

Greenwich

Fairfield County

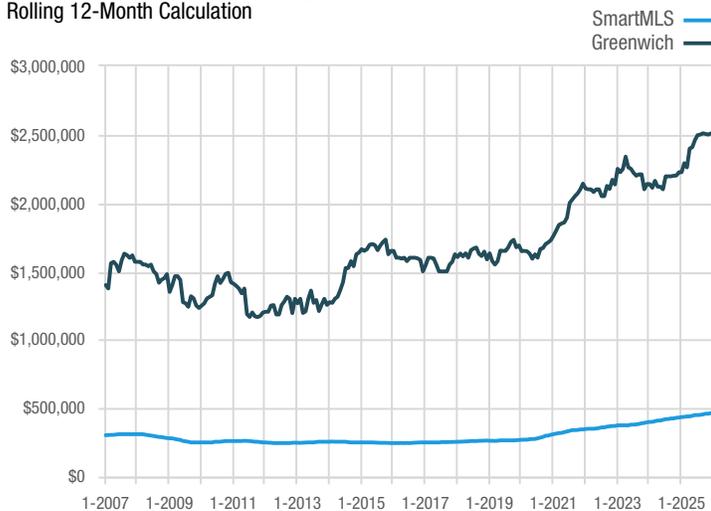
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	17	21	+ 23.5%	17	21	+ 23.5%
Pending Sales	16	6	- 62.5%	16	6	- 62.5%
Closed Sales	12	12	0.0%	12	12	0.0%
Days on Market Until Sale	69	62	- 10.1%	69	62	- 10.1%
Median Sales Price*	\$4,003,000	\$3,124,500	- 21.9%	\$4,003,000	\$3,124,500	- 21.9%
Average Sales Price*	\$3,822,648	\$4,118,250	+ 7.7%	\$3,822,648	\$4,118,250	+ 7.7%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	45	42	- 6.7%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	12	+ 200.0%	4	12	+ 200.0%
Pending Sales	7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Days on Market Until Sale	88	100	+ 13.6%	88	100	+ 13.6%
Median Sales Price*	\$700,000	\$729,000	+ 4.1%	\$700,000	\$729,000	+ 4.1%
Average Sales Price*	\$950,000	\$1,483,800	+ 56.2%	\$950,000	\$1,483,800	+ 56.2%
Percent of List Price Received*	87.6%	101.0%	+ 15.3%	87.6%	101.0%	+ 15.3%
Inventory of Homes for Sale	18	17	- 5.6%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

* 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.

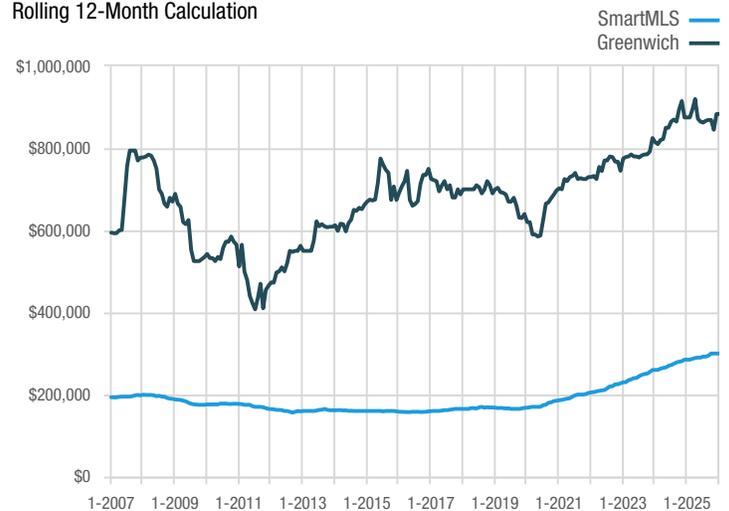
Median Sales Price - Single Family

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.