

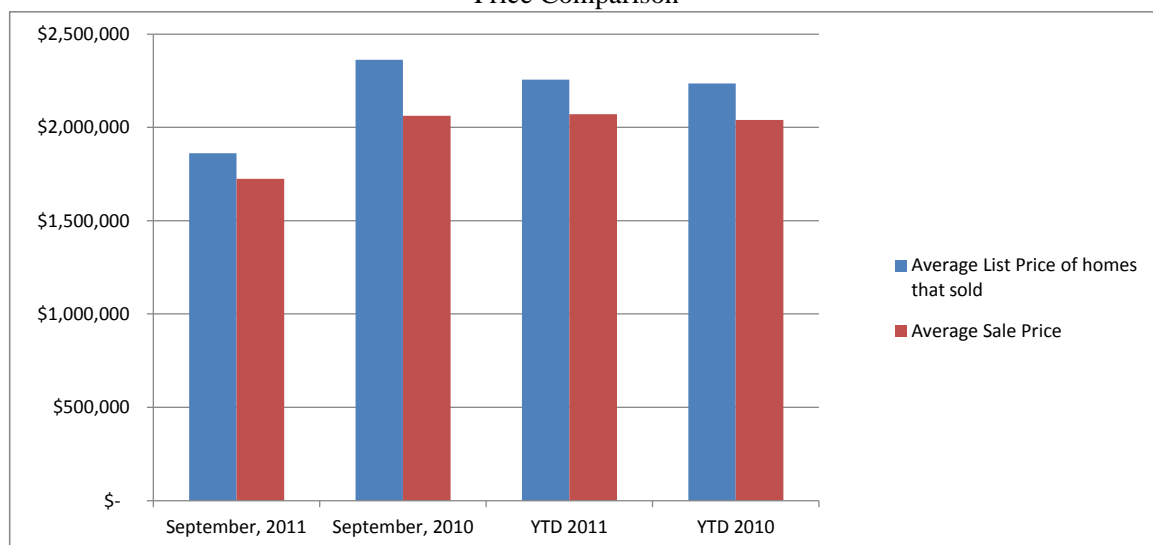


Greenwich, CT Home Sales Report,

September, 2011

Total Sales Comparison across all residential property types*	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 1,861,202	\$ 2,362,104	\$ 2,256,289	\$ 2,235,110	-21.2%	0.9%
Average Sale Price	\$ 1,723,637	\$ 2,061,697	\$ 2,070,942	\$ 2,040,123	-16.4%	1.5%
Sales/List Ratio	92.6%	87.3%	91.8%	91.3%	6.1%	0.6%
Average Days on Market	168	134	178	179	25.4%	-0.6%
Number Sold	63	48	580	515	31.3%	12.6%

September - Sold Residential Real Estate Price Comparison



The Greenwich Residential Real Estate Market continues to show signs of conservative optimism by the Number of Sales up 12.6%, Year to Date, and the average sales price YTD a flat .9%. In September the strongest sector relative to last year's September, was Multi-Family sales of 7 transactions, vs last year's September of 1 transaction.

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
September, 2011

Single Family Homes	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 2,272,530	\$ 3,053,229	\$ 2,684,771	\$ 2,715,204	-25.6%	-1.1%
Average Sale Price	\$ 2,112,347	\$ 2,652,833	\$ 2,464,006	\$ 2,475,616	-20.4%	-0.5%
Sales/List Ratio	93.0%	86.9%	91.8%	91.2%	7.0%	0.7%
Average Days on Market	148	178	171	174	-16.9%	-1.7%
Number Sold	43	35	442	379	22.9%	16.6%

Condominiums	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 1,036,211	\$ 513,091	\$ 836,232	\$ 807,380	102.0%	3.6%
Average Sale Price	\$ 971,028	\$ 485,209	\$ 781,667	\$ 735,778	100.1%	6.2%
Sales/List Ratio	93.7%	94.6%	93.5%	91.1%	-0.9%	2.6%
Average Days on Market	235	151	206	196	55.6%	5.1%
Number Sold	9	11	99	116	-18.2%	-14.7%

Multi-Family	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 756,571	\$ 399,000	\$ 680,476	\$ 732,417	89.6%	-7.1%
Average Sale Price	\$ 663,143	\$ 350,000	\$ 602,667	\$ 635,000	89.5%	-5.1%
Sales/List Ratio	87.7%	87.7%	88.6%	86.7%	-0.1%	2.2%
Average Days on Market	179	36	188	274	397.2%	-31.4%
Number Sold	7	1	21	12	600.0%	75.0%

Snapshot of Marketplace - October 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	571	146	43	1,051
Average List Price currently on market	\$ 4,200,458	\$ 1,143,887	\$ 1,090,809	\$ 2,722,379
Average DOM	199	206	303	184
Number of Pending sales	60	20	8	96
Number of Sales YTD	442	99	21	580
Average Closed Price YTD	\$ 2,112,347	\$ 781,667	\$ 635,000	\$ 2,070,942
Months of Inventory	11.6	13.27	18.4	16

Source: Greenwich Consolidated Multiple Listing Service

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