

Greenwich

Fairfield County

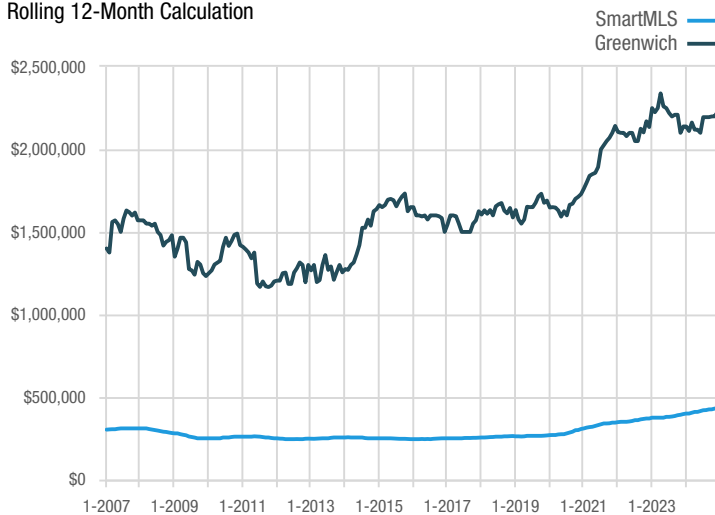
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	8	5	- 37.5%	330	313	- 5.2%
Pending Sales	14	11	- 21.4%	268	237	- 11.6%
Closed Sales	22	22	0.0%	264	241	- 8.7%
Days on Market Until Sale	65	46	- 29.2%	68	54	- 20.6%
Median Sales Price*	\$2,050,000	\$2,307,500	+ 12.6%	\$2,138,751	\$2,225,000	+ 4.0%
Average Sales Price*	\$2,400,909	\$3,057,386	+ 27.3%	\$2,712,536	\$2,817,426	+ 3.9%
Percent of List Price Received*	102.5%	102.4%	- 0.1%	100.7%	102.1%	+ 1.4%
Inventory of Homes for Sale	48	46	- 4.2%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	4	0.0%	102	105	+ 2.9%
Pending Sales	7	3	- 57.1%	89	85	- 4.5%
Closed Sales	5	4	- 20.0%	85	90	+ 5.9%
Days on Market Until Sale	137	13	- 90.5%	62	36	- 41.9%
Median Sales Price*	\$930,000	\$837,500	- 9.9%	\$825,000	\$875,000	+ 6.1%
Average Sales Price*	\$859,434	\$893,500	+ 4.0%	\$1,025,742	\$1,144,478	+ 11.6%
Percent of List Price Received*	101.8%	103.1%	+ 1.3%	100.0%	102.1%	+ 2.1%
Inventory of Homes for Sale	14	19	+ 35.7%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

* 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.

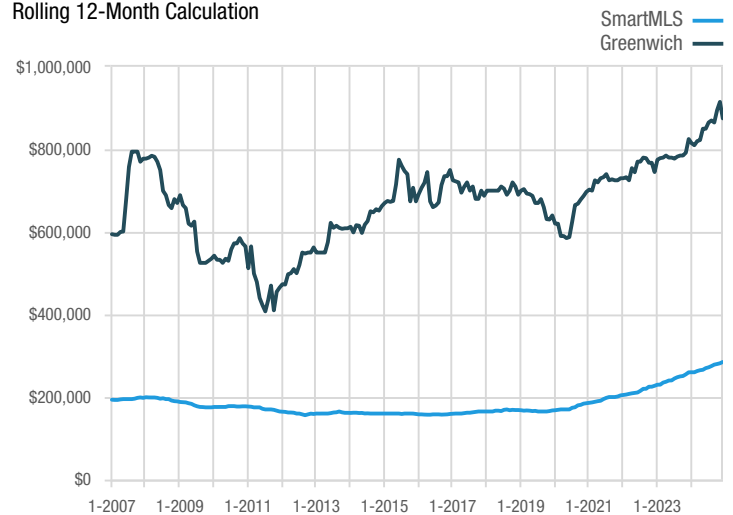
Median Sales Price - Single Family

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.