

Greenwich Single Family Market Analysis



2007 vs. 2008

Price Range	# of Homes Sold in 2007	# of Homes Sold in 2008	% Change	Dollar Volume in 2007	Dollar Volume in 2008	% Change	2007 Average Price Per Home	2008 Average Price Per Home	
\$300,000 - \$499,999	1	12	1100%	\$475,000	\$5,397,800	1036%	\$475,000	\$449,817	
\$500,000 - \$749,999	50	41	-18%	\$32,732,900	\$26,078,000	-20%	\$654,658	\$636,049	
\$750,000 - \$999,999	76	47	-38%	\$65,777,467	\$40,433,750	-39%	\$865,493	\$860,293	
\$1,000,000 - \$1,999,999	212	135	-36%	\$312,620,070	\$202,062,175	-35%	\$1,474,623	\$1,496,757	
\$2,000,000 - \$2,999,999	145	94	-35%	\$352,389,020	\$232,115,775	-34%	\$2,430,269	\$2,469,317	
\$3,000,000 - \$4,999,999	129	78	-40%	\$490,518,845	\$290,170,302	-41%	\$3,802,472	\$3,720,132	
\$5,000,000 - \$9,999,999	92	39	-58%	\$617,820,500	\$265,612,000	-57%	\$6,715,440	\$6,810,564	
\$10,000,000 & Over	21	14	-33%	\$286,210,000	\$201,892,500	-29%	\$13,629,048	\$14,420,893	% Change
Totals	726	460	-37%	\$2,158,543,802	\$1,263,762,302	-41%	\$2,973,201	\$2,747,309	Avg. Price -8%

THE FIGURES SET OUT ABOVE REFLECT CLOSED TRANSACTIONS ONLY.

Source: searchGreenwich.net