

Greenwich

Fairfield County

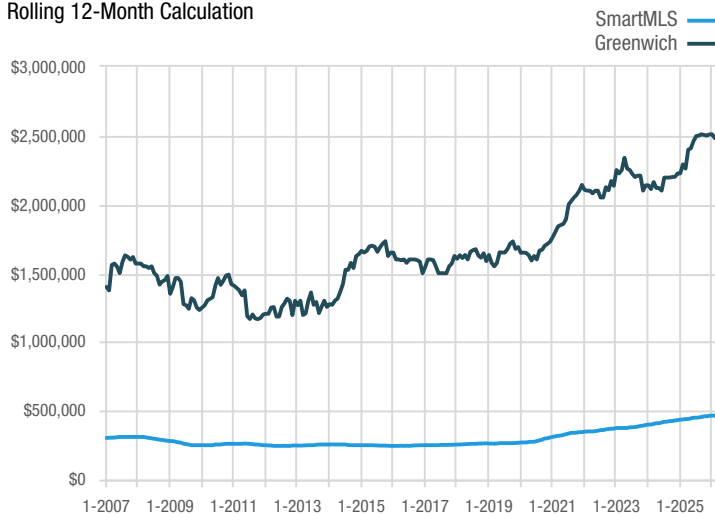
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	36	28	- 22.2%	80	65	- 18.8%
Pending Sales	25	20	- 20.0%	50	47	- 6.0%
Closed Sales	8	14	+ 75.0%	32	37	+ 15.6%
Days on Market Until Sale	93	37	- 60.2%	86	49	- 43.0%
Median Sales Price*	\$1,750,000	\$1,950,000	+ 11.4%	\$3,425,000	\$2,300,000	- 32.8%
Average Sales Price*	\$2,635,256	\$2,782,857	+ 5.6%	\$4,267,307	\$3,209,919	- 24.8%
Percent of List Price Received*	100.1%	108.7%	+ 8.6%	98.5%	104.0%	+ 5.6%
Inventory of Homes for Sale	63	37	- 41.3%	—	—	—
Months Supply of Inventory	3.4	1.8	- 47.1%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	11	7	- 36.4%	28	25	- 10.7%
Pending Sales	11	7	- 36.4%	24	25	+ 4.2%
Closed Sales	6	10	+ 66.7%	14	21	+ 50.0%
Days on Market Until Sale	77	30	- 61.0%	70	48	- 31.4%
Median Sales Price*	\$972,500	\$1,052,500	+ 8.2%	\$770,000	\$1,200,000	+ 55.8%
Average Sales Price*	\$1,023,125	\$1,180,500	+ 15.4%	\$1,030,561	\$1,443,290	+ 40.0%
Percent of List Price Received*	99.3%	102.2%	+ 2.9%	97.3%	102.0%	+ 4.8%
Inventory of Homes for Sale	21	14	- 33.3%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

* 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.

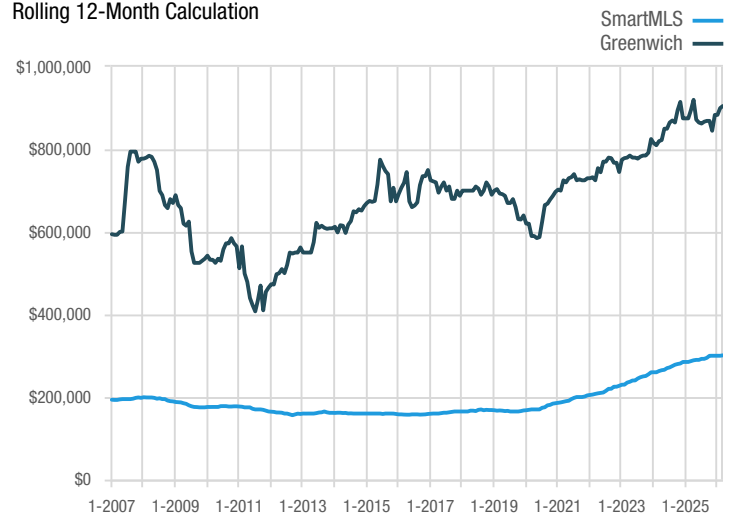
Median Sales Price - Single Family

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.