

City: *Greenwich*

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Personal Attention. Proven Results



Price Range: All | Properties: Single Family - Condo - TwnHm

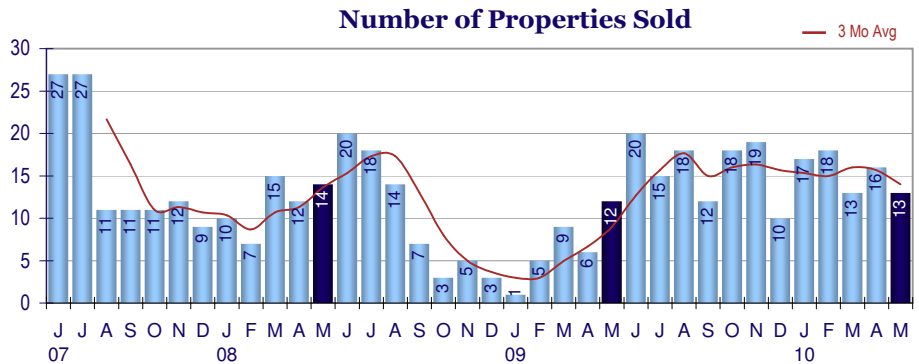
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,499,000	7%		7%				
Average List Price of all Current Listings	\$2,331,846	3%		9%				
May Median Sales Price	\$800,000	-7%	2%	-9%	-10%	\$800,000	-26%	-10%
May Average Sales Price	\$1,204,877	-9%	-6%	-24%	-21%	\$1,422,376	-10%	-6%
Total Properties Currently for Sale (Inventory)	340	8%		5%				
May Number of Properties Sold	13	-19%		8%		77	133%	
May Average Days on Market (Solds)	174	34%	9%	66%	19%	153	9%	5%
Asking Price per Square Foot (based on New Listings)	\$604	6%	3%	11%	10%	\$591	9%	7%
May Sold Price per Square Foot	\$378	-10%	-6%	-15%	-18%	\$423	-4%	-8%
May Month's Supply of Inventory	26.2	32%	15%	-3%	-48%	20.3	-78%	-60%
May Sale Price vs List Price Ratio	93.9%	-4%	-2%	5.2%	4.9%	91.7%	4.0%	2.4%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

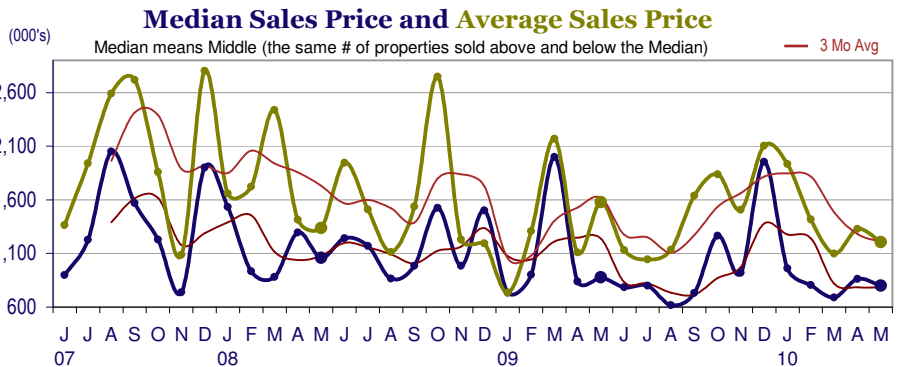
Property Sales

May Property sales were 13, up 8.3% from 12 in May of 2009 and -18.8% lower than the 16 sales last month. May 2010 sales were at a mid level compared to May of 2009 and 2008. May YTD sales of 77 are running 133.3% ahead of last year's year-to-date sales of 33.



Prices

The Median Sales Price in May was \$800,000, down -8.8% from \$877,500 in May of 2009 and down -7.2% from \$862,500 last month. The Average Sales Price in May was \$1,204,877, down -23.6% from \$1,577,917 in May of 2009 and down -9.2% from \$1,326,432 last month. May 2010 ASP was at the lowest level compared to May of 2009 and 2008.



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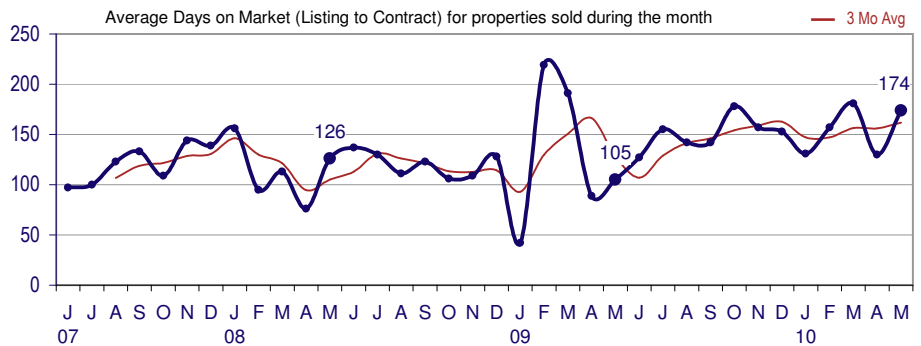


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Market Time

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 May was 174, up 33.8% from 130 days last month and up 65.7% from 105 days in May of last year. The May 2010 DOM was at a mid level compared with May of 2009 and 2008.

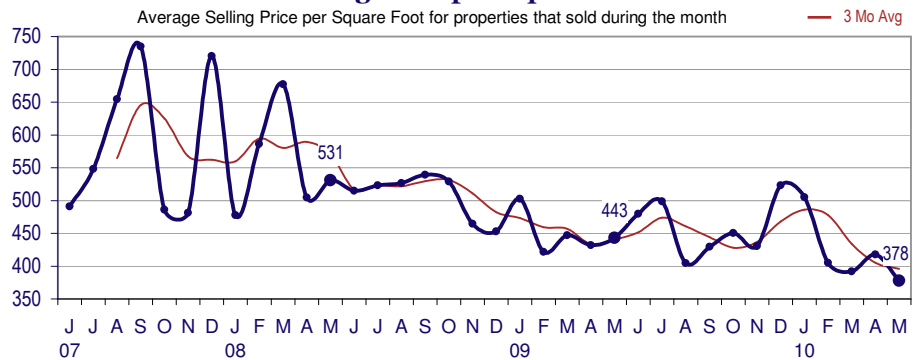
Days On Market for Sold Properties



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 May 2010 Selling Price per Square Foot of \$378 was down -9.6% from \$418 last month and down -14.8% from 443 in May of last year.

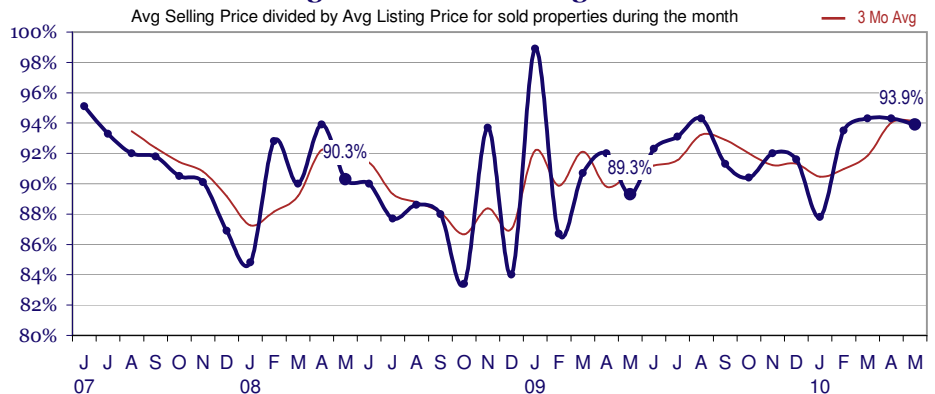
Selling Price per Square Foot



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 May 2010 Selling Price vs Original List Price of 93.9% was down from 94.3% last month and up from 89.3% in May of last year.

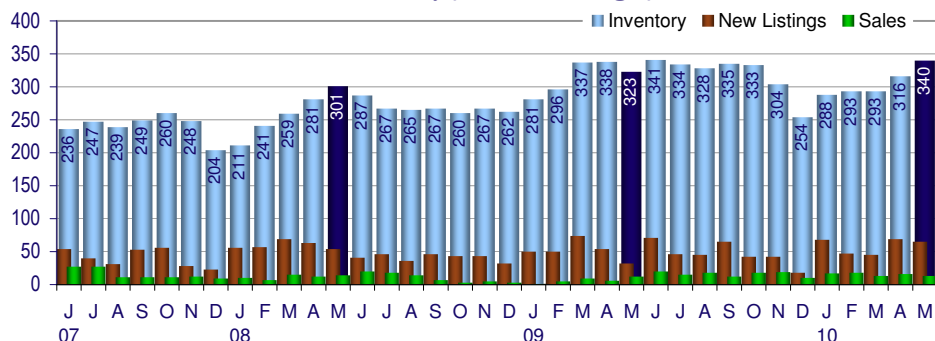
Selling Price versus Listing Price Ratio



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 May 2010 was 65, down -5.8% from 69 last month and up 103.1% from 32 in May of last year.

Inventory / New Listings / Sales



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May 2010

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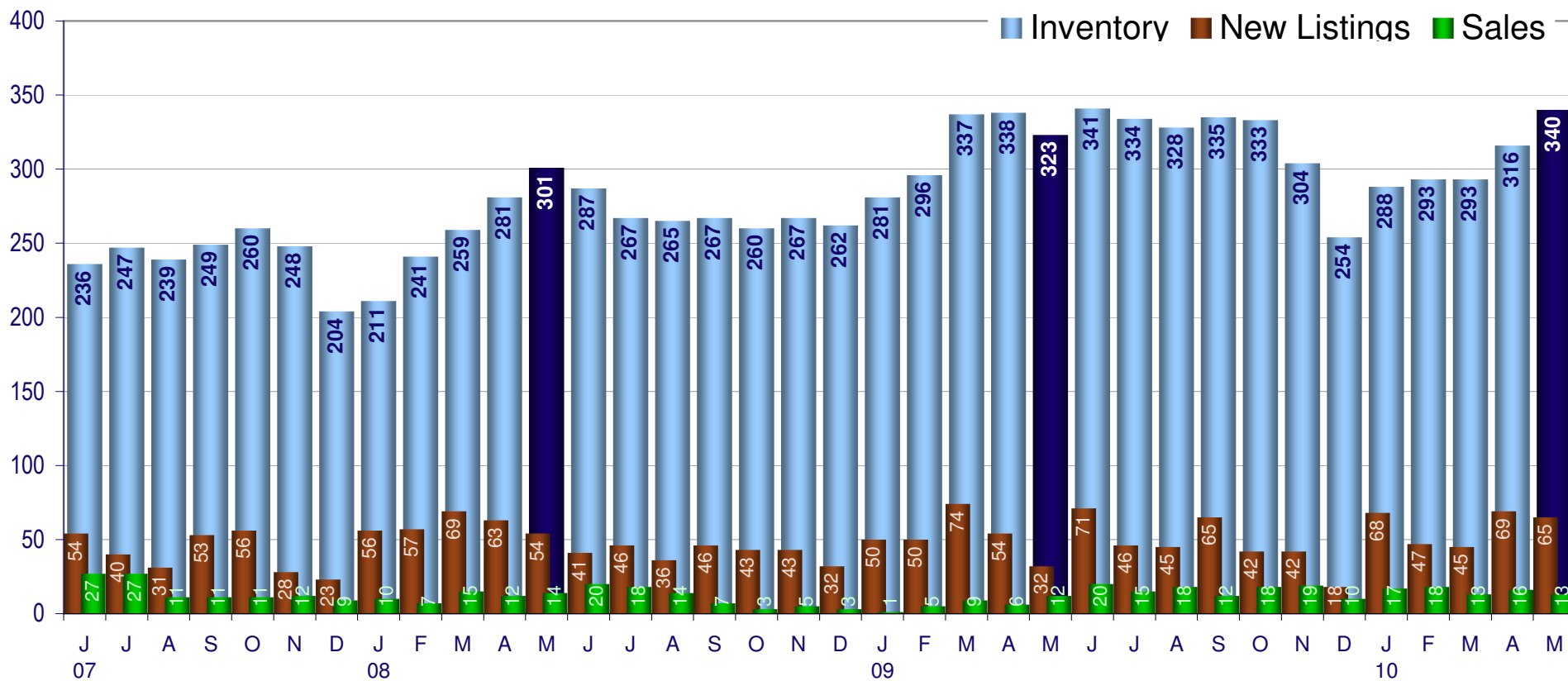
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