



HIGGINS GROUP

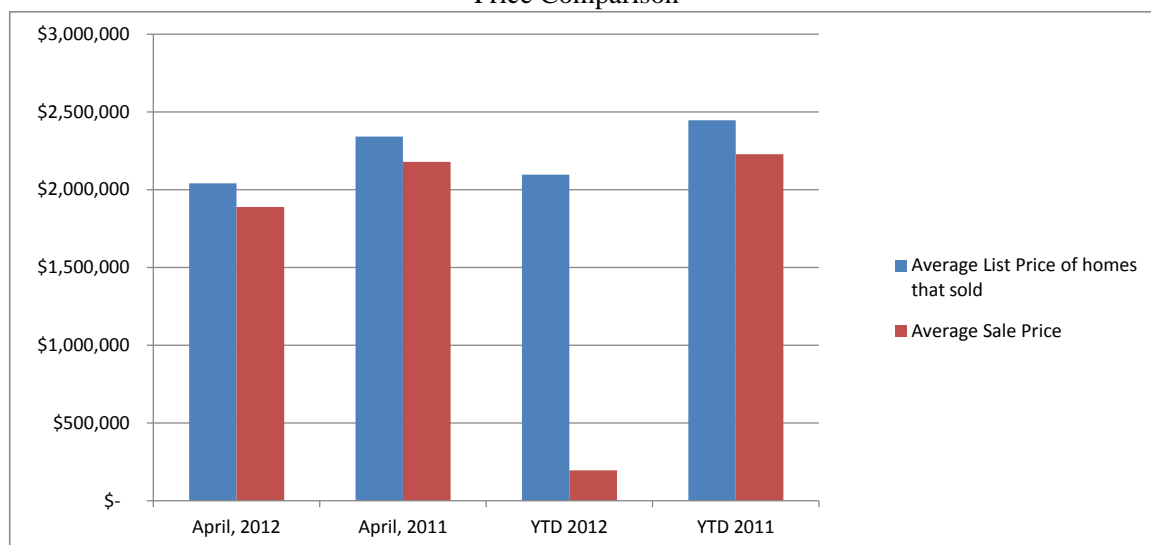
Marketing Connecticut Real Estate at the Highest Level

Greenwich, CT Home Sales Report,

April, 2012

Total Sales Comparison across all residential property types*	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 2,040,838	\$ 2,340,384	\$ 2,096,029	\$ 2,444,767	-12.8%	-14.3%
Average Sale Price	\$ 1,888,800	\$ 2,178,697	\$ 193,986	\$ 2,226,835	-13.3%	-91.3%
Sales/List Ratio	92.6%	93.1%	9.3%	91.1%	-0.6%	-89.8%
Average Days on Market	193	186	172	194	3.8%	-11.3%
Number Sold	50	57	163	182	-12.3%	-10.4%

April - Sold Residential Real Estate Price Comparison



Greenwich Residential Real Estate Market in April has been very challenged from both number of sales and average price.; down around -12% for both. Considerably up in Greenwich is the number of Single-Family home listings, from December to April that number is up by 175 additional listings.

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
HigginsGroup.com*

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
April, 2012

Single Family Homes	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 2,438,757	\$ 2,562,278	\$ 2,468,904	\$ 2,863,871	-4.8%	-13.8%
Average Sale Price	\$ 2,249,703	\$ 2,384,685	\$ 2,246,716	\$ 2,608,365	-5.7%	-13.9%
Sales/List Ratio	92.2%	93.1%	91.0%	91.1%	-0.9%	-0.1%
Average Days on Market	183	173	161	187	5.8%	-13.9%
Number Sold	37	50	126	144	-26.0%	-12.5%

Condominiums / Co-Ops	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 872,656	\$ 777,600	\$ 827,190	\$ 859,567	12.2%	-3.8%
Average Sale Price	\$ 824,833	\$ 727,500	\$ 780,516	\$ 793,172	13.4%	-1.6%
Sales/List Ratio	94.5%	93.6%	94.4%	92.3%	1.0%	2.3%
Average Days on Market	238	154	222	189	54.5%	17.5%
Number Sold	9	5	31	25	80.0%	24.0%

Multi-Family	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 1,119,667	\$ 725,000	\$ 1,008,500	\$ 680,500	54.4%	48.2%
Average Sale Price	\$ 1,070,000	\$ 699,000	\$ 972,500	\$ 624,667	53.1%	55.7%
Sales/List Ratio	95.6%	96.4%	96.4%	91.8%	-0.9%	5.0%
Average Days on Market	224	650	178	276	-65.5%	-35.5%
Number Sold	3	1	4	6	200.0%	-33.3%

Snapshot of Marketplace - May 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	625	165	31	907
Average List Price currently on market	\$ 4,012,728	\$ 1,192,400	\$ 1,179,997	\$ 3,316,385
Average DOM	181	193	321	195
Number of Pending sales	148	35	4	192
Number of Sales YTD	126	31	4	163
Average Closed Price YTD	\$ 2,249,703	\$ 780,516	\$ 624,667	\$ 193,986
Months of Inventory	19.8	21.3	31.0	22.3

Source: Greenwich Consolidated Multiple Listing Service

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