

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 2021	Dec 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	4	3	+33.3%	98	89	+10.1%
New Listing Volume	\$1,797,000	\$1,305,500	+37.6%	\$52,766,800	\$59,094,100	-10.7%
Active Listing Count	12	16	-25%	N/A	N/A	
Active Listing Volume	\$9,761,000	\$17,919,400	-45.5%	N/A	N/A	
Average Listing Price	\$813,417	\$1,119,963	-27.4%	\$820,558	\$744,422	+10.2%
Median Listing Price	\$499,500	\$627,000	-20.3%	\$593,995	\$445,035	+33.5%
Median Days in RPR	89.5	151.5	-40.9%	66	150.26	-56.1%
Months of Inventory	1.5	1.3	+12.5%	2.2	8.1	-72.9%
Absorption Rate	66.67%	75%	-8.3%	45.89%	12.42%	+33.5%
Sales Activity Charts Metrics						
New Pending Sales Count	2	3	-33.3%	99	113	-12.4%
New Pending Sales Volume	\$545,000	\$2,487,500	-78.1%	\$48,728,900	\$57,508,000	-15.3%
Pending Sales Count	5	9	-44.4%	N/A	N/A	
Pending Sales Volume	\$2,565,000	\$4,850,000	-47.1%	N/A	N/A	
Closed Sales Count	6	7	-14.3%	83	95	-12.6%
Closed Sales Volume	\$3,083,000	\$3,975,500	-22.5%	\$40,773,500	\$46,736,850	-12.8%
Average Sales Price	\$513,833	\$567,929	-9.5%	\$491,247	\$491,967	-0.1%
Median Sales Price	\$528,000	\$485,000	+8.9%	\$451,705	\$429,632	+5.1%

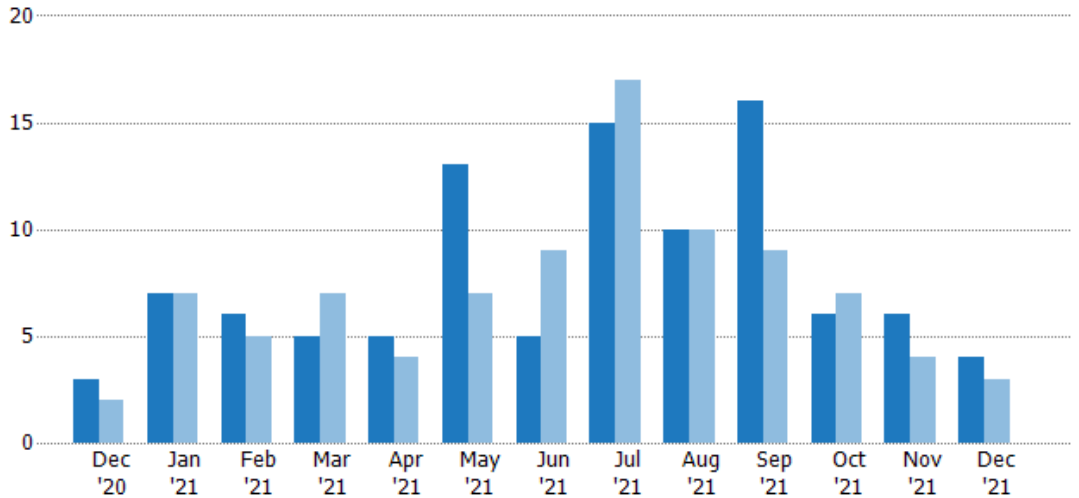
New Listings

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.
Dec '21	4	33.3%
Dec '20	3	50%
Dec '19	2	50%



Current Year	3	7	6	5	5	13	5	15	10	16	6	6	4
Prior Year	2	7	5	7	4	7	9	17	10	9	7	4	3
Percent Change from Prior Year	50%	0%	20%	-29%	25%	86%	-44%	-12%	0%	78%	-14%	50%	33%

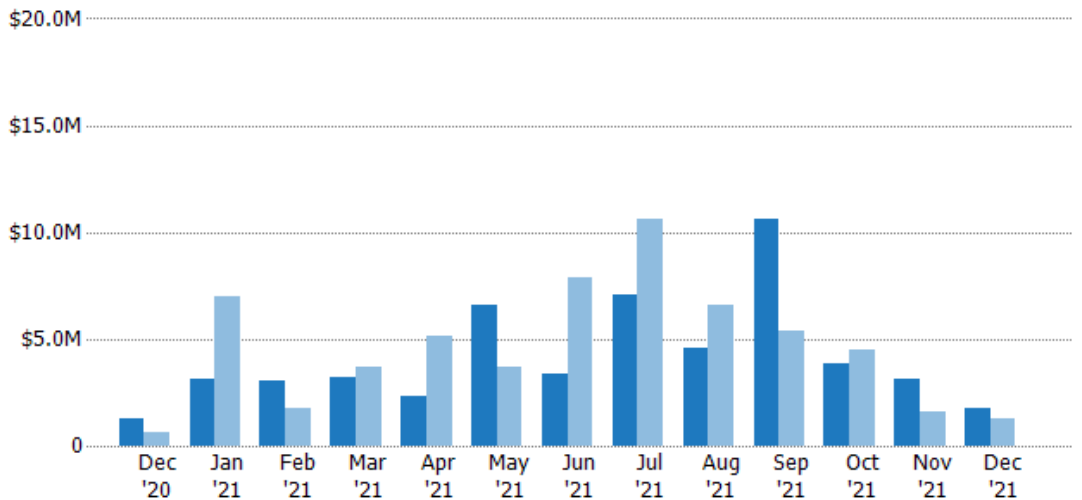
New Listing Volume

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.
Dec '21	\$1.8M	37.6%
Dec '20	\$1.31M	117.6%
Dec '19	\$600K	76.4%



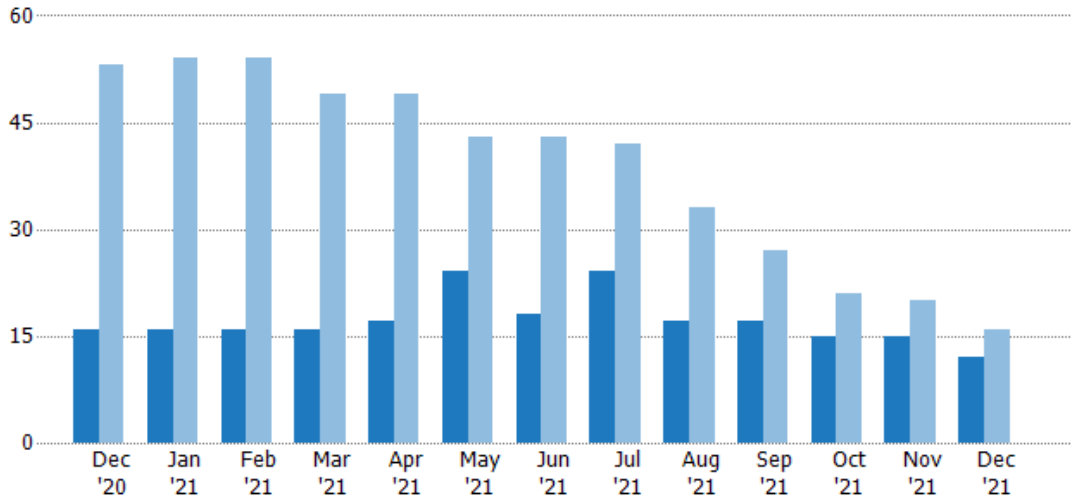
Current Year	\$1.31M	\$3.12M	\$3.07M	\$3.19M	\$2.31M	\$6.57M	\$3.4M	\$7.08M	\$4.58M	\$10.6M	\$3.85M	\$3.16M	\$1.8M
Prior Year	\$600K	\$6.98M	\$1.77M	\$3.66M	\$5.16M	\$3.72M	\$7.84M	\$10.6M	\$6.61M	\$5.37M	\$4.46M	\$1.6M	\$1.31M
Percent Change from Prior Year	118%	-55%	74%	-13%	-55%	77%	-57%	-33%	-31%	98%	-14%	98%	38%

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



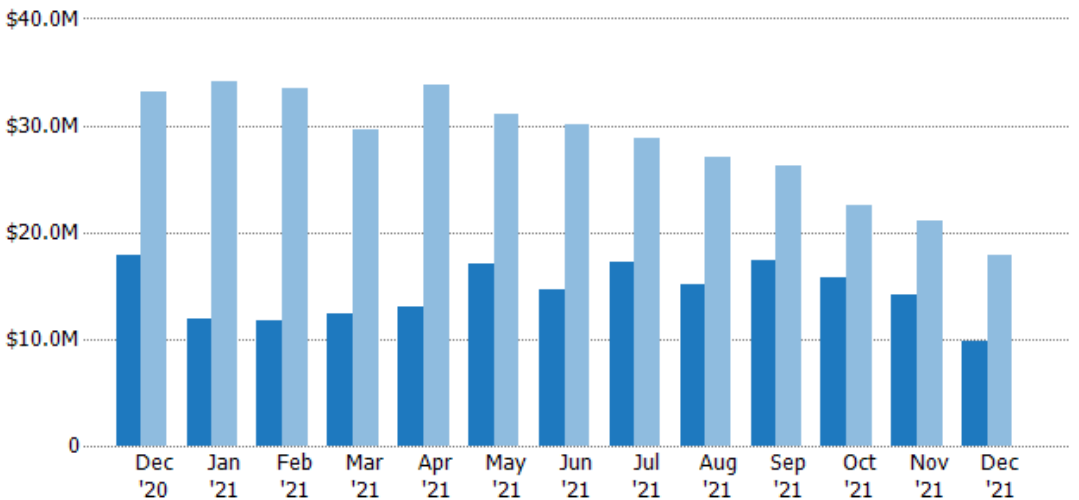
Month/Year	Count	% Chg.
Dec '21	12	-25%
Dec '20	16	-69.8%
Dec '19	53	1.9%

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.
Dec '21	\$9.76M	-45.5%
Dec '20	\$17.9M	-45.9%
Dec '19	\$33.1M	-27.2%

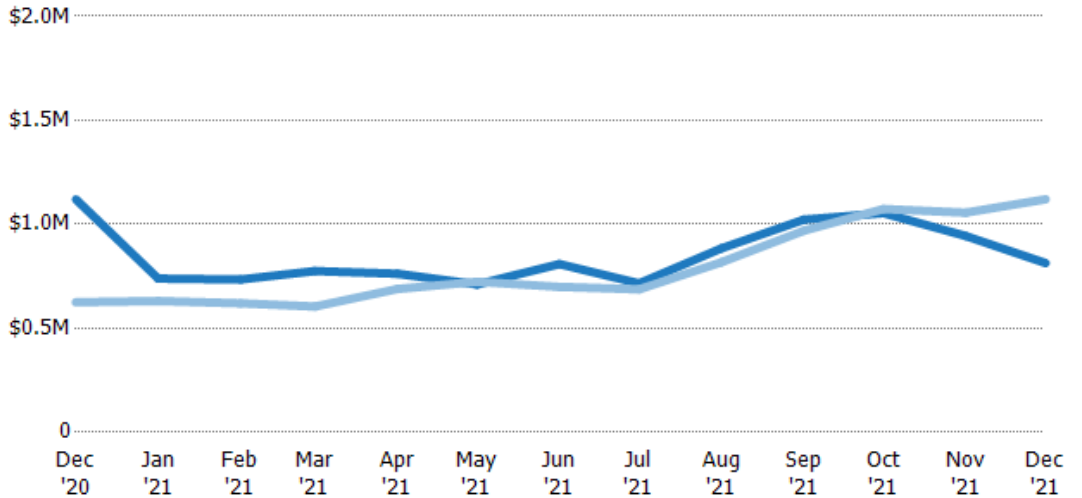
Average Listing Price

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.
Dec '21	\$813K	-27.4%
Dec '20	\$1.12M	79.2%
Dec '19	\$625K	-28.6%



Current Year	\$1.12M	\$739K	\$735K	\$775K	\$762K	\$711K	\$809K	\$716K	\$884K	\$1.02M	\$1.05M	\$943K	\$813K
Prior Year	\$625K	\$631K	\$620K	\$605K	\$689K	\$724K	\$699K	\$688K	\$818K	\$969K	\$1.07M	\$1.06M	\$1.12M
Percent Change from Prior Year	79%	17%	18%	28%	11%	-2%	16%	4%	8%	6%	-2%	-11%	-27%

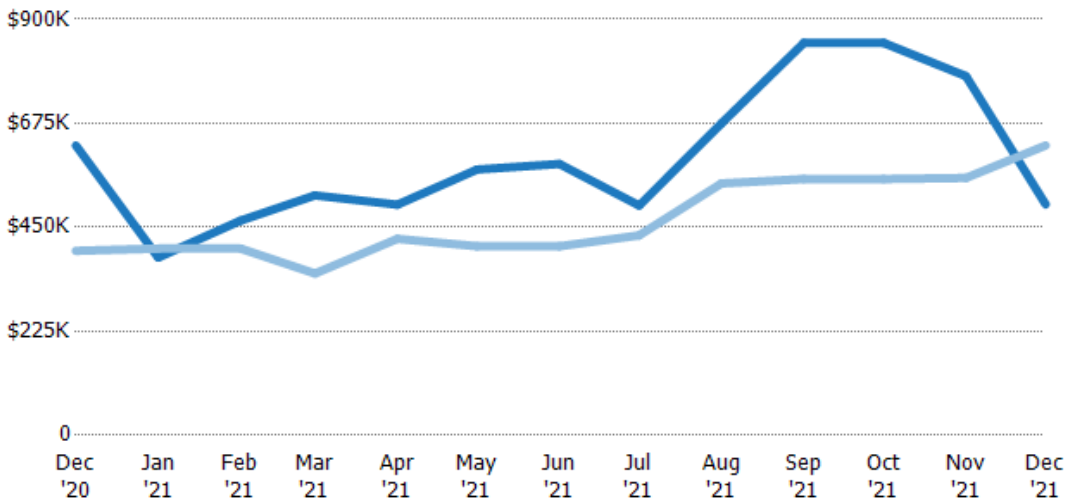
Median Listing Price

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.
Dec '21	\$500K	-20.3%
Dec '20	\$627K	57.1%
Dec '19	\$399K	-8%



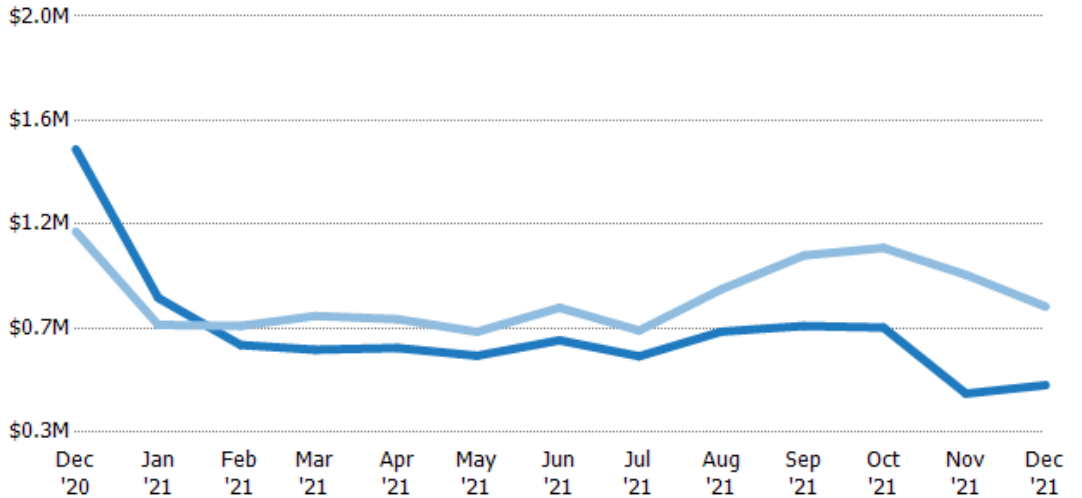
Current Year	\$627K	\$385K	\$465K	\$519K	\$499K	\$575K	\$587K	\$497K	\$675K	\$849K	\$849K	\$777K	\$500K
Prior Year	\$399K	\$404K	\$404K	\$350K	\$425K	\$409K	\$409K	\$433K	\$545K	\$555K	\$555K	\$557K	\$627K
Percent Change from Prior Year	57%	-5%	15%	48%	17%	41%	44%	15%	24%	53%	53%	40%	-20%

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



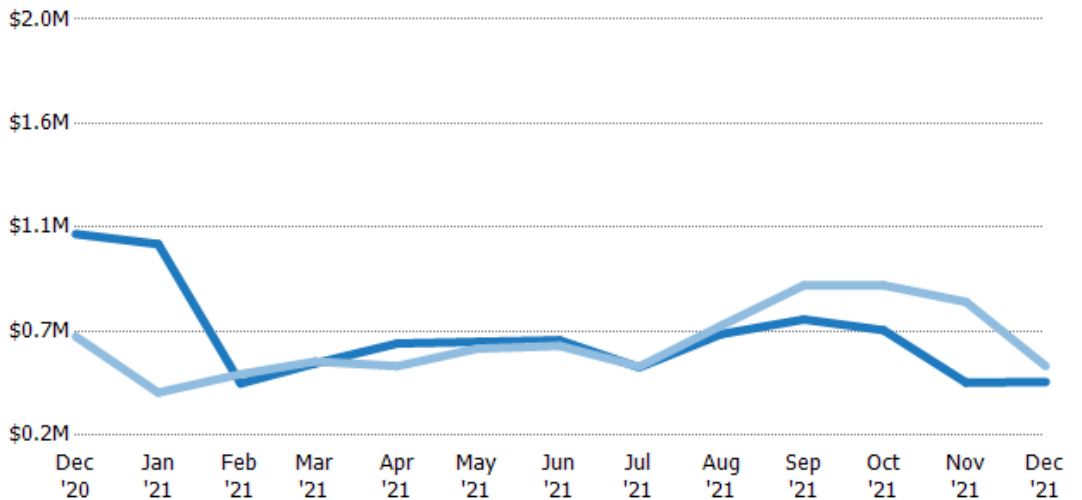
Avg Est Value	\$1.46M	\$849K	\$657K	\$637K	\$644K	\$613K	\$676K	\$611K	\$711K	\$734K	\$728K	\$458K	\$493K
Avg Listing Price	\$1.12M	\$739K	\$735K	\$775K	\$762K	\$711K	\$809K	\$716K	\$884K	\$1.02M	\$1.05M	\$943K	\$813K
Avg Listing Price as a % of Avg Est Value	77%	87%	112%	122%	118%	116%	120%	117%	124%	139%	145%	206%	165%

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	\$1.07M	\$1.03M	\$424K	\$511K	\$597K	\$604K	\$611K	\$494K	\$638K	\$701K	\$655K	\$428K	\$430K
Median Listing Price	\$627K	\$385K	\$465K	\$519K	\$499K	\$575K	\$587K	\$497K	\$675K	\$849K	\$849K	\$777K	\$500K
Med Listing Price as a % of Med Est Value	59%	37%	110%	102%	84%	95%	96%	101%	106%	121%	130%	181%	116%

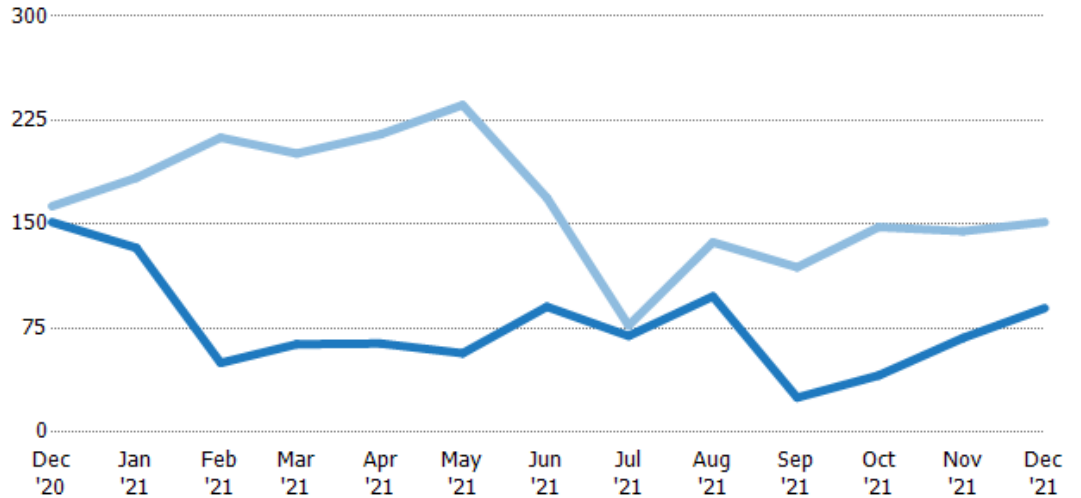
Median Days in RPR

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.
Dec '21	89.5	-40.9%
Dec '20	152	-7.1%
Dec '19	163	-7.1%



	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	152	133	50	63.5	64	57	90.5	69.5	98	25	41	68	89.5
Prior Year	163	184	213	201	215	236	169	77	137	119	148	145	152
Percent Change from Prior Year	-7%	-28%	-76%	-68%	-70%	-76%	-46%	-10%	-28%	-79%	-72%	-53%	-41%

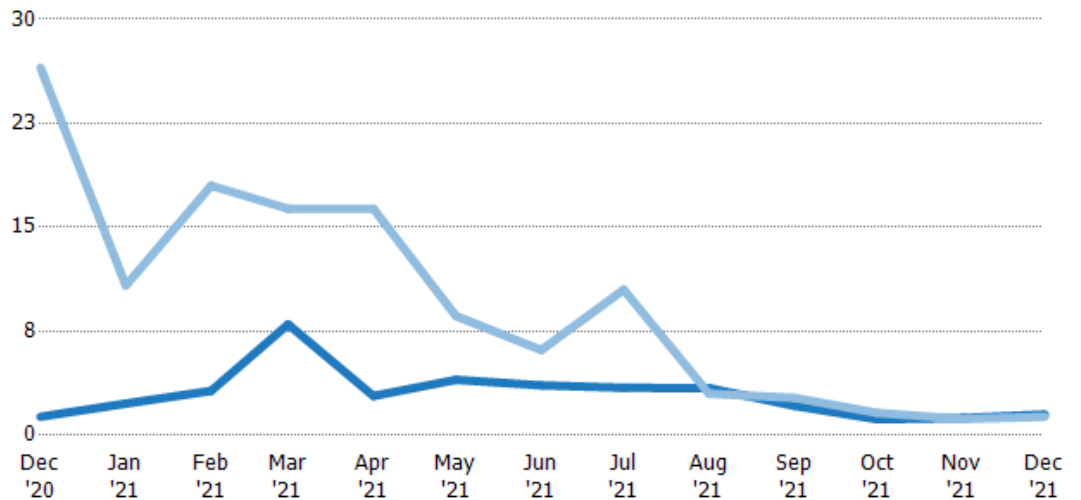
Months of Inventory

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.
Dec '21	1.5	12.5%
Dec '20	1.33	-95%
Dec '19	26.5	-70.9%



	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	1.33	2.29	3.2	8	2.83	4	3.6	3.43	3.4	2.13	1.15	1.25	1.5
Prior Year	26.5	10.8	18	16.3	16.3	8.6	6.14	10.5	3	2.7	1.62	1.18	1.33
Percent Change from Prior Year	-95%	-79%	-82%	-51%	-83%	-53%	-41%	-67%	13%	-21%	-29%	6%	13%

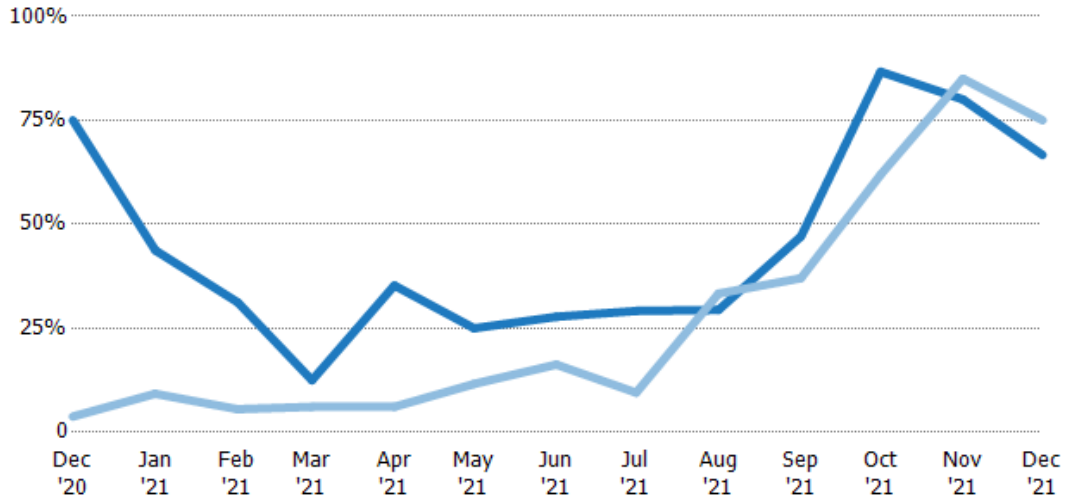
Absorption Rate

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.
Dec '21	67%	8.3%
Dec '20	75%	-71.2%
Dec '19	4%	243.8%



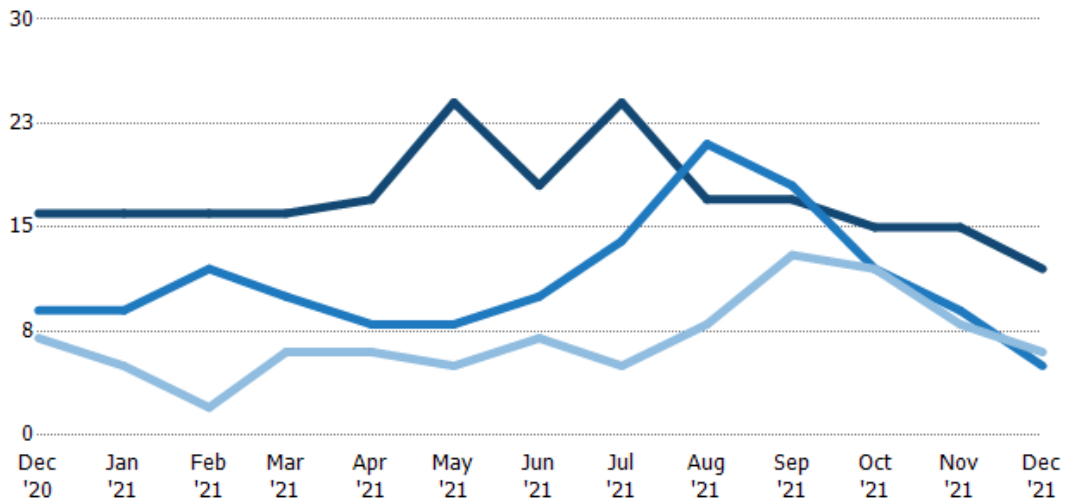
Current Year	75%	44%	31%	13%	35%	25%	28%	29%	29%	47%	87%	80%	67%
Prior Year	4%	9%	6%	6%	6%	12%	16%	10%	33%	37%	62%	85%	75%
Change from Prior Year	-71%	-35%	-26%	-6%	-29%	-13%	-12%	-20%	4%	-10%	-25%	5%	8%

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



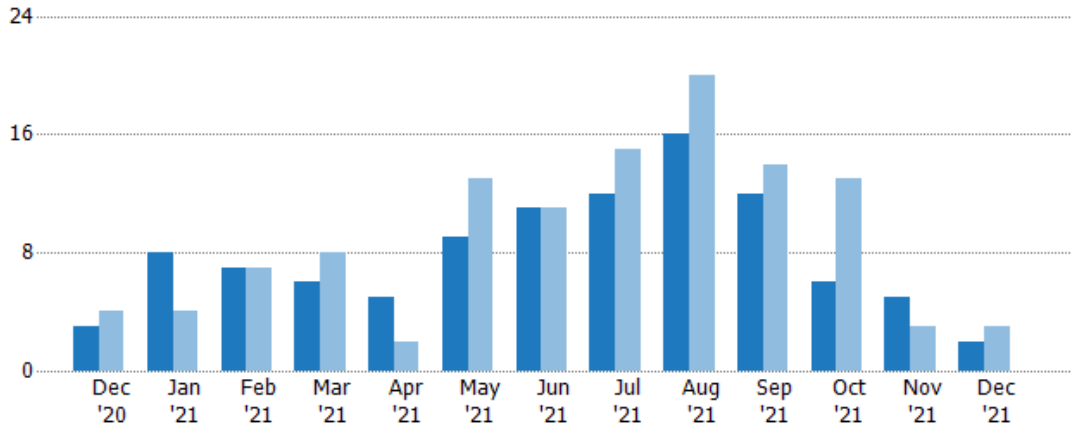
Active	16	16	16	16	17	24	18	24	17	17	15	15	12
Pending	9	9	12	10	8	8	10	14	21	18	12	9	5
Sold	7	5	2	6	6	5	7	5	8	13	12	8	6

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



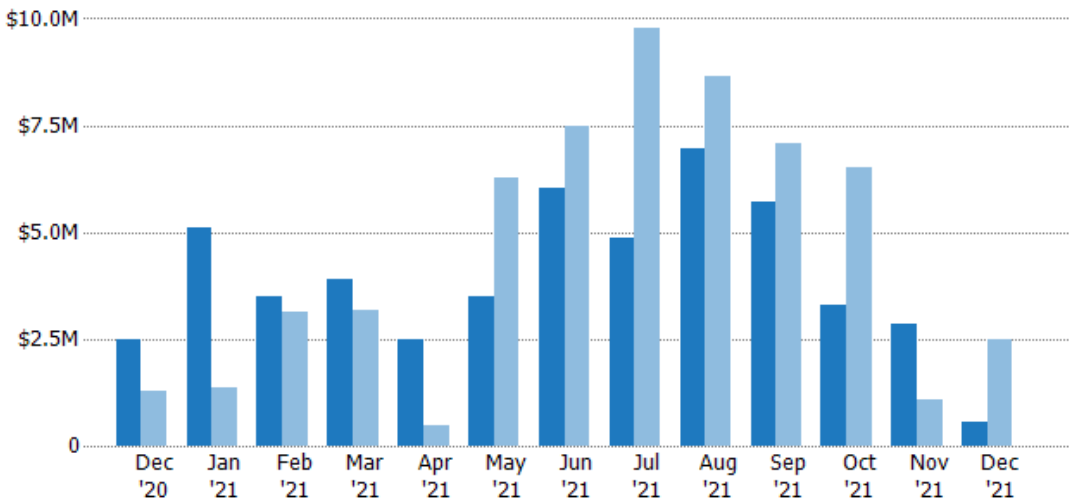
Month/Year	Count	% Chg.
Dec '21	2	-33.3%
Dec '20	3	-25%
Dec '19	4	-75%

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



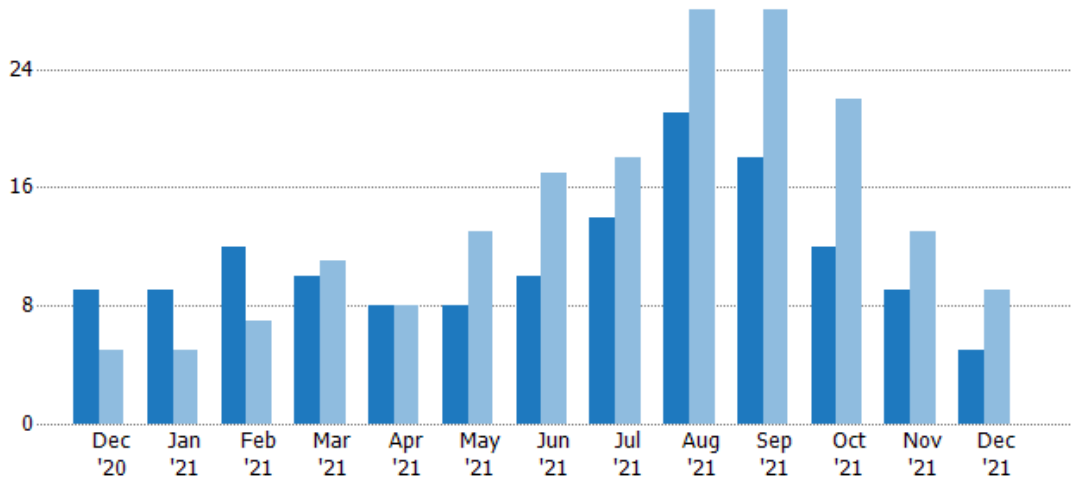
Month/Year	Volume	% Chg.
Dec '21	\$545K	-78.1%
Dec '20	\$2.49M	94.7%
Dec '19	\$1.28M	-85.9%

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



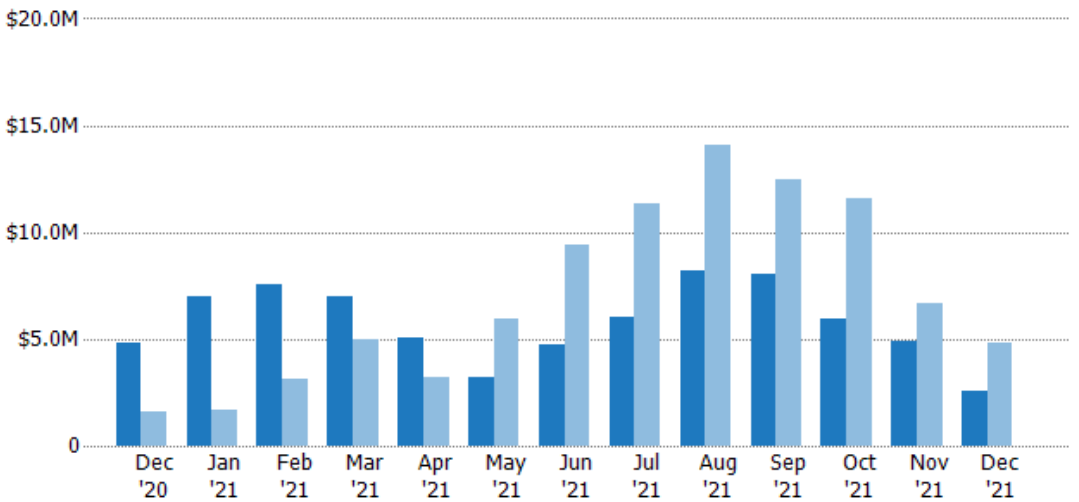
Month/Year	Count	% Chg.
Dec '21	5	-44.4%
Dec '20	9	80%
Dec '19	5	-80%

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



Month/Year	Volume	% Chg.
Dec '21	\$2.57M	-47.1%
Dec '20	\$4.85M	202%
Dec '19	\$1.61M	-88.8%

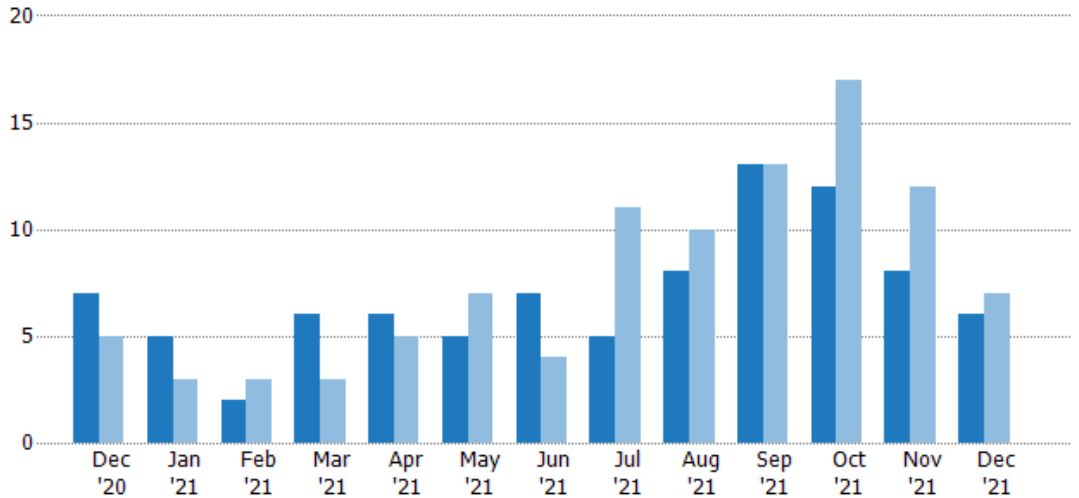
Closed Sales

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.
Dec '21	6	-14.3%
Dec '20	7	40%
Dec '19	5	40%



	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	7	5	2	6	6	5	7	5	8	13	12	8	6
Prior Year	5	3	3	3	5	7	4	11	10	13	17	12	7
Percent Change from Prior Year	40%	67%	-33%	100%	20%	-29%	75%	-55%	-20%	0%	-29%	-33%	-14%

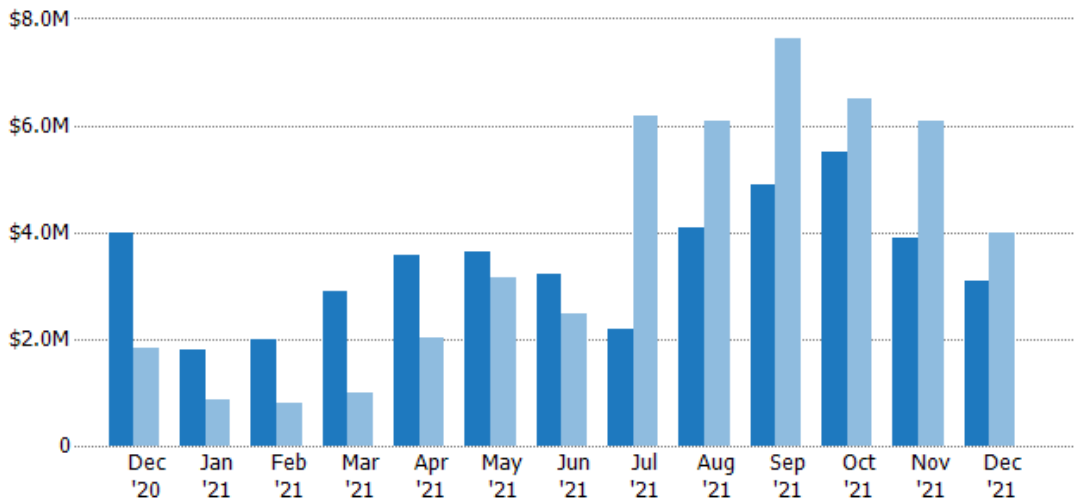
Closed Sales Volume

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.
Dec '21	\$3.08M	-22.5%
Dec '20	\$3.98M	116.5%
Dec '19	\$1.84M	-4.7%



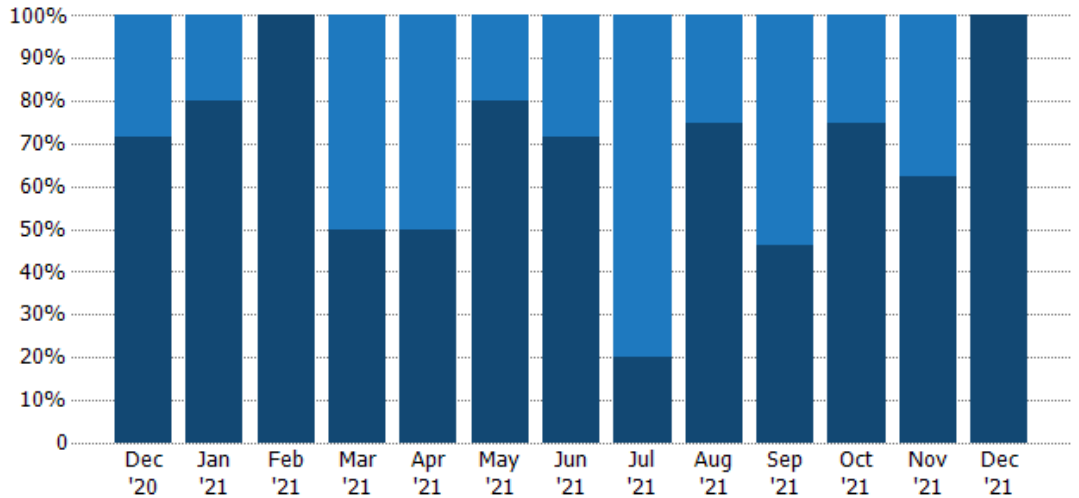
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	\$3.98M	\$1.81M	\$2M	\$2.9M	\$3.56M	\$3.64M	\$3.23M	\$2.19M	\$4.09M	\$4.88M	\$5.5M	\$3.88M	\$3.08M
Prior Year	\$1.84M	\$855K	\$814K	\$1M	\$2.01M	\$3.14M	\$2.48M	\$6.17M	\$6.08M	\$7.63M	\$6.51M	\$6.07M	\$3.98M
Percent Change from Prior Year	116%	112%	146%	190%	77%	16%	30%	-64%	-33%	-36%	-16%	-36%	-22%

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



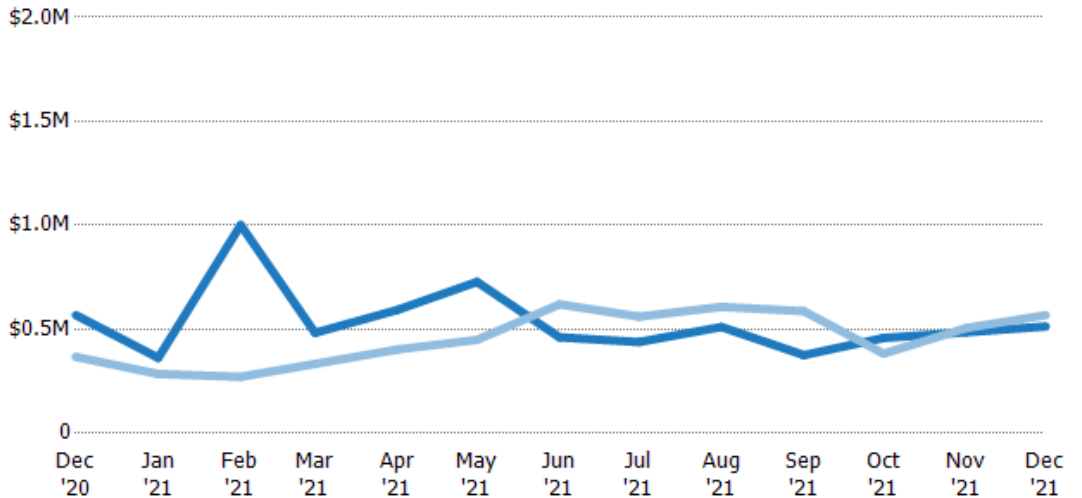
Property Type	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Condo/Townhouse	29%	20%	-	50%	50%	20%	29%	80%	25%	54%	25%	38%	-
Single Family Residence	71%	80%	100%	50%	50%	80%	71%	20%	75%	46%	75%	63%	100%

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.
Dec '21	\$514K	-9.5%
Dec '20	\$568K	54.6%
Dec '19	\$367K	-31.9%

Property Type	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Current Year	\$568K	\$363K	\$1M	\$483K	\$593K	\$728K	\$461K	\$439K	\$511K	\$376K	\$458K	\$485K	\$514K
Prior Year	\$367K	\$285K	\$271K	\$334K	\$403K	\$449K	\$620K	\$561K	\$608K	\$587K	\$383K	\$505K	\$568K
Percent Change from Prior Year	55%	27%	269%	45%	47%	62%	-26%	-22%	-16%	-36%	20%	-4%	-10%

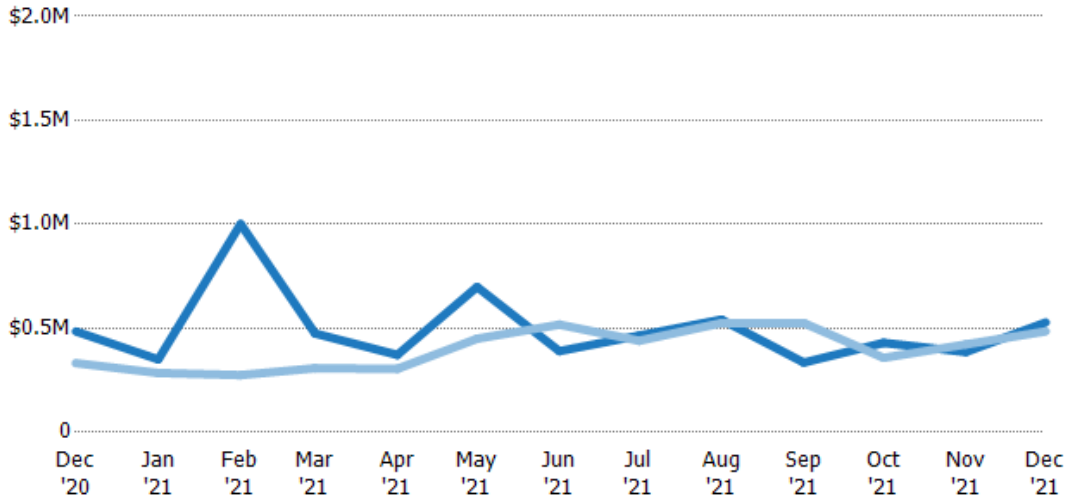
Median Sales Price

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.
Dec '21	\$528K	8.9%
Dec '20	\$485K	45.9%
Dec '19	\$333K	-29.6%



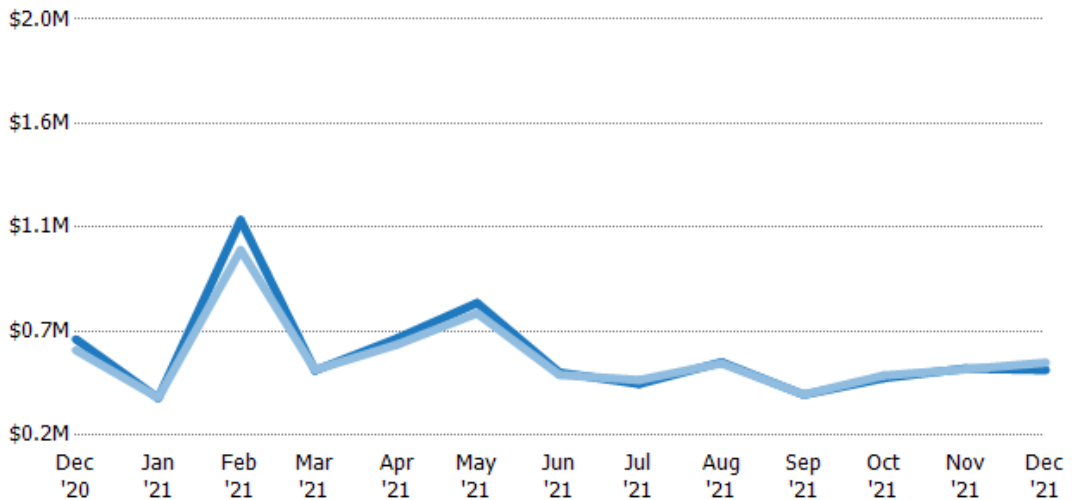
Current Year	\$485K	\$350K	\$1M	\$475K	\$372K	\$699K	\$390K	\$465K	\$542K	\$335K	\$430K	\$386K	\$528K
Prior Year	\$333K	\$285K	\$275K	\$308K	\$305K	\$450K	\$518K	\$440K	\$525K	\$525K	\$358K	\$423K	\$485K
Percent Change from Prior Year	46%	23%	264%	54%	22%	55%	-25%	6%	3%	-36%	20%	-9%	9%

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



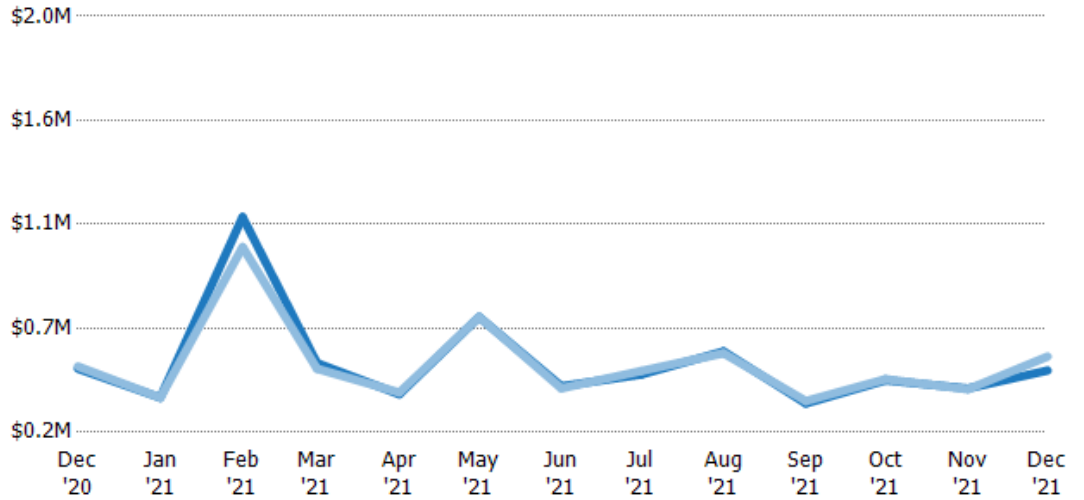
Avg List Price	\$615K	\$361K	\$1.13M	\$480K	\$619K	\$772K	\$471K	\$422K	\$516K	\$375K	\$447K	\$489K	\$482K
Avg Sales Price	\$568K	\$363K	\$1M	\$483K	\$593K	\$728K	\$461K	\$439K	\$511K	\$376K	\$458K	\$485K	\$514K
Avg Sales Price as a % of Avg List Price	92%	100%	89%	101%	96%	94%	98%	104%	99%	100%	103%	99%	107%

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



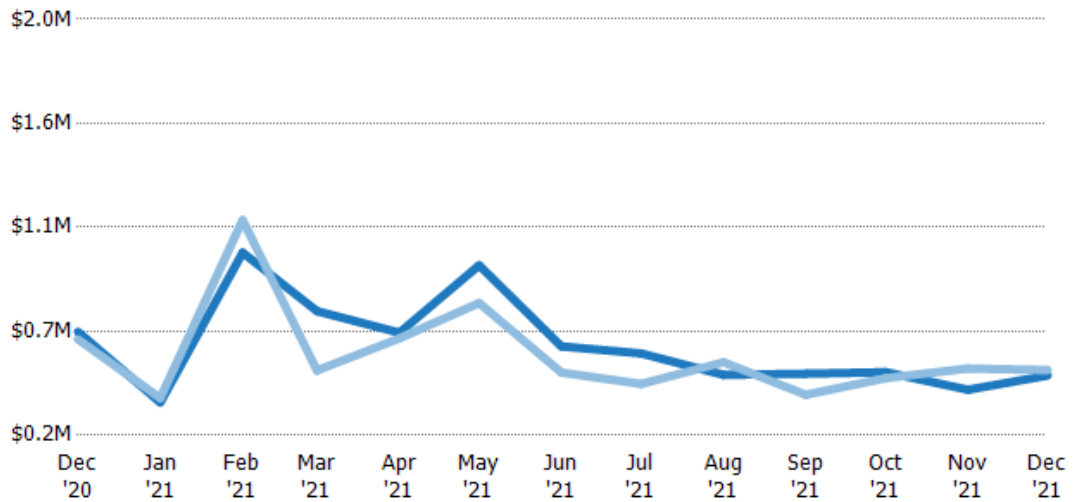
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Median List Price	\$475K	\$350K	\$1.13M	\$500K	\$365K	\$699K	\$399K	\$450K	\$550K	\$325K	\$425K	\$390K	\$468K
Median Sales Price	\$485K	\$350K	\$1M	\$475K	\$372K	\$699K	\$390K	\$465K	\$542K	\$335K	\$430K	\$386K	\$528K
Med Sales Price as a % of Med List Price	102%	100%	89%	95%	102%	100%	98%	103%	99%	103%	101%	99%	113%

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



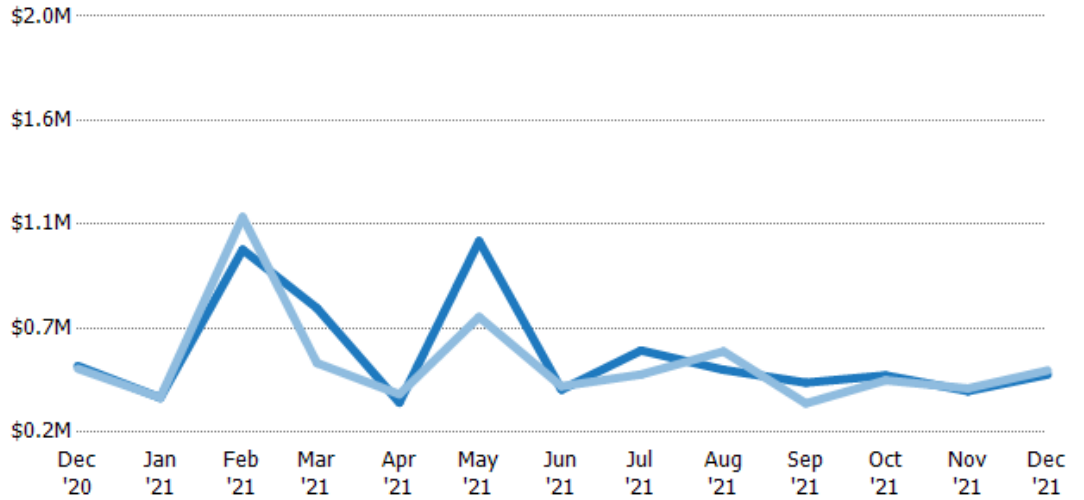
	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21
Avg Est Value	\$648K	\$342K	\$990K	\$737K	\$644K	\$936K	\$584K	\$554K	\$461K	\$466K	\$473K	\$397K	\$459K
Avg Sales Price	\$615K	\$361K	\$1.13M	\$480K	\$619K	\$772K	\$471K	\$422K	\$516K	\$375K	\$447K	\$489K	\$482K
Avg Sales Price as a % of Avg Est Value	95%	105%	114%	65%	96%	83%	81%	76%	112%	80%	95%	123%	105%

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	\$487K	\$350K	\$990K	\$737K	\$328K	\$1.03M	\$384K	\$554K	\$470K	\$415K	\$446K	\$378K	\$450K
Median Sales Price	\$475K	\$350K	\$1.13M	\$500K	\$365K	\$699K	\$399K	\$450K	\$550K	\$325K	\$425K	\$390K	\$468K
Med Sales Price as a % of Med Est Value	98%	100%	114%	68%	111%	68%	104%	81%	117%	78%	95%	103%	104%