

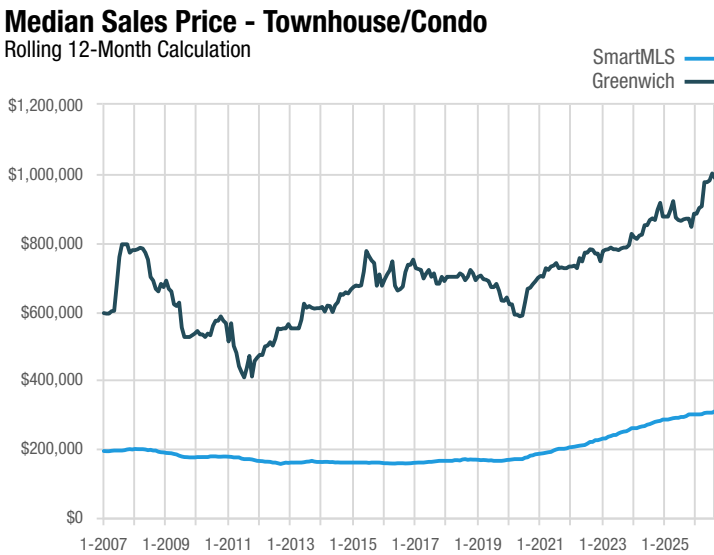
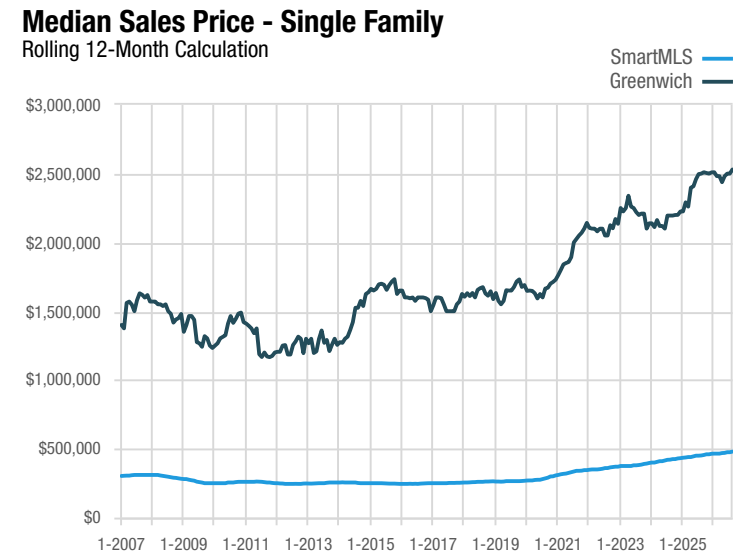
# Greenwich

Fairfield County

| Single Family                   | August      |             |          | Year to Date |             |          |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025        | 2026        | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 11          | 11          | 0.0%     | 217          | 208         | - 4.1%   |
| Pending Sales                   | 16          | 15          | - 6.3%   | 169          | 144         | - 14.8%  |
| Closed Sales                    | 26          | 16          | - 38.5%  | 167          | 138         | - 17.4%  |
| Days on Market Until Sale       | 41          | 29          | - 29.3%  | 45           | 47          | + 4.4%   |
| Median Sales Price*             | \$2,405,000 | \$3,200,250 | + 33.1%  | \$2,600,000  | \$2,695,750 | + 3.7%   |
| Average Sales Price*            | \$2,910,942 | \$3,543,469 | + 21.7%  | \$3,239,981  | \$3,410,809 | + 5.3%   |
| Percent of List Price Received* | 102.7%      | 102.5%      | - 0.2%   | 102.1%       | 104.7%      | + 2.5%   |
| Inventory of Homes for Sale     | 49          | 49          | 0.0%     | —            | —           | —        |
| Months Supply of Inventory      | 2.5         | 2.6         | + 4.0%   | —            | —           | —        |

| Townhouse/Condo                 | August      |             |          | Year to Date |             |          |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025        | 2026        | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                    | 7           | 14          | + 100.0% | 78           | 77          | - 1.3%   |
| Pending Sales                   | 7           | 6           | - 14.3%  | 60           | 68          | + 13.3%  |
| Closed Sales                    | 8           | 3           | - 62.5%  | 54           | 66          | + 22.2%  |
| Days on Market Until Sale       | 38          | 40          | + 5.3%   | 53           | 47          | - 11.3%  |
| Median Sales Price*             | \$1,306,250 | \$1,295,000 | - 0.9%   | \$807,000    | \$1,027,500 | + 27.3%  |
| Average Sales Price*            | \$1,188,875 | \$1,158,333 | - 2.6%   | \$961,655    | \$1,327,358 | + 38.0%  |
| Percent of List Price Received* | 103.0%      | 101.5%      | - 1.5%   | 101.0%       | 102.3%      | + 1.3%   |
| Inventory of Homes for Sale     | 27          | 19          | - 29.6%  | —            | —           | —        |
| Months Supply of Inventory      | 3.9         | 2.4         | - 38.5%  | —            | —           | —        |

\* 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.



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.