

## 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	Jan 2022	Jan 2021	+ / -	YTD 2022	YTD 2021	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	2	7	-71.4%	98	94	+4.3%
New Listing Volume	\$878,000	\$3,117,900	-71.8%	\$52,911,800	\$61,688,000	-14.2%
Active Listing Count	12	16	-25%	N/A	N/A	
Active Listing Volume	\$6,732,900	\$11,820,400	-43%	N/A	N/A	
Average Listing Price	\$561,075	\$738,775	-24.1%	\$773,116	\$757,677	+2%
Median Listing Price	\$439,500	\$384,500	+14.3%	\$582,478	\$437,646	+33.1%
Median Days in RPR	123	133	-7.5%	77.34	143.07	-45.9%
Months of Inventory	2	2.7	-25%	2.4	5.3	-55%
Absorption Rate	50%	37.5%	+12.5%	41.67%	18.75%	+22.9%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	–	8	–	101	119	-15.1%
New Pending Sales Volume	–	\$5,096,400	–	\$52,752,900	\$62,230,400	-15.2%
Pending Sales Count	3	9	-66.7%	N/A	N/A	
Pending Sales Volume	\$4,599,000	\$7,018,400	-34.5%	N/A	N/A	
Closed Sales Count	5	5	+–	86	96	-10.4%
Closed Sales Volume	\$2,593,500	\$1,812,500	+43.1%	\$42,599,000	\$47,542,350	-10.4%
Average Sales Price	\$518,700	\$362,500	+43.1%	\$495,337	\$495,233	+0%
Median Sales Price	\$473,500	\$350,000	+35.3%	\$451,953	\$438,166	+3.1%

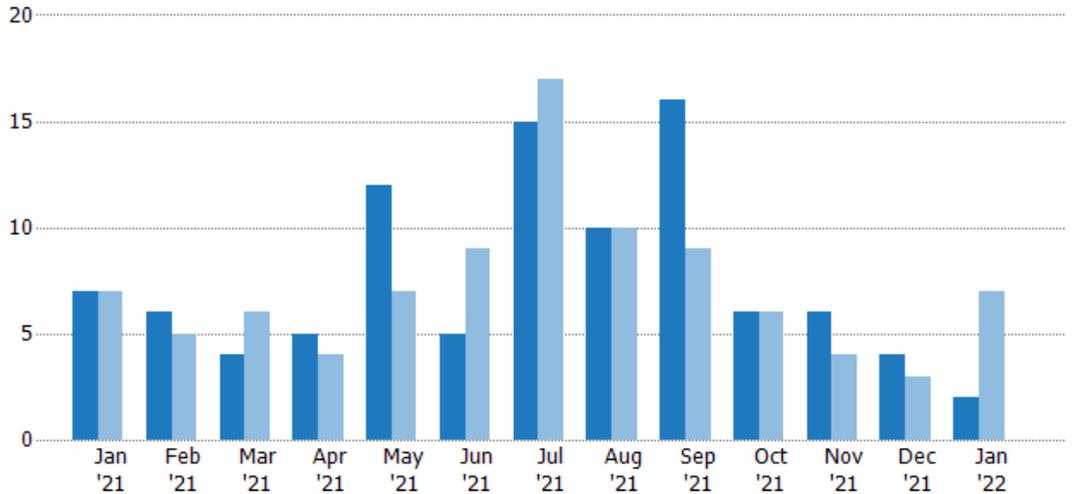
## New Listings

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.
Jan '22	2	-71.4%
Jan '21	7	0%
Jan '20	7	-42.9%



Current Year	7	6	4	5	12	5	15	10	16	6	6	4	2
Prior Year	7	5	6	4	7	9	17	10	9	6	4	3	7
Percent Change from Prior Year	0%	20%	-33%	25%	71%	-44%	-12%	0%	78%	0%	50%	33%	-71%

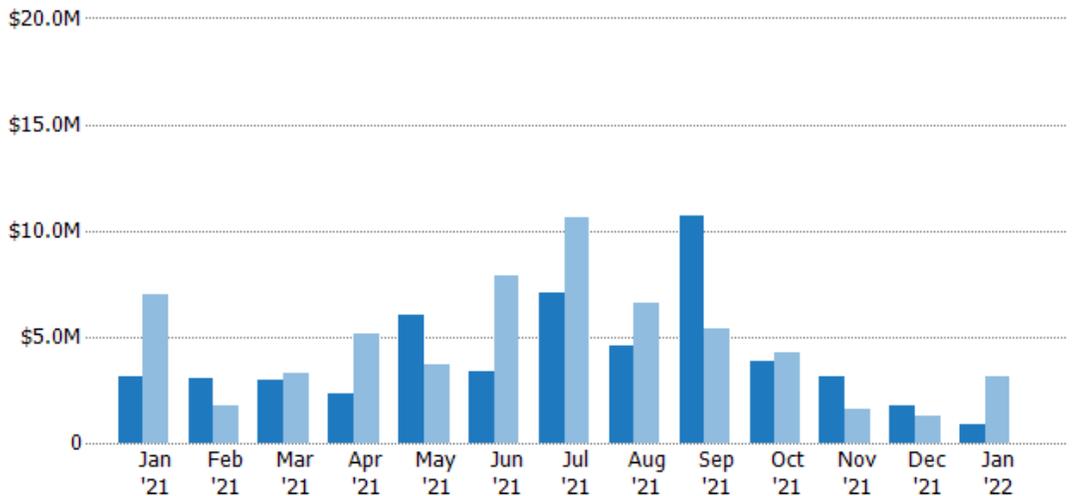
## New Listing Volume

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.
Jan '22	\$878K	-71.8%
Jan '21	\$3.12M	-55.3%
Jan '20	\$6.98M	-79.9%



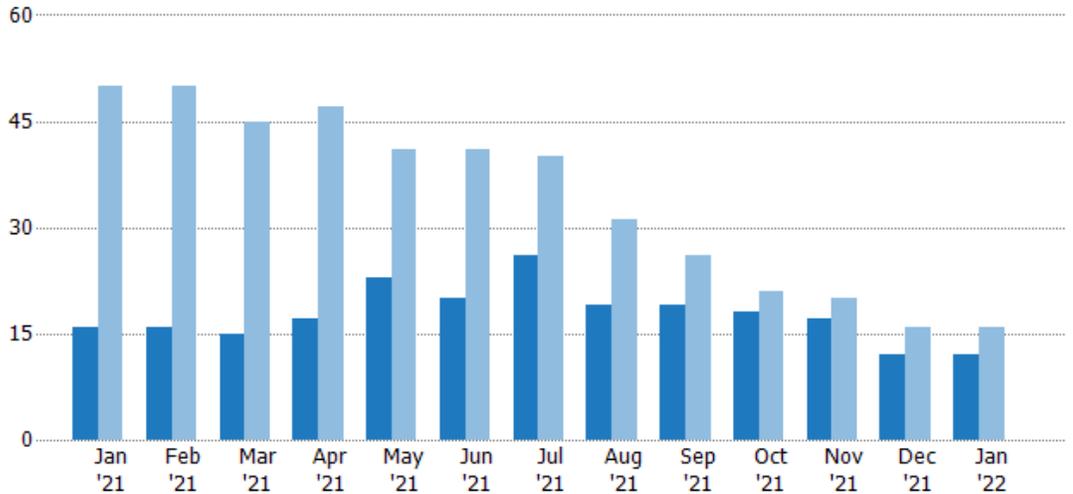
Current Year	\$3.12M	\$3.07M	\$2.98M	\$2.31M	\$6M	\$3.4M	\$7.08M	\$4.58M	\$10.7M	\$3.85M	\$3.16M	\$1.8M	\$878K
Prior Year	\$6.98M	\$1.77M	\$3.31M	\$5.16M	\$3.72M	\$7.84M	\$10.6M	\$6.61M	\$5.37M	\$4.28M	\$1.6M	\$1.31M	\$3.12M
Percent Change from Prior Year	-55%	74%	-10%	-55%	61%	-57%	-33%	-31%	99%	-10%	98%	38%	-72%

## 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.
Jan '22	12	-25%
Jan '21	16	-68%
Jan '20	50	-10%

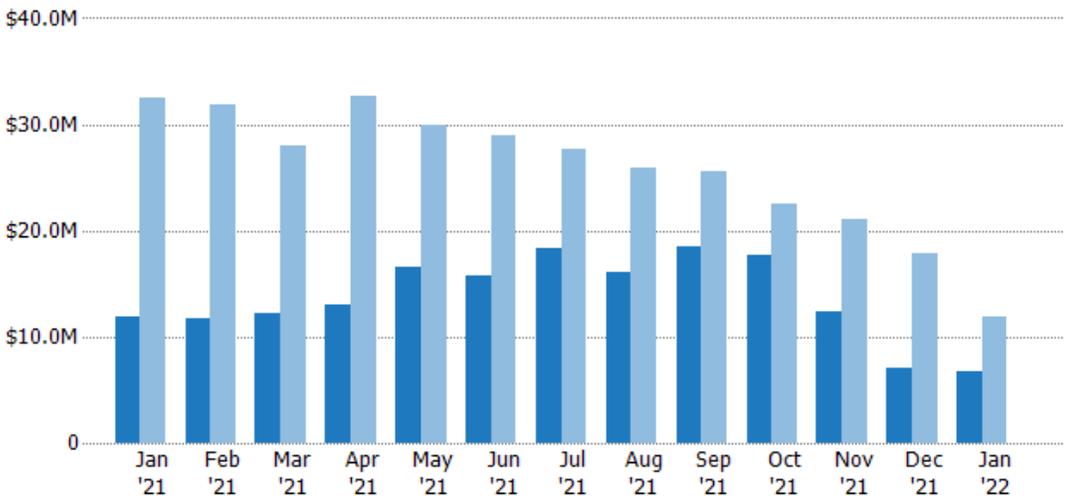
Month/Year	Count	% Chg.
Jan '22	12	-25%
Jan '21	16	-68%
Jan '20	50	-10%

## 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.
Jan '22	\$6.73M	-43%
Jan '21	\$11.8M	-63.6%
Jan '20	\$32.5M	-39.7%

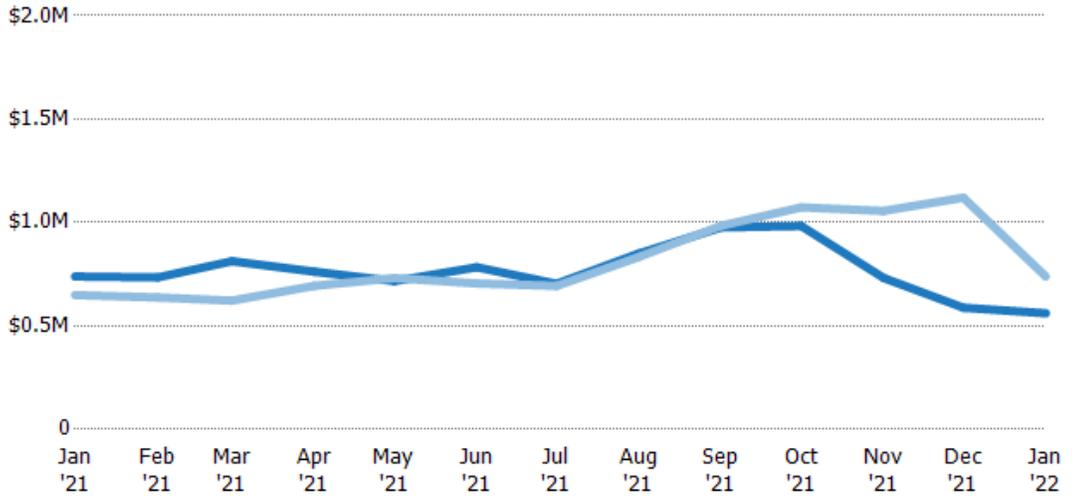
Month/Year	Volume	% Chg.
Jan '22	\$6.73M	-43%
Jan '21	\$11.8M	-63.6%
Jan '20	\$32.5M	-39.7%

## 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



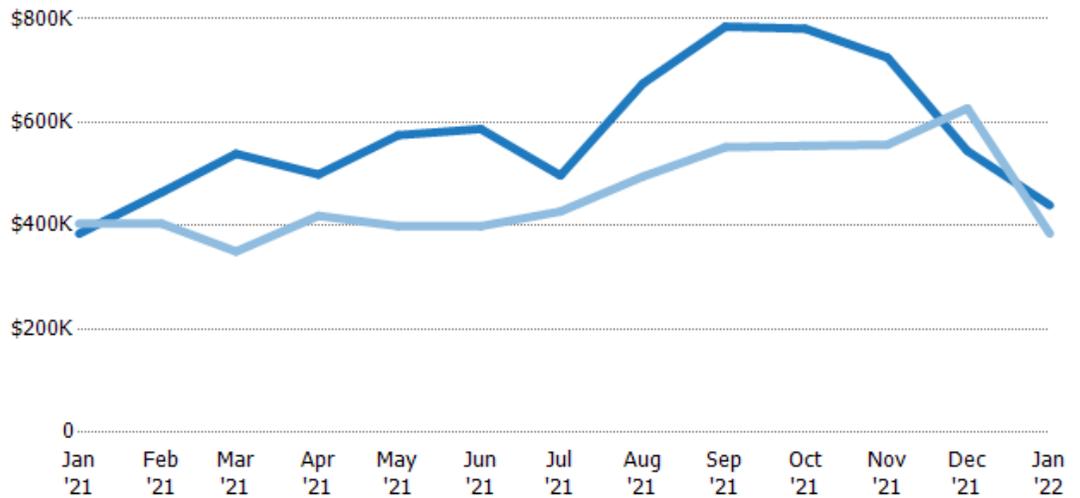
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jan '21	\$739K	\$649K	14%
Feb '21	\$735K	\$637K	15%
Mar '21	\$813K	\$622K	31%
Apr '21	\$762K	\$694K	10%
May '21	\$717K	\$731K	-2%
Jun '21	\$784K	\$705K	11%
Jul '21	\$704K	\$693K	1%
Aug '21	\$850K	\$834K	2%
Sep '21	\$976K	\$984K	-1%
Oct '21	\$983K	\$1.07M	-8%
Nov '21	\$732K	\$1.06M	-31%
Dec '21	\$588K	\$1.12M	-47%
Jan '22	\$561K	\$739K	-24%

## 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



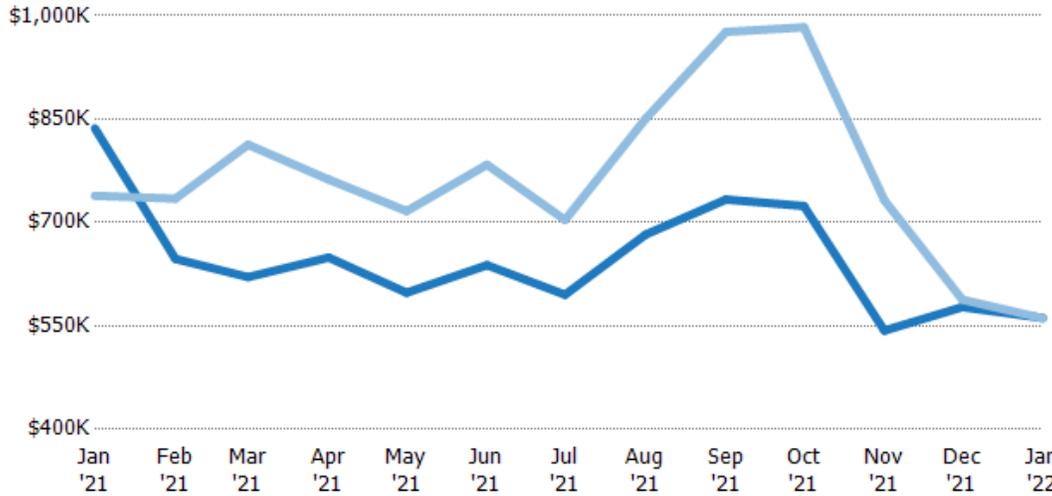
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jan '21	\$385K	\$404K	-5%
Feb '21	\$465K	\$404K	15%
Mar '21	\$539K	\$350K	54%
Apr '21	\$499K	\$419K	19%
May '21	\$575K	\$399K	44%
Jun '21	\$587K	\$399K	47%
Jul '21	\$497K	\$428K	16%
Aug '21	\$675K	\$495K	36%
Sep '21	\$785K	\$552K	42%
Oct '21	\$781K	\$555K	41%
Nov '21	\$725K	\$557K	30%
Dec '21	\$545K	\$627K	-13%
Jan '22	\$440K	\$385K	14%

## 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



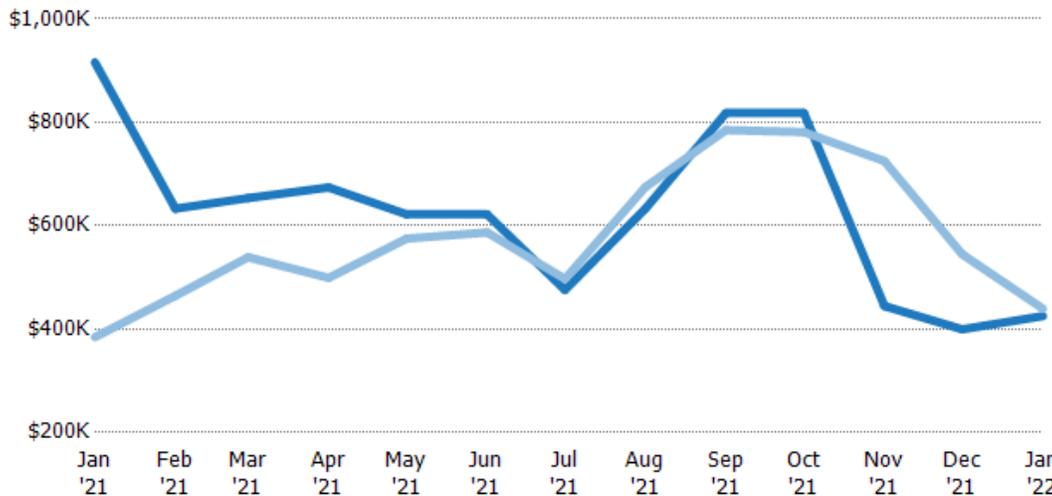
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Avg Est Value	\$837K	\$647K	\$621K	\$649K	\$598K	\$638K	\$595K	\$682K	\$733K	\$724K	\$543K	\$577K	\$561K
Avg Listing Price	\$739K	\$735K	\$813K	\$762K	\$717K	\$784K	\$704K	\$850K	\$976K	\$983K	\$732K	\$588K	\$561K
Avg Listing Price as a % of Avg Est Value	88%	114%	131%	117%	120%	123%	118%	125%	133%	136%	135%	102%	100%

## 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



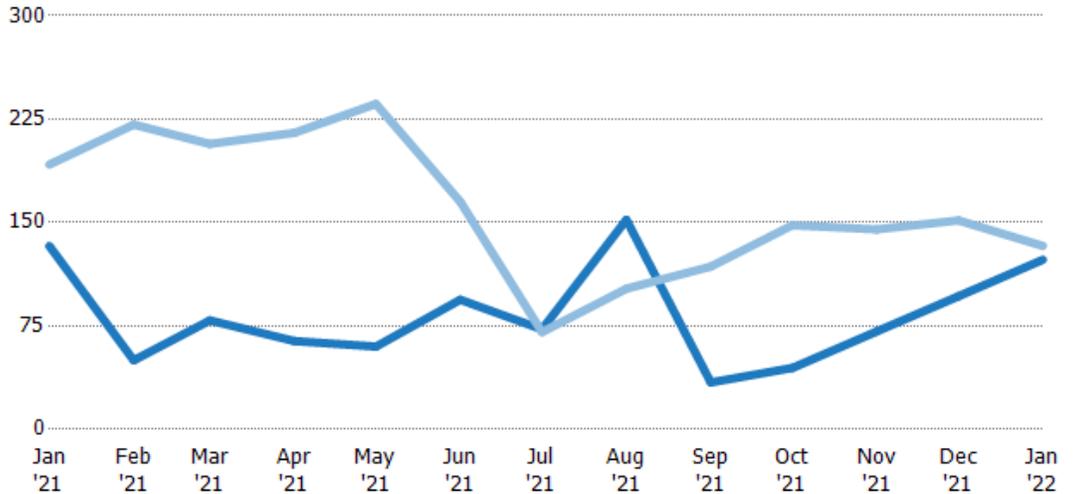
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Median Est Value	\$916K	\$633K	\$654K	\$674K	\$622K	\$622K	\$476K	\$633K	\$818K	\$818K	\$445K	\$400K	\$425K
Median Listing Price	\$385K	\$465K	\$539K	\$499K	\$575K	\$587K	\$497K	\$675K	\$785K	\$781K	\$725K	\$545K	\$440K
Med Listing Price as a % of Med Est Value	42%	73%	82%	74%	92%	94%	104%	107%	96%	95%	163%	136%	103%

## 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



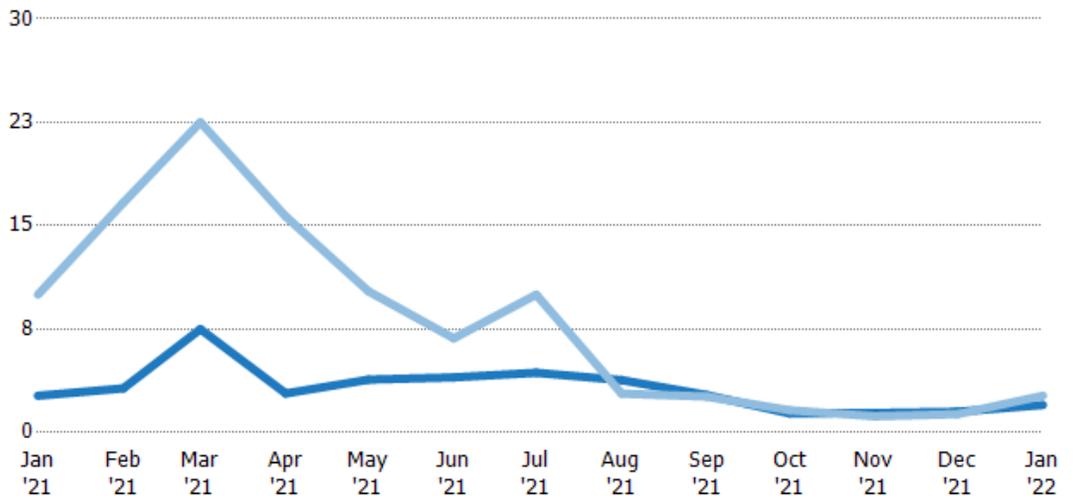
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	133	50	79	64	60	94	72.5	152	34	44.5	71	96.5	123
Prior Year	192	221	207	215	236	165	70.5	102	118	148	145	152	133
Percent Change from Prior Year	-31%	-77%	-62%	-70%	-75%	-43%	3%	49%	-71%	-70%	-51%	-36%	-8%

## 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



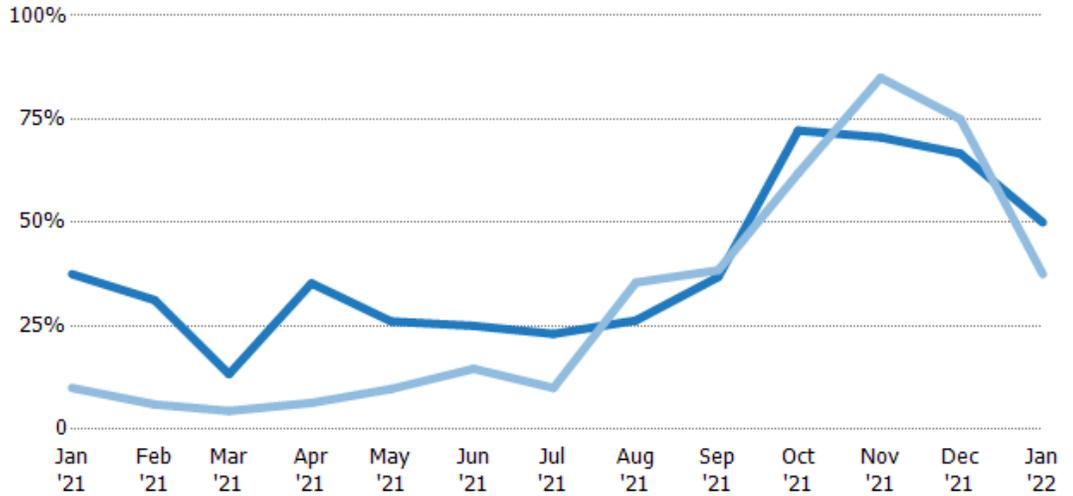
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	2.67	3.2	7.5	2.83	3.83	4	4.33	3.8	2.71	1.38	1.42	1.5	2
Prior Year	10	16.7	22.5	15.7	10.3	6.83	10	2.82	2.6	1.62	1.18	1.33	2.67
Percent Change from Prior Year	-73%	-81%	-67%	-82%	-63%	-41%	-57%	35%	4%	-14%	20%	13%	-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



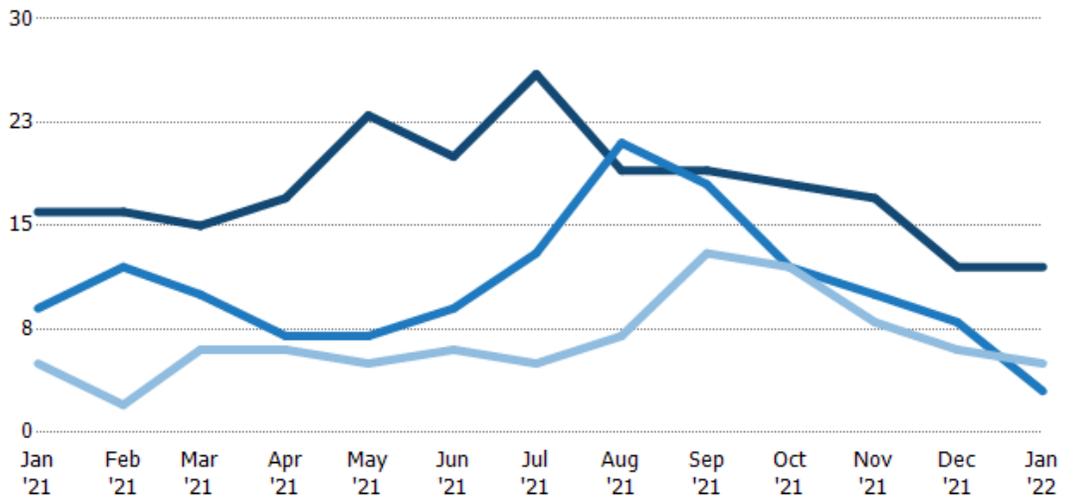
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	38%	31%	13%	35%	26%	25%	23%	26%	37%	72%	71%	67%	50%
Prior Year	10%	6%	4%	6%	10%	15%	10%	35%	38%	62%	85%	75%	38%
Change from Prior Year	-28%	-25%	-9%	-29%	-16%	-10%	-13%	9%	2%	-10%	14%	8%	-13%

## 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



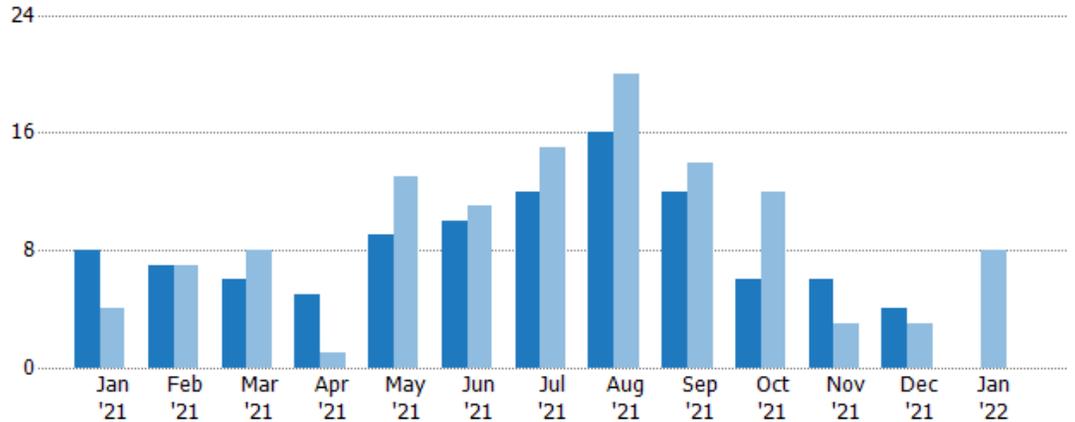
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Active	16	16	15	17	23	20	26	19	19	18	17	12	12
Pending	9	12	10	7	7	9	13	21	18	12	10	8	3
Sold	5	2	6	6	5	6	5	7	13	12	8	6	5

## 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



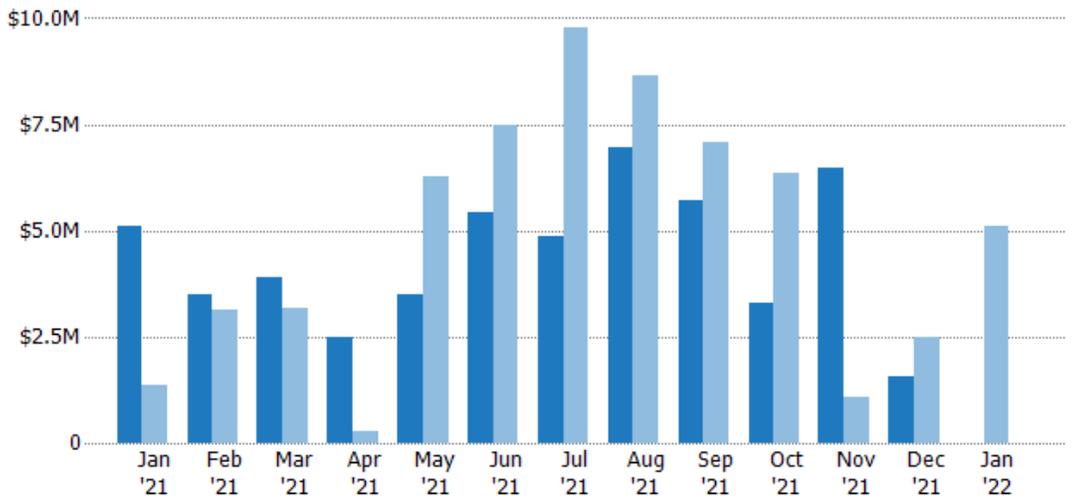
Current Year	8	7	6	5	9	10	12	16	12	6	6	4	-
Prior Year	4	7	8	1	13	11	15	20	14	12	3	3	8
Percent Change from Prior Year	100%	0%	-25%	400%	-31%	-9%	-20%	-20%	-14%	-50%	100%	33%	-100%

## 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



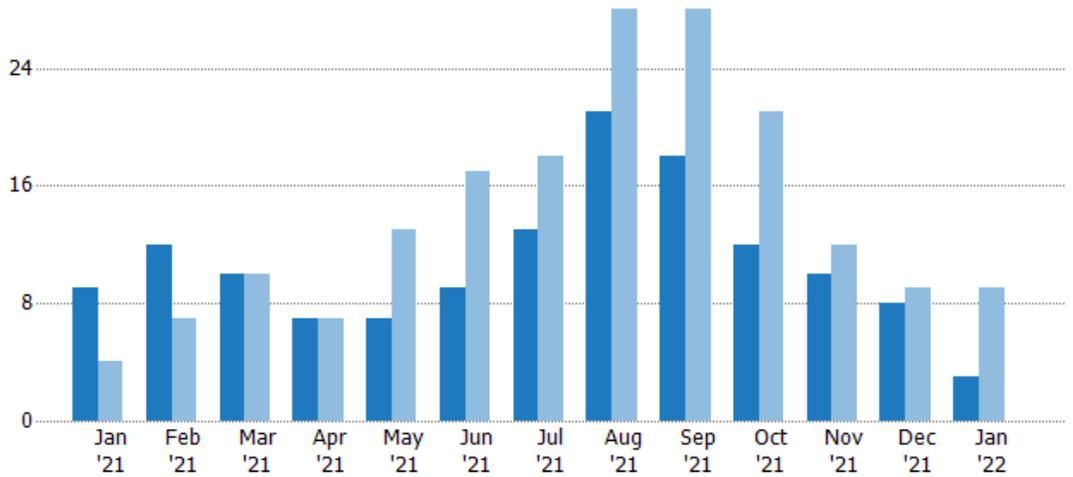
Current Year	\$5.1M	\$3.48M	\$3.91M	\$2.48M	\$3.48M	\$5.44M	\$4.86M	\$6.97M	\$5.72M	\$3.31M	\$6.46M	\$1.54M	-
Prior Year	\$1.36M	\$3.13M	\$3.18M	\$270K	\$6.29M	\$7.47M	\$9.78M	\$8.67M	\$7.06M	\$6.35M	\$1.08M	\$2.49M	\$5.1M
Percent Change from Prior Year	274%	11%	23%	819%	-45%	-27%	-50%	-20%	-19%	-48%	499%	-38%	-100%

## 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



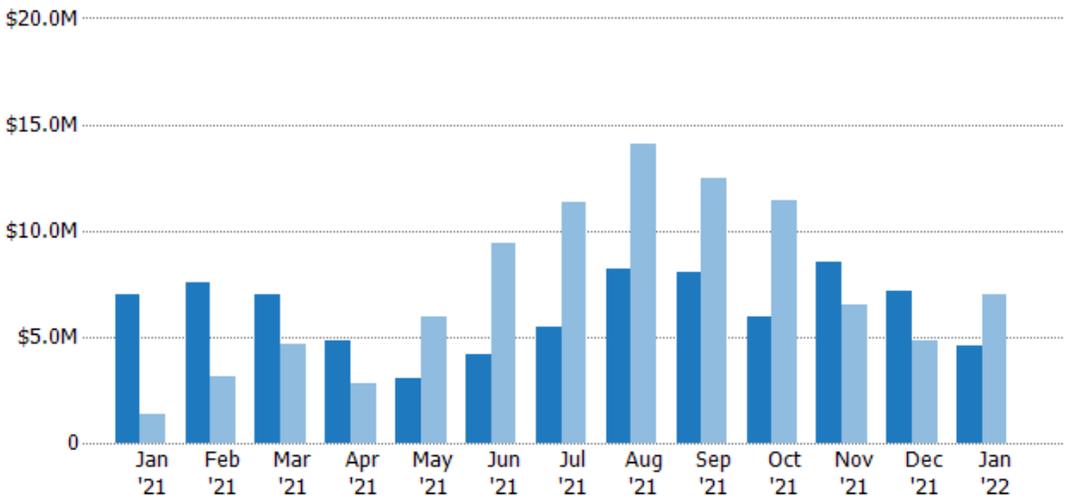
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	9	12	10	7	7	9	13	21	18	12	10	8	3
Prior Year	4	7	10	7	13	17	18	28	28	21	12	9	9
Percent Change from Prior Year	125%	71%	0%	0%	-46%	-47%	-28%	-25%	-36%	-43%	-17%	-11%	-67%

## 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



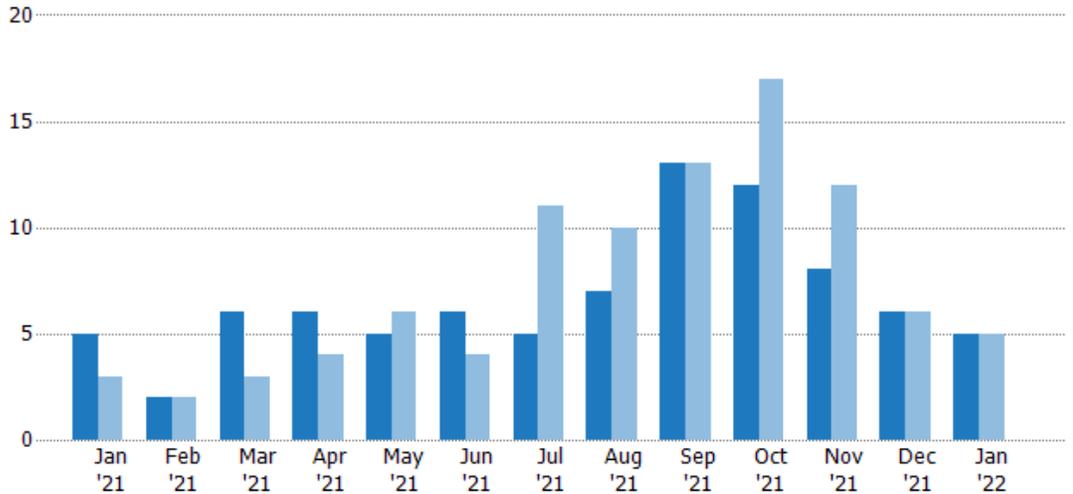
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	\$7.02M	\$7.58M	\$7.01M	\$4.84M	\$3.03M	\$4.14M	\$5.45M	\$8.19M	\$8.02M	\$5.96M	\$8.51M	\$7.16M	\$4.6M
Prior Year	\$1.32M	\$3.13M	\$4.62M	\$2.84M	\$5.91M	\$9.4M	\$11.4M	\$14.1M	\$12.5M	\$11.4M	\$6.5M	\$4.85M	\$7.02M
Percent Change from Prior Year	433%	142%	52%	71%	-49%	-56%	-52%	-42%	-36%	-48%	31%	48%	-34%

## 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



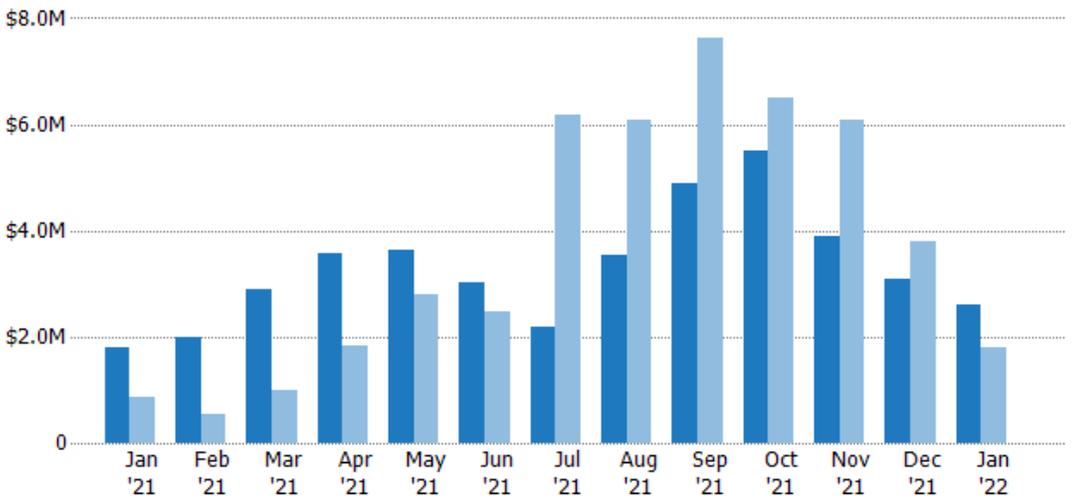
Month/Year	Count	% Chg.
Jan '22	5	0%
Jan '21	5	66.7%
Jan '20	3	-66.7%

## 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



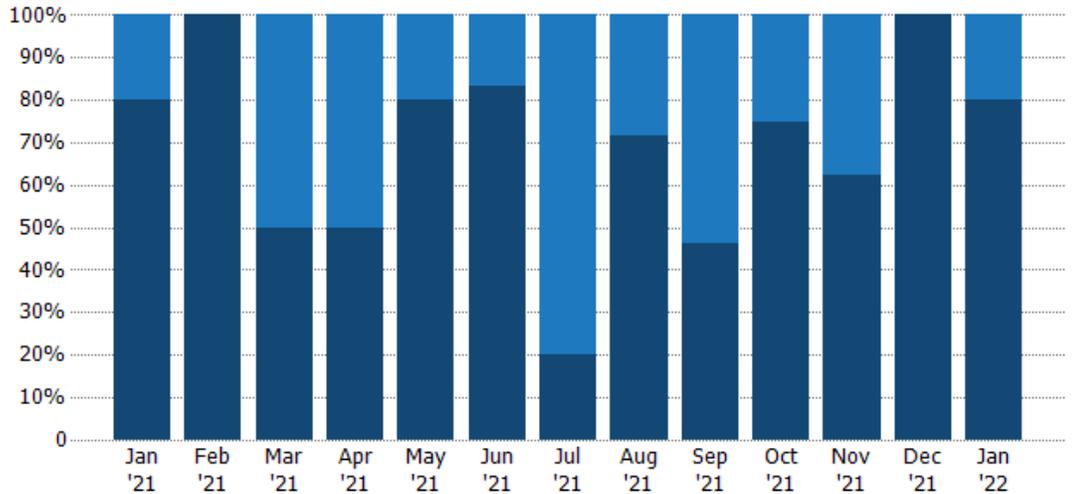
Month/Year	Volume	% Chg.
Jan '22	\$2.59M	43.1%
Jan '21	\$1.81M	112%
Jan '20	\$855K	-79.8%

## 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



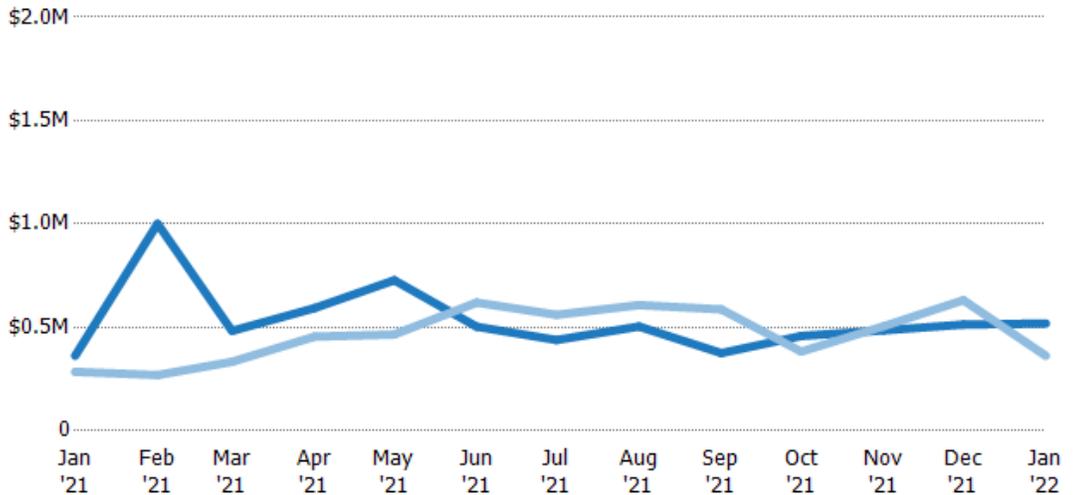
Property Type	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Condo/Townhouse	20%	-	50%	50%	20%	17%	80%	29%	54%	25%	38%	-	20%
Single Family Residence	80%	100%	50%	50%	80%	83%	20%	71%	46%	75%	63%	100%	80%

## 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.
Jan '22	\$519K	43.1%
Jan '21	\$363K	27.2%
Jan '20	\$285K	-39.5%

Property Type	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Current Year	\$363K	\$1M	\$483K	\$593K	\$728K	\$503K	\$439K	\$504K	\$376K	\$458K	\$485K	\$514K	\$519K
Prior Year	\$285K	\$269K	\$334K	\$455K	\$466K	\$620K	\$561K	\$608K	\$587K	\$383K	\$505K	\$631K	\$363K
Percent Change from Prior Year	27%	272%	45%	30%	56%	-19%	-22%	-17%	-36%	20%	-4%	-19%	43%

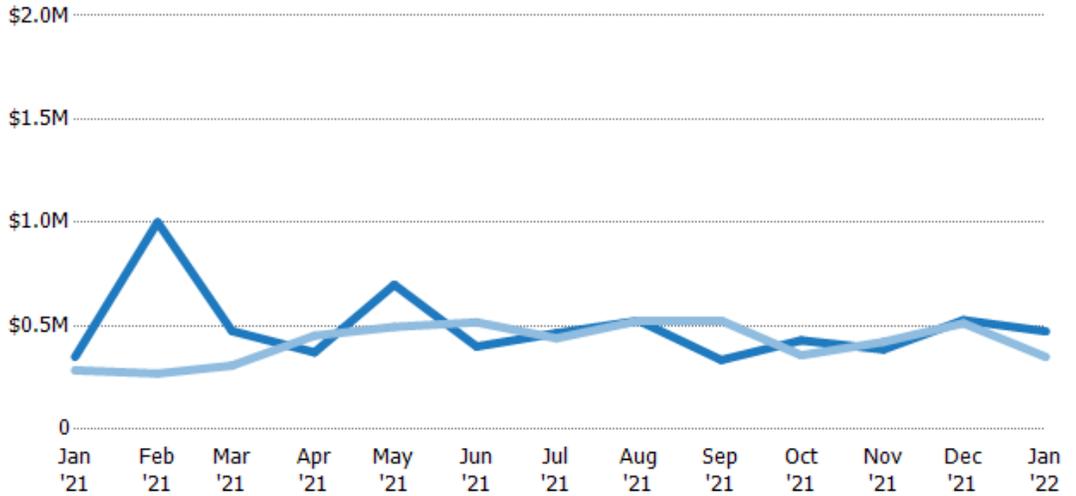
## Median Sales Price

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.
Jan '22	\$474K	35.3%
Jan '21	\$350K	22.8%
Jan '20	\$285K	-39.5%



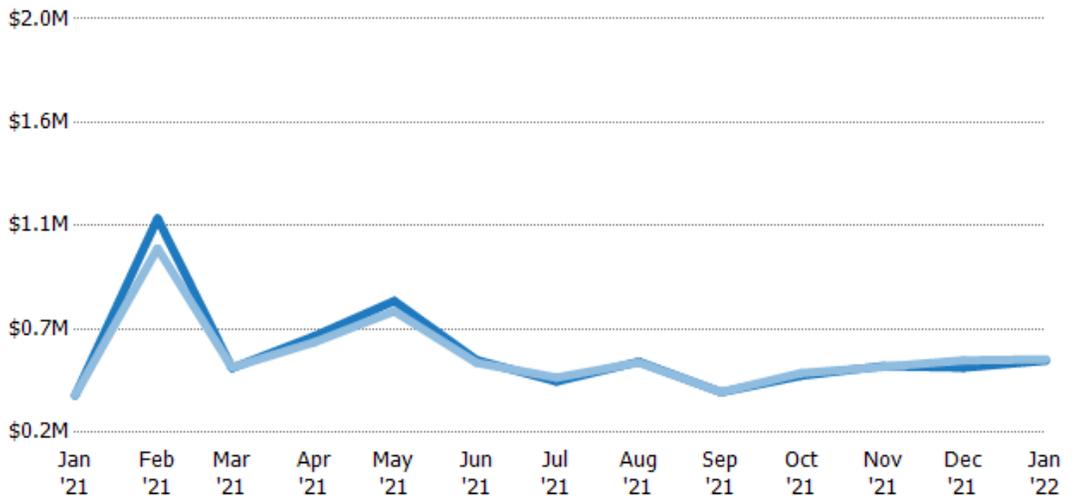
Current Year	\$350K	\$1M	\$475K	\$372K	\$699K	\$400K	\$465K	\$525K	\$335K	\$430K	\$386K	\$528K	\$474K
Prior Year	\$285K	\$269K	\$308K	\$453K	\$495K	\$518K	\$440K	\$525K	\$525K	\$358K	\$423K	\$513K	\$350K
Percent Change from Prior Year	23%	272%	54%	-18%	41%	-23%	6%	0%	-36%	20%	-9%	3%	35%

## 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



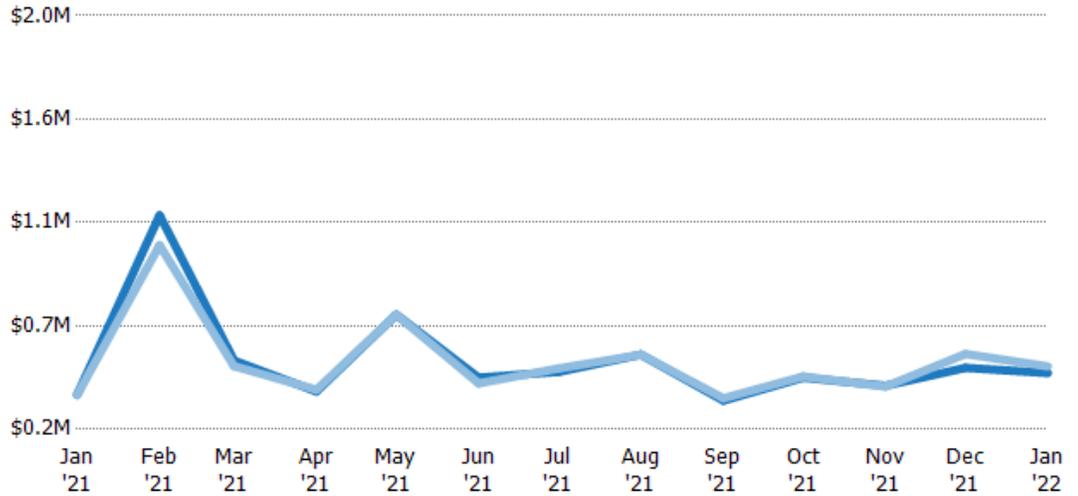
Avg List Price	\$361K	\$1.13M	\$480K	\$619K	\$772K	\$515K	\$422K	\$508K	\$375K	\$447K	\$489K	\$482K	\$513K
Avg Sales Price	\$363K	\$1M	\$483K	\$593K	\$728K	\$503K	\$439K	\$504K	\$376K	\$458K	\$485K	\$514K	\$519K
Avg Sales Price as a % of Avg List Price	100%	89%	101%	96%	94%	98%	104%	99%	100%	103%	99%	107%	101%

## 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



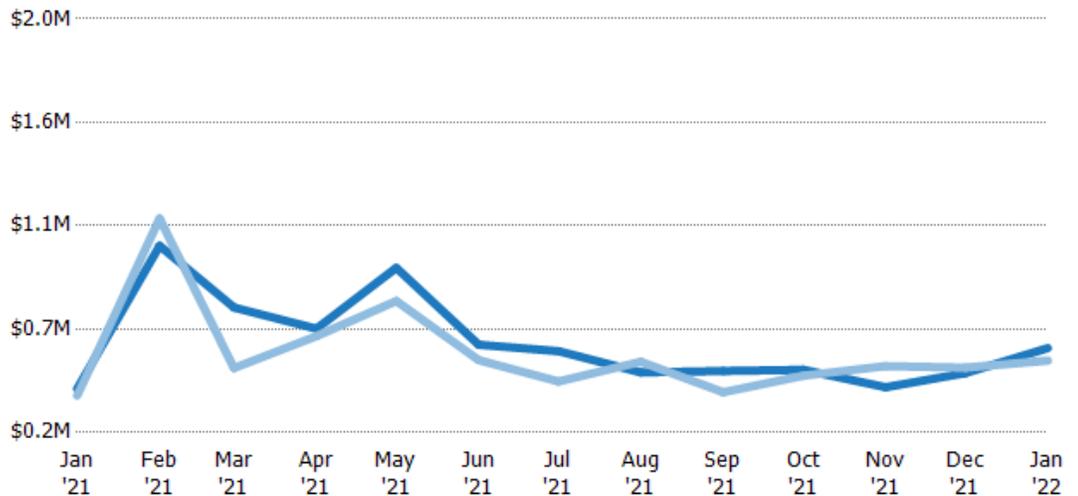
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Median List Price	\$350K	\$1.13M	\$500K	\$365K	\$699K	\$425K	\$450K	\$525K	\$325K	\$425K	\$390K	\$468K	\$445K
Median Sales Price	\$350K	\$1M	\$475K	\$372K	\$699K	\$400K	\$465K	\$525K	\$335K	\$430K	\$386K	\$528K	\$474K
Med Sales Price as a % of Med List Price	100%	89%	95%	102%	100%	94%	103%	100%	103%	101%	99%	113%	106%

## 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



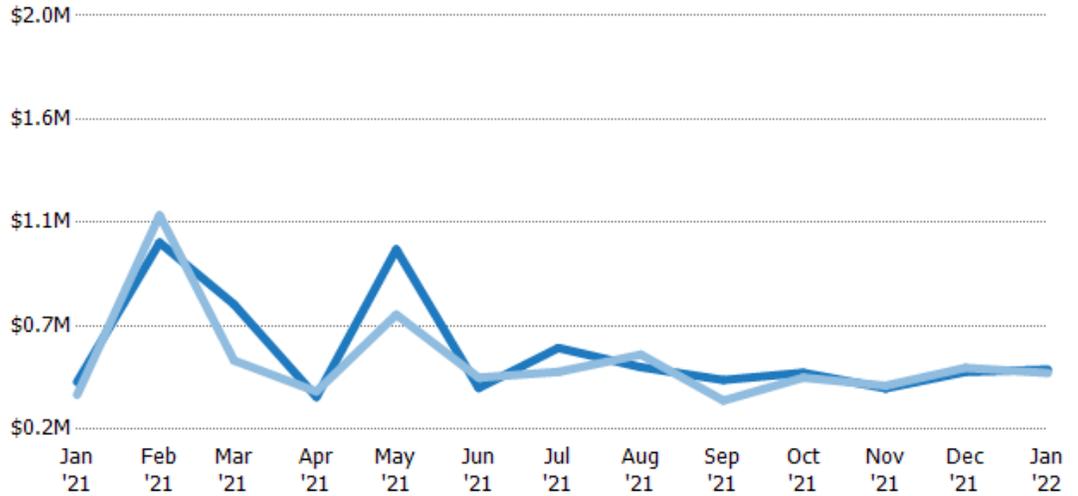
	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22
Avg Est Value	\$390K	\$1.01M	\$744K	\$652K	\$917K	\$582K	\$554K	\$461K	\$468K	\$473K	\$397K	\$459K	\$567K
Avg Sales Price	\$361K	\$1.13M	\$480K	\$619K	\$772K	\$515K	\$422K	\$508K	\$375K	\$447K	\$489K	\$482K	\$513K
Avg Sales Price as a % of Avg Est Value	93%	112%	65%	95%	84%	89%	76%	110%	80%	95%	123%	105%	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	\$405K	\$1.01M	\$744K	\$341K	\$983K	\$380K	\$554K	\$470K	\$415K	\$446K	\$378K	\$450K	\$460K
Median Sales Price	\$350K	\$1.13M	\$500K	\$365K	\$699K	\$425K	\$450K	\$525K	\$325K	\$425K	\$390K	\$468K	\$445K
Med Sales Price as a % of Med Est Value	86%	112%	67%	107%	71%	112%	81%	112%	78%	95%	103%	104%	97%