

SHORE & COUNTRY

PROPERTIES

INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

<u>SINGLE FAMILY</u> PRICE RANGE	<u>JANUARY - DECEMBER 2005</u>												<u>PRIOR YEARLY AVERAGES</u>					
	(Inventory as of the 1st of each month.)												2005	2004	2003	2002	2001	2000
	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-\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
\$300,000-\$400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	5	10	
\$400,000-\$500,000	0	0	0	0	0	0	0	0	1	0	0	0	1	7	9	19	21	
\$500,000-\$600,000	5	4	2	6	6	2	5	2	1	2	2	3	3	4	14	13	26	24
\$600,000-\$700,000	8	5	6	6	10	12	9	10	6	10	9	6	8	12	18	20	21	22
\$700,000-\$800,000	11	10	9	17	16	11	8	10	11	13	10	10	11	13	19	14	18	18
\$800,000-\$900,000	13	11	10	11	17	13	12	13	10	8	10	9	11	12	15	14	10	13
\$900,000-\$1,000,000	9	7	6	9	11	16	20	9	13	15	15	11	12	8	11	9	12	14
\$1,000,000-\$1,500,000	22	31	29	32	40	40	33	29	34	48	54	42	36	41	47	48	50	56
\$1,500,000-\$2,000,000	23	26	35	34	53	53	59	56	51	55	54	42	45	41	52	47	41	42
\$2,000,000-\$3,000,000	41	55	60	59	71	92	89	86	78	79	91	77	73	62	63	60	51	50
\$3,000,000-\$5,000,000	52	68	80	83	95	100	113	103	87	101	103	93	90	81	84	68	54	53
\$5,000,000-\$10,000,000	59	66	74	80	85	94	92	82	84	98	99	88	83	63	58	46	43	31
over \$10,000,000	21	25	29	33	34	35	33	33	31	29	32	30	30	25	22	12	16	8
TOTAL # OF UNITS	264	308	340	370	438	468	473	433	406	459	479	411	404	363	411	361	367	363
<u>CONDOMINIUMS</u> PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.	2001 Yrly Avg.	2000 Yrly Avg.
\$0-\$300,000	2	0	0	0	0	0	0	0	1	1	1	1	1	1	2	3	6	9
\$300,000-\$500,000	16	21	19	16	16	16	17	16	10	9	17	17	16	13	17	21	23	23
\$500,000-\$750,000	30	29	29	25	23	18	22	18	18	27	26	21	24	33	28	21	14	11
\$750,000-\$1,000,000	18	20	21	22	20	17	16	11	13	21	23	26	19	15	15	17	8	6
above \$1,000,000	33	32	36	37	41	41	42	40	39	45	47	37	39	28	6	4	5	11
TOTAL # OF UNITS	99	102	105	100	100	92	97	85	81	103	114	102	98	90	68	66	56	60
<u>LAND</u> PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.	2001 Yrly Avg.	2000 Yrly Avg.
\$0-\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	
\$300,000-\$500,000	1	1	0	0	0	0	0	0	0	0	1	1	0	0	1	3	3	3
\$500,000-\$750,000	5	3	1	4	3	3	5	5	3	3	3	3	3	2	1	2	5	4
\$750,000-\$1,000,000	2	2	4	2	2	2	2	2	4	3	4	4	3	3	2	4	3	6
\$1,000,000-\$2,000,000	13	15	19	18	16	16	9	10	9	12	11	10	13	17	13	12	13	14
above \$2,000,000	24	29	34	34	36	39	44	38	41	43	47	40	37	26	19	19	16	10
TOTAL # OF UNITS	45	50	58	58	57	60	60	55	57	61	66	58	57	48	35	40	41	40

Source: Greenwich Multiple Listing Service