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# MARKET UPDATE

Stowe and surrounding areas

Volume 3 Issue 2

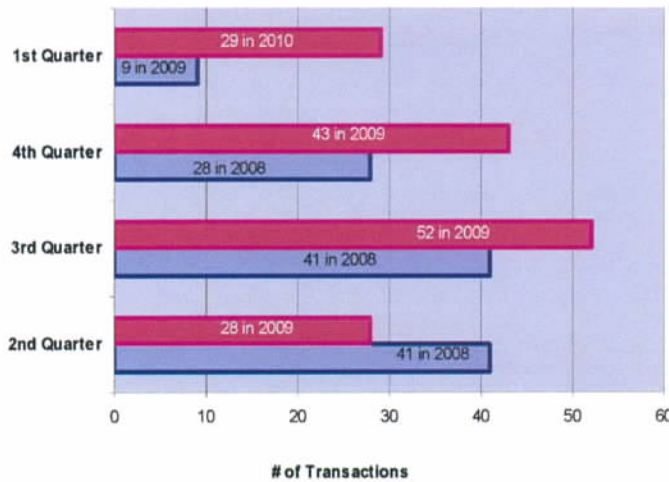
April 2010

## It's Still a Buyers' Market ...

There are still deals to be had in our local real estate market but don't wait too long. ...

For those of you sitting on the fence, you may be disappointed when that property you have been watching for so long suddenly is no longer available.

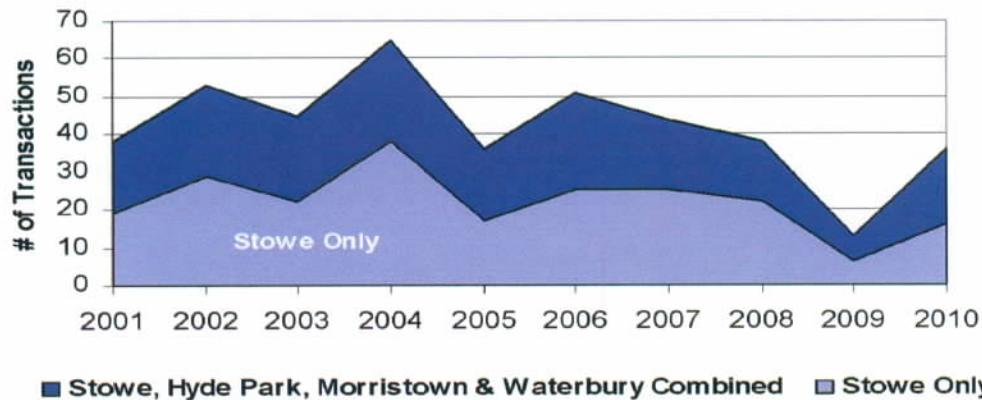
**Quarter over Quarter - Residential Sales**  
Stowe, Morristown, Hyde Park & Waterbury Combined



The first quarter of 2010 has seen a very positive upturn over this time last year. Three times as many buyers have closed on a transaction mostly residential properties, and more are going under contract daily.

Properties that have languished for 12 months or more are now attracting offers. At reset pricing, buyers are recognizing value and together with the opportunity to borrow money at rock-bottom interest rates they have been spurred on to action.

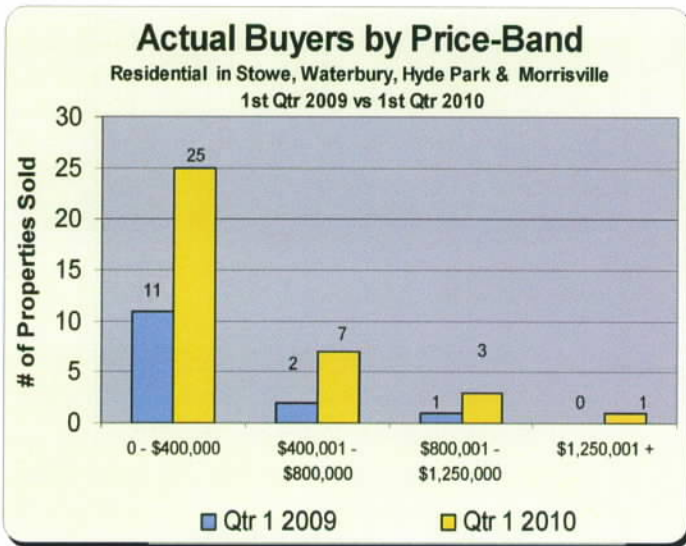
## A Ten Year History of 1st Quarter Sales 2001 through 2010



Looking back at this past decade the number of actual sales has remained surprisingly constant with the exception of a spike in 2004 and a substantial dip in 2009. 2010 has started strong and all indications point to a strengthening economy and continued confidence in our local market.

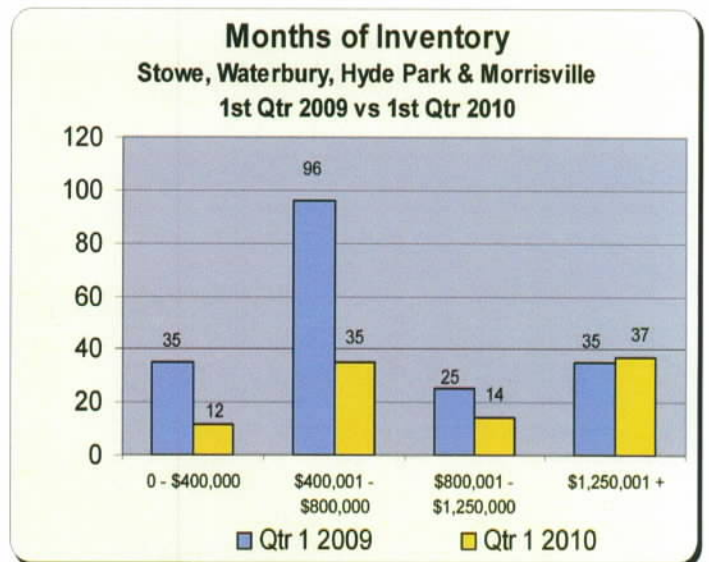
Sales in all price bands have nearly tripled in the first quarter of 2010, versus the first quarter of 2009.

The number of active listings has stayed constant but are being absorbed (sold) at a higher rate than in 2009.



As average sale prices level off, buyers are attracted by the value of their purchase.

Inventory is perhaps the only number in real estate where we like to see a decrease!



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



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