

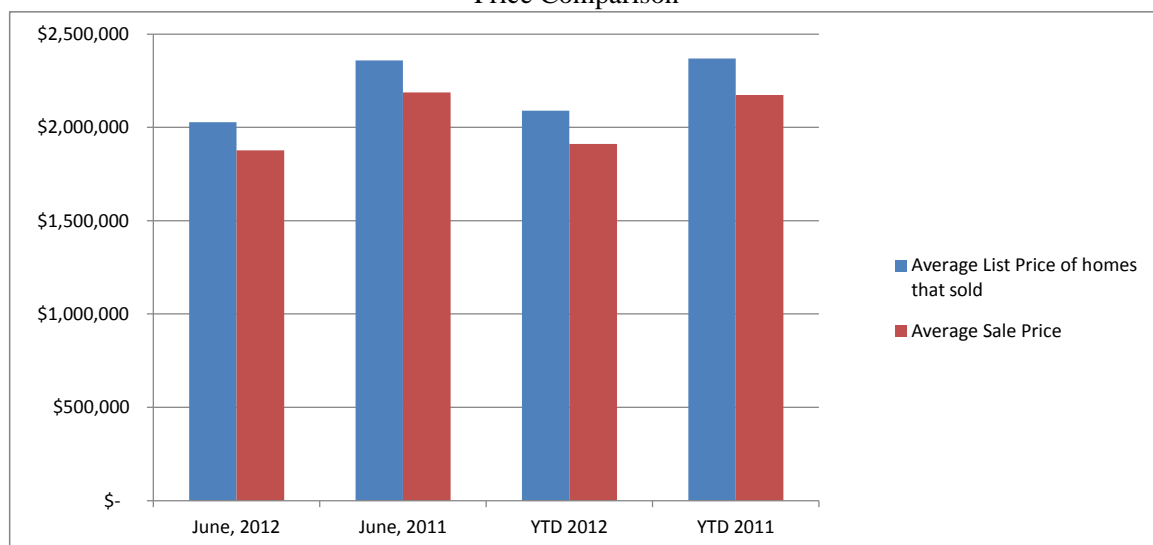


Greenwich, CT Home Sales Report,

June, 2012

Total Sales Comparison across all residential property types*	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 2,027,039	\$ 2,358,218	\$ 2,089,862	\$ 2,369,364	-14.0%	-11.8%
Average Sale Price	\$ 1,876,661	\$ 2,186,652	\$ 1,910,278	\$ 2,173,625	-14.2%	-12.1%
Sales/List Ratio	92.6%	92.7%	91.4%	91.7%	-0.2%	-0.4%
Average Days on Market	153	156	174	178	-1.9%	-2.2%
Number Sold	92	126	320	381	-27.0%	-16.0%

June - Sold Residential Real Estate Price Comparison



Greenwich Residential Real Estate Market in June is not as strong as last year's June and -16% down from this time last year. There were 320 Residential Properties sold YTD in 2012 vs. 381 by this time last year. This is down overall, but with some signs of life in the Condominium/Coop market where 235 homes have sold YTD vs. 171 this time last year for an 37.4% increase. Single Family homes inventory has declined as well, from 625 SFH listed in April and 620 in May, to June's 582.

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
June, 2012

Single Family Homes	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 2,373,649	\$ 2,638,857	\$ 2,443,224	\$ 2,738,406	-10.1%	-10.8%
Average Sale Price	\$ 2,200,782	\$ 2,449,368	\$ 2,230,562	\$ 2,512,003	-10.1%	-11.2%
Sales/List Ratio	92.7%	92.8%	91.3%	91.7%	-0.1%	-0.5%
Average Days on Market	134	155	161	178	-13.5%	-9.6%
Number Sold	72	105	250	306	-31.4%	-18.3%

Condominiums / Co-Ops	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 564,439	\$ 864,233	\$ 778,030	\$ 823,741	-34.7%	-5.5%
Average Sale Price	\$ 528,694	\$ 800,067	\$ 723,254	\$ 765,751	-33.9%	-5.5%
Sales/List Ratio	93.7%	92.6%	93.0%	93.0%	1.2%	0.0%
Average Days on Market	231	181	235	171	27.6%	37.4%
Number Sold	18	15	59	53	20.0%	11.3%

Multi-Family	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ -	\$ 619,000	\$ 805,333	\$ 653,500	-100.0%	23.2%
Average Sale Price	\$ -	\$ 587,500	\$ 773,167	\$ 598,300	-100.0%	29.2%
Sales/List Ratio	#DIV/0!	94.9%	96.0%	91.6%	#DIV/0!	4.9%
Average Days on Market	-	69	166	198	-100.0%	-16.2%
Number Sold	-	2	6	10	-100.0%	-40.0%

Snapshot of Marketplace - July 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	582	153	33.5	850
Average List Price currently on market	\$ 4,152,827	\$ 1,169,053	\$ 1,309,898	\$ 3,486,573
Average DOM	196	192	291	205
Number of Pending sales	136	36	6	201
Number of Sales YTD	250	59	6	320
Average Closed Price YTD	\$ 2,230,562	\$ 723,254	\$ 773,167	\$ 1,910,278
Months of Inventory	14.0	15.6	33.5	15.9

Source: Greenwich Consolidated Multiple Listing Service

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