

*2nd QUARTER, 2010*20 Seymour Street
Middlebury, VT 05753
(802)388-7983**Greetings from Coldwell Banker Bill Beck Real Estate:**

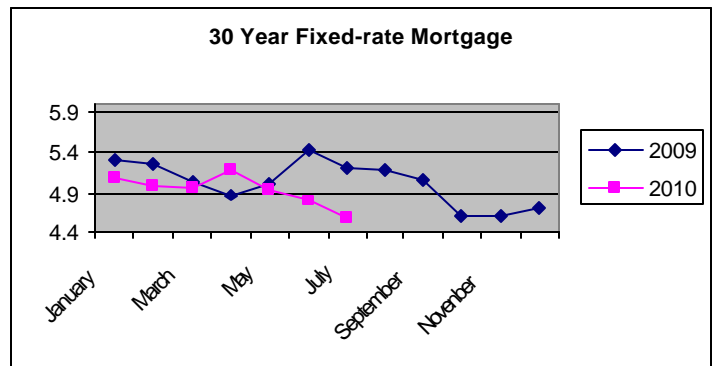
Real estate sales in Addison County during the second quarter did not meet expectations. There were 63 sales in the quarter compared with 62 in 2009, which hopefully was the low point in the current market swing. In 2008 there were 77 sales and in 2007 there were 79 sales. So, we still have a way to go to get back to a relatively normal market.

For the six months ending June 30th, there were 97 sales in Addison County, up 7% over 2009. In Chittenden County sales were up 19% and in Rutland County up 23%.

With more activity in the upper end of the market, both the average sale price and median sale price rose to much more typical numbers. The average sale price was \$244,000, up from \$179,900 in the first quarter. Median price was \$206,000 up from \$175,500.

Interest rates made a surprise move in the second quarter. Rates were predicted to rise when the government ended its program of buying large blocks of mortgage backed securities. However, economic

uncertainty in Europe has caused large flows of capital into US Treasury bills and rates have actually decreased to the lowest level ever reported by Freddie Mac since it was formed in the early 1970's. The average 30 year home loan was 4.58% last week. Ordinarily that would trigger a wave of refinancing but reports indicate that is not the case with only minor increases in applications.



The fragile recovery we are experiencing has not been able to create new jobs and substantially reduce the unemployment rate. Until this happens and there is less risk for further job losses, the real estate market is likely to be stuck in low gear. Recovering from the worst recession since the 1930's will be time consuming.

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OVER

MLS RESIDENTIAL SALES DURING 2010 2nd QUARTER

Address	TOWN	TYPE	L DATE	Days on Market	PREVIOUS PRICE	LIST \$	SELL \$	Sell-List %	Assessment	% of Assessment
6Broadview Lane	Addison	Res	06/26/09	359	328,500	299,900	270,000	90%	290,900	93%
1689Mountain Road	Addison	Res	03/15/10	37		179,900	179,000	99%	165,500	108%
511Mountain Rd	Bridport	Res	10/04/07	71	890,000	799,000	735,000	92%	592,100	124%
508Crown Point Rd	Bridport	Res	05/22/09	269	181,000	165,000	161,500	98%	85,700	188%
603Market Road	Bridport	Res	08/12/09	230	279,500	259,500	235,000	91%	270,200	87%
1169UPPER NOTCH Rd	Bristol	Res	09/22/07	757	259,900	247,000	242,000	98%	174,300	139%
4296S 116 Rd	Bristol	Res	02/02/09	425	254,000	249,900	240,500	96%	231,200	104%
79MUNSILL Ave	Bristol	Res	06/18/09	355	222,000	219,000	205,000	94%	182,100	113%
1080Burpee Rd	Bristol	Res	08/09/09	225	95,000	65,000	60,000	92%	97,500	62%
153Heath Rd	Bristol	Res	09/26/09	202		329,900	329,900	100%	228,400	144%
22Elm Street	Bristol	Res	10/07/09	142	179,900	169,900	145,000	85%	122,100	119%
127Thomas Dr	Bristol	Res	12/15/09	80		128,900	128,000	99%	138,300	93%
2186Hardscrabble Rd	Bristol	Res	01/04/10	94	176,475	169,900	168,900	99%	NA	NA
12High ST	Bristol	Res	01/21/10	27		220,000	200,000	91%	140,100	143%
28Pine ST	Bristol	Res	01/26/10	39		219,900	210,000	95%	188,500	111%
135Benedict Dr	Bristol	Res	02/21/10	50		179,000	169,000	94%	224,400	75%
58Liberty Street	Bristol	Res	03/09/10	27	229,000	224,500	202,500	90%	151,200	134%
52South Mountain Dr	Bristol	Res	03/15/10	11		275,000	268,000	97%	290,700	92%
2207North Bingham ST	Cornwall	Res	10/20/08	513	599,000	499,000	475,000	95%	527,900	90%
2013Route 125	Cornwall	Res	08/28/09	198	269,900	264,000	250,000	95%	258,400	97%
1645Cider Mill Road South Middlebrook 599Rd	Cornwall Ferrisburg	Res Res	03/13/10 09/03/09	55 213	375,000 259,900	335,000 249,900	440,000 230,000	131% 92%	374,900 201,400	117% 114%
139La Duc Rd	Ferrisburg	Res	03/18/10	22		202,000	212,000	105%	296,600	71%
2618Lake Dunmore Road	Leicester	Res	09/04/09	274		75,000	70,000	93%	NA	NA
2535Ripton Road	Lincoln	Res	06/05/09	280	970,000	895,000	830,000	93%	571,400	145%
827Cobb Hill Road	Lincoln	Res	06/12/10	1		165,900	150,000	90%	135,400	111%
92North Pleasant Street Seymour St Exten- 128sion	Middlebury Middlebury	Res Res	09/24/07 07/08/08	882 525	89,000 184,900	69,000 174,900	47,250 161,000	68% 92%	136,500 154,800	35% 104%
39Twin Circles	Middlebury	Condo	03/02/09	160	218,500	209,500	206,000	98%	171,500	120%
70Maple ST Washington Street 213Ext	Middlebury Middlebury	Condo Res	04/14/09 06/18/09	8 264	344,900 234,900	339,500 229,000	315,000 217,000	93% 95%	271,600 173,600	116% 125%
5085Case ST	Middlebury	Res	06/24/09	310	217,500	200,000	196,000	98%	191,700	102%
185Cottage Lane Ln	Middlebury	Res	12/14/09	122		220,000	206,000	94%	NA	NA
274Lindale Circle	Middlebury	Mobile	02/10/10	74	26,500	25,900	22,500	87%	27,500	82%
721Halladay Rd	Middlebury	Res	02/19/10	91		330,000	330,000	100%	333,600	99%
11Overbrook Drive	Middlebury	Condo	03/20/10	72		198,000	189,000	95%	158,300	119%
51Benedict Lane	Middlebury	Res	03/26/10	6		225,000	221,500	98%	188,100	118%
184Birch Dr	Middlebury	Res	04/12/10	18		350,000	300,000	86%	315,500	95%
87Benedict Ln	Middlebury	Res	04/10/10	10		234,500	245,500	105%	202,600	121%

MLS RESIDENTIAL SALES DURING 2010 2nd QUARTER

Address	TOWN	TYPE	L DATE	Days on Market	PREVIOUS PRICE	LIST \$	SELL \$	Sell-List %	Assess-ment	% of As-sess-ment
2844 Mountain Road	Monkton	Res	07/28/09	269	339,000	315,000	297,000	94%	266,800	111%
1337 Twitchell Hill Rd	New Haven	Res	03/16/08	38	497,500	449,000	420,000	94%	368,500	114%
1374 Pearson Rd	New Haven	Res	04/24/08	722	675,000	649,000	567,500	87%	398,000	143%
216 North ST	New Haven	Res	09/19/08	152	525,000	495,000	443,000	89%	311,800	142%
447 North Street	New Haven	Res	05/29/09	269	290,000	275,000	251,429	91%	232,600	108%
139 Town Hill Rd	New Haven	Res	10/07/09	153	139,000	129,000	115,000	89%	80,900	142%
4762 Ethan Allen Hgwy	New Haven	Res	12/19/09	132	219,000	204,900	199,000	97%	125,300	159%
22 Young Rd	Orwell	Res	03/01/10	57		125,000	110,000	88%	118,400	93%
294 Turkey Lane	Panton	Res	12/18/09	56		319,000	250,000	78%	812,800	31%
498 Scott Rd	Ripton	Res	10/04/09	160		199,000	180,000	90%	139,000	129%
2189 North Branch Rd	Ripton	Res	01/26/10	58		425,000	417,500	98%	295,800	141%
2571 North Branch Rd	Ripton	Res	02/15/10	61		109,000	75,000	69%	53,200	141%
935 North Branch Rd	Ripton	Res	10/28/09	112		249,000	200,000	80%	171,300	117%
2086 Lake Dunmore Road	Salisbury	Res	11/16/09	145		399,000	360,000	90%	346,600	104%
3112 Route 116	Starksboro	Res	06/14/09	282	207,000	199,900	190,000	95%	206,900	92%
26 Thomas Circle	Vergennes	Res	12/30/09	91	192,000	187,000	187,293	100%	190,800	98%
70 Monkton Road	Vergennes	Res	01/20/10	58		299,000	280,000	94%	297,100	94%
3 Maple Manor	Vergennes	Res	02/06/10	41		179,900	178,900	99%	182,200	98%
2 First ST	Vergennes	Mobile	02/09/10	60		19,999	12,000	60%		NA
193 South Maple ST	Vergennes	Res	02/11/10	44		182,900	175,000	96%	27,900	627%
7 Booska Crt	Vergennes	Res	02/26/10	21		267,900	263,000	98%	285,500	92%
18 Second ST	Vergennes	Mobile	03/19/10	17		22,500	20,000	89%	22,700	88%
7 Third ST	Vergennes	Mobile	03/31/10	1		63,900	63,900	100%	71,800	89%
765 Morgan Horse Farm Rd	Weybridge	Res	02/01/10	25		699,000	651,000	93%	583,200	112%