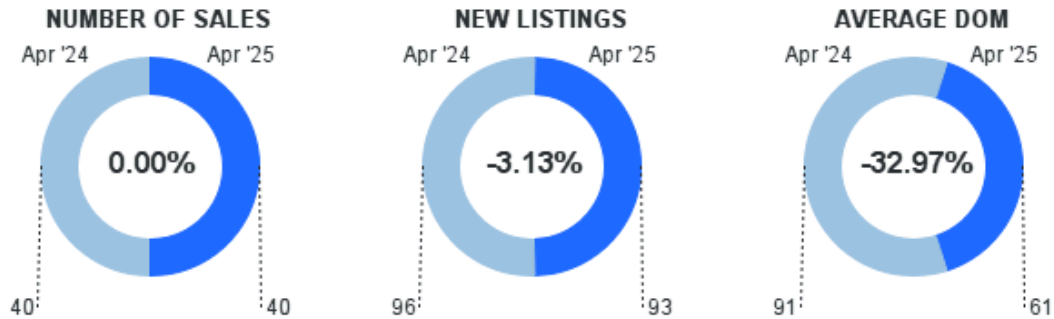


ALL OF GREENWICH | April 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



41.69% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

27.63% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

27.20% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

28.37% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Apr '24  Apr '25

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

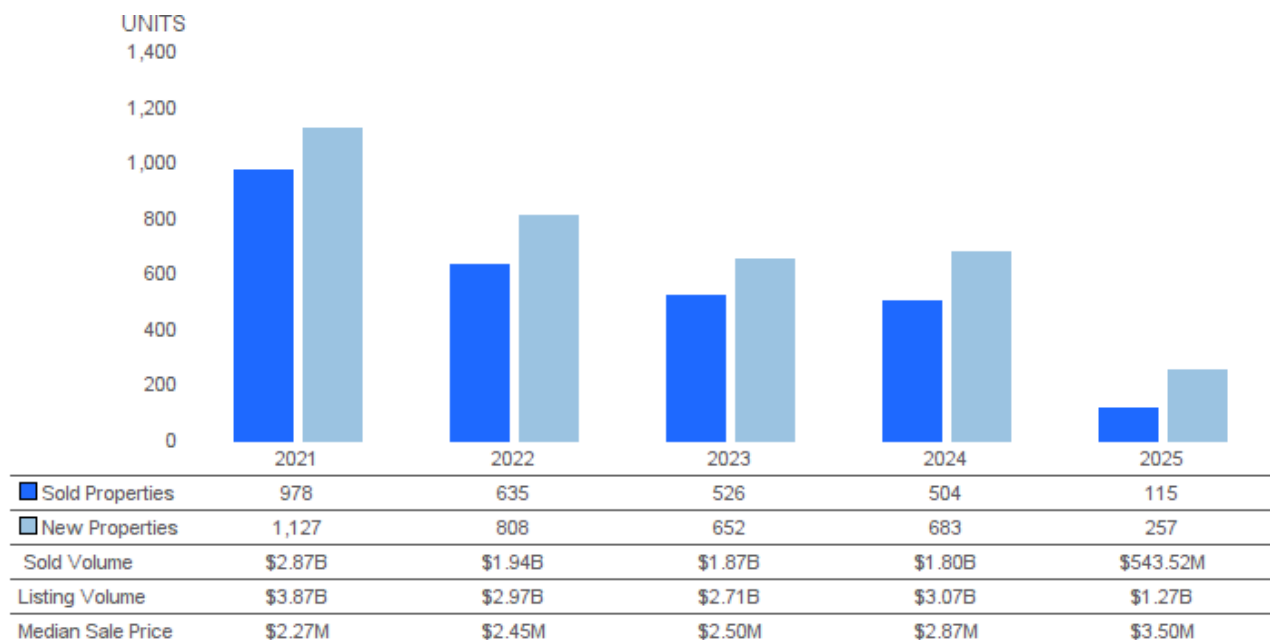
April 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	93	96	-3.13% ↓	257	260	-1.15% ↓
Sold Listings	40	40	0%	115	117	-1.71% ↓
Median List Price (Solds)	\$2,922,500	\$2,297,500	27.2% ↑	\$3,395,000	\$2,695,000	25.97% ↑
Median Sold Price	\$3,250,000	\$2,293,675	41.69% ↑	\$3,500,000	\$2,900,000	20.69% ↑
Median Days on Market	18	45	-60% ↓	28	33	-15.15% ↓
Average List Price (Solds)	\$3,938,926	\$3,068,300	28.37% ↑	\$4,848,000	\$3,506,614	38.25% ↑
Average Sold Price	\$3,919,148	\$3,070,633	27.63% ↑	\$4,726,269	\$3,500,153	35.03% ↑
Average Days on Market	61	91	-32.97% ↓	83	89	-6.74% ↓
List/Sold Price Ratio	101.9%	101.6%	0.3% ↑	100%	102.1%	-1.99% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2025 | Single Family Homes ?

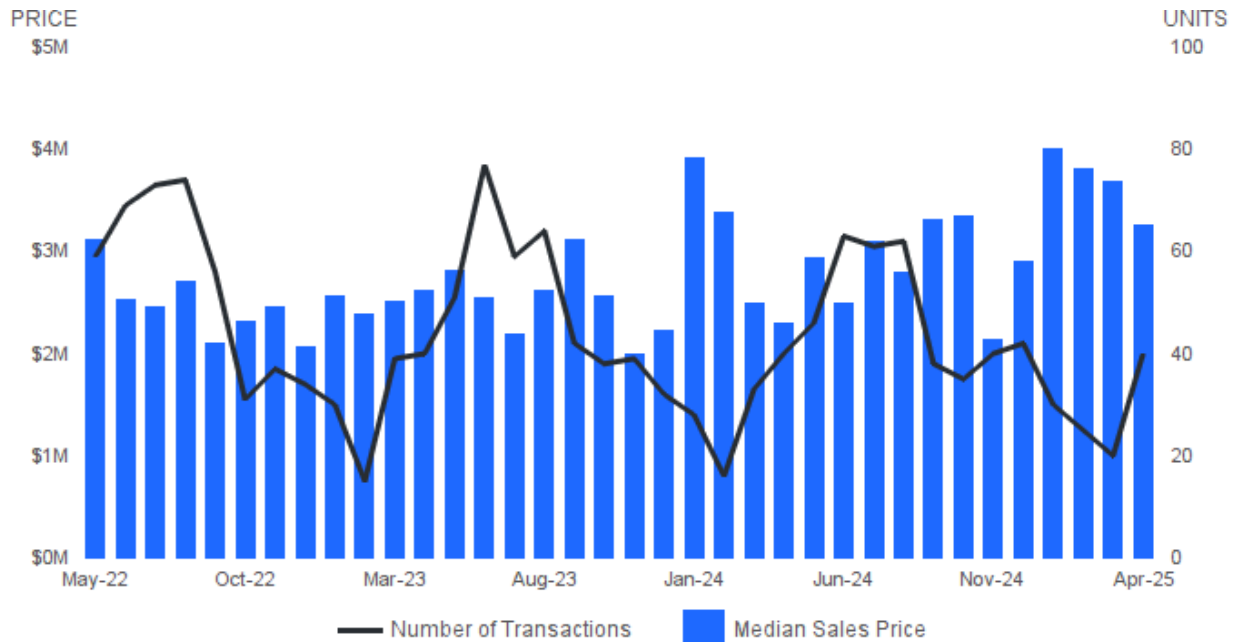
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2025 | Single Family Homes ?

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2025 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

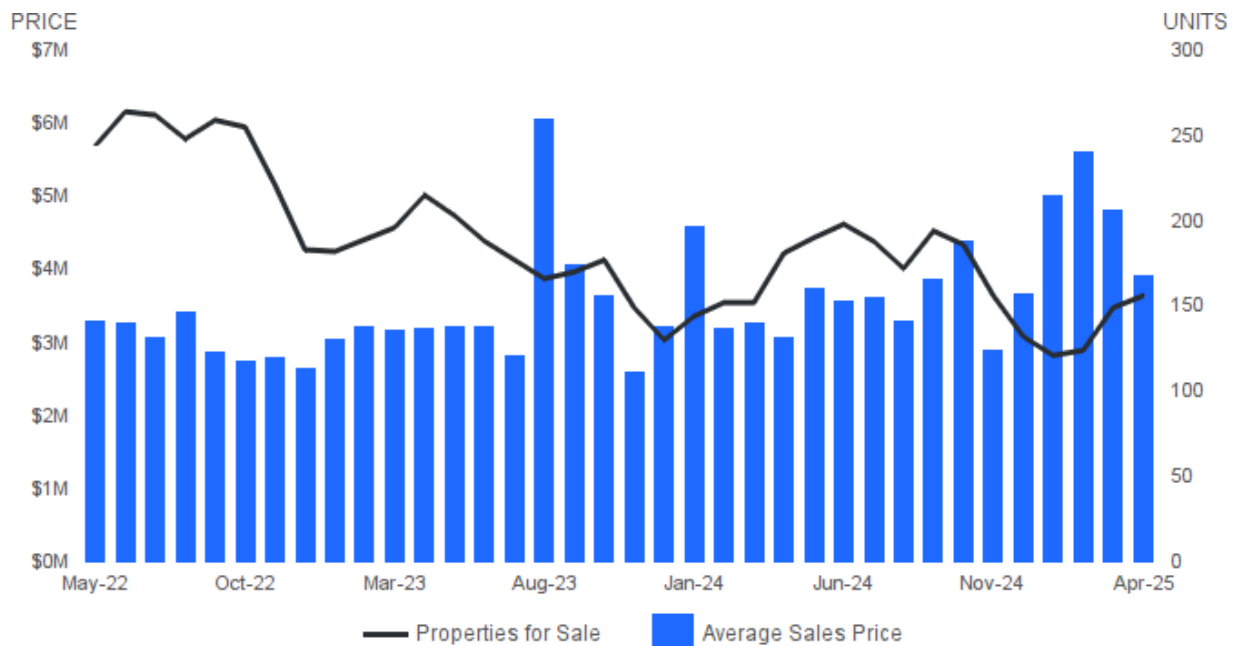


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

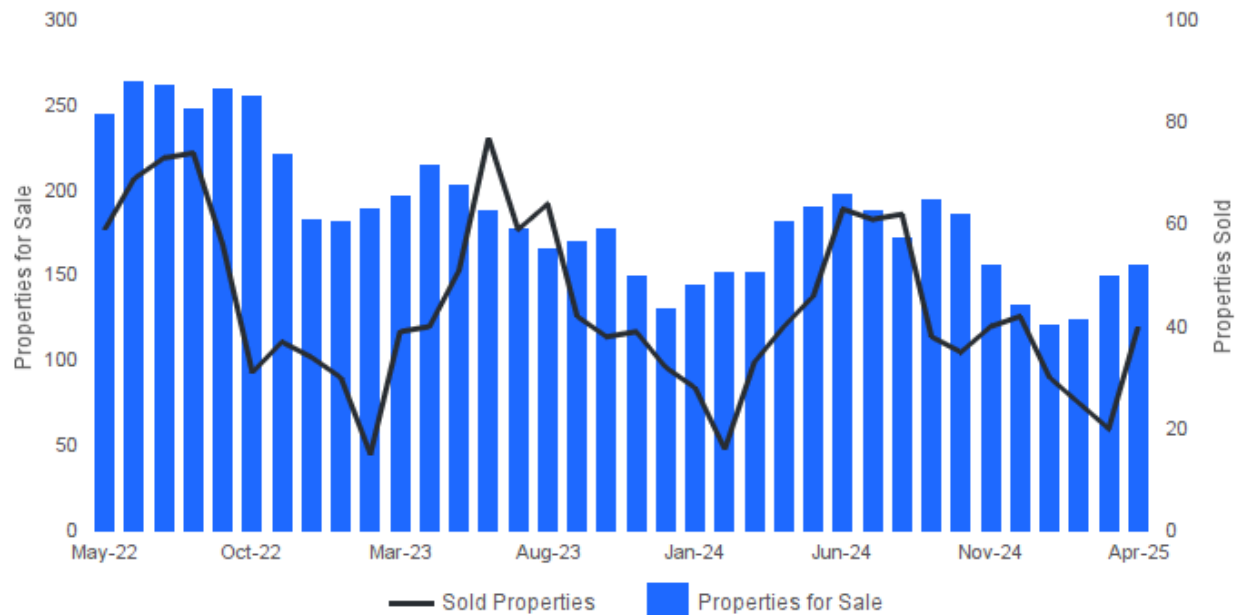


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Single Family Homes ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



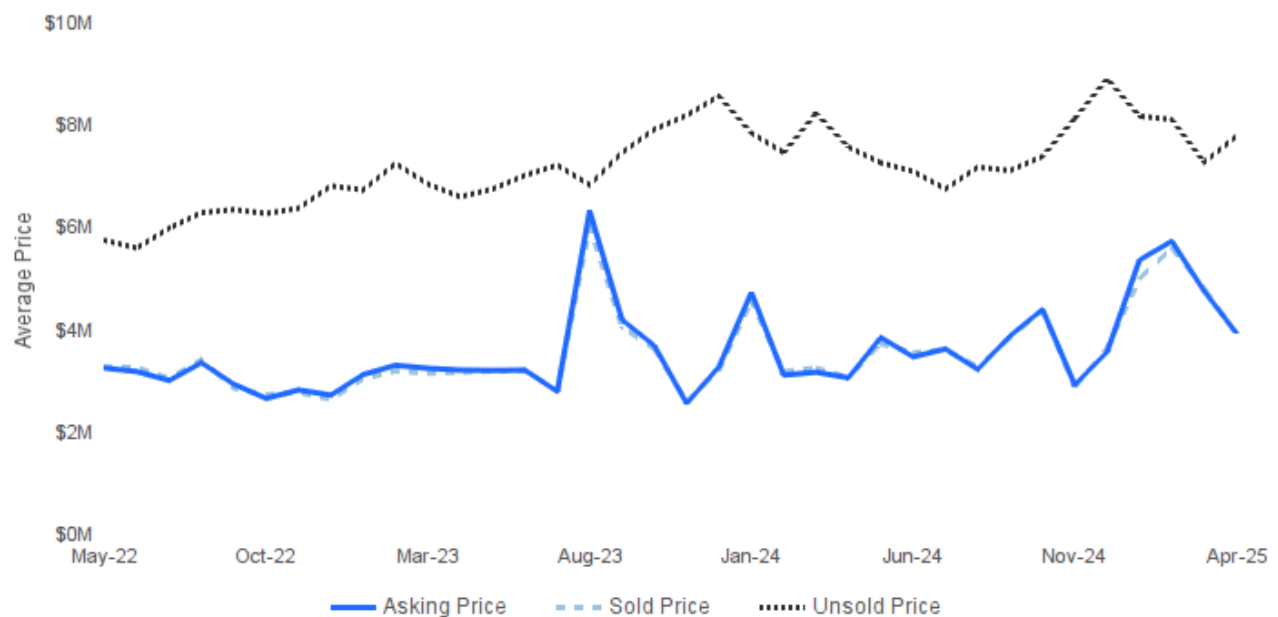
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

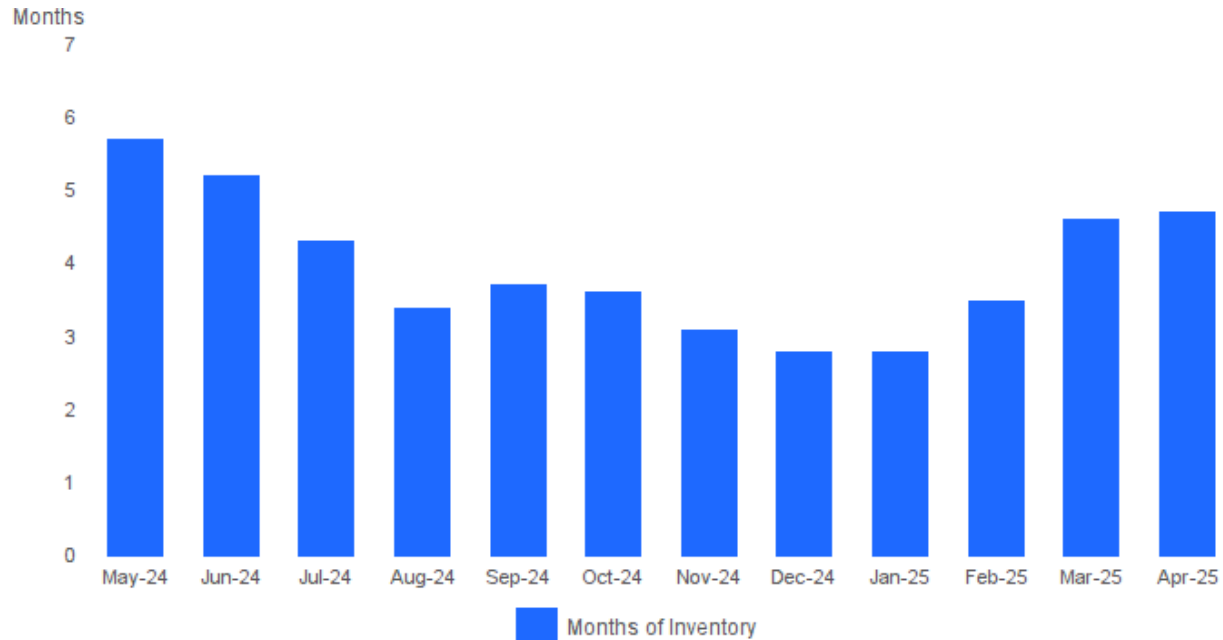
Unsold Price | the average active list price



ABSORPTION RATE

April 2025 | Single Family Homes ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

April 2025 | Single Family Homes ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

