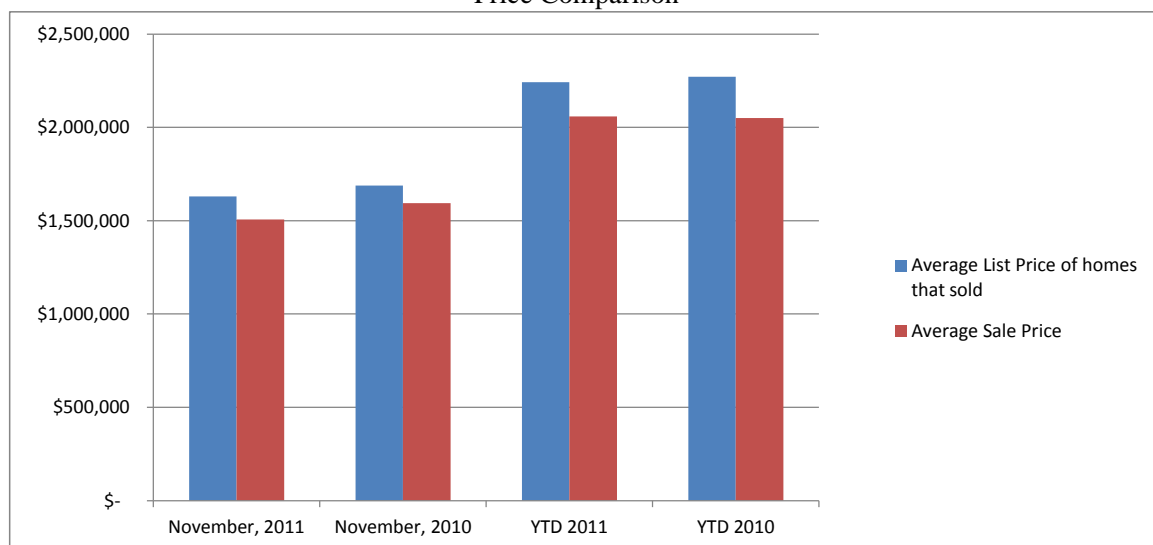




Greenwich, CT Home Sales Report,
November, 2011

Total Sales Comparison across all residential property types*	November, 2011	November, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 1,629,600	\$ 1,687,823	\$ 2,241,678	\$ 2,271,033	-3.4%	-1.3%
Average Sale Price	\$ 1,506,000	\$ 1,594,430	\$ 2,058,989	\$ 2,050,469	-5.5%	0.4%
Sales/List Ratio	92.4%	94.5%	91.9%	90.3%	-2.2%	1.7%
Average Days on Market	201	141	179	178	42.6%	0.6%
Number Sold	43	43	658	608	0.0%	8.2%

November - Sold Residential Real Estate
Price Comparison



Greenwich Residential Real Estate Market matched last year's November sales of Residential, Multi-Family and Land of 43 sales, and the average price dropped to \$1.6mil. from the Year to Date average price of \$2.2mil.. The increase in transactions this month was driven by the 16% increase in Single Family Homes this month over last year. Year to Date sales of Single Family Homes is up nearly 13% over last year, while the average price has dropped marginally to \$2,458,000 or 1.9% from last year.

We are in a very opportunistic time in the real estate market. There are great opportunities for Buyers, Sellers and Investors. Call us at the Higgins Group Greenwich office for professional advice on any of your real estate needs.

Higgins Group Greenwich - (203) 629-2900

Source: Greenwich Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.



Greenwich, CT Home Sales Report
November, 2011

Single Family Homes	November, 2011	November, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 2,110,172	\$ 2,416,160	\$ 2,674,957	\$ 2,780,658	-12.7%	-3.8%
Average Sale Price	\$ 1,947,000	\$ 2,284,040	\$ 2,458,109	\$ 2,505,194	-14.8%	-1.9%
Sales/List Ratio	92.3%	94.5%	91.9%	90.1%	-2.4%	2.0%
Average Days on Market	206	101	170	166	104.0%	2.4%
Number Sold	29	25	494	438	16.0%	12.8%

Condominiums	November, 2011	November, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 656,000	\$ 588,900	\$ 799,878	\$ 825,780	11.4%	-3.1%
Average Sale Price	\$ 611,500	\$ 554,900	\$ 747,135	\$ 753,743	10.2%	-0.9%
Sales/List Ratio	93.2%	94.2%	93.4%	91.3%	-1.1%	2.3%
Average Days on Market	139	190	201	200	-26.8%	0.5%
Number Sold	10	16	119	143	-37.5%	-16.8%

Multi-Family	November, 2011	November, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 544,500	\$ 550,000	\$ 668,652	\$ 756,357	-1.0%	-11.6%
Average Sale Price	\$ 527,500	\$ 530,000	\$ 596,130	\$ 666,071	-0.5%	-10.5%
Sales/List Ratio	96.9%	96.4%	89.2%	88.1%	0.5%	1.2%
Average Days on Market	307	47	227	225	553.2%	0.9%
Number Sold	2	1	23	14	100.0%	64.3%

Snapshot of Marketplace - December 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	625	187	35	812
Average List Price currently on market	\$ 4,163,075	\$ 1,080,269	\$ 1,117,709	\$ 3,484,860
Average DOM	212	197	311	228
Number of Pending sales	66	22	4	122
Number of Sales YTD	494	119	23	658
Average Closed Price YTD	\$ 1,947,000	\$ 747,135	\$ 666,071	\$ 2,058,989
Months of Inventory	13.9	17.3	16.7	13.6

Source: Greenwich Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.