

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	Apr 2022	Apr 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	3	5	-40%	17	22	-22.7%
New Listing Volume	\$1,819,000	\$2,314,000	-21.4%	\$9,445,900	\$11,490,800	-17.8%
Active Listing Count	12	18	-33.3%	N/A	N/A	
Active Listing Volume	\$7,423,900	\$13,657,800	-45.6%	N/A	N/A	
Average Listing Price	\$618,658	\$758,767	-18.5%	\$616,934	\$757,659	-18.6%
Median Listing Price	\$594,450	\$537,000	+10.7%	\$522,548	\$503,574	+3.8%
Median Days in RPR	98	70.5	+39%	117.68	88.33	+33.2%
Months of Inventory	2.4	2.6	-6.7%	2.5	5.2	-52.2%
Absorption Rate	41.67%	38.89%	+2.8%	40%	19.12%	+20.9%
Sales Activity Charts Metrics						
New Pending Sales Count	—	5	—	11	24	-54.2%
New Pending Sales Volume	—	\$2,482,000	—	\$5,990,000	\$13,191,900	-54.6%
Pending Sales Count	2	7	-71.4%	N/A	N/A	
Pending Sales Volume	\$998,000	\$4,844,000	-79.4%	N/A	N/A	
Closed Sales Count	4	6	-33.3%	17	20	-15%
Closed Sales Volume	\$1,527,000	\$3,558,000	-57.1%	\$12,015,993	\$10,965,500	+9.6%
Average Sales Price	\$381,750	\$593,000	-35.6%	\$706,823	\$548,275	+28.9%
Median Sales Price	\$358,500	\$372,000	-3.6%	\$535,088	\$474,225	+12.8%

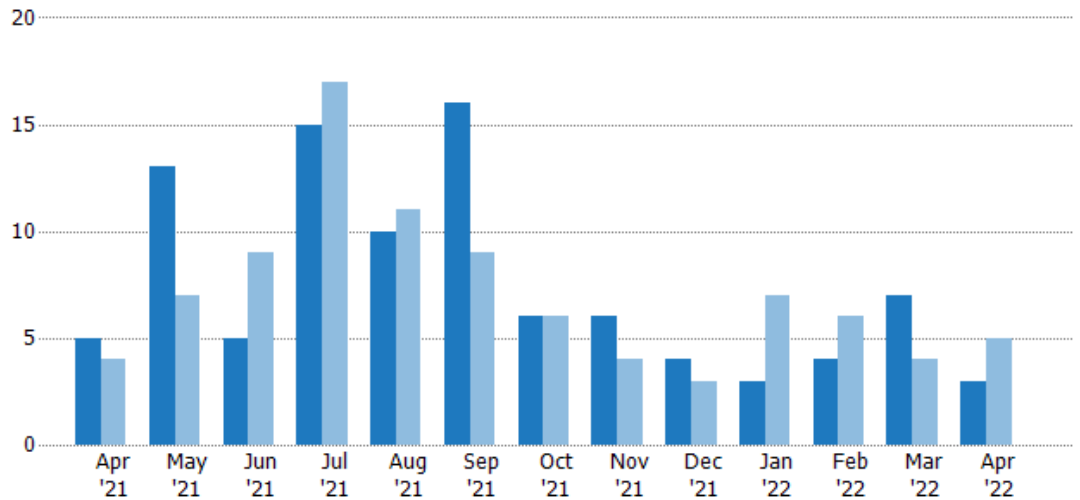
New Listings

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.
Apr '22	3	-40%
Apr '21	5	25%
Apr '20	4	125%



Current Year	5	13	5	15	10	16	6	6	4	3	4	7	3
Prior Year	4	7	9	17	11	9	6	4	3	7	6	4	5
Percent Change from Prior Year	25%	86%	-44%	-12%	-9%	78%	0%	50%	33%	-57%	-33%	75%	-40%

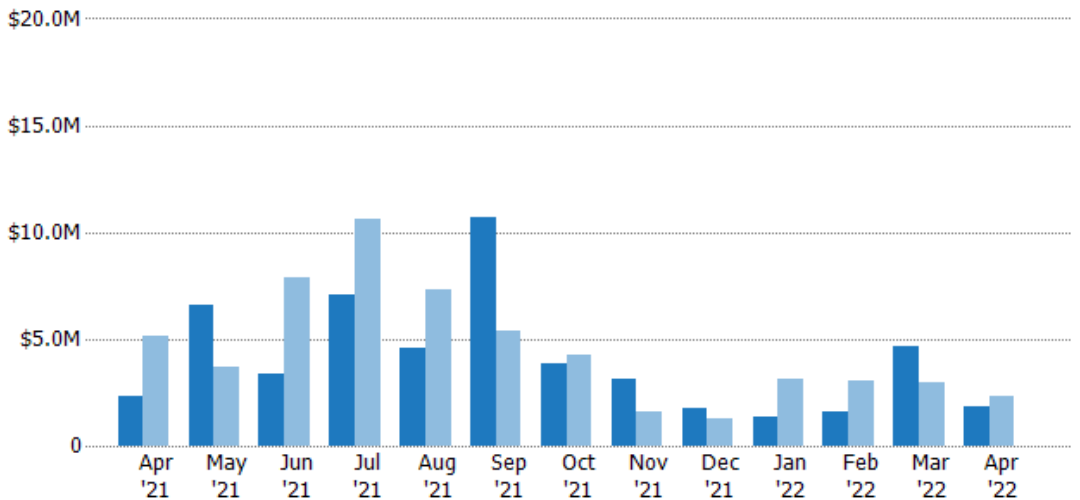
New Listing Volume

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.
Apr '22	\$1.82M	-21.4%
Apr '21	\$2.31M	-55.2%
Apr '20	\$5.16M	-12.9%



Current Year	\$2.31M	\$6.57M	\$3.4M	\$7.08M	\$4.58M	\$10.7M	\$3.85M	\$3.16M	\$1.8M	\$1.38M	\$1.57M	\$4.68M	\$1.82M
Prior Year	\$5.16M	\$3.72M	\$7.84M	\$10.6M	\$7.31M	\$5.37M	\$4.28M	\$1.6M	\$1.31M	\$3.12M	\$3.07M	\$2.98M	\$2.31M
Percent Change from Prior Year	-55%	77%	-57%	-33%	-37%	99%	-10%	98%	38%	-56%	-49%	57%	-21%

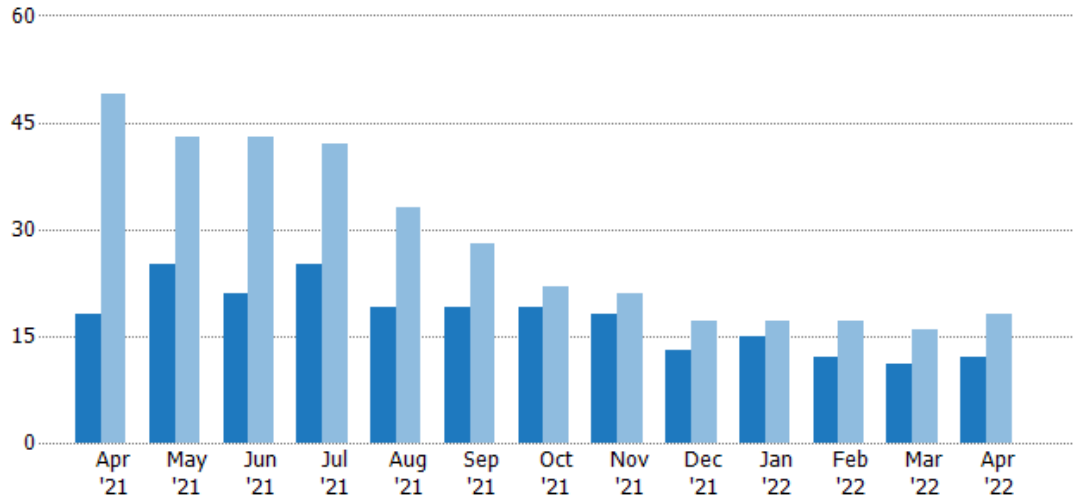
Active Listings

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.
Apr '22	12	-33.3%
Apr '21	18	-63.3%
Apr '20	49	6.1%



Current Year	18	25	21	25	19	19	19	18	13	15	12	11	12
Prior Year	49	43	43	42	33	28	22	21	17	17	17	16	18
Percent Change from Prior Year	-63%	-42%	-51%	-40%	-42%	-32%	-14%	-14%	-24%	-12%	-29%	-31%	-33%

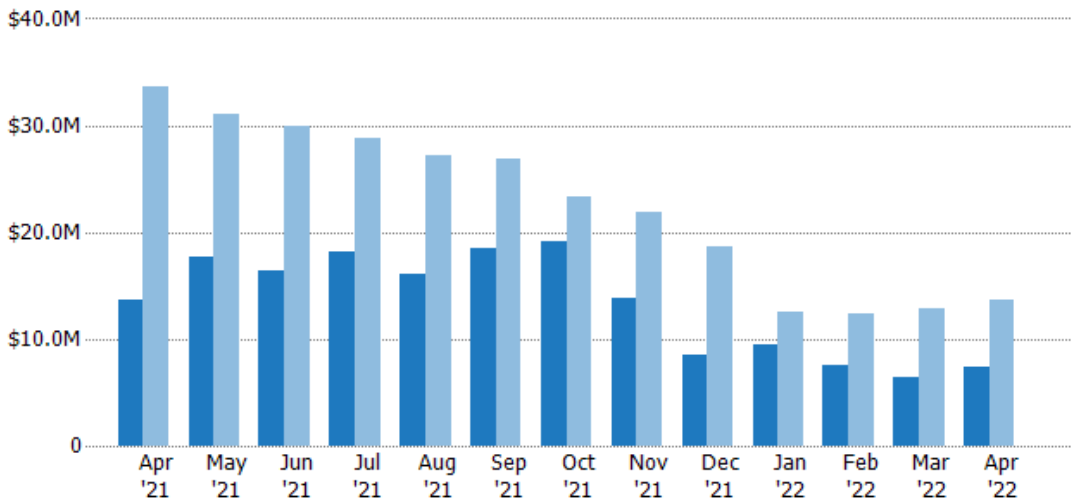
Active Listing Volume

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.
Apr '22	\$7.42M	-45.6%
Apr '21	\$13.7M	-59.4%
Apr '20	\$33.6M	-23.6%



Current Year	\$13.7M	\$17.8M	\$16.4M	\$18.1M	\$16.2M	\$18.6M	\$19.1M	\$13.8M	\$8.45M	\$9.4M	\$7.59M	\$6.42M	\$7.42M
Prior Year	\$33.6M	\$31M	\$29.9M	\$28.8M	\$27.1M	\$26.9M	\$23.2M	\$21.8M	\$18.6M	\$12.5M	\$12.5M	\$12.9M	\$13.7M
Percent Change from Prior Year	-59%	-43%	-45%	-37%	-40%	-31%	-18%	-37%	-55%	-25%	-39%	-50%	-46%

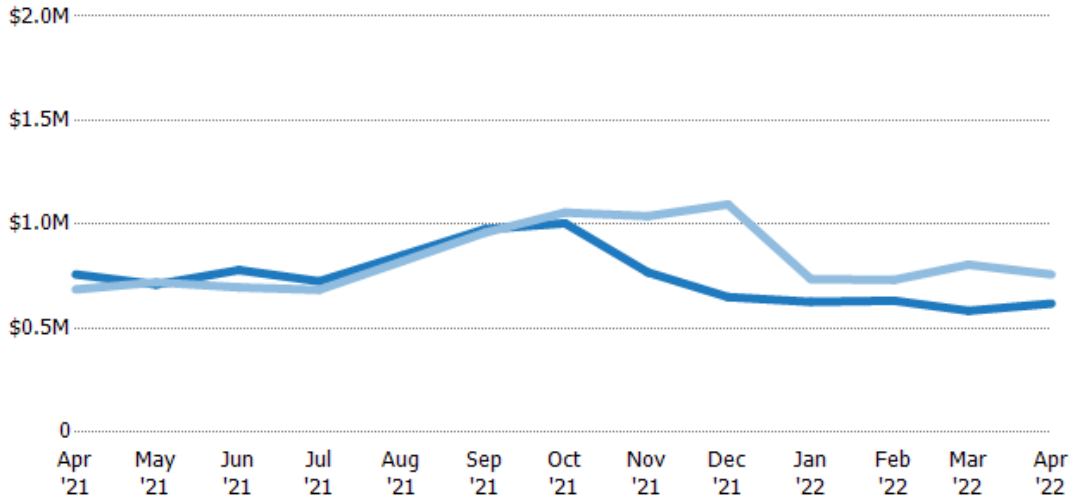
Average Listing Price

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.
Apr '22	\$619K	-18.5%
Apr '21	\$759K	10.5%
Apr '20	\$687K	-28%



Current Year	\$759K	\$710K	\$780K	\$726K	\$850K	\$976K	\$1M	\$769K	\$650K	\$627K	\$633K	\$584K	\$619K
Prior Year	\$687K	\$721K	\$696K	\$685K	\$821K	\$959K	\$1.06M	\$1.04M	\$1.1M	\$736K	\$732K	\$806K	\$759K
Percent Change from Prior Year	11%	-2%	12%	6%	4%	2%	-5%	-26%	-41%	-15%	-14%	-28%	-18%

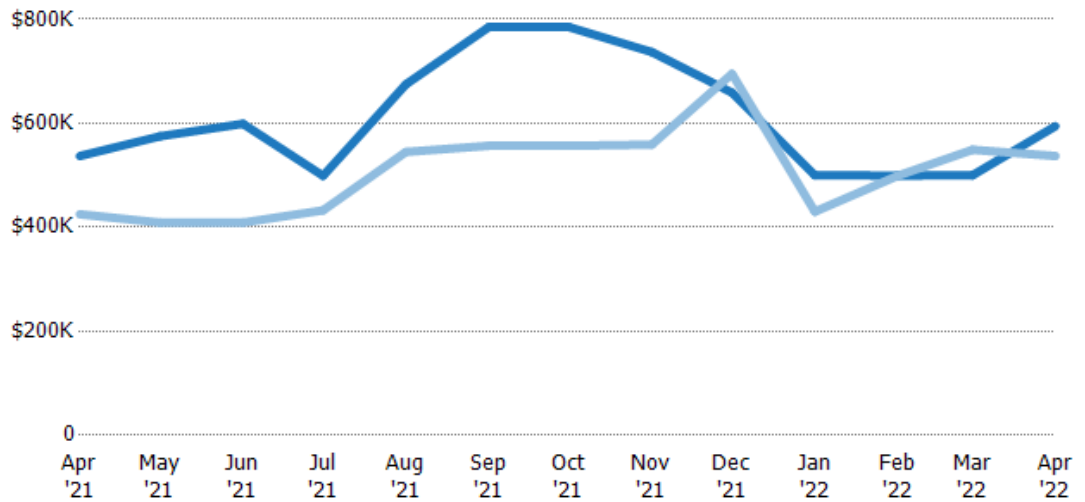
Median Listing Price

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.
Apr '22	\$594K	10.7%
Apr '21	\$537K	26.4%
Apr '20	\$425K	-17.2%



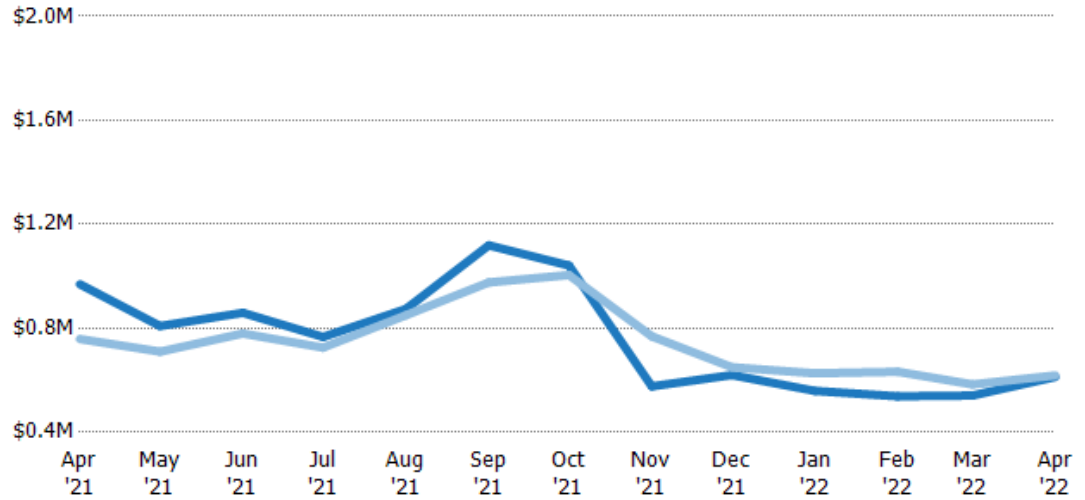
Current Year	\$537K	\$575K	\$599K	\$499K	\$675K	\$785K	\$785K	\$737K	\$659K	\$500K	\$500K	\$500K	\$594K
Prior Year	\$425K	\$409K	\$409K	\$433K	\$545K	\$557K	\$557K	\$559K	\$695K	\$430K	\$499K	\$549K	\$537K
Percent Change from Prior Year	26%	41%	46%	15%	24%	41%	41%	32%	-5%	16%	0%	-9%	11%

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



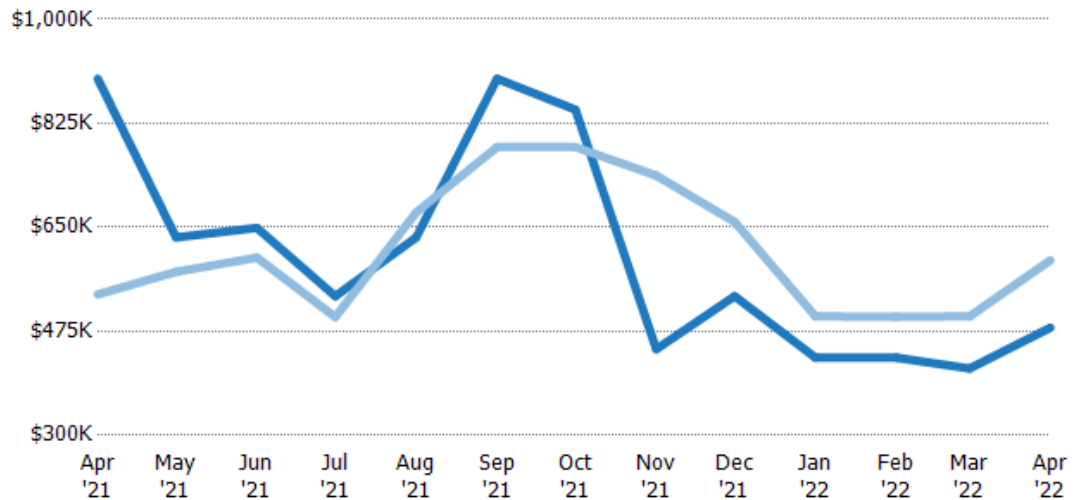
Avg Est Value	\$969K	\$809K	\$859K	\$767K	\$874K	\$1.12M	\$1.04M	\$577K	\$620K	\$559K	\$538K	\$541K	\$613K
Avg Listing Price	\$759K	\$710K	\$780K	\$726K	\$850K	\$976K	\$1M	\$769K	\$650K	\$627K	\$633K	\$584K	\$619K
Avg Listing Price as a % of Avg Est Value	78%	88%	91%	95%	97%	87%	96%	133%	105%	112%	118%	108%	101%

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	\$900K	\$633K	\$649K	\$534K	\$633K	\$900K	\$848K	\$445K	\$534K	\$431K	\$431K	\$412K	\$481K
Median Listing Price	\$537K	\$575K	\$599K	\$499K	\$675K	\$785K	\$785K	\$737K	\$659K	\$500K	\$500K	\$500K	\$594K
Med Listing Price as a % of Med Est Value	60%	91%	92%	93%	107%	87%	93%	166%	123%	116%	116%	121%	124%

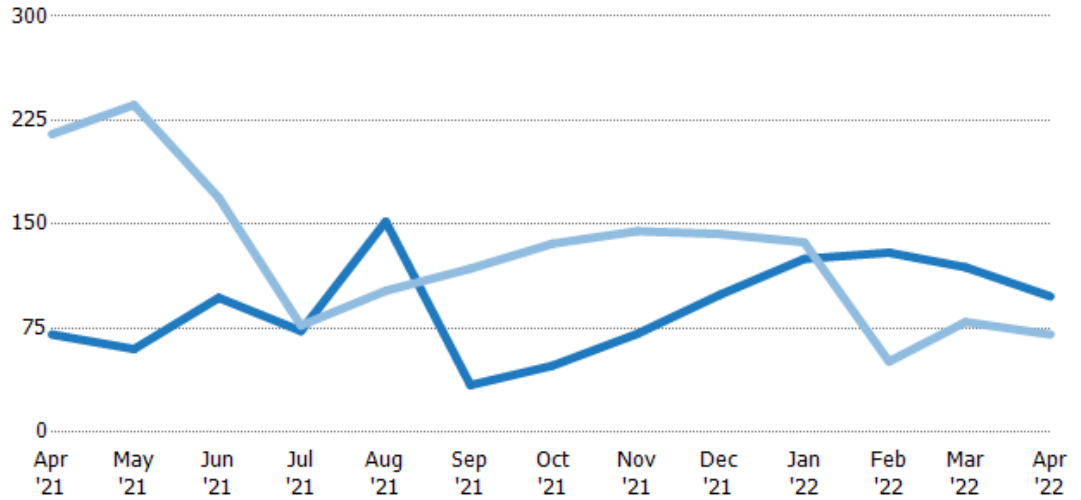
Median Days in RPR

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.
Apr '22	98	39%
Apr '21	70.5	-67.2%
Apr '20	215	7.7%



Current Year	70.5	60	97	73	152	34	48	71	99	125	130	119	98
Prior Year	215	236	169	77	102	118	136	145	143	137	51	79.5	70.5
Percent Change from Prior Year	-67%	-75%	-43%	-5%	49%	-71%	-65%	-51%	-31%	-9%	154%	50%	39%

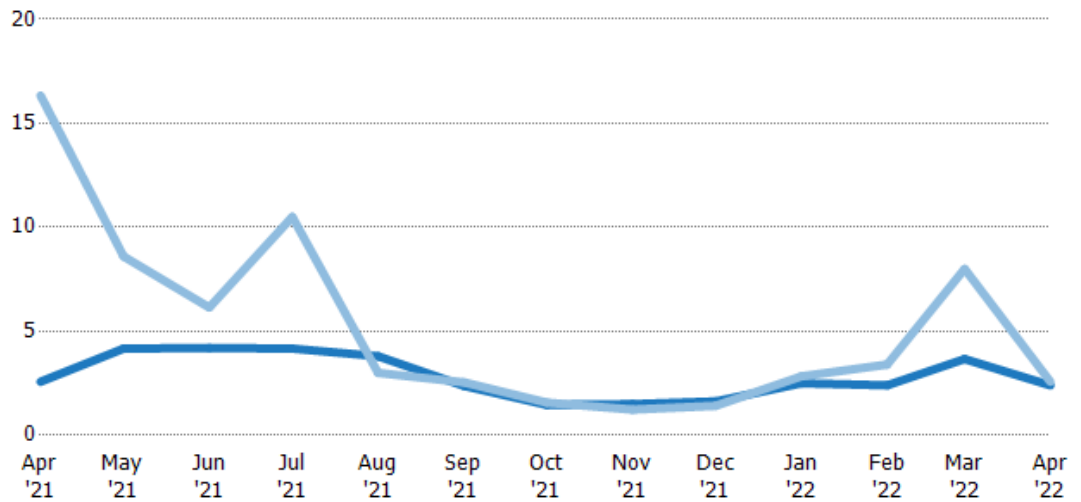
Months of Inventory

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.
Apr '22	2.4	-6.7%
Apr '21	2.57	-84.3%
Apr '20	16.3	-36.3%



Current Year	2.57	4.17	4.2	4.17	3.8	2.38	1.46	1.5	1.63	2.5	2.4	3.67	2.4
Prior Year	16.3	8.6	6.14	10.5	3	2.55	1.57	1.24	1.42	2.83	3.4	8	2.57
Percent Change from Prior Year	-84%	-52%	-32%	-60%	27%	-7%	-7%	21%	15%	-12%	-29%	-54%	-7%

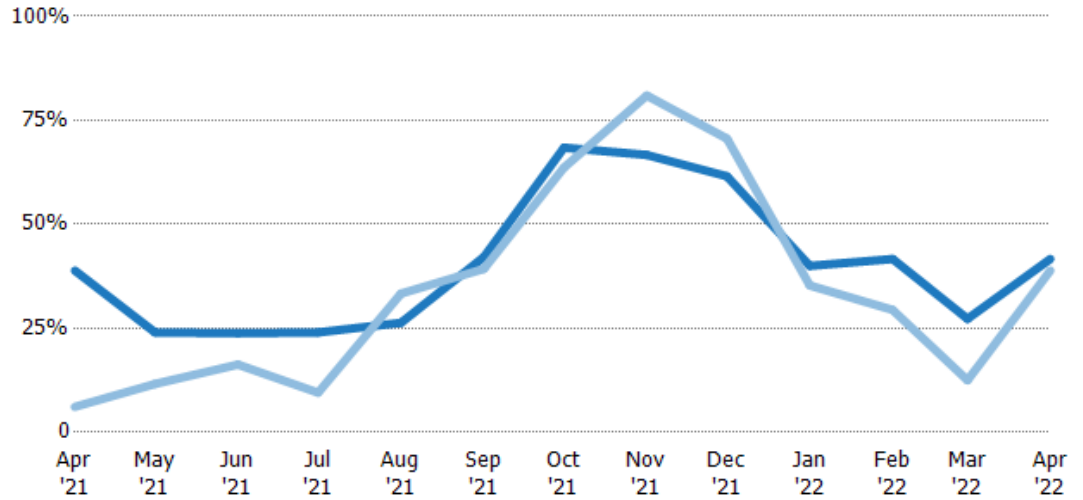
Absorption Rate

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.
Apr '22	42%	-2.8%
Apr '21	39%	-32.8%
Apr '20	6%	57%



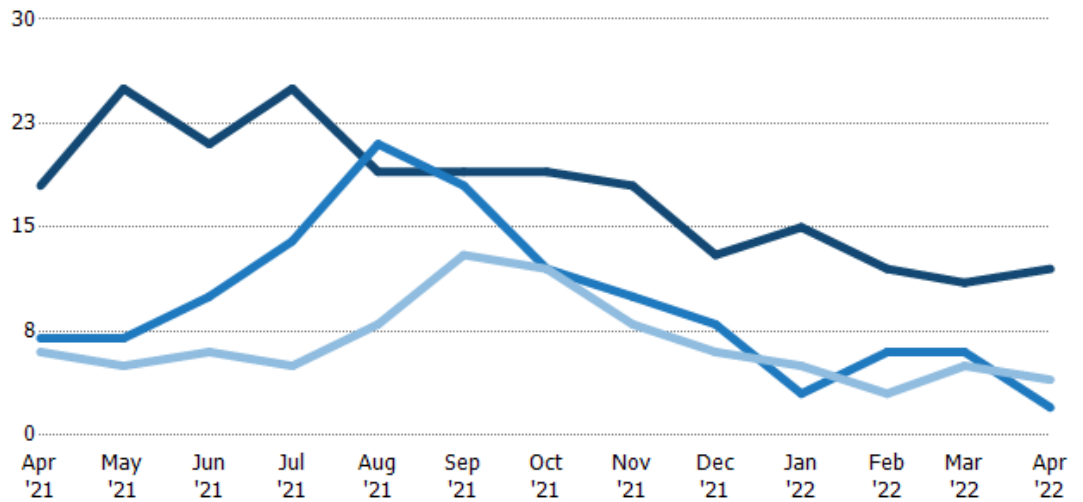
Current Year	39%	24%	24%	24%	26%	42%	68%	67%	62%	40%	42%	27%	42%
Prior Year	6%	12%	16%	10%	33%	39%	64%	81%	71%	35%	29%	13%	39%
Change from Prior Year	-33%	-12%	-8%	-14%	7%	-3%	-5%	14%	9%	-5%	-12%	-15%	-3%

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



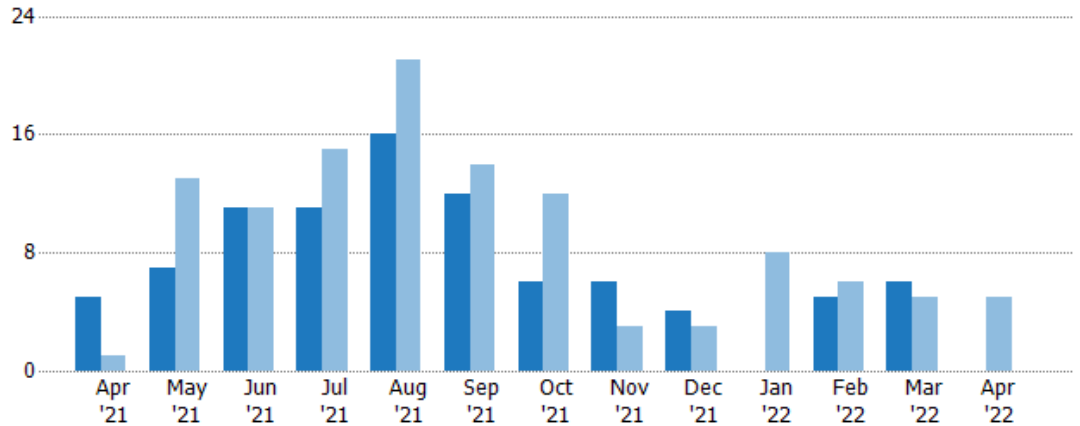
Active	18	25	21	25	19	19	19	18	13	15	12	11	12
Pending	7	7	10	14	21	18	12	10	8	3	6	6	2
Sold	6	5	6	5	8	13	12	8	6	5	3	5	4

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



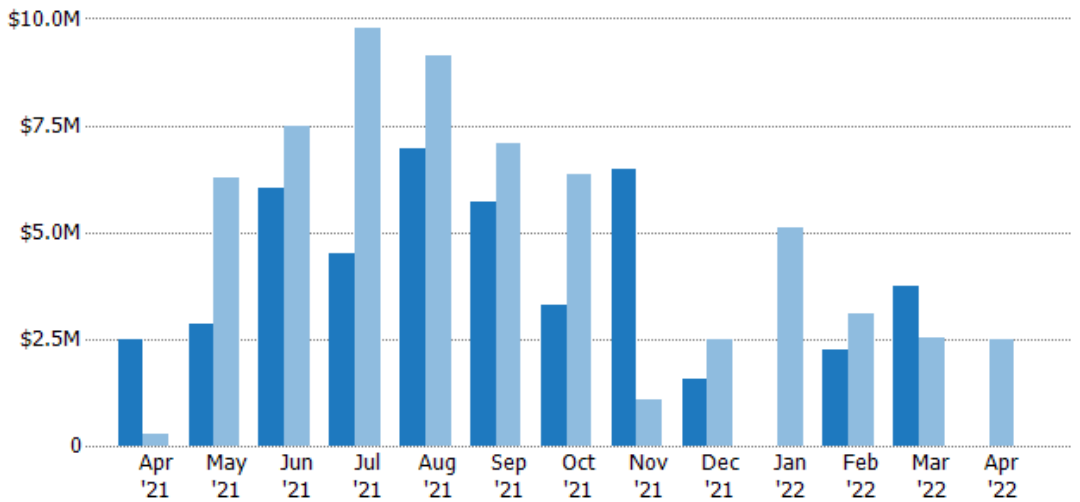
Current Year	5	7	11	11	16	12	6	6	4	-	5	6	-
Prior Year	1	13	11	15	21	14	12	3	3	8	6	5	5
Percent Change from Prior Year	400%	-46%	0%	-27%	-24%	-14%	-50%	100%	33%	-100%	-17%	20%	-100%

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	\$2.48M	\$2.86M	\$6.02M	\$4.51M	\$6.97M	\$5.72M	\$3.31M	\$6.46M	\$1.54M	-	\$2.27M	\$3.72M	-
Prior Year	\$270K	\$6.29M	\$7.47M	\$9.78M	\$9.13M	\$7.06M	\$6.35M	\$1.08M	\$2.49M	\$5.1M	\$3.1M	\$2.51M	\$2.48M
Percent Change from Prior Year	819%	-55%	-19%	-54%	-24%	-19%	-48%	499%	-38%	-100%	-27%	48%	-100%

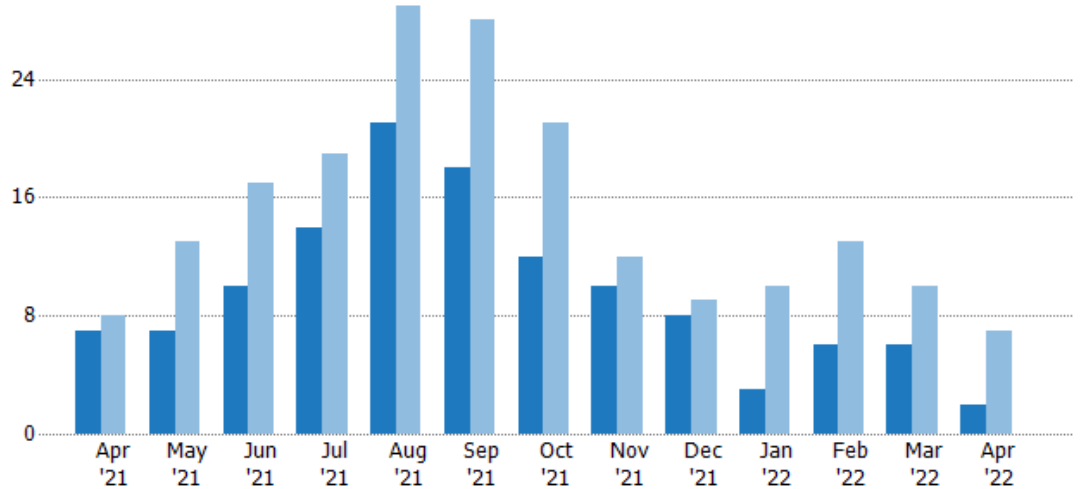
Pending Sales

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

Month/ Year	Count	% Chg.
Apr '22	2	-71.4%
Apr '21	7	-12.5%
Apr '20	8	25%



Current Year	7	7	10	14	21	18	12	10	8	3	6	6	2
Prior Year	8	13	17	19	29	28	21	12	9	10	13	10	7
Percent Change from Prior Year	-13%	-46%	-41%	-26%	-28%	-36%	-43%	-17%	-11%	-70%	-54%	-40%	-71%

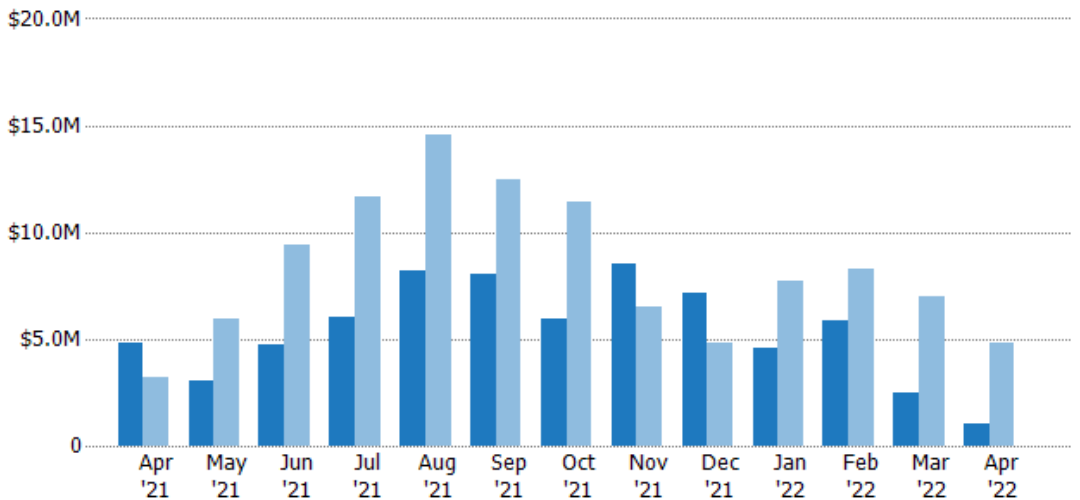
Pending Sales Volume

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.
Apr '22	\$998K	-79.4%
Apr '21	\$4.84M	52%
Apr '20	\$3.19M	37.7%



Current Year	\$4.84M	\$3.03M	\$4.71M	\$6.02M	\$8.19M	\$8.02M	\$5.96M	\$8.51M	\$7.16M	\$4.6M	\$5.87M	\$2.44M	\$998K
Prior Year	\$3.19M	\$5.91M	\$9.4M	\$11.6M	\$14.6M	\$12.5M	\$11.4M	\$6.5M	\$4.85M	\$7.71M	\$8.28M	\$7.01M	\$4.84M
Percent Change from Prior Year	52%	-49%	-50%	-48%	-44%	-36%	-48%	31%	48%	-40%	-29%	-65%	-79%

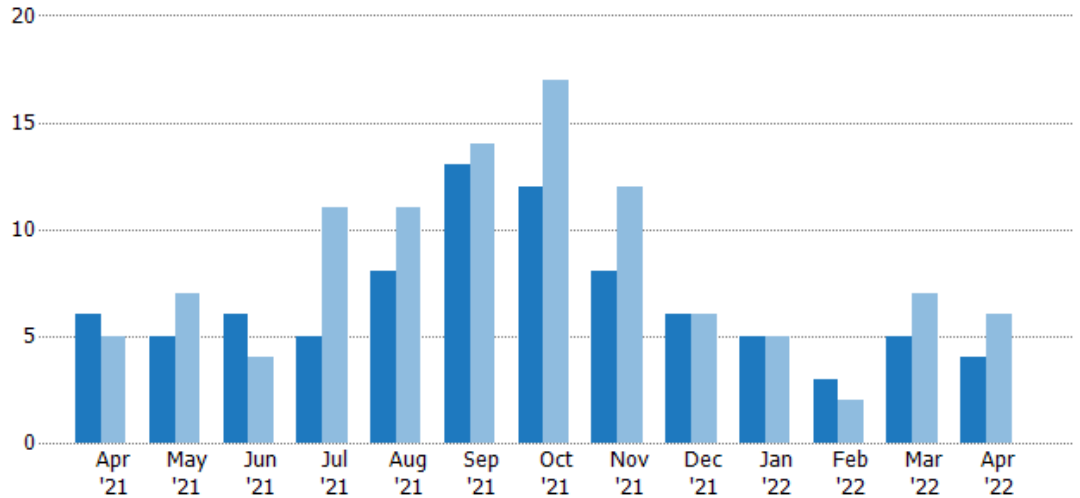
Closed Sales

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.
Apr '22	4	-33.3%
Apr '21	6	20%
Apr '20	5	-80%



Current Year	6	5	6	5	8	13	12	8	6	5	3	5	4
Prior Year	5	7	4	11	11	14	17	12	6	5	2	7	6
Percent Change from Prior Year	20%	-29%	50%	-55%	-27%	-7%	-29%	-33%	0%	0%	50%	-29%	-33%

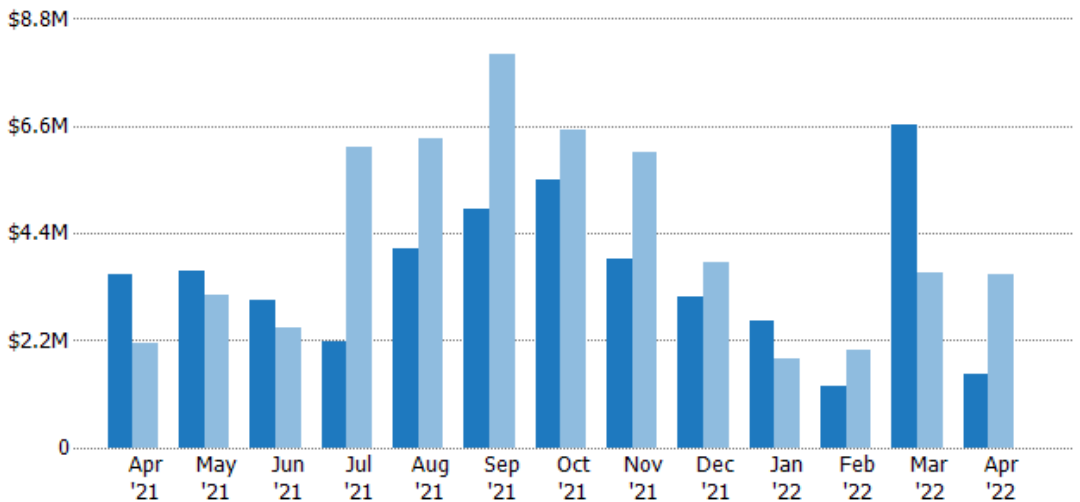
Closed Sales Volume

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.
Apr '22	\$1.53M	-57.1%
Apr '21	\$3.56M	66.3%
Apr '20	\$2.14M	-91.6%



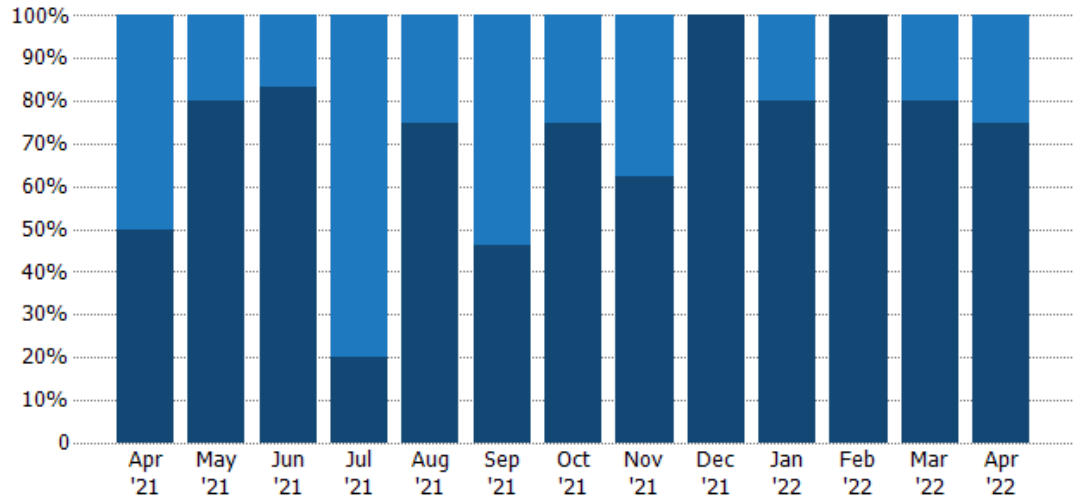
Current Year	\$3.56M	\$3.64M	\$3.02M	\$2.19M	\$4.09M	\$4.88M	\$5.5M	\$3.88M	\$3.08M	\$2.59M	\$1.26M	\$6.64M	\$1.53M
Prior Year	\$2.14M	\$3.14M	\$2.48M	\$6.17M	\$6.35M	\$8.08M	\$6.51M	\$6.07M	\$3.79M	\$1.81M	\$2M	\$3.59M	\$3.56M
Percent Change from Prior Year	66%	16%	22%	-64%	-36%	-40%	-16%	-36%	-19%	43%	-37%	85%	-57%

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



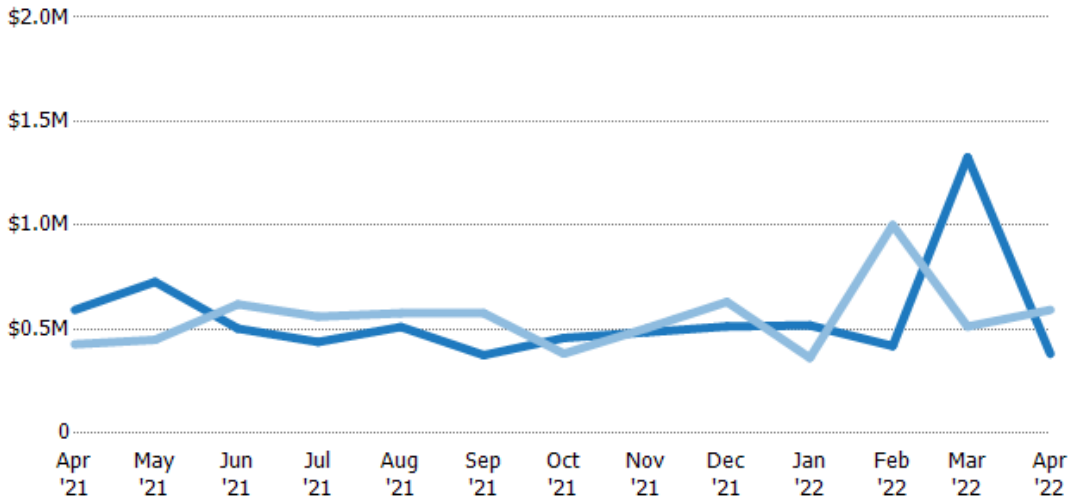
Condo/Townhouse	50%	20%	17%	80%	25%	54%	25%	38%	-	20%	-	20%	25%
Single Family Residence	50%	80%	83%	20%	75%	46%	75%	63%	100%	80%	100%	80%	75%

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	\$593K	\$728K	\$503K	\$439K	\$511K	\$376K	\$458K	\$485K	\$514K	\$519K	\$420K	\$1.33M	\$382K
Prior Year	\$428K	\$449K	\$620K	\$561K	\$577K	\$577K	\$383K	\$505K	\$631K	\$363K	\$1M	\$513K	\$593K
Percent Change from Prior Year	39%	62%	-19%	-22%	-11%	-35%	20%	-4%	-19%	43%	-58%	159%	-36%

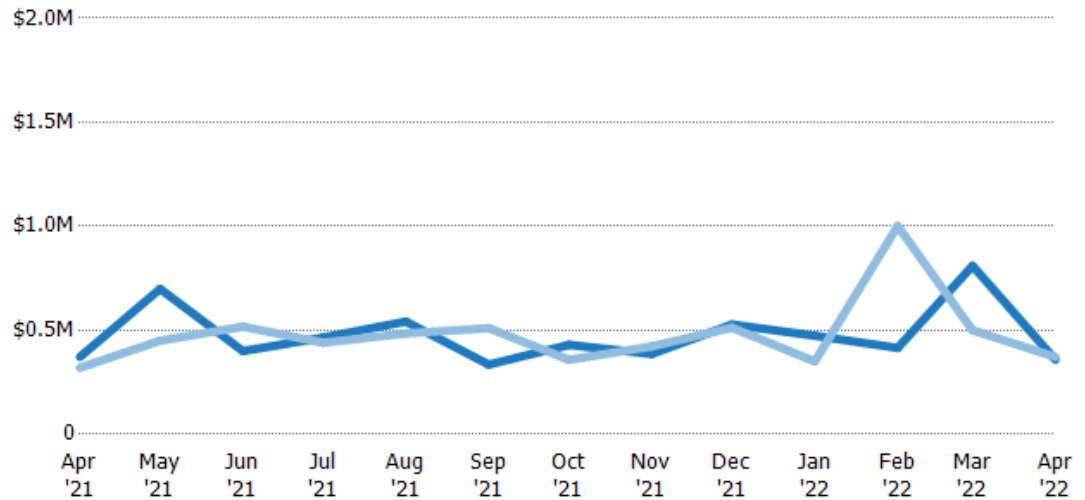
Median Sales Price

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.
Apr '22	\$359K	-3.6%
Apr '21	\$372K	16.3%
Apr '20	\$320K	-43.8%



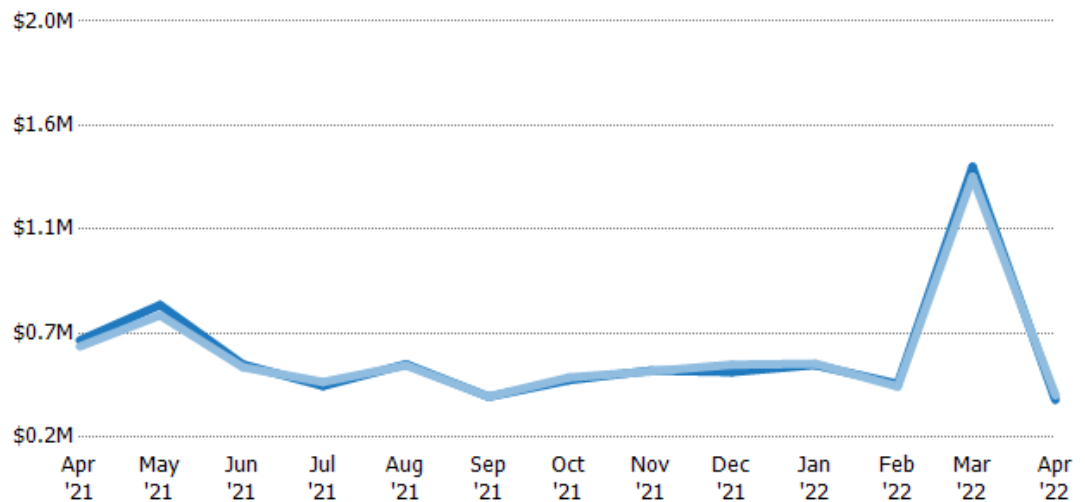
Current Year	\$372K	\$699K	\$400K	\$465K	\$542K	\$335K	\$430K	\$386K	\$528K	\$474K	\$415K	\$810K	\$359K
Prior Year	\$320K	\$450K	\$518K	\$440K	\$485K	\$510K	\$358K	\$423K	\$513K	\$350K	\$1M	\$500K	\$372K
Percent Change from Prior Year	16%	55%	-23%	6%	12%	-34%	20%	-9%	3%	35%	-59%	62%	-4%

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



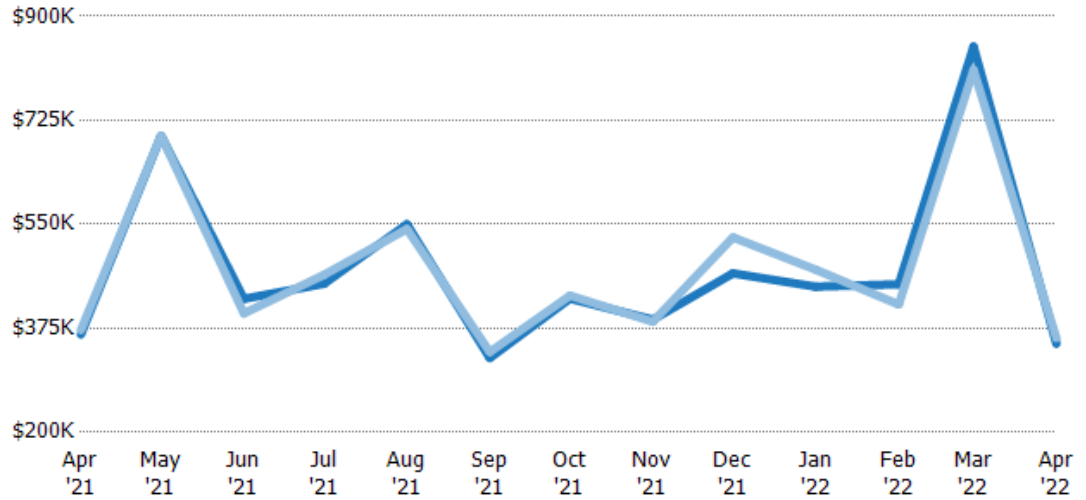
Avg List Price	\$619K	\$772K	\$515K	\$422K	\$516K	\$375K	\$447K	\$489K	\$482K	\$513K	\$431K	\$1.37M	\$362K
Avg Sales Price	\$593K	\$728K	\$503K	\$439K	\$511K	\$376K	\$458K	\$485K	\$514K	\$519K	\$420K	\$1.33M	\$382K
Avg Sales Price as a % of Avg List Price	96%	94%	98%	104%	99%	100%	103%	99%	107%	101%	97%	97%	106%

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



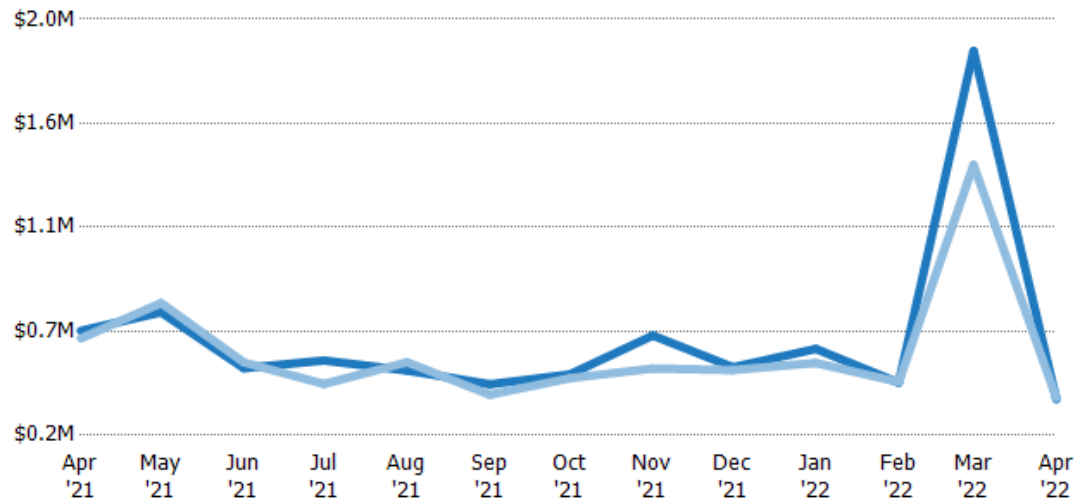
Median List Price	\$365K	\$699K	\$425K	\$450K	\$550K	\$325K	\$425K	\$390K	\$468K	\$445K	\$449K	\$849K	\$349K
Median Sales Price	\$372K	\$699K	\$400K	\$465K	\$542K	\$335K	\$430K	\$386K	\$528K	\$474K	\$415K	\$810K	\$359K
Med Sales Price as a % of Med List Price	102%	100%	94%	103%	99%	103%	101%	99%	113%	106%	92%	95%	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



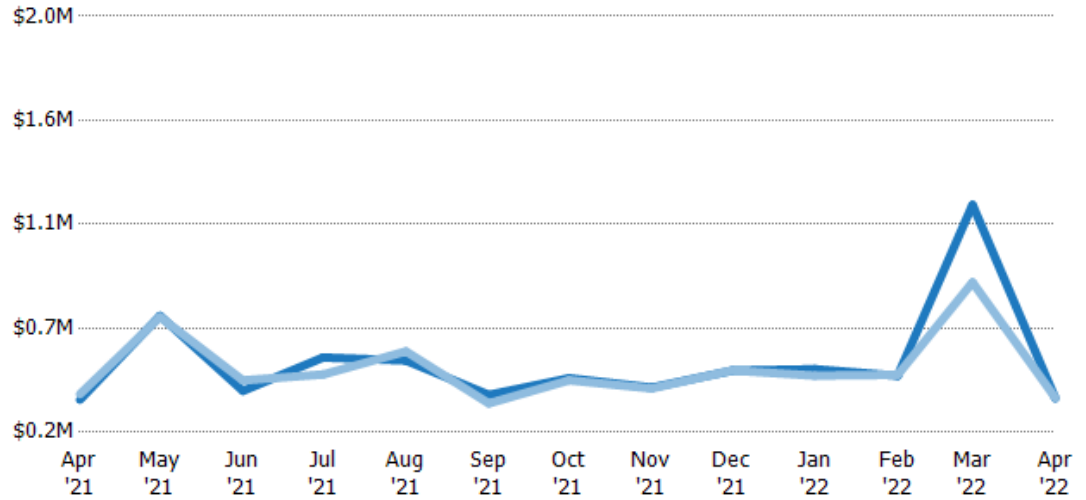
Avg Est Value	\$652K	\$732K	\$490K	\$524K	\$480K	\$421K	\$463K	\$632K	\$494K	\$574K	\$427K	\$1.86M	\$356K
Avg Sales Price	\$619K	\$772K	\$515K	\$422K	\$516K	\$375K	\$447K	\$489K	\$482K	\$513K	\$431K	\$1.37M	\$362K
Avg Sales Price as a % of Avg Est Value	95%	105%	105%	81%	107%	89%	97%	77%	98%	89%	101%	74%	102%

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	\$341K	\$704K	\$379K	\$524K	\$511K	\$362K	\$434K	\$393K	\$467K	\$473K	\$445K	\$1.18M	\$347K
Median Sales Price	\$365K	\$699K	\$425K	\$450K	\$550K	\$325K	\$425K	\$390K	\$468K	\$445K	\$449K	\$849K	\$349K
Med Sales Price as a % of Med Est Value	107%	99%	112%	86%	108%	90%	98%	99%	100%	94%	101%	72%	101%