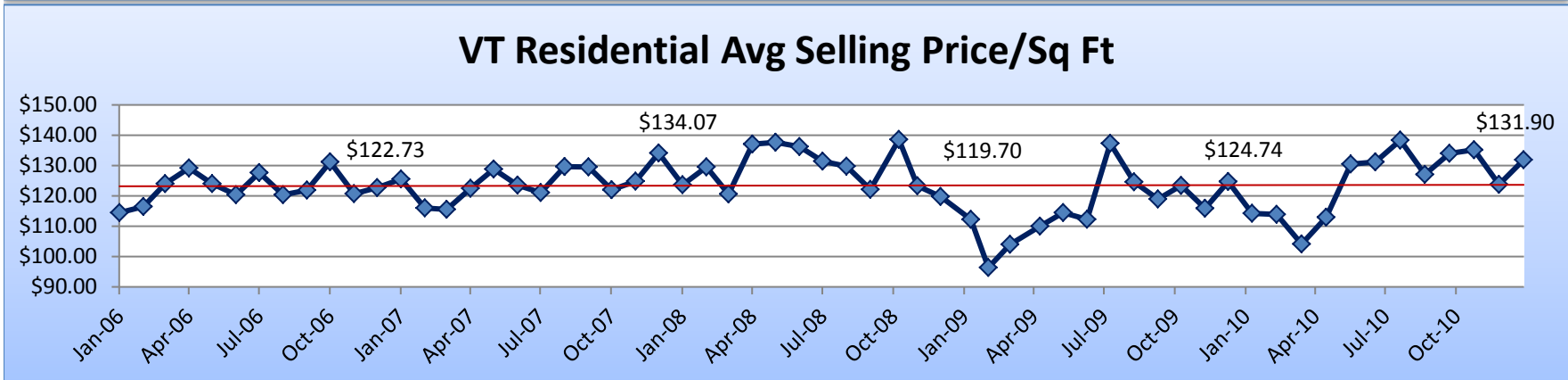
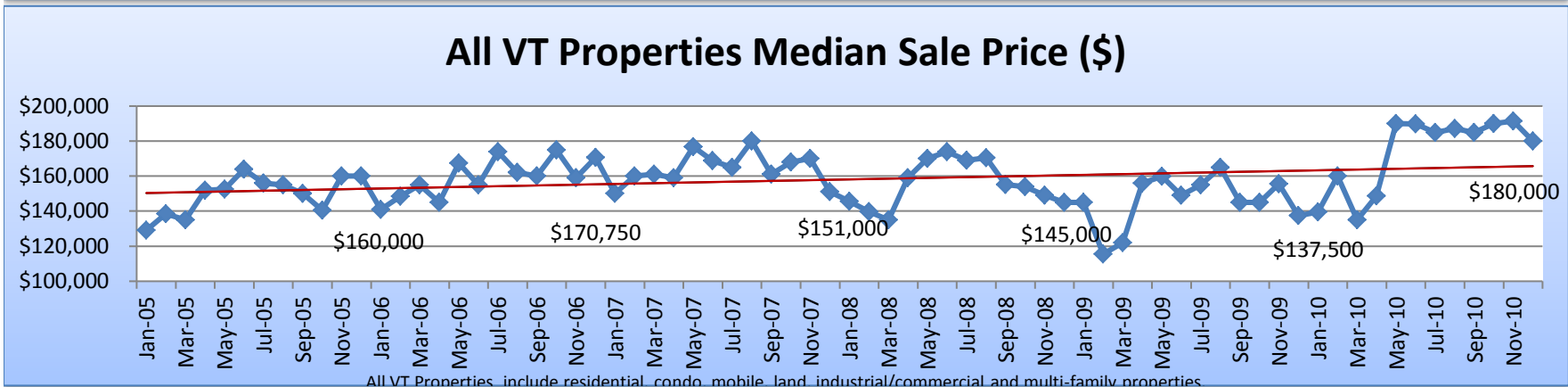
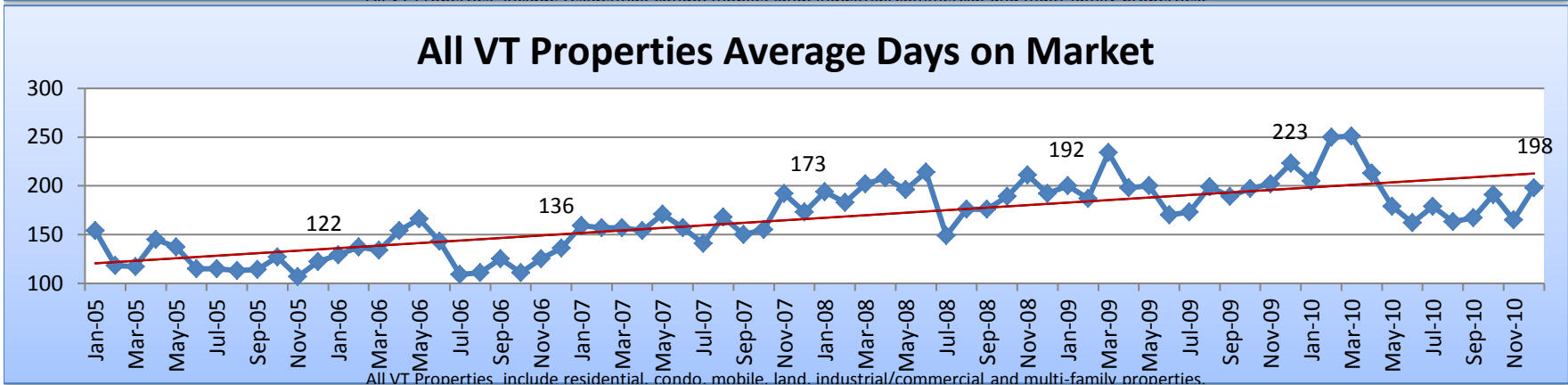
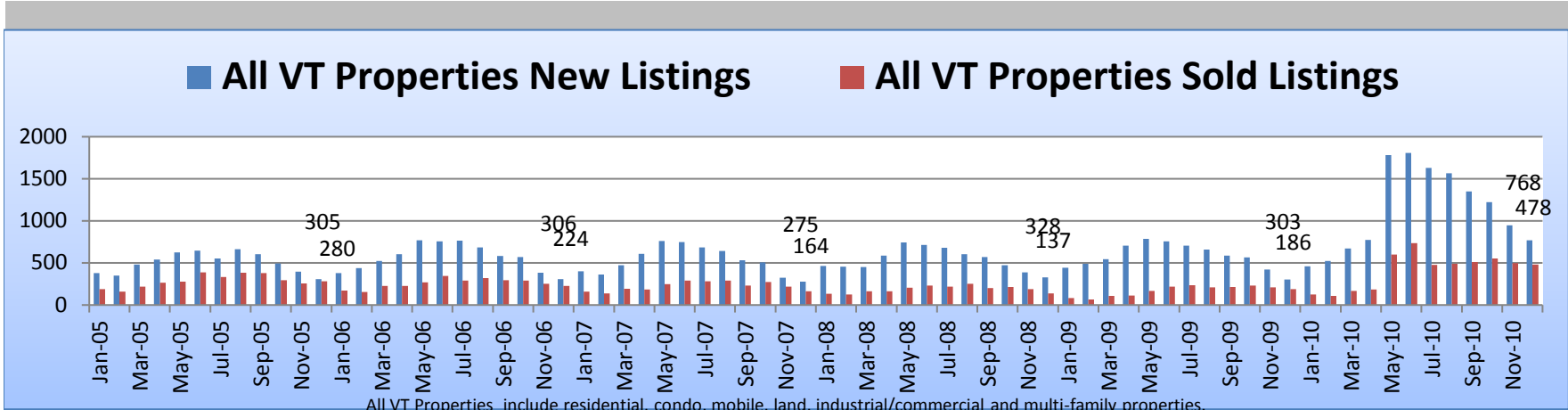




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State of Vermont
All Counties

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	422	-20.23%	488	-13.52%	10,470	10,960	-4.47%
Sold Listings	318	-7.83%	317	0.32%	3,990	3,942	1.22%
Volume - Sold Listings (\$)	\$89,709,622	6.75%	\$78,762,952	13.90%	\$996,555,493	\$941,345,393	5.87%
Median Sale Price (\$)	\$198,250	-3.29%	\$195,000	1.67%	\$202,000	\$198,000	2.02%
Average Days on Market	177	12.03%	151	17.22%	161	139	15.83%
Condo							
New Listings	130	7.44%	132	-1.52%	2,224	2,371	-6.20%
Sold Listings	69	-11.54%	96	-28.13%	908	991	-8.38%
Volume - Sold Listings (\$)	\$14,821,725	-12.19%	\$21,637,895	-31.50%	\$194,084,603	\$214,579,743	-9.55%
Median Sale Price (\$)	\$184,900	-11.95%	\$187,500	-1.39%	\$186,480	\$183,500	1.62%
Average Days on Market	224	19.15%	245	-8.57%	178	178	0.00%
Mobile/Manufactured							
New Listings	11	-45.00%	8	37.50%	277	251	10.36%
Sold Listings	12	71.43%	10	20.00%	119	107	11.21%
Volume - Sold Listings (\$)	\$550,900	88.34%	\$618,800	-10.97%	\$4,566,265	\$4,312,500	5.88%
Median Sale Price (\$)	\$28,500	-25.00%	\$49,950	-42.94%	\$29,500	\$32,500	-9.23%
Average Days on Market	143	78.75%	116	23.28%	128	138	-7.25%
*All Properties							
New Listings	768	-18.64%	866	-11.32%	17,198	18,026	-4.59%
Sold Listings	478	-3.82%	495	-3.43%	5,852	5,753	1.72%
Volume - Sold Listings (\$)	\$117,129,021	6.53%	\$109,904,877	6.57%	\$1,324,133,012	\$1,254,005,293	5.59%
Median Sale Price (\$)	\$180,000	-6.01%	\$182,000	-1.10%	\$185,000	\$183,500	0.82%
Average Days on Market	198	20.00%	180	10.00%	172	151	13.91%

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

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State of Vermont
County: Addison, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	15	-21.05%	16	-6.25%	529	647	-18.24%
Sold Listings	21	10.53%	15	40.00%	192	189	1.59%
Volume - Sold Listings (\$)	\$4,719,155	9.48%	\$3,878,500	21.67%	\$45,417,599	\$44,980,240	0.97%
Median Sale Price (\$)	\$218,000	-0.91%	\$249,000	-12.45%	\$214,500	\$217,000	-1.15%
Average Days on Market	190	22.58%	237	-19.83%	190	147	29.25%
Condo							
New Listings	1	0.00%	2	-50.00%	22	24	-8.33%
Sold Listings	0	N/A	1	-100.00%	10	17	-41.18%
Volume - Sold Listings (\$)	\$0	N/A	\$182,000	-100.00%	\$2,130,750	\$4,376,500	-51.31%
Median Sale Price (\$)	\$0	N/A	\$182,000	-100.00%	\$197,500	\$193,000	2.33%
Average Days on Market	0	N/A	88	-100.00%	297	287	3.48%
Mobile/Manufactured							
New Listings	1	N/A	0	N/A	23	15	53.33%
Sold Listings	0	N/A	0	N/A	9	6	50.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$268,400	\$112,800	137.94%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$31,000	\$15,700	97.45%
Average Days on Market	0	N/A	0	N/A	74	91	-18.68%
*All Properties							
New Listings	22	-33.33%	25	-12.00%	755	911	-17.12%
Sold Listings	27	35.00%	18	50.00%	247	241	2.49%
Volume - Sold Listings (\$)	\$5,660,405	29.07%	\$4,183,000	35.32%	\$53,387,899	\$53,744,440	-0.66%
Median Sale Price (\$)	\$199,000	-9.03%	\$191,000	4.19%	\$199,400	\$199,900	-0.25%
Average Days on Market	261	72.85%	206	26.70%	205	151	35.76%

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State of Vermont
County: Bennington, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	42	27.27%	32	31.25%	683	699	-2.29%
Sold Listings	30	50.00%	22	36.36%	264	238	10.92%
Volume - Sold Listings (\$)	\$16,194,738	224.06%	\$6,936,500	133.47%	\$83,479,624	\$68,970,087	21.04%
Median Sale Price (\$)	\$312,500	76.55%	\$183,500	70.30%	\$190,000	\$195,500	-2.81%
Average Days on Market	237	-24.76%	192	23.44%	222	204	8.82%
Condo							
New Listings	5	400.00%	13	-61.54%	117	145	-19.31%
Sold Listings	2	-77.78%	6	-66.67%	36	36	0.00%
Volume - Sold Listings (\$)	\$240,000	-87.61%	\$1,056,300	-77.28%	\$8,201,731	\$7,777,850	5.45%
Median Sale Price (\$)	\$120,000	-44.19%	\$181,900	-34.03%	\$227,500	\$168,000	35.42%
Average Days on Market	1,042	328.81%	208	400.96%	292	295	-1.02%
Mobile/Manufactured							
New Listings	0	N/A	0	N/A	7	10	-30.00%
Sold Listings	1	N/A	1	0.00%	8	2	300.00%
Volume - Sold Listings (\$)	\$27,000	N/A	\$49,900	-45.89%	\$345,000	\$70,900	386.60%
Median Sale Price (\$)	\$27,000	N/A	\$49,900	-45.89%	\$29,000	\$35,450	-18.19%
Average Days on Market	202	N/A	78	158.97%	159	46	245.65%
*All Properties							
New Listings	66	37.50%	66	0.00%	1,092	1,110	-1.62%
Sold Listings	37	12.12%	31	19.35%	352	325	8.31%
Volume - Sold Listings (\$)	\$16,751,238	131.45%	\$8,193,200	104.45%	\$96,659,005	\$81,063,587	19.24%
Median Sale Price (\$)	\$210,000	24.63%	\$181,000	16.02%	\$180,000	\$175,900	2.33%
Average Days on Market	276	-2.13%	211	30.81%	242	212	14.15%

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State of Vermont
County: Caledonia, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	20	-13.04%	21	-4.76%	520	535	-2.80%
Sold Listings	19	35.71%	11	72.73%	177	177	0.00%
Volume - Sold Listings (\$)	\$2,806,200	39.23%	\$1,396,286	100.98%	\$27,007,168	\$25,026,986	7.91%
Median Sale Price (\$)	\$147,300	20.00%	\$114,286	28.89%	\$135,000	\$125,000	8.00%
Average Days on Market	167	-15.23%	141	18.44%	160	124	29.03%
Condo							
New Listings	0	N/A	3	-100.00%	35	49	-28.57%
Sold Listings	1	N/A	0	N/A	6	5	20.00%
Volume - Sold Listings (\$)	\$58,500	N/A	\$0	N/A	\$1,439,000	\$1,051,500	36.85%
Median Sale Price (\$)	\$58,500	N/A	\$0	N/A	\$136,500	\$197,500	-30.89%
Average Days on Market	193	N/A	0	N/A	226	502	-54.98%
Mobile/Manufactured							
New Listings	0	-100.00%	0	N/A	18	13	38.46%
Sold Listings	1	N/A	1	0.00%	5	7	-28.57%
Volume - Sold Listings (\$)	\$15,000	N/A	\$148,000	-89.86%	\$98,600	\$435,000	-77.33%
Median Sale Price (\$)	\$15,000	N/A	\$148,000	-89.86%	\$15,000	\$35,000	-57.14%
Average Days on Market	189	N/A	168	12.50%	166	191	-13.09%
*All Properties							
New Listings	31	-34.04%	41	-24.39%	866	895	-3.24%
Sold Listings	25	13.64%	16	56.25%	241	237	1.69%
Volume - Sold Listings (\$)	\$3,171,700	19.76%	\$1,834,786	72.86%	\$32,805,725	\$31,024,720	5.74%
Median Sale Price (\$)	\$140,000	23.89%	\$104,643	33.79%	\$120,000	\$120,000	0.00%
Average Days on Market	169	-8.15%	173	-2.31%	160	146	9.59%

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State of Vermont
County: Chittenden, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	42	-40.00%	77	-45.45%	1,612	1,700	-5.18%
Sold Listings	58	-10.77%	68	-14.71%	857	888	-3.49%
Volume - Sold Listings (\$)	\$18,065,341	-10.91%	\$19,080,966	-5.32%	\$270,801,624	\$270,672,528	0.05%
Median Sale Price (\$)	\$260,000	-7.11%	\$239,500	8.56%	\$270,000	\$255,000	5.88%
Average Days on Market	85	-6.59%	100	-15.00%	90	91	-1.10%
Condo							
New Listings	25	-43.18%	39	-35.90%	801	853	-6.10%
Sold Listings	29	16.00%	40	-27.50%	428	521	-17.85%
Volume - Sold Listings (\$)	\$6,582,325	-2.20%	\$9,807,460	-32.88%	\$98,270,895	\$112,071,712	-12.31%
Median Sale Price (\$)	\$208,500	-11.28%	\$193,000	8.03%	\$200,000	\$189,000	5.82%
Average Days on Market	119	27.96%	113	5.31%	89	93	-4.30%
Mobile/Manufactured							
New Listings	1	-50.00%	1	0.00%	32	29	10.34%
Sold Listings	1	0.00%	0	N/A	12	13	-7.69%
Volume - Sold Listings (\$)	\$30,000	30.43%	\$0	N/A	\$457,900	\$472,400	-3.07%
Median Sale Price (\$)	\$30,000	30.43%	\$0	N/A	\$30,000	\$35,000	-14.29%
Average Days on Market	341	34000.00%	0	N/A	162	112	44.64%
*All Properties							
New Listings	81	-47.06%	146	-44.52%	2,866	2,965	-3.34%
Sold Listings	100	0.00%	118	-15.25%	1,411	1,511	-6.62%
Volume - Sold Listings (\$)	\$27,453,666	-8.83%	\$31,137,926	-11.83%	\$396,929,934	\$405,144,224	-2.03%
Median Sale Price (\$)	\$240,575	-7.44%	\$235,855	2.00%	\$245,000	\$232,000	5.60%
Average Days on Market	117	17.00%	111	5.41%	96	93	3.23%

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State of Vermont
County: Essex, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	7	-22.22%	4	75.00%	170	180	-5.56%
Sold Listings	3	-66.67%	4	-25.00%	57	47	21.28%
Volume - Sold Listings (\$)	\$288,000	-73.16%	\$572,950	-49.73%	\$5,864,215	\$5,681,030	3.22%
Median Sale Price (\$)	\$77,500	-18.42%	\$126,475	-38.72%	\$81,565	\$90,500	-9.87%
Average Days on Market	203	16.67%	243	-16.46%	232	164	41.46%
Condo							
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
Mobile/Manufactured							
New Listings	0	N/A	0	N/A	1	9	-88.89%
Sold Listings	0	N/A	0	N/A	0	3	-100.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$0	\$97,200	-100.00%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$0	\$26,200	-100.00%
Average Days on Market	0	N/A	0	N/A	0	49	-100.00%
*All Properties							
New Listings	12	0.00%	8	50.00%	251	265	-5.28%
Sold Listings	8	-20.00%	6	33.33%	77	63	22.22%
Volume - Sold Listings (\$)	\$618,000	-43.51%	\$918,450	-32.71%	\$7,377,715	\$6,950,230	6.15%
Median Sale Price (\$)	\$73,500	-22.63%	\$126,475	-41.89%	\$79,900	\$78,280	2.07%
Average Days on Market	146	-7.01%	165	-11.52%	237	170	39.41%

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State of Vermont
County: Franklin, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	27	-41.30%	42	-35.71%	779	917	-15.05%
Sold Listings	24	-14.29%	25	-4.00%	296	301	-1.66%
Volume - Sold Listings (\$)	\$4,989,625	-9.58%	\$4,928,000	1.25%	\$57,157,240	\$54,565,974	4.75%
Median Sale Price (\$)	\$186,900	-9.93%	\$185,000	1.03%	\$186,750	\$175,000	6.71%
Average Days on Market	205	97.12%	130	57.69%	131	106	23.58%
Condo							
New Listings	12	300.00%	4	200.00%	69	89	-22.47%
Sold Listings	0	N/A	2	-100.00%	16	23	-30.43%
Volume - Sold Listings (\$)	\$0	N/A	\$420,950	-100.00%	\$2,586,300	\$4,476,950	-42.23%
Median Sale Price (\$)	\$0	N/A	\$210,475	-100.00%	\$169,000	\$180,000	-6.11%
Average Days on Market	0	N/A	5	-100.00%	187	177	5.65%
Mobile/Manufactured							
New Listings	0	N/A	2	-100.00%	16	20	-20.00%
Sold Listings	1	0.00%	2	-50.00%	8	10	-20.00%
Volume - Sold Listings (\$)	\$78,900	14.35%	\$75,000	5.20%	\$426,400	\$370,900	14.96%
Median Sale Price (\$)	\$78,900	14.35%	\$37,500	110.40%	\$62,500	\$27,500	127.27%
Average Days on Market	14	-72.00%	83	-83.13%	94	101	-6.93%
*All Properties							
New Listings	59	-10.61%	69	-14.49%	1,129	1,355	-16.68%
Sold Listings	27	-22.86%	35	-22.86%	362	380	-4.74%
Volume - Sold Listings (\$)	\$5,212,525	-20.12%	\$6,263,570	-16.78%	\$65,071,140	\$64,332,544	1.15%
Median Sale Price (\$)	\$165,000	-8.33%	\$169,900	-2.88%	\$177,750	\$168,500	5.49%
Average Days on Market	186	82.35%	124	50.00%	136	114	19.30%

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State of Vermont
County: Grand Isle, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	7	-41.67%	10	-30.00%	282	306	-7.84%
Sold Listings	5	0.00%	4	25.00%	70	68	2.94%
Volume - Sold Listings (\$)	\$1,592,500	34.25%	\$2,010,000	-20.77%	\$17,175,224	\$20,424,846	-15.91%
Median Sale Price (\$)	\$247,500	27.74%	\$272,500	-9.17%	\$201,500	\$236,950	-14.96%
Average Days on Market	154	-30.32%	124	24.19%	146	113	29.20%
Condo							
New Listings	0	-100.00%	1	-100.00%	1	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
Mobile/Manufactured							
New Listings	0	N/A	0	N/A	2	0	N/A
Sold Listings	1	N/A	0	N/A	1	0	N/A
Volume - Sold Listings (\$)	\$48,500	N/A	\$0	N/A	\$48,500	\$0	N/A
Median Sale Price (\$)	\$48,500	N/A	\$0	N/A	\$48,500	\$0	N/A
Average Days on Market	89	N/A	0	N/A	89	0	N/A
*All Properties							
New Listings	15	-16.67%	18	-16.67%	425	475	-10.53%
Sold Listings	6	0.00%	4	50.00%	87	80	8.75%
Volume - Sold Listings (\$)	\$1,641,000	30.11%	\$2,010,000	-18.36%	\$19,840,624	\$21,486,846	-7.66%
Median Sale Price (\$)	\$206,250	16.61%	\$272,500	-24.31%	\$190,000	\$205,000	-7.32%
Average Days on Market	143	-23.94%	124	15.32%	145	113	28.32%

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

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State of Vermont
County: Lamoille, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	29	-17.14%	32	-9.38%	577	551	4.72%
Sold Listings	17	-5.56%	14	21.43%	172	152	13.16%
Volume - Sold Listings (\$)	\$5,384,000	15.09%	\$5,662,500	-4.92%	\$57,550,012	\$45,499,720	26.48%
Median Sale Price (\$)	\$215,000	6.17%	\$270,000	-20.37%	\$210,500	\$205,250	2.56%
Average Days on Market	183	-14.08%	205	-10.73%	181	174	4.02%
Condo							
New Listings	10	25.00%	15	-33.33%	162	151	7.28%
Sold Listings	5	-28.57%	2	150.00%	36	20	80.00%
Volume - Sold Listings (\$)	\$1,173,000	-22.77%	\$776,000	51.16%	\$10,118,934	\$7,262,625	39.33%
Median Sale Price (\$)	\$263,000	69.68%	\$388,000	-32.22%	\$251,500	\$299,000	-15.89%
Average Days on Market	371	49.00%	198	87.37%	280	265	5.66%
Mobile/Manufactured							
New Listings	2	-33.33%	0	N/A	21	10	110.00%
Sold Listings	0	N/A	0	N/A	3	6	-50.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$125,225	\$256,700	-51.22%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$45,000	\$34,250	31.39%
Average Days on Market	0	N/A	0	N/A	178	187	-4.81%
*All Properties							
New Listings	55	-15.38%	66	-16.67%	1,020	1,006	1.39%
Sold Listings	28	3.70%	19	47.37%	255	202	26.24%
Volume - Sold Listings (\$)	\$7,650,770	22.43%	\$7,233,500	5.77%	\$75,677,841	\$60,127,305	25.86%
Median Sale Price (\$)	\$213,750	11.91%	\$300,000	-28.75%	\$199,000	\$209,850	-5.17%
Average Days on Market	265	17.26%	210	26.19%	212	201	5.47%

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State of Vermont
County: Orange, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	9	-55.00%	15	-40.00%	481	443	8.58%
Sold Listings	8	-27.27%	16	-50.00%	185	143	29.37%
Volume - Sold Listings (\$)	\$1,693,000	-24.08%	\$2,942,659	-42.47%	\$34,707,313	\$25,645,859	35.33%
Median Sale Price (\$)	\$145,000	-23.68%	\$135,000	7.41%	\$164,000	\$158,000	3.80%
Average Days on Market	141	8.46%	134	5.22%	162	127	27.56%
Condo							
New Listings	0	N/A	0	N/A	1	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
Mobile/Manufactured							
New Listings	3	200.00%	0	N/A	17	10	70.00%
Sold Listings	0	N/A	0	N/A	4	4	0.00%
Volume - Sold Listings (\$)	\$0	N/A	\$0	N/A	\$172,500	\$127,400	35.40%
Median Sale Price (\$)	\$0	N/A	\$0	N/A	\$40,000	\$31,700	26.18%
Average Days on Market	0	N/A	0	N/A	58	186	-68.82%
*All Properties							
New Listings	19	-34.48%	23	-17.39%	664	610	8.85%
Sold Listings	11	-15.38%	21	-47.62%	220	177	24.29%
Volume - Sold Listings (\$)	\$2,748,000	0.66%	\$3,303,869	-16.82%	\$38,913,924	\$28,625,908	35.94%
Median Sale Price (\$)	\$210,000	10.53%	\$109,000	92.66%	\$155,250	\$140,000	10.89%
Average Days on Market	153	11.68%	159	-3.77%	173	150	15.33%

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State of Vermont
County: Orleans, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	21	-43.24%	20	5.00%	546	572	-4.55%
Sold Listings	21	10.53%	18	16.67%	208	209	-0.48%
Volume - Sold Listings (\$)	\$2,673,655	23.00%	\$2,138,528	25.02%	\$34,376,799	\$29,756,113	15.53%
Median Sale Price (\$)	\$135,000	58.82%	\$105,000	28.57%	\$138,250	\$120,500	14.73%
Average Days on Market	226	50.67%	215	5.12%	203	205	-0.98%
Condo							
New Listings	1	-50.00%	1	0.00%	20	19	5.26%
Sold Listings	1	N/A	0	N/A	13	8	62.50%
Volume - Sold Listings (\$)	\$185,000	N/A	\$0	N/A	\$1,733,500	\$762,098	127.46%
Median Sale Price (\$)	\$185,000	N/A	\$0	N/A	\$130,000	\$92,000	41.30%
Average Days on Market	77	N/A	0	N/A	155	262	-40.84%
Mobile/Manufactured							
New Listings	0	-100.00%	2	-100.00%	27	20	35.00%
Sold Listings	0	-100.00%	0	N/A	12	7	71.43%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	N/A	\$609,500	\$297,500	104.87%
Median Sale Price (\$)	\$0	-100.00%	\$0	N/A	\$44,750	\$46,000	-2.72%
Average Days on Market	0	-100.00%	0	N/A	150	203	-26.11%
*All Properties							
New Listings	33	-46.77%	37	-10.81%	938	947	-0.95%
Sold Listings	28	21.74%	30	-6.67%	314	316	-0.63%
Volume - Sold Listings (\$)	\$3,440,055	39.55%	\$3,296,128	4.37%	\$42,905,624	\$39,275,461	9.24%
Median Sale Price (\$)	\$122,500	53.13%	\$88,500	38.42%	\$111,000	\$99,250	11.84%
Average Days on Market	231	67.39%	211	9.48%	185	203	-8.87%

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State of Vermont
County: Rutland, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	53	1.92%	72	-26.39%	1,227	1,312	-6.48%
Sold Listings	23	-20.69%	32	-28.13%	380	397	-4.28%
Volume - Sold Listings (\$)	\$6,232,330	21.24%	\$7,240,200	-13.92%	\$74,061,060	\$74,146,273	-0.11%
Median Sale Price (\$)	\$170,000	3.03%	\$149,500	13.71%	\$164,750	\$157,000	4.94%
Average Days on Market	131	-28.80%	165	-20.61%	165	144	14.58%
Condo							
New Listings	13	-7.14%	11	18.18%	210	200	5.00%
Sold Listings	6	0.00%	13	-53.85%	75	60	25.00%
Volume - Sold Listings (\$)	\$571,500	-53.06%	\$2,397,800	-76.17%	\$9,240,703	\$10,069,450	-8.23%
Median Sale Price (\$)	\$53,750	-60.48%	\$139,000	-61.33%	\$101,000	\$134,500	-24.91%
Average Days on Market	370	170.07%	414	-10.63%	306	400	-23.50%
Mobile/Manufactured							
New Listings	1	-83.33%	0	N/A	33	12	175.00%
Sold Listings	3	N/A	0	N/A	10	7	42.86%
Volume - Sold Listings (\$)	\$205,500	N/A	\$0	N/A	\$461,500	\$218,800	110.92%
Median Sale Price (\$)	\$90,500	N/A	\$0	N/A	\$25,000	\$23,400	6.84%
Average Days on Market	27	N/A	0	N/A	139	157	-11.46%
*All Properties							
New Listings	81	-15.63%	104	-22.12%	1,942	2,048	-5.18%
Sold Listings	40	0.00%	51	-21.57%	549	548	0.18%
Volume - Sold Listings (\$)	\$8,098,730	19.34%	\$10,155,800	-20.26%	\$94,165,293	\$94,664,823	-0.53%
Median Sale Price (\$)	\$129,750	-15.95%	\$135,000	-3.89%	\$149,000	\$145,250	2.58%
Average Days on Market	178	-16.82%	228	-21.93%	192	177	8.47%

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

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State of Vermont
County: Washington, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	33	6.45%	33	0.00%	735	784	-6.25%
Sold Listings	22	-26.67%	19	15.79%	314	337	-6.82%
Volume - Sold Listings (\$)	\$4,595,600	-31.72%	\$4,785,075	-3.96%	\$66,146,448	\$69,365,095	-4.64%
Median Sale Price (\$)	\$162,500	2.12%	\$175,000	-7.14%	\$184,500	\$175,000	5.43%
Average Days on Market	133	-16.88%	77	72.73%	163	132	23.48%
Condo							
New Listings	11	83.33%	10	10.00%	145	179	-18.99%
Sold Listings	13	62.50%	8	62.50%	69	80	-13.75%
Volume - Sold Listings (\$)	\$2,219,400	110.57%	\$1,257,760	76.46%	\$12,029,190	\$13,411,810	-10.31%
Median Sale Price (\$)	\$122,000	-17.29%	\$118,750	2.74%	\$165,000	\$150,000	10.00%
Average Days on Market	249	15.81%	280	-11.07%	240	253	-5.14%
Mobile/Manufactured							
New Listings	1	0.00%	1	0.00%	21	34	-38.24%
Sold Listings	3	N/A	0	N/A	14	7	100.00%
Volume - Sold Listings (\$)	\$61,000	N/A	\$0	N/A	\$429,400	\$238,500	80.04%
Median Sale Price (\$)	\$21,000	N/A	\$0	N/A	\$20,500	\$29,000	-29.31%
Average Days on Market	262	N/A	0	N/A	142	88	61.36%
*All Properties							
New Listings	55	10.00%	56	-1.79%	1,250	1,404	-10.97%
Sold Listings	42	0.00%	33	27.27%	480	489	-1.84%
Volume - Sold Listings (\$)	\$7,340,000	-10.89%	\$6,597,835	11.25%	\$100,511,137	\$91,220,715	10.18%
Median Sale Price (\$)	\$141,250	-7.07%	\$135,000	4.63%	\$160,500	\$157,500	1.90%
Average Days on Market	212	28.48%	159	33.33%	198	157	26.11%

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State of Vermont
County: Windham, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	49	-7.55%	40	22.50%	1,001	1,029	-2.72%
Sold Listings	30	-34.78%	37	-18.92%	362	375	-3.47%
Volume - Sold Listings (\$)	\$7,062,628	-40.84%	\$8,433,533	-16.26%	\$92,316,704	\$90,418,576	2.10%
Median Sale Price (\$)	\$192,500	-5.52%	\$215,000	-10.47%	\$207,750	\$195,000	6.54%
Average Days on Market	232	55.70%	162	43.21%	183	164	11.59%
Condo							
New Listings	33	10.00%	19	73.68%	356	385	-7.53%
Sold Listings	11	-26.67%	14	-21.43%	133	132	0.76%
Volume - Sold Listings (\$)	\$3,679,500	11.74%	\$3,322,350	10.75%	\$31,299,350	\$33,122,433	-5.50%
Median Sale Price (\$)	\$320,000	45.45%	\$158,500	101.89%	\$185,000	\$207,500	-10.84%
Average Days on Market	199	-12.72%	379	-47.49%	225	246	-8.54%
Mobile/Manufactured							
New Listings	0	N/A	1	-100.00%	17	25	-32.00%
Sold Listings	1	0.00%	3	-66.67%	14	15	-6.67%
Volume - Sold Listings (\$)	\$85,000	-1.73%	\$236,000	-63.98%	\$579,740	\$698,900	-17.05%
Median Sale Price (\$)	\$85,000	-1.73%	\$53,000	60.38%	\$27,250	\$39,500	-31.01%
Average Days on Market	13	-75.00%	98	-86.73%	83	129	-35.66%
*All Properties							
New Listings	112	-13.85%	73	53.42%	1,832	1,897	-3.43%
Sold Listings	53	-28.38%	63	-15.87%	615	603	1.99%
Volume - Sold Listings (\$)	\$13,197,878	-18.06%	\$13,154,883	0.33%	\$137,697,044	\$132,506,209	3.92%
Median Sale Price (\$)	\$185,000	-1.60%	\$170,000	8.82%	\$182,500	\$185,000	-1.35%
Average Days on Market	210	19.32%	222	-5.41%	202	188	7.45%

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State of Vermont
County: Windsor, VT

	Dec-10	Change from Nov-10	Dec-09	Change from 12/10 - 12/09	YTD 2010	YTD 2009	2010 - 2009 YTD
Residential							
New Listings	68	-23.60%	74	-8.11%	1,328	1,285	3.35%
Sold Listings	37	15.63%	32	15.63%	456	421	8.31%
Volume - Sold Listings (\$)	\$13,412,850	14.02%	\$8,757,255	53.16%	\$130,494,463	\$116,192,066	12.31%
Median Sale Price (\$)	\$220,000	-21.43%	\$209,000	5.26%	\$199,250	\$198,000	0.63%
Average Days on Market	242	32.24%	172	40.70%	210	170	23.53%
Condo							
New Listings	19	72.73%	14	35.71%	285	275	3.64%
Sold Listings	1	-87.50%	10	-90.00%	86	89	-3.37%
Volume - Sold Listings (\$)	\$112,500	-90.03%	\$2,417,275	-95.35%	\$17,034,250	\$20,196,815	-15.66%
Median Sale Price (\$)	\$112,500	2.27%	\$249,500	-54.91%	\$179,500	\$165,500	8.46%
Average Days on Market	137	-55.23%	430	-68.14%	278	243	14.40%
Mobile/Manufactured							
New Listings	2	-50.00%	1	100.00%	42	44	-4.55%
Sold Listings	0	-100.00%	3	-100.00%	19	20	-5.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$109,900	-100.00%	\$543,600	\$915,500	-40.62%
Median Sale Price (\$)	\$0	-100.00%	\$24,900	-100.00%	\$26,000	\$34,750	-25.18%
Average Days on Market	0	-100.00%	152	-100.00%	138	160	-13.75%
*All Properties							
New Listings	127	-5.93%	134	-5.22%	2,168	2,138	1.40%
Sold Listings	46	-11.54%	50	-8.00%	642	581	10.50%
Volume - Sold Listings (\$)	\$14,145,054	0.29%	\$11,621,930	21.71%	\$162,190,107	\$143,838,281	12.76%
Median Sale Price (\$)	\$183,000	-10.73%	\$192,000	-4.69%	\$180,000	\$183,000	-1.64%
Average Days on Market	253	32.46%	252	0.40%	221	188	17.55%

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

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