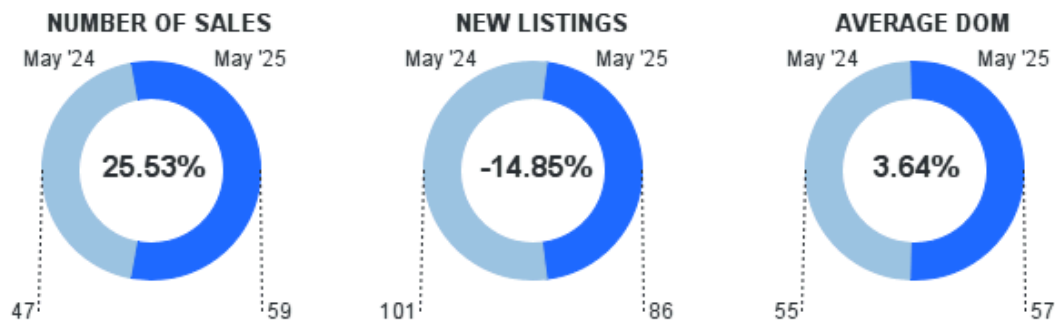


ALL OF GREENWICH | May 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-5.80% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-16.89% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-5.45% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-20.40% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

■ May '24 ■ May '25

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

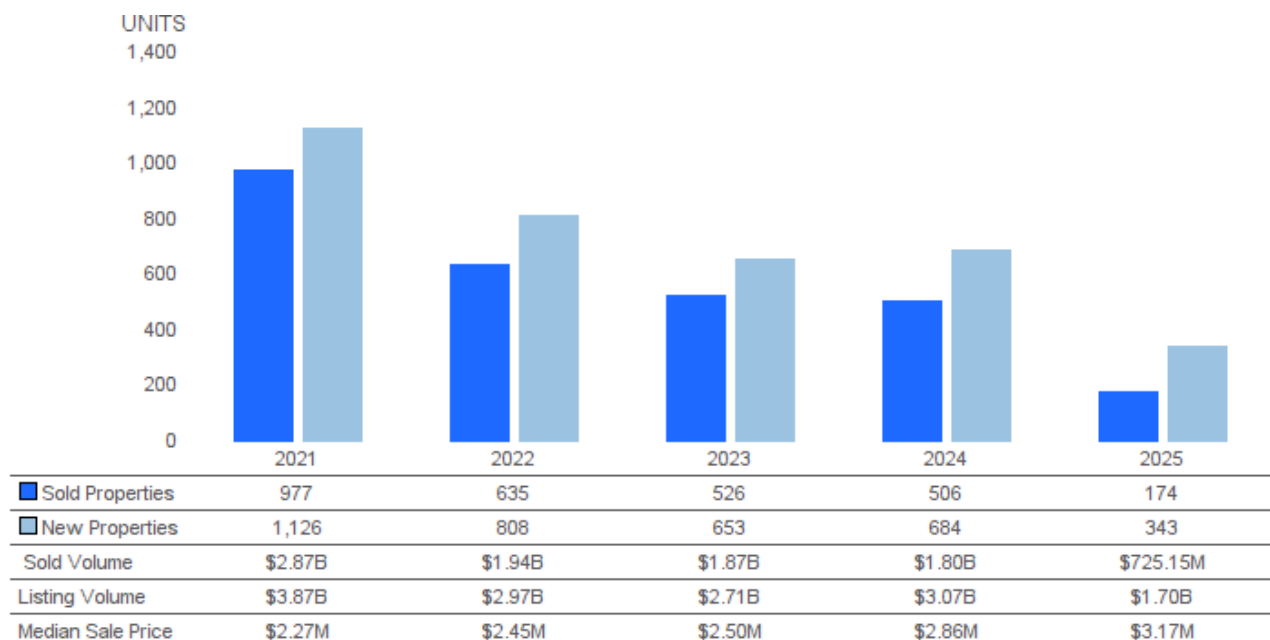
May 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2025	May 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	86	101	-14.85% ↓	343	362	-5.25% ↓
Sold Listings	59	47	25.53% ↑	174	164	6.1% ↑
Median List Price (Solds)	\$2,600,000	\$2,750,000	-5.45% ↓	\$3,125,000	\$2,749,999	13.64% ↑
Median Sold Price	\$2,700,000	\$2,866,300	-5.8% ↓	\$3,175,000	\$2,883,150	10.12% ↑
Median Days on Market	16	19	-15.79% ↓	24	27	-11.11% ↓
Average List Price (Solds)	\$3,038,101	\$3,816,489	-20.4% ↓	\$4,234,299	\$3,595,420	17.77% ↑
Average Sold Price	\$3,078,381	\$3,703,764	-16.89% ↓	\$4,167,503	\$3,558,505	17.11% ↑
Average Days on Market	57	55	3.64% ↑	74	80	-7.5% ↓
List/Sold Price Ratio	103%	101.1%	1.89% ↑	101%	101.8%	-0.74% ↓

SOLD AND NEW PROPERTIES (UNITS)

May 2025 | Single Family Homes ?

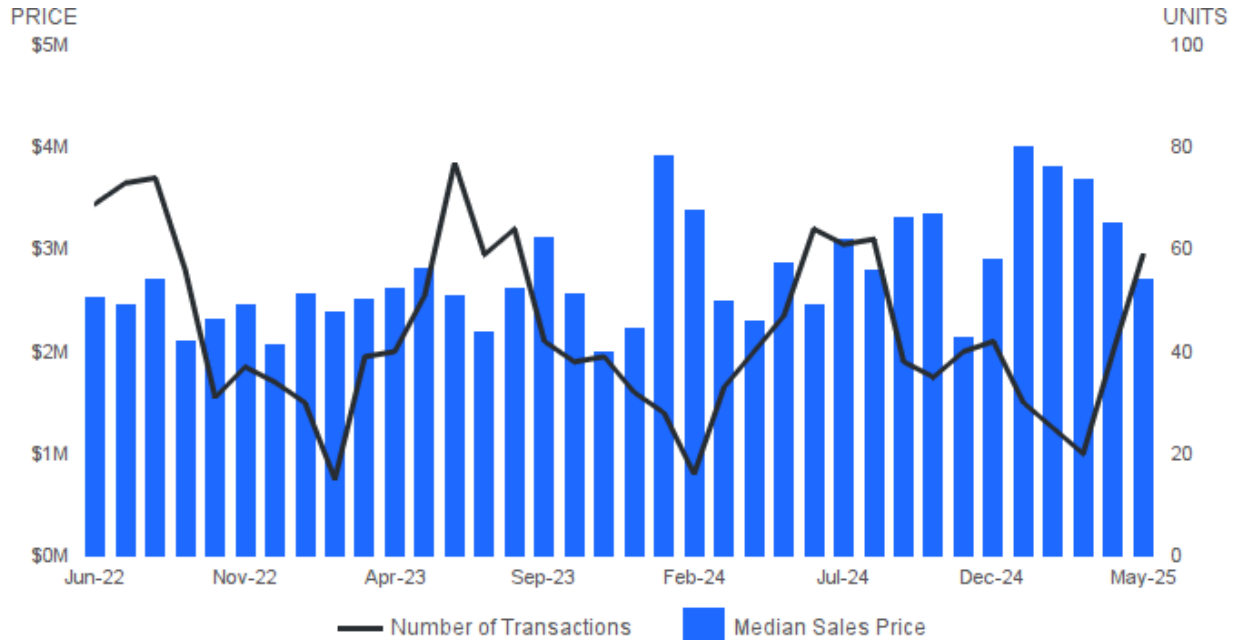
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

May 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

May 2025 | Single Family Homes ?

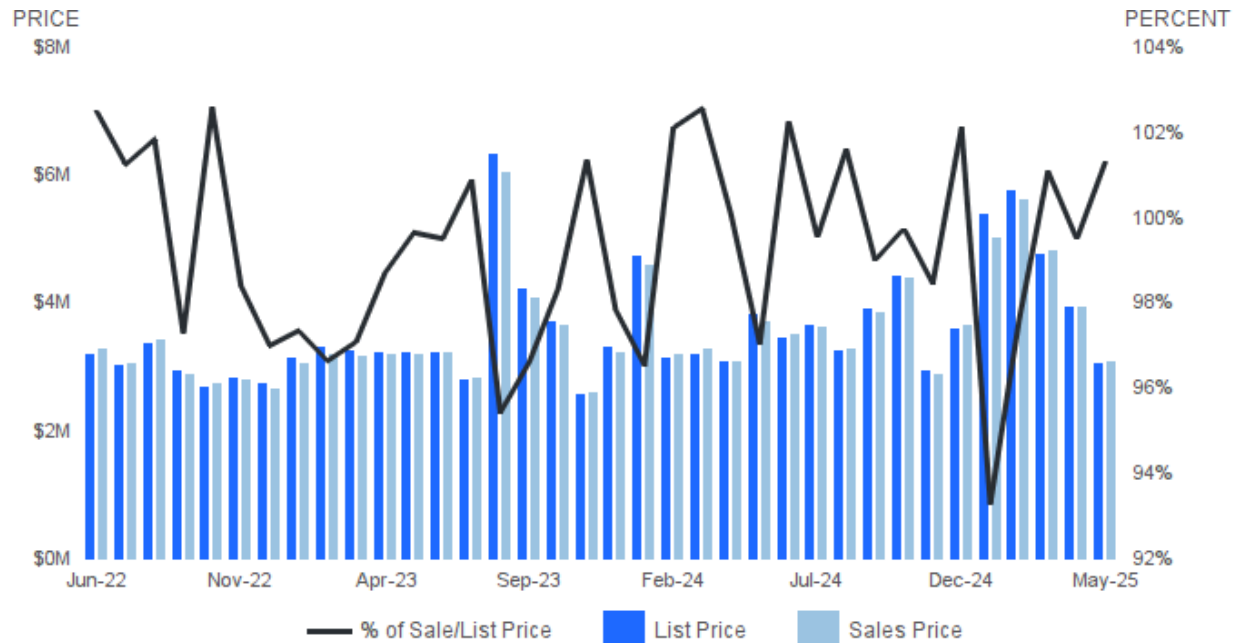
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 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.

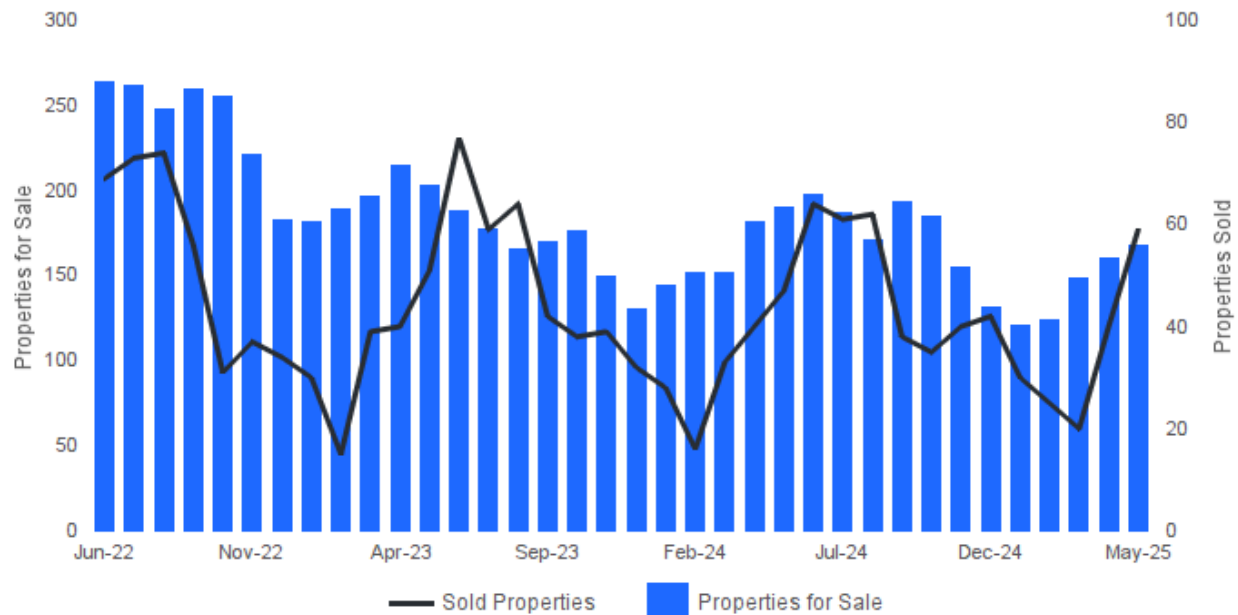


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



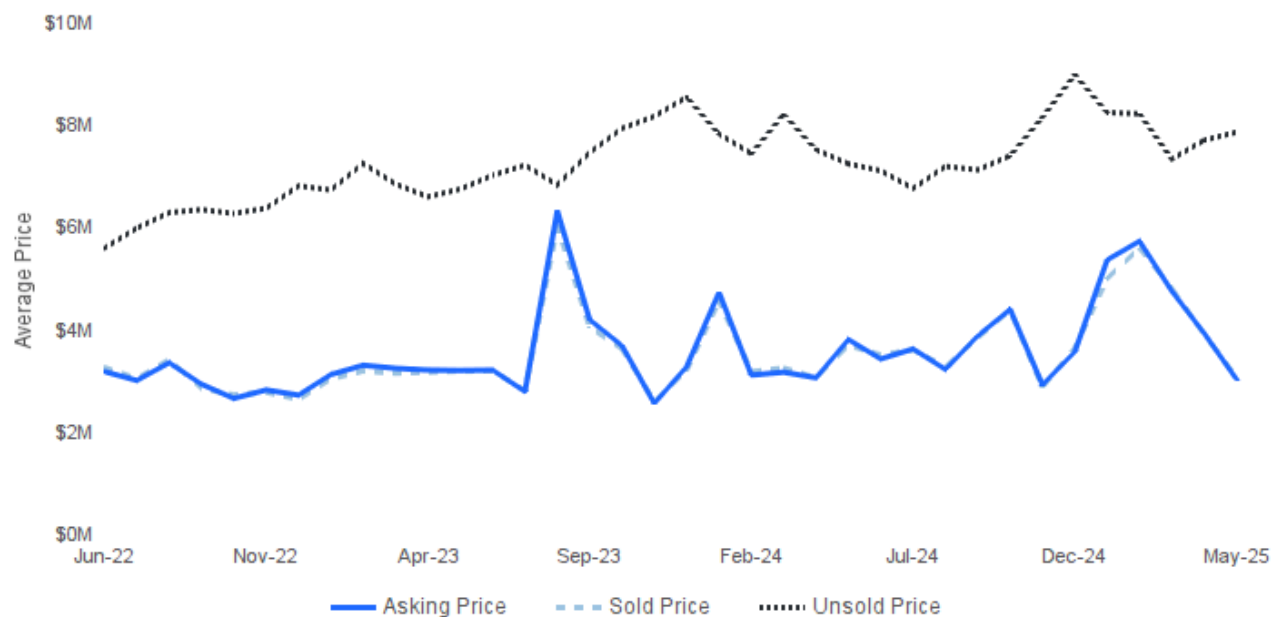
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

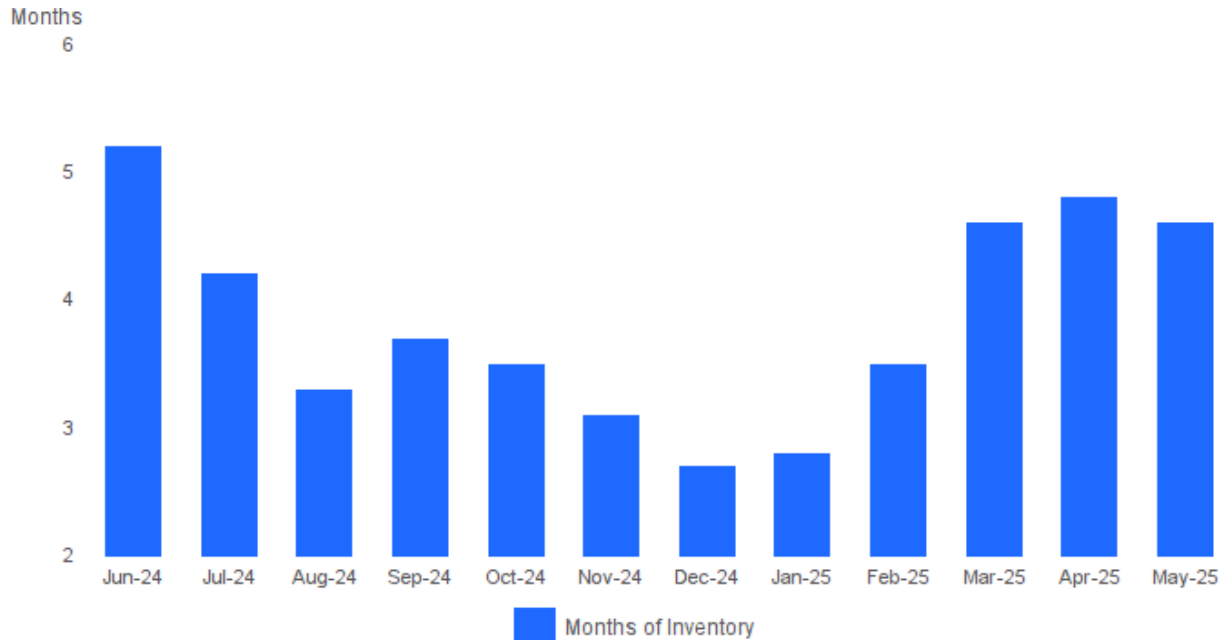
Unsold Price | the average active list price



ABSORPTION RATE

May 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

May 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.

