

SHORE & COUNTRY

PROPERTIES

INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

<u>SINGLE FAMILY</u> PRICE RANGE	<u>JANUARY - DECEMBER 2006</u>												<u>PRIOR YEARLY AVERAGES</u>					
	(Inventory as of the 1st of each month.)												2006	2005	2004	2003	2002	2001
	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	0	0	1
\$300,000-\$400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	5
\$400,000-\$500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1	7	9	19	
\$500,000-\$600,000	1	1	0	0	1	2	0	0	1	2	2	1	3	4	14	13	26	
\$600,000-\$700,000	4	10	9	10	9	9	8	8	9	9	10	8	9	9	12	18	20	21
\$700,000-\$800,000	11	8	10	7	16	15	17	13	17	19	20	19	14	11	13	19	14	18
\$800,000-\$900,000	10	10	14	15	18	22	23	23	28	23	21	16	19	12	12	15	14	10
\$900,000-\$1,000,000	10	16	15	14	15	10	14	13	12	15	20	17	14	12	8	11	9	12
\$1,000,000-\$1,500,000	39	46	44	42	45	61	60	64	64	70	70	62	56	36	41	47	48	50
\$1,500,000-\$2,000,000	33	49	51	53	58	68	67	55	51	63	59	54	55	45	41	52	47	41
\$2,000,000-\$3,000,000	67	72	88	94	105	110	101	107	98	116	112	94	97	73	62	63	60	51
\$3,000,000-\$5,000,000	73	91	96	102	119	117	115	111	104	110	110	100	104	90	81	84	68	54
\$5,000,000-\$10,000,000	74	72	76	77	81	86	84	85	80	91	90	80	81	83	63	58	46	43
over \$10,000,000	28	29	32	28	32	36	40	34	34	40	39	39	34	30	25	22	12	16
TOTAL # OF UNITS	350	404	435	442	499	536	529	513	497	557	553	491	484	404	363	411	361	367
<u>CONDOMINIUMS</u> PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.	2001 Yrly Avg.
\$0-\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2	3	6
\$300,000-\$500,000	18	16	18	23	18	16	19	19	16	19	17	18	18	16	13	17	21	23
\$500,000-\$750,000	18	19	29	32	36	42	41	45	37	41	45	45	36	24	33	28	21	14
\$750,000-\$1,000,000	21	27	25	29	31	40	37	35	37	36	39	34	33	19	15	15	17	8
above \$1,000,000	32	35	32	46	50	57	62	66	59	77	80	83	57	38	28	6	4	5
TOTAL # OF UNITS	89	97	104	130	135	155	159	165	149	173	181	180	143	98	90	68	66	56
<u>LAND</u> PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.	2001 Yrly Avg.
\$0-\$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
\$300,000-\$500,000	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	1	3	3
\$500,000-\$750,000	1	1	2	1	2	1	1	3	3	3	4	3	2	3	2	1	2	5
\$750,000-\$1,000,000	4	4	2	3	5	7	10	7	8	6	7	9	6	3	3	2	4	3
\$1,000,000-\$2,000,000	10	14	13	18	18	24	30	28	24	24	25	21	21	14	17	13	12	13
above \$2,000,000	35	31	37	33	39	44	45	38	32	36	39	38	37	37	26	19	19	16
TOTAL # OF UNITS	51	51	55	56	65	77	87	77	68	70	76	72	67	57	48	35	40	41

Source: Greenwich Multiple Listing Service