

Single Family Residences (including condos and mobile homes in parks)

Windham County:

	<u># Listed</u>	<u>#Sold</u>	<u>Ratio</u>	<u>Median Ask \$</u>	<u>Median Sale \$</u>
<u>2010</u>	1,358	508	.37	214,900	200,000
<u>2011</u>	1,206	463	.38	199,000	182,450

Windham County 2011 Year-end comparison: Median Home Prices down by \$17,550 or **down 8.78% from previous year**

Vermont Statewide:

	<u># Listed</u>	<u>#Sold</u>	<u>Ratio</u>	<u>Median Ask \$</u>	<u>Median Sale \$</u>
<u>2010</u>	12,815	5,015	.40	205,000	195,000
<u>2011</u>	12,006	5,051	.42	209,000	199,000

Statewide 2011 Year-end comparison: Median Home Prices up by \$4,000 or **up 4.21% from previous year.**

National Comparison:

Standard & Poors Case-Shiller 20 city index in October (the latest figures available as of this writing) shows a 3.4% one-year decline decline in median home prices.

Windham median home prices hit their peak in 2007 at 215,000. So at year's end, 2011, they were down by \$32,550 or **15.14%**

Statewide, median home prices hit their peak in 2007 at 210,000 So at year's end, 2011, they were down by \$11,000 or **5.24%**

The Case-Shiller 30 City Index reports a drop of **32.1%** in median home prices from the nationwide peak in 2006

Disclaimer:

Although Broker has taken care to report accurately, this information is not guaranteed and is subject to human errors and MLS reporting errors.

Notes:

Information comes from Northern New England Real Estate Information Network, Multiple Listing Service (NNEREN - MLS) The figures do not include sales of properties which were not listed in MLS. Case-Shiller uses different methodology which we cannot duplicate locally, but either method should give an objective picture of market trends.

*Prepared by Steven K-Brooks, Principal Broker
Brattleboro Buyer Brokerage Real Estate
vtbroker@buyer-brokerage.com
(802) 254-7750*