



**Wintergreen Resort
Five-year Sales-History Report**

Source: Charlottesville Area Association of REALTORS®
Compiled by Becky Templeman, Associate Broker
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CONDOMINIUM & TOWNHOME SALES

Sales Year	Units Sold	AVG. SALES PRICE	DOM	Differential *
2004	160	\$196,091	65	
2005	147	\$249,039	48	
2006	88	\$277,205	79	
2007	60	\$267,627	143	6.2%
2008	43	\$232,382	196	7.2%

DETACHED SINGLE-FAMILY ON THE MOUNTAIN

Sales Year	Units Sold	AVG. SALES PRICE	DOM	Differential *
2004	72	\$345,222	105	
2005	90	\$486,000	62	
2006	56	\$558,490	94	
2007	48	\$505,915	92	5.5%
2008	51	\$461,682	140	9.2%

DETACHED SINGLE-FAMILY IN STONEY CREEK

Sales Year	Units Sold	AVG. SALES PRICE	DOM	Differential *
2004	37	\$402,000	176	
2005	46	\$485,311	110	
2006	28	\$489,895	107	
2007	25	\$477,987	119	5.8%
2008	14	\$445,111	170	6.5%

UNDEVELOPED LAND

STONEY CREEK

Sales Year	Units Sold	Average	DOM	Differential *
2004	89	\$ 66,188	295	
2005	95	\$ 99,619	248	
2006	28	\$150,839	130	
2007	17	\$140,618	199	13%
2008	4	\$131,667	294	19.5%

WINTERGREEN MOUNTAIN VILLAGE

Sales Year	Units Sold	Average	DOM	Differential *
2004	36	\$ 41,404	258	
2005	97	\$101,026	62	
2006	51	\$148,599	80	
2007	17	\$128,088	176	12.4%
2008	15	\$123,097	208	12.6%

* Differential between List:Sale prices as a percentage or "fair market value"