

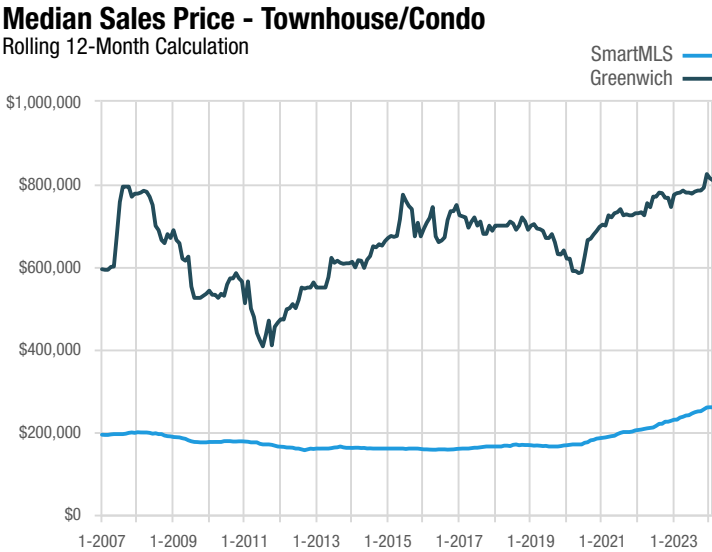
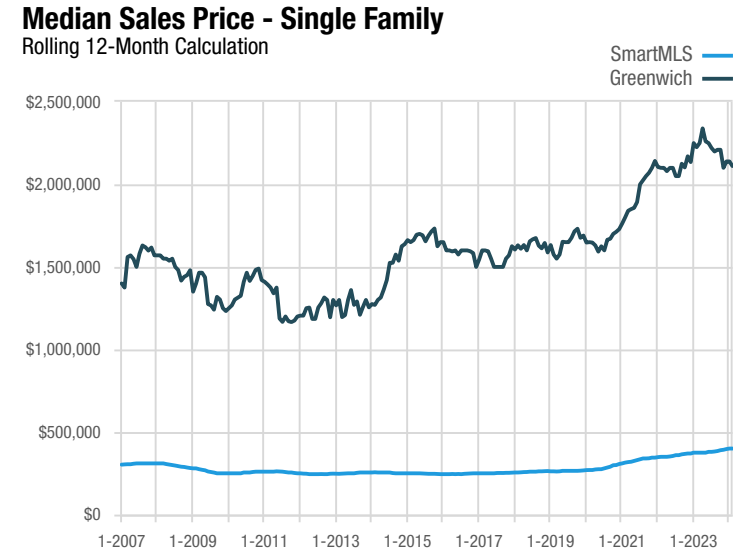
Greenwich

Fairfield County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	17	26	+ 52.9%	38	49	+ 28.9%
Pending Sales	21	21	0.0%	35	34	- 2.9%
Closed Sales	8	9	+ 12.5%	24	23	- 4.2%
Days on Market Until Sale	54	88	+ 63.0%	58	98	+ 69.0%
Median Sales Price*	\$2,038,000	\$1,795,000	- 11.9%	\$2,388,000	\$2,750,000	+ 15.2%
Average Sales Price*	\$2,399,375	\$2,302,500	- 4.0%	\$2,753,240	\$2,979,326	+ 8.2%
Percent of List Price Received*	100.9%	105.0%	+ 4.1%	98.3%	100.7%	+ 2.4%
Inventory of Homes for Sale	89	53	- 40.4%	—	—	—
Months Supply of Inventory	3.6	2.4	- 33.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	8	8	0.0%	24	17	- 29.2%
Pending Sales	11	10	- 9.1%	19	12	- 36.8%
Closed Sales	6	3	- 50.0%	13	9	- 30.8%
Days on Market Until Sale	37	17	- 54.1%	50	37	- 26.0%
Median Sales Price*	\$940,000	\$745,000	- 20.7%	\$865,000	\$810,000	- 6.4%
Average Sales Price*	\$888,667	\$1,276,667	+ 43.7%	\$1,361,000	\$1,041,944	- 23.4%
Percent of List Price Received*	101.1%	101.3%	+ 0.2%	99.8%	103.1%	+ 3.3%
Inventory of Homes for Sale	27	15	- 44.4%	—	—	—
Months Supply of Inventory	3.1	2.2	- 29.0%	—	—	—

* 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.



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.