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FEATURED PROPERTY



95 CHANDLER FARM
STOWE, VERMONT
\$998,000



6+ ACRES WITH FRONTAGE
ON THE GOLDBROOK
RIVER AND LARGE POND



SUNNY COUNTRY-HOUSE
OFFERS 1 FLOOR LIVING
WITH MASTER ON MAIN



4,600+ SQ. FT WITH 4 BED-
ROOMS, 2 WOOD-
BURNING FIREPLACES,
FAMILY ROOM & FORMAL

MARKET UPDATE

Stowe and surrounding areas

Volume 3 issue 4

November 2010

HGTV comes to Stowe

HGTV has selected Stowe as the site of their next give-away Dream Home. After months of preparation, the new home, constructed by a local builder nears completion. The 3 acre site with existing house once belonging to an old Stowe family was deemed too costly to renovate and so the house was removed allowing for the new construction.

Some lucky family will be the recipient of a high quality home in a gorgeous setting just a few steps from the slopes. See article below published on the HGTV web site.



Early fall 2010



First snow 2010

HGTV will celebrate 15 years of making dreams come true when it awards the 2011 HGTV Dream Home, a new, fully-furnished modern rustic mountain home in Stowe, Vermont, early next year. The 15th annual HGTV Dream Home will be located at Spruce Peak in Vermont's Stowe Mountain Resort amid emerald-green rolling hills, winding roads, and exhilarating ski slopes. Information about the eagerly anticipated location of the home is available at Dream Home central on www.HGTV.com/dreamhome

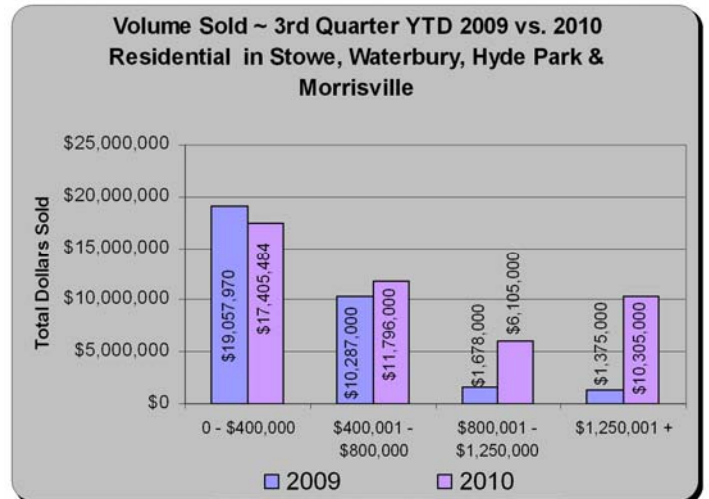
The custom-designed home will blend rustic mountain appeal with modern architecture. Created with the bold, innovative ideas that make HGTV Dream Homes so exciting and unique, it includes three bedrooms, three and a half bathrooms, a gourmet kitchen and wonderfully creative living spaces. The amazing home site is nestled in the gaze of the magnificent Mt. Mansfield with its breathtaking scenery and invigorating outdoor activities. "This HGTV Dream Home is the first in Vermont, and we intend to show the features that make this location so amazing," said HGTV Dream Home Planner Jack Thomasson. "It's a spectacular place and the perfect location for our 15th anniversary home."

Real estate market still flat

In spite of some good news on the housing front in other areas of Vermont, our local market is still lagging. During the 2nd quarter of 2010, sales of lower priced homes were boosted by the 1st time home buyer incentive that is now over. On the upper-end, although the number of sales is still low, we have seen more potential buyers and actual sales than in the previous 2 quarters. Of particular note is the 40% increase in overall volume of sales of this year to date over the same period last year, possibly due to some upper-end buyers releasing cash reserves to take advantage of good buys.

Historically there has been less inventory going into the winter months and that seems to be true this year also. Some sellers have decided to sit back and wait it out while others, more ready to move on, are adjusting their pricing to attract buyers.

Buyers should see this as one of the best times in recent history to purchase property. Prices have moderated, there is plenty to choose from, and lenders are offering rock-bottom interest rates.



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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