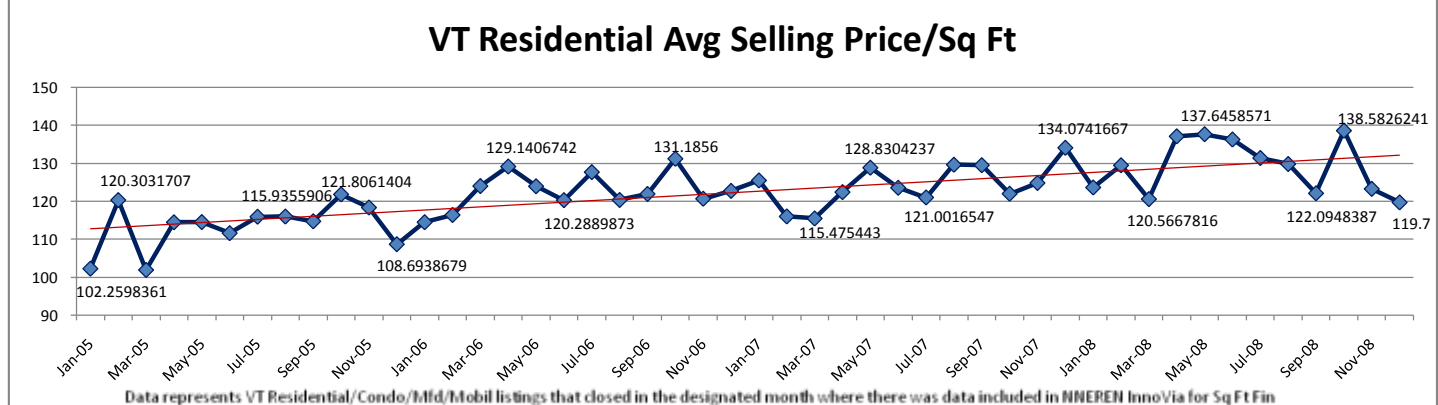
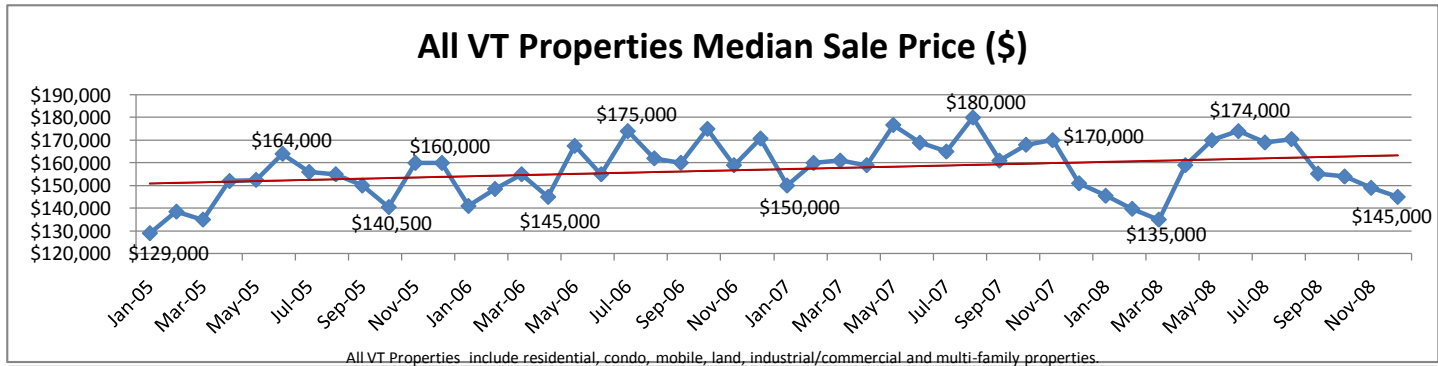
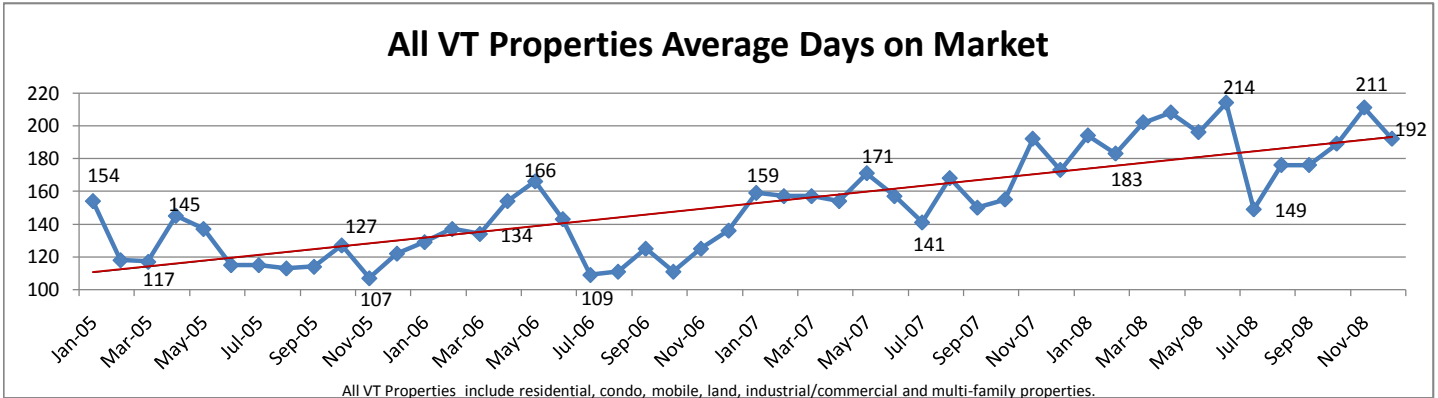
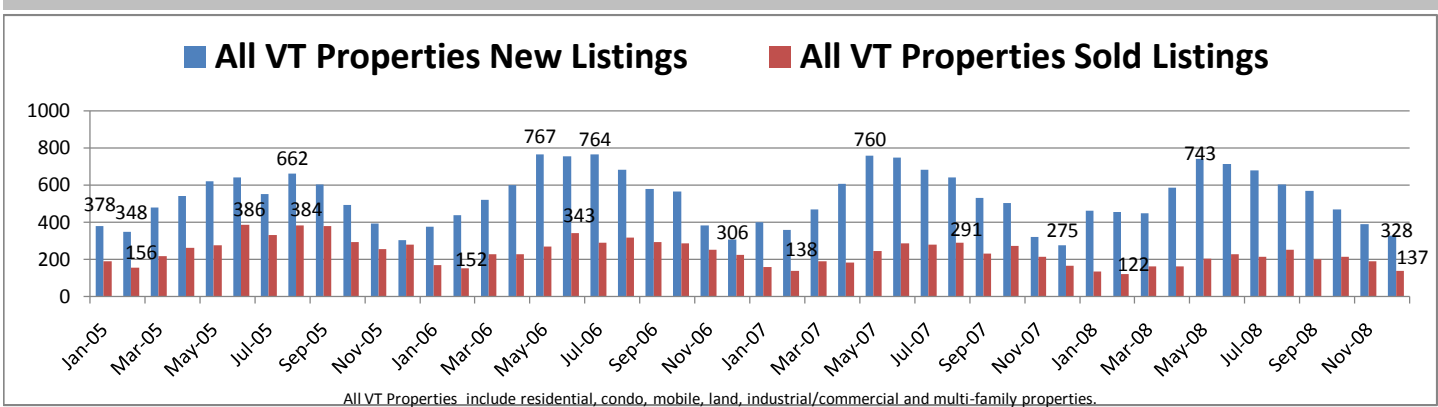




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Data reported is residential, condo, town, mobile listings that occur in the designated market where sale was announced in NNEREN from 12/01/08 to 12/31/08

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

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	165	-32.65%	151	9.27%	3,999	3,838	4.19%
Sold Listings	100	-18.70%	106	-5.66%	1,466	1,819	-19.41%
Volume - Sold Listings (\$)	\$20,853,478	-23.95%	\$27,288,264	-23.58%	\$338,949,049	\$438,091,119	-22.63%
Median Sale Price (\$)	\$150,000	-14.29%	\$182,500	-17.81%	\$180,000	\$183,000	-1.64%
Average Days on Market	173	17.69%	147	17.69%	166	148	12.16%
<b>Condo</b>							
New Listings	44	25.71%	36	22.22%	622	578	7.61%
Sold Listings	9	-59.09%	14	-35.71%	236	236	0.00%
Volume - Sold Listings (\$)	\$1,656,000	-53.22%	\$2,536,200	-34.71%	\$42,843,590	\$50,427,254	-15.04%
Median Sale Price (\$)	\$152,500	17.76%	\$179,100	-14.85%	\$150,500	\$191,500	-21.41%
Average Days on Market	407	-26.27%	330	23.33%	289	198	45.96%
<b>Mobile/Manufactured</b>							
New Listings	5	-44.44%	4	25.00%	144	166	-13.25%
Sold Listings	1	-75.00%	8	-87.50%	67	86	-22.09%
Volume - Sold Listings (\$)	\$135,000	-9.31%	\$247,500	-45.45%	\$3,078,311	\$3,950,900	-22.09%
Median Sale Price (\$)	\$135,000	482.40%	\$22,500	500.00%	\$32,500	\$36,000	-9.72%
Average Days on Market	26	-63.38%	123	-78.86%	141	119	18.49%
<b>*All Properties</b>							
New Listings	328	-15.90%	274	19.71%	6,500	6,292	3.31%
Sold Listings	137	-27.13%	164	-16.46%	2,219	2,659	-16.55%
Volume - Sold Listings (\$)	\$26,356,328	-23.95%	\$36,261,764	-27.32%	\$441,050,893	\$564,399,896	-21.85%
Median Sale Price (\$)	\$145,000	-2.68%	\$151,000	-3.97%	\$159,000	\$167,000	-4.79%
Average Days on Market	192	-9.00%	173	10.98%	190	161	18.01%

\*All properties include residential, condo, mobile, land, commercial/industrial and multi-family properties.  
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**Monthly Statistics Report - Dec 2008**

Northern New England Real Estate Network - Compiled on January 12, 2009

**State of Vermont**

**County: Addison, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	6	20.00%	0	N/A	40	22	81.82%
Sold Listings	0	N/A	1	-100.00%	7	7	0.00%
Volume - Sold Listings (\$)	\$0	N/A	\$431,000	-100.00%	\$2,105,000	\$2,556,000	-17.64%
Median Sale Price (\$)	\$0	N/A	\$431,000	-100.00%	\$210,000	\$310,000	-32.26%
Average Days on Market	0	N/A	417	-100.00%	143	189	-24.34%
<b>Condo</b>							
New Listings	1	N/A	1	0.00%	2	1	100.00%
Sold Listings	0	N/A	0	N/A	1	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$155,000	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$155,000	\$0	N/A
Average Days on Market	0	N/A	0	N/A	223	0	N/A
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	1	-100.00%	2	1	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>*All Properties</b>							
New Listings	14	100.00%	2	600.00%	67	36	86.11%
Sold Listings	0	N/A	2	-100.00%	13	11	18.18%
Volume - Sold Listings (\$)	\$0	N/A	\$571,000	-100.00%	\$3,302,000	\$2,914,500	13.30%
Median Sale Price (\$)	\$0	N/A	\$285,500	-100.00%	\$155,000	\$140,000	10.71%
Average Days on Market	0	N/A	241	-100.00%	190	141	34.75%

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

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**State of Vermont**

County: **Bennington, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	6	-85.71%	0	N/A	59	7	742.86%
Sold Listings	0	-100.00%	1	-100.00%	4	3	33.33%
Volume - Sold Listings (\$)	\$0	-100.00%	\$165,000	-100.00%	\$898,000	\$486,000	84.77%
Median Sale Price (\$)	\$0	-100.00%	\$165,000	-100.00%	\$212,500	\$165,000	28.79%
Average Days on Market	0	-100.00%	3	-100.00%	202	15	1246.67%
<b>Condo</b>							
New Listings	0	-100.00%	0	N/A	4	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	31	-38.00%	0	N/A	96	8	1100.00%
Sold Listings	0	-100.00%	1	-100.00%	8	4	100.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$165,000	-100.00%	\$1,013,000	\$549,000	84.52%
Median Sale Price (\$)	\$0	-100.00%	\$165,000	-100.00%	\$42,000	\$145,000	-71.03%
Average Days on Market	0	-100.00%	3	-100.00%	276	44	527.27%

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

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**State of Vermont**

County: Caledonia, VT

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	12	-33.33%	21	-42.86%	452	450	0.44%
Sold Listings	10	-33.33%	7	42.86%	153	221	-30.77%
Volume - Sold Listings (\$)	\$1,217,500	-57.04%	\$1,380,100	-11.78%	\$23,977,701	\$40,754,337	-41.17%
Median Sale Price (\$)	\$126,500	-18.39%	\$172,000	-26.45%	\$140,000	\$156,000	-10.26%
Average Days on Market	145	-5.84%	111	30.63%	160	148	8.11%
<b>Condo</b>							
New Listings	4	300.00%	1	300.00%	21	16	31.25%
Sold Listings	0	N/A	0	N/A	2	2	0.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$347,500	\$405,000	-14.20%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$173,750	\$202,500	-14.20%
Average Days on Market	0	N/A	0	N/A	308	230	33.91%
<b>Mobile/Manufactured</b>							
New Listings	1	N/A	0	N/A	10	18	-44.44%
Sold Listings	0	-100.00%	2	-100.00%	7	9	-22.22%
Volume - Sold Listings (\$)	\$0	-100.00%	\$65,000	-100.00%	\$192,111	\$411,000	-53.26%
Median Sale Price (\$)	\$0	-100.00%	\$32,500	-100.00%	\$23,750	\$23,500	1.06%
Average Days on Market	0	-100.00%	108	-100.00%	214	97	120.62%
<b>*All Properties</b>							
New Listings	32	-8.57%	33	-3.03%	758	712	6.46%
Sold Listings	14	-48.15%	13	7.69%	226	293	-22.87%
Volume - Sold Listings (\$)	\$1,754,750	-53.49%	\$1,745,100	0.55%	\$32,252,662	\$49,708,551	-35.12%
Median Sale Price (\$)	\$125,000	25.13%	\$110,000	13.64%	\$129,000	\$138,000	-6.52%
Average Days on Market	158	-12.22%	173	-8.67%	183	158	15.82%

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

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**State of Vermont**

**County: Chittenden, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	2	N/A	1	100.00%	18	17	5.88%
Sold Listings	0	N/A	0	N/A	4	9	-55.56%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$1,234,900	\$2,655,999	-53.51%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$308,950	\$238,000	29.81%
Average Days on Market	0	N/A	0	N/A	52	53	-1.89%
<b>Condo</b>							
New Listings	0	N/A	0	N/A	5	1	400.00%
Sold Listings	0	N/A	0	N/A	2	1	100.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$330,700	\$162,000	104.14%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$165,350	\$162,000	2.07%
Average Days on Market	0	N/A	0	N/A	122	138	-11.59%
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	2	2	0.00%
Sold Listings	0	N/A	0	N/A	0	2	-100.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$68,800	-100.00%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$34,400	-100.00%
Average Days on Market	0	N/A	0	N/A	0	37	-100.00%
<b>*All Properties</b>							
New Listings	3	N/A	2	50.00%	29	21	38.10%
Sold Listings	0	N/A	0	N/A	8	12	-33.33%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$1,658,100	\$2,886,799	-42.56%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$194,850	\$178,500	9.16%
Average Days on Market	0	N/A	0	N/A	73	57	28.07%

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

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	13	160.00%	7	85.71%	164	168	-2.38%
Sold Listings	5	66.67%	5	0.00%	58	61	-4.92%
Volume - Sold Listings (\$)	\$1,038,250	157.63%	\$454,500	128.44%	\$8,468,400	\$8,509,020	-0.48%
Median Sale Price (\$)	\$143,000	68.24%	\$76,500	86.93%	\$132,000	\$115,000	14.78%
Average Days on Market	389	101.55%	294	32.31%	236	179	31.84%
<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	5	9	-44.44%
Sold Listings	0	N/A	0	N/A	4	6	-33.33%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$104,400	\$299,500	-65.14%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$26,450	\$56,250	-52.98%
Average Days on Market	0	N/A	0	N/A	166	54	207.41%
<b>*All Properties</b>							
New Listings	17	70.00%	15	13.33%	241	254	-5.12%
Sold Listings	5	25.00%	8	-37.50%	79	93	-15.05%
Volume - Sold Listings (\$)	\$1,038,250	142.58%	\$609,000	70.48%	\$10,314,300	\$10,085,720	2.27%
Median Sale Price (\$)	\$143,000	75.46%	\$70,750	102.12%	\$102,500	\$90,000	13.89%
Average Days on Market	389	132.93%	199	95.48%	225	163	38.04%

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Northern New England Real Estate Network - Compiled on January 12, 2009

**State of Vermont**

**County: Franklin, NH**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	0	N/A	1	-100.00%	19	35	-45.71%
Sold Listings	0	N/A	1	-100.00%	7	17	-58.82%
Volume - Sold Listings (\$)	\$0	N/A	\$215,000	-100.00%	\$945,000	\$3,893,500	-75.73%
Median Sale Price (\$)	\$0	N/A	\$215,000	-100.00%	\$110,000	\$185,000	-40.54%
Average Days on Market	0	N/A	16	-100.00%	189	60	215.00%
<b>Condo</b>							
New Listings	1	N/A	0	N/A	1	14	-92.86%
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	1	-50.00%	1	0.00%	42	73	-42.47%
Sold Listings	2	N/A	1	100.00%	20	21	-4.76%
Volume - Sold Listings (\$)	\$126,000	N/A	\$215,000	-41.40%	\$1,842,300	\$5,174,650	-64.40%
Median Sale Price (\$)	\$63,000	N/A	\$215,000	-70.70%	\$72,000	\$170,000	-57.65%
Average Days on Market	75	N/A	16	368.75%	254	93	173.12%

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

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**State of Vermont**

**County: Grand Isle, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</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>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	3	5	-40.00%
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-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	12	20.00%	4	200.00%	149	137	8.76%
Sold Listings	1	-66.67%	3	-66.67%	36	57	-36.84%
Volume - Sold Listings (\$)	\$230,000	-42.86%	\$478,000	-51.88%	\$5,977,600	\$10,972,600	-45.52%
Median Sale Price (\$)	\$230,000	74.24%	\$158,000	45.57%	\$144,500	\$180,000	-19.72%
Average Days on Market	20	-88.44%	120	-83.33%	138	137	0.73%
<b>Condo</b>							
New Listings	5	150.00%	0	N/A	15	7	114.29%
Sold Listings	0	N/A	0	N/A	1	0	N/A
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$272,000	\$0	N/A
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$272,000	\$0	N/A
Average Days on Market	0	N/A	0	N/A	60	0	N/A
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	11	6	83.33%
Sold Listings	1	N/A	0	N/A	1	3	-66.67%
Volume - Sold Listings (\$)	\$135,000	N/A	\$0	N/A	\$135,000	\$217,000	-37.79%
Median Sale Price (\$)	\$135,000	N/A	\$0	N/A	\$135,000	\$75,000	80.00%
Average Days on Market	26	N/A	0	N/A	26	215	-87.91%
<b>*All Properties</b>							
New Listings	19	18.75%	6	216.67%	241	192	25.52%
Sold Listings	2	-33.33%	4	-50.00%	48	71	-32.39%
Volume - Sold Listings (\$)	\$365,000	-9.32%	\$733,000	-50.20%	\$8,617,050	\$13,421,600	-35.80%
Median Sale Price (\$)	\$182,500	38.26%	\$196,500	-7.12%	\$140,500	\$170,000	-17.35%
Average Days on Market	23	-86.71%	91	-74.73%	159	160	-0.63%

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**State of Vermont**

**County: Orange, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	10	-47.37%	10	0.00%	446	424	5.19%
Sold Listings	12	-29.41%	11	9.09%	181	210	-13.81%
Volume - Sold Listings (\$)	\$2,353,200	-30.61%	\$2,637,900	-10.79%	\$40,535,700	\$44,090,737	-8.06%
Median Sale Price (\$)	\$152,500	2.35%	\$200,000	-23.75%	\$184,700	\$179,000	3.18%
Average Days on Market	108	-12.20%	77	40.26%	161	128	25.78%
<b>Condo</b>							
New Listings	0	N/A	0	N/A	2	1	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	-100.00%	0	N/A	23	17	35.29%
Sold Listings	0	N/A	1	-100.00%	2	7	-71.43%
Volume - Sold Listings (\$)	\$0	N/A	\$60,000	-100.00%	\$197,500	\$281,500	-29.84%
Median Sale Price (\$)	\$0	N/A	\$60,000	-100.00%	\$98,750	\$35,000	182.14%
Average Days on Market	0	N/A	74	-100.00%	22	189	-88.36%
<b>*All Properties</b>							
New Listings	14	-53.33%	19	-26.32%	612	587	4.26%
Sold Listings	15	-21.05%	13	15.38%	229	265	-13.58%
Volume - Sold Listings (\$)	\$2,985,100	-19.62%	\$2,767,800	7.85%	\$46,150,800	\$50,879,212	-9.29%
Median Sale Price (\$)	\$155,000	4.03%	\$199,900	-22.46%	\$165,000	\$170,000	-2.94%
Average Days on Market	101	-10.62%	72	40.28%	161	136	18.38%

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**State of Vermont**

**County: Orleans, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	22	-29.03%	20	10.00%	518	562	-7.83%
Sold Listings	18	-18.18%	20	-10.00%	208	275	-24.36%
Volume - Sold Listings (\$)	\$2,430,774	-38.64%	\$3,189,900	-23.80%	\$34,343,779	\$48,745,394	-29.54%
Median Sale Price (\$)	\$115,650	-18.56%	\$119,500	-3.22%	\$127,750	\$150,000	-14.83%
Average Days on Market	157	-15.59%	129	21.71%	174	156	11.54%
<b>Condo</b>							
New Listings	0	-100.00%	0	N/A	22	14	57.14%
Sold Listings	1	N/A	0	N/A	5	4	25.00%
Volume - Sold Listings (\$)	\$97,000	N/A	\$0	N/A	\$613,000	\$565,600	8.38%
Median Sale Price (\$)	\$97,000	N/A	\$0	N/A	\$110,000	\$152,500	-27.87%
Average Days on Market	28	N/A	0	N/A	189	48	293.75%
<b>Mobile/Manufactured</b>							
New Listings	3	200.00%	0	N/A	23	20	15.00%
Sold Listings	0	N/A	2	-100.00%	6	17	-64.71%
Volume - Sold Listings (\$)	\$0	N/A	\$27,500	-100.00%	\$231,500	\$855,500	-72.94%
Median Sale Price (\$)	\$0	N/A	\$13,750	-100.00%	\$19,500	\$44,500	-56.18%
Average Days on Market	0	N/A	133	-100.00%	134	143	-6.29%
<b>*All Properties</b>							
New Listings	39	-22.00%	33	18.18%	834	900	-7.33%
Sold Listings	27	-10.00%	28	-3.57%	317	396	-19.95%
Volume - Sold Listings (\$)	\$2,860,474	-39.96%	\$3,566,400	-19.79%	\$43,846,407	\$58,660,593	-25.25%
Median Sale Price (\$)	\$83,000	-32.93%	\$88,000	-5.68%	\$112,000	\$120,000	-6.67%
Average Days on Market	184	-8.91%	156	17.95%	183	171	7.02%

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**State of Vermont**

**County: Rutland, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	16	-58.97%	26	-38.46%	464	371	25.07%
Sold Listings	7	-12.50%	9	-22.22%	118	151	-21.85%
Volume - Sold Listings (\$)	\$1,263,400	-28.42%	\$2,419,500	-47.78%	\$25,039,595	\$34,364,170	-27.13%
Median Sale Price (\$)	\$147,000	-19.45%	\$194,500	-24.42%	\$181,250	\$180,000	0.69%
Average Days on Market	170	41.67%	244	-30.33%	137	162	-15.43%
<b>Condo</b>							
New Listings	12	0.00%	16	-25.00%	177	182	-2.75%
Sold Listings	3	-78.57%	6	-50.00%	72	66	9.09%
Volume - Sold Listings (\$)	\$371,000	-79.35%	\$940,000	-60.53%	\$13,543,990	\$15,934,554	-15.00%
Median Sale Price (\$)	\$135,000	131.76%	\$172,000	-21.51%	\$133,000	\$206,250	-35.52%
Average Days on Market	814	12.28%	533	52.72%	458	294	55.78%
<b>Mobile/Manufactured</b>							
New Listings	1	-50.00%	0	N/A	11	7	57.14%
Sold Listings	0	-100.00%	0	N/A	5	3	66.67%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$250,500	\$113,200	121.29%
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$45,000	\$38,400	17.19%
Average Days on Market	0	N/A	0	N/A	110	44	150.00%
<b>*All Properties</b>							
New Listings	38	-39.68%	48	-20.83%	802	694	15.56%
Sold Listings	11	-57.69%	16	-31.25%	216	256	-15.63%
Volume - Sold Listings (\$)	\$1,796,900	-54.83%	\$3,421,500	-47.48%	\$42,823,185	\$54,898,424	-22.00%
Median Sale Price (\$)	\$147,000	15.29%	\$176,750	-16.83%	\$159,000	\$174,900	-9.09%
Average Days on Market	362	-19.38%	349	3.72%	249	206	20.87%

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**State of Vermont**

**County: Washington, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	26	-23.53%	29	-10.34%	693	709	-2.26%
Sold Listings	17	-51.43%	22	-22.73%	322	383	-15.93%
Volume - Sold Listings (\$)	\$3,785,400	-59.69%	\$3,867,318	-2.12%	\$77,403,867	\$89,328,988	-13.35%
Median Sale Price (\$)	\$146,000	-33.64%	\$164,500	-11.25%	\$204,626	\$185,000	10.61%
Average Days on Market	124	26.53%	90	37.78%	157	122	28.69%
<b>Condo</b>							
New Listings	14	100.00%	12	16.67%	184	169	8.88%
Sold Listings	2	-66.67%	2	0.00%	75	76	-1.32%
Volume - Sold Listings (\$)	\$432,500	-67.57%	\$274,200	57.73%	\$13,835,900	\$14,270,591	-3.05%
Median Sale Price (\$)	\$216,250	5.49%	\$137,100	57.73%	\$169,900	\$174,950	-2.89%
Average Days on Market	185	-33.93%	152	21.71%	257	154	66.88%
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	2	-100.00%	19	36	-47.22%
Sold Listings	0	-100.00%	1	-100.00%	15	25	-40.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$25,000	-100.00%	\$508,700	\$1,057,300	-51.89%
Median Sale Price (\$)	\$0	-100.00%	\$25,000	-100.00%	\$26,200	\$27,000	-2.96%
Average Days on Market	0	-100.00%	84	-100.00%	101	88	14.77%
<b>*All Properties</b>							
New Listings	53	3.92%	51	3.92%	1,197	1,274	-6.04%
Sold Listings	23	-53.06%	34	-32.35%	495	588	-15.82%
Volume - Sold Listings (\$)	\$5,094,400	-54.13%	\$5,013,518	1.61%	\$103,196,247	\$121,356,929	-14.96%
Median Sale Price (\$)	\$146,000	-21.04%	\$152,250	-4.11%	\$180,000	\$172,450	4.38%
Average Days on Market	135	-15.63%	118	14.41%	184	133	38.35%

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**State of Vermont**

**County: Windham, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	3	200.00%	4	-25.00%	103	127	-18.90%
Sold Listings	3	0.00%	1	200.00%	51	66	-22.73%
Volume - Sold Listings (\$)	\$438,000	-20.72%	\$205,000	113.66%	\$9,859,149	\$13,287,378	-25.80%
Median Sale Price (\$)	\$128,000	-38.31%	\$205,000	-37.56%	\$174,400	\$185,000	-5.73%
Average Days on Market	124	-34.39%	102	21.57%	140	143	-2.10%
<b>Condo</b>							
New Listings	1	N/A	0	N/A	5	4	25.00%
Sold Listings	0	N/A	0	N/A	2	2	0.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$229,900	\$301,000	-23.62%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$114,950	\$150,500	-23.62%
Average Days on Market	0	N/A	0	N/A	97	110	-11.82%
<b>Mobile/Manufactured</b>							
New Listings	0	N/A	0	N/A	4	9	-55.56%
Sold Listings	0	N/A	2	-100.00%	5	3	66.67%
Volume - Sold Listings (\$)	\$0	N/A	\$70,000	-100.00%	\$360,500	\$96,000	275.52%
Median Sale Price (\$)	\$0	N/A	\$35,000	-100.00%	\$40,000	\$26,000	53.85%
Average Days on Market	0	N/A	173	-100.00%	200	289	-30.80%
<b>*All Properties</b>							
New Listings	6	50.00%	9	-33.33%	166	233	-28.76%
Sold Listings	3	-50.00%	5	-40.00%	77	104	-25.96%
Volume - Sold Listings (\$)	\$438,000	-56.74%	\$662,400	-33.88%	\$12,950,099	\$18,360,333	-29.47%
Median Sale Price (\$)	\$128,000	-33.94%	\$189,900	-32.60%	\$160,000	\$175,000	-8.57%
Average Days on Market	124	-40.10%	162	-23.46%	156	136	14.71%

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**State of Vermont**

**County: Windsor, VT**

	Dec-08	Change from Nov-08	Dec-07	Change from 12/08 - 12/07	YTD 2008	YTD 2007	2008 - 2007 YTD
<b>Residential</b>							
New Listings	37	-9.76%	28	32.14%	874	807	8.30%
Sold Listings	27	68.75%	25	8.00%	317	359	-11.70%
Volume - Sold Listings (\$)	\$8,096,954	88.25%	\$11,845,046	-31.64%	\$108,160,358	\$138,446,996	-21.88%
Median Sale Price (\$)	\$200,000	-9.30%	\$330,000	-39.39%	\$259,000	\$260,000	-0.38%
Average Days on Market	227	4.61%	193	17.62%	184	178	3.37%
<b>Condo</b>							
New Listings	6	-25.00%	6	0.00%	184	169	8.88%
Sold Listings	3	50.00%	6	-50.00%	76	85	-10.59%
Volume - Sold Listings (\$)	\$755,500	84.27%	\$1,322,000	-42.85%	\$13,515,600	\$18,788,509	-28.06%
Median Sale Price (\$)	\$245,500	19.76%	\$210,000	16.90%	\$154,750	\$211,000	-26.66%
Average Days on Market	276	76.92%	186	48.39%	180	173	4.05%
<b>Mobile/Manufactured</b>							
New Listings	0	-100.00%	1	-100.00%	34	41	-17.07%
Sold Listings	0	-100.00%	0	N/A	22	11	100.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$1,098,100	\$551,100	99.26%
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$34,000	\$38,200	-10.99%
Average Days on Market	0	-100.00%	0	N/A	151	126	19.84%
<b>*All Properties</b>							
New Listings	61	-15.28%	55	10.91%	1,412	1,303	8.37%
Sold Listings	35	59.09%	39	-10.26%	483	545	-11.38%
Volume - Sold Listings (\$)	\$9,897,454	96.71%	\$16,792,046	-41.06%	\$133,084,743	\$175,503,585	-24.17%
Median Sale Price (\$)	\$200,000	9.89%	\$315,000	-36.51%	\$200,000	\$226,000	-11.50%
Average Days on Market	230	15.58%	205	12.20%	192	186	3.23%

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