

*Greenwich, Connecticut
February 2010*

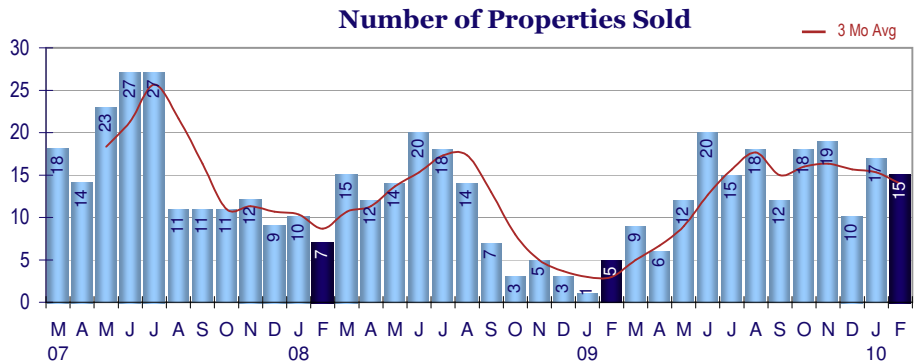
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,592,500	1%		9%				
Average List Price of all Current Listings	\$2,458,792	0%		-3%				
February Median Sales Price	\$845,000	-12%	-12%	-6%	-5%	\$847,500	-4%	-5%
February Average Sales Price	\$1,502,343	-22%	-13%	15%	-1%	\$1,730,630	43%	14%
Total Properties Currently for Sale (Inventory)	296	5%		0%				
February Number of Properties Sold	15	-12%		200%		32	433%	
February Average Days on Market (Solds)	146	11%	0%	-33%	0%	138	-27%	-5%
Asking Price per Square Foot (based on New Listings)	\$0	-100%	-100%	-100%	-100%	\$446	-21%	-15%
February Sold Price per Square Foot	\$419	-17%	-10%	-1%	-9%	\$465	7%	2%
February Month's Supply of Inventory	19.7	19%	-4%	-67%	-61%	18.1	-89%	-64%
February Sale Price vs List Price Ratio	86.4%	1.8%	1.7%	3.7%	3.6%	85.9%	.7%	2.9%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date

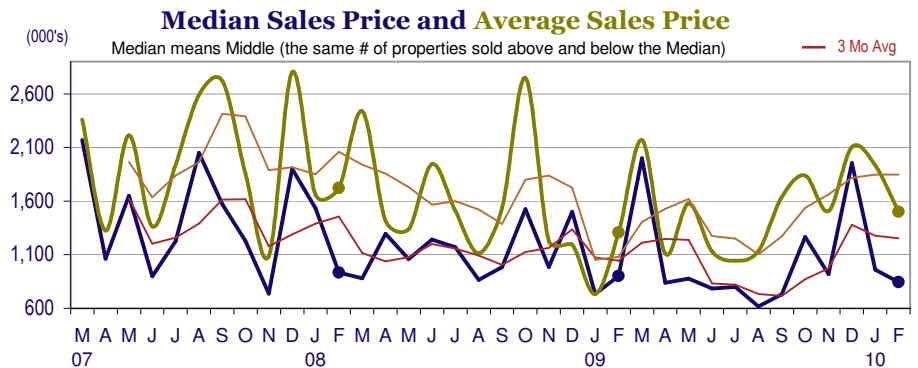
Property Sales

February Property sales were 15, up 200.0% from 5 in February of 2009 and -11.8% lower than the 17 sales last month. February 2010 sales were at their highest level compared to February of 2009 and 2008. February YTD sales of 32 are running 433.3% ahead of last year's year-to-date sales of 6.



Prices

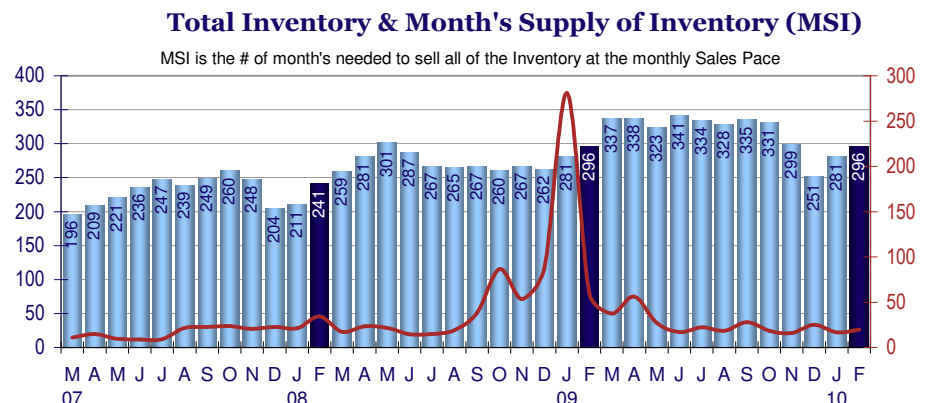
The Median Sales Price in February was \$845,000, down -6.1% from \$900,000 in February of 2009 and down -12.0% from \$960,000 last month. The Average Sales Price in February was \$1,502,343, up 14.9% from \$1,307,000 in February of 2009 and down -22.2% from \$1,932,059 last month. February 2010 ASP was at a mid range compared to February of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of February was 296, up 5.3% from 281 last month and equal to 296 in February of last year. February 2010 Inventory was at its highest level compared with February of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2010 MSI of 19.7 months was at its lowest level compared with February of 2009 and 2008.



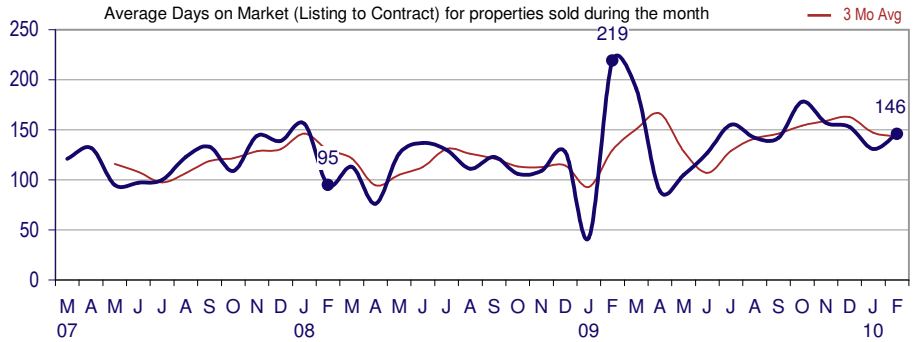


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for February was 146, up 11.5% from 131 days last month and down -33.3% from 219 days in February of last year. The February 2010 DOM was at a mid level compared with February of 2009 and 2008.

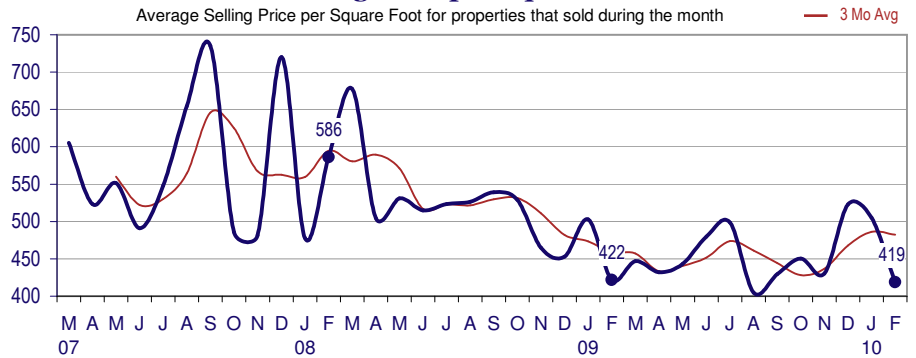
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2010 Selling Price per Square Foot of \$419 was down -17.1% from \$505 last month and down -0.7% from 422 in February of last year.

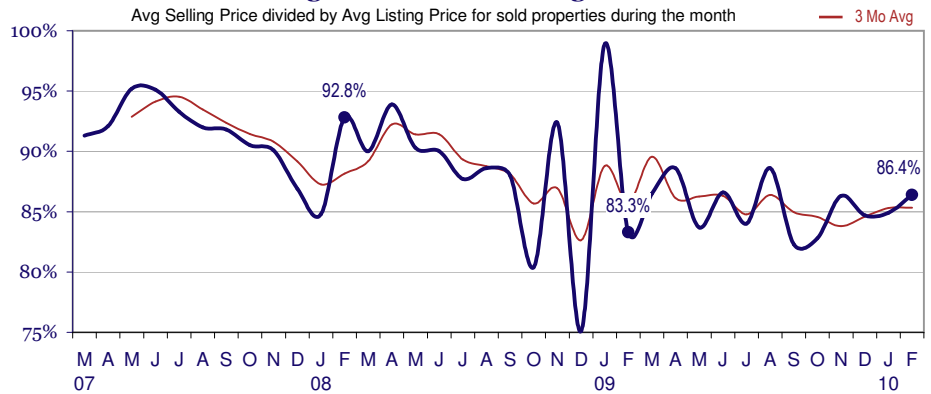
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2010 Selling Price vs Original List Price of 86.4% was up from 84.9% last month and up from 83.3% in February of last year.

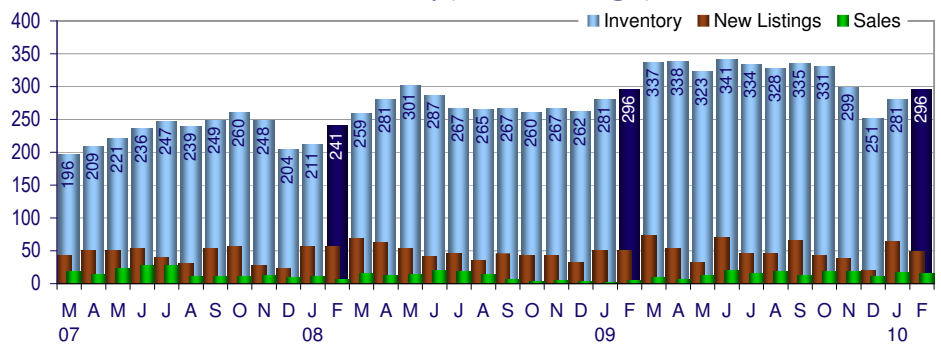
Selling Price versus Listing Price Ratio

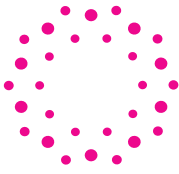


Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in February 2010 was 49, down -23.4% from 64 last month and down -2.0% from 50 in February of last year.

Inventory / New Listings / Sales





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Greenwich, Connecticut
February 2010

City: Greenwich

Price Range: All | Property Types: Single Family - Condo - TwnHm

	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F
Homes Sold	18	14	23	27	27	11	11	12	9	10	7	15	12	14	20	18	14	7	3	5	3	5	4	3	5	9	6	12	20	15	18	12	18	19	10	17	15	
3 Mo. Roll Avg	18	21	26	22	16	11	11	11	10	9	11	11	14	15	17	17	13	8	5	4	3	5	7	9	13	16	18	15	16	18	15	16	16	16	15	14		

(000's)	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F
Median Sale Price	2170	1061	1650	889	1225	2050	1570	1230	738	1900	1534	935	880	1296	1059	1240	1171	865	985	1825	985	1500	735	900	2000	839	878	784	800	618	733	1265	920	1955	960	845		
3 Mo. Roll Avg			1627	1203	1258	1391	1615	1617	1179	1289	1391	1456	1116	1037	1078	1198	1157	1092	1007	1125	1165	1337	1073	1045	1212	1246	1239	833	820	734	717	872	973	1380	1278	1253		

	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F
Inventory	196	209	221	236	247	239	249	260	248	204	211	241	259	281	301	287	267	265	287	260	267	262	281	296	337	338	323	341	334	328	335	331	299	251	281	296		
MSI	11	15	10	9	9	22	23	24	21	23	21	34	17	23	22	14	15	19	38	87	53	87	281	59	37	56	27	17	22	18	28	18	16	25	17	20		

	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F
Days on Market	121	132	95	97	100	123	133	109	144	139	156	95	113	76	126	137	130	111	123	106	109	128	42	219	191	89	105	127	155	142	142	178	157	153	131	146		
3 Mo. Roll Avg			116	108	97	107	119	122	129	131	146	130	121	95	105	113	131	126	121	113	113	114	93	130	151	166	128	107	129	141	146	154	159	163	147	143		

	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F
Price per Sq Ft	605	524	551	491	548	654	735	486	481	720	478	586	671	505	531	515	523	526	539	529	465	453	503	422	447	432	443	480	499	405	430	451	430	523	505	419		
3 Mo. Roll Avg			560	522	530	564	646	625	567	562	560	595	580	589	571	517	523	522	530	531	511	482	473	459	457	433	441	452	474	461	444	428	437	488	486	482		

	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F
Sale to List Price	0.913	0.921	0.952	0.951	0.933	0.920	0.918	0.905	0.901	0.889	0.848	0.928	0.900	0.939	0.903	0.900	0.877	0.886	0.880	0.804	0.924	0.751	0.989	0.833	0.865	0.886	0.837	0.866	0.840	0.864	0.823	0.828	0.863	0.847	0.849	0.864		
3 Mo. Roll Avg			0.929	0.941	0.945	0.935	0.924	0.914	0.906	0.892	0.873	0.882	0.892	0.922	0.914	0.914	0.893	0.886	0.881	0.857	0.869	0.826	0.888	0.858	0.886	0.861	0.863	0.863	0.848	0.864	0.850	0.846	0.836	0.846	0.853			

	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F
New Listings	42	51	50	54	40	31	53	56	28	23	56	57	69	63	54	41	46	36	46	43	43	32	50	50	74	54	32	71	46	45	65	42	39	20	64	49		
Inventory	196	209	221	236	247	239	249	260	248	204	211	241	259	281	301	287	267	265	267	260	267	262	281	296	337	338	323	341	334	328	335	331	299	251	281	296		
Sales	18	14	23	27	27	11	11	12	9	10	7	15	12	14	20	18	14	7	3	5	3	1	5	9	6	12	20	15	18	12	18	19	10	17	15			

(000's)	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F	M	A	M	J	J	A	S	O	N	D	J	O	F
Avg Sale Price	2361	1325	2213	1364	1939	2589	2717	1860	1088	2801	1658	1720	2437	1415	1338	1947	1510	1113	1538	2748	1228	1195	735	1307	1170	1110	1578	1123	1043	1135	1638	1837	1507	2105	1932	1502		
3 Mo. Roll Avg			1966	1634	1839	1964	2415	2389	1888	1916	1849	2060	1938	1857	1730	1567	1598	1523	1387	1800	1838	1174	1053	1079	1404	1529	1620	1273	1251	1103	1272	1537	1661	1816	1848	1846		

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