

## Greenwich Single Family Market Analysis



### 2008 vs. 2009

Price Range	# of Homes Sold in 2008	# of Homes Sold in 2009	% Change	Dollar Volume in 2008	Dollar Volume in 2009	% Change	2008 Average Price Per Home	2009 Average Price Per Home	% Change Avg. Price
\$300,000 - \$499,999	12	20	67%	\$5,397,800	\$8,831,631	64%	\$449,817	\$441,582	
\$500,000 - \$749,999	41	52	27%	\$26,078,000	\$33,121,531	27%	\$636,049	\$636,953	
\$750,000 - \$999,999	47	50	6%	\$40,433,750	\$43,486,832	8%	\$860,293	\$869,737	
\$1,000,000 - \$1,999,999	135	95	-30%	\$202,062,175	\$137,957,912	-32%	\$1,496,757	\$1,452,189	
\$2,000,000 - \$2,999,999	94	52	-45%	\$232,115,775	\$125,840,250	-46%	\$2,469,317	\$2,420,005	
\$3,000,000 - \$4,999,999	78	58	-26%	\$290,170,302	\$221,321,510	-24%	\$3,720,132	\$3,815,888	
\$5,000,000 - \$9,999,999	39	30	-23%	\$265,612,000	\$194,793,112	-27%	\$6,810,564	\$6,493,104	
\$10,000,000 & Over	14	13	-7%	\$201,892,500	\$188,400,000	-7%	\$14,420,893	\$14,492,308	
<b>Totals</b>	<b>460</b>	<b>370</b>	<b>-20%</b>	<b>\$1,263,762,302</b>	<b>\$953,752,778</b>	<b>-25%</b>	<b>\$2,747,309</b>	<b>\$2,577,710</b>	<b>-6%</b>

THE FIGURES SET OUT ABOVE REFLECT CLOSED TRANSACTIONS ONLY.

Source: [searchGreenwich.net](http://searchGreenwich.net)