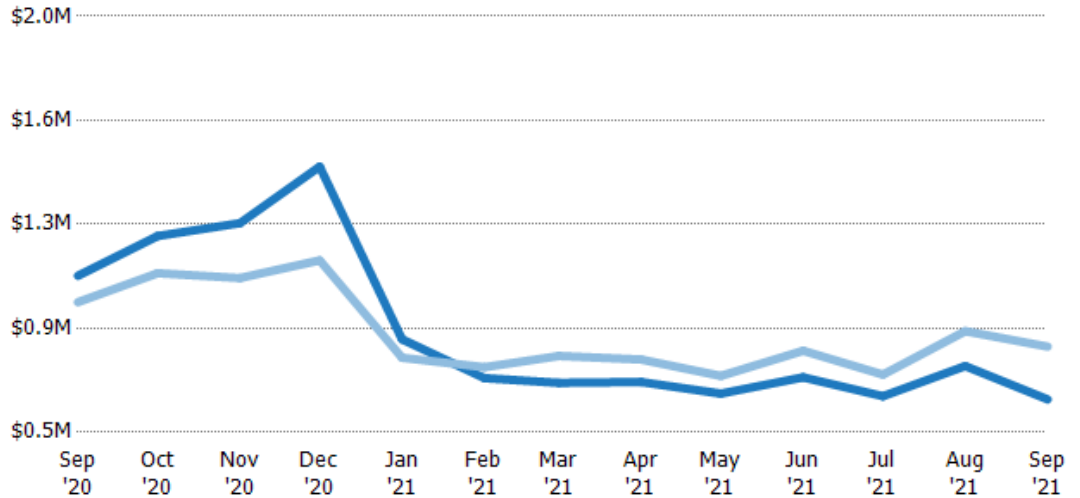
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Sep '20	\$555K	\$425K	30%
Oct '20	\$555K	\$425K	30%
Nov '20	\$557K	\$414K	34%
Dec '20	\$627K	\$409K	53%
Jan '21	\$430K	\$417K	3%
Feb '21	\$465K	\$414K	12%
Mar '21	\$519K	\$375K	39%
Apr '21	\$499K	\$442K	13%
May '21	\$575K	\$425K	35%
Jun '21	\$575K	\$425K	35%
Jul '21	\$499K	\$450K	11%
Aug '21	\$675K	\$547K	23%
Sep '21	\$675K	\$555K	22%

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



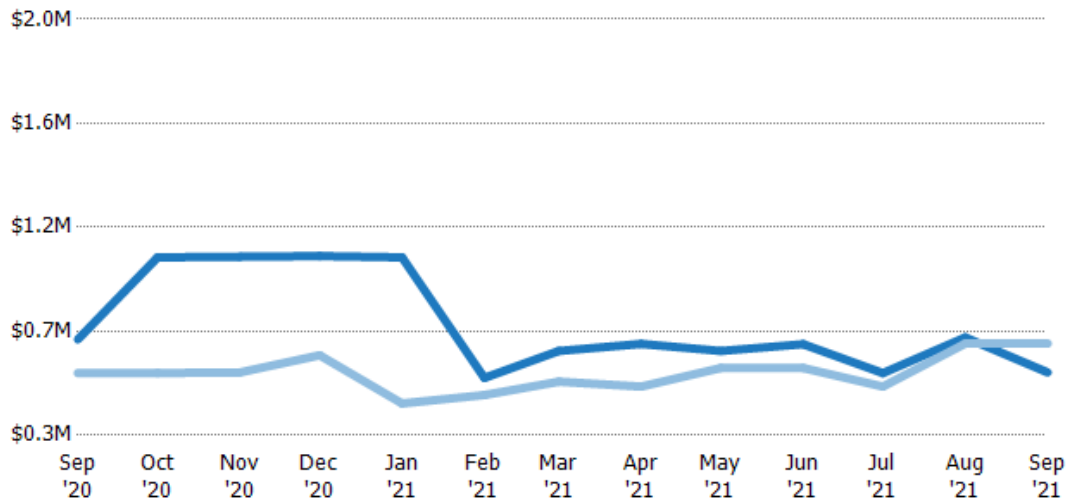
Avg Est Value	\$1.06M	\$1.21M	\$1.25M	\$1.46M	\$835K	\$695K	\$678K	\$681K	\$639K	\$698K	\$630K	\$739K	\$619K
Avg Listing Price	\$969K	\$1.07M	\$1.06M	\$1.12M	\$769K	\$735K	\$775K	\$762K	\$703K	\$794K	\$708K	\$864K	\$809K
Avg Listing Price as a % of Avg Est Value	91%	89%	84%	77%	92%	106%	114%	112%	110%	114%	112%	117%	131%

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	\$692K	\$1.03M	\$1.03M	\$1.03M	\$1.03M	\$534K	\$645K	\$673K	\$645K	\$672K	\$554K	\$700K	\$557K
Median Listing Price	\$555K	\$555K	\$557K	\$627K	\$430K	\$465K	\$519K	\$499K	\$575K	\$575K	\$499K	\$675K	\$675K
Med Listing Price as a % of Med Est Value	80%	54%	54%	61%	42%	87%	81%	74%	89%	86%	90%	96%	121%

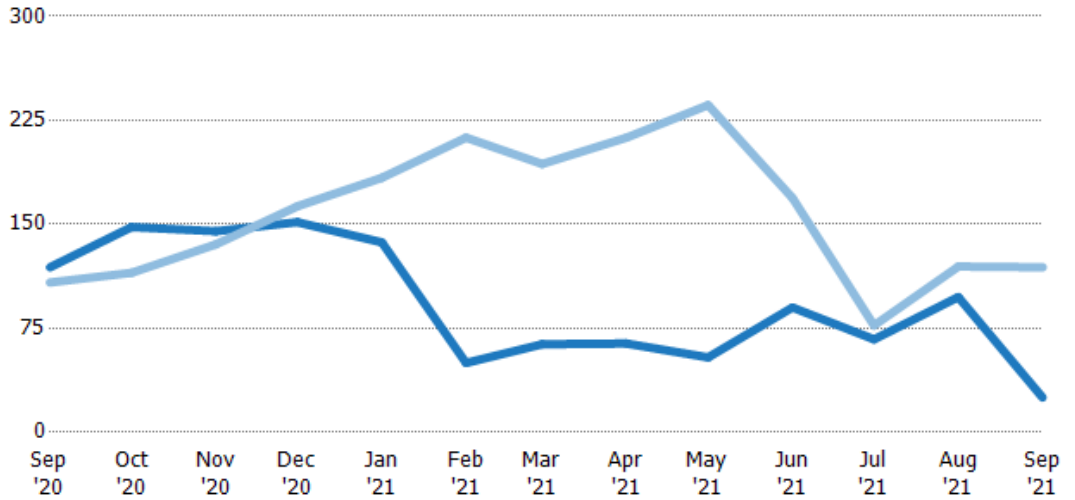
Median Days in RPR

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.
Sep '21	25	-79%
Sep '20	119	10.2%
Sep '19	108	4.6%



Current Year	119	148	145	152	137	50	63.5	64	54	90	67	97.5	25
Prior Year	108	115	136	163	184	213	194	213	236	169	77	120	119
Percent Change from Prior Year	10%	29%	7%	-7%	-25%	-76%	-67%	-70%	-77%	-47%	-13%	-18%	-79%

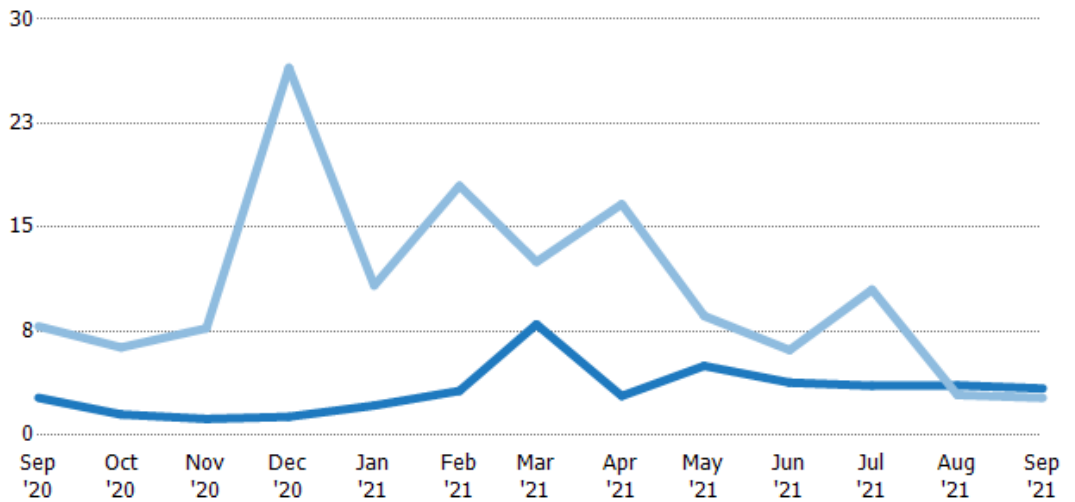
Months of Inventory

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.
Sep '21	3.38	25%
Sep '20	2.7	-65.6%
Sep '19	7.86	-15.2%



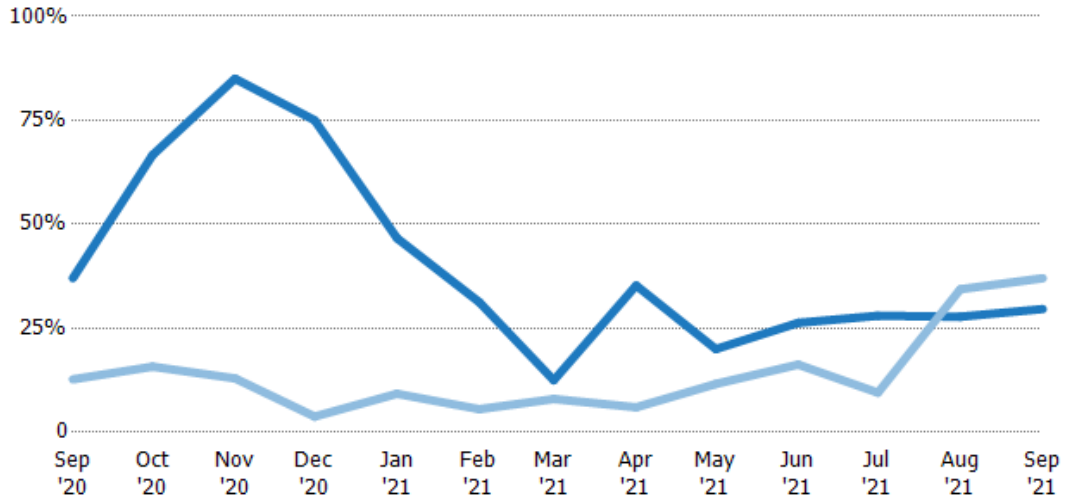
Current Year	2.7	1.5	1.18	1.33	2.14	3.2	8	2.83	5	3.8	3.57	3.6	3.38
Prior Year	7.86	6.33	7.71	26.5	10.8	18	12.5	16.7	8.6	6.14	10.5	2.91	2.7
Percent Change from Prior Year	-66%	-76%	-85%	-95%	-80%	-82%	-36%	-83%	-42%	-38%	-66%	24%	25%

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



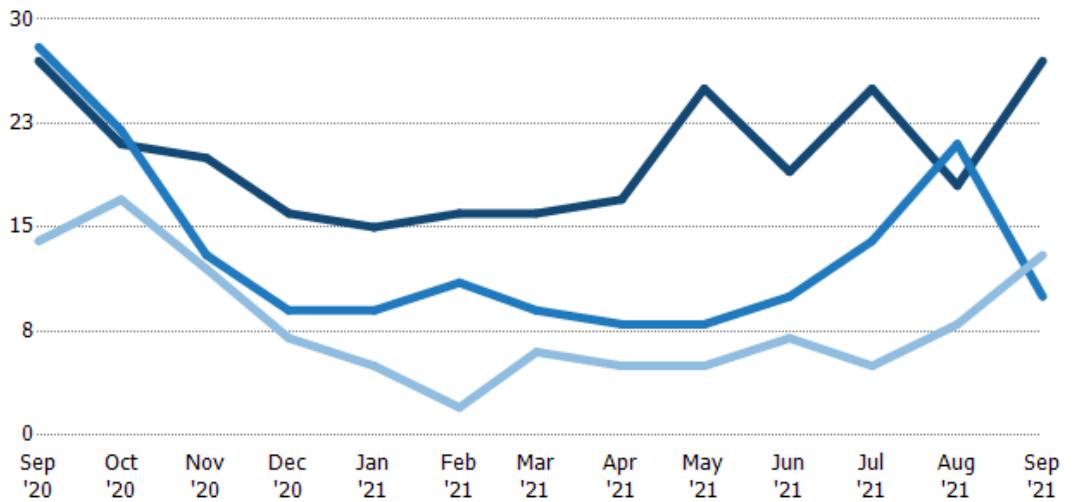
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	37%	67%	85%	75%	47%	31%	13%	35%	20%	26%	28%	28%	30%
Prior Year	13%	16%	13%	4%	9%	6%	8%	6%	12%	16%	10%	34%	37%
Change from Prior Year	-24%	-51%	-72%	-71%	-37%	-26%	-5%	-29%	-8%	-10%	-18%	7%	7%

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



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Active	27	21	20	16	15	16	16	17	25	19	25	18	27
Pending	28	22	13	9	9	11	9	8	8	10	14	21	10
Sold	14	17	12	7	5	2	6	5	5	7	5	8	13

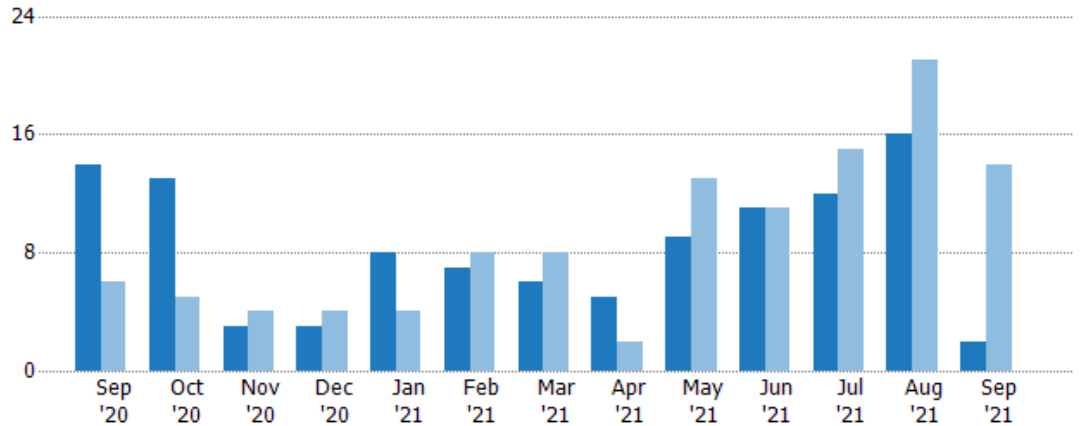
New Pending Sales

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.
Sep '21	2	-85.7%
Sep '20	14	133.3%
Sep '19	6	50%



Current Year	14	13	3	3	8	7	6	5	9	11	12	16	2
Prior Year	6	5	4	4	4	8	8	2	13	11	15	21	14
Percent Change from Prior Year	133%	160%	-25%	-25%	100%	-13%	-25%	150%	-31%	0%	-20%	-24%	-86%

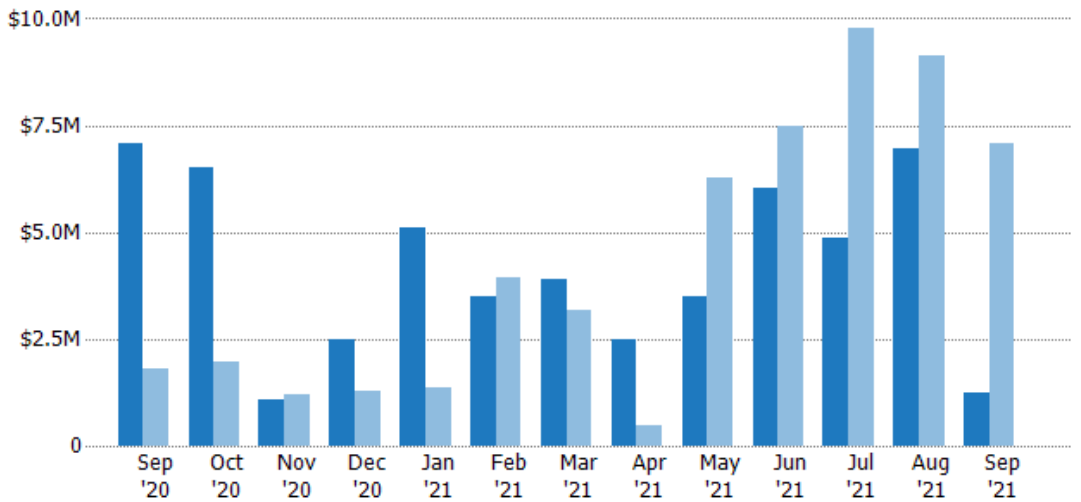
New Pending Sales Volume

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.
Sep '21	\$1.22M	-82.7%
Sep '20	\$7.06M	291.1%
Sep '19	\$1.81M	112.7%



Current Year	\$7.06M	\$6.52M	\$1.08M	\$2.49M	\$5.1M	\$3.48M	\$3.91M	\$2.48M	\$3.48M	\$6.02M	\$4.86M	\$6.97M	\$1.22M
Prior Year	\$1.81M	\$1.98M	\$1.19M	\$1.28M	\$1.36M	\$3.92M	\$3.18M	\$469K	\$6.29M	\$7.47M	\$9.78M	\$9.13M	\$7.06M
Percent Change from Prior Year	291%	230%	-9%	95%	274%	-11%	23%	429%	-45%	-19%	-50%	-24%	-83%

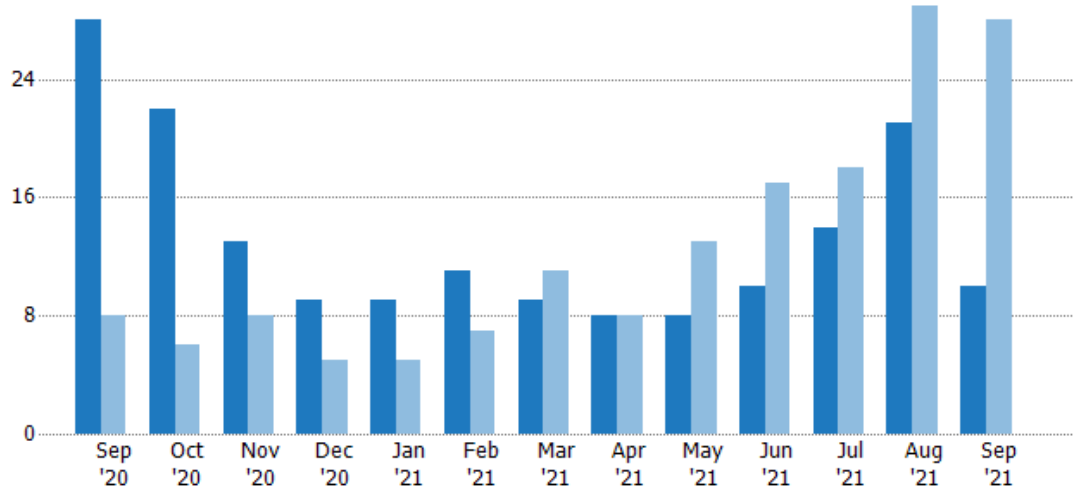
Pending Sales

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.
Sep '21	10	-64.3%
Sep '20	28	250%
Sep '19	8	75%



Current Year	28	22	13	9	9	11	9	8	8	10	14	21	10
Prior Year	8	6	8	5	5	7	11	8	13	17	18	29	28
Percent Change from Prior Year	250%	267%	63%	80%	80%	57%	-18%	0%	-38%	-41%	-22%	-28%	-64%

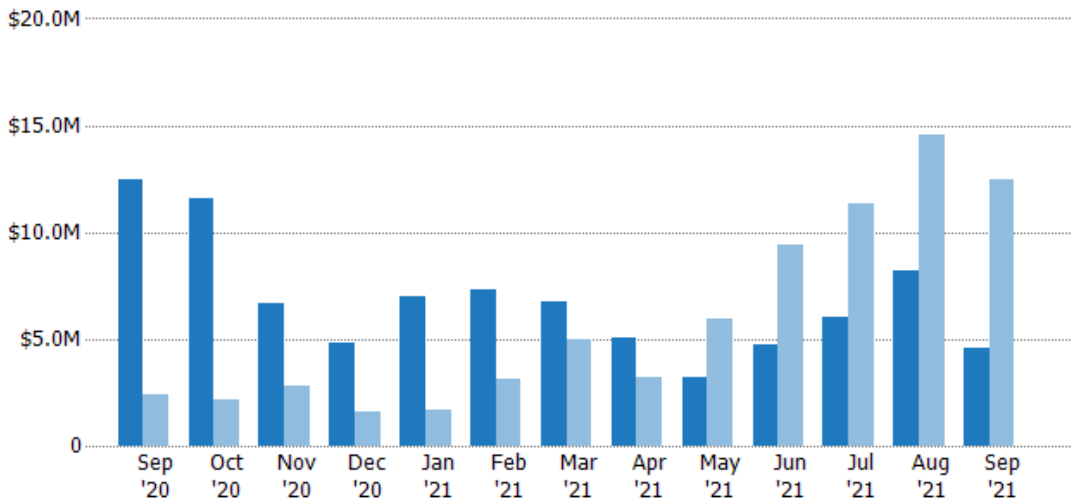
Pending Sales Volume

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.
Sep '21	\$4.54M	-63.7%
Sep '20	\$12.5M	421.4%
Sep '19	\$2.4M	146.1%



Current Year	\$12.5M	\$11.6M	\$6.67M	\$4.85M	\$7.02M	\$7.29M	\$6.72M	\$5.05M	\$3.24M	\$4.71M	\$6.02M	\$8.19M	\$4.54M
Prior Year	\$2.4M	\$2.19M	\$2.82M	\$1.61M	\$1.72M	\$3.13M	\$4.97M	\$3.19M	\$5.91M	\$9.4M	\$11.4M	\$14.6M	\$12.5M
Percent Change from Prior Year	421%	429%	137%	202%	309%	133%	35%	59%	-45%	-50%	-47%	-44%	-64%

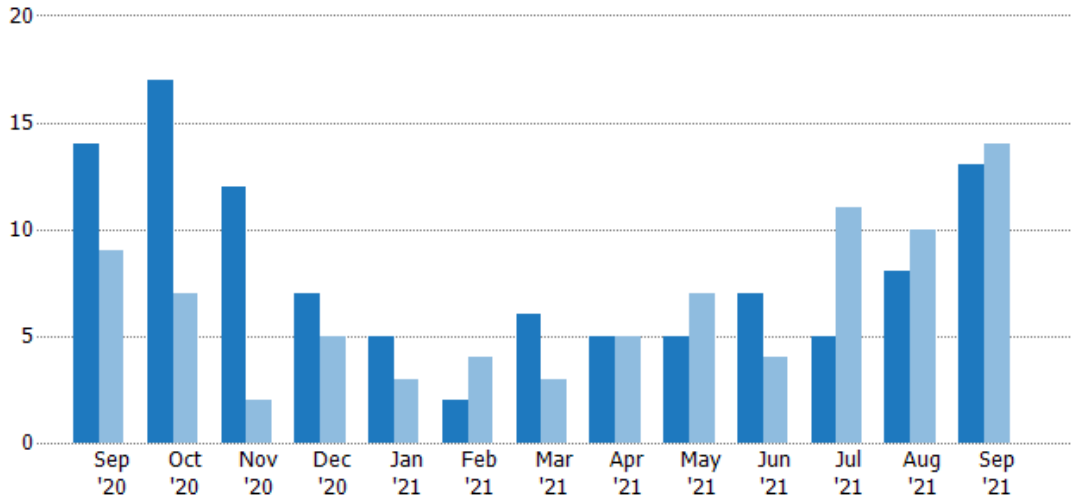
Closed Sales

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.
Sep '21	13	-7.1%
Sep '20	14	55.6%
Sep '19	9	-11.1%



	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	14	17	12	7	5	2	6	5	5	7	5	8	13
Prior Year	9	7	2	5	3	4	3	5	7	4	11	10	14
Percent Change from Prior Year	56%	143%	500%	40%	67%	-50%	100%	0%	-29%	75%	-55%	-20%	-7%

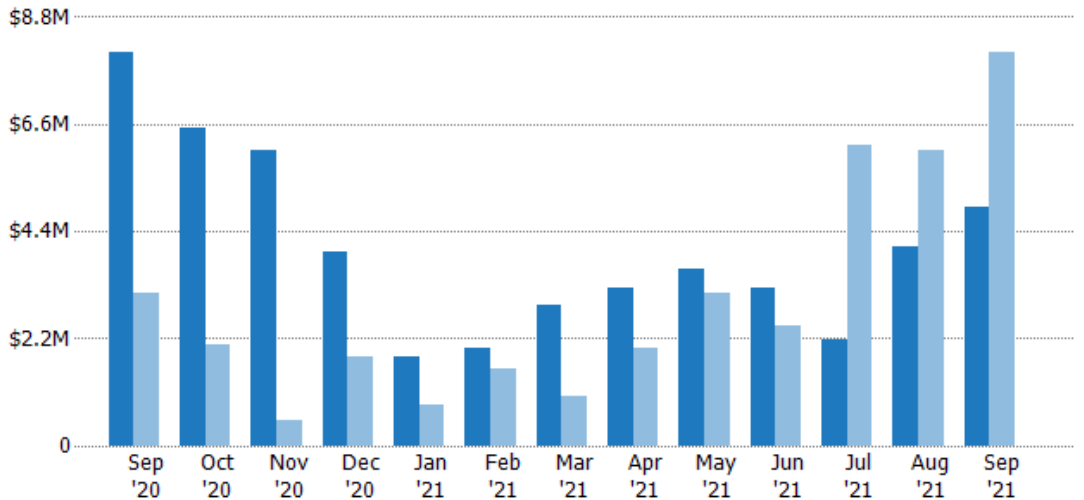
Closed Sales Volume

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.
Sep '21	\$4.88M	-39.6%
Sep '20	\$8.08M	156.9%
Sep '19	\$3.15M	-18.8%



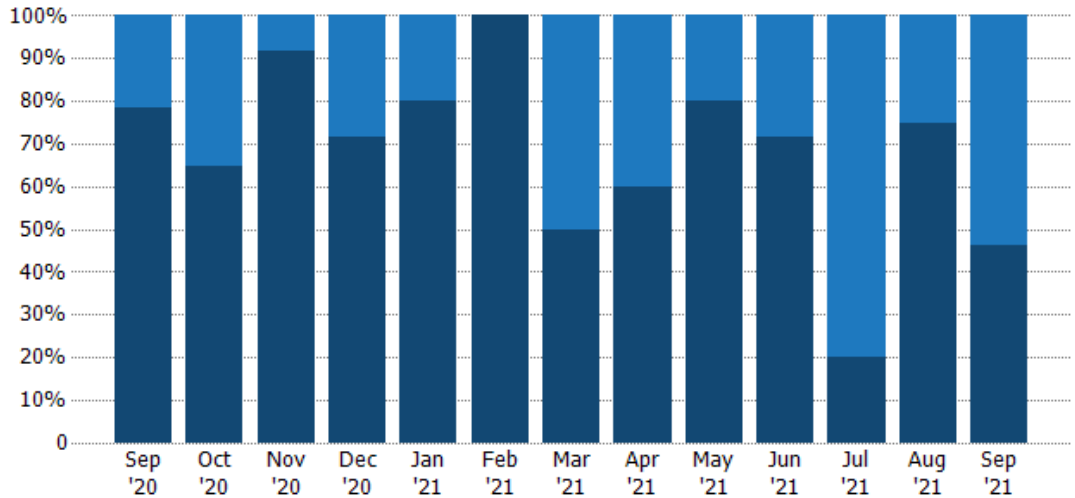
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Current Year	\$8.08M	\$6.51M	\$6.07M	\$3.98M	\$1.81M	\$2M	\$2.9M	\$3.24M	\$3.64M	\$3.23M	\$2.19M	\$4.09M	\$4.88M
Prior Year	\$3.15M	\$2.08M	\$515K	\$1.84M	\$855K	\$1.59M	\$1M	\$2.01M	\$3.14M	\$2.48M	\$6.17M	\$6.08M	\$8.08M
Percent Change from Prior Year	157%	213%	1,078%	116%	112%	26%	190%	61%	16%	30%	-64%	-33%	-40%

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



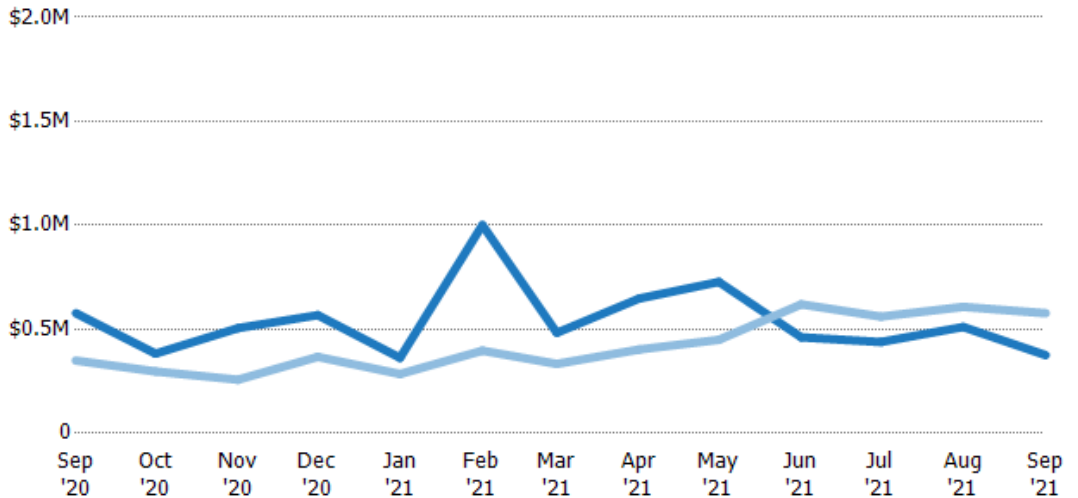
Condo/Townhouse	21%	35%	8%	29%	20%	-	50%	40%	20%	29%	80%	25%	54%
Single Family Residence	79%	65%	92%	71%	80%	100%	50%	60%	80%	71%	20%	75%	46%

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	\$577K	\$383K	\$505K	\$568K	\$363K	\$1M	\$483K	\$648K	\$728K	\$461K	\$439K	\$511K	\$376K
Prior Year	\$350K	\$297K	\$258K	\$367K	\$285K	\$397K	\$334K	\$403K	\$449K	\$620K	\$561K	\$608K	\$577K
Percent Change from Prior Year	65%	29%	96%	55%	27%	152%	45%	61%	62%	-26%	-22%	-16%	-35%

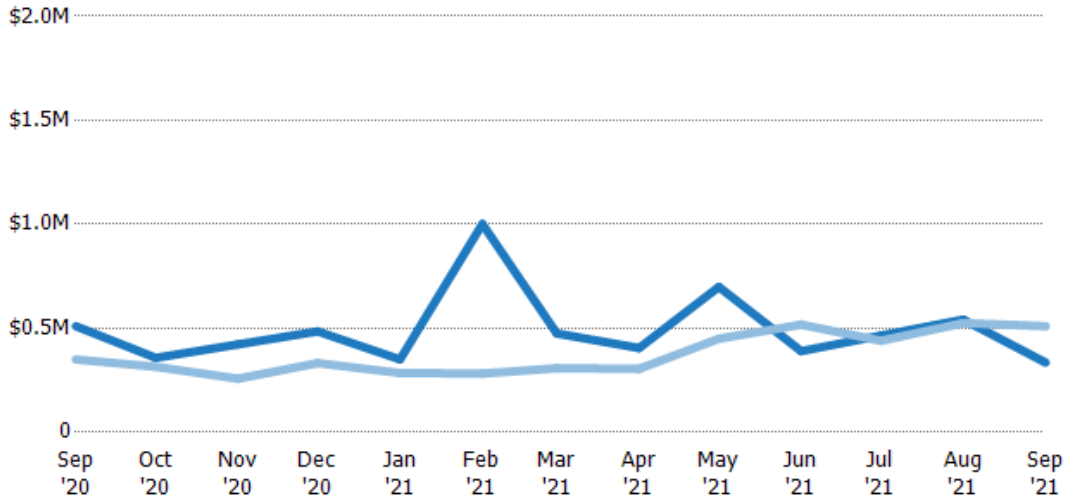
Median Sales Price

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.
Sep '21	\$335K	-34.3%
Sep '20	\$510K	45.7%
Sep '19	\$350K	-17.4%



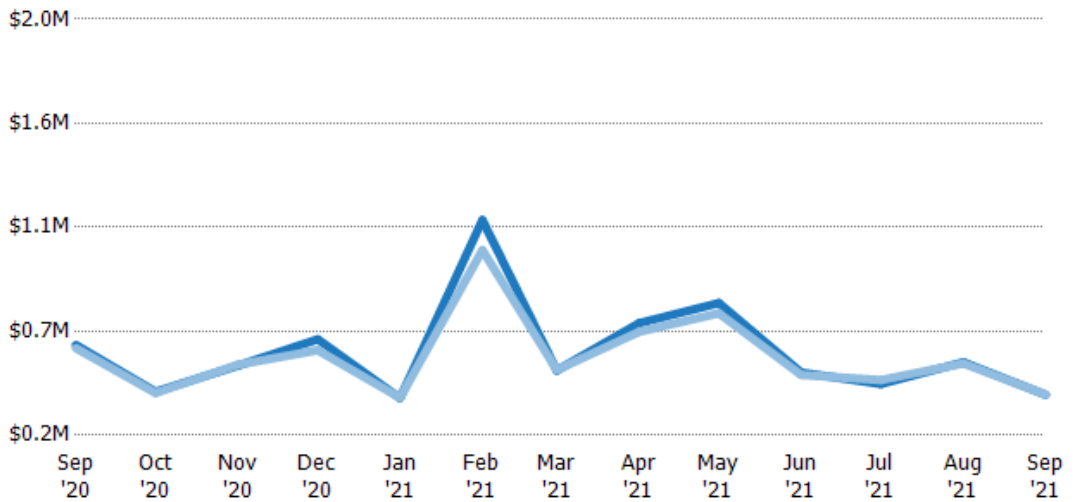
Current Year	\$510K	\$358K	\$423K	\$485K	\$350K	\$1M	\$475K	\$405K	\$699K	\$390K	\$465K	\$542K	\$335K
Prior Year	\$350K	\$315K	\$258K	\$333K	\$285K	\$282K	\$308K	\$305K	\$450K	\$518K	\$440K	\$525K	\$510K
Percent Change from Prior Year	46%	14%	64%	46%	23%	255%	54%	33%	55%	-25%	6%	3%	-34%

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



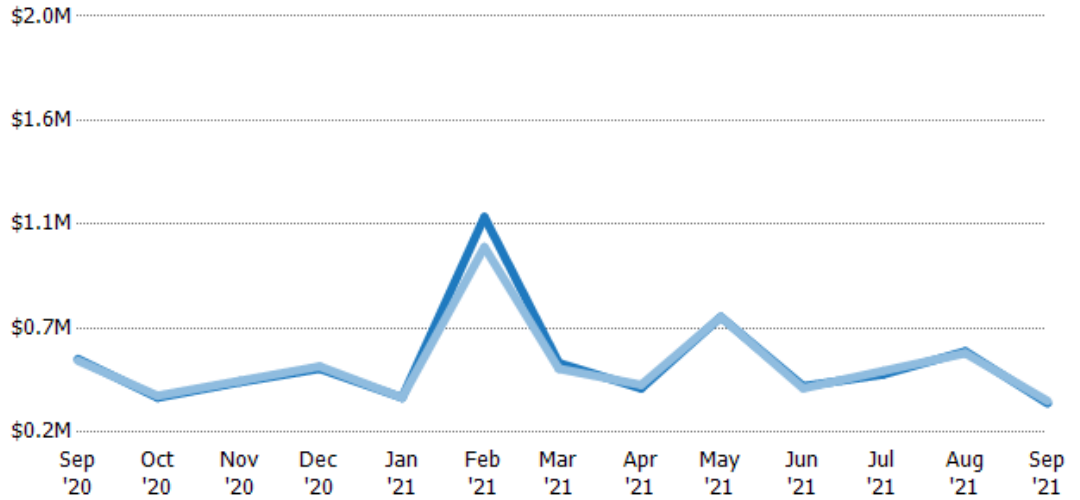
Avg List Price	\$591K	\$388K	\$501K	\$615K	\$361K	\$1.13M	\$480K	\$685K	\$772K	\$471K	\$422K	\$516K	\$375K
Avg Sales Price	\$577K	\$383K	\$505K	\$568K	\$363K	\$1M	\$483K	\$648K	\$728K	\$461K	\$439K	\$511K	\$376K
Avg Sales Price as a % of Avg List Price	98%	99%	101%	92%	100%	89%	101%	95%	94%	98%	104%	99%	100%

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



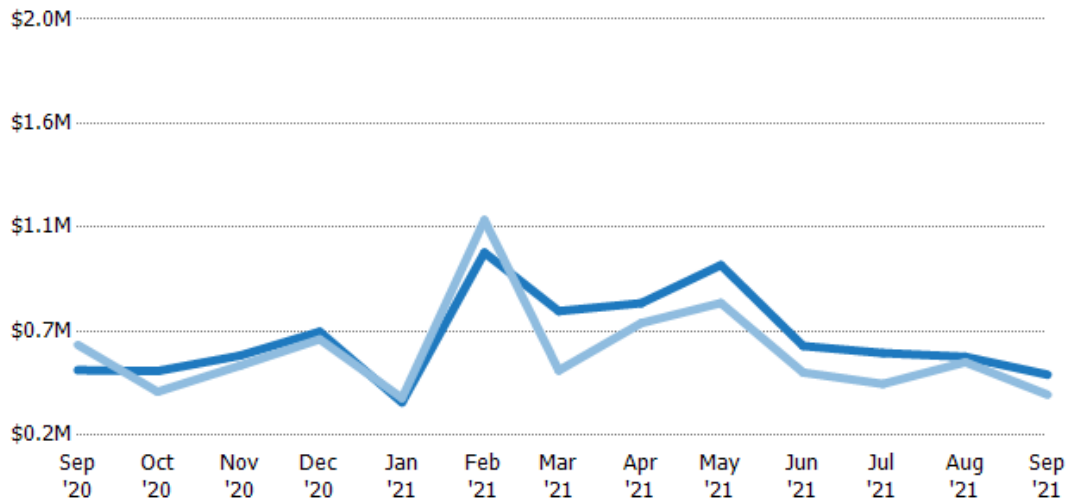
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Median List Price	\$517K	\$350K	\$417K	\$475K	\$350K	\$1.13M	\$500K	\$390K	\$699K	\$399K	\$450K	\$550K	\$325K
Median Sales Price	\$510K	\$358K	\$423K	\$485K	\$350K	\$1M	\$475K	\$405K	\$699K	\$390K	\$465K	\$542K	\$335K
Med Sales Price as a % of Med List Price	99%	102%	101%	102%	100%	89%	95%	104%	100%	98%	103%	99%	103%

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



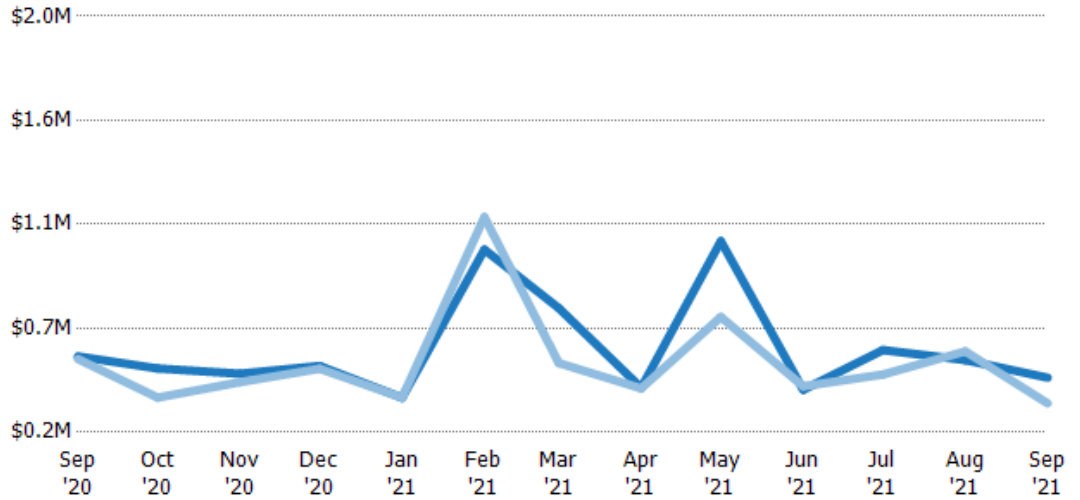
	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21
Avg Est Value	\$482K	\$478K	\$545K	\$648K	\$342K	\$990K	\$737K	\$771K	\$936K	\$586K	\$556K	\$539K	\$462K
Avg Sales Price	\$591K	\$388K	\$501K	\$615K	\$361K	\$1.13M	\$480K	\$685K	\$772K	\$471K	\$422K	\$516K	\$375K
Avg Sales Price as a % of Avg Est Value	123%	81%	92%	95%	105%	114%	65%	89%	82%	80%	76%	96%	81%

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	\$528K	\$476K	\$453K	\$487K	\$350K	\$990K	\$737K	\$393K	\$1.03M	\$384K	\$556K	\$512K	\$436K
Median Sales Price	\$517K	\$350K	\$417K	\$475K	\$350K	\$1.13M	\$500K	\$390K	\$699K	\$399K	\$450K	\$550K	\$325K
Med Sales Price as a % of Med Est Value	98%	74%	92%	98%	100%	114%	68%	99%	68%	104%	81%	107%	74%