

**Greenwich, Connecticut
August 2010**

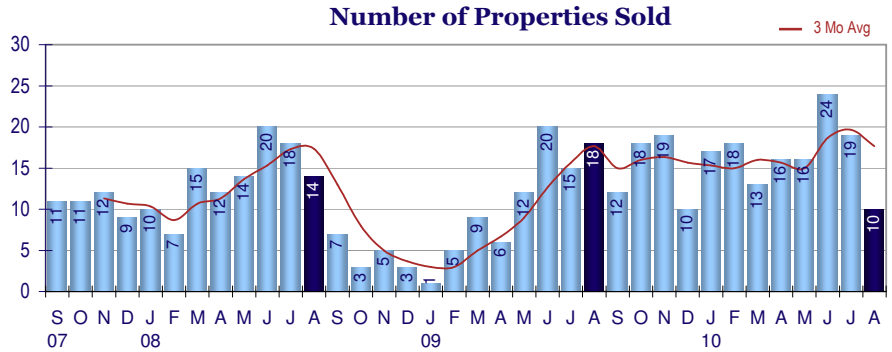
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,495,000	-0%		7%				
Average List Price of all Current Listings	\$2,284,144	0%		6%				
August Median Sales Price	\$875,000	1%	-9%	42%	-2%	\$860,000	6%	-3%
August Average Sales Price	\$1,369,000	11%	-5%	21%	-10%	\$1,455,972	13%	-4%
Total Properties Currently for Sale (Inventory)	350	0%		7%				
August Number of Properties Sold	10	-47%		-44%		133	55%	
August Average Days on Market (Solds)	105	-24%	-35%	-26%	-28%	155	11%	6%
Asking Price per Square Foot (based on New Listings)	\$494	-19%	-11%	-11%	-10%	\$566	3%	3%
August Sold Price per Square Foot	\$441	-10%	-2%	9%	-4%	\$441	-2%	-4%
August Month's Supply of Inventory	35.0	91%	55%	92%	-31%	20.5	-68%	-59%
August Sale Price vs List Price Ratio	94.8%	-1.4%	3.1%	.5%	5.9%	91.7%	2.0%	2.5%

* 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)

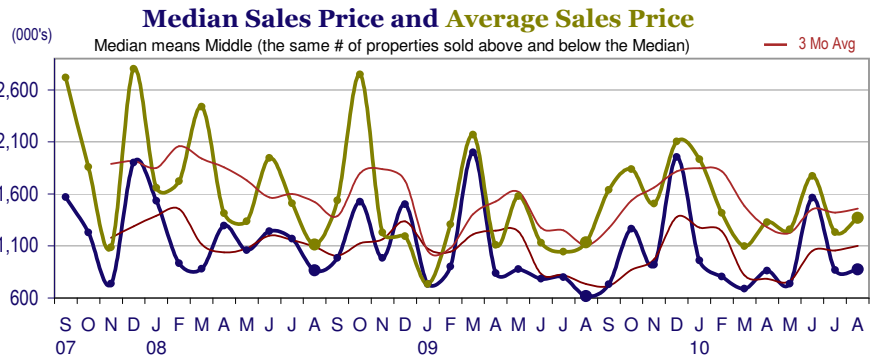
Property Sales

August Property sales were 10, down 44.4% from 18 in August of 2009 and 47.4% lower than the 19 sales last month. August 2010 sales were at their lowest level compared to August of 2009 and 2008. August YTD sales of 133 are running 54.7% ahead of last year's year-to-date sales of 86.



Prices

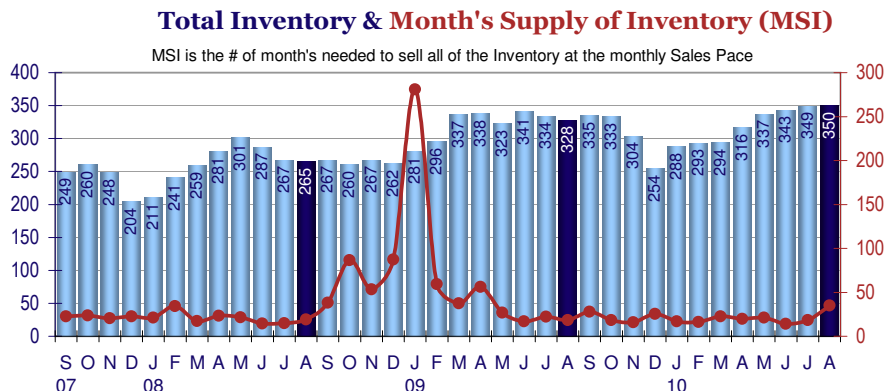
The Median Sales Price in August was \$875,000, up 41.7% from \$617,500 in August of 2009 and up 0.7% from \$868,750 last month. The Average Sales Price in August was \$1,369,000, up 20.7% from \$1,134,618 in August of 2009 and up 11.0% from \$1,233,566 last month. August 2010 ASP was at the highest level compared to August of 2009 and 2008.

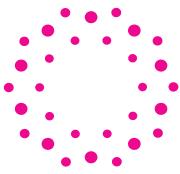


Inventory & MSI

The Total Inventory of Properties available for sale as of August was 350, up 0.3% from 349 last month and up 6.7% from 328 in August of last year. August 2010 Inventory was at its highest level compared with August of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2010 MSI of 35.0 months was at its highest level compared with August of 2009 and 2008.



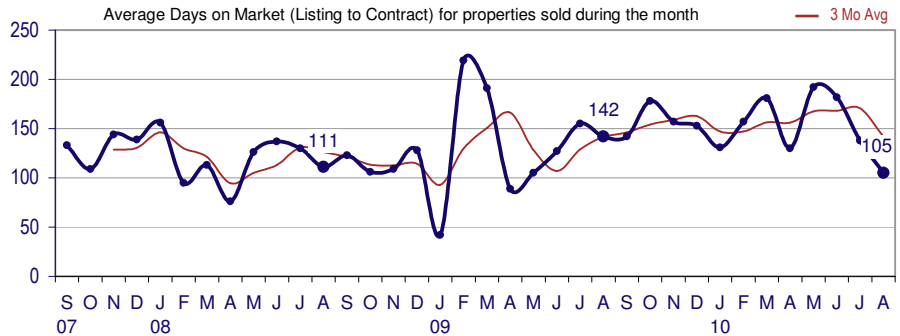


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Market Time

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 August was 105, down 23.9% from 138 days last month and down 26.1% from 142 days in August of last year. The August 2010 DOM was at its lowest level compared with August of 2009 and 2008.

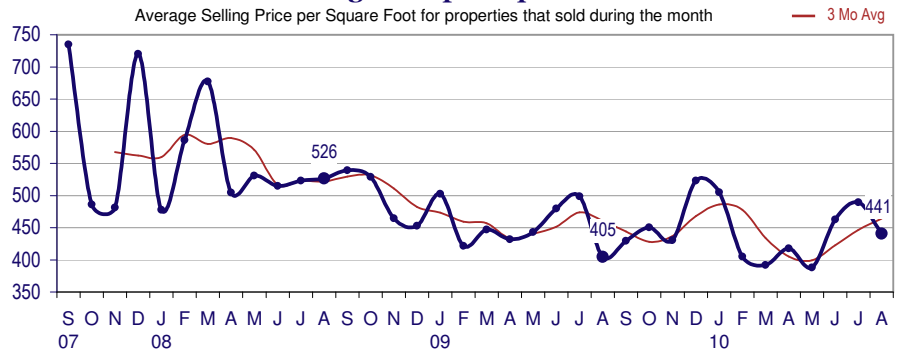
Days On Market for Sold Properties



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 August 2010 Selling Price per Square Foot of \$441 was down 9.9% from \$489 last month and up 8.9% from 405 in August of last year.

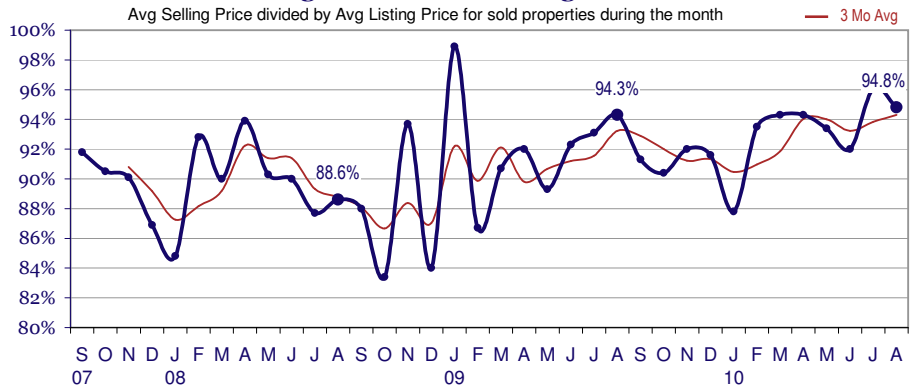
Selling Price per Square Foot



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 August 2010 Selling Price vs Original List Price of 94.8% was down from 96.1% last month and up from 94.3% in August of last year.

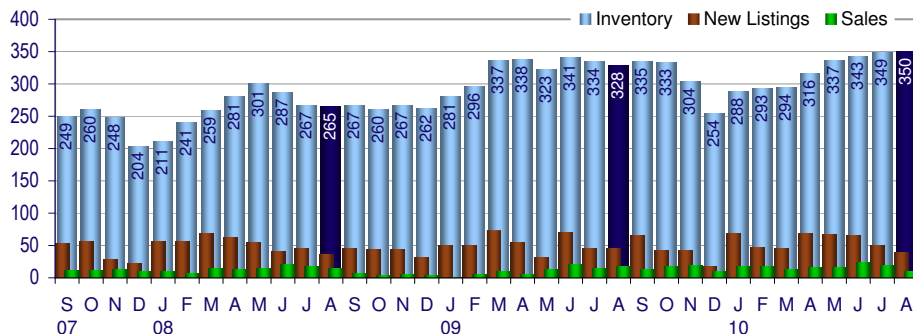
Selling Price versus Listing Price Ratio

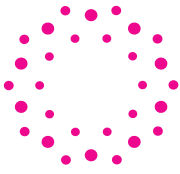


Inventory / New Listings / Sales

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 August 2010 was 40, down 20.0% from 50 last month and down 11.1% from 45 in August of last year.

Inventory / New Listings / Sales

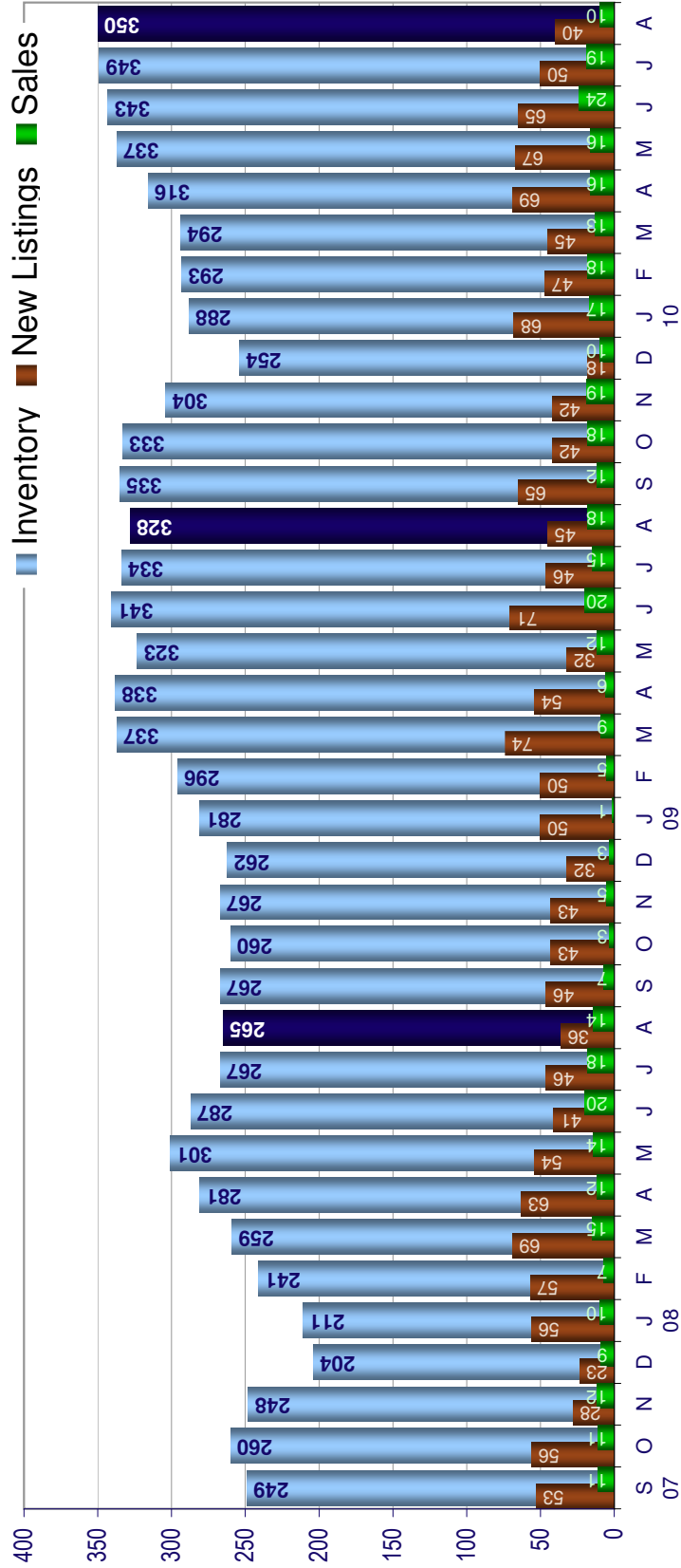




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[Inventory / New Listings / Sales](#)

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