

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

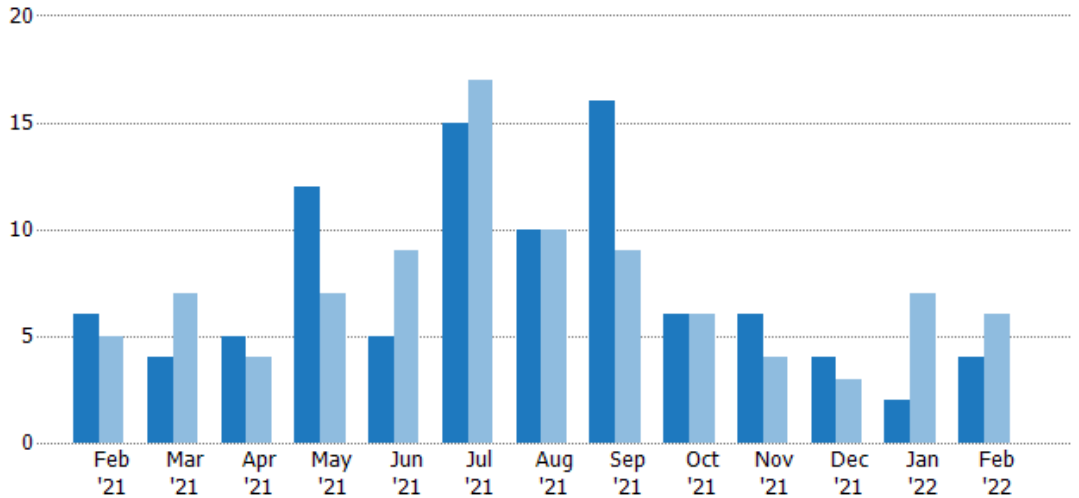
Key Metrics	Feb 2022	Feb 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	4	6	-33.3%	6	13	-53.8%
New Listing Volume	\$1,573,000	\$3,074,900	-48.8%	\$2,451,000	\$6,192,800	-60.4%
Active Listing Count	8	16	-50%	N/A	N/A	
Active Listing Volume	\$4,078,000	\$11,752,800	-65.3%	N/A	N/A	
Average Listing Price	\$509,750	\$734,550	-30.6%	\$540,545	\$736,663	-26.6%
Median Listing Price	\$449,000	\$464,500	-3.3%	\$443,300	\$424,500	+4.4%
Median Days in RPR	63.5	50	+27%	106	109.29	-3%
Months of Inventory	1.6	3.2	-50%	2.9	5.3	-46.4%
Absorption Rate	62.5%	31.25%	+31.3%	35%	18.75%	+16.3%
Sales Activity Charts Metrics						
New Pending Sales Count	2	7	-71.4%	2	15	-86.7%
New Pending Sales Volume	\$742,000	\$3,477,500	-78.7%	\$742,000	\$8,573,900	-91.3%
Pending Sales Count	3	12	-75%	N/A	N/A	
Pending Sales Volume	\$4,342,000	\$7,583,400	-42.7%	N/A	N/A	
Closed Sales Count	2	2	+/-	7	7	+/-
Closed Sales Volume	\$980,000	\$2,002,500	-51.1%	\$3,573,500	\$3,815,000	-6.3%
Average Sales Price	\$490,000	\$1,001,250	-51.1%	\$510,500	\$545,000	-6.3%
Median Sales Price	\$490,000	\$1,001,250	-51.1%	\$478,214	\$536,071	-10.8%

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



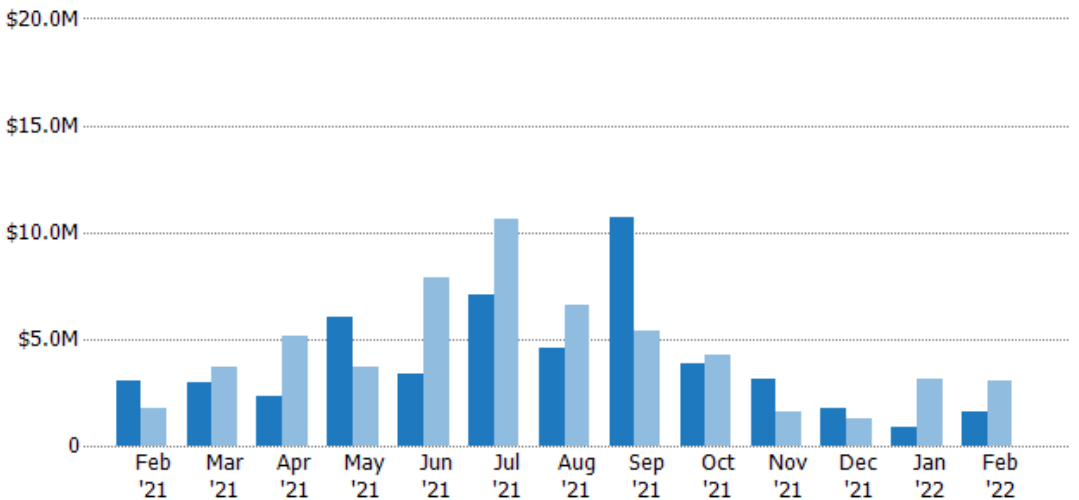
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	6	5	20%
Mar '21	4	7	-43%
Apr '21	5	4	25%
May '21	12	7	71%
Jun '21	5	9	-44%
Jul '21	15	17	-12%
Aug '21	10	10	0%
Sep '21	16	9	78%
Oct '21	6	6	0%
Nov '21	6	4	50%
Dec '21	4	3	33%
Jan '22	2	7	-71%
Feb '22	4	6	-33%

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



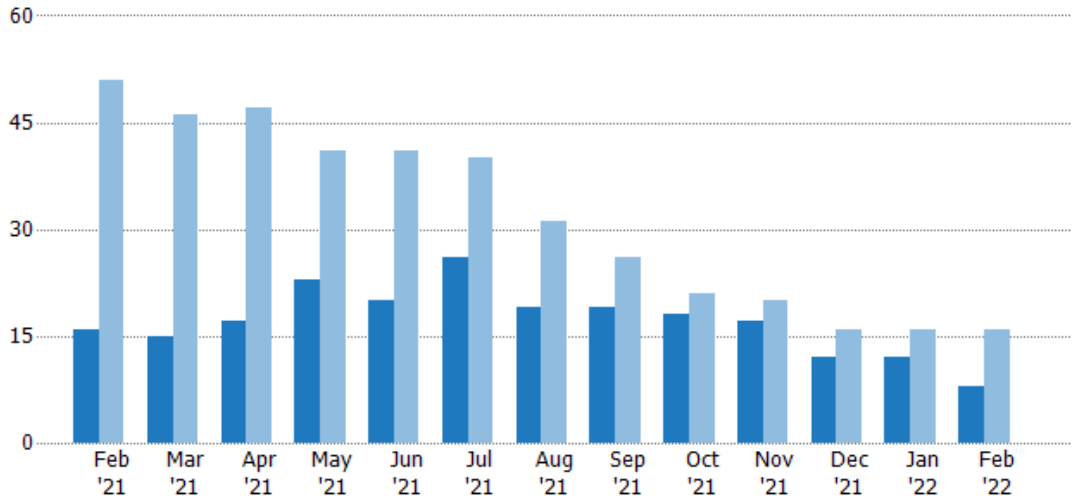
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	\$3.07M	\$1.77M	74%
Mar '21	\$2.98M	\$3.66M	-19%
Apr '21	\$2.31M	\$5.16M	-55%
May '21	\$6M	\$3.72M	61%
Jun '21	\$3.4M	\$7.84M	-57%
Jul '21	\$7.08M	\$10.6M	-33%
Aug '21	\$4.58M	\$6.61M	-31%
Sep '21	\$10.7M	\$5.37M	99%
Oct '21	\$3.85M	\$4.28M	-10%
Nov '21	\$3.16M	\$1.6M	98%
Dec '21	\$1.8M	\$1.31M	38%
Jan '22	\$878K	\$3.12M	-72%
Feb '22	\$1.57M	\$3.07M	-49%

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



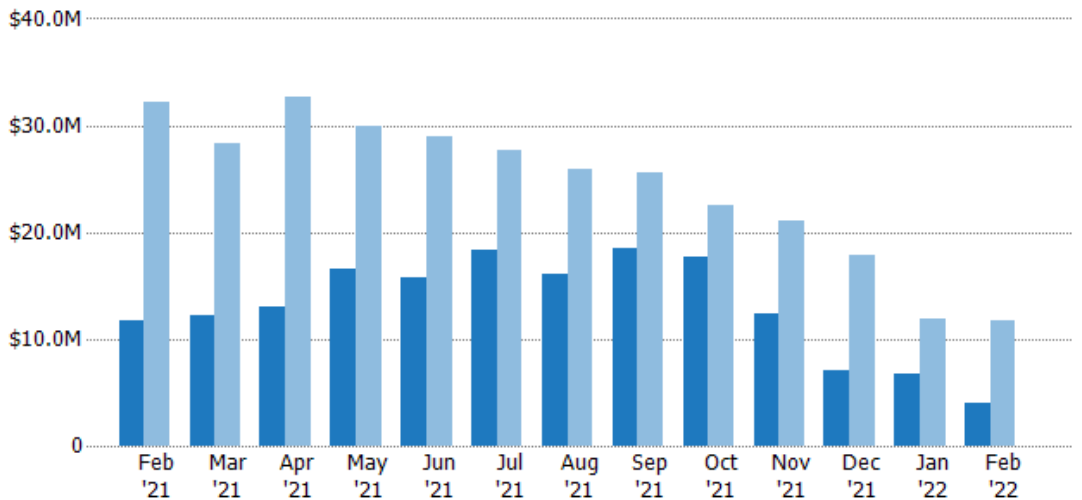
Month/Year	Count	% Chg.
Feb '22	8	-50%
Feb '21	16	-68.6%
Feb '20	51	-3.9%

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.
Feb '22	\$4.08M	-65.3%
Feb '21	\$11.8M	-63.4%
Feb '20	\$32.2M	-22.3%

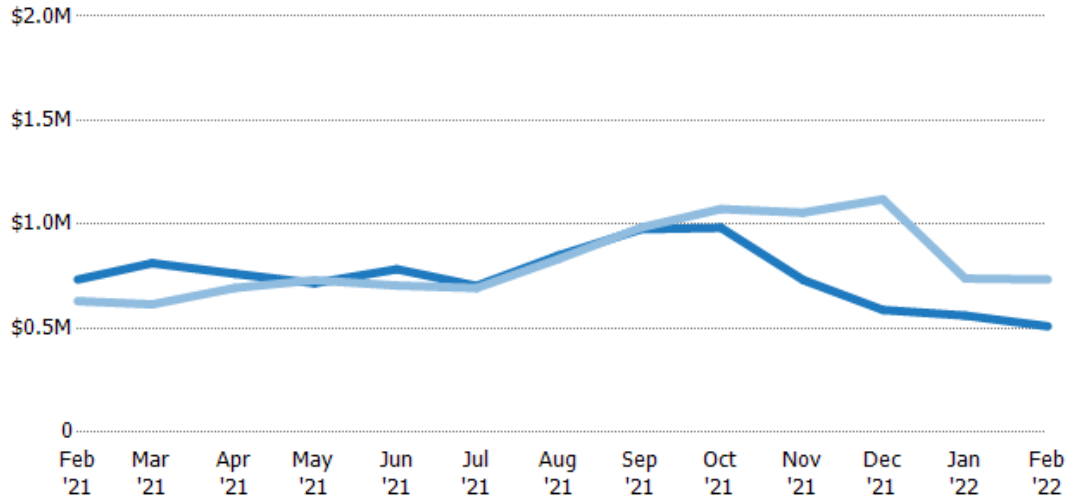
Average Listing Price

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.
Feb '22	\$510K	-30.6%
Feb '21	\$735K	16.5%
Feb '20	\$630K	-19.1%



Current Year	\$735K	\$813K	\$762K	\$717K	\$784K	\$704K	\$850K	\$976K	\$983K	\$732K	\$588K	\$561K	\$510K
Prior Year	\$630K	\$615K	\$694K	\$731K	\$705K	\$693K	\$834K	\$984K	\$1.07M	\$1.06M	\$1.12M	\$739K	\$735K
Percent Change from Prior Year	17%	32%	10%	-2%	11%	1%	2%	-1%	-8%	-31%	-47%	-24%	-31%

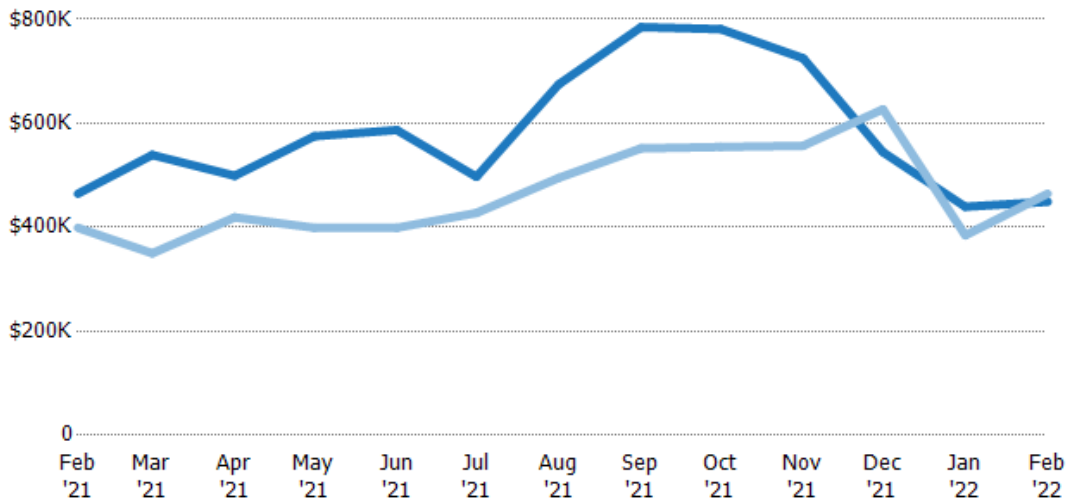
Median Listing Price

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.
Feb '22	\$449K	-3.3%
Feb '21	\$465K	16.4%
Feb '20	\$399K	-2.3%



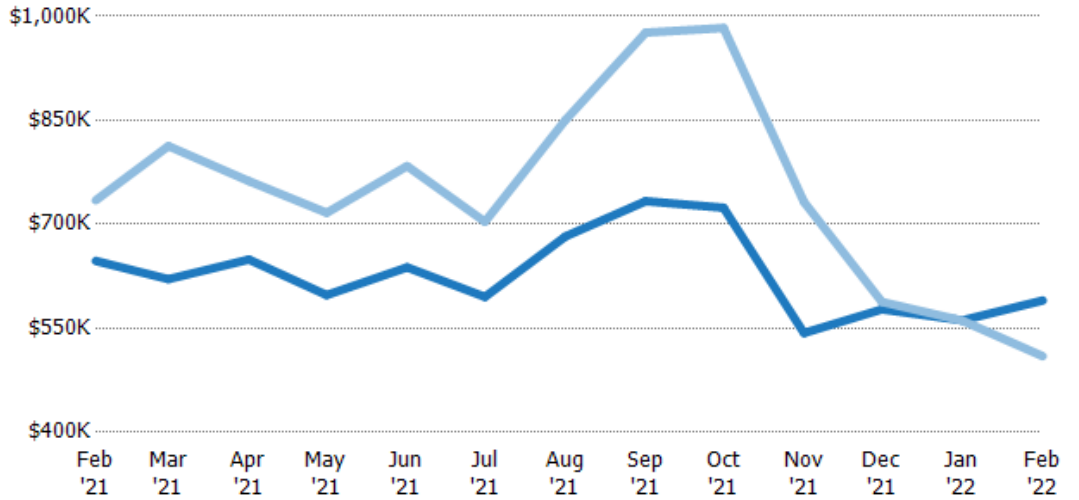
Current Year	\$465K	\$539K	\$499K	\$575K	\$587K	\$497K	\$675K	\$785K	\$781K	\$725K	\$545K	\$440K	\$449K
Prior Year	\$399K	\$350K	\$419K	\$399K	\$399K	\$428K	\$495K	\$552K	\$555K	\$557K	\$627K	\$385K	\$465K
Percent Change from Prior Year	16%	54%	19%	44%	47%	16%	36%	42%	41%	30%	-13%	14%	-3%

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



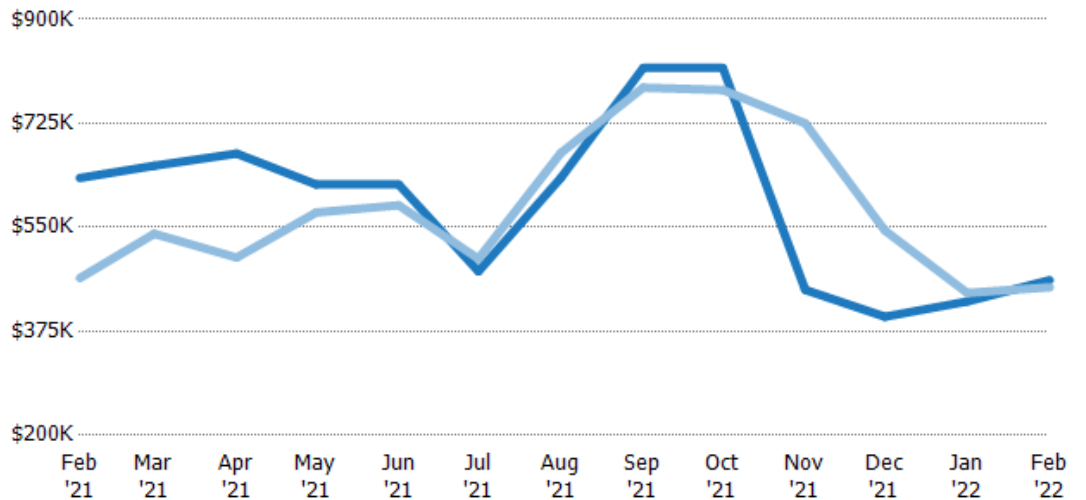
Avg Est Value	\$647K	\$621K	\$649K	\$598K	\$638K	\$595K	\$682K	\$733K	\$724K	\$543K	\$577K	\$561K	\$590K
Avg Listing Price	\$735K	\$813K	\$762K	\$717K	\$784K	\$704K	\$850K	\$976K	\$983K	\$732K	\$588K	\$561K	\$510K
Avg Listing Price as a % of Avg Est Value	114%	131%	117%	120%	123%	118%	125%	133%	136%	135%	102%	100%	86%

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



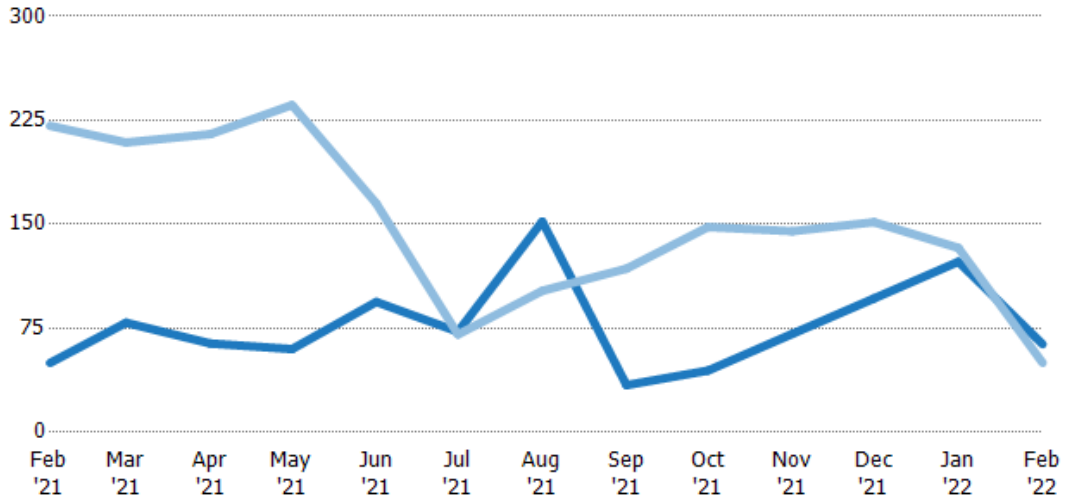
Median Est Value	\$633K	\$654K	\$674K	\$622K	\$622K	\$476K	\$633K	\$818K	\$818K	\$445K	\$400K	\$425K	\$461K
Median Listing Price	\$465K	\$539K	\$499K	\$575K	\$587K	\$497K	\$675K	\$785K	\$781K	\$725K	\$545K	\$440K	\$449K
Med Listing Price as a % of Med Est Value	73%	82%	74%	92%	94%	104%	107%	96%	95%	163%	136%	103%	97%

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.
Feb '22	63.5	27%
Feb '21	50	-77.4%
Feb '20	221	-5%

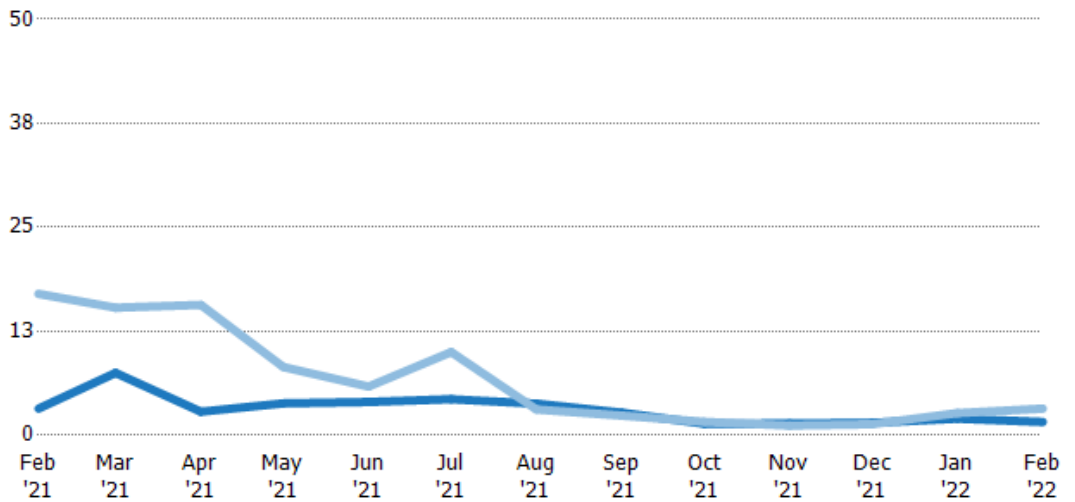
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	50	79	64	60	94	72.5	152	34	44.5	71	96.5	123	63.5
Prior Year	221	209	215	236	165	70.5	102	118	148	145	152	133	50
Percent Change from Prior Year	-77%	-62%	-70%	-75%	-43%	3%	49%	-71%	-70%	-51%	-36%	-8%	27%

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.
Feb '22	1.6	-50%
Feb '21	3.2	-81.2%
Feb '20	17	188.2%

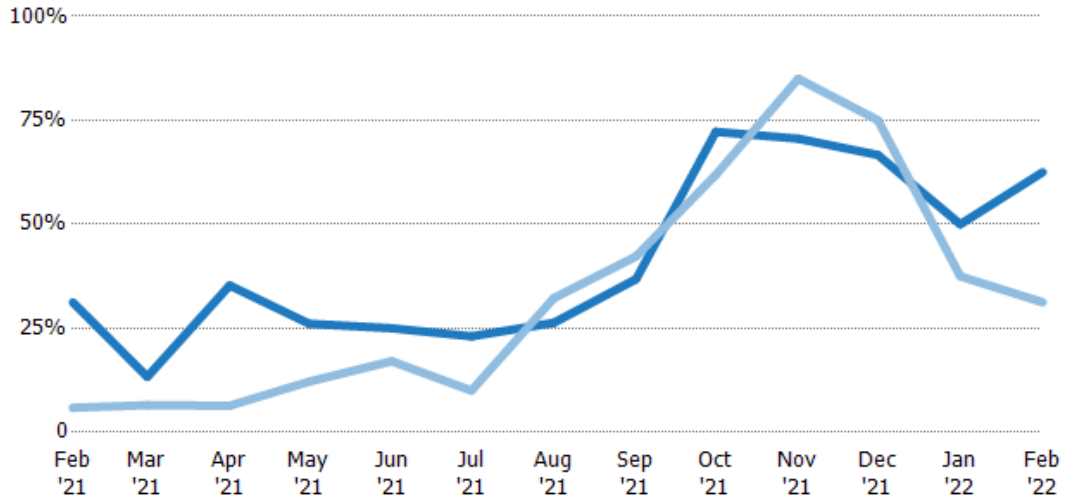
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	3.2	7.5	2.83	3.83	4	4.33	3.8	2.71	1.38	1.42	1.5	2	1.6
Prior Year	17	15.3	15.7	8.2	5.86	10	3.1	2.36	1.62	1.18	1.33	2.67	3.2
Percent Change from Prior Year	-81%	-51%	-82%	-53%	-32%	-57%	23%	15%	-14%	20%	13%	-25%	-50%

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



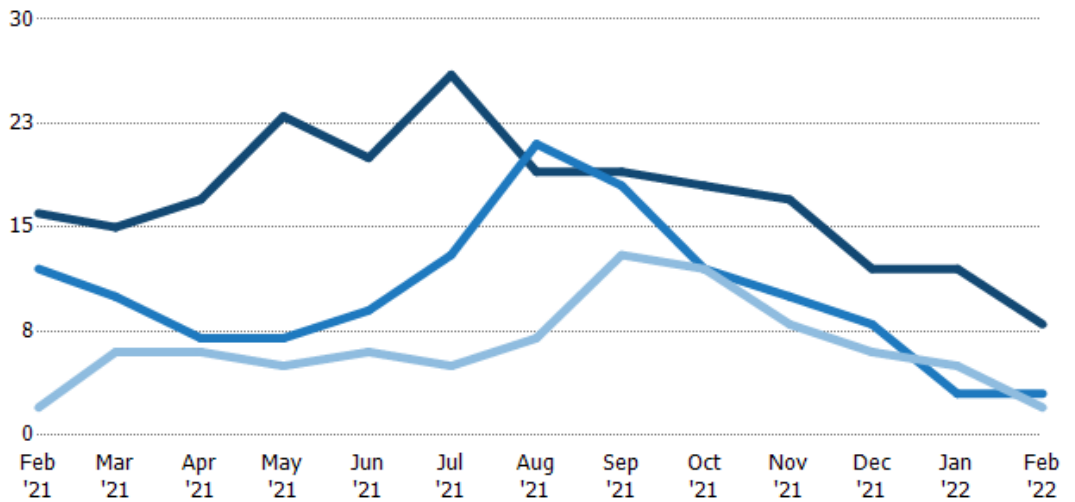
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	31%	13%	35%	26%	25%	23%	26%	37%	72%	71%	67%	50%	63%
Prior Year	6%	7%	6%	12%	17%	10%	32%	42%	62%	85%	75%	38%	31%
Change from Prior Year	-25%	-7%	-29%	-14%	-8%	-13%	6%	5%	-10%	14%	8%	-13%	-31%

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



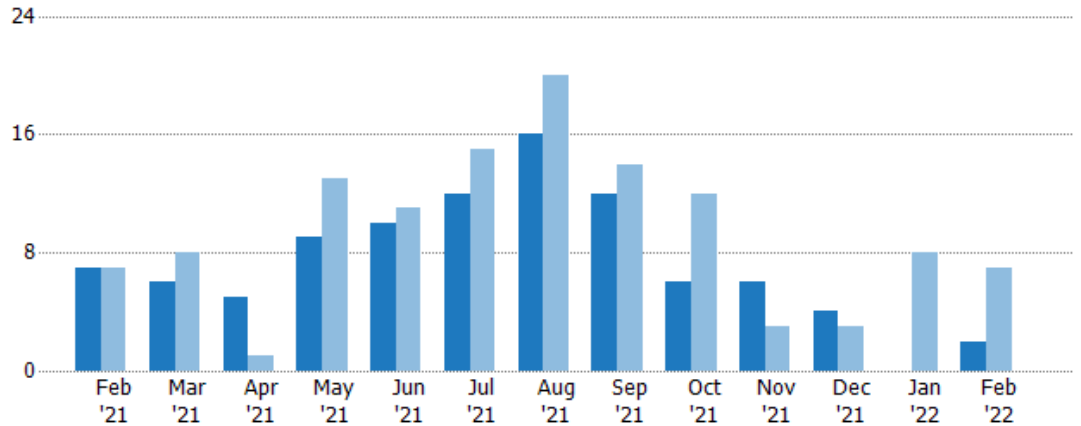
	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Active	16	15	17	23	20	26	19	19	18	17	12	12	8
Pending	12	10	7	7	9	13	21	18	12	10	8	3	3
Sold	2	6	6	5	6	5	7	13	12	8	6	5	2

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



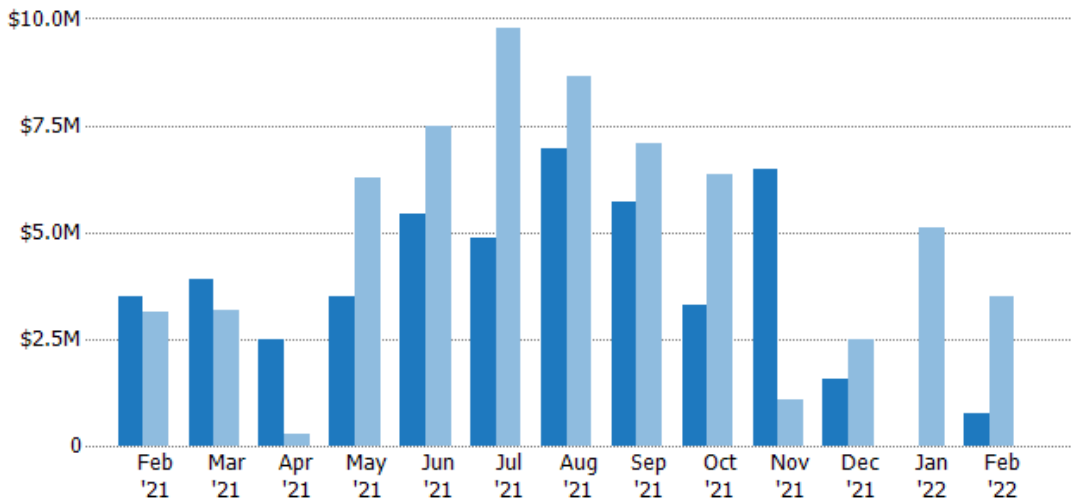
Current Year	7	6	5	9	10	12	16	12	6	6	4	-	2
Prior Year	7	8	1	13	11	15	20	14	12	3	3	8	7
Percent Change from Prior Year	0%	-25%	400%	-31%	-9%	-20%	-20%	-14%	-50%	100%	33%	-100%	-71%

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	\$3.48M	\$3.91M	\$2.48M	\$3.48M	\$5.44M	\$4.86M	\$6.97M	\$5.72M	\$3.31M	\$6.46M	\$1.54M	-	\$742K
Prior Year	\$3.13M	\$3.18M	\$270K	\$6.29M	\$7.47M	\$9.78M	\$8.67M	\$7.06M	\$6.35M	\$1.08M	\$2.49M	\$5.1M	\$3.48M
Percent Change from Prior Year	11%	23%	819%	-45%	-27%	-50%	-20%	-19%	-48%	499%	-38%	-100%	-79%

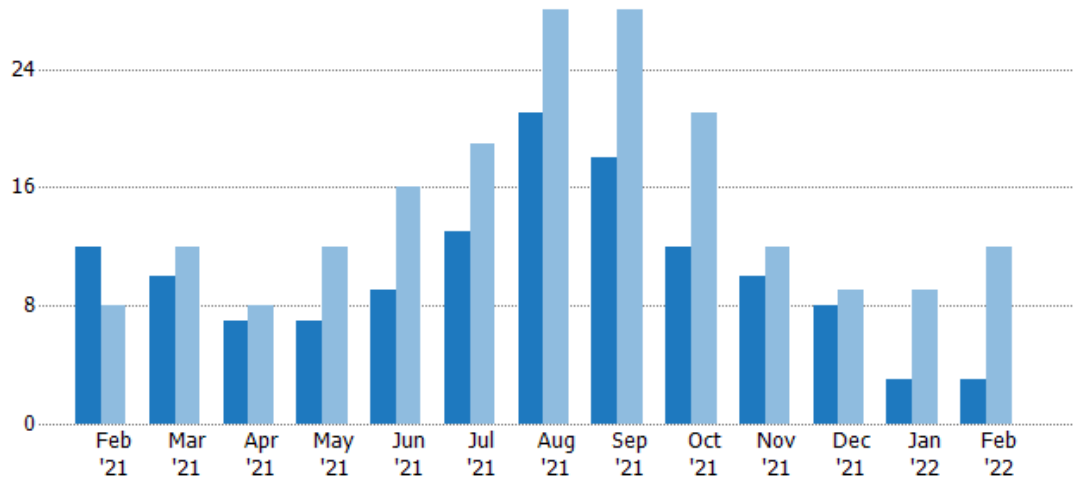
Pending Sales

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.
Feb '22	3	-75%
Feb '21	12	50%
Feb '20	8	0%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	12	10	7	7	9	13	21	18	12	10	8	3	3
Prior Year	8	12	8	12	16	19	28	28	21	12	9	9	12
Percent Change from Prior Year	50%	-17%	-13%	-42%	-44%	-32%	-25%	-36%	-43%	-17%	-11%	-67%	-75%

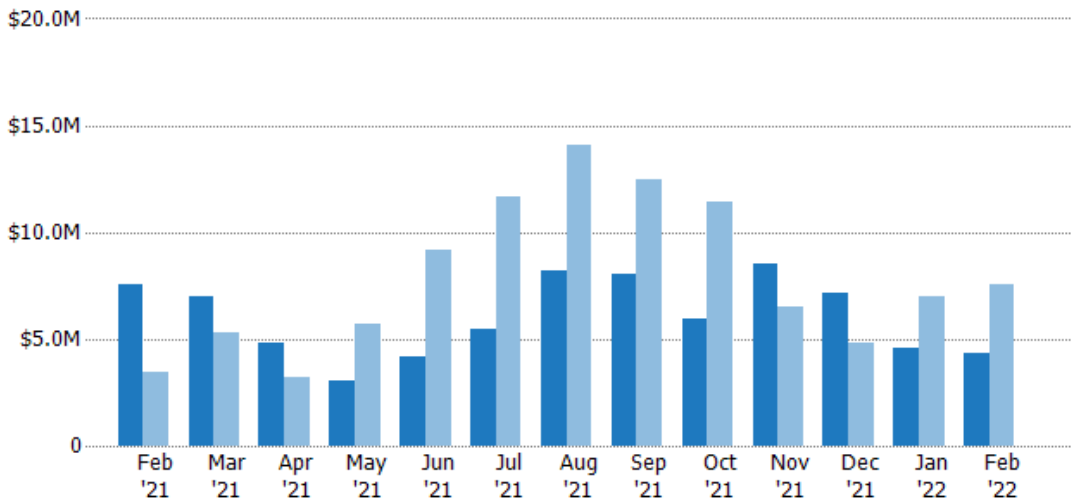
Pending Sales Volume

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.
Feb '22	\$4.34M	-42.7%
Feb '21	\$7.58M	119.4%
Feb '20	\$3.46M	-12.3%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$7.58M	\$7.01M	\$4.84M	\$3.03M	\$4.14M	\$5.45M	\$8.19M	\$8.02M	\$5.96M	\$8.51M	\$7.16M	\$4.6M	\$4.34M
Prior Year	\$3.46M	\$5.29M	\$3.19M	\$5.69M	\$9.19M	\$11.6M	\$14.1M	\$12.5M	\$11.4M	\$6.5M	\$4.85M	\$7.02M	\$7.58M
Percent Change from Prior Year	119%	33%	52%	-47%	-55%	-53%	-42%	-36%	-48%	31%	48%	-34%	-43%

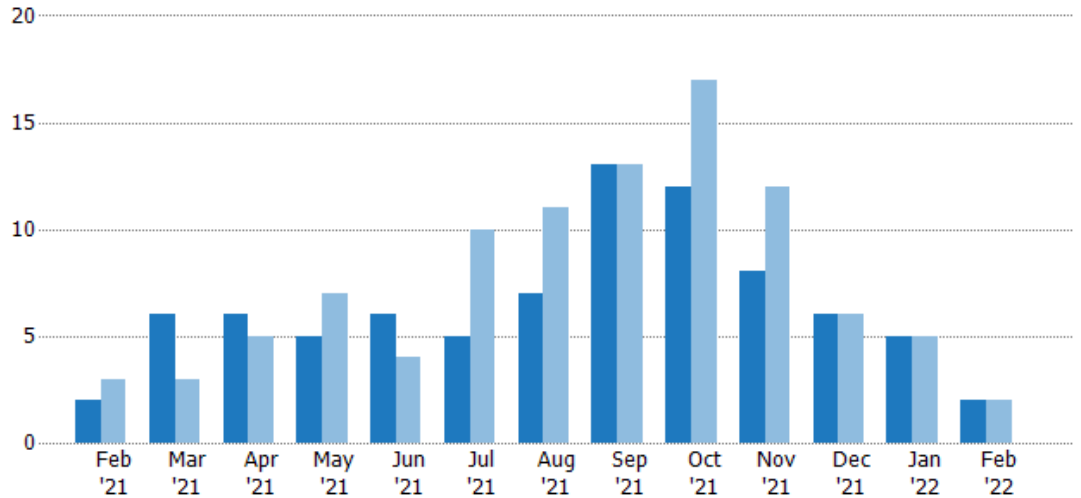
Closed Sales

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.
Feb '22	2	0%
Feb '21	2	-33.3%
Feb '20	3	-66.7%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	2	6	6	5	6	5	7	13	12	8	6	5	2
Prior Year	3	3	5	7	4	10	11	13	17	12	6	5	2
Percent Change from Prior Year	-33%	100%	20%	-29%	50%	-50%	-36%	0%	-29%	-33%	0%	0%	0%

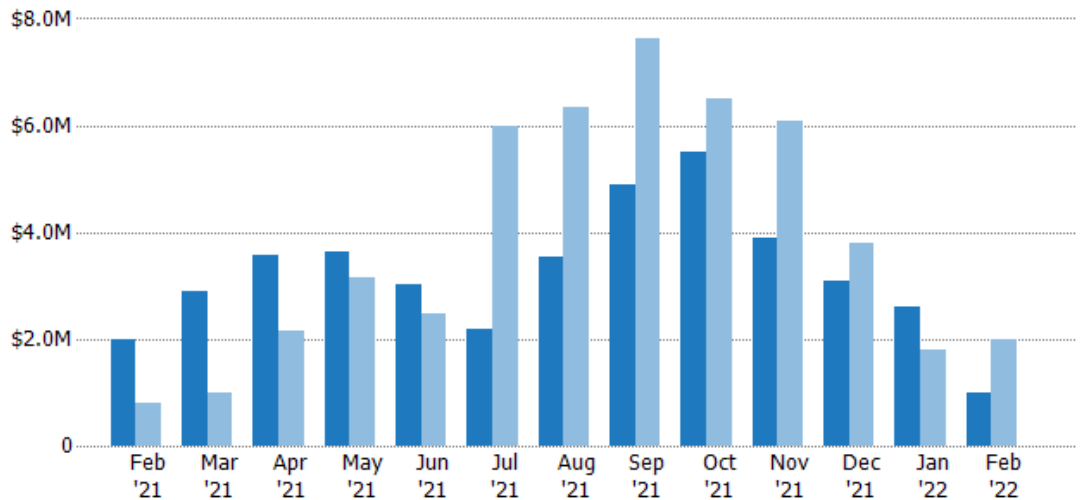
Closed Sales Volume

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.
Feb '22	\$980K	-51.1%
Feb '21	\$2M	146%
Feb '20	\$814K	-86.2%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$2M	\$2.9M	\$3.56M	\$3.64M	\$3.02M	\$2.19M	\$3.53M	\$4.88M	\$5.5M	\$3.88M	\$3.08M	\$2.59M	\$980K
Prior Year	\$814K	\$1M	\$2.14M	\$3.14M	\$2.48M	\$5.97M	\$6.35M	\$7.63M	\$6.51M	\$6.07M	\$3.79M	\$1.81M	\$2M
Percent Change from Prior Year	146%	190%	66%	16%	22%	-63%	-44%	-36%	-16%	-36%	-19%	43%	-51%

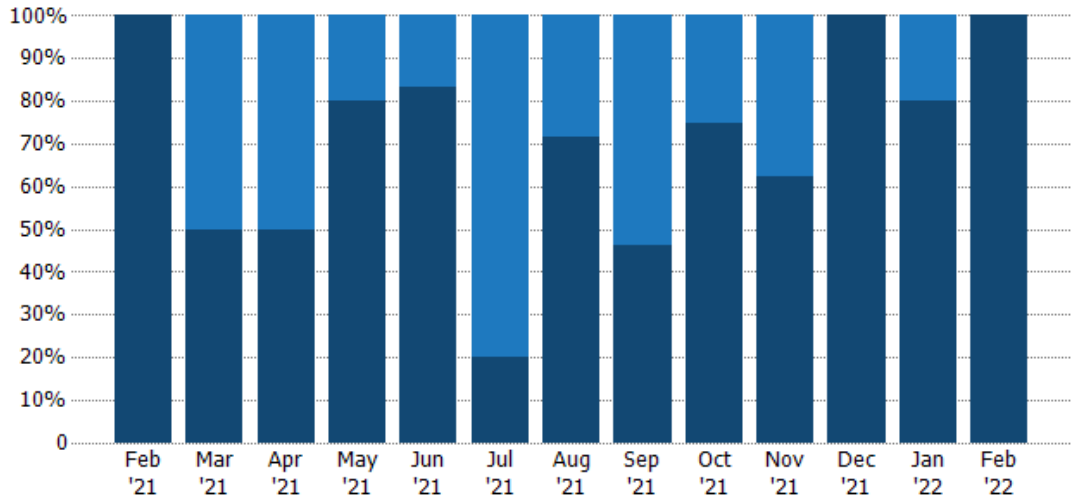
Closed Sales by Property Type

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

Average Sales Price

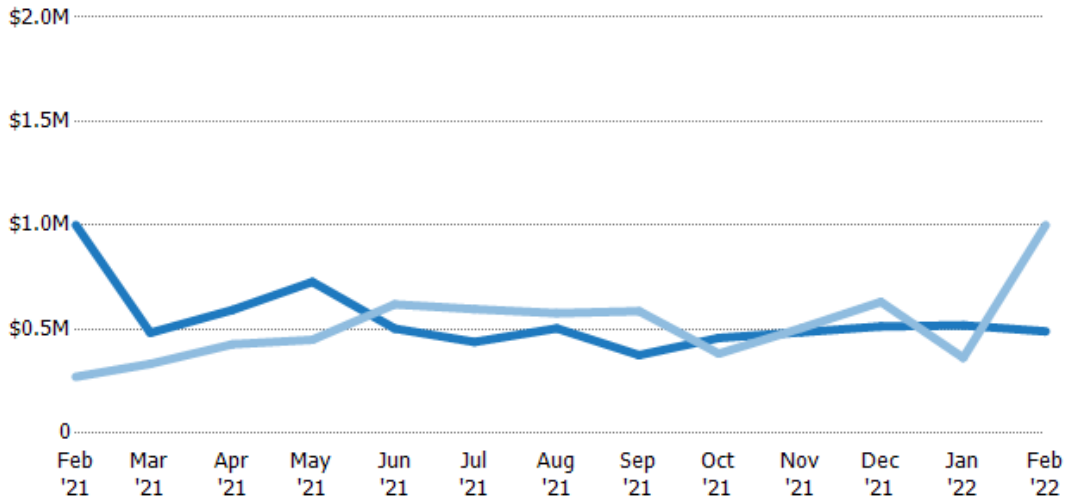
The average sales price of the residential properties sold each month.

Filters Used

ZIP: Manchester, VT 05254,
Manchester Center, VT 05255

Property Type:
Condo/Townhouse/Apt., Single
Family

Month/Year	Price	% Chg.
Feb '22	\$490K	-51.1%
Feb '21	\$1M	269.1%
Feb '20	\$271K	-58.7%



	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22
Current Year	\$1M	\$483K	\$593K	\$728K	\$503K	\$439K	\$504K	\$376K	\$458K	\$485K	\$514K	\$519K	\$490K
Prior Year	\$271K	\$334K	\$428K	\$449K	\$620K	\$597K	\$577K	\$587K	\$383K	\$505K	\$631K	\$363K	\$1M
Percent Change from Prior Year	269%	45%	39%	62%	-19%	-26%	-13%	-36%	20%	-4%	-19%	43%	-51%

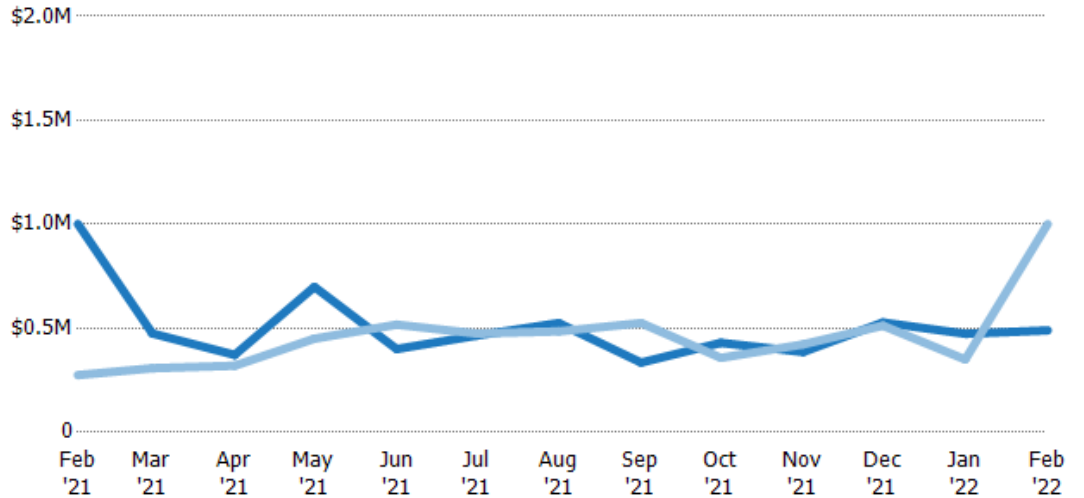
Median Sales Price

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.
Feb '22	\$490K	-51.1%
Feb '21	\$1M	264.1%
Feb '20	\$275K	-59.3%



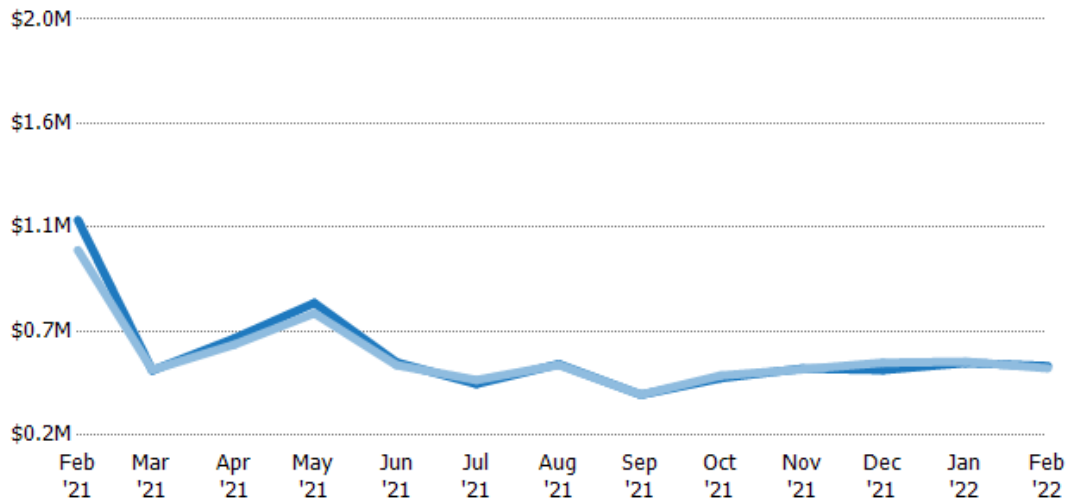
Current Year	\$1M	\$475K	\$372K	\$699K	\$400K	\$465K	\$525K	\$335K	\$430K	\$386K	\$528K	\$474K	\$490K
Prior Year	\$275K	\$308K	\$320K	\$450K	\$518K	\$475K	\$485K	\$525K	\$358K	\$423K	\$513K	\$350K	\$1M
Percent Change from Prior Year	264%	54%	16%	55%	-23%	-2%	8%	-36%	20%	-9%	3%	35%	-51%

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



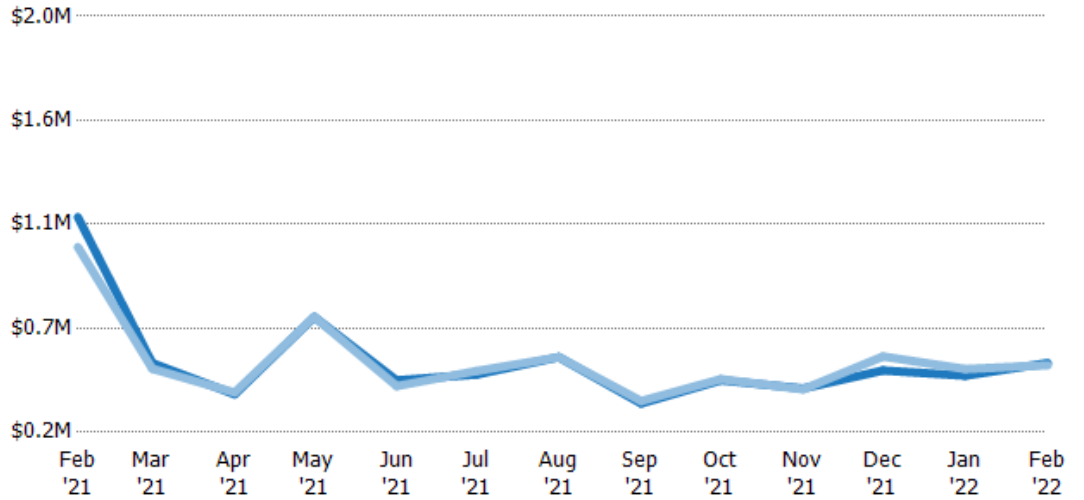
Avg List Price	\$1.13M	\$480K	\$619K	\$772K	\$515K	\$422K	\$508K	\$375K	\$447K	\$489K	\$482K	\$513K	\$500K
Avg Sales Price	\$1M	\$483K	\$593K	\$728K	\$503K	\$439K	\$504K	\$376K	\$458K	\$485K	\$514K	\$519K	\$490K
Avg Sales Price as a % of Avg List Price	89%	101%	96%	94%	98%	104%	99%	100%	103%	99%	107%	101%	98%

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



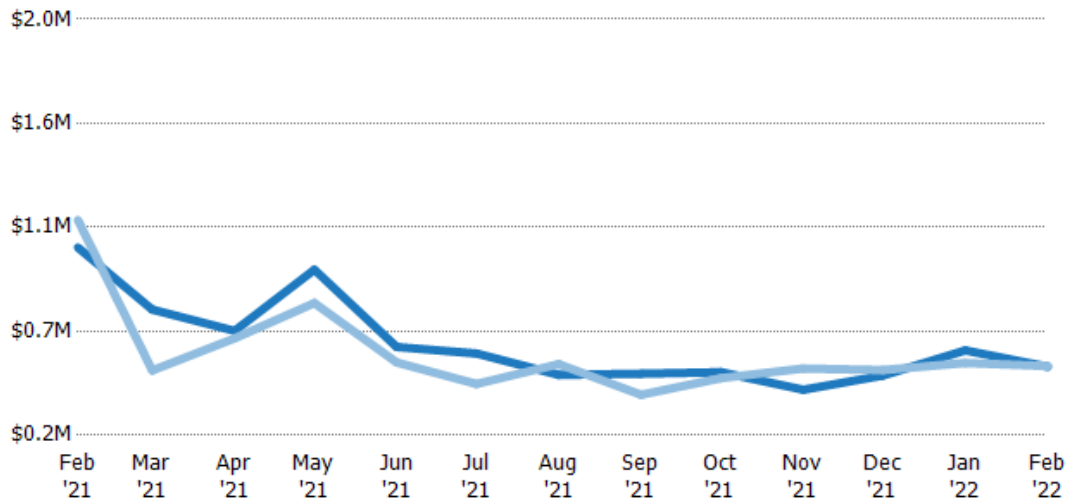
Median List Price	\$1.1M	\$500K	\$365K	\$699K	\$425K	\$450K	\$525K	\$325K	\$425K	\$390K	\$468K	\$445K	\$500K
Median Sales Price	\$1M	\$475K	\$372K	\$699K	\$400K	\$465K	\$525K	\$335K	\$430K	\$386K	\$528K	\$474K	\$490K
Med Sales Price as a % of Med List Price	89%	95%	102%	100%	94%	103%	100%	103%	101%	99%	113%	106%	98%

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



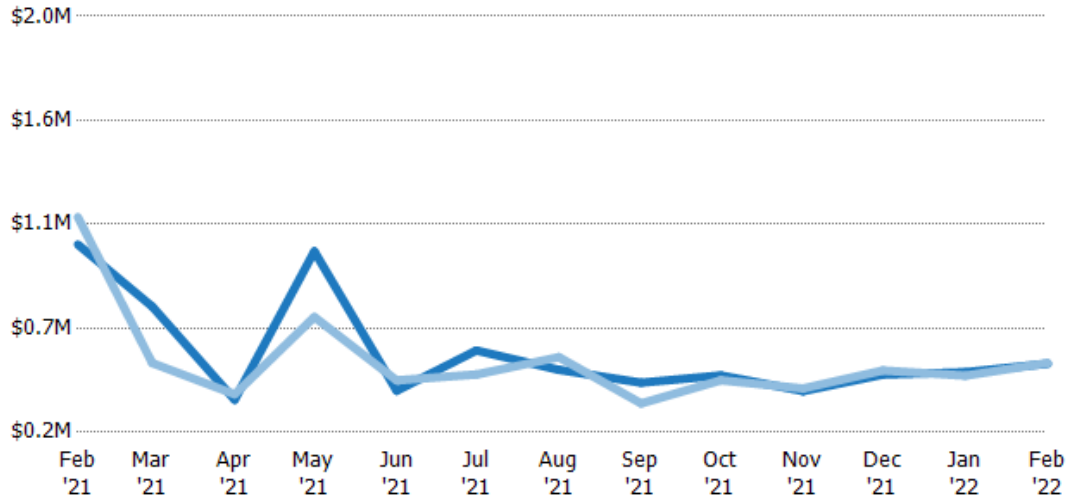
Avg Est Value	\$1.01M	\$744K	\$652K	\$917K	\$582K	\$554K	\$461K	\$466K	\$473K	\$397K	\$459K	\$567K	\$497K
Avg Sales Price	\$1.13M	\$480K	\$619K	\$772K	\$515K	\$422K	\$508K	\$375K	\$447K	\$489K	\$482K	\$513K	\$500K
Avg Sales Price as a % of Avg Est Value	112%	65%	95%	84%	89%	76%	110%	80%	95%	123%	105%	90%	101%

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	\$1.01M	\$744K	\$341K	\$983K	\$380K	\$554K	\$470K	\$415K	\$446K	\$378K	\$450K	\$460K	\$497K
Median Sales Price	\$1.13M	\$500K	\$365K	\$699K	\$425K	\$450K	\$525K	\$325K	\$425K	\$390K	\$468K	\$445K	\$500K
Med Sales Price as a % of Med Est Value	112%	67%	107%	71%	112%	81%	112%	78%	95%	103%	104%	97%	101%