



**WINTERGREEN RESORT
MARKET BAROMETER**
February 8, 2010

Market Indicator	Detached Mountain Homes	Mountain Condos & Townhomes#	Mountain Lots	Detached Stoney Creek Homes	Stoney Creek Lots	Comments
# Active Inventory Now	90	131	63	26	55	
# Sold in past 6 months	34	22	7	11	6	
Monthly Saturation Rate*	25 months	69	60	31	60	
Monthly Saturation Rate 1 yr. Ago	49	25	60	28	63	
% difference List: Sale Prices**	90%	98%	84%	94%	94%	Indicates price reductions to move a buyer to make an offer
Average Days on Market	139	70	238	118	190	
Expired or Withdrawn Past 6 Months	46	77	36	13	31	Indicates over-pricing or no seller motivation
# New to Market Past 6 Months	59	80	36	13	31	

Excludes new construction and proposed new town homes

* Number of months it will take to "absorb" or to sell out existing or "saturated" inventory based on average number of sales each month for the past 12 months

** Also known as the fair market value, or the difference as a percentage between the last listed price and the actual sale price