

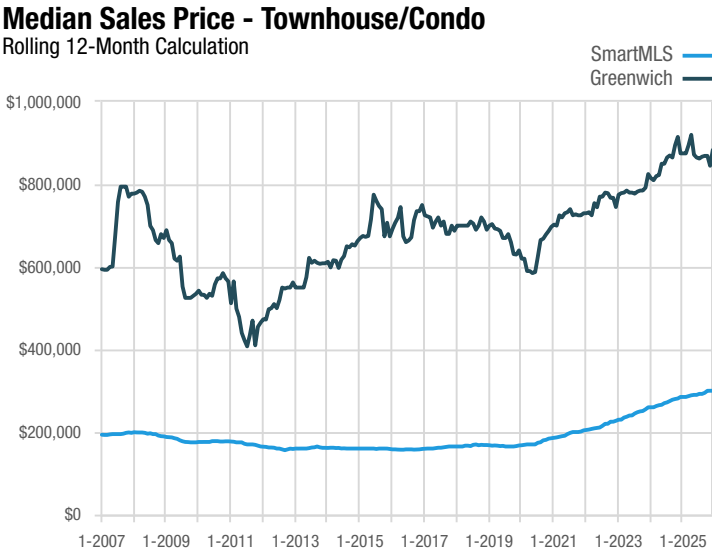
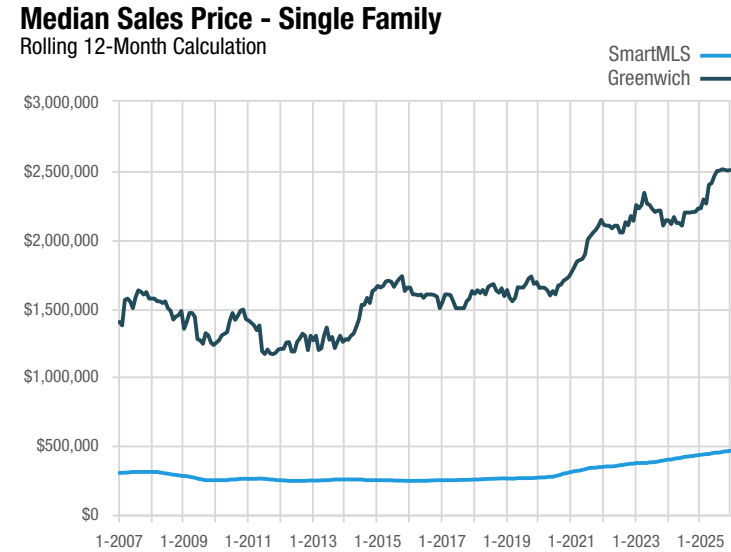
Greenwich

Fairfield County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	6	+ 20.0%	313	306	- 2.2%
Pending Sales	9	12	+ 33.3%	235	252	+ 7.2%
Closed Sales	22	25	+ 13.6%	241	246	+ 2.1%
Days on Market Until Sale	46	46	0.0%	54	48	- 11.1%
Median Sales Price*	\$2,307,500	\$2,425,000	+ 5.1%	\$2,225,000	\$2,504,475	+ 12.6%
Average Sales Price*	\$3,057,386	\$3,702,408	+ 21.1%	\$2,817,426	\$3,261,689	+ 15.8%
Percent of List Price Received*	102.4%	101.7%	- 0.7%	102.1%	101.9%	- 0.2%
Inventory of Homes for Sale	51	27	- 47.1%	—	—	—
Months Supply of Inventory	2.6	1.3	- 50.0%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	5	+ 25.0%	106	107	+ 0.9%
Pending Sales	3	4	+ 33.3%	85	88	+ 3.5%
Closed Sales	4	10	+ 150.0%	90	88	- 2.2%
Days on Market Until Sale	13	80	+ 515.4%	36	52	+ 44.4%
Median Sales Price*	\$837,500	\$933,500	+ 11.5%	\$875,000	\$883,500	+ 1.0%
Average Sales Price*	\$893,500	\$1,544,200	+ 72.8%	\$1,144,478	\$1,044,762	- 8.7%
Percent of List Price Received*	103.1%	102.1%	- 1.0%	102.1%	101.6%	- 0.5%
Inventory of Homes for Sale	21	17	- 19.0%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

* 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.