

SHORE & COUNTRY

PROPERTIES

INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

SINGLE FAMILY PRICE RANGE	JANUARY - DECEMBER 2010												PRIOR YEARLY AVERAGES						
	(Inventory as of the 1st of each month.)												2010	2009	2008	2007	2006	2005	2004
	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	6	3	4	5	6	5	6	7	7				5	5	4	0	0	0	1
\$500,000-\$600,000	6	6	3	3	6	7	13	15	19				9	9	7	7	1	3	4
\$600,000-\$700,000	15	16	16	13	23	20	19	20	21				18	18	15	9	4	9	12
\$700,000-\$800,000	17	16	15	11	11	20	20	21	24				17	24	22	23	14	11	13
\$800,000-\$900,000	9	10	12	16	19	14	25	24	24				17	23	16	17	10	12	12
\$900,000-\$1,000,000	22	18	14	18	25	24	23	33	30				23	23	14	17	14	12	8
\$1,000,000-\$1,500,000	47	56	61	61	75	78	82	76	66				67	77	70	55	56	36	41
\$1,500,000-\$2,000,000	60	59	72	80	82	96	106	100	89				83	83	60	63	55	45	41
\$2,000,000-\$3,000,000	97	102	112	110	127	139	135	118	107				116	118	98	89	97	73	62
\$3,000,000-\$5,000,000	100	106	105	102	115	116	109	107	105				107	130	109	102	104	90	81
\$5,000,000-\$10,000,000	85	84	91	101	112	117	113	111	109				103	106	98	86	81	83	63
over \$10,000,000	40	38	41	43	40	45	42	44	41				42	42	48	44	34	30	25
TOTAL # OF UNITS	504	514	546	563	641	681	693	676	642	0	0	0	607	659	561	510	470	404	411
CONDOMINIUMS													2010	2009	2008	2007	2006	2005	2004
PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.
\$0-\$300,000	7	7	6	6	4	5	7	6	6				6	4	1	1	0	1	1
\$300,000-\$500,000	21	23	23	27	25	29	29	27	28				26	22	19	19	18	16	13
\$500,000-\$750,000	43	50	45	47	43	43	45	41	37				44	44	43	41	36	24	33
\$750,000-\$1,000,000	19	20	21	26	26	30	28	25	26				25	40	38	29	33	19	15
above \$1,000,000	55	55	57	57	59	57	48	50	54				55	77	85	89	57	38	28
TOTAL # OF UNITS	145	155	152	163	157	164	157	149	151	0	0	0	155	186	186	179	144	98	90
LAND													2010	2009	2008	2007	2006	2005	2004
PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.	Yrly Avg.
\$0-\$300,000	1	1	1	2	1	1	1	1	1				1	1	1	1	0	0	0
\$300,000-\$500,000	5	5	3	4	5	5	5	6	6				5	6	4	0	1	0	0
\$500,000-\$750,000	5	6	5	7	9	10	10	9	10				8	8	7	3	2	3	2
\$750,000-\$1,000,000	12	13	12	10	11	13	12	14	14				12	16	12	8	6	3	3
\$1,000,000-\$2,000,000	23	20	25	25	24	26	23	22	22				23	27	28	20	21	14	17
above \$2,000,000	34	32	29	31	34	32	40	40	40				35	42	36	27	37	37	26
TOTAL # OF UNITS	80	77	75	79	84	87	91	92	93	0	0	0	84	101	88	59	67	57	48

Source: Greenwich Multiple Listing Service