

Greenwich Single Family Market Analysis



2004 vs. 2005

Price Range	# of Homes Sold in 2004	# of Homes Sold in 2005	% Change	Dollar Volume in 2004	Dollar Volume in 2005	% Change	2004 Average Price Per Home	2005 Average Price Per Home	% Change Avg. Price
\$300,000 - \$499,999	18	7	-61%	\$7,821,450	\$3,078,625	-61%	\$434,525	\$439,804	
\$500,000 - \$749,999	121	92	-24%	\$77,272,450	\$59,259,842	-23%	\$638,615	\$644,129	
\$750,000 - \$999,999	140	123	-12%	\$121,167,403	\$107,165,787	-12%	\$865,481	\$871,267	
\$1,000,000 - \$1,999,999	335	265	-21%	\$486,381,955	\$383,886,041	-21%	\$1,451,886	\$1,448,627	
\$2,000,000 - \$2,999,999	160	153	-4%	\$390,045,510	\$380,104,501	-3%	\$2,437,784	\$2,484,343	
\$3,000,000 - \$4,999,999	131	141	8%	\$494,865,250	\$528,402,501	7%	\$3,777,597	\$3,747,535	
\$5,000,000 - \$9,999,999	60	67	12%	\$387,679,596	\$448,058,500	16%	\$6,461,327	\$6,687,440	
\$10,000,000 & Over	13	17	31%	\$207,210,000	\$226,696,378	9%	\$15,939,231	\$13,335,081	
Totals	978	865	-12%	\$2,172,443,614	\$2,136,652,175	-2%	\$2,221,312	\$2,470,118	11%

THE FIGURES SET OUT ABOVE REFLECT CLOSED TRANSACTIONS ONLY.

Source: searchGreenwich.net