

2009 - 2011 Market Summary

<u>Single Family Home Sales in Greenwich</u>				
Price Range	2010	2011	Unit Difference	% Difference
Less than \$400,000	8	11	3	38%
\$400,000 - \$599,999	30	33	3	10%
\$600,000 - \$749,999	35	47	12	34%
\$750,000 - \$999,999	70	65	-5	-7%
\$1,000,000 - \$1,499,999	102	98	-4	-4%
\$1,500,000 - \$1,999,999	78	70	-8	-10%
\$2,000,000 - \$2,999,999	95	111	16	17%
\$3,000,000 - \$3,999,999	57	51	-6	-11%
\$4,000,000 - \$4,999,999	31	35	4	13%
Greater than \$5,000,000	43	52	9	21%
	549	573	24	4%
Average Price	\$2,453,460	\$2,422,368		-1.27%
Median Price	\$1,675,000	\$1,650,000		-1.49%

<u>Other Categories of the Greenwich Real Estate Market</u>				
<u>Condominium</u>	136	114	-22	-16%
Average Price	\$798,834	\$891,350		11.58%
Median Price	\$638,500	\$650,000		1.80%
<u>Multi-Family</u>	21	35	14	67%
Average Price	\$772,000	\$594,837		-22.95%
Median Price	\$595,000	\$575,000		-3.36%
<u>Land</u>	19	30	11	58%
Average Price	\$2,220,763	\$1,513,573		-31.84%
Median Price	\$1,750,000	\$1,012,500		-42.14%