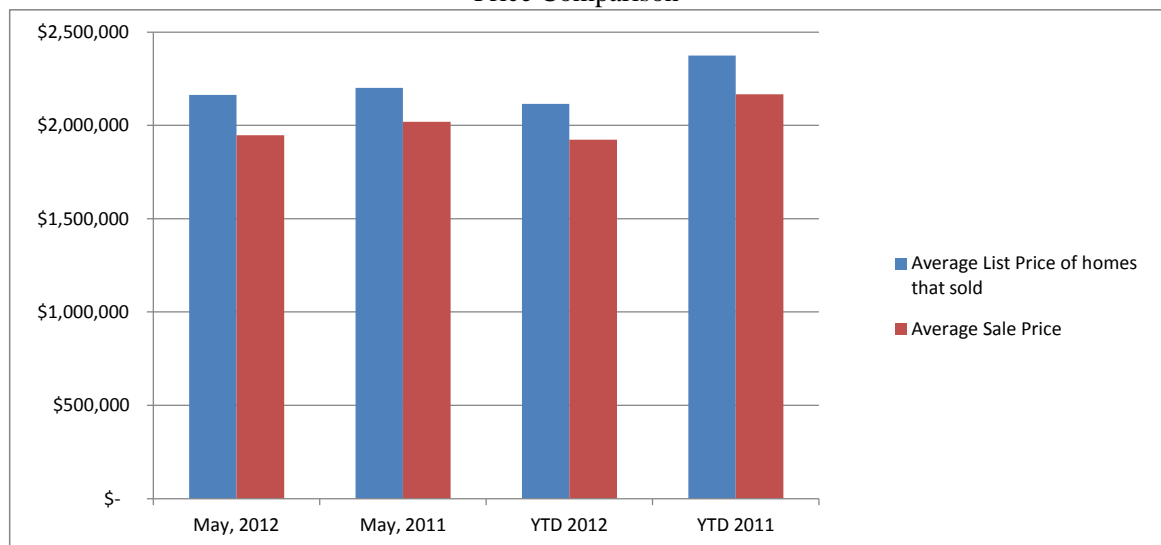




Greenwich, CT Home Sales Report,
May, 2012

Total Sales Comparison across all residential property types*	May, 2012	May, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 2,163,897	\$ 2,200,610	\$ 2,114,948	\$ 2,374,871	-1.7%	-10.9%
Average Sale Price	\$ 1,946,293	\$ 2,018,479	\$ 1,922,992	\$ 2,167,188	-3.6%	-11.3%
Sales/List Ratio	89.9%	91.7%	90.9%	91.3%	-1.9%	-0.4%
Average Days on Market	209	178	183	189	17.4%	-3.2%
Number Sold	63	73	226	255	-13.7%	-11.4%

May - Sold Residential Real Estate
Price Comparison



Greenwich Residential Real Estate Market in May has continued to show decline in Single Family Homes with 176 SFH sold YTD. This is -12.4% off last years sales to date, but up 5 sales from 2010. However ,the average price of SFH is down from last year, but not as low as YTD 2010 (\$2.31). YTD 2011 (\$2.79milr.) and YTD 2012 (\$2.47mil).

We are in a very oppotunistic time in the real estate market. There are great opportunities for Buyers, Sellers and Investo rs. 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
May, 2012

Single Family Homes	May, 2012	May, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 2,490,630	\$ 2,604,823	\$ 2,475,076	\$ 2,790,409	-4.4%	-11.3%
Average Sale Price	\$ 2,241,159	\$ 2,383,939	\$ 2,245,137	\$ 2,544,722	-6.0%	-11.8%
Sales/List Ratio	90.0%	91.5%	90.7%	91.2%	-1.7%	-0.5%
Average Days on Market	201	196	173	190	2.6%	-8.9%
Number Sold	50	57	176	201	-12.3%	-12.4%

Condominiums / Co-Ops	May, 2012	May, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 1,010,100	\$ 708,123	\$ 871,802	\$ 807,757	42.6%	7.9%
Average Sale Price	\$ 895,950	\$ 673,423	\$ 808,671	\$ 752,205	33.0%	7.5%
Sales/List Ratio	88.7%	95.1%	92.8%	93.1%	-6.7%	-0.4%
Average Days on Market	278	123	236	167	126.0%	41.3%
Number Sold	10	13	41	38	-23.1%	7.9%

Multi-Family	May, 2012	May, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 399,000	\$ 607,000	\$ 805,333	\$ 662,125	-34.3%	21.6%
Average Sale Price	\$ 374,500	\$ 530,000	\$ 773,167	\$ 601,000	-29.3%	28.6%
Sales/List Ratio	93.9%	87.3%	96.0%	90.8%	7.5%	5.8%
Average Days on Market	142	91	166	230	56.0%	-27.8%
Number Sold	2	2	6	8	0.0%	-25.0%

Snapshot of Marketplace - June 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	620	161	36	898
Average List Price currently on market	\$ 4,084,851	\$ 1,152,314	\$ 1,179,383	\$ 3,450,253
Average DOM	187	194	284	197
Number of Pending sales	153	36	3	204
Number of Sales YTD	176	41	6	226
Average Closed Price YTD	\$ 2,241,159	\$ 808,671	\$ 601,000	\$ 1,922,992
Months of Inventory	17.6	19.6	30.0	19.9

Source: Greenwich Consolidated Multiple Listing Service

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