

Greenwich

Fairfield County

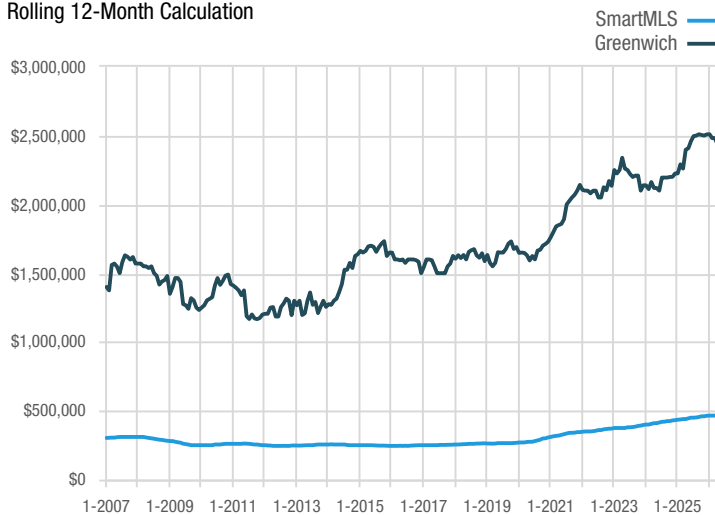
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	43	35	- 18.6%	123	100	- 18.7%
Pending Sales	26	25	- 3.8%	76	72	- 5.3%
Closed Sales	17	17	0.0%	49	54	+ 10.2%
Days on Market Until Sale	43	52	+ 20.9%	71	50	- 29.6%
Median Sales Price*	\$2,780,000	\$2,840,000	+ 2.2%	\$2,795,000	\$2,405,000	- 14.0%
Average Sales Price*	\$3,084,552	\$3,515,706	+ 14.0%	\$3,856,964	\$3,306,185	- 14.3%
Percent of List Price Received*	103.3%	105.3%	+ 1.9%	100.2%	104.4%	+ 4.2%
Inventory of Homes for Sale	76	42	- 44.7%	—	—	—
Months Supply of Inventory	4.1	2.1	- 48.8%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	11	17	+ 54.5%	39	42	+ 7.7%
Pending Sales	5	7	+ 40.0%	29	32	+ 10.3%
Closed Sales	8	8	0.0%	22	29	+ 31.8%
Days on Market Until Sale	39	54	+ 38.5%	59	50	- 15.3%
Median Sales Price*	\$862,000	\$1,592,500	+ 84.7%	\$807,000	\$1,205,000	+ 49.3%
Average Sales Price*	\$933,625	\$1,772,750	+ 89.9%	\$995,311	\$1,534,176	+ 54.1%
Percent of List Price Received*	99.9%	101.0%	+ 1.1%	98.2%	101.7%	+ 3.6%
Inventory of Homes for Sale	27	24	- 11.1%	—	—	—
Months Supply of Inventory	3.7	3.2	- 13.5%	—	—	—

* 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.

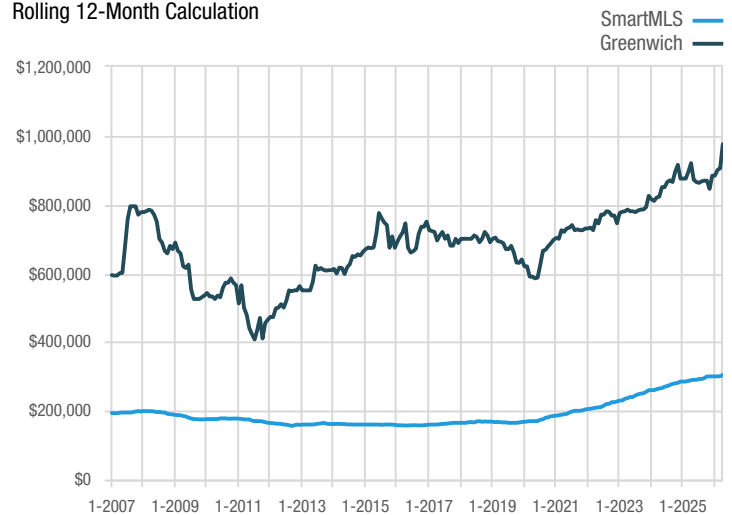
Median Sales Price - Single Family

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.