

2008 - 2009 Market Summary

<u>Single Family Home Sales in Greenwich</u>				
Price Range	2008	2009	Unit Difference	% Difference
Less than \$400,000	1	2	1	-
\$400,000 - \$599,999	24	37	13	54%
\$600,000 - \$749,999	28	33	5	18%
\$750,000 - \$999,999	47	50	3	6%
\$1,000,000 - \$1,499,999	66	51	-15	-23%
\$1,500,000 - \$1,999,999	69	44	-25	-36%
\$2,000,000 - \$2,999,999	94	52	-42	-45%
\$3,000,000 - \$3,999,999	53	37	-16	-30%
\$4,000,000 - \$4,999,999	25	21	-4	-16%
Greater than \$5,000,000	53	43	-10	-19%
	460	370	-90	-20%
Average Price	\$2,747,309	\$2,577,710		-6.17%
Median Price	\$1,950,000	\$1,595,000		-18.21%

<u>Other Categories of the Greenwich Real Estate Market</u>				
<u>Condominium</u>	133	88	-45	-34%
Average Price	\$929,239	\$918,754		-1.13%
Median Price	\$740,000	\$700,000		-5.41%
<u>Multi-Family</u>	17	16	-1	-6%
Average Price	\$1,183,444	\$689,863		-41.71%
Median Price	\$781,250	\$647,500		-17.12%
<u>Land</u>	11	15	4	36%
Average Price	\$2,510,000	\$3,237,233		28.97%
Median Price	\$1,355,000	\$1,475,000		8.86%