

All Greenwich Res Condo & Misc Statistical Summary after BAA

Total Number of Residential Parcels 20,162

	Statistical Summary	
	Sale Period <u>10/1/2022- 10/1/2025</u>	Sale Period <u>10/1/2024 - 10/1/2025</u>
Sale Date Range		
Sales Count	1,725	616
Range of Sale Prices- Low	\$33,000	\$352,000
Range of Sale Prices- High	\$43,500,000	\$43,500,000
Mean Sale Price	\$2,899,095	\$3,293,048
Median Sale Price	\$2,110,000	\$2,410,000
Total Assessed 100% Value (Sold Parcels)	4,832,854,800	1,880,818,700
Total Sale Price	\$5,000,938,187	\$2,028,517,708
Total Assessed 100% Value / Total Sale Price	0.966	0.927
Median Ratio	0.954	0.924
Mean Ratio	0.977	0.921
Coefficient of Dispersion	9.406	6.381
Price-Related Differential	1.011	0.993
Range of 100% Fair Market Value- Lowest		2,000
Range of 100% Fair Market Value - Highest		98,934,800
Mean of 100% Fair Market Value		2,701,342
Median of 100% Fair Market Value		1,734,300
2024 Section 100% Value		42,427,723,614
2025 Section 100% Value		54,464,459,200
Difference		12,036,735,586
% difference		28.37%

All Greenwich Res & Condo(No Misc) Statistical Summary after BAA

Total Number of Residential Parcels 19,455

	Statistical Summary	
	Sale Period <u>10/1/2022- 10/1/2025</u>	Sale Period <u>10/1/2024 - 10/1/2025</u>
Sale Date Range		
Sales Count	1,710	611
Range of Sale Prices- Low	\$305,000	\$352,000
Range of Sale Prices- High	\$43,500,000	\$43,500,000
Mean Sale Price	\$2,914,044	\$3,308,515
Median Sale Price	\$2,126,251	\$2,419,000
Total Assessed 100% Value (Sold Parcels)	4,817,820,300	1,874,955,100
Total Sale Price	\$4,983,015,437	\$2,021,502,708
Total Assessed 100% Value / Total Sale Price	0.967	0.928
Median Ratio	0.954	0.924
Mean Ratio	0.977	0.921
Coefficient of Dispersion	9.335	6.346
Price-Related Differential	1.011	0.993
Range of 100% Fair Market Value- Lowest		223,400
Range of 100% Fair Market Value - Highest		98,934,800
Mean of 100% Fair Market Value		2,750,877
Median of 100% Fair Market Value		1,771,500
2024 Section 100% Value		41,670,036,814
2025 Section 100% Value		53,518,320,300
Difference		11,848,283,486
% difference		28.43%

District 01 Statistical Summary after BAA

Total Number of Residential Parcels: 841

	Statistical Summary	
	Sale Period	Sale Period
	10/1/2022- 10/1/2025	10/1/2024 - 10/1/2025
Sale Date Range		
Sales Count	71	30
Range of Sale Prices- Low	\$700,000	\$925,000
Range of Sale Prices- High	\$7,875,000	\$7,875,000
Mean Sale Price	\$2,998,086	\$3,135,950
Median Sale Price	\$2,400,000	\$2,624,500
Total Assessed 100% Value (Sold Parcels)	198,766,400	86,876,300
Total Sale Price	\$212,864,138	\$94,078,500
Total Assessed 100% Value / Total Sale Price	0.934	0.923
Median Ratio	0.941	0.928
Mean Ratio	0.962	0.935
Coefficient of Dispersion	9.051	4.652
Price-Related Differential	1.030	1.013
Range of 100% Fair Market Value- Lowest	569,500	
Range of 100% Fair Market Value - Highest	26,320,000	
Mean of 100% Fair Market Value	2,447,831	
Median of 100% Fair Market Value	2,028,300	
2024 Section 100% Value	1,501,991,400	
2025 Section 100% Value	2,058,625,900	
Difference	556,634,500	
% difference	37.06%	

District 02 Statistical Summary after BAA

Total Number of Residential Parcels: 364

	Statistical Summary	
	Sale Period <u>10/1/2022- 10/1/2025</u>	Sale Period <u>10/1/2024 - 10/1/2025</u>
Sale Date Range		
Sales Count	29	10
Range of Sale Prices- Low	\$1,685,000	\$2,935,000
Range of Sale Prices- High	\$16,150,000	\$12,180,000
Mean Sale Price	\$5,922,948	\$6,815,000
Median Sale Price	\$5,500,000	\$6,530,000
Total Assessed 100% Value (Sold Parcels)	166,524,000	65,127,300
Total Sale Price	\$171,765,500	\$68,150,000
Total Assessed 100% Value / Total Sale Price	0.969	0.956
Median Ratio	0.986	1.005
Mean Ratio	0.983	0.984
Coefficient of Dispersion	8.167	8.584
Price-Related Differential	1.014	1.030
Range of 100% Fair Market Value- Lowest		844,600
Range of 100% Fair Market Value - Highest		24,534,300
Mean of 100% Fair Market Value		6,410,085
Median of 100% Fair Market Value		5,072,600
2024 Section 100% Value		1,794,663,700
2025 Section 100% Value		2,333,271,100
Difference		538,607,400
% difference		30.01%

District 03 Statistical Summary after BAA

Total Number of Residential Parcels: 453

	Statistical Summary	
	Sale Period <u>10/1/2022- 10/1/2025</u>	Sale Period <u>10/1/2024 - 10/1/2025</u>
Sale Date Range		
Sales Count	19	6
Range of Sale Prices- Low	\$700,000	\$855,000
Range of Sale Prices- High	\$1,800,000	\$1,100,000
Mean Sale Price	\$1,010,789	\$982,500
Median Sale Price	\$980,000	\$990,000
Total Assessed 100% Value (Sold Parcels)	18,394,800	5,546,600
Total Sale Price	\$19,205,000	\$5,895,000
Total Assessed 100% Value / Total Sale Price	0.958	0.941
Median Ratio	0.954	0.965
Mean Ratio	0.960	0.942
Coefficient of Dispersion	6.176	5.380
Price-Related Differential	1.002	1.001
Range of 100% Fair Market Value- Lowest		458,500
Range of 100% Fair Market Value - Highest		8,489,500
Mean of 100% Fair Market Value		982,139
Median of 100% Fair Market Value		880,400
2024 Section 100% Value		362,788,100
2025 Section 100% Value		444,909,100
Difference		82,121,000
% difference		22.64%

District 04 Statistical Summary after BAA

Total Number of Residential Parcels: 854

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	56	18
Range of Sale Prices- Low	\$560,000	\$625,000
Range of Sale Prices- High	\$4,510,000	\$1,900,000
Mean Sale Price	\$1,092,076	\$1,087,903
Median Sale Price	\$897,500	\$1,000,000
Total Assessed 100% Value (Sold Parcels)	58,264,800	18,225,900
Total Sale Price	\$61,156,250	\$19,582,250
Total Assessed 100% Value / Total Sale Price	0.953	0.931
Median Ratio	0.946	0.924
Mean Ratio	0.953	0.926
Coefficient of Dispersion	7.710	7.024
Price-Related Differential	1.000	0.995
Range of 100% Fair Market Value- Lowest	447,400	
Range of 100% Fair Market Value - Highest	14,266,000	
Mean of 100% Fair Market Value	1,019,397	
Median of 100% Fair Market Value	808,500	
2024 Section 100% Value	679,855,914	
2025 Section 100% Value	870,564,700	
Difference	190,708,786	
% difference	28.05%	

District 05 Statistical Summary after BAA

Total Number of Residential Parcels: 1,407

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	128	50
Range of Sale Prices- Low	\$1,322,000	\$1,475,000
Range of Sale Prices- High	\$10,950,000	\$10,250,000
Mean Sale Price	\$3,640,353	\$3,854,781
Median Sale Price	\$3,255,000	\$3,580,000
Total Assessed 100% Value (Sold Parcels)	431,634,100	175,358,700
Total Sale Price	\$465,965,153	\$192,739,035
Total Assessed 100% Value / Total Sale Price	0.926	0.910
Median Ratio	0.914	0.898
Mean Ratio	0.931	0.909
Coefficient of Dispersion	6.154	6.494
Price-Related Differential	1.005	0.999
Range of 100% Fair Market Value- Lowest	558,900	
Range of 100% Fair Market Value - Highest	16,666,000	
Mean of 100% Fair Market Value	3,120,776	
Median of 100% Fair Market Value	2,735,900	
2024 Section 100% Value	3,514,763,500	
2025 Section 100% Value	4,390,932,200	
Difference	876,168,700	
% difference	24.93%	

District 06 Statistical Summary after BAA

Total Number of Residential Parcels: 1,519

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	114	44
Range of Sale Prices- Low	\$880,000	\$890,000
Range of Sale Prices- High	\$9,650,000	\$7,500,000
Mean Sale Price	\$3,209,823	\$3,032,566
Median Sale Price	\$2,812,500	\$2,787,500
Total Assessed 100% Value (Sold Parcels)	332,014,000	119,718,100
Total Sale Price	\$365,919,769	\$133,432,919
Total Assessed 100% Value / Total Sale Price	0.907	0.897
Median Ratio	0.913	0.906
Mean Ratio	0.916	0.899
Coefficient of Dispersion	7.409	7.249
Price-Related Differential	1.010	1.002
Range of 100% Fair Market Value- Lowest	632,900	
Range of 100% Fair Market Value - Highest	13,664,900	
Mean of 100% Fair Market Value	2,570,659	
Median of 100% Fair Market Value	2,265,200	
2024 Section 100% Value	3,090,516,000	
2025 Section 100% Value	3,904,831,200	
Difference	814,315,200	
% difference	26.35%	

District 07 Statistical Summary after BAA

Total Number of Residential Parcels: 974

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	90	37
Range of Sale Prices- Low	\$1,200,000	\$1,857,500
Range of Sale Prices- High	\$14,750,000	\$8,900,000
Mean Sale Price	\$4,401,040	\$4,587,473
Median Sale Price	\$4,006,750	\$4,250,020
Total Assessed 100% Value (Sold Parcels)	377,304,900	154,554,500
Total Sale Price	\$396,093,600	\$169,736,500
Total Assessed 100% Value / Total Sale Price	0.953	0.911
Median Ratio	0.940	0.905
Mean Ratio	0.953	0.904
Coefficient of Dispersion	8.973	7.376
Price-Related Differential	1.000	0.993
Range of 100% Fair Market Value- Lowest	657,300	
Range of 100% Fair Market Value - Highest	21,491,100	
Mean of 100% Fair Market Value	3,581,947	
Median of 100% Fair Market Value	2,814,400	
2024 Section 100% Value	2,796,698,200	
2025 Section 100% Value	3,488,816,600	
Difference	692,118,400	
% difference	24.75%	

District 08 Statistical Summary after BAA

Total Number of Residential Parcels 2,410

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	214	79
Range of Sale Prices- Low	\$650,000	\$1,015,000
Range of Sale Prices- High	\$9,550,000	\$9,550,000
Mean Sale Price	\$2,214,058	\$2,428,152
Median Sale Price	\$1,952,000	\$2,105,000
Total Assessed 100% Value (Sold Parcels)	460,195,500	176,900,800
Total Sale Price	\$473,808,463	\$191,824,039
Total Assessed 100% Value / Total Sale Price	0.971	0.922
Median Ratio	0.951	0.923
Mean Ratio	0.978	0.922
Coefficient of Dispersion	8.961	6.050
Price-Related Differential	1.007	1.000
Range of 100% Fair Market Value- Lowest	629,100	
Range of 100% Fair Market Value - Highest	15,433,900	
Mean of 100% Fair Market Value	1,825,887	
Median of 100% Fair Market Value	1,530,400	
2024 Section 100% Value	3,371,835,200	
2025 Section 100% Value	4,400,387,800	
Difference	1,028,552,600	
% difference	30.50%	

District 09 Statistical Summary after BAA

Total Number of Residential Parcels: 1,559

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	99	31
Range of Sale Prices- Low	\$565,000	\$725,000
Range of Sale Prices- High	\$2,700,000	\$2,700,000
Mean Sale Price	\$1,201,452	\$1,331,032
Median Sale Price	\$1,100,000	\$1,195,000
Total Assessed 100% Value (Sold Parcels)	114,813,100	37,913,000
Total Sale Price	\$118,943,735	\$41,262,002
Total Assessed 100% Value / Total Sale Price	0.965	0.919
Median Ratio	0.966	0.927
Mean Ratio	0.976	0.921
Coefficient of Dispersion	9.378	7.193
Price-Related Differential	1.011	1.003
Range of 100% Fair Market Value- Lowest		456,100
Range of 100% Fair Market Value - Highest		3,817,200
Mean of 100% Fair Market Value		1,074,257
Median of 100% Fair Market Value		941,400
2024 Section 100% Value		1,336,047,500
2025 Section 100% Value		1,674,766,300
Difference		338,718,800
% difference		25.35%

District 10 Statistical Summary after BAA

Total Number of Residential Parcels: 2,081

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	174	68
Range of Sale Prices- Low	\$750,000	\$1,550,000
Range of Sale Prices- High	\$43,500,000	\$43,500,000
Mean Sale Price	\$4,874,725	\$5,440,736
Median Sale Price	\$3,905,000	\$4,097,500
Total Assessed 100% Value (Sold Parcels)	856,558,800	351,559,300
Total Sale Price	\$848,202,179	\$369,970,078
Total Assessed 100% Value / Total Sale Price	1.010	0.950
Median Ratio	0.995	0.947
Mean Ratio	1.013	0.938
Coefficient of Dispersion	10.097	6.103
Price-Related Differential	1.003	0.987
Range of 100% Fair Market Value- Lowest	624,800	
Range of 100% Fair Market Value - Highest	47,172,700	
Mean of 100% Fair Market Value	4,587,744	
Median of 100% Fair Market Value	3,519,300	
2024 Section 100% Value	7,424,545,800	
2025 Section 100% Value	9,547,095,500	
Difference	2,122,549,700	
% difference	28.59%	

District 11 Statistical Summary after BAA

Total Number of Residential Parcels: 1,887

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	169	65
Range of Sale Prices- Low	\$1,100,000	\$1,175,000
Range of Sale Prices- High	\$21,875,000	\$21,000,000
Mean Sale Price	\$5,154,649	\$5,531,820
Median Sale Price	\$4,200,000	\$4,445,000
Total Assessed 100% Value (Sold Parcels)	856,845,200	341,695,100
Total Sale Price	\$871,135,663	\$359,568,300
Total Assessed 100% Value / Total Sale Price	0.984	0.950
Median Ratio	0.971	0.947
Mean Ratio	0.984	0.944
Coefficient of Dispersion	7.324	5.164
Price-Related Differential	1.001	0.994
Range of 100% Fair Market Value- Lowest	543,400	
Range of 100% Fair Market Value - Highest	38,771,900	
Mean of 100% Fair Market Value	4,791,253	
Median of 100% Fair Market Value	3,766,000	
2024 Section 100% Value	7,067,671,500	
2025 Section 100% Value	9,041,094,000	
Difference	1,973,422,500	
% difference	27.92%	

District 12 Statistical Summary after BAA

Total Number of Residential Parcels: 1,605

	Statistical Summary	
	Sale Period <u>10/1/2022- 10/1/2025</u>	Sale Period <u>10/1/2024 - 10/1/2025</u>
Sale Date Range		
Sales Count	94	31
Range of Sale Prices- Low	\$669,000	\$1,100,000
Range of Sale Prices- High	\$4,550,000	\$3,976,000
Mean Sale Price	\$2,017,339	\$2,089,966
Median Sale Price	\$1,870,000	\$1,925,000
Total Assessed 100% Value (Sold Parcels)	181,330,900	57,108,200
Total Sale Price	\$189,629,865	\$64,788,960
Total Assessed 100% Value / Total Sale Price	0.956	0.881
Median Ratio	0.946	0.883
Mean Ratio	0.962	0.877
Coefficient of Dispersion	10.223	6.868
Price-Related Differential	1.006	0.995
Range of 100% Fair Market Value- Lowest		738,300
Range of 100% Fair Market Value - Highest		6,341,700
Mean of 100% Fair Market Value		1,576,121
Median of 100% Fair Market Value		1,315,200
2024 Section 100% Value		1,974,008,100
2025 Section 100% Value		2,529,673,800
Difference		555,665,700
% difference		28.15%

Condo Statistical Summary after BAA

Total Number of Residential Parcels: 3,054

	Statistical Summary	
	Sale Period	Sale Period
Sale Date Range	<u>10/1/2022- 10/1/2025</u>	<u>10/1/2024 - 10/1/2025</u>
Sales Count	429	130
Range of Sale Prices- Low	\$305,000	\$352,000
Range of Sale Prices- High	\$6,750,000	\$6,200,000
Mean Sale Price	\$1,332,196	\$1,478,078
Median Sale Price	\$997,500	\$1,167,000
Total Assessed 100% Value (Sold Parcels)	564,456,200	175,471,600
Total Sale Price	\$571,512,272	\$192,150,125
Total Assessed 100% Value / Total Sale Price	0.988	0.913
Median Ratio	0.973	0.923
Mean Ratio	1.007	0.918
Coefficient of Dispersion	10.647	4.758
Price-Related Differential	1.020	1.005
Range of 100% Fair Market Value- Lowest		223,400
Range of 100% Fair Market Value - Highest		25,295,700
Mean of 100% Fair Market Value		1,193,613
Median of 100% Fair Market Value		946,000
2024 Section 100% Value		2,698,298,600
2025 Section 100% Value		3,645,294,600
Difference		946,996,000
% difference		35.10%

Waterfront Statistical Summary after BAA

Total Number of Residential Parcels: 447

	Statistical Summary	
	Sale Period <u>10/1/2022- 10/1/2025</u>	Sale Period <u>10/1/2024 - 10/1/2025</u>
Sale Date Range		
Sales Count	24	12
Range of Sale Prices- Low	\$2,775,000	\$3,100,000
Range of Sale Prices- High	\$22,890,000	\$21,000,000
Mean Sale Price	\$9,033,910	\$9,860,417
Median Sale Price	\$7,010,000	\$8,812,500
Total Assessed 100% Value (Sold Parcels)	200,717,600	108,899,700
Total Sale Price	\$216,813,850	\$118,325,000
Total Assessed 100% Value / Total Sale Price	0.926	0.920
Median Ratio	0.948	0.933
Mean Ratio	0.935	0.918
Coefficient of Dispersion	8.157	8.242
Price-Related Differential	1.009	0.998
Range of 100% Fair Market Value- Lowest		749,100
Range of 100% Fair Market Value - Highest		98,934,800
Mean of 100% Fair Market Value		11,606,393
Median of 100% Fair Market Value		7,369,200
2024 Section 100% Value		4,056,353,300
2025 Section 100% Value		5,188,057,500
Difference		1,131,704,200
% difference		27.90%

