

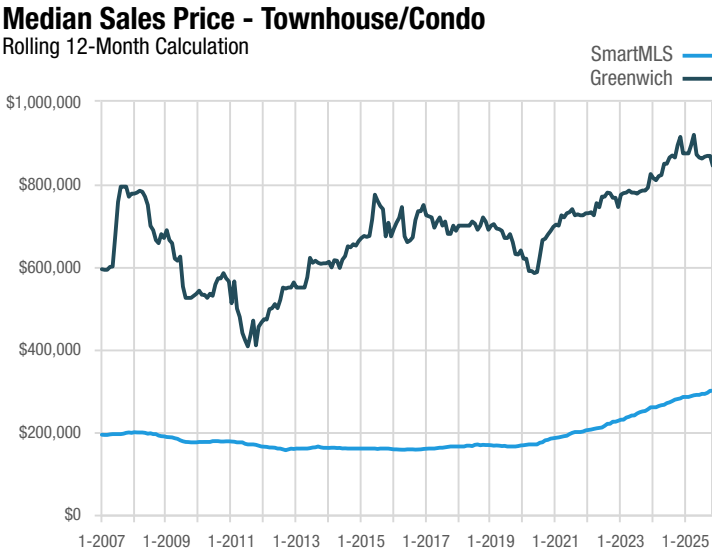
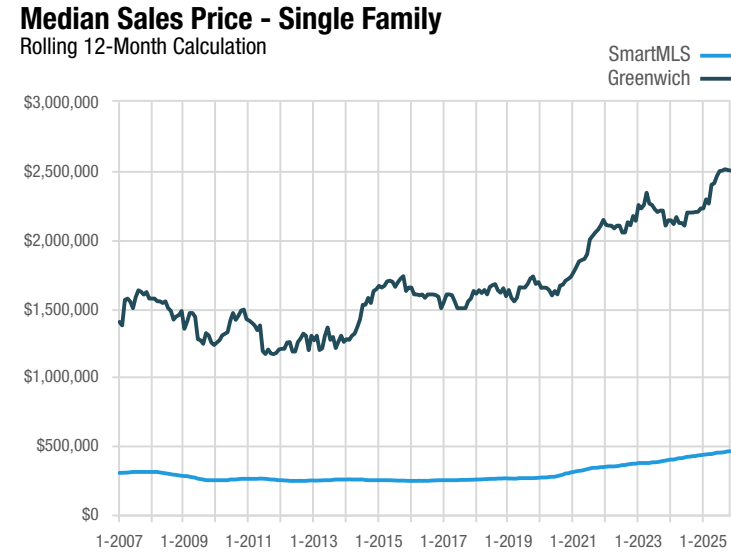
Greenwich

Fairfield County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	12	11	- 8.3%	308	300	- 2.6%
Pending Sales	16	19	+ 18.8%	226	239	+ 5.8%
Closed Sales	23	22	- 4.3%	219	221	+ 0.9%
Days on Market Until Sale	57	55	- 3.5%	55	48	- 12.7%
Median Sales Price*	\$1,980,000	\$1,725,000	- 12.9%	\$2,225,000	\$2,508,950	+ 12.8%
Average Sales Price*	\$2,429,304	\$2,966,705	+ 22.1%	\$2,793,320	\$3,211,834	+ 15.0%
Percent of List Price Received*	99.8%	101.5%	+ 1.7%	102.1%	101.9%	- 0.2%
Inventory of Homes for Sale	63	43	- 31.7%	—	—	—
Months Supply of Inventory	3.2	2.1	- 34.4%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	5	4	- 20.0%	102	102	0.0%
Pending Sales	6	6	0.0%	82	84	+ 2.4%
Closed Sales	9	4	- 55.6%	86	78	- 9.3%
Days on Market Until Sale	15	24	+ 60.0%	38	48	+ 26.3%
Median Sales Price*	\$997,500	\$895,000	- 10.3%	\$895,000	\$845,000	- 5.6%
Average Sales Price*	\$1,142,500	\$952,250	- 16.7%	\$1,156,152	\$980,731	- 15.2%
Percent of List Price Received*	105.6%	103.7%	- 1.8%	102.1%	101.5%	- 0.6%
Inventory of Homes for Sale	21	19	- 9.5%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

* 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.



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.