

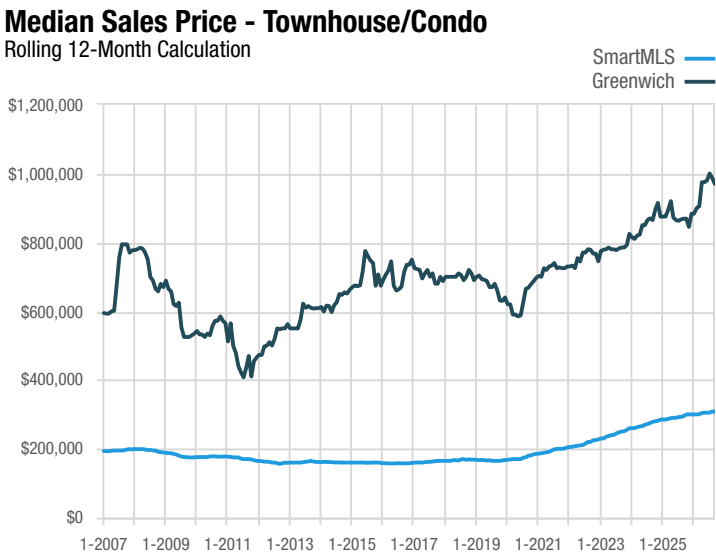
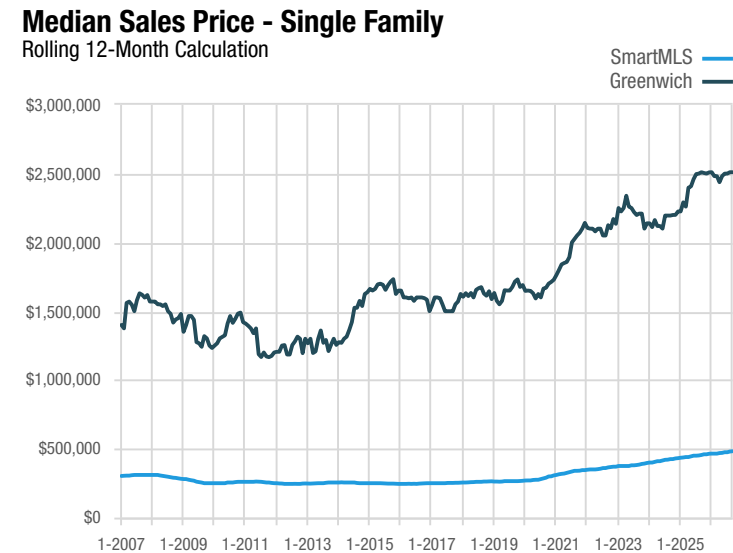
Greenwich

Fairfield County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	25	37	+ 48.0%	242	246	+ 1.7%
Pending Sales	17	14	- 17.6%	186	158	- 15.1%
Closed Sales	17	15	- 11.8%	184	154	- 16.3%
Days on Market Until Sale	68	41	- 39.7%	47	46	- 2.1%
Median Sales Price*	\$2,659,000	\$2,525,000	- 5.0%	\$2,612,500	\$2,680,750	+ 2.6%
Average Sales Price*	\$3,282,703	\$2,988,933	- 8.9%	\$3,243,929	\$3,352,731	+ 3.4%
Percent of List Price Received*	100.4%	104.1%	+ 3.7%	101.9%	104.7%	+ 2.7%
Inventory of Homes for Sale	53	67	+ 26.4%	—	—	—
Months Supply of Inventory	2.7	3.6	+ 33.3%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	7	10	+ 42.9%	85	88	+ 3.5%
Pending Sales	10	10	0.0%	70	77	+ 10.0%
Closed Sales	10	4	- 60.0%	64	70	+ 9.4%
Days on Market Until Sale	39	122	+ 212.8%	51	52	+ 2.0%
Median Sales Price*	\$1,175,000	\$795,000	- 32.3%	\$840,000	\$987,500	+ 17.6%
Average Sales Price*	\$1,197,000	\$815,000	- 31.9%	\$998,427	\$1,298,080	+ 30.0%
Percent of List Price Received*	100.5%	100.9%	+ 0.4%	100.9%	102.2%	+ 1.3%
Inventory of Homes for Sale	17	17	0.0%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

* 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.