

# SHORE & COUNTRY

PROPERTIES at Russell Pruner & Associates

## INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

JANUARY - DECEMBER 2002

<u>SINGLE FAMILY</u> PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	<u>PRIOR YEARLY AVERAGES</u>							
													2002 Yrly Avg.	2001 Yrly Avg.	2000 Yrly Avg.	1999 Yrly Avg.	1998 Yrly Avg.	1997 Yrly Avg.	1996 Yrly Avg.	
\$0-\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	4	12	18	18	
\$300,000-\$400,000	2	3	1	1	0	0	1	1	1	2	1	1	1	5	10	24	37	40	40	
\$400,000-\$500,000	15	11	9	7	8	9	9	7	7	8	8	7	9	19	21	31	42	43	37	
\$500,000-\$600,000	19	16	14	12	16	16	13	7	7	9	13	13	13	26	24	26	25	29	37	
\$600,000-\$700,000	23	21	24	12	13	16	15	17	19	22	27	25	20	21	22	31	27	24	26	
\$700,000-\$800,000	14	9	8	10	13	18	19	16	12	19	18	17	14	18	18	28	31	30	37	
\$800,000-\$900,000	11	8	13	9	12	13	12	14	18	20	20	20	14	10	13	23	29	29	29	
\$900,000-\$1,000,000	8	8	9	6	7	7	7	7	9	12	16	14	9	12	14	17	19	21	26	
\$1,000,000-\$1,500,000	46	48	52	50	50	57	60	49	44	42	44	33	48	50	56	51	68	61	61	
\$1,500,000-\$2,000,000	35	41	41	44	42	56	54	51	44	51	52	53	47	41	42	62	53	47	57	
\$2,000,000-\$3,000,000	44	43	48	47	68	66	68	67	60	68	69	73	60	51	50	71	72	54	44	
\$3,000,000-\$5,000,000	54	57	59	57	68	66	76	69	76	84	81	70	68	54	53	70	54	45	35	
\$5,000,000-\$10,000,000	32	34	35	37	48	49	48	46	45	55	61	56	46	43	31	42	44	32	25	
over \$10,000,000	12	10	10	7	12	10	11	11	12	17	17	18	12	16	8					
TOTAL # OF UNITS	315	309	323	299	357	383	393	362	354	409	427	400	361	367	363	480	513	473	472	
														<b>2002</b>	<b>2001</b>	<b>2000</b>	<b>1999</b>	<b>1998</b>	<b>1997</b>	<b>1996</b>
<u>CONDOMINIUMS</u> 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	4	4	4	1	1	1	1	3	2	2	3	4	3	6	9	25	34	46	59	
\$300,000-\$500,000	28	30	25	20	19	16	18	24	18	15	19	20	21	23	23	32	33	33	30	
\$500,000-\$750,000	14	15	19	17	21	19	22	22	26	29	25	25	21	14	11	15	15	10	10	
\$750,000-\$1,000,000	11	7	6	5	17	16	22	24	27	25	21	18	17	8	6	4	3	2	1	
above \$1,000,000	0	0	1	1	2	4	7	8	6	6	7	8	4	5	11	2	3	3	16	
TOTAL # OF UNITS	57	56	55	44	60	56	70	81	79	77	75	75	65	56	60	78	88	94	116	
														<b>2002</b>	<b>2001</b>	<b>2000</b>	<b>1999</b>	<b>1998</b>	<b>1997</b>	<b>1996</b>
<u>LAND</u> 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	1	0	0	0	0	0	0	0	0	0	1	3	3	1	5	8	
\$300,000-\$500,000	2	4	4	3	4	4	2	2	1	1	2	2	3	3	3	3	4	3	9	
\$500,000-\$750,000	2	3	3	3	3	2	2	1	1	1	0	1	2	5	4	7	14	9	12	
\$750,000-\$1,000,000	5	3	4	5	5	2	2	3	4	6	5	5	4	3	6	15	8	15	18	
\$1,000,000-\$2,000,000	12	11	10	12	14	13	14	9	9	10	16	17	12	13	14	13	9	9	13	
above \$2,000,000	21	21	19	21	21	18	16	16	17	17	17	18	19	16	10	7	9	6	7	
TOTAL # OF UNITS	43	43	41	45	47	39	36	31	32	35	40	43	40	41	40	48	45	47	67	
PREPARED BY:	RUSSELL A. PRUNER CRS, GRI																			