

City: Greenwich



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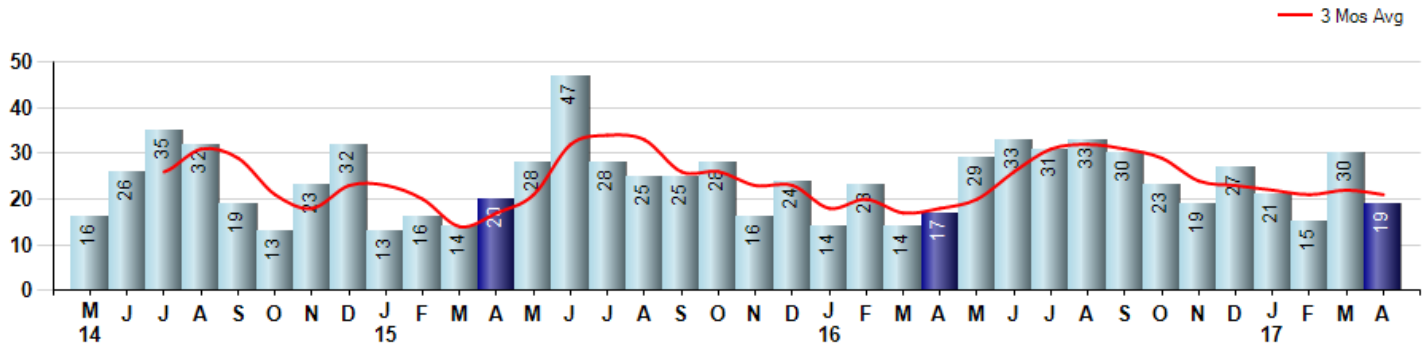
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$2,972,500	1%		8%				
Average List Price of all Current Listings	\$3,837,460	-2%		9%				
April Median Sales Price	\$1,500,000	-6%	-10%	-27%	-3%	\$1,660,500	19%	8%
April Average Sales Price	\$1,933,566	-21%	-10%	-19%	-4%	\$2,153,333	0%	7%
Total Properties Currently for Sale (Inventory)	412	9%		3%				
April Number of Properties Sold	19	-37%		12%			25%	
April Average Days on Market (Solds)	216	10%	1%	23%	23%	215	14%	22%
Asking Price per Square Foot (based on New Listings)	\$707	0%	2%	3%	7%	\$691	5%	5%
April Sold Price per Square Foot	\$554	0%	-2%	-7%	0%	\$563	1%	1%
April Month's Supply of Inventory	21.7	72%	13%	-8%	34%	18.0	-12%	11%
April Sale Price vs List Price Ratio	89.5%	-1.5%	1%	0%	-1.6%	89.1%	-1.8%	-2.1%

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

Property Sales

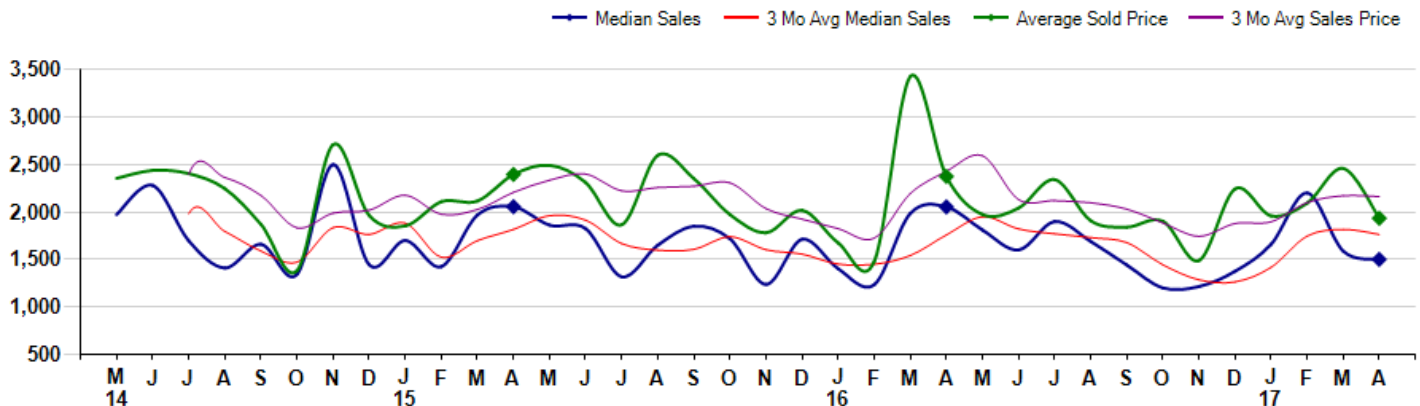
April Property sales were 19, up 11.8% from 17 in April of 2016 and -36.7% lower than the 30 sales last month. April 2017 sales were at a mid level compared to April of 2016 and 2015. April YTD sales of 85 are running 25.0% ahead of last year's year-to-date sales of 68.



Prices

The Median Sales Price in April was \$1,500,000, down -26.9% from \$2,053,000 in April of 2016 and down -5.5% from \$1,587,500 last month. The Average Sales Price in April was \$1,933,566, down -18.6% from \$2,374,265 in April of 2016 and down -21.4% from \$2,459,184 last month. April 2017 ASP was at the lowest level compared to April of 2016 and 2015.

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



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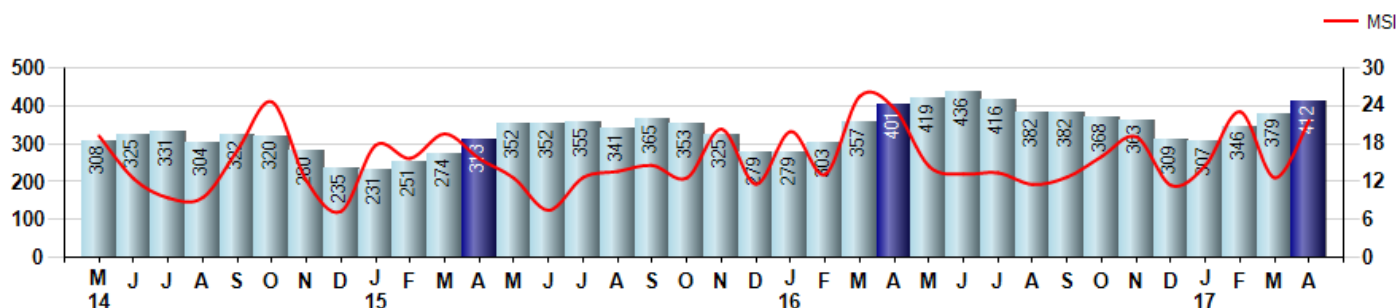
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 412, up 8.7% from 379 last month and up 2.7% from 401 in April of last year. April 2017 Inventory was at highest level compared to April of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2017 MSI of 21.7 months was at a mid range compared with April of 2016 and 2015.

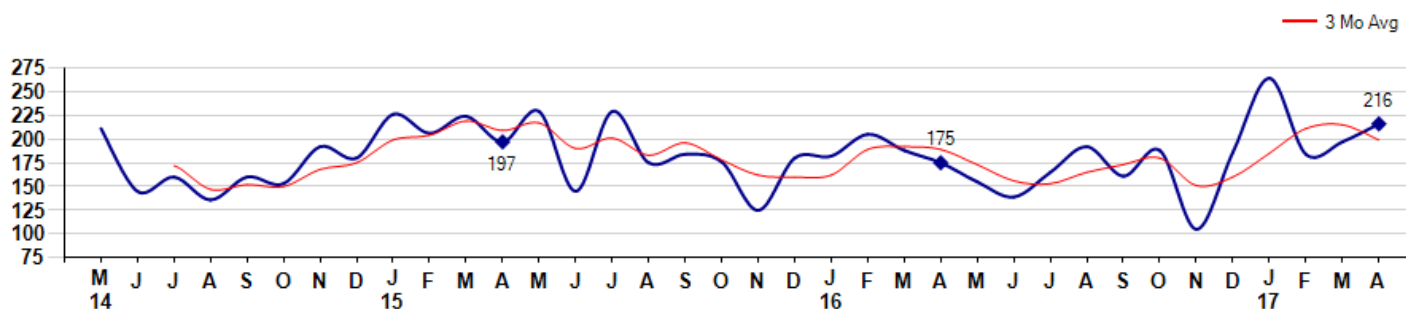
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 April was 216, up 9.6% from 197 days last month and up 23.4% from 175 days in April of last year. The April 2017 DOM was at its highest level compared with April of 2016 and 2015.

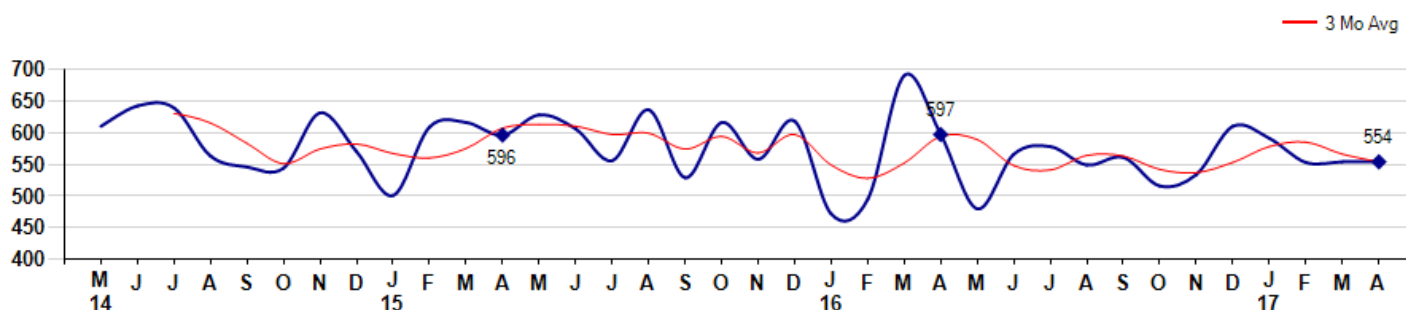
Average Days on Market(Listing to Contract) for properties sold during the month



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 April 2017 Selling Price per Square Foot of \$554 was equal to \$554 last month and down -7.2% from \$597 in April of last year.

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



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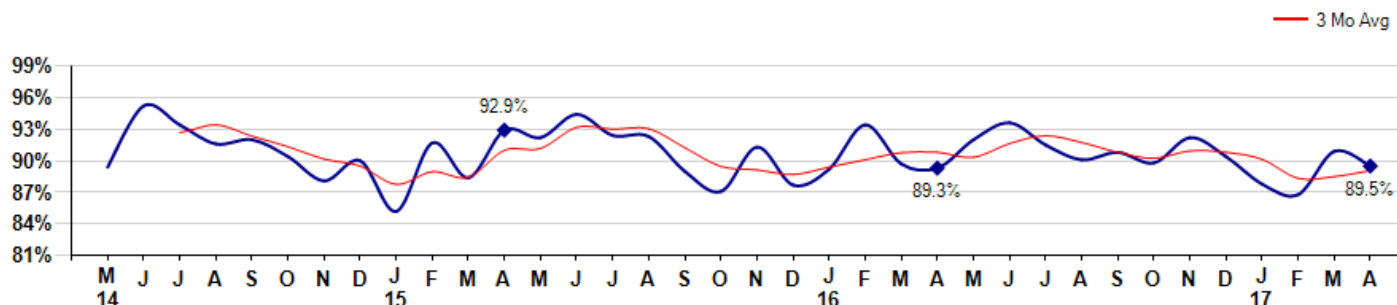


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Selling Price vs Listing Price

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 April 2017 Selling Price vs List Price of 89.5% was down from 90.9% last month and up from 89.3% in April of last year.

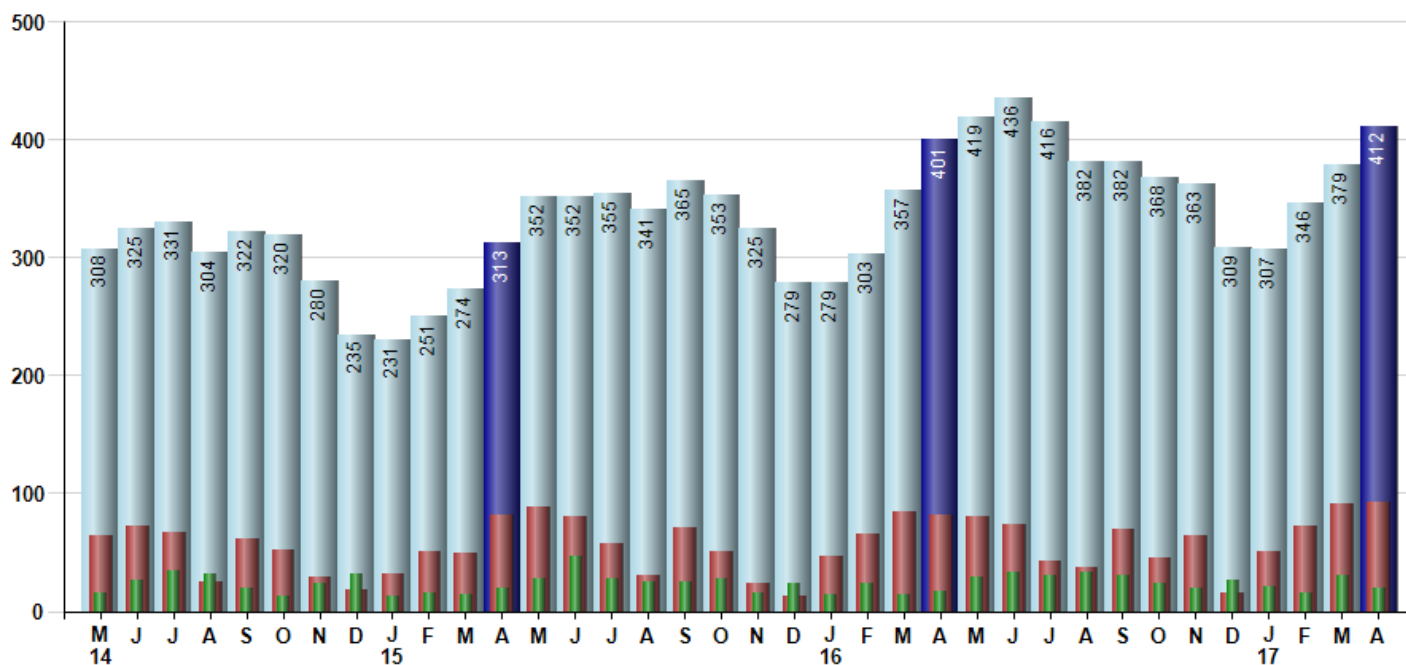
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 April 2017 was 93, up 2.2% from 91 last month and up 13.4% from 82 in April of last year.

Inventory (light blue), New Listings (red), Sold (green)



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