

Greenwich Single Family Market Analysis



2001 vs. 2002

Price Range	# of Homes Sold in 2001	# of Homes Sold in 2002	% Change	Dollar Volume in 2001	Dollar Volume in 2002	% Change	2001 Average Price Per Home	2002 Average Price Per Home	% Change Avg. Price
Under \$300,000	5	1	-80%	\$1,306,500	\$250,000	-81%	\$261,300	\$250,000	
\$300,000-\$500,000	76	42	-45%	\$31,941,622	\$18,234,800	-43%	\$420,285	\$434,162	
\$500,000-\$750,000	135	129	-4%	\$81,336,650	\$78,967,850	-3%	\$602,494	\$612,154	
\$750,000-\$1,000,000	87	105	21%	\$75,136,528	\$89,644,599	19%	\$863,638	\$853,758	
\$1,000,000-\$2,000,000	185	256	38%	\$260,255,749	\$359,106,100	38%	\$1,406,788	\$1,402,758	
\$2,000,000-\$4,000,000	112	148	32%	\$303,243,500	\$415,412,510	37%	\$2,707,531	\$2,806,841	
Over \$4,000,000	55	69	25%	\$320,753,000	\$419,005,900	31%	\$5,831,873	\$6,072,549	
Totals	655	750	15%	\$1,073,973,549	\$1,380,621,759	29%	\$1,639,654	\$1,840,829	12%

Prepared By: RUSSELL A. PRUNER, CRS, GRI

THE FIGURES SET OUT ABOVE REFLECT CLOSED TRANSACTIONS COMPLETED THROUGH THE GREENWICH MLS ONLY.

Source: Greenwich Multiple Listing Service