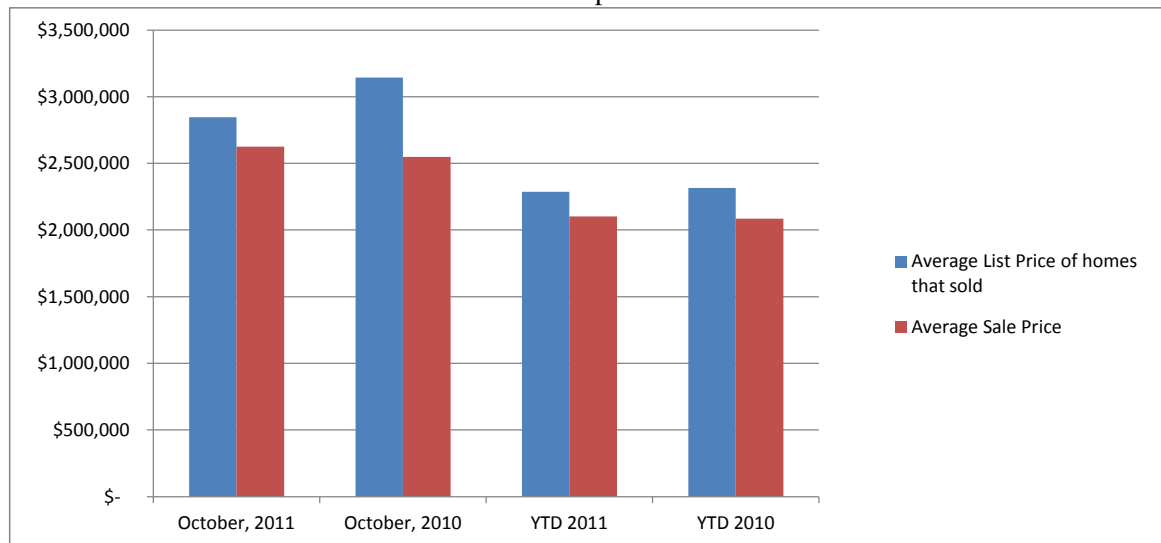




Greenwich, CT Home Sales Report,
October, 2011

Total Sales Comparison across all residential property types*	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 2,845,891	\$ 3,142,600	\$ 2,287,707	\$ 2,315,419	-9.4%	-1.2%
Average Sale Price	\$ 2,625,948	\$ 2,549,220	\$ 2,100,631	\$ 2,085,176	3.0%	0.7%
Sales/List Ratio	92.3%	81.1%	91.8%	90.1%	13.7%	2.0%
Average Days on Market	189	193	178	180	-2.1%	-1.1%
Number Sold	33	50	614	565	-34.0%	8.7%

October - Sold Residential Real Estate Price Comparison



The Greenwich Residential Real Estate Market slowed this October with only 33 sales, vs. 50 sales from October of last year. The average price year-to-date dropped -1.2% vs. last year but the number of sales is still up 8.7% over last year. There were no sales in the Multi-family sector this October and the Single Family and Condominium Sectors are down 35% and 45% respectively.

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
October, 2011

Single Family Homes	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 3,248,859	\$ 3,778,294	\$ 2,710,180	\$ 2,802,723	-14.0%	-3.3%
Average Sale Price	\$ 3,034,832	\$ 2,997,515	\$ 2,489,983	\$ 2,518,581	1.2%	-1.1%
Sales/List Ratio	93.4%	79.3%	91.9%	89.9%	17.7%	2.2%
Average Days on Market	174	172	168	170	1.2%	-1.2%
Number Sold	22	34	465	413	-35.3%	12.6%

Condominiums	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	\$ 709,417	\$ 1,364,364	\$ 923,640	\$ 920,902	-48.0%	0.3%
Average Sale Price	\$ 658,750	\$ 1,232,318	\$ 860,544	\$ 836,151	-46.5%	2.9%
Sales/List Ratio	92.9%	90.3%	93.2%	90.8%	2.8%	2.6%
Average Days on Market	229	259	193	193	-11.6%	0.0%
Number Sold	6	11	85	108	-45.5%	-21.3%

Multi-Family	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change Month	% Change YTD
Average List Price	no sales	\$ 1,250,000	\$ 680,476	\$ 772,231	#VALUE!	-11.9%
Average Sale Price	no sales	\$ 1,175,000	\$ 602,667	\$ 676,538	#VALUE!	-10.9%
Sales/List Ratio	no sales	94.0%	88.6%	87.6%	#VALUE!	1.1%
Average Days on Market	no sales	25	219	239	#VALUE!	-8.4%
Number Sold	no sales	1	21	13	#VALUE!	61.5%

Snapshot of Marketplace - November 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	586	144	36	861
Average List Price currently on market	\$ 4,250,000	\$ 1,146,000	\$ 1,062,000	\$ 3,430,000
Average DOM	200	201	287	198
Number of Pending sales	66	27	4	99
Number of Sales YTD	465	85	21	614
Average Closed Price YTD	\$ 3,034,832	\$ 860,544	\$ 676,538	\$ 2,100,631
Months of Inventory	12.6	16.9	17.1	14.0

Source: Greenwich Consolidated Multiple Listing Service

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