



Sharon A Bateman

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FEATURED PROPERTY



\$2,900,000

EXCEPTIONAL PROPERTY FOR THE HORSE PROFESSIONAL

- 138 ACRES
- 6 STALL BARN
- 4 BEDROOM CONTEMPORARY HOUSE
- CARETAKER'S APARTMENT

RECENTLY SOLD



PUCKER STREET, STOWE \$325,000

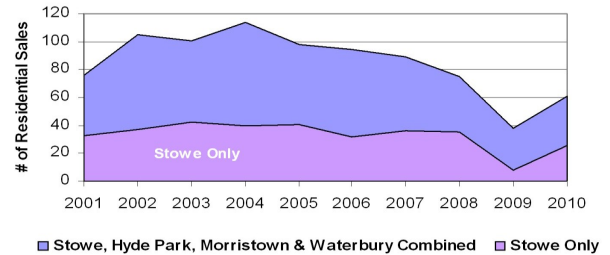
# Signs of improvement

The statistics show continued increases in the number of sales over the first quarter of 2010. In the combined market area of Waterbury, Stowe, Morrisville and Hyde Park, there has been a 20% increase in sales of houses and condominiums listed under \$400,000. In the \$400,000 to \$800,000 price range, the increase is even greater at 43%. Here is a 10-year history of the overall numbers of single-family residential sales.

Although the overall numbers are still low in comparison to the height of the market, they do show improvement. Buyers are still very cautious and inventory has grown considerably, contributing to more days on the market than we've seen in recent years.

The condition and pricing of the property remain the key attributes for attracting a sale at a price that is somewhat relative to the town's assessed values for tax purposes. The graphs on page 2 present more detailed information by individual price band.

A 10-Year History of Single-Family Residential Sales January 1st - June 30th



## This Little Hen Went To Town



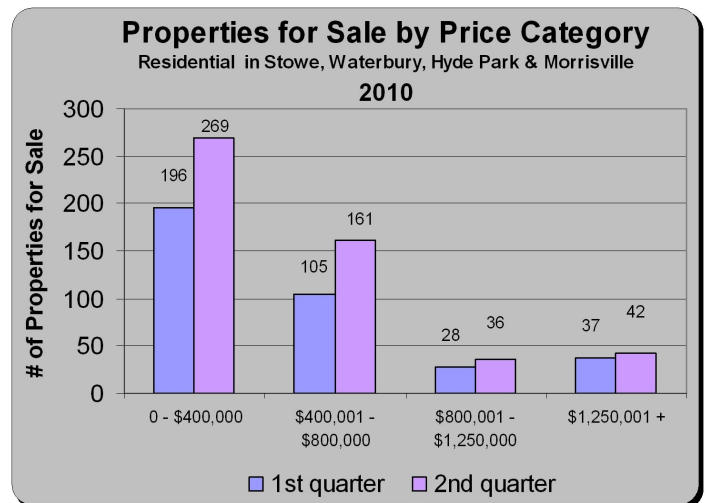
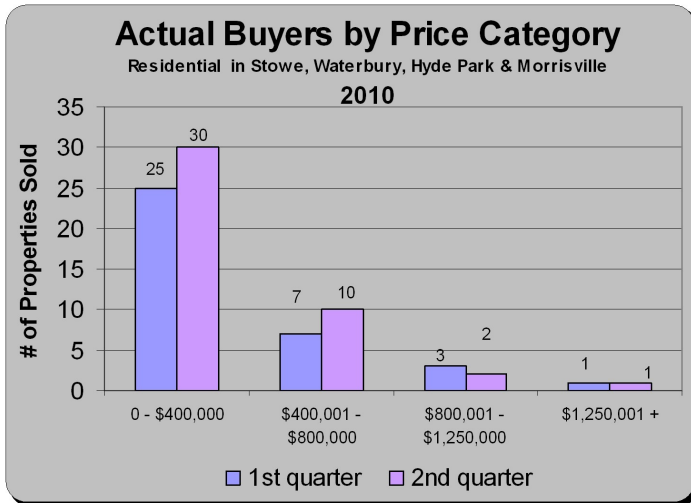
What are people talking about north of the border? Why, hens of course... and not just any hen; urban hens.

A public discussion has begun in some Montreal neighborhoods regarding the possibility of allowing residents to own and raise hens. Seeing hens on the street or in a neighbor's backyard in rural areas is not so out of the ordinary.

Re-emerging concerns for sustainability and frugality seem to be at the root of a new movement to restore small, private farming practices to urban areas. First evidence of this new movement appeared in England and traveled west rather quickly. Here in the United States, Chicago, Seattle and Los Angeles have already agreed to the idea. So have Vancouver and Victoria, in Canada. These communities allow their citizens to keep hens and roosters. Furthermore, there is growing evidence that owning a few hens may be a rather ecological gesture for several reasons: Hens contribute to the reduction of waste since they can feed on leftovers; they provide compost for gardens and wholesome, frugal ways for their owners to feed themselves. For more details visit our blog; <http://blog.pallspera.com>

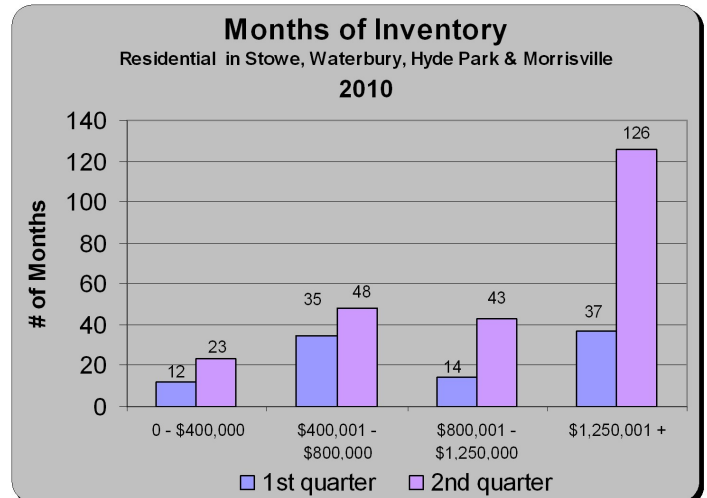
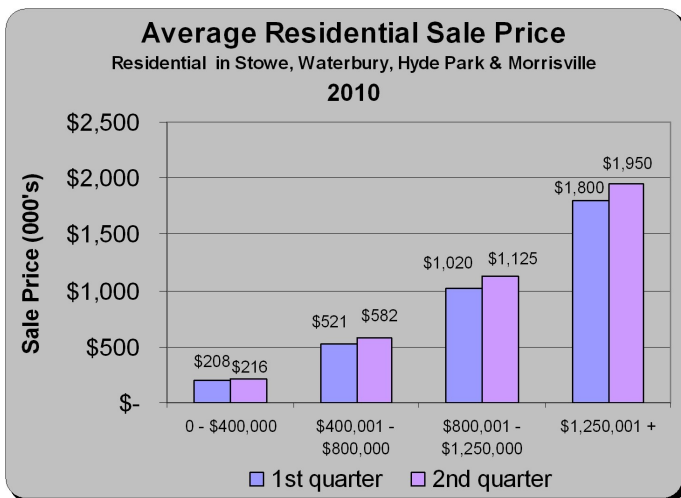
**More Buyers this quarter for houses under \$800,000.  
\$800,000 to \$1,250,000 sales are lagging.**

**Inventory is growing across the board resulting in  
more days on market for most Sellers.**



**The average sales per price band has increased mainly  
due to the resetting of prices overall.**

**Until more Buyers are ready to spend, Sellers cannot  
expect their number of days on market to decrease.**



Specific data shown in these graphs does not include land and commercial properties. All data retrieved from Vermont (NNEREN) MLS System and Trendgraphix, Inc.



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In no manner should this communication be construed as a direct or indirect solicitation; please consider this as informational material only.

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