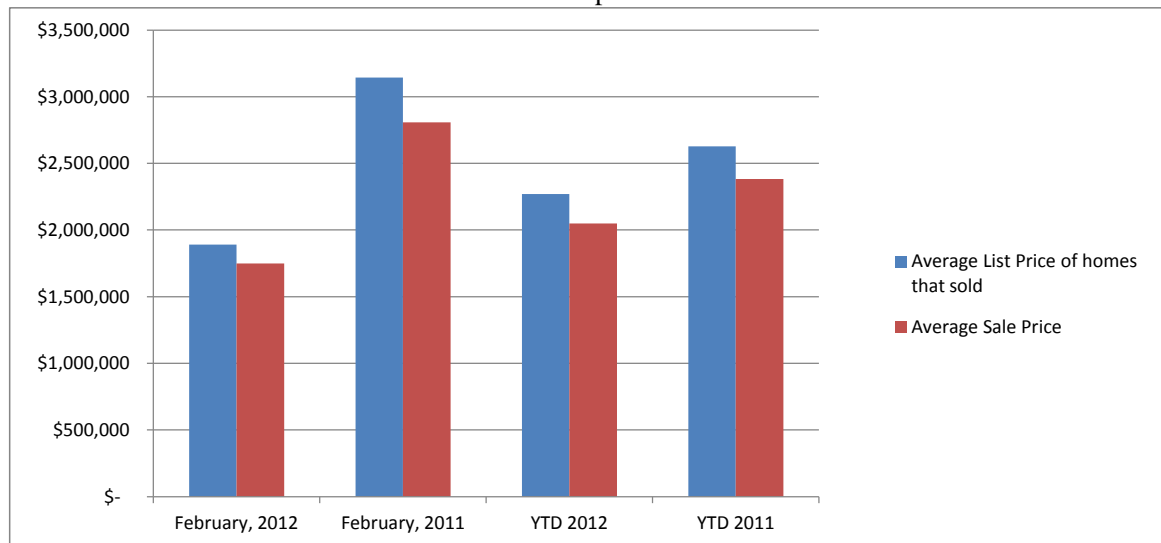




Greenwich, CT Home Sales Report,
February, 2012

Total Sales Comparison across all residential property types*	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 1,891,276	\$ 3,142,782	\$ 2,269,234	\$ 2,627,523	-39.8%	-13.6%
Average Sale Price	\$ 1,748,862	\$ 2,808,516	\$ 2,050,063	\$ 2,381,572	-37.7%	-13.9%
Sales/List Ratio	92.5%	89.4%	90.3%	90.6%	3.5%	-0.3%
Average Days on Market	165	213	146	176	-22.5%	-17.0%
Number Sold	29	29	68	73	0.0%	-6.8%

**February - Sold Residential Real Estate
Price Comparison**



Greenwich Residential Real Estate Market in February does not show signs of gaining traction for the new year. A huge - 39.8% drop in average list price of residential property vs. February of last year. A very substantial sale in downtown central Greenwich has pulled the condominium average up from this February of \$457,600 vs. last February's average condo price of \$237,000.

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

February, 2012

Single Family Homes	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 2,267,304	\$ 3,459,346	\$ 2,837,596	\$ 3,106,500	-34.5%	-8.7%
Average Sale Price	\$ 2,095,174	\$ 3,089,306	\$ 2,555,162	\$ 2,817,955	-32.2%	-9.3%
Sales/List Ratio	92.4%	89.3%	90.0%	90.7%	3.5%	-0.7%
Average Days on Market	145	207	133	168	-30.0%	-20.8%
Number Sold	23	26	51	57	-11.5%	-10.5%

Condominiums / Co-Ops	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 480,000	\$ 273,842	\$ 544,733	\$ 919,062	75.3%	-40.7%
Average Sale Price	\$ 457,600	\$ 237,500	\$ 574,467	\$ 831,936	92.7%	-30.9%
Sales/List Ratio	95.3%	86.7%	105.5%	90.5%	9.9%	16.5%
Average Days on Market	271	114	202	145	137.7%	39.3%
Number Sold	5	2	15	11	150.0%	36.4%

Multi-Family	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ -	\$ -	\$ 675,000	\$ 592,000	0.0%	14.0%
Average Sale Price	\$ -	\$ -	\$ 680,000	\$ 527,500	0.0%	28.9%
Sales/List Ratio	0.0%	0.0%	100.7%	89.1%	0.0%	13.1%
Average Days on Market	-	-	39	254	0.0%	-84.6%
Number Sold	-	-	1	2	0.0%	-50.0%

Snapshot of Marketplace - March 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	531	158	25	789
Average List Price currently on market	\$ 4,293,845	\$ 1,176,844	\$ 1,156,324	\$ 3,446,786
Average DOM	205	200	320	214
Number of Pending sales	94	20	6	130
Number of Sales YTD	51	15	1	68
Average Closed Price YTD	\$ 2,095,174	\$ 574,467	\$ 527,500	\$ 2,050,063
Months of Inventory	20.8	21.1	50.0	23.2

Source: Greenwich Consolidated Multiple Listing Service

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