SHORE & COUNTRY PROPERTIES

INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

JANUARY - DECEMBER 2007

SINGLE FAMILY

(Inventory as of the 1st of each month.)

PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2007 Yrly Avg.	PRIOR YEARLY AVERAGES 2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.
$0-$300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
$300,000-$400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
$400,000-$500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	7	9
$500,000-$600,000	2	2	3	4	5	7	8	8	8	8	13	14	7	1	3	4	14	13
$600,000-$700,000	5	3	10	14	14	11	9	9	6	9	10	10	9	4	9	12	18	20
$700,000-$800,000	18	17	23	20	18	22	26	28	28	27	28	23	23	14	11	13	19	14
$800,000-$900,000	10	19	19	14	15	16	17	10	14	17	24	23	17	10	12	12	15	14
$900,000-$1,000,000	8	9	12	17	20	21	21	19	16	17	20	20	17	14	12	8	11	9
$1,000,000-$1,500,000	54	60	58	53	48	54	55	55	56	53	61	53	55	56	36	41	47	48
$1,500,000-$2,000,000	45	45	58	67	72	68	71	69	62	67	67	63	63	55	45	41	52	47
$2,000,000-$3,000,000	68	75	97	94	91	103	105	88	82	89	91	86	89	97	73	62	63	60
$3,000,000-$5,000,000	79	97	101	104	109	115	110	104	100	104	105	93	102	104	90	81	84	68
$5,000,000-$10,000,000	75	84	86	88	98	98	89	81	73	88	90	80	86	81	83	63	58	46
over $10,000,000	37	41	43	44	49	49	42	43	42	47	44	42	44	34	30	25	22	12
TOTAL # OF UNITS	401	452	510	519	539	564	553	514	487	526	553	507	510	470	404	363	411	361

CONDOMINIUMS

PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2007 Yrly Avg.	2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.
$0-$300,000	0	0	0	1	2	2	2	1	2	2	2	1	1	0	1	1	2	3
$300,000-$500,000	19	16	13	13	19	17	23	24	23	21	19	15	19	18	16	13	17	21
$500,000-$750,000	39	37	39	32	41	36	39	42	48	49	44	46	41	36	24	33	28	21
$750,000-$1,000,000	23	20	20	21	34	36	37	31	30	36	30	28	29	33	19	15	15	17
above $1,000,000	77	81	84	84	88	83	94	94	90	99	103	93	89	57	38	28	6	4
TOTAL # OF UNITS	158	154	156	151	184	174	195	192	193	207	198	183	179	144	98	90	68	66

LAND

PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2007 Yrly Avg.	2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.	2002 Yrly Avg.
$0-$300,000	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	0	0
$300,000-$500,000	0	0	0	1	2	2	0	0	0	0	0	0	0	1	0	0	1	3
$500,000-$750,000	2	2	3	3	2	2	2	4	4	4	3	4	3	2	3	2	1	2
$750,000-$1,000,000	8	6	6	8	10	9	10	10	9	7	9	8	8	6	3	3	2	4
$1,000,000-$2,000,000	13	14	15	17	19	19	23	22	19	22	28	27	20	21	14	17	13	12
above $2,000,000	32	33	33	29	27	29	28	25	21	19	21	22	27	37	37	26	19	19
TOTAL # OF UNITS	55	55	57	58	60	61	64	62	54	53	62	62	59	67	57	48	35	40

Source: Greenwich Multiple Listing Service