

SHORE & COUNTRY

PROPERTIES

INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

<u>SINGLE FAMILY</u> PRICE RANGE	<u>JANUARY - DECEMBER 2004</u>												<u>PRIOR YEARLY AVERAGES</u>						
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.	2001 Yrly Avg.	2000 Yrly Avg.	1999 Yrly Avg.	1998 Yrly Avg.
\$0-\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	4	12
\$300,000-\$400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	5	10	24	37
\$400,000-\$500,000	2	2	2	1	0	0	0	0	0	1	0	0	1	7	9	19	21	31	42
\$500,000-\$600,000	10	7	5	3	4	2	5	2	3	3	4	5	4	14	13	26	24	26	25
\$600,000-\$700,000	8	6	8	4	6	17	18	16	18	18	14	11	12	18	20	21	22	31	27
\$700,000-\$800,000	14	9	8	12	10	14	14	17	14	17	13	12	13	19	14	18	18	28	31
\$800,000-\$900,000	7	7	14	14	10	12	12	9	13	19	18	12	12	15	14	10	13	23	29
\$900,000-\$1,000,000	6	7	6	4	5	10	9	13	9	10	12	8	8	11	9	12	14	17	19
\$1,000,000-\$1,500,000	18	28	26	39	45	53	61	48	46	49	46	33	41	47	48	50	56	51	68
\$1,500,000-\$2,000,000	34	39	41	42	48	57	48	44	36	37	35	33	41	52	47	41	42	62	53
\$2,000,000-\$3,000,000	41	50	57	47	57	75	81	71	68	70	66	55	62	63	60	51	50	71	72
\$3,000,000-\$5,000,000	64	70	76	81	89	90	100	88	76	83	80	74	81	84	68	54	53	70	54
\$5,000,000-\$10,000,000	45	51	57	55	62	64	67	64	66	71	78	72	63	58	46	43	31	42	44
over \$10,000,000	24	26	25	24	27	31	27	28	24	23	22	22	25	22	12	16	8		
TOTAL # OF UNITS	273	302	325	326	363	425	442	400	373	401	388	337	363	411	361	367	363	480	513
<u>CONDOMINIUMS</u> PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.	2001 Yrly Avg.	2000 Yrly Avg.	1999 Yrly Avg.	1998 Yrly Avg.
\$0-\$300,000	1	1	1	1	1	1	0	0	1	0	1	0	1	2	3	6	9	25	34
\$300,000-\$500,000	11	12	12	13	12	11	11	14	16	13	14	11	13	17	21	23	23	32	33
\$500,000-\$750,000	14	25	23	28	38	38	42	38	35	41	37	36	33	28	21	14	11	15	15
\$750,000-\$1,000,000	9	7	12	15	15	14	16	15	14	16	18	23	15	15	17	8	6	4	3
above \$1,000,000	26	24	26	20	23	27	27	28	28	33	40	35	28	6	4	5	11	2	3
TOTAL # OF UNITS	61	69	74	77	89	91	96	95	94	103	110	105	89	68	66	56	60	78	88
<u>LAND</u> PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.	2001 Yrly Avg.	2000 Yrly Avg.	1999 Yrly Avg.	1998 Yrly Avg.
\$0-\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	3	1
\$300,000-\$500,000	1	0	0	0	0	0	0	0	0	0	0	1	0	1	3	3	3	3	4
\$500,000-\$750,000	0	0	0	0	2	1	3	5	3	2	3	4	2	1	2	5	4	7	14
\$750,000-\$1,000,000	1	1	1	2	3	4	7	6	4	3	1	1	3	2	4	3	6	15	8
\$1,000,000-\$2,000,000	7	8	10	10	17	19	16	18	29	27	29	19	17	13	12	13	14	13	9
above \$2,000,000	14	18	21	23	26	28	31	31	31	29	31	30	26	19	19	16	10	7	9
TOTAL # OF UNITS	23	27	32	35	48	52	57	60	67	61	64	55	48	35	40	41	40	48	45

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