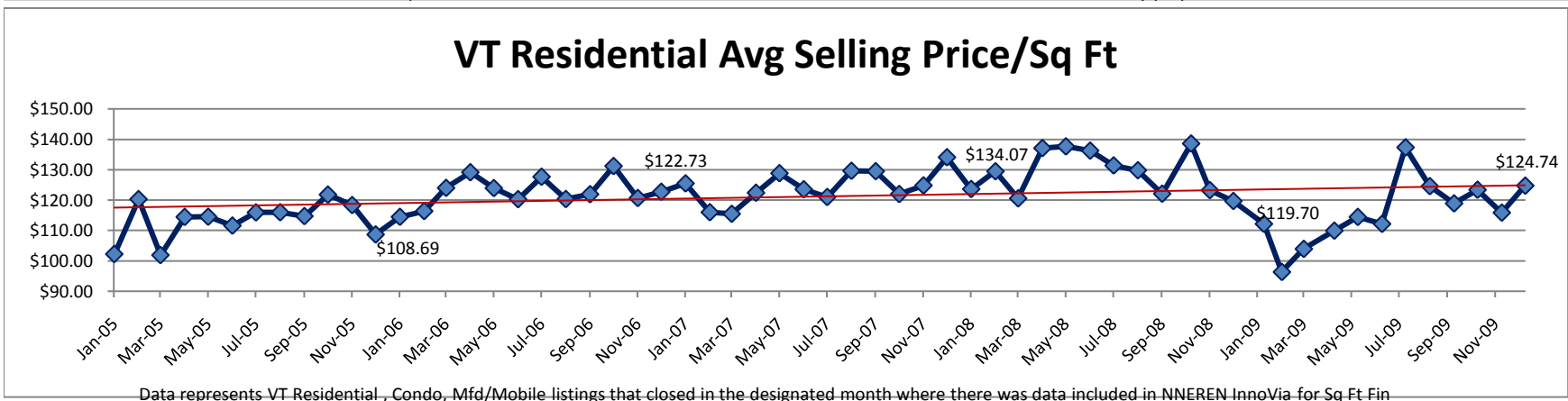
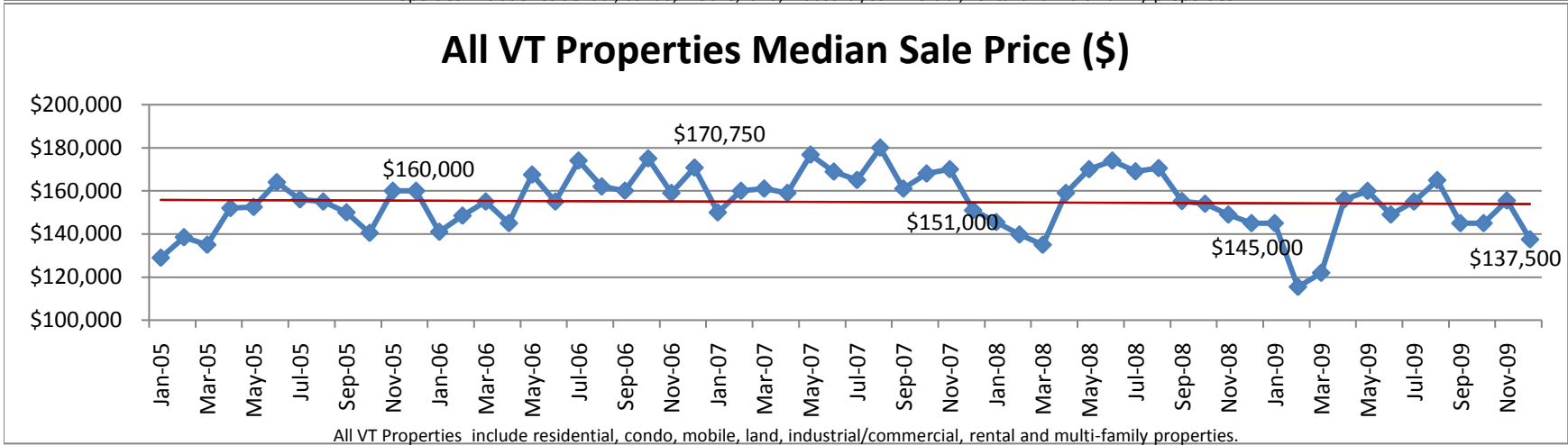
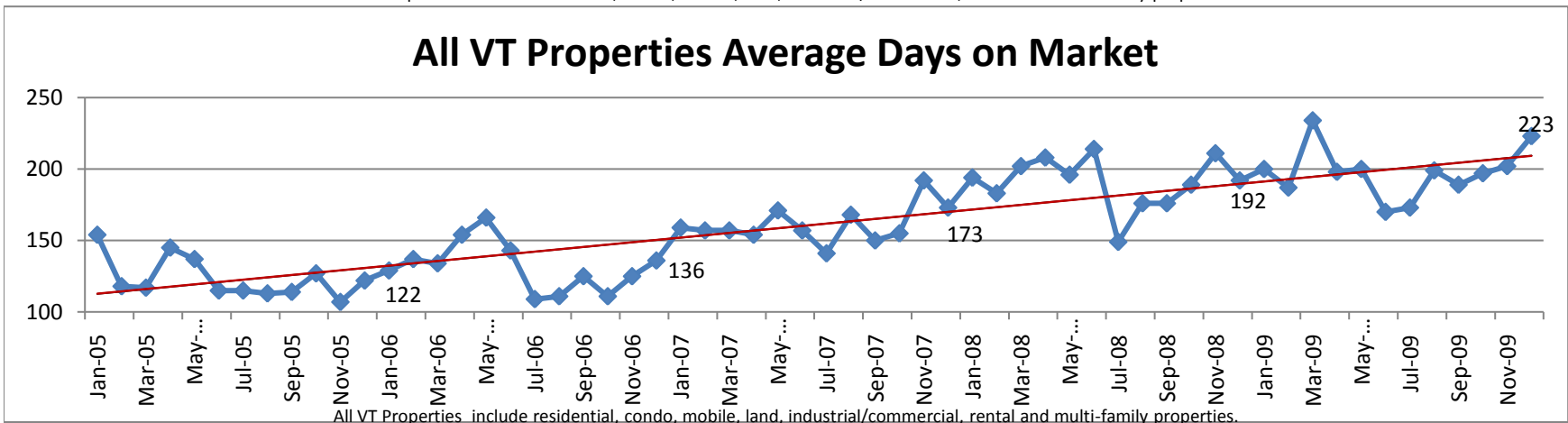
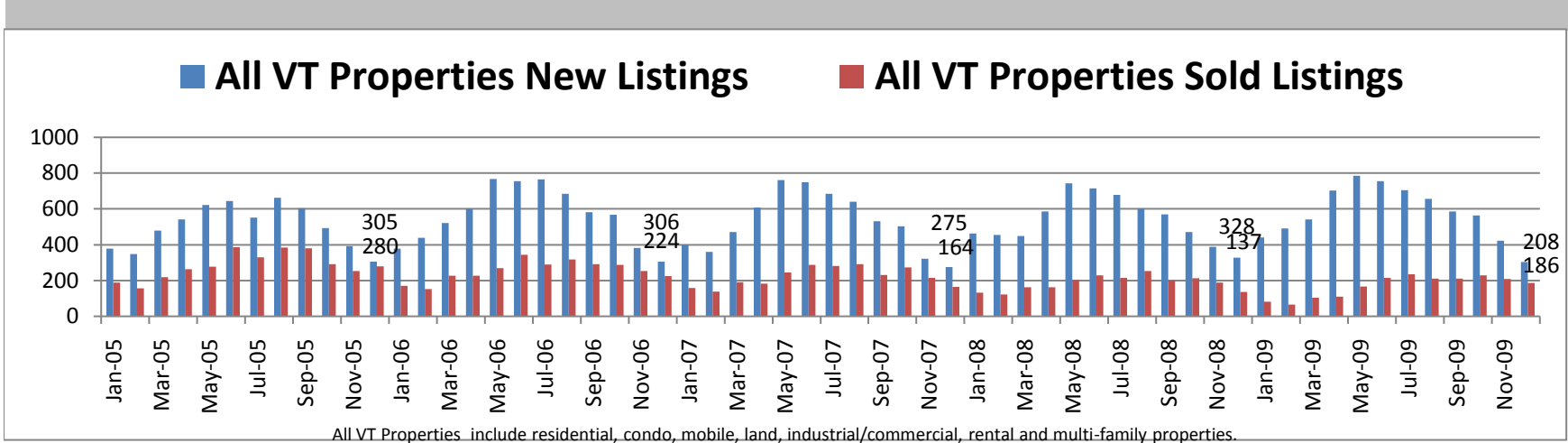




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**State of Vermont**  
**All Counties**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	173	-21.72%	170	1.76%	4,286	4,058	5.62%
Sold Listings	113	-24.16%	101	11.88%	1,441	1,463	-1.50%
Volume - Sold Listings (\$)	\$25,673,186	-14.72%	\$21,053,478	21.94%	\$301,888,621	\$338,745,048	-10.88%
Median Sale Price (\$)	\$180,000	6.51%	\$150,000	20.00%	\$169,000	\$182,000	-7.14%
Average Days on Market	184	3.37%	172	6.98%	174	166	4.82%
<b>Condo</b>							
New Listings	27	-35.71%	44	-38.64%	636	626	1.60%
Sold Listings	29	31.82%	11	163.64%	216	239	-9.62%
Volume - Sold Listings (\$)	\$5,295,385	9.68%	\$1,966,000	169.35%	\$37,883,223	\$43,260,590	-12.43%
Median Sale Price (\$)	\$150,000	-14.77%	\$152,500	-1.64%	\$154,500	\$150,000	3.00%
Average Days on Market	347	-1.70%	351	-1.14%	303	286	5.94%
<b>Mobile/Manufactured</b>							
New Listings	5	-37.50%	5	0.00%	144	143	0.70%
Sold Listings	7	75.00%	2	250.00%	55	67	-17.91%
Volume - Sold Listings (\$)	\$592,400	293.88%	\$169,000	250.53%	\$2,719,600	\$2,952,311	-7.88%
Median Sale Price (\$)	\$74,000	103.02%	\$84,500	-12.43%	\$37,900	\$32,500	16.62%
Average Days on Market	140	-20.45%	39	258.97%	176	141	24.82%
<b>*All Properties</b>							
New Listings	303	-28.37%	336	-9.82%	7,057	6,599	6.94%
Sold Listings	186	-11.00%	141	31.91%	2,044	2,221	-7.97%
Volume - Sold Listings (\$)	\$34,906,781	-9.04%	\$26,900,328	29.76%	\$377,841,888	\$441,356,892	-14.39%
Median Sale Price (\$)	\$137,500	-11.29%	\$145,000	-5.17%	\$149,900	\$159,000	-5.72%
Average Days on Market	223	10.95%	189	17.99%	194	190	2.11%

\*All properties include residential, condo, mobile, land, commercial/industrial and multi-family properties.  
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**State of Vermont**  
**County: Addison, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	1	-66.67%	6	-83.33%	88	47	87.23%
Sold Listings	0	-100.00%	0	N/A	10	7	42.86%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$1,828,000	\$2,105,000	-13.16%
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$185,500	\$210,000	-11.67%
Average Days on Market	0	-100.00%	0	N/A	206	143	44.06%
<b>Condo</b>							
New Listings	0	N/A	1	-100.00%	2	2	0.00%
Sold Listings	0	N/A	0	N/A	0	1	-100.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$155,000	-100.00%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$155,000	-100.00%
Average Days on Market	0	N/A	0	N/A	0	223	-100.00%
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	2	2	0.00%
Sold Listings	0	N/A	0	N/A	1	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$33,000	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$33,000	\$0	N/A
Average Days on Market	0	N/A	0	N/A	134	0	N/A
<b>*All Properties</b>							
New Listings	1	-66.67%	14	-92.86%	130	74	75.68%
Sold Listings	0	-100.00%	0	N/A	15	13	15.38%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$2,693,000	\$3,302,000	-18.44%
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$150,000	\$155,000	-3.23%
Average Days on Market	0	-100.00%	0	N/A	150	190	-21.05%

\*All properties include residential, condo, mobile, land, commercial/industrial and multi-family properties.

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**State of Vermont**  
**County: Bennington, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	1	-88.89%	6	-83.33%	78	60	30.00%
Sold Listings	0	N/A	0	N/A	13	4	225.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$5,665,000	\$898,000	530.85%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$400,000	\$212,500	88.24%
Average Days on Market	0	N/A	0	N/A	136	202	-32.67%
<b>Condo</b>							
New Listings	0	-100.00%	0	N/A	7	4	75.00%
Sold Listings	0	-100.00%	0	N/A	1	0	N/A
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$259,000	\$0	N/A
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$259,000	\$0	N/A
Average Days on Market	0	-100.00%	0	N/A	32	0	N/A
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	0	0	N/A
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A
<b>*All Properties</b>							
New Listings	1	-93.33%	30	-96.67%	110	96	14.58%
Sold Listings	0	-100.00%	0	N/A	20	8	150.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$6,428,000	\$1,013,000	534.55%
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$290,000	\$42,000	590.48%
Average Days on Market	0	-100.00%	0	N/A	143	276	-48.19%

\*All properties include residential, condo, mobile, land, commercial/industrial and multi-family properties.

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**State of Vermont**  
**County: Caledonia, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	20	-16.67%	12	66.67%	527	454	16.08%
Sold Listings	11	-26.67%	10	10.00%	173	152	13.82%
Volume - Sold Listings (\$)	\$1,396,286	-39.14%	\$1,217,500	14.68%	\$24,710,486	\$23,955,200	3.15%
Median Sale Price (\$)	\$114,286	-15.34%	\$126,500	-9.66%	\$125,000	\$141,250	-11.50%
Average Days on Market	175	12.90%	145	20.69%	155	159	-2.52%
<b>Condo</b>							
New Listings	3	-25.00%	4	-25.00%	48	21	128.57%
Sold Listings	0	N/A	0	N/A	5	2	150.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$1,051,500	\$347,500	202.59%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$197,500	\$173,750	13.67%
Average Days on Market	0	N/A	0	N/A	530	308	72.08%
<b>Mobile/Manufactured</b>							
New Listings	0	-100.00%	1	-100.00%	13	10	30.00%
Sold Listings	1	N/A	0	N/A	7	7	0.00%
Volume - Sold Listings (\$)	\$148,000	N/A	\$0	N/A	\$435,000	\$192,111	126.43%
Median Sale Price (\$)	\$148,000	N/A	\$0	N/A	\$35,000	\$23,750	47.37%
Average Days on Market	168	N/A	0	N/A	194	214	-9.35%
<b>*All Properties</b>							
New Listings	40	-28.57%	32	25.00%	884	758	16.62%
Sold Listings	16	-27.27%	14	14.29%	233	225	3.56%
Volume - Sold Listings (\$)	\$1,834,786	-31.30%	\$1,754,750	4.56%	\$30,708,220	\$32,230,161	-4.72%
Median Sale Price (\$)	\$104,643	-2.66%	\$125,000	-16.29%	\$120,000	\$129,000	-6.98%
Average Days on Market	204	15.25%	158	29.11%	174	182	-4.40%

\*All properties include residential, condo, mobile, land, commercial/industrial and multi-family properties.

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**State of Vermont**  
**County: Chittenden, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	0	N/A	2	-100.00%	41	18	127.78%
Sold Listings	1	0.00%	0	N/A	9	4	125.00%
Volume - Sold Listings (\$)	\$280,000	-19.54%	\$0	N/A	\$2,153,000	\$1,234,900	74.35%
Median Sale Price (\$)	\$280,000	-19.54%	\$0	N/A	\$238,000	\$308,950	-22.96%
Average Days on Market	140	-2.78%	0	N/A	98	52	88.46%
<b>Condo</b>							
New Listings	0	N/A	0	N/A	10	5	100.00%
Sold Listings	1	-50.00%	0	N/A	7	2	250.00%
Volume - Sold Listings (\$)	\$115,050	-70.84%	\$0	N/A	\$1,578,550	\$330,700	377.34%
Median Sale Price (\$)	\$115,050	-41.67%	\$0	N/A	\$222,000	\$165,350	34.26%
Average Days on Market	75	-11.76%	0	N/A	80	122	-34.43%
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	3	2	50.00%
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A
<b>*All Properties</b>							
New Listings	1	0.00%	3	-66.67%	69	29	137.93%
Sold Listings	2	-33.33%	0	N/A	16	8	100.00%
Volume - Sold Listings (\$)	\$395,050	-46.79%	\$0	N/A	\$3,731,550	\$1,658,100	125.05%
Median Sale Price (\$)	\$197,525	-7.91%	\$0	N/A	\$230,000	\$194,850	18.04%
Average Days on Market	108	2.86%	0	N/A	90	73	23.29%

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**State of Vermont**  
**County: Essex, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	4	-76.47%	13	-69.23%	179	165	8.48%
Sold Listings	4	-33.33%	5	-20.00%	47	58	-18.97%
Volume - Sold Listings (\$)	\$572,950	49.91%	\$1,038,250	-44.82%	\$5,681,030	\$8,468,400	-32.91%
Median Sale Price (\$)	\$126,475	116.75%	\$143,000	-11.56%	\$90,500	\$132,000	-31.44%
Average Days on Market	264	84.62%	389	-32.13%	184	236	-22.03%
<b>Condo</b>							
New Listings	0	N/A	0	N/A	0	0	N/A
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	9	5	80.00%
Sold Listings	0	N/A	0	N/A	3	4	-25.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$97,200	\$104,400	-6.90%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$26,200	\$26,450	-0.95%
Average Days on Market	0	N/A	0	N/A	49	166	-70.48%
<b>*All Properties</b>							
New Listings	8	-70.37%	17	-52.94%	263	242	8.68%
Sold Listings	6	-25.00%	5	20.00%	63	79	-20.25%
Volume - Sold Listings (\$)	\$918,450	45.05%	\$1,038,250	-11.54%	\$6,950,230	\$10,314,300	-32.62%
Median Sale Price (\$)	\$126,475	111.67%	\$143,000	-11.56%	\$78,280	\$102,500	-23.63%
Average Days on Market	189	15.95%	389	-51.41%	190	225	-15.56%

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**State of Vermont**  
**County: Franklin, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	1	-50.00%	1	0.00%	35	20	75.00%
Sold Listings	0	N/A	0	N/A	4	7	-42.86%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$601,500	\$945,000	-36.35%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$168,250	\$110,000	52.95%
Average Days on Market	0	N/A	0	N/A	119	189	-37.04%
<b>Condo</b>							
New Listings	0	N/A	1	-100.00%	0	1	-100.00%
Sold Listings	0	N/A	0	N/A	1	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$165,000	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$165,000	\$0	N/A
Average Days on Market	0	N/A	0	N/A	49	0	N/A
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	0	0	N/A
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A
<b>*All Properties</b>							
New Listings	4	100.00%	2	100.00%	53	43	23.26%
Sold Listings	0	-100.00%	2	-100.00%	10	20	-50.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$126,000	-100.00%	\$1,541,000	\$1,842,300	-16.35%
Median Sale Price (\$)	\$0	-100.00%	\$63,000	-100.00%	\$152,250	\$72,000	111.46%
Average Days on Market	0	-100.00%	75	-100.00%	107	254	-57.87%

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**State of Vermont**  
**County: Grand Isle, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	0	N/A	0	N/A	0	0	N/A
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A
<b>Condo</b>							
New Listings	0	N/A	0	N/A	0	0	N/A
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	0	0	N/A
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A
<b>*All Properties</b>							
New Listings	0	N/A	0	N/A	0	3	-100.00%
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A

\*All properties include residential, condo, mobile, land, commercial/industrial and multi-family properties.

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**State of Vermont**  
**County: Lamoille, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	11	22.22%	14	-21.43%	195	169	15.38%
Sold Listings	6	100.00%	1	500.00%	56	36	55.56%
Volume - Sold Listings (\$)	\$2,665,500	604.23%	\$230,000	1058.91%	\$14,075,120	\$5,977,600	135.46%
Median Sale Price (\$)	\$270,250	58.97%	\$230,000	17.50%	\$191,250	\$144,500	32.35%
Average Days on Market	209	198.57%	20	945.00%	192	138	39.13%
<b>Condo</b>							
New Listings	0	-100.00%	5	-100.00%	24	21	14.29%
Sold Listings	0	N/A	0	N/A	2	1	100.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$1,024,000	\$272,000	276.47%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$512,000	\$272,000	88.24%
Average Days on Market	0	N/A	0	N/A	186	60	210.00%
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	6	11	-45.45%
Sold Listings	0	N/A	1	-100.00%	4	1	300.00%
Volume - Sold Listings (\$)	\$0	N/A	\$135,000	-100.00%	\$233,000	\$135,000	72.59%
Median Sale Price (\$)	\$0	N/A	\$135,000	-100.00%	\$62,250	\$135,000	-53.89%
Average Days on Market	0	N/A	26	-100.00%	205	26	688.46%
<b>*All Properties</b>							
New Listings	19	-26.92%	23	-17.39%	341	304	12.17%
Sold Listings	6	50.00%	2	200.00%	68	48	41.67%
Volume - Sold Listings (\$)	\$2,665,500	507.87%	\$365,000	630.27%	\$15,808,620	\$8,617,050	83.46%
Median Sale Price (\$)	\$270,250	135.00%	\$182,500	48.08%	\$177,500	\$140,500	26.33%
Average Days on Market	209	132.22%	23	808.70%	196	159	23.27%

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**State of Vermont**  
**County: Orange, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	15	-21.05%	10	50.00%	426	442	-3.62%
Sold Listings	15	7.14%	13	15.38%	137	181	-24.31%
Volume - Sold Listings (\$)	\$2,827,659	22.43%	\$2,553,200	10.75%	\$25,133,959	\$40,610,700	-38.11%
Median Sale Price (\$)	\$140,000	-15.28%	\$155,000	-9.68%	\$164,900	\$185,000	-10.86%
Average Days on Market	176	-8.33%	106	66.04%	157	161	-2.48%
<b>Condo</b>							
New Listings	0	N/A	0	N/A	0	2	-100.00%
Sold Listings	0	N/A	0	N/A	0	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$0	N/A
Average Days on Market	0	N/A	0	N/A	0	0	N/A
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	11	23	-52.17%
Sold Listings	0	-100.00%	0	N/A	4	2	100.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$127,400	\$197,500	-35.49%
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$31,700	\$98,750	-67.90%
Average Days on Market	0	-100.00%	0	N/A	202	22	818.18%
<b>*All Properties</b>							
New Listings	22	-37.14%	14	57.14%	582	607	-4.12%
Sold Listings	20	33.33%	16	25.00%	171	229	-25.33%
Volume - Sold Listings (\$)	\$3,188,869	35.84%	\$3,185,100	0.12%	\$27,942,009	\$46,225,800	-39.55%
Median Sale Price (\$)	\$108,480	-32.41%	\$155,000	-30.01%	\$141,000	\$165,000	-14.55%
Average Days on Market	203	-6.45%	100	103.00%	178	161	10.56%

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**State of Vermont**  
**County: Orleans, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	20	-39.39%	21	-4.76%	554	520	6.54%
Sold Listings	18	-14.29%	18	0.00%	206	207	-0.48%
Volume - Sold Listings (\$)	\$2,138,528	-41.71%	\$2,430,774	-12.02%	\$29,402,613	\$34,253,779	-14.16%
Median Sale Price (\$)	\$105,000	-22.22%	\$115,650	-9.21%	\$122,750	\$128,000	-4.10%
Average Days on Market	246	-8.89%	157	56.69%	239	173	38.15%
<b>Condo</b>							
New Listings	1	N/A	0	N/A	19	22	-13.64%
Sold Listings	0	-100.00%	1	-100.00%	8	5	60.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$97,000	-100.00%	\$762,098	\$613,000	24.32%
Median Sale Price (\$)	\$0	-100.00%	\$97,000	-100.00%	\$92,000	\$110,000	-16.36%
Average Days on Market	0	-100.00%	28	-100.00%	293	189	55.03%
<b>Mobile/Manufactured</b>							
New Listings	2	-33.33%	3	-33.33%	20	23	-13.04%
Sold Listings	0	-100.00%	0	N/A	7	6	16.67%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$297,500	\$231,500	28.51%
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$46,000	\$19,500	135.90%
Average Days on Market	0	-100.00%	0	N/A	215	134	60.45%
<b>*All Properties</b>							
New Listings	36	-36.84%	38	-5.26%	913	831	9.87%
Sold Listings	30	-11.76%	27	11.11%	312	318	-1.89%
Volume - Sold Listings (\$)	\$3,296,128	-26.79%	\$2,860,474	15.23%	\$38,421,961	\$43,870,407	-12.42%
Median Sale Price (\$)	\$88,500	-14.70%	\$83,000	6.63%	\$99,250	\$111,650	-11.11%
Average Days on Market	233	-9.69%	184	26.63%	232	183	26.78%

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**State of Vermont**  
**County: Rutland, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	24	9.09%	19	26.32%	467	488	-4.30%
Sold Listings	10	-33.33%	7	42.86%	130	118	10.17%
Volume - Sold Listings (\$)	\$2,572,000	-6.52%	\$1,263,400	103.58%	\$24,585,939	\$25,039,595	-1.81%
Median Sale Price (\$)	\$161,000	0.63%	\$147,000	9.52%	\$158,000	\$181,250	-12.83%
Average Days on Market	187	55.83%	170	10.00%	153	137	11.68%
<b>Condo</b>							
New Listings	8	-55.56%	12	-33.33%	162	178	-8.99%
Sold Listings	12	100.00%	3	300.00%	56	72	-22.22%
Volume - Sold Listings (\$)	\$2,278,800	8.90%	\$371,000	514.23%	\$9,499,450	\$13,543,990	-29.86%
Median Sale Price (\$)	\$166,500	-34.06%	\$135,000	23.33%	\$144,000	\$133,000	8.27%
Average Days on Market	430	-29.39%	814	-47.17%	441	458	-3.71%
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	1	-100.00%	4	11	-63.64%
Sold Listings	1	N/A	0	N/A	2	5	-60.00%
Volume - Sold Listings (\$)	\$115,000	N/A	\$0	N/A	\$138,400	\$250,500	-44.75%
Median Sale Price (\$)	\$115,000	N/A	\$0	N/A	\$69,200	\$45,000	53.78%
Average Days on Market	88	N/A	0	N/A	147	110	33.64%
<b>*All Properties</b>							
New Listings	40	-20.00%	43	-6.98%	801	833	-3.84%
Sold Listings	25	13.64%	11	127.27%	207	216	-4.17%
Volume - Sold Listings (\$)	\$5,073,800	4.10%	\$1,796,900	182.36%	\$35,879,289	\$42,823,185	-16.22%
Median Sale Price (\$)	\$130,000	-24.20%	\$147,000	-11.56%	\$150,000	\$159,000	-5.66%
Average Days on Market	290	16.47%	362	-19.89%	233	249	-6.43%

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**State of Vermont**  
**County: Washington, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	29	-6.45%	27	7.41%	735	695	5.76%
Sold Listings	18	-50.00%	17	5.88%	325	321	1.25%
Volume - Sold Listings (\$)	\$4,610,075	-37.80%	\$3,785,400	21.79%	\$67,372,895	\$77,237,367	-12.77%
Median Sale Price (\$)	\$171,250	5.71%	\$146,000	17.29%	\$177,000	\$205,001	-13.66%
Average Days on Market	107	-20.74%	124	-13.71%	147	158	-6.96%
<b>Condo</b>							
New Listings	9	12.50%	14	-35.71%	177	182	-2.75%
Sold Listings	7	-12.50%	3	133.33%	78	76	2.63%
Volume - Sold Listings (\$)	\$1,122,760	-10.74%	\$602,500	86.35%	\$13,165,210	\$14,005,900	-6.00%
Median Sale Price (\$)	\$102,500	-32.57%	\$170,000	-39.71%	\$151,250	\$169,950	-11.00%
Average Days on Market	326	45.54%	173	88.44%	270	255	5.88%
<b>Mobile/Manufactured</b>							
New Listings	2	0.00%	0	N/A	34	19	78.95%
Sold Listings	1	0.00%	0	N/A	8	14	-42.86%
Volume - Sold Listings (\$)	\$17,500	-74.26%	\$0	N/A	\$256,000	\$348,700	-26.58%
Median Sale Price (\$)	\$17,500	-74.26%	\$0	N/A	\$24,750	\$24,600	0.61%
Average Days on Market	94	176.47%	0	N/A	101	108	-6.48%
<b>*All Properties</b>							
New Listings	50	-28.57%	55	-9.09%	1,310	1,200	9.17%
Sold Listings	33	-32.65%	24	37.50%	472	494	-4.45%
Volume - Sold Listings (\$)	\$6,505,335	-29.73%	\$5,264,400	23.57%	\$88,369,015	\$103,039,747	-14.24%
Median Sale Price (\$)	\$126,000	-18.18%	\$158,000	-20.25%	\$159,450	\$180,000	-11.42%
Average Days on Market	179	16.23%	136	31.62%	173	185	-6.49%

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**State of Vermont**  
**County: Windham, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	9	0.00%	4	125.00%	145	105	38.10%
Sold Listings	7	-36.36%	3	133.33%	51	51	0.00%
Volume - Sold Listings (\$)	\$1,809,033	-11.67%	\$438,000	313.02%	\$9,870,233	\$9,859,149	0.11%
Median Sale Price (\$)	\$255,000	45.71%	\$128,000	99.22%	\$175,000	\$174,400	0.34%
Average Days on Market	103	-17.60%	124	-16.94%	129	140	-7.86%
<b>Condo</b>							
New Listings	0	N/A	1	-100.00%	6	5	20.00%
Sold Listings	3	N/A	0	N/A	5	2	150.00%
Volume - Sold Listings (\$)	\$524,500	N/A	\$0	N/A	\$786,500	\$229,900	242.11%
Median Sale Price (\$)	\$152,000	N/A	\$0	N/A	\$150,000	\$114,950	30.49%
Average Days on Market	193	N/A	0	N/A	139	97	43.30%
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	6	4	50.00%
Sold Listings	2	N/A	0	N/A	3	5	-40.00%
Volume - Sold Listings (\$)	\$213,000	N/A	\$0	N/A	\$282,000	\$360,500	-21.78%
Median Sale Price (\$)	\$106,500	N/A	\$0	N/A	\$69,000	\$40,000	72.50%
Average Days on Market	145	N/A	0	N/A	201	200	0.50%
<b>*All Properties</b>							
New Listings	9	-40.00%	7	28.57%	222	172	29.07%
Sold Listings	13	0.00%	3	333.33%	70	77	-9.09%
Volume - Sold Listings (\$)	\$2,634,533	19.59%	\$438,000	501.49%	\$12,647,733	\$12,950,099	-2.33%
Median Sale Price (\$)	\$182,633	16.70%	\$128,000	42.68%	\$162,500	\$160,000	1.56%
Average Days on Market	147	31.25%	124	18.55%	145	156	-7.05%

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**State of Vermont**  
**County: Windsor, VT**

	Dec-09	Change from Nov-09	Dec-08	Change from 12/09 - 12/08	YTD 2009	YTD 2008	2009 - 2008 YTD
<b>Residential</b>							
New Listings	38	-11.63%	35	8.57%	816	875	-6.74%
Sold Listings	23	-11.54%	27	-14.81%	280	317	-11.67%
Volume - Sold Listings (\$)	\$6,801,155	-16.91%	\$8,096,954	-16.00%	\$90,808,846	\$108,160,358	-16.04%
Median Sale Price (\$)	\$210,000	-15.07%	\$200,000	5.00%	\$225,000	\$259,000	-13.13%
Average Days on Market	208	-16.80%	227	-8.37%	193	184	4.89%
<b>Condo</b>							
New Listings	6	0.00%	6	0.00%	181	183	-1.09%
Sold Listings	6	50.00%	4	50.00%	53	78	-32.05%
Volume - Sold Listings (\$)	\$1,254,275	90.33%	\$895,500	40.06%	\$9,591,915	\$13,762,600	-30.30%
Median Sale Price (\$)	\$230,000	42.41%	\$231,750	-0.76%	\$169,000	\$152,750	10.64%
Average Days on Market	329	0.00%	217	51.61%	243	177	37.29%
<b>Mobile/Manufactured</b>							
New Listings	1	-50.00%	0	N/A	36	33	9.09%
Sold Listings	2	100.00%	1	100.00%	16	23	-30.43%
Volume - Sold Listings (\$)	\$98,900	182.57%	\$34,000	190.88%	\$820,100	\$1,132,100	-27.56%
Median Sale Price (\$)	\$49,450	41.29%	\$34,000	45.44%	\$39,150	\$34,000	15.15%
Average Days on Market	169	186.44%	52	225.00%	199	147	35.37%
<b>*All Properties</b>							
New Listings	72	9.09%	58	24.14%	1,379	1,407	-1.99%
Sold Listings	35	0.00%	37	-5.41%	387	486	-20.37%
Volume - Sold Listings (\$)	\$8,394,330	-14.31%	\$10,071,454	-16.65%	\$106,721,261	\$133,470,743	-20.04%
Median Sale Price (\$)	\$195,000	-9.30%	\$200,000	-2.50%	\$200,000	\$200,000	0.00%
Average Days on Market	269	1.51%	220	22.27%	209	191	9.42%

\*All properties include residential, condo, mobile, land, commercial/industrial and multi-family properties.

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