

Greenwich

Fairfield County

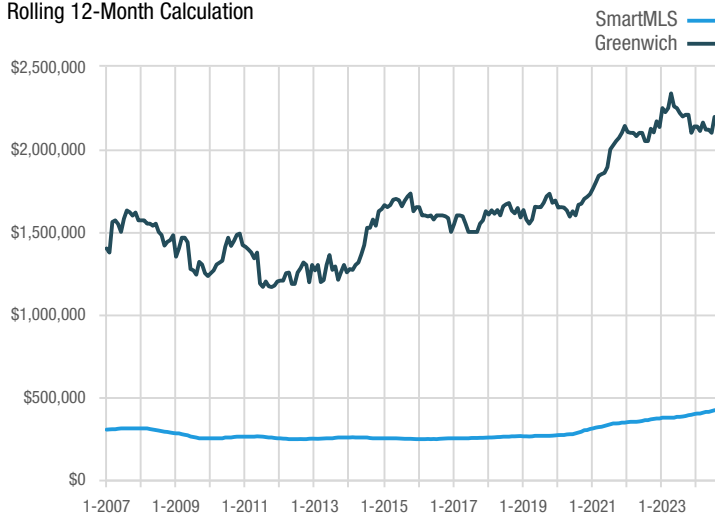
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	17	16	- 5.9%	235	236	+ 0.4%
Pending Sales	15	18	+ 20.0%	185	170	- 8.1%
Closed Sales	26	27	+ 3.8%	177	168	- 5.1%
Days on Market Until Sale	87	26	- 70.1%	70	58	- 17.1%
Median Sales Price*	\$2,268,000	\$2,010,000	- 11.4%	\$2,272,500	\$2,278,675	+ 0.3%
Average Sales Price*	\$4,015,194	\$2,340,185	- 41.7%	\$2,814,301	\$2,917,950	+ 3.7%
Percent of List Price Received*	101.3%	103.4%	+ 2.1%	100.2%	102.6%	+ 2.4%
Inventory of Homes for Sale	75	70	- 6.7%	—	—	—
Months Supply of Inventory	3.5	3.3	- 5.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	8	9	+ 12.5%	71	73	+ 2.8%
Pending Sales	10	12	+ 20.0%	64	61	- 4.7%
Closed Sales	7	10	+ 42.9%	61	60	- 1.6%
Days on Market Until Sale	33	75	+ 127.3%	52	48	- 7.7%
Median Sales Price*	\$850,000	\$903,500	+ 6.3%	\$801,000	\$897,500	+ 12.0%
Average Sales Price*	\$837,257	\$1,180,200	+ 41.0%	\$1,008,375	\$1,196,634	+ 18.7%
Percent of List Price Received*	98.4%	100.9%	+ 2.5%	99.8%	101.4%	+ 1.6%
Inventory of Homes for Sale	17	17	0.0%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

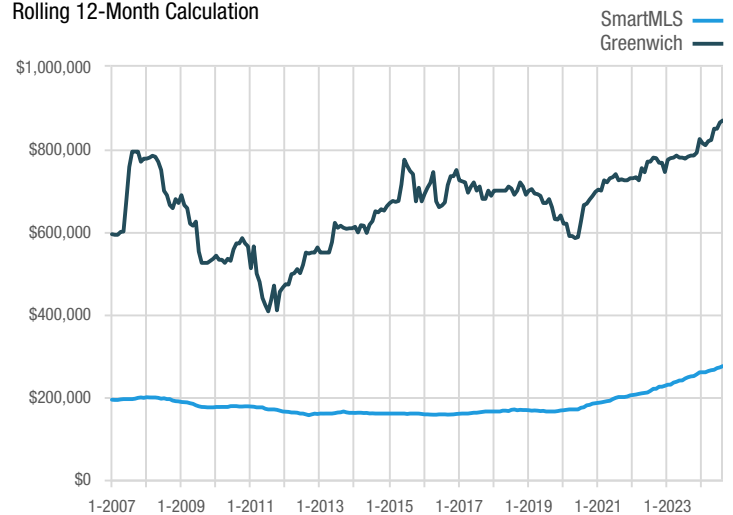
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.