



Monthly Statistics Report - November 2008 for Vermont
 Northern New England Real Estate Network - Compiled on December 11, 2008

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**State of Vermont
All Counties**

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	243	-11.64%	178	36.52%	3,804	3,685	3.23%
Sold Listings	123	-15.75%	144	-14.58%	1,366	1,713	-20.26%
Volume - Sold Listings (\$)	\$27,420,042	-17.59%	\$33,222,141	-17.46%	\$318,090,571	\$410,802,855	-22.57%
Median Sale Price (\$)	\$175,000	-5.41%	\$181,000	-3.31%	\$184,800	\$184,000	0.43%
Average Days on Market	147	-10.37%	176	-16.48%	166	148	12.16%
Condo							
New Listings	34	-2.86%	39	-12.82%	573	546	4.95%
Sold Listings	22	22.22%	21	4.76%	227	222	2.25%
Volume - Sold Listings (\$)	\$3,539,700	16.82%	\$4,201,152	-15.74%	\$41,187,590	\$47,891,054	-14.00%
Median Sale Price (\$)	\$129,500	-6.67%	\$193,000	-32.90%	\$150,000	\$191,500	-21.67%
Average Days on Market	552	44.50%	253	118.18%	284	190	49.47%
Mobile/Manufactured							
New Listings	9	-25.00%	12	-25.00%	140	163	-14.11%
Sold Listings	4	-33.33%	8	-50.00%	66	78	-15.38%
Volume - Sold Listings (\$)	\$148,860	-44.35%	\$385,800	-61.42%	\$2,943,311	\$3,703,400	-20.52%
Median Sale Price (\$)	\$23,180	9.08%	\$33,200	-30.18%	\$32,250	\$36,750	-12.24%
Average Days on Market	71	-42.74%	112	-36.61%	142	119	19.33%
*All Properties							
New Listings	388	-17.97%	321	20.87%	6,137	6,019	1.96%
Sold Listings	188	-11.74%	216	-12.96%	2,082	2,495	-16.55%
Volume - Sold Listings (\$)	\$34,657,652	-15.67%	\$44,225,453	-21.63%	\$414,689,565	\$528,138,132	-21.48%
Median Sale Price (\$)	\$149,000	-3.25%	\$170,000	-12.35%	\$160,000	\$167,500	-4.48%
Average Days on Market	211	11.64%	191	10.47%	190	160	18.75%

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

County: Addison, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	5	150.00%	0	500.00%	34	22	54.55%
Sold Listings	0	-100.00%	1	-100.00%	7	6	16.67%
Volume - Sold Listings (\$)	\$0	-100.00%	\$305,000	-100.00%	\$2,105,000	\$2,125,000	-0.94%
Median Sale Price (\$)	\$0	-100.00%	\$305,000	-100.00%	\$210,000	\$307,500	-31.71%
Average Days on Market	0	-100.00%	142	-100.00%	143	152	-5.92%
Condo							
New Listings	0	0.00%	0	0.00%	1	0	100.00%
Sold Listings	0	0.00%	0	0.00%	1	0	100.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$155,000	\$0	N/A
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$155,000	\$0	N/A
Average Days on Market	0	0.00%	0	0.00%	223	0	N/A
Mobile/Manufactured							
New Listings	0	0.00%	0	0.00%	2	0	200.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
*All Properties							
New Listings	7	133.33%	0	700.00%	53	34	55.88%
Sold Listings	0	-100.00%	1	-100.00%	13	9	44.44%
Volume - Sold Listings (\$)	\$0	-100.00%	\$305,000	-100.00%	\$3,302,000	\$2,343,500	40.90%
Median Sale Price (\$)	\$0	-100.00%	\$305,000	-100.00%	\$155,000	\$90,000	72.22%
Average Days on Market	0	-100.00%	142	-100.00%	190	119	59.66%

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Vermont

County: Bennington, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	42	N/A	1	4100.00%	51	7	628.57%
Sold Listings	1	100.00%	1	0.00%	4	2	100.00%
Volume - Sold Listings (\$)	\$419,000	N/A	\$125,000	235.20%	\$898,000	\$321,000	179.75%
Median Sale Price (\$)	\$419,000	N/A	\$125,000	235.20%	\$212,500	\$160,500	32.40%
Average Days on Market	68	N/A	28	142.86%	202	21	861.90%
Condo							
New Listings	4	400.00%	0	400.00%	4	0	400.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
Mobile/Manufactured							
New Listings	0	0.00%	0	0.00%	0	0	0.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
*All Properties							
New Listings	50	N/A	2	2400.00%	63	8	687.50%
Sold Listings	2	200.00%	1	100.00%	8	3	166.67%
Volume - Sold Listings (\$)	\$449,000	N/A	\$125,000	259.20%	\$1,013,000	\$384,000	163.80%
Median Sale Price (\$)	\$224,500	N/A	\$125,000	79.60%	\$42,000	\$125,000	-66.40%
Average Days on Market	114	N/A	28	307.14%	276	57	384.21%

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Vermont

County: Caledonia, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	19	-44.12%	21	-9.52%	442	429	3.03%
Sold Listings	15	-16.67%	19	-21.05%	143	214	-33.18%
Volume - Sold Listings (\$)	\$2,834,300	17.25%	\$3,696,400	-23.32%	\$22,760,201	\$39,374,237	-42.20%
Median Sale Price (\$)	\$155,000	11.91%	\$190,000	-18.42%	\$142,500	\$155,500	-8.36%
Average Days on Market	154	-18.52%	218	-29.36%	161	149	8.05%
Condo							
New Listings	0	-100.00%	1	-100.00%	16	15	6.67%
Sold Listings	0	0.00%	0	0.00%	2	2	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$347,500	\$405,000	-14.20%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$173,750	\$202,500	-14.20%
Average Days on Market	0	0.00%	0	0.00%	308	230	33.91%
Mobile/Manufactured							
New Listings	0	0.00%	0	0.00%	9	18	-50.00%
Sold Listings	1	-50.00%	1	0.00%	7	7	0.00%
Volume - Sold Listings (\$)	\$12,360	-70.92%	\$23,500	-47.40%	\$192,111	\$346,000	-44.48%
Median Sale Price (\$)	\$12,360	-41.84%	\$23,500	-47.40%	\$23,750	\$23,500	1.06%
Average Days on Market	44	-83.52%	98	-55.10%	214	94	127.66%
*All Properties							
New Listings	35	-39.66%	29	20.69%	727	679	7.07%
Sold Listings	27	0.00%	26	3.85%	212	280	-24.29%
Volume - Sold Listings (\$)	\$3,772,810	6.49%	\$4,268,900	-11.62%	\$30,497,912	\$47,963,451	-36.41%
Median Sale Price (\$)	\$99,900	-16.75%	\$166,500	-40.00%	\$130,000	\$139,000	-6.47%
Average Days on Market	180	2.27%	216	-16.67%	185	158	17.09%

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Vermont

County: Chittenden, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	0	0.00%	1	-100.00%	16	16	0.00%
Sold Listings	0	0.00%	0	0.00%	4	9	-55.56%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$1,234,900	\$2,655,999	-53.51%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$308,950	\$238,000	29.81%
Average Days on Market	0	0.00%	0	0.00%	52	53	-1.89%
Condo							
New Listings	0	0.00%	0	0.00%	5	1	400.00%
Sold Listings	0	0.00%	0	0.00%	2	1	100.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$330,700	\$162,000	104.14%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$165,350	\$162,000	2.07%
Average Days on Market	0	0.00%	0	0.00%	122	138	-11.59%
Mobile/Manufactured							
New Listings	0	0.00%	0	0.00%	2	2	0.00%
Sold Listings	0	0.00%	0	0.00%	0	2	-100.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$68,800	-100.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$34,400	-100.00%
Average Days on Market	0	0.00%	0	0.00%	0	37	-100.00%
*All Properties							
New Listings	0	0.00%	1	-100.00%	26	19	36.84%
Sold Listings	0	0.00%	0	0.00%	8	12	-33.33%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$1,658,100	\$2,886,799	-42.56%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$194,850	\$178,500	9.16%
Average Days on Market	0	0.00%	0	0.00%	73	57	28.07%

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Vermont

County: **Essex, VT**

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	5	-28.57%	5	0.00%	151	161	-6.21%
Sold Listings	3	50.00%	5	-40.00%	53	56	-5.36%
Volume - Sold Listings (\$)	\$403,000	62.50%	\$693,000	-41.85%	\$7,430,150	\$8,054,520	-7.75%
Median Sale Price (\$)	\$85,000	-31.45%	\$128,000	-33.59%	\$129,900	\$122,000	6.48%
Average Days on Market	193	-49.34%	132	46.21%	222	169	31.36%
Condo							
New Listings	0	0.00%	0	0.00%	0	0	0.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
Mobile/Manufactured							
New Listings	0	0.00%	0	0.00%	5	9	-44.44%
Sold Listings	0	0.00%	1	-100.00%	4	6	-33.33%
Volume - Sold Listings (\$)	\$0	0.00%	\$6,000	-100.00%	\$104,400	\$299,500	-65.14%
Median Sale Price (\$)	\$0	0.00%	\$6,000	-100.00%	\$26,450	\$56,250	-52.98%
Average Days on Market	0	0.00%	132	-100.00%	166	54	207.41%
*All Properties							
New Listings	10	-28.57%	10	0.00%	225	239	-5.86%
Sold Listings	4	33.33%	8	-50.00%	74	85	-12.94%
Volume - Sold Listings (\$)	\$428,000	53.41%	\$756,900	-43.45%	\$9,276,050	\$9,476,720	-2.12%
Median Sale Price (\$)	\$81,500	-18.50%	\$100,000	-18.50%	\$100,000	\$95,000	5.26%
Average Days on Market	167	-46.30%	156	7.05%	214	160	33.75%

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Vermont

County: Franklin, NH

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	0	-100.00%	3	-100.00%	19	34	-44.12%
Sold Listings	0	0.00%	1	-100.00%	7	16	-56.25%
Volume - Sold Listings (\$)	\$0	0.00%	\$123,000	-100.00%	\$945,000	\$3,678,500	-74.31%
Median Sale Price (\$)	\$0	0.00%	\$123,000	-100.00%	\$110,000	\$177,500	-38.03%
Average Days on Market	0	0.00%	55	-100.00%	189	63	200.00%
Condo							
New Listings	0	0.00%	0	0.00%	0	14	-100.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
Mobile/Manufactured							
New Listings	0	0.00%	0	0.00%	0	0	0.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
*All Properties							
New Listings	2	100.00%	6	-66.67%	41	72	-43.06%
Sold Listings	0	-100.00%	1	-100.00%	18	20	-10.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$123,000	-100.00%	\$1,716,300	\$4,959,650	-65.39%
Median Sale Price (\$)	\$0	-100.00%	\$123,000	-100.00%	\$77,500	\$154,750	-49.92%
Average Days on Market	0	-100.00%	55	-100.00%	274	97	182.47%

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Vermont

County: **Grand Isle, VT**

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	0	0.00%	0	0.00%	0	2	-100.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
Condo							
New Listings	0	0.00%	0	0.00%	0	0	0.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
Mobile/Manufactured							
New Listings	0	0.00%	0	0.00%	0	0	0.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
*All Properties							
New Listings	0	-100.00%	0	0.00%	3	5	-40.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%

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Monthly Statistics Report - Nov 2008

Northern New England Real Estate Network - Compiled on December 11, 2008

Vermont

County: Lamoille, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	7	75.00%	2	250.00%	117	133	-12.03%
Sold Listings	3	-40.00%	3	0.00%	35	54	-35.19%
Volume - Sold Listings (\$)	\$402,500	-55.33%	\$593,250	-32.15%	\$5,747,600	\$10,494,600	-45.23%
Median Sale Price (\$)	\$132,000	-8.97%	\$205,000	-35.61%	\$144,000	\$182,750	-21.20%
Average Days on Market	173	26.28%	112	54.46%	142	138	2.90%
Condo							
New Listings	2	200.00%	0	200.00%	7	7	0.00%
Sold Listings	0	0.00%	0	0.00%	1	0	100.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$272,000	\$0	N/A
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$272,000	\$0	N/A
Average Days on Market	0	0.00%	0	0.00%	60	0	N/A
Mobile/Manufactured							
New Listings	0	-100.00%	0	0.00%	11	6	83.33%
Sold Listings	0	0.00%	0	0.00%	0	3	-100.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$217,000	-100.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$75,000	-100.00%
Average Days on Market	0	0.00%	0	0.00%	0	215	-100.00%
*All Properties							
New Listings	13	44.44%	6	116.67%	196	185	5.95%
Sold Listings	3	-50.00%	5	-40.00%	46	67	-31.34%
Volume - Sold Listings (\$)	\$402,500	-57.97%	\$748,250	-46.21%	\$8,252,050	\$12,688,600	-34.96%
Median Sale Price (\$)	\$132,000	-8.65%	\$175,750	-24.89%	\$140,500	\$170,000	-17.35%
Average Days on Market	173	33.08%	231	-25.11%	165	164	0.61%

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

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Monthly Statistics Report - November 2008 for Vermont
Northern New England Real Estate Network - Compiled on December 11, 2008

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Monthly Statistics Report - Nov 2008

Northern New England Real Estate Network - Compiled on December 11, 2008

Vermont

County: Orange, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	19	-50.00%	23	-17.39%	436	414	5.31%
Sold Listings	17	-29.17%	20	-15.00%	169	199	-15.08%
Volume - Sold Listings (\$)	\$3,391,050	-35.84%	\$3,880,027	-12.60%	\$38,182,500	\$41,452,837	-7.89%
Median Sale Price (\$)	\$149,000	-21.06%	\$175,000	-14.86%	\$185,000	\$175,260	5.56%
Average Days on Market	123	-35.26%	118	4.24%	165	131	25.95%
Condo							
New Listings	0	0.00%	0	0.00%	2	1	100.00%
Sold Listings	0	0.00%	0	0.00%	0	0	0.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%
Average Days on Market	0	0.00%	0	0.00%	0	0	0.00%
Mobile/Manufactured							
New Listings	3	-25.00%	5	-40.00%	23	17	35.29%
Sold Listings	0	0.00%	0	0.00%	2	6	-66.67%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$197,500	\$221,500	-10.84%
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$98,750	\$32,500	203.85%
Average Days on Market	0	0.00%	0	0.00%	22	208	-89.42%
*All Properties							
New Listings	30	-47.37%	36	-16.67%	598	568	5.28%
Sold Listings	19	-34.48%	26	-26.92%	214	252	-15.08%
Volume - Sold Listings (\$)	\$3,713,550	-37.36%	\$4,730,027	-21.49%	\$43,165,700	\$48,111,412	-10.28%
Median Sale Price (\$)	\$149,000	-19.46%	\$167,500	-11.04%	\$166,000	\$169,000	-1.78%
Average Days on Market	113	-34.68%	142	-20.42%	165	140	17.86%

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

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Northern New England Real Estate Network - Compiled on December 11, 2008

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Monthly Statistics Report - Nov 2008

Northern New England Real Estate Network - Compiled on December 11, 2008

Vermont

County: Orleans, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	31	0.00%	28	10.71%	494	542	-8.86%
Sold Listings	22	22.22%	20	10.00%	190	255	-25.49%
Volume - Sold Listings (\$)	\$3,961,525	61.34%	\$4,005,600	-1.10%	\$31,913,005	\$45,555,494	-29.95%
Median Sale Price (\$)	\$142,000	18.83%	\$167,500	-15.22%	\$128,950	\$154,000	-16.27%
Average Days on Market	186	9.41%	167	11.38%	175	158	10.76%
Condo							
New Listings	1	100.00%	0	100.00%	22	14	57.14%
Sold Listings	0	-100.00%	0	0.00%	4	4	0.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	0.00%	\$516,000	\$565,600	-8.77%
Median Sale Price (\$)	\$0	-100.00%	\$0	0.00%	\$120,500	\$152,500	-20.98%
Average Days on Market	0	-100.00%	0	0.00%	229	48	377.08%
Mobile/Manufactured							
New Listings	1	0.00%	1	0.00%	20	20	0.00%
Sold Listings	0	-100.00%	1	-100.00%	6	15	-60.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$10,000	-100.00%	\$231,500	\$828,000	-72.04%
Median Sale Price (\$)	\$0	-100.00%	\$10,000	-100.00%	\$19,500	\$49,000	-60.20%
Average Days on Market	0	-100.00%	71	-100.00%	134	144	-6.94%
*All Properties							
New Listings	50	-12.28%	46	8.70%	793	867	-8.54%
Sold Listings	30	-14.29%	32	-6.25%	290	368	-21.20%
Volume - Sold Listings (\$)	\$4,764,025	43.05%	\$5,209,600	-8.55%	\$40,985,933	\$55,094,193	-25.61%
Median Sale Price (\$)	\$123,750	39.04%	\$144,500	-14.36%	\$113,500	\$123,500	-8.10%
Average Days on Market	202	14.77%	185	9.19%	183	172	6.40%

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Monthly Statistics Report - November 2008 for Vermont
Northern New England Real Estate Network - Compiled on December 11, 2008

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Monthly Statistics Report - Nov 2008

Northern New England Real Estate Network - Compiled on December 11, 2008

Vermont

County: Rutland, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	39	11.43%	18	116.67%	447	345	29.57%
Sold Listings	8	-38.46%	13	-38.46%	111	142	-21.83%
Volume - Sold Listings (\$)	\$1,765,000	-41.42%	\$2,844,500	-37.95%	\$23,776,195	\$31,944,670	-25.57%
Median Sale Price (\$)	\$182,500	-1.35%	\$165,000	10.61%	\$183,000	\$179,500	1.95%
Average Days on Market	120	-23.57%	266	-54.89%	135	156	-13.46%
Condo							
New Listings	12	9.09%	11	9.09%	165	170	-2.94%
Sold Listings	14	75.00%	7	100.00%	69	60	15.00%
Volume - Sold Listings (\$)	\$1,796,200	6.44%	\$1,405,500	27.80%	\$13,172,990	\$14,994,554	-12.15%
Median Sale Price (\$)	\$58,250	-57.33%	\$195,000	-70.13%	\$131,000	\$210,000	-37.62%
Average Days on Market	725	29.70%	272	166.54%	442	270	63.70%
Mobile/Manufactured							
New Listings	2	200.00%	0	200.00%	10	7	42.86%
Sold Listings	1	100.00%	2	-50.00%	5	3	66.67%
Volume - Sold Listings (\$)	\$95,000	N/A	\$83,300	14.05%	\$250,500	\$113,200	121.29%
Median Sale Price (\$)	\$95,000	N/A	\$41,650	128.09%	\$45,000	\$38,400	17.19%
Average Days on Market	0	0.00%	47	-100.00%	110	44	150.00%
*All Properties							
New Listings	63	5.00%	42	50.00%	763	649	17.57%
Sold Listings	26	13.04%	26	0.00%	205	240	-14.58%
Volume - Sold Listings (\$)	\$3,977,700	-20.69%	\$5,060,300	-21.39%	\$41,026,285	\$51,476,924	-20.30%
Median Sale Price (\$)	\$127,500	-22.73%	\$183,500	-30.52%	\$161,000	\$174,900	-7.95%
Average Days on Market	449	46.73%	218	105.96%	242	197	22.84%

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Northern New England Real Estate Network - Compiled on December 11, 2008

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Monthly Statistics Report - Nov 2008

Northern New England Real Estate Network - Compiled on December 11, 2008

Vermont

County: Washington, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	34	-39.29%	35	-2.86%	664	679	-2.21%
Sold Listings	35	6.06%	31	12.90%	305	361	-15.51%
Volume - Sold Listings (\$)	\$9,390,050	30.61%	\$7,017,064	33.82%	\$73,613,467	\$85,461,670	-13.86%
Median Sale Price (\$)	\$220,000	4.76%	\$185,000	18.92%	\$210,000	\$188,200	11.58%
Average Days on Market	98	-29.50%	165	-40.61%	159	124	28.23%
Condo							
New Listings	7	-22.22%	17	-58.82%	169	157	7.64%
Sold Listings	6	50.00%	6	0.00%	73	74	-1.35%
Volume - Sold Listings (\$)	\$1,333,500	129.87%	\$792,252	68.32%	\$13,403,400	\$13,996,391	-4.24%
Median Sale Price (\$)	\$205,000	21.63%	\$110,626	85.31%	\$169,900	\$174,950	-2.89%
Average Days on Market	280	-16.17%	172	62.79%	259	154	68.18%
Mobile/Manufactured							
New Listings	0	-100.00%	2	-100.00%	20	35	-42.86%
Sold Listings	1	0.00%	2	-50.00%	15	24	-37.50%
Volume - Sold Listings (\$)	\$7,500	-95.31%	\$235,000	-96.81%	\$508,700	\$1,032,300	-50.72%
Median Sale Price (\$)	\$7,500	-95.31%	\$117,500	-93.62%	\$26,200	\$28,500	-8.07%
Average Days on Market	118	11375.00%	222	-46.85%	101	88	14.77%
*All Properties							
New Listings	51	-43.33%	73	-30.14%	1,140	1,223	-6.79%
Sold Listings	49	11.36%	43	13.95%	472	554	-14.80%
Volume - Sold Listings (\$)	\$11,105,950	31.20%	\$9,881,316	12.39%	\$98,096,847	\$116,343,411	-15.68%
Median Sale Price (\$)	\$184,900	6.69%	\$185,000	-0.05%	\$180,000	\$173,500	3.75%
Average Days on Market	160	-4.76%	168	-4.76%	186	134	38.81%

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Northern New England Real Estate Network - Compiled on December 11, 2008

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Monthly Statistics Report - Nov 2008

Northern New England Real Estate Network - Compiled on December 11, 2008

Vermont

County: Windham, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	1	-87.50%	11	-90.91%	99	123	-19.51%
Sold Listings	3	-40.00%	5	-40.00%	48	65	-26.15%
Volume - Sold Listings (\$)	\$552,500	-50.25%	\$812,500	-32.00%	\$9,421,149	\$13,082,378	-27.99%
Median Sale Price (\$)	\$207,500	33.87%	\$167,000	24.25%	\$177,200	\$183,000	-3.17%
Average Days on Market	189	-1.05%	103	83.50%	141	143	-1.40%
Condo							
New Listings	0	0.00%	1	-100.00%	4	4	0.00%
Sold Listings	0	-100.00%	0	0.00%	2	2	0.00%
Volume - Sold Listings (\$)	\$0	-100.00%	\$0	0.00%	\$229,900	\$301,000	-23.62%
Median Sale Price (\$)	\$0	-100.00%	\$0	0.00%	\$114,950	\$150,500	-23.62%
Average Days on Market	0	-100.00%	0	0.00%	97	110	-11.82%
Mobile/Manufactured							
New Listings	0	0.00%	1	-100.00%	4	9	-55.56%
Sold Listings	0	0.00%	0	0.00%	5	1	400.00%
Volume - Sold Listings (\$)	\$0	0.00%	\$0	0.00%	\$360,500	\$26,000	N/A
Median Sale Price (\$)	\$0	0.00%	\$0	0.00%	\$40,000	\$26,000	53.85%
Average Days on Market	0	0.00%	0	0.00%	200	522	-61.69%
*All Properties							
New Listings	4	-77.78%	16	-75.00%	159	224	-29.02%
Sold Listings	6	-14.29%	6	0.00%	74	99	-25.25%
Volume - Sold Listings (\$)	\$1,012,500	-30.19%	\$850,000	19.12%	\$12,512,099	\$17,697,933	-29.30%
Median Sale Price (\$)	\$193,750	25.00%	\$147,000	31.80%	\$163,500	\$175,000	-6.57%
Average Days on Market	207	18.97%	91	127.47%	157	135	16.30%

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Northern New England Real Estate Network - Compiled on December 11, 2008

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Monthly Statistics Report - Nov 2008

Northern New England Real Estate Network - Compiled on December 11, 2008

Vermont

County: Windsor, VT

	Nov-08	Change from Oct-08	Nov-07	Change from 11/08 - 11/07	YTD 2008	YTD 2007	2008 - 2007 YTD
Residential							
New Listings	41	-30.51%	30	36.67%	834	778	7.20%
Sold Listings	16	-38.46%	25	-36.00%	290	334	-13.17%
Volume - Sold Listings (\$)	\$4,301,117	-55.24%	\$9,126,800	-52.87%	\$100,063,404	\$126,601,950	-20.96%
Median Sale Price (\$)	\$220,500	-35.15%	\$237,000	-7.66%	\$260,750	\$259,000	0.68%
Average Days on Market	217	47.62%	207	4.83%	180	177	1.69%
Condo							
New Listings	8	-42.86%	9	-11.11%	178	163	9.20%
Sold Listings	2	-50.00%	8	-75.00%	73	79	-7.59%
Volume - Sold Listings (\$)	\$410,000	-26.46%	\$2,003,400	-79.53%	\$12,760,100	\$17,466,509	-26.95%
Median Sale Price (\$)	\$205,000	47.75%	\$222,000	-7.66%	\$151,000	\$211,000	-28.44%
Average Days on Market	156	79.31%	296	-47.30%	176	172	2.33%
Mobile/Manufactured							
New Listings	3	0.00%	3	0.00%	34	40	-15.00%
Sold Listings	1	0.00%	1	0.00%	22	11	100.00%
Volume - Sold Listings (\$)	\$34,000	-15.00%	\$28,000	21.43%	\$1,098,100	\$551,100	99.26%
Median Sale Price (\$)	\$34,000	-15.00%	\$28,000	21.43%	\$34,000	\$38,200	-10.99%
Average Days on Market	122	7.02%	59	106.78%	151	126	19.84%
*All Properties							
New Listings	73	-29.13%	54	35.19%	1,350	1,247	8.26%
Sold Listings	22	-38.89%	41	-46.34%	448	506	-11.46%
Volume - Sold Listings (\$)	\$5,031,617	-54.06%	\$12,167,160	-58.65%	\$123,187,289	\$158,711,539	-22.38%
Median Sale Price (\$)	\$182,000	-21.43%	\$185,000	-1.62%	\$199,000	\$225,000	-11.56%
Average Days on Market	199	11.17%	244	-18.44%	189	184	2.72%

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

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