

# SHORE & COUNTRY

PROPERTIES at Russell Pruner & Associates

## INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

### JANUARY - DECEMBER 2003

<u>SINGLE FAMILY</u> <u>PRICE</u> <u>RANGE</u>	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	<u>PRIOR YEARLY AVERAGES</u>							
													2003 Yrly Avg.	2002 Yrly Avg.	2001 Yrly Avg.	2000 Yrly Avg.	1999 Yrly Avg.	1998 Yrly Avg.	1997 Yrly Avg.	
\$0-\$300,000	0	0	0	1	1	1	1	0	0	0	0	0	0	0	1	5	10	4	12	18
\$300,000-\$400,000	2	2	2	1	0	1	0	0	0	0	0	0	0	1	1	5	10	24	37	40
\$400,000-\$500,000	7	6	7	6	11	9	10	5	6	8	6	4	7	9	19	21	31	42	43	
\$500,000-\$600,000	12	13	15	17	16	14	16	18	13	13	12	8	14	13	26	24	26	25	29	
\$600,000-\$700,000	21	22	23	17	22	25	21	22	15	12	12	8	18	20	21	22	31	27	24	
\$700,000-\$800,000	15	12	17	17	23	19	20	22	18	20	19	20	19	14	18	18	28	31	30	
\$800,000-\$900,000	19	15	12	13	16	14	17	14	15	15	15	11	15	14	10	13	23	29	29	
\$900,000-\$1,000,000	9	10	12	12	15	12	9	7	7	12	13	10	11	9	12	14	17	19	21	
\$1,000,000-\$1,500,000	23	38	51	51	60	62	56	52	41	43	48	36	47	48	50	56	51	68	61	
\$1,500,000-\$2,000,000	33	50	50	50	64	68	63	52	52	54	52	38	52	47	41	42	62	53	47	
\$2,000,000-\$3,000,000	47	60	61	62	67	73	81	68	60	63	64	53	63	60	51	50	71	72	54	
\$3,000,000-\$5,000,000	58	58	74	91	104	102	95	77	79	95	95	81	84	68	54	53	70	54	45	
\$5,000,000-\$10,000,000 over \$10,000,000	49	54	57	58	62	64	64	59	59	61	59	55	58	46	43	31	42	44	32	
TOTAL # OF UNITS	312	357	400	412	482	486	474	421	393	425	421	349	411	361	367	363	480	513	473	
 <u>CONDOMINIUMS</u> <u>PRICE</u> <u>RANGE</u>	 JAN	 FEB	 MAR	 APR	 MAY	 JUN	 JUL	 AUG	 SEP	 OCT	 NOV	 DEC	 2003 Yrly Avg.	 2002 Yrly Avg.	 2001 Yrly Avg.	 2000 Yrly Avg.	 1999 Yrly Avg.	 1998 Yrly Avg.	 1997 Yrly Avg.	
\$0-\$300,000	2	3	6	8	9	5	5	4	5	2	1	1	4	3	6	9	25	34	46	
\$300,000-\$500,000	17	19	15	14	20	26	19	18	15	15	19	15	18	21	23	23	32	33	33	
\$500,000-\$750,000	28	29	23	23	28	32	25	25	20	24	18	19	25	21	14	11	15	15	10	
\$750,000-\$1,000,000	15	18	16	14	18	15	17	12	13	12	11	10	14	17	8	6	4	3	2	
above \$1,000,000	6	9	12	12	13	15	10	8	9	10	26	29	13	4	5	11	2	3	3	
TOTAL # OF UNITS	68	78	72	71	88	93	76	67	62	63	75	74	74	66	56	60	78	88	94	
 <u>LAND</u> <u>PRICE</u> <u>RANGE</u>	 JAN	 FEB	 MAR	 APR	 MAY	 JUN	 JUL	 AUG	 SEP	 OCT	 NOV	 DEC	 2003 Yrly Avg.	 2002 Yrly Avg.	 2001 Yrly Avg.	 2000 Yrly Avg.	 1999 Yrly Avg.	 1998 Yrly Avg.	 1997 Yrly Avg.	
\$0-\$300,000	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	3	3	1	5	
\$300,000-\$500,000	0	0	1	0	1	1	0	0	0	1	1	1	1	3	3	3	3	4	3	
\$500,000-\$750,000	1	0	0	1	1	1	2	2	0	0	0	0	1	2	5	4	7	14	9	
\$750,000-\$1,000,000	3	1	2	2	2	3	3	2	1	1	1	1	2	4	3	6	15	8	15	
\$1,000,000-\$2,000,000	12	13	17	13	14	14	18	13	10	11	13	8	13	12	13	14	13	9	9	
above \$2,000,000	17	17	14	17	20	23	22	20	20	20	19	18	19	19	16	10	7	9	6	
TOTAL # OF UNITS	33	31	34	33	38	43	46	37	31	33	34	28	35	40	41	40	48	45	47	
PREPARED BY:	RUSSELL A. PRUNER CRS, GRI																			