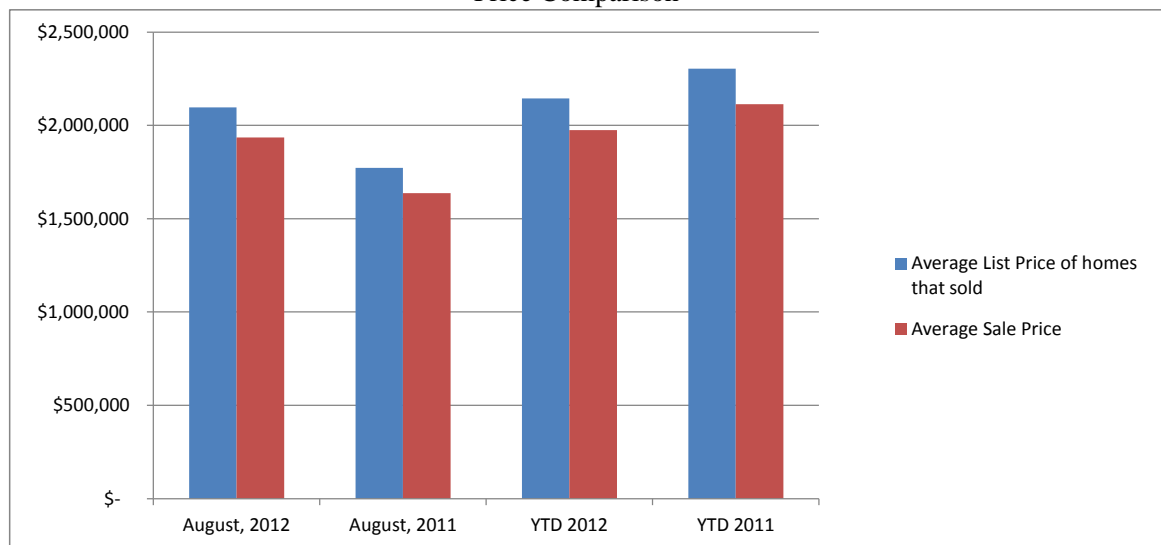




Greenwich, CT Home Sales Report,
August, 2012

Total Sales Comparison across all residential property types*	August, 2012	August, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 2,096,207	\$ 1,772,725	\$ 2,144,055	\$ 2,304,434	18.2%	-7.0%
Average Sale Price	\$ 1,935,723	\$ 1,636,651	\$ 1,975,109	\$ 2,113,258	18.3%	-6.5%
Sales/List Ratio	92.3%	92.3%	92.1%	91.7%	0.0%	0.5%
Average Days on Market	214	189	174	179	13.2%	-2.8%
Number Sold	82	73	488	517	12.3%	-5.6%

August - Sold Residential Real Estate
Price Comparison



Greenwich Residential Real Estate market in August posted a strong month of Single Family sales with 62 homes sold, vs. 47 homes sold in last year's August. While the number of Sales Year-to-Date for Single Family homes is still down -3.3% over last year, the inventory of for sale homes continues to decrease too. Across all property types, the average sold price in Greenwich is off -7% and the number of Sales is off -5.6%.

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
August, 2012

Single Family Homes	August, 2012	August, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 2,375,661	\$ 2,203,764	\$ 2,475,283	\$ 2,729,198	7.8%	-9.3%
Average Sale Price	\$ 2,198,594	\$ 2,036,138	\$ 2,279,666	\$ 2,501,905	8.0%	-8.9%
Sales/List Ratio	92.5%	92.4%	92.1%	91.7%	0.2%	0.5%
Average Days on Market	171	148	153	171	15.5%	-10.5%
Number Sold	62	47	386	399	31.9%	-3.3%

Condominiums / Co-Ops	August, 2012	August, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 1,383,933	\$ 936,273	\$ 878,349	\$ 816,234	47.8%	7.6%
Average Sale Price	\$ 1,250,367	\$ 880,273	\$ 811,765	\$ 762,698	42.0%	6.4%
Sales/List Ratio	90.3%	94.0%	92.4%	93.4%	-3.9%	-1.1%
Average Days on Market	320	268	260	205	19.4%	26.8%
Number Sold	15	22	85	90	-31.8%	-5.6%

Multi-Family	August, 2012	August, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 522,250	\$ 603,000	\$ 692,100	\$ 642,429	-13.4%	7.7%
Average Sale Price	\$ 515,250	\$ 520,333	\$ 670,000	\$ 572,429	-1.0%	17.0%
Sales/List Ratio	98.7%	86.3%	96.8%	89.1%	14.3%	8.6%
Average Days on Market	318	179	226	188	77.7%	20.2%
Number Sold	4	3	10	14	33.3%	-28.6%

Snapshot of Marketplace - September 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	553	137	38	805
Average List Price currently on market	\$ 4,177,931	\$ 1,146,517	\$ 1,277,042	\$ 3,512,240
Average DOM	211	202	255	220
Number of Pending sales	88	27	10	133
Number of Sales YTD	386	85	10	488
Average Closed Price YTD	\$ 2,279,666	\$ 811,765	\$ 670,000	\$ 1,975,109
Months of Inventory	11.5	12.9	30.4	13.2

Source: Greenwich Consolidated Multiple Listing Service

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