

SHORE & COUNTRY

PROPERTIES

INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

SINGLE FAMILY PRICE RANGE	JANUARY - DECEMBER 2008												PRIOR YEARLY AVERAGES					
	(Inventory as of the 1st of each month.)												2008	2007	2006	2005	2004	2003
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.
\$0 - \$500,000	1	3	2	3	6	4	3	4	4	7	6	6	4	0	0	0	1	7
\$500,000-\$600,000	12	9	10	6	7	4	4	4	5	8	8	7	7	7	1	3	4	14
\$600,000-\$700,000	8	11	12	16	18	20	20	19	17	12	13	14	15	9	4	9	12	18
\$700,000-\$800,000	24	23	19	22	20	20	21	17	19	24	23	26	22	23	14	11	13	19
\$800,000-\$900,000	13	18	21	21	22	18	14	10	9	12	14	15	16	17	10	12	12	15
\$900,000-\$1,000,000	14	11	11	14	13	12	16	16	15	16	17	16	14	17	14	12	8	11
\$1,000,000-\$1,500,000	41	53	53	57	66	74	79	87	90	89	77	70	70	55	56	36	41	47
\$1,500,000-\$2,000,000	49	56	66	68	64	69	57	52	48	58	63	67	60	63	55	45	41	52
\$2,000,000-\$3,000,000	77	83	86	101	103	111	106	104	94	108	109	99	98	89	97	73	62	63
\$3,000,000-\$5,000,000	78	95	109	110	122	124	110	103	99	116	125	122	109	102	104	90	81	84
\$5,000,000-\$10,000,000	73	82	84	90	102	111	108	107	103	104	108	102	98	86	81	83	63	58
over \$10,000,000	38	38	48	47	52	56	52	55	51	52	46	44	48	44	34	30	25	22
TOTAL # OF UNITS	428	482	521	555	595	623	590	578	554	606	609	588	561	510	470	404	363	411
CONDOMINIUMS																		
PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2008 Yrly Avg.	2007 Yrly Avg.	2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.
\$0-\$300,000	1	1	0	1	0	1	0	1	1	2	2	2	1	1	0	1	1	2
\$300,000-\$500,000	14	17	18	17	20	24	21	21	22	18	19	21	19	19	18	16	13	17
\$500,000-\$750,000	36	37	32	45	52	44	52	49	45	45	41	36	43	41	36	24	33	28
\$750,000-\$1,000,000	24	36	38	41	46	49	47	33	33	36	36	38	38	29	33	19	15	15
above \$1,000,000	78	85	87	83	85	93	88	87	89	89	81	72	85	89	57	38	28	6
TOTAL # OF UNITS	153	176	175	187	203	211	208	191	190	190	179	169	186	179	144	98	90	68
LAND																		
PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2008 Yrly Avg.	2007 Yrly Avg.	2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.
\$0-\$300,000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0
\$300,000-\$500,000	0	0	0	2	4	4	5	6	6	7	7	7	4	0	1	0	0	1
\$500,000-\$750,000	4	5	8	10	7	7	7	6	6	8	9	9	7	3	2	3	2	1
\$750,000-\$1,000,000	9	9	8	9	12	15	14	14	13	13	12	12	12	8	6	3	3	2
\$1,000,000-\$2,000,000	23	24	30	29	31	33	32	29	28	27	25	25	28	20	21	14	17	13
above \$2,000,000	18	25	31	28	36	37	35	34	38	48	51	50	36	27	37	37	26	19
TOTAL # OF UNITS	55	64	78	79	91	97	94	90	92	104	105	104	88	59	67	57	48	35

Source: Greenwich Multiple Listing Service