

City: Greenwich



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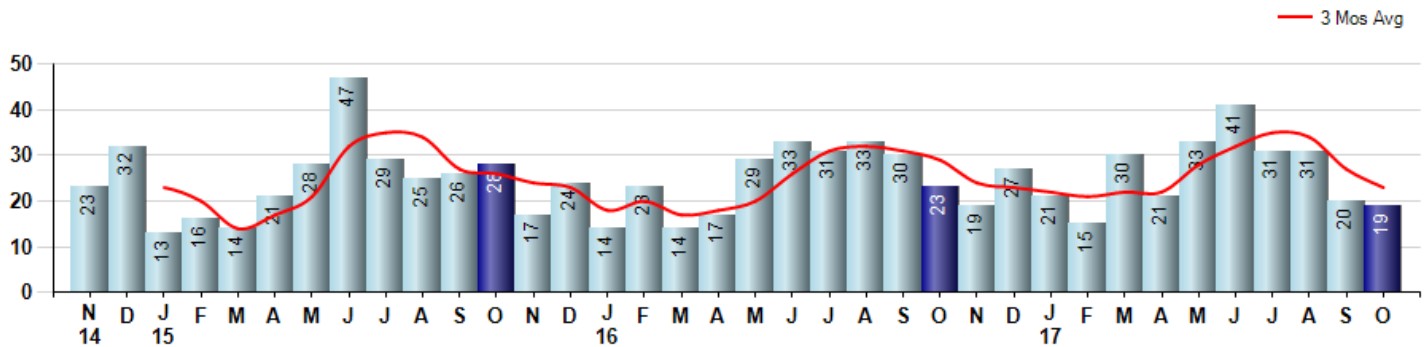
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$2,747,500	0%		10%				
Average List Price of all Current Listings	\$3,599,373	1%		-1%				
October Median Sales Price	\$1,570,000	-11%	-5%	31%	2%	\$1,575,000	-2%	2%
October Average Sales Price	\$2,889,868	7%	21%	52%	43%	\$2,207,983	8%	9%
Total Properties Currently for Sale (Inventory)	396	-2%		10%				
October Number of Properties Sold	19	-5%		-17%			6%	
October Average Days on Market (Solds)	127	-6%	-2%	-32%	-28%	160	-7%	-9%
Asking Price per Square Foot (based on New Listings)	\$577	-5%	-2%	-7%	-9%	\$622	-1%	-2%
October Sold Price per Square Foot	\$581	13%	9%	16%	9%	\$539	3%	1%
October Month's Supply of Inventory	20.8	3%	18%	34%	31%	16.3	1%	2%
October Sale Price vs List Price Ratio	87.6%	-3.2%	-3%	-2%	-3.7%	90.7%	-0.6%	-0.3%

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

Property Sales

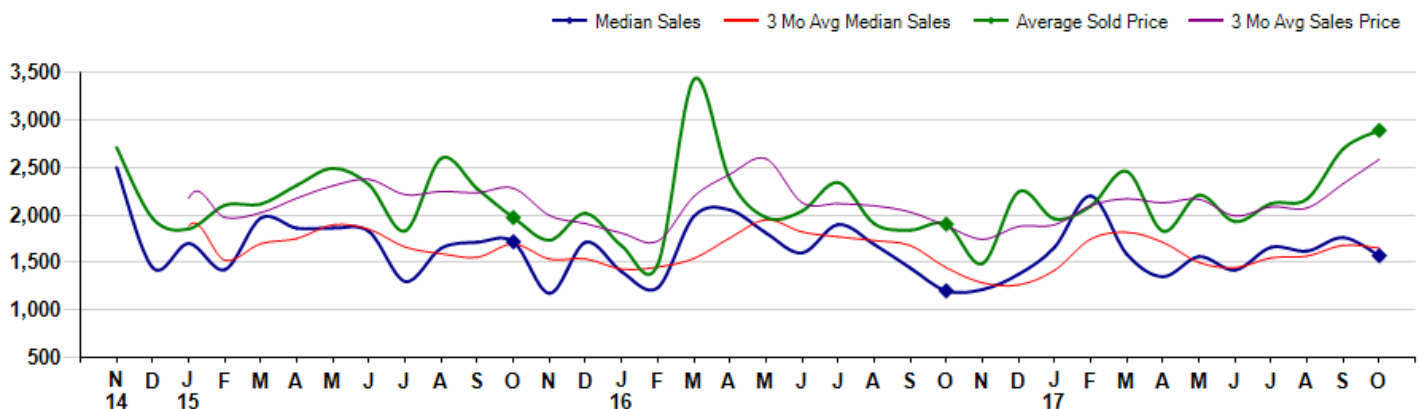
October Property sales were 19, down -17.4% from 23 in October of 2016 and -5.0% lower than the 20 sales last month. October 2017 sales were at their lowest level compared to October of 2016 and 2015. October YTD sales of 262 are running 6.1% ahead of last year's year-to-date sales of 247.



Prices

The Median Sales Price in October was \$1,570,000, up 30.8% from \$1,200,000 in October of 2016 and down -10.9% from \$1,762,500 last month. The Average Sales Price in October was \$2,889,868, up 51.9% from \$1,903,033 in October of 2016 and up 7.2% from \$2,696,144 last month. October 2017 ASP was at highest level compared to October of 2016 and 2015.

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



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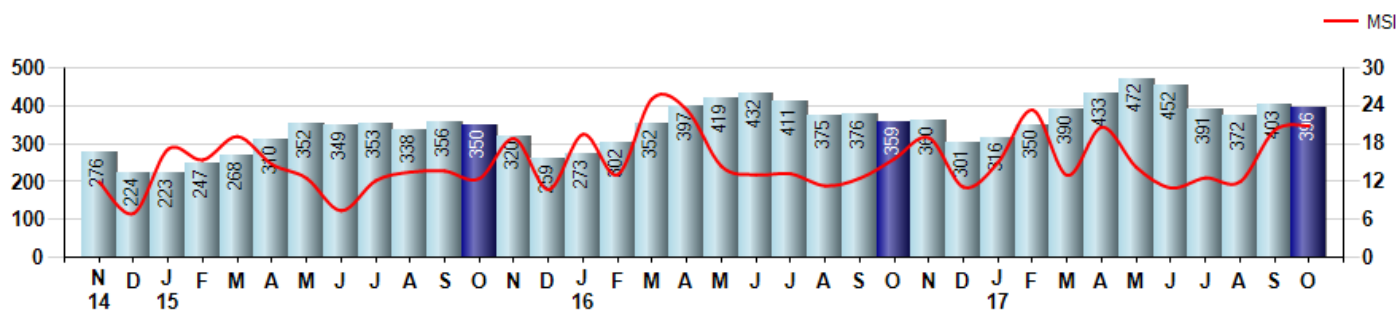
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Inventory & MSI

The Total Inventory of Properties available for sale as of October was 396, down -1.7% from 403 last month and up 10.3% from 359 in October of last year. October 2017 Inventory was at highest level compared to October of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2017 MSI of 20.8 months was at its highest level compared with October of 2016 and 2015.

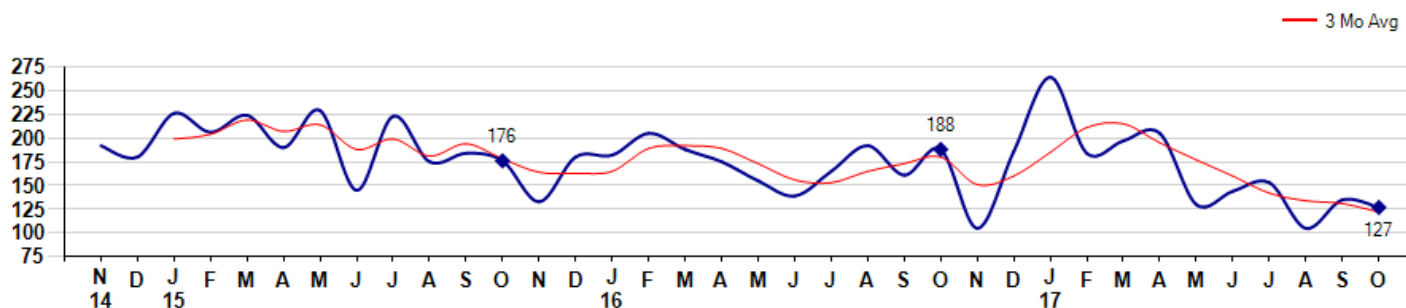
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 October was 127, down -5.9% from 135 days last month and down -32.4% from 188 days in October of last year. The October 2017 DOM was at its lowest level compared with October of 2016 and 2015.

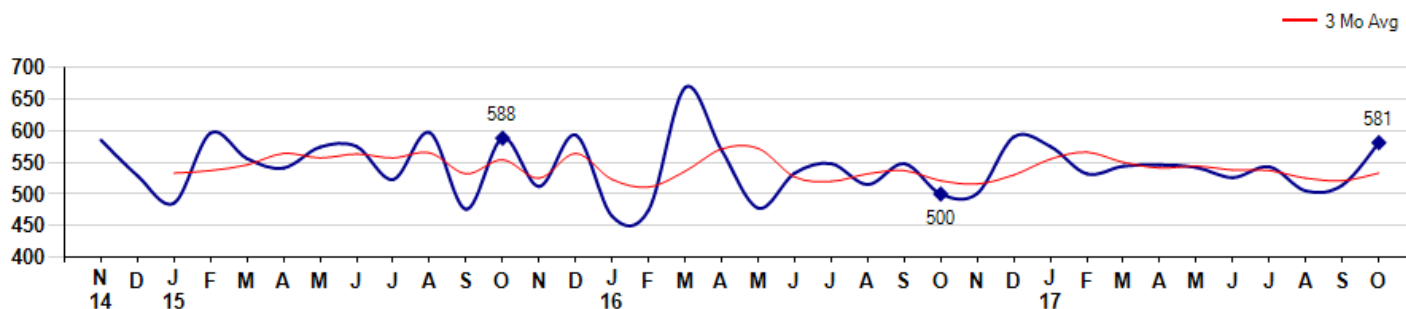
Average Days on Market(Listing to Contract) for properties sold during the month



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 October 2017 Selling Price per Square Foot of \$581 was up 13.0% from \$514 last month and up 16.2% from \$500 in October of last year.

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



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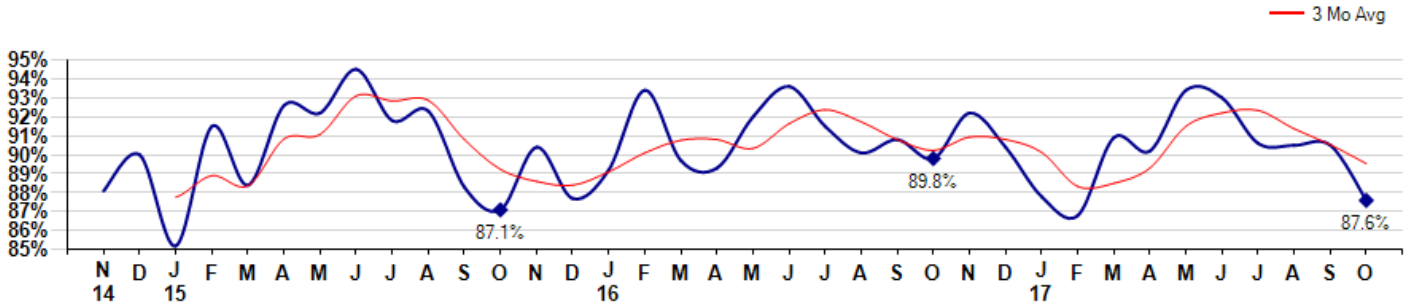


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Selling Price vs Listing Price

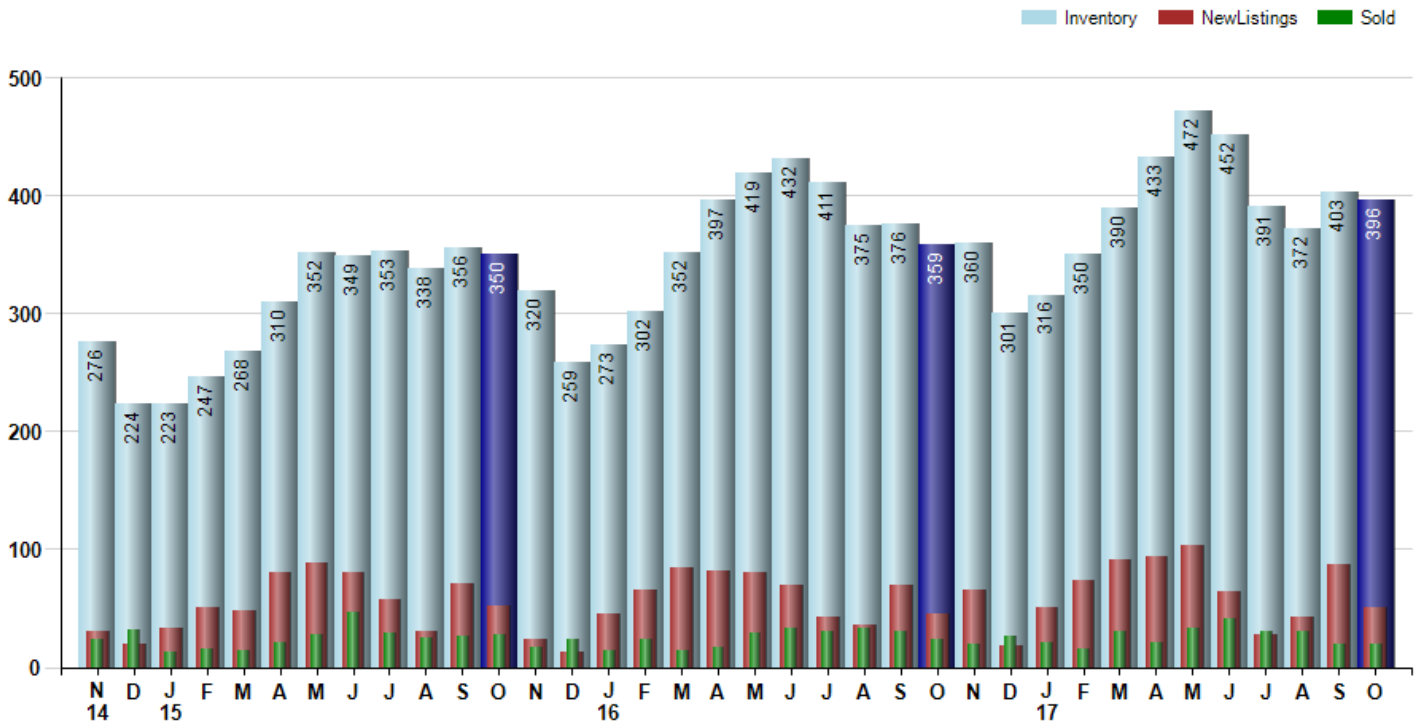
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The October 2017 Selling Price vs List Price of 87.6% was down from 90.5% last month and down from 89.8% in October 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 October 2017 was 51, down -41.4% from 87 last month and up 13.3% from 45 in October of last year.



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