

Greenwich

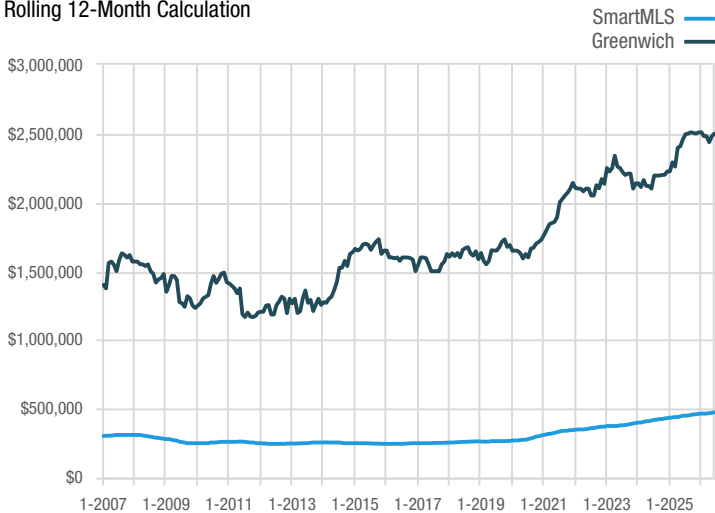
Fairfield County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	28	35	+ 25.0%	182	164	- 9.9%
Pending Sales	30	22	- 26.7%	130	115	- 11.5%
Closed Sales	23	21	- 8.7%	102	93	- 8.8%
Days on Market Until Sale	35	30	- 14.3%	51	50	- 2.0%
Median Sales Price*	\$2,100,000	\$2,700,000	+ 28.6%	\$2,675,000	\$2,610,000	- 2.4%
Average Sales Price*	\$2,682,896	\$3,254,834	+ 21.3%	\$3,328,199	\$3,309,124	- 0.6%
Percent of List Price Received*	104.1%	106.3%	+ 2.1%	102.0%	104.7%	+ 2.6%
Inventory of Homes for Sale	67	49	- 26.9%	—	—	—
Months Supply of Inventory	3.5	2.5	- 28.6%	—	—	—

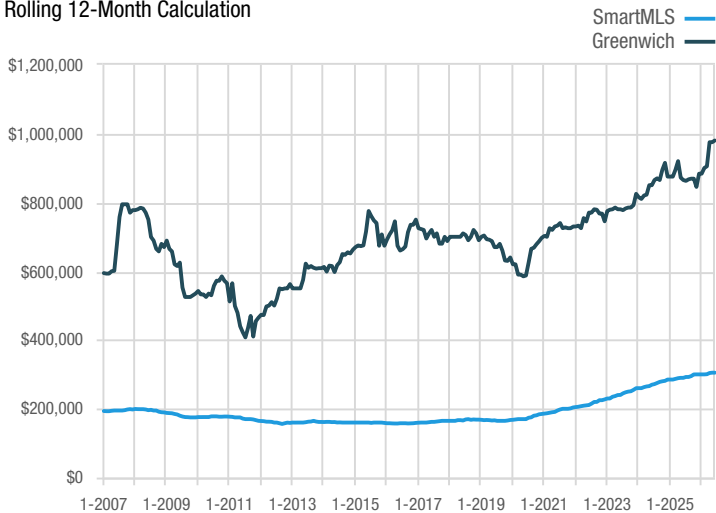
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	13	5	- 61.5%	63	60	- 4.8%
Pending Sales	11	10	- 9.1%	49	56	+ 14.3%
Closed Sales	9	11	+ 22.2%	40	49	+ 22.5%
Days on Market Until Sale	23	36	+ 56.5%	56	42	- 25.0%
Median Sales Price*	\$730,000	\$905,000	+ 24.0%	\$762,500	\$1,050,000	+ 37.7%
Average Sales Price*	\$786,556	\$1,352,955	+ 72.0%	\$944,334	\$1,372,747	+ 45.4%
Percent of List Price Received*	102.1%	101.4%	- 0.7%	99.9%	102.2%	+ 2.3%
Inventory of Homes for Sale	26	15	- 42.3%	—	—	—
Months Supply of Inventory	3.4	1.9	- 44.1%	—	—	—

* 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.