

# SHORE & COUNTRY

PROPERTIES

## INVENTORY ANALYSIS SUMMARY OF THE GREENWICH REAL ESTATE MARKET

SINGLE FAMILY PRICE RANGE	JANUARY - DECEMBER 2010												PRIOR YEARLY AVERAGES						
	(Inventory as of the 1st of each month.)												2010	2009	2008	2007	2006	2005	2004
	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	6	3	4	5	6	5	6	7	7	8	9	10	6	5	4	0	0	0	1
\$500,000-\$600,000	6	6	3	3	6	7	13	15	19	20	22	15	11	9	7	7	1	3	4
\$600,000-\$700,000	15	16	16	13	23	20	19	20	21	20	21	20	19	18	15	9	4	9	12
\$700,000-\$800,000	17	16	15	11	11	20	20	21	24	28	24	20	19	24	22	23	14	11	13
\$800,000-\$900,000	9	10	12	16	19	14	25	24	24	29	26	24	19	23	16	17	10	12	12
\$900,000-\$1,000,000	22	18	14	18	25	24	23	33	30	25	26	24	24	23	14	17	14	12	8
\$1,000,000-\$1,500,000	47	56	61	61	75	78	82	76	66	75	77	72	69	77	70	55	56	36	41
\$1,500,000-\$2,000,000	60	59	72	80	82	96	106	100	89	104	88	79	85	83	60	63	55	45	41
\$2,000,000-\$3,000,000	97	102	112	110	127	139	135	118	107	115	111	100	114	118	98	89	97	73	62
\$3,000,000-\$5,000,000	100	106	105	102	115	116	109	107	105	114	103	88	106	130	109	102	104	90	81
\$5,000,000-\$10,000,000	85	84	91	101	112	117	113	111	109	107	105	99	103	106	98	86	81	83	63
over \$10,000,000	40	38	41	43	40	45	42	44	41	42	45	47	42	42	48	44	34	30	25
TOTAL # OF UNITS	504	514	546	563	641	681	693	676	642	687	657	598	617	659	561	510	470	404	411
<b>CONDOMINIUMS</b>																			
PRICE RANGE	JANUARY - DECEMBER 2010												PRIOR YEARLY AVERAGES						
	(Inventory as of the 1st of each month.)												2010	2009	2008	2007	2006	2005	2004
	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	7	7	6	6	4	5	7	6	6	4	5	5	6	4	1	1	0	1	1
\$300,000-\$500,000	21	23	23	27	25	29	29	27	28	31	27	24	26	22	19	19	18	16	13
\$500,000-\$750,000	43	50	45	47	43	43	45	41	37	29	32	28	40	44	43	41	36	24	33
\$750,000-\$1,000,000	19	20	21	26	26	30	28	25	26	29	24	21	25	40	38	29	33	19	15
above \$1,000,000	55	55	57	57	59	57	48	50	54	56	56	58	55	77	85	89	57	38	28
TOTAL # OF UNITS	145	155	152	163	157	164	157	149	151	149	144	136	152	186	186	179	144	98	90
<b>LAND</b>																			
PRICE RANGE	JANUARY - DECEMBER 2010												PRIOR YEARLY AVERAGES						
	(Inventory as of the 1st of each month.)												2010	2009	2008	2007	2006	2005	2004
	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	1	1	1	2	1	1	1	1	1	0	0	0	1	1	1	0	0	0	
\$300,000-\$500,000	5	5	3	4	5	5	5	6	6	4	4	5	5	6	4	0	1	0	
\$500,000-\$750,000	5	6	5	7	9	10	10	9	10	10	12	12	9	8	7	3	2	3	
\$750,000-\$1,000,000	12	13	12	10	11	13	12	14	14	11	10	10	12	16	12	8	6	3	
\$1,000,000-\$2,000,000	23	20	25	25	24	26	23	22	22	27	28	31	25	27	28	20	21	14	
above \$2,000,000	34	32	29	31	34	32	40	40	40	35	29	24	33	42	36	27	37	26	
TOTAL # OF UNITS	80	77	75	79	84	87	91	92	93	87	83	82	84	101	88	59	67	57	48

Source: Greenwich Multiple Listing Service