

City: Greenwich



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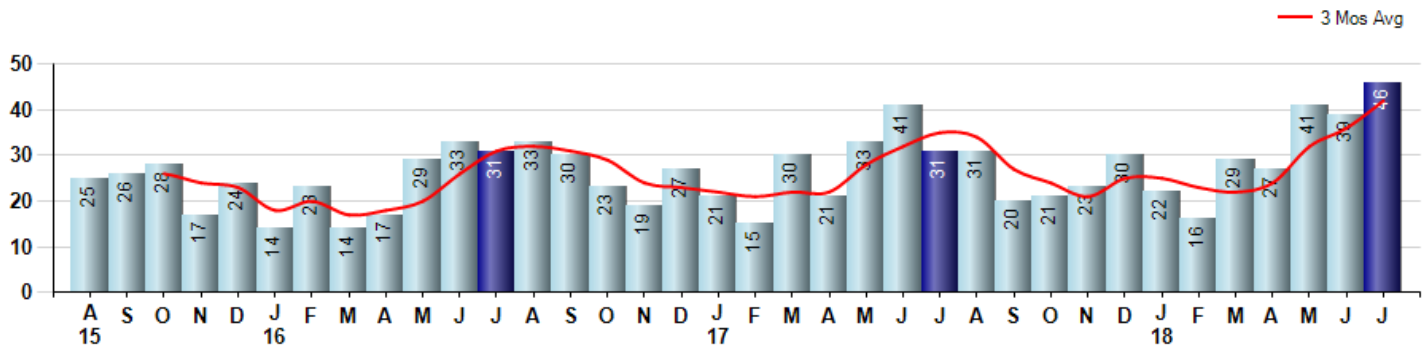
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$2,695,000	4%		1%				
Average List Price of all Current Listings	\$3,667,001	4%		1%				
July Median Sales Price	\$1,725,000	-1%	6%	4%	8%	\$1,636,250	5%	2%
July Average Sales Price	\$2,376,955	7%	7%	12%	5%	\$2,242,767	7%	-1%
Total Properties Currently for Sale (Inventory)	415	0%		6%				
July Number of Properties Sold	46	18%		48%			15%	
July Average Days on Market (Solds)	111	-11%	-20%	-28%	-31%	150	-14%	-6%
Asking Price per Square Foot (based on New Listings)	\$601	-16%	-8%	0%	0%	\$621	-1%	3%
July Sold Price per Square Foot	\$544	6%	4%	0%	1%	\$523	-4%	-3%
July Month's Supply of Inventory	9.0	-15%	-9%	-29%	-41%	12.4	-21%	-19%
July Sale Price vs List Price Ratio	90.8%	-2.4%	1%	0%	1.0%	90.0%	-1.1%	

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

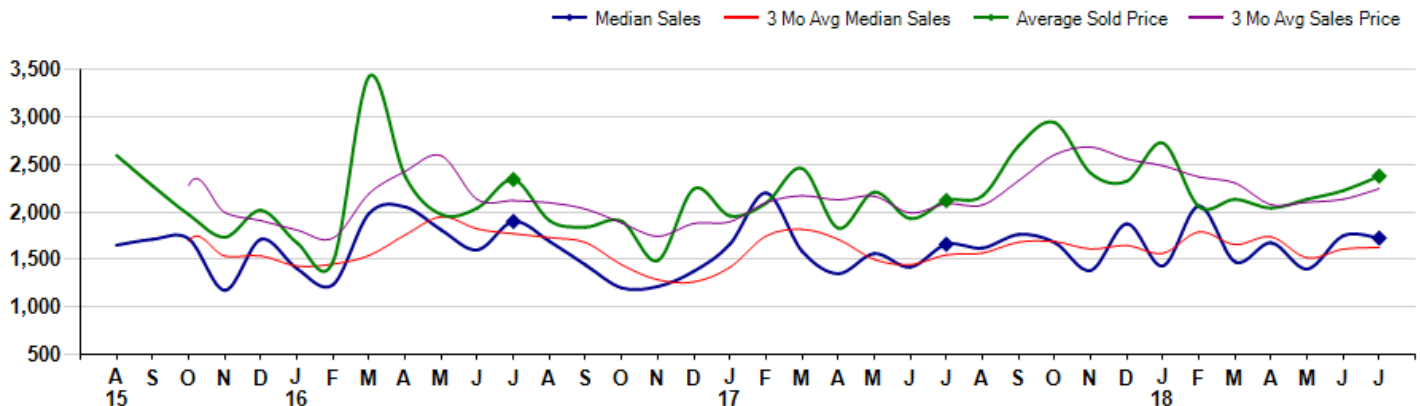
July Property sales were 46, up 48.4% from 31 in July of 2017 and 17.9% higher than the 39 sales last month. July 2018 sales were at their highest level compared to July of 2017 and 2016. July YTD sales of 220 are running 14.6% ahead of last year's year-to-date sales of 192.



Prices

The Median Sales Price in July was \$1,725,000, up 3.9% from \$1,660,000 in July of 2017 and down -1.4% from \$1,750,000 last month. The Average Sales Price in July was \$2,376,955, up 12.1% from \$2,120,439 in July of 2017 and up 6.8% from \$2,225,346 last month. July 2018 ASP was at highest level compared to July of 2017 and 2016.

Median means Middle (the same # of properties sold above and below Median) (000's)



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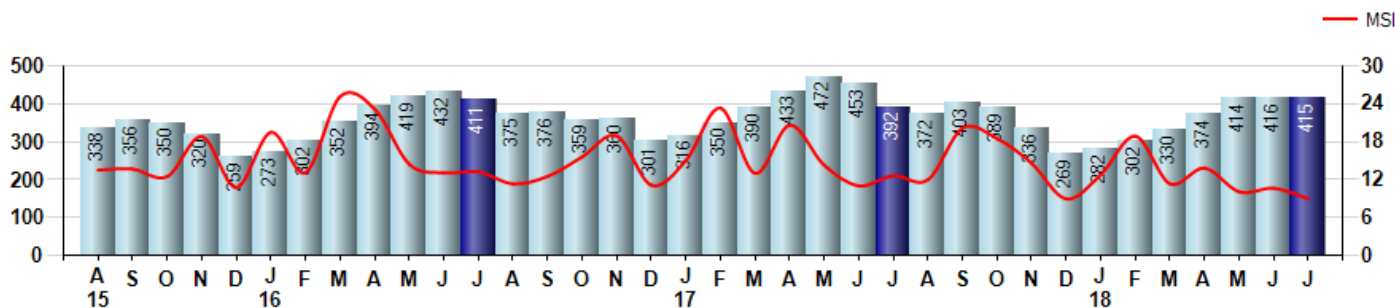
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 415, down -0.2% from 416 last month and up 5.9% from 392 in July of last year. July 2018 Inventory was at highest level compared to July of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2018 MSI of 9.0 months was at its lowest level compared with July of 2017 and 2016.

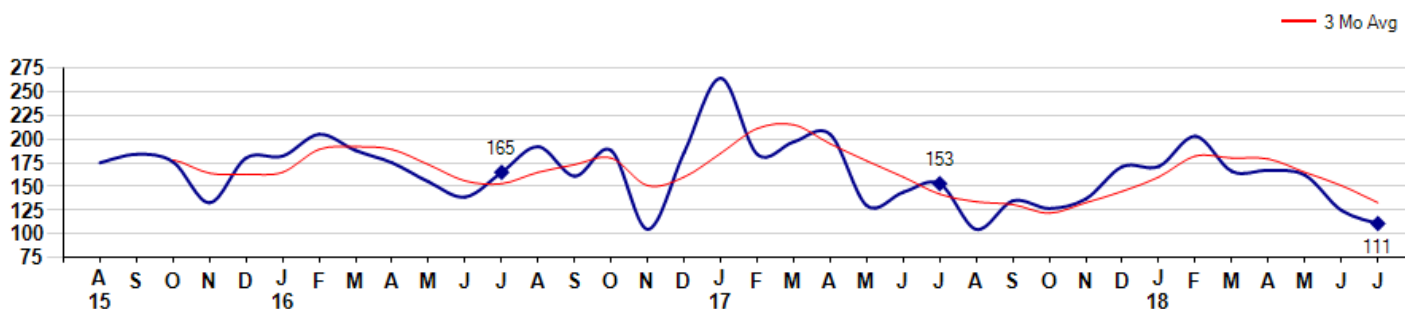
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for July was 111, down -11.2% from 125 days last month and down -27.5% from 153 days in July of last year. The July 2018 DOM was at its lowest level compared with July of 2017 and 2016.

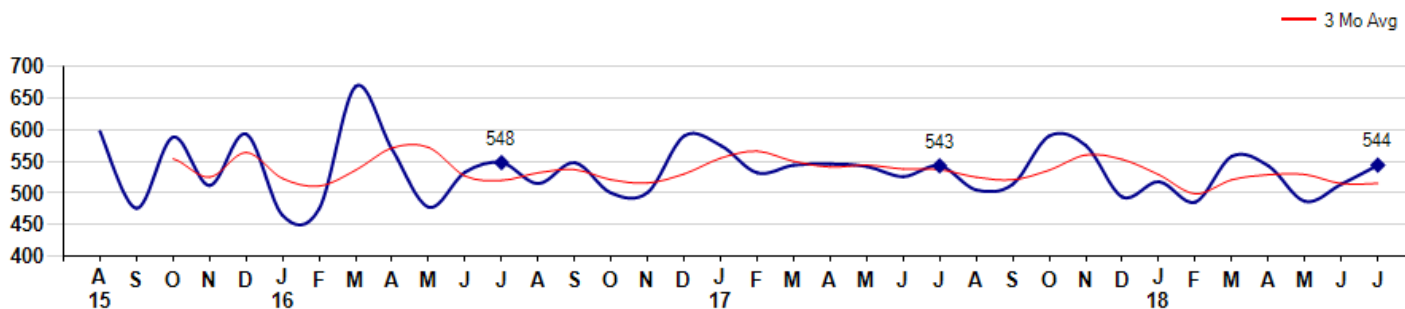
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The July 2018 Selling Price per Square Foot of \$544 was up 5.8% from \$514 last month and up 0.2% from \$543 in July of last year.

Average Selling Price per Square Foot for properties that sold during the month



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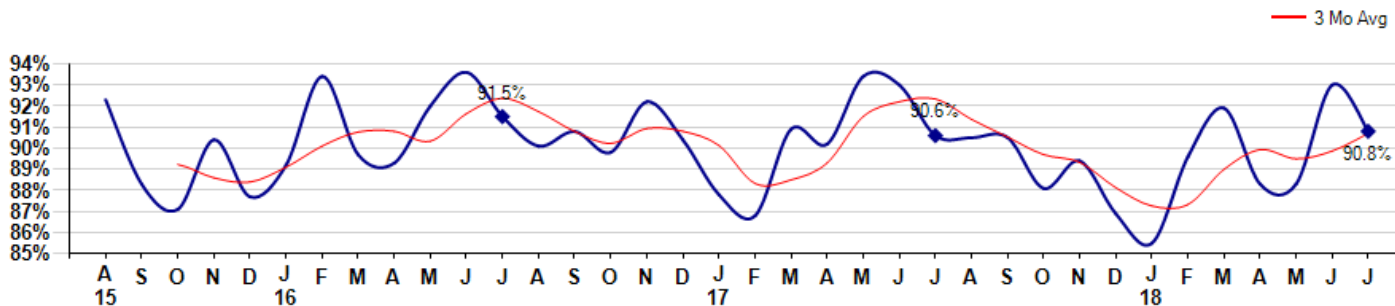


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The July 2018 Selling Price vs List Price of 90.8% was down from 93.0% last month and up from 90.6% in July of last year.

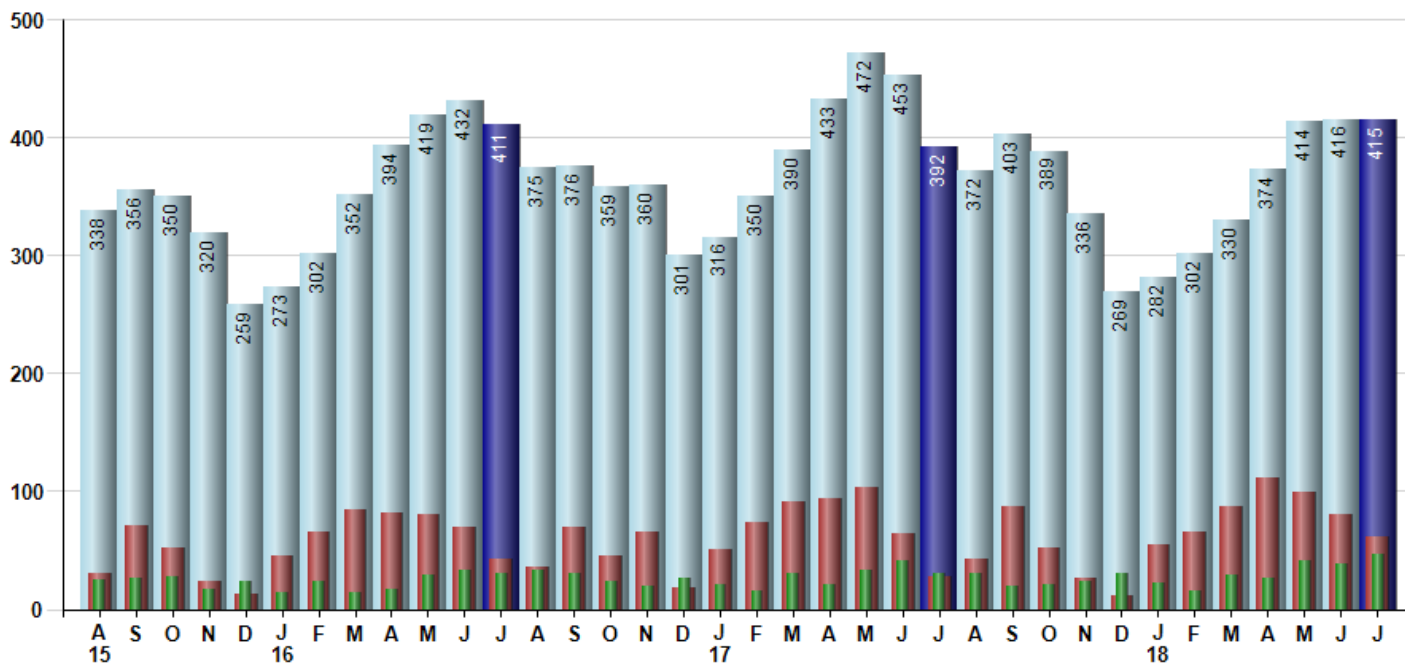
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in July 2018 was 62, down -22.5% from 80 last month and up 121.4% from 28 in July of last year.

Inventory New Listings Sold



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