

Greenwich Single Family Market Analysis



2005 vs. 2006

Price Range	# of Homes Sold in 2005	# of Homes Sold in 2006	% Change	Dollar Volume in 2005	Dollar Volume in 2006	% Change	2005 Average Price Per Home	2006 Average Price Per Home	% Change Avg. Price
\$300,000 - \$499,999	7	1	-86%	\$3,078,625	\$375,000	-88%	\$439,804	\$375,000	
\$500,000 - \$749,999	92	57	-38%	\$59,259,842	\$36,774,499	-38%	\$644,129	\$645,167	
\$750,000 - \$999,999	123	88	-28%	\$107,165,787	\$77,209,302	-28%	\$871,267	\$877,378	
\$1,000,000 - \$1,999,999	265	229	-14%	\$383,886,041	\$341,071,292	-11%	\$1,448,627	\$1,489,394	
\$2,000,000 - \$2,999,999	153	133	-13%	\$380,104,501	\$324,487,615	-15%	\$2,484,343	\$2,439,757	
\$3,000,000 - \$4,999,999	141	134	-5%	\$528,402,501	\$513,901,068	-3%	\$3,747,535	\$3,835,083	
\$5,000,000 - \$9,999,999	67	73	9%	\$448,058,500	\$481,646,250	7%	\$6,687,440	\$6,597,894	
\$10,000,000 & Over	17	12	-29%	\$226,696,378	\$161,006,100	-29%	\$13,335,081	\$13,417,175	
Totals	865	727	-16%	\$2,136,652,175	\$1,936,471,126	-9%	\$2,470,118	\$2,663,647	8%

THE FIGURES SET OUT ABOVE REFLECT CLOSED TRANSACTIONS ONLY.

Source: searchGreenwich.net