

Greenwich Single Family Market Analysis



2002 vs. 2003

Price Range	# of Homes Sold in 2002	# of Homes Sold in 2003	% Change	Dollar Volume in 2002	Dollar Volume in 2003	% Change	2002 Average Price Per Home	2003 Average Price Per Home	% Change Avg. Price
Under \$300,000	1	1	0%	\$250,000	\$275,000	10%	\$250,000	\$275,000	
\$300,000-\$500,000	42	32	-24%	\$18,234,800	\$14,273,000	-22%	\$434,162	\$446,031	
\$500,000-\$750,000	130	142	9%	\$78,967,850	\$89,768,952	14%	\$607,445	\$632,176	
\$750,000-\$1,000,000	106	106	0%	\$91,093,599	\$89,621,825	-2%	\$859,374	\$845,489	
\$1,000,000-\$2,000,000	257	246	-4%	\$360,691,100	\$348,856,722	-3%	\$1,403,467	\$1,418,117	
\$2,000,000-\$4,000,000	149	137	-8%	\$417,612,510	\$381,572,500	-9%	\$2,802,769	\$2,785,201	
Over \$4,000,000	69	71	3%	\$419,005,900	\$423,375,500	1%	\$6,072,549	\$5,963,035	
Totals	754	735	-3%	\$1,385,855,759	\$1,347,743,499	-3%	\$1,838,005	\$1,833,665	0%

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THE FIGURES SET OUT ABOVE REFLECT CLOSED TRANSACTIONS ONLY.

Source: Greenwich Multiple Listing Service