

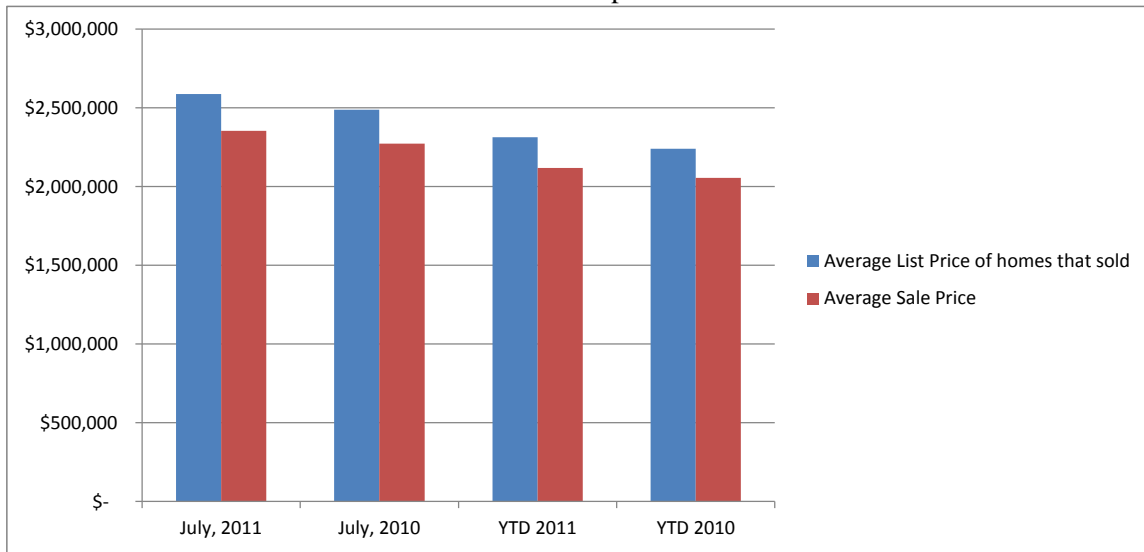


Greenwich, CT Home Sales Report,

July 2011

Total Sales Comparison across all residential property types*	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 2,589,000	\$ 2,488,000	\$ 2,314,000	\$ 2,241,000	4.1%	3.3%
Average Sale Price	\$ 2,355,000	\$ 2,273,000	\$ 2,118,000	\$ 2,056,000	3.6%	3.0%
Sales/List Ratio	91.0%	91.4%	91.5%	91.7%	-0.4%	-0.2%
Average Days on Market	169	171	176	184	-1.2%	-4.3%
Number Sold	60	72	392	402	-16.7%	-2.5%

July - Sold Residential Real Estate
Price Comparison



The Greenwich Residential Real Estate Market continues to maintain a steady YTD increase of 3% in average sold price, over this time last year. This July, Greenwich Single Family homes posted an impressive 19% increase in average sold price, relative to last year's July. This increase was pulled up largely by a single \$33 mil. transaction on Meadow Lane. The Greenwich Condominium market showed a strong July with 15 sales, but YTD, this segment is still down overall.

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
July 2011

Single Family Homes	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 3,337,000	\$ 2,829,000	\$ 2,812,000	\$ 2,722,000	18.0%	3.3%
Average Sale Price	\$ 3,030,000	\$ 2,549,000	\$ 2,576,000	\$ 2,496,000	18.9%	3.2%
Sales/List Ratio	90.8%	90.1%	91.6%	91.7%	0.8%	-0.1%
Average Days on Market	149	169	174	173	-11.8%	0.6%
Number Sold	43	55	349	293	-21.8%	19.1%

Condominiums	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 613,700	\$ 861,400	\$ 777,000	\$ 828,700	-28.8%	-6.2%
Average Sale Price	\$ 579,700	\$ 803,000	\$ 724,700	\$ 756,400	-27.8%	-4.2%
Sales/List Ratio	94.5%	93.2%	93.3%	91.3%	1.3%	2.2%
Average Days on Market	233	181	182	212	28.7%	-14.2%
Number Sold	15	12	68	92	25.0%	-26.1%

Multi-Family	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 650,000	\$ 759,000	\$ 638,600	\$ 758,000	-14.4%	-15.8%
Average Sale Price	\$ 470,000	\$ 690,000	\$ 576,300	\$ 653,000	-31.9%	-11.7%
Sales/List Ratio	72.3%	90.9%	90.2%	86.1%	-20.5%	4.8%
Average Days on Market	114	113	201	268	0.9%	-25.0%
Number Sold	1	1	10	11	0.0%	-9.1%

Snapshot of Marketplace - July 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	581	155	45	1,027
Average List Price currently on market	\$ 4,350,000	\$ 1,143,000	\$ 1,120,000	\$ 3,260,000
Average DOM	188	197	268	190
Number of Pending sales	91	32	11	166
Number of Sales YTD	349	68	10	392
Average Closed Price YTD	\$ 3,030,000	\$ 724,700	\$ 653,000	\$ 2,118,000
Months of Inventory	11.7	16.0	31.5	18.3

Source: Greenwich Consolidated Multiple Listing Service

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