

Greenwich 06830

ZIP code · CT · Connecticut > Western Connecticut > Greenwich

BUYER'S MARKET

\$2.5M

MEDIAN SALE PRICE

-11.9%

1-YR CHANGE

224

SALES (12 MO)

\$2.9M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



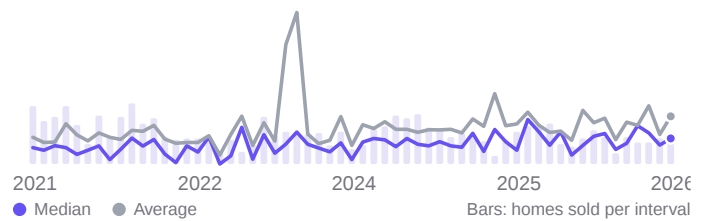
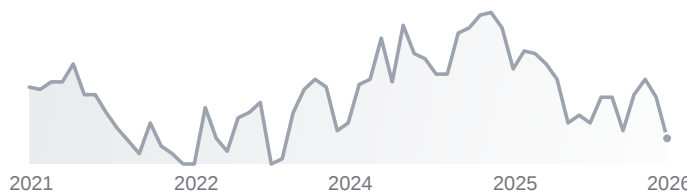
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$2.5M · Average \$4M

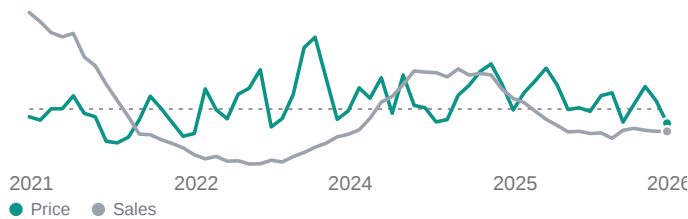


Growth (year over year)

Price -11.9% · Sales -18.5%

Price per square foot

\$976/ft²

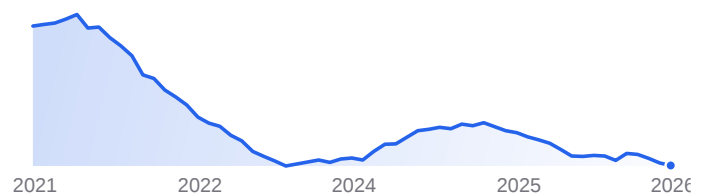
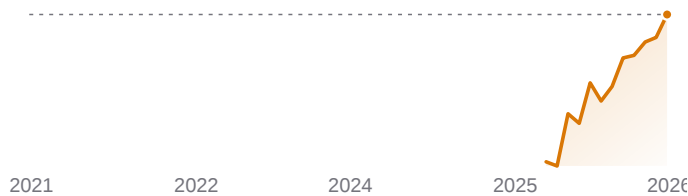


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

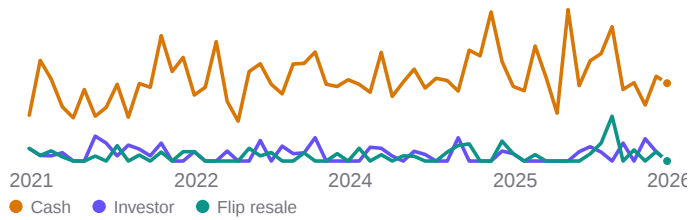
3.3%



BUYERS & OUTCOMES

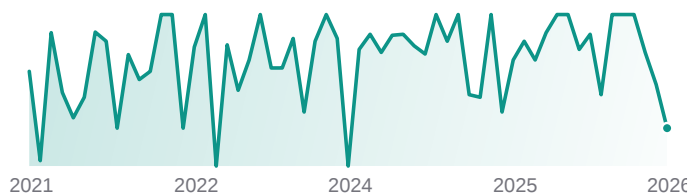
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



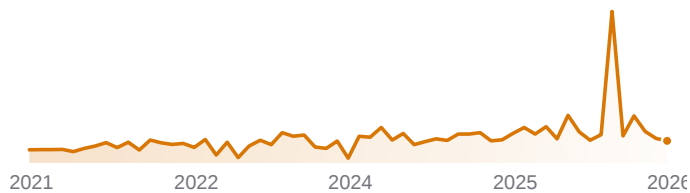
Sellers who sold at a gain

75%

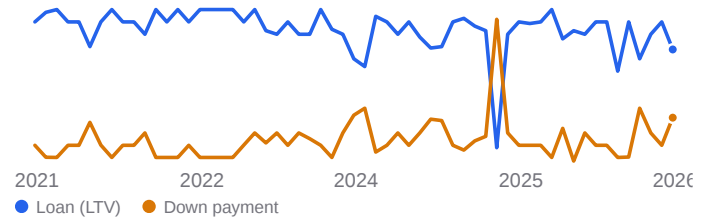


Median annualized return at resale

+3.9%

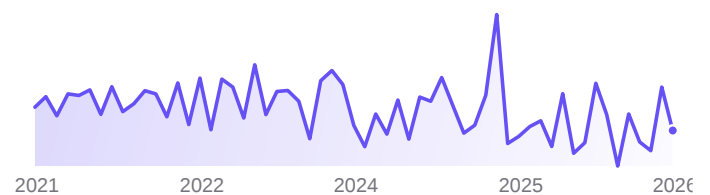


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



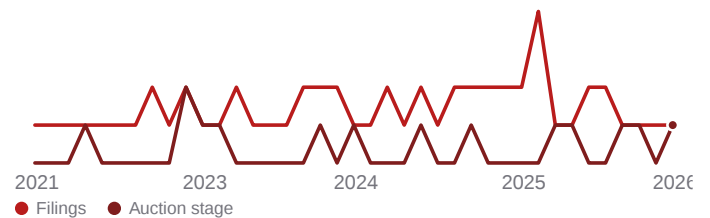
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,738
Median value (AVM)	\$2.9M
Median size	2,890 ft²
Median bedrooms	4
Median year built	1956
Single family	62%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.9%
Owner occupied	65%
Company owned	23%
Median loan-to-value	32%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	27,704
Density	1,501 / mi²
Median household income	\$168K
Average household income	\$274K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	104
Homes occupied	90%
Bachelor's or higher	30%
Poverty rate	7.6%
Unemployment	0.8%
Average temp	52°F
Annual precip	50 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.