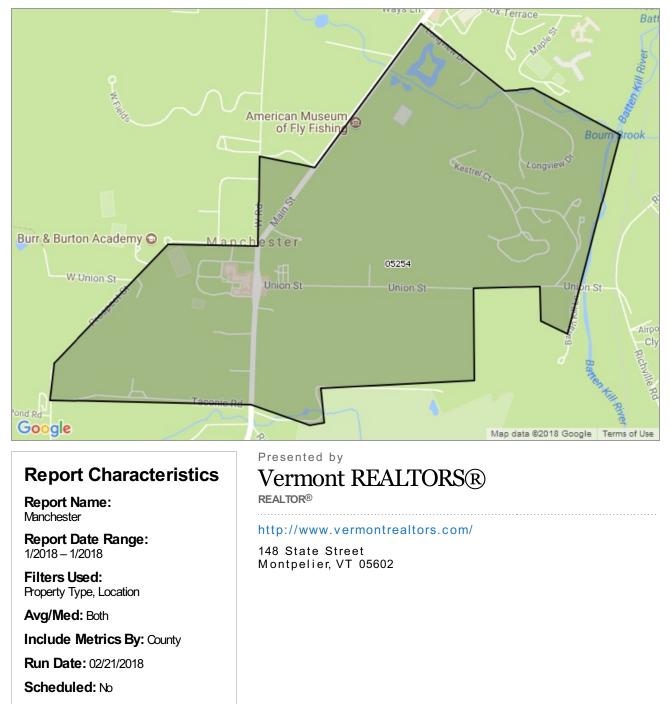


MARKET DATA REPORT

Manchester







Summary of Key Listing and Sales Metrics

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

+/-	YTD 2017	YTD 2018	+/-	Jan 2017	Jan 2018	Key Metrics
						Listing Activity Charts Metrics
-	-	1	-	-	1	New Listing Count
-	-	\$820,000	-	-	\$820,000	New Listing Volume
-21.4%	14	11	-21.4%	14	11	Active Listing Count
-29%	\$9,096,000	\$6,461,800	-29%	\$9,096,000	\$6,461,800	Active Listing Volume
-9.6%	\$649,714	\$587,436	-9.6%	\$649,714	\$587,436	Average Listing Price
-28.2%	\$620,000	\$445,000	-28.2%	\$620,000	\$445,000	Median Listing Price
_	-	172	-27.4%	237	172	Median Daysin RPR
-	14	-	-	-	-	Months of Inventory
_	7.14%	-	-	_	_	Absorption Rate
						Sales Activity Charts Metrics
+100%	1	2	-	_	2	New Pending Sales Count
+17.5%	\$599,000	\$704,000	-	_	\$704,000	New Pending Sales Volume
+50%	2	3	+50%	2	3	Pending Sales Count
+12.3%	\$2,309,000	\$2,594,000	+12.3%	\$2,309,000	\$2,594,000	Pending Sales Volume
+300%	1	4	-	_	4	Closed Sales Count
+317%	\$542,000	\$2,260,000	-	_	\$2,260,000	Cloæd Sales Volume
+4.2%	\$542,000	\$565,000	-	_	\$565,000	Average Sales Price
-3.1%	\$542,000	\$525,000	-	-	\$525,000	Median Sales Price





New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Filters Used	200%														
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	150%														
	100%														
	50%														
	0	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18	
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	1	

New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

	\$880K ······														
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$660K														
	\$440K														
	\$220K														
	0	Jan '17	Feb '17	Mar '17		May '17		Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18	
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	\$820K	





Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used	40													
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	30													
	20													
	10													
	0	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	11
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	14
Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	-21%

Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

FiltersUsed														
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$24.0M													
	\$16.0M													
														_
	\$8.0M ······													
	0													
	Ŭ	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
		17	17	1/	17	17	17	17	17	17		17	17	10
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	\$6.46M
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	\$9.1M
Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	-29%

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Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

	\$700K ······												
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$525K												
	\$350K												
	\$175K												
	0 Jan	Feb	Mar	Apr	May		Jul	Aug	Sep	0ct	Nov	Dec	Jan
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$587k
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$650k
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-10%

Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-28%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	\$620K
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$445K
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
	\$175K												
	\$350K												
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$525K												
Filters Used	\$700K												





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.

	\$600K ······											,	
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$450K												
	\$300K												
	\$150K												
	0 Jan '17	Feb '17	Mar '17	Apr '17	May '17		Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Avg Est Value		-	-	-	-	-	-	-	-	-	-	-	\$0
Avg Listing Price	-	-	-	-	-	-	-	-	-	-	-	-	\$587K
Avg Listing Price as a % of Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	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.

	\$500K												
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$375K												
	\$250K												
	\$125K												
	0 Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Median Est Value	-	-	-	-	-	-	-	-	-	-	-	-	\$0
Median Listing Price	-	-	-	-	-	-	-	-	-	-	-	-	\$445K
Med Listing Price as a % of Med Est Value	-	-	-	-	-	-	-	-	-	-	-	-	100%



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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	300												
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	225												
	150												
	75												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	172
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	237
Percent Change from Prior Year	_	-	-	-	-	-	-	-	-	-	-	-	-27%

Average Days in RPR (By County)

The average number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR by county.

Filters Used: ZIP: Manchester, VT 05254; Property Type: Condo/Townhouse/Apt, Single Family Residence

Bennington	250								
	Ó	30	60	90	120	150	180	210	240

Median Days in RPR (By County)

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 by county.

Filters Used: ZIP: Manchester, VT 05254; Property Type: Condo/Townhouse/Apt, Single Family Residence

Bennington 172							
0 20	40	60	80	100	120	140	160





Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

	40												
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	30												
	20												
	10												
	0 Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	11
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	7
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	57%

Absorption Rate

The percentage of inventory sold per month.

FiltersUsed	15%
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	10%

5%

	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	9%
Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	14%
Change from Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	5%





Absorption Rate (By County)

The percentage of the inventory sold during the last month by county.

Filters Used: ZIP: Manchester, VT 05254; Property Type: Condo/Townhouse/Apt, Single Family Residence

Bennington	36.36 %							
	Ó	5%	10%	15%	20%	25%	30%	35%

Active/Pending/Sold Units

The number of single-family, condominium and townhome properties that were Active, Pending and Sold each month.

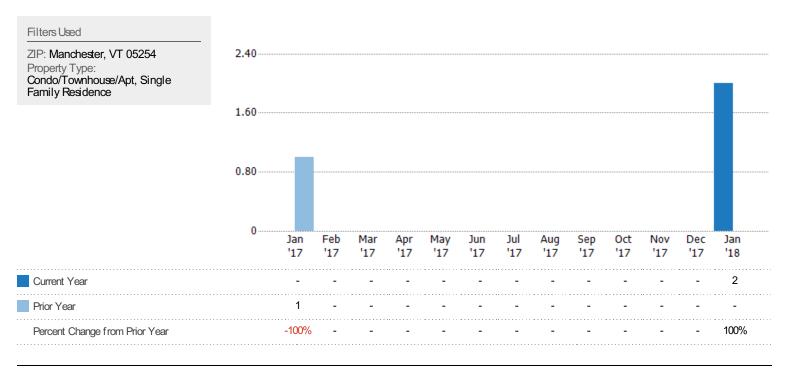
Filters Used	20												
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouœ/Apt, Single Family Residence	15												
	10												
	5												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Active	-	-	-	-	-	-	-	-	-	-	-	-	11
Pending	-	-	-	-	-	-	-	-	-	-	-	-	3
Sold	-	-	-	-	-	-	-	-	-	-	-	-	4





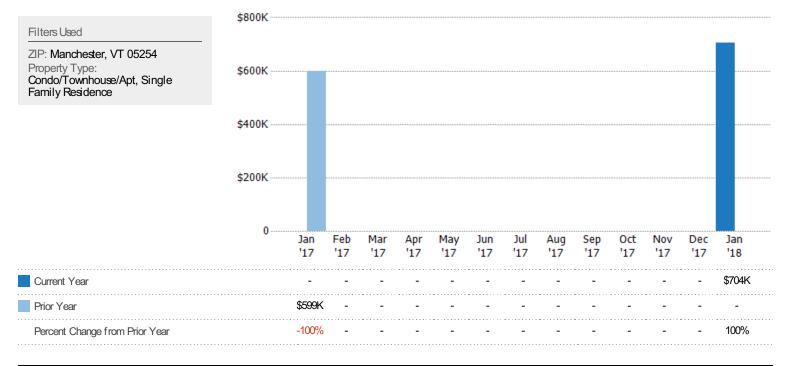
New Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were added each month.



New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.



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Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.

	4.00														
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	3.00														
	2.00														
	2.00														
	1.00														
	0														
	, in the second s	Jan	Feb	Mar	Apr	May '17	Jun	Jul	Aug '17	Sep	Oct	Nov	Dec	Jan	
		'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'18	
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	3	• • • •
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	2	
Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	50%	

Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were available at the end of each month.

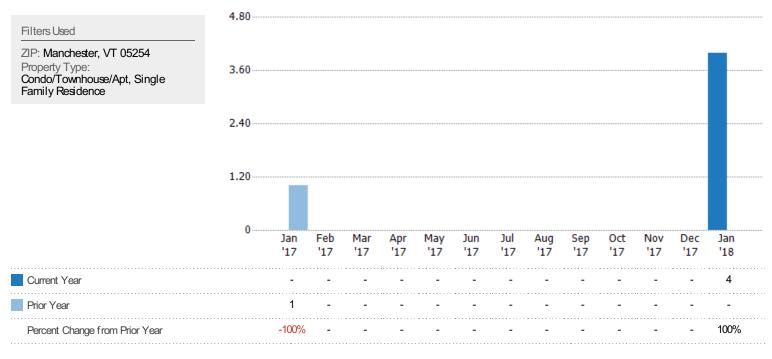
Filters Used														_
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$2.4M													
	\$1.6M													
	\$0.8M													
	0	•	- -L			• • • •	•	7 1		6	0-1		D	1
		Jan '17	Feb '17	Mar '17	Apr '17	Мау '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year		-	-	-	-	-	-	-	-	-	-	-	-	\$2.59M
Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	\$2.31M
Percent Change from Prior Year		-	-	-	-	-	-	-	-	-	-	-	-	12%

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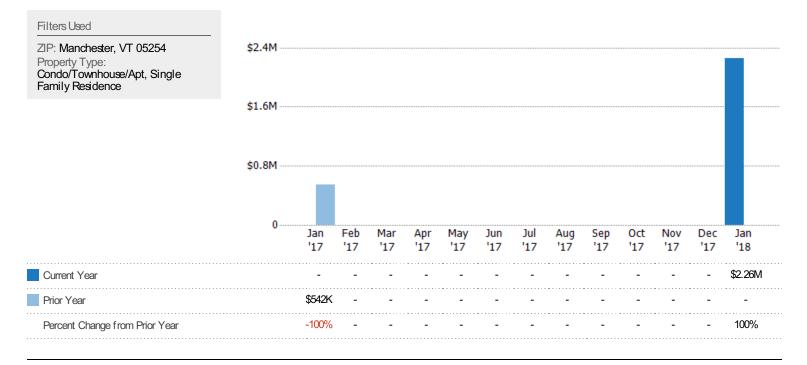
Closed Sales

The total number of single-family, condominium and townhome properties sold each month.



Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.



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Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

	100%														
Filters Used	90%														
ZIP: Manchester, VT 05254 Property Type:	80%														
Condo/Townhouæ/Apt, Single Family Residence	70%														
Family Residence	60%														
	50%														
	40%														
	30%														
	20%														
	10%														
	0	Jan				May			Aug	Sep	Oct	Nov	Dec	Jan	
		'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'18	
Condo/Townhouse		-	-	-	-	-	-	-	-	-	-	-	-	25%	
Single Family Residence		-	-	-	-	-	-	-	-	-	-	-	-	75%	

Closed Sales (By County)

The total number of single-family, condominium and townhome properties sold during the last month by county.

Filters Used: ZIP: Manchester, VT 05254; Property Type: Condo/Townhouse/Apt, Single Family Residence

Bennington	4								
	Ó	0.50	1.00	1.50	2.00	2.50	3.00	3.50	4.00





Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

	\$600K ······												
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$450K												
	\$300K												
	\$150K												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$565K
Prior Year	\$542K	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-83%	-67%	-50%	-33%	-17%	0	17%	33%	50%	67%	83%	100%

Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

Filters Used	\$600K												
ZIP: Manchester, VT 05254 Property Type: Condo/Townhouœ/Apt, Single Family Residence	\$450K												
	\$300K												
	\$150K												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Current Year	-	-	-	-	-	-	-	-	-	-	-	-	\$525K
Prior Year	\$542K	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-83%	-67%	-50%	-33%	-17%	0	17%	33%	50%	67%	83%	100%





Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filtern I load	\$700K ······												
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$525K												
	\$350K												
	\$175K												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Avg List Price	-	-	-	-	-	-	-	-	-	-	-	-	\$648k
Avg Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	\$565k
Avg Sales Price as a % of Avg List Price	-	-	-	-	-	-	-	-	-	-	-	-	87%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

	\$600K												
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$450K												
	\$300K												
	\$150K												
	0												
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Median List Price	-	-	-	-	-	-	-	-	-	-	-	-	\$573K
Median Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	\$525K
Med Sales Price as a % of Med List Price	-	-	-	-	-	-	-	-	-	-	-	-	92%





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.

	\$700K ······												
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$525K												
	\$350K												
	\$175K												
	0 Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	0ct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	\$0
Avg Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	\$648K
Avg Sales Price as a % of Avg Est Value	-	-	-	-	-	-	-	-	-	-	-	-	100%

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.

	\$600K												
Filters Used ZIP: Manchester, VT 05254 Property Type: Condo/Townhouse/Apt, Single Family Residence	\$450K												
	\$300K												
	\$150K												
	0												
	Jan	Feb	Mar	Apr	May '17	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'17	'18
Median Est Value	-	-	-	-	-	-	-	-	-	-	-	-	\$0
Median Sales Price	-	-	-	-	-	-	-	-	-	-	-	-	\$573K
Med Sales Price as a % of Med Est Value	_	-	-	-	-	-	-	-	-	-	-	-	100%



Appendix

VermontRealtors®

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Detail	s		Listing Activity Charts						
Report Name: M	/anchester		✓ New Listings						
Run Date: 02/21/	2018	🗹 Active Listings							
Scheduled: No		✓ Avg/Med Listing Price							
Report Date Rar	nge: From 1/2018 To: 1/2018	Avg/Med Listing Price per Sq Ft							
			🗹 Avg/Med Listing Price vs Est Value						
Information In	ncluded		🗹 Median Days in RPR						
🗹 Include Cove	r Sheet	🗹 Averages	Months of Inventory						
🗹 Include Key N	letric Summary * 🗹 Include Appendix	🗹 Medians	Mean Absorption Rate						
Minclude Metrie	cs By: County								
	able's YTD median calculations are calculated using a weighted average	of the median values for each	Sales Activity Charts						
month that is include	cd.		🗹 Active/Pending/Sold						
MLS Filter			🗹 New Pending Sales						
		🗹 Pending Sales							
MLS:	All		✓ Closed Sales						
Listing Filtors			✓ Avg/Med Sales Price						
Listing Filters			Avg/Med Sales Price per Sq Ft						
Property Types:	Condo/Townhouse/Apt Single Family Residence		✓ Avg/Med Sales Price vs Listing Price						
Sales Types:	All		✓ Avg/Med Sales Price vs Est Value						
Price Range:	None		Distressed Charts						
			Distressed Listings						
Location Filte	ers		Distressed Sales						
State:	All								
			Data Tables Using 1/2018 data						
County:	All		Listing Activity by ZIP						
ZIP Code:	Monchortor V/T 05254		Listing Activity by Metro Area						
ZIF COUE.	Manchester, VT 05254		Sales Activity by ZIP						
			Sales Activity by Metro Area						

