

Greenwich 06831

ZIP code · CT · Connecticut > Western Connecticut > Greenwich

BUYER'S MARKET

\$2.1M

MEDIAN SALE PRICE

-21.8%

1-YR CHANGE

180

SALES (12 MO)

\$2.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



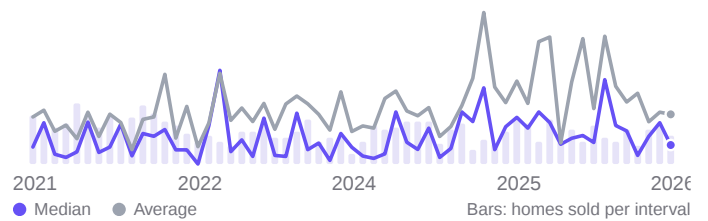
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$1.7M · Average \$2.8M

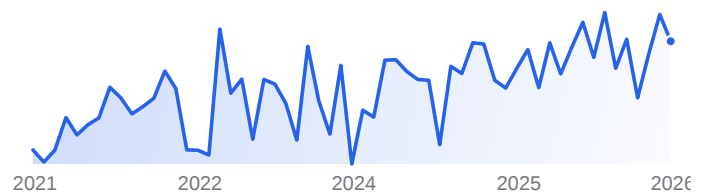
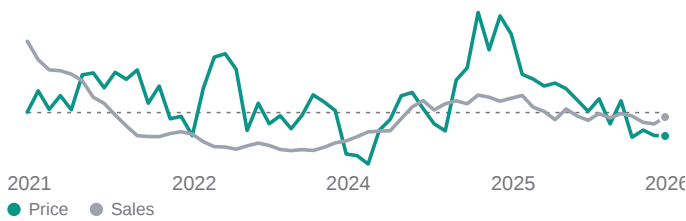


Growth (year over year)

Price -21.8% · Sales -4.3%

Price per square foot

\$706/ft²

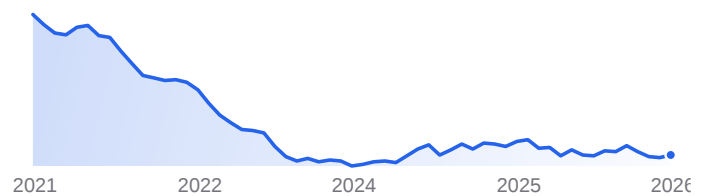
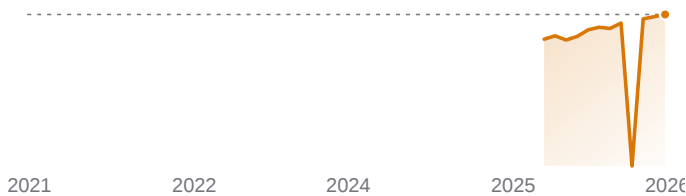


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

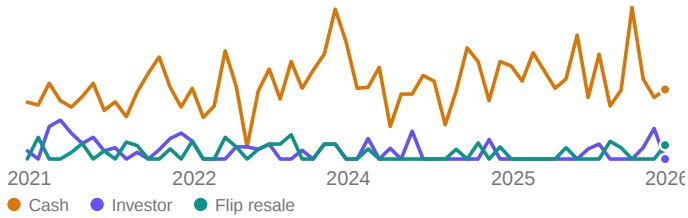
3.5%



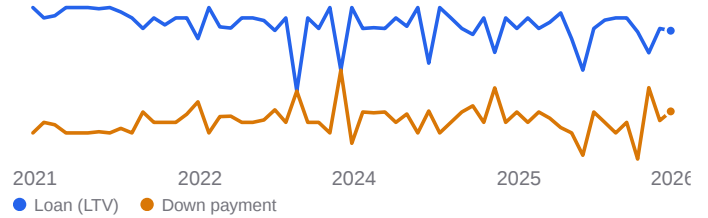
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 0% · Flip resale 7.1%

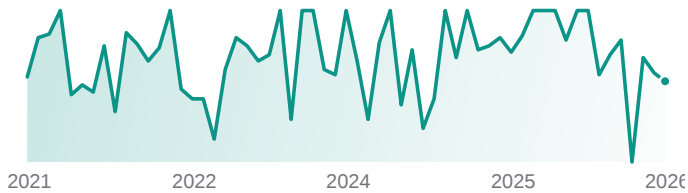


Financing (share of purchase price) Loan (LTV) 69% · Down payment 30%



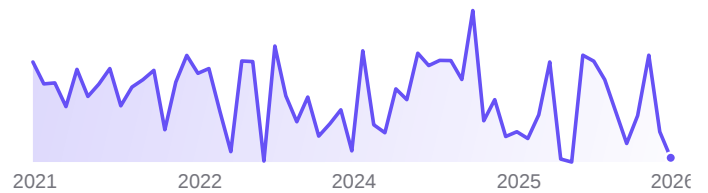
Sellers who sold at a gain

80%



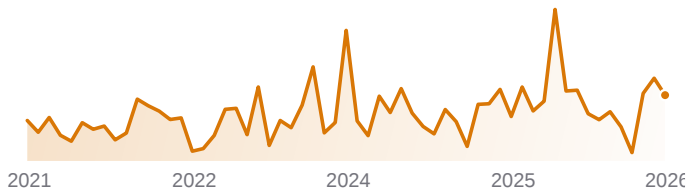
Typical hold before selling

4.2 yrs



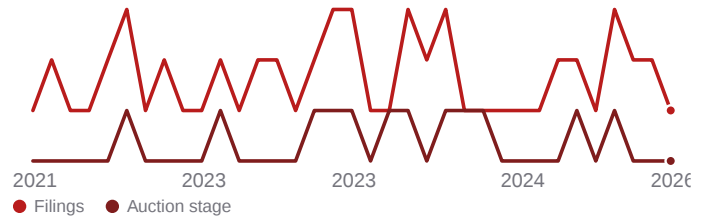
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,196
Median value (AVM)	\$2.1M
Median size	2,981 ft²
Median bedrooms	4
Median year built	1968
Single family	78%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	73%
Company owned	17%
Median loan-to-value	38%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	17,909
Density	648 / mi²
Median household income	\$211K
Average household income	\$312K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	105
Homes occupied	89%
Bachelor's or higher	35%
Poverty rate	5.0%
Unemployment	0.9%
Average temp	52°F
Annual precip	51 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.