

SHORE & COUNTRY

PROPERTIES

INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

SINGLE FAMILY PRICE RANGE	JANUARY - DECEMBER 2009												PRIOR YEARLY AVERAGES						
	(Inventory as of the 1st of each month.)												2009	2008	2007	2006	2005	2004	2003
	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 - \$500,000	4	5	4	4	4	7	6	7	3	4	6	7	5	4	0	0	0	1	7
\$500,000-\$600,000	10	8	8	12	15	9	8	6	9	8	8	8	9	7	7	1	3	4	14
\$600,000-\$700,000	17	21	20	23	19	20	16	18	10	13	16	17	18	15	9	4	9	12	18
\$700,000-\$800,000	21	23	24	20	26	21	26	25	26	28	26	24	24	22	23	14	11	13	19
\$800,000-\$900,000	22	25	23	23	23	24	24	24	26	27	22	13	23	16	17	10	12	12	15
\$900,000-\$1,000,000	12	13	14	16	18	28	28	34	28	25	27	29	23	14	17	14	12	8	11
\$1,000,000-\$1,500,000	58	64	69	88	96	91	90	87	81	65	71	65	77	70	55	56	36	41	47
\$1,500,000-\$2,000,000	57	63	72	72	84	89	99	109	92	90	95	77	83	60	63	55	45	41	52
\$2,000,000-\$3,000,000	85	92	102	123	138	152	136	125	116	125	118	108	118	98	89	97	73	62	63
\$3,000,000-\$5,000,000	106	118	122	126	146	159	152	135	130	134	123	112	130	109	102	104	90	81	84
\$5,000,000-\$10,000,000	102	103	102	110	104	116	115	119	111	103	96	89	106	98	86	81	83	63	58
over \$10,000,000	40	38	40	43	43	46	46	44	47	40	40	42	42	48	44	34	30	25	22
TOTAL # OF UNITS	534	573	600	660	716	762	746	733	679	662	648	591	659	561	510	470	404	363	411
CONDOMINIUMS																			
PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2009 Yrly Avg.	2008 Yrly Avg.	2007 Yrly Avg.	2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.
\$0-\$300,000	2	1	2	4	4	4	4	6	6	5	4	4	4	1	1	0	1	1	2
\$300,000-\$500,000	22	23	22	25	26	23	21	19	19	24	24	19	22	19	19	18	16	13	17
\$500,000-\$750,000	29	35	41	46	42	44	45	43	44	47	51	55	44	43	41	36	24	33	28
\$750,000-\$1,000,000	33	38	37	45	44	44	44	39	35	41	39	35	40	38	29	33	19	15	15
above \$1,000,000	77	83	79	77	80	78	83	78	76	72	76	68	77	85	89	57	38	28	6
TOTAL # OF UNITS	163	180	181	197	196	193	197	185	180	189	194	181	186	186	179	144	98	90	68
LAND																			
PRICE RANGE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2009 Yrly Avg.	2008 Yrly Avg.	2007 Yrly Avg.	2006 Yrly Avg.	2005 Yrly Avg.	2004 Yrly Avg.	2003 Yrly Avg.
\$0-\$300,000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0
\$300,000-\$500,000	6	7	7	6	6	6	7	6	6	5	5	6	6	4	0	1	0	0	1
\$500,000-\$750,000	8	7	8	11	11	10	8	9	8	8	6	5	8	7	3	2	3	2	1
\$750,000-\$1,000,000	12	14	14	17	16	20	20	19	19	15	13	12	16	12	8	6	3	3	2
\$1,000,000-\$2,000,000	21	21	22	26	29	31	30	29	27	26	32	30	27	28	20	21	14	17	13
above \$2,000,000	45	41	40	45	43	47	48	43	41	40	39	37	42	36	27	37	37	26	19
TOTAL # OF UNITS	93	91	92	106	106	115	114	107	102	95	96	91	101	88	59	67	57	48	35

Source: Greenwich Multiple Listing Service