

Greenwich Single Family Market Analysis



2003 vs. 2004

Price Range	# of Homes Sold in 2003	# of Homes Sold in 2004	% Change	Dollar Volume in 2003	Dollar Volume in 2004	% Change	2003 Average Price Per Home	2004 Average Price Per Home	
\$300,000 - \$499,999	51	18	-65%	\$22,149,840	\$7,821,450	-65%	\$434,311	\$434,525	
\$500,000 - \$749,999	179	121	-32%	\$112,701,226	\$77,272,450	-31%	\$629,616	\$638,615	
\$750,000 - \$999,999	124	140	13%	\$105,452,825	\$121,167,403	15%	\$850,426	\$865,481	
\$1,000,000 - \$1,999,999	274	335	22%	\$385,980,897	\$486,381,955	26%	\$1,408,689	\$1,451,886	
\$2,000,000 - \$2,999,999	101	160	58%	\$246,294,500	\$390,045,510	58%	\$2,438,559	\$2,437,784	
\$3,000,000 - \$4,999,999	85	131	54%	\$321,697,000	\$494,865,250	54%	\$3,784,671	\$3,777,597	
\$5,000,000 - \$9,999,999	42	60	43%	\$277,073,500	\$387,679,596	40%	\$6,596,988	\$6,461,327	
\$10,000,000 & Over	3	13	333%	\$37,930,275	\$207,210,000	446%	\$12,643,425	\$15,939,231	% Change
Totals	859	978	14%	\$1,509,280,063	\$2,172,443,614	44%	\$1,757,020	\$2,221,312	Avg. Price 26%

THE FIGURES SET OUT ABOVE REFLECT CLOSED TRANSACTIONS ONLY.

Source: searchGreenwich.net